



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

**Case No:** SUSU16-00016 Vista Hills Unit Two Replat D  
**Application Type:** Resubdivision Combination  
**CPC Hearing Date:** May 5, 2016

**Staff Planner:** Alfredo Austin, (915) 212-1604, austinaj@elpasotexas.gov  
**Location:** East of George Dieter & North of Trawood  
**Acreage:** 1.57 acres  
**Rep District:** 6

**Existing Use:** Vacant  
**Existing Zoning:** C-1 (Commercial)  
**Proposed Zoning:** C-1 (Commercial)

**Nearest Park:** Cheryl Ladd Park (.17 miles)  
**Nearest School:** Tierra Del Sol Elementary (.72 miles)  
**Park Fees Required:** N/A  
**Impact Fee Area:** N/A

**Property Owner:** GECU  
**Applicant:** GECU  
**Representative:** CEA Group

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

**North:** C-1 (Commercial)/Commercial development  
**South:** C-1 (Commercial)/Commercial development  
**East:** C-1 (Commercial)/Commercial development  
**West:** C-1c (Commercial)/Commercial development

**PLAN EL PASO DESIGNATION:** G4, Suburban(Walkable)

### **APPLICATION DESCRIPTION**

The applicant proposes to subdivide 1.57 acres of vacant land for 1 commercial lot. The reason for the replat is to revise the subdivision protective covenants as stipulated in the document. Access to the subdivision is proposed from Estrada Drive and Trawood Drive. This development is being reviewed under current subdivision ordinance.

### **DEVELOPMENT COORDINATING COMMITTEE**

The Development Coordinating Committee recommends **approval** of Vista Hills Unit Two Replat D on a **Resubdivision Combination** basis.

**Planning & Inspections Department-Planning Division:**

Staff recommends **approval** of Vista Hills Unit Two Replat D on a **Resubdivision Combination** basis.

**Planning & Inspections Department - Land Development**

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

The Developer/Engineer shall address the following comments.

1. Show proposed drainage flow patterns on the preliminary plat. Identify the discharge location for all storm-water runoff.
2. Also include note on preliminary and final plats: “All developed storm water runoff shall be addressed within the subdivision limits and shall comply with all provisions of (DSC 19.19.010A and DDM 11.1).”
3. On the preliminary plat, provide pond location(s).
4. Add runoff arrow types to key map legend.

**Capital Improvement Department – Parks**

We have reviewed **Vista Hills Unit Two Replat “D”**, a resubdivision combination plat map and on behalf of CID Parks Planning Division we offer Developer / Engineer the following comments:

Please note that this subdivision replat is composed of one (1) lot zoned “C-1” meeting the requirements for Non-residential uses (General commercial) as well as for Residential uses (Multi-family dwellings) restricted to a maximum of 29 dwelling units per acre however, applicant has submitted copy of preliminary covenants restricting the use to Non-residential therefore, the following shall apply:

1. **If** applicant is provides copy of final signed/recorded covenants restricting all residential uses, and **if** gross density waiver is granted by the City Manager of the Planning Department designee, then this replat meets the requirements to be excluded from the calculation for parkland dedication ordinance Title 19 – Subdivision & 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:

**C.** A Non-residential replat which changes the lot location or design, but where the acreage has not been increased, as evidenced by the original subdivision and replat;

This subdivision is located with-in Park Zone: **E-6**

Nearest Parks: **John Lyons** & **Marty Robbins**

**EPWU**

We have reviewed the subdivision referenced above and provide the following comments:

1. EPWU does not object to this request.

**Water**

2. There is an existing 8-inch diameter water main located along the north side of Estrada Drive, approximately 20 feet south of and parallel to the northern right-of-way line of Estrada Drive. This water main is available for service.
3. Previous water pressure readings from fire hydrant # 6174 located approximately 160 feet east of the intersection of George Dieter Road. and Estrada Drive. has yielded a static pressure of 56-psi, a residual pressure of 48-psi, and a discharge of 1,034-gpm.

**Sanitary Sewer**

4. There is an existing 8-inch diameter sanitary sewer main located along the south side of Estrada Drive, approximately 25 feet north of and parallel to the southern right-of-way line of Estrada Drive. This sanitary sewer main is available for service.

**General**

5. If the City of El Paso Fire Department requires additional fire hydrants on Public right-of-way and/or an on-site fire protection system within the private property, the property owner is responsible for all costs incurred to extend, relocate and construct water mains and appurtenances to provide this service. The owner is responsible for the costs of any necessary on-site & off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.
6. 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.

**El Paso Electric**

No comments received.

**CAD**

No comments received.

**911**

No comments received.

**El Paso 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.

**Attachments**

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

ATTACHMENT 1

VISTA HILLS UNIT TWO REPLAT D



ATTACHMENT 2

VISTA HILLS UNIT TWO REPLAT D







# ATTACHMENT 5



## CITY PLAN COMMISSION APPLICATION FOR RESUBDIVISION COMBINATION SUBDIVISION APPROVAL

DATE: March 7, 2016 FILE NO. SUSU16-00016  
 SUBDIVISION NAME: Vista Hills Unit Two Reglet D

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)  
A Portion of Lot 3, Block 16, Vista Hills Unit 2, An Addition to the City of El Paso, El Paso County, Texas

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          | _____ | _____ | HUB/Communication     | 1.6   | 1     |
| School        | _____ | _____ | Building              | _____ | _____ |
| Commercial    | _____ | _____ | Total No. Sites       | _____ | _____ |
| Industrial    | _____ | _____ | Total (Gross) Acreage | _____ | _____ |

3. What is existing zoning of the above described property? C-1 Proposed zoning? C-1

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)  
Surface Flow

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: Purpose is to revise the Protective Covenants for the riparian property.

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 I (General Provisions) Chapter 1.04 - Vested Rights

City Development Department  
 811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 212-0085

(email address includes leading underscore)

12. Owner of record GECU \_propertymanagement@gecu.com 915-238-7153 or 915-774-8206  
 (Name & Address) (Zip) (Phone)
13. Developer Tim & Wanda Cable Texas LLC 7815 Crescent Executive Drive Charlotte, NC 28217 (704) 731-3449  
 (Name & Address) (Zip) (Phone)
14. Engineer CEA Group 4712 Woodrock Bcn, Suite F, El Paso, Texas 79924 (915) 544-8232  
 (Name & Address) (Zip) (Phone)

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

OWNER SIGNATURE:  Fermina Ortega SVP-CEO  
 REPRESENTATIVE: \_\_\_\_\_

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

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