



## *City of El Paso – City Plan Commission Staff Report*

**Case No:** SUSU13-00022 Student Memorial Subdivision  
**Application Type:** Major Combination Subdivision  
**CPC Hearing Date:** May 2, 2013

**Staff Planner:** Mirian Spencer, 915-541-4482, [spencermd2@elpasotexas.gov](mailto:spencermd2@elpasotexas.gov)  
**Location:** East of Roanoke Drive and North of Wren Avenue  
**Acreage:** 20.29 acre  
**Rep District:** 4  
**Existing Use:** Park  
**Existing Zoning:** R-4 (Residential)  
**Proposed Zoning:** R-4 (Residential)

**Nearest Park:** Student Memorial Park (subject property)  
**Nearest Schools:** Irvin High School and Crosby Elementary (across the street)  
**Park Fees Required:** N/A  
**Impact Fee Area:** N/A

**Property Owner:** City of El Paso  
**Applicant:** Conde, Inc.  
**Representative:** Conde, Inc.

### **SURROUNDING ZONING AND LAND USE**

**North:** R-4 (Residential) / Single-family residential  
**South:** R-4 (Residential) / Church  
**East:** R-4 (Residential) / Single-family residential  
**West:** R-4 (Residential) / Schools

**THE PLAN FOR EL PASO DESIGNATION:** O1, Preserve

### **APPLICATION DESCRIPTION**

The City of El Paso is formally dedicating Student Memorial Park as park land. The existing park is 2.0294 acres in size and contains playground equipment, concrete walking paths and benches. The land was purchased by the City from the United Methodist Church to the south of the property. Access to the park is from Vicksburg Drive and Roanoke Drive. There are no additional improvements proposed on the site at this time.

### **DEVELOPMENT COORDINATING COMMITTEE**

The Development Coordinating Committee recommends *approval* of Student Memorial Subdivision on a major combination basis.

**Planning Division Recommendation:**

Planning recommends *approval* of Student Memorial Subdivision on a major combination basis.

**Engineering & Construction Management-Land Development:**

No objections

**El Paso Department of Transportation:**

No comments received

**Parks and Recreation:**

We have reviewed Student Memorial, a major combination plat map and offer no objections to this plat application.

Please note this subdivision is currently housing Student Memorial Park, which under the Municipal Code definitions is considered a “Public Facility” therefore, meeting the requirements to be excluded for parkland dedication Ordinance Title 19 – Subdivision and Development Plats, Chapter 19.20 (Parks and Open Space) as noted below:

**19.20.060 - Exclusions from Dedication Requirements.**

**Exclusions.** The following shall be excluded from the calculation for parkland dedication. In all instances, the burden of proof shall be on the subdivider to demonstrate that the plat meets the requirements of this chapter:

H. Land shown within a subdivision, whether residential or nonresidential, which is designated for use as a "Public facility".

**El Paso Fire Department:**

No comments received.

**Sun Metro:**

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

**El Paso Water Utilities:**

EPWU – PSB does not object to this request.

EPWU – PSB Comments

**Water**

1. There is an existing 12 inch diameter water main along Roanoke Drive that is available for service.
2. There is an existing eight-inch diameter water main along Vicksburg Drive that is available for service.
3. The previous water pressure reading from fire hydrant #1671 located at the southeast corner of Montgomery Drive and Waycross Avenue yielded a static pressure of 90 pounds per square inch (psi), a residual pressure of 20 psi and a discharge of 750 gallons per minute (gpm).
4. The owner for their own protection and at their own expense should install a pressure

regulator, strainer and relief valve at the discharge side of each water meter set at the desired pressure for the customer. The lot owner shall be responsible for the operation and maintenance of the above-described water pressure regulating device.

5. EPWU records indicate an active two-inch water meter serving the subject property. The service address for this meter is 9425 Vicksburg Drive.

### **Sanitary Sewer**

6. There is an existing eight-inch diameter sanitary sewer main along Vicksburg Drive and an existing eight-inch diameter sewer main along Waycross Avenue that are available for service.

### **General**

7. EPWU requires a new service application to initialize design of the water and sanitary sewer main extensions to serve the subject property. New service applications are available at 1154 Hawkins Boulevard, 3<sup>rd</sup> floor. The following items are required at the time of application:
  - a. A hard copy of the subdivision plat
  - b. A finalized set of street improvement plans including storm sewer
  - c. A digital copy of the subdivision plat
  - d. Benchmark check
  - e. Construction schedule

Service will be provided in accordance with the current EPWU – Public Service 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.

### **Stormwater Division:**

### **El Paso Electric Company:**

### **911**

No comments received.

### **Texas Gas Company:**

No comments received.

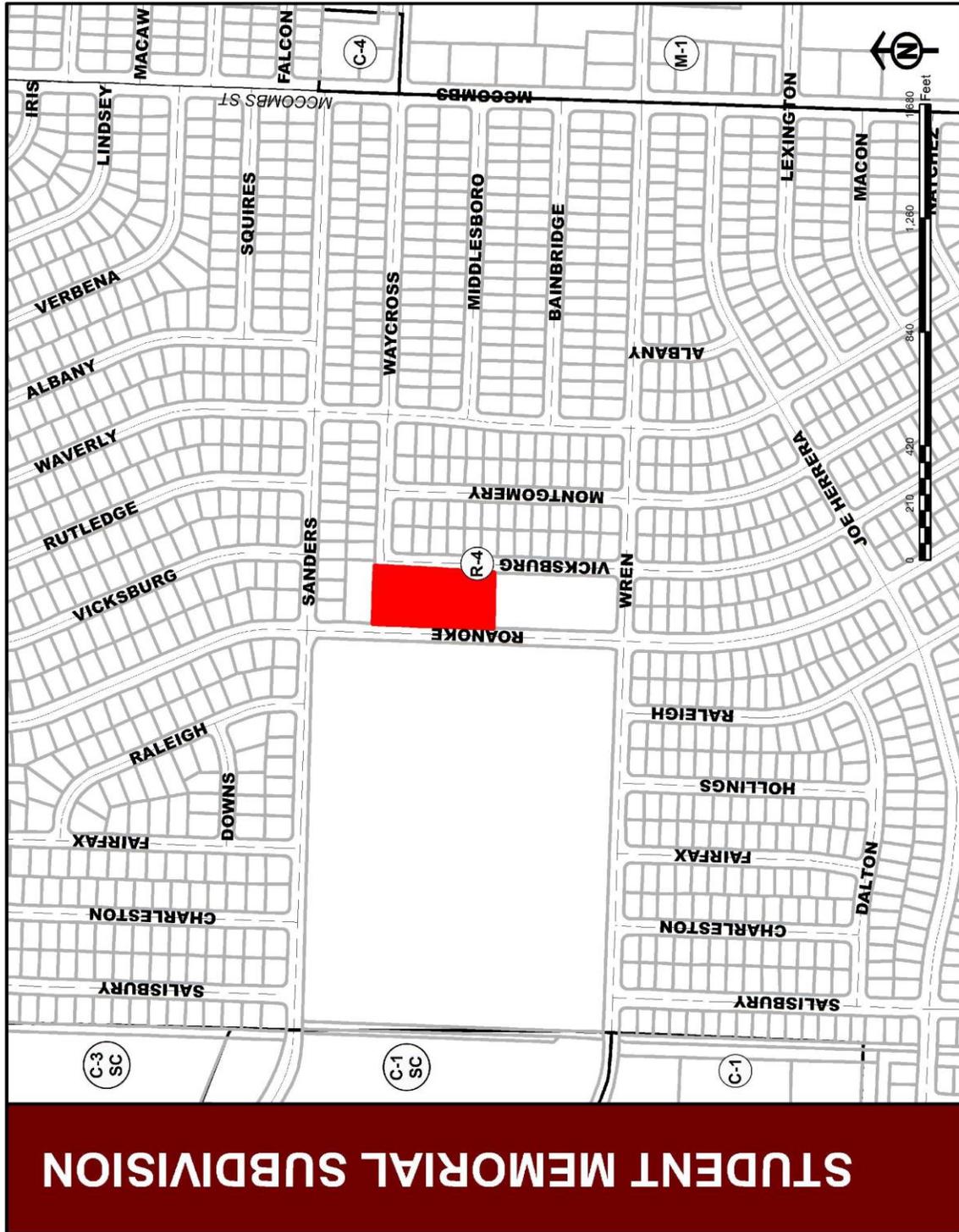
### **El Paso Independent School District:**

No comments received.

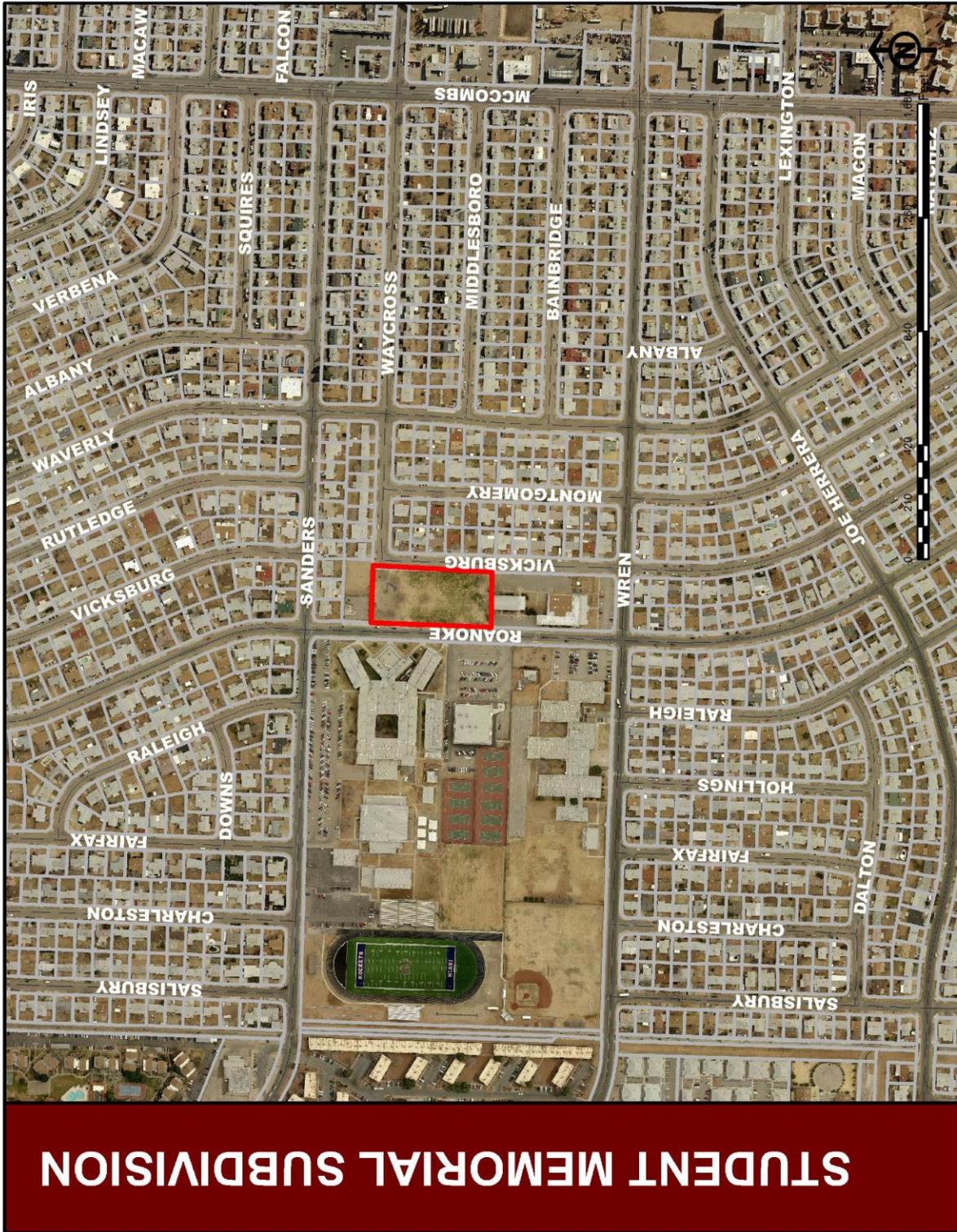
### **Attachments**

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

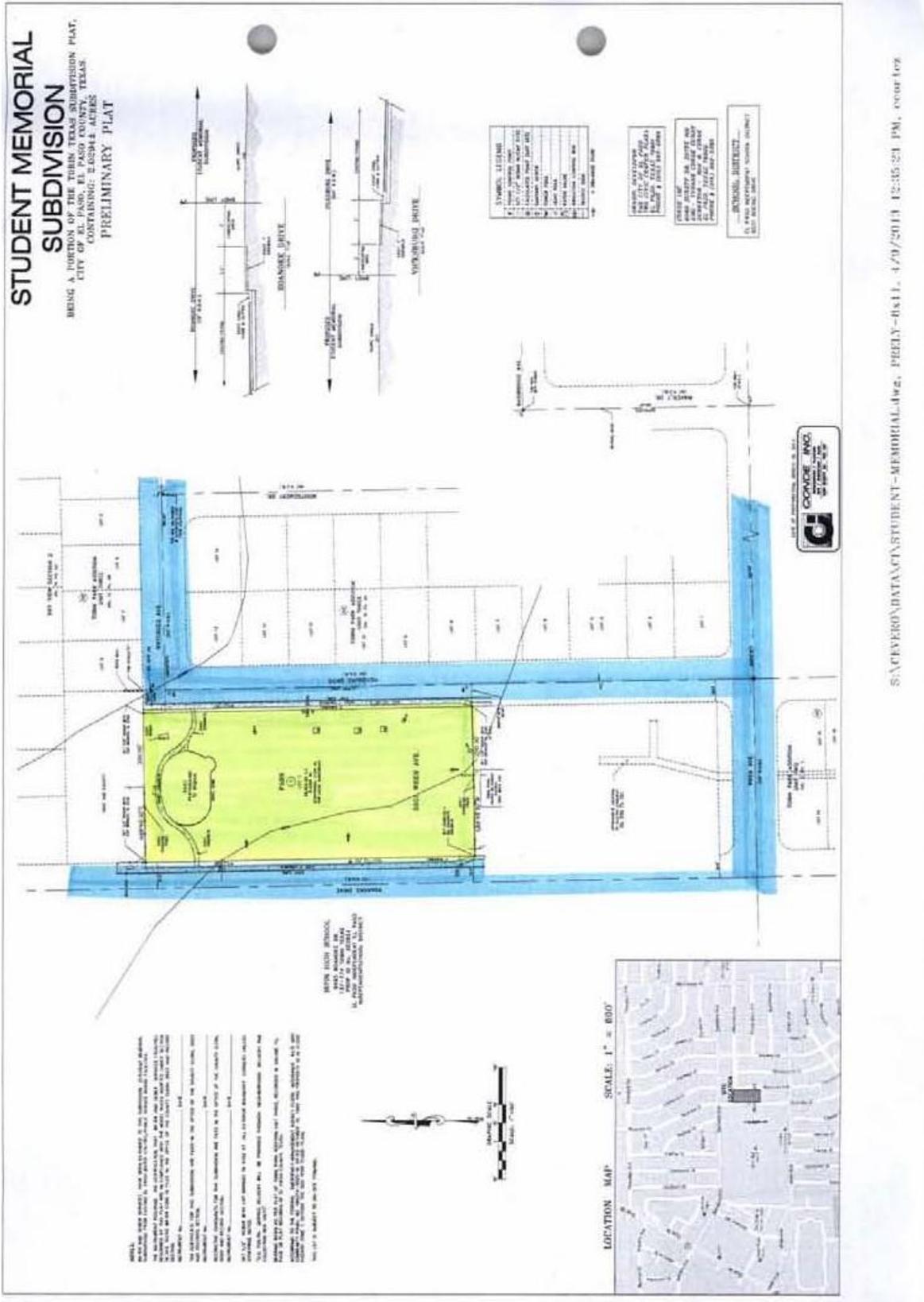
ATTACHMENT 1



ATTACHMENT 2

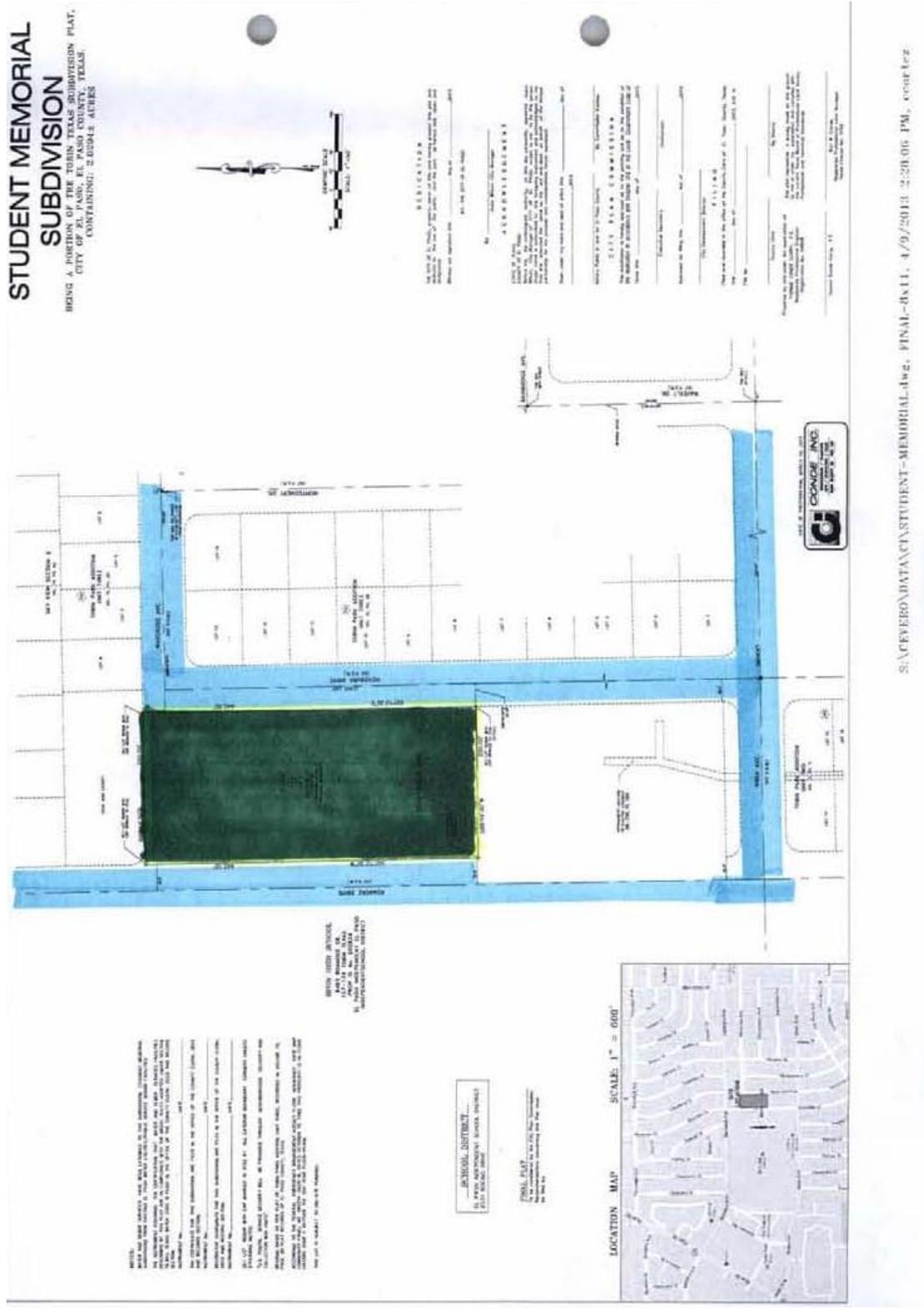


**ATTACHMENT 3**



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**ATTACHMENT 4**



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**ATTACHMENT 5**



CITY PLAN COMMISSION APPLICATION FOR  
MAJOR SUBDIVISION COMBINATION APPROVAL

DATE: April 9, 2013

File No. SUSU13-00022

SUBDIVISION NAME: Student Memorial Subdivision

1. Legal Description for the area included on this plat (Tract, Block, Grant, etc.)  
Being a portion of The Tobin Texas Subdivision Plat, 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	<u>2.0294</u>	<u>1</u>	_____	_____	_____
School	_____	_____	_____	_____	_____
Commercial	_____	_____	Total No. Sites	<u>1</u>	_____
Industrial	_____	_____	Total Acres (Gross) & Sites	<u>2.0294</u>	_____

3. What is existing zoning of the above described property? R-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)  
Lot to Drainage Structures

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 "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).

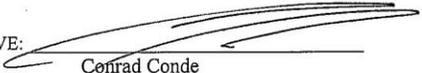


- 12. Owner of record City of El Paso, Two Civic Center Plaza, El Paso, TX 79901 541-4622  
 (Name & Address) (Zip) (Phone)
- 13. Developer City of El Paso, Two Civic Center Plaza, El Paso, TX 79901 541-4622  
 (Name & Address) (Zip) (Phone)
- 14. Engineer CONDE INC. 6080 Surety Drive, Ste. 100 79905 915-592-0283  
 (Name & Address) (Zip) (Phone)

**CASHIER'S VALIDATION**  
 FEE: \$ 2,088.00

City of El Paso

OWNER SIGNATURE: \_\_\_\_\_  
 Joyce A. Wilson, City Manager

REPRESENTATIVE: \_\_\_\_\_  
  
 Conrad Conde

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