

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

DEPARTMENT: Planning and Inspections Department, Planning Division

AGENDA DATE: Introduction: February 7, 2017
Public Hearing: February 28, 2017

CONTACT PERSON/PHONE: Larry Nichols, (915) 212-1550, nicholslf@elpasotexas.gov
Andrew Salloum, (915) 212-1643, salloumam@elpasotexas.gov

DISTRICT(S) AFFECTED: 8

SUBJECT:

An Ordinance granting Special Permit No. PZST15-00008, to allow for infill development with reduced lot area, lot width, lot depth, and cumulative front & rear yard setback reductions on the property described as a portion of Lot 32, Block 5, Alameda Acres, 409 S. Glenwood Street, 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 in Chapter 20.24 of the El Paso City Code. Subject Property: 409 S. Glenwood Street. Property Owner: ANVIA, L.L.C. PZST15-00008 (District 8)

BACKGROUND / DISCUSSION:

On December 15, 2016, the CPC reviewed and recommended approval of the special permit request.

PRIOR COUNCIL ACTION:

There is no prior City Council action on this special permit application.

AMOUNT AND SOURCE OF FUNDING:

N/A

BOARD / COMMISSION ACTION:

City Plan Commission (CPC) – Approval Recommendation (5-0).

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

LEGAL: (if required) N/A

FINANCE: (if required) N/A

DEPARTMENT HEAD:

Larry F. Nichols
Director, Planning and Inspection Department



APPROVED FOR AGENDA:

CITY MANAGER: _____

DATE: _____

ORDINANCE NO. _____

AN ORDINANCE GRANTING SPECIAL PERMIT NO. PZST15-00008, TO ALLOW FOR INFILL DEVELOPMENT WITH REDUCED LOT AREA, LOT WIDTH, LOT DEPTH, AND CUMULATIVE FRONT & REAR YARD SETBACK REDUCTIONS ON THE PROPERTY DESCRIBED AS A PORTION OF LOT 32, BLOCK 5, ALAMEDA ACRES, 409 S. GLENWOOD STREET, 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, ANVIA, L.L.C., has applied for a Special Permit for infill development under Section 20.10.280 of the El Paso City Code for reduced lot area, lot width, lot depth, and cumulative front & rear yard setback.

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 Section 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:

*A portion of Lot 32, Block 5, Alameda Acres, 409 S. Glenwood Street,
City of El Paso, El Paso County, as further described in Exhibit "A"
Texas; and,*

2. That the City Council hereby grants a Special Permit for an infill development under Section 20.10.280 of the El Paso City Code to allow a reduction in the lot area, lot width, lot depth, and cumulative front & rear yard setback; 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 "B" and incorporated herein by reference for all purposes; and,

ORDINANCE NO. _____

16-1007-1873 / 613426
409 S. Glenwood Street
OAR

PZST15-00008

4. That, if at any time the Owners fail to comply with any of the requirements of this Ordinance, Special Permit No. PZST15-00008 shall automatically terminate, and construction shall stop or occupancy shall be discontinued, until any such violation ceases; and,
5. That the Owner 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.

ADOPTED this _____ day of _____, 2017.


THE CITY OF EL PASO

Oscar Leeser
Mayor

ATTEST:

Richarda Duffy Momsen
City Clerk

APPROVED AS TO FORM:



Omar A. De La Rosa
Assistant City Attorney

APPROVED AS TO CONTENT:



Larry F. Nichols, Director
Planning and Inspections Department

AGREEMENT

ANVIA, L.L.C., referred to in the above Ordinance, hereby agrees to develop the above-described property in accordance with the approved Detailed Site Development Plan attached to same Ordinance, and in accordance with the standards identified in the R-4 (Residential) District regulations, and subject to all other requirements set forth in this Ordinance.

EXECUTED this 4th day of January, 2017.

ANVIA, L.L.C.:

By: MARIO ORNELAS PRESIDENT.
(name/title)

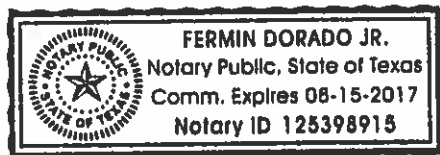

(signature)

ACKNOWLEDGMENT

THE STATE OF TEXAS)
)
COUNTY OF EL PASO)

This instrument is acknowledged before me on this 4th day of January, 2017, by ANVIA, L.L.C., as Owner.

My Commission Expires:




Notary Public, State of Texas

Notary's Printed or Typed Name:

Fermin Dorado Jr

DORADO ENGINEERING, INC.**2717 E. Yandell Street El Paso, Texas 79903 (915) 562-0002 Fax (915) 562-7743****409 GLENWOOD STREET**

Metes and Bounds description of a portion of Lot 32, Block 5, Alameda Acres, City of El Paso, County of El Paso Texas and being more particularly described as follows;

Commencing at an existing City monument located at the centerline intersection of Joe Perez Court and Glenwood Street Thence North $00^{\circ}03'00''$ West along the centerline of Glenwood Street a distance of one hundred forty six and no hundredths (146.00) feet to a nail located at the intersection of the centerline of Glenwood Street and the extended common line of Lots 32 and 33, Block 5, Alameda Acres, thence North $89^{\circ}57'00''$ East along the said mention extended line of Lots 32 and 33, Block 5, Alameda Acres a distance of twenty five and no hundredths (25.00) feet to the common northeasterly corner of Lots 32 and 33, Block 5, Alameda Acres, said corner lying on the westerly Right-of-Way line of Glenwood Street and also being the Point of Beginning for this description;

Thence North $89^{\circ}57'00''$ West along the common line of lots 32 and 33, Block 5, Alameda Acres a distance of three hundred fifty and no hundredths (350.00) feet to the northwesterly corner of Lots 32 and 33, Block 5, Alameda Acres;

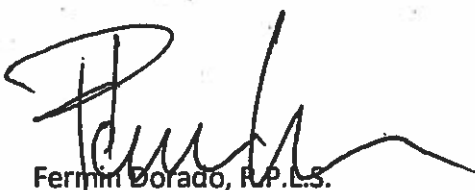
Thence North $00^{\circ}03'00''$ West along the common line of Lots 50, 51 and 32, Block 5, Alameda Acres a distance of one hundred twenty one and no hundredths (121.00) feet to the common northwesterly corner of lots 31 and 32, Block 5, Alameda Acres;

Thence South $89^{\circ}57'00''$ East along the common line of Lots 31 and 32, Block 5, Alameda Acres a distance of three hundred fifty and no hundredths (350.00) feet to the common southeasterly corner of Lots 31 and 32, Block 5, Alameda Acres, said corner lying on the westerly Right-of-Way line of Glenwood Street;

Thence South $00^{\circ}03'00''$ East along the westerly Right-of-Way line of Glenwood Street a distance of one hundred twenty one and no hundredths (121.00) feet to the Point of Beginning.

Said portion of Lot 32, Block 5, Alameda Acres contains 42,350.00 Square Feet or 0.972 Acres of land more or less.

Prepare By



Fermin Dorado, R.P.L.S.



December 20, 2016

REQUIRED WIDTH AND DEPTH FOR A TWO-FAMILY DWELLING:

LDT baseline #	mg/m ³		Ct (pH)		avg. (SD) (7)	
	Pre-oxid	Post-oxid	Pre-oxid	Post-oxid	Pre-oxid	Post-oxid
1	70.0	60.50	60.0	100.00	7,000.00	6,500.0
2	70.0	60.50	60.0	100.00	7,000.00	6,500.0
3	70.0	70.00	60.0	100.00	7,000.00	5,510.0
4	70.0	70.00	60.0	81.00	7,000.00	8,110.0
5	70.0	70.00	60.0	81.00	7,000.00	8,720.0

THE OWNER IS ASKING FOR A LOT WIDTH REDUCTION FROM 70.0 FEET TO 60.50 FEET FOR LOTS 1 AND 2 AND LOT DEPTH REDUCTION FOR LOTS 3, 4 AND 5 FROM 90.0 FEET TO 83.0 FEET AND A LOT AREA REDUCTION FOR 7,000.00 SQ. FT. TO 6,050.00 SQ. FT. FOR LOTS 1, 2 AND 3, 1,740.00 SQ. FT. FOR LOT 4 AND 5, 3,740.00 SQ. FT. FOR LOT 5 FOR A TWO FAMILY DWELLING.

Lot	Lot #	SLITTING MECHANISMS					
		PROVINT	PROVINT	PROVINT	PROVINT	PROVINT	PROVINT
1	201	PROVINT	PROVINT	PROVINT	PROVINT	PROVINT	PROVINT
2	202	PROVINT	PROVINT	PROVINT	PROVINT	PROVINT	PROVINT
3	203	PROVINT	PROVINT	PROVINT	PROVINT	PROVINT	PROVINT
4	204	PROVINT	PROVINT	PROVINT	PROVINT	PROVINT	PROVINT
5	205	PROVINT	PROVINT	PROVINT	PROVINT	PROVINT	PROVINT
6	206	PROVINT	PROVINT	PROVINT	PROVINT	PROVINT	PROVINT
7	207	PROVINT	PROVINT	PROVINT	PROVINT	PROVINT	PROVINT
8	208	PROVINT	PROVINT	PROVINT	PROVINT	PROVINT	PROVINT
9	209	PROVINT	PROVINT	PROVINT	PROVINT	PROVINT	PROVINT
10	210	PROVINT	PROVINT	PROVINT	PROVINT	PROVINT	PROVINT

THE OWNER IS ASKING FOR A CUMULATIVE SETBACK REDUCTION FROM 45.00 TO 30.00 FEET FOR LOTS 1-5. FOR A TWO FAULT DRILLING



SCALE: 1-20

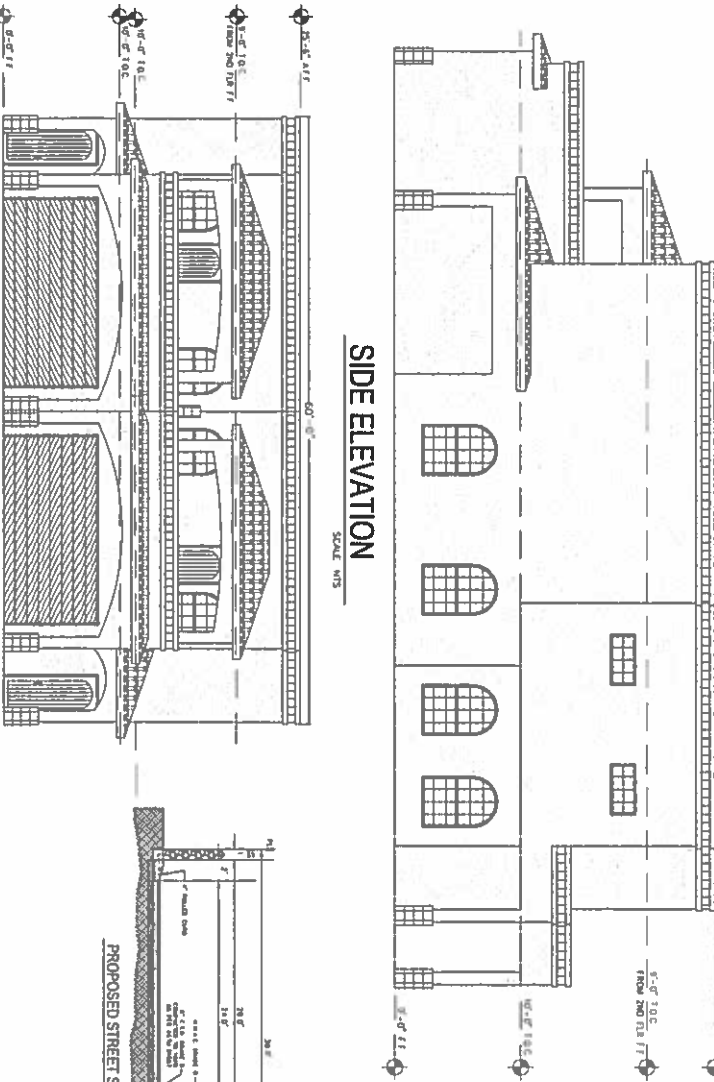


FLOOD ZONE

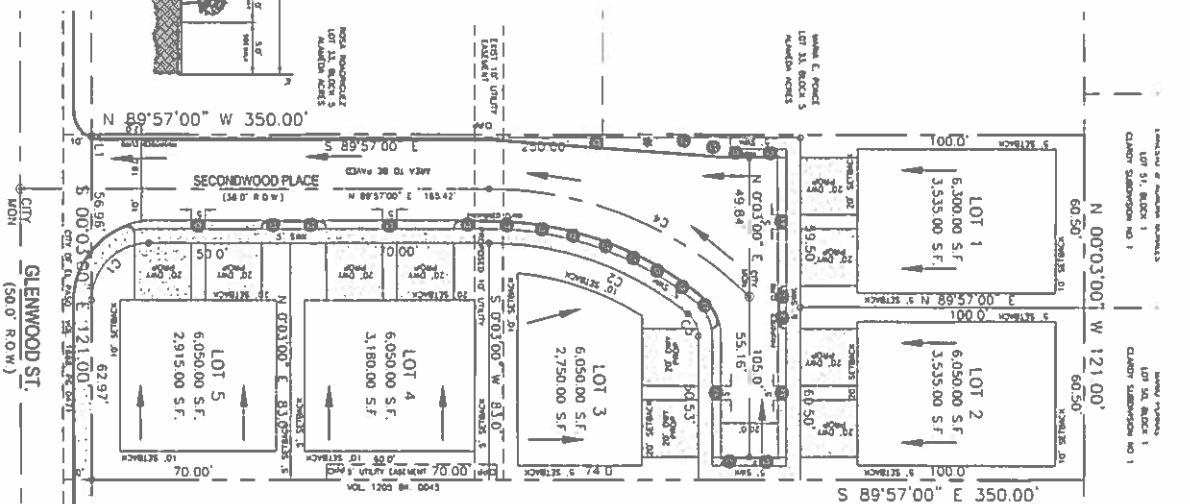
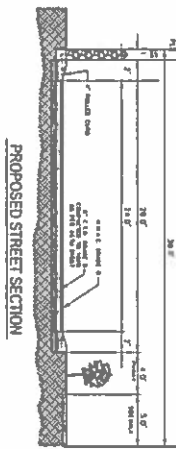
SITE IS LOCATED ON FLOOD ZONE "C"
AS PER FLOOD INSURANCE RATE MAP
COMMUNITY - PANEL NUMBER 480214 (0404 8
OCTOBER 13, 1987)

ALAMEDA ACRES SUBDIVISION
CITY OF EL PASO, COUNTY OF EL PASO TEXAS
CONTAINING 0.872 ACRES

SCALE IN ITS



SCALE. MTS



107 51, BLOCK 1
CLAYTON SUBDIVISION MO 1

BERRY PROPERTY
 LOT 50, BLOCK 1
 CLAYTON SUBDIVISION MO 1

S 89°57'00" E 350.00'

LOT 31 BLDG 2
ALABAMA ACQUISITION

PROJECT NAME

409 GLENWOOD
PROPOSED INFILL DEVELOPEMENT

DORADO
ENGINEERING, INC.

2797 E YAMUILL, EL PASO, TEXAS 79963 (818)883-0000

DONADO E MOREL INC. INC.
IT HAS 410578 IN 0

1-800-451-7243



75512



S./orange/MORNELAS/GLENWOOD/409 GLENWOOD dog

REFERENCES - - BENCHMARKS

SCALE:

DATE	REVISIONS	BY	DESIGN BY <u>SD</u>
			DRAWN BY <u>CE</u>

			D-KO BY	FZ
			APPO BY	FZ

SHEET TITLE
SPECIAL
PERMIT

ר

MEMORANDUM

DATE: January 30, 2017

TO: The Honorable Mayor and City Council
Tommy Gonzalez, City Manager

FROM: Andrew Salloum, Planner

SUBJECT: PZST15-00008

The City Plan Commission (CPC), on December 15, 2016, voted 5-0 to recommend **approval** of the special permit and detailed site development plan review for an infill development to reduce the lot size, lot width, and cumulative front & rear yard setbacks for 5 duplex units for a total 10 individual units.

The CPC found that the special permit is in conformance with Plan El Paso. The CPC also determined that the special permit 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 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.

The Planning Division received two letters via e-mail and two phone calls in opposition to the special permit request.

Property Owner: ANVIA, L.L.C.
Representative: Dorado Engineering, Inc.

Attachments:

Staff Report



City of El Paso – City Plan Commission Staff Report

Case No: PZST15-00008
Application Type: Special Permit and Detailed Site Development Plan
CPC Hearing Date: December 15, 2016
Staff Planner: Andrew Salloum, (915) 212-1643, salloumam@elpasotexas.gov

Location: 409 S. Glenwood Street
Legal Description: A portion of Lot 32, Block 5, Alameda Acres, City of El Paso, El Paso County, Texas
Acreage: 0.972 acres
Rep District: 8
Zoning: R-4 (Residential)
Existing Use: Single-family dwelling
C/SC/SP/ZBA/LNC: N/A
Request: Infill Development - to allow for lot area, lot width, lot depth, and cumulative front & rear yard setback reductions
Proposed Use: Duplexes

Property Owner: ANVIA, L.L.C.
Representative: Dorado Engineering, Inc.

SURROUNDING ZONING AND LAND USE

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

PLAN EL PASO DESIGNATION: G-2, Traditional Neighborhood (Walkable) (Central Planning Area)

NEAREST PARK: DeVargas Park (3,605 feet)

NEAREST SCHOOL: Clardy Elementary School (3,310 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 November 2, 2016. The Planning Division received two letters via e-mail and two phone calls in opposition to the special permit 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, lot width, and cumulative front & rear yard setbacks for 5 duplex units for a total 10 individual units. The detailed site development plan review shows a 5 unit duplex subdivision. The applicant is requesting the following reductions: from the required 7,000 sq. ft. lot size to 5,524 sq. ft., from the required 70 ft. lot width to 60 ft., from the required 90 ft. lot depth to 83 ft. and from the required 45 cumulative front/rear yard setback to 30 ft., (see the tables on page 3). The detailed site development plan shows street trees on each lot. Parking requirements will be satisfied through a combination of garage parking located at the ground level of the structures, and surface parking located at various points along the private driveways. Access is proposed from internal streets within the subdivision via Glenwood Drive.

PLANNING DIVISION RECOMMENDATION

The Planning Division recommends **approval** of the requests for special permit and detailed site development plan review for infill development, as it complies with Sections 20.10.280, Infill Development; 20.04.320, Special Permit, and 20.04.150, Detailed Site Development Plan. The subject property is situated within an area characterized by similar land uses. The proposed development is compliant with the G-2 Traditional Neighborhood (Walkable) land use designation in the Central Planning Area.

ANALYSIS

20.10.280 Infill Development

The provisions of this section apply to any property designated with an overlay designation to encourage redevelopment and infill development, the specific purposes of which are to: provide a more flexible approach to design and development of infill projects, encourage infill development by simplifying procedures for plan approval, permit the conversion or adaptive reuse of buildings and properties, encourage planning and design flexibility and innovations, create a community environment that is enhanced by a mix of residential, commercial, recreational, open space, employment and institutional uses, and assure community compatibility and an efficient use of land and public services. In order to provide incentives for private investment in these targeted areas, the following standards shall apply:

- A. **Location Criteria.** An infill development may be designated for any property on which at least two of the following factors are present: the property is wholly or partially located within a designated tax increment financing district, or the property is wholly or partially located within a designated state or federal enterprise zone, or the property is wholly or partially located within an empowerment zone, or the property is wholly or partially located within a designated redevelopment area pursuant to Chapter 20.14 of this title, or the property is located within a designated historic district, or the property is within an older neighborhood of the city. An older neighborhood of the city defined as a legally recorded and developed subdivision for at least thirty years. Where an infill development is able to satisfy only one of the preceding factors, an applicant shall be allowed to make a formal request to city council to waive the two factor requirement prior to the submission of a special use permit application for the property. In all instances where a waiver is requested and authorized by city council, at least one location factor shall be met. For purposes of this section, any property with a historic designation shall be subject to the requirements and review provisions of Chapter 20.20 (Historic Designations) of this title, and shall not be waived by any provision of this section.

This development meets the two location criteria: (1) it is within a State Enterprise Zone (2) it is located in a legally recorded subdivision of at least 30 years, having been platted in 1921, (Attachment 5).

- B. **Use Regulations.** Unless the ordinance designating the infill development provides otherwise, a proposed infill development may be approved for any use permitted in the base-zoning district in which it is located. However, the ordinance designating an infill development overlay may provide a list of principal uses, accessory uses and prohibited uses pursuant to a specific area plan adopted by the city council.

There is no specific plan area adopted by City Council. A duplex is permitted in the R-4 (Residential) district.

- C. **Setback Provisions.** The side, front and rear setback requirements of the base-zoning district on which it is located may be reduced up to one hundred percent for an infill development as approved by city council. Buildings should be designed to relate to and take advantage of any existing site attributes, and shall be a consideration for reduction of the setback requirements.

The applicant is requesting the following reduction in dimensional standards:

DIMENSION	REQUIRED	PROPOSED
Cumulative front and rear setback	45'	30'

The applicant is requesting cumulative front/rear yard setback reductions; the request complies with all other density and dimensional standards.

- E. Design. Unless otherwise approved by city council, any construction permitted pursuant to this section shall be designed to consistently relate to the massing and character of the surrounding properties. Consistency of massing and character shall be determined as shown on the site plan with typical elevations and proposed construction materials, that the proposed construction is compatible with the overall design features and building development of the neighborhood within which the proposed infill development is located. Design features include, but shall not be limited to, building height, architectural style, building materials, landscape and setbacks.

The proposed development is compatible with existing development.

- G. Density. The maximum number of dwelling units per gross acre permitted in the base-zoning district may be increased up to fifty percent for an infill development as approved by city council.

The application is requesting a duplex for each lot.

- H. Lots. There shall be no minimum area requirement for lots within an infill development unless otherwise provided in the ordinance designating the infill development overlay.

DIMENSION	REQUIRED	PROPOSED
Lot size	7,000 s.f.	5,524 s.f.
Lot width	70'	60'
Lot depth	90'	83'

The applicant is requesting lot area, lot width, and lot depth reductions; the request complies with all other density and dimensional standards.

20.04.320 Special permit approvals.

- A. Building and occupancy permits shall not be issued to any building or use identified in this title as requiring a special permit until after approval of such special permit by the city council.
- B. Building and occupancy permits shall not be issued for any building or use identified in this title as requiring an approved detailed site development plan as required by Article III, until such approval has been granted.
- C. No building or occupancy permit may be granted for the erection, rehabilitation, enlargement or demolition of any building in a designated historic area or for any building that is a designated historic landmark until prior approval has been granted by the historic landmark commission.
- D. The city council, after hearing and report by the city plan commission, may approve a special permit upon a finding that the proposed development meets the following minimum requirements necessary to protect the public health, safety and general welfare of the community:
 1. The proposed development complies, except to the extent waived, varied or modified pursuant to the provisions of this title, with all of the standards and conditions applicable in the zoning district in which it is proposed to be located; complies with any special standards applicable to the particular type of development being proposed, or to the particular area in which the development is proposed; complies with any special approvals required in connection with such development or area;

2. The proposed development is in accordance with and in furtherance of the plan for El Paso, any special neighborhood plans or policies adopted by the city regarding the development area, or any approved concept plan;
 3. The proposed development is adequately served by and will not impose an undue burden upon the public improvements and rights-of-way by which it will be served or benefited, or which exist or are planned for installation within its boundaries or their immediate vicinity. A traffic impact study may be required to determine the effects of the proposed development on the public rights-of-way;
 4. Any impacts of the proposed development on adjacent property are adequately mitigated with the design, proposed construction and phasing of the site development;
 5. The design of the proposed development mitigates substantial environmental problems;
 6. The proposed development provides adequate landscaping and/or screening where needed to reduce visibility to adjacent uses;
 7. The proposed development is compatible with adjacent structures and uses;
 8. The proposed development is not materially detrimental to the enjoyment or valuation of the property adjacent to the site.
- E. The applicant may request that the city plan commission waive one or more of the criteria based on its no applicability to the proposed development. The city plan commission, upon a recommendation of the planning official, shall make a determination on the no applicability of the criteria and shall render a finding based on such determination, and shall forward their recommendation to city council for final review and approval.

The application meets the requirements for special permit.

20.04.140 When required.

Except as stated herein, a detailed site development plan is required prior to development in a special purpose district or with a special permit application and may be required if a zoning condition exists on a particular piece of property. Detailed site development plans are not required for any projects for development in the Mixed Use District (RMU, GMU and IMU) or for any other projects other than those located in special purpose districts or as otherwise required herein.

Detailed Site Development Plan review is required as part of the special permit application.

20.04.150 Procedure.

- D. City plan commission approval. Pursuant to this Code, the city plan commission, in addition to the powers and duties identified in this chapter, shall have final authority on approval of all other detailed site development plans, unless a zoning condition, contract provision, other city code provision or state law require the detailed site development plan to be approved by city council.
1. The planning division shall make its recommendations to the city plan commission within thirty days after a complete application is submitted.
 2. The city plan commission shall hold a public hearing at its regular meeting that is within thirty days from receipt of department recommendations.
 3. The commission shall consider the following information when approving a proposed detailed site development plan: the boundaries of the tract proposed for development; location and arrangement of structures; determine if the use conforms to applicable zoning regulations, determine if historic landmark commission approval has been granted for architectural design of all structures if located in a historic district and the design conforms to such approval; location of utility rights-of-way and easements and storm water drainage; vehicular and pedestrian ways; on-site parking areas; location of open spaces and landscape planted areas.
 4. In no instance shall the city plan commission have authority to vary the yard standards applicable to the district.
 5. The city plan commission shall approve the plan if it complies with all applicable code provisions.

Planning Staff has reviewed the detailed site development plan, and it meets all requirements of Sections 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-2 – Traditional Neighborhood (Walkable): 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.

The proposed development is for 5 two-family dwellings on a vacant property, if approved, the existing lot will need to be subdivided.

Plan El Paso - Goals & Policies

Goal 2.2: The City of El Paso should change its growth pattern away from homogeneous land uses and return to a pattern of compact well-connected mixed-use neighborhoods.

Policy 2.2.2. “The design of new neighborhoods and additions to existing neighborhoods should strive for a mix of housing types to create neighborhoods that accommodate diverse ages and incomes and allow residents to trade up, downsize, or create multi-generational households without being forced to leave the neighborhood. Housing types include both small and large single-family detached homes, duplexes, townhouses, multi-family buildings, live-work units, and accessory dwelling units, and include both rental apartments and units that can be owned by their occupants.”

The Planning Division recommendation is based on the existing single-family and two-family dwellings supplementing the mix of housing types in the area while providing the potential for a balance of housing.

COMMENTS:

Planning and Inspections Department - Planning Division - Transportation

No objections to the special permit and detailed site development plan.

Note:

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

Streets & Maintenance Department

Streets & Maintenance will recommend approval of the design with the following conditions (all comments reflect items that have previously been discussed with the applicant):

1. The proposed cross-section SHOULD not include the rock wall. The ROW is 38 feet in the preliminary plat, but dimensions of the road cross section elements accounts for only 37 feet, 2 foot curb, 24 foot roadway, 2 foot curb, 4 foot parkway and 5 foot sidewalk. Please clarify dimensions of proposed Secondwood Place cross section. Recommend adding missing foot to proposed parkway resulting in a 5 foot Parkway.

2. The turnaround design may pose issues for refuse collection operations. Further coordination between the applicant and the Environmental Services Department (ESD) may be necessary to assure refuse is placed in a location and manner that best serves the interests of the residents and ESD).

Note: the comments will be addressed on the detailed site development plan prior to City Council.

Planning and Inspections Department – Building and Development Permitting

No objection to proposed special permit and DSDP.

At the time of submittal for building permits project will need to comply with all provisions of the IRC or IBC, TAS and local municipal code.

Planning and Inspections Department – Landscape Division

No objection to proposed special permit and DSDP

At the time of submittal for building permits project will need to comply with all provisions of title 18.46 as applicable.

Planning and Inspections Department - Land Development

No objections.

Fire Department

Plans as shown do not adversely affect the fire department.

Sun Metro

Sun Metro does not oppose this request. Rts. 24 and 62 provide service along Delta Dr. with a bus stop approximately ¼ mile north of the subject property.

El Paso Water Utilities

EPWU does not object to this request.

EPWU-PSB Comments

Water:

There is an existing 8-inch diameter water main that extends along Glenwood St. located approximately 5 feet east of right-of-way centerline. This main is available for service.

Previous water pressure from fire hydrant #3280 located on Glenwood St. approximately 360 feet north of Joe Perez yielded a static pressure of 95 (psi), a residual pressure of 85 (psi), and a discharge of 1300 gallons per minute.

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

EPWU records indicate an active ¾-inch diameter domestic service meter serving the subject property.

Sewer:

There is an existing 8-inch diameter sewer main that extends along Glenwood St. located approximately 4 feet west of the right-of-way centerline. This main is available for service.

EPWU records indicate an existing 4-inch diameter sanitary sewer service serving the subject property.

General:

EPWU requires a new service application to serve the subject property. New service applications are available at 1154 Hawkins, 3rd Floor. The following items are required at the time of application: (1) hard copy of subdivision plat with street names and addresses; (2) finalized set of street improvement plans, including storm sewer; (3) digital copy of subdivision plat; (4) benchmark check; and (5) construction schedule. Service will be provided in accordance with the current EPWU – PSB Rules and Regulations. The owner 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.

El Paso Water Utilities - Stormwater Division

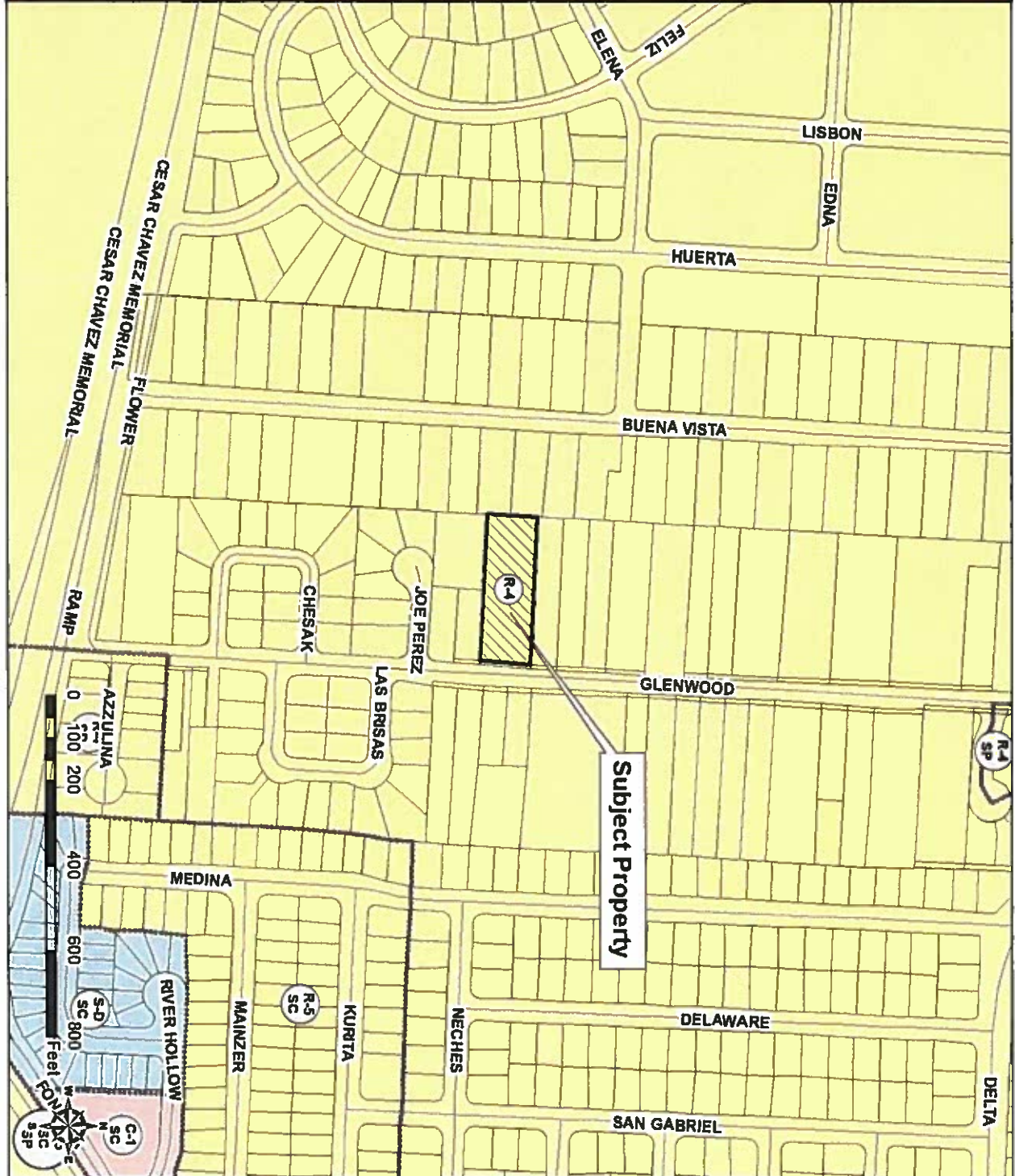
No objections.

Attachments

1. Zoning Map
2. Aerial Map
3. Future Land Use Map
4. Detailed Site Development Plan
5. Detailed Site Development Plan, Enlarged
6. Elevations
7. Subdivision Plat
8. E-mail in Oppositions

ATTACHMENT 1: ZONING MAP

PZST15-00008

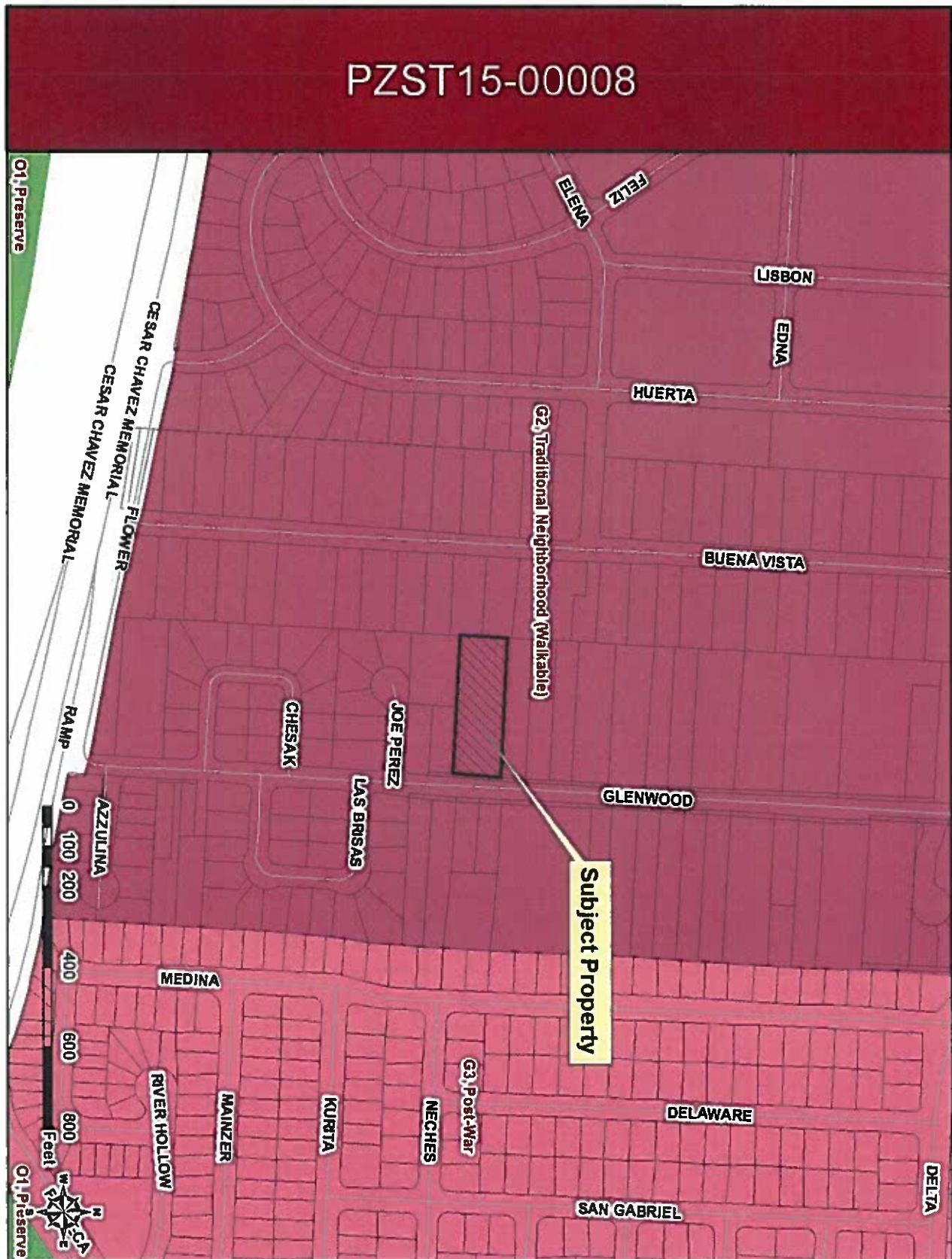


ATTACHMENT 2: AERIAL MAP

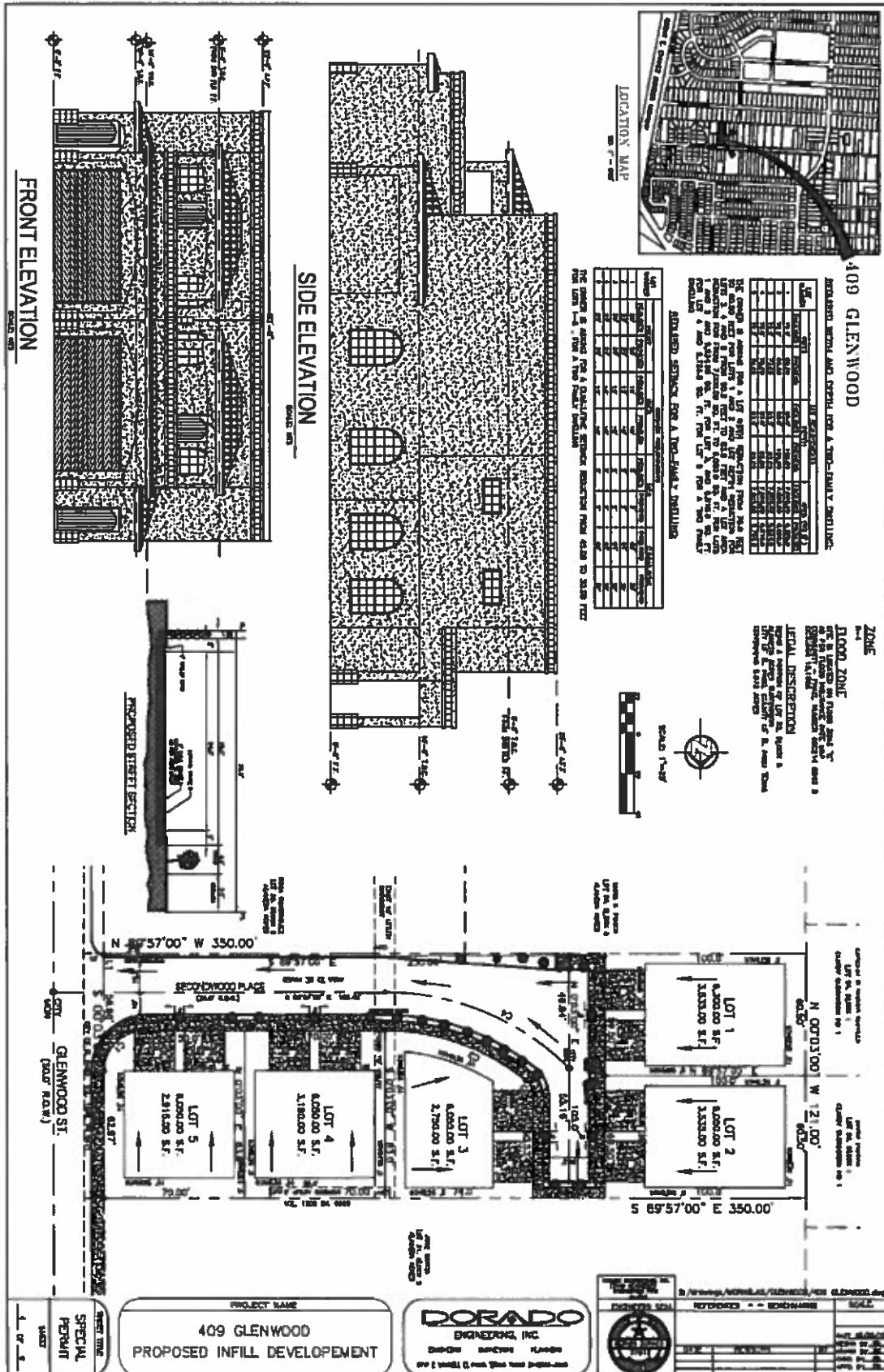
PZST15-00008



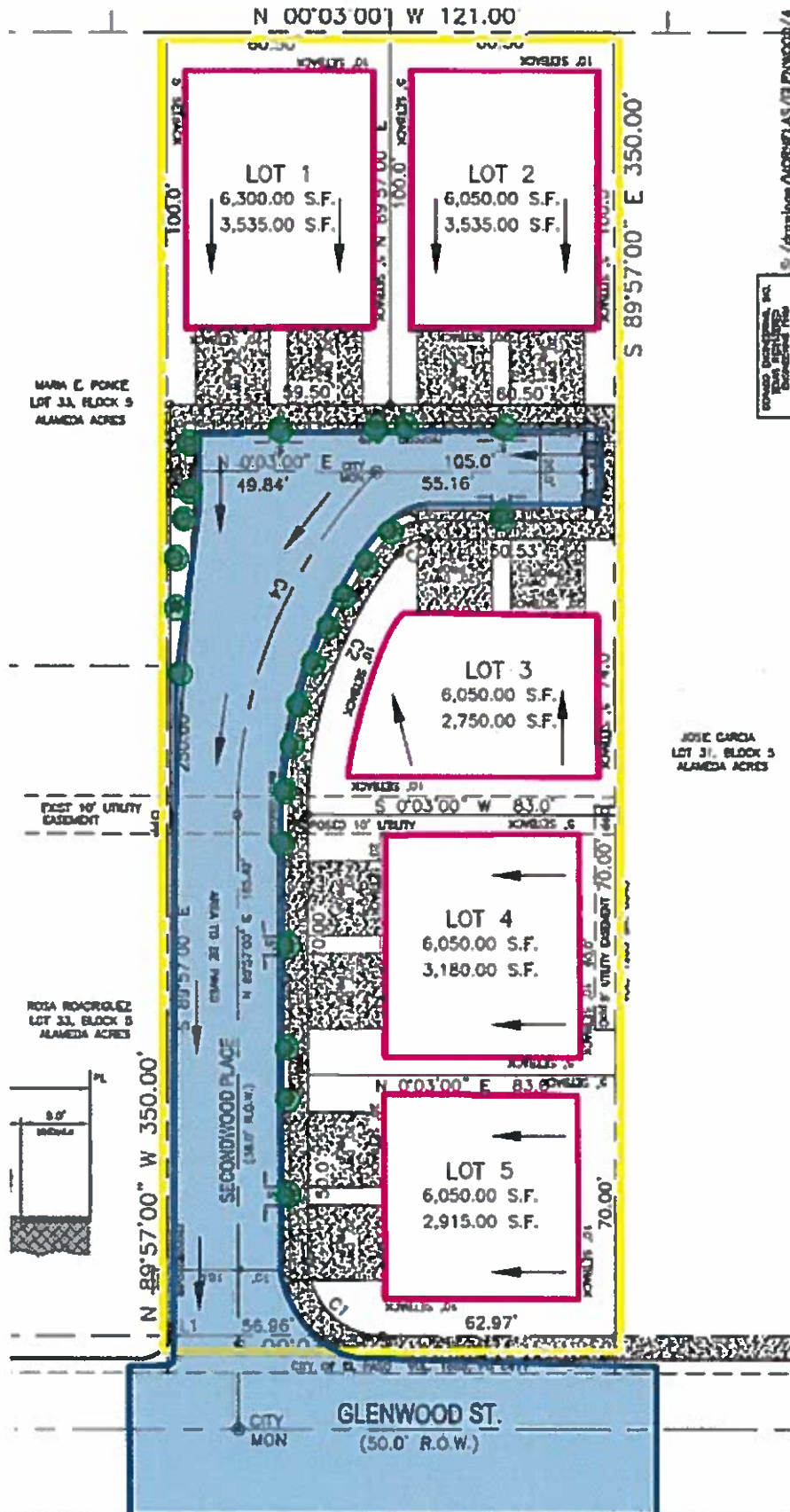
ATTACHMENT 3: FUTURE LAND USE MAP



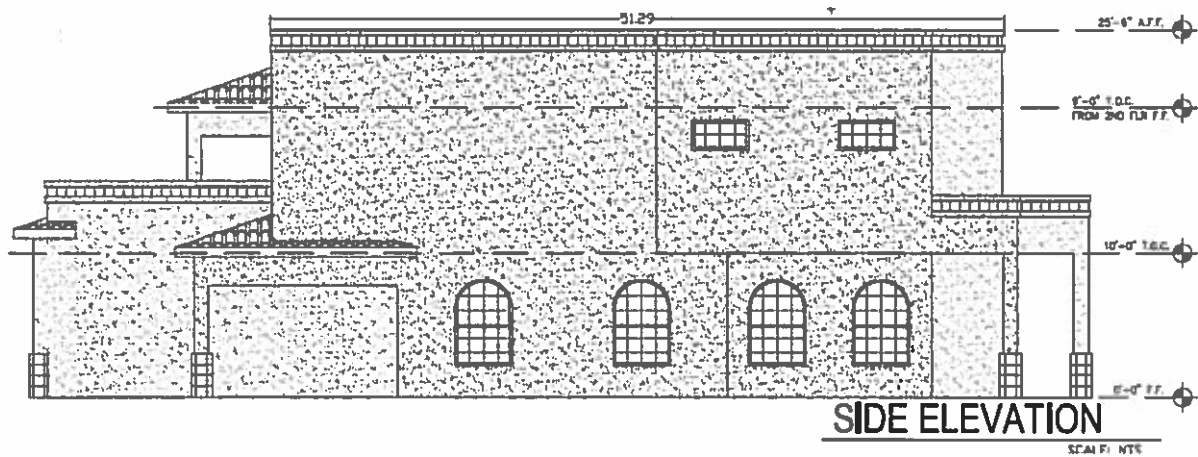
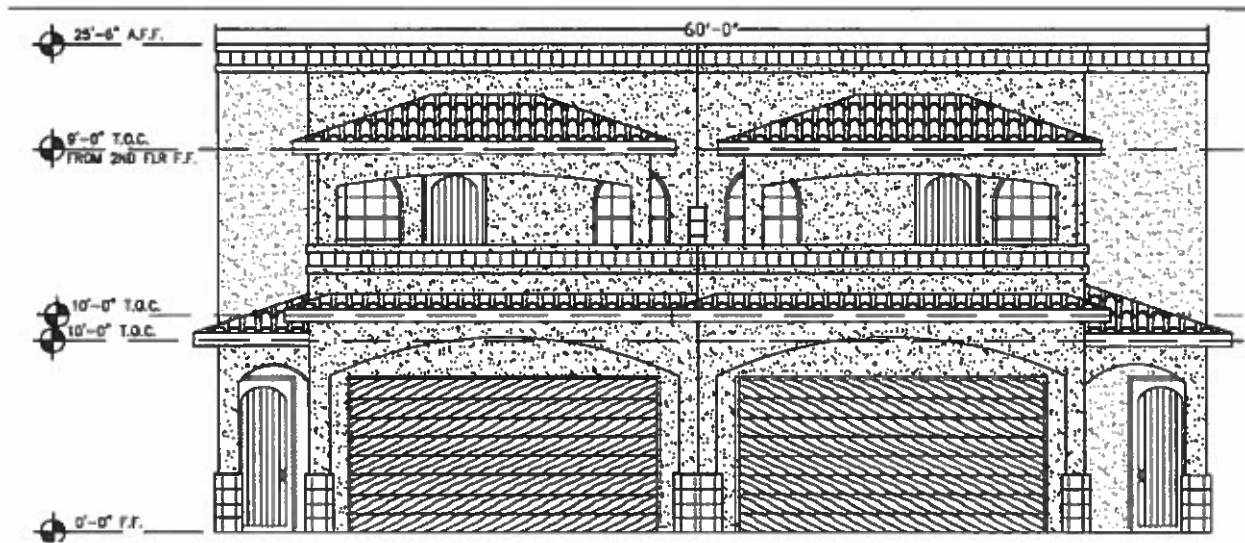
ATTACHMENT 4: DETAILED SITE DEVELOPMENT PLAN



ATTACHMENT 5: DETAILED SITE DEVELOPMENT PLAN, ENLARGED

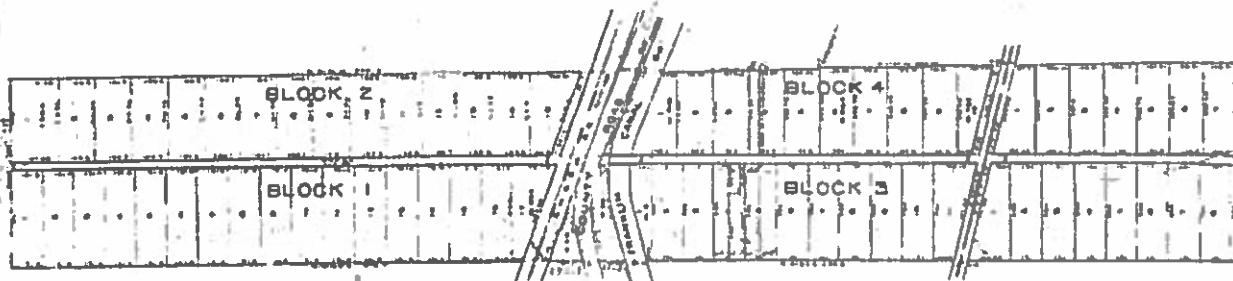


ATTACHMENT 6: ELEVATIONS



EL PASO COUNTY - TEXAS

SCALE 1-200

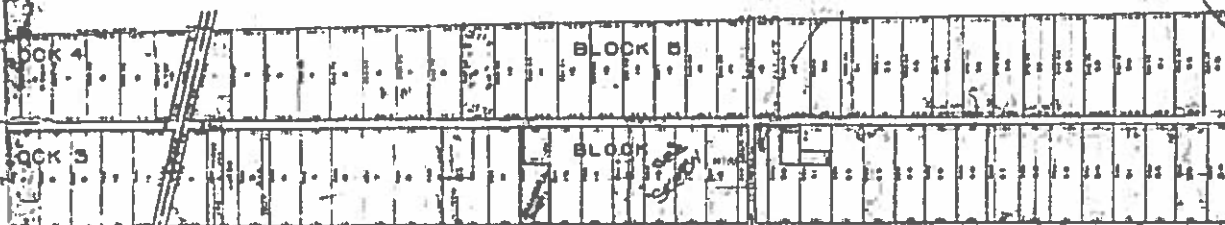


The State of Texas
County of El Paso

Keep all men by these presents that we F M M Jackson
Lee & O'Connell N M Dukes M F Jackson and M L. Christie sole
owners of the cemetery part of High Street Burial ground
located 62 1/2 in E 1/4 of Section 36 as shown upon the plans may
do hereby present this map and do dedicate to the use of the public
the roadway thereon laid down and designated

Witness was heard by the jury on April 22, 1944.

1962 W. H. Miller 12/12/62



The State of Texas
County of El Paso

Before me the undersigned authority, a Notary Public and for said State and County, on this day personally appeared Paul M. Harrison, Lee H. Ordway, R.M. Dwyer, H. Robinson and E. H. Christie, all known to me to be the persons whose names are subscribed to the foregoing instrument and they and each of them acknowledged to me that they and each of them executed the foregoing document for the purposes and considerations therein expressed.

Given under my hand and seal of office this 10th day of April
1919.

A new chapter in the history of the world's most famous city.

SUPPLEMENTAL PLAT OF
ALAMEDA ACRES
EL PASO COUNTY TEXAS

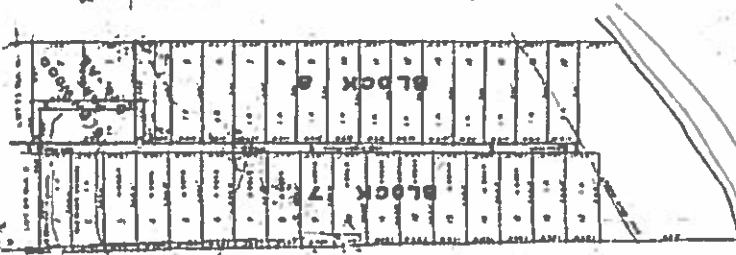
ALPHABETICALLY

1000

CHARTERED ACCOUNTANTS

I, H. C. Barber, County Surveyor of St. Louis County, Missouri, hereby certify that the above described parcel of the survey and subdivisions made by me to the grantee, and that same parcel have been sold to the owners of the land, and that same said roadway has been laid out and accepted, and that the survey and subdivision has been laid out under the St. Louis County Ordinance No. 10, of 1892, and that the same has been laid out and accepted of the St. Louis County Board of Supervisors.

W. L. K. K. K.



Before we, the undersigned authority, on the day personally appeared Lee H. Oswald, known to me to be the person whose name is subscribed to the foregoing statement, and acknowledged to me that he executed the same as a true and correct statement of the contents of the letterhead memorandum of the conversation for the purpose and consideration therein contained.

When it was by the property that the American Land
Company acting through its President has in Bradford,
Mass the owner of the land wanted to the eastern garden
of the State House. It was purchased if in the 21 March
Twenty Dollars towards purchase the land and the
rest in the use of the State the remaining two hundred
and thirty dollars.

A-438-u

ATTACHMENT 8: E-MAIL IN OPPOSITIONS

Salloum, Andrew M.

From: Cynthia Salas <csalas1010@yahoo.com>
Sent: Monday, November 14, 2016 8:21 PM
To: Salloum, Andrew M.
Subject: Case# PZST15-00008

Good evening Mr. Salloum,

I am writing to you in regards to the housing development that will be taking place next to where I reside now. My name is Cynthia Salas and my address is 403 S Glenwood. The case #PZST15-00008. My concern is the safety of our neighborhood. My first 21 years that I lived here, this was a very peaceful and drive friendly neighborhood. Recently a developer has finished 4 townhomes in the main entrance of South Glenwood Street and Divine Ct. Towards the end of South Glenwood is another beautiful community that was built a few years ago. With all these new developments the entire South Glenwood Street has grown not only in population wise but traffic wise as well. For the city it is a big plus based on property taxes. The more houses built, more money the city will receive. The builder as well will make a good profit.

The lot on 409 South Glenwood St. is not big enough to make 4 duplex homes and call it Glenwood Circle. I am assuming that 4 duplex homes want to be built since the blueprint is comparing the Divine Ct. I am thinking more of a safety issue for the community. That would make a total of 8 families that would reside in this projected new development. As it is the traffic here is horrible on this street. There's not a day that I do not see or hear cars racing. People do not respect the speed limits in a neighborhood. I only ask that you all pay close attention on what you all are going to authorize to be built, let's not be greedy. Safety should be a priority.

Thank you for your time,
Cynthia Salas
915-630-3850

[Sent from Yahoo Mail on Android](#)

Salloum, Andrew M.

From: P. Garcia <patsygarcia@gmail.com>
Sent: Thursday, November 17, 2016 10:24 AM
To: Salloum, Andrew M.
Subject: Case number: PZST15-00008

Dear City Plan Commission,

In reference to Case No: PZST15-00008, I am respectfully requesting the special permit requested by ANVIA, L.L.C for property located at 409 S. Glenwood Street be DENIED.

Since the purchase of said property, we have had various problems. It is apparent the structure on the property was intentionally burned down. And it adds insult to injury when the "investigation" reports it was an accident, yet the property owner's employees/contractors brag about how it was not an "accident."

The property has not been kept since it was purchased. It is a residential property that appears to be a storage for a construction company with trash, semi-trailers and weeds.

The owner's contract worker has constantly been harassing us to sell our property so that they can have access to Joe Perez Ct., the cul-de-sac off of Glenwood St. We haven't been willing to sell our home and the same worker continuously reminds us how ALL permits have been approved, the project is a done deal, and how the duplexes are going to depreciate the value of our property.

The worker recently notified my daughter that our fence was one foot in on the above mentioned property. He asked if we were going to move it, otherwise he was going to tear it down and dump it in our property. When asked how he determined the property line, he once again stated all permits had been approved and an engineer had surveyed the property.

The property owner has already built a number of duplexes on the south end of Glenwood Street and a different contractor has built more duplexes on the north end of Glenwood Street. The traffic is already congested and would only get worse if 5 additional duplexes were built or 10 (ten) families moved in the area. Safety and a rise in crime is also concerning when 5 duplexes are closely built in such a small property space.

We have a developed community with older citizens and older homes we want to keep our neighborhood safe and not overpopulated or overdeveloped. We do not deserve our property depreciating in value.

I thank you for your time and consideration to this important matter. ANVIA/property owner has already been granted the opportunity to build duplexes on the south end of the street. We would like to keep the integrity of our neighborhood as it is. Our hard work and lifetime investment should be worth more than another contractor coming in and continuing to overdevelop a small space to make some extra cash.

Sincerely,

Maria E. Ponce & Patsy García

5613 Joe Perez Ct.
El Paso, TX 79905



Recommendation/Public Input

- **Planning Division recommendation:** Approval
- **CPC Vote:** Approval Recommendation (6-0)
- **Public Input:** The Planning Division received two letters via e-mail and two phone calls in opposition to the special permit request.

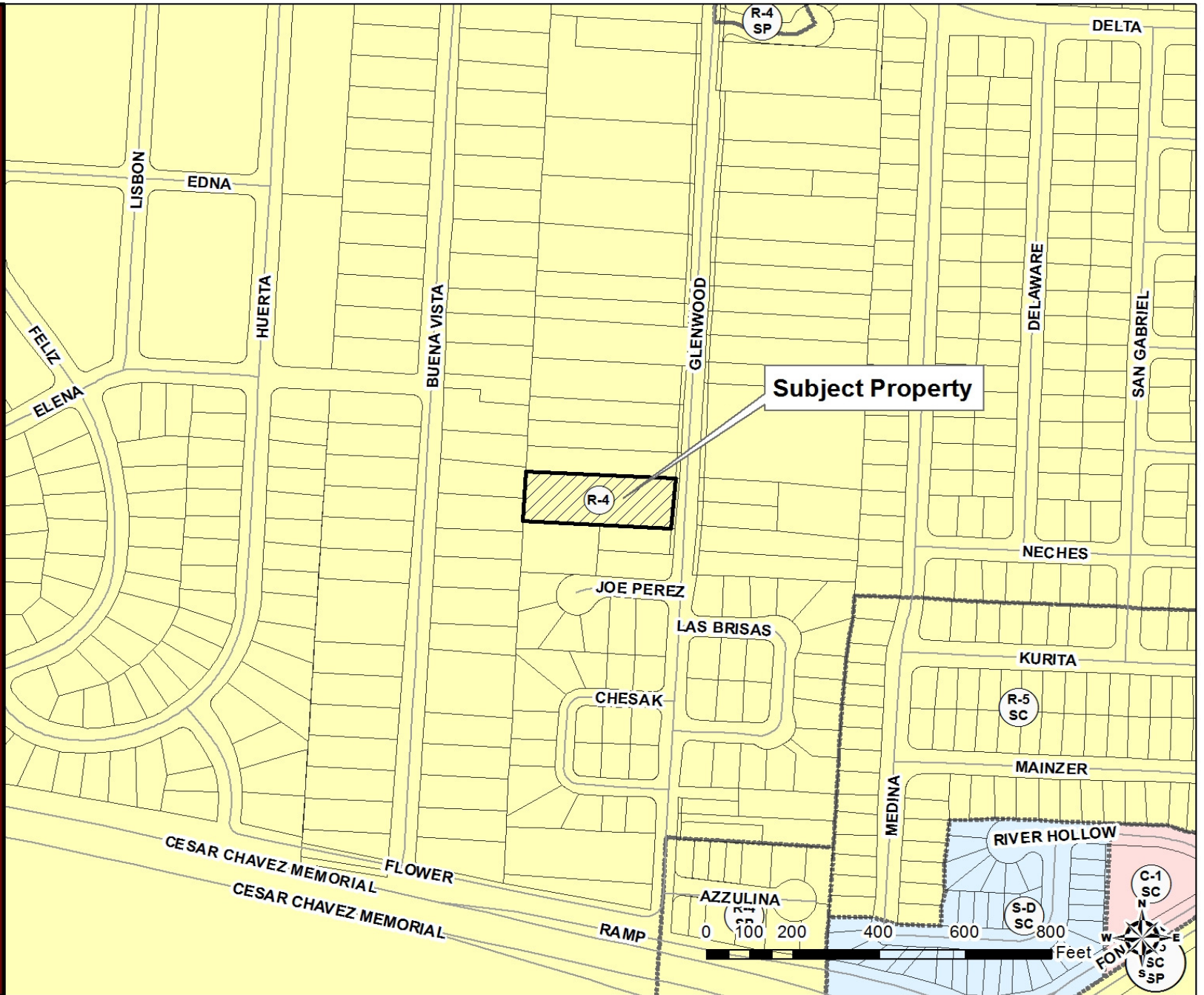
Strategic Goal #3 Promote the Visual Image of El Paso

3.1 Provide business friendly permitting and inspection processes

3.2 Improve the visual impression of the community

PZST15-00008

2



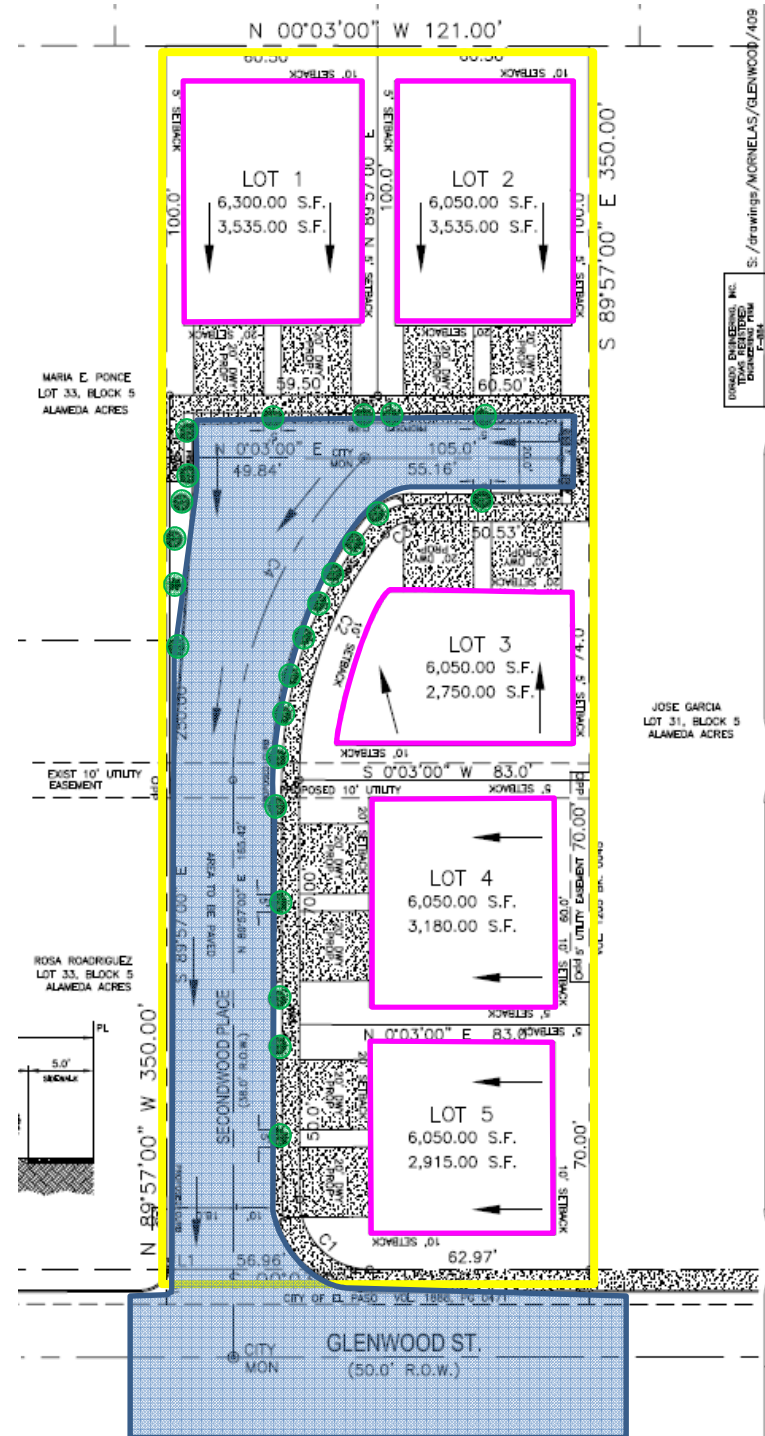
PZST15-00008

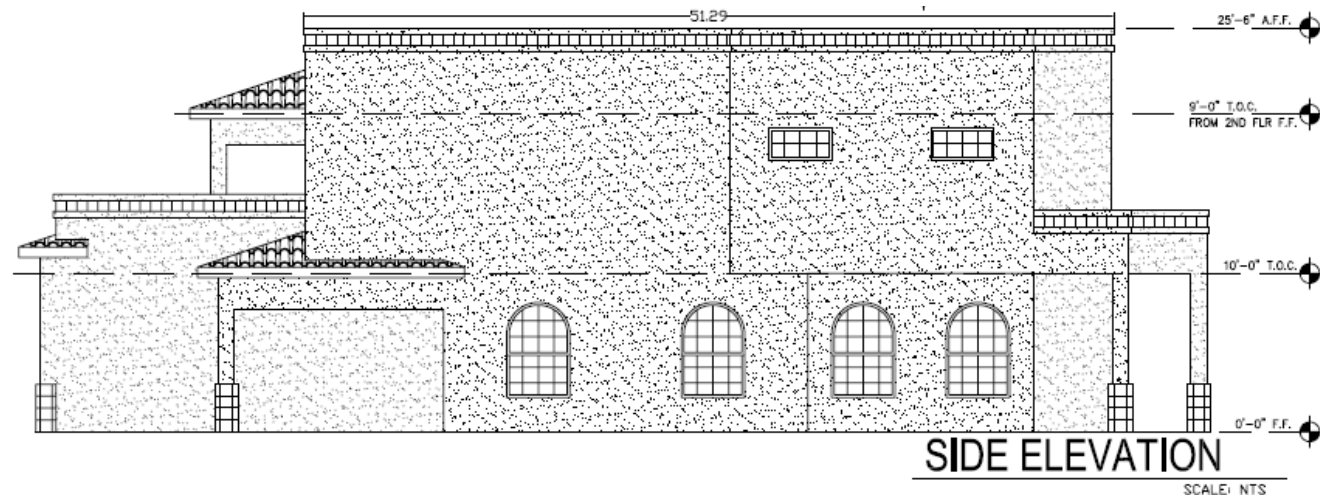
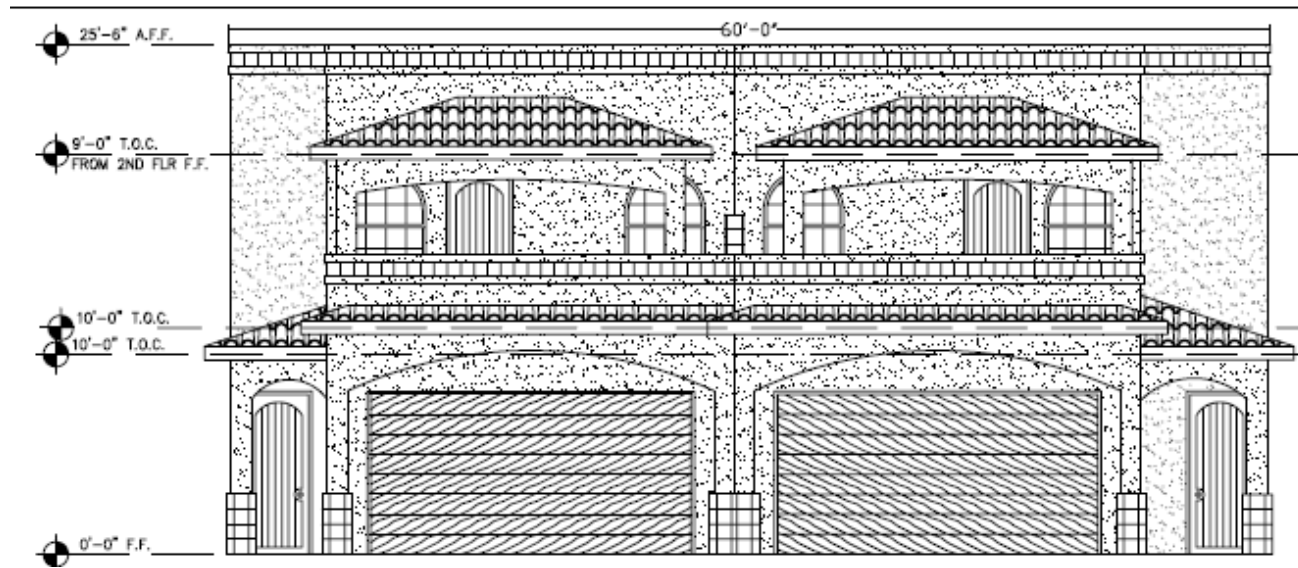
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DIMENSION	REQUIRE D	PROPOSED
Lot size	7,000 s.f.	5,524 s.f.
Lot width	70'	60'
Lot Depth	90'	83'
Cumulative front and rear setback	45'	30'







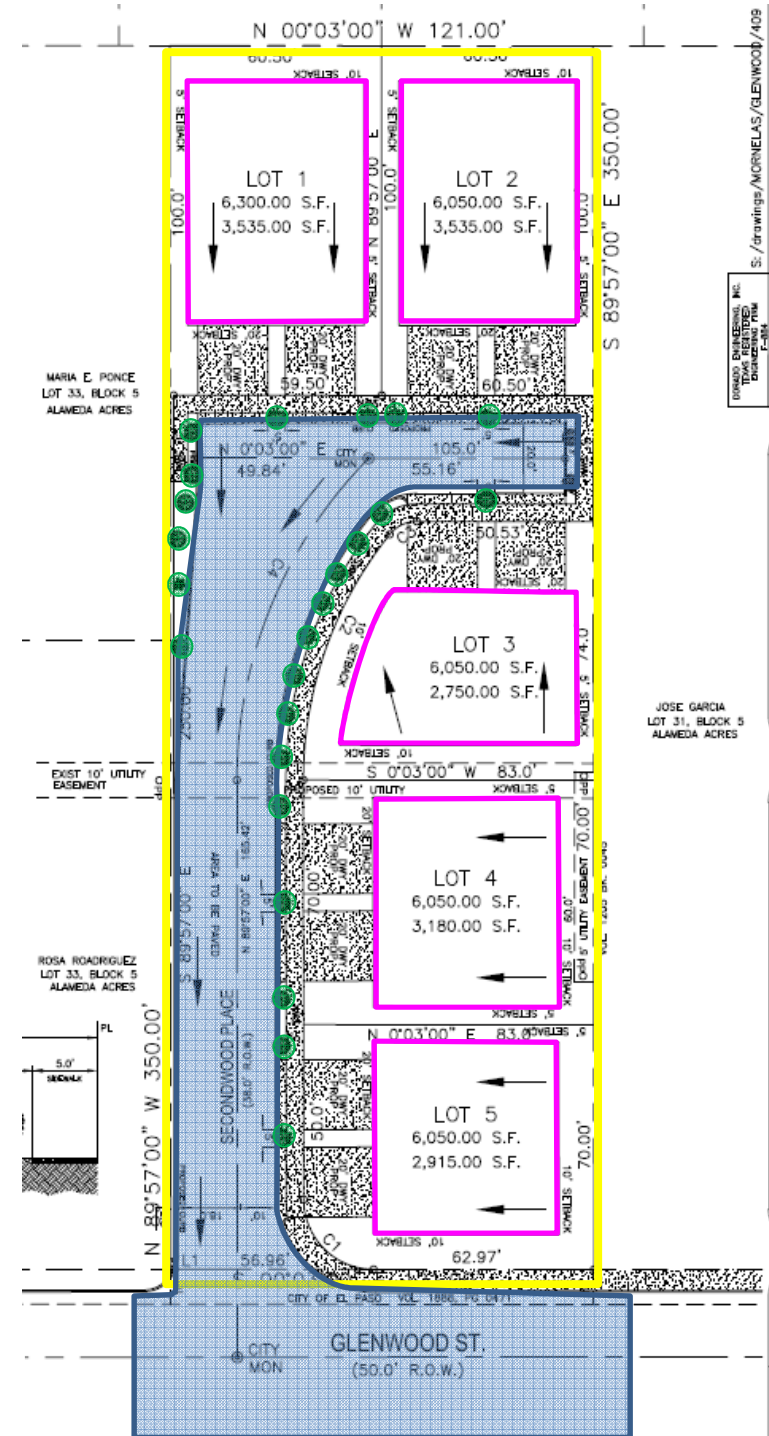
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Subject
Property





DIMENSION	REQUIRE D	PROPOSED
Lot size	7,000 s.f.	5,524 s.f.
Lot width	70'	60'
Lot Depth	90'	83'
Cumulative front and rear setback	45'	30'









PZST15-00008

12

