

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

DEPARTMENT: City Development Department

AGENDA DATE: Introduction: February 11, 2013
Public Hearing: March 5, 2013

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

DISTRICT(S) AFFECTED: 3

SUBJECT:

An Ordinance granting Special Permit No. PZST12-00013, to allow for infill development with reduced lot width and cumulative front and rear yard setbacks on the property described as Lot 1 - 13, Block 1, San Angelino Estates, 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: 5701 - 5724 Azzulina Court. Property Owner: Mario Ornelas / ANVIA, LLC. PZST12-00013 (District 3)

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 (6-0)

*****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. PZST12-00013, TO ALLOW FOR INFILL DEVELOPMENT WITH REDUCED LOT WIDTH AND CUMULATIVE FRONT AND REAR YARD SETBACKS ON THE PROPERTY DESCRIBED AS LOT 1 - 13, BLOCK 1, SAN ANGELINO ESTATES, 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, Mario Ornelas has applied for a Special Permit for infill development under Section 20.10.280 of the El Paso City for a Duplex-Family Dwelling with reduced lot width and cumulative front and rear yard setbacks; 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 1 - 13, Block 1, San Angelino Estates, 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-Family Dwelling with reduced lot width and cumulative front and rear yard setbacks; 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 attached hereto as Exhibit "A" and incorporated herein by reference for all purposes; and,

ORDINANCE NO. _____

PZST12-00013

4. That if at any time the Owners fail to comply with any of the requirements of this Ordinance, Special Permit No. **PZST12-00013** 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

ATTEST:

John F. Cook
Mayor

Richarda Duffy Momsen
City Clerk

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:

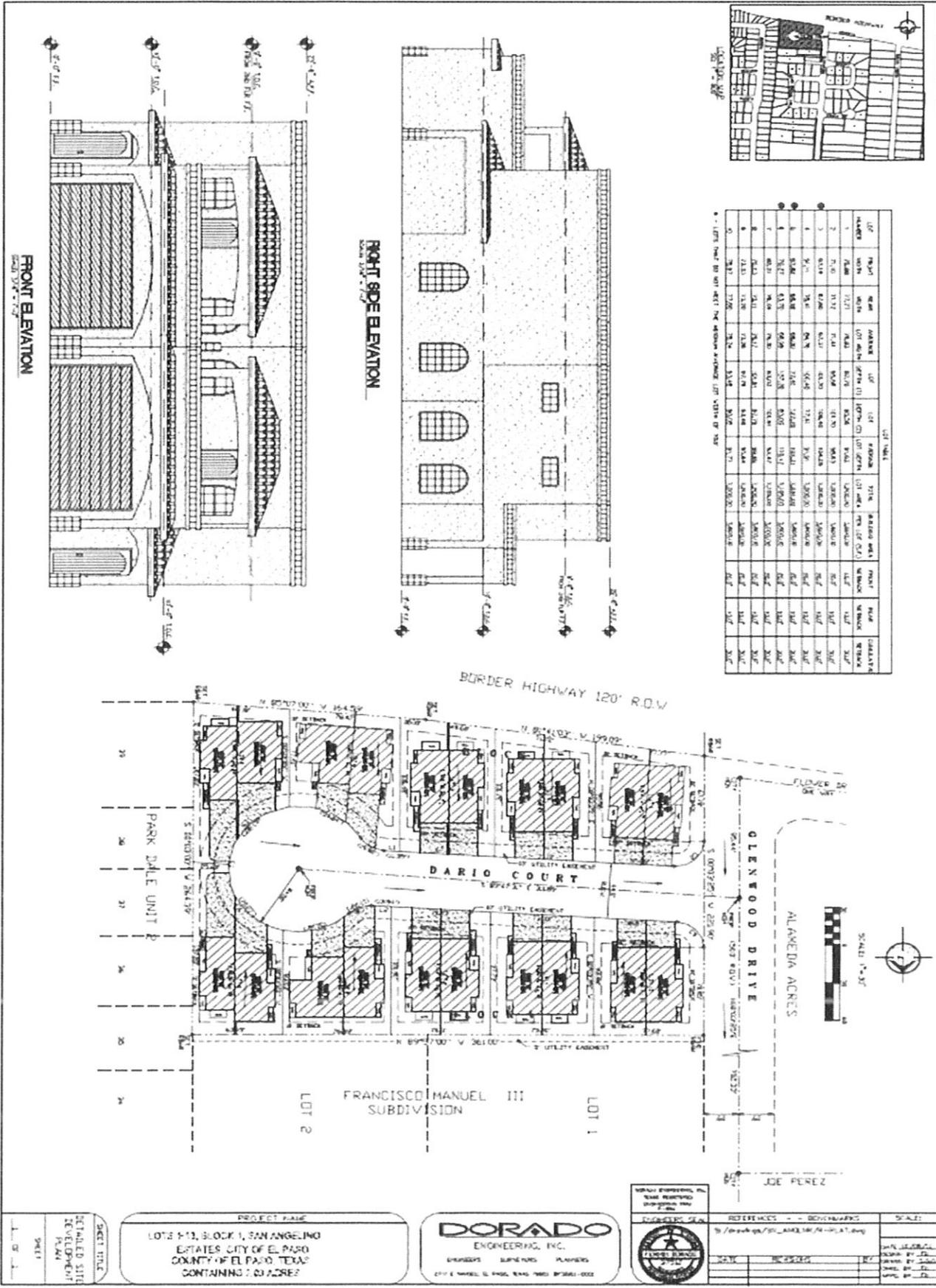
Karla Nieman
Assistant City Attorney

Mathew S. McElroy, Director
City Development Department

ORDINANCE NO. _____

PZST12-00013

EXHIBIT "A"



SHEET TITLE
 DETAILED SITE
 DEVELOPMENT
 15-AM

PROJECT NAME
 LOTS 5-13, BLOCK 1, SAN ANGELO
 ESTATES, CITY OF EL PASO,
 COUNTY OF EL PASO, TEXAS
 CONTAINING 12.0 ACRES

DORADO
 ENGINEERING, INC.
 ENGINEERS SURVEYORS PLANNERS
 6711 E MARCEL G. PAUL ROAD, SUITE 1000, DALLAS, TEXAS 75248



DATE	REVISIONS	BY	SCALE:
	1 - BORROWING		
	2 - BORROWING		
	3 - BORROWING		
	4 - BORROWING		
	5 - BORROWING		
	6 - BORROWING		
	7 - BORROWING		
	8 - BORROWING		
	9 - BORROWING		
	10 - BORROWING		

MEMORANDUM

DATE: February 4, 2013

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

FROM: Andrew Salloum, Planner

SUBJECT: **PZST12-00013**

The City Plan Commission (CPC) on October 18, 2012, voted **6-0** to recommend **APPROVAL** of the special permit application to allow for infill development.

On September 18, 2012, the City Council approved a waiver on the 30 years in existence subdivision requirement.

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: PZST12-00013
Application Type: Special Permit
CPC Hearing Date: October 18, 2012
Staff Planner: Andrew Salloum, (915) 541-4633, salloumam@elpasotexas.gov

Location: 5701 - 5724 Azzulina Court
Legal Description: Lot 1 - 13, Block 1, San Angelino Estates, City of El Paso, El Paso County, Texas
Acreage: 2.03 Acres
Rep District: 3
Zoning: R-4 (Residential)
Existing Use: Vacant
Request: Infill Development/request reduced lot width, cumulative front and rear yard setbacks
Proposed Use: Duplex/Two-family dwelling

Property Owner: ANVIA, LLC
Applicant: Mario Ornelas
Representative: Dorado Engineering, Inc.

SURROUNDING ZONING AND LAND USE

North: R-4 (Residential) / Single-family dwelling

South: R-4 (Residential) / Border Highway

East: R-4 (Residential) / Single-family dwelling and S-D/sc (Special Development/special contract) / Single-family dwelling

West: R-4 (Residential) / Single-family dwelling

The Plan for El Paso Designation: G-2, Traditional Neighborhood (Walkable) (Central Planning Area)

NEAREST PARK: De Vargas Park (2,667 feet)

NEAREST SCHOOL: Clardy Elementary (3,454 feet)

NEIGHBORHOOD ASSOCIATIONS

El Paso Central Business Association

NEIGHBORHOOD INPUT

Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on September 18, 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 width, cumulative front and rear yard setbacks for 10 duplex/two family dwelling units (See request on Attachment 4, page 7). The detailed site development plan review shows a 10 unit duplex subdivision that complies with all other density and dimensional standards and parking requirements. Access to the subject property is proposed from Glenwood Drive.

PLANNING DIVISION RECOMMENDATION

The Planning Division recommends **approval** of the special permit and detailed site development plan review request for infill development as the development meets all guidelines for infill development, special permit 20.04.320 and detailed site development plan 20.04.150.

Plan El Paso-Future Land Use Map Designation

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

G-2 – Traditional Neighborhood: This sector includes the remainder of central El Paso as it existed through World War II. Blocks are small and usually have rear alleys; buildings directly faced streets; schools, parks, and small shops are integrated with residential areas. This sector is well-suited for use of the SmartCode as a replacement for current zoning when planned in conjunction with specific neighborhood plans or identified in this Comprehensive Plan.

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 the infill special permit.

Detailed Site Plan Comments to be addressed with the submittal of the subdivision plat:

1. The proposed cross sections of Glenwood Drive shall comply with the Design Standards for Construction.
2. The proposed cul-de-sac does not meet the minimum width requirements of a cul-de-sac street serving 12-25 dwelling units. Per table 19.15-1 a minimum width of 54 feet with 36 ft. of pavement is required.
 - a. An alternative design would be required for the proposed cross-section of Dario Court.
3. Double-frontage lots along Cesar Chavez Highway shall comply with Section 19.23.040 (Double Frontage Lots) of the El Paso City Code.
4. All proposed/existing 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.

City Development Department - Land Development

No Objection.

Grading plan and permit shall be required.*

Storm Water Pollution Prevention Plan and/or permit required.*

Drainage plans must be approved by the City Development Department, Land Development Section.*

Fire Department

Recommend approval of “site plan” as presented. It 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

Based on the information provided the El Paso Police Department has no issues with the plan.

Sun Metro

Sun Metro does not oppose this request.

El Paso Water Utilities

1. EPWU does not object to this request.
2. In May of 2007, EPWU designed water distribution and sanitary sewer collection systems to serve the subject property. A design fee invoice and a blank Development Agreement were forwarded to the Owner on May 16,

2007 under the subdivision name of San Angelino Estates. No water or sanitary sewer lines were installed to serve the subject subdivision.

3. EPWU requests the current Owner to submit a new application for water and sanitary sewer service along with a new set of city-approved improvement plans. If the previously provided water and sanitary sewer design drawings will be incorporated into this subdivision fees are due from Owner.

Water

4. There is an existing 8-inch diameter water main along Glenwood Street. A water main extension along the proposed Azzulina Court is required. The Owner is responsible for all water main extension costs.

5. Previous water pressure reading from fire hydrant # 3118 located at the northwest intersection of Glenwood Street and Chesak Circle, have yielded a static pressure of 102 (psi) pounds per square inch, a residual pressure of 86 (psi) pounds per square inch and a discharge of 1163 (gpm) gallons per minute

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 8-inch diameter sanitary sewer main along Glenwood Street. A sewer main extension along the proposed Azzulina Court is required. The Owner is responsible for all sewer main extension costs.

General

8. Application for water and sanitary sewer services should be made 6-8 weeks prior to any construction to ensure water for construction work. A site plan, a utility plan, grading & drainage plans, landscaping plan (if applicable), the legal description of the property, and a certificate-of-compliance are required at the time of application. The Owner/Developer is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer 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:

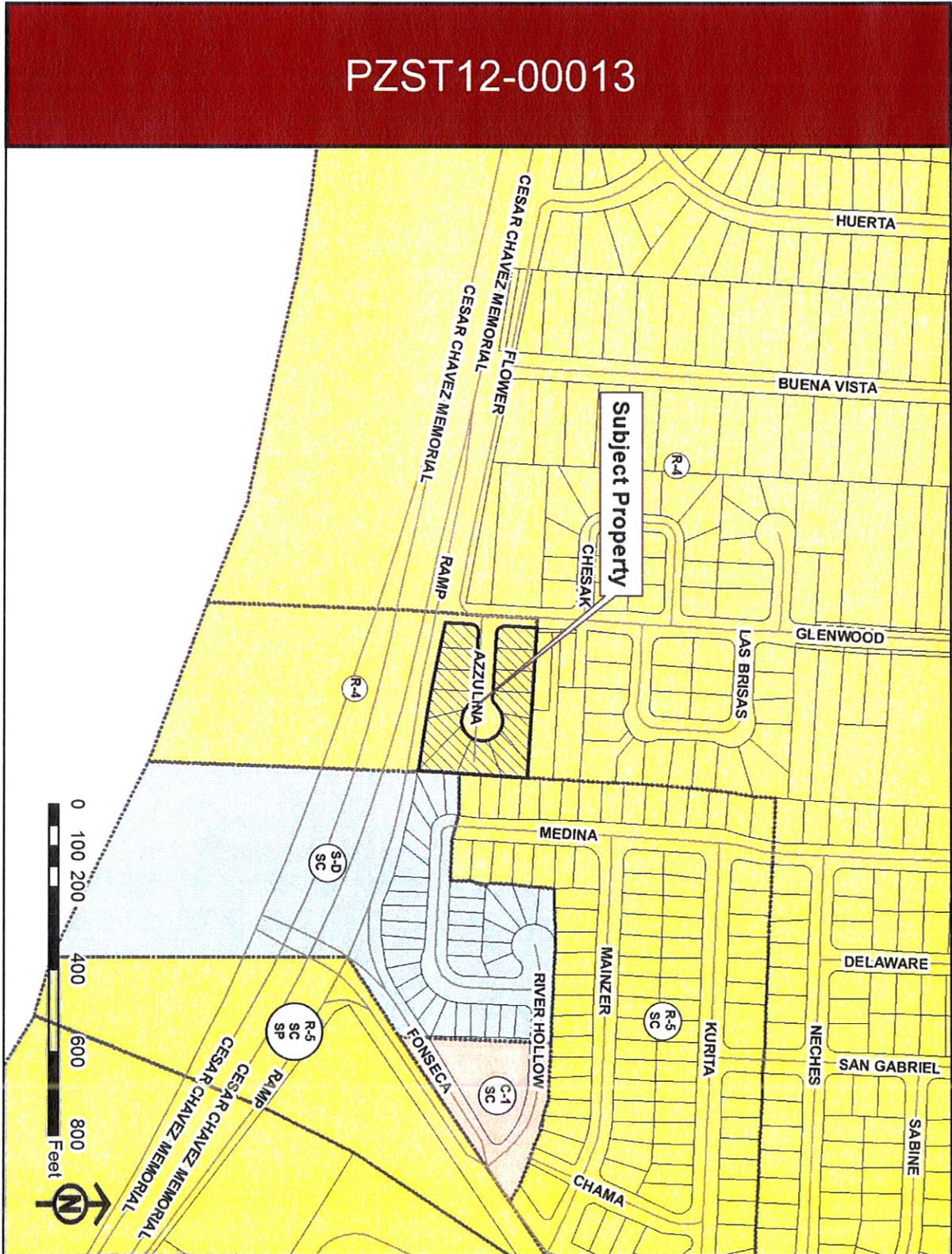
1. Recommend approval of the application finding that the special permit and detailed site development plan is in conformance with the review criteria of Plan El Paso as reflected in CPC report or other criteria that the CPC identifies from the Plan
2. Recommend approval of the application with modifications 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 does 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

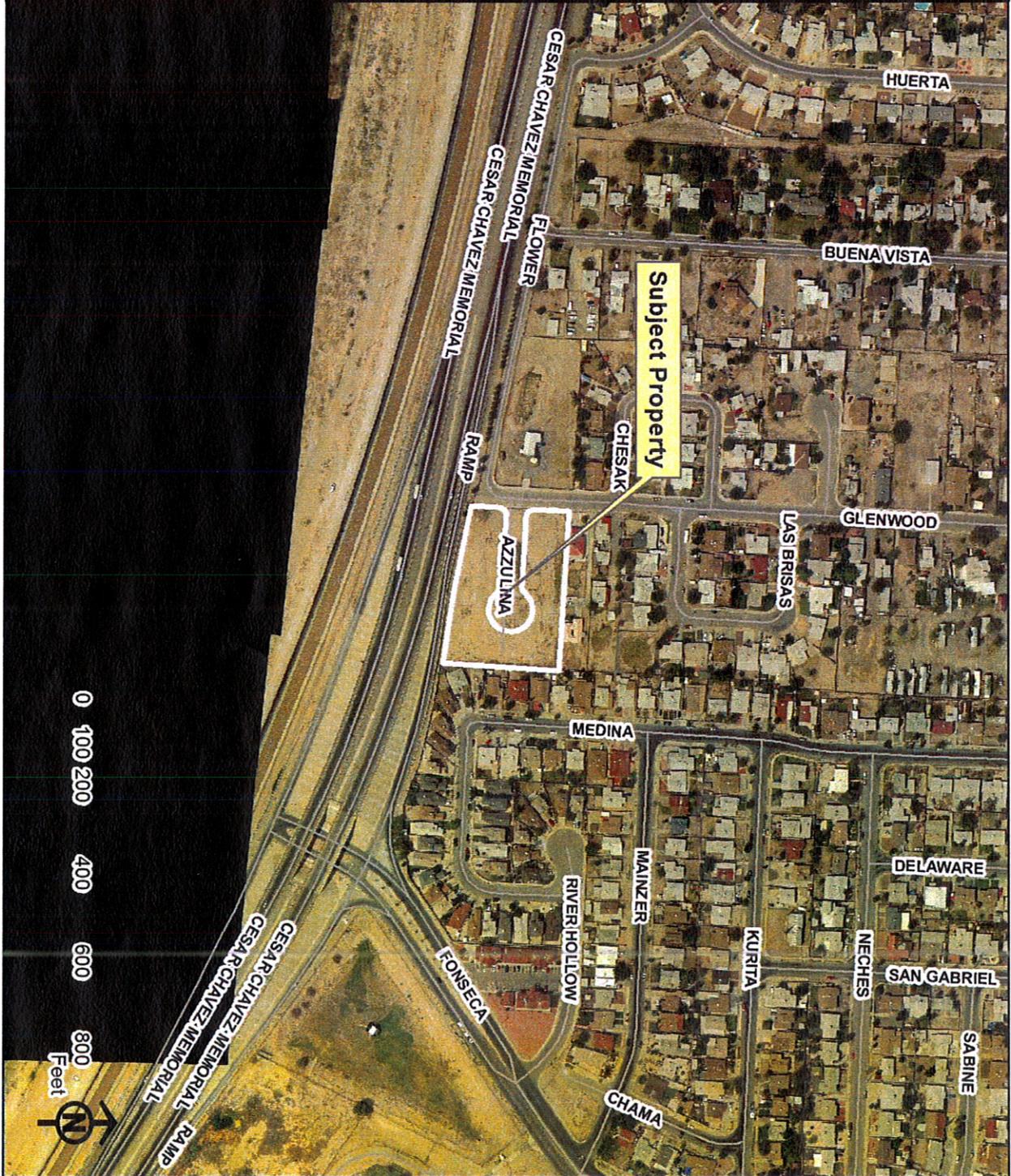
1. Location Map
2. Aerial Map
3. Detailed Site Development Plan
4. Lot Table

ATTACHMENT 1: LOCATION MAP

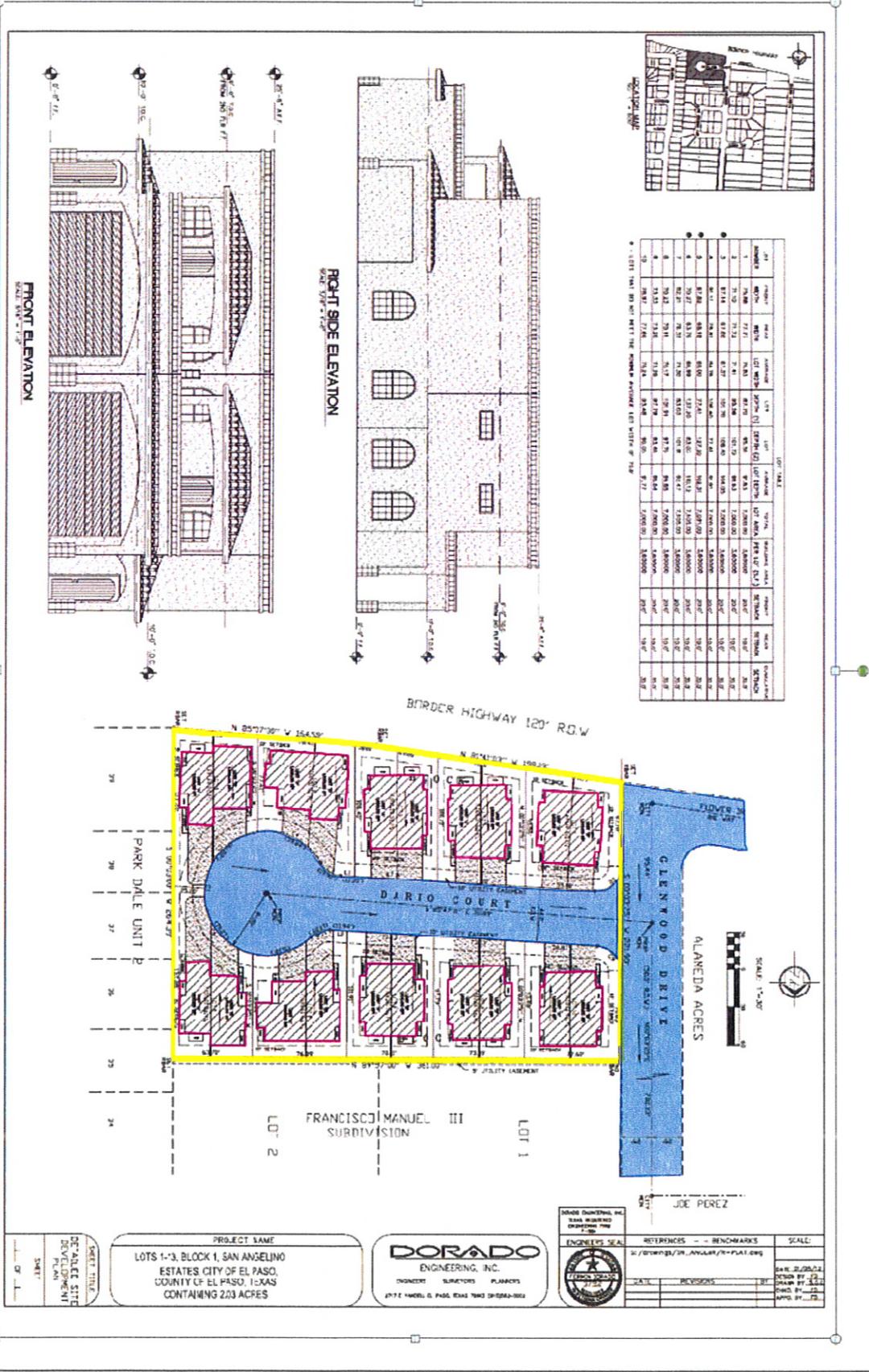
PZST12-00013



PZST12-00013



ATTACHMENT 3: DETAILED SITE DEVELOPMENT PLAN



ATTACHMENT 4: LOT TABLE

LOT TABLE											
LOT NUMBER	FRONT WIDTH	REAR WIDTH	AVERAGE LOT WIDTH	LOT DEPTH (1)	LOT DEPTH (2)	AVERAGE LOT DEPTH	TOTAL LOT AREA	BUILDING AREA PER LOT (S.F.)	FRONT SETBACK	REAR SETBACK	CUMULATIVE SETBACK
1	75.88	77.77	76.83	87.70	95.56	91.63	7,000.00	3,600.00	20.0'	10.0'	30.0'
2	71.10	71.72	71.41	95.56	101.70	98.63	7,000.00	3,600.00	20.0'	10.0'	30.0'
* 3	67.14	67.60	67.37	101.70	106.40	104.05	7,000.00	3,600.00	20.0'	10.0'	30.0'
4	91.11	78.41	84.76	106.40	77.41	91.91	7,000.00	3,600.00	20.0'	10.0'	30.0'
* 5	67.82	68.18	68.00	77.41	127.20	102.31	7,091.00	3,600.00	20.0'	10.0'	30.0'
* 6	70.27	63.70	66.99	137.20	83.03	110.12	7,105.00	3,600.00	20.0'	10.0'	30.0'
7	82.21	76.39	79.30	83.03	101.91	92.47	7,105.00	3,600.00	20.0'	10.0'	30.0'
8	70.23	70.11	70.17	101.91	97.79	99.85	7,000.00	3,600.00	20.0'	10.0'	30.0'
9	73.33	73.20	73.26	97.79	93.48	95.64	7,000.00	3,600.00	20.0'	10.0'	30.0'
10	78.97	77.60	78.24	93.48	90.05	91.77	7,000.00	3,600.00	20.0'	10.0'	30.0'

* - LOTS THAT DO NOT MEET THE MINIMUM AVERAGE LOT WIDTH OF 70.0'