

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

**DEPARTMENT:** Planning and Economic Development Department, Planning Division

**AGENDA DATE:** Introduction: June 21, 2011  
Public Hearing: July 12, 2011

**CONTACT PERSON/PHONE:** Geena Maskey, (915) 541-4192, [maskeyga@elpasotexas.gov](mailto:maskeyga@elpasotexas.gov)

**DISTRICT(S) AFFECTED:** 6

**SUBJECT:**

An Ordinance granting Special Permit No. PZST11-00005, to allow for infill development for lot width and lot size reduction on the property described as Lot 39, Block 1, Alexander addition to Ysleta, City of El Paso, El Paso County, Texas, pursuant to section 20.04.320 of the El Paso City Code. The penalty being as provided for in Chapter 20.24 of the El Paso City Code. Subject Property: 461 Gonzales. Applicant: Javier Martinez. PZST11-00005 (**District 6**)

**BACKGROUND / DISCUSSION:**

N/A

**PRIOR COUNCIL ACTION:**

N/A

**AMOUNT AND SOURCE OF FUNDING:**

N/A

**BOARD / COMMISSION ACTION:**

Development Coordinating Committee (DCC) – No objection  
City Plan Commission (CPC) – Approval Recommendation (5-0)

\*\*\*\*\*REQUIRED AUTHORIZATION\*\*\*\*\*

**LEGAL:** (if required) N/A

**FINANCE:** (if required) N/A

**DEPARTMENT HEAD:** Mathew, McElroy  
Deputy Director, Planning & Economic Development Department

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**APPROVED FOR AGENDA:**

**CITY MANAGER:** \_\_\_\_\_

**DATE:** \_\_\_\_\_

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE GRANTING SPECIAL PERMIT NO. PZST11-00005, TO ALLOW FOR INFILL DEVELOPMENT FOR LOT WIDTH AND LOT SIZE REDUCTION ON THE PROPERTY DESCRIBED AS LOT 39, BLOCK 1, ALEXANDER ADDITION TO YSLETA, CITY OF EL PASO, EL PASO COUNTY, TEXAS, PURSUANT TO SECTION 20.04.320 OF THE EL PASO CITY CODE. THE PENALTY BEING AS PROVIDED FOR IN CHAPTER 20.24 OF THE EL PASO CITY CODE.**

**WHEREAS, Javier Martiez, Applicant,** has applied for a Special Permit for Infill Development under Section 20.10.280 of the El Paso City Code for a proposed 1,982 sq.ft. duplex; and to allow for reduction of the lot width to 50 feet and reduction of the lot area to 6,000 square-feet; 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 a **R-4 (Residential)** District:  
*Lot 39, Block 1, Alexander Addition to Ysleta, City of El Paso, El Paso County, Texas*
2. That the City Council hereby grants a Special Permit under Section 20.10.280 of the El Paso City Code, for Infill Development for a proposed 1,982 sq.ft. duplex; and to allow for reduction of the lot width to 50 feet and reduction of the lot area to 6,000 square-feet; 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. \_\_\_\_\_

**Special Permit No. PZST11-00005**

4. That if at any time the Owner or the Applicant fails to comply with any of the requirements of this Ordinance, Special Permit No. **PZST11-00005** shall automatically terminate, and construction shall stop or occupancy shall be discontinued, until any such violation ceases; and,
5. That the Applicant 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 \_\_\_\_\_, 2011.**

**THE CITY OF EL PASO**

\_\_\_\_\_  
John F. Cook  
Mayor

**ATTEST:**

\_\_\_\_\_  
Richarda Duffy Momsen  
City Clerk

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Lupe Cuellar  
Assistant City Attorney

**APPROVED AS TO CONTENT:**

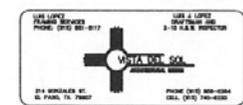
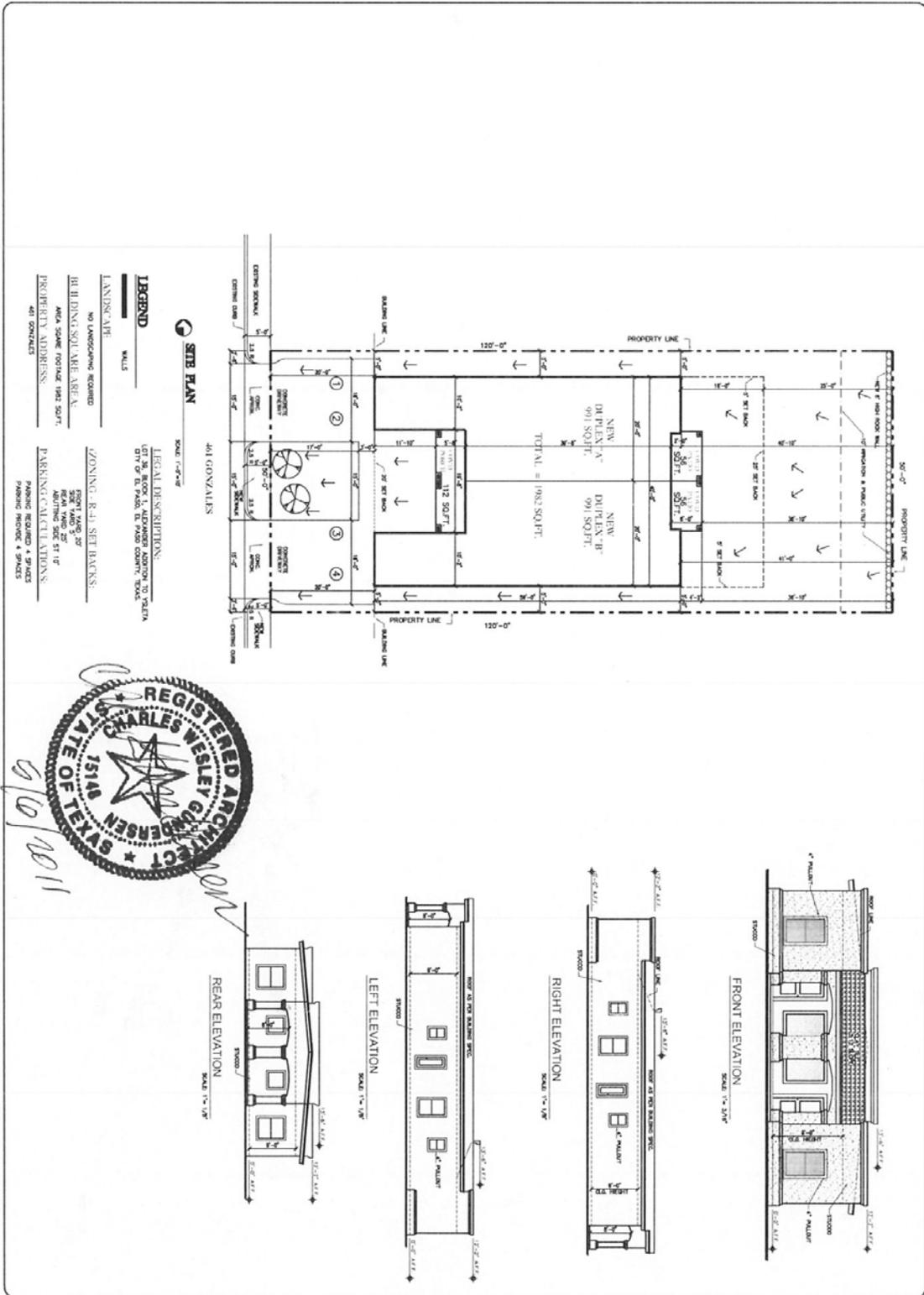
\_\_\_\_\_  
Mathew S. McElroy  
Deputy Director – Planning and  
Economic Development Department

**ORDINANCE NO. \_\_\_\_\_**

**Special Permit No. PZST11-00005**



**EXHIBIT "A"**



DUPLEX FOR :  
MR. JAVIER MARTINEZ

DETAILED  
SITE PLAN

AREA FOOTAGE:  
1982 SQ. FT.

## MEMORANDUM

**DATE:** June 13, 2011

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

**FROM:** Geena Maskey, Planner

**SUBJECT:** PZST11-00005

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The City Plan Commission (CPC), on May 19, 2011, voted 5-0 to recommend **APPROVAL** of special permit application to allow for infill development for lot width and lot size reduction on the property for a new duplex.

The CPC found that the detailed site development plan is in conformance with the Plan for El Paso. The CPC also determined that the detailed site development plan protects the best interest, health, safety and welfare of the public in general; that the proposed use is compatible with adjacent land uses; and the detailed site development plan 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.

**Attachment:** Staff Report



## *City of El Paso – City Plan Commission Staff Report*

**Case No:** PZST11-00005  
**Application Type:** Special Permit and Detailed Site Development Plan Review Request  
**CPC Hearing Date:** May 19, 2011  
**Staff Planner:** Geena Maskey, 915-541-4192, [maskeyga@elpasotexas.gov](mailto:maskeyga@elpasotexas.gov)  
**Location:** 461 Gonzales Street  
**Legal Description:** Lot 39, Block 1, Alexander Addition to Ysleta, City of El Paso, El Paso County, Texas  
**Acreage:** 0.1377 acres  
**Rep District:** 6  
**Zoning:** R-4 (Residential)  
**Existing Use:** Vacant  
**Request:** Infill Development (Lot width and lot size reduction)  
**Proposed Use:** Duplex  
**Property Owner:** Javier Martinez  
**Representative:** Javier Martinez

### **SURROUNDING ZONING AND LAND USE**

**North:** R-4 (Residential) Vacant  
**South:** R-4 (Residential) /Single-family residential  
**East:** R-4 (Residential) / Single-family residential  
**West:** R-4 (Residential) / Single-family residential

**Plan for El Paso Designation:** Residential (Lower Valley Planning Area)

**Nearest Park:** Ysleta Park (2195 Feet)

**Nearest School:** South Loop Elementary (351 Feet)

### **NEIGHBORHOOD ASSOCIATIONS**

Ysleta Neighborhood Association

### **NEIGHBORHOOD INPUT**

Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on May 2, 2011. The Planning Division did not receive any phone calls or letters in support or opposition to the request.

### **APPLICATION DESCRIPTION**

The property owner is requesting a special permit and detailed site development plan review to permit infill development for a new 1,982 square-foot duplex. The proposed use requires a lot width of 70 feet and a lot size of 7,000 square-feet. The applicant proposes to reduce the lot width to 50 feet and the lot area to 6,000 square-feet through the infill development. The applicant is not requesting to reduce setbacks and meets all the setback requirements in R-4 district. Access is proposed through Gonzales Street.

### **PLANNING AND ECONOMIC DEVELOPMENT-PLANNING DIVISION RECOMMENDATION**

The Planning Division recommends **Approval** of the special permit and detailed site development plan request.

### **The Plan for El Paso –City-wide Land Use Goals**

All applications for special permit and detailed site development plan shall demonstrate compliance with the following criteria:

- a. Goal: provide and enforce standards for providing decent, safe and sanitary housing for all El Pasoans in accordance with federal, state, and local regulations.

- b. Goal: provide a wide range of housing types that respond to the needs of all economic segments of the community.
- c. Goal: preserve, protect, and enhance the integrity, economic vitality and livability of the city's neighborhoods.

The purpose of R-4 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 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.

**Development Coordinating Committee Review**

The DCC reviewed and discussed the application for special permit and detailed site development plan and offered no objections to Planning Staff's recommendation for **Approval**.

**Engineering & Construction Management - Plan Review**

Plan review has no objections.

**Engineering & Construction Management - Land Development**

General comments:

- 1. ADA accessible Sidewalks, Wheel-chair ramp(s), and Driveway(s) will be required.\*
- 2. The Subdivision is within Flood Zone X - "Areas determined to be outside the 0.2% annual chance floodplain (No shading) - Panel # 480214 0048C, dated February 16, 2006.  
\* This requirement will be applied at the time of development.

**Department of Transportation**

No objection to revised drawings.

Note:

All existing / proposed paths of travel, accessible sidewalks, wheel chair access curb ramps and driveways within public right-of-ways shall be in compliance with current ADA /TAS rules and regulations and Current City of El Paso Design Standards for Construction.

**Fire Department**

El Paso Fire Department has no objections.

**El Paso Water Utilities**

EPWU-PSB Comments

- 1. EPWU does not object to this request.

**2. Water:**

Along Gonzales Street between Carmelita Street and Leonor Street there is existing six (6) inch diameter water main.

Previous water pressure readings conducted on fire hydrant number 3987 located at the corner of Gonzales Street and Carmelita Street have yielded a static pressure of 98 pounds per square inch (psi), residual pressure of 60 psi, discharge of 949 gallons per minute (gpm).

Private water pressure regulating devices will be required at the discharge side of each water meter. The Developer shall include in the sale of contract documents that the lot buyer shall acquire ownership of the above-described water pressure regulating devices to be located at the discharge side of the water meters. Additionally, the lot buyer shall be responsible for the operation and maintenance of the above-described water pressure regulating devices.

**3. Sanitary Sewer:**

Along Gonzales Street between Carmelita Street and Leonor Street there is existing eight (8) inch diameter sanitary sewer main.

**4. General:**

Water and sanitary sewer service is available from the above described mains.

Frontage fees may be due from the Owner/Developer for the existing water and sanitary sewer mains described above. The El Paso Water Utilities (EPWU) will determine the amount due after the Owner/Developer completes a new service application with EPWU for service. The Owner/Developer is responsible for all frontage fees, as well as all water and sanitary sewer service installation costs.

If the City of El Paso Fire Department requires additional fire hydrants on public right-of-way and/or an on-site fire protection system within the private property, the property owner is responsible for all costs incurred to extend, relocate and construct water mains and appurtenances to provide this service. The owner is responsible for the costs of any necessary on-site & off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

Application for water and sanitary sewer 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 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:

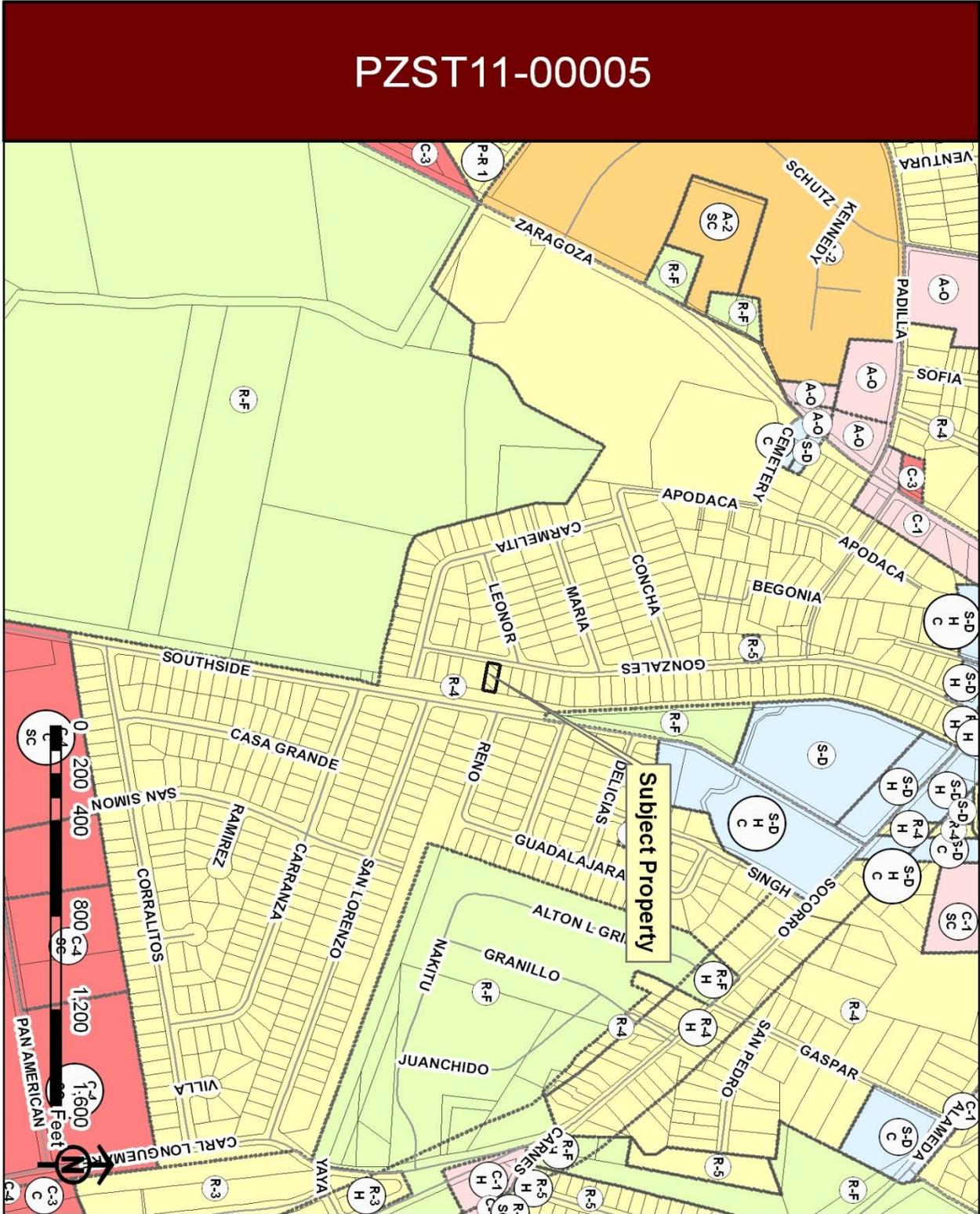
1. Recommend approval of the application finding that the special permit and detailed site development plan is in conformance with the review criteria of The Plan for El Paso as reflected in CPC report or other criteria that the CPC identifies from the Plan
2. Recommend approval of the application with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

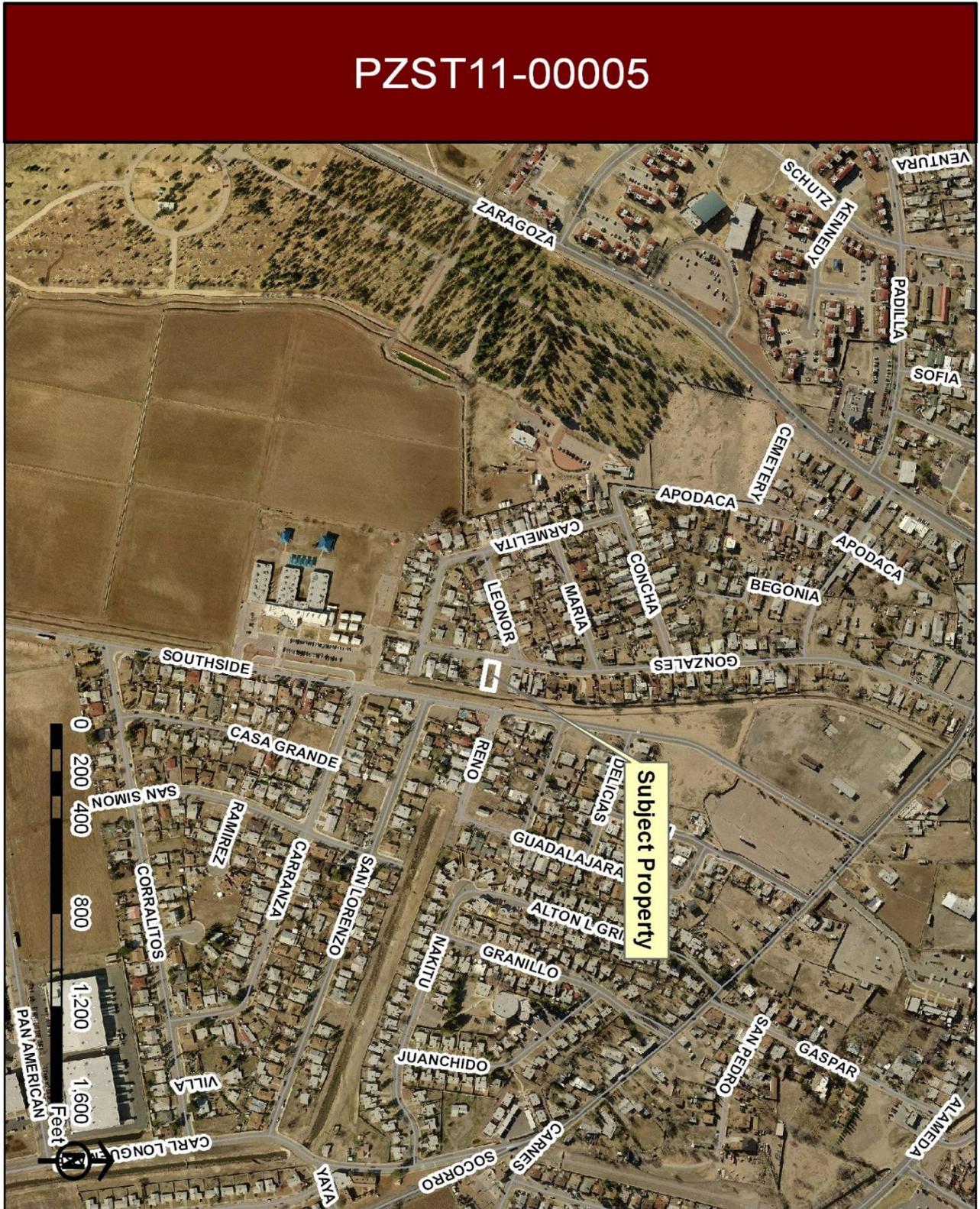
**ATTACHMENT 1: LOCATION MAP**

**PZST11-00005**

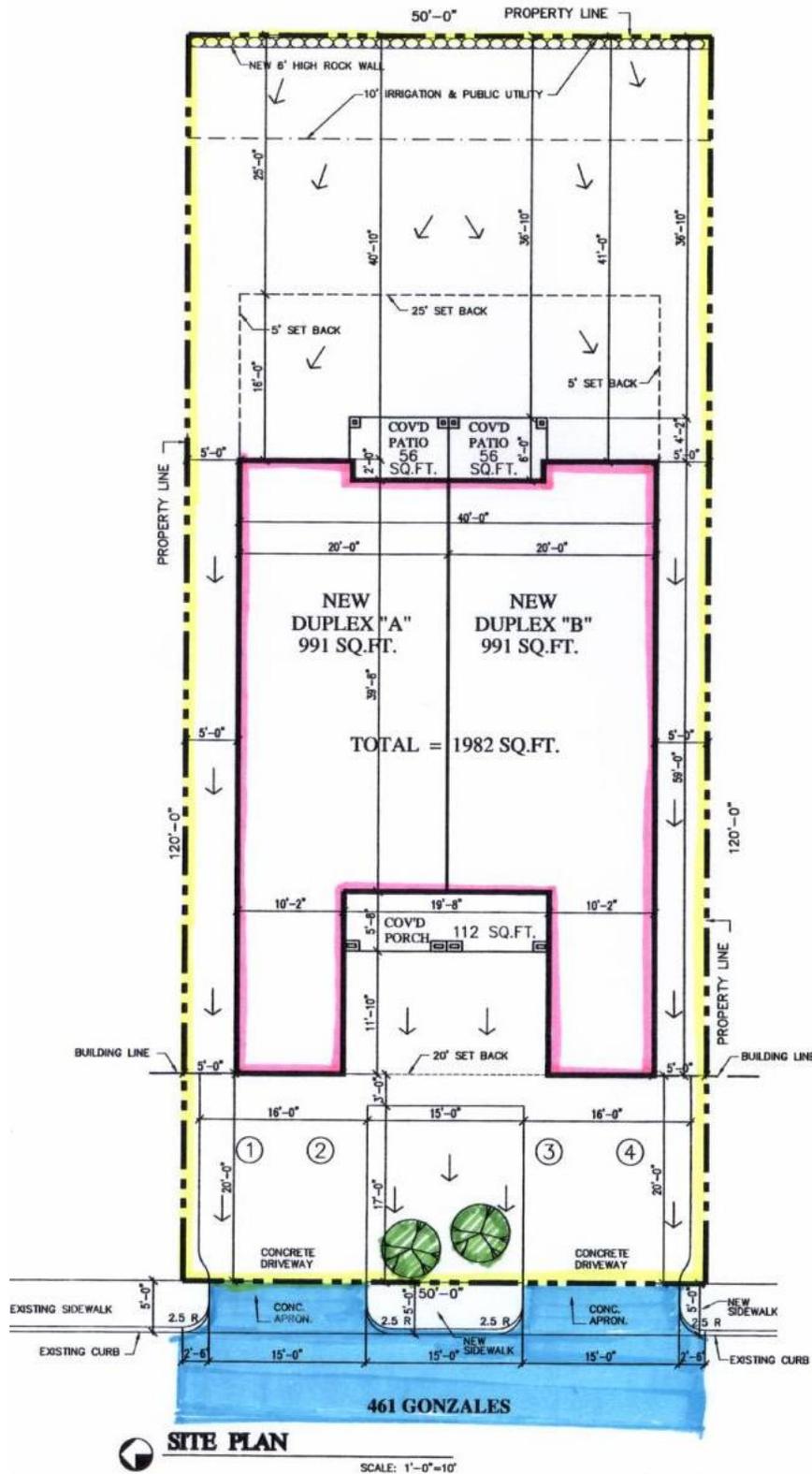


ATTACHMENT 2: AERIAL MAP

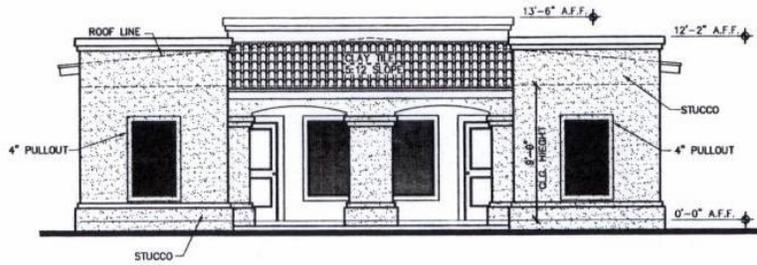
PZST11-00005



**ATTACHMENT 3: DETAILED SITE DEVELOPMENT PLAN**

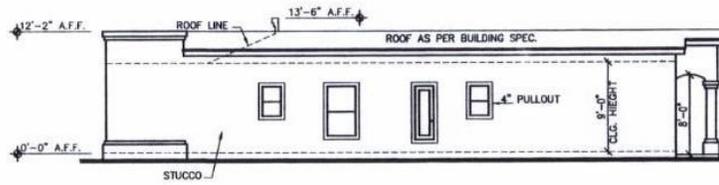


# ATTACHMENT 4: ELEVATIONS



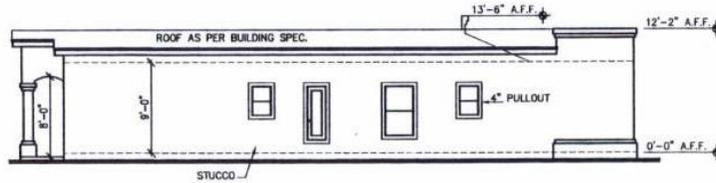
**FRONT ELEVATION**

SCALE: 1" = 3/16"



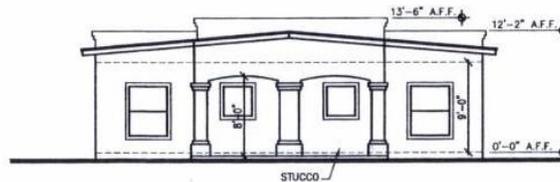
**RIGHT ELEVATION**

SCALE: 1" = 1/8"



**LEFT ELEVATION**

SCALE: 1" = 1/8"



**REAR ELEVATION**

SCALE: 1" = 1/8"