



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

**Case No:** SUSU14-00042 Alta & Douglas Church Subdivision  
**Application Type:** Resubdivision Combination  
**CPC Hearing Date:** June 5, 2014  
**Staff Planner:** Alfredo Austin, 915-212-1604, [austinaj@elpasotexas.gov](mailto:austinaj@elpasotexas.gov)  
**Location:** East of Copia and South of Bisbee.  
**Acreage:** 0.4703 acres  
**Rep District:** 2  
**Existing Use:** Residential Development  
**Existing Zoning:** R-5 (Residential)  
**Proposed Zoning:** R-5  
**Nearest School:** Alta Vista Elementary (.31 mile)  
**Nearest Park:** Memorial Park (.16 miles)  
**Park Fees:** **\$1,370.00**  
**Impact Fee Area:** Not in Impact Fee Area  
**Property Owner:** Church Of Jesus Christ-Latterday Saints  
**Applicant:** Church Of Jesus Christ-Latterday Saints  
**Representative:** Land-Mark Prof. Surveying, Inc.

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

**North:** R-5(Residential)/ Residential Development  
**South:** R-5(Residential)/ Church & Residential Development  
**East:** R-5(Residential)/ Residential Development  
**West:** R-5(Residential)/ Residential Development

**THE PLAN FOR EL PASO DESIGNATION:** G2, Traditional Neighborhood (Walkable)

### **APPLICATION DESCRIPTION**

The applicant is proposing to replat 0.4703 acres of land into one lot to provide a parking lot for the adjacent Church. Access to the subdivision is proposed from Bisbee Avenue and Alta Street. This development is being reviewed under the current subdivision ordinance.

### **NEIGHBORHOOD INPUT**

Notice of a Public Hearing was mailed to all property owners within 200 feet of the subject property on May 21, 2014. The Planning Division received two phone calls from residents inquiring about the proposed resubdivision.

**DEVELOPMENT COORDINATING COMMITTEE**

The Development Coordinating Committee recommends **Approval** of Alta & Douglas Church Subdivision on a **Resubdivision Combination** basis subject to the following conditions and requirements:

**City Development Department-Planning Division:**

Planning Division recommends **Approval** of Alta & Douglas Church Subdivision.

**City Development Department-Land Development:**

We have reviewed subject plats and recommend **Approval**.  
The Developer/Engineer shall address the following comments.

1. Show existing and proposed drainage flow patterns on the preliminary plat. Identify the discharge location for all storm-water runoff. Subdivision may need to retain a portion of the runoff.

**Parks and Recreation Department:**

We have reviewed **Alta & Douglas Church**, a resubdivision combination plat map and offer Developer / Engineer the following comments:

Please note that this subdivision is composed of one lot zoned "R-5" meeting the requirements for Single-family & Two-family dwelling use; also, this subdivision is located with-in a Traditional Neighborhood infill development area qualifying for a 50% reduction in fees 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 the use to a Single-family dwelling unit per lot, then applicant shall be required to pay "Park fees" in the amount of **\$685.00** calculated as follows:

1 (R-5) Single-family lot @ \$1,370.00 / Dwelling = **\$1,370.00** Less 50% Reduction = **\$685.00**

2. Failure of the subdivider to provide proof of gross density waiver with the filing of the final plat shall result in the following gross density rates being applied to this subdivision application, then, applicant shall be required to pay "park fees" in the amount of **\$1,370.00** calculated as follows:

1 (R-5) Two-family dwelling lot = 2 Dwellings @ \$1,370.00 / Dwelling = \$2,740.00  
Less 50% Reduction = \$1,370.00  
Balance = **\$1,370.00**

Please allocate generated funds under Park Zone: **C-2**

Nearest Parks: **Alta Vista Baseball Field** & **Memorial Park**

If density/acrage 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.

**Water:**

2. Along Bisbee Street there is an existing 48-inch diameter transmission main. No service connections are allowed to this sewer main as per the EPWU-PSB Rules and Regulations.

3. There is an existing 6-inch diameter water main extending along Alta Street that is available for service, the water main is located approximately 16.5-ft east from the center line of the right-of-way.

4. There is an existing 6-inch diameter water main extending along the alley between Bisbee and Douglas Streets that is available for service. The water main is located approximately 4.5-ft south of the southern property line.

5. EPWU records indicate four active 3/4-inch water meters serving the subject property. The service addresses for these meters are 1515, 1517, 1519 Alta St. and 3620 Bisbee St.

**Sanitary Sewer:**

6. There is an existing 8-inch diameter sanitary sewer main extending along Alta Street that is available for service, the sewer main is located approximately 11-ft east from the center line of the right-of-way.

7. There is an existing 8-inch diameter sanitary sewer main extending along the alley between Copia and Alta Streets that is available for service. The sewer main is located approximately 10-ft south of the southern property line.

**General:**

8. EPWU requires a new service application to serve the subject property. New service applications are available at 1154 Hawkins, 3<sup>rd</sup> 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 appurtenances.

**El Paso Fire Department:**

No comments received.

**911:**

No comments received.

**El Paso Independent School District:**

No comments received.

**Additional Requirements and General Comments:**

1. Submit to the City 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
  - e. Deed for property to be dedicated as parkland.

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

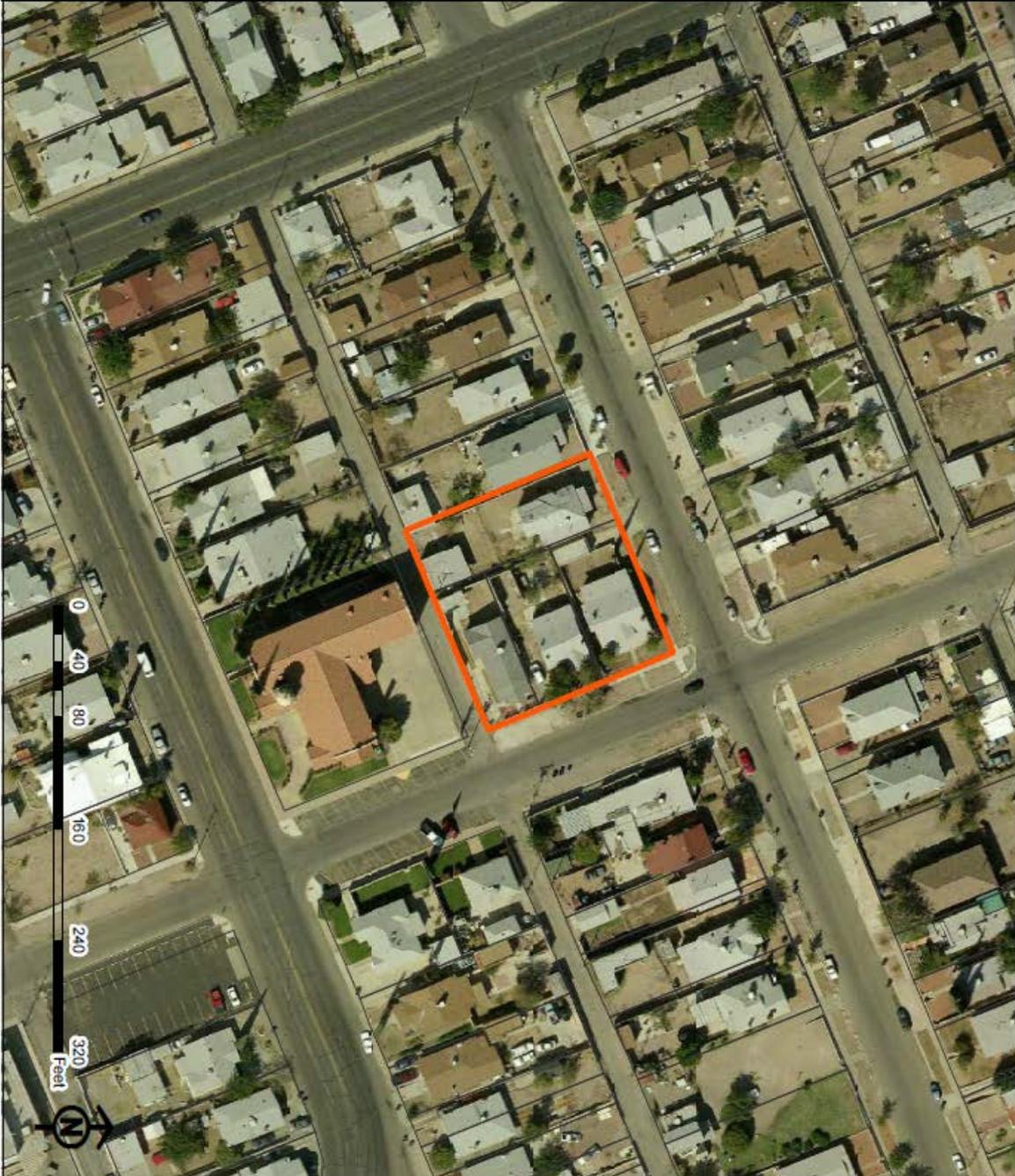
ATTACHMENT 1

**ALTA & DOUGLAS CHURCH SUBDIVISION**



ATTACHMENT 2

**ALTA & DOUGLAS CHURCH SUBDIVISION**







**ATTACHMENT 5**



CITY PLAN COMMISSION APPLICATION FOR  
RESUBDIVISION COMBINATION SUBDIVISION APPROVAL

DATE: 3-31-14 FILE NO. SUSU14-00042  
SUBDIVISION NAME: Alta & Douglas Church Subdivision

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)  
Lots 17 to 22, Block 129 East El Paso Subdivision,  
City of El Paso, El Paso County, Texas

2. Property Land Uses:

	<u>ACRES</u>	<u>SITES</u>		<u>ACRES</u>	<u>SITES</u>
Single-family	<u>0.4703</u>	<u>4</u>	Office	_____	_____
Duplex	_____	_____	Street & Alley	_____	_____
Apartment	_____	_____	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____	_____	_____	_____
School	_____	_____	Total No. Sites	_____	<u>4</u>
Commercial	_____	_____	Total (Gross) Acreage	<u>0.4703</u>	_____
Industrial	_____	_____			

3. What is existing zoning of the above described property? R5 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 \_\_\_\_\_

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) N/A

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: Church parking lot is being proposed

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

City Development Department  
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 541-4024

Church Of Jesus Christ-Latterday Saints

12. Owner of record 50 E. North Temple, Salt Lake City, UT 84150-9001  
(Name & Address) (Zip) (Phone)

13. Developer JAMB AS ABOVE  
(Name & Address) (Zip) (Phone)

14. Engineer Land-Mark Prof. Surveying, Inc., El Paso, TX 79935  
(Name & Address) (Zip) (Phone)

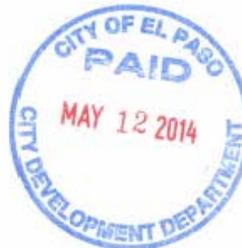
(915) 598-1300

Refer to Schedule C for  
current fee.

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.



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