



City of El Paso – City Plan Commission Staff Report

Case No: SUSU14-00046 El Paso Station One
Application Type: Major Combination
CPC Hearing Date: June 19, 2014
Staff Planner: Alfredo Austin, (915) 212-1604, austinaj@elpasotexas.gov
Location: East of Eastlake and South of Rojas
Acreage: 1.567 acres
Rep District: ETJ (Extraterritorial Jurisdiction)
Existing Use: Vacant
Existing Zoning: ETJ
Proposed Zoning: ETJ
Nearest Park: Ranchos Del Sol Park (.81 miles)
Nearest School: High Early College (1.79 miles)
Park Fees Required: N/A
Impact Fee Area: This property is not located in an Impact Fee Service Area.
Property Owner: El Paso Station No. 1
Applicant: El Paso Station No. 1
Representative: TRE & Associates, LLC

SURROUNDING ZONING AND LAND USE

North: ETJ / Vacant
South: ETJ / Vacant
East: ETJ / Vacant
West: ETJ / Vacant

PLAN EL PASO DESIGNATION: G4, Suburban (Walkable)

APPLICATION DESCRIPTION

The applicant proposes to subdivide approximately 1.567 acres of vacant land for 1 commercial lot. Access to the subdivision is proposed from Eastlake Boulevard and Rojas Drive. This development is being reviewed under former subdivision ordinance.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends **Approval** of El Paso Station One on a Major Combination basis, subject to the following comments:

Planning Division Recommendation:

Staff recommends **Approval** of El Paso Station One on a Major Combination basis.

City Development Department - Land Development

We have reviewed subject plats and recommend **Approval**.

The Developer/Engineer shall address the following comments.

1. Remove pond from dedication statement on final plat. Verify which easements are being dedicated.
2. Provide perpetual access and maintenance agreement for drainage structures traversing adjacent lots.
3. Illustrate the existing and proposed drainage patterns, conditions, and what will be modified.
4. Label and dimension all proposed Storm-water structures.
5. Dimension all easements by bearing and distance.

Parks and Recreation Department

We have reviewed El Paso Station One, a major combination plat map and offer Engineer / Consultant the following comments:

Please note that this is a Non-residential subdivision composed of one 1.57 Acre "Commercial lot." Per City standards a total \$1,570.00 of "Park fees" would have been required, however, this subdivision is located with-in the City of El Paso east extra territorial jurisdiction (ETJ) area but not within the areas of potential annexation by the City, therefore, this subdivision application is excluded from the calculation for "Parkland Dedication" as it is not identified on the official map as described per ordinance Title 19 – Subdivision & Development Plats, Chapter 19.20 - Parks & Open Space as noted below.

Section 19.20.020 - Dedication Required

A. Dedication Required. All subdivisions located within the corporate limits of the City of El Paso and within those areas designated in the City’s extra territorial jurisdiction (ETJ), as identified on an official map kept in the Development Services Department.

EPWU

1. EPWU does not object to this request.
2. The EPWU operates and maintains a sanitary sewer master meter on the subject property. The measuring device is located within a manhole that is located at the property’s northern corner. Electrical equipment that supports and records measured flow is situated above ground in the vicinity of the manhole. The electrical equipment and sanitary sewer manhole are located within an EPWU-PSB easement.

General

3. The proposed subdivision is located within the East El Paso Extraterritorial Jurisdiction (ETJ) within one of the Paseo Del Este Municipal Utility Districts (MUDs) service area. The Paseo Del Este MUD receives wholesale water and wastewater service from the El Paso Water Utilities – Public Service Board (EPWU-PSB) in accordance with the Paseo del Este Wholesale Contract

and EPWU-PSB Rules and Regulations No. 11.

4. If relocation of the electrical equipment is required for the proposed development. All cost associated with the relocation is the responsibility of the developer.

911

No comments received.

Socorro Independent School District

No comments received.

Additional Requirements and General Comments:

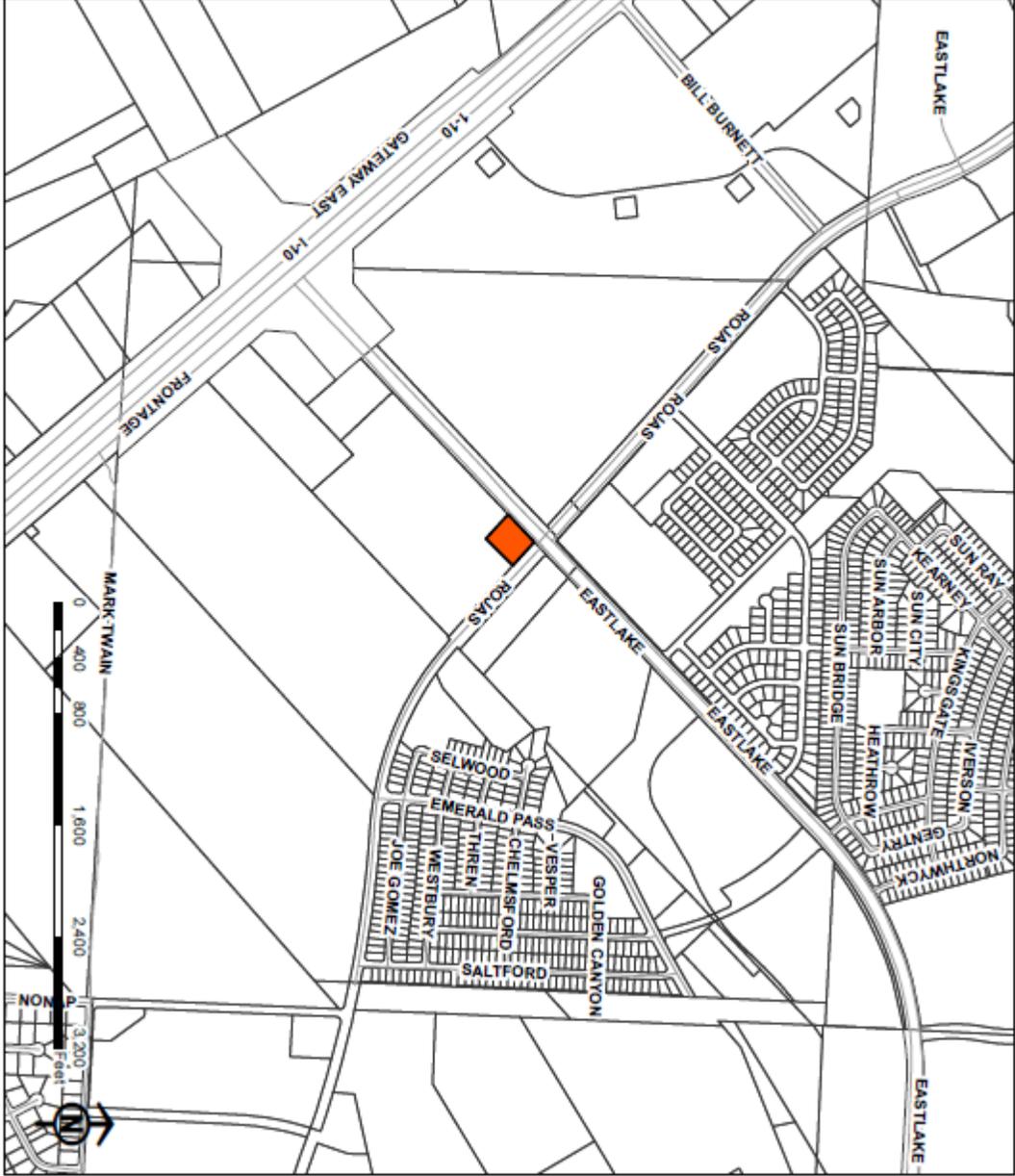
1. Submit to the City Development Department – Planning Division the following prior to recording of the subdivision.
 - a. Current certified tax certificate(s)
 - b. Current proof of ownership
 - c. Release of access document, if applicable
 - d. Set of restrictive covenants, if applicable
2. Every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

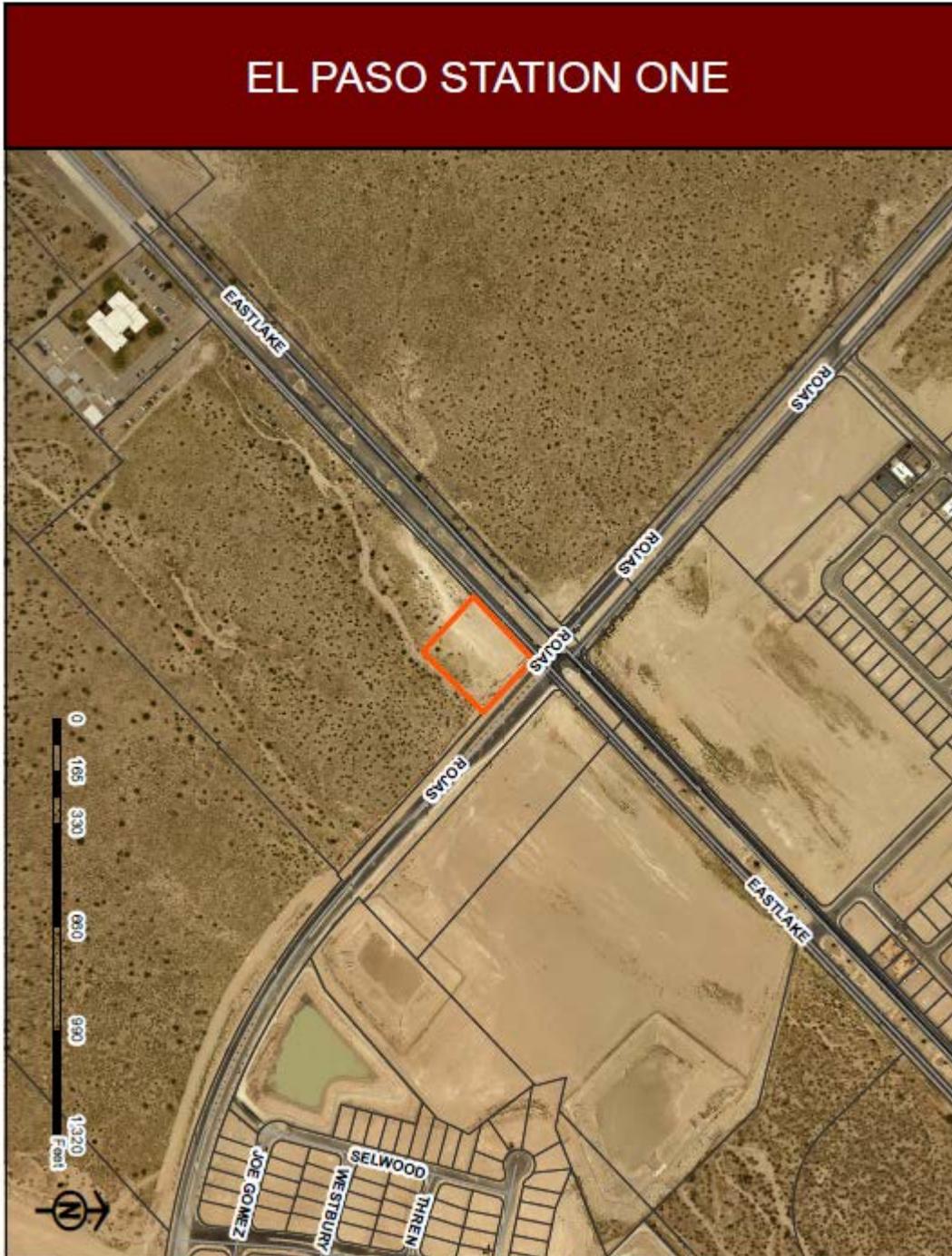
1. Location map
2. Aerial map
3. Preliminary plat
4. Final plat
5. Application

ATTACHMENT 1

EL PASO STATION ONE



ATTACHMENT 2



ATTACHMENT 3



EL PASO STATION ONE
 A PORTION OF THE CD STUART BARNET NO. 307
 EL PASO COUNTY, TEXAS
 CONFORMING 1500' ACRES ±

THESE ARE THE ORIGINAL RECORDS OF THE SURVEY AND THE ORIGINAL RECORDS OF THE SURVEY ARE KEPT AT THE OFFICE OF THE COUNTY CLERK OF EL PASO COUNTY, TEXAS. THESE RECORDS ARE SUBJECT TO THE PUBLIC ACCESS ACT AND THE PUBLIC INFORMATION ACT. THESE RECORDS ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE COUNTY CLERK OF EL PASO COUNTY, TEXAS.

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ATTACHMENT 5



CITY PLAN COMMISSION APPLICATION FOR MAJOR COMBINATION SUBDIVISION APPROVAL

DATE: 5/23/2014

FILE NO. SUSU14-00046

SUBDIVISION NAME: El Paso Station No. 1

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
A portion of C.D. Stewart, Survey No. 317, El Paso County, Texas. Containing 1.567 Acres ±.

2. Property Land Uses:

	<u>ACRES</u>	<u>SITES</u>		<u>ACRES</u>	<u>SITES</u>
Single-family	_____	_____	Office	_____	_____
Duplex	_____	_____	Street & Alley	<u>1</u>	<u>0.057</u>
Apartment	_____	_____	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____		_____	_____
School	_____	_____	Total No. Sites	_____	<u>2</u>
Commercial	<u>1</u>	<u>1.50</u>	Total (Gross) Acreage	<u>1.567 ac</u>	_____
Industrial	_____	_____			

3. What is existing zoning of the above described property? N/A 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 N/A 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)
Runoff from the site will sheet flow south by means of curb and gutter, valley gutters, and RCP into an off-site temporary retention pond.

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 _____ No X
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 X 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 X No _____

If yes, 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 <u>El Paso Station No. 1, 1016 E. Saddlehorn Rd, Sedona AZ 86351</u>
<small>(Name & Address)</small> | <u>928.284.0508</u>
<small>(Phone)</small> |
| 13. | Developer <u>Wesbuild NM, LLC, 1016 E. Saddlehorn Rd, Sedona AZ, 86351</u>
<small>(Name & Address)</small> | <u>928.254.1602</u>
<small>(Phone)</small> |
| 14. | Engineer <u>TRE & Associates, LLC, 801 N. El Paso Ste 150, El Paso TX, 79902</u>
<small>(Name & Address)</small> | <u>915.852.9093</u>
<small>(Phone)</small> |

Refer to Schedule C for
current fee.
\$2,213.28

OWNER SIGNATURE

REPRESENTATIVE

Agave W. Steehan
[Signature]

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



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