



City of El Paso – City Plan Commission Staff Report

Case No: SUSU14-00100 – St. Marks Subdivision
Application Type: Major Combination
CPC Hearing Date: February 12, 2015
Staff Planner: Harrison Plourde, 212-1584 (PlourdeHT@elpasotexas.gov)

Location: North of Lindbergh Avenue and West of Charl Ann Street
Legal Description: All of Tract 6B, Block 5, Upper Valley Surveys, City of El Paso, El Paso County, Texas
Acreage: 4.96
Rep District: 1
Zoning: A-2/C/SC (Apartment/Conditions/Special Contract)
Existing Use: Vacant
Nearest School: Mitzi Bond Elementary (0.25 miles)
Nearest Park: Thorn Park (0.48 miles)
Park Fees Required: \$4,960.00
Impact Fee Area: Not in Impact Fee Area

Property Owner: St. Marks United Methodist Church
Applicant: CSA Design Group
Representative(s): Adrian Holguin-Ontiveros, CSA Design Group

SURROUNDING ZONING AND LAND USE

North: R-2 (Residential)/Single-Family Residential
South: R-2 (Residential)/Commercial Plant Nursery
East: A-2/C/SC (Apartment/Conditions/Special Contract)/Railroad ROW
West: R-2 (Residential)/Irrigation Canal

PLAN FOR EL PASO DESIGNATION

G3, Post War

APPLICATION DESCRIPTION

The applicant is requesting to plat a 4.96 acre property to create one lot for a private elementary school, zoned A-2.

DEVELOPMENT COORDINATING COMMITTEE REVIEW

The Development Coordinating Committee recommends **Approval** of St. Marks Subdivision subject to the following comments.

Planning & Inspections Department – Planning

Planning recommends **Approval** on a Major Combination basis.

Planning & Inspections Department – Land Development

We have reviewed subject plat and recommend **Approval**. The Developer/Engineer shall address the following comments:

1. Add to general notes on both preliminary and final plats: “All developed storm water runoff shall be addressed within the subdivision limits and shall comply with all provisions of (DSC

19.19.010A and DDM 11.1). Compensatory storm water storage equal to fill displacement shall be provided within subdivision limits. Historic storm water runoff rates must not be exceeded. Ensure historic runoff volume, peak, and duration are maintained.”

2. No permit will be issued until CLOMR has been approved by FEMA and submitted to the City & EPWU. Comply with FEMA requirements.
3. Provide a note on the plat indicating the entity responsible for maintenance of private pond and storm water infrastructure.
4. Identify the discharge location, and label private pond.

Parks and Recreation Department

We have reviewed St. Marks Subdivision, a revised major combination plat map and offer Developer/Engineer the following comments:

Please note that this subdivision is zoned “A-2 & C/SC” meeting the requirements for Multi-family dwellings use with a minimum lot area of 1,750 square feet per dwelling and for General Commercial uses (Non-residential) however, applicant has submitted preliminary covenants restricting the use of 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 **\$4,960.00** based on Non-residential subdivision requirements calculated as follows:

Non-residential acreage 4.96 (rounded to two decimals) @ \$1,000.00 per acre = **\$4,960.00**

Please allocate generated funds under Park Zone **NW-7**
Nearest Park(s): **Thorn**

If density/acreage is increased/decreased or the property zoning/use changes, then “park fees” will be reassessed based on applicable conditions.

El Paso Water Utilities

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

1. EPWU does not object to this request.

Water

2. There is an existing 8-inch diameter water main extending along Charl Ann Street location approximately 60 feet east of the property’s eastern boundary line. This main is available for service.
3. EPWU records indicate an active ¾-inch water meter and a 6-inch fire line serving the subject property. The service address for these meters is 5257 Charl Ann Street.

Sanitary Sewer

4. There is an existing 24-inch diameter force main extending along Charl Ann Street located approximately 40 feet east of the property’s eastern boundary line. No direct service connections are allowed to this main.

5. There is an existing 8-inch diameter sanitary sewer main location along Charl Ann Street located just north of the property's northeast corner. The main is 4.5 feet in depth.

6. Sanitary sewer service for this property is critical. EPWU-PSB requests that site be graded so that sanitary sewer may be provided by gravity. Sanitary sewer main extension costs are the responsibility of the owner/developer.

General

7. EPWU requires a new service application to provide service to the property. New service applications are available at 1154 Hawkins Drive, 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.

El Paso Central Appraisal District

No Comments Received.

El Paso Fire Department

No Comments Received.

El Paso County 911 District

No Comments Received.

Sun Metro

Sun Metro is not opposed to this request.

El Paso Electric Company

No Comments Received.

Texas Gas Service

Texas Gas Service does not have any comments nor foresees any conflicts for St. Marks Subdivision.

El Paso Independent School District

No Comments Received.

Additional Requirements and General Comments

Submit to the City Development Department – Planning Division the following prior to recording of the subdivision.

1. Current certified tax certificate(s).
2. Current proof of ownership.
3. Release of access document, if applicable.
4. Set of restrictive covenants, if applicable.
5. Deed for property to be dedicated as parkland.

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:

- Attachment 1: Location Map
- Attachment 2: Aerial Map
- Attachment 3: Preliminary Plat
- Attachment 4: Final Plat
- Attachment 5: Application

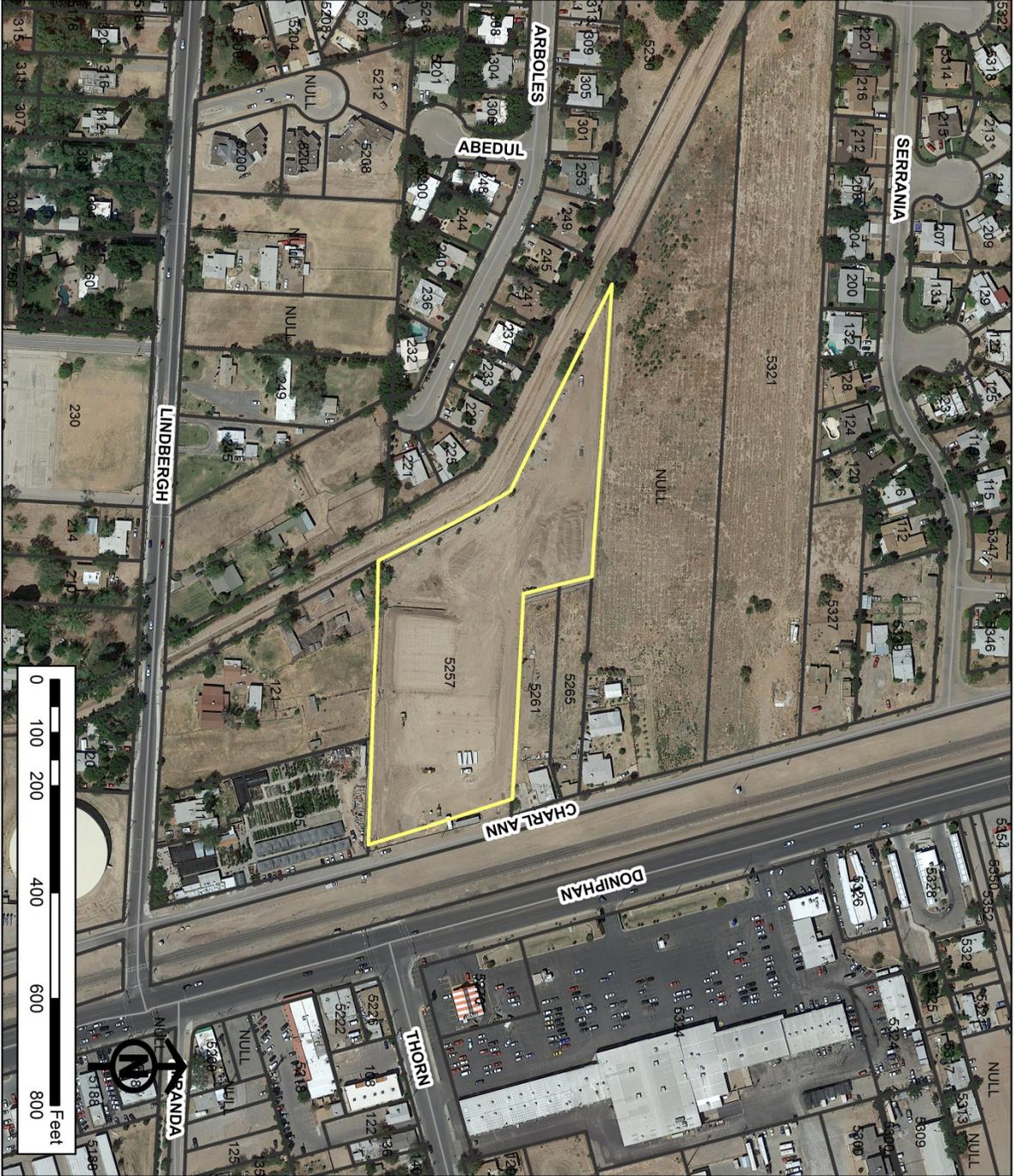
ATTACHMENT 1

ST. MARKS SUBDIVISION



ATTACHMENT 2

ST. MARKS SUBDIVISION



ATTACHMENT 5



CITY PLAN COMMISSION APPLICATION FOR
MAJOR COMBINATION SUBDIVISION APPROVAL

DATE: 1-15-15 FILE NO. 505014-00100
 SUBDIVISION NAME: St. Marks Subdivision

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
Being all of Tract 6B, Block 5, Upper Vally 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>4.96</u>	<u>1</u>	Total No. Sites	_____	<u>1</u>
Industrial	_____	_____	Total (Gross) Acreage	<u>4.96</u>	_____

3. What is existing zoning of the above described property? A-2 C-SC Proposed zoning? _____

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)
Sheet Flow, Drainage Infrastructure, and Private Pond

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 _____

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 Section 19.47- Vested Rights (See Attached).

JAN 15 2015

12. Owner of record St. Marks United Methodist Church
(Name & Address) (Zip) (Phone)
13. Developer C/O
(Name & Address) (Zip) (Phone)
14. Engineer CSA Design Group 1845 Northwestern Dr. 79912 (915)877-4155
(Name & Address) Suite C (Zip) (Phone)
aontiveros@csaengineers.com

CASHIER'S VALIDATION
FEE: \$651.00

OWNER SIGNATURE:

REPRESENTATIVE:

CSA:

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