



City of El Paso – City Plan Commission Staff Report

REVISED

Case No: SUSU15-00029 Ankerson Subdivision
Application Type: Resubdivision Combination
CPC Hearing Date: May 21, 2015
Staff Planner: Joaquin Rodriguez, (915) 212-1608
rodriguezjx3@elpasotexas.gov
Location: East of US54 and South of Hondo Pass
Acreage: 2.24
Rep District: 2
Existing Use: Vacant
Existing Zoning: C-3/c/sc/sp (Commercial/condition/special contract/special permit)
Proposed Zoning: N/A
Nearest Park: Nolan Richardson Park (.12 mi)
Nearest School: Moye Elementary (.53 mi)
Park Fees Required: \$2,230
Impact Fee Area: N/A
Property Owner: Hondo Pass Investment, LLC
Applicant: Cross Development, LLC
Representative: SLI Engineering Inc.

SURROUNDING ZONING AND LAND USE

North: R-4 (Governmental Use)
South: R-5 (Residential)
East: R-5 (Residential)
West: C-3/c/sc (Commercial/condition/special contract)

PLAN EL PASO DESIGNATION: G3, Post War

APPLICATION DESCRIPTION

The applicant proposes to resubdivide approximately 2.24 acres in the city's northeast area. The proposed resubdivision will result in one commercial lot fronting Hondo Pass. Hondo Pass is identified as a major arterial in the city's MTP and is along the city's proposed bikeway plan.

The applicant has requested a waiver to improvements associated with the hike and bike along Hondo Pass Avenue, and a waiver to allow the existing improvements along Ankerson Street to remain. The

applicant has agreed to provide improvements along Hondo Pass consistent with existing development along Hondo Pass.

DEVELOPMENT COORDINATING COMMITTEE

Recommends **approval of Ankerson Subdivision on a resubdivision combination basis.**

Planning Division Recommendation

Planning recommends approval of the request to waive improvements to Hondo Pass Avenue associated with the DSC required Hike & Bike and median. The proposed improvements are in character with existing development along Hondo Pass.

Planning recommends approval of the waiver to improvements along Ankerson Street. A portion of the street meets the current standard for sidewalk and parkway improvements. The substandard portion accommodates utility infrastructure that would impede travel if the sidewalk orientation were to be modified.

Both Waivers meet the minimum requirements set forth in 19.10.50

19.10.050 - Roadway participation policies—Improvement of roads and utilities within and or abutting the subdivision.

A. Improvement of the proportional share of a substandard road within or abutting the subdivision. When an area within a proposed plat, whether residential or nonresidential, abuts on one or both sides of an existing substandard road or utility facility, or a planned or future road, drainage or utility facility as shown on the city's thoroughfare plan and/or adopted plans related to water and wastewater, the developer shall be required to improve the development's proportional share of the road (including appurtenant sidewalks, bike lanes, barrier-free ramps, storm drainage facilities, screening and landscaping, medians and landscaping where required, median openings, left turn lanes, and water quality or erosion controls), the traffic mitigation (including signalization, medians, access and deceleration lanes) and utility facilities, to bring the facilities to city standards, or to replace them with standard city road, traffic mitigation or utility facilities as determined by a traffic or other public facilities impact study. The study, if required, shall be at no cost to the city unless it is used to determine rough proportionality in accordance with this title, in which case the study will be provided by the city.

1. The City Plan Commission may waive such requirements to provide rights-of-way or street improvements to adjacent substandard roads based on any of the following factors:

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; or,

Planning recommends **approval of Ankerson Subdivision**

Planning and Inspections Department - Land Development

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

The Developer/Engineer shall address the following comments.

1. Add note to final plat and preliminary sheets: "The retention of the difference between historic and developed storm-water runoff discharge volumes generated shall be retained

within subdivision limits (DSC, 19.19.010A and DDM, 11.1). Ensure historic runoff volume, peak, and duration are maintained.”

2. Also add to notes: “If this lot is further subdivided, a private drainage easement must be provided to adequately comply with approved Kingsley Subdivision grading and drainage plans”.
3. Show existing and proposed drainage flow patterns on the preliminary plat. Identify the discharge location for developed stormwater runoff.

Parks and Recreation Department

We have reviewed **Ankerson Subdivision**, a minor plat map and offer Developer / Engineer the following comments:

Please note that this subdivision is zoned "C-3/csc/sp" meeting the requirements for Non-residential uses as well as for Multi-family dwellings use restricted to a maximum of 29 dwelling units per acre, therefore, “Park fees” will be assessed based on the following:

1. **If** gross density waiver is granted by the Planning Department or designee and covenants are provided restricting all residential uses, then Applicant shall be required to pay "Park fees" in the amount of **\$2,230.00** based on the following calculations:

Non-residential acreage 2.23 (rounded to two decimals) @ \$1,000.00 per acre = **\$2,230.00**

2. **If** subdivider fails to provide proof of gross density waiver with the filing of the preliminary plat or gross density waiver **is not** granted by the Planning Department or designee, then Applicant shall be required to pay "Park fees" in the amount of **\$43,520.00** based on the following calculations:

Subdivision acreage 2.23 @ maximum 29 units per acre = 64.67 dwellings

64 Multi-family dwellings @ a \$680.00 per unit = **\$43,520.00**

Please allocate generated funds under Park Zone: **NE-3**

Nearest Parks: **Nolan Richardson & Wellington Chew**

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

El Paso Water Utilities (EPWU) does not object to this request.

Water:

1. There is an existing 8-inch water main along Hondo Pass Dr. fronting the subject property. This water main is located approximately 26-feet north of the right-of-way line of the subject property. There is also an existing 6-inch water main that extends along Ankerson Street, south of Hondo Pass Dr. This water main is located approximately 40-feet east of the right-of-way of the subject property. These existing water mains are available for service.
2. Previous water pressure tests from fire hydrant # 3495 located at the northeast corner of Hondo Pass Dr. and Gateway North have yielded a static pressure of 90 (psi) pounds per square inch, a residual pressure of 80 (psi) pounds per square inch, and a discharge of 1300 (gpm) gallons per minute.

Sanitary Sewer:

3. There is an existing 8-inch sanitary sewer main along Hondo Pass Dr. fronting the subject property. This sanitary sewer main is located approximately 16-feet north of the right-of way of the subject property. There is also an existing 8-inch sanitary sewer main along Ankerson St., south of Hondo Pass Dr. This sanitary sewer main is located approximately 25-feet east of the right-of-way of the subject property. These existing sanitary sewer mains are available for service.

General:

4. Depending on the proposed development, water and sewer service for the subject property may require extension of public water and sanitary sewer mains from the existing mains listed above. The main shall be located under pavement within the right-of-way limits of a public street.
5. No building, reservoir, structure or other improvement, other than asphaltic paving (HMAC), shall be constructed or maintained on the above referenced EPWU-PSB easements without the written consent of EPWU-PSB. The Developer shall refrain from constructing rock walls, signs, buildings, or any structure that will interfere with the access to the PSB easements. There shall be at least 5-foot setback from the easement line to any sign or structure. In addition, if an underground conveyance structure is planned to be constructed within the easement, it should be installed 5-feet away from any water and/or sanitary sewer mains.
6. All easements dedicated for public sanitary sewer facilities shall comply with the EPWU-PSB Easement Policy. The PSB easements shall be improved to allow the operation of EPWU maintenance vehicles. EPWU-PSB requires access to the proposed water, sanitary sewer facilities, appurtenances, and meters within the easement 24 hours a day, seven (7) days a week.
7. EPWU requires a new service application to provide service to the subject property. New service applications are available at 1154 Hawkins, 3rd Floor. The following items if applicable are required at the time of application: (1) hard copy of subdivision plat; (2) finalized set of improvement plans, including grading and drainage; (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 appurtenances.

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

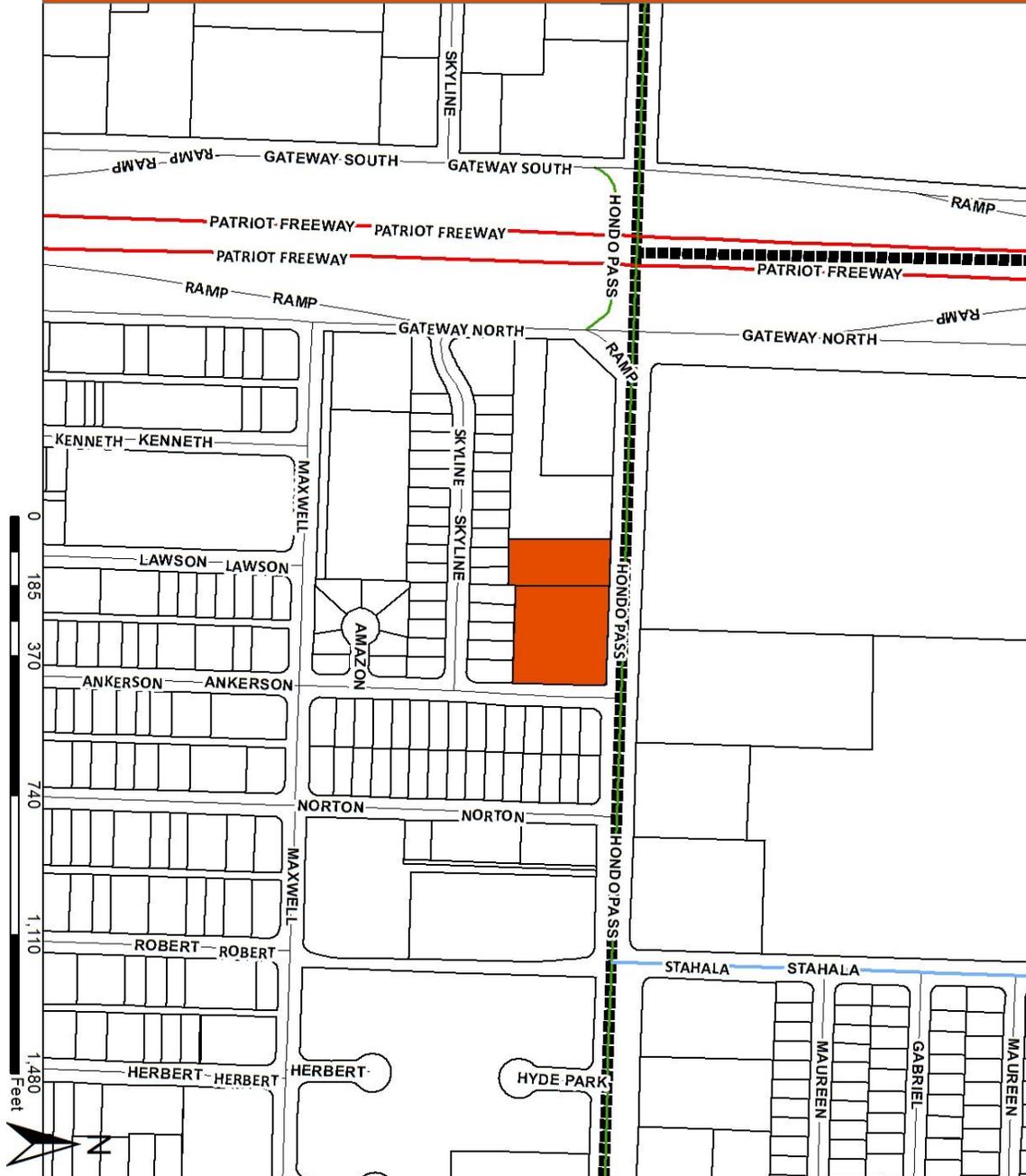
No comments received.

Attachments

1. Location map
2. Aerial map
3. Preliminary Plat
4. Final Plat
5. Application
6. Waiver Request

ATTACHMENT 1

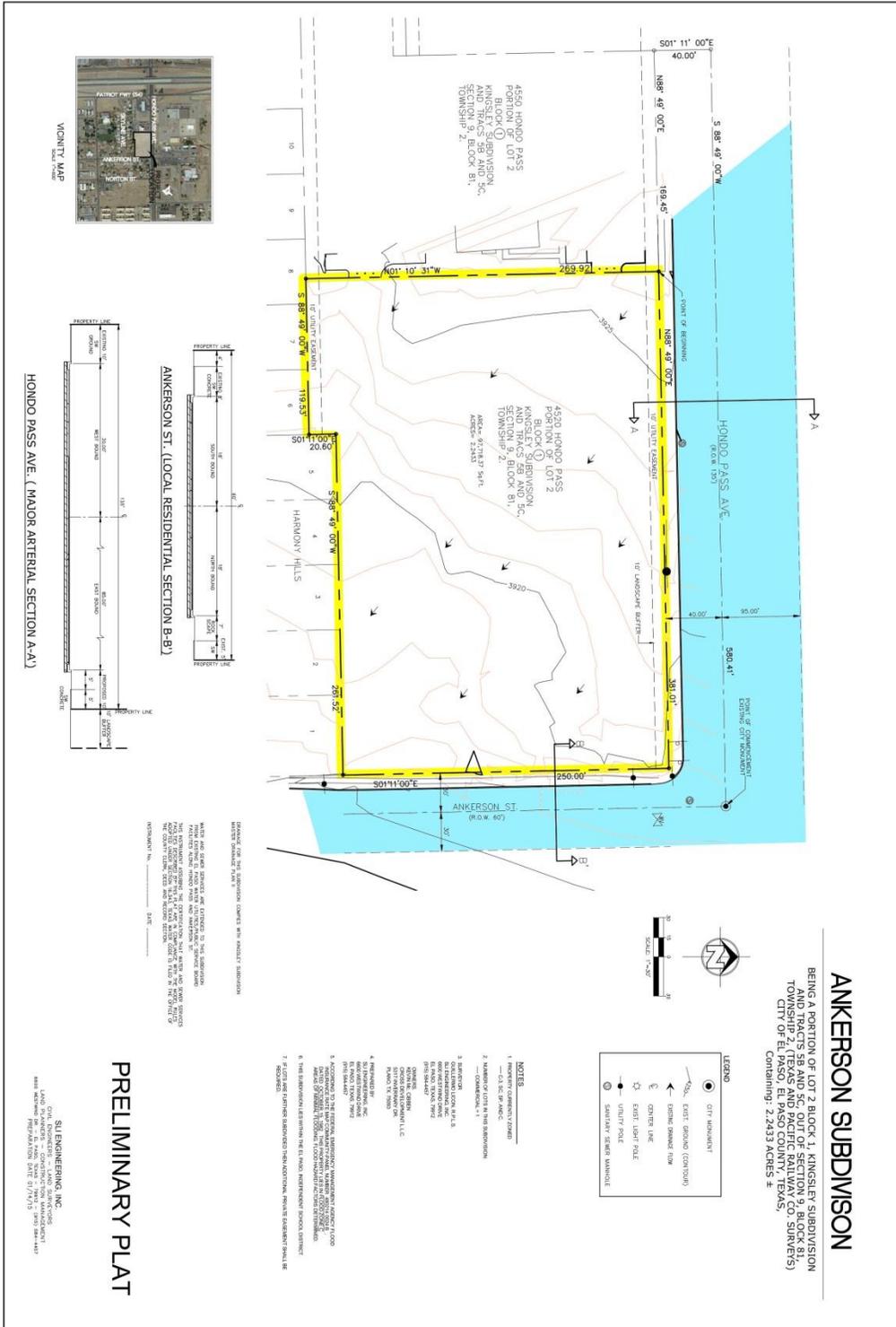
Ankerson Subdivision



ATTACHMENT 2



ATTACHMENT 3



ATTACHMENT 5

Invoice #: 1384363
1384366
(check fee)



CITY PLAN COMMISSION APPLICATION FOR
RESUBDIVISION COMBINATION SUBDIVISION APPROVAL

DATE: 4-20-15 FILE NO. SUSU15-00029

SUBDIVISION NAME: Ankerson Subdivision

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
Portion of Lot 2, Block 1, Kingsley Subdivision and tracts 5B and 5C, out of Section 9, Block 81
Township 2, Texas and Pacific Railways Co. Surveys

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	_____	_____	Total No. Sites	_____	<u>1</u>
Commercial	<u>2.2433</u>	<u>1</u>	Total (Gross) Acreage	<u>2.2433</u>	_____
Industrial	_____	_____			

3. What is existing zoning of the above described property? C-3, SC, SP, C Proposed zoning? Same

4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes x 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 _____ No x

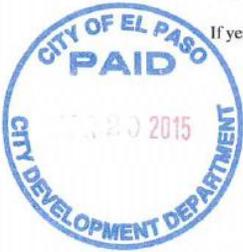
8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes x No _____
If answer is "Yes", please explain the nature of the modification or exception
Waiver for building the hike and bike trail

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

ATTACHMENT 6



April 15, 2015

Guillermo Licón, P.E.
President

Jeffrey Howell
Planning Division
City of El Paso
711 Texas Street
El Paso Texas

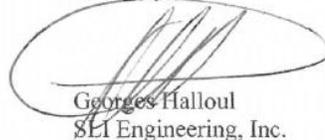
Dear Mr. Howell

Subject: Ankerson Subdivision

Cross Development L.L.C. cordially requests a waiver for the construction of the hike /bike lane requirement and for the existing configuration of Hondo Pass . This condition was requested by your office as a comment on the subdivision listed above. More than 50% of the surrounding areas within a quarter mile radius have been developed along Hondo Pass without a hike and bike lane. The developer does not have an issue with building the hike and bike lane however; the lane will have a dead end on both sides. Granting the waiver will actually allow the developer to leave the configuration of Hondo Pass as it exists today with 4 lane, sidewalks and parkways. This configuration will not be detrimental to the public health, safety and welfare and will be in character with the neighborhood.

Thank you for your assistance.

Sincerely;



Georges Halloul
SLI Engineering, Inc.

Civil Engineers
Land Surveyors & Planners
Construction Management

Licensed Registered Engineers
Texas - New Mexico
Arizona - Colorado

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