



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

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 received one petition with 89 signatures in 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.

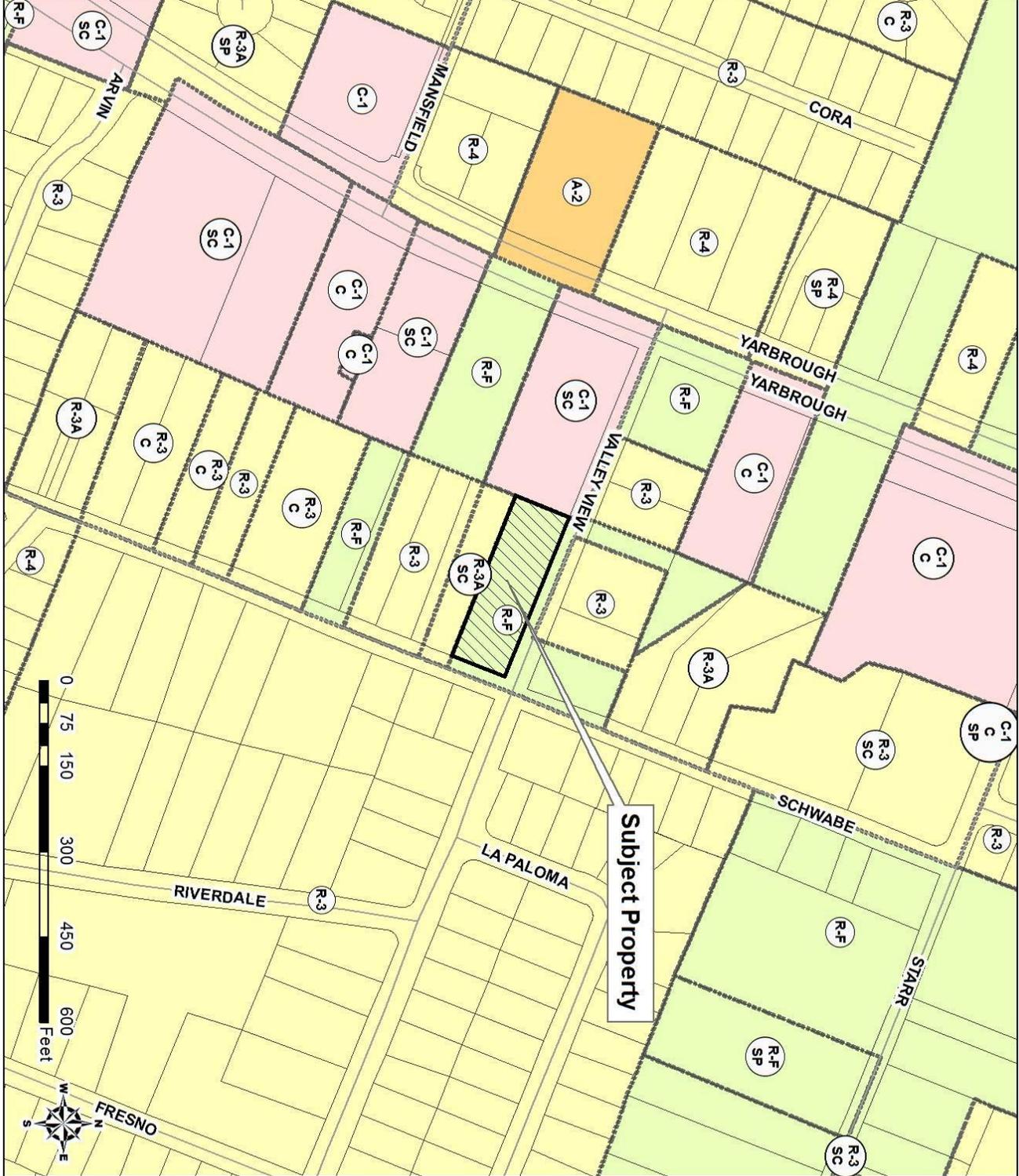
General

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
5. Opposition Petition

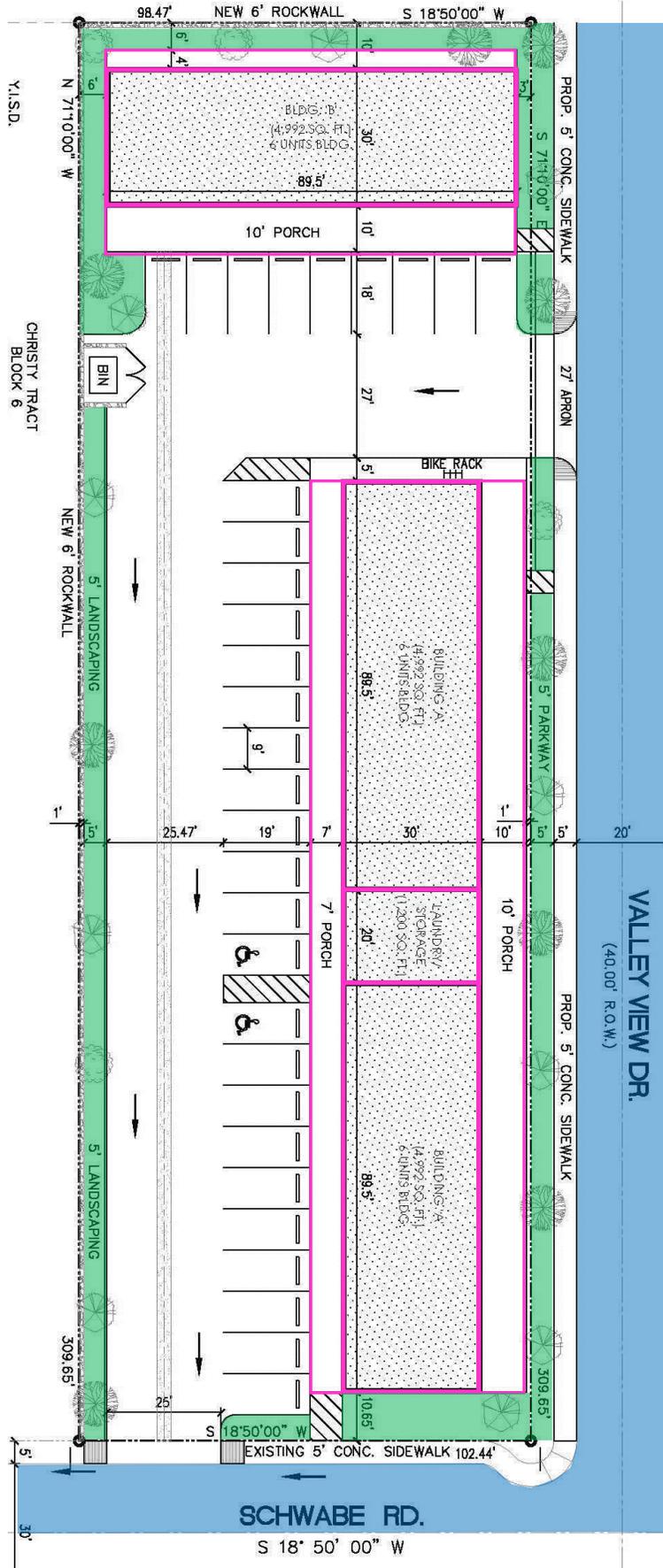
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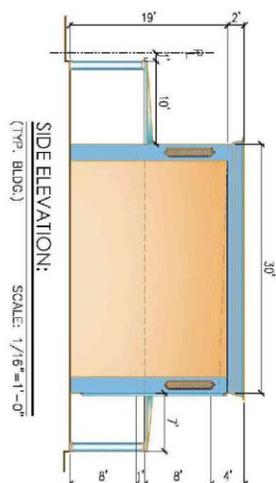
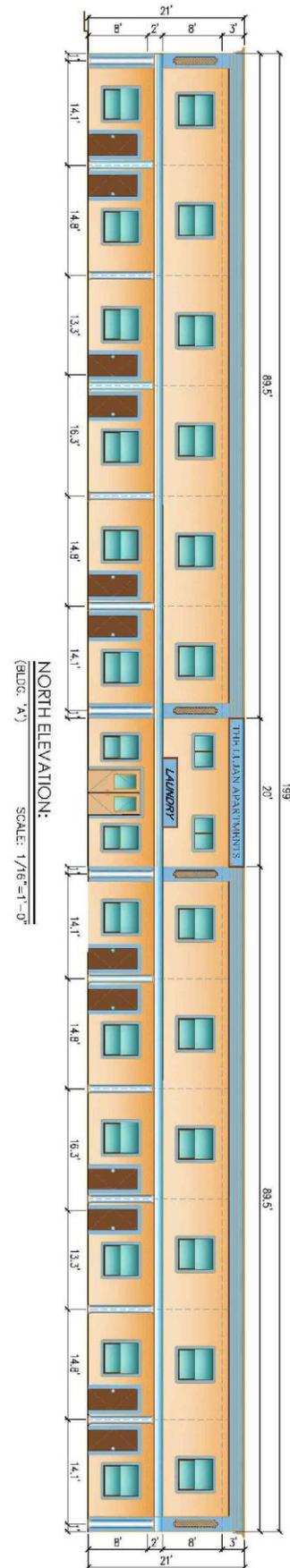
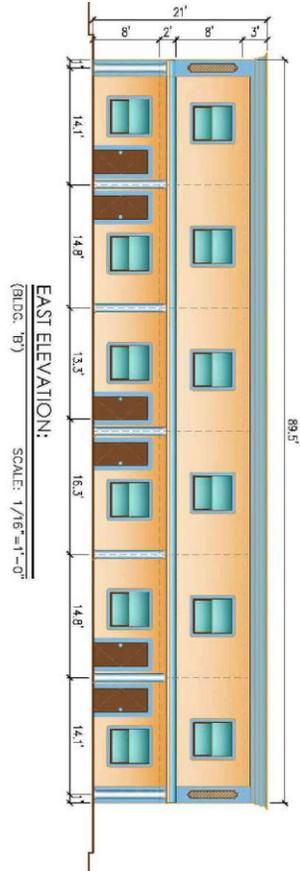
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ATTACHMENT 3: DETAILED SITE DEVELOPMENT PLAN



ATTACHMENT 4: ELEVATIONS



ATTACHMENT 5: OPPOSITION PETITION

Ruben Santillan 831-9780
588 Schwabe

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We, the undersigned residents of this community, are opposed to the zoning change from Ranch-Farm (R-F) to Special Development S/D), as well as a Special Permit for Infill Development, requested by Mr. Jose M. Uresti. The property is legally described as a Portion of Tract 3, Block 6, Christy Tract, City of El Paso, Paso County, Texas. Mr. Uresti intends to build an apartment complex, which the residents are strongly against. Currently, there are four apartment complexes, with approximately 100 units, within blocks from each other. Our main concern is the oversaturation of moderate to low- income apartment units, traffic, roads, taxing of the school system, and the lowering of our property values.

Name	Address	Phone
Ruby Trax	591 Schwabe	204-8397
Michael Trax	591 Schwabe	204-1599
LUCIA C. RIZA	8109 Cooley	540-6777
Jose D. Figaro	2116 Cooley	490-3103
Berduz Figueroa	8116 Cooley	471-4627
Virginia Peralta	8120 Cooley	494-2702
JOSIE ARISPE	8124 Cooley	859-0251
JULIA ARISPE	8120 Cooley	859-0251
Juanita	5144 Cooley	342-0723
Ramona Acatero	2116 Cooley Ave.	79907

ATTACHMENT 5: OPPOSITION PETITION (CONTINUED)

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Manuel Oquoz L	8152 Cooley
M. Oquoz	8164 COOLEY
ROBERT VEGA JR.	"
R. Vega Jr.	"
Mary Lou Fernandez	490 Brazgerman
Sylvia CHANEZ Silva Elany	368 Cooley
CRUZ LICON Cruz Licon	368 Cooley
Alma Montes	3100 Cooley Ave.
Marcelo Duran M.	340 Cooley Ave.
Raulo Garcia	350 Cooley Ave
María S. Zamora	
Jose R. Casillas	333 Cooley Ave.
Juana Casillas	333 Cooley Ave.
Maria Lopez	337 Cooley Ave
Gilbert Ponzario	337 Cooley Ave
Man O'Quinn	341 Cooley Ave
John Hernandez	341 Cooley Ave. 731-1257
TERESSE Nava	345 Cooley Ave
ARTURO CARRERA	349 Cooley Ave

ATTACHMENT 5: OPPOSITION PETITION (CONTINUED)

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Maria / Frias 357 Cooley Ave (915) 731-7363

1 Jennifer 357 Cooley Ave 915-274-3988

Wagii Lucinski 373 Cooley Ave 873 3665

Veronica Luapzli 373 Cooley Ave 873 3665

Laura el Rodij 8165 Cooley Ave (915) 859-8396

Carlos Rodryg 8165 Cooley Ave 915-490-1229

Patricia 8157 Cooley 915 588-2286

Jose Camacho 8149 Cooley 872-1477

Veria Samaha 8149 Cooley 872-1477

Diana Guerrero 8133 Cooley 919-4020

Ernie Landavazo 8121 Cooley Ave, 228-7677

Valencia Dillard 595 Schwabe St 915 539-9108

Espinosa Alejandro 585 Schwabe 915 474 0219

Debra Espinosa 585 Schwabe 915-803-0898

Guay Sandaval 8100 Cooley Ave (915) 859-0169

Heenan Wiley 565 Schwabe St (915) 858-2158

John Hogan 564 Schwabe 915-383-4663

Reynold Duran 562 Schwabe 433248

Dama Quezada 8049 Valley View (915) 637-0691

ATTACHMENT 5: OPPOSITION PETITION (CONTINUED)

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Name	Address	Phone
Otilia Anjalora	558 Schwabe	(915) 790-0150
Victorid Veloz	555 Schwabe	(915) 316-948
Rosel Jimenez		(915) 373.3692
ROSAL QUERADA		(915) 328.1953
Evangelina Lopez		915-875-6251
Carmen A. Real		915 859-7542
		915-355-1109
Julian Romero		415 261.4274
Linda Romero		858-4966.
ANDREA GONZALEZ		858-6463
MARGARITA CORTERO		858-6463 859-0385
Carmen Solis	8129 Valley View	"
Ju T Shy	8129 VALLEY VIEW	
MARTIN P. GONZALEZ	8133 VALLEY VIEW DR	915-8730018
Esther Hernandez	554 FRESNO DR	
Josablim R. R. R.	554 FRESNO DR	
Yuko Hiyeda	8109 LA PALOMA CIR	
Sacoro Hiyeda	8109 La Paloma Cir	

ATTACHMENT 5: OPPOSITION PETITION (CONTINUED)

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Name	Address	Phone
Erick Salazar	8113 La Paloma	915 303 9134.
NORMA Arcibó	8113 La Paloma	915 269 0688
Jorge Monarrez	8108 La Paloma	915 543 1996
Yesenia Zúbia	8108 la Paloma	(915) 603 0442
E. Hinojos	8112 La Paloma	235-4577
Gloria Valdez	8116 La Paloma	820 6791
Veronica Valdez	8116 La Paloma	820 6791
Santa E. Rodriguez	8120 La Paloma	915 253-6753.
Daniel Alvarez	8128 La Paloma	915 252 115
MARCELA ZUNIGA	8136 La Paloma	857 7652
JUAN. RODRIGUEZ	8140 LA PALOMA	
Francisca Rodriguez	" "	" "
Brigitte Jolene	8152 La Paloma Cir	915-447-7830
MARTIN CUSTAR	8154 La Paloma Cir.	915-777-1291
MARIA I. ARELLANO	8143 LA Paloma Cir.	915-307-1209
Roberto Arellano	8143 La Paloma Cir.	915-307-0724
Ricardo Valles	8147 La Paloma Cir	915 858-6686
Irma V Valles	8147 La Paloma	915 497-5652.

