



City of El Paso – City Plan Commission Staff Report

(Revised)

Case No: SUSU14-00047 Valley View Park
Application Type: Major Combination
CPC Hearing Date: June 19, 2014
Staff Planner: Alejandro Palma, (915) 212-1607, palmaaj@elpasotexas.gov
Location: South of Carolina Drive and West of Yarbrough Drive
Acreage: 4.41 acres
Rep District: 7
Existing Use: Vacant
Existing Zoning: C-1 (Commercial)
Proposed Zoning: C-1 (Commercial)
Nearest Park: Green Lilac Park (.11 miles)
Nearest School: Hillcrest Middle (.34 miles)
Park Fees Required: \$4,400.00
Impact Fee Area: N/A
Property Owner: Readek Group LLC
Applicant: Plaza Engineering Consultants
Representative: Plaza Engineering Consultants

SURROUNDING ZONING AND LAND USE

North: C-1 (Commercial)
South: C-1/sc (Commercial/ special contract)
East: C-1/sc (Commercial/ special contract)
West: R-3/ (Residential)

PLAN EL PASO DESIGNATION: G3, Post-War

APPLICATION DESCRIPTION

The applicant proposes to subdivide approximately 4.41 acres of vacant land for one commercial lot. Access to the subdivision is proposed from Yarbrough Drive. This development is being reviewed under the current subdivision code.

Yarbrough Drive is currently designated on the Major Thoroughfare Plan as a Major Arterial with a required 10' wide hike/bike trail. Yarbrough Drive has a 120' ROW which exceeds code requirements, but does **not** currently include improvements for a hike/bike trail. In accordance with Section 19.48 the applicant is requesting an exception to waive street improvements for the 10' wide hike/bike trail along Yarbrough Drive.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends **Approval** of the exception request for ROW improvements for the hike/bike trail, and **Approval** of Valley View Park on a Major Combination basis, subject to the following comments.

Planning Division Recommendation:

Staff recommends **Approval** of the exception requests for ROW improvements, with the exception of sidewalks and landscaping. Staff also recommends **Approval** of Valley View Park on a Major Combination basis with the following comments:

City Development Department - Land Development

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

1. No objections.

Parks and Recreation Department

We have re-reviewed **Valley View Park**, a major combination plat map and offer Developer / Engineer the following "**revised**" comments:

Please note that this subdivision is zoned "C-1" meeting the requirements for multi-family dwellings use restricted to a maximum of 29 dwelling units per acre however, applicant has submitted a "**revised**" copy of the final covenants restricting the use to "General Commercial" purposes and prohibiting the construction of Multi-family dwelling units unless owner pays appropriate "Park fees" before a "Building Permit" is issued for this parcel therefore, "Park fees" are due in the amount of **\$4,400.00** calculated as follows:

Non-residential subdivision acreage **4.4** (rounded to two decimals) @ \$1,000.00 per acre = **\$4,400.00**

Please allocate generated funds under Park Zone: **MV-1**

Nearest Parks: **Green Lilac** & **Yucca**

El Paso Water Utilities

We have reviewed the subdivision referenced above and provide the following comments:

1. EPWU does not object to this request

Water:

2. There is an existing 6-inch diameter water main extending along Yarbrough Dr., ending at the most northern boundary line of the property.
3. There is an existing 6-inch diameter water main extending along Yarbrough Dr. located approximately 39 feet east of the street centerline. This main is available for service.

4. There is an existing 6-inch diameter water main extending along Mauer Dr. ending approximately 122 feet east of the intersection of Montecito and Mauer St. The main is located approximately 12 feet south of the street centerline.
5. Previous water pressure tests from fire hydrant # 5829 fronting the subject property along Yarbrough Dr., yielded a static pressure of 90 (psi) pounds per square inch, a residual pressure of 85 (psi) pounds per square inch, and a discharge of 1113(gpm) gallons per minute.
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 8-inch diameter sanitary sewer main extending along Yarbrough Dr., located approximately 10 feet east of the property's eastern boundary line. This main is available for service.
8. There is an existing 6-inch diameter sanitary main that extends along Yarbrough Dr. located approximately 50.5 feet east of the right of way centerline.
9. There is an existing 8-inch diameter sanitary sewer main that extends along the Mauer Dr. This main is available for service.

General:

10. Water and sewer service for the subdivision may require extensions from the water and sewer mains along Yarbrough Dr. and Mauer Dr. Easements are required to be dedicated to accommodate on-site public water and public sanitary sewer mains.
11. All easements dedicated for public water and/or sanitary sewer facilities are to comply with EPWU-PSB Easement Policy.
12. Easement grantor shall indemnify, defend, and hold harmless the El Paso Water Utilities – Public Service Board from and against any and all claims, liability, actions, and damages for bodily injury and property damage to third parties or to the El Paso Water Utilities – Public Service Board which may be caused by or arise out of the maintenance and existence of said water and sanitary sewer mains in the easement area.
13. EPWU-PSB requires access to the proposed sanitary sewer facilities within the easement 24 hours a day, seven (7) days a week.
14. No building, reservoir, structure or other improvement, other than asphaltic paving (HMAC), shall be constructed or maintained on the above referenced El Paso Water Utilities - Public Service Board Easements (EPWU-PSB easements) without the written consent of EPWU-PSB.

15. The PSB easement shall be improved to allow the operation of EPWU maintenance vehicles.
16. EPWU-PSB requests the Developer to refrain from constructing rock walls or any structure that will interfere with the access to the PSB easements.
17. EPWU requires a new service application to initialize design of the water and sanitary sewer main extensions to serve the subject property. New service applications are available at 1154 Hawkins, 3rd 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 appurtenance.

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.

El Paso Electric Company

No comments received.

El Paso Independent School District

No comments received.

Additional Requirements and General Comments:

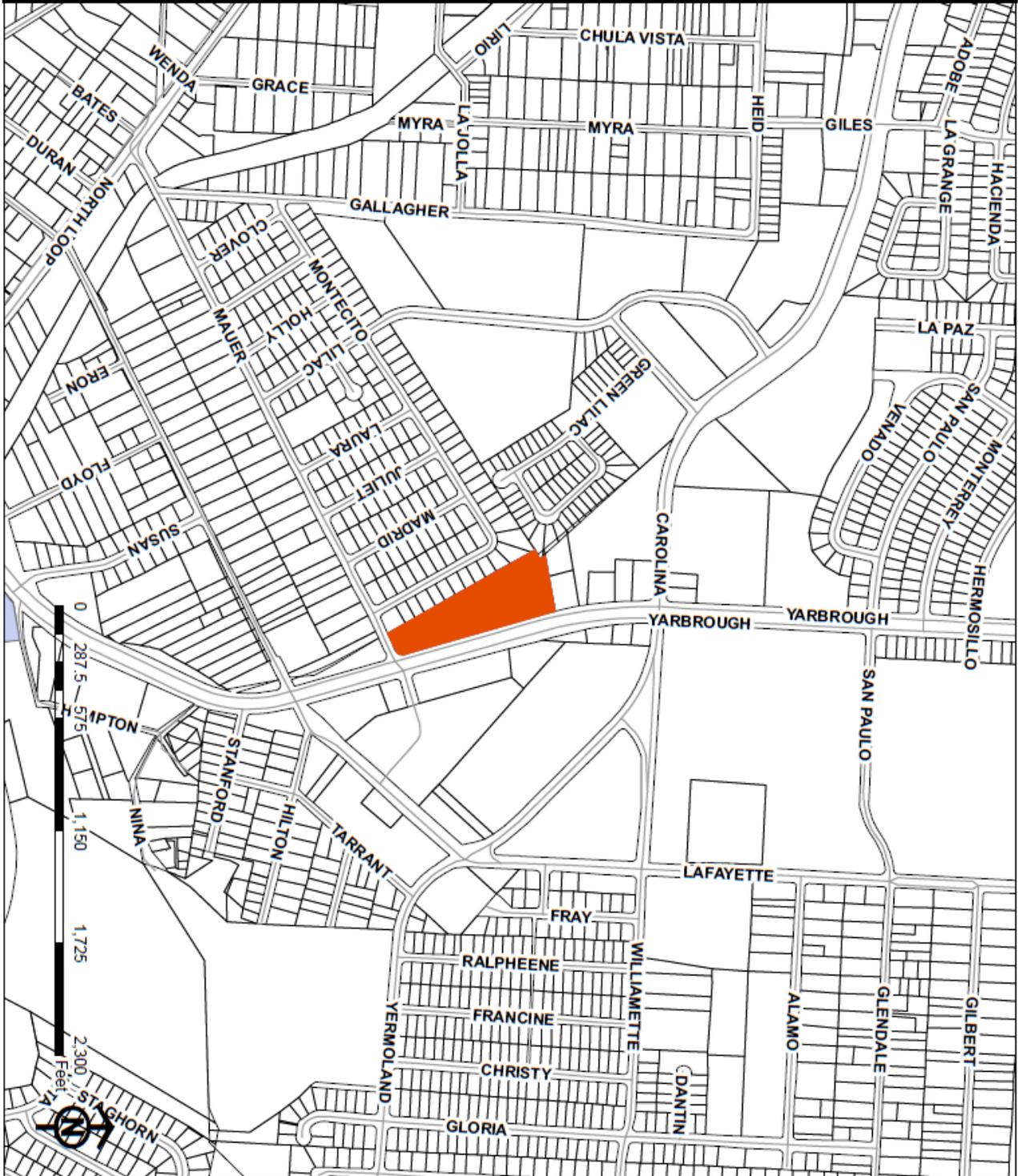
1. Submit to the City Development Department – Planning Division the following prior to recording of the subdivision.
 - a. Current certified tax certificate(s)
 - b. Current proof of ownership
 - c. Release of access document, if applicable
 - d. Set of restrictive covenants, if applicable
2. Every 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. Preliminary plat
4. Final plat
5. Exception request letter(s)
6. Application

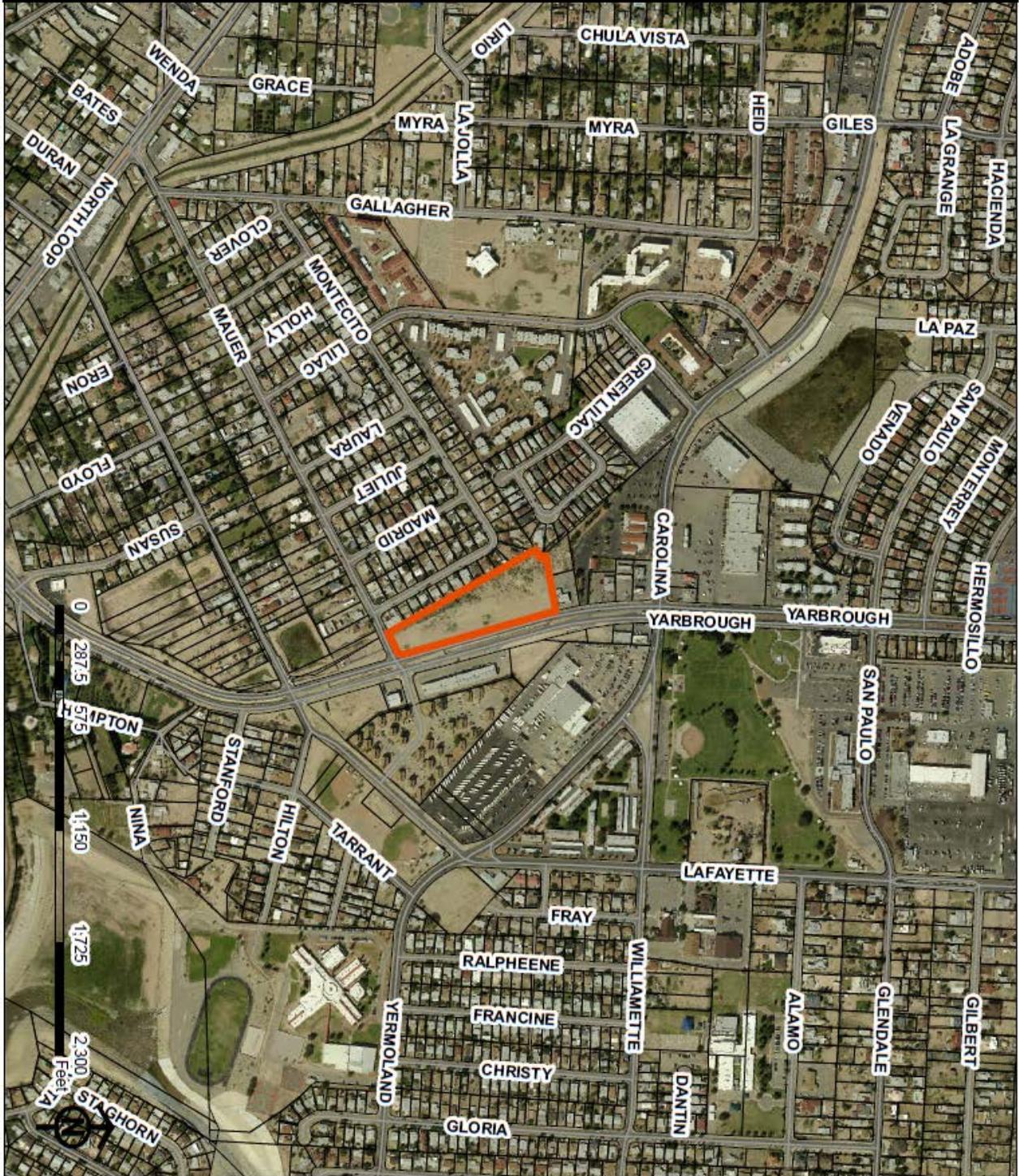
ATTACHMENT 1

Valley View Park

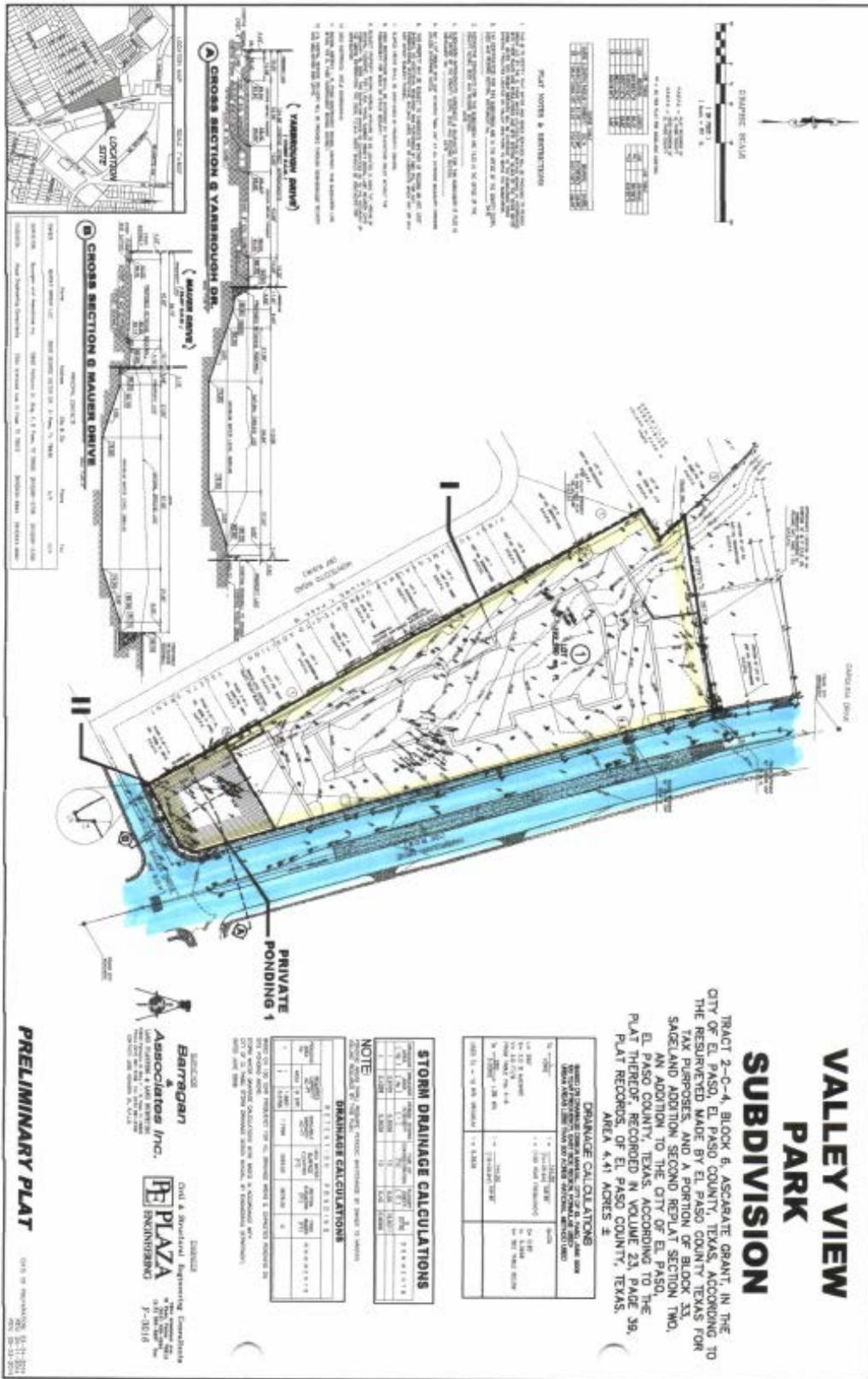


ATTACHMENT 2

Valley View Park



ATTACHMENT 3



ATTACHMENT 5



Civil and Structural Engineering Consultants

Date: May 20, 2014 Revised June 9, 2014

Mr. Alejandro J. Palma CNU-A
Planner, Subdivisions
City Development Department, City of El Paso
222 S. Campbell
El Paso, Texas 79901

Subject Project: Valley View Park, Proposed Major Combination Subdivision.
575 N. Yabrough Dr. (Approx. 4.41 ac)
Letter of Request for waiver of ROW Improvements.
(Reference City Ordinance Section 19.10.050)

The purpose of this letter is to request a waiver for the extension of existing ten ft (10') Parkway to fifteen ft (15') as required for a new Bikelanes under 2030 City master plan. This requirement will reduce 5 ft. width by 812 ft. long of private property strip facing Yabrough Dr.

We are proposing to develop a Business Park Complex to include 50,000 SF of Building Construction, two access entrances, Parking Areas, Landscaping and Storm Water Retaining Basin. The reduction of approx. 4,060 sq. ft. of Land use will affect our tide Site Plan Layout. In addition our proposed Storm Water Basin design capacities will be critically affected.

Yabrough Dr. is classified as "Street, Arterial" Road and is not definitely a Substandard Road. Yabrough Dr. meets all the current minimum City Standards.

Based on referenced City Ordinance, Section 19.10.050, above under Paragraph A.1.a Stated as follows: (Fifty per cent of the lots within a quarter of a mile of the proposed development have already been developed and the existing street improvements are in character with the neighborhood and have sufficient capacity to handle the increase in traffic to be generated by the proposed development.)

Accordingly, our proposed design complies with ordinance requirements stated above. Yabrough Drive is mostly developed already and we are keeping our plans on line with other existing developments.

We respectfully present this request to the City for review and consideration.

If additional information is required, please let us know.

Sergio F. Plaza P. E.
Plaza Engineering Consultants

7204 Amistad Avenue
El Paso, Texas 79912

e-mail:
plazaengineering@sbcglobal.net

Telephone: (915) 533-8994
Fax: (915) 533-8997

ATTACHMENT 6



**CITY PLAN COMMISSION APPLICATION FOR
MAJOR COMBINATION SUBDIVISION APPROVAL**

DATE: 5/29/14 FILE NO. SUSU14-00047
 SUBDIVISION NAME: VALLEY VIEW PARK

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
TRACT 2-S-4, BLOCK 6, ACCARATE GRANT, IN THE CITY OF EL PASO, EL PASO TEXAS, AND A PORTION OF BLOCK 33, SAGOLAND ADDITION, SAGOLAND PLAT, SECTION TWO AN ADDITION TO THE 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	_____	_____	Office	_____	_____
Duplex	_____	_____	Street & Alley	_____	_____
Apartment	_____	_____	Ponding & Drainage	<u>0.50</u>	<u>1</u>
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____	_____	_____	_____
School	_____	_____	Total No. Sites	_____	<u>2</u>
Commercial	<u>3.91</u>	<u>1</u>	Total (Gross) Acreage	<u>4.41</u>	_____
Industrial	_____	_____			

3. What is existing zoning of the above described property? C-1 Proposed zoning? C-1

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 X

6. What type of drainage is proposed? (If applicable, list more than one)
SURFACE RUNOFF AND COLLECTED INTO PROPOSED PONDING AREA

7. Are special public improvements proposed in connection with development? Yes _____ No X

8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes X No _____
 If answer is "Yes", please explain the nature of the modification or exception. WAVOFF TO ROW 17' PAVEMENT UNDER CITY ORDINANCE 19.10.050

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

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

- 12. Owner of record READER Group LLC 550 S. MESA HILLS DR, SUITE A1
(Name & Address) EL PASO, TEXAS 79912 (Zip) (915-525-2969) (Phone)
- 13. Developer READER GROUP LLC 550 S. MESA HILLS DR, SUITE A1
(Name & Address) EL PASO, TEXAS 79912 (Zip) (915-525-2969) (Phone)
- 14. Engineer PLAZA ENGINEERING CONSULTANTS 7204 ARMISTAD AVENUE
(Name & Address) EL PASO, TEXAS 79912 (Zip) (915-533-8994) (Phone)

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.