



City of El Paso – City Plan Commission Staff Report

Case No: SUSU14-00027 McCombs East
Application Type: Major Combination
CPC Hearing Date: April 24, 2014
Staff Planner: Alejandro Palma, (915) 212-1607, palmaaj@elpasotexas.gov
Location: South of U.S. Highway 54 and East of McCombs Street
Acreage: 35.00 Acres
Rep District: 4
Existing Use: Vacant
Existing Zoning: R-F (Ranch-Farmland)
Proposed Zoning: C-2 (Commercial) / C-3 (Commercial)
Nearest Park: Northeast Regional Park (adjacent)
Nearest School: Barron Elementary (.25 miles)
Park Fees Required: \$35,000
Impact Fee Area: Northeast Service Area
Property Owner: EP Plaza Partners, LP
Applicant: Conde, Inc.
Representative: Conde, Inc.

SURROUNDING ZONING AND LAND USE

North: GMU (General Mixed Use) / Vacant
South: R-3A/c (Residential/conditions) / Residential Development
East: R-F (Ranch- Farmland) Vacant
West: C-2/c (Commercial/conditions) Commercial Development

PLAN EL PASO DESIGNATION: G4 Suburban (Walkable)

APPLICATION DESCRIPTION

The applicant is proposing to subdivide 35.00 acres of vacant land in order to create two commercial lots. Primary access to the subdivision is proposed from U.S. Highway 54 and McCombs Street. This application is being reviewed under the current subdivision code. There is a rezoning case for the subject property from R-F to C-2/C-3 which was approved by the City Plan Commission on 03/27/2014 and it will be heard by the City Council on 5/20/2014.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends **approval** of McCombs East on a Major Combination basis subject to the following comments:

Planning Division Recommendation:

Planning recommends **approval**; mitigation fees, as shown in EPDOT comments section, must be paid prior to recording.

1. Access to McCombs and U.S. Highway 54 shall be coordinated with TxDOT.
2. Correct school district is Ysleta Independent School District.

City Development Department - Land Development

We have reviewed subject plats and recommend **Approval**.

The Developer/Engineer shall address the following comments.

1. No objections.

Parks and Recreation Department

We have reviewed **McCombs East Subdivision**, a major combination plat map and offer Developer / Engineer the following comments:

Please note that this subdivision is zoned "R-F" and applicant is proposing to re-zone to "C-2" thus meeting the requirements for Multi-family dwellings use with a minimum lot area of 750 sq. ft. per dwelling however, applicant has submitted preliminary covenants restricting the use to general commercial purposes and restricting all residential uses therefore, "Park fees" will be assessed 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 **\$35,000.00** based on Non-residential subdivision requirements calculated as follows:

Non-residential acreage 35.00 (rounded to two decimals) @ \$1,000.00 per acre = **\$35,000.00**

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

Nearest Parks: **Northeast Regional** & **Redstone Village**

Also, Applicant shall address the following:

- Provide a minimum 15' wide visual landscape buffer zone all along Rick Husband Dr. and all along the boundary lines abutting the Northeast Regional Park.

El Paso Water Utilities

1. EPWU-PSB does not object to this request.

2. The subject property is located within the City of El Paso Northeast Impact Fee Service Area. Impact fees will be assessed at the time of plat and collected by the El Paso Water Utilities prior to the issuance of a Building Permit by the City of El Paso.

3. Gateway North and Mc Combs Street are Texas Department of Transportation (TxDOT) right-of-ways. All proposed water and sanitary sewer work to be performed within Gateway North and Mc Combs Street right-of-ways requires written permission from TxDOT.

4. Onsite water and sanitary sewer main extensions within dedicated easements maybe required to provide service to the proposed development. The Owner/Developer is responsible for any necessary main extension cost.

Water:

5. There is an existing 42-inch diameter water transmission main located approximately 15-feet east of the eastern right-of-way line of McCombs Street within a 30-foot wide PSB easement. Also, there is an existing 16-inch diameter water main located approximately 6.5-feet east of the eastern right-of-way line of McCombs Street. These water mains continue east along the Patriot Freeway frontage. No direct service connections are allowed to these mains as per the El Paso Water Utilities – Public Service Board Rules and Regulations.

6. There is an existing 8-inch diameter water main along Rick Husband Drive.

7. Water service to the subject property requires the extension of the 16-inch diameter water main described above along the entire Patriot Freeway frontage. Also, extensions of lesser diameter water mains from the 16-inch diameter water mains to the 8-inch diameter water main along Rick Husband Drive maybe required to create a looped system.

Sanitary Sewer:

8. There is an existing 8-inch diameter sanitary sewer main along Redstone Peak Place. This sewer main dead-ends at the southern right-of-way line of Rick Husband Drive. This sewer main is available for service. Sewer service to Lot 1 requires the extension of the sewer main across Rick Husband Drive.

9. A sanitary sewer main extension from the 8-inch diameter sewer line along Redstone Peak Place is required to serve lot 2 of the subject subdivision. The sewer main shall be extended within a PSB easement within lot 1 of the subject subdivision.

General

10. 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.

11. EPWU requires a new service application to serve 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 with street names and addresses; (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 appurtenances.

El Paso Department of Transportation

Per the TIA, the developer is responsible for the proportionate share of traffic signals at the following intersections:

	Development Proportionate Share
• McCombs & Rick Husband	\$46,796
• Sean Haggerty & Rushing	\$16,030

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.

El Paso Electric Company

No comments received.

Texas Gas Company

No comments received.

Ysleta Independent School District

No comments received.

Additional Requirements and General Comments:

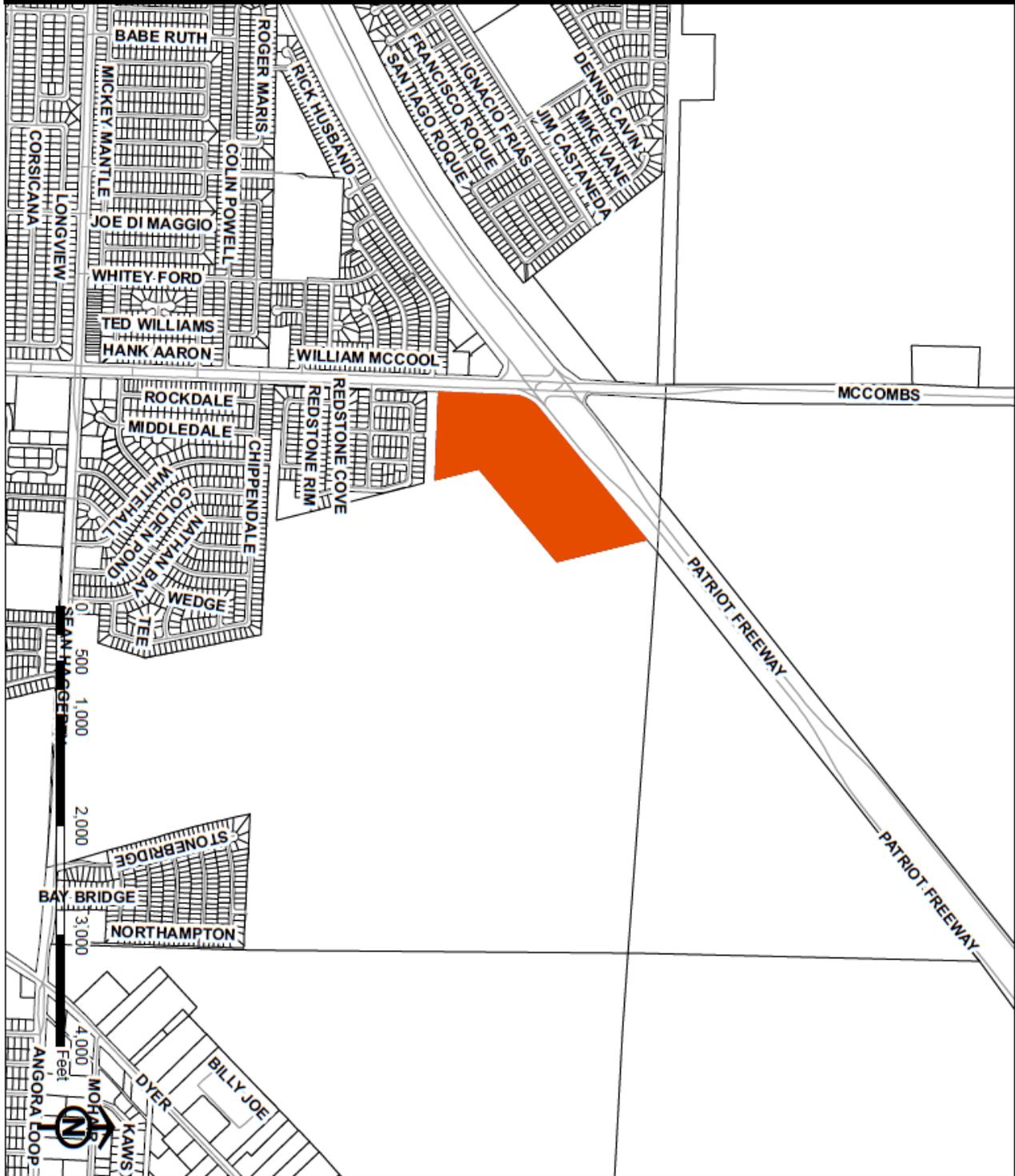
1. Submit to the City Development Department – Planning Division the following prior to recording of the subdivision.
 - a. Current certified tax certificate(s)
 - b. Current proof of ownership
 - c. Release of access document, if applicable
 - d. Set of restrictive covenants, if applicable
2. Every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

McCombs East

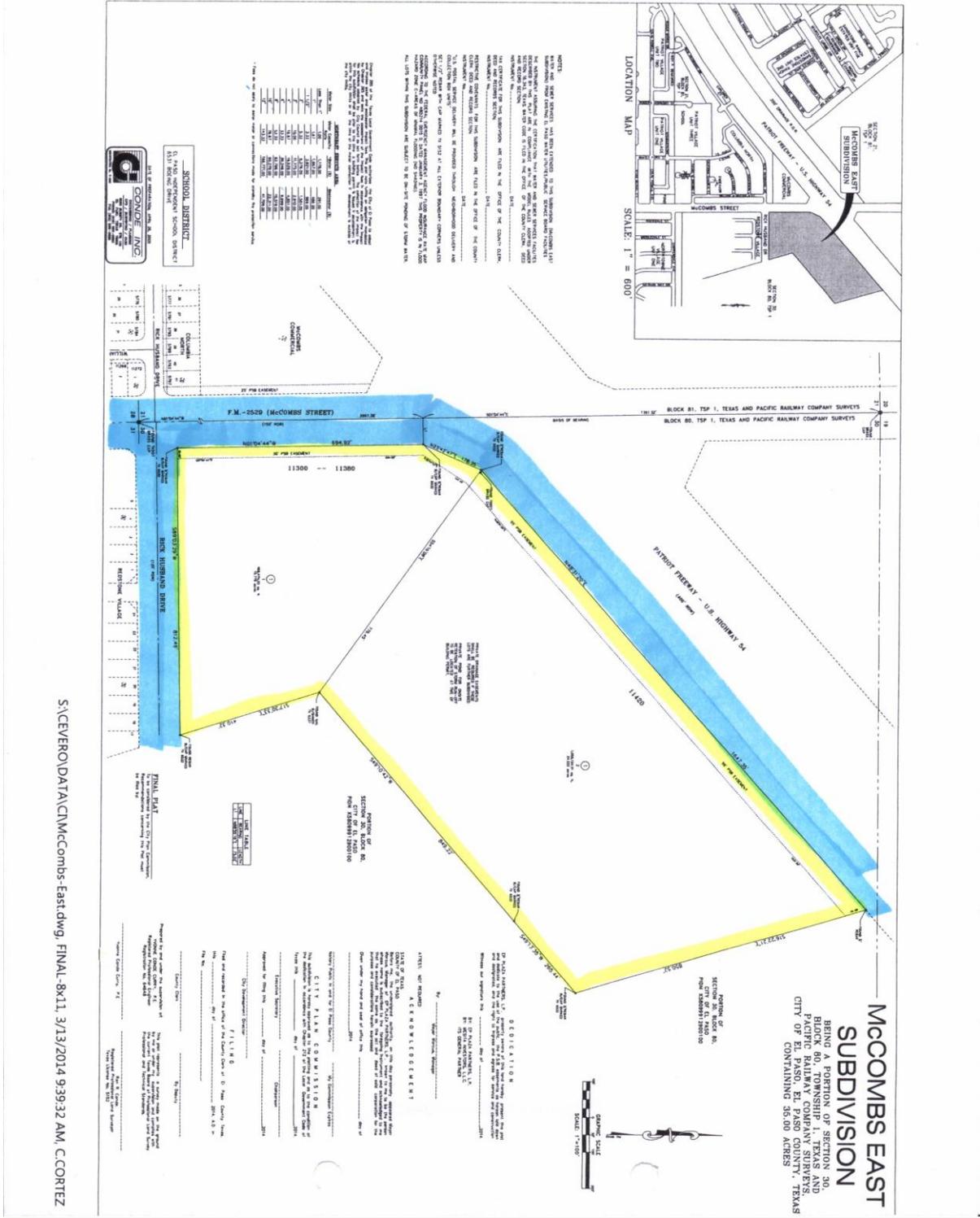


ATTACHMENT 2

McCombs East



ATTACHMENT 4



ATTACHMENT 5



SUSU14-00027

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

DATE: February 12, 2014

File No. SUSU14-00027

SUBDIVISION NAME: McCombs East Subdivision

1. Legal Description for the area included on this plat (Tract, Block, Grant, etc.)
Being a portion of Section 30, Block 80, Township 1, Texas and Pacific Railway Company Surveys, 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>35.00</u>	<u>2</u>	Total No. Sites	<u>2</u>	_____
Industrial	_____	_____	Total Acres (Gross) & Sites	<u>35.00</u>	_____

3. What is existing zoning of the above described property? R-F Proposed zoning? C-2 / 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 streets to Pond
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).



- | | | | | | | |
|-----|-----------------|------------------------------|------------------------------------|--------------------|--------------|---------------------|
| 12. | Owner of record | <u>EP Plaza Partners, LP</u> | <u>6500 Montana</u> | <u>El Paso, TX</u> | <u>79925</u> | <u>915-779-6500</u> |
| | | (Name & Address) | | | (Zip) | (Phone) |
| 13. | Developer | <u>EP Plaza Partners, LP</u> | <u>6500 Montana</u> | <u>El Paso, TX</u> | <u>79925</u> | <u>915-779-6500</u> |
| | | (Name & Address) | | | (Zip) | (Phone) |
| 14. | Engineer | <u>CONDE INC.</u> | <u>6080 Surety Drive, Ste. 100</u> | <u>El Paso, TX</u> | <u>79905</u> | <u>915-592-0283</u> |
| | | (Name & Address) | | | (Zip) | (Phone) |

CASHIER'S VALIDATION
 FEE: \$2,213.28

EP Plaza Partners, LP

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