



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

**Case No:** PZRZ12-00002  
**Application Type:** Rezoning & Detailed Site Development Plan Review  
**CPC Hearing Date:** February 23, 2012  
**Staff Planner:** Esther Guerrero, 915-541-4720, [guerreroex@elpasotexas.gov](mailto:guerreroex@elpasotexas.gov)

**Location:** Independence Drive and Elvin Way  
**Legal Description:** Tracts 7K, 7K1, 7L1, 7L1A, and 7L1B, Block 35, Ysleta Grant, City of El Paso, El Paso County, Texas  
**Acreage:** 2.993 acres  
**Rep District:** 6  
**Zoning:** R-F (Ranch & Farm)  
**Existing Use:** Vacant  
**Request:** PR-I (Planned Residential I) zoning & Detailed Site Development Plan Review  
**Proposed Uses:** Apartments (Senior Housing)  
**Property Owner:** City of El Paso  
**Representative:** Conde, Inc.

### **SURROUNDING ZONING AND LAND USE**

**North:** RMH/sc (Residential Mobile Home/special contract) / mobile home subdivision

**South:** R-4 (Residential), R-F (Ranch & Farm) / single-family

**East:** A-M/sc (Apartment/Mobile Home Park, special contract) / single-family

**West:** S-D/sc (Special Development/special contract) /single-family

**The Plan for El Paso Designation:** Residential, (Mission Valley Planning Area)

**Nearest Park:** Capistrano Park (5,302 feet)

**Nearest School:** Ysleta Middle (1,465 feet)

### **NEIGHBORHOOD ASSOCIATIONS**

Save the Valley 21

### **NEIGHBORHOOD INPUT**

Notices of the February 23, 2012 public hearing were mailed to all property owners within 300 feet of the subject property on February 8, 2011. The Planning Division has not received any calls or letters in favor or in opposition to this request.

### **APPLICATION DESCRIPTION**

The request is to change the zoning from R-F (Ranch & Farm) to PR-I (Planned Residential I) to allow the development of a senior housing living community. The detailed site plan shows eight (8) buildings that will include 20-700 sq. ft. units, a park/open space easement with benches, tables and gazebo, and two (2) pedestrian access easements to the north portion of Independence Drive. Access is proposed via Elvin Way.

Detailed Site Development Plan Review is required under the PR-I (Planned Residential I) zoning district where development other than single-family residential is being proposed.

The City Plan Commission (CPC) on February 9, 2012, recommended approval to delete Independence Drive, from Delfina Drive to Elvin Way, from the Major Thoroughfare Plan.

## **PLANNING AND ECONOMIC DEVELOPMENT-PLANNING DIVISION RECOMMENDATION**

The Planning Division recommends **approval** of the rezoning and the detailed site development plan with the EPWU requirement that “no trees be placed within the limits of the 25-foot wide PSB easement.

### **The Plan for El Paso-City-Wide Land Use Goals**

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

- a. Goal: provide a wide range of housing types that respond to the needs of all economic segments of the community.
- b. Goal: protect residential areas from incompatible land uses and encroachment which may have a negative impact on the residential living environment.
- c. Goal: preserve, protect, and enhance the integrity, economic vitality and livability of the City’s neighborhoods.

The purpose of the PR-I (Planned Residential I) district is to encourage planned developments as a means of creating a superior living environment through unified planning and building operations at lower residential densities. The regulations of the district are designed to encourage variety in housing needed to meet changing housing demands and to provide adequate community facilities well-located with respect to needs; to protect the natural beauty of the landscape; to encourage preservation and more efficient use of open space; and to offer an opportunity for design flexibility and encourage innovations which may result in improved relationships between uses of different types and between land uses and transportation facilities.

### **Development Coordinating Committee Review**

The DCC reviewed and discussed the application for rezoning and offered no objections to Planning Staff’s recommendation for **approval**.

### **Department of Transportation**

Transportation recommends approval of the proposed rezoning and detailed site development plan provided the following:

A Major Thoroughfare Plan (MTP) amendment request is currently under review at this time. Should the MTP amendment be denied, the proposed rezoning and detailed site plan will not be in conformance with the MTP as shown, as Independence Drive is not shown connecting to Elvin Drive as a Collector Arterial.

Note: All existing and/or proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) within public rights-of-way shall be in accordance with the current City of El Paso Design Standards for Construction and shall be ADA/TAS compliant.

### **Engineering – Construction Management Division-Plan Review**

No comments received.

#### **Land Development**

-ADA accessible Sidewalks, Wheel-chair ramp(s), and Driveway(s) will be required.\*

-Grading plan and permit shall be required.\*

-Storm Water Pollution Prevention Plan and/or permit required.\*

-Drainage plans must be approved by the Engineering and Construction Management Department, Land Development Section.\*

-Six ft. Rockwall is required abutting residential.

-The property shall be subject to on-site ponding.

-The Subdivision is within Flood Zone X-“Areas of minimal flooding” – Panel # 480212 0048C, dated February 16, 2006.

\* This requirement will be applied at the time of development.

### **Fire Department**

No comments received.

## **Sun Metro**

Sun Metro does not oppose this request.

Sun Metro recommends the construction of sidewalks to provide pedestrian access to mass transit opportunities.

## **El Paso Water Utilities**

1. EPWU requires that no trees shall be placed within the limits of the 25-foot wide PSB easement.

### **EPWU-PSB Comments**

#### **Water:**

2. There is an existing 12-inch diameter water main transecting the property following the alignment of Independence Drive.

3. There is an existing 12-inch diameter water main along Elvin Way east of Independence Drive. This water main continues as an 8-inch diameter water main west of Independence Drive.

4. Previous water pressure readings from fire hydrant #4949 located at south east corner of the intersection of Independence Drive and Elvin way have yield a static pressure of 98 pounds per square inch (psi), a residual pressure of 84 psi, and a discharge of 1278 gallons per minute.

5. The Owner should, for his own protection and at his own expense, install at the discharge side of the water meter a pressure regulator, strainer and relief valve, to be set for pressure as desired by the customer. The Owner shall be responsible for the operation and maintenance of the above-described water pressure regulating device.

#### **Sanitary Sewer:**

6. There is an existing 8-inch diameter sanitary sewer main along Elvin Way. Sanitary sewer service to the property requires the extension of an 8-inch diameter sewer main within the above mentioned 25' PSB easement.

#### **General:**

7. All easements dedicated for public water and sanitary sewer facilities shall comply with the EPWU-PSB Easement Policy. EPWU-PSB requires access to the proposed water and sanitary sewer facilities and appurtenances within the easements 24 hours a day, seven days a week. No building, reservoir, structure or other improvement, other than asphaltic paving (HMAC), shall be constructed or maintained on the above referenced El Paso Water Utilities - Public Service Board Easements (EPWU-PSB easements) without the written consent of EPWU-PSB.

8. EPWU requires a new service application to serve the subject subdivision. The following items are required at the time of application: (1) hard copy of subdivision plat with street names and addresses; (2) finalized set of street improvement plans, including storm sewer; (3) digital copy of subdivision plat; (4) benchmark check; and (5) construction schedule. Service will be provided in accordance with the current EPWU – PSB Rules and Regulations. The owner 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.

## **CITY PLAN COMMISSION OPTIONS**

The City Plan Commission may consider the following options and additional options that it identifies when reviewing the change of zoning and detailed site development plan review application:

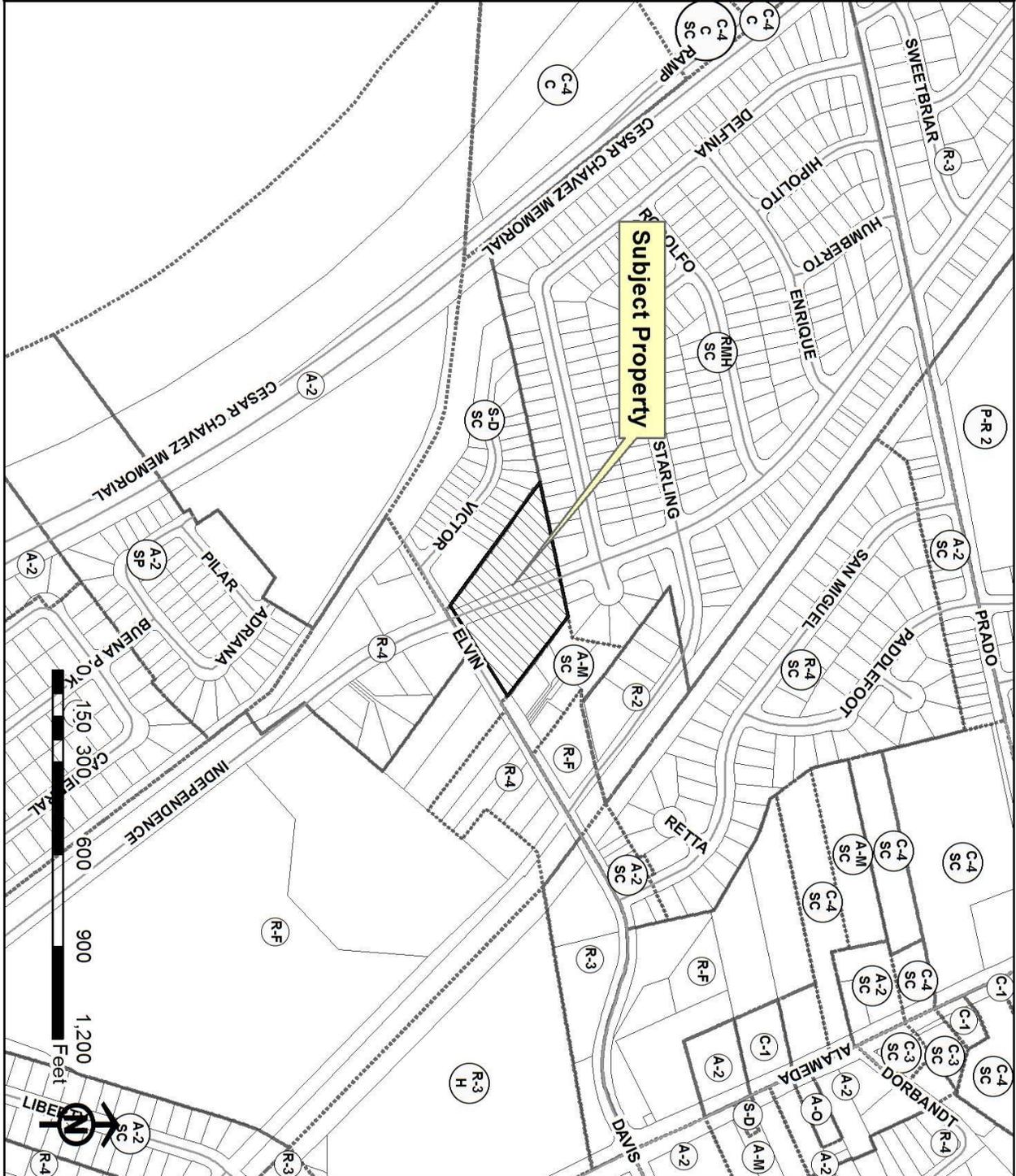
1. Recommend approval of the application finding that it is in conformance with the review criteria of The Plan for El Paso as reflected in CPC report or other criteria that the CPC identifies from the Plan.
2. Recommend approval of the application with modifications to bring it into conformance with the review criteria in The Plan for El Paso as reflected in CPC report or other criteria from the Plan as identified by the CPC.
3. Deny the application finding that it does not conform to the review criteria in The Plan for El Paso as reflected in CPC report or other criteria identified from the Plan by the CPC.

## **Attachments**

1. Zoning Map
2. Aerial Map
3. Conceptual Site Plan

ATTACHMENT 1: ZONING MAP

PZRZ12-00002



ATTACHMENT 2: AERIAL MAP

PZRZ12-00002



# ATTACHMENT 3: CONCEPTUAL SITE PLAN



## PARKING INFORMATION SENIOR HOUSING PROJECT

20 UNITS: @ 700 SQ. FT. EACH = 14,000.00 SQ. FT.  
 TOTAL PARKING REQUIRED BY CITY CODE: 14  
 TOTAL HANDICAPPED PARKING REQUIRED: 1  
 TOTAL REGULAR PARKING PROPOSED: 19  
 TOTAL HANDICAPPED PARKING PROPOSED: 4  
 TOTAL PARKING PROPOSED: 23

TYPICAL PARKING DIMENSIONS:  
 STALLS : 9 FT. BY 18 FT.

PARK = 1.1728 Ac. (39.10%)  
 SENIOR HOUSING = 0.3214 Ac. (10.72%)  
 PARKING = 0.3224 Ac. (10.75%)  
 OPEN SPACE = 1.1827 Ac. (39.43%)

NOTE:  
 THIS SUBDIVISION WILL REQUIRE ON SITE PONDING.  
 ON SITE PONDING AREA TO BE ESTABLISHED AT  
 TIME OF LOT DEVELOPMENT. LANDSCAPE AREAS  
 WILL BE UTILIZED FOR HARVESTING AND RETENTION  
 OF STORMWATER RUNOFF.

