



City of El Paso – City Plan Commission Staff Report

REVISED

Case No: SUSU15-00040 Gateway Stormwater North Pond
Application Type: Resubdivision Combination
CPC Hearing Date: June 18, 2015
Staff Planner: Jeff Howell, (915) 212-1607, howelljb@elpasotexas.gov
Location: North of Gateway West and West of Luna
Acreage: 3.597 acres
Rep District: 2
Existing Use: Vacant, Residential
Existing Zoning: A-O/sp, R-5, C-1/sc, C-3/c
Proposed Zoning: A-O/sp, R-5, C-1/sc, C-3/c
Nearest Park: Mary Webb Park (.03 mi.)
Nearest School: Alta Vista Elementary School (.37 mi.)
Park Fees Required: N/A
Impact Fee Area: N/A
Property Owner: El Paso Water Utilities
Applicant: El Paso Water Utilities
Representative: Conde, Inc.

SURROUNDING ZONING AND LAND USE

North: R-5 (Residential) / Single-family homes, A-2/sc (Apartment/special contract) / Single-family home

South: R-5 (Residential) / Pond, C-3/c (Commercial/condition) / Pond, C-1 (Commercial) / Pond

East: R-5 (Residential) / Single-family homes

West: R-5 (Residential) / Single-family homes, C-1/sc (Commercial/special contract) / Clinic

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

APPLICATION DESCRIPTION

The applicant is proposing to re-subdivide 3.597 acres, combining portions of recorded lots into one lot for a stormwater pond expansion and adding a utility easement. The applicant is also dedicating ROW for a 20' alley, which will allow the existing alley to continue. Access to the subdivision is proposed from Missouri Ave. and Luna St. The applicant has submitted a request to waive ROW improvements along Missouri Ave. A related application will vacate a portion of Cebada and the adjacent alley within the proposed subdivision. The subdivision was reviewed under the current subdivision code.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommendation is **approval** of Gateway Stormwater North Pond on a Resubdivision Combination basis subject to the following comments.

Planning Division Recommendation:

Staff recommends **approval** of Gateway Stormwater North Pond on a Resubdivision Combination basis and **approval** of the request to waive ROW requirements in accordance with Section 19.10.050.A.1 subject to the following conditions:

- The ROW vacation of a portion of the existing 20' alley and the remainder of Cebada Street that is within the proposed subdivision must be approved by City Council and recorded prior to the recording of Gateway Stormwater North Pond.

Section 19.10.050.A.1. (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 percent 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*

Planning and Inspections Department - Land Development **Recommend Approval.**

Parks and Recreation Department

We have reviewed **Gateway Stormwater North Pond**, a resubdivision combination plat map and offer no objections to this plat application.

Please note that proposed use for this Subdivision is for a **Storm Water Ponding Area** which under the Municipal Code definitions is considered a "Public facility" therefore, meeting the requirements to be excluded from the calculation for parkland dedication ordinance Title 19 – Subdivision & Development Plats, **Chapter 19.20 Parks and Open Space** as noted below:

19.20.060 - Exclusions from Dedication Requirements.

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:

- H. Land shown within a subdivision, whether residential or nonresidential, which is designated for use as a "Public facility".

El Paso Water Utilities

1. (EPWU) does not object to this request.
2. Existing water and sanitary sewer mains along the alley between Missouri and Gateway West will be removed and/or abandoned from Lot 24, Block 61 to Luna Street as required by the stormwater project.

Sun Metro

No comments received.

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.

El Paso Electric Company

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. Waiver Request
6. Application

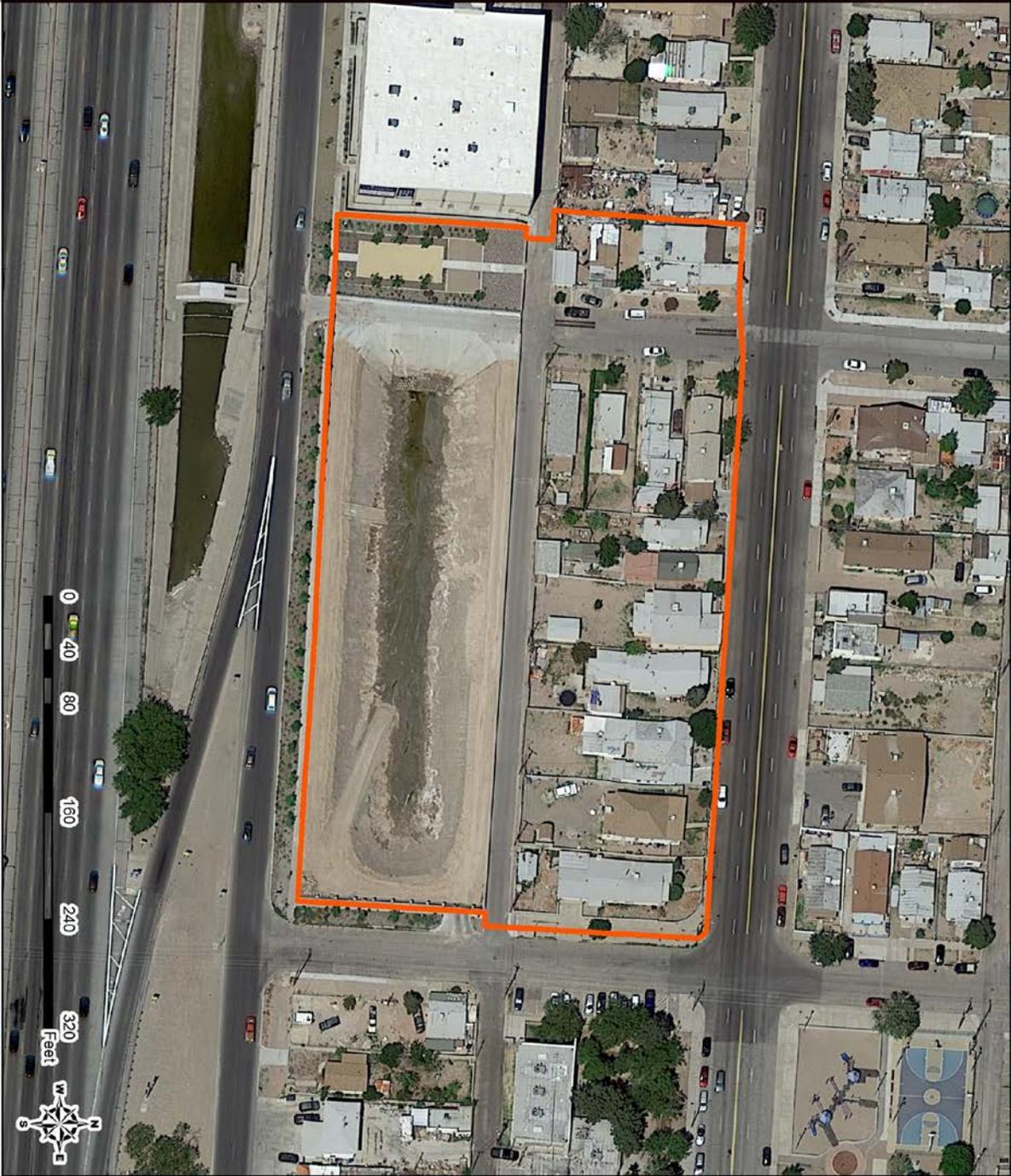
ATTACHMENT 1

GATEWAY STORMWATER NORTH POND



ATTACHMENT 2

GATEWAY STORMWATER NORTH POND



ATTACHMENT 5



CONDE INC

June 16, 2015

Jeffery Howell
City of El Paso
Planning & Inspections Department
801 Texas Avenue
El Paso, Texas 79901

RE: Missouri Street west of Cebada Street

Dear Jeffery,

On behalf of El Paso Water Utilities, we want to thank you for all of your assistance regarding the processing of the above referenced project. Please accept this letter as our formal waiver/exception request per Title 19.48-Petition for waivers or Exceptions. The waiver is being requested due to the fact the Missouri Street, existing 70 foot right of way with existing 7 foot sidewalks on each side of the street, to remain in its existing condition. The waiver being requested is to allow Missouri Street to incorporate a 7 foot sidewalk without a parkway.

If you have any questions or need additional information, please feel free to contact us.

Sincerely,

CONDE, INC.

Yvonne C. Curry, P. E.

ENGINEERING/PLANNING/SURVEYING

8080 SURETY DR., SUITE 100 / EL PASO, TEXAS 79905 / (915) 692-0283 / FAX (915) 692-0288

ATTACHMENT 6



CITY PLAN COMMISSION APPLICATION FOR RESUBDIVISION COMBINATION SUBDIVISION APPROVAL

DATE: May 19, 2015 File No. SUSU 15 - 00040

SUBDIVISION NAME: Gateway Stormwater North Pond

1. Legal Description for the area included on this plat (Tract, Block, Grant, etc.)
Being all of Lots 1 thru 32, and the Alley, Block 60, Portions of Lot 21 and the Alley, All of Lots 22 Thru 24, Block 61, and a Portion of Cebada Street, Missouri Avenue and Luna Street, Supplemental Map No. 1 of East El Paso, City of El Paso, El Paso County, Texas

2. Proposed Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	_____	_____	Office	_____	_____
Duplex	_____	_____	Street & Alley	<u>0.065</u>	<u>1</u>
Apartment	_____	_____	Ponding & Drainage	<u>3.532</u>	<u>1</u>
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____		_____	_____
School	_____	_____		_____	_____
Commercial	_____	_____	Total No. Sites	<u>2</u>	_____
Industrial	_____	_____	Total Acres (Gross)	<u>3.597</u>	_____

3. What is existing zoning of the above described property? R-5 / C-3 / A-O Proposed zoning? n/a
4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes _____ No _____ n/a
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)
Stormwater Retention Facility
7. Are special public improvements proposed in connection with the development? Yes _____ No X
8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes _____ No X
If answer to 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 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

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|-----|--|--|--------------------------------|
| 12. | Owner of record <u>El Paso Water Utilities- Public Service Board</u>
(Name & Address) | <u>1154 Hawkins, El Paso, TX 79925</u>
(Zip) | <u>915-594-5500</u>
(Phone) |
| 13. | Developer <u>El Paso Water Utilities- Public Service Board</u>
(Name & Address) | <u>1154 Hawkins, El Paso, TX 79925</u>
(Zip) | <u>915-594-5500</u>
(Phone) |
| 14. | Engineer <u>CONDE, INC.</u>
(Name & Address) | <u>6080 Surety Drive, Ste. 100, El Paso, TX 79905</u>
(Zip) | <u>915-592-0283</u>
(Phone) |

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

El Paso Water Utilities
Public Service Board

OWNER SIGNATURE: 
Alan Shubert, P. E.

REPRESENTATIVE: 
Conrad Conde

**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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