City of El Paso – City Plan Commission Staff Report

Revised

Case No:	SUSU15-00006 River Run Unit 2 Replat A
Application Type:	Resubdivision Combination
CPC Hearing Date:	June 4, 2015
Staff Planner:	Joaquin Rodriguez, (915) 212-1608 rodriguezjx3@elpasotexas.gov
Location:	North of Country Club, East of Upper Valley
Acreage:	9.36
Rep District:	1
Existing Use:	Vacant
Existing Zoning:	R-2/spc (Residential/special protective condition)
Proposed Zoning:	R-2 (Residential)
Nearest Park:	Valley Creek Park (.64 mi)
Nearest School:	Lincoln Middle School (.87 mi)
Park Fees Required:	N/A
Impact Fee Area:	N/A
Property Owner:	Welch Gordon, Inc
Applicant:	Welch Gordon Inc
Representative:	SLI Engineering Inc.

SURROUNDING ZONING AND LAND USE

North:	R-2A/c (Residential/condition
South:	R-2/spc (Residential/special protective condition)
East:	R-2/spc (Residential/special protective condition)
West:	R-2/spc (Residential/special protective condition)

PLAN EL PASO DESIGNATION: G4, Suburban Walkable

NEIGHBORHOOD INPUT:

Public and personal notice of this hearing was given in accordance with 19.38.010 and 19.38.020. Staff received one call in support of this request.

APPLICATION DESCRIPTION

The applicant proposes to resubdivide approximately 9.36 acres for 22 single family homes in the city's west side. The subdivision will take access via Duckett Road and includes a newly

dedicated road, Bir Circle. The applicant is not requesting any waivers or exceptions. This application was reviewed under current subdivision code. This parcel is subject to a special protective condition, Ordinance 009332, which prohibits lots less than 13,500 square feet in area. The applicant is proposing lots ranging from 12,600 to 17,800 square feet. The applicant has requested release of this condition.

DEVELOPMENT COORDINATING COMMITTEE

Recommends **denial of River Run Unit 2 Replat A**

- The EPWU requests a PSB right-of-way to accommodate existing sewage infrastructure, the engineer has failed to accommodate this request.

If approved staff recommends that approval be subject to the following condition

- Final approval of the release of condition of Ordinance 009332 by City Council is required prior to the recording of River Run Unit 2 Replat A.

Planning Division Recommendation

Planning recommends **approval of River Run Unit 2 Replat A**

Planning and Inspections Department - Land Development

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

The Developer/Engineer shall address the following comments.

1. Add to general notes on final plat: All storm water runoff shall be addressed within the subdivision limits including fill displacement and shall comply with all provisions of (DSC, 19.19.010A and DDM, 11.1).
2. Provide a typical lot drainage detail for on-site ponding showing runoff direction (provide ponding in the sides and front of each lot).
3. Delete note #1 flood zone information is already provide below as the last note.
4. Verify street names match on plan view and street sections views.
5. On both pages under the Notes that says: "According to the Federal Emergency Management Agency Flood Insurance Rate Map …" may need to remove one of the Bs on the flood zone number.

Parks and Recreation Department

We have reviewed **River Run Unit Two Replat "A",** a resubdivision combination plat map and offer Developer / Engineer the following comments:

Please note that density on this subdivision replat is not being increased, as evidenced by the original subdivision and replat, therefore meeting the requirements to be excluded from the calculation for "Parkland" dedication Ordinance Title 19 – Subdivision & Development Plats**, Chapter 19.20 – Parks & Open Space** as noted below.

Section 19.20.060 - Exclusions from dedication requirement.

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:

A. A residential replat of an area where the density has not been increased from the original subdivision, as evidenced by the original subdivision and replat. In the case of a replat where parkland was not originally provided, the parkland requirements shall prevail;

Note: 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** object to this request until the 12-inch diameter sanitary sewer main within Lot 14, Block 3 of Country Place Unit 2 Subdivision and Lot 1, Block 1 of River Run Unit Two Replat A Subdivision is shown on the proposed Plat of River Run Unit Two Replat A. EPWU requires that the 12-inch diameter sanitary sewer main is accommodated with in a PSB right-of-way under this development, please see comment 3.

2. There is an existing Development Agreement dated on January 3, 2002 between the Owner/Developer of River Run Unit Two Replat A and the El Paso Water Utilities. The agreement consisted of the construction of water/sewer lines and appurtenances along Bir Circle. The EPWU requires the annulment of the agreement due to the inactivity and longevity of the water/sanitary sewer lines and appurtenances. EPWU requires a new development agreement for the proposed subdivision and the installation of new water and sewer mains within the subdivision.

3. Within Lot 14, Block 3 of Country Place Unit 2 Subdivision and within Lot 1, Block 1 of River Run Unit Two Replat A Subdivision there is an existing 12-inch diameter sanitary sewer main. The Owner/Developer shall accommodate the existing sanitary sewer line within a PSB right-of-way. The existing sewer main is to be shown on the preliminary plat.

Water:

4. There is an existing 12-inch diameter water main extending along Duckett Road that is available for service, the water main is located approximately 12-feet east from the center line of the right-of-way.

5. There is an existing 12-inch diameter water main stub-out extending along Bir Circle north that is available for service, the water main is located approximately 7-feet north from the center line of the right-of-way. Said main dead-ends approximately 23-feet west of Duckett Road, a water main extension is required along Bir Circle. The Owner/Developer is responsible for any necessary main extension cost.

6. There is an existing 8-inch diameter water main extending along Bir Circle south, the main dead-ends east of Schutz Lateral. Said line was installed under River Run Unit 2 – Replat A Development Agreement. The work under the Development Agreement has not been finalized, therefore the water main is not available for service.

Sanitary Sewer:

7. There is an existing 12-inch diameter sanitary sewer main extending along Duckett Road that is available for service, the sewer main is located approximately 6-ft west from the center line of

the right-of-way.

8. There is an existing 8-inch diameter sanitary sewer main extending along Bir Circle south, the main dead-end approximately 500-ft west from the intersection of Duckett Road and Country Oaks Drive. Said line was installed under River Run Unit 2 – Replat A Development Agreement. The work under the Development Agreement has not been finalized, therefore the sanitary sewer main is not available for service.

General:

9. 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.

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.

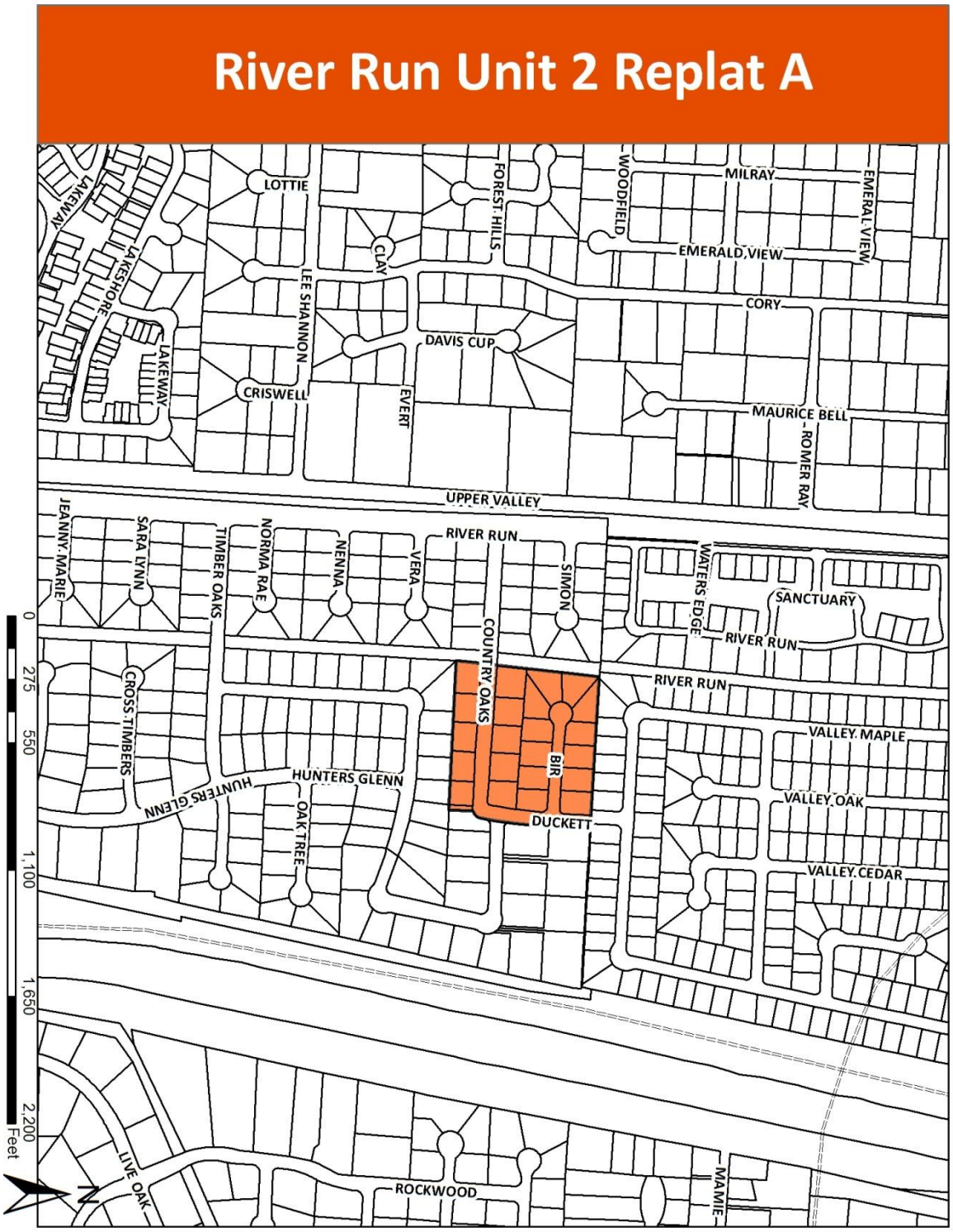
Texas Gas Company

No comments received.

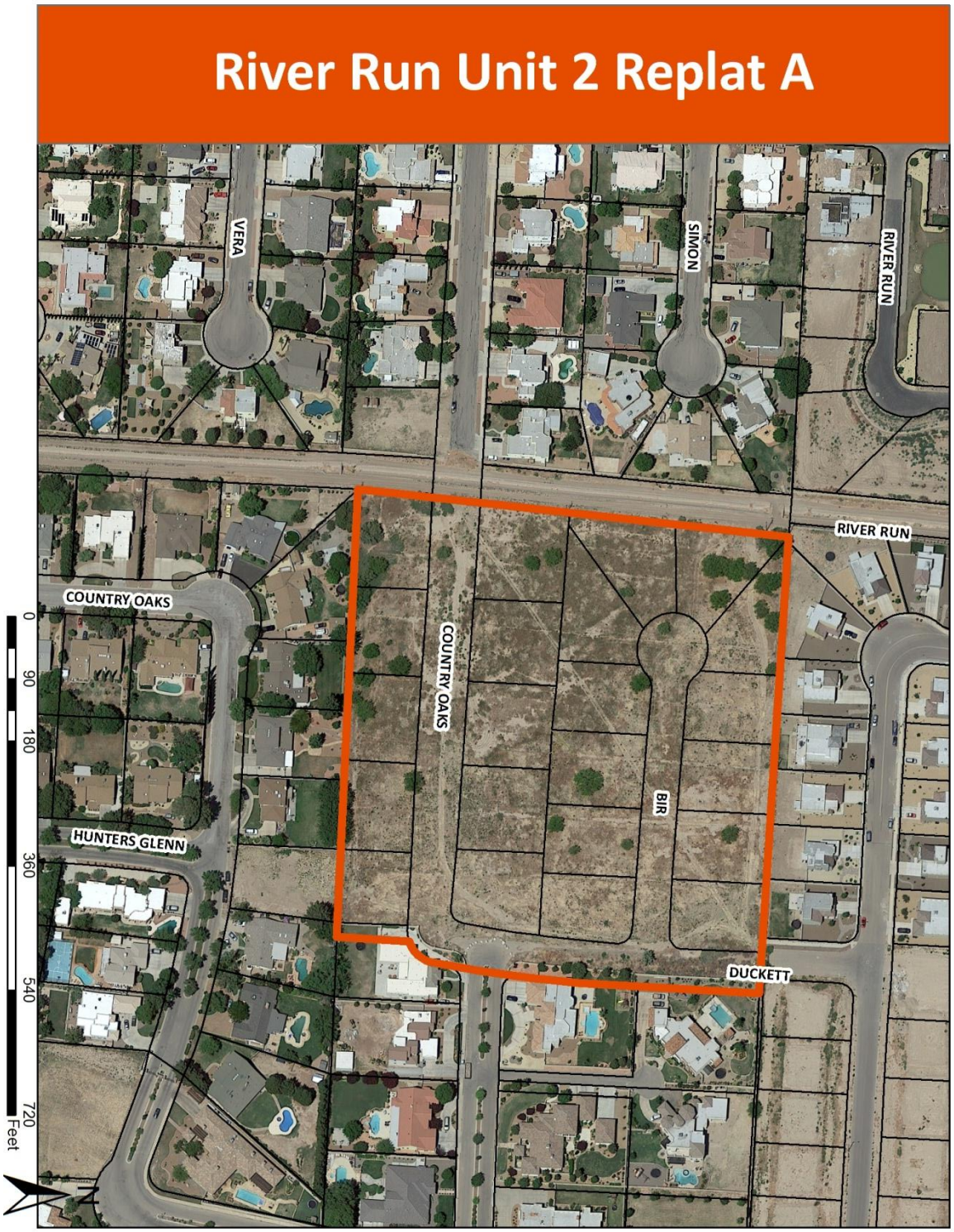
Attachments

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

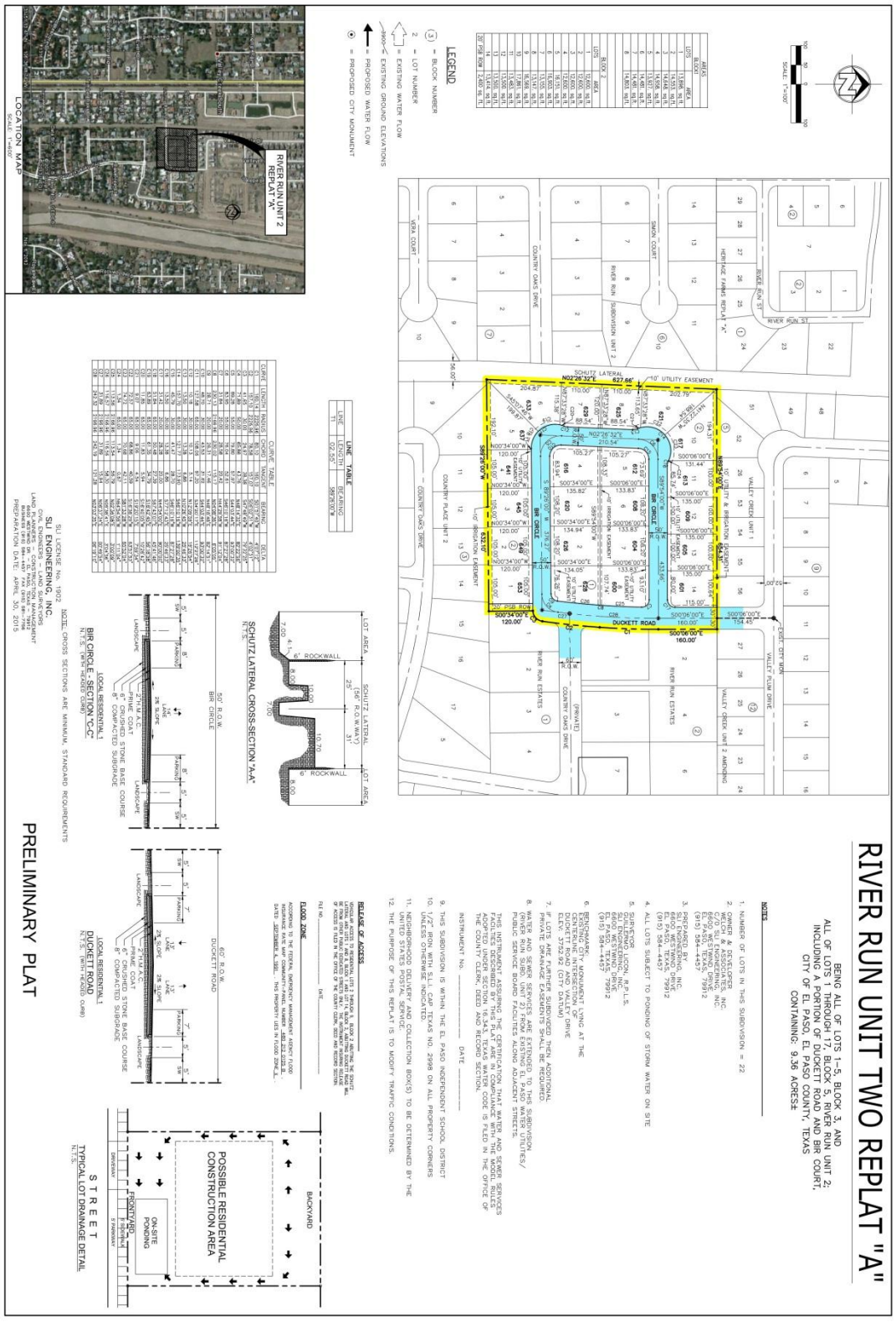
ATTACHMENT 1



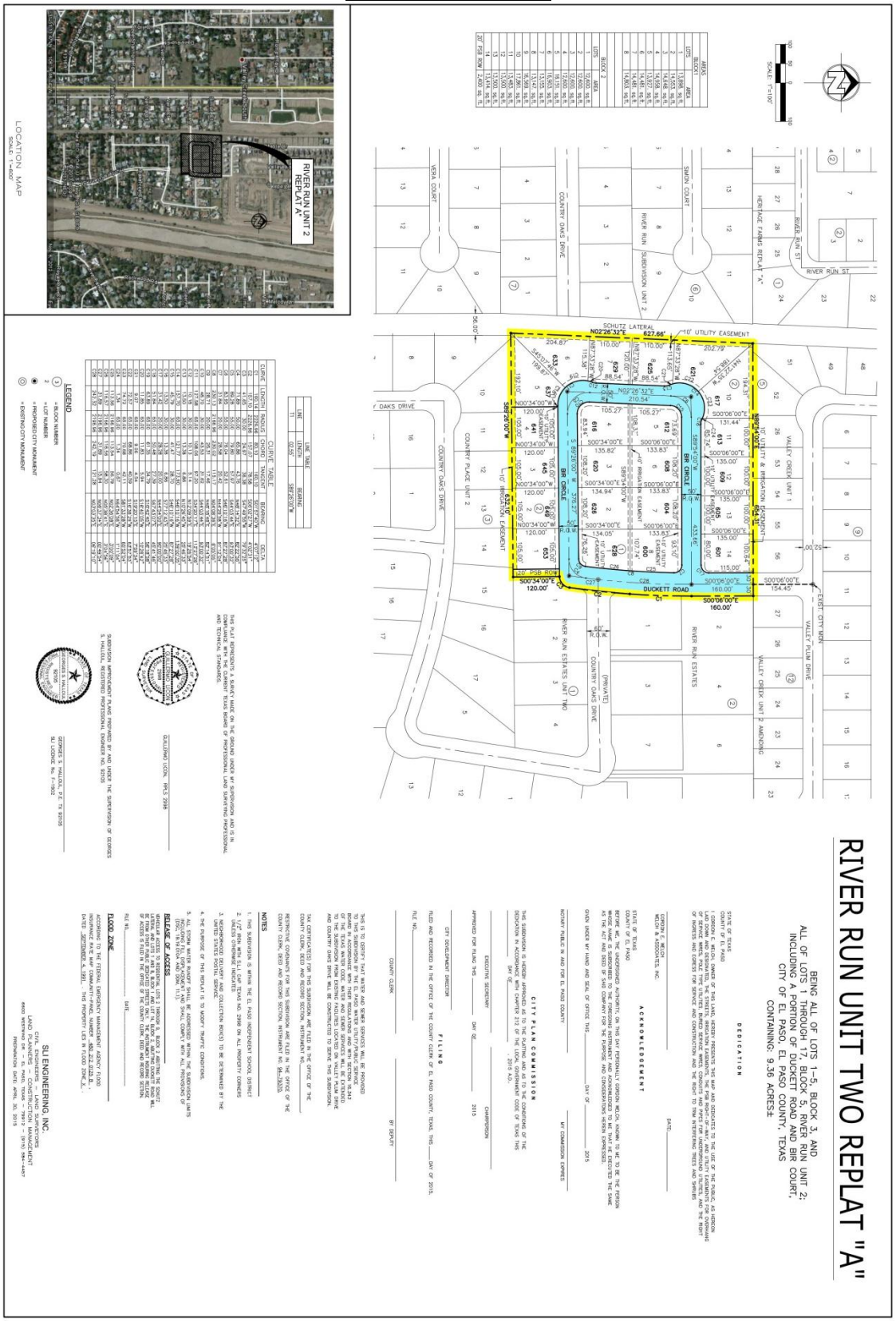
ATTACHMENT 2



ATTACHMENT 3



ATTACHMENT 4



ATTACHMENT 5

RECEIVED
FEB 09 2015

CITY PLAN COMMISSION APPLICATION FOR
RESUBDIVISION COMBINATION SUBDIVISION APPROVAL

DATE: 2-9-15 FILE NO. SUSU15-00006

SUBDIVISION NAME: River Run Unit 2, Replat A

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)

Being a replat of River Run Subdivision Unit 2 Replat X, and all of lots 6-17 Block 3 and Portions of Duckett Road Bir Court, River Run Subdivision Unit Two, El Paso, El Paso

2. Property Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	7.23	22	Office		
Duplex			Street & Alley	2.13	3
Apartment			Ponding & Drainage		
Mobile Home			Institutional		
P.U.D.			Other (specify below)		
Park					
School					
Commercial			Total No. Sites	24	
Industrial			Total (Gross) Acreage	9.36	

3. What is existing zoning of the above described property? R3 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 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) _____

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 _____

9. Remarks and/or explanation of special circumstances: _____

10. **Improvement Plans submitted?** Yes X 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 X No _____

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