



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

**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](mailto:howelljb@elpasotexas.gov)  
**Location:** North of Gateway West and West of Luna  
**Acreage:** 3.597 acres  
**Rep District:** 2

**Existing Use:** Vacant and 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:** Pending  
**Impact Fee Area:** N/A

**Property Owner:** El Paso Water Utilities  
**Applicant:** Conde, Inc.  
**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. A related application will vacate portions of Cebada and the adjacent alley. The subdivision was reviewed under the current subdivision code.

### **DEVELOPMENT COORDINATING COMMITTEE**

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

**Planning Division Recommendation:**

Staff recommends **pending** of Gateway Stormwater North Pond is pending revisions that have not been submitted in order to meet the requirements of the Subdivision Code. Also, pending applications for the ROW vacations required for this subdivision.

**Planning and Inspections Department - Land Development**

1. Verify main access entrance gate from Luna St. alignment with maintenance ramp (Per Section 2-6, DSC) or maximum offset.
2. On preliminary plat, label which existing structures are to be removed, relocated, or extended.

**Parks and Recreation Department**

No comments received.

**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 received.

**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. Application

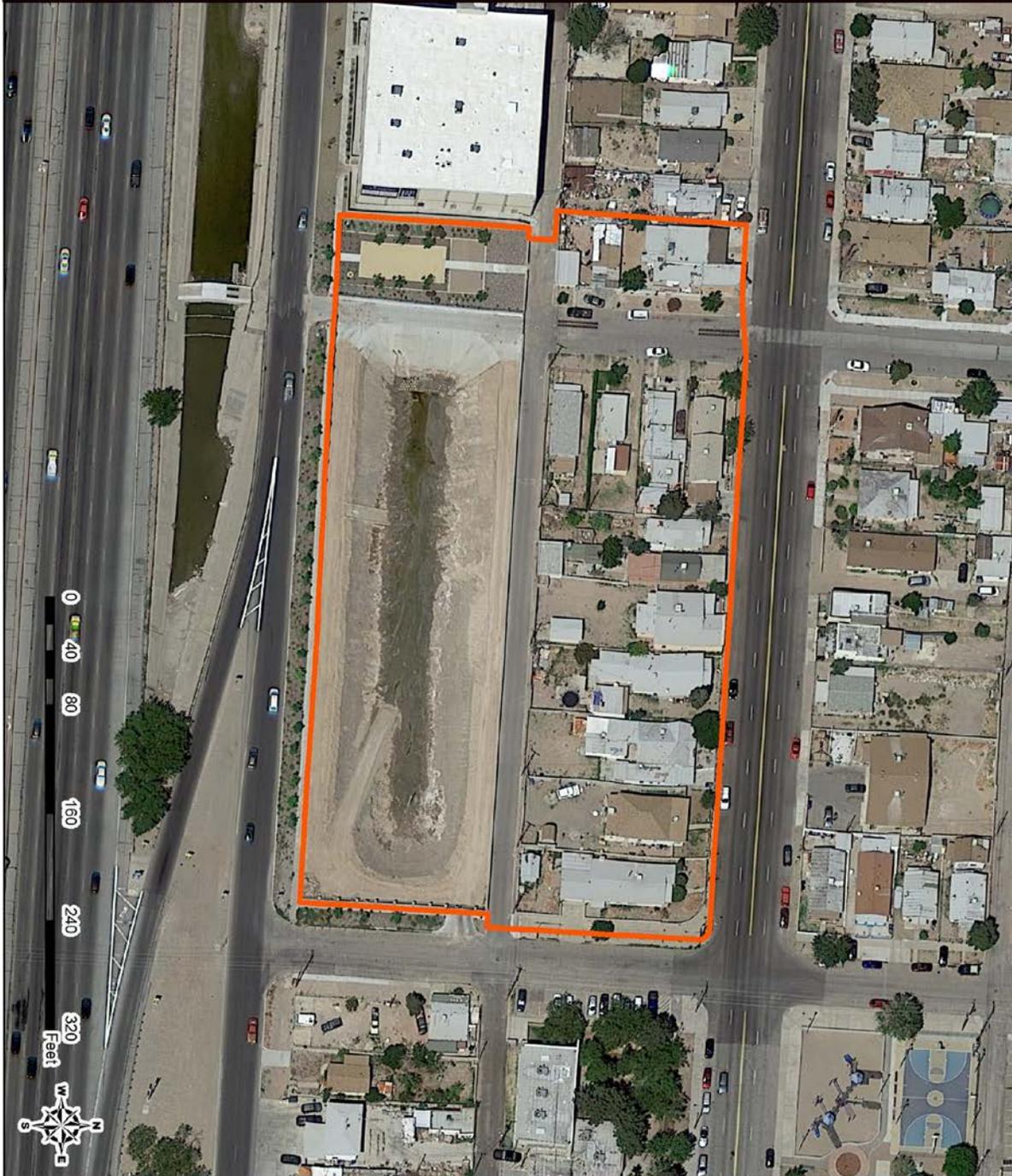
ATTACHMENT 1

# GATEWAY STORMWATER NORTH POND



ATTACHMENT 2

GATEWAY STORMWATER NORTH POND







# ATTACHMENT 5



## 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

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

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

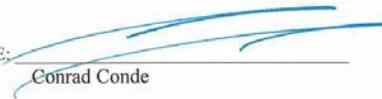
El Paso Water Utilities  
Public Service Board

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