



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

**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 received one petition with 89 signatures in 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**

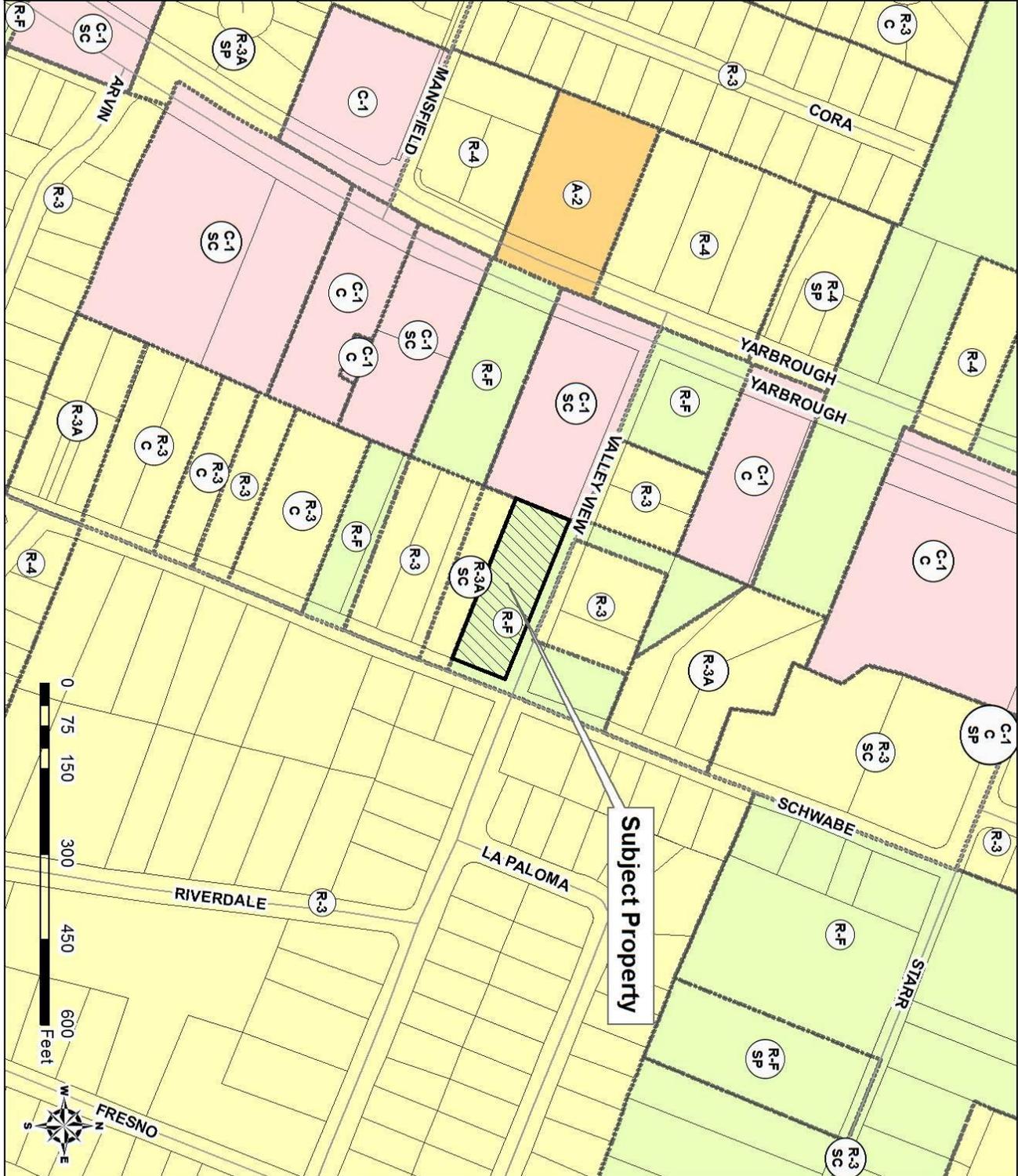
Application for water and sanitary sewer services should be made 6 to 8 weeks prior to construction to ensure water for construction work. New service applications are available at 1154 Hawkins, 3<sup>rd</sup> Floor. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description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

ATTACHMENT 1: LOCATION MAP

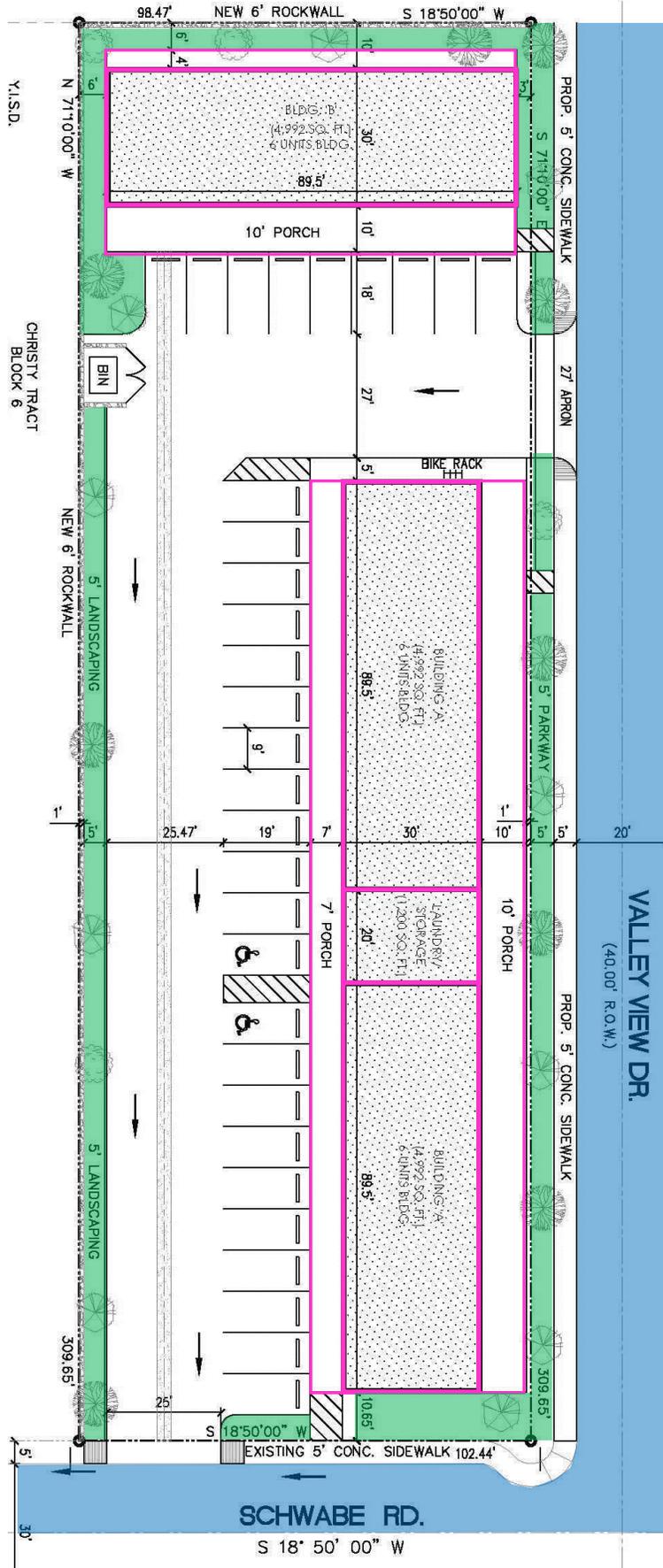
PZST15-00044



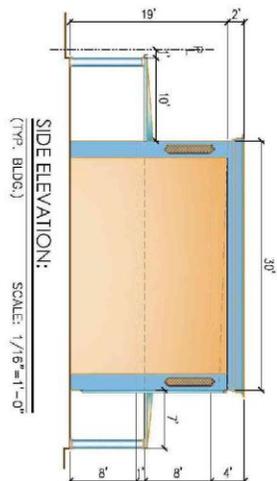
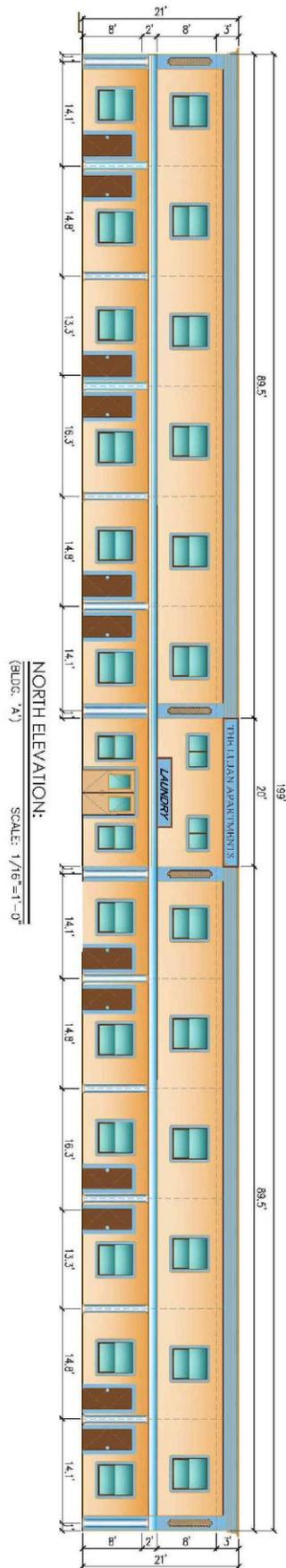
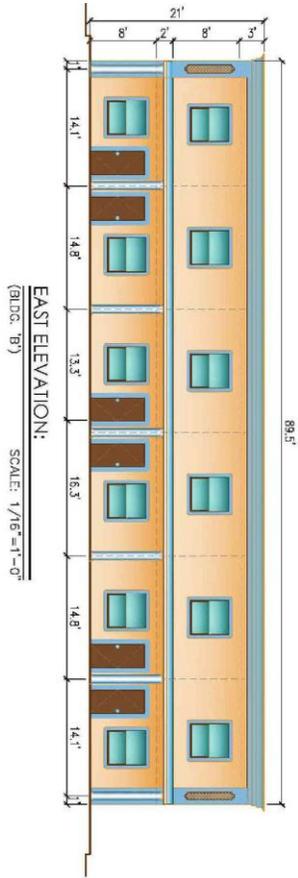
PZST15-00044



ATTACHMENT 3: DETAILED SITE DEVELOPMENT PLAN

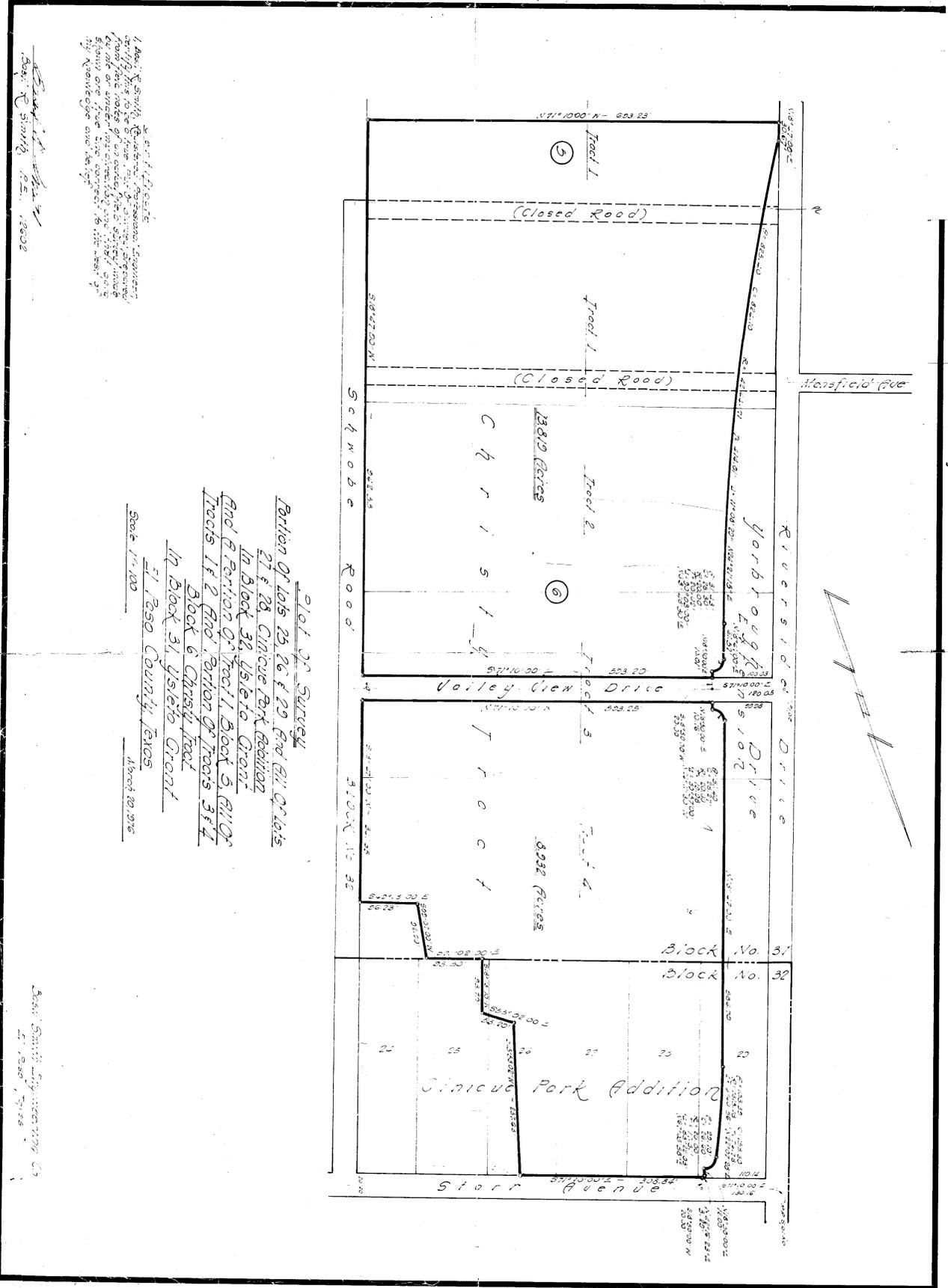


# ATTACHMENT 4: ELEVATIONS



ATTACHMENT 5: PLAT OF CHRISTY TRACT

C 454



1. All of the Smith Residence, Parcel 1, situated at 1117 1/2 N. 27th St., Lincoln, Nebraska, is hereby divided into 2 lots, to-wit: Lot 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

Plot of Survey  
 Partion of lots 25, 26 & 29 And All of lots  
 27 & 28, Clinic Park Addition  
 In Block 38, U.S. to Grant  
 And a Partion of Tract 1, Block 5, All of  
 Tracts 1 & 2 And Partion of Tracts 3 & 4  
 In Block 31, U.S. to Grant  
 In 1850 County, Texas  
 Scale 1" = 100'      March 20, 2016

Surveyed by  
 Don Smith, P.E., 1908

Don Smith Engineering Co.  
 17, 2nd, 1908

FILE MAP ON CHRISTY BLK 6

**ATTACHMENT 6: 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
Judy Arispe	8120 Cooley	859-0251
Juanita	5144 Cooley	342-0723
Ramona Acatero	2116 Cooley Ave.	79907

ATTACHMENT 6: OPPOSITION PETITION (CONTINUED)

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Manuel Oquoz L	8152 Cooley
M. Oquoz	8164 COOLEY
ROBERT VEGA JR.	"
R. Vega	"
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.
Luzana Casillas	333 Cooley Ave.
Maria Lopez	337 Cooley Ave
Gilbert Ponzario	337 Cooley Ave
Man Oquoz	341 Cooley Ave
John Hernandez	341 Cooley Ave. 731-1257
TERESSE Nava	345 Cooley Ave
ARTURO CARRERA	349 Cooley Ave

ATTACHMENT 6: 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 6: OPPOSITION PETITION (CONTINUED)

Case Number: PZRZ 15-00037 and PZST15-0044 and PZST-15-0044 4  
 January 18, 2016

Name	Address	Phone
Otilia Anjalova	558 Schwabe	(915) 790-0150
Victorid Velio	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.
<del>ANDREA GONZALEZ</del>		<del>858-6463</del>
MARGARITA CORTES		858-6463 859-0385
Carmen Solis	8129 Valley View	"
Ju T Shy	8129 VALLEY VIEW	
MARTIN PUCERANO	8133 VALLEY VIEW DR	915-8730018
Esther HELVANDER	554 FRESNO DR	
Josablims R. R. R.	554 FRESNO DR	
Yuko Hiyeda	8109 LA PALOMA CIR	
Sacoro Hiyeda	8109 La Paloma Cir	

**ATTACHMENT 6: OPPOSITION PETITION (CONTINUED)**

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Name	Address	Phone
Erick Salazar	8113 La Paloma	915 303 9134.
NORMA Arcibia	8113 La Paloma	915 269 0688
Jorge Monarrez	8108 La Paloma	915 543 1996
Yesenia Zobia	8108 la paloma	(915) 603 0742
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.

