



City of El Paso – City Plan Commission Staff Report

2nd REVISED

Case No: SUSU15-00084 Charter School Solutions
Application Type: Resubdivision Combination
CPC Hearing Date: February 11, 2016
Staff Planner: Armida Martinez, (915) 212-1605, martinezar@elpasotexas.gov
Location: North of Betel and West of Americas
Acreage: 10.667
Rep District: 6
Existing Use: Vacant
Existing Zoning: A-2 (Apartments)
Proposed Zoning: A-2 (Apartments)
Nearest Park: Feather Lake (.58 miles)
Nearest School: Harmony Science Academy (K-12) Charter (next door)
Park Fees Required: N/A
Impact Fee Area: N/A
Property Owner: Charter School Solutions
Applicant: Charter School Solutions
Representative: Etzold & Co

SURROUNDING ZONING AND LAND USE

North: C-3 (Commercial) / vacant

South: R-4 (Residential) / Residential development

East: A-O (Apartment-Office) / C-1/sp (Commercial / special permit) / vacant

West: C-1 (Commercial) / Charter School

PLAN EL PASO DESIGNATION: G3, Post-War

APPLICATION DESCRIPTION

The applicant proposes to resubdivide 10.667 acres into two lots. The proposed development is for a new charter school. Access to the subdivision is proposed from Betel Drive. The subdivision was reviewed under the current subdivision code.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends **approval** of Charter School Solutions Subdivision on a Resubdivision Combination basis subject to the following comments.

Planning Division Recommendation:

Staff recommends approval of Charter School Solutions on a Resubdivision Combination basis.

Planning & Inspections Department - Land Development

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

The Developer/Engineer shall address the following comments.

1. Scale typical street cross section for 70’ ROW to match the scale of the 90’ ROW for legibility on preliminary plat.
2. Remove the pavement thickness values on both typical cross sections.
3. Add note to final plat sheet: “The retention of the difference between Historic and Developed Storm-water runoff discharge volumes shall be retained within subdivision limits (DSC, 19.19.010A and DDM, 11.1). Historic storm water runoff rates must not be exceeded. Ensure historic runoff volume, peak, and duration are maintained.

Capital Improvement Department - Parks

We have re-reviewed **Charter School Solutions Subdivision**, a resubdivision combination plat map and on behalf of CID Parks Planning Division we offer Developer / Engineer the following “revised” comments:

Please note that this subdivision is zoned "A-2" meeting the requirements for Single-family (A-1 uses), Two-family (A-1 uses) and Multi-family dwellings use with a minimum unit area of 1,750 sq. ft. per dwelling however, Applicant has submitted copy of preliminary covenants restricting the property for use as a “Public facility” therefore, the following shall apply:

If applicant provides copy of final signed/recorded covenants restricting all residential uses and restricting the property for use as a “Public facility”, and **if** gross density waiver is granted by the City Manager of the Planning Department designee, then this subdivision application meets the requirements to be excluded from the calculation for parkland dedication ordinance Title 19 – Subdivision & Development Plats, **Chapter 19.20 Parks and Open Space** as noted below:

19.20.060 - Exclusions from Dedication Requirements.

Exclusions. The following shall be excluded from the calculation for parkland dedication. In all instances, the burden of proof shall be on the subdivider to demonstrate that the plat meets the requirements of this chapter:

H. Land shown within a subdivision, whether residential or nonresidential, which is designated for use as a "Public facility".

Ord. 16882 § 2 (part), 2008; Ord. No. 17576, § 1, 6-7-2011; Ord. No. 17753, § 1, 3-20-2012; Ord. No. 17905, § 6, 11-6-2012

This subdivision is located with-in Park Zone: **MV-5**

Nearest Parks: **Pecan Grove #2** & **Jamestown Park/Pond**

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:

Within Lot 2, Block 4, Le Barron Park Subdivision, (property identified as the American Basin) located north of the Juan De Herrera Lateral there is an existing forty-two (42) inch diameter water transmission main (JRWTP Transmission Main). This main is aligned north and parallel to the southernmost Right-of-Way line pertaining to the American Basin property.

EPWU-PSB Comments

Water

Along Betel Drive between Burgundy Drive and Bordeaux Drive there is an existing eight (8) inch diameter water main. This main is available for service.

Along Bordeaux Street between Marne Street and Betel Drive there is an existing twelve (12) inch diameter water main; this main dead-ends at Betel Drive. The Development of the Property (proposed Charter School Solutions Subdivision) will require the extension of a water main along Bordeaux Drive to cover the entire frontage of Charter School Solutions Subdivision. All main extensions are at the cost of the Owner/Developer.

Previous water pressure readings conducted on fire hydrant number 6171 located at Bordeaux Drive and Betel Drive have yielded a static pressure of 110 pounds per square inch (psi), residual pressure of 102 psi, discharge of 1,210 gallons per minute (gpm). 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 Owner shall be responsible for the operation and maintenance of the above-described water pressure regulating device.

Sanitary Sewer

Along Betel Drive between Burgundy Drive and Bordeaux Drive there is an existing eight (8) inch diameter sanitary sewer main. This main is available for service.

Along Bordeaux Street between Marne Street and Betel Drive there is an existing twelve (12) inch diameter sanitary sewer main; this main dead-ends at Betel Drive. The Development of the Property (proposed Charter School Solutions Subdivision) will require the extension of a sanitary sewer main along Bordeaux Drive to cover the entire frontage of Charter School Solutions Subdivision. All main extensions are at the cost of the Owner/Developer.

General

EPWU requires a new service application to initialize design of the water and sanitary sewer main extensions to serve the subject Property. New service applications are available at 1154 Hawkins, 3rd Floor. The following items are required at the time of application: (1) hard copy of subdivision plat; (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 Electric Company

No comments received.

El Paso County 911 District

No comments received.

El Paso Fire Department

No comments received.

Central Appraisal District

No objections.

Streets and Maintenance Department

1. TIA shows that Burgundy/Escobar will be required to be changed from a 2-way to a 4-way stop condition.
2. Per the TIA, the developer is responsible for the proportionate share of traffic signals at the following intersections:

	Development proportionate share
a. Burgundy/Betel (20.18%)	\$ 42,847.18
b. Burgundy/North Loop (6.7%)	\$ 14,225.78

3. The TIA shows that signal optimization is required to mitigate the traffic from the proposed development at Bordeaux/North Loop (4.25%). Development proportionate share \$191.25.

Additional Requirements and General Comments:

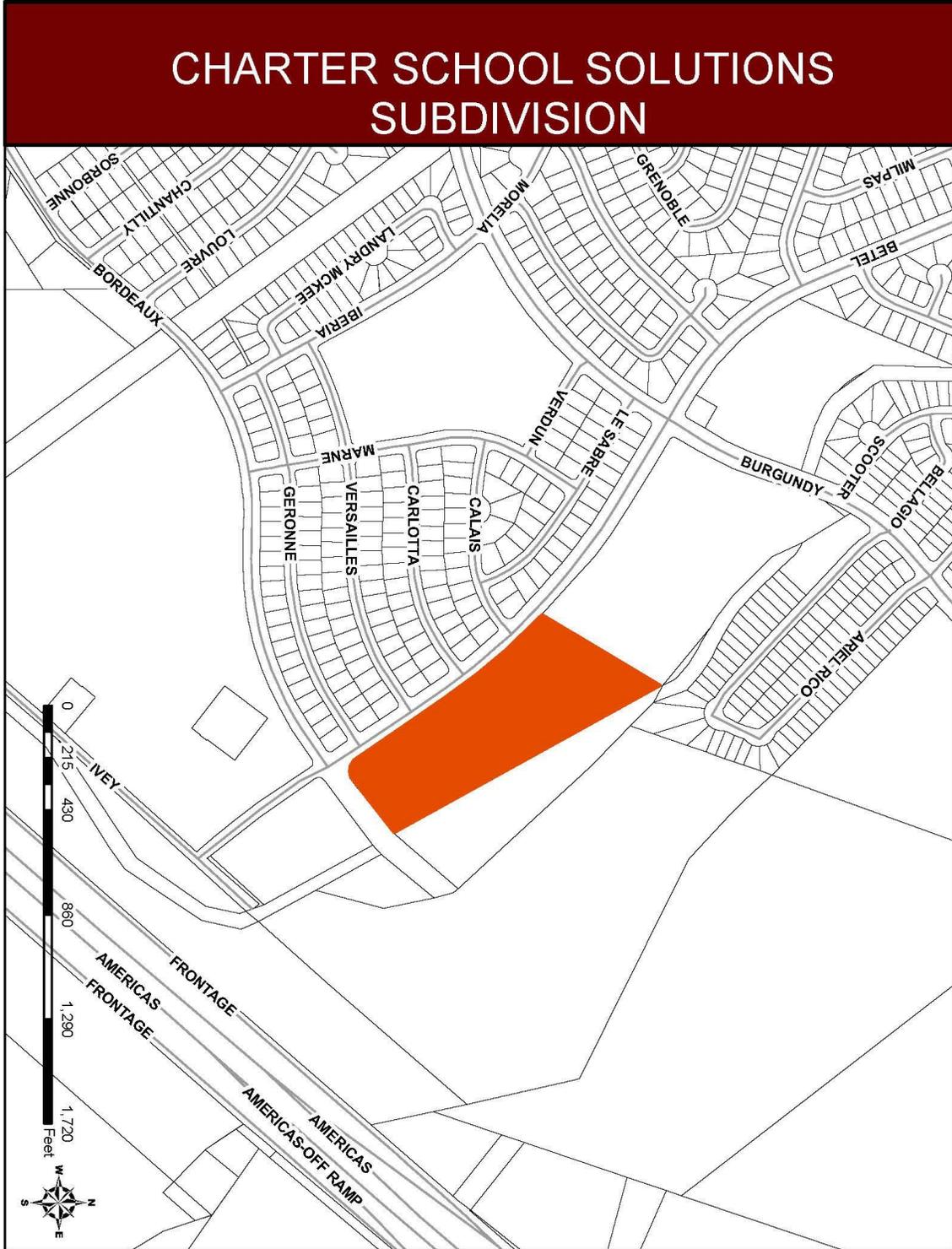
1. Submit to the Planning & Inspections Department – Planning Division the following prior to recording of the subdivision.
 - a. Current certified tax certificate(s)
 - b. Current proof of ownership
 - c. Release of access document, if applicable
 - d. Set of restrictive covenants, if applicable
2. 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.
3. Revise cross section for Bordeaux Street to reflect a 5ft. sidewalk.
4. Provide reason for the replat.
5. Identify appropriate school district on final plat.
6. Verify statement 7 under “Notes” on the final plat.
7. Provide acreage and square footage of each lot.
8. Verify owner in the dedication statement.
9. Verify Lot boundary dimensions

10. Indicate if any proposed easements are being dedicated, as well as any existing easements.
11. Verify dedication statement.
12. Provide drainage arrows on the preliminary plat.

Attachments

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

ATTACHMENT 1

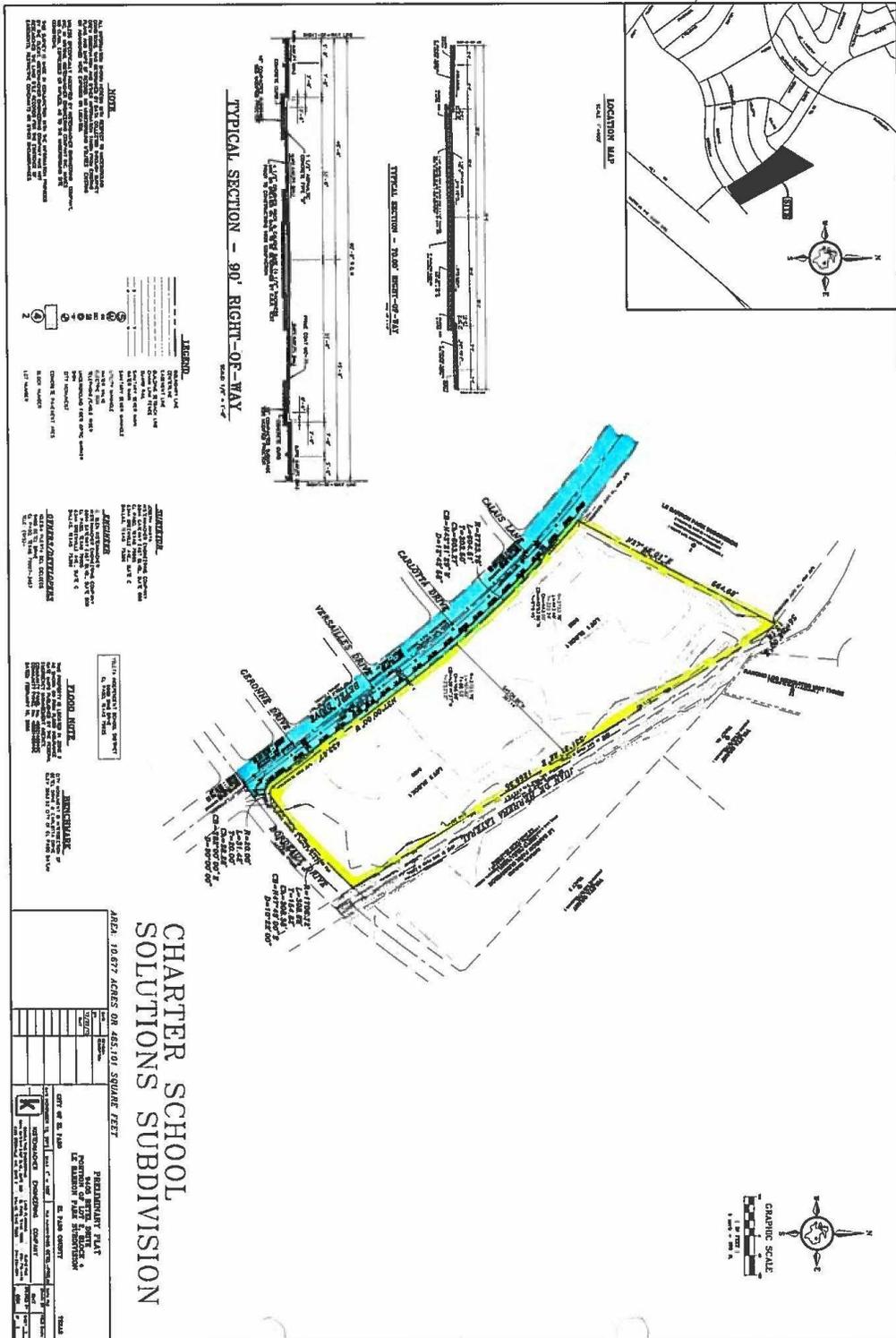


ATTACHMENT 2

CHARTER SCHOOL SOLUTIONS SUBDIVISION



ATTACHMENT 3



ATTACHMENT 5



CITY PLAN COMMISSION APPLICATION FOR
RESUBDIVISION COMBINATION SUBDIVISION APPROVAL

DATE: Nov 12, 2015 FILE NO. SUSU15-00084
SUBDIVISION NAME: Charter School Solutions Subdivision

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
A 10.68 acre Portion of Lot 2, Block 4, Le Barron Park
Subdivision, an addition to the 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	<u>10.68</u>	<u>1</u>	Total No. Sites	_____	<u>1</u>
Commercial	_____	_____	Total (Gross) Acreage	<u>10.68</u>	_____
Industrial	_____	_____			

3. What is existing zoning of the above described property? A-2 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 X (not applicable)

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)
Off-Site

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 _____ No X
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 X No _____ (at time of submission)

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 Charter School Solutions 9555 W Sam Houston Pkwy Ste 200
 (Name & Address) (Zip) (Phone) (77099)
- 13. ~~Consultant~~ **ETZOLD & CO (David Etzold) 310 N Mesa Suite 824 (79901)**
 (Name & Address) (Zip) (Phone)
- 14. Engineer **Kistenmacher Engineering 6044 Gateway East #800 (79905)**
 (Name & Address) (Zip) (Phone)

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

OWNER SIGNATURE: Bilal Erturk, BILAL ERTURK, CEO
 REPRESENTATIVE: David Etzold
 David Etzold, Consultant

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

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