City of El Paso – City Plan Commission Staff Report

REVISED

Case No:	SUSU14-00006 Tierra Del Este Unit 65 Replat A
Application Type:	Resubdivision Combination
CPC Hearing Date:	February 27, 2014
Staff Planner:	Alejandro Palma, (915) 212-1607, palmaaj@elpasotexas.gov
Location:	North of Pebble Hills and West of John Hayes
Acreage:	10.00 Acres
Rep District:	5
Existing Use:	Vacant
Existing Zoning:	R-5 (Residential)
Proposed Zoning:	R-5 (Residential)
Nearest Park:	Tierra Del Este # 60 (.029 miles)
Nearest School:	El Dorado 9th Grade (.17 miles)
Park Fees Required:	$2,740
Impact Fee Area:	This property is not located in an Impact Fee Service Area and not subject to impact fees.
Property Owner:	Catholic Properties Inc.
Applicant:	Sitework Engineering, LLC.
Representative:	Sitework Engineering, LLC.

SURROUNDING ZONING AND LAND USE

North: R-5 / Single Family Residential
South: GMU/ Vacant
East: R-5/ Single Family Residential
West: P-R 2 / Single Family Residential

PLAN EL PASO DESIGNATION: G4 Suburban (Walkable)

APPLICATION DESCRIPTION

The applicant proposes to replat 10.00 acres of land which will create two lots in order to develop a church on one of the lots (lot 85). Primary access to the subdivision is proposed from Tim Foster Drive. This application is being reviewed under the current subdivision code.

CASE HISTORY

The City Plan Commission, at its regular meeting of December 4, 2008, voted to approve Tierra Del Este Unit 65 on a Major Combination application basis. With this application, the applicant

is seeking approval of a resubdivision plat.

NEIGHBORHOOD INPUT

Notice of a Public Hearing was mailed to all property owners within 200 feet of the subject property on February 11, 2014. The Planning Division did not receive any letters or phone calls in support or opposition of the replat.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends **approval** of Tierra Del Este Unit 65 Replat A on a Resubdivision basis, subject to the following comments.

Planning Division Recommendation:

Approval.

1. Add note stating reason for replat.

City Development Department - Land Development

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

1. Show the high and low points on Tim Foster St.
2. Show and label the slope on the street cross-section A-A of the Preliminary Plat.

Parks and Recreation Department

We have reviewed **Tierra Del Este Unit Sixty Five Replat "A",** a resubdivision combination plat map and offer Developer / Engineer the following comments:

Please note that this subdivision is composed of two lots zoned "R-5" meeting the requirements for Single-family & Two-family dwelling use however, applicant has submitted a copy of the preliminary covenants restricting the use for other than a "Church" therefore, "Park fees" will be assessed in the amount of **$10,000.00** based on requirements for Non-residential subdivision as follows:

1. **If** applicant is proposing a non-residential use for this subdivision, a density waiver is granted by the Planning Department or designee and covenants are provided restricting all residential uses as well as the construction of general commercial then, applicant shall be required to pay "Park fees" in the amount of **$10,000.00** calculated as follows:

Non-residential acreage 10.00 (rounded to two decimals) @ $1,000.00 per acre = **$10,000.00**
Please allocate generated funds under Park Zone**: E-9**
Nearest Park(s): **Tierra Del Este Linear Park** **&** **Tierra Del Este #70**
If density/acreage is increased /decreased or the property zoning /use changes, then "Park fees" will be re-assessed based on applicable conditions.

(*In accordance with Section 19.20.020.B(1), this subdivision is classified as a residential subdivision, therefore; park fees will be calculated based on gross density which in this case is 2 duplex units for a total of $5480 in park fees, we will apply a $2740 credit paid on the original subdivision which will leave a park fee balance of $2740*)

El Paso Water Utilities
We have reviewed the above referenced subdivision and provide the following comments:

EPWU-PSB Comments

EPWU does not object to this request.

> *Annexation fees are due at the time of new service application for individual water meters within the subject property.*

Water
Along Tim Foster Street fronting the subject Property there is an existing twelve (12) inch diameter water main.

Previous water pressure readings conducted on fire hydrant number 10399 located at the corner of Arabian Point Avenue and Tim Foster Street have yielded a static pressure of 58 pounds per square inch (psi), residual pressure of 34 psi, discharge of 1,210 gallons per minute (gpm).

Sanitary Sewer
Along Tim Foster Street fronting the subject Property there is an existing eight (8) inch diameter sanitary sewer main. This main dead-ends at approximately 40 feet north of the northernmost ONE OK pipeline easement line.

General
Service is available from the above-described mains. EPWU-PSB Records indicate existing vacant water and sanitary sewer connections for Lot 84, Block 233, Tierra Del Este Unit 65.

Application for water and sanitary sewer services should be made 6 to 8 weeks prior to construction to ensure water for construction work. New service applications are available at 1154 Hawkins, 3rd Floor. 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 Fire Department
No comments received.

Sun Metro
Sun Metro recommends the placement of sidewalks and ADA compliant improvements throughout the development to City standards to provide pedestrian accessibility to mass transit services.

911
The El Paso County 911 District requests that addressing be displayed on both lots.

El Paso Electric Company
No comments received.

Texas Gas Company
No comments received.

Socorro Independent School District
No comments received.

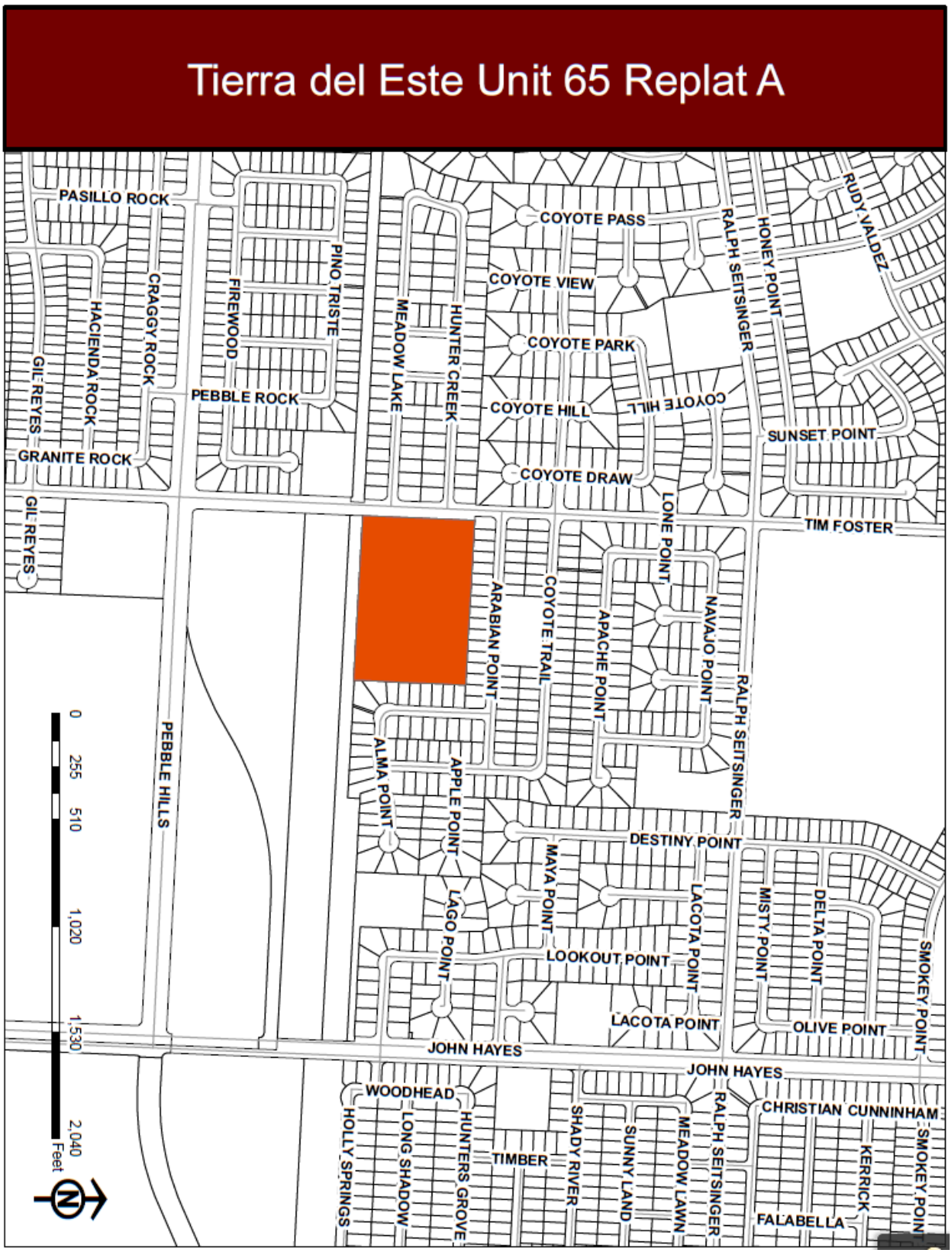
Additional Requirements and General Comments:

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.

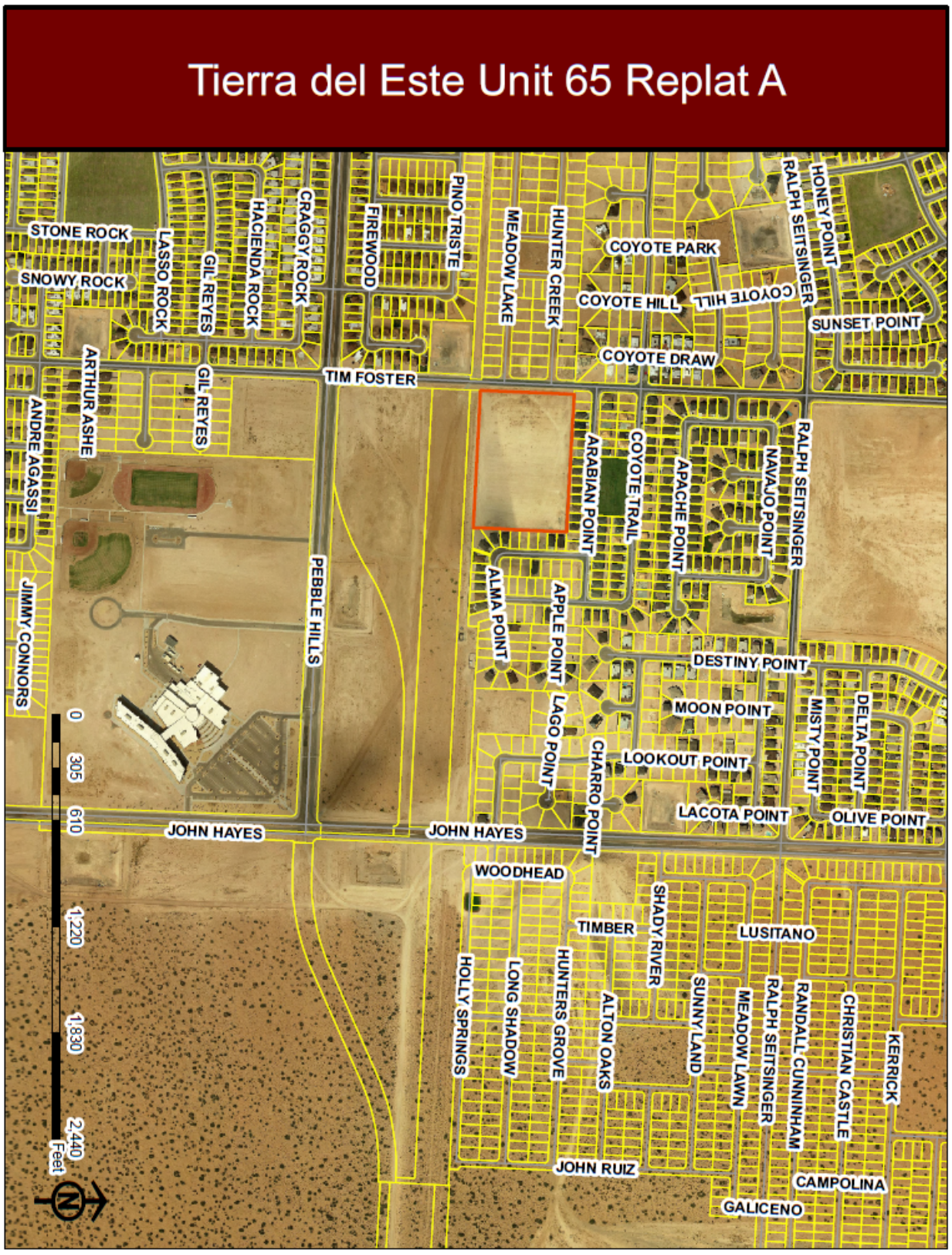
Attachments

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

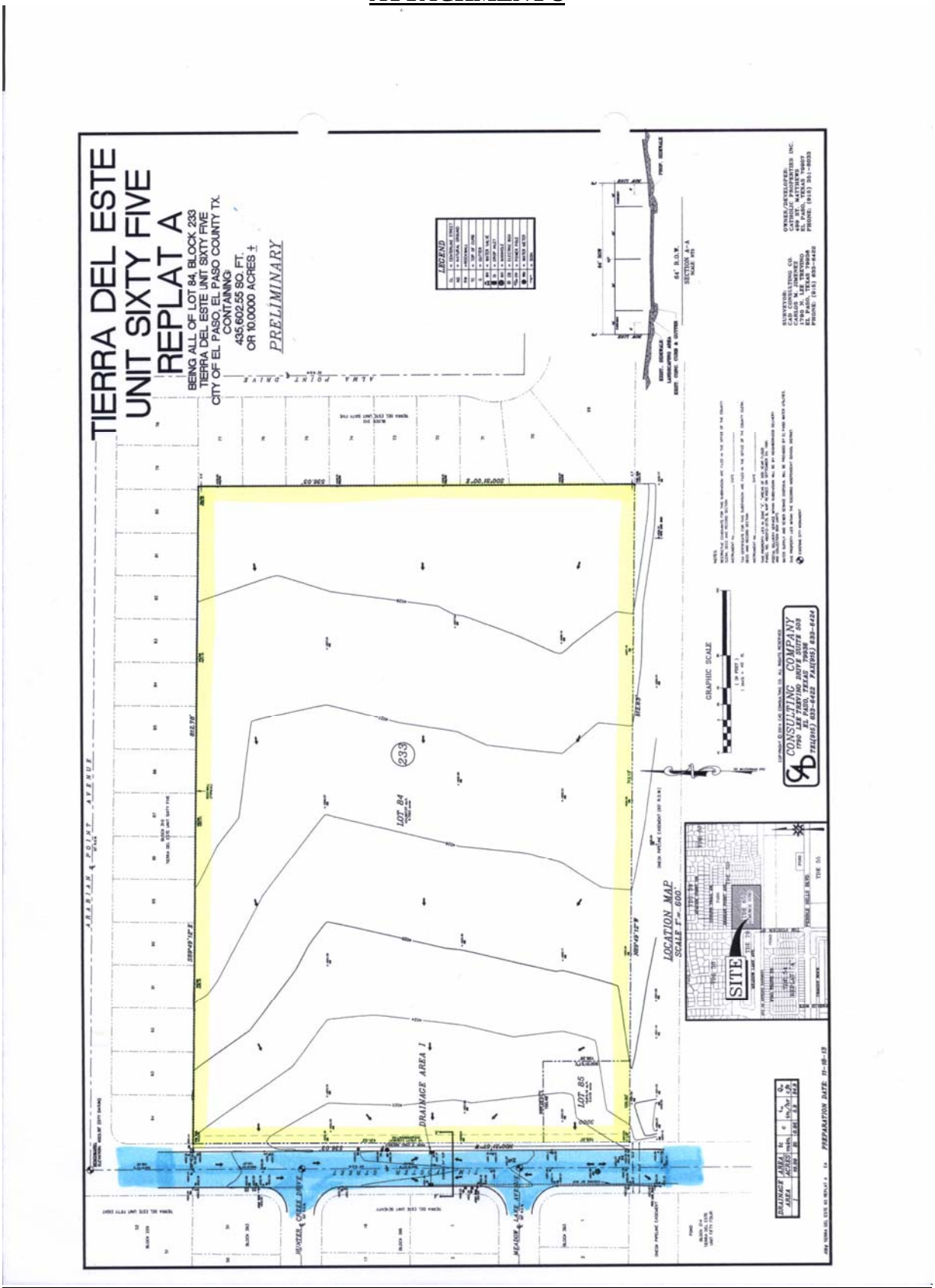
ATTACHMENT 1



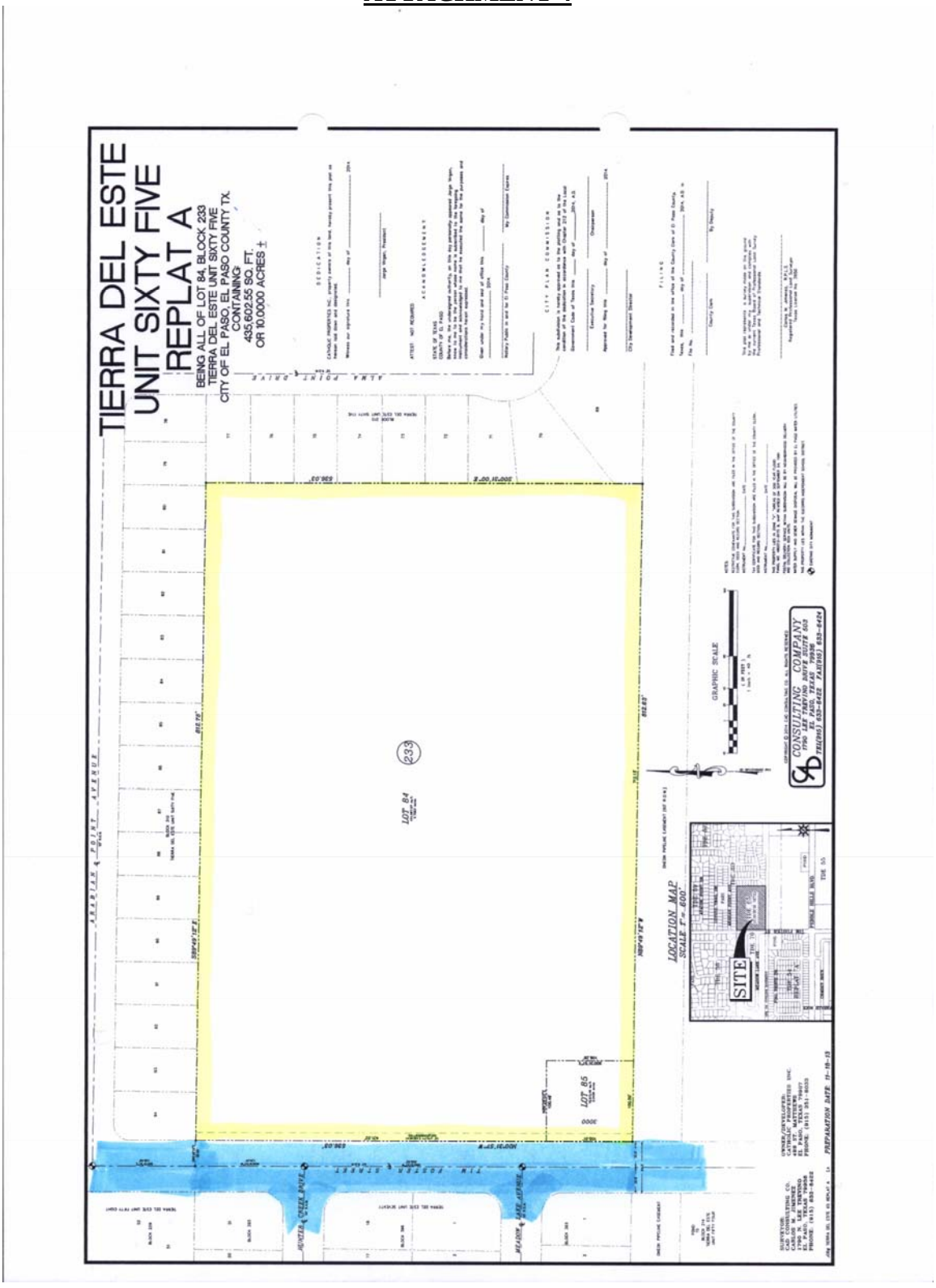
ATTACHMENT 2



ATTACHMENT 3



ATTACHMENT 4



ATTACHMENT 5

CITY PLAN COMMISSION APPLICATION FOR
Resubdivision ~~MINOR~~ SUBDIVISION APPROVAL

DATE: 1/31/2014 FILE NO. SUSU 14-00006

SUBDIVISION NAME: TIERRA DEL ESTE UNIT 65 REPLAT A

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)

LOT 84, BLOCK 233, TIERRA DEL ESTE UNIT 65

2. Property Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family			Office		
Duplex			Street & Alley		
Apartment			Ponding & Drainage		
Mobile Home			Institutional		
P.U.D.			Other (specify below)		
Park			CHURCH	10.0	2
School					
Commercial			Total No. Sites		2
Industrial			Total (Gross) Acreage		10.00

3. What is existing zoning of the above described property? R5 Proposed zoning? R5

4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes ☑ No ☐

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)
SHEET FLOW TO FRONT STREET R.O.W. INTO EXISTING STORM SEWER SYSTEM

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:

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

12. Owner of record Catholic Properties Inc., 499 St Mathews, ELP 79907
(Name & Address) (Zip) (Phone)

13. Developer _____
(Name & Address) (Zip) (Phone)

14. Engineer Sitework Engineering, LLC, 444 Executive Center Suite 134, ELP 79912, (915) 351-8033
(Name & Address) (Zip) (Phone)

Refer to Schedule C for current fee.

OWNER SIGNATURE: _____

REPRESENTATIVE: Executive Director

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

CITY OF EL PASO
PAID
JAN 31 2014
CITY DEVELOPMENT DEPARTMENT