



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

**Case No:** SUSU15-00062 Cielo Vista Replat A  
**Application Type:** Resubdivision Combination  
**CPC Hearing Date:** January 7, 2016  
**Staff Planner:** Jeff Howell, (915) 212-1607, [howelljb@elpasotexas.gov](mailto:howelljb@elpasotexas.gov)  
**Location:** South of Montana and East of Airway  
**Acreage:** 5.733 acres  
**Rep District:** 3  
**Existing Use:** Apartments  
**Existing Zoning:** A-2 (Apartment)  
**Proposed Zoning:** C-3 (Commercial)  
**Nearest Park:** Edgemere Median Park (.05 mi.)  
**Nearest School:** Bonham Elementary School (.12 mi.)  
**Park Fees Required:** Pending  
**Impact Fee Area:** N/A  
**Property Owner:** EP Simana, L.P.  
**Applicant:** SLI Engineering, Inc.  
**Representative:** SLI Engineering, Inc.

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

**North:** C-4(Commercial) / Commercial Development  
**South:** C-1 (Commercial) / Commercial Development  
**East:** R-4 (Residential) / School  
**West:** M-1 (Manufacturing) / Commercial Development

**PLAN EL PASO DESIGNATION:** G3, Post-War

### **APPLICATION DESCRIPTION**

The applicant is proposing to re-subdivide 5.733 acres into one commercial lot and vacate easements previously platted on the property. The applicant has submitted a waiver request to waive ROW improvements on Airway Boulevard and Edgemere Boulevard. Access to the subdivision is proposed from Airway Boulevard and Catalina Way. The subdivision was reviewed under the current subdivision code.

### **DEVELOPMENT COORDINATING COMMITTEE**

The Development Coordinating Committee recommendation is **pending** of Cielo Vista Replat A on a Resubdivision Combination basis subject to the following comments.

**Planning Division Recommendation:**

Staff recommendation is **pending** of Cielo Vista Replat A on a Resubdivision Combination basis due to the remaining revisions and coordination of easements.

**Planning and Inspections Department - Land Development**

1. EPWU does not object to the vacation of portion of Avalon Dr. However, the City's base flood map shows the surface runoff going from Avalon Dr. through the existing alley and discharging into Airway Blvd. The historic stormwater hydrologic response must be maintained throughout the street and alley; alley and drainage easement or ROW must be free of obstructions for surface runoff. A 20' public Drainage easement or right-of-way must be dedicated to EPWU for this purpose.
2. On the street cross-sections, need to label the slope and runoff direction.

**Parks and Recreation Department**

Pending comments.

**El Paso Water Utilities**

1. EPWU's planning and development section does not object to this request. The existing water main along Avalon Dr. will have to be cut & capped and the existing fire hydrant (#217) will have to be relocated. The existing sewer main will have to be cut and a manhole will have to be installed at the new end of line. All cost associated with this work is the responsibility of the applicant.

**Water:**

2. There is an existing 6-inch (6") diameter water main extending along Catalina Way that is available for service, the water main is located approximately 40 feet (40') east from the eastern property line.
3. There is an existing 8-inch (8") diameter water main extending along Edgemere Way that is available for service, the water main is located approximately 12 feet (12') south from the southern property line.
4. There is an existing 12-inch (12") diameter water main extending along Airway Blvd. that is available for service, the water main is located approximately 36 feet (36') west from the western property line.
5. There is an existing 6-inch (6") diameter water main extending along Avalon Dr. that is available for service, the water main is located approximately 10 feet east from the center line of the right-of-way.
6. EPWU records indicate nine active meters located along Catalina Way. There are six (7) domestic meters (three (3) 1 1/2-inch, three (3) 1-inch and one (1) 3/4-inch) and two (2) 3/4-inch yard meters.
7. Previous water pressure tests from fire hydrant # 472 located on the northeast corner of Catalina Way and Edgemere Way yielded a static pressure of 65 (psi) pounds per square inch, a residual pressure of 55 (psi), and a discharge of 949 (gpm) gallons per minute.

**Sanitary Sewer:**

8. There is an existing 8-inch (8") diameter sanitary sewer extending along Catalina Way that is available for service, the sewer main is located approximately 25 feet (25') east from the eastern property line. The depth of the existing sewer main is approximately 4 ½ feet deep.
9. There is an existing 8-inch (8") diameter sanitary sewer extending along Edgemere Way that is available for service, the sewer main is located approximately 30 feet (30') south from the southern property line. The depth of the existing sewer main is approximately 4 ½ feet deep.
10. There is an existing 12-inch (8") diameter sanitary sewer extending along Airway Blvd. that is available for service, the sewer main is located approximately 55 feet (55') east from the eastern property line. The depth of the existing sewer main is approximately 5 ½ feet deep.
11. There is an existing 8-inch diameter sanitary sewer main extending along Avalon Dr. that is available for service, the sewer main is located approximately 5 feet west from the center line of the right-of-way. The depth of the existing sewer main is approximately 4 feet deep.
12. EPWU records indicate a 4-inch (4") sanitary service line located along Airway Blvd. approximately 377 feet (377') south of manhole on Airway Blvd.
13. EPWU records indicate a 4-inch (4") sanitary service line located along Airway Blvd. approximately 77 feet (77') south of manhole on Airway Blvd.
14. EPWU records indicate a 4-inch (4") sanitary service line located along Airway Blvd. approximately 34 feet (34') south of manhole on Airway Blvd.

**General:**

15. 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.

**Sun Metro**

Recommended coordinating site work/construction with Sun Metro in order to prevent negative impacts to transit services and development projects.

**El Paso Department of Transportation**

No comments received.

**El Paso County 911 District**

No comments received.

**El Paso Fire Department**

No comments received.

**Central Appraisal District**

No comments.

**El Paso Electric Company**

The acquisition of private easements is required before we are willing to release the platted easements.

**Texas Gas Company**

Texas Gas Service has facilities within an easement along the north side of the property within the 15ft. utility easement and 5 ft. utility easements.

**Time Warner Cable**

We have reviewed your request for the above referenced Utility Easement, and Time Warner Cable (TWC) hereby denies the request for release of the easements. The TWC facilities within the project area would need to be relocated to proceed.

**Additional Requirements and General Comments:**

1. Submit to the Planning and 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

CIELO VISTA REPLAT A



ATTACHMENT 2

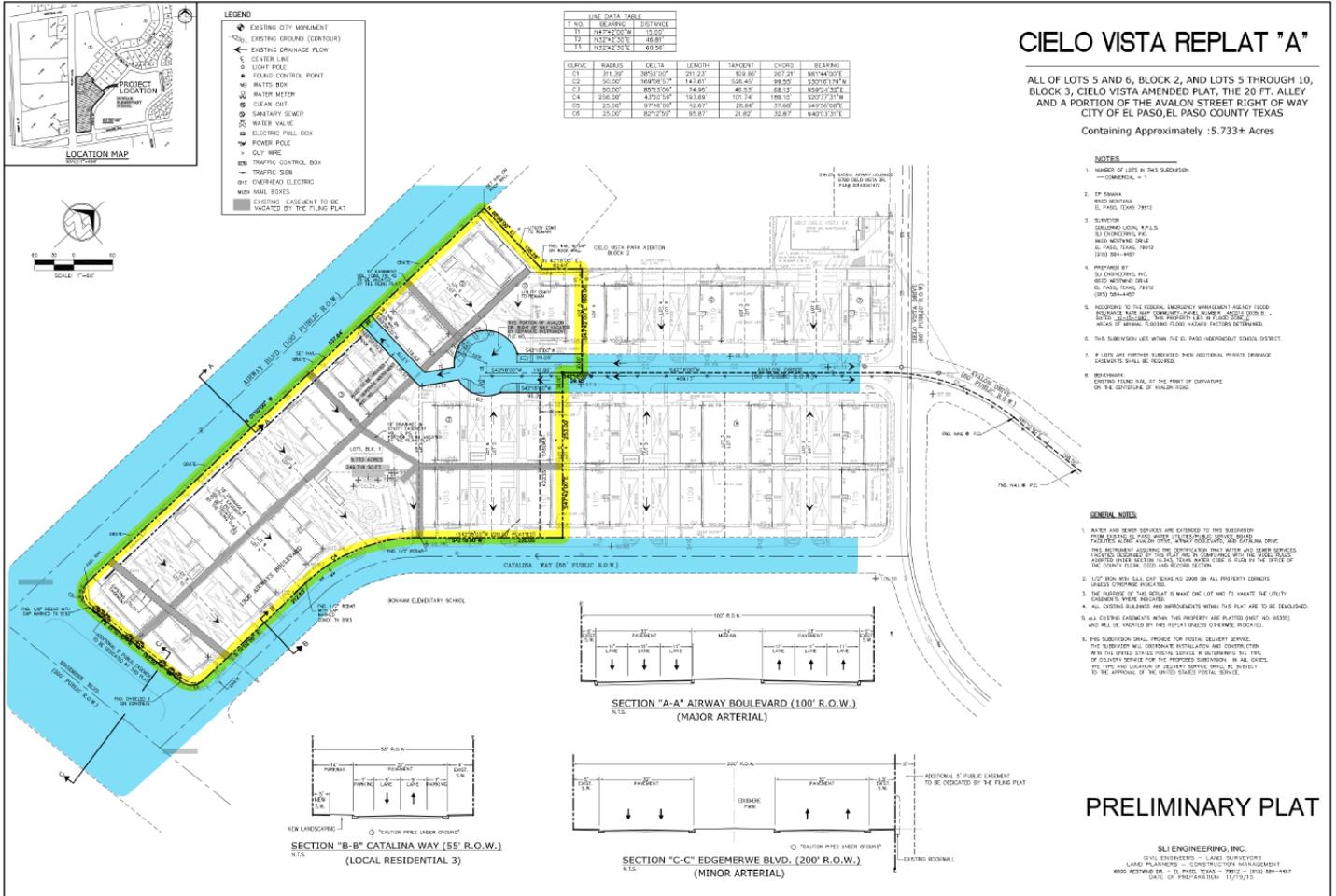
CIELO VISTA REPLAT A



# ATTACHMENT 3

## CIELO VISTA REPLAT "A"

ALL OF LOTS 5 AND 6, BLOCK 2, AND LOTS 5 THROUGH 10, BLOCK 3, CIELO VISTA AMENDED PLAT, THE 20 FT. ALLEY AND A PORTION OF THE AVALON STREET RIGHT OF WAY CITY OF EL PASO, EL PASO COUNTY TEXAS  
Containing Approximately :5.733± Acres



# ATTACHMENT 4

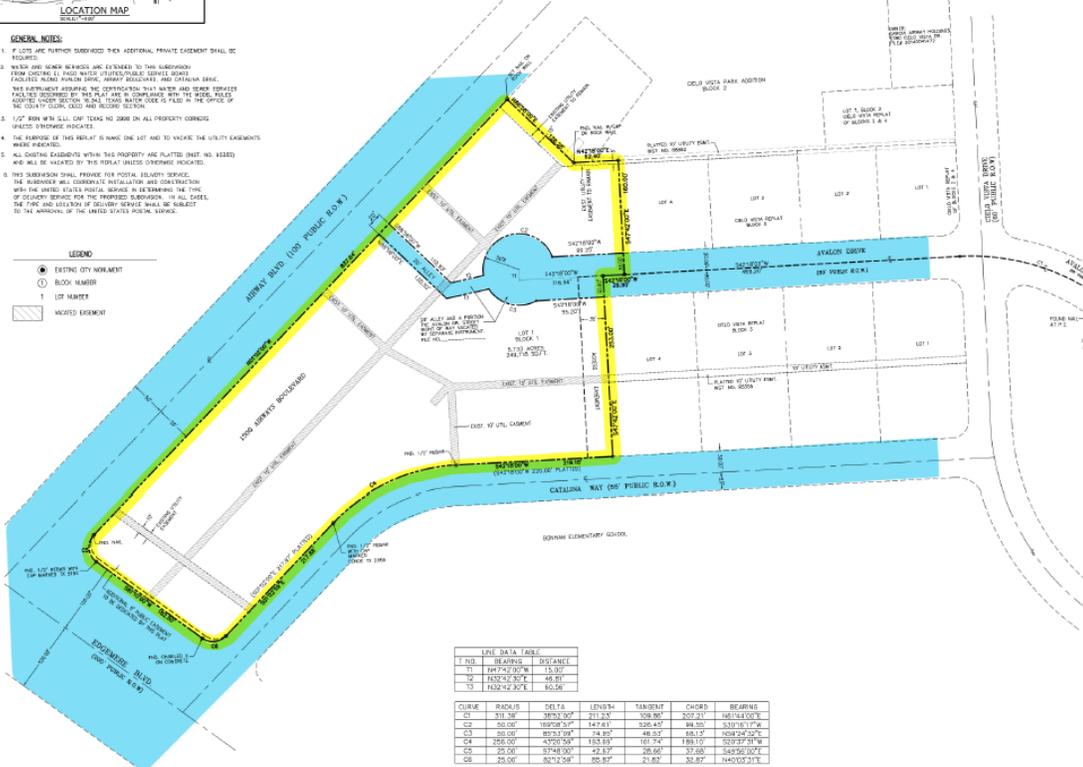


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AND A PORTION OF THE AVALON STREET RIGHT OF WAY  
CITY OF EL PASO, EL PASO COUNTY TEXAS  
Containing Approximately :5.733± Acres

- GENERAL NOTES:**
1. LOTS ARE FURTHER SUBDIVIDED THEIR ADDITIONAL PRIVATE EASEMENT SHALL BE PROVIDED.
  2. WATER AND SEWER SERVICES ARE EXTENDED TO THIS SUBDIVISION FROM EXISTING EL PASO WATER UTILITIES/SEWER SERVICE LINES. FACILITIES PLANNED AROUND DRIVE, AVENUE, BOULEVARD, AND CANYON DRIVE. THE SUBDIVISION WILL BE CONSIDERED TO BE WATER AND SEWER SERVICE FACILITIES PROVIDED BY THE CITY AND IS COMPLIANT WITH THE SEWER RULES AND REGULATIONS OF THE CITY OF EL PASO. THE CITY OF EL PASO WILL BE RESPONSIBLE FOR THE COST OF THE SEWER SERVICE.
  3. 1/2" BORN WITH ALL CANT TIEAS NO MORE ON ALL PROPERTY CORNERS UNLESS OTHERWISE INDICATED.
  4. THE PURPOSE OF THIS REPLAT IS TO SUBDIVIDE ONE LOT AND TO VACATE THE UTILITY EASEMENTS THEREIN INDICATED.
  5. ALL EXISTING EASEMENTS WITHIN THIS PROPERTY ARE PLATTED (NOT RE-ASSIGNED) AND WILL BE VACATED BY THIS REPLAT UNLESS OTHERWISE INDICATED.
  6. THIS SUBDIVISION SHALL PROVIDE FOR POSTAL DELIVERY SERVICE. THE SUBDIVISION WILL COMPLETE INSTALLATION AND CONNECTION WITH THE UNITED STATES POSTAL SERVICE IN ACCORDANCE WITH THE CITY OF EL PASO ORDINANCE FOR THE PROVIDED SUBDIVISION. IN ALL CASES, THE TIME AND METHOD OF DELIVERY SERVICE WILL BE SUBJECT TO THE APPROVAL OF THE UNITED STATES POSTAL SERVICE.

- LEGEND**
- EXISTING CITY MOWMENT
  - BLOCK NUMBER
  - LOT NUMBER
  - ▨ VACATED EASEMENT



**LINE DATA TABLE**

LINE NO.	BEARING	DISTANCE
1	N47°42'00"W	15.00'
2	N33°15'00"E	48.00'
3	N32°42'30"E	80.56'

CURVE	RADIUS	DELTA	LENGTH	TANGENT	CHORD	BEARING
C1	310.30'	307.51°00"	211.23'	109.80'	202.21'	N61°14'00"E
C2	50.00'	109°00'00"	147.81'	328.45'	88.50'	S33°15'00"W
C3	50.00'	85°31'00"	74.80'	48.53'	68.13'	N59°24'00"E
C4	200.00'	4°00'00"	120.53'	101.74'	188.10'	S33°15'00"W
C5	25.00'	57°48'00"	42.83'	28.80'	37.68'	S45°00'00"E
C6	25.00'	80°12'00"	88.87'	21.82'	30.87'	N45°00'00"E

**DEDICATION**

CITY OF EL PASO  
COUNTY OF EL PASO

BY: JIMENA, L.P., A TEXAS LIMITED PARTNERSHIP, AND MESTA PROPERTIES, L.L.C., ITS GENERAL PARTNER, MEMBERS OF THE LAND ASSESSOR PRESENT THIS MAP AND DECLARE TO THE CITY OF EL PASO, THE ACCESS EASEMENT, AND THE PUBLIC EASEMENT AS HEREIN Laid Down and Reserved.

DATE: \_\_\_\_\_

WITH: MARCO, MANAGER  
OF JIMENA, L.P., TEXAS LIMITED PARTNERSHIP, OWNER  
MESTA PROPERTIES, L.L.C., GENERAL PARTNER

**ASSESSMENT**

CITY OF EL PASO  
COUNTY OF EL PASO

THIS INSTRUMENT WAS RECORDED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015 A.D. BY: \_\_\_\_\_, MANAGER

NOTARY PUBLIC STATE OF TEXAS

BY COMMISSION EXPIRES \_\_\_\_\_

**CITY PLAN COMMISSION**

THIS SUBDIVISION IS HEREBY APPROVED AS TO THE PLATTING AND AS TO THE CONDITIONS OF THE DEDICATION IN ACCORDANCE WITH CHAPTER 202 OF THE LEGAL SERVICES CODE OF TEXAS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015 A.D.

EXECUTIVE SECRETARY \_\_\_\_\_ CHAIRPERSON \_\_\_\_\_  
APPROVED FOR FILING THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015 A.D.

PLANNING AND REVISIONS DIRECTOR \_\_\_\_\_

**FILING**

FILED AND RECORDED IN THE OFFICE OF THE COUNTY CLERK OF EL PASO COUNTY, TEXAS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015 A.D. FILE NO. \_\_\_\_\_

COUNTY CLERK \_\_\_\_\_ BY DEPUTY \_\_\_\_\_

TAX CERTIFICATE FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION, INSTRUMENT NO. \_\_\_\_\_ DATE: \_\_\_\_\_

INDUSTRIAL CERTIFICATE FOR CIELO VISTA REPLAT "A", AN ACCESS TO THE CITY OF EL PASO ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION, INSTRUMENT NO. \_\_\_\_\_ DATE: \_\_\_\_\_

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOODPLAIN MAP CORRECTIVE ACTION PLAN (CAP) FOR CIELO VISTA, THE PROPERTY LIES IN FLOOD ZONE, C-1, AREA OF SPECIAL FLOODING, FLOOD PLAINING FACTORS (FPMF) IS 0.00.

THIS SUBDIVISION LIES WITHIN THE EL PASO INDEPENDENT SCHOOL DISTRICT.

THIS PLAT INSTRUMENT IS A SURVEY MADE ON THE ORIGINAL LOTS OF CIELO VISTA AND IS IN COMPLIANCE WITH THE CURRENT TEXAS BOARD OF PROFESSIONAL LAND SURVEYING PROFESSIONAL AND TECHNICAL STANDARDS.



**SLI ENGINEERING, INC.**  
CIVIL ENGINEERS - LAND SURVEYORS  
LAND PLANNERS - CONSTRUCTION MANAGEMENT  
8000 WESTWOOD DR. - EL PASO, TEXAS - 79924 - (972) 884-4437  
DATE OF PREPARATION: 11/19/15

**ATTACHMENT 5**



September 18, 2015

Guillermo Licón, P.E.  
President

Nelson Ortiz  
Planning Division  
City of El Paso  
711 Texas Street  
El Paso Texas

Dear Mr. Ortiz

**Subject: Cielo Vista Replat A Subdivision**

We cordially requests a waiver for the following conditions requested by your office as a comment on the subdivision listed above:

1. The construction of the hike /bike lane requirement on Airways and on Edgemere. More than 50% of the surrounding areas within a quarter mile radius have been developed along these streets without a hike and bike. The developer does not have an issue with building the hike and bike lane however; the lane will have a dead end on both sides.
2. Dedicate additional land along Airways for a parkway.. Airways is fully developed and the existing right of way is not sufficient for a parkway. However, we will provide sufficient landscaping along the frontage on Airways
3. The existing configuration of Airways, Catalina Way, Cielo Vista and Edgemere. The existing sidewalk is adjacent to the curb and the parkway is located between the sidewalk and the property line. Granting the waiver will actually allow the developer to leave the configuration of these streets as it exists today.

Civil Engineers  
Land Surveyors & Planners  
Construction Management

Licensed Registered Engineers  
Texas - New Mexico  
Arizona - Colorado

6600 Westwind Drive  
El Paso, TX 79912  
Phone (915) 584-4457  
Fax (915) 581-7756

**ATTACHMENT 6**



**CITY PLAN COMMISSION APPLICATION  
RESUBDIVISION COMBINATION SUBDIVISION APPROVAL**

DATE : 9/18/2015

FILE NO. SUSU15-00062

SUBDIVISION NAME: CIELO VISTA REPLAT "A" SUBDIVISION

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)  
PARCEL 1: LOTS AND 6, BLOCK 2: LOTS 5 THROUGH 10, BLOCK 3, CIELO VISTA, AN ADDITION  
TO THE CITY OF EL PASO, EL PASO COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF ON  
FILE IN VOLUME 7, PAGE 1, PLAT RECORDS OF EL PASO COUNTY TEXAS.

2

	<u>ACRES</u>	<u>SITES</u>		<u>ACRES</u>	<u>SITES</u>
Single-family	_____	_____	Industrial	_____	_____
Duplex	_____	_____	Office	_____	_____
Apartment	_____	_____	Street & Alley	_____	_____
Mobile Home	_____	_____	Ponding & Drainage	_____	_____
P.U.D.	_____	_____	Institutional	_____	_____
Park	_____	_____	Other: _____	_____	_____
School	_____	_____	Total No. Sites	<u>5.733</u>	<u>1</u>
Commercial	<u>5.733</u>	<u>1</u>			

3. What is the existing zoning of the above-described property? A-2 Proposed zoning? C-3

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 utility easements are proposed: Underground \_\_\_\_\_ Overhead \_\_\_\_\_ Combination of both X

6. What type of drainage is proposed? (If applicable, list more than one)  
SURFACE & UNDERGROUND

7. Are special public improvements proposed in connection with development? Yes \_\_\_\_\_ No X

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

9. Remarks and/or explanation of special circumstances: \_\_\_\_\_

10. Street 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 X No \_\_\_\_\_

If yes, please submit a vested rights petition in accordance with Section 19.47- Vested rights (see attached)

12. Owner of record	EP SIMANA, LP <small>(Name and address)</small>	6500 MONTANA AVE <small>(Zip)</small>	79925 <small>(Phone)</small>	779-6500 <small>(Phone)</small>
13. Developer	MIMCO <small>(Name and address)</small>	6500 MONTANA AVE <small>(Zip)</small>	79925 <small>(Phone)</small>	779-6500 <small>(Phone)</small>
14. Engineer	SLI <small>(Name and address)</small>	6600 WESTWIND DR <small>(Zip)</small>	79912 <small>(Phone)</small>	584-4457 <small>(Phone)</small>

CASHIER'S VALIDATION  
FEE \$651.00

OWNER SIGNATURE: 

REPRESENTATIVE: MEYER MARCUS

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