City of El Paso – City Plan Commission Staff Report

Case No:	SUSU13-00110 Pebble Hills Extension
Application Type:	Major Preliminary
CPC Hearing Date:	February 13, 2014
Staff Planner:	Nelson Ortiz, (915) 212-1606, ortiznx@elpasotexas.gov
Location:	West of Zaragoza at Pebble Hills
Acreage:	5.22 acres
Rep District:	East ETJ
Existing Use:	Storage
Existing Zoning:	N/A (ETJ)
Proposed Zoning:	C-3
Nearest Park:	Tierra Del Este #27 (adjacent to proposed subdivision)
Nearest School:	Roberto Ituarte Elementary (.43 mi.)
Park Fees Required:	$5,220.00
Impact Fee Area:	This property is not located in an Impact Fee Service Area and not subject to impact fees.
Property Owner:	River Oaks Properties LTD, Tomly Corporation and Genagra LP
Applicant:	City of El Paso
Representative:	Conde, Inc.

SURROUNDING ZONING AND LAND USE

North: ETJ/ Vacant
South: C-3/c (Commercial/condition) / Vacant
East: C-4/c (Commercial/condition) / Vacant
West: R-5 / Park

PLAN EL PASO DESIGNATION: G4 Suburban (Walkable)

APPLICATION DESCRIPTION

The applicant proposes to subdivide approximately 5 ¼ acres of land for the future extension of Pebble Hills Blvd. and two commercial lots. The commercial lots are approximately 1.8 acres. Access to the subdivision is proposed from Pebble Hills Blvd. and Zaragoza Road. The City has a funded project for improvements to this portion of Pebble Hills Blvd., which will consist of 105' - 110' right-of-way in compliance with the Major Thoroughfare Plan (MTP) and the existing street network. There are related annexation and zoning applications in process for this property. This subdivision is reviewed under the current subdivision code.

DEVELOPMENT COORDINATING COMMITTEE
The Development Coordinating Committee's decision is **pending** revisions to the plat and application.

Planning Division Recommendation:
Pending revisions to the plat and application.

City Development Department - Land Development
We have reviewed subject plans and recommend **Approval**.

El Paso Department of Transportation
No comments received.

Parks and Recreation Department
We have reviewed **Pebble Hills Extension,** a major combination plat map and offer Developer / Engineer the following comments:

Please note that this subdivision is located with-in the City of El Paso **ETJ** and within an area of potential annexation by the City, thus subject to the calculation for "Park fees" as per ordinance Title 19 – Subdivision & Development Plats**, Chapter 19.20 - Parks & Open Space** as noted below.

Section 19.20.020 - Dedication Required

A. Dedication Required. All subdivisions located within the corporate limits of the City of El Paso and with-in those areas designated in the City's extra territorial jurisdiction (ETJ), as identified on an official map kept in the Development Services Department.

Also, please note that applicant has submitted copy of the preliminary covenants restricting the use to general commercial purposes and prohibiting the construction of residential dwellings therefore, we offer the following comments:

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 **$5,220.00** based on Non-residential subdivision requirements calculated as follows:

Non-residential acreage 5.22 (rounded to two decimals) @ $1,000.00 per acre = **$5,220.00**

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

Nearest Parks: **Tierra Del Este #27** **&** **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

1. EPWU does not object to this request.

2. EPWU-PSB supports and encourages voluntary annexation to the City of El Paso.

3. The EPWU is planning to construct a 24-inch diameter water transmission main along the entire length of the Pebble Hills extension. The EPWU request that the City engineering consultant firm charged with the design of the extension coordinate with EPWU to ascertain that

the design and construction of the 24-inch water transmission main is done in conjunction with the street improvement project.

Water:

4. There is an existing 24-inch diameter water main extending along Pebble Hills Boulevard, the water main is located approximately 30-ft north from the center line of the right-of-way. The main dead-ends approximately 570-ft east of Tierra Mina Drive.

5. An 8-inch diameter water main extension along Pebble Hills Boulevard is necessary to provide water service to Lot 1 and 2, Block 1. A 16-inch diameter water main will be required along Zaragoza Road within a proposed 30-ft wide easement. All costs associated to the extensions are the responsibility of the developer.

Sanitary Sewer:

6. There is an existing 8-inch diameter sanitary main extending along Pebble Hills Boulevard, the sewer main is located approximately 12-ft south from the center line of the right-of-way. The main dead-ends approximately 540-ft east of Tierra Mina Drive.

7. An 8-inch diameter sewer main extension along Pebble Hills and Zaragoza Road are required to provide sewer service to Lots 1 and 2, Block 1. All cost associated to the extensions are the responsibility of the developer.

General:

8. EPWU requires a new service application to provide service 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 appurtenance.

TxDOT
Approved. The TxDOT permit process still needs to be followed by the consultant or the City of El Paso after the plat is approved.

Sun Metro
No comments received.

911
No comments received.

Central Appraisal District
No comments received.

El Paso Electric Company
No comments received.

Texas Gas Company
No comments received.

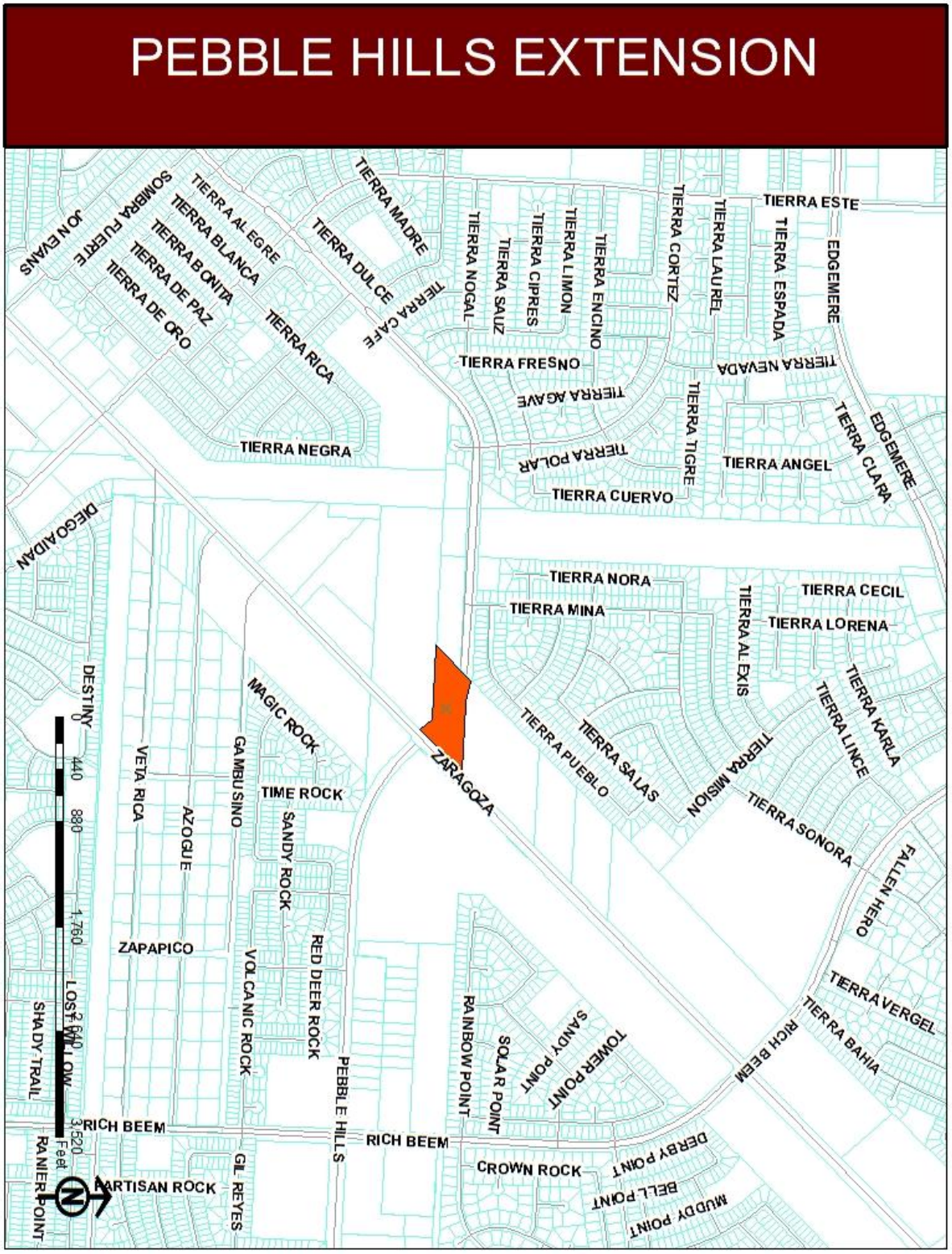
Additional Requirements and General Comments:

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.

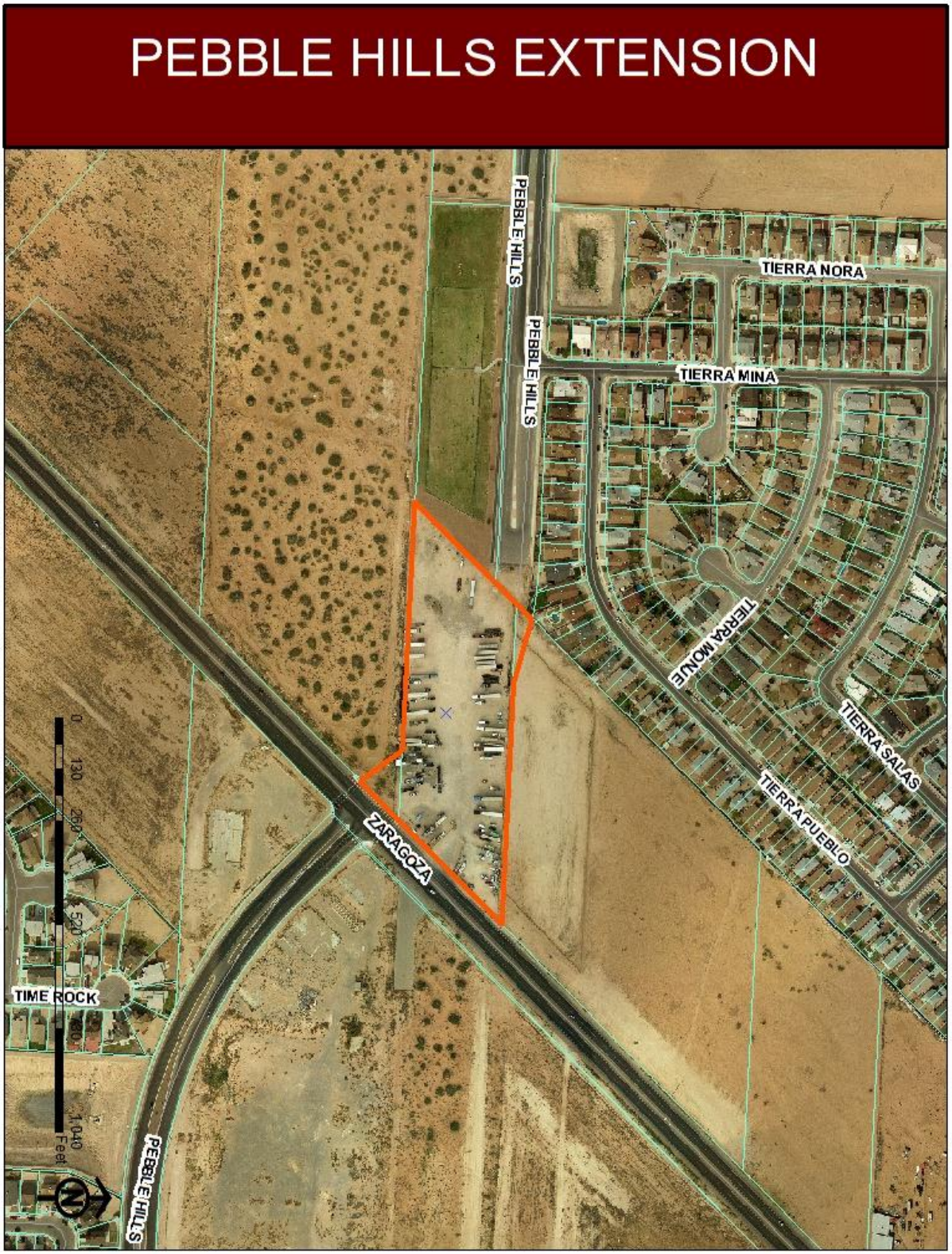
Attachments

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

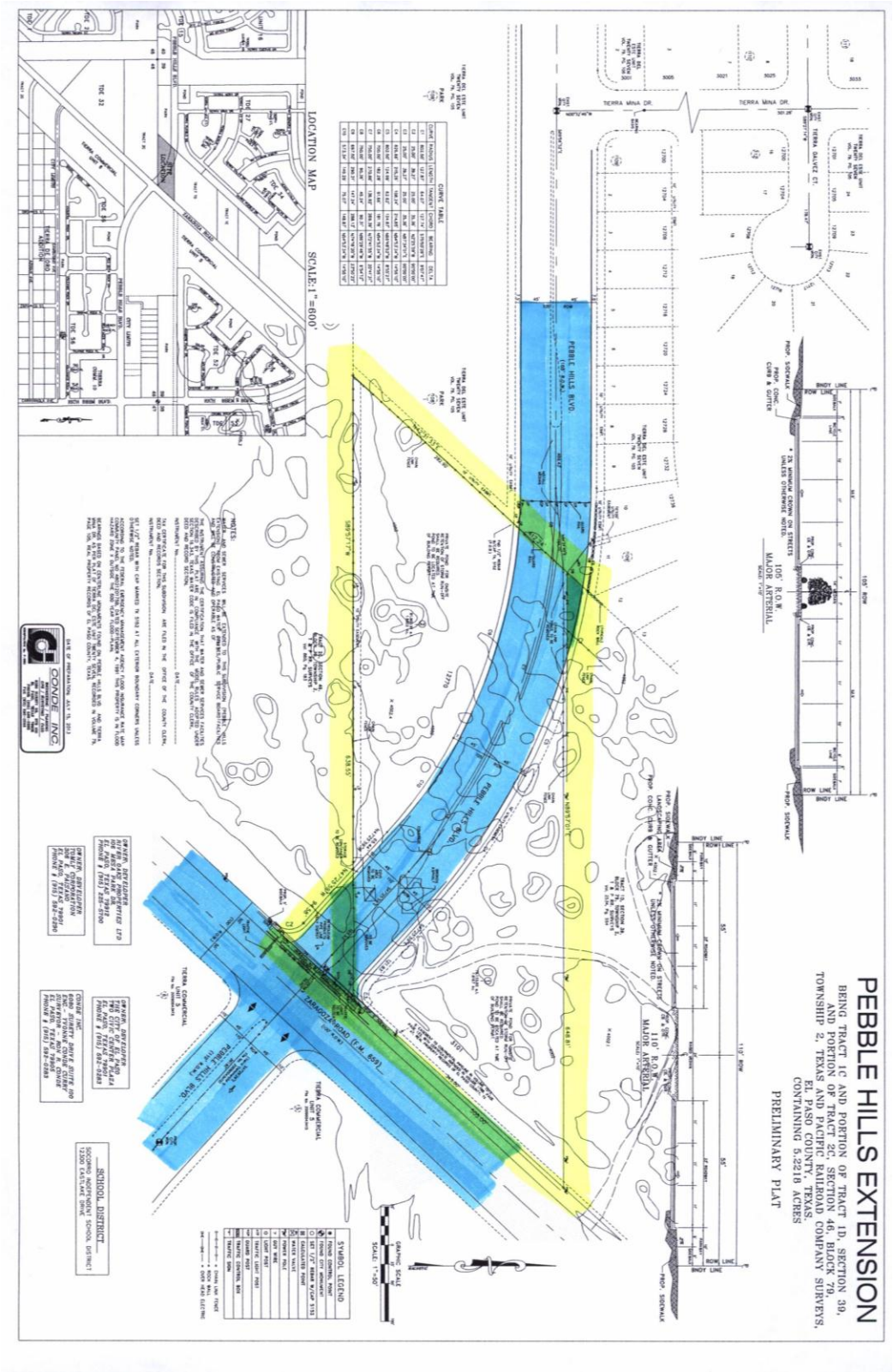
ATTACHMENT 1



ATTACHMENT 2



ATTACHMENT 3



ATTACHMENT 4

CITY PLAN COMMISSION APPLICATION FOR MAJOR SUBDIVISION PRELIMINARY APPROVAL

DATE: December 11, 2013 File No. _____

SUBDIVISION NAME: Pebble Hills Extension

1. Legal Description for the area included on this plat (Tract, Block, Grant, etc.)
Being Tract 1C and Portion of Tract 1D, Section 39, and Portion of Tract 2C, Section 46, Block 79, Township 2, Texas and Pacific Railroad Company Surveys, El Paso County, Texas

2. Proposed Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family			Office		
Duplex			Street & Alley	1.0443	1
Apartment			Ponding & Drainage		
Mobile Home			Institutional		
P.U.D.			Other (specify below)		
Park					
School					
Commercial	4.1775	2	Total No. 3		
Industrial			Total Acres (Gross) 5.2218		

3. What is existing zoning of the above described property? n/a Proposed zoning? C-3

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)
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 _____ No X

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

		Genagra, LP Tomly Corporation	5009 Vista Del Monte St. El Paso, TX 306 E. Paisano , El Paso, TX	79922 79901	
12.	Owner of record	River Oaks Properties, LTD (Name & Address)	106 Mesa Park Dr. El Paso, TX	79912 (Zip)	915- 225-5700 (Phone)
13.	Developer	City of El Paso (Name & Address)	2 Civic Center Plaza El Paso, TX	79901 (Zip)	915- 541-4056 (Phone)
14.	Engineer	CONDE, INC. (Name & Address)	6080 Surety Drive, Ste 100, El Paso, TX	79905 (Zip)	915-592-0283 (Phone)

CASHIER'S VALIDATION
FEE: $2,213.28

City of El Paso

OWNER SIGNATURE: _____
Joyce A. Wilson, City Manager

Tomly Corporation

OWNER SIGNATURE: _____
Horacio Menses, President

River Oaks Properties, LTD
By: River Oaks Asset Management, Inc.
Its: General Partner

OWNER SIGNATURE: _____
Adam Z. Frank, ~~Prodient~~ President

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

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