



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 28, 2016
Staff Planner: Jeff Howell, (915) 212-1607, 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: \$5,730.00
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 multiple 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. An access easement has been provided from Avalon Drive to Catalina Way in order to accommodate the vacation of the cul-de-sac. The vacation of a portion Avalon Drive was approved by the City Plan Commission on November 19, 2015. 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.

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 ½-inch, three (3) 1-inch and one (1) ¾-inch) and two (2) ¾-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.

type and location of delivery service shall be subject to the approval of the United States Postal Service.

Attachments

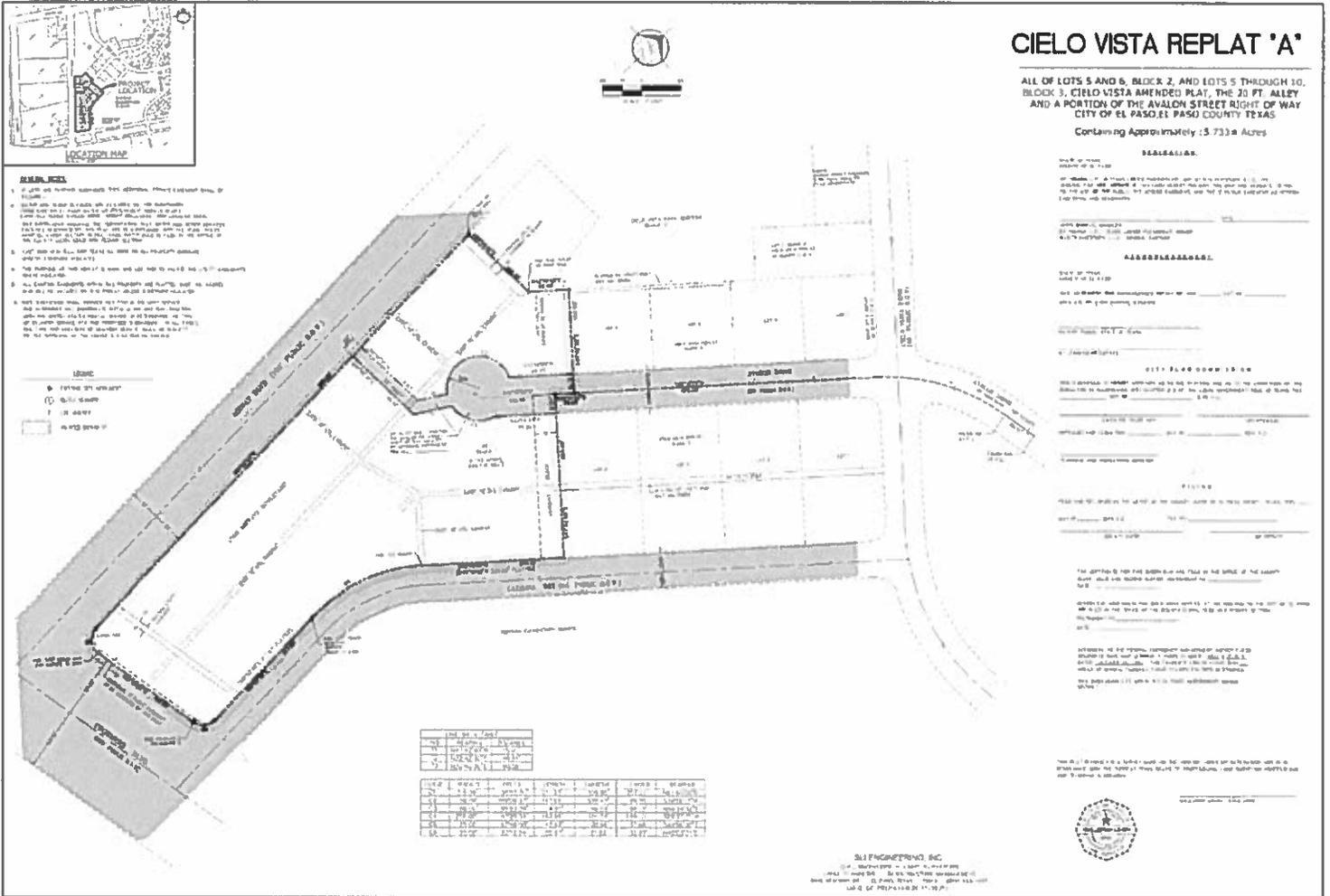
1. Location map
2. Aerial map
3. Preliminary plat
4. Final Plat
5. Waiver Request
6. Application

ATTACHMENT 2

CIELO VISTA REPLAT A



ATTACHMENT 4



ATTACHMENT 6



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

DATE : 9/18/2015

FILE NO. SUSU15-00042

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.

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	<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)