

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

**DEPARTMENT:** Planning & Inspections, Planning Division

**AGENDA DATE:** April 13, 2021

**PUBLIC HEARING DATE:** May 11, 2021

**CONTACT PERSON NAME AND PHONE NUMBER:** Philip F. Etiwe, (915) 212-1553  
Luis Zamora, (915) 212-1552

**DISTRICT(S) AFFECTED:** 6

**STRATEGIC GOAL:** #3 Promote the Visual Image of El Paso

**SUBGOAL:** 3.1 Provide business friendly permitting and inspection processes  
3.2 Improve the visual impression of the community

**SUBJECT:**

An ordinance granting Special Permit No. PZST20-00011, to allow for infill development with reduction of parking, lot area, lot width, lot depth, front yard setback, and cumulative front & rear yard setback on the property described as being the west 47.47 feet of Lot 5, Indian Town Subdivision, 9124 San Fernando Court, 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.

The proposed special permit and detailed site development plan meet the intent of the Future Land Use designation for the property and is in accordance with *Plan El Paso*, the City's Comprehensive Plan.

Subject Property: 9124 San Fernando Ct.  
Applicant: Rogelio Gaytan, PZST20-00011

**BACKGROUND / DISCUSSION:**

The applicant is requesting approval of a Special Permit for infill development with reductions of parking, lot area, lot width, lot depth, front yard setback, and reduction of cumulative front and rear yard setback to allow a proposed duplex. City Plan Commission recommended 6-0 to approve the proposed special permit and detailed site development plan on March 25, 2021. As of April 6, 2021, staff has received no communication in support or in opposition of the request. See attached staff report for additional information.

**PRIOR COUNCIL ACTION:**

N/A

**AMOUNT AND SOURCE OF FUNDING:**

N/A

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

**DEPARTMENT HEAD:**

*Philip Etiwe*

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**Philip F. Etiwe – Planning and Inspections Director**

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

**AN ORDINANCE GRANTING SPECIAL PERMIT NO. PZST20-00011, TO ALLOW FOR INFILL DEVELOPMENT WITH REDUCTION OF PARKING, LOT AREA, LOT WIDTH, LOT DEPTH, FRONT YARD SETBACK, AND CUMULATIVE FRONT & REAR YARD SETBACK ON THE PROPERTY DESCRIBED AS BEING THE WEST 47.47 FEET OF LOT 5, INDIAN TOWN SUBDIVISION, 9124 SAN FERNANDO COURT, 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**, Rogelio Gaytan, has applied for a Special Permit for infill development under Section 20.10.280 of the El Paso City for a reduction of parking, lot area, lot width, lot depth, front yard setback, and cumulative front & rear yard setback; 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/H (RESIDENTIAL/HISTORIC) Zone District:

Being the west 47.47 feet of Lot 5, Indian Town Subdivision, 9124 San Fernando Court, City of El Paso, El Paso County, Texas and being 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 of parking, lot area, lot width, lot depth, front yard setback, and cumulative front & rear yard setback; and,

3. That this Special Permit is issued subject to the development standards in the R-4/H (RESIDENTIAL/HISTORIC) 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,
4. That if at any time the Owners fail to comply with any of the requirements of this Ordinance, Special Permit No. PZST20-00011 shall automatically terminate, and construction shall stop or occupancy shall be discontinued, until any such violation ceases; and,
5. That the Owners shall sign an Agreement incorporating the requirements of this Ordinance. Such Agreement shall be signed and filed with the Zoning Administrator and the Executive Secretary of the City Plan Commission before building permits are issued.

**ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

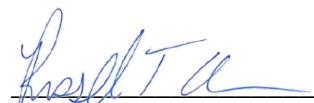
**THE CITY OF EL PASO**

\_\_\_\_\_  
Oscar Leeser  
Mayor

**ATTEST:**

\_\_\_\_\_  
Laura D. Prine  
City Clerk

**APPROVED AS TO FORM:**



\_\_\_\_\_  
Russell Abeln  
Assistant City Attorney

**APPROVED AS TO CONTENT:**



\_\_\_\_\_  
Philip F. Etiwe, Director  
Planning & Inspections Department

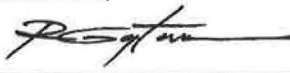
**AGREEMENT**

Rogelio Gaytan, 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/H (RESIDENTIAL/HISTORIC) District regulations, and subject to all other requirements set forth in this Ordinance.

**EXECUTED** this 5th day of April, 2021.

Rogelio Gaytan:

By: Rogelio Gaytan, AIA, NCARB, Owner  
(name/title)

  
(signature)

**ACKNOWLEDGMENT**

**THE STATE OF TEXAS** )  
)  
**COUNTY OF EL PASO** )

This instrument is acknowledged before me on this 5th day of April, 2021, by Miriam Gonzalez, for Rogelio Gaytan, as Owner.

My Commission Expires: 07-23-2024



  
Notary Public, State of Texas

Notary's Printed or Typed Name:  
Miriam Gonzalez



# Exhibit "A"



## PRECISION LAND SURVEYORS

10441 VALLE DE ORO DR.

El Paso, Texas 79927

Ph# (915) 222-5227

Being the west 47.47 of Lot 5,  
Indian Town Subdivision,  
City of El Paso, El Paso County, Texas  
March 9, 2021;

### METES AND BOUNDS DESCRIPTION

Description of a parcel of land being the west 47.47 feet of Lot 5, Indian Town Subdivision, City of El Paso, El Paso County, Texas, and being more particularly described by metes and bounds as follows:

Commencing for reference at a found 1/2" rebar at the common north corner of Tract 6-F-3 and Tract 6-F-4, thence, North 83°58'00" West a distance of 48.12 feet to a set 1/2" rebar with cap "6085" and the "TRUE POINT OF BEGINNING".

Thence, **North 17°29'00" East** a distance of **69.68 feet** to a found 1/2" rebar at the southerly right of way of San Fernando Court (40' right of way);

Thence along said right of way, **South 72°31'00" East** a distance of **47.47 feet** to a point;

Thence leaving said right of way, **South 17°29'00" West** a distance of **60.07 feet** to a found nail on rock wall;

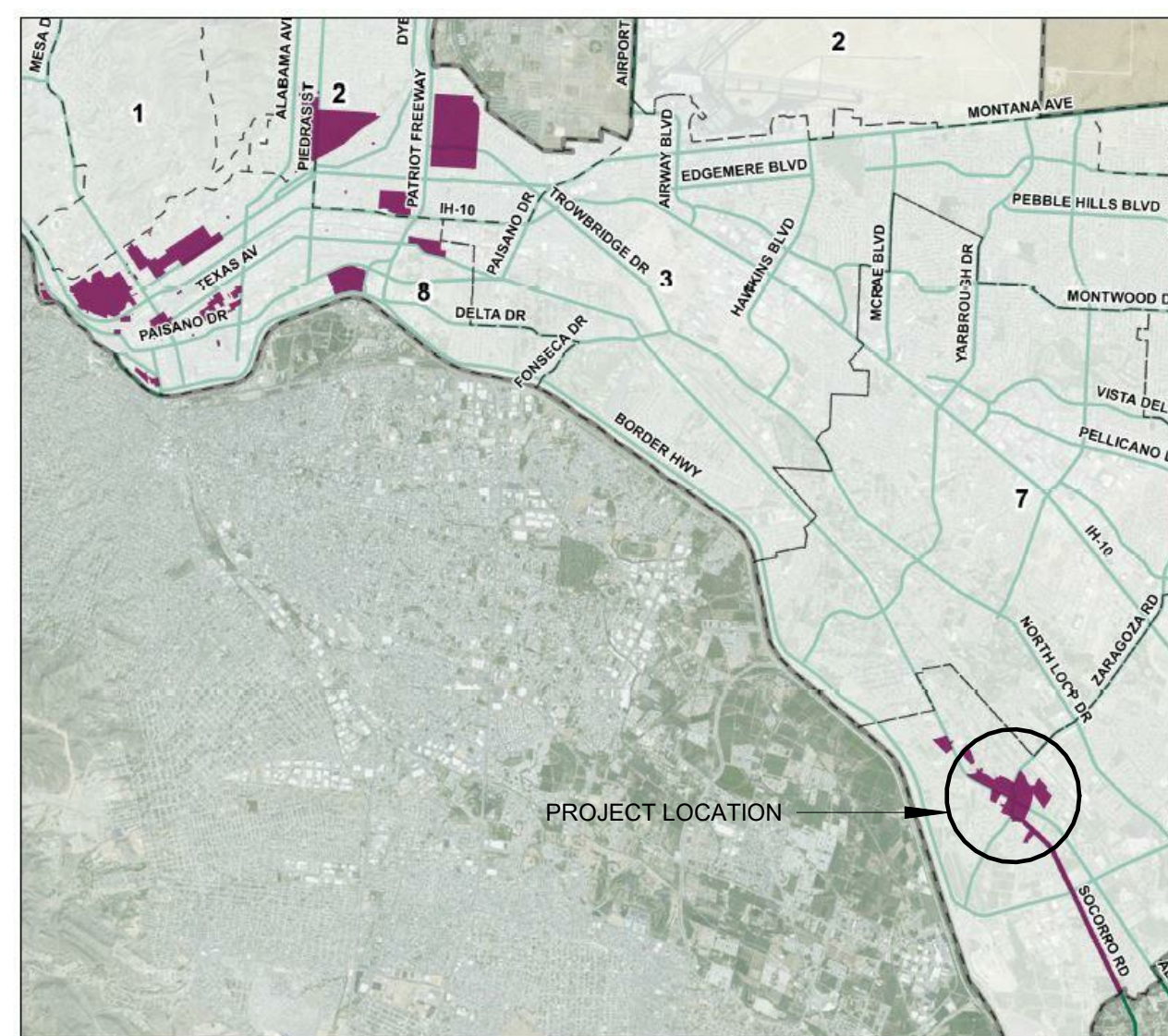
Thence, **North 83°58'00" West** a distance of **48.43 feet** to "TRUE POINT OF BEGINNING" and containing in all **3,080 square feet** or **0.0707 acres** of land more or less.

Jesus D. Ibarra, RPLS No.6085

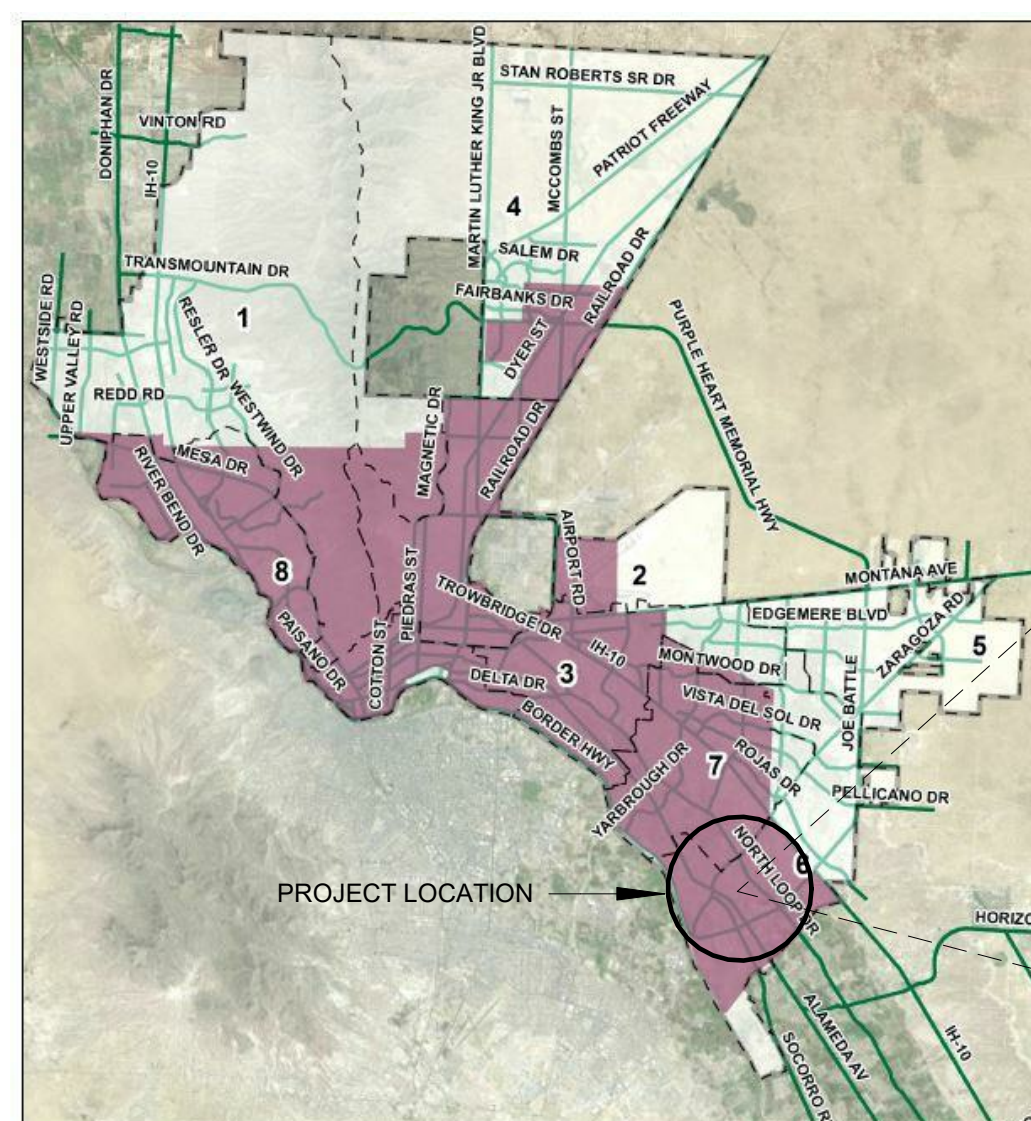
March 16, 2021



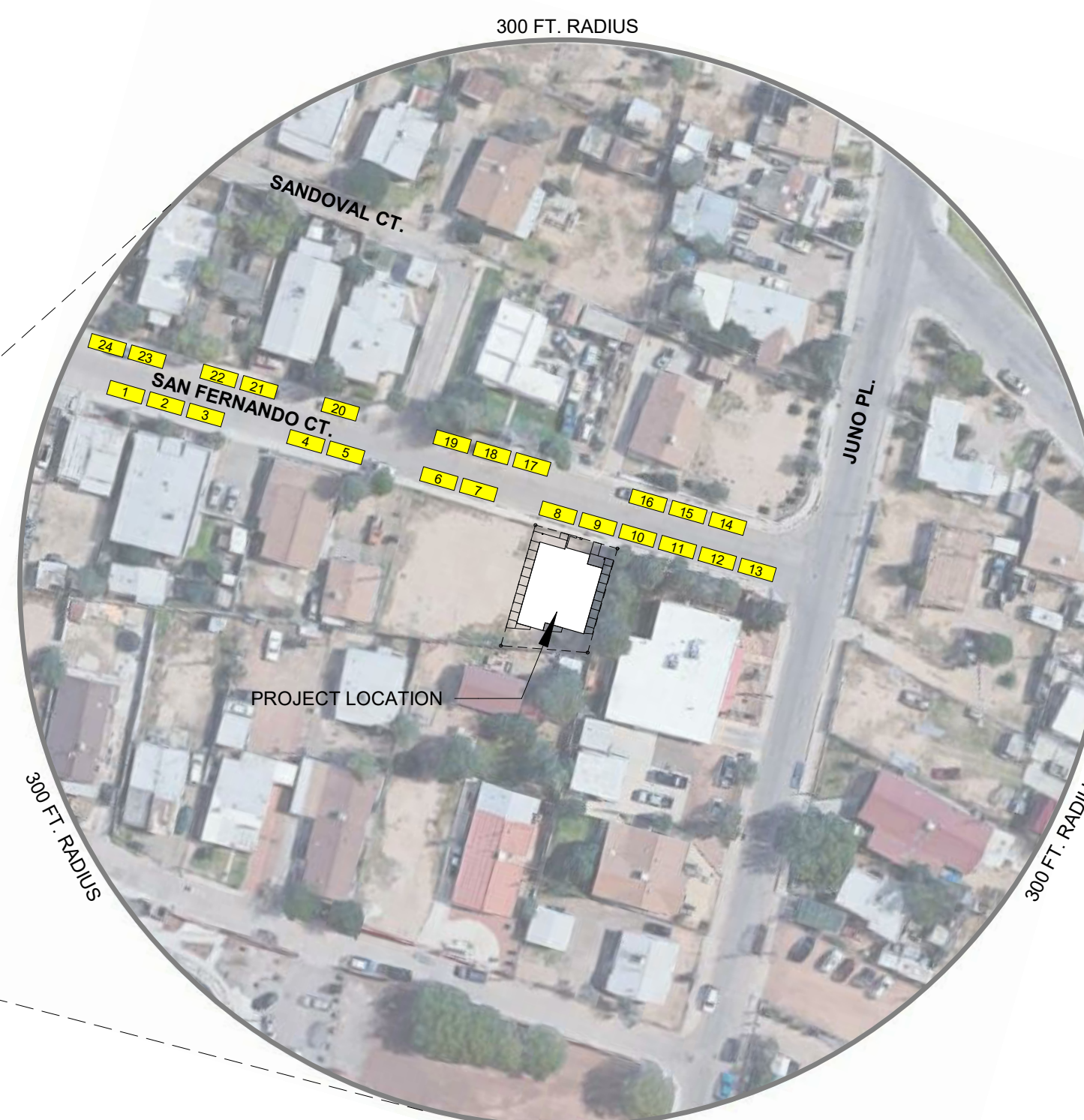




1.1 HISTORIC DISTRICT MAP  
NOT TO SCALE



1.2 AREAS ANNEXED PRIOR TO 1955  
NOT TO SCALE



2.1 PARKING STUDY  
1" = 80'-0"

PARKING REQUIRED: Duplex (Two-family Dwelling)- 2/dwelling unit. 4 Spaces Required

PARKING SURVEY (Thursday, January 14, 2021)													
TIME	7AM	8AM	9AM	10AM	11AM	12AM	1PM	2PM	3PM	4PM	5PM	6PM	7PM
AVAILABLE SPACES	19	20	20	20	20	20	20	20	20	20	18	19	19
AVERAGE AVAILABLE PARKING SPACE COUNT:	19												
TOTAL ON-STREET PARKING SPACES:	24												

\*\*\*The parking survey was conducted on Thursday, January 14, 2021 from 7am to 7pm at every hour. This survey provides all on-street parking spaces within 300 feet of the proposed project.

**PROJECT DATA**

ADDRESS: 9124 San Fernando Ct. El Paso, Tx. 79907.  
 CLASSIFICATION: Residential- Duplex (Two-family dwelling)  
 CONSTRUCTION TYPE: V-B, Unsprinklered  
 ZONING: R-4H  
 -10' rear yard (min.)  
 -10' side street yard (min.)  
 -45' Cumulative front & rear yard (min.)  
 -5' side yard (min.)

**SIZE AND USE OF STRUCTURES, INCLUDING NUMBER OF DWELLING UNITS:**  
 1- Duplex consisting of:  
 (1) 1-Bedroom unit (695 sq. ft.)  
 (1) 2-Bedroom unit (935 sq. ft.)  
 Total Area: 1,630 sq. ft.

**LEGAL DESCRIPTION:**  
 Being the West 47.47 feet of Tract 5, Indian Town Subdivision, an Addition to the City of El Paso, El Paso County, Texas, According to the plat thereof filed in Volume 4, Page 9, El Paso County Plat Records.

**INFILL DESIGN CRITERIA**

**LOCATION CRITERIA (MANDATORY REQUIREMENTS)**

1.1 Any parcel of land designated within a historic district and developed in compliance with section 20.20.080. Property located in the Ysleta Historic District.  
 1.2 Any parcel of land annexed prior to 1955. Property located in land annexed prior 1955.

**DESIGN CRITERIA (MANDATORY REQUIREMENTS)**

2.1 Where on-site surface parking is proposed, it shall be located at the rear of the property and when possible accessed via alleyway; or at the side of the property and screened in accordance with 21.50.070(F)(5). On-site surface parking shall not be located in the front yard. Applying for parking reduction due to limited area.  
 2.2 Buildings shall be placed on the parcel such that the principal orientation is toward the main street and the principal entrance is from the sidewalk. Building principal entrance and front facade oriented towards St. Fernando st.  
 2.3 For proposals abutting existing residential development the front building setback shall not deviate from the average front setback of lots within the same block as the proposed development by more than 15%. Front building setback on St. Fernando St. varies from 3'-0" - 20'-0" Averaging 7'-6". The proposed setback is of 7'-6". \*Approximate Front setbacks obtained from google maps.

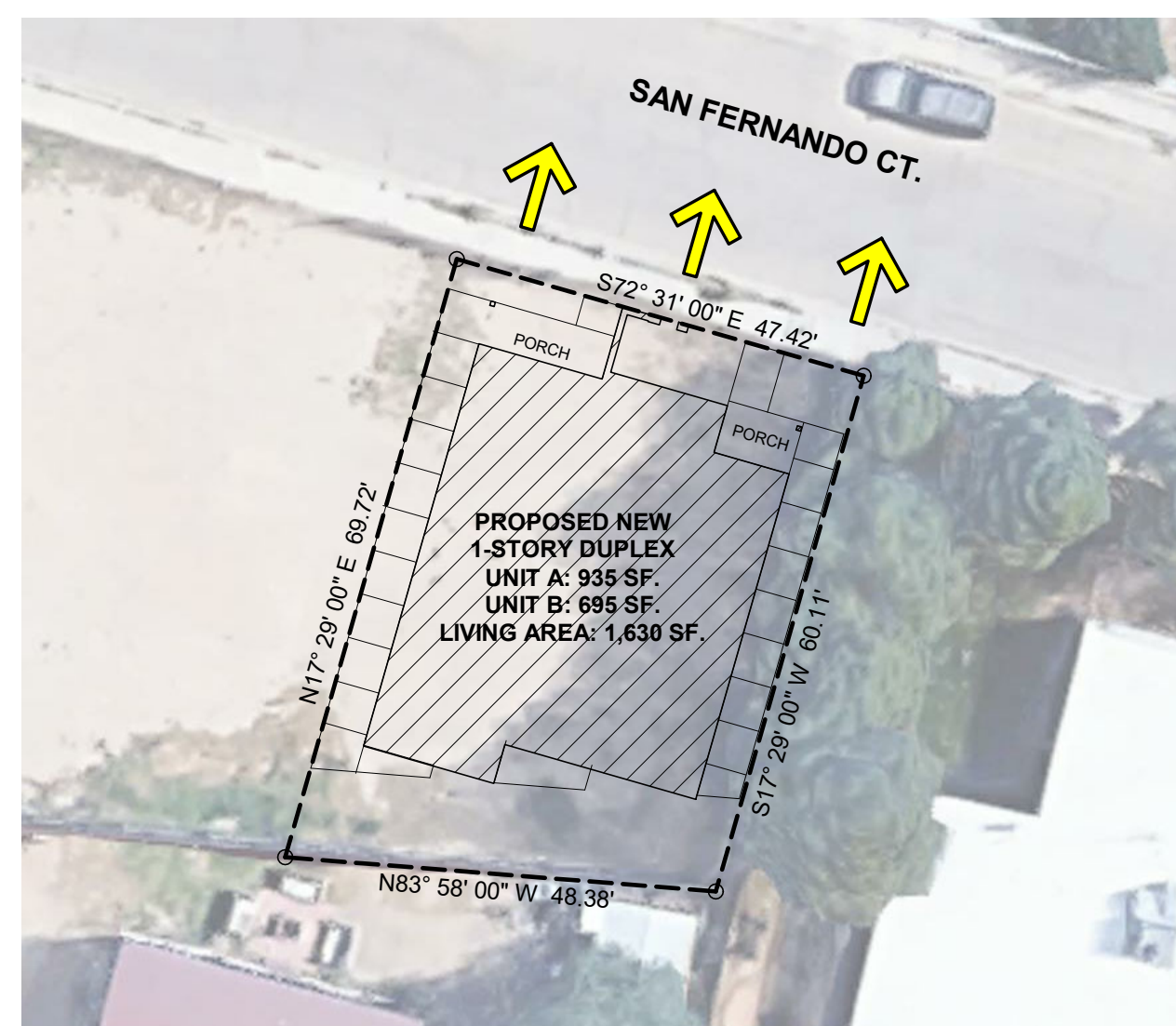
PROPERTY ADDRESS	FRONT SETBACK
208 Candelaria St.	4 Feet
9104 San Fernando Ct.	20 Feet
9108 San Fernando Ct.	3 Feet
9112 San Fernando Ct.	6 Feet
9114 San Fernando Ct.	9 Feet
9116 San Fernando Ct.	8 Feet
9118 San Fernando Ct.	4 Feet
127 Juno Pl.	16 Feet
70 Ft. / 8 Properties: 8.75 ft. *15%= 1.31 ft.	
	8.75 ft. - 1.31 ft. = 7.43' or 7' - 6"

**SELECTIVE DESIGN GUIDELINES**

The project shall demonstrate compliance with one of the architectural styles defined in the Community Design Manual of Plan El Paso.  
 The building's architectural style is Pueblo Style which characteristics include:  
 3.1 -Flat Roof with parapet walls  
 -Rounded corners  
 -Projected wooden beams or "vigas" piercing walls  
 -Stucco, earth-colored exterior finish  
 -One-story building

3.2 For projects in residential districts the applicant shall demonstrate that the parcel has been vacant or underdeveloped for no less than 15 years. For purposes of this guideline only, underdeveloped shall be defined as parcels which do not meet the maximum density permitted in the base zoning district. Parcel has been vacant for more than 15 years as shown on a aerial from 2003.

3.3 For projects in residential districts the applicant shall demonstrate that a private frontage as described in 21.80, Table 7a through 7e is proposed.  
 Forecourt: A frontage wherein a portion of the facade is close to the frontage line and the central portion is set back. The forecourt created is suitable for vehicular drop-offs. This type should be allocated in conjunction with other frontage types. Large trees within the forecourts may overhang the sidewalks.



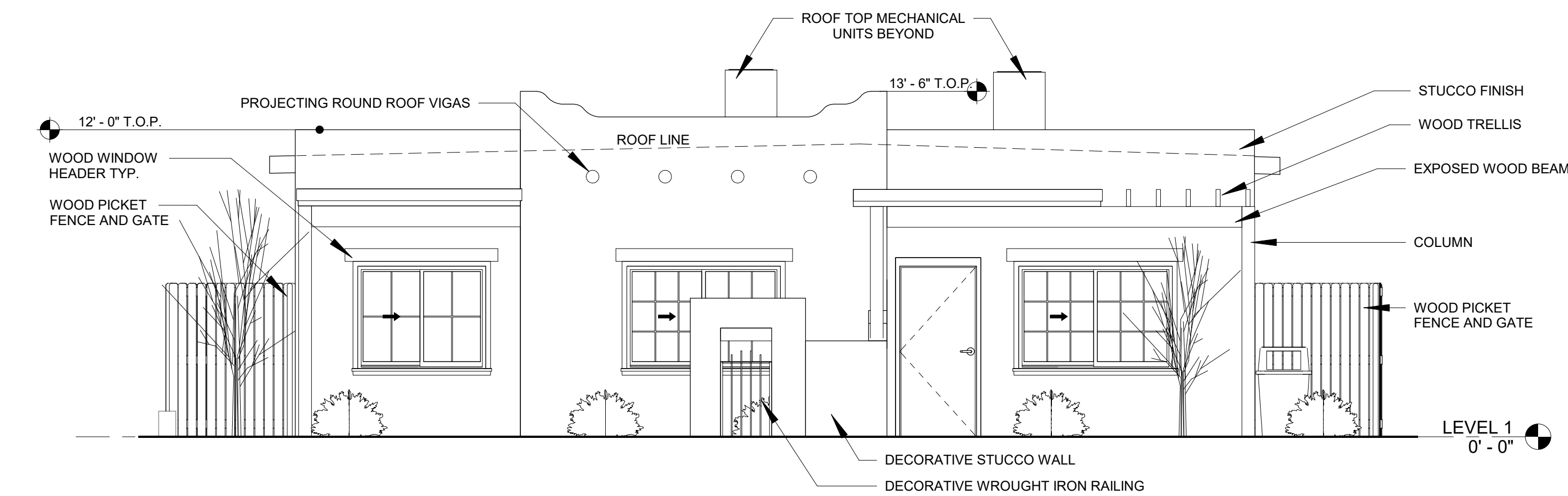
2.2 SETBACK PLAN  
1" = 20'-0"



2.3 SETBACK STUDY  
1" = 80'-0"



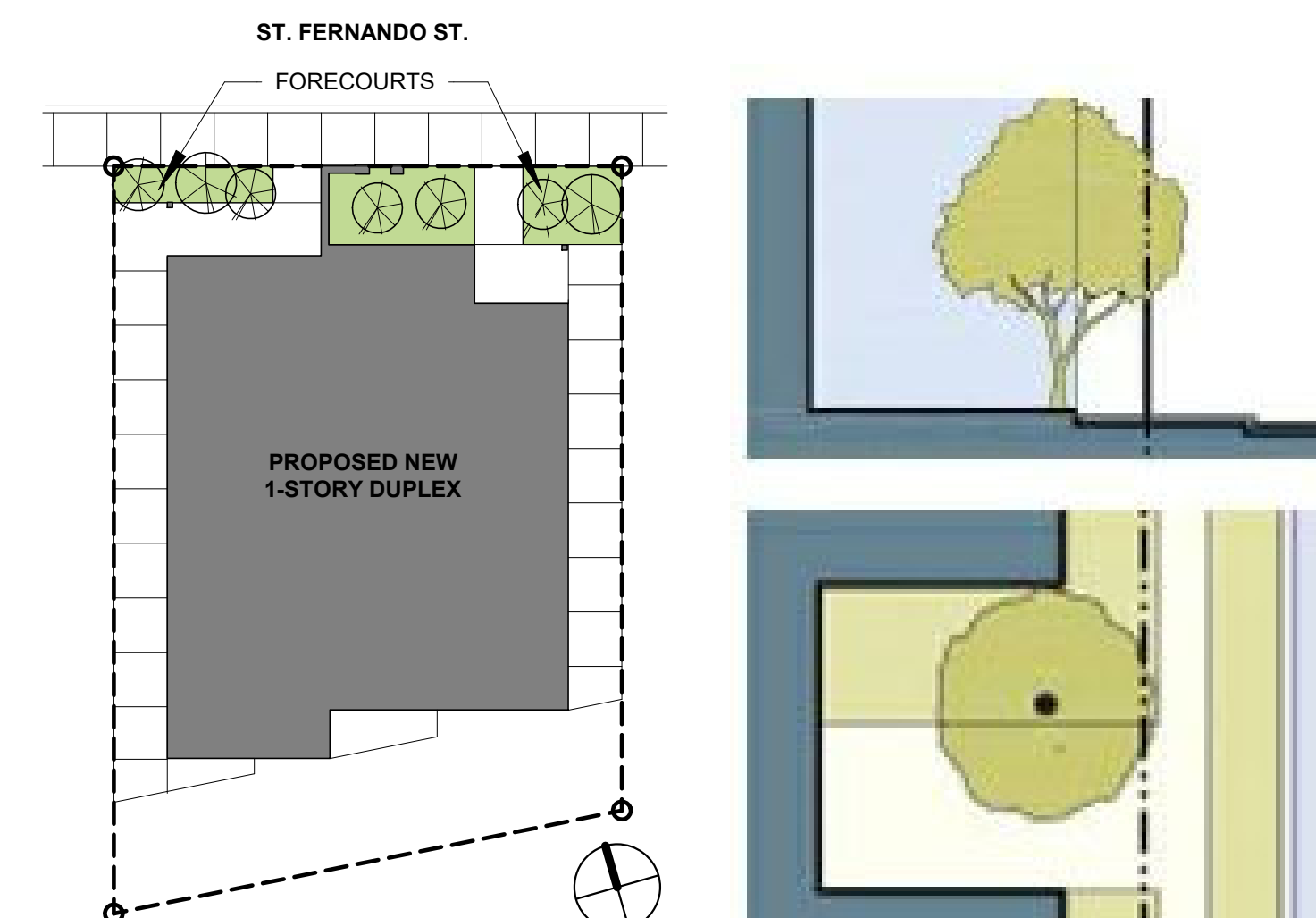
Consistent Setback- Diagram 2



3.1 NORTH ELEVATION (SAN FERNANDO CT.)  
1/4" = 1'-0"



3.2 AERIAL VIEW 2003  
NOT TO SCALE



3.3 FORECOURT  
NOT TO SCALE

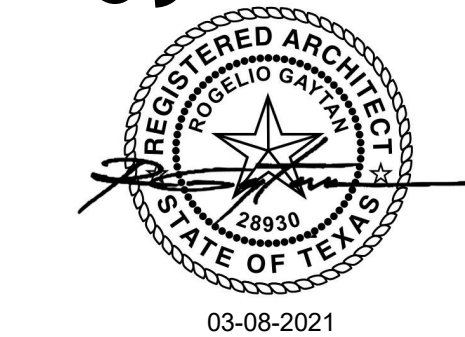
PZST20-00011



ROGELIO GAYTAN  
 9279 LEONARDO AVE.  
 EL PASO, TEXAS 79907  
 TEL. 915.329.6188  
 designfracto@gmail.com

SAN FERNANDO RESIDENTIAL  
 DUPLEX

9124 SAN FERNANDO CT. EL PASO, TEXAS. 79907



2020-01

REVISIONS:

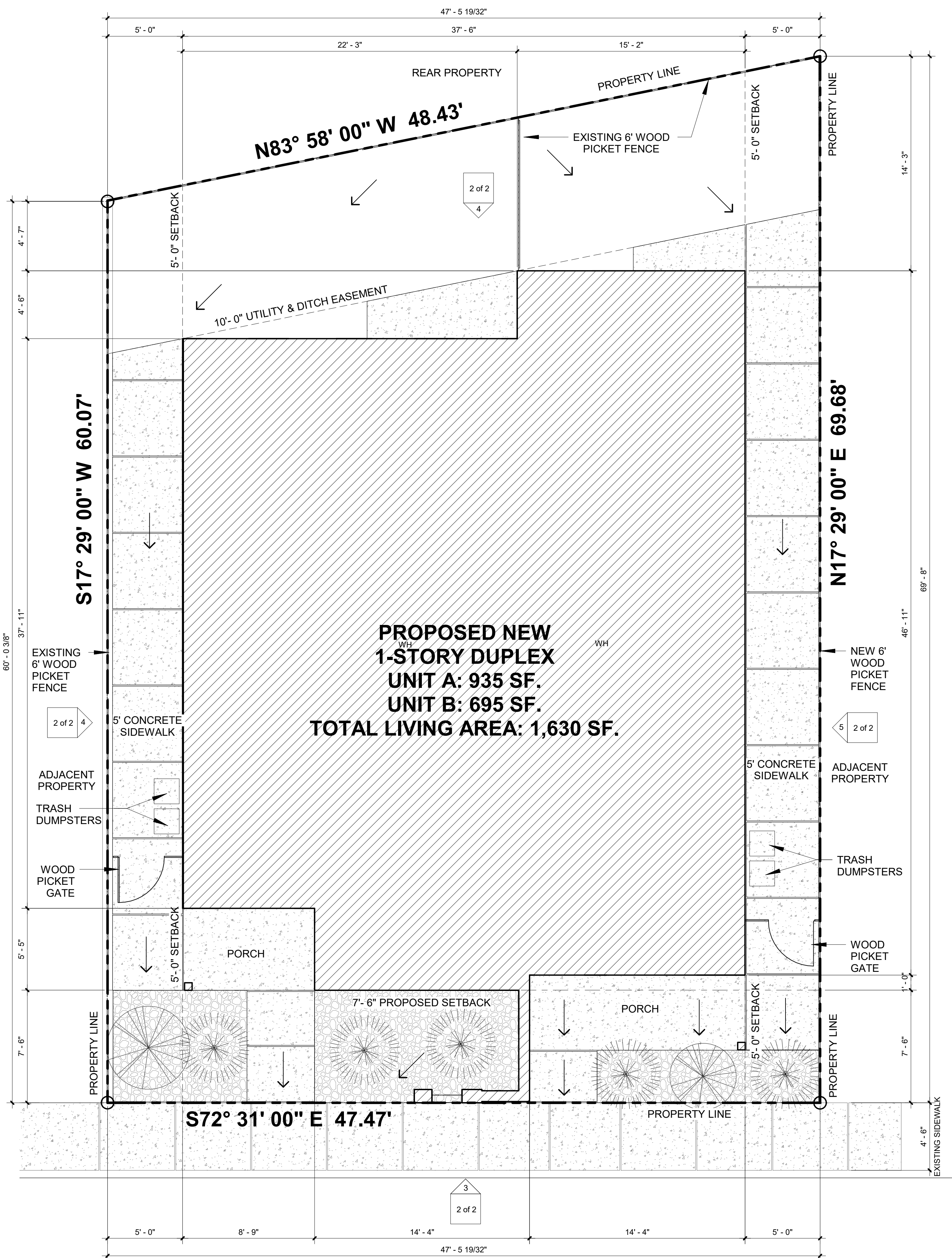
NO.	REV.	DATE
02	REVISION 2	03-08-2021

SHEET:

DETAILED SITE  
 DEVELOPMENT PLAN

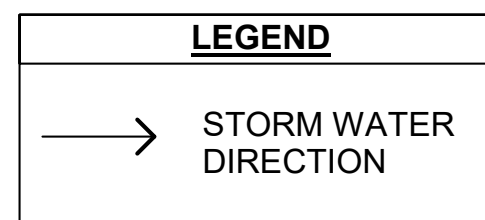
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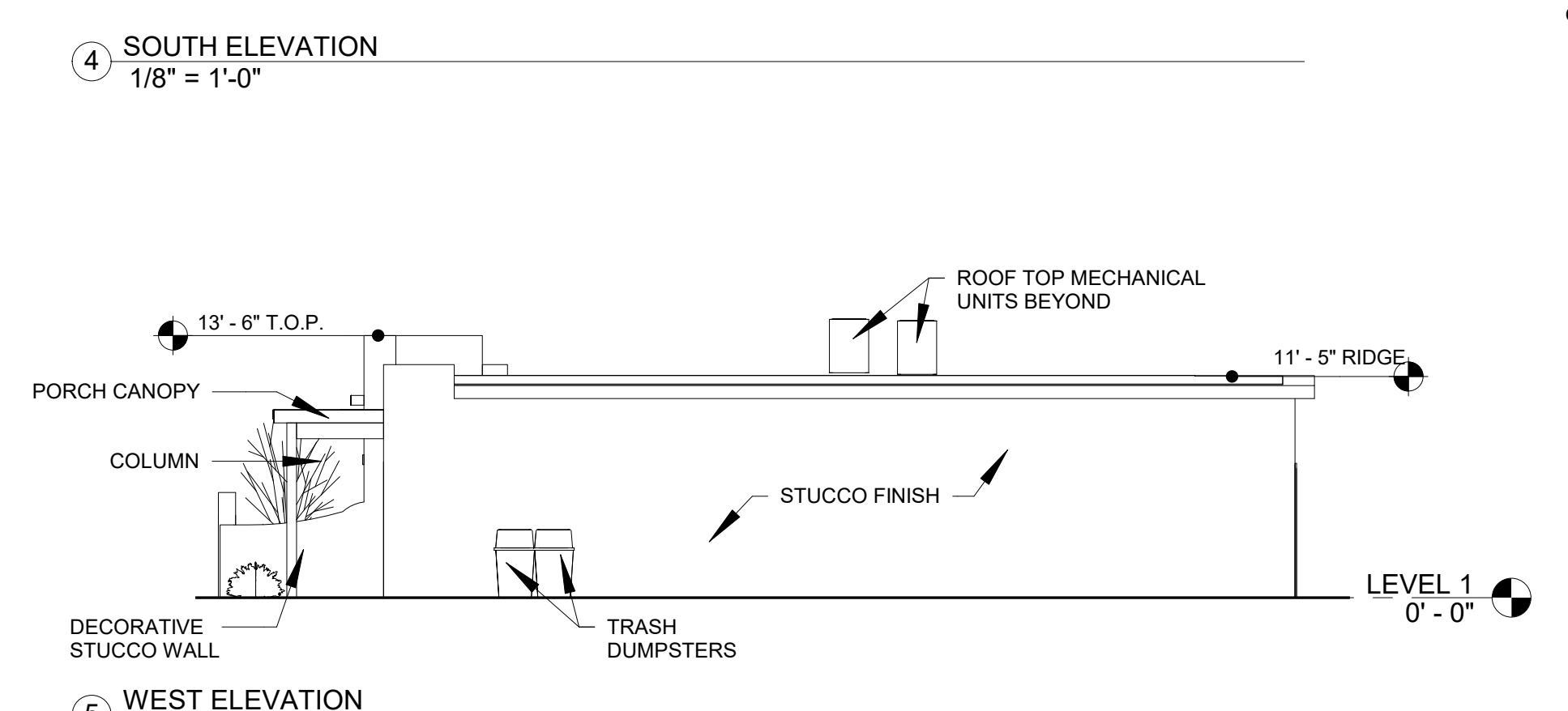
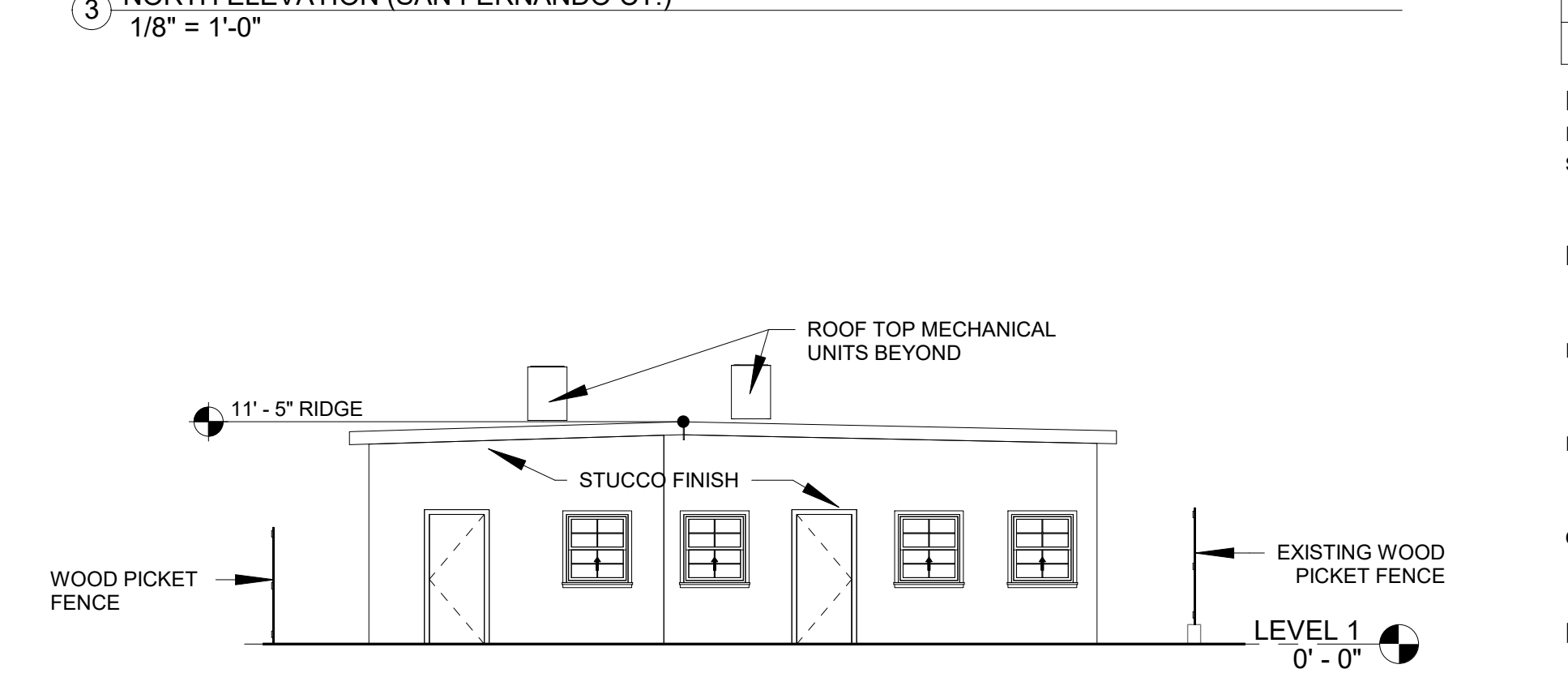
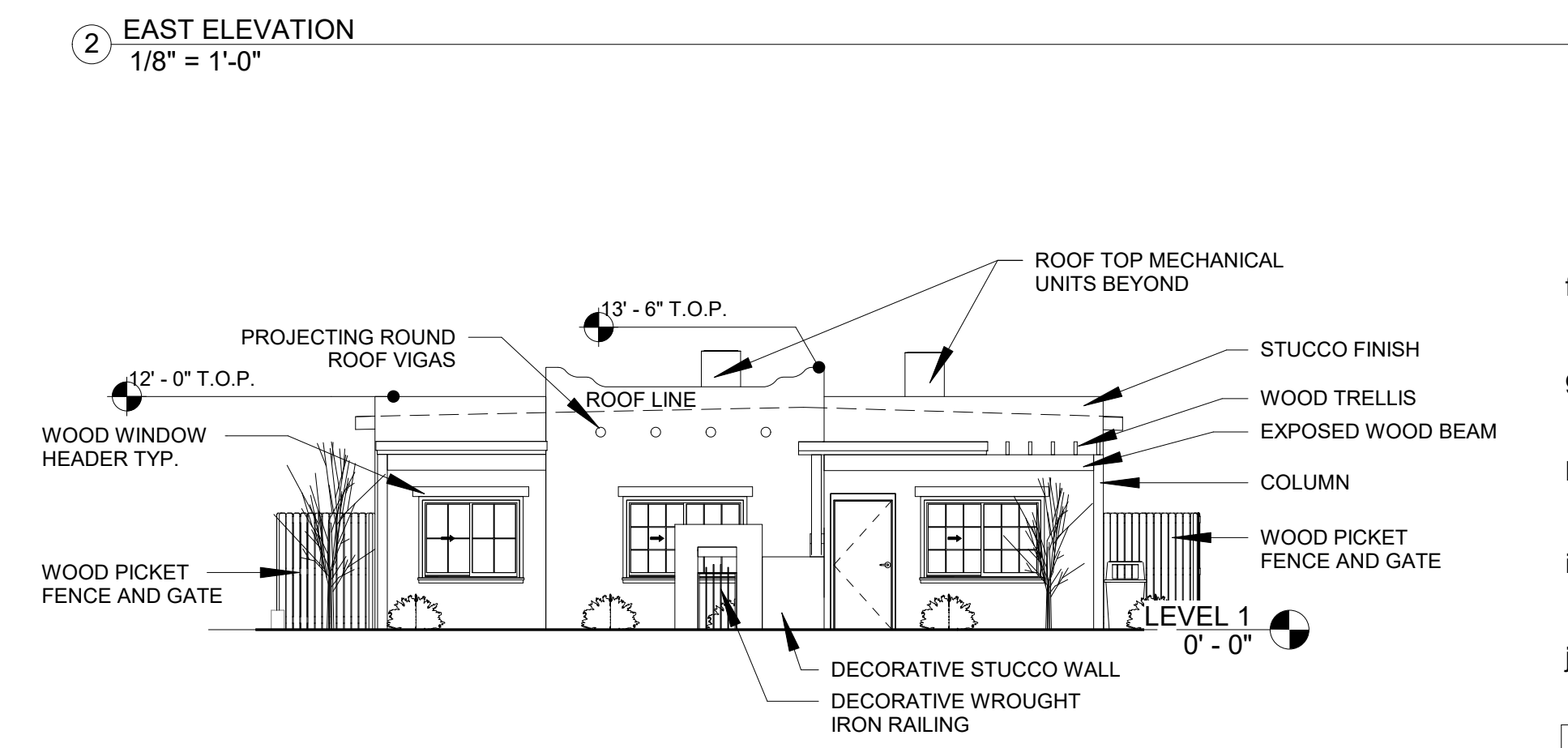
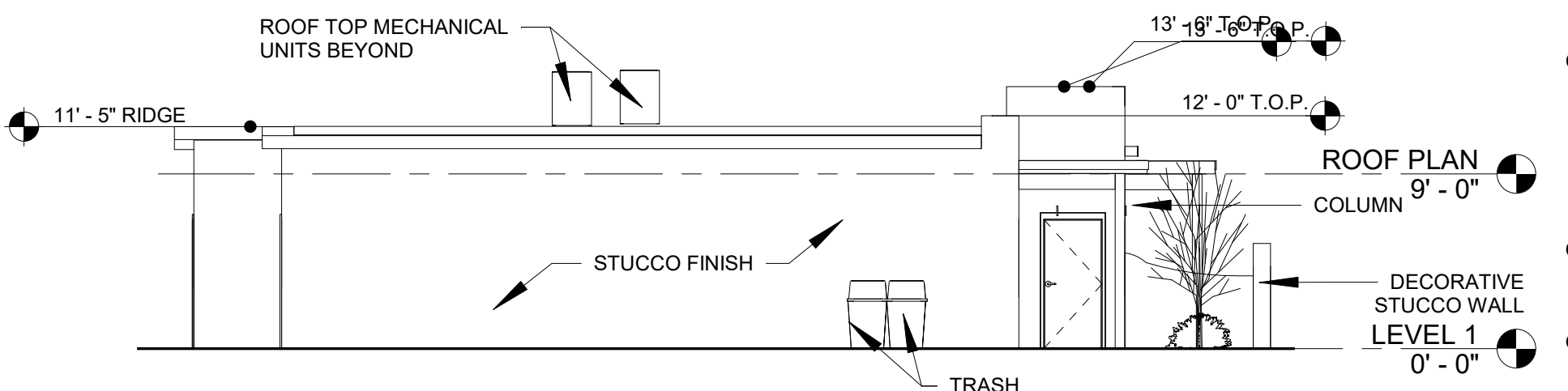


**SAN FERNANDO CT.**

NOTE: DUE TO THE LIMITED PROPERTY AREA, ON-STREET AND PARKING REDUCTION WILL BE REQUESTED ON THE SPECIAL PERMIT APPLICATION FOR INFILL DEVELOPMENT.



1 SITE PLAN  
1/4" = 1'-0"



- Legal description of the property.  
Being the West 47.47 feet of Tract 5, Indian Town Subdivision, an Addition to the City of El Paso, El Paso County, Texas, According to the plat thereof filed in Volume 4, Page 9, El Paso County Plat Records.
- Location and arrangement of structures.  
On Site Plan. See drawing.
- Size and use of structures, including number of dwelling units.  
1- Duplex consisting of:  
(1) 1-Bedroom unit (695 sq. ft.)  
(1) 2-Bedroom unit (935 sq. ft.)  
Total Area: 1,630sq. ft.
- Lot lines with dimensions of the areas.  
On Site Plan. See drawing.
- Required yards and setbacks.  
R-4H zoning (Two-Family dwelling)  
-10' rear yard (min.)  
-10' side street yard (min.)  
-45' Cumulative front & rear yard (min.)  
-5' side yard (min.)  
-Front yard on St. Fernando Street varies from 3'-0"- 20'-0"  
-Actual Average front yard: 7'- 6"  
-Proposed front yard 7'- 6"  
-Applying for Cumulative Setback Reduction on Special Permit Application for Infill Development.
- Landscaped planted areas, where applicable.  
On Site Plan. See drawing.
- Open spaces, where applicable;  
On Site Plan. See drawing.
- Curb cuts and driveways.  
N/A. Applying for parking reduction.
- Pedestrian ways and sidewalks.  
On Site Plan. See drawing.
- Parking calculation table,  
Applying for parking Reduction.

	REQUIRED	PROPOSED
1-BEDROOM UNIT	2 PARKING SPACES	0
2-BEDROOM UNIT	2 PARKING SPACES	0

- On-site parking areas, loading / unloading berths where applicable, number and size of on-site parking spaces (including accessible spaces, lighting of parking areas and bicycle spaces)  
N/A
- Storm water drainage.  
On Site Plan. See drawing.
- Retaining walls, where applicable.  
N/A
- Screening walls or fences, where required.  
On Site Plan. See drawing.
- Utility rights-of-way and easements.  
On Site Plan. See drawing.
- Architectural design of buildings (and side elevations).  
See Elevation drawings.
- Show placement of trash dumpster receptacles.  
On Site Plan. See drawing.



**ROGELIO GAYTAN**  
 9279 LEONARDO AVE.  
 EL PASO, TEXAS 79907  
 TEL. 915.329.6188  
 designfracto@gmail.com

**SAN FERNANDO RESIDENTIAL  
 DUPLEX**  
 9124 SAN FERNANDO CT. EL PASO, TEXAS. 79907



2020-01

REVISIONS:

NO.	REV.	DATE
02	REVISION 2	03-08-2021

SHEET:  
 DETAILED SITE DEVELOPMENT PLAN



# 9124 San Fernando

City Plan Commission — March 25, 2021 **REVISED**



**CASE NUMBER:** PZST20-00011  
**CASE MANAGER:** Luis Zamora, (915)212-1552, ZamoraLF@elpasotexas.gov  
**PROPERTY OWNER:** Rogelio Gaytan  
**REPRESENTATIVE:** Rogelio Gaytan  
**LOCATION:** 9124 San Fernando Ct. (District 6)  
**PROPERTY AREA:** 0.07 acres  
**EXISTING ZONING:** R-4/h (Residential/historic)  
**REQUEST:** Special Permit for Infill Development  
**RELATED APPLICATIONS:** PHAP20-00039 Certificate of Appropriateness  
**PUBLIC INPUT:** No support or opposition received as of March 18, 2021

**SUMMARY OF REQUEST:** The applicant is requesting approval of a Special Permit for Infill development with reductions of parking, lot area, lot width, lot depth, front yard setback, and reduction of cumulative front and rear yard setback to allow a proposed duplex.

**SUMMARY OF STAFF RECOMMENDATION:** Staff recommends **APPROVAL** of the special permit request. The proposed duplex development complies with El Paso City Code 20.10.280 Infill Development, and 20.04.320 – Special permit approvals. The special permit request is compatible with the surrounding neighborhood and meets the intent of the G-3, Post-war land use designation of *Plan El Paso*, the City's Comprehensive Plan.

## PZST20-00011



Figure A. Subject Property & Immediate Surroundings

**DESCRIPTION OF REQUEST:** The applicant is requesting approval of a special permit for infill development with reductions of parking, lot area, lot width, lot depth, front yard setback, and reduction of cumulative front and rear yard setback to allow a proposed duplex. The detailed site development plan demonstrates compliance with El Paso City Code Section 20.10.280 (Infill Development).

Shown below, we have the minimum requirements for a duplex in the R-4 (Residential) zone district as well as the proposed modifications.

	REQUIRED	PROPOSED
Lot area (min)	7,000 sq. ft.	3,080 sq. ft.
Lot width (min)	70 ft.	47.48 ft.
Lot depth (min)	90 ft.	64.88 ft.
Front yard setback	10 ft.	7.5 ft.
Rear yard setback	10 ft.	10 ft.
Cumulative front and rear yard setback	45 ft.	17.5 ft.
Side yard setback	5 ft.	5 ft.
On-site parking spaces	4 spaces	0 spaces

The proposed duplex requires four (4) on-site parking spaces, with zero (0) parking spaces being proposed and a 100% parking reduction being requested through the special permit. A parking study was submitted that shows a total of twenty-four (24) parking spaces with an average of nineteen (19) parking spaces available within a 300 feet radius during a 7:00 am thru 7:00 pm week day to serve the proposed use. There are existing Sun Metro transit facilities within 1,000 feet of the subject property to serve the property.

<b>COMPLIANCE WITH SPECIAL PERMIT FOR INFILL DEVELOPMENT STANDARDS (EL PASO CITY CODE SECTION 20.10.280)</b>	
<b>Criteria</b>	<b>Does the Request Comply?</b>
<b>Location Criteria:</b> An infill development may be located on any parcel of land which meets at least one of the location criteria.	<b>Yes.</b> The property meets two (2) of the criteria. It is located within the Ysleta Historic District, and it also lies within an existing subdivision platted in 1951 and annexed prior to 1955.
<b>Mandatory Design Requirement 1.1:</b> Where on-site surface parking is proposed, it shall be located at the rear of the property and when possible accessed via alleyway; or at the side of the property and screened in accordance with Section 21.50.070.F5.	<b>Not applicable.</b> There is no parking proposed on the subject property.
<b>Mandatory Design Requirement 1.2:</b> Buildings shall be placed on the parcels such that the principal orientation is toward the main street and the principal entrance is from the sidewalk.	<b>Yes.</b> The proposed duplex principal entrances and front façade is oriented towards San Fernando Court with access from the sidewalk.
<b>Mandatory Design Requirement 1.3:</b> For proposals abutting existing residential development the front setback shall not deviate from the average front setback of lots within the same block as the proposed development by more than 15%.	<b>Yes.</b> The proposed front yard setback is 7.5', which is within the 15% margin of the 8.75' front yard setback average of the neighboring properties.
<b>Selective Design Requirement 2.6:</b> The project shall demonstrate compliance with one of the architectural styles defined in the Community Design Manual of Plan El Paso.	<b>Yes.</b> The proposed duplex complies with this requirement. The architectural style for the development is the Pueblo Style.
<b>Selective Design Requirement 2.10:</b> For projects in residential districts, the applicant shall demonstrate that the parcel has been vacant or underdeveloped for no less than 15 years. For purposes of this guideline only, underdeveloped shall be defined as parcels which	<b>Yes.</b> The property has been vacant for more than 15 years.

<b>COMPLIANCE WITH SPECIAL PERMIT FOR INFILL DEVELOPMENT STANDARDS (EL PASO CITY CODE SECTION 20.10.280)</b>	
do not meet the maximum density permitted in the base zoning district.	
<b>Selective Design Requirement 2.11:</b> For projects in residential districts the applicant shall demonstrate that a private frontage as described in 21.80, Table 7a through 7e is proposed.	<b>Yes.</b> The proposed duplex includes a forecourt design that includes trees with frontage to San Fernando Court.

<b>COMPLIANCE WITH SPECIAL PERMIT REQUIREMENTS (EL PASO CITY CODE 20.04.320.D)</b>	
<b>Criteria</b>	<b>Does the Request Comply?</b>
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.	<b>Yes.</b> The special permit request is for Infill construction with 100% reduction of parking, reduction of lot area, reduction of lot width, reduction of depth, reduction of front yard setback, and reduction of cumulative front and rear yard setback. The proposed development complies with all other applicable zoning requirements.
2. Furthers <i>Plan El Paso</i> and applicable neighborhood plans or policies.	<b>Yes.</b> The proposed duplex development supplements the limited housing stock of the area.
3. Adequately served by and will not impose an undue burden upon public improvements.	<b>Yes.</b> The subject property fronts onto San Fernando Court, a local road. A parking study was conducted which indicates that there is enough on-street parking available to serve the proposed use.
4. Any impacts of the proposed development on adjacent property are adequately mitigated with the design, proposed construction and phasing of the site development.	<b>N/A.</b> No negative impact on adjacent property is anticipated from development of a proposed duplex.
5. The design of the proposed development mitigates substantial environmental problems.	<b>N/A.</b> There are no known environmental problems in the area that require mitigation.
6. The proposed development provides adequate landscaping and/or screening where needed.	<b>Yes.</b> The proposed duplex complies with the El Paso City Code Chapter 18.46 (Landscape).
7. The proposed development is compatible with adjacent structures and uses.	<b>Yes.</b> The subject property is located within an established neighborhood. The surrounding area consists of single-family dwellings. Furthermore, the use of duplex is allowed in the R-4 (Residential) district.
8. The proposed development is not materially detrimental to the property adjacent to the site.	<b>N/A.</b> No impact on adjacent property is anticipated.

<b>COMPLIANCE WITH <i>PLAN EL PASO</i> GOALS &amp; POLICIES – When evaluating whether a proposed special permit is in accordance with <i>Plan El Paso</i>, consider the following factors:</b>	
<b>Criteria</b>	<b>Does the Request Comply?</b>
<p><b>Future Land Use Map:</b> Proposed zone change is compatible with the Future Land Use designation for the property:</p> <p><b>G-3, Post-war:</b> This sector applies to transitional neighborhoods typically developed from the 1950s through the 1980s. Streets were laid out with curvilinear patterns without alleys and shopping centers are located at major intersections behind large parking lots. This sector is generally stable but would benefit from strategic suburban retrofits to supplement the limited housing stock and add missing civic and commercial uses.</p>	<b>Yes.</b> The proposed duplex development supplements the limited housing stock of the area and is in conformance with the G-3 Post-war land use designation of <i>Plan El Paso</i> .

<b>COMPLIANCE WITH <i>PLAN EL PASO</i> GOALS &amp; POLICIES – When evaluating whether a proposed special permit is in accordance with <i>Plan El Paso</i>, consider the following factors:</b>	
<b>Criteria</b>	<b>Does the Request Comply?</b>
<p><b>Compatibility with Surroundings:</b> The proposed zoning district is compatible with those surrounding the site:</p> <p><b>R-4 (Residential) District:</b> The purpose of the 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 district will permit primarily single-family and two-family residential areas, and recreational and institutional uses incidental to and serving the neighborhood.</p>	<p><b>Yes.</b> The proposed use of duplex is permitted by right within the R-4 (Residential) district and is compatible with surrounding properties.</p>
<b>THE PROPOSED PROJECT’S EFFECT ON THE PROPERTY AND SURROUNDING PROPERTY, AFTER EVALUATING THE FOLLOWING FACTORS:</b>	
<p><b>Historic District or Special Designations &amp; Study Area Plans:</b> Any historic district or other special designations that may be applicable. Any adopted small areas plans, including land-use maps in those plans.</p>	<p>The subject property is within the Ysleta Historic District and has been issued a Certificate of Appropriateness by the Historic Landmark Commission</p>
<p><b>Potential Adverse Effects:</b> Potential adverse effects that might be caused by approval or denial of the requested rezoning.</p>	<p>No adverse effects are anticipated.</p>
<p><b>Natural Environment:</b> Anticipated effects on the natural environment.</p>	<p>There are no anticipated effects on the natural environment.</p>
<p><b>Stability:</b> Whether the area is stable or in transition.</p>	<p>The area is stable and consist in single-family dwellings.</p>
<p><b>Socioeconomic &amp; Physical Conditions:</b> Any changed social, economic, or physical conditions that make the existing zoning no longer suitable for the property.</p>	<p>The proposed development will keep the existing zoning district.</p>

**ADEQUACY OF PUBLIC FACILITIES, SERVICES AND INFRASTRUCTURE:** The subject property abuts San Fernando Street, a local road. There is no vehicular access proposed on the lot. A parking study conducted demonstrated that there are enough available on-street parking spaces to serve the property. The existing infrastructure and services are adequate to serve the proposed development.

**SUMMARY OF DEPARTMENTAL REVIEW COMMENTS:** No adverse comments from reviewing departments.

**PUBLIC COMMENT:** The subject property lies within the boundaries of Corridor 20 Civic Association and Mission Valley Civic Association, who were notified by the applicant of the special permit request. Notices were also provided to all property owners within 300 feet of the subject property on March 9, 2021. As of March 18, 2021, no communication in favor or in opposition has been received.

**RELATED APPLICATIONS:** On November 16, 2020, the Historic Landmark Commission issued a Certificate of Appropriateness for 9124 San Fernando Street (PHAP20-00039) for new construction of a one-story duplex.

### **CITY PLAN COMMISSION OPTIONS:**

The purpose of the Zoning Ordinance is to promote the health, safety, morals and general welfare of the City. The City Plan Commission has the authority to advise City Council on Zoning matters. In evaluating the request, the CPC may take any of the following actions:

1. **Recommend Approval** of the special permit request, finding that the request is in conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or that the request is in conformance with other criteria that the CPC identifies from the Comprehensive Plan. **(Staff Recommendation)**
2. **Recommend Approval of the special permit request With Modifications** to bring the request into conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or other criteria that the CPC identifies from the Comprehensive Plan.
3. **Recommend Denial** of the special permit request, finding that the request does not conform to the review criteria of *Plan El Paso* as reflected in the Staff Report, or other criteria that the CPC identifies from the Comprehensive Plan.

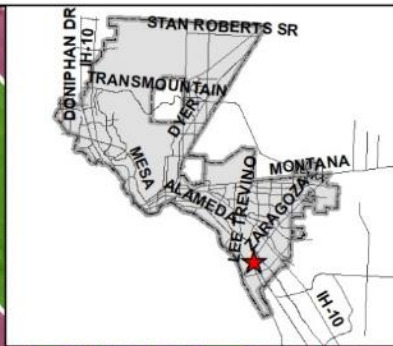
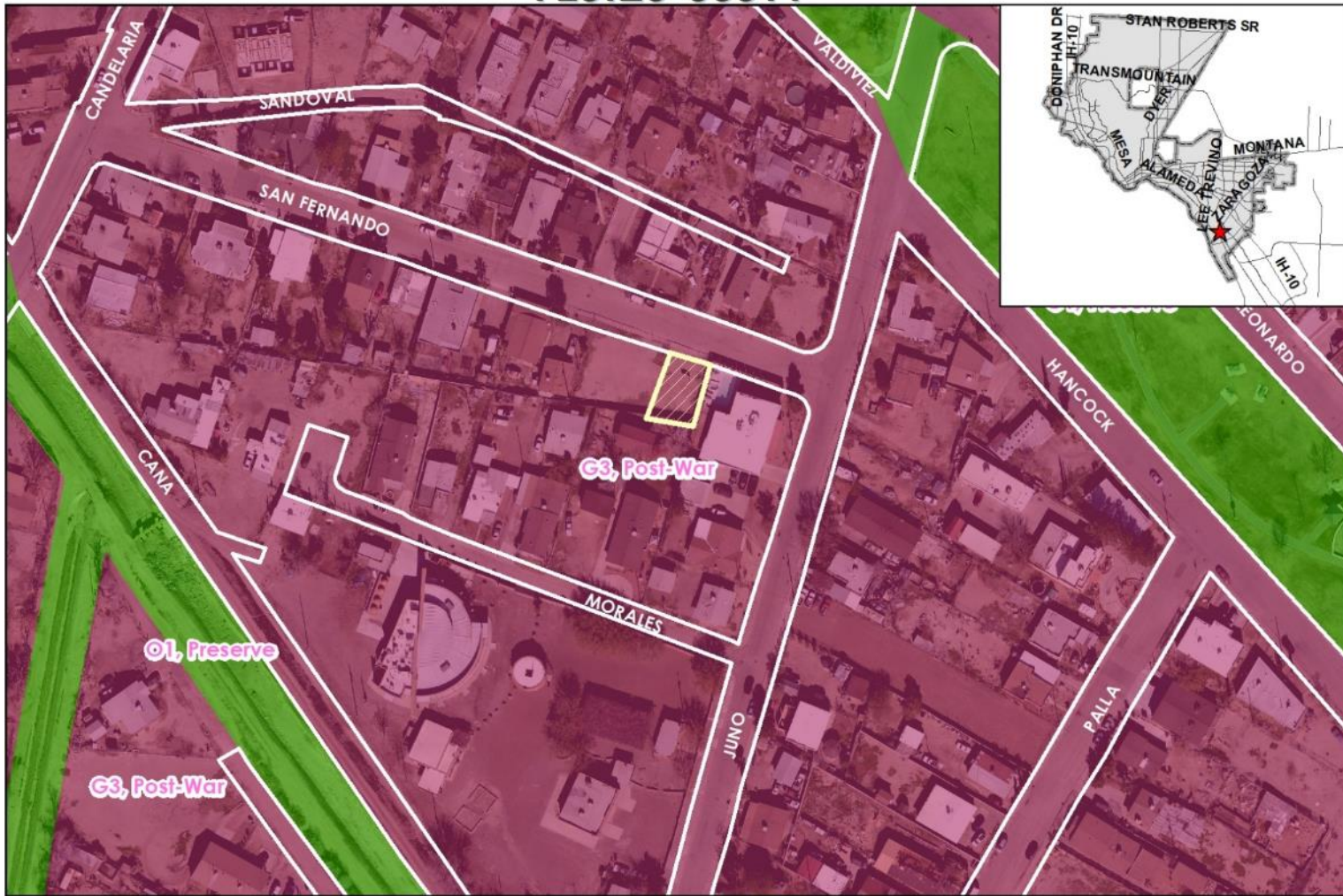
### **ATTACHMENTS:**

1. Future Land Use Map
2. Neighborhood Notification Boundary Map
3. Detailed Site Plan
4. Parking study
5. Department Comments



# ATTACHMENT 1

## PZST20-00011



This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required to draw accurate conclusions. Enlargements of this map to scales greater than its original can induce errors and may lead to misinterpretations of the data. The Planning & Inspection Department Planning Division makes no claim to its accuracy or completeness.

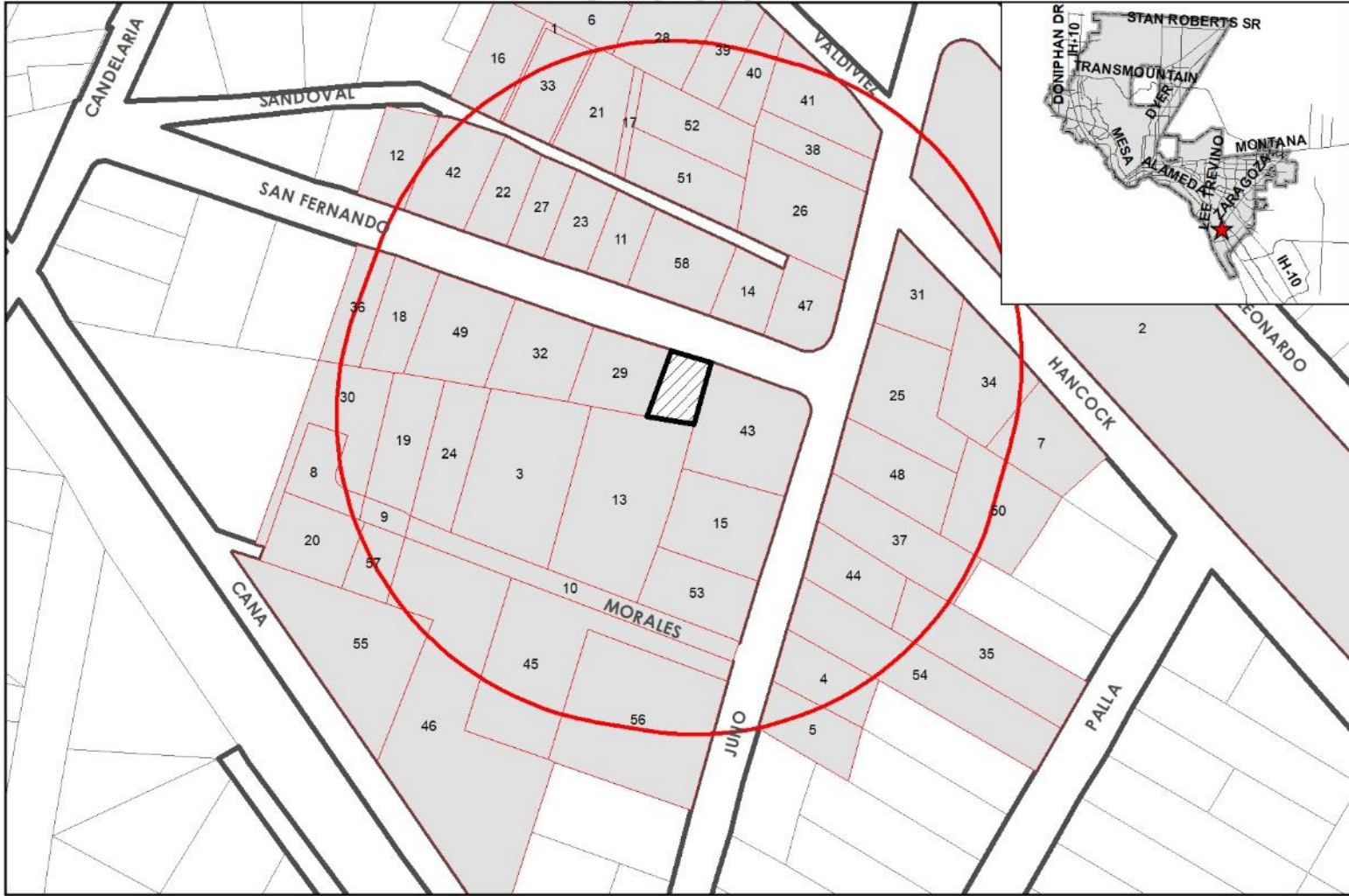


 Subject Property




# ATTACHMENT 2

## PZST20-00011



This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required to draw accurate conclusions. Enlargements of this map to scales greater than its original can induce errors and may lead to misinterpretations of the data. The Planning & Inspections Department Planning Division makes no claim to its accuracy or completeness.



 Subject Property  
 Parcels within 300 feet











# ATTACHMENT 4



2.1 PARKING STUDY  
1" = 80'-0"



**PARKING REQUIRED:** Duplex (Two-family Dwelling)- 2/dwelling unit. **4 Spaces Required**

PARKING SURVEY (Thursday, January 14, 2021)													
TIME	7AM	8AM	9AM	10AM	11AM	12AM	1PM	2PM	3PM	4PM	5PM	6PM	7PM
AVAILABLE SPACES	19	20	20	20	20	20	20	20	20	20	18	19	19
AVERAGE AVAILABLE PARKING SPACE COUNT: 19							TOTAL ON-STREET PARKING SPACES: 24						

\*\*\*The parking survey was conducted on Thursday, January 14, 2021 from 7am to 7pm at every hour. This survey provides all on-street parking spaces within 300 feet of the proposed project.

# **ATTACHMENT 5**

## **Planning and Inspections Department - Planning Division**

No objections.

## **Planning and Inspections Department – Plan Review & Landscaping Division**

Recommend approval.

## **Planning and Inspections Department - Historic Preservation Division**

Please contact the Historic Preservation officer regarding any changes made.

## **Planning and Inspections Department – Land Development**

1. No objections to proposed special permit request.
2. The code encourages the use of nonstructural storm water management such as the preservation of greenspace, rainwater harvesting within landscaping areas, and other conservation efforts, to the maximum extent practicable, per Chapter 19.19, Section 19.19.010, and Subparagraph A-2 & A-5.

## **Fire Department**

No adverse comments.

## **Police Department**

No comments.

## **Environment Services**

No comments received.

## **Streets and Maintenance Department**

No comments.

## **Sun Metro**

No objections. Applicant has been sent letter from Sun Metro Director regarding mass transit system route.

## **El Paso Water Utilities**

EPWater does not object to this request.

## **Water:**

There is an existing 6-inch diameter water main extending along San Fernando Court located approximately 32-feet north of the property. This water main is available for service.

EPWater records indicate there is one (1) vacant service. The address associated to the vacant service is 9124 San Fernando Court.

Previous water pressure from fire hydrant #2859 located at northwest corner of Juno Place and San Fernando Court, has yielded a static pressure of 98 psi, a residual pressure of 86 psi, and a discharge of 1,501 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.

**Sanitary Sewer:**

There is an existing 8-inch diameter sanitary sewer main extending along San Fernando Court located approximately 15-feet north of the property. This sanitary sewer main is available for service.

**General:**

EPWater requires a new service application to provide additional 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:**

As per Municipal Code: new developments and redevelopments are required to maintain the pre-development hydrologic response in their post-development state as nearly as practicable in order to reduce flooding. The code also encourages the use of nonstructural storm water management such as the preservation of greenspace, water harvesting, and other conservation efforts, to the maximum extent practicable, per Chapter 19.19, Section 19.19.010, and Subparagraph A-2 & A-5.

**Texas Department of Transportation**

Proposed development is not abutting TxDOT right of way.

**El Paso County Water Improvement District #1**

EPCWID has no objections or comments