



City of El Paso – City Plan Commission Staff Report

Case No: SUSU14-00077 Hutton Go Subdivision
Application Type: Resubdivision Combination
CPC Hearing Date: January 22, 2015
Staff Planner: Alfredo Austin, (915) 212-1604, austinaj@elpasotexas.gov
Location: East of Dyer and North of Sun Valley
Acreage: 1.4032
Rep District: 4
Existing Use: Commercial
Existing Zoning: C-4 (Commercial)
Proposed Zoning: C-4 (Commercial)
Nearest Park: Franklin Park (0.95 miles)
Nearest School: Newman Elementary (0.70 miles)
Park Fees Required: Pending
Impact Fee Area: This property is not located in an Impact Fee Service Area.
Property Owner: Mat Properties
Applicant: Mat Properties
Representative: Conde Inc.

SURROUNDING ZONING AND LAND USE

North: C-4 (Commercial)
South: C-3 (Commercial)
East: A-M (Apartment-Mobile Home Park)
West: A-O (Apartment-Office)

PLAN EL PASO DESIGNATION: G3, Post-War

APPLICATION DESCRIPTION

The applicant proposes to subdivide approximately 1.4032 acres of land for a commercial lot. Access to the subdivision will be from Dyer Street, Sun Valley Drive and Pheasant Road. This subdivision is being reviewed under the current subdivision code.

As per Section 19.10.050.A the applicant has submitted a waiver request for roadway improvements along Sun Valley Drive. Sun Valley is a Minor Arterial with Bike/Hike requiring 88 foot ROW, including 58 foot roadway, 10 foot bike/hike and 5 foot landscape. Current cross section consists of 60 foot ROW with 5 foot sidewalk and 5 foot landscape. Fifty percent of the lots within a quarter mile of the proposed development have already been developed and the existing street improvements are in character with the neighborhood.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommendation is pending for the waiver request and Hutton Go Subdivision on a Resubdivision Combination basis, subject to the following comments:

- Submittal of ROW dedication waiver for Sun Valley Drive.
- Submittal of ROW improvements waiver for Dyer Street.

Planning & Inspections Department - Planning Division

The Development Coordinating Committee recommendation is pending for the waiver request and Hutton Go Subdivision on a Resubdivision Combination basis.

Planning & Inspections Department - Land Development

We have reviewed subject plats and recommend **Approval**.

Parks and Recreation Department

Pending

El Paso Water Utilities

1. EPWU does not object to this request.

Water:

2. There is an existing 6-inch diameter water main extending along Sun Valley Drive that is available for service, the water main is located approximately 10-ft north from the center line of the right-of-way.

3. There is an existing 8-inch diameter water main extending along Pheasant Road that is available for service, the water main is located approximately 10-ft east from the center line of the right-of-way.

4. There is an existing 16-inch diameter water main extending along Dyer Street, the water main is located approximately 55-ft east from the center line of the right-of-way. No direct service connections are allowed to this main as per the El Paso Water Utilities – Public Service Board Rules and Regulations.

5. EPWU records indicate an active 3/4-inch water meter serving the subject property. The service address for this meter is 10308 Dyer Street.

6. Previous water pressure tests from fire hydrant # 778 located at the northeast corner of Sun Valley Drive and Pheasant Road have yielded a static pressure of 88 (psi) pounds per square inch, a residual pressure of 82 (psi) pounds per square inch, and a discharge of 3262 (gpm) gallons per minute.

7. 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 Lot owner shall be responsible for the operation and maintenance of the above-described water pressure regulating device.

Sewer:

8. There is an existing 15-inch diameter sanitary sewer main extending along Sun Valley Drive

that is available for service, the sewer main is located approximately 5-ft south from the center line of the right-of-way.

9. There is an existing 8-inch diameter sanitary sewer main extending along Pheasant Road that is available for service, the sewer main is located approximately 15-ft west from the center line of the right-of-way.

General:

10. EPWU requires a new service application to provide additional service(s) 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.

EPDOT

A TIA is not required since the number of trips generated but the proposed development is less than the minimum threshold required for the TIA.

Sun Metro

Sun metro does not oppose to this request. There is a Sun Metro bus stop located at Dyer and Sun Valley Road. Please coordinate with Sun Metro as needed.

911

No comments received.

El Paso Electric Company

No comments received.

El Paso Independent School District

No comments received.

Additional Requirements and General Comments:

1. Submit to the Planning & Inspections Department – Planning Division the following prior to recording of the subdivision.
 - a. Current certified tax certificate(s)
 - b. Current proof of ownership
 - c. Release of access document, if applicable
 - d. Set of restrictive covenants, if applicable
2. Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivision. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.

Attachments

1. Location map
2. Aerial map
3. Preliminary plat
4. Final Plat
5. Waiver request
6. Application

ATTACHMENT 1

Hutton Go Subdivision



ATTACHMENT 2

Hutton Go Subdivision



ATTACHMENT 5



3555 Keith Street NW
Suite 109
Cleveland, TN 37312
(423) 790-5880

December 2, 2014

Alfredo Austin
City Development Department
801 Texas Avenue
El Paso, TX 79901

Re: Hutton Go Subdivision Combination

Dear Mr. Austin,

One of your comments on your plat review of the above-mentioned subdivision was as follows: "Sun Valley Drive is within the bike way path. Refer to DSC for cross-section requirements." According to Chapter 19.10.050 of the El Paso Code of Ordinances: "The City Plan Commission may waive such requirements to provide rights-of-way or street improvements to adjacent substandard roads based on any of the following factors: a. Fifty percent of the lots within a quarter mile of the proposed development have already been developed and the existing street improvements are in character with the neighborhood."

None of the developments along Sun Valley Drive within a quarter mile of our property have bike paths abutting their properties. Based on this fact and in accordance with Chapter 19.10.050 of the El Paso Code of Ordinances, we respectfully request a waiver on the requirement to provide a bike path within the Sun Valley Drive right-of-way.

Sincerely,

A handwritten signature in black ink that reads "Chris Berry".

Christopher M. Berry, P.E.
Berry Engineers, LLC

ATTACHMENT 6



**CITY PLAN COMMISSION APPLICATION FOR
MAJOR COMBINATION SUBDIVISION APPROVAL**

DATE: December 11, 2014

File No. SUSU 14-0007.7

SUBDIVISION NAME: Hutton Go Subdivision

1. Legal Description for the area included on this plat (Tract, Block, Grant, etc.)
Being a Replat of a Portion of Tracts 56 and 57 and all of Tracts 58 and 59, First Supplement Map of Parkland Addition, City of El Paso, El Paso County, Texas

2. Proposed Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	_____	_____	Office	_____	_____
Duplex	_____	_____	Street & Alley	_____	_____
Apartment	_____	_____	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____	_____	_____	_____
School	_____	_____	_____	_____	_____
Commercial	<u>1.4032</u>	<u>1</u>	Total No. Sites	<u>1</u>	_____
Industrial	_____	_____	Total Acres (Gross)	<u>1.4032</u>	_____

3. What is existing zoning of the above described property? C-4 Proposed zoning? n/a

4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes _____ No _____ n/a _____

5. What type of utility easements are proposed? Underground _____ Overhead _____ Combination of Both X

6. What type of drainage is proposed? (If applicable, list more than one)
Lot to street to Drainage Structure

7. Are special public improvements proposed in connection with the development? Yes _____ No X

8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes _____ No X
If answer is "Yes", please explain the nature of the modification or exception _____

9. Remarks and/or explanation of special circumstances: _____

10. Improvement Plans submitted? Yes _____ No X

11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes _____ No X

If yes, please submit a vested rights petition in accordance with Title I (General Provisions) Chapter 1.04 – Vested Rights



City Development Department
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 212-0085

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|-----|-----------------|----------------------|---|-------|--------------|
| 12. | Owner of record | Mat Properties I, LP | 760 Coeur D'Alene Circle, El Paso, TX | 79922 | 915-241-1953 |
| | | (Name & Address) | | (Zip) | (Phone) |
| 13. | Developer | Mat Properties I, LP | 760 Coeur D'Alene Circle, El Paso, TX | 79922 | 915-241-1953 |
| | | (Name & Address) | | (Zip) | (Phone) |
| 14. | Engineer | CONDE INC. | 6080 Surety Drive, Ste 100, El Paso, TX | 79905 | 915-592-0283 |
| | | (Name & Address) | | (Zip) | (Phone) |

***Effective September 1, 2014 , a 3% Technology fee has been added to all Planning application fees.**

Mat Properties I, LP
 OWNER SIGNATURE: 
 Jack Wilkinson

REPRESENTATIVE: 

NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS