



City of El Paso – City Plan Commission Staff Report

Case No: SUSU11-00113 Herrera Legacy Subdivision
Application Type: Minor – Approval of Escrow Deposit with the City for the following subdivision in accordance with Section 19.15.030 (B) of the subdivision code.
CPC Hearing Date: January 12, 2012
Staff Planner: Justin Bass, (915) 541-4930, bassjd@elpasotexas.gov
Location: East of Justice Drive and North of Montana Avenue
Legal Description Acreage: 2.03 acres
Rep District: 5
Existing Use: Vacant
Existing Zoning: C-4 (Commercial)
Proposed Zoning: C-4 (Commercial)
Nearest Park: Tierra Del Este #18 Park (0.61 mile)
Nearest School: Hurshel Antwine Elementary School (1.06 miles)
Park Fees: \$2,030.00
Impact Fee: This property is not located within an impact fee service area and is not subject to impact fees.
Property Owner: Herrera Legacy Developments, LLC
Applicant: Quantum Engineering Consultants, Inc.
Representative: Quantum Engineering Consultants, Inc.

SURROUNDING ZONING AND LAND USE:

North: C-4 (Commercial)/ Vacant
South: C-4/c (Commercial/conditions)/ Vacant
East: C-4 (Commercial)/ Vacant
West: C-4 (Commercial)/ Vacant

THE PLAN FOR EL PASO DESIGNATION: None.

APPLICATION DESCRIPTION

The applicant is proposing to subdivide a 2.03-acre parcel of property into one commercial lot. Primary access will be from Montana Avenue.

The proposed development requires that the developer provide monies to the City to mitigate the impact on the existing transportation network in the amount of \$3,397.18.

Per Section 19.15.030(B) of the subdivision code, the amount to be paid to the City “*shall be reviewed and approved by the CPC upon recommendation by the city manager or designee, and shall be paid prior to recording of the final plat.*”

Planning Division Recommendation

Approval.

EPDOT

The Department of Transportation has no objections to the proposed plat with the following conditions:

1. Landscape, trees, vegetation and irrigation systems are to be provided within the proposed medians and parkways on Justice Drive as per Section 19.16.020.G (Streets-Medians).
2. The Developer shall contribute their proportionate share of traffic mitigation improvements for the following intersections:
 - a. Tierra Este and RC Poe (\$3,397.18)

Notes:

- Access to Montana Avenue shall be coordinated with TXDOT
- The property is located along the Montana Rapid Transit System (RTS) corridor. Location of bus turn bays and bus stops shall be coordinated with Sun Metro.
- 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.

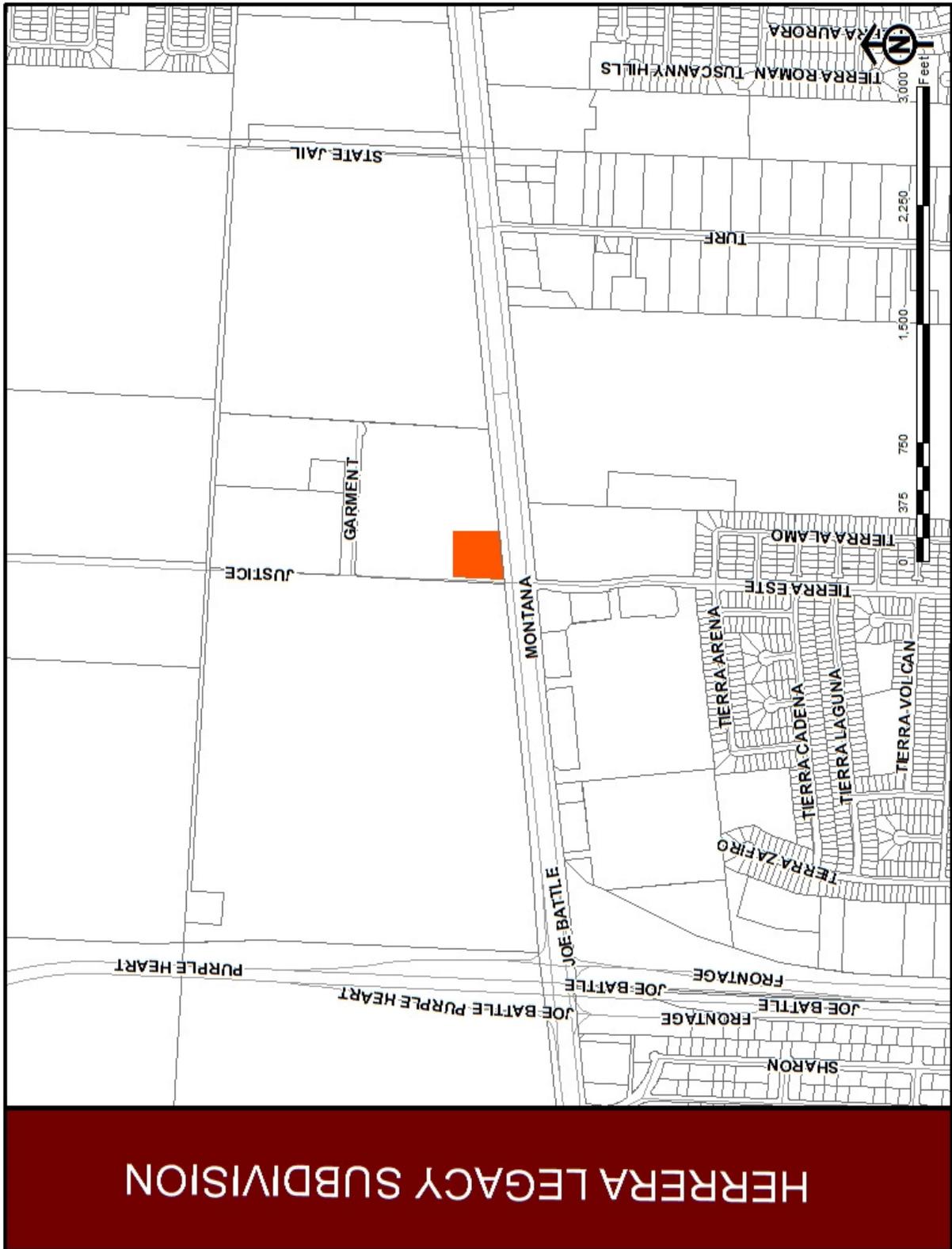
ADDITIONAL REQUIREMENTS AND GENERAL COMMENTS:

1. Prior to recording, please submit to Planning & Economic Development Department— Planning Division the following:
 - a. tax certificates
 - b. release of access document
 - c. set of restrictive covenants
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. Application

ATTACHMENT 1



ATTACHMENT 2



ATTACHMENT 4

HERRERA LEGACY SUBDIVISION

BEING A PORTION OF SECTION 33, BLOCK 79, TOWNSHIP 2,
TEXAS, AND PACIFIC RAILWAY SURVEYS,
CITY OF EL PASO, EL PASO COUNTY, TEXAS
CONTAINING: 2.027± ACRES
PRELIMINARY

SCHOOL DISTRICT
SECOND INDEPENDENT SCHOOL DISTRICT

BENCHMARK
TERRAZZO AND TERRY MONUMENT AT
TERRAZZO AND TERRY MONUMENT AT
EL PASO (1201)

LEGEND

- 1) --- Easement Line
- 2) --- Power Pole
- 3) --- Overhead Electric Line
- 4) --- 15KV Meter Line
- 5) --- Sewer Line

OWNER
Encuentros
370 N. West Street
El Paso, TX 79901
(915) 834-3000

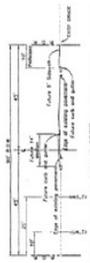


DATE OF PREPARATION: September 13, 2011



GRAPHIC SCALE
1 inch = 40 feet

- 1) THIS SUBDIVISION IS SUBJECT TO THE EXISTING EASEMENTS, RIGHTS OF WAY, AND UTILITIES SHOWN ON THIS MAP AND SHALL BE SUBJECT TO THE EXISTING EASEMENTS, RIGHTS OF WAY, AND UTILITIES SHOWN ON THIS MAP.
- 2) THE SUBDIVISION IS SUBJECT TO THE EXISTING EASEMENTS, RIGHTS OF WAY, AND UTILITIES SHOWN ON THIS MAP AND SHALL BE SUBJECT TO THE EXISTING EASEMENTS, RIGHTS OF WAY, AND UTILITIES SHOWN ON THIS MAP.
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SECTION-A
SCALE: 1"=40'



SECTION-B
SCALE: 1"=40'



ATTACHMENT 5



CITY PLAN COMMISSION APPLICATION FOR
MINOR SUBDIVISION APPROVAL

DATE: _____ FILE NO. SUSU 11-00113

SUBDIVISION NAME: HERRERA LEGACY SUBDIVISION

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
BEING A PORTION OF SECTION 33, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILWAY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS.

2. Property Land Uses:

	<u>ACRES</u>	<u>SITES</u>		<u>ACRES</u>	<u>SITES</u>
Single-family	_____	_____	Office	_____	_____
Duplex	_____	_____	Street & Alley	_____	_____
Apartment	_____	_____	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____	_____	_____	_____
School	_____	_____	_____	_____	_____
Commercial	<u>2.0271</u>	<u>1</u>	Total No. Sites	_____	<u>1</u>
Industrial	_____	_____	Total (Gross) Acreage	<u>2.0271</u>	_____

3. What is existing zoning of the above described property? C-4 Proposed zoning? C-4
4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? N/A Yes _____ No _____
5. What type of utility easements are proposed: Underground _____ Overhead _____ Combination of Both
6. What type of drainage is proposed? (If applicable, list more than one)
Stormwater surface drainage to on-site temporary retention pond
7. Are special public improvements proposed in connection with development? Yes No _____
8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes _____ No
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 _____
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
If yes, please submit a vested _____ rights petition in accordance with Section 19.47- Vested Rights (See Attached).

12. Owner of record RUBEN HERRERA-HERRERA (456) 298-9003
 (Name & Address) (Zip) (Phone)
13. Developer HERRERA LEGACY
 (Name & Address) (Zip) (Phone)
14. Engineer ROBERT A. GONZALES QUANTUM ENGINEERING CONSULTANTS, INC.
44 EXECUTIVE CTR. BLVD. STE. 200 EL PASO, TX 79902 (915) 532-7272
 (Name & Address) (Zip) (Phone)

CASHIER'S VALIDATION
 FEE: \$651.00

OWNER SIGNATURE: Ruben Herrera Herrera
 REPRESENTATIVE: Juan Arturo Castro Hernández


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