

CITY OF EL PASO, TEXAS
AGENDA ITEM DEPARTMENT HEAD'S SUMMARY FORM

DEPARTMENT: City Development Department

AGENDA DATE: Introduction: January 8, 2013
Public Hearing: January 29, 2013

CONTACT PERSON/PHONE: Andrew Salloum, (915) 541-4633, salloumam@elpasotexas.gov

DISTRICT(S) AFFECTED: 4

SUBJECT:

An Ordinance granting Special Permit No. PZST12-00020, to allow for infill development with reduced lot area and reduced lot width on the property described as Lot 5, Block 12, Revised Map of Sahara Subdivision, City of El Paso, El Paso County, Texas, pursuant to Section 20.10.280 Infill Development of the El Paso City Code. The penalty being as provided for in Chapter 20.24 of the El Paso City Code. Subject Property: 5616 Bagdad Avenue. Property Owner: Jose and Margarita Gutierrez. PZST12-00020 (**District 4**)

BACKGROUND / DISCUSSION:

Staff report attached.

PRIOR COUNCIL ACTION:

N/A

AMOUNT AND SOURCE OF FUNDING:

N/A

BOARD / COMMISSION ACTION:

City Plan Commission (CPC) – Approval Recommendation (7-0)

*****REQUIRED AUTHORIZATION*****

LEGAL: (if required) N/A

FINANCE: (if required) N/A

DEPARTMENT HEAD: Mathew S. McElroy
Director, City Development Department

APPROVED FOR AGENDA:

CITY MANAGER: _____ **DATE:** _____

ORDINANCE NO. _____

AN ORDINANCE GRANTING SPECIAL PERMIT NO. PZST12-00020, TO ALLOW FOR INFILL DEVELOPMENT WITH REDUCED LOT AREA AND REDUCED LOT WIDTH ON THE PROPERTY DESCRIBED AS LOT 5, BLOCK 12, REVISED MAP OF SAHARA SUBDIVISION, CITY OF EL PASO, EL PASO COUNTY, TEXAS, PURSUANT TO SECTION 20.10.280 INFILL DEVELOPMENT OF THE EL PASO CITY CODE. THE PENALTY BEING AS PROVIDED FOR IN CHAPTER 20.24 OF THE EL PASO CITY CODE.

WHEREAS, Jose and Margarita Gutierrez have applied for a Special Permit for infill development under Section 20.10.280 of the El Paso City for a Duplex with reduced lot area and reduced lot width; and,

WHEREAS, a report was made to the City Plan Commission and a public hearing was held regarding such application; and,

WHEREAS, the City Plan Commission has recommended approval of the subject Special Permit; and,

WHEREAS, the subject Special Permit has been submitted to the City Council of the City of El Paso for review and approval; and,

WHEREAS, the City Council of the City of El Paso finds that the application conforms to all requirements of Sections 20.04.320 of the El Paso City Code.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

1. That the property described as follows is in an **R-4 (RESIDENTIAL)** Zone District:
Lot 5, Block 12, Revised Map of Sahara Subdivision, City of El Paso, El Paso County, Texas; and,
2. That the City Council hereby grants a Special Permit under Sections 20.04.320 of the El Paso City Code, to allow an infill development for a Duplex with reduced lot area and reduced lot width; and,
3. That this Special Permit is issued subject to the development standards in the **R-4 (RESIDENTIAL)** District regulations and is subject to the approved Detailed Site Development Plan, signed by the Applicant, the City Manager and the Executive Secretary to the City Plan Commission. A copy of this plan is

ORDINANCE NO. _____

PZST12-00020

attached hereto as Exhibit "A" and incorporated herein by reference for all purposes; and,

4. That if at any time the Owners fail to comply with any of the requirements of this Ordinance, Special Permit No. PZST12-00020 shall automatically terminate, and construction shall stop or occupancy shall be discontinued, until any such violation ceases; and,
5. That the Owners shall sign an Agreement incorporating the requirements of this Ordinance. Such Agreement shall be signed and filed with the Zoning Administrator and the Executive Secretary of the City Plan Commission before building permits are issued.

PASSED AND APPROVED this _____ day of _____, 2013.

THE CITY OF EL PASO

John F. Cook
Mayor

ATTEST:

Richarda Duffy Momsen
City Clerk

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:

Karla M. Nieman
Assistant City Attorney

Mathew S. McElroy, Director
City Development Department

ORDINANCE NO. _____

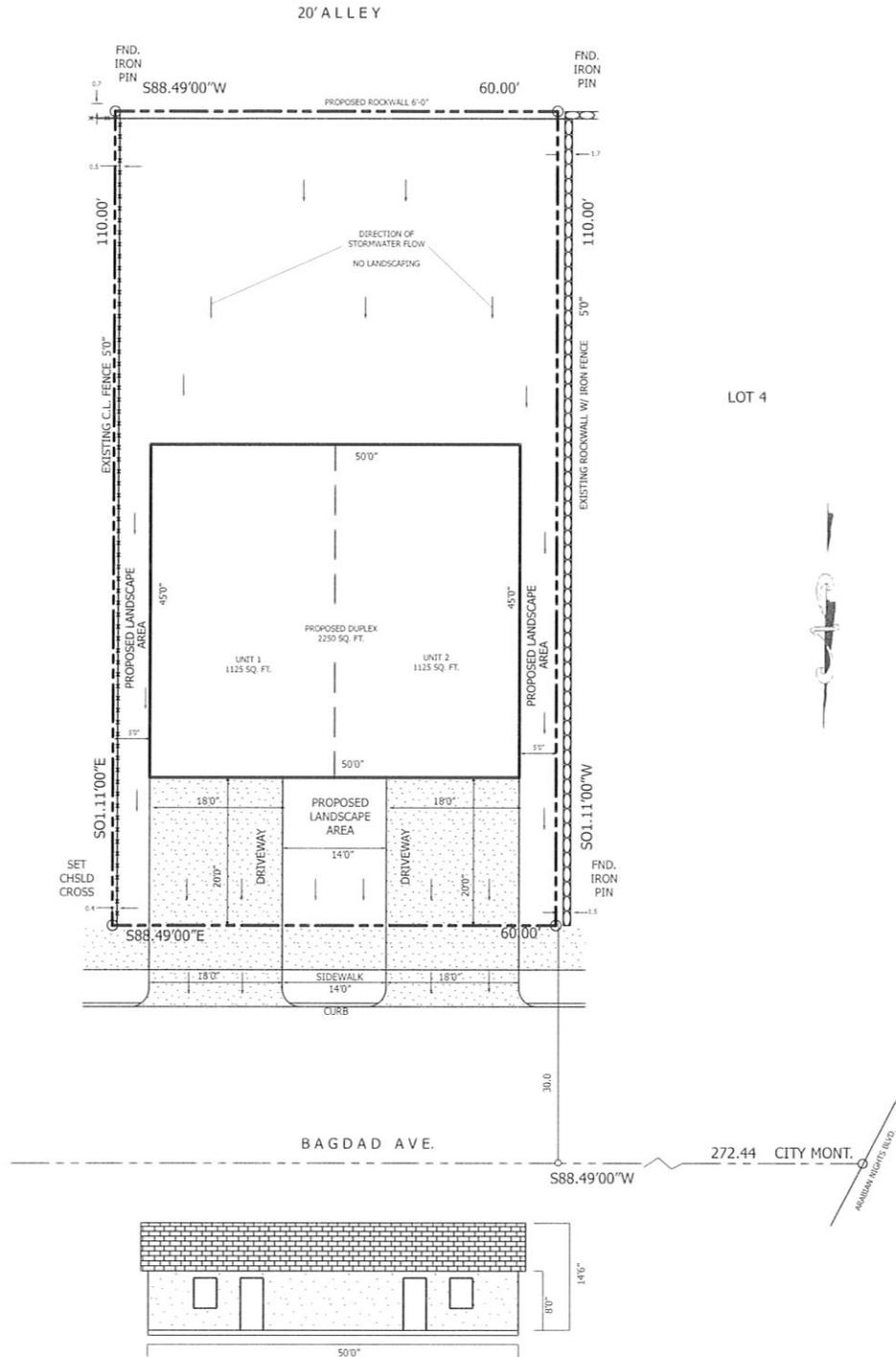
PZST12-00020

DETAIL SITE DEVELOPMENT PLAN

EXHIBIT "A"

LOT 6

LOT 4



INFILL DEVELOPMENT REQUEST

LOT AREA: 6,599.35 SQ. FT.
 LOT WIDTH: 60 FEET
 EXISTING ZONING: R-4

SCALE 1/16" = 1'-0"



Texas Registered Engineering Firm No. F-3788

E-Mail: CalderonEngineering@elpb2class.com

Book 4 Page 18 Job No. 311.474

5516 BAGDAD AVE
 LOT 5, BLOCK 12,
 REVERSE MAP OF SAHARA SUBDIVISION,
 CITY OF EL PASO,
 EL PASO COUNTY, TEXAS

Printed in Office 2022, Date 10-19-12, Scale 1/16"=20'

CALDERON ENGINEERING

3031 TRAWOOD DR.
 EL PASO, TEXAS 79936 (915) 855-7552
 E-Mail: CalderonEngineering@elpb2class.com

12/20/12
 12/20/12
 12/20/12

MEMORANDUM

DATE: December 18, 2012

TO: The Honorable Mayor and City Council
Joyce A. Wilson, City Manager

FROM: Andrew Salloum, Planner

SUBJECT: PZST12-00020

The City Plan Commission (CPC) on December 6, 2012, voted **7-0** to recommend **APPROVAL** of the special permit application to allow for infill development.

The CPC found that the special permit is in conformance with the Plan for El Paso and that the proposed use is in conformance with the Plan El Paso-Future Land Use Map Designation for the Central Planning Area. The proposed development is compatible with adjacent land uses. The CPC also determined that the special permit protects the best interest, health, safety, and welfare of the public in general; and the special permit will have no effect on the natural environment, social economic conditions, and property values in the vicinity and the city as a whole.

There was no opposition to this request.

Attachments: Staff Report



City of El Paso – City Plan Commission Staff Report

Case No: PZST12-00020
Application Type: Special Permit
CPC Hearing Date: December 6, 2012
Staff Planner: Andrew Salloum, (915) 541-4633, salloumam@elpasotexas.gov

Location: 5616 Bagdad Avenue
Legal Description: Lot 5, Block 12, Revised Map of Sahara Subdivision, City of El Paso, El Paso County, Texas
Acreage: 0.1515-acre
Rep District: 4
Zoning: R-4 (Residential)
Existing Use: Vacant
Request: Infill Development / request reduced lot area and lot width
Proposed Use: Duplex

Property Owner: Jose and Margarita Gutierrez
Representative: Jose and Margarita Gutierrez

SURROUNDING ZONING AND LAND USE

North: R-4 (Residential) / Single-family dwelling
South: R-4 (Residential) / Church
East: R-4 (Residential) / Single-family dwelling
West: R-4 (Residential) / Single-family dwelling

The Plan for El Paso Designation: G3, Post-War (Northeast Planning Area)
NEAREST PARK: Dolphin Park (2,811 feet)
NEAREST SCHOOL: Dolphin Terrace Elementary (2,740 feet)

NEIGHBORHOOD ASSOCIATIONS

There are no registered neighborhood associations in the area.

NEIGHBORHOOD INPUT

Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on November 20, 2012. The Planning Division has not received any letters or phone calls in support or opposition of the rezoning request.

APPLICATION DESCRIPTION

The applicant is requesting a special permit and detailed site development plan review for an infill development to reduce the lot size from the required 7,000 square-feet to 6,599 square-feet, lot width from the required 70 feet to 60 feet for a duplex. The detailed site development plan review shows a 2,250 square-foot duplex that complies with all setbacks, and parking requirements. Access to the subject property is proposed from Bagdad Drive.

PLANNING DIVISION RECOMMENDATION

The Planning Division recommends **approval** of the special permit and detailed site development plan review request for Infill Development, as it complies with 20.04.320 special permit and 20.04.150 detailed site development plan.

Plan El Paso-Future Land Use Map Designation

All applications for special permit shall demonstrate compliance with the following criteria:

G-3, Post-War: This sector applies to transitional neighborhoods typically developed from the 1950s through the 1980s. Streets were laid out with curvilinear patterns without alleys and shopping centers are located at major intersections behind large parking lots. This sector is generally stable but would benefit from strategic suburban retrofits to supplement the limited housing stock and add missing civic and commercial uses.

The purpose of the R-4 (Residential) district is to promote and preserve residential development within the city to create basic neighborhood units. It is intended that the district regulations maintain a low density of dwelling units supporting a suburban-urban interface that permits developments utilizing varying lot configurations. The regulations of the districts will permit primarily single-family and two-family residential areas, and recreational and institutional uses incidental to and serving the neighborhood.

COMMENTS:

City Development Department – Planning Division - Transportation

No objection to special permit request

Note:

1. All proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) located within public rights-of-way shall be constructed in compliance with the current ADA/TAS regulations and City Design Standards for construction.

City Development Department – Plan Review

No objections subject to meeting all building and zoning codes at time of submittal for building permit.

City Development Department - Land Development

No objections.

Fire Department

Fire does not adversely affect fire department at this time.

** Note, A more detailed reviewed will be done by fire plan review during the permitting process.

Police Department

N.E. Regional Command staff have reviewed attached special permit application for proposed construction of duplex at 5616 Bagdad, and have no objections or comments to add.

Sun Metro

Sun Metro does not oppose this request.

El Paso Water Utilities

1. EPWU does not object to this request.

EPWU-PSB Comments

Water:

2. There is an existing eight (8) inch diameter water main that extends along Saluki Drive fronting the southern boundary of the subject property. This water main is available for service.

3. There is an existing six (6) inch diameter water main that extends along Sheppard Avenue fronting the northern boundary of the subject property. This water main is available for service.

4. EPWU records indicate a vacant water service meter at the subject property. The service address for this meter is 5617 Saluki Drive.

5. Previous water pressure readings from fire hydrant #5405, located approximately 310 feet east of the eastern boundary of the subject property, have yielded a static pressure of 100 pounds per square inch (psi), a residual pressure of 88 psi and a discharge of 1300 gallons per minute (gpm).

6. The owner should, for his own protection and at his own expense, install at the discharge side of each water meter a pressure regulator, strainer and relief valve, to be set for pressure as desired by the customer. The Lot owner shall be responsible for the operation and maintenance of the above-described water pressure regulating device.

Sanitary Sewer:

7. There is an existing eight (8) inch diameter sanitary sewer main that extends along Saluki Drive fronting the southern boundary of the subject property. This sanitary sewer main is available for service.

8. Application for additional water services should be made 6 to 8 weeks prior to construction to ensure water for construction work. New service applications are available at 1154 Hawkins, 3rd Floor. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the property and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current EPWU – PSB Rules and Regulations. The applicant is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water lines and appurtenances.

CITY PLAN COMMISSION OPTIONS

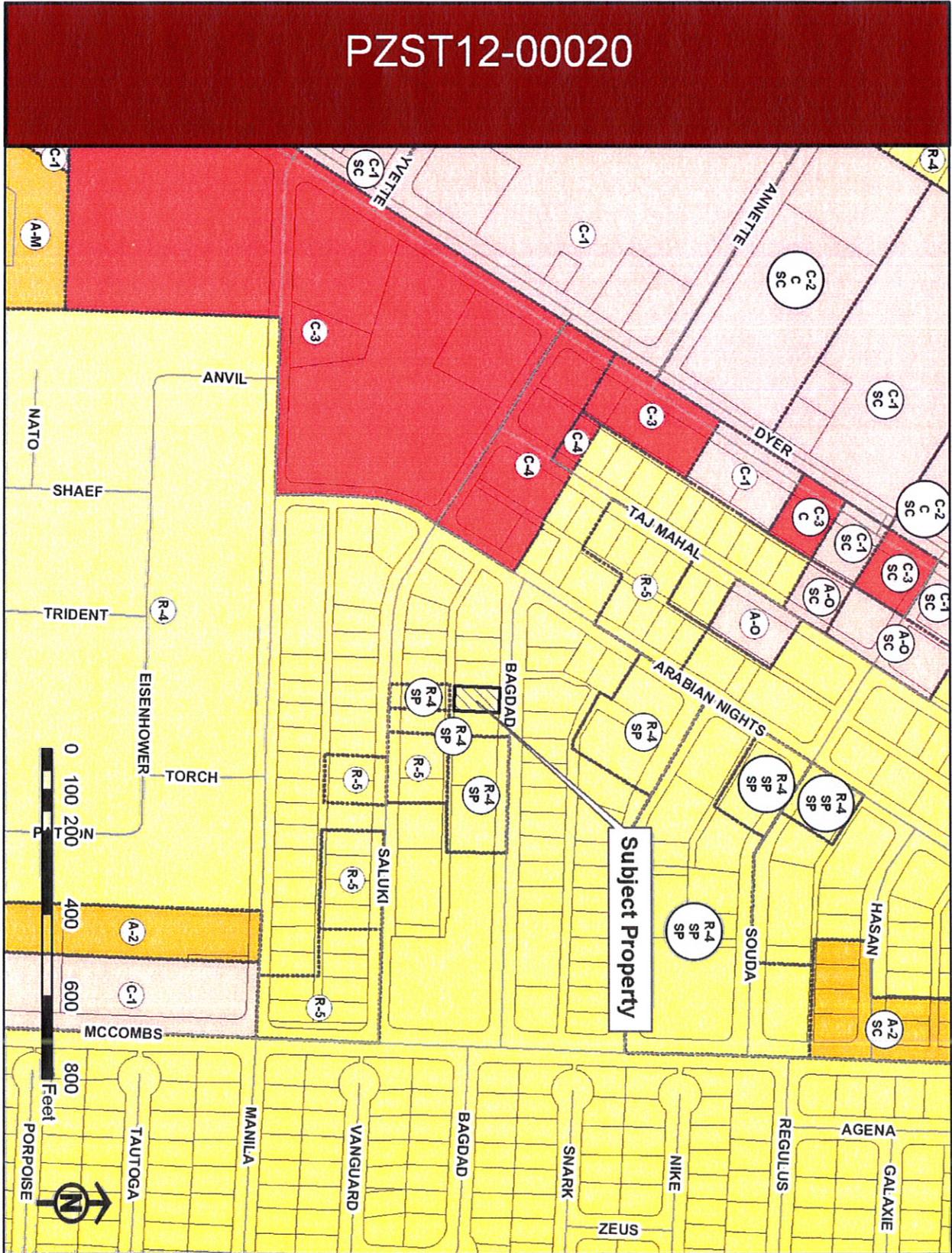
The City Plan Commission may consider the following options and additional options that it identifies when reviewing the special permit and detailed site development plan application:

1. Recommend approval of the application finding that the special permit and detailed site development plan are in conformance with the review criteria of Plan El Paso as reflected in CPC report or other criteria that the CPC identifies from the Plan
2. Recommend approval of the application with modifications to bring the special permit and detailed site development plan into conformance with the review criteria in Plan El Paso as reflected in CPC report or other criteria from the Plan as identified by the CPC.
3. Deny the application finding that the special permit and detailed site development plan do not conform to the review criteria in Plan El Paso as reflected in CPC report or other criteria identified from the Plan by the CPC.

Attachments

1. Zoning Map
2. Aerial Map
3. Detailed Site Development Plan

PZST12-00020

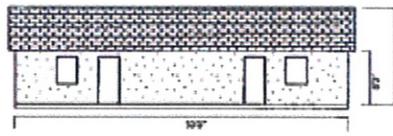
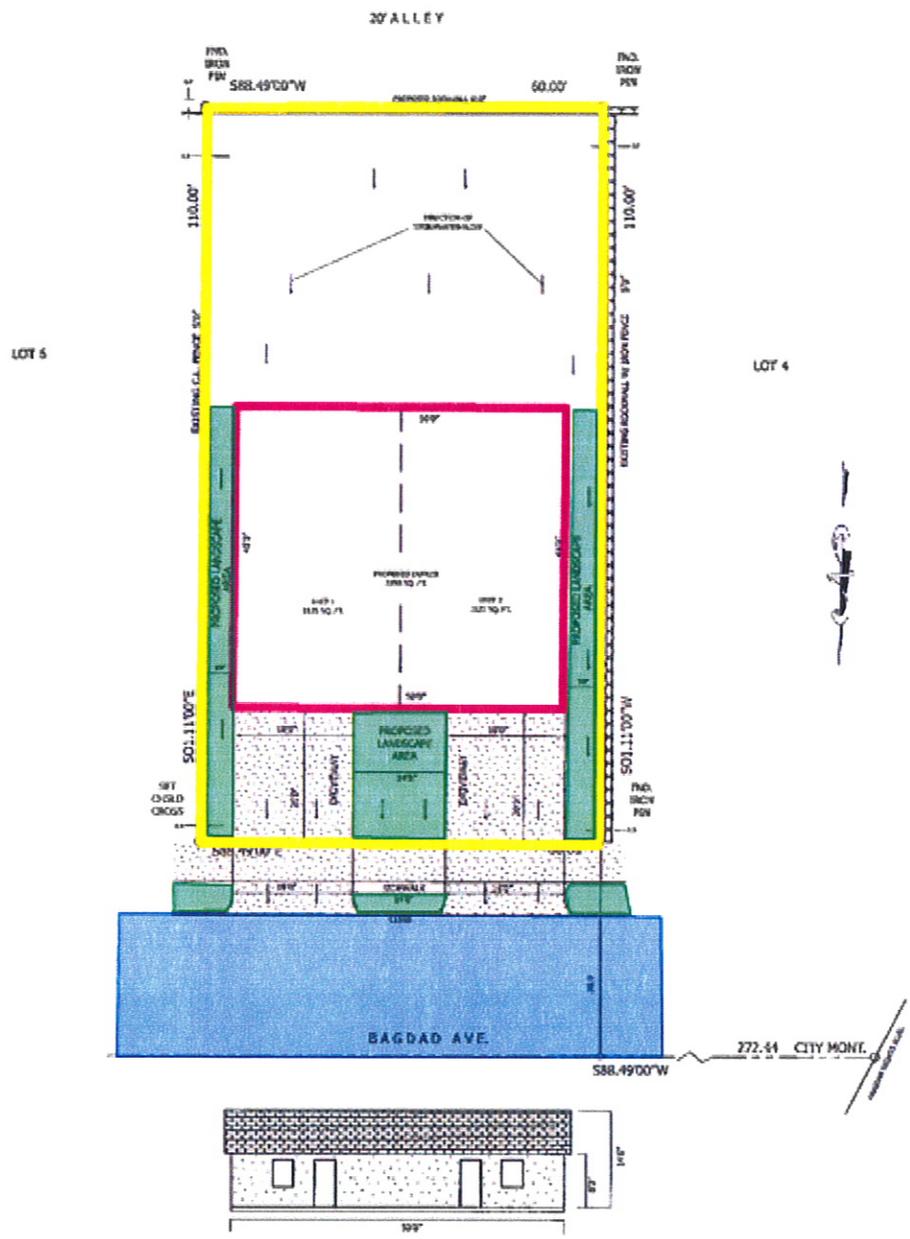


PZST12-00020



ATTACHMENT 3: DETAILED SITE DEVELOPMENT PLAN

DETAIL SITE DEVELOPMENT PLAN



SMALL DEVELOPMENT REQUEST
 LOT AREA: 6,598.15 SQ. FT.
 LOT WIDTH: 60 FEET
 EXISTING ZONING: R-4

SCALE 1/16" = 1'-0"

Map: CalderonEngineer@elplaza.com

Sheet: 5 Page: 11 Job No: 11-174

5516 BAGDAD AVE.
 LOT 5, BLOCK 12,
 REVISED MAP OF SAHARA SUBDIVISION,
 CITY OF EL PASO,
 EL PASO COUNTY, TEXAS

File: 24_0' Rev: 6/12 Date: 11-18-12, Sec: 1/22

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 REGISTERED PROFESSIONAL ENGINEER

Texas Registered Engineering Firm No. F-3768

11/21/12

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