



City of El Paso – City Plan Commission Staff Report

Case No: SUSU12-00030 Sageland Elementary School Subdivision
Application Type: Resubdivision Combination
CPC Hearing Date: May 17, 2012

Staff Planner: Justin Bass, (915) 541-4930, bassjd@elpasotexas.gov
Location: West of Yarbrough Drive and South of I-10
Acreage: 12.29 acres
Rep District: 3
Existing Use: School Facility & Church
Existing Zoning: R-5 (Residential)
Proposed Zoning: R-5 (Residential)

Nearest Park: Yucca Park (0.43-mile)
Nearest School: Sageland Elementary School (portion of subject property)
Park Fees Required: N/A
Impact Fee Area: This property is not in an impact fee area and is not subject to impact fees.

Property Owner: Ysleta Independent School District & Greater Mt. Olive Baptist Church
Applicant: Huitt-Zollars, Inc.
Representative: Huitt-Zollars, Inc.

SURROUNDING ZONING AND LAND USE

North: R-5 (Residential)/ Single Family Residential Development
South: R-5 (Residential)/ Single Family Residential Development
East: R-3 (Residential)/ School Facility
West: R-5 (Residential)/ Single Family Residential Development

PLAN EL PASO DESIGNATION: Post-War.

APPLICATION DESCRIPTION

The subdivider proposes to replat the subject property to consolidate all Ysleta Independent School District properties into one lot and vacate an unimproved right-of-way, Santa Clara Court. A second lot is proposed to incorporate the proportionate share of land from the right-of-way to be vacated to the adjacent church. The plat is being reviewed under the current subdivision code.

Per Section 19.15.080(A) of the subdivision code, the full perimeter of a block shall not exceed two thousand four hundred (2,400) feet. However, this section also permits exceptions if certain

criteria are met. In this case, an exception can be allowed for the perimeter of a block to exceed 2,400 foot maximum due to the subject parcels being greater than one-half of an acre in size.

The rights-of-way abutting the school property (Venado Drive, Santa Monica Road, and La Paz Drive) are not in compliance with the current subdivision code, which requires 32-ft local streets with 5-ft sidewalks and 5-ft parkways. Per Section 19.10.050(A)1 of the subdivision code, the City Plan Commission may waive the requirement to improve the substandard rights-of-way if any of the following factors are met:

- a. *Fifty per cent of the lots within a quarter mile of the proposed development have already been developed and the existing street improvements are in character with the neighborhood and have sufficient capacity to handle the increase in traffic to be generated by the proposed development; or,*
- b. *The plat is located within the City of El Paso's Extraterritorial Jurisdiction area, is not within the city's annexation path and written documentation from the County of El Paso has been received stating that the substandard road meets all County requirements and the County is willing to accept the dedication of the substandard road;*
- c. *For all plats located in the City of El Paso's Extraterritorial Jurisdiction area, written concurrence from the County of El Paso is required prior to the waiver of any dedication and/or improvements.*

Staff finds that factor (a) does apply in this situation. Sidewalks, in character with the existing sidewalks will be required for the vacated portions of Santa Clara Court parallel to existing streets, to connect into the existing sidewalk network.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends **denial** of Sageland Elementary School Subdivision on a **Resubdivision Combination** basis. The denial is based on non-compliance with Section 19.37.010.

The Development Coordinating Committee is in agreement with the exceptions based on Section 19.15.080(A) and Section 19.10.050(A)1, pending approval of the plat.

Planning Division Recommendation:

Denial. The representative has not provided written consent of the proposed subdivision from the property owner of the proposed Lot 2 (church) in accordance with Section 19.37.010.

Engineering & Construction Management - Land Development

We have reviewed subject plan recommend **Approval**.

The Subdivision is within Flood Zone "X"- Panel # 480214 0045C, dated February 16, 2006.

Planning – Transportation

Note:

1. All existing / proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) within public rights-of-way shall be in compliance with current ADA/TAS rules and regulations and the current City of El Paso Design Standards for Construction.

Parks and Recreation Department

We have "re-reviewed" **Sageland Elementary School**, a resubdivision combination plat map

and offer Applicant / Engineer the following comments:

Please note that this Subdivision is being 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:

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.

H. Land shown within a subdivision, whether residential or nonresidential, which is designated for use as a public facility. (*Ord. 16882 § 2 (part), 2008*)

If density/acreage is increased /decreased or the property zoning /use changes, then "Park fees" will be assessed based on applicable conditions.

El Paso Water Utilities

1. EPWU does not object to this request
2. The El Paso Water Utilities does not object to the proposed plat. The EPWU request that the owner submit a written request for EPWU to cut and plug and abandon in place the existing water and sanitary sewer mains located along Santa Clara Road.
3. The Applicant is responsible for the costs of the abandonment including depreciation, cutting and plugging of the mains.

Water:

4. There is an existing 6-inch diameter water main extending along Santa Clara Road that is available for service, the water main is located approximately 10-ft north from the center line of the right-of-way. This main dead-ends at approximately 273-ft east of La Paz Drive.
5. There is an existing 6-inch diameter water main extending along Santa Clara Road that is available for service, the water main is located approximately 10-ft north from the center line the right-of-way. This main dead-ends at approximately 33-ft west from the intersection of Santa Clara and Venado Drive.
6. There is an existing 8-inch diameter water main extending along La Paz Drive that is available for service. The alignment of the water main varies between the northwest and southwest property lines.
7. There is an existing 6-inch diameter water main extending along Santa Monica Road that is available for service, the water main is located approximately 10-ft north from the center line right-of-way.
8. There is an existing 6-inch diameter water main extending along Venado Drive that is available for service, the water main is located approximately 10-ft east from the center line of the right-of-way.

9. Along Venado Drive there is an existing 48-inch diameter water transmission main. No service connections are allowed to this water main as per the EPWU-PSB Rules and Regulations

10. EPWU records indicate a 2-inch water meter serving the subject property. The service address for this meter is 7901 Santa Monica Ct.

11. EPWU records indicate a 3/4-inch water meter serving the subject property. The service address for this meter is 715 Venado Drive.

12. Previous water pressure reading from fire hydrant # 2230 located at the northwest intersection of Venado Drive and Santa Monica Road, have yielded a static pressure of 100 (psi) pounds per square inch, a residual pressure of 90 (psi) pounds per square inch and a discharge of 1300 (gpm) gallons per minute

13. 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.

Sewer:

14. There is an existing 8-inch diameter sewer main extending along Santa Clara Road that is available for service, the sewer main is located approximately 5-ft south from the center line of the right-of-way. This main dead-ends at approximately 273-ft east of La Paz Drive.

15. There is an existing 8-inch diameter sanitary sewer main extending along La Paz Drive that is available for service. The alignment of the sewer main varies between the northwest and southwest property lines.

16. There is an existing 8-inch diameter sanitary sewer main extending along Santa Monica Road that is available for service. The alignment of the sewer main varies between the southwest and southeast property lines.

17. There is an existing 8-inch diameter sanitary sewer main extending along Venado Drive that is available for service. The alignment of the sewer main varies between the northeast and southeast property lines.

General:

18. 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.

EPWU Stormwater Division

No objections.

El Paso Fire Department

Recommend approval of “site plan” as presented. Does not adversely affect fire department. **

Note, A more detailed reviewed will be done by fire plan review during the permitting process.

911

No comments received.

Sun Metro

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

Central Appraisal District

No comments received.

El Paso Electric Company

No comments received.

Texas Gas Company

No comments received.

Ysleta Independent School District

No comments received.

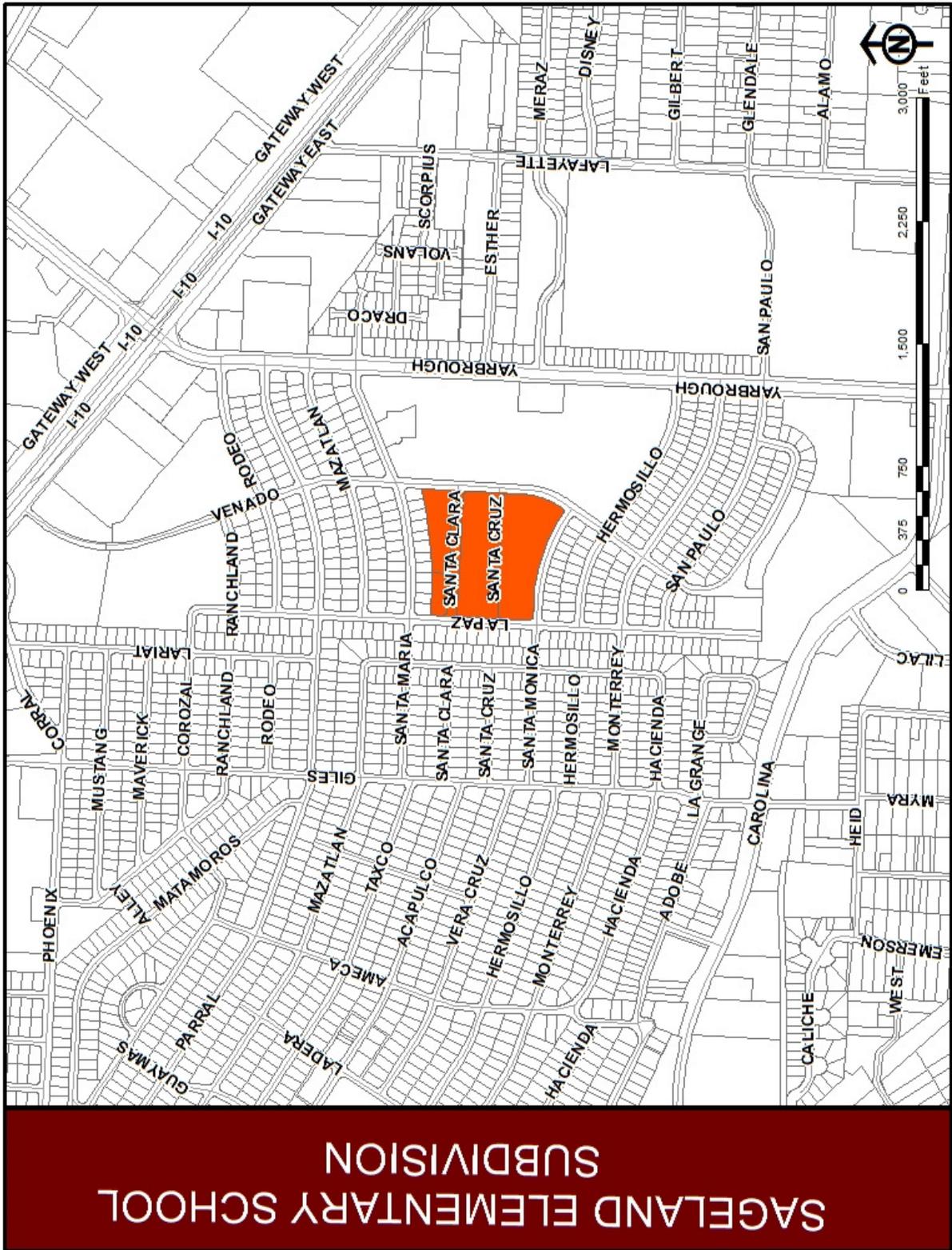
Additional Requirements and General Comments:

1. Submit to the Planning and Economic Development 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.
3. Applicant shall address the following comments prior to recordation:
 - Identify and provide recording information for any easements to remain within the subdivision on the final plat.
 - Include square footage of each lot within the plat boundaries.

Attachments

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

ATTACHMENT 1



ATTACHMENT 2



SAGELAND ELEMENTARY SCHOOL
SUBDIVISION

ATTACHMENT 5



CITY PLAN COMMISSION APPLICATION FOR
RESUBDIVISION COMBINATION APPROVAL

DATE: 4/3/2012 *SM* FILE NO. SUSU12-00030
 SUBDIVISION NAME: Sageland Elementary School Subdivision

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
Lots 1, 2, 3, 4 and 21, Block 17; and All of Lots 1 through 8 and All of Lots 17 through 24, Block 18;
and All of Lots 12 through 15, Block 19, all inclusive, Sageland Addition First Revised Map, and
addition to the City of El Paso, El Paso County, Texas according to the plat thereof on file in Vol 2
Page 55. Including previously vacated Santa Cruz Rd and Proposed vacation of Santa Clara Rd

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	_____	_____	_____	_____	_____
School	<u>11.6821</u>	<u>1</u>	_____	_____	_____
Commercial	_____	_____	Total No. Sites	_____	<u>1</u>
Industrial	_____	_____	Total (Gross) Acreage	<u>11.6821</u>	_____

3. What is existing zoning of the above described property? R 5 Proposed zoning? _____

4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes _____ No _____ Not Applicable

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)
To be determined at time of future submittal of site development plans

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

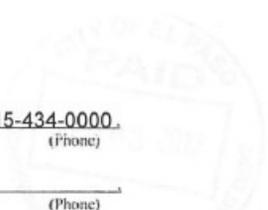
8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes _____ No X
 If answer is "Yes", please explain the nature of the modification or exception _____

9. Remarks and/or explanation of special circumstances: City to vacate Santa Clara Road

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 Ysleta Independent School District 9600 Sims Dr. 79925 915-434-0000
(Name & Address) (Zip) (Phone)
- 13. Developer Not Applicable
(Name & Address) (Zip) (Phone)
- 14. ~~Engineer~~ Huitt Zollars Inc. 5822 Cromo Ste 210 79912 915-587-4339 RITO GREEN
(Name & Address) (Zip) (Phone)
 Surveyor

CASHIER'S VALIDATION
 FEE: \$1,083.00
~~\$966.00~~
 \$1083.00

OWNER SIGNATURE: *[Signature]*
 REPRESENTATIVE: Stephen Earl Cobb, NPLS
Huitt-Zollars, Inc.
for the owner.

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