

7233-7235 Dale



City Plan Commission — April 10, 2025 (REVISED)

CASE NUMBER: PZST24-00009
CASE MANAGER: Saul J. G. Pina, (915) 212-1604, PinaSJ@elpasotexas.gov
PROPERTY OWNER: EVIS Properties, LLC
REPRESENTATIVE: Ray Mancera
LOCATION: 7233-7235 Dale Rd. (District 3)
PROPERTY AREA: 0.9 acres
EXISTING ZONING: A-2 (Apartment)
REQUEST: Special Permit to allow for a planned residential development with reductions to setbacks and lot sizes
PUBLIC INPUT: One (1) call of inquiry received as of April 9, 2025

SUMMARY OF REQUEST: The applicant is requesting a special permit and detailed site development plan approval for a planned residential development in the A-2 (Apartment) zoning district.

SUMMARY OF STAFF RECOMMENDATION: Staff recommends **APPROVAL with a CONDITION** of the special permit and detailed site development plan requests for a planned residential development. The proposed development meets all the requirements of El Paso City Code Section 20.04.320 – Special Permit and Section 20.04.150 – Detailed Site Development Plan. Furthermore, the proposed development is in accordance with both the G-7, Industrial and/or Railyards Neighborhood Future Land Use Designation and *Plan El Paso*, the City's adopted Comprehensive Plan. The condition is the following:

- That the proposed private street be subject to modifications based on the approval of the subdivision plat.

PZST24-00005



Figure A. Subject Property & Immediate Surroundings

DESCRIPTION OF REQUEST: The applicant is requesting review and approval of a special permit and detailed site development plan for a planned residential development on the subject property, with reductions to setbacks and lot sizes. The proposed development will consist of eight (8) single-family dwellings and two (2) duplexes. The applicant is requesting to reduce the lot areas and setbacks for all proposed single-family dwellings and duplexes as per the table below.

A-2 (Apartment) Zone District		
Density/Dimensional Standard	Required	Proposed
Single-family dwelling		
Lot Area (min.)	3,500 sq. ft.	3,050 sq. ft.
Lot Width (average min.)	35 feet	50 feet
Lot Depth (min.)	90 feet	61 feet
Front Yard Setback (min.)	10 feet	10 feet
Rear Yard Setback (min.)	15 feet	5 feet
Cumulative Front & Rear Yard Setback (min.)	45 feet	N/A
Side Yard Setback (min.)	5 feet	5 feet
Side Street Yard Setback (min.)	10 feet	5 feet
Height (max.)	35 feet	16.42 feet
Duplex		
Lot Area (min.)	5,000 sq. ft.	4,096 sq. ft.
Lot Width (average min.)	50 feet	75 feet
Lot Depth (min.)	90 feet	61 feet
Front Yard Setback (min.)	10 feet	10 feet
Rear Yard Setback (min.)	15 feet	5 feet
Cumulative Front & Rear Yard Setback (min.)	45 feet	N/A
Side Yard Setback (min.)	5 feet	5 feet
Height (max.)	35 feet	30.67 feet

Note: bold indicates requested reductions

The zoning district for the property is A-2 (Apartment). The detailed site plan shows a total of eight (8) residential lots with a proposed private street. Access to the property will be via Dale Drive, connecting to a private 28-foot-wide road ending in a hammerhead cul-de-sac. The proposed roadway configuration will not be reviewed for subdivision requirements. The detailed site development plan demonstrates compliance with all applicable standards as per the El Paso City Code.

COMPLIANCE WITH SPECIAL PERMIT REQUIREMENTS (EL PASO CITY CODE SECTION 20.04.320.D)	
Criteria	Does the Request Comply?
1. The proposed development complies, except to the extent waived, varied or modified pursuant to the provisions of this title, with all of the standards and conditions applicable in the zoning district in which it is proposed to be located.	Yes. The detailed site development plan demonstrates compliance with all other applicable standards per the El Paso City Code.
2. Furtheres <i>Plan El Paso</i> and applicable neighborhood plans or policies.	Yes. The request complies with the recommendations of <i>Plan El Paso</i> and the G-7, Industrial and/or Railyards Land Use designation. The proposed residential development will provide single and duplex housing types that will not only integrate with the existing multi-family housing but that will transition the area away from outdated industrial uses.
3. Adequately served by and will not impose an undue burden upon public improvements.	Yes. The subject property fronts Dale Road, a local road classified on the City of El Paso's Major Thoroughfare

COMPLIANCE WITH SPECIAL PERMIT REQUIREMENTS (EL PASO CITY CODE SECTION 20.04.320.D)	
	Plan (MTP). The classification of this road is appropriate for connectivity between other residential areas.
4. Any impacts of the proposed development on adjacent property are adequately mitigated with the design, proposed construction and phasing of the site development.	Yes. No impact is anticipated from the approval of the proposed special permit and detailed site development plan. The proposed development will adhere to zoning requirements as requested and will not impose a risk to neighboring properties.
5. The design of the proposed development mitigates substantial environmental problems.	Yes. The subject property does not involve greenfield/ environmentally sensitive land or arroyo disturbance.
6. The proposed development provides adequate landscaping and/or screening where needed.	Yes. The proposed development will include brick wall to screen each individual lot from other properties.
7. The proposed development is compatible with adjacent structures and uses.	Yes. The proposed development aligns with the neighboring residential housing types and will preserve low-density residential housing through single-family and duplex dwellings.
8. The proposed development is not materially detrimental to the property adjacent to the site.	Yes. The proposed residential development will have no impact on nearby properties. The special permit primarily aims to reduce setbacks and lot sizes while ensuring compatibility with surrounding properties.

COMPLIANCE WITH <i>PLAN EL PASO</i> GOALS & POLICIES – When evaluating whether a proposed special permit is in accordance with <i>Plan El Paso</i> , consider the following factors:	
Criteria	Does the Request Comply?
<p>Future Land Use Map: Proposed zone change is compatible with the Future Land Use designation for the property:</p> <p><u>G-7, Industrial and/or Railyards:</u> This sector applies to industrial parks, large free-standing industrial uses, refineries, non-military airfields, trucking terminals, and mines, all on large tracts in areas dominated by vehicles. This sector is essential to El Paso's economy; however, when an industrial use becomes obsolete, there can be potential for mixed-use redevelopment of the site. This sector also includes the existing rail yards which could be redeveloped as mixed-use communities if the rail yards were moved out of town.</p>	Yes. the proposed residential development aligns with the future land use designation by enabling the redevelopment of the area formerly designated for industrial use, which is now obsolete.
<p>Compatibility with Surroundings: The proposed zoning district is compatible with those surrounding the site:</p> <p><u>A-2 (Apartment) District:</u> The purpose of this districts is to promote and preserve residential development within the city associated with a landscape more urban in appearance and permitting a mixture of housing types. It is intended that the district regulations allow for medium densities of dwelling units supported by higher intensity land uses located at the periphery of single-family neighborhoods providing that the overall character and architectural integrity of the neighborhood is preserved. The regulations of the districts will permit building types designed for transition from areas of low-density residential</p>	Yes. The proposed special permit aligns with the surrounding area, as the development will blend with the existing residential, multi-family housing, and supporting commercial uses nearby.

neighborhoods to other residential areas, and certain nonresidential uses and support facilities.	
THE PROPOSED PROJECT'S EFFECT ON THE PROPERTY AND SURROUNDING PROPERTY, AFTER EVALUATING THE FOLLOWING FACTORS:	
Historic District or Special Designations & Study Area Plans: Any historic district or other special designations that may be applicable. Any adopted small areas plans, including land-use maps in those plans.	No. The subject property is not located in a special designation or study area plan.
Potential Adverse Effects: Potential adverse effects that might be caused by approval or denial of the requested rezoning.	None. There are no anticipated adverse impacts on the proposed development and its surroundings. The construction of additional dwellings is not expected to affect Dale Road or other surrounding properties.
Natural Environment: Anticipated effects on the natural environment.	None. The subject property does not involve green field or environmentally sensitive land or arroyo disturbance.
Stability: Whether the area is stable or in transition.	Yes. The area has been stable, with proposed redevelopment stopping around 2010. The proposed development will not disrupt the residential character of the area, which is mainly predominant.
Socioeconomic & Physical Conditions: Any changed social, economic, or physical conditions that make the existing zoning no longer suitable for the property.	Existing zoning will not be changed. The special permit will permit development of the property as proposed.

ADEQUACY OF PUBLIC FACILITIES, SERVICES AND INFRASTRUCTURE: The subject property fronts Dale Road, a street designated as a local road on the City of El Paso's Major Thoroughfare Plan (MTP), primarily linking to other residential and multi-family dwellings. Pedestrian and vehicular access is present on Dale Road as well as bus stops connecting to this same street.

SUMMARY OF DEPARTMENTAL REVIEW COMMENTS: No adverse comments from other respective departments.

PUBLIC COMMENT: The subject property falls within the Stiles Garden Neighborhood Association, the Mission Valley Civic Association, and the Corridor 20 Civic Association. The applicant reached out to these associations as part of their outreach efforts and also engaged with nearby residents in the area. No formal meetings were conducted. Notices were sent to property owners within 300 feet of the subject property on March 28, 2025. The planning division received one (1) call of inquiry but no communication in support or opposition to the special permit and detailed site development plan request.

RELATED APPLICATIONS: No related applications.

CITY PLAN COMMISSION OPTIONS: The purpose of the Zoning Ordinance is to promote the health, safety, morals and general welfare of the City. The City Plan Commission (CPC) has the authority to advise City Council on Zoning matters. In evaluating the request, the CPC may take any of the following actions:

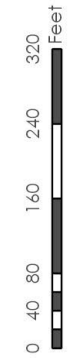
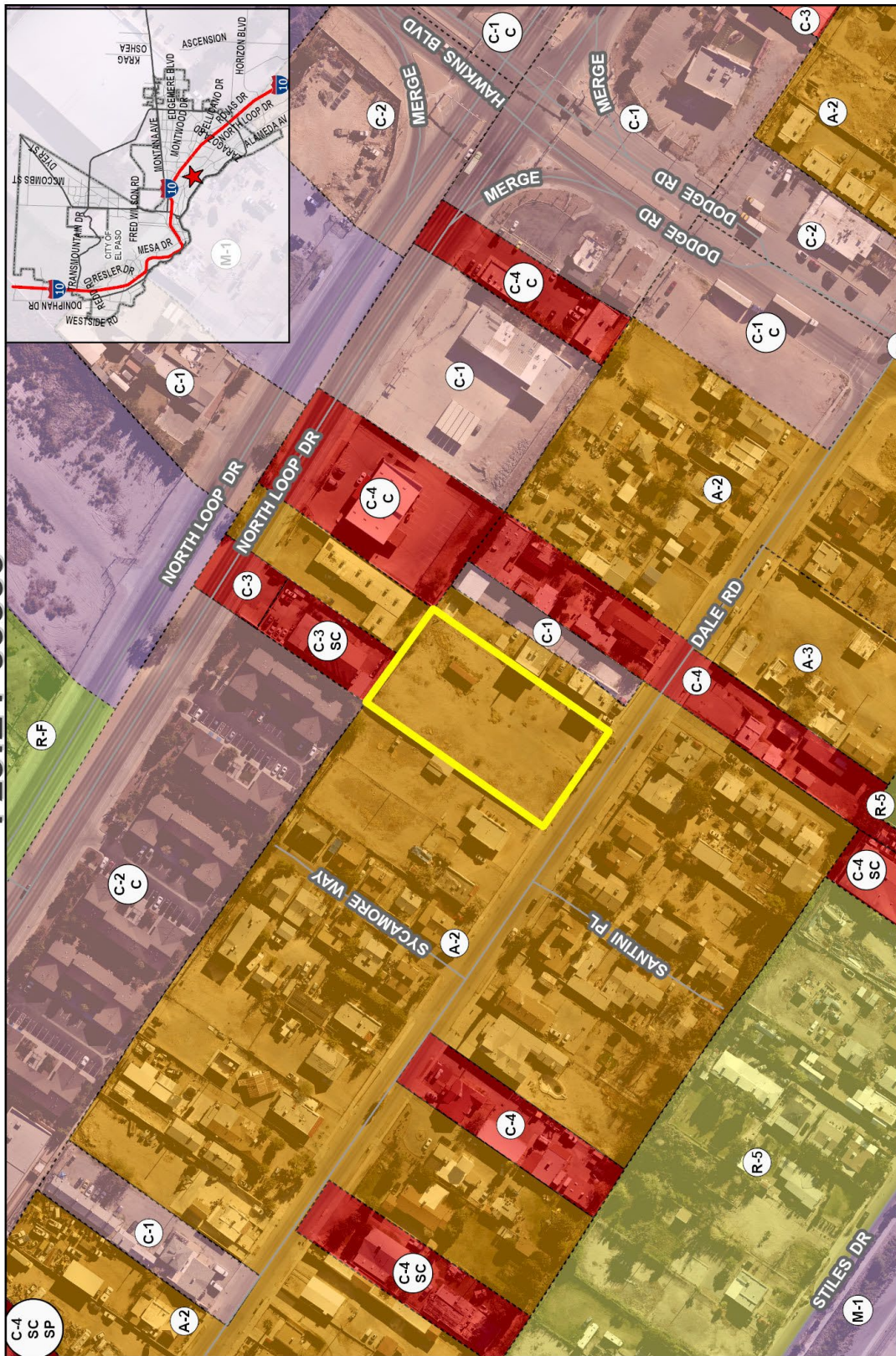
1. **Recommend Approval** of the special permit request, finding that the request is in conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or that the request is in conformance with other criteria that the CPC identifies from the Comprehensive Plan.
2. **Recommend Approval of the special permit request With Modifications** to bring the request into conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or other criteria that the CPC identifies from the Comprehensive Plan. (Staff Recommendation)
3. **Recommend Denial** of the special permit request, finding that the request does not conform to the review criteria of *Plan El Paso* as reflected in the Staff Report, or other criteria that the CPC identifies from the Comprehensive Plan.

ATTACHMENTS:

1. Zoning Map
2. Future Land Use Designation
3. Detailed Site Development Plan
4. Department Comments
5. Neighborhood Notification Boundary Map

ATTACHMENT 1

PZST24-00005

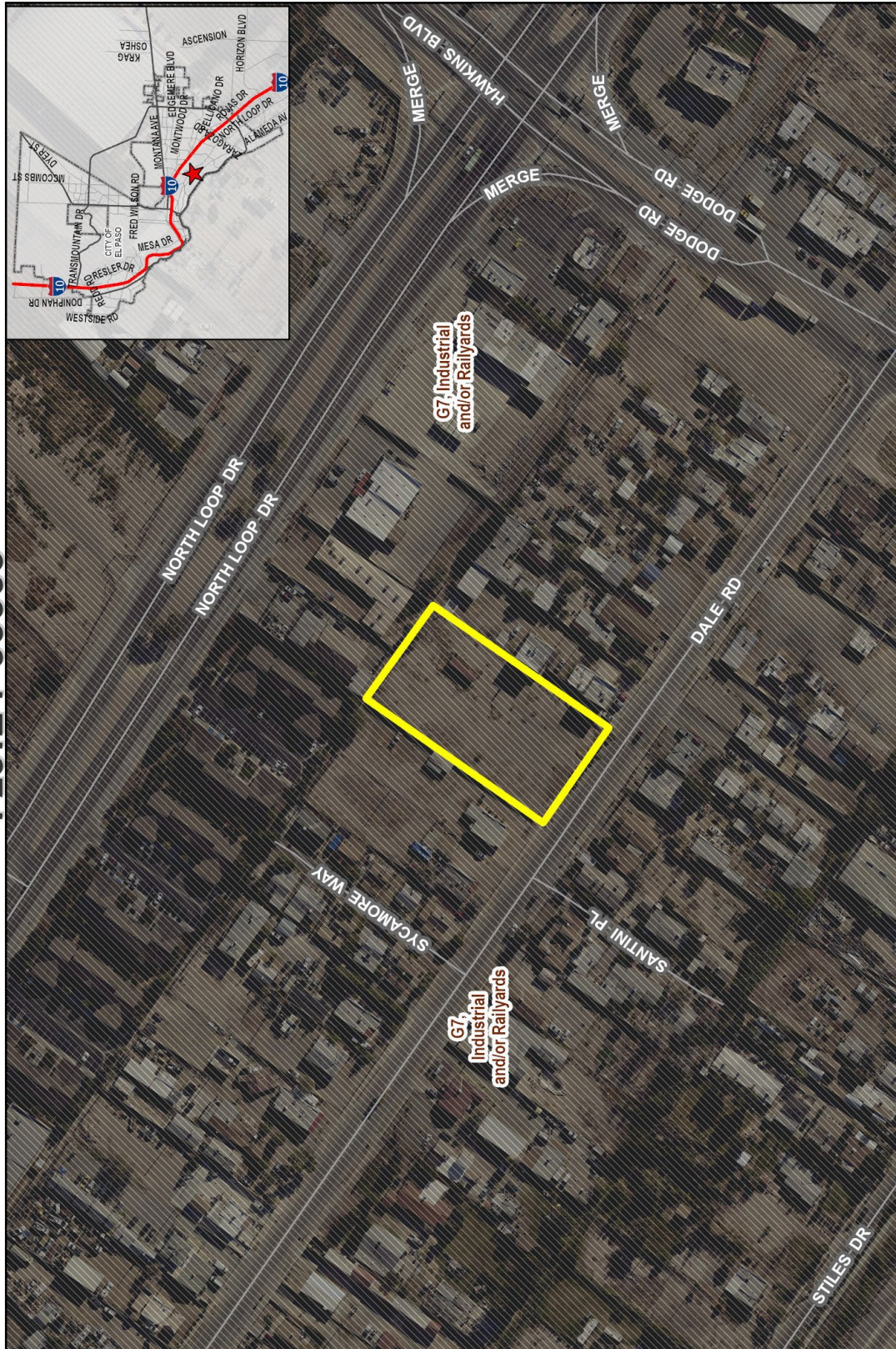


Subject Property

This map is delivered for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required to draw accurate conclusions. Enlargements of this map to scales greater than its original can induce errors and may lead to misinterpretations of the data. The Planning & Inspections Department Planning Division makes no claim to its accuracy or completeness.

ATTACHMENT 2

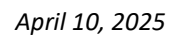
PZST24-00005



Subject Property

This map is designed for illustrative purposes only. The features depicted are approximate and more specific details may be required to determine the exact location of the property. The map is not to be used for any purpose other than for the map to scales greater than its original can induce errors and may lead to misinterpretations of the data. The Planning & Inspection Department Planning Division makes no claim to its accuracy or completeness.

April 10, 2025



ATTACHMENT 4

Planning and Inspections Department - Planning Division

Staff recommends **Approval with a Condition** of the special permit and detailed site development plan per Section 20.04.320 – Special Permit, and Section 20.04.150 – Detailed Site Development Plan. The condition is the following:

- *That the proposed private street be subject to modifications based on the approval of the subdivision plat.*

In addition, the following comments are applicable:

1. Include a note on the site plan stating “Final street design is dependent on approval from the City Plan Commission.”

Planning and Inspections Department – Plan Review & Landscaping Division

Recommend approval: No objections to the proposed special permit. At the time of submittal for building permits, the project will need to comply with all applicable municipal and building code requirements.

Planning and Inspections Department – Land Development

Approved with condition:

1. Indicate if the proposed street will be public or private, including R.O.W. width and cross-section.
2. Provide and label the radius of the T-cul-de-sac, comply with Appendix 3-17, T-cul-de-sac, DSC from Street Design Manual.
3. No sidewalk and parkway around the T-CUL-DE-SAC?
4. Provide all dimensions of the t-cul-de-sac (Appendix 3-17, T-cul-de-sac), DSC from Street Design Manual.

Fire Department

Recommend approval with condition: Check with Fire Marshal’s office for fire related requirements, dead end requirements and aerial access.

Police Department

No comments received.

Environment Services

No comments received.

Streets and Maintenance Department

Streets and Maintenance traffic engineering has the following comments:

1. Driveway to property shall be at least 25 feet in width.
2. Elvis Road shall be maintained by developer or property owners.

Sun Metro

No comments received.

El Paso Water

EPWater-PSB does not object to this request.

Water:

There is an existing 6-inch diameter water main extending along Dale Rd. fronting the subject property. This main is located approximately 19-feet south of the northern right-of-way line of Dale Rd. This water main is available for service.

Previous water pressure readings from fire hydrant # 4455 located on Dale Rd. fronting 7231 Dale Rd., have yielded a static pressure of 90 pounds per square inch, a residual pressure of 70 pounds per square inch, and a discharge flow of 1,501 gallons per minute. The owner should, for his own protection and at his own expense, install at the discharge side of each 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:

There is an existing 8-inch diameter sanitary sewer main extending along Dale Rd. fronting the subject property. This main is located approximately 20-feet north of the southern right-of-way line of Dale Rd. This sanitary sewer main is available for service.

General:

EPWU requires a new service application to provide additional service 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.

Texas Department of Transportation

No comments received.

El Paso County Water Improvement District

No comments received.

Texas Gas Service

Texas Gas Services has no comments.

ATTACHMENT 5

PZST24-00005

