



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

**REVISED**

**Case No:** SUSU14-00077 Hutton Go Subdivision  
**Application Type:** Resubdivision Combination  
**CPC Hearing Date:** January 29, 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:** \$1,400  
**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 areas. Sun Valley currently consists of 40 foot roadway with 5 foot sidewalks and 5 foot landscape areas. The applicant is dedicating an additional 3 feet of ROW. 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.

As per Section 19.10.050.A the applicant has submitted a waiver request for roadway improvements along Dyer Street. Dyer Street is a TXDOT Major Arterial requiring 100 foot ROW, including 5 foot landscape and 5 foot sidewalks. Current cross section consists of 100 foot ROW with 5 foot sidewalks and no landscape.

### **DEVELOPMENT COORDINATING COMMITTEE**

The Development Coordinating Committee recommends **Approval** of the waiver requests and **Approval** of Hutton Go Subdivision on a Resubdivision Combination basis, subject to the following comments:

#### **Planning & Inspections Department - Planning Division**

Staff recommends **Approval** of the waiver requests and **Approval** of 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**

We have reviewed **Hutton Go Subdivision**, a major combination plat map and offer Developer / Engineer the following comments:

Please note that this subdivision is zoned "C-4" meeting the requirements for Multi-family dwellings use with a minimum lot area of 750 sq. ft. per dwelling unit however, applicant has submitted preliminary covenants restricting the use to general commercial purposes only and prohibiting all residential uses therefore, "Park fees" will be assessed based as follows:

1. **If** gross density waiver is granted by the Planning Department or designee and a copy of the final recorded covenants is provided restricting all residential uses, then applicant shall be required to pay "Park fees" in the amount of **\$1,400.00** based on Non-residential subdivision requirements calculated as follows:

Non-residential acreage 1.40 (rounded to two decimals) @ \$1,000.00 per acre =  
**\$1,400.00**

Please allocate generated funds under Park Zone: **NE-5**

Nearest Parks: **Franklin** & **Jorge Montalvo**

If density/acreage is increased /decreased or the property zoning /use changes, then "Park fees" will be re-assessed based on applicable conditions.

#### **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 requests
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



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

January 14, 2015

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

Re: Hutton GO Subdivision Combination

Dear Mr. Austin,

Dyer Street is a Major Arterial road with a 100' right-of-way width. The City of El Paso Design Standards for Construction requires a 4' landscaped area between the edge of the road and the sidewalk. However, the existing sidewalk along Dyer Street directly abuts the road. If a 4' landscaped area was installed along our property line, it would not align with the existing sidewalk. Therefore, we would like to request a waiver from having to install any right-of-way improvements along Dyer Street.

Sincerely,

A handwritten signature in blue ink that reads "Christopher M. Berry".

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

# ATTACHMENT 6



## CITY PLAN COMMISSION APPLICATION FOR RESUBDIVISION COMBINATION SUBDIVISION APPROVAL

DATE: December 11, 2014

File No. SUSU14-00077

SUBDIVISION NAME: Hutton Go Subdivision

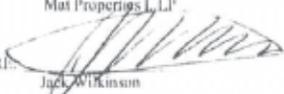
1. Legal Description for the area included on this plat (Tract, Block, Grant, etc.)  
Being a Replat of a Portion of Tracts 56 and 57 and all of Tracts 58 and 59, First Supplement Map of Parkland Addition, City of El Paso, El Paso County, Texas
  
2. Proposed Land Uses:
 

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

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

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

Mat Properties I, L.P.  
 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**