



City of El Paso – City Plan Commission Staff Report

Case No: SUSU15-00017 Palmdale Acres Unit Two
Application Type: Resubdivision Combination
CPC Hearing Date: May 7, 2015
Staff Planner: Jeff Howell, (915) 212-1607, howelljb@elpasotexas.gov
Location: North of North Loop and West of Hawkins
Acreage: 2.824 acres
Rep District: 3
Existing Use: Single family home
Existing Zoning: A-O, C-4/sc, C-4/c
Proposed Zoning: A-O, C-4/sc, C-4/c
Nearest Park: Stiles Park (.52 mi.)
Nearest School: Ramona Elementary School (.47 mi.)
Park Fees Required: \$2,820.00
Impact Fee Area: N/A
Property Owner: Casas Por Cristo
Applicant: Conde, Inc.
Representative: Conde, Inc.

SURROUNDING ZONING AND LAND USE

North: M-1/sc (Light Manufacturing/special contract) / Manufacturing and Shipping
South: S-D (Special Development) / Single-family Homes
East: C-4/c, R-F (Commercial/condition, Ranch-Farm) / Single-family Homes
West: C-4/sc (Commercial/special contract) / Single-family Homes

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

APPLICATION DESCRIPTION

The applicant is proposing to re-subdivide 2.824 acres, combining portions of recorded lots into one lot for office use and adding a utility easement. Access to the subdivision is proposed from North Loop Drive. The applicant has submitted an alternative design request for North Loop Drive, which is TXDOT right-of-way. The subdivision was reviewed under the current subdivision code.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommendation is **denial** of Palmdale Acres Unit Two on a Resubdivision Combination basis subject to the following comments.

Planning Division Recommendation:

Staff recommends **denial** of Palmdale Acres Unit Two pending revisions that have not been submitted in order to meet the requirements of the Subdivision Code.

Planning and Inspections Department - Land Development

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

Parks and Recreation Department

We have reviewed **Palmdale Acres Unit Two**, and offer Developer / Engineer the following comments:

Please note that this subdivision is zoned "C-4/c & A-O" meeting the requirements for Non-residential (General Commercial) uses as well as for Multi-family (Residential) 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 only and prohibiting 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 **\$2,820.00** based on Non-residential subdivision requirements calculated as follows:

Non-residential acreage 2.82 (rounded to two decimals) @ \$1,000.00 per acre = **\$2,820.00**

Please allocate generated funds under Park Zone: **MV-1**

Nearest Parks: **Stiles Park** & **Ramona Elementary**

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

Water:

3. There is an existing 8-inch diameter water main extending along North Loop Drive that is available for service. The line dead-ends approximately 54-ft and 220-ft west from the subject properties southeastern corner. The alignment of the water main varies between the southeast and southwest property lines. **An extension of an 8-inch diameter water main will be required along North Loop Drive to serve the subdivision.**
4. Previous water pressure from fire hydrant #1813 located approximately 940-ft west of Hawkins Boulevard has yield a static pressure of 90 (psi), a residual pressure of 70 (psi), and a discharge of 1,353 gallons per minute.
5. 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:

6. There is an existing 8-inch diameter sanitary sewer main extending along North Loop Drive that is available for service, the line dead-ends approximately 130-ft west from the subject properties southeastern corner. The alignment of the sewer main varies between the southeast and southwest property lines. **An extension of an 8-inch diameter sanitary sewer main will be required along North Loop Drive.**

General:

7. 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.

Sun Metro

Sun Metro does not oppose this request.

El Paso Department of Transportation

No comments received.

El Paso County 911 District

No comments received.

El Paso Fire Department

No comments received.

Central Appraisal District

No comments received.

El Paso Electric Company

No comments received.

Texas Gas Company

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. Waiver Request
6. Application

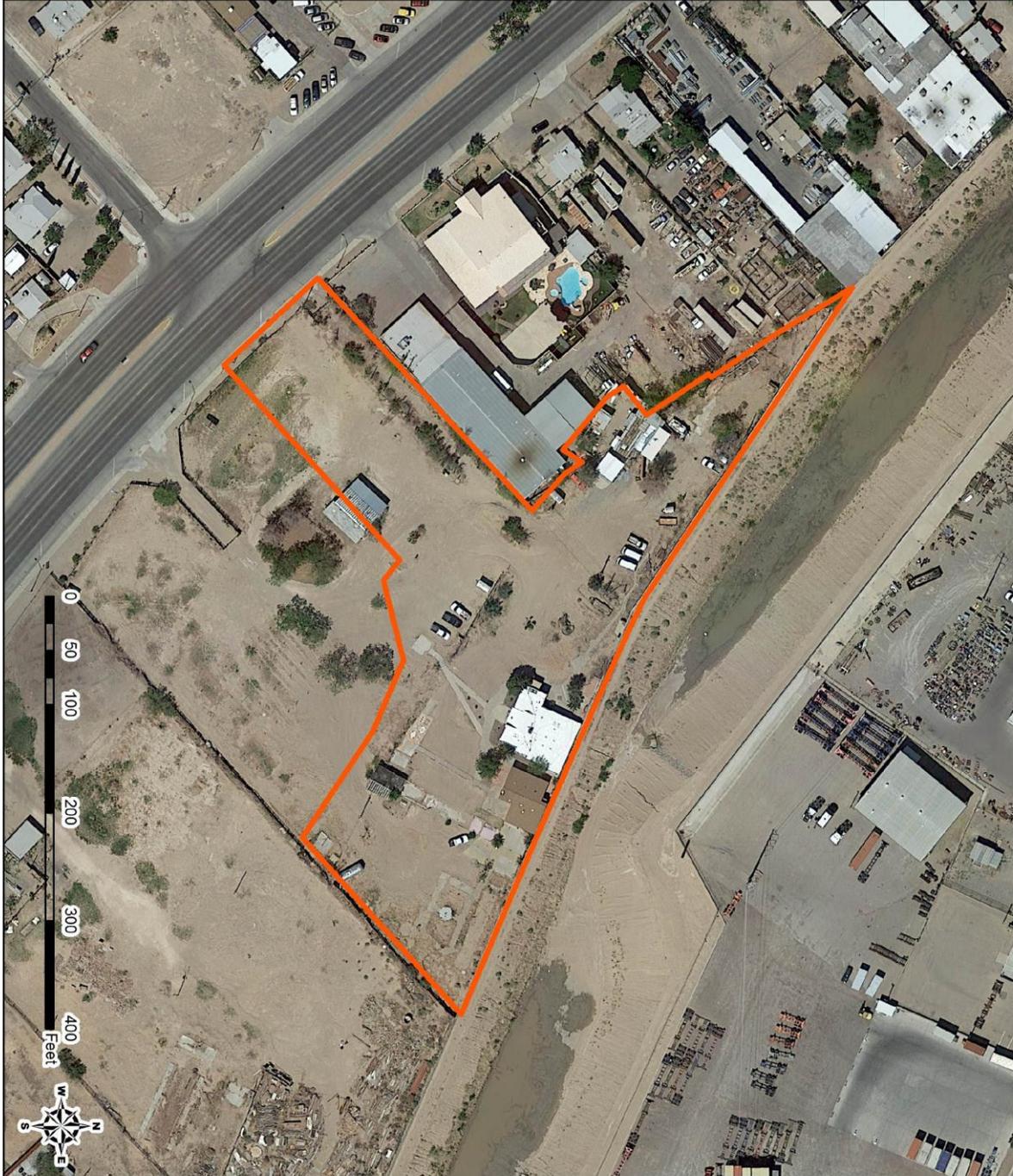
ATTACHMENT 1

PALMDALE ACRES UNIT TWO

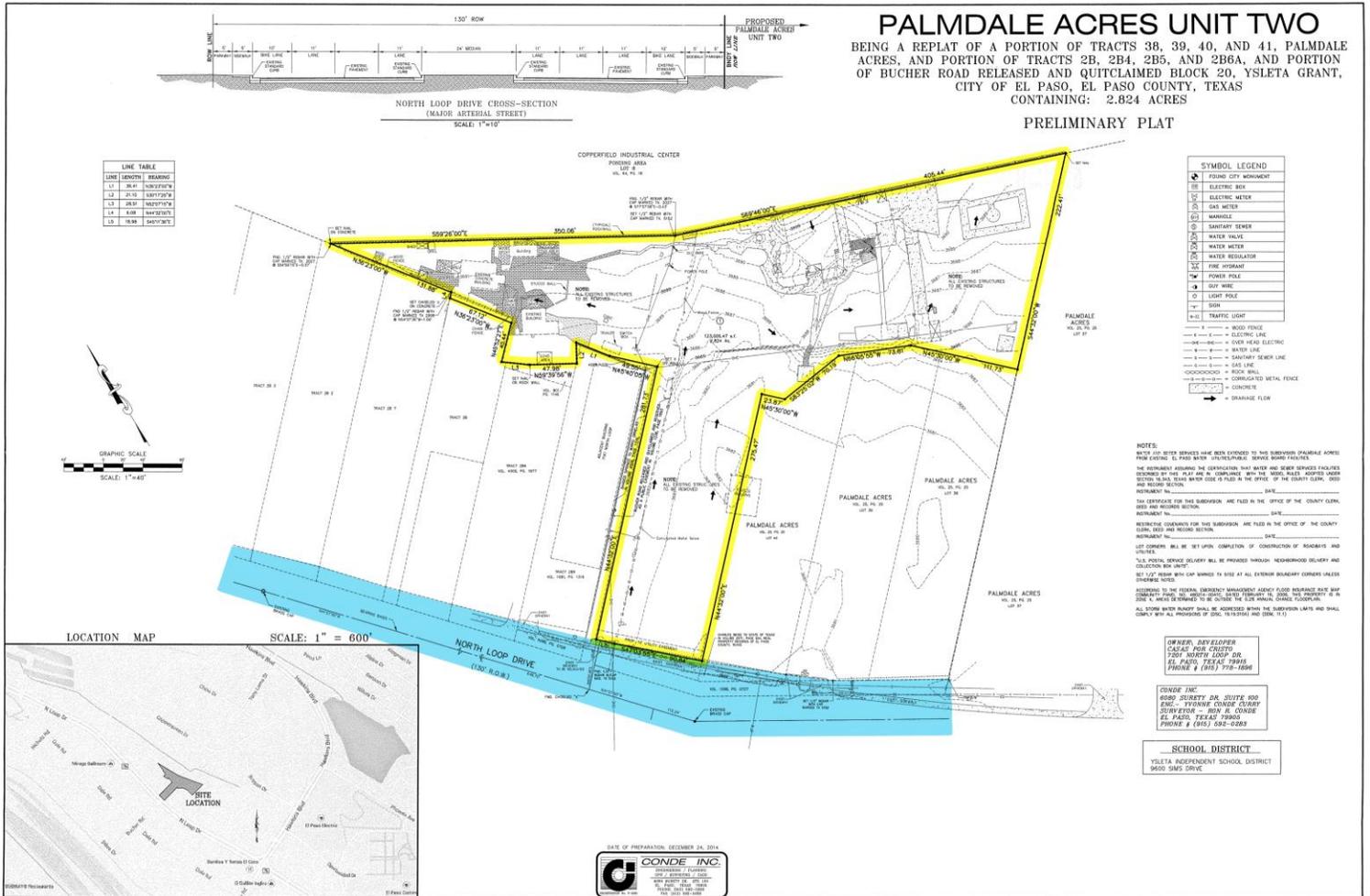


ATTACHMENT 2

PALMDALE ACRES UNIT TWO



ATTACHMENT 3



PALMDALE ACRES UNIT TWO
 BEING A REPLAT OF A PORTION OF TRACTS 38, 39, 40, AND 41, PALMDALE ACRES, AND PORTION OF TRACTS 2B, 2B4, 2B5, AND 2B6A, AND PORTION OF BUCHER ROAD RELEASED AND QUITCLAIMED BLOCK 20, YSLETA GRANT, CITY OF EL PASO, EL PASO COUNTY, TEXAS
 CONTAINING: 2.824 ACRES
PRELIMINARY PLAT

LINE TABLE

LINE	LENGTH	BEARING
L1	36.14	S89°12'00"W
L2	21.10	S87°22'00"W
L3	26.57	N82°17'00"W
L4	4.33	N89°12'00"W
L5	18.99	S87°10'00"W

SYMBOL LEGEND

	FIDM CITY MONUMENT
	ELECTRIC BOX
	ELECTRIC METER
	GAS METER
	MANHOLE
	SANITARY SEWER
	WATER VALVE
	WATER METER
	WATER REGULATOR
	FIRE HYDRANT
	POWER POLE
	CITY WELL
	LIGHT POLE
	SIGN
	TRAFFIC LIGHT
	WOOD FENCE
	ELECTRIC LINE
	OVER HEAD ELECTRIC
	WATER LINE
	SANITARY SEWER LINE
	GAS LINE
	ROCK WALL
	CONSOLIDATED METAL FENCE
	CONCRETE
	DRAINAGE FLOW

NOTES:

1. ALL UTILITY SERVICES HAVE BEEN PROVIDED TO THE SUBDIVISION PALMDALE ACRES UNIT TWO EXCEPT EL PASO WATER UTILITIES/EL PASO WATER SERVICES BOUNDARIES.
2. THE BOUNDARIES SHOWN ARE AS CONTAINED IN THE PLAT AND SHOULD BE FOLLOWED EXCEPT BY THE CITY OF EL PASO. THE CITY OF EL PASO WILL ACCEPT NO LIABILITY FOR THE CITY OF EL PASO'S NEGLIGENCE IN THE CITY OF EL PASO. THE CITY OF EL PASO WILL NOT BE RESPONSIBLE FOR THE CITY OF EL PASO'S NEGLIGENCE IN THE CITY OF EL PASO.
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OWNER: ABEL/ROSA CASAS FOR CRISTO
 7200 NORTH LOOP EAST
 EL PASO, TEXAS 79916
 PHONE # (951) 778-1086

CONDE INC.
 6000 SOUTHWEST DR. SUITE 500
 ENG. - PEGARE CONDE CURRY
 SURVEYOR - BOB E. CONDE
 EL PASO, TEXAS 79906
 PHONE # (951) 528-0263

SCHOOL DISTRICT
 YSLETA INDEPENDENT SCHOOL DISTRICT
 8600 DAVIS DRIVE



ATTACHMENT 5



CONDE INC

March 23, 2015

Jeffery Howell
City of El Paso
Planning & Inspections Department
801 Texas Avenue
El Paso, Texas 79901

RE: Palmdale Acres Unit Two

Dear Jeffery,

On behalf of Casas Por Cristo, we want to thank you for all of your assistance regarding the processing of the above referenced project. Please accept this letter as our formal waiver request per Title 19.48-Petition for waivers or Exceptions. The waiver being requested is to allow for a modified Title 19-DSC street cross section with bike lanes. Basis of waiver request is as follows:

- The TxDot maintains and operates North Loop which is constructed with material and design standards that meets and exceeds Title 19-DSC.

If you have any questions or need additional information, please feel free to contact us.

Sincerely,

CONDE, INC.

Conrad Conde

ENGINEERING/PLANNING/SURVEYING

8080 SURETY DR., SUITE 100 / EL PASO, TEXAS 79905 / (915) 592-0283 / FAX (915) 592-0288

ATTACHMENT 6



CITY PLAN COMMISSION APPLICATION FOR
RESUBDIVISION COMBINATION SUBDIVISION APPROVAL

DATE: April 9, 2015

File No. SUS15-00017

SUBDIVISION NAME: Palmdale Acres Unit Two

1. Legal Description for the area included on this plat (Tract, Block, Grant, etc.)
Being a Replat of a Portion of Tracts 38, 39, 40, and 41, Palmdale Acres, and Portion of Tracts 2B, 2B4, 2B5, and 2B6A, and Portion of Bucher Road Released and Quitclaimed Block 20, Ysleta Grant, City of El Paso, El Paso County, Texas

2. Proposed Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	_____	_____	Office	<u>2.824</u>	<u>1</u>
Duplex	_____	_____	Street & Alley	_____	_____
Apartment	_____	_____	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____	_____	_____	_____
School	_____	_____	Total No. <u>1</u>	_____	_____
Commercial	_____	_____	Total Acres (Gross) <u>2.824</u>	_____	_____
Industrial	_____	_____			

3. What is existing zoning of the above described property? C-4c / A-O 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



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

- | | | | | |
|-----|-----------------|---|-------|--------------|
| 12. | Owner of record | <u>Casas Por Cristo</u> 7201 North Loop Dr., El Paso, TX | 79915 | 915-778-0046 |
| | | (Name & Address) | (Zip) | (Phone) |
| 13. | Developer | <u>Casas Por Cristo</u> 7201 North Loop Dr., El Paso, TX | 79915 | 915-778-0046 |
| | | (Name & Address) | (Zip) | (Phone) |
| 14. | Engineer | <u>CONDE INC.</u> 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.*

OWNER SIGNATURE 
 David Robertson, Executive Director

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

City Development Department
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