City of El Paso – City Plan Commission Staff Report

Case No:	SUSU14-00023 – Kern View Estates Unit Two Replat A
Application Type:	Resubdivision Combination
CPC Hearing Date:	February 12, 2015
Staff Planner:	Nelson Ortiz, (915) 212-1606, ortiznx@elpasotexas.gov
Location:	East of Stanton and North of San Mateo
Acreage:	15.5757 acres
Rep District:	1
Existing Use:	Vacant
Existing Zoning:	R-3 / P-R 1/c (Residential / Planned Residential/condition)
Proposed Zoning:	R-3 / P-R 1/c (Residential / Planned Residential/condition)
Nearest Park:	Mission Hills Park (.23 mile)
Nearest School:	Mesita Elementary School (.70 mile)
Park Fees Required:	$83,570.00
Impact Fee Area:	N/A
Property Owner:	Piedmont Group, LLC
Applicant:	Piedmont Group, LLC
Representative:	Brock & Bustillos, Inc.

SURROUNDING ZONING AND LAND USE

North: R-3/PMD / Vacant
South: R-3 / Residential Development
East: P-R 1/sc / Residential Development
West: R-3/ Residential Development

PLAN EL PASO DESIGNATION: G3 (Post-War), G4 (Suburban (Walkable)), O1 (Preserve)

APPLICATION DESCRIPTION

The applicant proposes to resubdivide 15.57 acres. Sixty residential lots, one club house and approximately 11 acres of open space are proposed within the development. The applicant intends to vacate an unimproved portion of Piedmont Drive through this replat leaving Metetuye as the only access to the subdivision. There is a related detailed site development application that was recommended for approval by the City Plan Commission on May 22, 2014. The item is tentatively scheduled for City Council in October 2014.

NEIGHBORHOOD INPUT

Notice of a Public Hearing was mailed to all property owners within 200 feet of the subject property and within the original subdivision on August 12, 2014. The Planning Division did not receive any phone calls or letters in support or in opposition to the request.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee's recommendation is **pending** further coordination with City staff.

EPWU:

1. EPWU does not object to this request.

2. The existing water system can only provide service to properties with finished floor elevations up to 4260 feet (PSB datum). The Developer must grade the subdivision so all lots are located at or below elevations 4260 feet.

Water:

3. There is an existing 8-inch diameter water main extending along Bacerac Ct., the water main is located approximately 7 feet north from the center line of the right-of-way. The main dead-ends approximately 164-ft north of Las Vegas Drive. This main operates on the Santa Ana intermediate pressure zone and it is not available for service.

4. There is an existing 16-inch diameter water main extending along O'Keefe Drive that is available for service, the water main is located approximately 12-ft east from the center line of the right-of-way. This main operates on the Mission Hills pressure zone.

5. Off-site and on-site extensions from the 16-inch diameter water main along O'Keefe Drive are required to serve the proposed subdivision.

6. The proposed water main extension from O'Keefe Drive shall extend east from O'Keefe Drive along Bacerac Court, continue south along Metetuye Place and Kern View Drive. Due to the connection to the discharge side of the Piedmont Booster Station, ductile iron pipe (DIP) class 350 is required in lieu of PVC C-900. The Owner/Developer is responsible for all water main extension costs.

7. A hot tap connection has to be performed to the existing 16-inch diameter water main to provide a loop system. The hot tap shall be done near the pump station's discharge header immediately outside of the Piedmont Pump station fenced.

An extension of a water main from this tap is required along the 15-ft PSB easement. The Owner/Developer is responsible for all water main extension costs.

Sanitary Sewer:

8. Off-site and on-site sanitary sewer main extensions from a manhole located on the intersection of Becerac Ct. and Metetuye Place are required to serve the proposed subdivision. This main shall extend south along Metetuye Place and Kern View Drive to provide sewer service to the proposed subdivision.

General:

9. No building, reservoir, structure or other improvement, other than asphaltic paving (HMAC), shall be constructed or maintained on the above referenced EPWU-PSB easements without the written consent of EPWU-PSB. The Developer shall refrain from constructing rock walls, signs, buildings, or any structure that will interfere with the access to the PSB easements. There shall be at least 5-foot setback from the easement line to any sign or structure.

10. EPWU requires a new service application to provide service 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.

Park and Recreation Department:

We have reviewed **Kern View Estates Unit 2 Replat "A",** a resubdivision combination plat map and offer Developer / Engineer the following comments:

Please note that this subdivision is zoned "P-R1" meeting the requirements for Residential Mix of Single-family, Two-family, & Multi-family Dwellings use restricted to a maximum of 7 dwelling units per acre however, applicant has submitted preliminary covenants restricting the use to Single-family units therefore, park fees will be assessed based on the following:

1. **If** gross density waiver is granted by the Planning Department or designee and copy of the final recorded covenants is provided restricting the number of dwelling units to one Single-family dwelling unit per residential lot, then applicant shall be required to pay "park fees" in the amount of **$83,570.00** based on Residential requirements calculated as follows:

61 Lots restricted to Single-family dwelling units per lot @ $1,370.0 / dwelling = **$83,570.00**

Please allocate generated funds under Park Zone**: C-1**

Nearest Parks: **Alethea** & **Mission Hills**

If density/acreage is increased/decreased or the property zoning/use changes, then fees will be re-assessed based on applicable conditions; also, any paid fees for the "Original" Kern View Estates #2 Subdivision will be accredited towards final assessed fees; please provide proof (receipt) of paid fees if any.

City Development Department – Land Development:

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

1. Verify line of sight for proposed monuments along drives.
2. On the street cross-sections, need to label the slope and direction.
3. Provide cross section for proposed future private Piedmont Drive.
4. Show proposed drainage flow patterns and contours on the preliminary plat. Identify the discharge location for all storm-water runoff.
5. Verify safe conveyance of the existing watercourse through the developed subdivision and show that all downstream storm-water management facilities have sufficient capacity to carry the additional runoff.
6. Provide a note on the plat indicating the entity responsible for maintenance of private drainage easement and private open space.

El Paso County 911 District:

- Addressing shall be displayed on the plat.

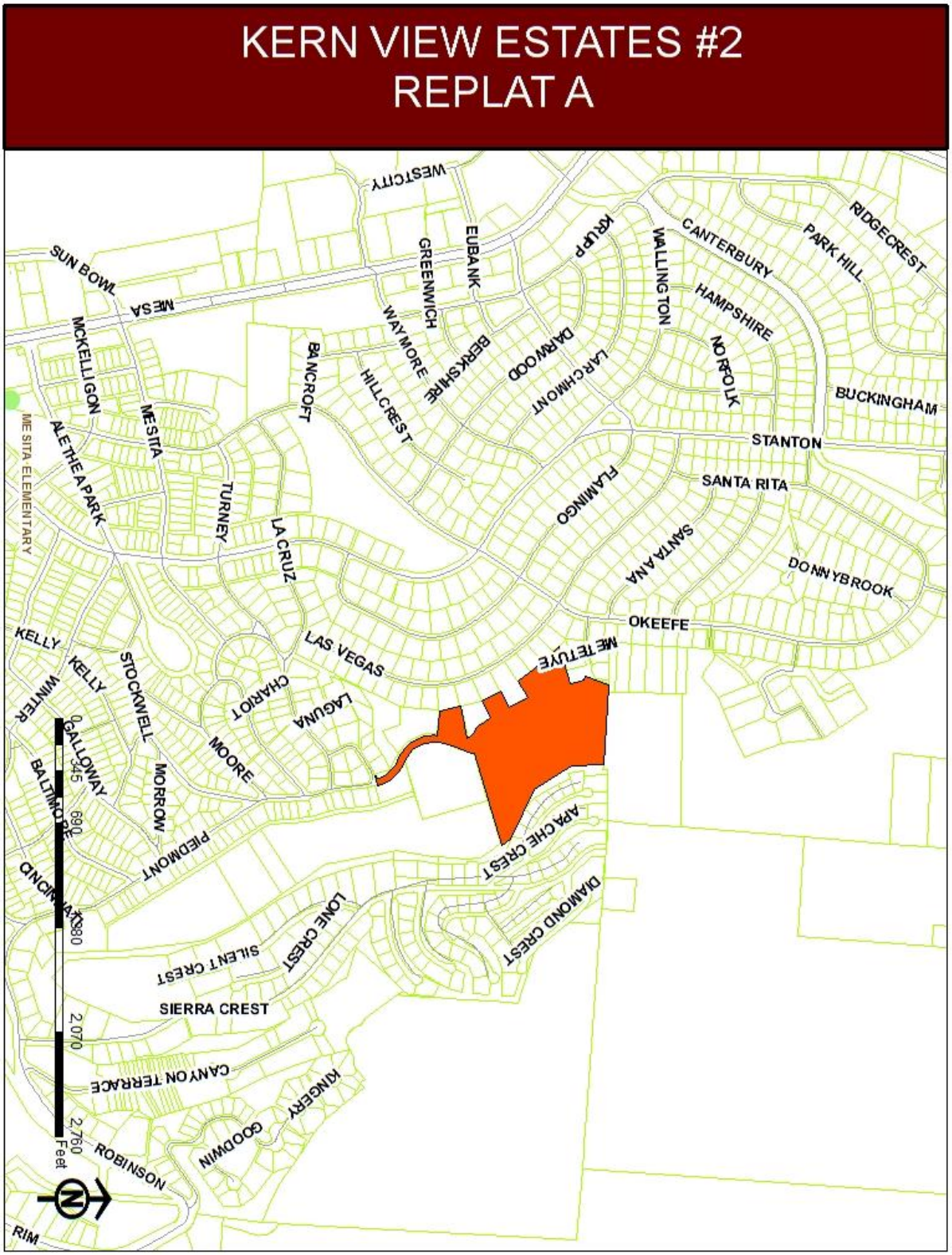
Additional Requirements and General Comments:

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

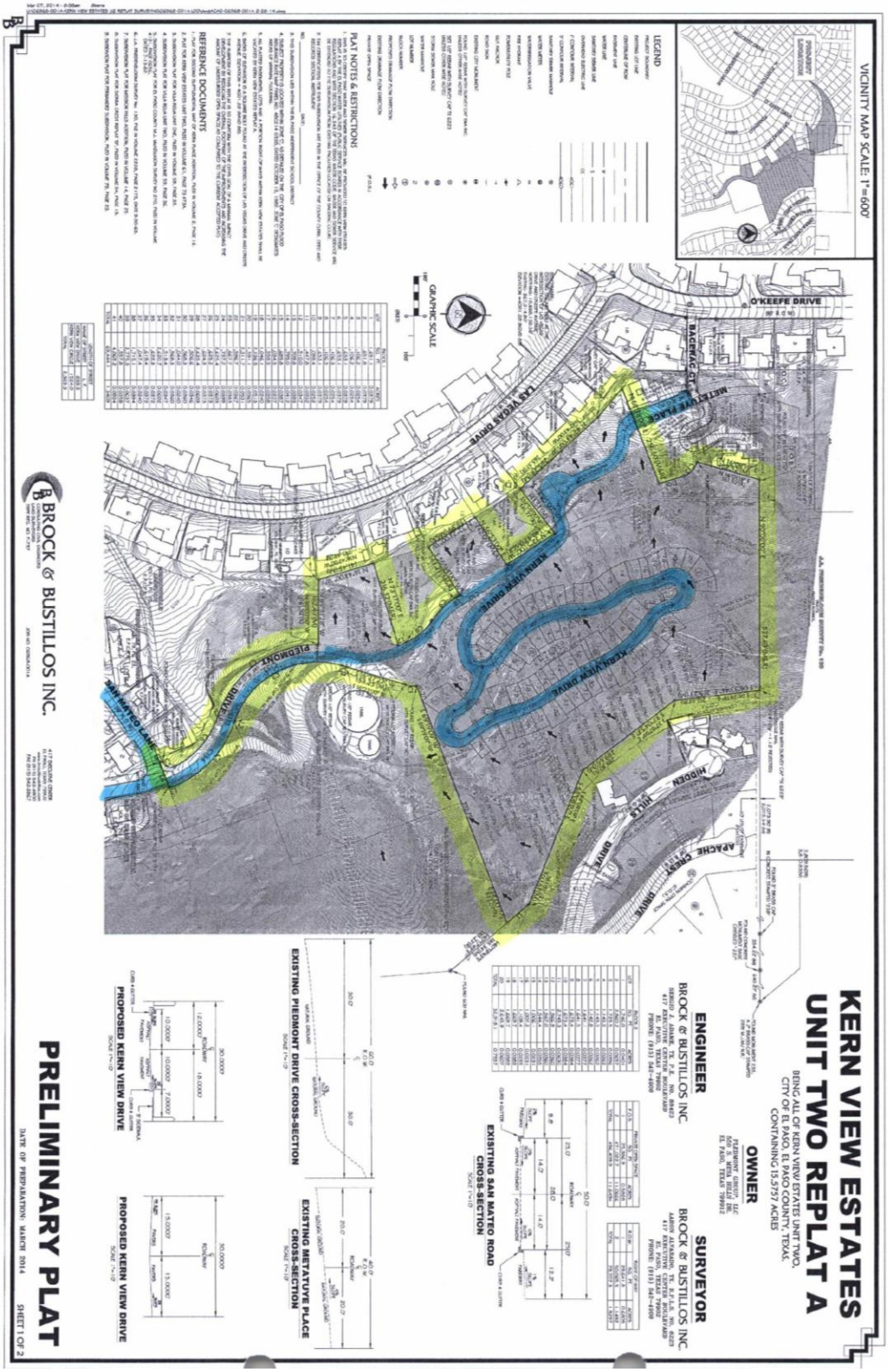
1. Location map
2. Aerial map
3. Preliminary plat
4. Final plat
5. Application

ATTACHMENT 1



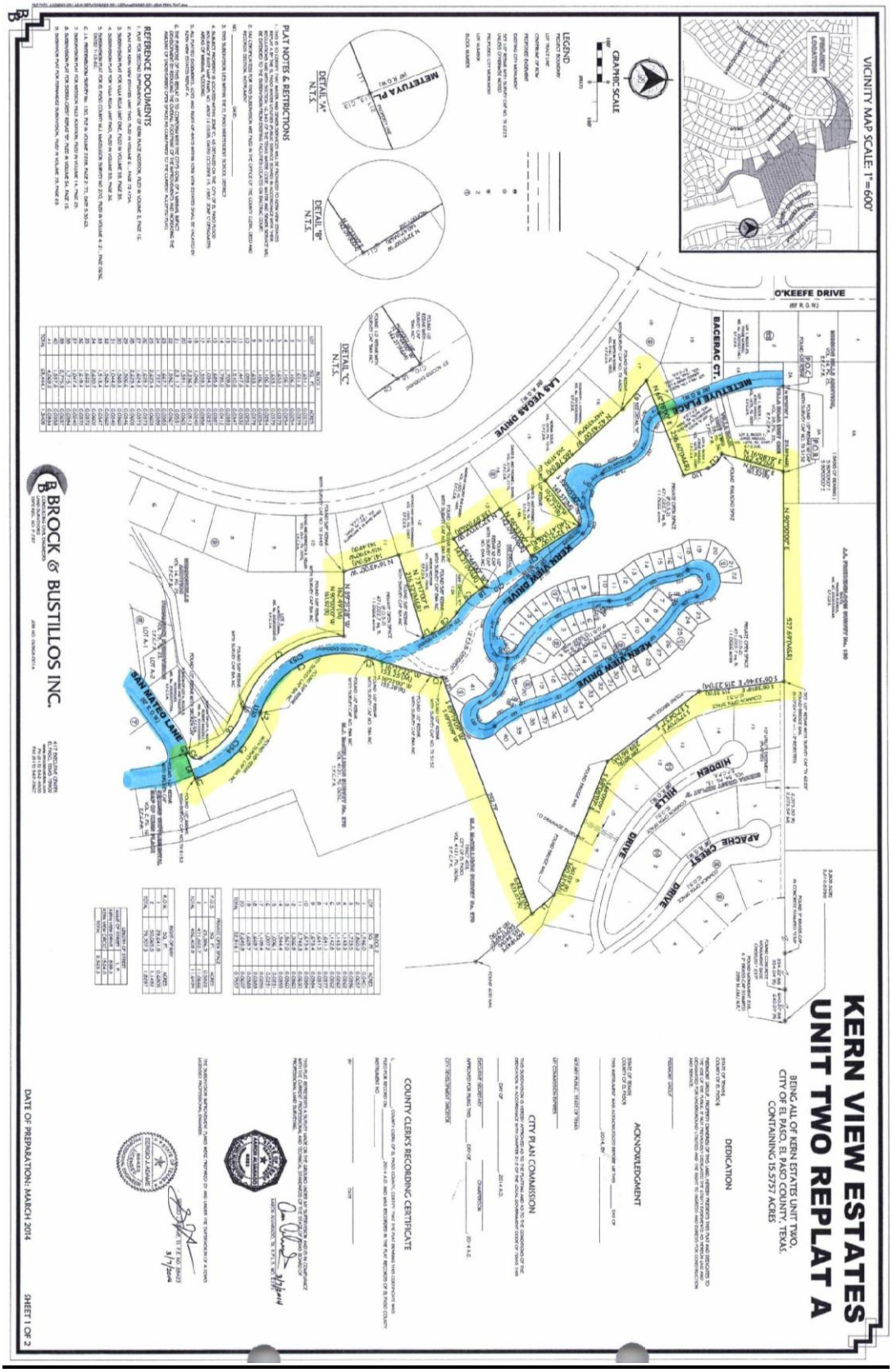
ATTACHMENT 2

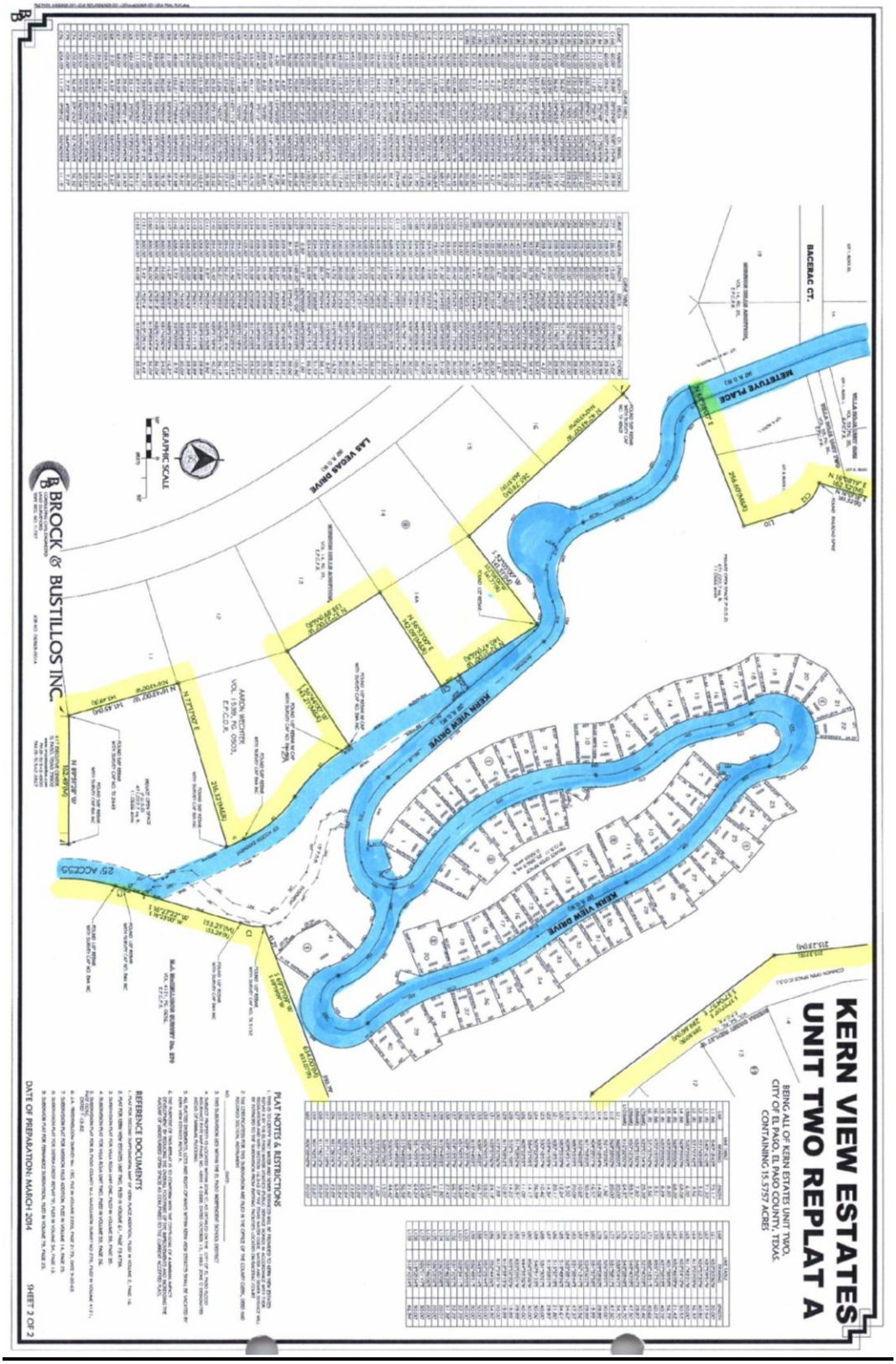
ATTACHMENT 3



KERN VIEW
ESTATES UNIT TWO
REPLAT A
BEING ALL OF KERN VIEW ESTATES UNIT TWO,
CITY OF EL PASO, EL PASO COUNTY, TEXAS.
CONTAINING 15.5757 ACRES
PLAT NOTES & RESTRICTIONS
REFERENCE DOCUMENTS
BROCK & BUSTILLOS INC.
GRAPHIC SCALE
LAS VEGAS DRIVE
KERN VIEW DRIVE
METETUYE PLACE
BACERAC CT.
PRELIMINARY PLAT
DATE OF PREPARATION: MARCH 2014
SHEET 2 OF 2

ATTACHMENT 4




KERN VIEW ESTATES
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KERN VIEW DRIVE
METETOVE PLACE
BACERAC CT.
25' ACCESS
PLAT NOTES & RESTRICTIONS
REFERENCE DOCUMENTS
DATE OF PREPARATION: MARCH 2014
SHEET 2 OF 2

ATTACHMENT 5

SUSU14-00023

CITY PLAN COMMISSION APPLICATION FOR
RESUBDIVISION COMBINATION SUBDIVISION APPROVAL

DATE: 03/10/2014 FILE NO. SUSU14-00023

SUBDIVISION NAME: Kern View Estates Unit Two Replat

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
Kern View Estates Unit Two

2. Property Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	2.3481	61	Office		
Duplex			Street & Alley	1.8288	1
Apartment			Ponding & Drainage		
Mobile Home			Institutional		
P.U.D.			Other (specify below)		
Park			Open Space	11.3988	3
School					
Commercial			Total No. Sites	65	
Industrial			Total (Gross) Acreage	15.5757	

3. What is existing zoning of the above described property? R-3 & PRI 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)
Underground flow and sheet flow

7. Are special public improvements proposed in connection with development? Yes X No

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 Street slopes, retaining wall height

9. Remarks and/or explanation of special circumstances: Very steep existing grades

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 Title 1 (General Provisions) Chapter 1.04 - Vested Rights

CITY OF EL PASO PAID MAR 11 2014 CITY DEVELOPMENT DEPARTMENT

City Development Department
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890| (915) 541-4024

12. Owner of record Piedmont Group LLC 550 S Mesa Hills Dr., Suite A-1 El Paso, TX 79912 (915) 727-7476
(Name & Address) (Zip) (Phone)

13. Developer Piedmont Group LLC 550 S Mesa Hills Dr., Suite A-1 El Paso, TX 79912 (915) 727-7476 .
(Name & Address) (Zip) (Phone)

14. Engineer Brock & Bustillos Inc. 417 Executive Center Blvd. El Paso, TX 79912 (915) 542-4900 .
(Name & Address) (Zip) (Phone)

Refer to Schedule C for current fee.

OWNER SIGNATURE:

REPRESENTATIVE:
Roman Bustillos, P.E., CNU-A

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