



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

**Case No:** SUSU15-00028 West Side Park Subdivision Replat A  
**Application Type:** Resubdivision Combination  
**CPC Hearing Date:** May 7, 2015  
**Staff Planner:** Alfredo Austin, 915-212-1604, [austinaj@elpasotexas.gov](mailto:austinaj@elpasotexas.gov)  
**Location:** East of Mesa Hills and South of Wallenberg  
**Acreage:** 5.2591 acres  
**Rep District:** 8  
**Existing Use:** City Park  
**Existing Zoning:** R-3 (Residential)  
**Proposed Zoning:** R-3 (Residential)  
**Nearest School:** L. B. Johnson Elementary School (0.50 miles)  
**Nearest Park:** Subdivision is within Galatzan Park  
**Park Fees:** N/A  
**Impact Fee Area:** This property is not located in an Impact Fee Service Area  
**Property Owner:** City of El Paso  
**Applicant:** City of El Paso  
**Representative:** Huitt-Zollars

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

**North:** A-3 (Apartments)/ Apartment Complex  
**South:** R-3 (Residential)/ Park  
**East:** C-1 (Commercial)/ Commercial development  
**West:** R-3 (Residential)/ Park

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

### **APPLICATION DESCRIPTION**

The applicant is proposing to replat 5.2591 acres of land into 1 lot that will be used for a public facility (indoor pool). Access to the subdivision is proposed from Wallenberg Drive. The reason for the replat is to combine a portion of a platted lot with a portion of an unplatted lot, and to vacate a portion of unimproved right of way that was dedicated as a turnaround on the original plat. The turnaround is no longer needed because Wallenberg Drive connects to Mesa Drive. This development is being reviewed under the current subdivision ordinance.

**DEVELOPMENT COORDINATING COMMITTEE**

The Development Coordinating Committee recommends **approval** of West Side Park Subdivision Replat A on a **Resubdivision Combination** basis.

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

Staff recommends **approval** of West Side Park Subdivision Replat A on a **Resubdivision Combination** basis.

**Planning & Inspections Department-Land Development:**

We have reviewed subject plats and recommend Approval.

**Parks and Recreation Department:**

We have reviewed **West Side Park Replat "A"**, a resubdivision combination plat map and offer **no objections** to this plat application.

Please note that proposed use for this Subdivision is for the new **West Side Pool** which under the Municipal Code definitions is considered a "Public facility" therefore, meeting 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:

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

**El Paso Water Utilities:**

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

EPWU-PSB does not object to this request.

**Water**

Along Wallenberg Drive between Mesa Hills Drive and Eagle Drive there is an existing eight (8) inch diameter water main. This main is available for service.

Previous water pressure readings conducted on fire hydrant number 4073 located along Wallenberg Drive at approximately 420 feet east of Mesa Hills Drive have yielded a static pressure of 116 pounds per square inch (psi), residual pressure of 110 psi, discharge of 1,138 gallons per minute (gpm). 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 Owner shall be responsible for the operation and maintenance of the above-described water pressure regulating device.

### **Sanitary Sewer**

Along Wallenberg Drive east of Mesa Hills Drive there is an existing twenty-one (21) inch diameter sanitary sewer main. At approximately 100 feet east of Mesa Hills Drive the alignment of this main continues towards the south egresses the public right-of-way of Wallenberg Drive and ingresses into the subject Property and continues in a south-easterly direction within the existing thirty (30) foot wide easement.

The El Paso Water Utilities – Public Service Board (EPWU-PSB) requires a complete set of improvement plans, and grading plans for review and approval prior to any work pertaining to the portion of the Property where the above-described existing twenty-one (21) inch diameter sanitary sewer main is located. This is required in order to ascertain that the proposed improvements and/or grading will not adversely affect the described existing main.

In addition to the above-described main, along Wallenberg Drive there is an eight (8) inch diameter sanitary sewer main fronting the subject Property. This 8-inch main discharges into the described 21-inch main at the described point located at approximately 100 feet east of Mesa Hills Drive. The 8-inch diameter main is available for service.

### **General**

All easements dedicated for public water and/or sanitary sewer facilities are to comply with EPWU-PSB Easement Policy.

Easement grantor shall indemnify, defend, and hold harmless the El Paso Water Utilities – Public Service Board from and against any and all claims, liability, actions, and damages for bodily injury and property damage to third parties or to the El Paso Water Utilities – Public Service Board which may be caused by or arise out of the maintenance and existence of said water and sanitary sewer mains in the easement area.

EPWU-PSB requires access to the existing sanitary sewer facilities and appurtenances within the easement 24 hours a day, seven (7) days a week.

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.

The PSB easement shall be improved to allow the operation of EPWU maintenance vehicles.

Proposed surface improvements such as paving, landscaping, other types of low maintenance surfacing shall be reviewed for approval by EPWU-PSB.

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.

EPWU-PSB requests the Developer to refrain from constructing rock walls or any structure that will interfere with the access to the PSB easements.

EPWU-PSB requests the Developer to refrain from constructing signs within the PSB easements.

Application for water and sanitary sewer services should be made 6 to 8 weeks prior to construction to ensure water for construction work. New service applications are available at 1154 Hawkins, 3<sup>rd</sup> Floor. 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.

**CAD:**

No objections.

**911:**

No comments received.

**Additional Requirements and General Comments:**

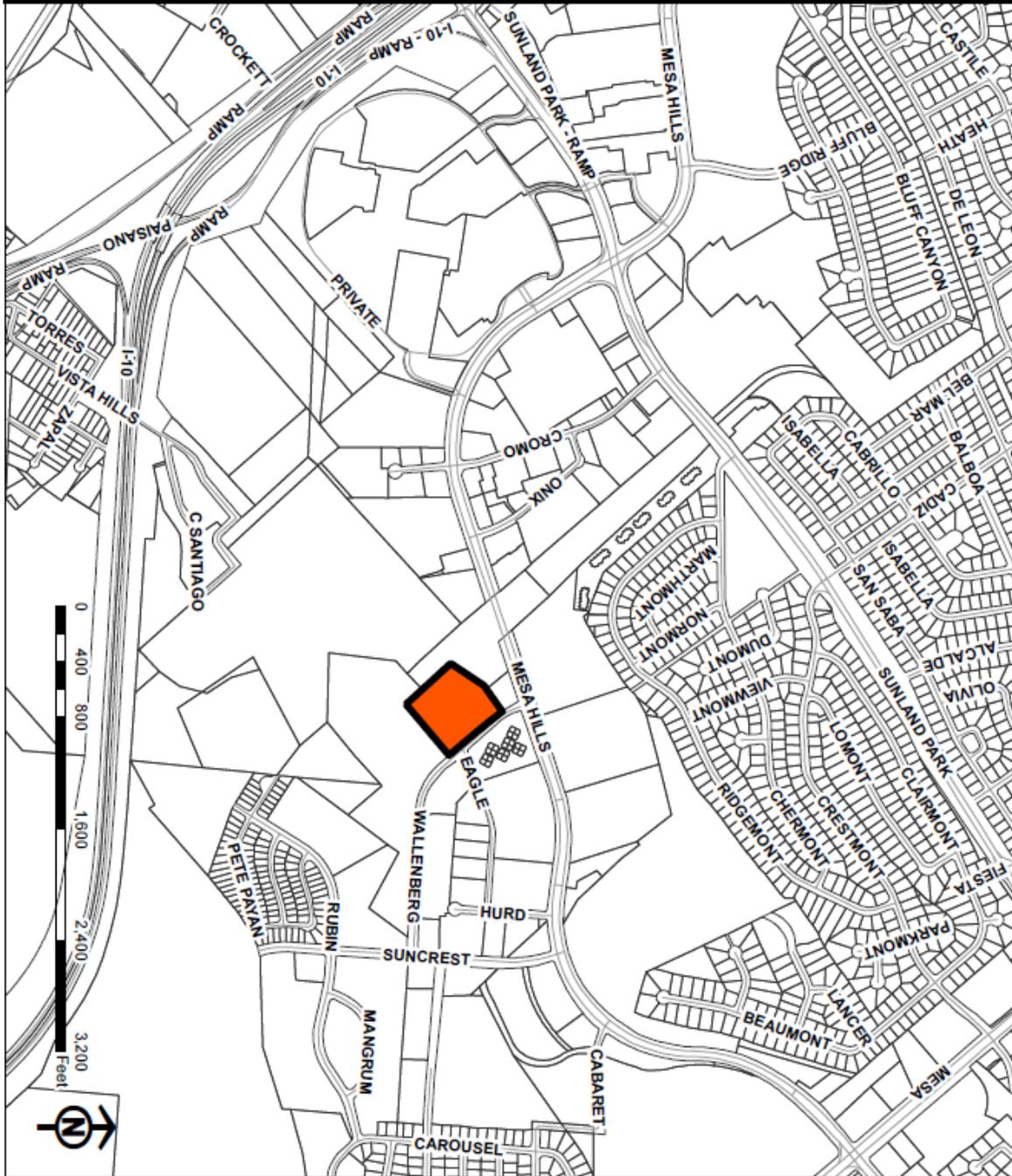
1. Submit to the Planning & Inspections Department – Planning Division the following prior to recording of the subdivision.
  - a. Current certified tax certificate(s)
  - b. Current proof of ownership
  - c. Release of access document, if applicable
  - d. Set of restrictive covenants, if applicable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

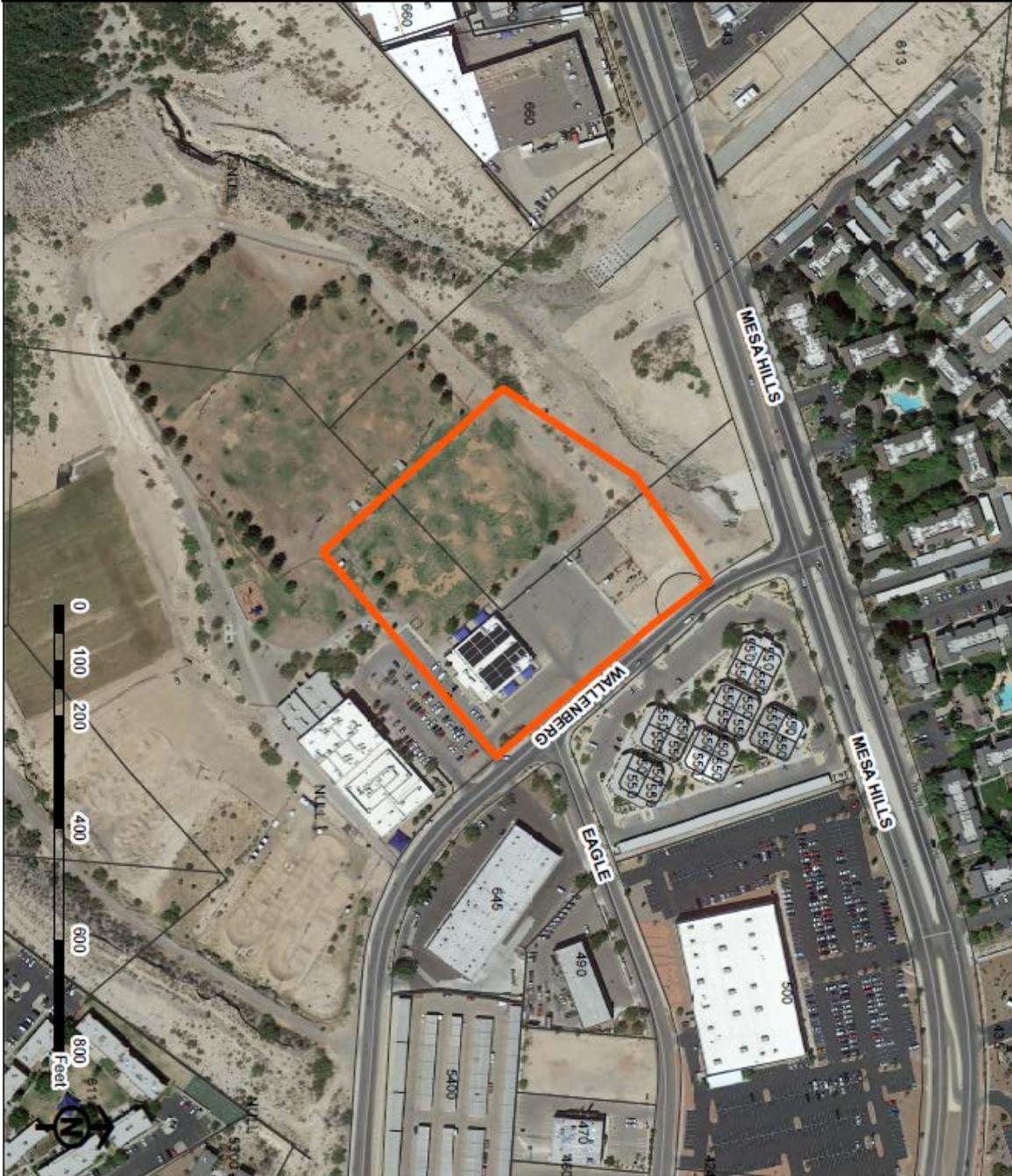
ATTACHMENT 1

**West Side Park Subdivision Replat A**



ATTACHMENT 2

West Side Park Subdivision Replat A







**ATTACHMENT 5**



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

DATE: March 31, 2015

FILE NO. SUSU15-00028

SUBDIVISION NAME: West Side Park Subdivision Replat "A"

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)  
A portion of Lot 1, Block 1, West Side Park Subdivision and a Portion of Tract 34 C, A.F. Miller, Survey # 214

2. Property Land Uses:

	<u>ACRES</u>	<u>SITES</u>		<u>ACRES</u>	<u>SITES</u>
Single-family	_____	_____	Office	_____	_____
Duplex	_____	_____	Street & Alley	_____	_____
Apartment	_____	_____	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____	<u>Public Facility</u>	<u>5.2591</u>	<u>1</u>
School	_____	_____		_____	_____
Commercial	_____	_____	Total No. Sites	_____	<u>1</u>
Industrial	_____	_____	Total (Gross) Acreage	<u>5.2591</u>	_____

3. What is existing zoning of the above described property? R - 3 Proposed zoning? R - 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 \_\_\_\_\_

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

7. Are special public improvements proposed in connection with development? Yes X No \_\_\_\_\_

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  
NA

9. Remarks and/or explanation of special circumstances: City to vacate portion of Cul De Sac with this Plat

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

12. Owner of record City of El Paso 300 N. Campbell El Paso, TX 79901 915-212-0000  
 (Name & Address) (Zip) (Phone)
13. Developer \_\_\_\_\_  
 (Name & Address) (Zip) (Phone)
14. Engineer(Surveyor)Hult-Zollars, INC. 5822 Cromo Dr. El Paso, TX 79912 915-587-4339  
 (Name & Address) (Zip) (Phone)

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

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.**

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