City of El Paso – City Plan Commission Staff Report

Case No:	SUSU13-00120 Sombras Del Sol Unit Seven
Application Type:	Major Combination
CPC Hearing Date:	January 30, 2014
Staff Planner:	Nelson Ortiz, (915) 541-4931, ortiznx@elpasotexas.gov
Location:	East of Joe Battle and North of Pebble Hills
Acreage:	8.47 acres
Rep District:	5
Existing Use:	Vacant
Existing Zoning:	R-5/ sp (Residential/ Special Permit) and C-1 (Commercial)
Proposed Zoning:	R-5/ sp (Residential/ Special Permit) and C-1 (Commercial)
Nearest Park:	Carlos David Bombach (.17 mi.)
Nearest School:	Paso Del Norte Elementary (.52 mi.)
Park Fees Required:	$69,870
Impact Fee Area:	This property is not located in an Impact Fee Service Area and not subject to impact fees.
Property Owner:	JNC Land
Applicant:	JNC Land
Representative:	Conde, Inc.

SURROUNDING ZONING AND LAND USE

North: R-5/SP/ Residential Development
South: C-1 / Vacant
East: R-5 / Residential Development
West: C-4/c / Commercial Development

PLAN EL PASO DESIGNATION: G4 Suburban (Walkable)

APPLICATION DESCRIPTION

The applicant proposes to subdivide approximately 8 ½ acres of vacant land for 51 residential lots. The residential lots range between 4,468 SF and 10,597 SF. There is a special permit in place that allows for a reduction in lot area and width. No parks or commercial development are included. Access to the subdivision is proposed from Pebble Hills Blvd. via Hannah Leigh Drive. This project is vested under the former subdivision code.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends **approval** of Sombras Del Sol Unit Seven on a Major Combination basis, subject to the following comments.

Planning Division Recommendation:
Approval as the plat conforms to the subdivision ordinance and special permit.

City Development Department - Land Development

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

The Developer/Engineer shall address the following comments.

1. No objections.
2. Confirm if existing storm water drainage structures have sufficient capacity to handle the developed runoff from the proposed subdivision (per DSC and DDM).

El Paso Department of Transportation
No comments received.

Parks and Recreation Department

We have reviewed **Sombras Del Sol Unit Seven,** a major combination plat map and offer Developer / Engineer the following comments:

Please note that this subdivision is composed of **51** lots zoned "R-5" meeting the requirements for Single-family & Two-family dwelling use therefore, "Park fees" will be assessed based on the following:

1. **If** gross density waiver is granted by the Planning Department or designee and covenants are provided restricting the use to a Single-family dwelling unit per lot, then applicant shall be required to pay "Park fees" in the amount of **$69,870.00** calculated as follows:

   51 (R-5) Single-family dwelling lots @ $1,370.00 / Dwelling = **$69,870.00**

Please allocate generated funds under Park Zone**: E-7**

Nearest Parks: **Carlos Bombach** **&** **Salvador Rivas**

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

We have reviewed the above referenced subdivision and provide the following comments:

1. EPWU- PSB does not object to this request.

Water

2. There are existing 8-inch diameter water mains that extend along the existing portions Lisa Sherr and Hannah Leigh Streets. These mains dead-end at the northern property line of this subdivision.
3. There is a 12-inch diameter water main that extends along Pebble Hills Boulevard. This main has 8-inch diameter stub-outs that are aligned towards the north to the proposed Hanna Leigh St. and Lisa Sherr. Service to Sombras Del Sol Unit 7 is anticipated by means of water main extensions from the Hanna Leigh Dr. stub-out north to the existing water main on Hanna Leigh Dr. and Lisa Sherr.

Sanitary Sewer

4. There are existing 8-inch diameter sewer mains that extend along the existing portions Lisa Sherr and Hannah Leigh Streets. These mains dead-end at the northern property line of this subdivision.

5. There is an existing 8-inch diameter sanitary sewer main that extends along Pebble Hills Boulevard. This main has 8-inch diameter sanitary sewer stub-outs aligned towards the north to the proposed Hannah Leigh Street and Lisa Sherr Drive. Service to Sombras Del Sol Unit 7 is anticipated by means of sewer main extensions from the described stub-out to the existing sewer mains on Hanna Leigh and Lisa Sherr.

General

6. Sanitary sewer service is critical. Owner is to grade the subject subdivision to allow for gravity sewer service to the above described sewer mains.

7. EPWU requires a new service application to provide service to the property. New service applications are available at 1154 Hawkins, 3rd Floor. The following items, if applicable, are required at the time of application: (1) hard copy of subdivision plat with street names and addresses; (2) finalized set of street improvement plans, including storm sewer; (3) digital copy of subdivision plat; (4) benchmark check; and (5) construction schedule. Service will be provided in accordance with the current EPWU – PSB Rules and Regulations. The owner 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.

El Paso Fire Department

No comments received.

Sun Metro

- Sun Metro recommends the placement of sidewalks and ADA compliant improvements throughout the development to City standards to provide pedestrian accessibility to mass transit services.

911

- Recommend that **LISA SHERR ST** be changed so that it **connects with PEBBLE HILLS BLVD,** traveling in a straight southerly line in alignment with the existing **LISA SHERR ST** to the south of **PEBBLE HILLS BLVD**. The District's belief is the current configuration invites potential problems and delays with emergency response situations, therefore jeopardizing the safety of life and property.

- The original 11/11/2003 City approved plan and the 1/2/2008 preliminary plat, both of which were previously reviewed, seem to be suitable for public safety.

Central Appraisal District

No comments received.

El Paso Electric Company

No comments received.

Texas Gas Company

No comments received.

El Paso Independent School District
No comments received.

Additional Requirements and General Comments:

1. Submit to the City Development 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.

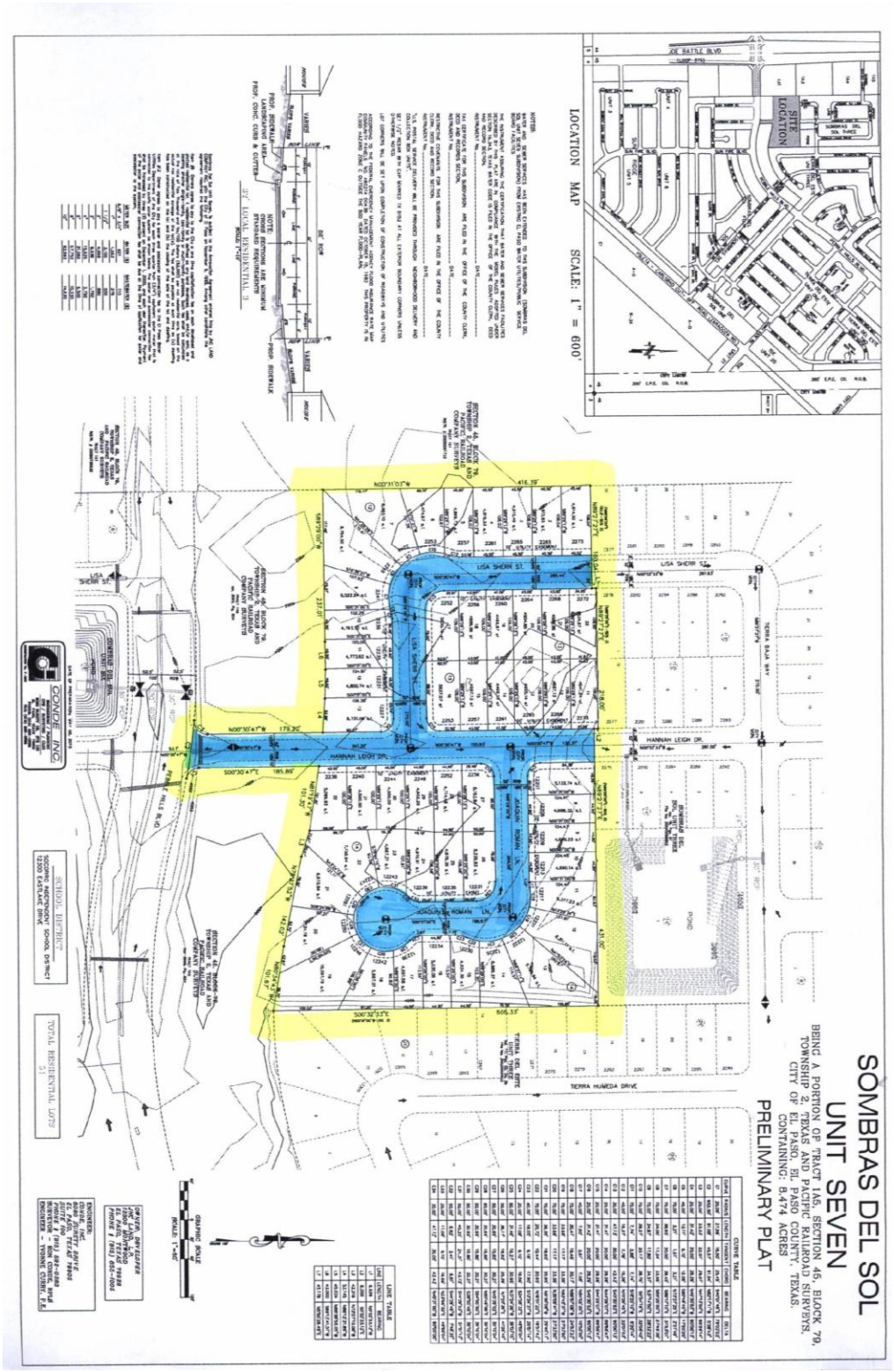
Attachments

1. Location map
2. Aerial map
3. Preliminary plat
4. Final plat
5. Application

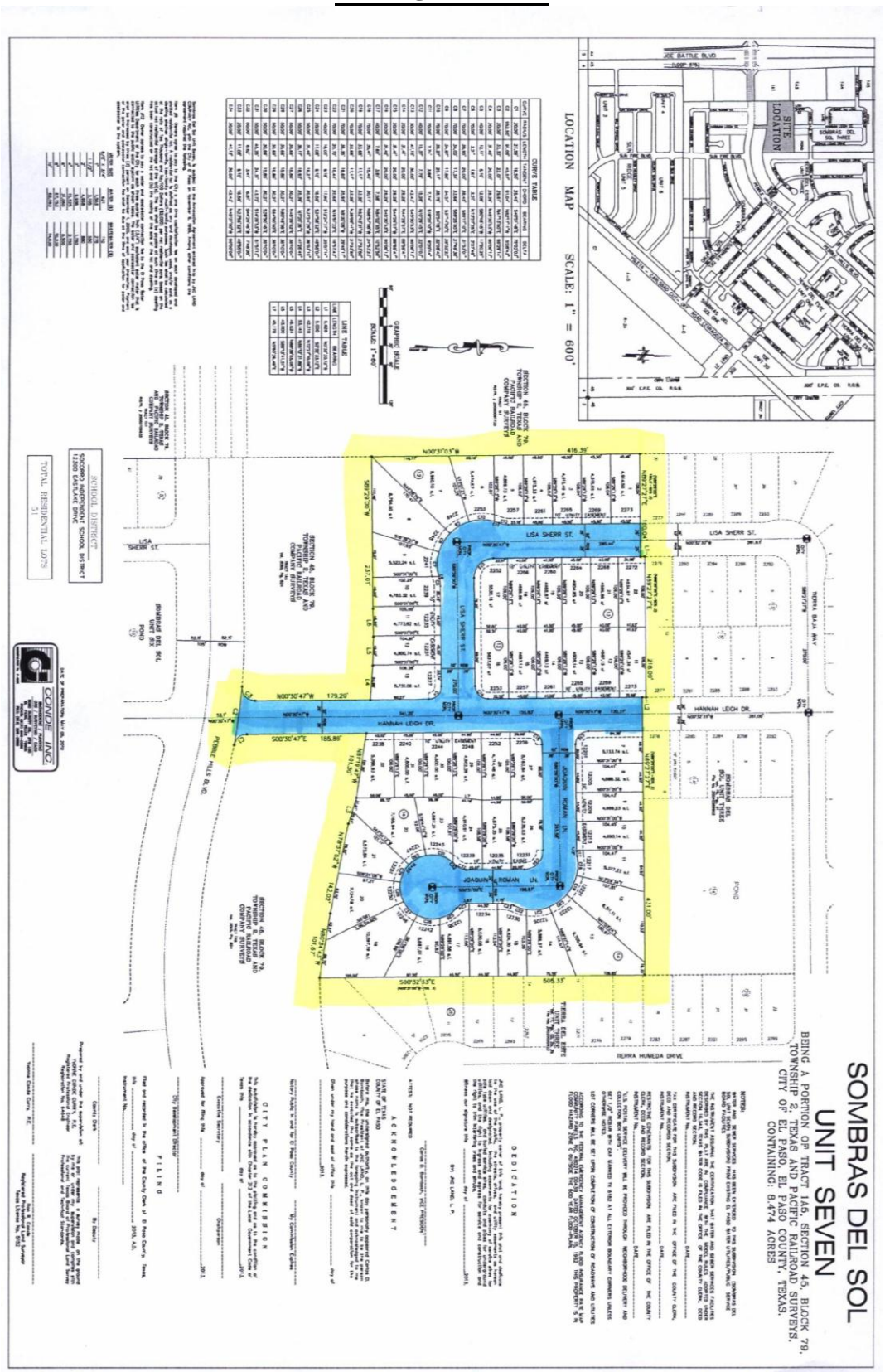
ATTACHMENT 1

ATTACHMENT 2

ATTACHMENT 3



ATTACHMENT 4



ATTACHMENT 5

SUSU13-00120

CITY OF EL PASO PAID DEC 17 2013 CITY DEVELOPMENT DEPARTMENT

CITY PLAN COMMISSION APPLICATION FOR
MAJOR SUBDIVISION COMBINATION APPROVAL

DATE: November 15, 2013 File No. SUSU13-00120

SUBDIVISION NAME: Sombras Del Sol Unit Seven

1. Legal Description for the area included on this plat (Tract, Block, Grant, etc.)
Being a portion of Tract 1A5, Section 45, Block 79, Township 2, Texas and Pacific Railroad Surveys, City of El Paso El Paso County, Texas

2. Proposed Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	6.7792	51	Office		
Duplex			Street & Alley	1.6948	1
Apartment			Ponding & Drainage		
Mobile Home			Institutional		
P.U.D.			Other (specify below)		
Park					
School					
Commercial			Total No. 52		
Industrial			Total Acres (Gross) 8.474		

3. What is existing zoning of the above described property? R-5 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 X No ____.

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)
Lots to street to Ponds

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 X No ____

If yes, please submit a vested rights petition in accordance with Section 19.47-Vested Rights (See Attached).

12. Owner of record JNC Land, L.P. 12300 Montwood, El Paso, Texas 79928 915-855-1005
(Name & Address) (Zip) (Phone)

13. Developer JNC Land, L.P. 12300 Montwood, El Paso, Texas 79928 915-855-1005
(Name & Address) (Zip) (Phone)

14. Engineer CONDE INC. 6080 Surety Drive, Ste 100, El Paso, TX 79905 915-592-0283
(Name & Address) (Zip) (Phone)

CASHIER'S VALIDATION
FEE: $2,213.28

JNC Land, L.P.

OWNER SIGNATURE: _____
Carlos D. Bombach

REPRESENTATIVE: _____
Conrad Conde

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