



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

**Case No:** PZST15-00044  
**Application Type:** Special Permit and Detailed Site Development Plan Review  
**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:** Infill Development (Related to PZRZ15-00037)  
**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 special permit for infill development to allow for the construction of an 18 two-bedroom unit apartment complex. The apartments are oriented towards the street and feature wide front porches to facilitate neighborhood interaction. A reduction in the front setback from 20' to 1' and rear setback from 10' to 6' is requested, as well as a parking reduction and density bonus. Fourteen units is the maximum dwelling unit density as the S-D (Special Development) district only permits a density of 20 dwelling units/acre. 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.

### **Planning and Inspections Department – Planning Division Recommendation**

The Planning Division recommends **approval** of the special permit request, and acceptance of the detailed site development plan, as the proposed development is consistent with the commercial and apartment zoned properties in proximity to the subject property. Additionally, the proposed development is compliant with the G-3 Post-War land use designation in the Plan El Paso Mission Valley 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.

### **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.

### **ANALYSIS**

To grant the special permit to allow for infill development, the applicant must comply with the following standards, per Section 20.10.280, Infill Development:

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.

*The property is in a state enterprise zone, and was platted in 1976 (Attachment 5), fulfilling the two-criterion requirement.*

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.

*Apartments are a permissible use in the S-D (Special Development) zone 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.

<b>Dimensional Standards Required and Proposed</b>		
Dimension	Required	Proposed
Front Setback	20'	1'
Rear Setback	10'	6'

D. Parking. The minimum parking requirements enumerated in Chapter 20.14 (Off-Street Parking and Loading Requirements) of this title shall be automatically reduced by fifty percent for any use within a designated infill development.

*The proposed development requires 36 parking spaces and provides 31. Infill development automatically reduces the parking requirement by 50%.*

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 consistent with the G-3 Post-War growth sector.*

**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 special permit. 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 special permit. 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 special permit 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**

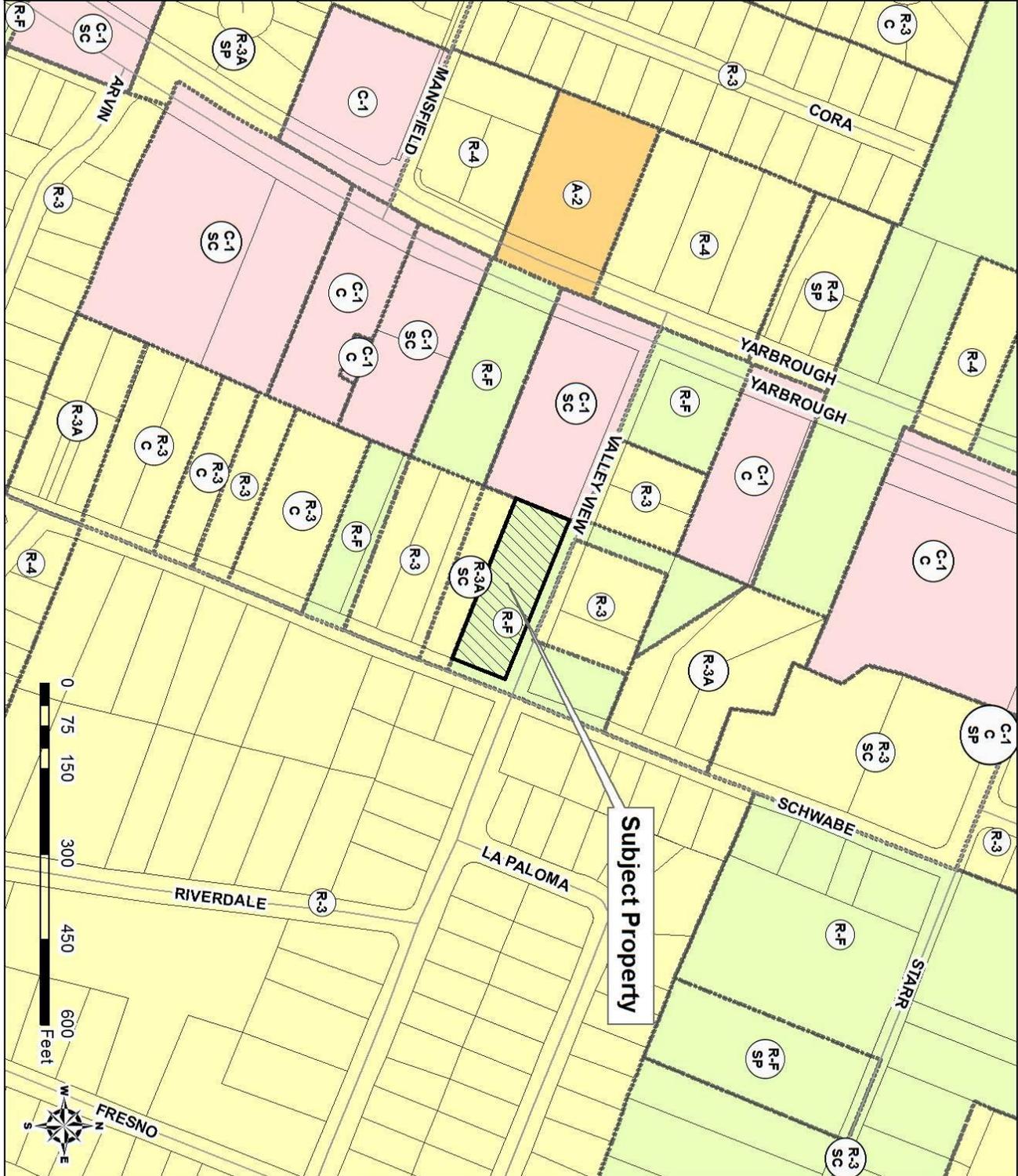
Application for water and sanitary sewer services should be made 6 to 8 weeks prior to construction to ensure water for construction work. New service applications are available at 1154 Hawkins, 3<sup>rd</sup> Floor. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description 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. Plat of Christy Tract

ATTACHMENT 1: LOCATION MAP

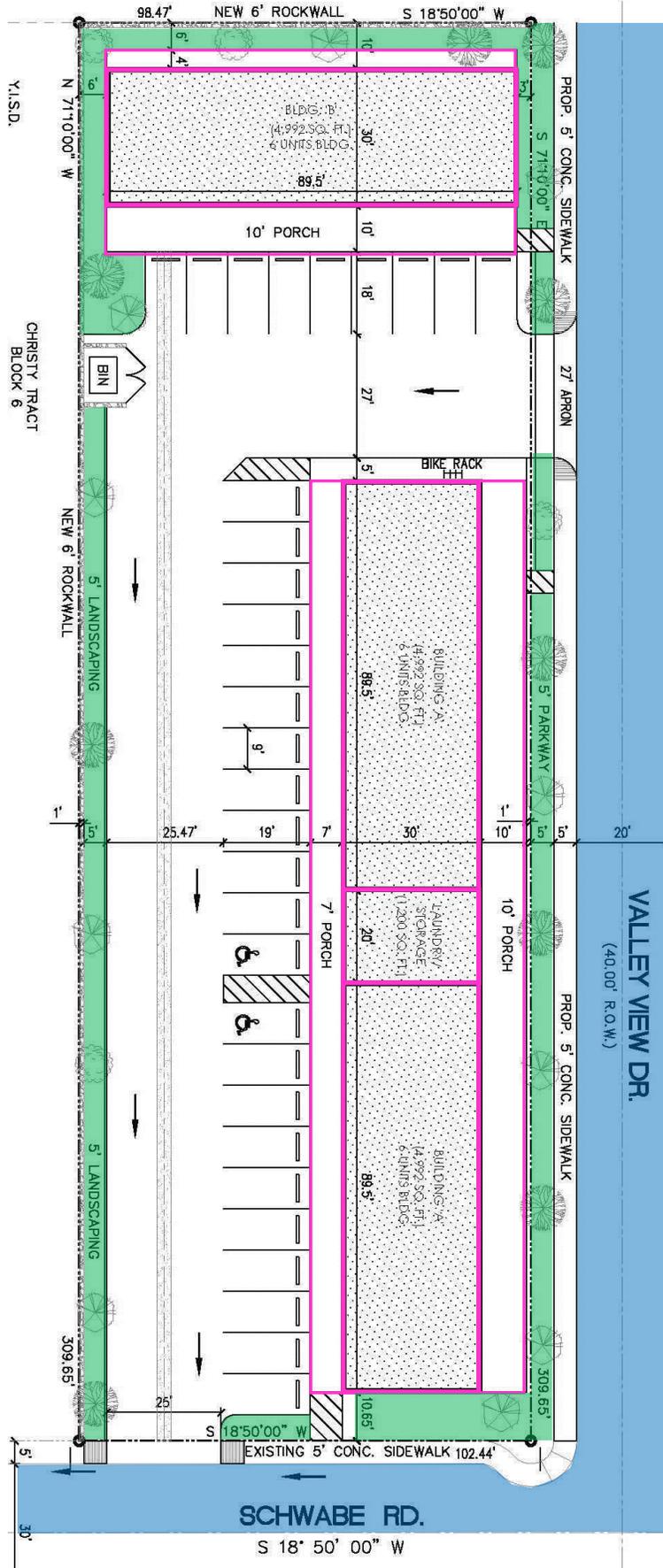
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PZST15-00044



ATTACHMENT 3: DETAILED SITE DEVELOPMENT PLAN



# ATTACHMENT 4: ELEVATIONS

