City of El Paso – City Plan Commission Staff Report

Case No:	SUSU16-00022 Amber Sky Estates
Application Type:	Major Combination
CPC Hearing Date:	June 16, 2016
Staff Planner:	Vanessa Munoz, (915) 212-1644, munozvx@elpasotexas.gov
Location:	North of North Loop and West of Zaragoza
Acreage:	1.8733
Rep District:	7
Existing Use:	Vacant
Existing Zoning:	S-D/c (Special Development /condition)
Proposed Zoning:	S-D/c (Special Development /condition)
Nearest Park:	Pecan Grove 1 (0.06 miles)
Nearest School:	Mission Valley Elementary (0.01 miles)
Park Fees Required:	$25,840.00
Impact Fee Area:	N/A
Property Owners:	Oscar Chavira and Amber M. Chavira
Applicant:	CAD Consulting Co.
Representative:	CAD Consulting Co.

SURROUNDING ZONING AND LAND USE

North: R-F (Ranch and Farm) / Ranch and Farm
South: R-3 (Residential) / Single Family
East: R-3 (Residential) / Single Family
West: R-F (Ranch and Farm) / Ranch and Farm

PLAN EL PASO DESIGNATION: G3, Post-War

APPLICATION DESCRIPTION

The applicant proposes to subdivide one lot, which is approximately 1.87 acres in size, for apartments. Primary access to the subdivision is proposed from North Loop Drive. There is a zoning condition on the property that states that a detailed site development plan is required prior to the issuance of building permits. This development was reviewed under the current subdivision code.

The applicant is requesting the following exception:

- To waive the required improvements along North Loop Drive. The existing conditions of a sidewalk abutting the curb will remain.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends **approval** of the waiver requested, as per Section 19.10.050.A.1.a. and **approval** of Amber Sky Estates on a major combination basis.

Planning Division Recommendation:

Approval of the waiver requested. As per Section 19.10.050.A.1.a. (Roadway participation policies – Improvement of roads and utilities within and or abutting the subdivision):

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;

Approval of Amber Sky Estates.

Planning and Inspections Department - Land Development

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

1. Coordinate with TXDOT for drainage, access requirements, and ADA requirements.

2. Delineate X-shaded zone limits and update FIRM panel information note to:
   Areas of 0.2 annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile.

Parks and Recreation Department

We have reviewed **Amber Sky Estates,** a major combination plat map and on behalf of CID Parks Planning Division we offer Developer / Engineer the following comments:

Please note that this subdivision is zoned "SD/c" meeting the requirements for Residential uses (Single and Two-family) as well as for Non-residential uses (General Commercial) or Multi-family restricted to a maximum of 29 dwelling units per acre however, applicant has submitted copy of preliminary covenants restricting the use to Multi-family with a maximum of 38 dwelling units therefore, "Park fees" will be assessed as follows:

If applicant provides copy of final signed/recorded covenants restricting the use to a maximum of 38 Multi-family dwelling units and **if** gross density waiver is granted by the City Manager or the Planning Department designee, then Applicant shall be required to pay "Park fees" in the amount of **$25,840.00** based on Residential subdivision requirements calculated as follows:

38 Multi-family dwelling units @ $680.00 / dwelling = **$25,840.00**

Please allocate generated funds under Park Zone**: MV-3**
Nearest park is located within Park Zone MV-5: **Pecan Grove #1**

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

Water

2. There is an existing 8-inch diameter water main that extends along North Loop Drive, located approximately 13-feet south from the property line. This main is available for service. This water main dead-ends approximately 150-feet west of the property line. This water main continues south across North Loop Drive approximately 20-feet east of the western property line.

Sanitary Sewer

3. Along North Loop Drive at the corner of the subject Property there is an existing 8-inch diameter sanitary sewer main. This main is available for service. This sanitary sewer main dead-ends approximately 150 feet west of the property line in question. This sanitary sewer main continues south across North Loop Drive approximately 10 feet east of the western property line. EPWU records indicate one 4" sewer tap at 8685 North Loop Drive

General

4. If water and sewer main extensions to serve the subdivision are required. The Owner is responsible for the water and sewer main extensions costs. Easements will be required to accommodate such extensions.

5. An Application for additional water and sanitary 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 and sanitary sewer lines and appurtenances.

Central Appraisal District

No objections.

Sun Metro

No comments received.

El Paso County 911 District

No comments received.

El Paso Department of Transportation

No comments received.

El Paso Electric Company

No comments received.

El Paso Fire Department

No comments received.

Texas Gas Company

No comments received.

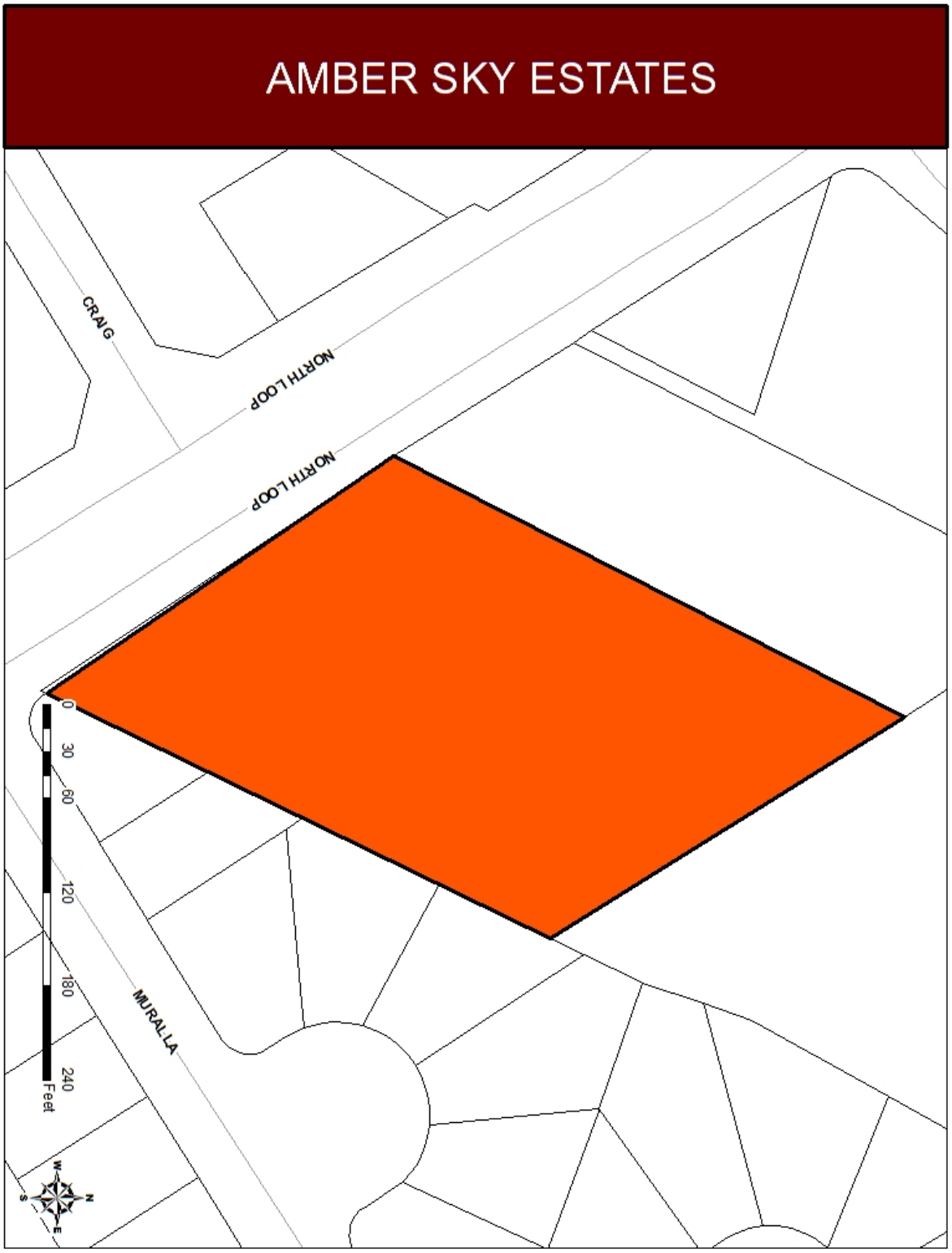
Additional Requirements and General Comments:

1. Submit to the Planning and Inspections 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

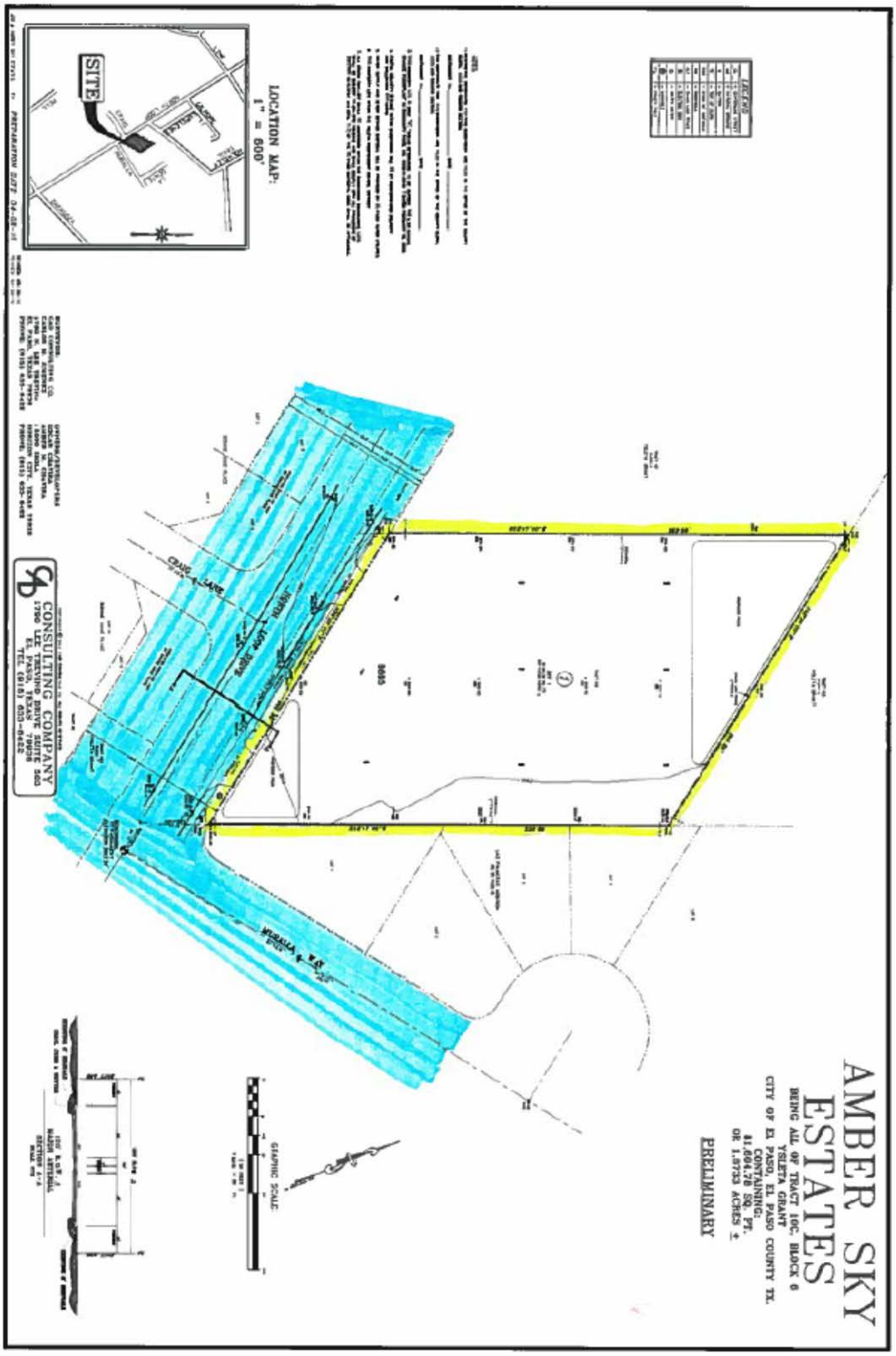
1. Location map
2. Aerial map
3. Preliminary plat
4. Final plat
5. Exception Request
6. Application

ATTACHMENT 1

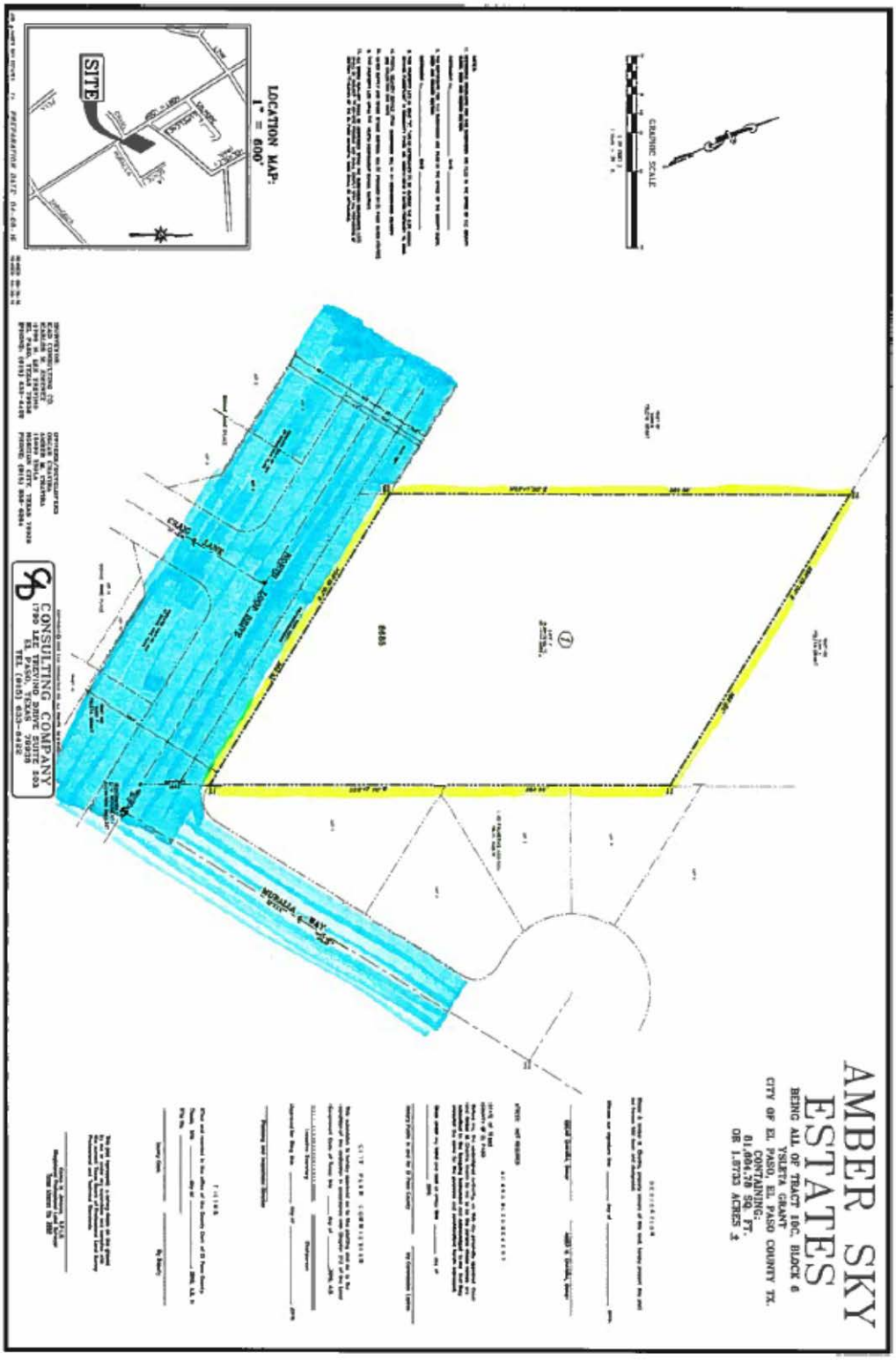


ATTACHMENT 2

ATTACHMENT 3



ATTACHMENT 4



ATTACHMENT 5

CONSULTING
COMPANY
LAND SURVEYORS

May 26, 2016

To: City of El Paso

This is a request for a waiver for the property on North Loop Drive (Amber Sky Estates) on the request from the City of El Paso Planning and Transportation comments regarding roadway improvements. This is because North Loop Drive is Texas Department of Transportation right-of-way and there are existing sidewalks and curb on the street as per their construction.

If you have any questions, please call me at 633-6422.

Sincerely,

Carlos M. Jimenez
CAD Consulting Co.

Office: 915-633-6422 1790 N. Lee Treviño Ste. 503 El Paso, Texas 79936 Fax 915-633-6424

ATTACHMENT 6

CITY PLAN COMMISSION APPLICATION FOR
MAJOR COMBINATION SUBDIVISION APPROVAL

DATE:_____ FILE NO. SUSU16 - 00022

SUBDIVISION NAME: AMBER SKY ESTATES

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
TRACT 10C, BLOCK 6
YSLETA GRANT

2. Property Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family			Office		
Duplex			Street & Alley		
Apartment	1.8733	1	Ponding & Drainage		
Mobile Home			Institutional		
P.U.D.			Other (specify below)		
Park					
School					
Commercial			Total No. Sites		1
Industrial			Total (Gross) Acreage	1.8733	

3. What is existing zoning of the above described property? S-D-C 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)
ON-SITE

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 1 (General Provisions) Chapter 1.04 - Vested Rights.

CITY OF EL PASO PAID JUN 01 2016 CITY DEVELOPMENT DEPARTMENT

City Development Department
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890| (915) 212-0085

12. Owner of record OSCAR CHAVIRA & AMBER M. CHAVIRA 658-6264
(Name & Address) (Zip) (Phone)

13. Developer
(Name & Address) (Zip) (Phone)

14. Engineer CAD CONSULTING CO 633-6422
(Name & Address) (Zip) (Phone)

Effective September 1, 2014, a 3% Technology fee has been added to all Planning application fees.

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.

City Development Department
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