



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

**Case No:** PZST15-00028  
**Application Type:** Special Permit and Detailed Site Development Plan Review  
**CPC Hearing Date:** August 13, 2015  
**Staff Planner:** Michael McElroy, 915-212-1612, mcelroyms@elpasotexas.gov  
**Location:** 709 Woodfield Drive  
**Legal Description:** Lot 10, Block 1, Emerald Valley Estates, Replat “A”, City of El Paso, El Paso County, Texas  
**Acreage:** 0.4629 acres  
**Rep District:** 1  
**Existing Zoning:** R-1 (Residential)  
**Existing Use:** Vacant  
**Request:** Infill Development / Cumulative front and rear setback reduction  
**Proposed Use:** Single-family dwelling  
**Property Owner:** Bosko and Alma Lemez  
**Representative:** Wright & Dalbin Architects, Inc. – Frederic P. Dalbin

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

**North:** R-1 (Residential) / Single-family dwelling  
**South:** R-1 (Residential) / Single-family dwelling  
**East:** R-1 (Residential) / Single-family dwelling  
**West:** R-1 (Residential) / Single-family dwelling

**PLAN EL PASO DESIGNATION:** G-4, Suburban (Walkable) (Northwest Planning Area)  
**NEAREST PARK:** Valley Creek Park (5,578 feet)  
**NEAREST SCHOOL:** Jose H. Damian Elementary School (14,223 feet)

### **NEIGHBORHOOD ASSOCIATIONS**

Upper Valley Improvement Association  
Upper Mesa Hills Neighborhood Association  
Coronado Neighborhood Association  
Upper Valley Neighborhood Association

### **NEIGHBORHOOD INPUT**

Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on July 29, 2015. The Planning Division has not received any communications in support or opposition to the special permit request.

### **APPLICATION DESCRIPTION**

The request is for a special permit and detailed site plan approval to allow for infill development to permit a reduction in cumulative front and rear yard setback from the required 100’ to 60’. The proposed use is a 3,840 sq. ft. single-family dwelling. All other density and dimension standards are being met. The proposed development provides the two parking spaces required of detached single-family dwellings. Access to the property is proposed from Woodfield Drive.

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

The Planning Division recommends **approval** of the request, and acceptance of the detailed site development plan, as the proposed development is consistent with the surrounding single-family residential development. Additionally, the proposed development is compliant with the G-4 Suburban (Walkable) land use designation in the Plan El Paso Northwest 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 special permit shall demonstrate compliance with the following criteria:

G-4 – Suburban (Walkable): This sector applies to modern single use residential subdivisions and office parks, large schools and parks, and suburban shopping centers. 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 purpose of the R-1 (Residential) district is intended to provide low density of dwelling units supporting a suburban-urban interface that permits developments utilizing varying lot configurations, permit primarily single-family and two-family residential areas, and recreational and institutional uses incidental to and serving the neighborhood.

**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, meeting one of the criteria for infill development. As the property was platted in 2006, City Council on July 21, 2015 waived the two-factor 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.

*Single-family dwellings are a permissible use in the R-1 (residential) 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>		
<b>Dimension</b>	<b>Required</b>	<b>Proposed</b>
Cumulative Front/Rear Setback	100'	60'

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 provides the two parking spaces required of detached single-family dwellings.*

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-4 Suburban 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 objections to proposed special permit request.

**Planning and Inspections Department - Landscaping**

No objections to proposed special permit request.

**El Paso Fire Department**

Recommend approval.

**El Paso Water Utilities**

EPWU does not object to this request.

**Water:**

1. There is an existing 8-inch (8") diameter water main extending along Woodfield Dr. that is available for service, the water main is located approximately 15 feet (15') north from the northern property line.
2. EPWU records indicate an inactive 3/4-inch (3/4") domestic water meter located on Woodfield Dr. approximately 54 feet (54') east of west property line. The service address for this meter is 709 Woodfield Dr.
3. Previous water pressure tests from fire hydrant # 9446 located on Woodfield Dr. yielded a static pressure of 70 (psi) pounds per square inch, a residual pressure of 40 (psi), and a discharge of 628 (gpm) gallons per minute.

**Sewer:**

1. There is an existing 8-inch (8") diameter sanitary sewer extending along Woodfield Dr. that is available for service, the sewer main is located approximately 27 feet (27') north from the northern property line. The depth of the existing sewer main is approximately 5 feet (5') deep.
2. EPWU records indicate a 4-inch (4") sanitary service line located along Woodfield Dr. approximately 57 feet (57') west of the manhole at Woodfield Dr. and Woodgreen Dr.

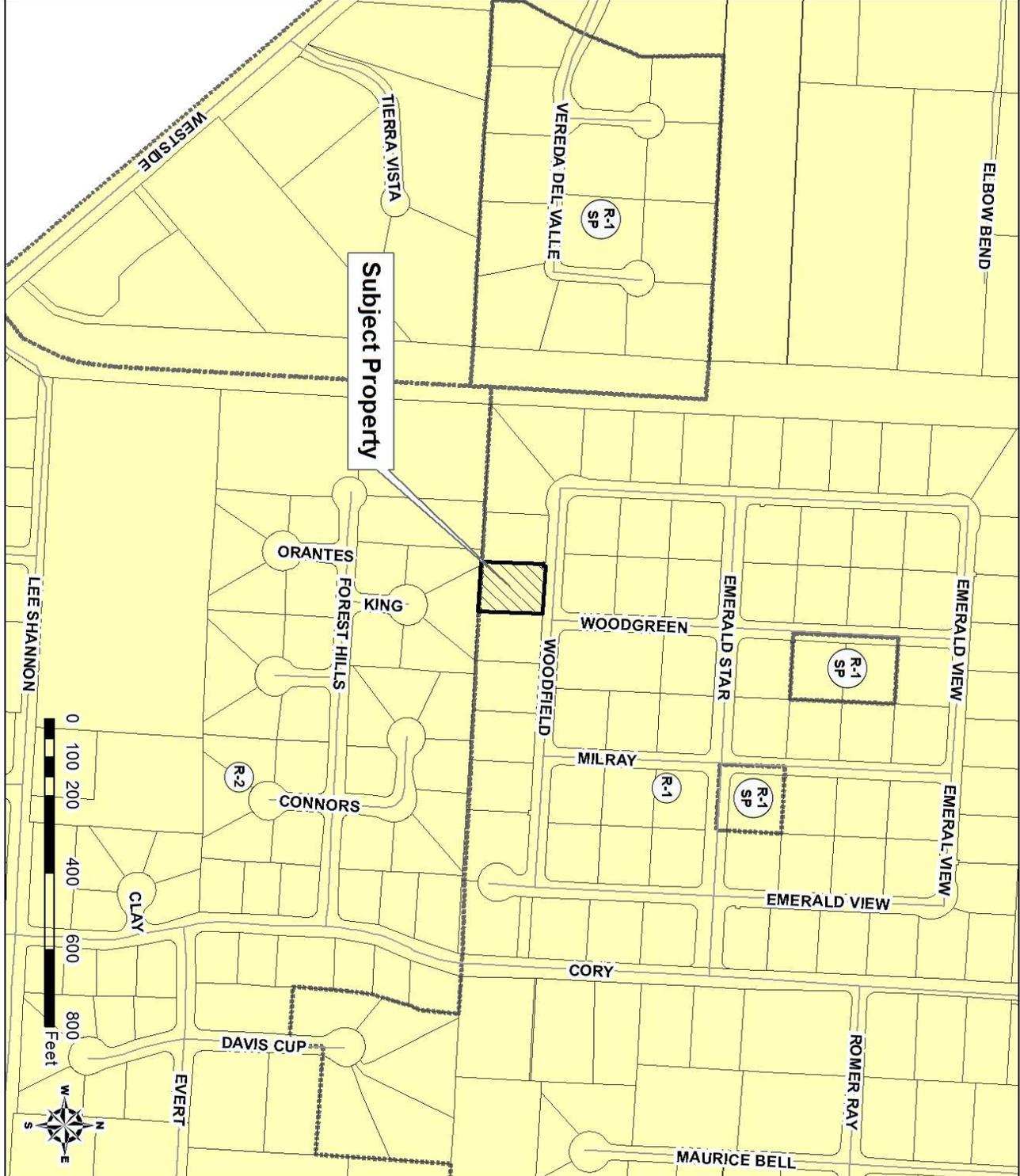
**General:**

EPWU requires a new service application to provide additional services to the property. New service applications are available at 1154 Hawkins, 3rd floor and should be made 6 to 8 weeks in advance of construction to ensure water for construction work. 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.

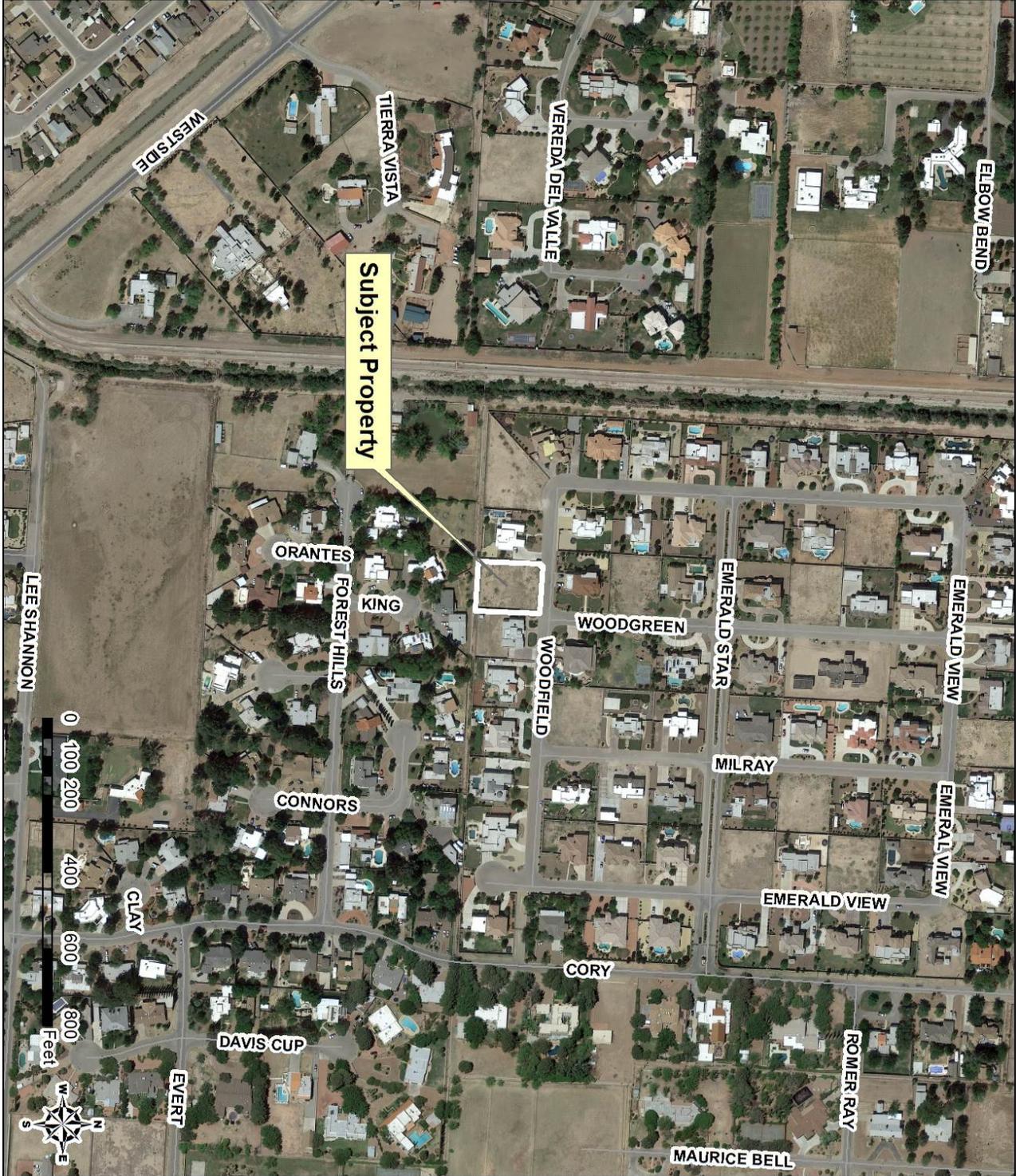
**Attachments**

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

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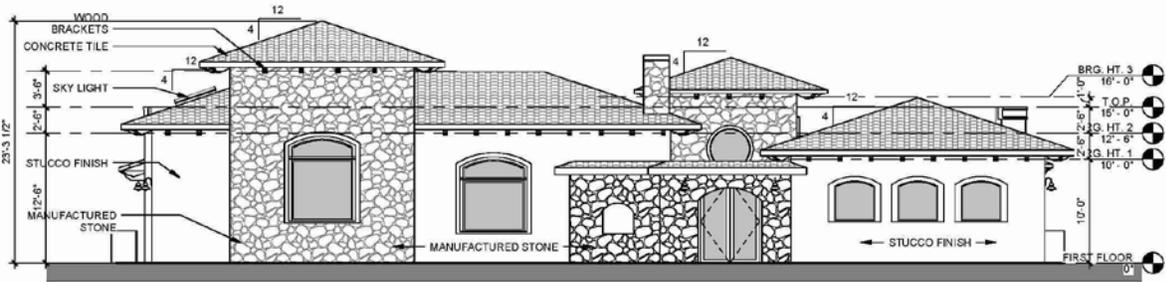


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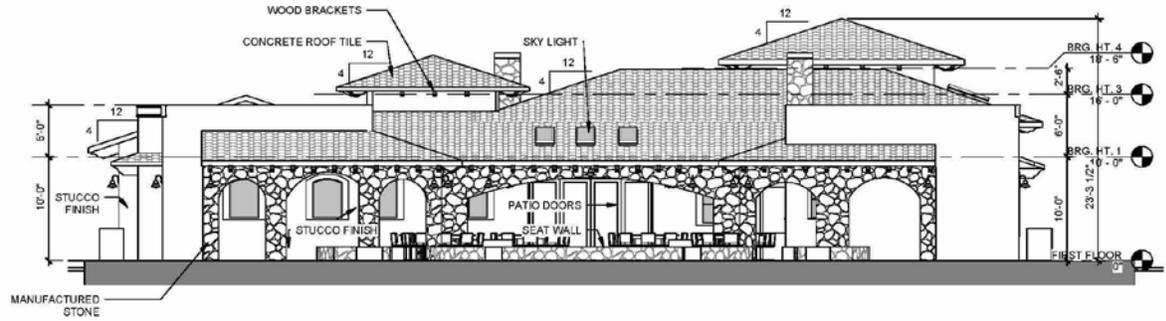


# ATTACHMENT 4: ELEVATIONS



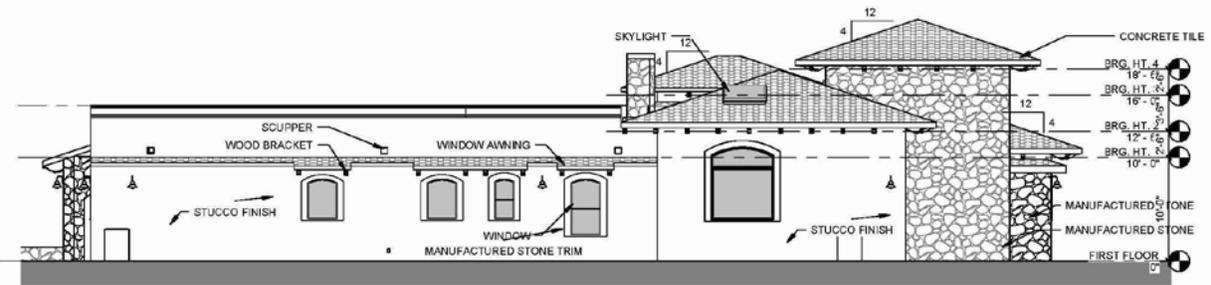
**D1** FRONT / NORTH ELEVATION  
1/8" = 1'-0"

EX-  
HIGH  
TC

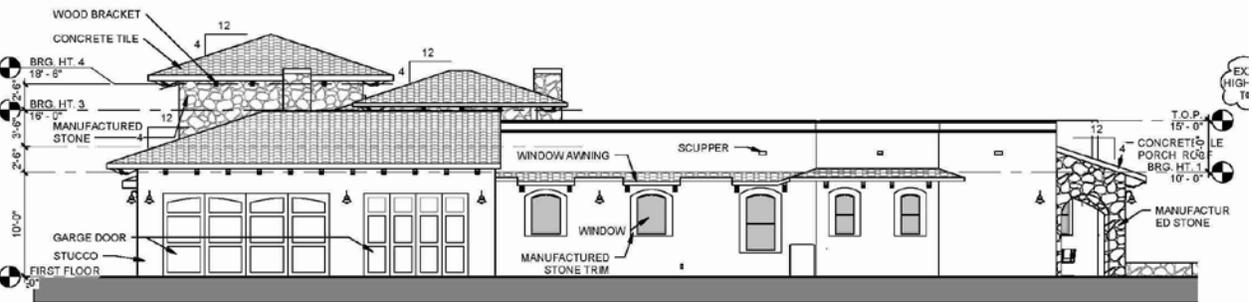


**C1** REAR ELEVATION  
1/8" = 1'-0"

1  
:  
PI



**B1** SIDE / EAST ELEVATION  
1/8" = 1'-0"



**A1** SIDE / WEST ELEVATION  
1/8" = 1'-0"

EX-  
HIGH  
TC