



City of El Paso – City Plan Commission Staff Report

Case No: SUSU12-00038 Strahan Village Estates
Application Type: Major Preliminary
CPC Hearing Date: May 17, 2012
Staff Planner: Nathaniel Baker, (915) 541-4192, bakernt@elpasotexas.gov
Location: North of Borderland Road and West of Strahan Road
Acreage: 4.6 acres
Rep District: ETJ
Existing Use: Vacant Farmland
Existing Zoning: ETJ
Proposed Zoning: ETJ
Nearest Park: Rio Grande River Trail
Nearest School: Jose H. Damiam Elementary (1 mile)
Park Fees Required: \$46,580
Impact Fee Area: Westside Impact Fee Area
Property Owner: Issa Ali Khlayel & Ahmad Ikhilail
Applicant: Issa Ali Khlayel & Ahmad Ikhilail
Representative: Del Rio Engineering Inc.

SURROUNDING ZONING AND LAND USE

North: ETJ / Farmland
South: ETJ / Farmland
East: ETJ / Farmland
West: ETJ / Farmland

THE PLAN FOR EL PASO DESIGNATION: FARMLAND

APPLICATION DESCRIPTION

The applicant proposes to subdivide 7.93 acres of land for 34 single family lots. Access is proposed from Strahan Road.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends **pending** of Strahan Village Estates on a major preliminary basis until cross-sections are provided that comply with Title 19 requirements and subject to the following comments and conditions:.

- NOTE: Approval of the final plat for Strahan Village Estates shall be subject to acceptance by EPWU of the proposed water and wastewater mains in Haciendas Del Rio Subdivision.

Planning Division Recommendation

Pending. Cross-sections shall be supplied which comply with the cross-sections required of minor arterials with all necessary improvements.

Engineering & Construction Management - Land Development

Provide Engineering Report in English and Spanish to include Water, Sewer, and Drainage.

Planning – Transportation

1. Provide cross-section for Issa Circle as per Section 19.15.060.a (Design Standards for Construction Standards Met).
2. Strahan Road is designated as a minor arterial on the MTP. Provide cross-section showing existing and proposed right-of-way improvements for Strahan Road as per Section 19.15.060.a (Design Standards for Construction Standards Met).
 - o Strahan Road is a substandard street as shown. Additional improvements within the rights-of-way will be required per Section 19.15.020 (Subdivider Responsibility) of the El Paso Municipal Code.
 - o Sidewalks shall be provided along Strahan Road as per Section 19.21 (Sidewalks) of the El Paso City Code.

Notes:

1. Improvements to Strahan Road shall require approval of the County of El Paso. 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

Please note that this subdivision is located with-in the City of El Paso Extra Territorial Jurisdiction (ETJ) area and within the **Northwest Artcraft A** area of potential annexation by the City, thus subject to the calculation for "Parkland / fees" as per ordinance Title 19 - Subdivision & Development Plats, **Chapter 19.20 - Parks & Open Space** as noted below.

Section 19.20.020 - Dedication Required

- A. Dedication Required.** All subdivisions located within the corporate limits of the City of El Paso and within those areas designated in the City’s extra territorial jurisdiction (ETJ), as identified on an official map kept in the Development Services Department.

Also, please note that subdivisions within the ETJ do not have a zoning district designation, however, per **Plat Notes & Restrictions**, applicant is proposing thirty four (34) residential lots and is restricting the use to one single-family dwelling unit per lot; park fees will be assessed based on Single-family requirements and applicant shall provide covenants restricting the number of dwelling units to one per residential lot..

Applicant shall be required to pay "park fees" in the amount of **\$46,580.00** based on the following calculations:

34 Lots restricted to one Single-family dwelling unit per lot @ \$1,370.00 / dwelling = **\$46,580.00**

Please allocate funds under Park Zone **NW-14**

Nearest Parks: **Haciendas Del Rio** (Pending Construction) & **Westside Sports Complex** (NW-9)

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. The subject property is located within the City of El Paso Westside Impact Fee Service Area. Impact fees will be assessed at the time of platting and collected after the El Paso Water Utilities receives an application for water and sanitary sewer services.
3. EPWU-PSB supports and encourages voluntary annexation to the City of El Paso.
4. EPWU cannot provide water and/or sanitary sewer service to the subject property, until final acceptance has been issued to the construction of the proposed mains under the Haciendas Del Rio Subdivision (Development Agreement).

Water:

5. There is an existing 36-inch diameter transmission water main extending along Strahan Road, the water main is located approximately 3.5-feet east from the center line of the right-of-way. No direct service connections are allowed to this main as per the El Paso Water Utilities – Public Service Board Rules and Regulations
6. There is a proposed 16-inch diameter water main that is currently under construction along Strahan Road. Said main will end at the proposed intersection of Strahan Road and Rio De Minas Drive (Haciendas Del Rio Subdivision).
7. An off-site 12-inch diameter water main extension will be required from the proposed intersection of Rio De Minas Drive and Strahan Road along the entire frontage to southerly property line of the subject property.
8. All costs associated to the construction of the 12-inch diameter water main mentioned above are the responsibility of the developer. Since the development is located outside the City Limits of El Paso, Texas the EPWU will not participate in the construction of the 12-inch diameter water main.

Sewer:

9. There is a proposed 24-inch diameter sanitary sewer main along Strahan Road which will front the subject property. On-site sanitary sewer mains will be required to service the subject property. An off-site sewer main may be required along Strahan Road to connect the proposed 24-inch diameter main.

General:

10. EPWU requires a new service application to initialize design of the water and sanitary sewer main extensions to serve the subject property. New service applications are available at 1154 Hawkins, 3rd Floor. The following items are required at the time of application: (1) hard copy of subdivision plat; (2) finalized set of street improvement plans, including storm sewer; (3) digital copy of subdivision plat; (4) benchmark check; and (5) construction schedule. Service will be provided in accordance with the current EPWU – PSB Rules and Regulations. The owner is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenance.

EPWU Stormwater Division

1. Provide a note stating the entity responsible for maintenance of all stormwater management facilities.
2. Remove note 10 on the plat notes and restrictions as there are no drainage easements shown on the preliminary plat.

3. EPWU recommends using principles of low impact development (such as recessed landscaping, rainwater harvesting, and porous pavements) to reduce the amount of developed stormwater runoff.

Sun Metro

No comments received.

El Paso Fire Department

No comments received.

911

No comments received.

Central Appraisal District

No comments received.

El Paso Electric Company

No comments received.

Texas Gas Company

No comments received.

Canutillo Independent School District

No comments received.

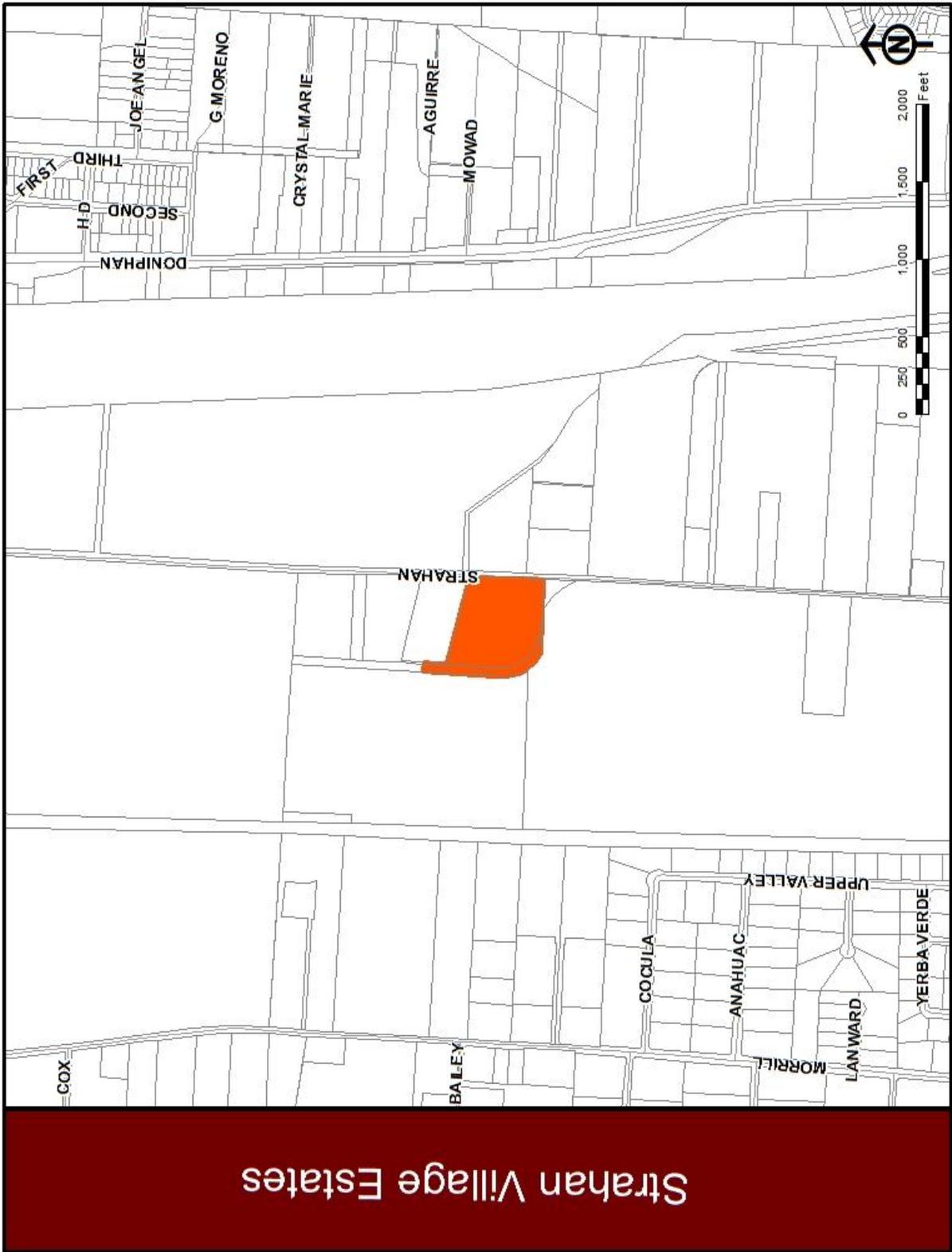
Additional Requirements and General Comments:

1. Submit to the Planning & 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.

Attachments

1. Location map
2. Aerial map
3. Plat map
4. Application

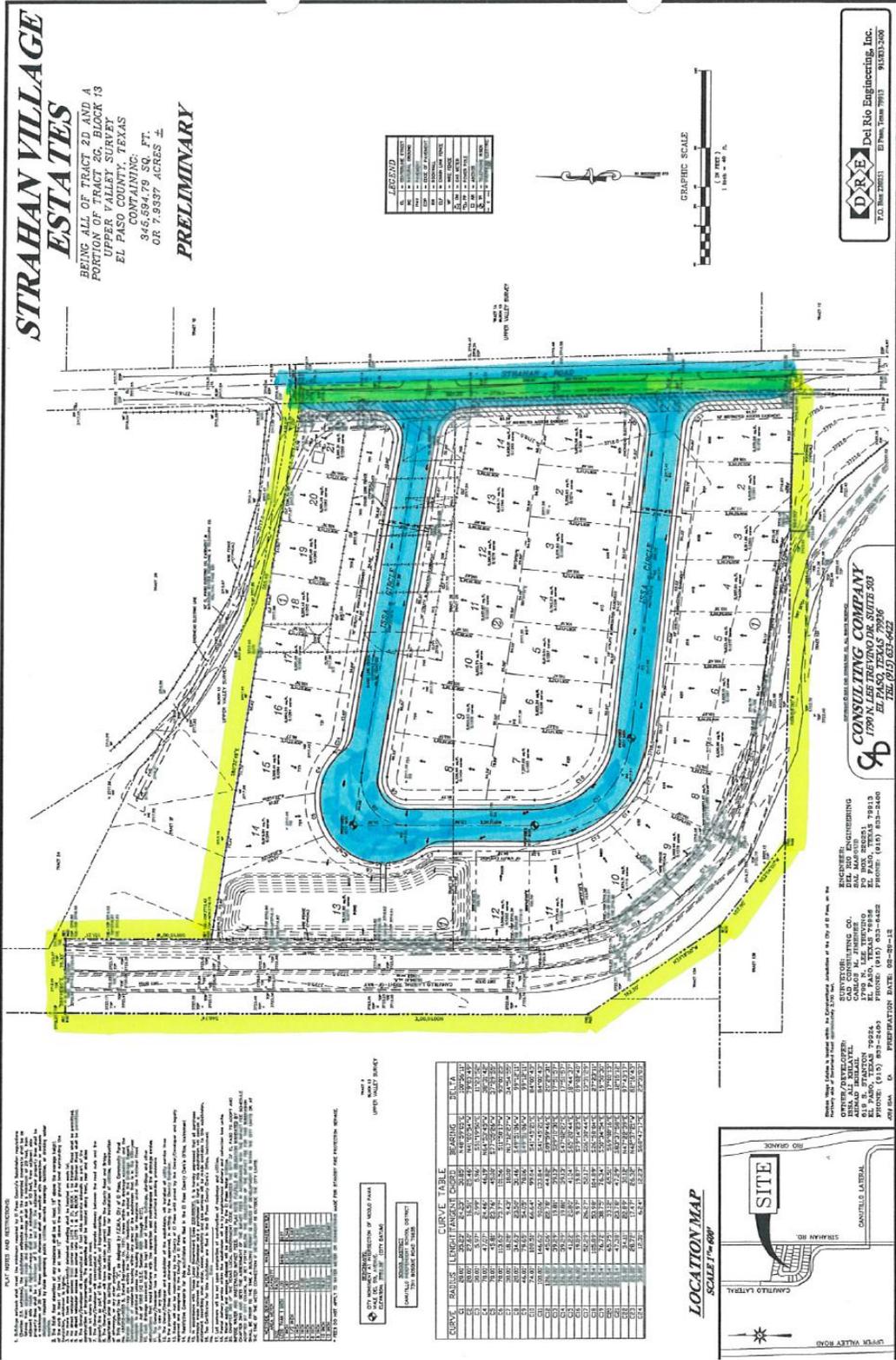
ATTACHMENT 1



ATTACHMENT 2



ATTACHMENT 3



ATTACHMENT 4



CITY PLAN COMMISSION APPLICATION FOR
MAJOR PRELIMINARY SUBDIVISION APPROVAL

DATE: 04-18-2012 FILE NO. SUSU12-00038
SUBDIVISION NAME: STRAWAN VILLAGE ESTATES

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
BEING ALL OF TRACT 2D AND A PORTION OF TRACT 26, BLOCK 13, UPPER VALLEY SURVEYS, EL PASO COUNTY, TEXAS CONTAINING: 345,595.60 SQ. FT. OR 7.9338 ACRES

2. Property Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	<u>4.6148</u>	<u>34</u>	Office		
Duplex	_____	_____	Street & Alley	<u>1.4099</u>	<u>1</u>
Apartment	_____	_____	Ponding & Drainage	<u>0.6167</u>	<u>1</u>
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)		
Park	_____	_____	<u>CAMUJILLO LATERAL</u>	<u>1.7924</u>	<u>1</u>
School	_____	_____	Total No. Sites		<u>37</u>
Commercial	_____	_____	Total (Gross) Acreage	<u>7.9338</u>	
Industrial	_____	_____			

3. What is existing zoning of the above described property? N/A 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

5. What type of utility easements are proposed: Underground Overhead Combination of Both

6. What type of drainage is proposed? (If applicable, list more than one)

Centralized Ponding Area.

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

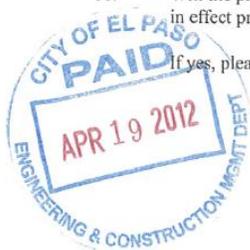
8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes No
If answer is "Yes", please explain the nature of the modification or exception _____

9. Remarks and/or explanation of special circumstances: This subdivision falls in the GTJ of El Paso City.

10. Improvement Plans submitted? Yes No

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

If yes, please submit a vested rights petition in accordance with Title I (General Provisions) Chapter 1.04 - Vested Rights (See Attached).



12. Owner of record ISSAKHAYEL & AHMAD KHEAIL 619 Stanton El Paso TX 79901 915/274-1748
 (Name & Address) (Zip) (Phone)
13. Developer _____
 (Name & Address) (Zip) (Phone)
14. Engineer DEL RIO ENGINEERING P.O. Box 220251 El Paso TX 79913 915/833-2400
 (Name & Address) (Zip) (Phone)

CASHIER'S VALIDATION
 FEE: \$1,901.00

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.