



City of El Paso – City Plan Commission Staff Report

Case No: SUSU15-00025 Hutton Go Unit Three
Application Type: Major Combination
CPC Hearing Date: April 23, 2015
Staff Planner: Nelson Ortiz, (915) 212-1606, ortiznx@elpasotexas.gov
Location: South of Alameda and West of Midway
Acreage: 1.0987
Rep District: 3
Existing Use: Commercial development
Existing Zoning: C-1 (Commercial)
Proposed Zoning: C-1 (Commercial)
Nearest Park: Stiles (.57 miles)
Nearest School: Cedar Grove Elementary (.85 miles)
Park Fees Required: \$1,100.00
Impact Fee Area: N/A
Property Owners: Hector Zepeda
Applicant: Hector Zepeda
Representative: Conde, Inc.

SURROUNDING ZONING AND LAND USE

North: M-1 / Industrial yard
South: C-4/c / Commercial Development
East: C-3 / Commercial Development
West: C-3 / Commercial Development

PLAN EL PASO DESIGNATION: G3 Post-war

APPLICATION DESCRIPTION

The applicant proposes to subdivide one commercial lot which is approximately one acre in size. Access to the subdivision is proposed from Alameda Avenue. Alameda is designated as a major arterial street requiring 100' of right-of-way. Currently, Alameda has 80' of right-of-way with 68' of pavement and 6' sidewalks. The applicant did submit a request to waive right-of-way improvements and dedication. This development was reviewed under the current subdivision code.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends **approval** of Hutton Go #3 on a Major Combination basis subject to the following condition and comments.

- That the City Plan Commission requires the applicant to dedicate their proportionate share of right-of-way (10') in accordance with Section 19.10.050 (Roadway participation policies – Improvements of roads and utilities within and or abutting the subdivision) and subject to TxDOT approval.
- That the City Plan Commission requires the applicant to improve the sidewalk and parkway in accordance with the Design Standards for Construction and subject to TxDOT approval.

Planning Division Recommendation:

The applicant shall dedicate 10' of additional ROW to comply with Section 19.10.050 (Roadway participation policies – Improvements of roads and utilities within and or abutting the subdivision). The applicant shall also improve the sidewalk and parkway to meet ADA requirements and the Design Standards for Construction.

Planning and Inspections Department - Land Development

We have reviewed subject plats and recommend **Approval**; no objections.

Parks and Recreation Department

We have reviewed **Hutton Go Subdivision Unit 3**, a minor plat map and offer Developer / Engineer the following comments:

Please note that this subdivision is zoned "C-1" meeting the requirements for Non-residential uses as well as for Multi-family dwellings use restricted to a maximum of 29 dwelling units per acre however, Applicant has submitted preliminary covenants restricting the use to general commercial purposes only and prohibiting all residential uses therefore, "Park fees" will be assessed based as follows:

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 **\$1,100.00** based on Non-residential subdivision requirements calculated as follows:

Non-residential acreage 1.10 (rounded to two decimals) @ \$1,000.00 per acre = **\$1,100.00**

Please allocate generated funds under Park Zone: **MV-2**

Nearest Parks: **Vocational Park Pond** & **Riverside**

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

Water:

3. There is an existing 12-inch diameter water main extending along Alameda Avenue that is available for service, the water main is located approximately 29-ft south from the center line of the right-of-way.

4. EPWU records indicate two vacant water service connections (inactive meters) serving the subject property. The addresses for these services are 7369 and 7365 Alameda Avenue.
5. Previous water pressure from fire hydrant #94 located approximately 286-ft west of Southwestern subject property line has yield a static pressure of 90 (psi), a residual pressure of 90 (psi), and a discharge of 1,256 gallons per minute.
6. 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.

Sewer:

7. There is an existing 8-inch diameter sanitary sewer main extending along Alameda Avenue that is available for service, the sewer main is located approximately 25-ft north from the center line of the right-of-way. The sewer main is approximately 6.5-ft depth.

General:

8. EPWU requires a new service application to provide additional service(s) 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.

Sun Metro

Sun Metro does not oppose this request.

Central Appraisal District

No objections.

Texas Gas Company

No objections.

El Paso County 911 District

No comments received.

El Paso Electric Company

No comments received.

El Paso Fire Department

No comments received.

Ysleta Independent School District

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.
 3. Applicant shall specify whether existing structures/improvements will remain or be removed.
 4. Add signature line for Planning and Inspections “Director” under the plat approval statement.
 5. An address of 7365 ALAMEDA exists on the property. Please include address on both preliminary and final plats.

Attachments

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

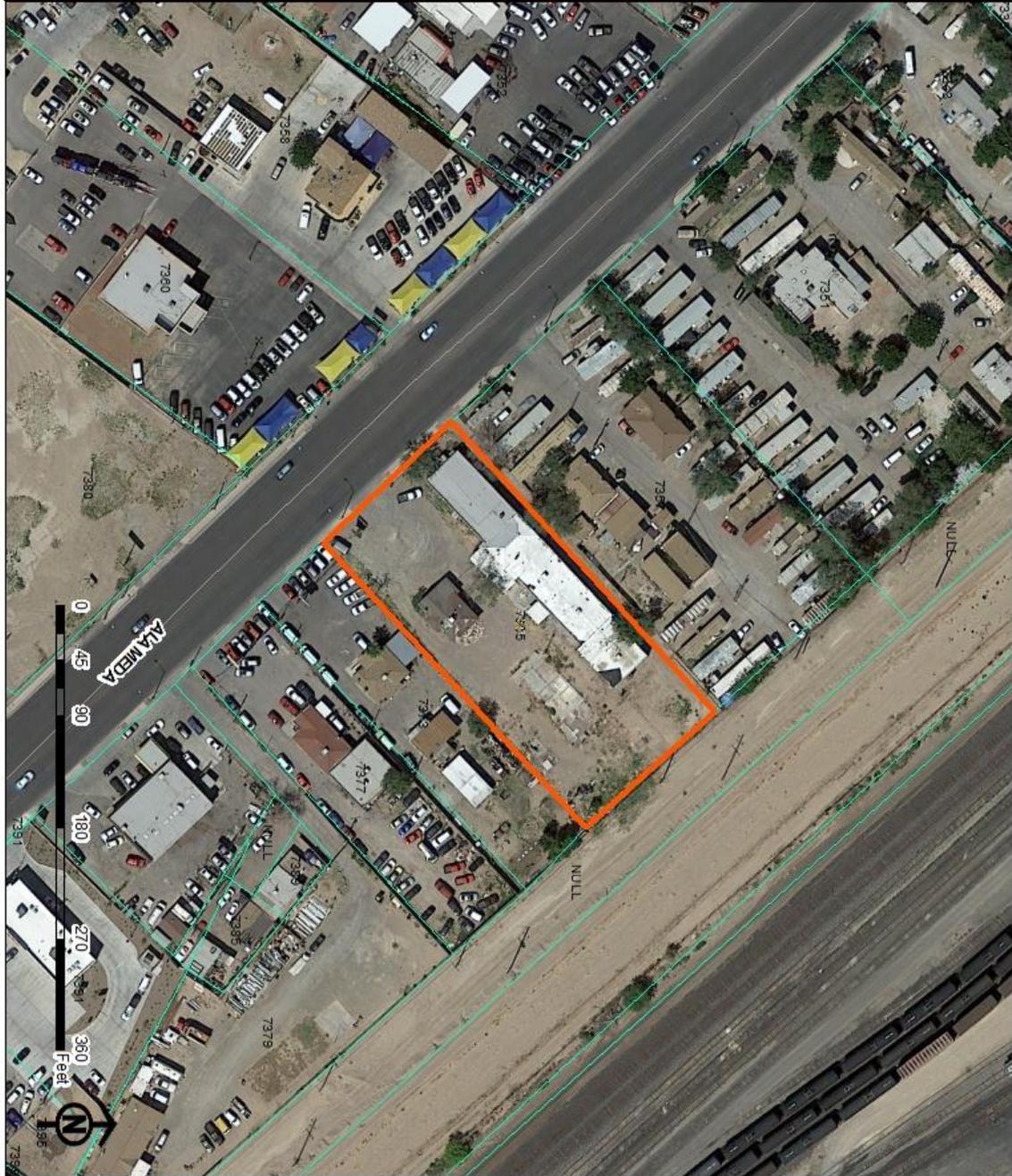
ATTACHMENT 1

HUTTON GO #3



ATTACHMENT 2

HUTTON GO #3



ATTACHMENT 5



3555 Keith Street NW
Suite 109
Cleveland, TN 37312
(423) 790-5880

March 6, 2015

Joaquin Rodriguez
City Development Department
801 Texas Avenue
El Paso, TX 79901

Re: Hutton GO 3, Minor Subdivision

Dear Mr. Rodriguez,

Please accept this letter as a waiver request for the following three comments made during the initial review of the Hutton GO 3, Minor Subdivision preliminary plat:

1. Alameda is identified as a Major arterial; dedication of an additional 10' of right-of-way will be required to meet DSC standards.

Alameda Avenue is a TxDOT road with an 80' right-of-way width. TxDOT is not currently asking for any additional right-of-way.

2. Sidewalk and parkway improvements in accordance with DSC will be required and should be reflected on the cross-section of Alameda included on the preliminary plat.

The City of El Paso Design Standards for Construction requires a 4' landscaped area between the edge of the road and the sidewalk. However, the existing sidewalk along Alameda Avenue directly abuts the road. If a 4' landscaped area was installed along our property line, it would not align with the existing sidewalk.

3. Submit TIA at time of application.

According to Chapter 19.18.030 of the El Paso Code of Ordinances: "A traffic impact analysis (TIA), in adherence to standards contained within this title and City of El Paso approved guidelines, shall be required under the following criteria: a. For all proposed developments within the city limits and within the city's extraterritorial jurisdiction where the development is expected to generate traffic in excess of one thousand average daily trips. b. If a development project will generate more than one hundred peak hour trips." Using the latest edition of the Institute of Transportation Engineers (ITE) Trip Generation Manual for an 8,353 sf free-standing discount store, 478 total daily trips are expected and 42 hourly trips are expected during the peak hour.

Sincerely,

A handwritten signature in blue ink that reads "Christopher M. Berry".

Christopher M. Berry, P.E.
Berry Engineers, LLC

ATTACHMENT 6



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

DATE: March 10, 2015

File No. SUSU15-00025

SUBDIVISION NAME: Hutton Go Unit 3 Subdivision

1. Legal Description for the area included on this plat (Tract, Block, Grant, etc.)
Being Tracts 11A, 11G, and 11G-1, Block 25, Ysleta Grant, City of El Paso, El Paso County, Texas

2. Proposed 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	_____	_____	_____	_____	_____
School	_____	_____	_____	_____	_____
Commercial	<u>1.0987</u>	<u>1</u>	Total No. Sites	<u>1</u>	<u>1</u>
Industrial	_____	_____	Total Acres (Gross)	<u>1.0987</u>	

3. What is existing zoning of the above described property? C-4 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 _____ 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)
On site Ponding

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 Title 1 (General Provisions) Chapter 1.04 – Vested Rights

- | | | | |
|-----|-----------------------------------------------------------------------------------------------------|-----------------------|--------------------------------|
| 12. | Owner of record <u>Hector Zepeda</u> <u>21 Via Plazilla, El Paso, TX</u>
(Name & Address) | <u>79927</u>
(Zip) | <u>915-592-0283</u>
(Phone) |
| 13. | Developer <u>Hector Zepeda</u> <u>21 Via Plazilla, El Paso, TX</u>
(Name & Address) | <u>79927</u>
(Zip) | <u>915-592-0283</u>
(Phone) |
| 14. | Engineer <u>CONDE INC</u> <u>6080 Surety Drive, Ste. 100, El Paso, TX 79905</u>
(Name & Address) | <u>79905</u>
(Zip) | <u>915-592-0283</u>
(Phone) |

**Effective September 1, 2014, a 3% Technology fee has been added to all Planning application fees.*

OWNER SIGNATURE: _____

Hector Zepeda
Hector Zepeda, Owner

REPRESENTATIVE: _____

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