



City of El Paso – City Plan Commission Staff Report

Case No: PZRZ15-00037
Application Type: Rezoning
CPC Hearing Date: January 28, 2016
Staff Planner: Michael McElroy, 915-212-1612, mcelroyms@elpasotexas.gov
Location: 8040 Valley View
Legal Description: Portion of Tract 3, Block 6, Christy Tract, City of El Paso, El Paso County, Texas
Acreage: 0.7 acres
Rep District: 7
Existing Zoning: R-F (Ranch-Farm)
Existing Use: Vacant
C/SC/SP/ZBA/LNC: N/A
Request: From R-F (Ranch-Farm) to S-D (Special Development) (Related to PZST15-00044)
Proposed Use: Apartments
Property Owner: Jose M. Uresti
Representative: Jose M. Uresti

SURROUNDING ZONING AND LAND USE

North: R-3 (Residential) & R-F (Ranch-Farm) / Residential
South: R-3A/sc (Residential/special contract) / Single-family dwelling
East: R-3 (Residential / Single-family dwelling
West: C-1/sc (Commercial/special contract) / Vacant

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

NEAREST PARK: J.P. Shawver Park (2,179 feet)

NEAREST SCHOOL: Rio Bravo Middle School (1,627 feet)

NEIGHBORHOOD ASSOCIATIONS

Mission Valley Civic Association

Save the Valley 21

NEIGHBORHOOD INPUT

Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on January 4, 2016. Planning has not received any communications in support or opposition to the rezoning request.

APPLICATION DESCRIPTION

The property owner is requesting a rezoning from R-F (Ranch-Farm) to S-D (Special Development). The proposed use is an 18 two-bedroom unit apartment complex. The apartments are oriented towards the street and feature wide front porches to facilitate neighborhood interaction. Fourteen units is the maximum dwelling unit density as the S-D (Special Development) district only permits a density of 20 dwelling units/acre. As such, this rezoning is being considered concurrently with a Special Permit for Infill Development. Thirty-six vehicle parking spaces are required and 31 are provided, to include bicycle and ADA parking. Vehicular access is proposed from both Valley View Drive and Schwabe Road.

As the subject property is less than 1 acre, City Council will be asked to waive the 1 acre minimum for the S-D (Special Development) zoning district.

Planning and Inspections Department – Planning Division Recommendation

The Planning Division recommends **approval** of rezoning the subject property from R-F (Ranch-Farm) to S-D (Special Development). The proposed zoning district is consistent with the residential, apartment, and commercial zoned property in proximity to the subject property. Furthermore, the proposed development is compliant with the G-3 Post-War land use designation in the Mission Valley Planning Area.

Plan El Paso-Future Land Use Map Designation

All applications for rezoning shall demonstrate compliance with the following criteria:

G-3 – Post War: 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.

The S-D (Special Development) District is intended to permit mixed use projects in certain older areas where there is a desire to permit a variety of nonresidential uses while maintaining the established residential appearance and landscaping of the area.

COMMENTS:

Planning and Inspections Department – Planning Division - Transportation

No objections.

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.

Planning and Inspections Department - Land Development

No objection.

Planning and Inspections Department – Plan Review

No objection to proposed rezoning. At the time of submittal for building permits the project will need comply with all applicable provisions of the IBC, TAS and local municipal code.

Planning and Inspections Department - Landscaping

No objection to proposed rezoning. At the time of submittal for building permits the project will need comply with all applicable provisions of the IBC, TAS and local municipal code.

El Paso Fire Department

Recommend approval of rezoning request.

El Paso Water Utilities

EPWU does not object to this request.

Water:

1. Along Valley View Drive fronting the subject Property there is an existing six (6) inch diameter water main. This main is available for service.
2. Along Schwabe Street fronting the subject Property there is an existing six (6) inch diameter water main. This main is available for service.
3. Previous water pressure readings conducted on fire hydrant number 2241 located at the corner of Valley View Drive and Schwabe Street have yielded a static pressure of 100 pounds per square inch (psi), residual pressure of 88 psi, discharge of 1,256 gallons per minute (gpm). Private water pressure regulating devices will be required at the discharge side of each water meter. The Developer shall

include in the sale of contract documents that the property buyer shall acquire ownership of the above-described water pressure regulating devices to be located at the discharge side of the water meters. Additionally, the property buyer shall be responsible for the operation and maintenance of the above-described water pressure regulating devices.

Sanitary Sewer:

1. Along Valley View Drive fronting the subject Property there is an existing eight (8) inch diameter sanitary sewer main. This main dead-ends at approximately 310 feet west of Schwabe Street; this main is available for service.
2. Along Schwabe Street fronting the subject Property there is an existing eight (8) inch diameter sanitary sewer main. This main is available for service.

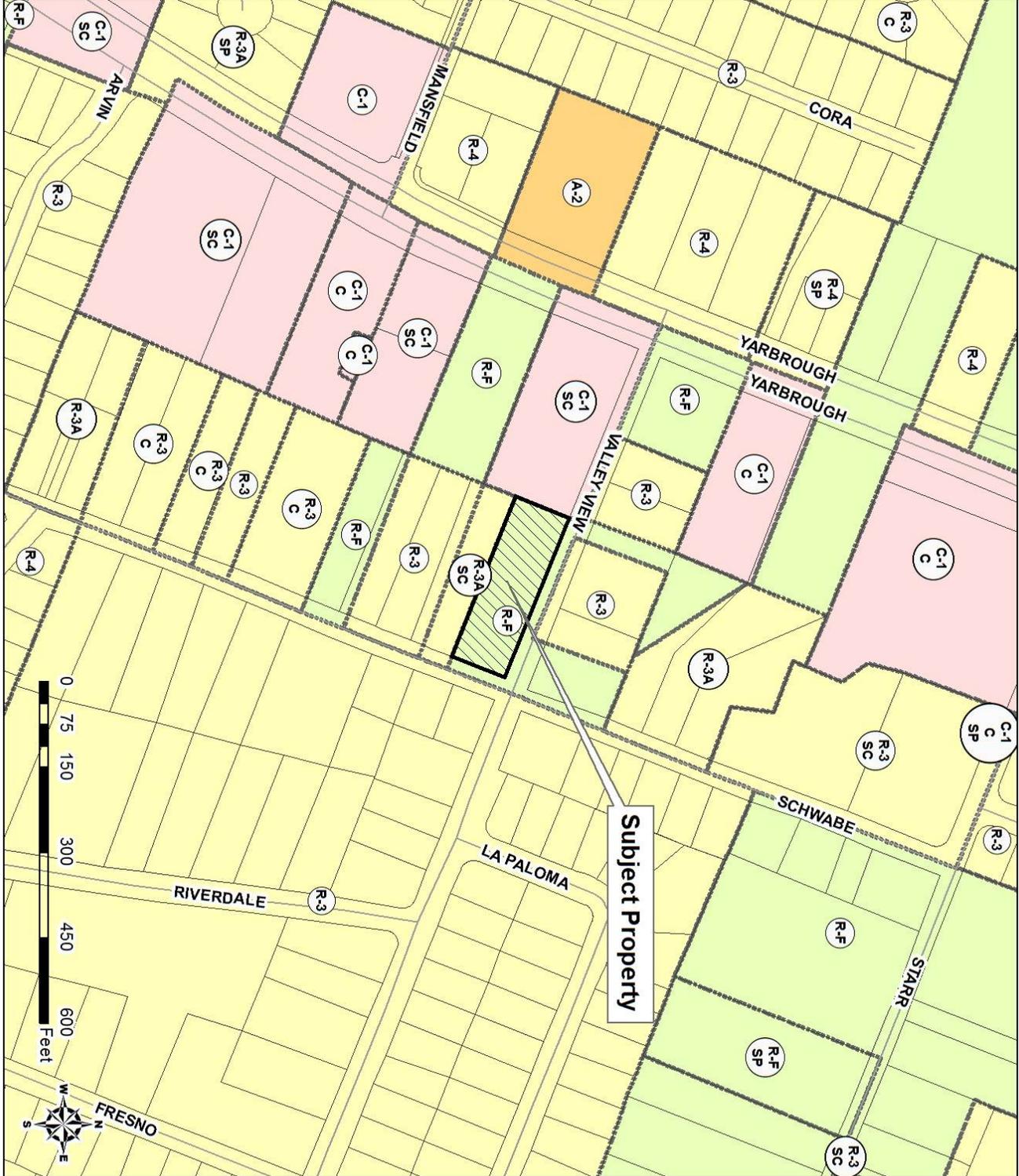
General

Application for water and sanitary sewer services should be made 6 to 8 weeks prior to construction to ensure water for construction work. New service applications are available at 1154 Hawkins, 3rd Floor. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the property and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current EPWU – PSB Rules and Regulations. The applicant is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

Attachments

1. Zoning Map
2. Aerial Map
3. Detailed Site Development Plan
4. Elevations

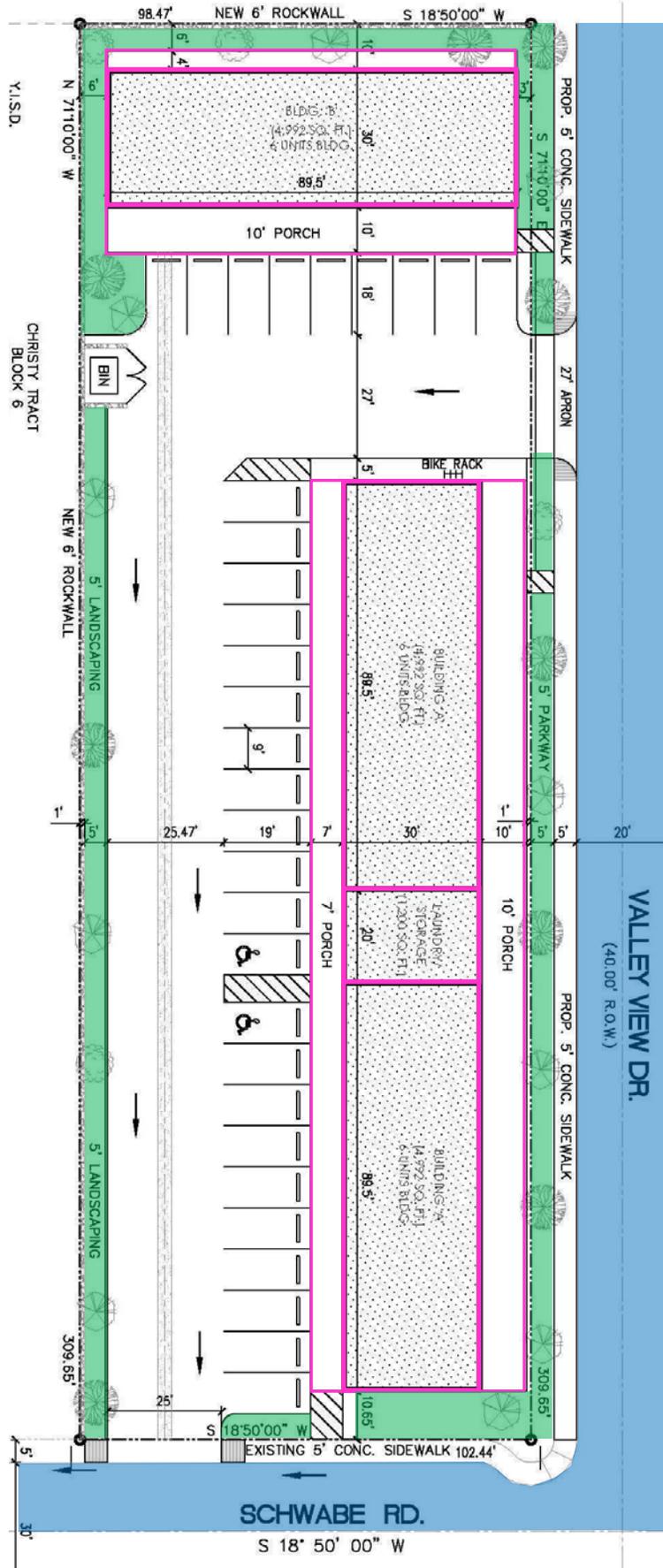
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ATTACHMENT 3: DETAILED SITE DEVELOPMENT PLAN



ATTACHMENT 4: ELEVATIONS

