

ORDINANCE NO. _____

AN ORDINANCE GRANTING SPECIAL PERMIT NO. PZST16-00032, TO ALLOW FOR INFILL DEVELOPMENT WITH A REDUCTION IN LOT AREA, DEPTH, REAR YARD, AND CUMULATIVE SETBACK FOR A DUPLEX IN THE R-4 (RESIDENTIAL) DISTRICT AND ACCEPTANCE OF THE DETAILED SITE DEVELOPMENT PLAN ON THE PROPERTY DESCRIBED AS A PORTION OF THE EAST 85 FEET OF TRACT 74, SUNRISE ACRES SUBDIVISION NO. 3, 4120 OLYMPIC AVENUE, 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, Miguel de la Riva, has applied for a Special Permit for infill development under Section 20.10.280 of the El Paso City for a reduction in minimum required lot area, depth, rear yard, and cumulative setback for a proposed duplex in the R-4 (Residential) District, and acceptance of the Detailed Site Development Plan; 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 with one condition; 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) Zone District:

A portion of the East 85 Feet of Tract 74, Sunrise Acres Subdivision No. 3, City of El Paso, El Paso County, Texas and as more particularly described by metes and bounds on the attached Exhibit "A"; 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 reduction in minimum required lot area, depth, rear yard, and cumulative setback for a proposed duplex; and,

ORDINANCE NO. _____

17-1007-1982| 692432

4120 Olympic Ave.

KMN

PZST16-00032

3. The property described above is subject to the following condition, which is necessitated by and attributable to the reduction in minimum required dimensions granted through this Special Permit, in order to protect the health, safety, and welfare of the adjacent property owners and the residents of the city:

That there be a fence dividing the front and back yard.

4. That this Special Permit is issued subject to the development standards in the R-4 (Residential) Zone 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,
5. That if at any time the Owners fail to comply with any of the requirements of this Ordinance, Special Permit No. PZST16-00032 shall automatically terminate, and construction shall stop or occupancy shall be discontinued, until any such violation ceases; and,
6. 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.

ADOPTED this _____ day of _____, 2017.

THE CITY OF EL PASO

ATTEST:

Dee Margo
Mayor

Richarda Duffy Momsen
City Clerk

APPROVED AS TO FORM:



Karla Nieman
Senior Assistant City Attorney

APPROVED AS TO CONTENT:



Larry Nichols, Director
Planning & Inspections Department

PROPERTY DESCRIPTION

PARCEL 1 5977 SQ. FT. ON OLYMPIC AVENUE

Description of a parcel of land being a 5977 square foot portion of the east 85' of Tract 74, Sunrise Acres No. 3, City of El Paso, El Paso County, Texas, said Sunrise Acres No. 3 recorded in book 2, page 15, Plat Records, El Paso County, Texas and also being that same parcel described as "a 6032 square foot portion more or less out of the east 85 feet of Tract 74 and the north 4 feet of the east 85 feet of Tract 73 and the east 58 feet of the south 122 feet of Tract 73" recorded in book 3912, page 0011, dated December 14, 1999 and filed for record on January 3, 2001, said parcel also being a portion of that parcel recorded in book 1234, page 0454, El Paso County Clerks Records, said portion also as shown on an unrecorded sketch found in the files of the Estate of Carmen Brodehl, and described as follows;

Commencing for reference at a rebar with aluminum cap found at the southeast corner of Tract 10 of said Sunrise Acres No. 3, said rebar with aluminum cap lying North 88°49'40" East (North 88°51'00" East record) a distance of 400.16' from a rebar with aluminum cap found at the southwest corner of Tract 11 of said Sunrise Acres No. 3; Thence, with the south boundary line of said Tract 10 and the north ROW line of Olympic Avenue (60' wide), South 88°49'40" West (South 88°51'00" West record) a distance of 200.11' to the common south corner of said Tracts 10 and 11; Thence, leaving said ROW line, South 01°04'49" East a distance of 60.00' to an "X" on concrete set at the northeast corner of said parcel recorded in book 1234, page 0454, and also being the northwest corner of Tract 75A as shown on map of Sunrise Acres No. 3 Replat, recorded in book 1, page 53, Plat Record of El Paso County, said "X" also lying on the south ROW line of said Olympic Avenue, and being the "Point Of Beginning";

Thence, with the east boundary line of said parcel recorded in book 1234, page 0454, and also with the west boundary line of said Tract 75A, South 01°04'49" East (South 01°11'00" East record) a distance of 70.31' to a PK nail set at the southeast corner of this parcel and the northeast corner of that parcel recorded in book 3020, page 0128;

Thence, parallel with said the south ROW line of Olympic Avenue and with the north boundary line of said parcel recorded in book 3020, page 0128, South 88°49'40" West (South 88°51'00" West record) a distance of 85.00' to a 5/8" rebar with cap stamped "5372" set at the southwest corner of this parcel and also being the northwest corner of said parcel recorded in book 3020, page 0128;

Thence, with the west boundary line of said parcel recorded in book 1234, page 0454, and with the east boundary line of that parcel recorded in book 1351, page 2456, North 01°04'49" West (North 01°11'00" West record) a distance of 70.31' to 5/8" rebar with cap stamped "5372" set at the northwest corner of this parcel and also lying on said south ROW line of Olympic Avenue;

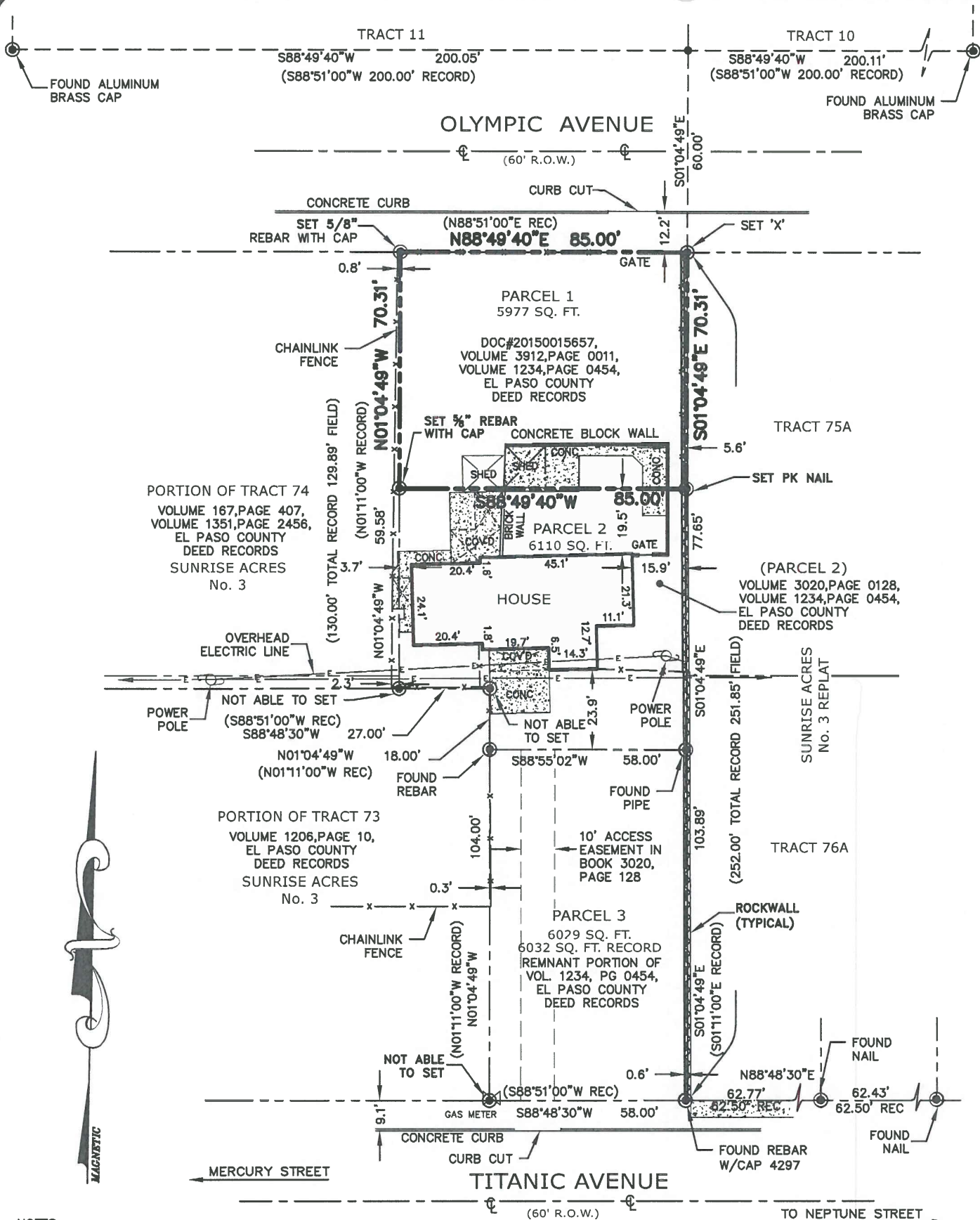
Thence, with said south ROW line of Olympic Avenue, North 88°49'40" East (North 88°51'00" East record) a distance of 85.00' to the "Point Of Beginning" and containing 5977 sq. ft. or 0.1372 acres.

Based on a field survey of an existing parcel performed under my supervision and dated June 28, 2010 and updated on December 2, 2016


John A Eby, Texas R.P.L.S. 5372 NM PLS 17779

Paso Del Norte Surveying Inc.
13998 Bradley Road
El Paso, TX. 79938
915-241-1841

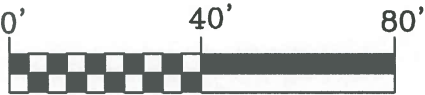




NOTES:
1. THE BOUNDARIES OF THE PARCELS SHOWN HEREON ARE AS DESCRIBED IN THE FILED DEEDS AND AS SHOWN ON AN UNDATED SKETCH FOUND IN THE POSSESSION OF THE ESTATE EXECUTOR, TOGETHER WITH EVIDENCE FOUND ON-THE-GROUND THAT SUPPORTS SAID DOCUMENTS.

2. THIS UPDATED SURVEY IS ONLY OF PARCEL 1 SHOWN HEREON. PARCELS 2-3 WERE NOT UPDATED BY THIS SURVEY.

3. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THERE MAY BE EASEMENTS, OR OTHER MATTERS, NOT SHOWN.



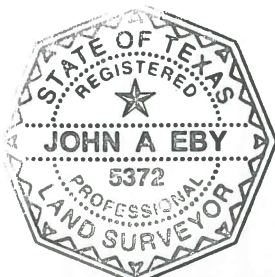
SCALE: 1"=40'

CERTIFICATION

I HEREBY CERTIFY THAT THIS BOUNDARY AND IMPROVEMENT SURVEY IS BASED ON A FIELD SURVEY PERFORMED UNDER MY SUPERVISION AND COMPLIES WITH THE CURRENT TEXAS BOARD OF PROFESSIONAL LAND SURVEYING PROFESSIONAL AND TECHNICAL STANDARDS

JOHN A EBY TX-5372 NM-17779

UPDATED & REVISED 12/02/2016



TBPLS FIRM #10001200

A 5977 SQ. FT. PORTION OF THE EAST 85 FEET OF TRACT 74, SUNRISE ACRES No. 3, AS DESCRIBED BY METES AND BOUNDS, CITY OF EL PASO, EL PASO COUNTY, TEXAS

PLAT RECORD:
VOLUME: 2
PAGE: 15

TITLE CO: NONE PROVIDED

FIRM ZONE: C PANEL#: 480214-0024 B DATED: 10/15/1982

DATE OF SURVEY: 06/28/2010 OFFICE: LM FIELD: JAE, AG, JC

PASO DEL NORTE SURVEYING INC.

13998 BRADLEY ROAD, EL PASO, TEXAS 79938

PH. 915-241-1841
FAX 915-855-6925
© COPYRIGHT

AGREEMENT

Miguel de la Riva, referred to in the above Ordinance, hereby agree 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 27 day of June, 2017.

Miguel de la Riva:

By: Owner
(name/title)

Miguel DelaRiva
(signature)

ACKNOWLEDGMENT

THE STATE OF TEXAS)
COUNTY OF EL PASO)

This instrument is acknowledged before me on this 27th day of June, 2017, by Miguel DelaRiva, for Miguel de la Riva, as Owner.

My Commission Expires: 9-6-19



[Signature]
Notary Public, State of Texas

Notary's Printed or Typed Name:

Jesus Hernandez

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17-1007-1982| 692432
4120 Olympic Ave.
KMN

PZST16-00032

MEMORANDUM

DATE: May 23, 2017

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

FROM: Larry F. Nichols, Director - Planning & Inspections
Anne Antonini, Planner

SUBJECT: Infill Special Permit Request for Reduction in Lot Size, Depth, and Setbacks for Proposed Duplex in the R-4 (Residential) for a property on Olympic St near Mercury St (address not yet assigned).

The City Plan Commission unanimously recommended approval (7-0) of the proposed special permit at its May 18, 2017 meeting.

As of May 25, 2017, Planning staff has not received any opposition to the proposed amendment.

Applicant: City of El Paso

Attachments: Proposed Ordinance



City of El Paso – City Plan Commission Staff Report

Case No: PZST16-00032
Application Type: Special Permit and Detailed Site Development Plan Review
CPC Hearing Date: May 18, 2017
Staff Planner: Anne Antonini, 915-212-1814, antoniniam@elpasotexas.gov

Location: Olympic Avenue (address not yet assigned, east of Mercury)
Legal Description: A portion of the East 85 Feet of Tract 74, Sunrise Acres Subdivision No. 3, City of El Paso, El Paso County, Texas
Acreage: 0.13-acre
Rep District: 2
Existing Zoning: R-4 (Residential)
Existing Use: Vacant
C/SC/SP/ZBA/LNC: None
Request: Infill Development - to allow for lot depth, area, rear yard, and cumulative front & rear yard setback reduction
Proposed Use: Duplex

Property Owner: Miguel de la Riva
Representative: n/a

SURROUNDING ZONING AND LAND USE

North: C-1/sc/sp (Commercial / special contract / special permit) / Post office
A-2/sc/sp (Apartment / special contract / special permit) / Duplexes
South: R-4 (Residential) / Single-family dwellings
East: R-4 (Residential) / Single-family dwellings and vacant
West: R-4 (Residential) / Single-family dwellings

PLAN EL PASO DESIGNATION: G-3, Post-War (Northeast Valley Planning Area)

NEAREST PARK: Sunrise Park (3,027 feet)

NEAREST SCHOOL: Park Elementary School (3,063 feet)

NEIGHBORHOOD ASSOCIATIONS

Sunrise Neighborhood Association

NEIGHBORHOOD INPUT

Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on April 19, 2017. The Planning Division has not received any phone calls or letters in support or opposition to the special permit request.

APPLICATION DESCRIPTION

The applicant is requesting a special permit for infill development and detailed site development plan review to reduce lot area, depth, rear yard, and cumulative front & rear yard setbacks for a new duplex. The detailed site development plan shows a new 1,044 sq. ft., 1-story duplex. The applicant is requesting the following reductions: from the required 7,000 square foot minimum lot area to 5,977 square feet, minimum lot depth from 90 feet to 70.31 feet, required rear yard setback from 25 feet to 10 feet and from the required 45 feet cumulative front & rear yard setbacks to 30 feet. Access is proposed from Olympic.

PLANNING DIVISION RECOMMENDATION

The Planning Division recommends **approval** of the request, and acceptance of the detailed site

development plan, as the proposed development is consistent with the surrounding residential zoning. Additionally, the proposed development is compliant with the G-3 Post-War land use designation in the Plan El Paso Northeast Planning Area. Further, the property meets the requirements of Sections 20.04.320, Special Permit Approvals, 20.10.280, Infill Development, and 20.04.150 Detailed Site Development Plan.

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 1959, (Attachment 6).

- 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. 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.

DIMENSION	REQUIRED	PROPOSED
Cumulative Front & Rear Yard Setback	45 ft.	30 ft.
Rear Yard Setback	25 ft.	10 ft.

The applicant is requesting cumulative front & rear yard setback reduction, rear yard setback reduction, and complies with all other 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.

- 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.

The applicant is requesting the following reduction in dimensional standards:

DIMENSION	REQUIRED	PROPOSED
Lot Depth	90 sq. ft.	70.31 sq. ft.
Lot Area	7,000 sq. ft.	5,977 sq. ft.

The applicant is requesting a lot depth reduction, and lot area reduction; the request complies with all other density requirements.

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 - 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 proposed residential supplementing the mix of housing types in the area while providing the potential for a balance of housing and jobs.

COMMENTS:

Texas Department of Transportation

Development is not abutting State Right of Way.

Planning and Inspections Department – Plan Review

1. Recommend approval.
2. No objections to proposed special permit

Planning and Inspections Department – Landscaping Division

No comments received.

Planning and Inspections Department – Land Development

We have reviewed subject plans and recommend that the applicant addresses the following comments.

1. Modify proposed driveway width dimensions. Maximum driveway width shall be 25’ Section (6-16 DSC).
2. Proposed detailed site drainage is acceptable.
3. Approval of the site plans by CPC constitutes a determination that the applicant is in compliance with the minimum provisions. Applicant is responsible for the adequacy of such plans, insuring that stormwater is in compliance with ordinances, codes, DSC, and DDM. Failure to comply may require the applicant to seek re-approval of the site plans from CPC.

Fire Department

Recommend approval.

Police Department

No comments received

Sun Metro

Sun Metro does not oppose this request.

El Paso Water Utilities

The El Paso Water Utilities – Public Service Board (EPWU) does not object to this request.

EPWU-PSB Comments

Water:

1. There is an existing 6-inch diameter water main extending along Olympic Drive, this main is located approximately 20-feet south from the northern right-of-way line of Olympic Drive. This water main is available for service.
2. Previous water pressure from fire hydrant #1858 located at Olympic Drive, Neptune Drive NE corner, has yielded a static pressure of 80 psi, a residual pressure of 78 psi, and a discharge of 943 gallons per minute.
3. The owner should, for his own protection and at his own expense shall 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 water pressure regulator device.

Sewer:

1. There is an existing 8-inch diameter sanitary sewer main extending along Olympic Drive, the sewer main is located approximately 25' north from the southern right-of-way line of Olympic Drive. This main is available for service.

General:

1. EPWater requires a new service application to provide services to the property. New service applications are available at 1154 Hawkins, 3rd floor and should be made 6 to 8 weeks in advance of construction to ensure water for construction work. 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 EPWater 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.

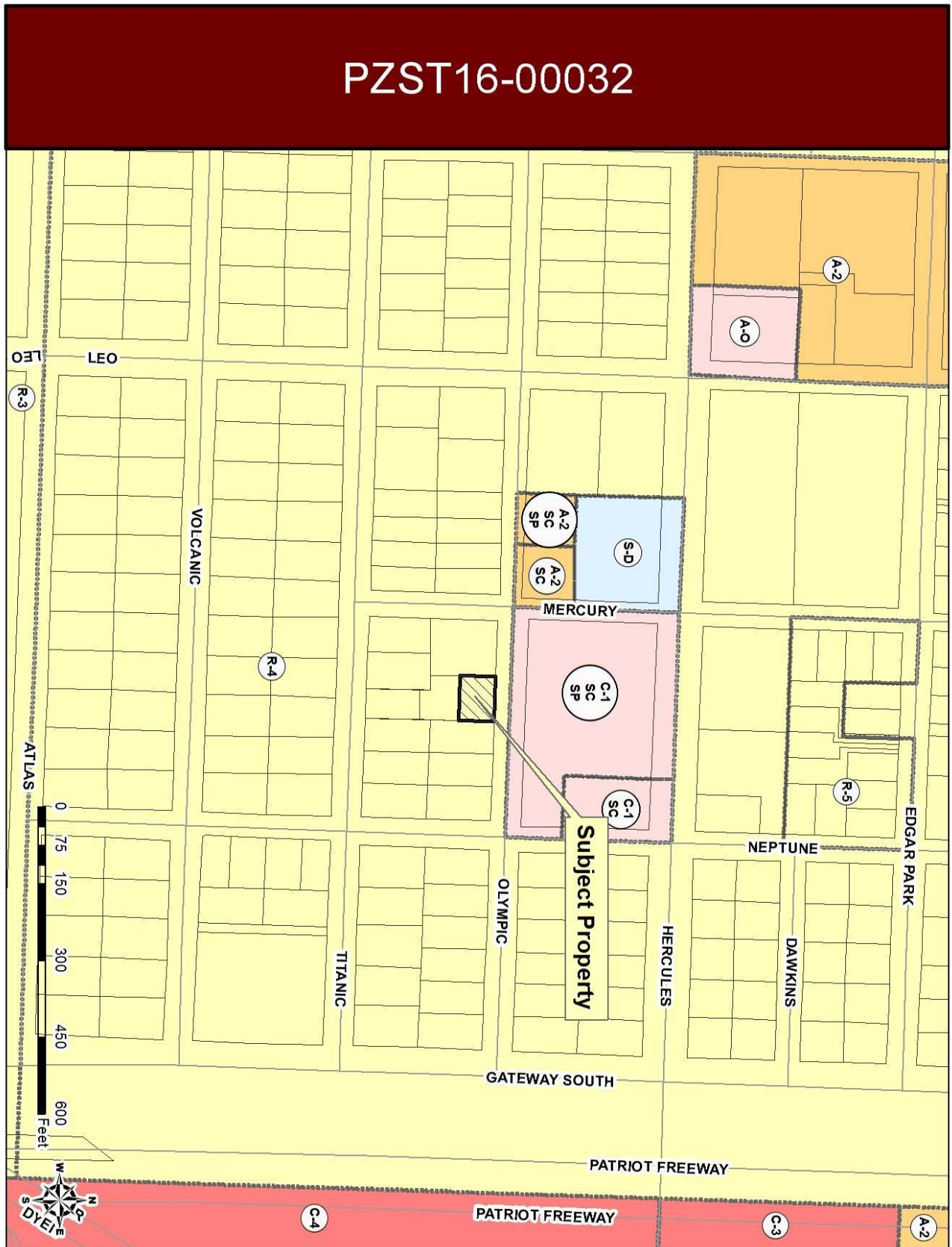
Stormwater:

1. EPW-Stormwater Engineering has reviewed the property described above and has no objections to the request. However, recommends the use of low impact development (such as recessed landscaping, rainwater harvesting, and porous pavements) to reduce the amount of developed stormwater runoff.

Attachments

1. Zoning Map
2. Aerial Map
3. Future Land Use Map
4. Detailed Site Development Plan
5. Elevations
6. Subdivision Plat
7. Opposition Letter

ATTACHMENT 1: ZONING MAP

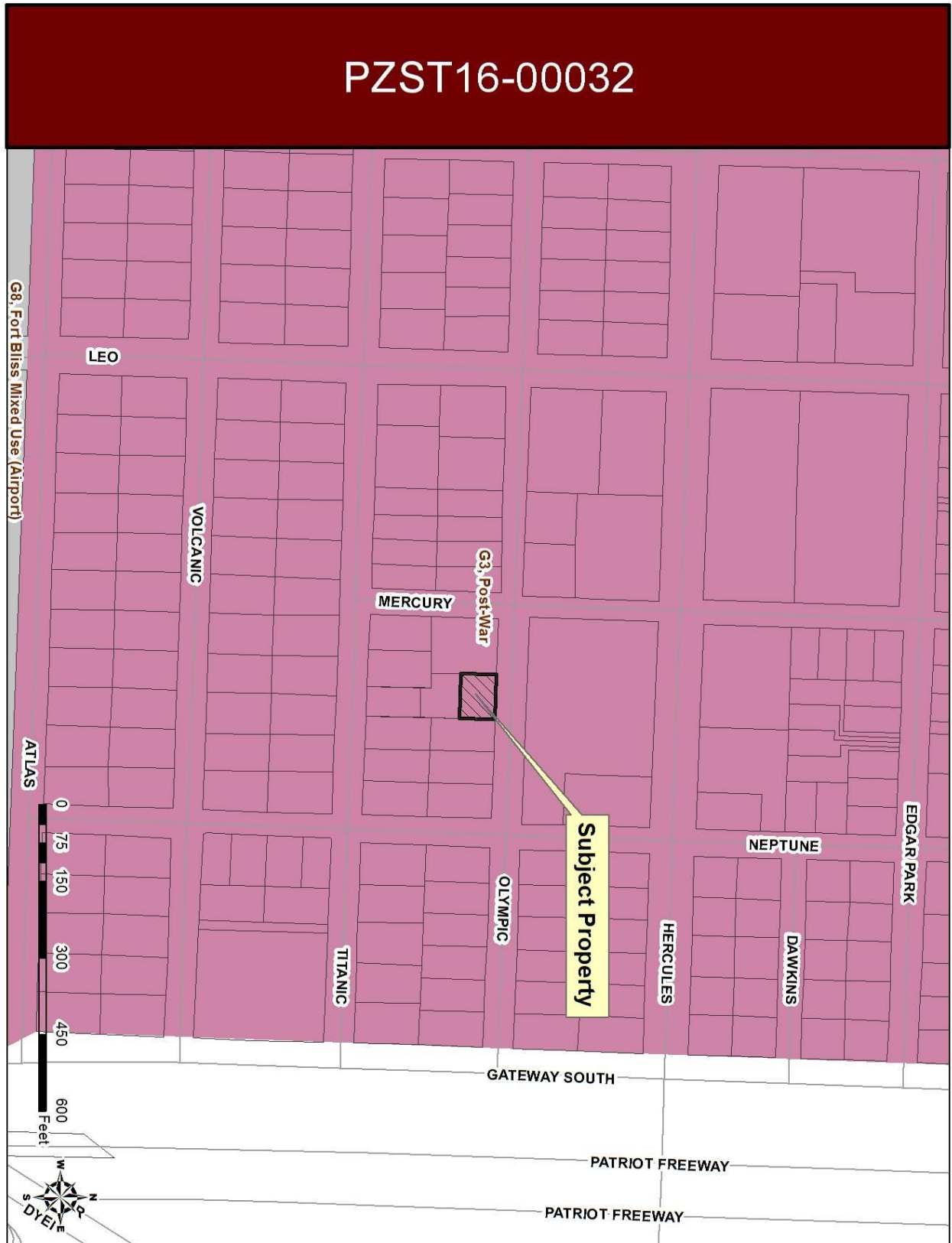


ATTACHMENT 2: AERIAL MAP

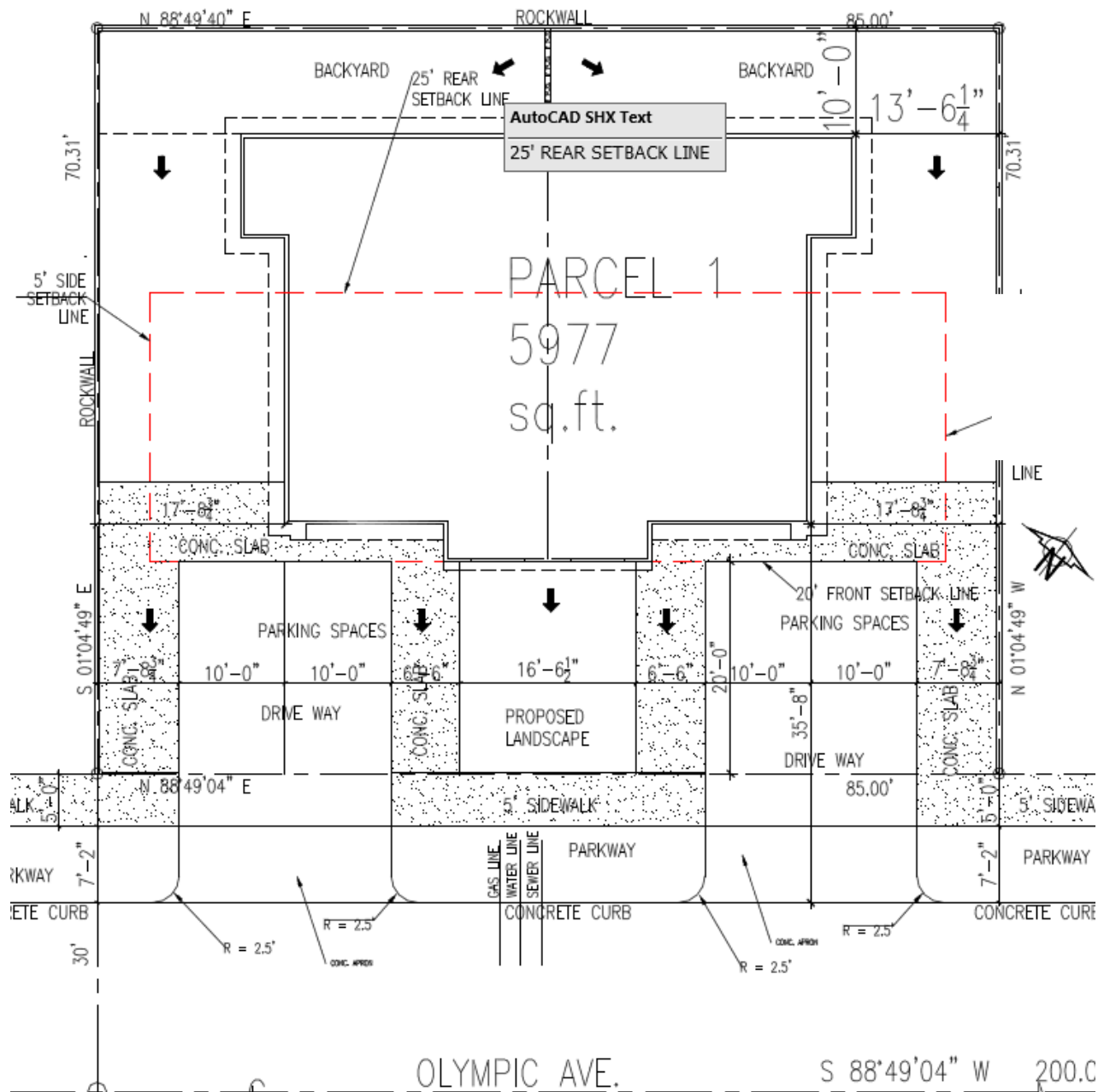
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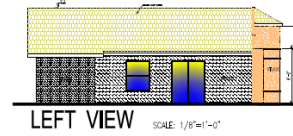
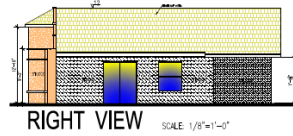
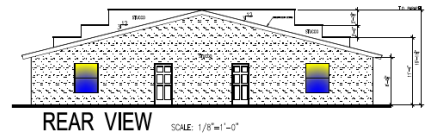
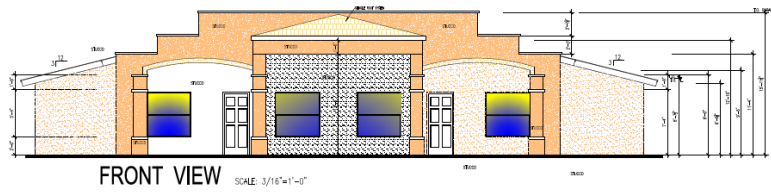
ATTACHMENT 3: FUTURE LAND USE MAP



ATTACHMENT 4: DETAILED SITE DEVELOPMENT PLAN



ATTACHMENT 5: ELEVATIONS



10-59-5

SUNRISE ACRES SUBDIVISION №3 REPLAT

Being A Replot Of Lots 5, 6-7-8 - 66-67-78 and
79 Of The Sunrise Acres Subdivision No. 3, City
Of El Paso, El Paso County, Texas

COUNTY CLERK
Filed For Record in The Office of The County Clerk of El Paso County - Texas, This The _____ Day Of _____ A.D. 195____
In Book _____ Page _____ of El Paso County - Texas Deed Records.

Wm. D. McElrath
Secretary

Security Clerk

CITY TAX ASSESSOR AND COLLECTOR

I Hereby Certify That The Property Shown Hereon Is Clear
Of Any City Taxes

2012-1-30-56
Karl J. B. Hunter

CITY COUNCIL

APPROVED AND ADOPTED BY THE CITY COUNCIL OF
EL PASO, TEXAS, THIS 27th DAY OF February, 1954

[Handwritten signature]

GILL CLIFF

Category	Item	Score
General Health	1. I feel healthy	1
	2. I feel well	1
	3. I feel good	1
	4. I feel fine	1
	5. I feel better	1
	6. I feel like myself	1
	7. I feel like I am getting better	1
	8. I feel like I am getting worse	1
	9. I feel like I am getting old	1
	10. I feel like I am getting younger	1
Mental Health	11. I feel nervous	1
	12. I feel anxious	1
	13. I feel stressed	1
	14. I feel worried	1
	15. I feel sad	1
	16. I feel lonely	1
	17. I feel like I am losing control	1
	18. I feel like I am losing touch with reality	1
	19. I feel like I am losing touch with my emotions	1
	20. I feel like I am losing touch with my thoughts	1
Physical Health	21. I feel tired	1
	22. I feel weak	1
	23. I feel dizzy	1
	24. I feel lightheaded	1
	25. I feel like I am having trouble breathing	1
	26. I feel like I am having trouble sleeping	1
	27. I feel like I am having trouble concentrating	1
	28. I feel like I am having trouble remembering things	1
	29. I feel like I am having trouble making decisions	1
	30. I feel like I am having trouble getting things done	1

May 18, 2017

OPPOSITION LETTER

Antonini, Anne M.

From: Lugo, John (ES) <John.Lugo@adp.com>
Sent: Monday, May 01, 2017 3:50 PM
To: Antonini, Anne M.
Cc: skirschner94@gmail.com
Subject: Case no PZST16-00032

Case PZST16-00032

John R Lugo
4213 Olympic ave

This property was built in 1932 and has been grandfathered in as it is located in an awkward position adjacent to the other residents around the property. Any additions added to this location as you know are not with in the City permit guidelines and will cause a severe encroachment to the main residence at 4111 Titanic ave, substandard living and visually deplorable. Mr. Riva was fully aware how this property was zoned and portioned, I informed Mr. Riva of such issues with zoning, building and current legal/tax issues with previous owner however Mr. Riva ignored all warnings. My position is a denial of issuance of special permit as noted in this e-mail. Thank you for your support.

Sincerely concerned resident,

John R Lugo
915-433-1041

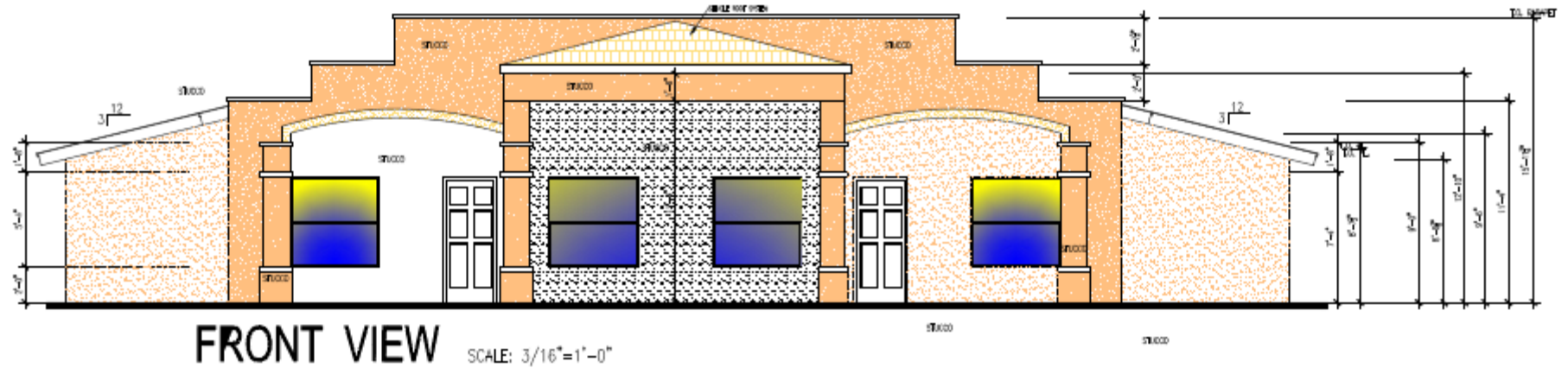
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PZST16-00032



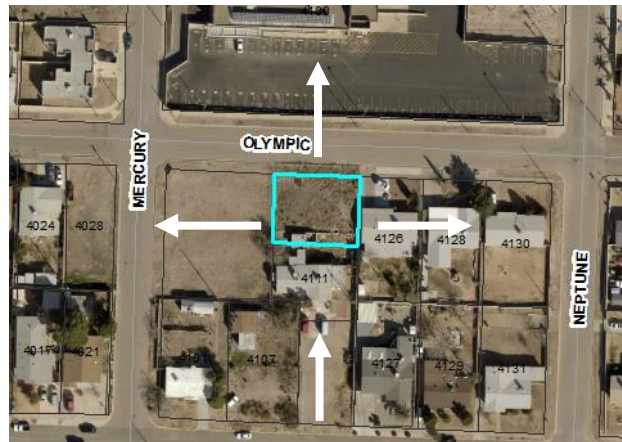


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