



City of El Paso – City Plan Commission Staff Report

Case No: SUSU12-00044 Leegacy Subdivision
Application Type: Major Combination
CPC Hearing Date: June 14, 2012
Staff Planner: Nathaniel Baker, (915) 541-4192, bakernt@elpasotexas.gov
Location: East of George Dieter Drive and South of Pellicano Drive
Acreage: 1.91 acres
Rep District: 6
Existing Use: Existing business and vacant lot
Existing Zoning: A-O/c (Apartment-Office/condition)
Proposed Zoning: A-O/c (Apartment-Office/condition)
Nearest Park: Mary Robbins Park (1.4 Miles)
Nearest School: Child Development CE (0.4 miles)
Park Fees Required: \$1,910
Impact Fee Area: N/A
Property Owner: Lee Urias
Applicant: Lee Urias
Representative: Barragan and Associates Inc.

SURROUNDING ZONING AND LAND USE

North: R-3/sp (Residential/special permit) / Residential Neighborhood
South: C-1 (Commercial) / Commercial Building
East: R-3 (Residential) / Vacant Lot
West: R-3 (Residential) / Residential Neighborhood

THE PLAN FOR EL PASO DESIGNATION: Suburban (Walkable)

APPLICATION DESCRIPTION

The applicant proposes to subdivide a 1.9-acre property into two lots. Access is proposed from Physicians Drive.

The applicant requests an exception for roadway improvements to Physicians Drive per section 19.10.050.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends **approval** of the exception request to waive roadway improvements based on compliance with Section 19.10.050 and **approval** of Leegacy Subdivision on a major combination basis and subject to the following comments and conditions:

Planning Division Recommendation

Planning recommends approval.

City Development Department - Land Development

No objection.

Planning – Transportation

1. The existing 50 ft. cross-section does not comply with Section 19.15.110 (Street Width and Design).
 - The proposed subdivision complies with the waiver requirements of Section 19.10.050.A.1.a (Roadway Participation) which allows for a waiver of the additional dedication and improvements required to bring Physicians Drive up to current development standards.

Notes:

1. No additional median cuts on George Dieter Drive in accordance with Section 19.16.020.H.6 (Median Openings).

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

Parks and Recreation Department

Please note that this subdivision is zoned “A-0/c” thus meeting the requirements for Multi-family dwellings use with a minimum lot area of 750 sq. ft. per dwelling, however, applicant has submitted preliminary covenants restricting the use to general commercial purposes.

If gross density waiver is granted by the Planning Department or designee, then applicant shall be required to pay "Park fees" in the amount of **\$1,910.00** based on the following calculations:

Subdivision acreage 1.91 (rounded to two decimals) @ \$1,000.00 per acre = **\$1,910.00**

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

Please allocate funds under Park Zone: **E-6**

Nearest Parks: **Marty Robins & McCarthy**

El Paso Water Utilities

1. EPWU does not object to this request.

Water:

2. There is an existing twelve (12) inch diameter water main that extends along George Dieter Drive fronting the western boundary of the subject property. This water main is available for service.
3. There is an existing eight (8) inch diameter water main that extends along Physicians Drive fronting the southern boundary of the subject property. This water main is available for service.

4. EPWU records indicate an active 6-inch fire line and a ¾-inch water meter serving the subject property. The service address for these meters is 11861 Physicians Drive.

5. Previous water pressure readings from fire hydrant 8427, located along Physicians Drive directly across the southeast corner of the subject property, have yielded a static pressure of 100 pounds per square inch (psi), a residual pressure of 95 psi and a discharge of 1256 gallons per minute (gpm).

6. 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.

Sanitary Sewer:

7. There is an existing eight (8) inch diameter sanitary sewer main that extends along Physicians Drive fronting the southern boundary of the subject property. This main is available for service.

General:

8. Application for water and sewer services should be made 6 to 8 weeks prior to construction to ensure water for construction work. New service applications are available at 1154 Hawkins, 3rd Floor. 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 lines and appurtenances.

EPWU Stormwater Division

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

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.

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.

El Paso Independent School District

No comments received.

Additional Requirements and General Comments:

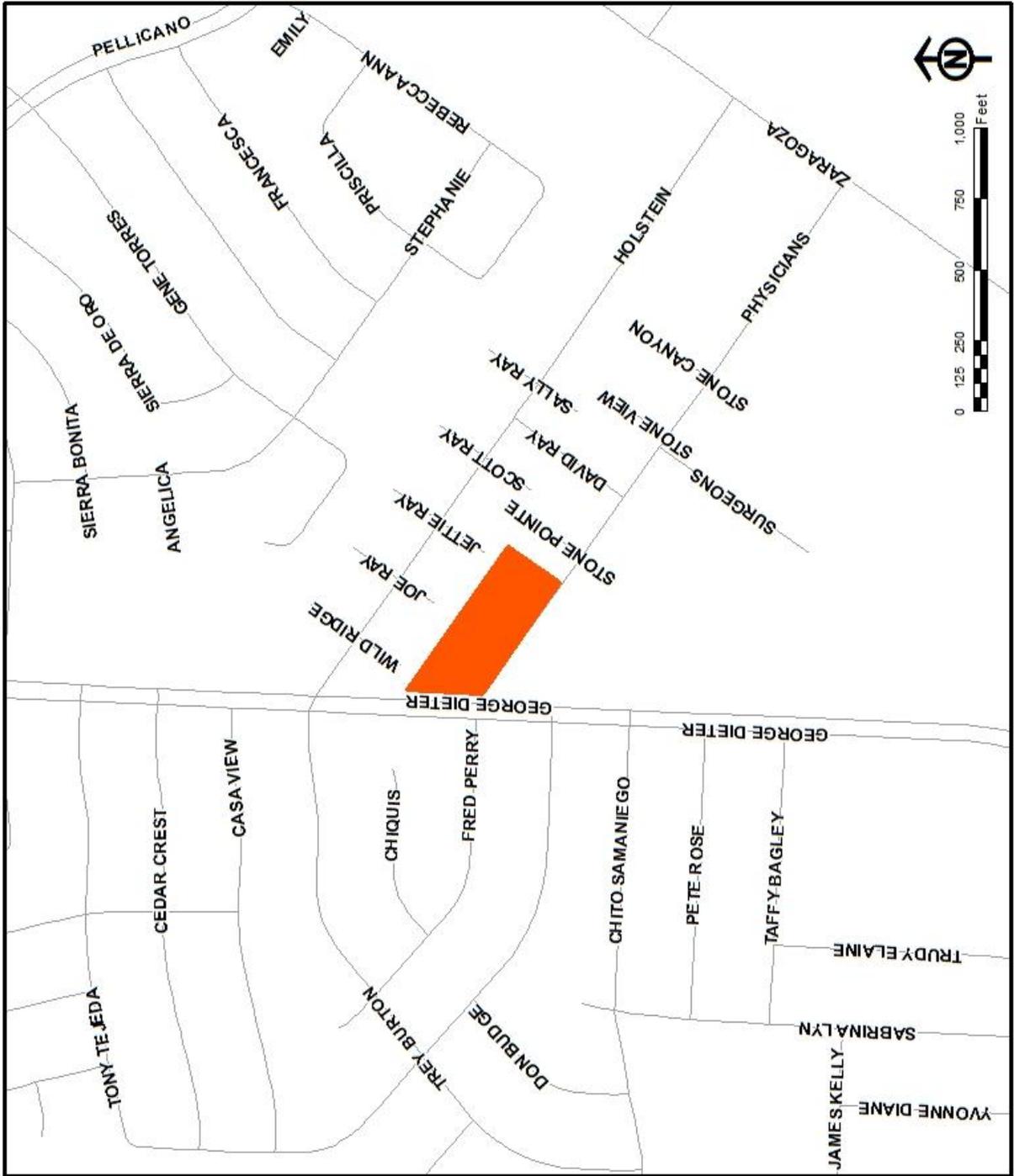
1. Submit to the City Development Department – Planning Division the following prior to recording of the subdivision.
 - a. Current certified tax certificate(s)
 - b. Current proof of ownership
 - c. Release of access document, if applicable
 - d. Set of restrictive covenants, if applicable

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

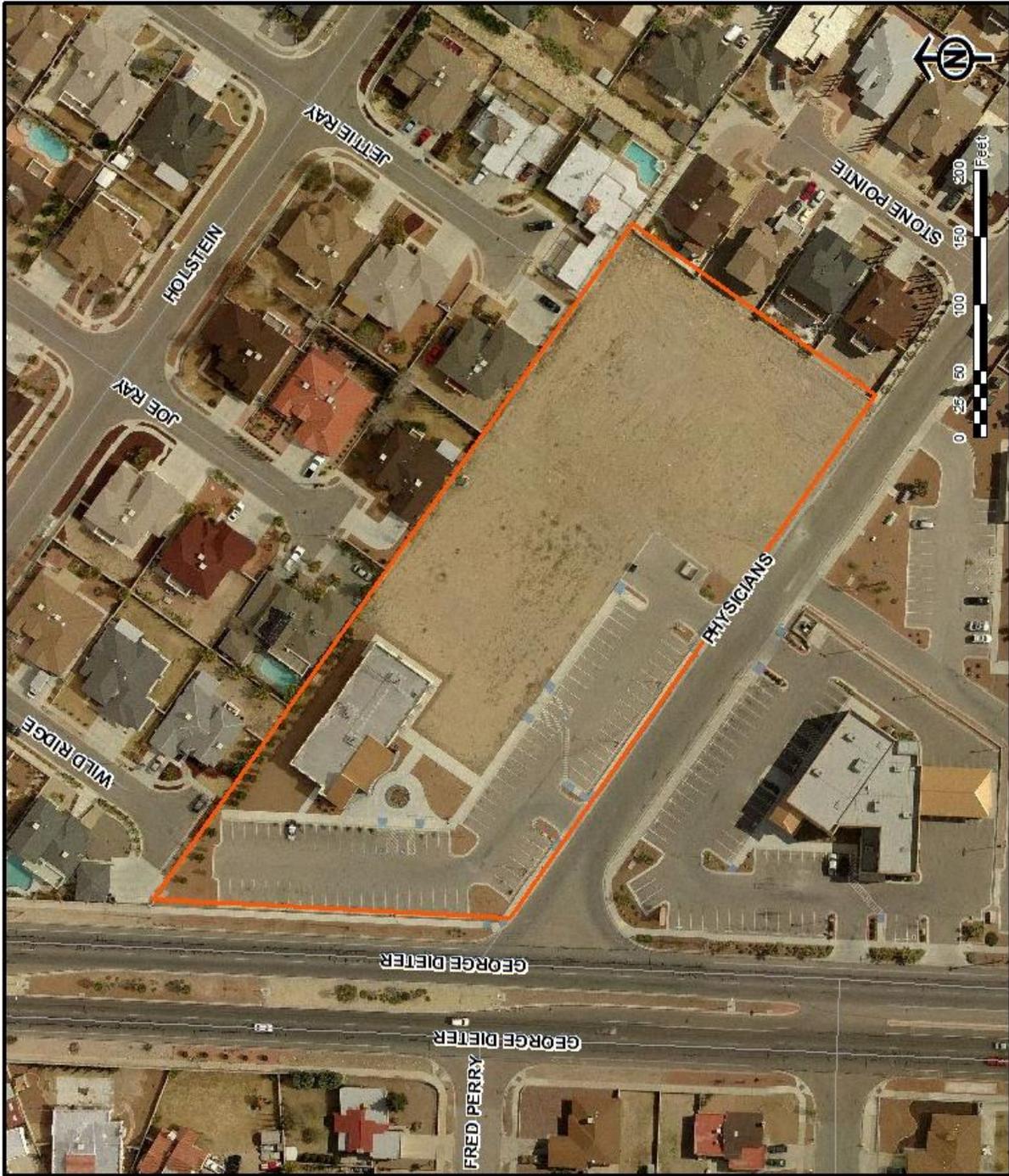
1. Location map
2. Aerial map
3. Plat map
4. Application

ATTACHMENT 1



Legacy Subdivision

ATTACHMENT 2



Legacy Subdivision

ATTACHMENT 4



CITY PLAN COMMISSION APPLICATION FOR MAJOR COMBINATION SUBDIVISION APPROVAL

DATE: 5-31-12 FILE NO. SUSU12-00044

SUBDIVISION NAME: Legacy

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
Tract 21 O.A. Danielson Survey No. 310 An Addition to the
City of El Paso, El Paso County, Texas Area 1.91



Property Land Uses:		ACRES	SITES		ACRES	SITES
Single-family		_____	_____	Office	_____	_____
Duplex		_____	_____	Street & Alley	_____	_____
Apartment		_____	_____	Ponding & Drainage	_____	_____
Mobile Home		_____	_____	Institutional	_____	_____
P.U.D.		_____	_____	Other (specify below)	_____	_____
Park		_____	_____		_____	_____
School		_____	_____		_____	_____
Commercial		<u>1.91</u>	_____	Total No. Sites	_____	<u>2</u>
Industrial		_____	_____	Total (Gross) Acreage	<u>1.91</u>	_____

3. What is existing zoning of the above described property? _____ Proposed zoning? NA
4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes _____ No NA
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) _____
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: _____
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 Valley Forge INC 238 N. Zaragoza Rd. 79907 915-920-0690
(Name & Address) (Zip) (Phone)
13. Developer _____
(Name & Address) (Zip) (Phone)
14. Engineer BARRAGAN & AZEVEDO, INC 591-5709
(Name & Address) (Zip) (Phone)

CASHIER'S VALIDATION
FEE: \$2,088.00

OWNER SIGNATURE: [Signature]
REPRESENTATIVE: President

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