City of El Paso – City Plan Commission Staff Report

Case No:	SUSU14-00123 Bella Vista Place Subdivision
Application Type:	Major Combination
CPC Hearing Date:	February 26, 2015
Staff Planner:	Jeff Howell, (915) 212-1607, howelljb@elpasotexas.gov
Location:	North of Physicians and West of Zaragoza
Acreage:	0.862 acres
Rep District:	7
Existing Use:	Vacant
Existing Zoning:	R-3 (Residential District)
Proposed Zoning:	C-OP (Office Park District)
Nearest Park:	Marty Robbins Park (.88 mi.)
Nearest School:	Myrtle Cooper Elementary School (.45 mi.)
Park Fees Required:	$1,370.00
Impact Fee Area:	N/A
Property Owner:	Edmar Investments LLC
Applicant:	Rey Engineering Inc.
Representative:	Rey Engineering Inc.

SURROUNDING ZONING AND LAND USE

North: R-3 (Residential District) / Vacant
South: C-4/sc (Commercial District, special contract) / Vacant
East: R-3 (Residential District) / EPWU Pump Station
West: R-3/sp (Residential District, special permit) / Single-Family Development

PLAN EL PASO DESIGNATION: G4, Suburban (Walkable)

APPLICATION DESCRIPTION

The applicant is proposing to subdivide 0.862 acres for one commercial lot. Access to the subdivision is proposed from Physicians Drive. The subdivision was reviewed under the current subdivision code.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends **denial** of Bella Vista Place on a Major Combination basis subject to the following comments:

Planning Division Recommendation:
Staff recommends **denial** of Bella Vista Place on a Major Combination basis based on the remaining comments that have not been addressed in order to meet the requirements of the Subdivision Code, including incorrect application and fees. Subdivision Improvement Plans have also not been submitted, nor have any waivers requests for ROW improvements been provided.

Planning and Inspections Department - Land Development
We have reviewed subject plats and recommend **Approval**.
The Developer/Engineer shall address the following comments.

1. Provide direction of flow of all watercourses and location and type of any proposed storm water drainage facilities.

2. Clarify how the existing off-site runoff from the Northern rear properties will be addressed within or through the proposed subdivision.

Parks and Recreation Department

We have reviewed **Bella Vista Place,** a minor plat map and offer Developer / Engineer the following comments:

Please note that this subdivision is zoned "R-3" and is composed of one (**1**) Single-family residential dwelling lots; this subdivision is required to comply with the parkland dedication ordinance Title 19 – Subdivision & Development Plats, **Chapter 19.20 - Parks & Open Space** in the form of "Park fees" based on requirements for Residential subdivisions.

Applicant shall be required to pay "Park fees" in the amount of **$1,370.00** calculated as follows:

1 (R-3) Single-family dwelling lots @ $1,370.00 / dwelling = **$1,370.00**

Please allocate generated funds under Park Zone**: E-6**

Nearest Park(s): **Marty Robbins** **&** **McCarthy**

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 subdivision described above and provide the following comments:

1. EPWU does not object to this request.
2. A sanitary sewer main extension is required.

Water

3. There is an existing 8-inch diameter water main extending along Physicians Dr., located approximately 7 feet north of the street centerline. A water main extension is required along Physicians Dr. to the southeast corner of the subdivision. All water and sanitary sewer main extension costs are the responsibility of the Owner/Developer.

4. Previous water pressure from fire hydrant #8431 located at the northwestern corner of the intersection of Physicians Dr. and Stone Canyon, has yield a static pressure of 115 (psi), a residual pressure of 110 (psi), and a discharge of 1,061 gallons per minute.

5. 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 Lot owner shall be responsible for the operation and maintenance of the above-described water pressure regulating device.

Sanitary Sewer

6. There is an existing 8-inch diameter sanitary sewer main extending along Physicians Dr., located approximately 6 feet south of the street centerline, and is 6 feet deep. A sanitary sewer main extension is required to provide service to the property. At this point EPWU does not know the connection point for the sanitary sewer main extension. All water and sanitary sewer main extension costs are the responsibility of the Owner/Developer.

General:

7. EPWU-PSB requires a new service application for water and sewer services. New service applications should be made 6-8 weeks in advance of construction to ensure water for construction work. The following items, if applicable, are required at the time of application: (1) hard copy of site plan with street names and addresses; (2) finalized set of improvement plans, including grading, drainage, and landscaping plans; (3) digital copy of site plan; (4) benchmark check; (5) construction schedule; and (6) a certificate of compliance. Service will be provided in accordance with the current El Paso Water Utilities – Public Service Board (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.

Sun Metro
No comments received.

El Paso Department of Transportation
No comments received.

El Paso County 911 District
No comments received.

El Paso Fire Department
Recommend Approval

Central Appraisal District
No comments received.

El Paso Electric Company
No comments received.

Texas Gas Company
No comments received.

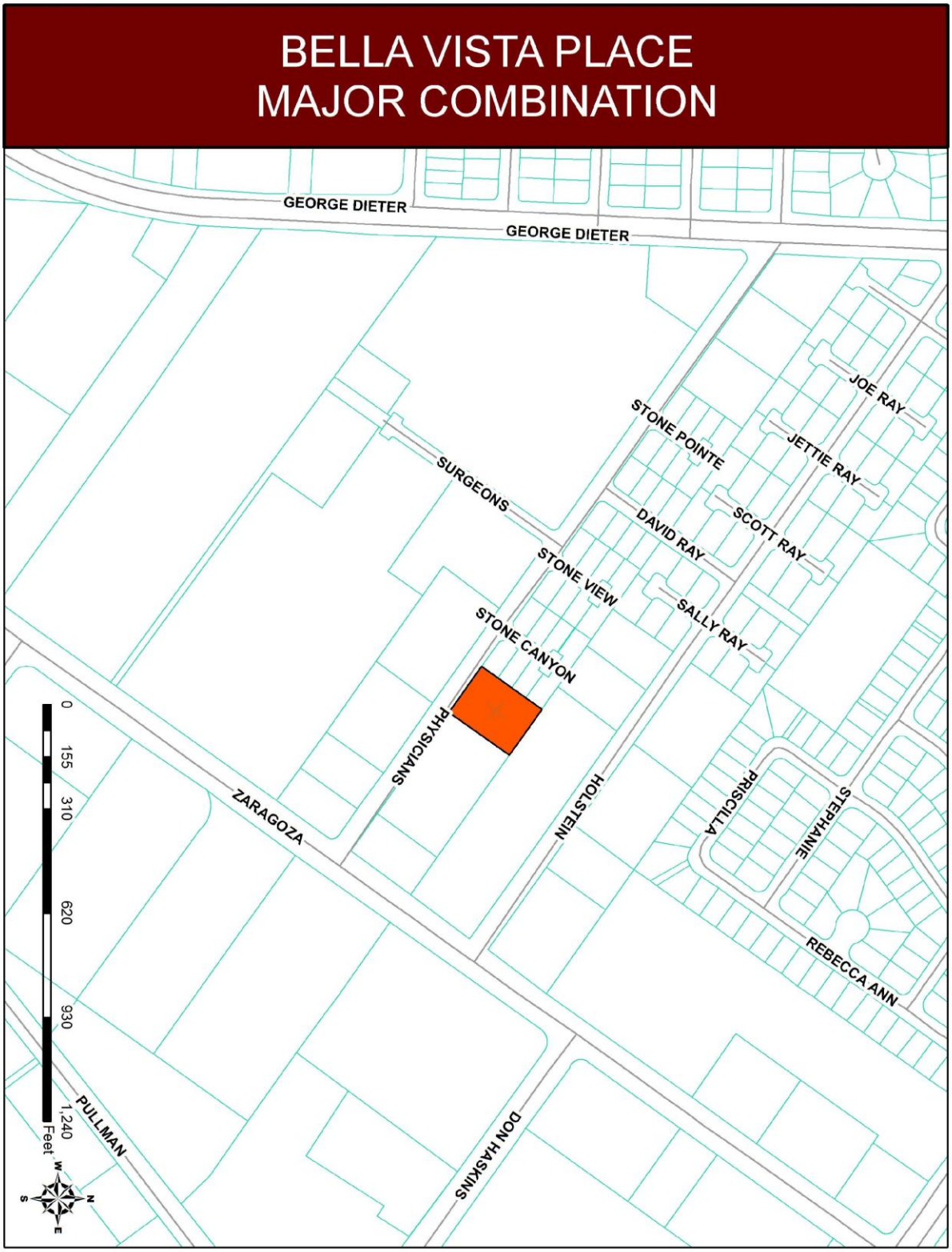
Additional Requirements and General Comments:

1. Submit to the Planning and 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.

Attachments

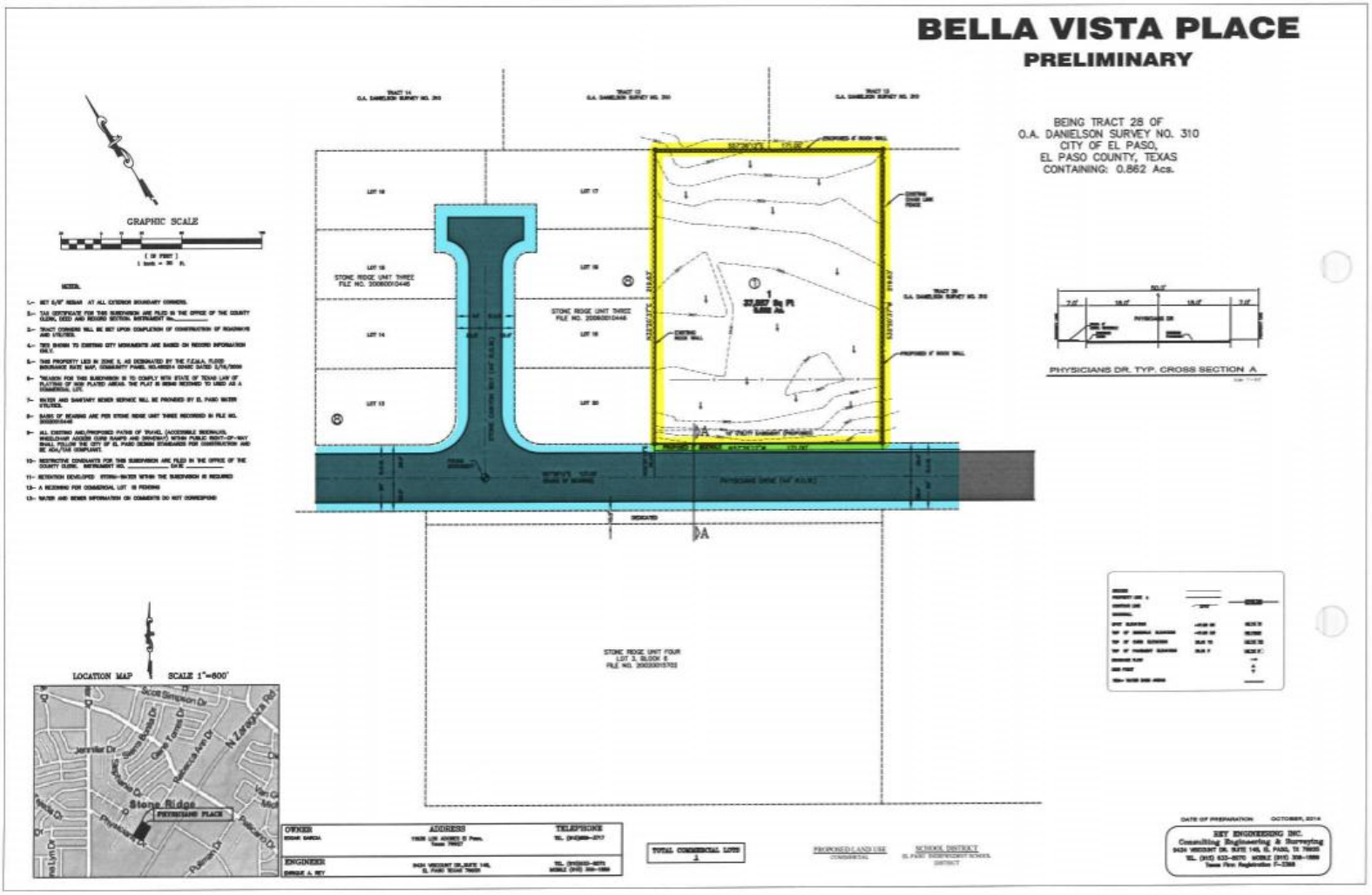
1. Location map
2. Aerial map
3. Preliminary plat
4. Final Plat
5. Application

ATTACHMENT 1



ATTACHMENT 2

ATTACHMENT 3



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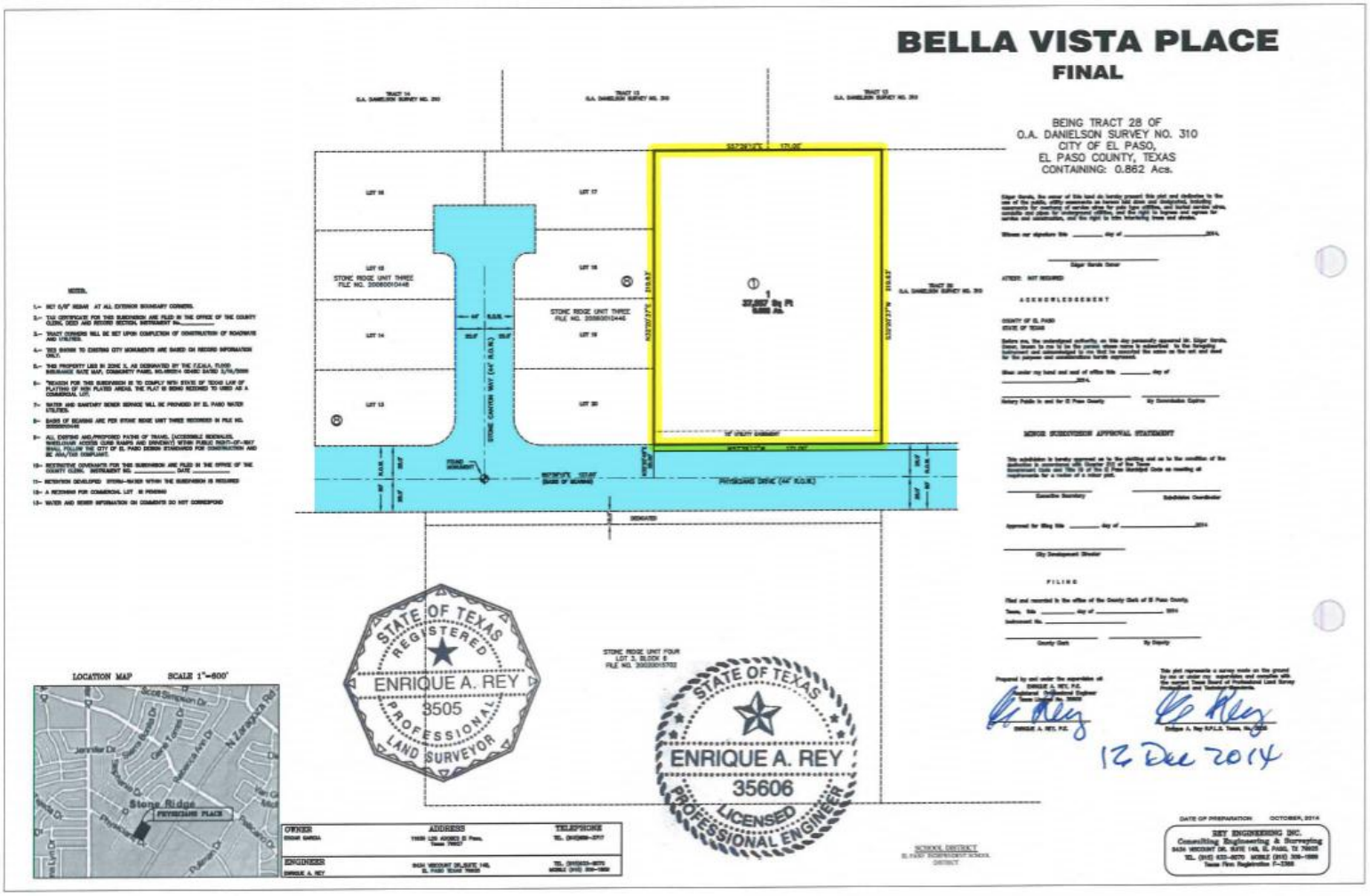
ATTACHMENT 4



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ATTACHMENT 6

CITY PLAN COMMISSION APPLICATION FOR
MINOR SUBDIVISION APPROVAL

DATE: 12 DEC 2014 FILE NO. SUSU14-00123

SUBDIVISION NAME: BELLA VISTA PLACE

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
TRACT 28 D.A. DANIELSON SURVEY # 310, CITY OF EL PASO, EL PASO COUNTY, TEXAS

2. Property Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family			Office	0.8622	1
Duplex			Street & Alley		
Apartment			Ponding & Drainage		
Mobile Home			Institutional		
P.U.D.			Other (specify below)		
Park					
School					
Commercial			Total No. Sites		1
Industrial			Total (Gross) Acreage	0.8622 A.C.	

3. What is existing zoning of the above described property? R-3 Proposed zoning? C-OP

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 ✓

6. What type of drainage is proposed? (If applicable, list more than one)
OFF SITE PHYSICIAN'S RD.

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

8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes ____ No ✓
If answer is "Yes", please explain the nature of the modification or exception

9. Remarks and/or explanation of special circumstances: PROPERTY BEING REZONED FOR OFFICE USE (C-OP)

10. **Improvement Plans submitted?** Yes ____ 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 ____

If yes, please submit a vested rights petition in accordance with Title I (General Provisions) Chapter 1.04 - Vested Rights

CITY OF EL PASO PAID DEC 12 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 Edmar Investments 1404 N. Zaragoza Rd Suite B El Paso, TX 79936 915-433 4854
(Name & Address) (Zip) (Phone)

13. Developer Same as Above
(Name & Address) (Zip) (Phone)

14. Engineer Rey Engr. 9434 Discovery Blvd. Ste 148, ELP, TX 79925 915-633-8070
(Name & Address) (Zip) (Phone)

Refer to Schedule C for current fee.

OWNER SIGNATURE:

REPRESENTATIVE:

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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