



City of El Paso – City Plan Commission Staff Report

Case No: SUSU13-00008 Westside Annex Subdivision
Application Type: Major Combination
CPC Hearing Date: April 4, 2013
Staff Planner: Nathaniel Baker, (915) 541-4192, bakernt@elpasotexas.gov
Location: East of Doniphan Drive and south of Mesa Street
Acreage: 10.9 acres
Rep District: 8
Existing Use: School bus servicing
Existing Zoning: C-3 (Commercial) & R-5 (Residential)
Proposed Zoning: C-3 (Commercial)
Nearest Park: White Spur Park (Across Doniphan)
Nearest School: Mitzi Bond Elementary (1.3 miles)
Park Fees Required: \$10,940
Impact Fee Area: N/A
Property Owner: El Paso Independent School District
Applicant: Roe Engineering
Representative: Roe Engineering

SURROUNDING ZONING AND LAND USE

North: C-3 (Commercial) / Commercial buildings
South: C-3 (Commercial) / Vacant
East: C-4/sc (Commercial / special condition) / Commercial and Industrial buildings
West: R-2 (Residential) / Residential neighborhood and parks

PLAN EL PASO DESIGNATION: G7 Industrial and/or Railyards

APPLICATION DESCRIPTION

The applicant proposes to plat 10.9 acres for one commercial lot. Access is proposed from Doniphan Drive. Doniphan Drive is designated as a major arterial along the major thoroughfare plan (MTP) and lies along the current adopted bike plan. This application is being reviewed under the current subdivision code.

The applicant has requested a waiver of the requirement to provide a TIA and requests to waive all right-of-way dedication and improvements. Per Section 19.10.050(A)1 of the subdivision code, the City Plan Commission may waive the requirement to dedicate and improve the substandard right-of-way if any of the following factors are met:

a. Fifty per cent of the lots within a quarter mile of the proposed development have already been

developed and the existing street improvements are in character with the neighborhood and have sufficient capacity to handle the increase in traffic to be generated by the proposed development; or,

b. The plat is located within the City of El Paso's Extraterritorial Jurisdiction area, is not within the city's annexation path and written documentation from the County of El Paso has been received stating that the substandard road meets all County requirements and the County is willing to accept the dedication of the substandard road;

c. For all plats located in the City of El Paso's Extraterritorial Jurisdiction area, written concurrence from the County of El Paso is required prior to the waiver of any dedication and/or improvements.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends **pending** of Westside Annex Subdivision based on TIA submittal requirements. Additionally, the DCC recommends the CPC not waive the dedication requirements (15 feet of additional dedication), waive the requirement of an additional vehicular travel lane, but require a minimum of a 5-foot parkway with street trees, and a 10-foot hike/bike trail above the curb.

Planning Division Recommendation

Planning recommends **pending** of Westside Annex.

Planning recommends the CPC not waive the dedication requirements (15 feet of additional dedication), waive the requirement for an additional vehicular travel lane, but require a minimum of a 5-foot parkway with street trees, and a 10-foot hike/bike trail above the curb.

El Paso Department of Transportation

Comments pending

City Development Department - Land Development

1. The Dedication Statement may need to be modified to delete and/or include the items, as applicable.
2. Verify flood zone designation.

Parks and Recreation Department

Please note that this subdivision is zoned "C-3 & R-5" thus meeting the requirements for multi-family dwellings use restricted to a maximum of 29 dwelling units per acre, therefore, park fees will be assessed based on the following:

1. **If** gross density waiver is granted by the Planning Department or designee and covenants are provided restricting all residential uses, then applicant shall be required to pay "park fees" in the amount of **\$10,940.00** based on the following calculations:

Non-residential acreage 10.94 (rounded to two decimals) @ \$1,000.00 per acre = **\$10,940.00**

1. **If** subdivider fails to provide proof of gross density waiver with the filing of the final plat and/or gross density waiver **is not** granted by the Planning Department or designee, then applicant shall be required to dedicate at minimum **1.59 acres of "Parkland"** calculated as follows:

Parkland calculations:

Subdivision acreage 10.9411 @ maximum 29 units per acre = 317.29 dwellings

317 dwellings @ a rate of one acre per every 200 dwelling units = **1.59 acres of "Parkland"**

Please allocate generated funds under Park Zone: **NW-4**

Nearest Park(s): **White Spur & Braden Aboud**

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. Doniphan Drive is a Texas Department of Transportation (TxDOT) right-of-way. All proposed water and sanitary sewer work to be performed within Doniphan Drive right-of-way requires written permission from TxDOT.

Water:

3. There is an existing 8-inch diameter water main extending along Doniphan Drive that is available for service, the water main is located approximately 16 feet east from the center line of the right-of-way.

4. There is an existing 54-inch diameter transmission water main extending along Doniphan Drive. No direct service connections are allowed to this main as per the El Paso Water Utilities – Public Service Board Rules and Regulations.

5. There is an existing inactive and abandoned 36-inch diameter transmission water main extending along a 40-ft wide PSB utility easement within the subject property. The pipe extends across the property from north to south. The pipe is located approximately 570-ft east of Doniphan's east right-of-way. If the property owner's site improvement plans require that the existing abandoned 36-inch diameter water main be removed, the property owner shall remove the water main at his cost and the pipe shall be discarded appropriately.

6. EPWU records indicate a 2-inch water meter serving the subject property. The service address for this meter is 4864 Doniphan Drive.

Sanitary Sewer:

7. There is an existing 24-inch diameter sanitary sewer main extending along Doniphan Drive that is available for service, the sewer main is located approximately 34 feet west from the center line of the right-of-way.

8. There is an existing 8-inch diameter sanitary sewer main extending along a 40-ft wide PSB utility easement within the subject property. Said main is located approximately 10-ft south of the northern PSB utility easement line and dead ends approximately 560 feet north of Sunset Drive.

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.

EPWU Stormwater Division

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.

El Paso Fire Department

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.

School District

No comments received.

Additional Requirements and General Comments:

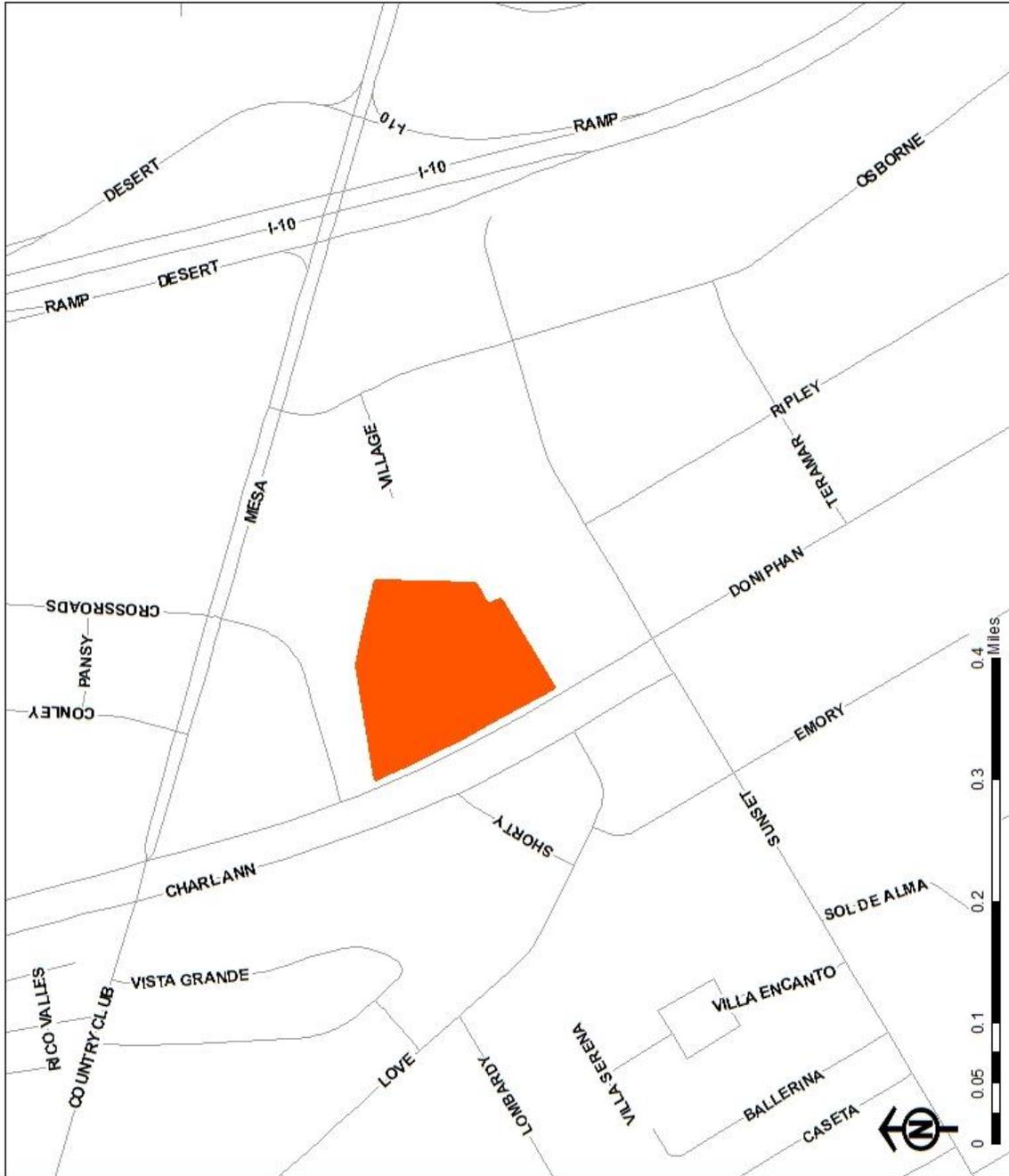
1. Submit to the City Development Department – Planning Division the following prior to recording of the subdivision.
 - a. Current certified tax certificate(s)
 - b. Current proof of ownership
 - c. Release of access document, if applicable
 - d. Set of restrictive covenants, if applicable
2. Every 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
6. Waiver Request

ATTACHMENT 1



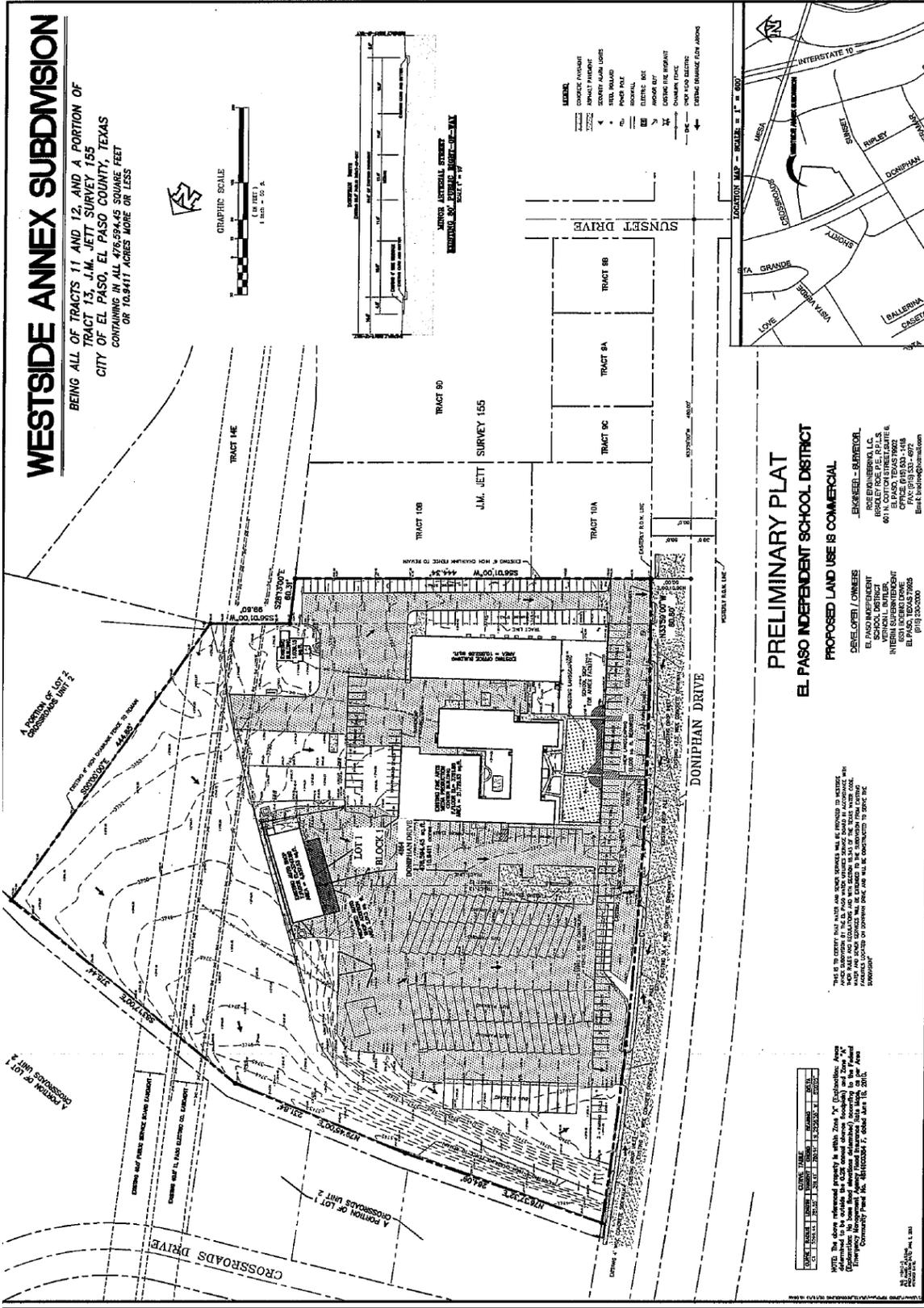
Westside Annex Subdivision

ATTACHMENT 2

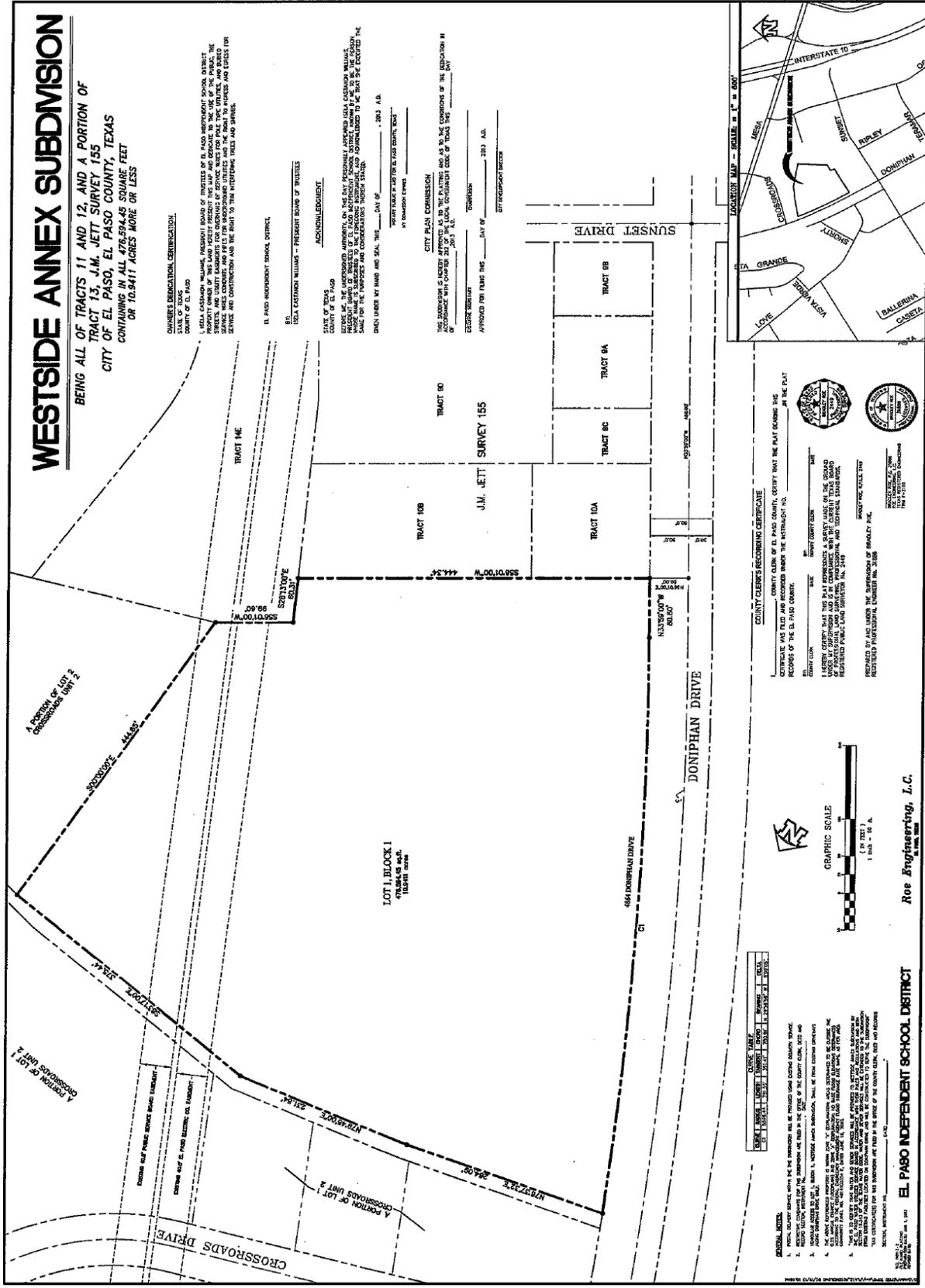


Westside Annex Subdivision

ATTACHMENT 3



ATTACHMENT 4



ATTACHMENT 5

SUSU 13-00008

Print Form



**CITY PLAN COMMISSION APPLICATION FOR
MAJOR SUBDIVISION COMBINATION APPROVAL**

DATE: 1/21/12

FILE NO. SUSU 13-00008

SUBDIVISION NAME: WESTSIDE ANNEX SUBDIVISION

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
TRACTS 11 AND 12 AND A PORTION OF TRACT 13, J.M. JETT SURVEY 155
CITY OF EL PASO, EL PASO COUNTY.

2. Property Land Uses:

	<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	_____	_____	Open Space
School	_____	_____	_____
Commercial	<u>10.941</u>	<u>1</u>	Total No. Sites
Industrial	_____	_____	Total (Gross) Acreage <u>10.9411</u>



3. What is existing zoning of the above described property? C-3 AND R-5 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 X No _____

5. What type of utility easements are proposed: Underground _____ Overhead _____ Combination of Both N/A

6. What type of drainage is proposed? (If applicable, list more than one)
EXISTING DRAINAGE CONDITIONS TO REMAIN UNCHANGED

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: N/A

10. Improvement Plans submitted? Yes _____ No N/A

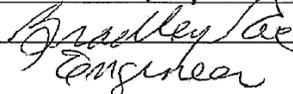
11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes _____ No X

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

12. Owner of record E.P.I.S.D. 6531 BOEING DR. 79925 El Paso, Texas 915-230-2000
 (Name & Address) (Zip) (Phone)
13. Developer E.P.I.S.D. 6531 BOEING DR. 79925 El Paso, Texas 915-230-2000
 (Name & Address) (Zip) (Phone)
14. Engineer Roe Engineering, L.C. 601 N. Cotton Street, Suite 6 915-533-1418
 Bradley Roe, El Paso, Texas 79902
 (Name & Address) (Zip) (Phone)

CASHIER'S VALIDATION
 FEE: \$2,088.00

OWNER SIGNATURE: 

REPRESENTATIVE: 
 Engineer

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

ATTACHMENT 6

Roe Engineering, L.C.

Civil Engineering • Land Development • Planning • Surveying

March 26, 2013

City of El Paso
City Development Dept.
Nathaniel Baker, Case Planner
El Paso, TX 79901

Re: EPISD, Westside Annex Subdivision on Doniphan

Mr. Baker:

On behalf of the El Paso Independent School District, we respectfully request under The Municipal Code title 19.18 to waive the requirements for TIA.

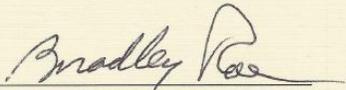
Permanent street and drainage improvements along Doniphan between N. Mesa and Race Track Drive have been completed. Also, there is no recorded documented existing safety problems regarding sight visibility distance crash incidents.

We request that the street ROW cross section for a minor arterial be waived due to the existing street cross section. See attached drawings comparing street section to minor arterial city standard.

Furthermore, a 3rd request for a waiver is to leave the existing 4' TXDOT sidewalk in place as shown on the preliminary plat adjacent to curb.

See attached photo at the corner of Osborne and Doniphan depicting existing 4' sidewalk. The 4' sidewalk on the East side of Doniphan adjacent to the curb extends for several thousand feet to the North.

If you should have any questions or concerns, please don't hesitate to call our office.



Bradley Roe, P.E. R.P.L.S.

601 N. Cotton Suite 6 • El Paso, Texas 79902 • (915)533-1418 • Fax (915) 533-4972

