City of El Paso – City Plan Commission Staff Report

Case No:	SUSU15-00011 Miles Subdivision Unit One Replat A
Application Type:	Resubdivision Combination
CPC Hearing Date:	May 7, 2015
Staff Planner:	Alfredo Austin, (915) 212-1604, austinaj@elpasotexas.gov
Location:	South of Americas and West of Socorro
Acreage:	2.274 acres
Rep District:	6
Existing Use:	Vacant
Existing Zoning:	C-4 (Commercial)
Proposed Zoning:	C-4 (Commercial)
Nearest Park:	Caribe Park (.43 miles)
Nearest School:	South Loop Elementary School (1.04 miles)
Park Fees Required:	N/A
Impact Fee Area:	This subdivision is not within an impact fee area
Property Owner:	Southwest Convenience Store
Applicant:	Southwest Convenience Store
Representative:	Conde, Inc.

SURROUNDING ZONING AND LAND USE

North: C-3 / Commercial development
South: C-4 / Commercial development
East: C-4 / Commercial development
West: C-4 / Commercial development

PLAN EL PASO DESIGNATION: G7, Industrial and/or Railyards

APPLICATION DESCRIPTION

The applicant proposes to subdivide approximately 2.274 acres into three commercial lots. Access to the subdivision is proposed from Americas Avenue and Socorro Road. This development is being reviewed under the current subdivision ordinance.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommendation is **pending** for Miles Subdivision Unit One Replat A on a Resubdivision Combination basis based on the following comments:

- Improvements plans shall be submitted to Land Development prior to recommendation.

Planning Division Recommendation:
Staff recommendation is pending for Miles Subdivision Unit One Replat A on a Resubdivision Combination basis.

Planning & Inspections Department - Land Development

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

The Developer/Engineer shall address the following comments.

1. A storm-water drainage maintenance and access agreement for lots 1, 2, & 4 draining storm-water runoff into private pond (Lot 3, Block 1) is required.
2. Drainage easement is required for storm-water runoff from Lot 4 traversing Lots 1 and 2 into private pond. Label and dimension by bearing and distance.
3. Correction for last note "..within Miles Subdivision, Unit 1 limits..".
4. Subdivision Improvement Plans are required due to ROW improvements.

Parks and Recreation Department

We have reviewed **Miles Subdivision Unit One Replat "A",** a resubdivision combination plat map and offer Developer / Engineer the following comments:

Please note that this subdivision is zoned "C-4/c" meeting the requirements for Non-residential uses as well as for Multi-family dwellings use with a minimum lot area of 750 sq. ft. per dwelling however, Applicant is proposing a Non-Residential use and has provided copy of preliminary covenants restricting all residential uses; **if** gross density waiver is granted by the Planning Department or designee, then this subdivision application meets the requirements to be considered excluded from the calculation for "Parkland dedication" ordinance Title 19 - Subdivisions**, Chapter 19.20 - Parks & Open Space** as noted below.

Section 19.20.060 - Exclusions from dedication requirement.

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:

B. A replat or an amendment to a subdivision plat where the only change to the original subdivision plat is that easements or rights-of-way are eliminated, added or changed and there is no increase in density.
C. A nonresidential 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: **MV-6**

Nearest Parks: **Caribe & SPC Adrian Garcia**

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

Water:

3. There is an existing 12-inch diameter water main along South Americas Avenue that is available for service, the water main is located approximately 10-ft north of the Americas Avenue northern right-of-way line.
4. There is an existing 6-inch diameter water main extending along Socorro Road that is available for service, the water main is located approximately 3.5-ft west from the center line of the right-of-way.
5. Previous water pressure from fire hydrant #2303 located approximately 260-ft south from the southeast corner of the subject property line has yield a static pressure of 98 (psi), a residual pressure of 75 (psi), and a discharge of 1,126 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.

Sanitary Sewer:

7. There is an existing 8-inch diameter sewer main within an existing 20-foot wide easement along the frontage of Lot 2 and the southeast corner of Lot 1. This sewer main is located approximately 16-feet west from the eastern property line. The sewer main dead-ends in a manhole located 10-feet north of the common boundary line of Lot 1 and Lot 2.

General:

8. No building, reservoir, structure or other improvement, other than asphaltic paving (HMAC), shall be constructed or maintained on the above referenced El Paso Water Utilities - Public Service Board Easements (EPWU-PSB easements) without the written consent of EPWU-PSB. EPWU-PSB requires access to the existing/proposed water, sanitary sewer facilities, appurtenances, and meters within the easement 24 hours a day, seven (7) days a week.
9. Use of low maintenance easement surface improvements is required. The Owner of the property is responsible for maintenance of the easement surface; surface maintenance is not the responsibility of EPWU-PSB.
10. EPWU-PSB requires access to the water, sanitary sewer facilities, appurtenances, and meters within easements 24 hours a day, seven (7) days a week.
11. 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.

911

The District recommends that the reference that Americas Ave is the same as Loop 375 be removed. Loop 375 and Americas Ave are not the same roads.

El Paso Fire Department

No comments received.

Sun Metro

Sun metro does not oppose to this request.

El Paso Independent School District

No comments received.

CAD

No objections.

Additional Requirements and General Comments:

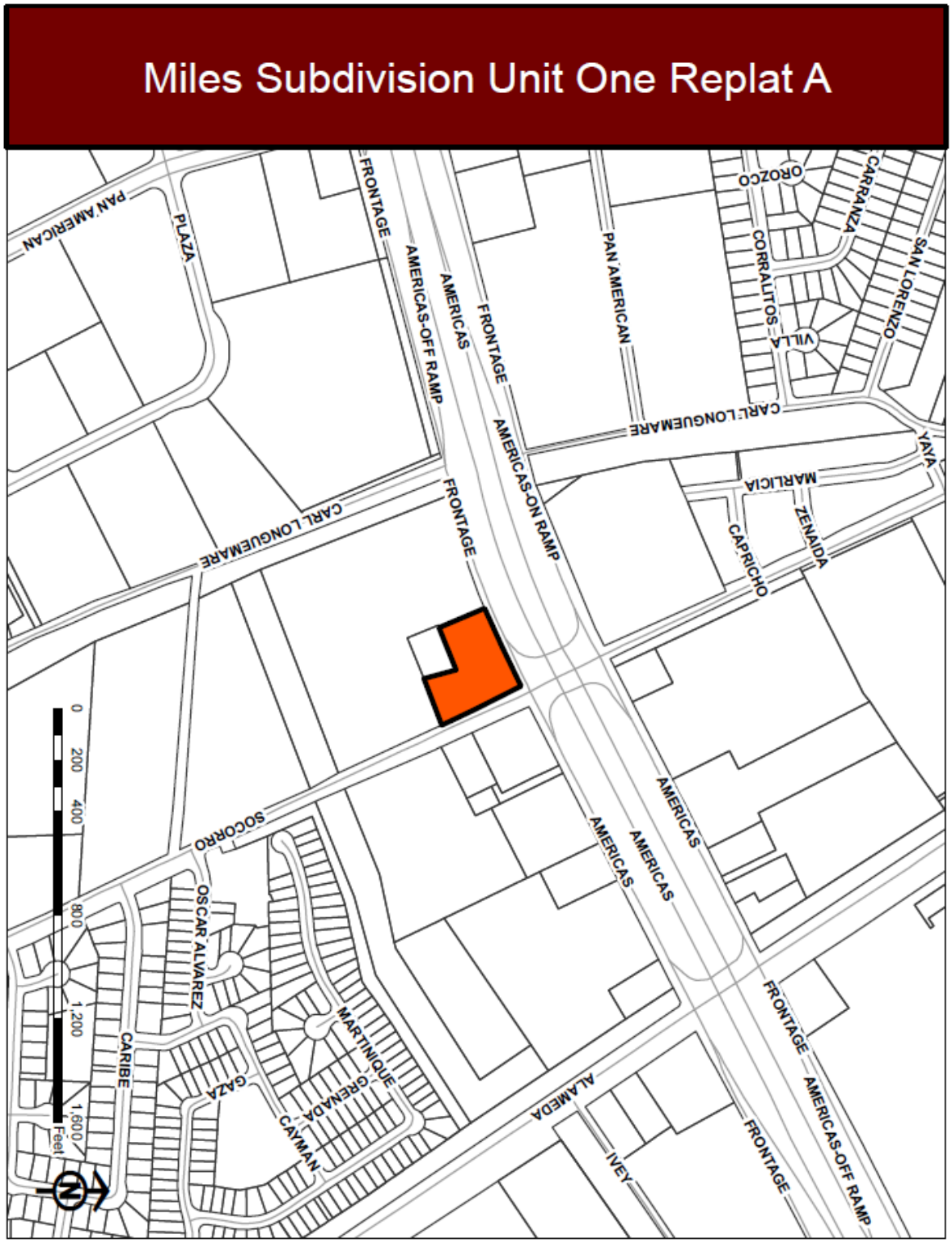
1. Submit to the Planning & Inspections Department – Planning Division the following prior to recording of the subdivision.
    a. Current certified tax certificate(s)
    b. Current proof of ownership
    c. Release of access document, if applicable
    d. Set of restrictive covenants, if applicable

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.

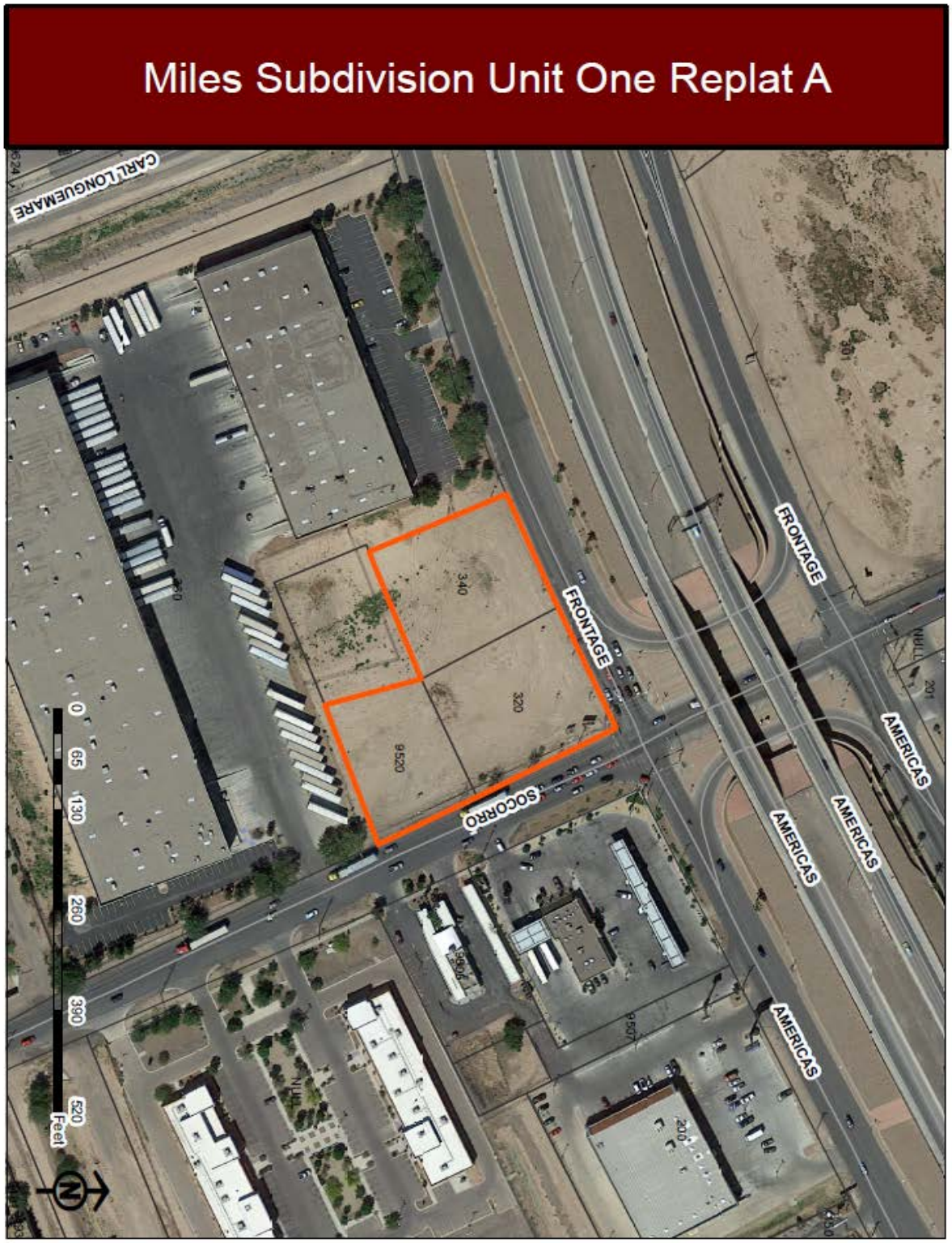
Attachments

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

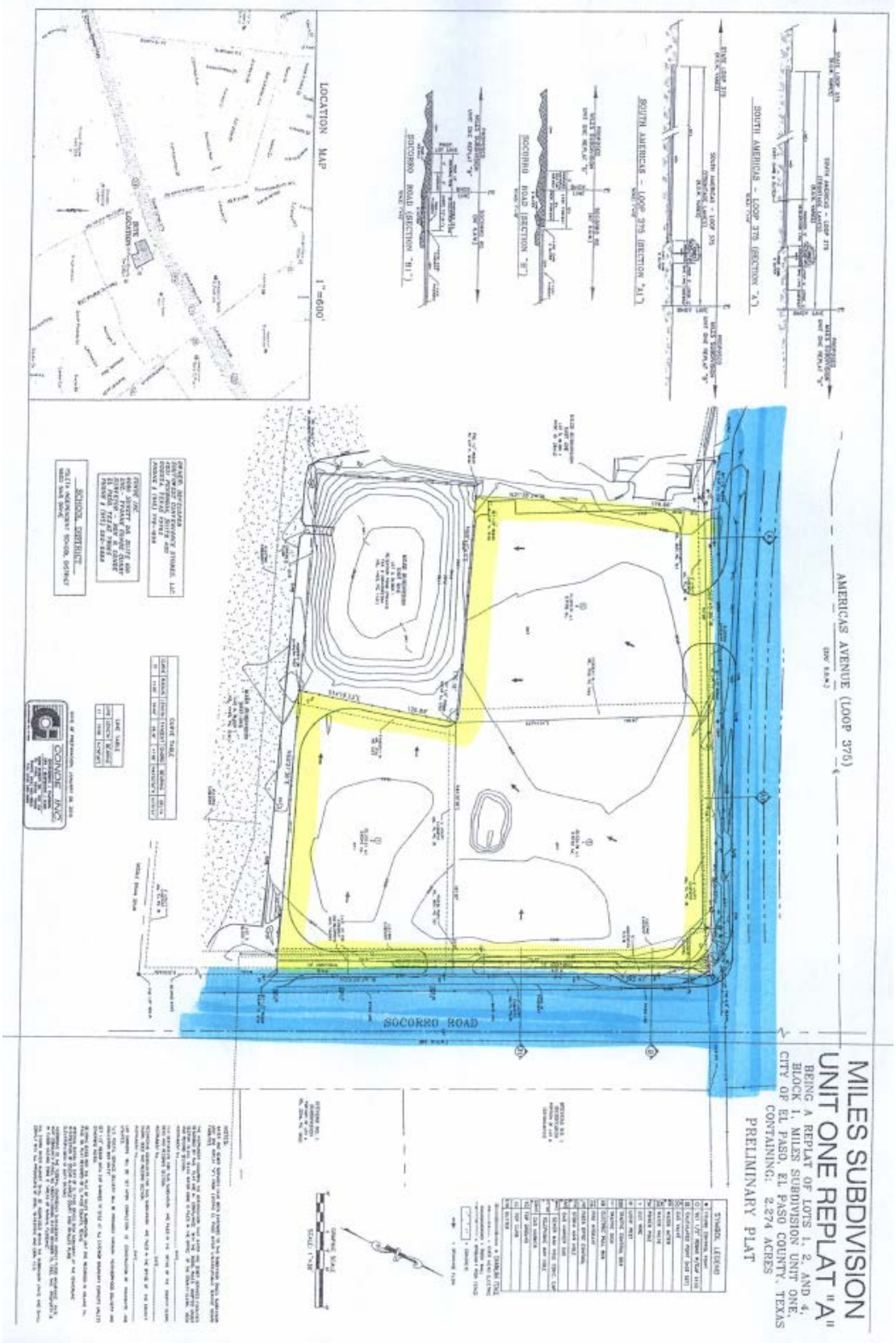
ATTACHMENT 1



ATTACHMENT 2



ATTACHMENT 3



ATTACHMENT 4

ATTACHMENT 5

CITY OF EL PASO PAID FEB 19 2015 CITY DEVELOPMENT DEPARTMENT

CITY PLAN COMMISSION APPLICATION FOR
RESUBDIVISION COMBINATION SUBDIVISION APPROVAL

DATE: February 5, 2015 File No. SUSU 15-00011

SUBDIVISION NAME: Miles Subdivision Unit One Replat "A"

1. Legal Description for the area included on this plat (Tract, Block, Grant, etc.)
Being a Replat of Lots 1, 2, and 4, Block 1, Miles Subdivision Unit One, 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	2.274	3	Total No. Sites 3		
Industrial			Total Acres (Gross) 2.274		

3. What is existing zoning of the above described property? C-4 / C-4 H C 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 street to Drainage Structure

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

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

12. Owner of record Southwest Convenience Store, LLC 4001 Penbrook, Suite 400, Odessas, TX 79762 915-778-1896
(Name & Address) (Zip) (Phone)

13. Developer Southwest Convenience Store, LLC 4001 Penbrook, Suite 400, Odessas, TX 79762 915-778-1896
(Name & Address) (Zip) (Phone)

14. Engineer CONDE INC. 6080 Surety Drive, Ste 100, El Paso, TX 79905 915-592-0283
(Name & Address) (Zip) (Phone)

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

Southwest Convenience Store, LLC

OWNER SIGNATURE: _____
Jonathan Ketchum, SVP

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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