City of El Paso – City Plan Commission Staff Report

Case No:	SUSC14-00004 El Paso International Airport Replat of Unit 3 Replat B
Application Type:	Resubdivision Combination
CPC Hearing Date:	June 19, 2014
Staff Planner:	Alfredo Austin, 915-212-1604, *austinaj@elpasotexas.gov*
Location:	South of Boeing and West of Airway
Acreage:	9.287 acres
Rep District:	3
Existing Use:	Vacant
Existing Zoning:	SCZ/SD3 (Smart Code)
Proposed Zoning:	SCZ/SD3 (Smart Code)
Nearest School:	Bonham Elementary (.32 mile)
Nearest Park:	Edgemere Median (.40 miles)
Park Fees:	N/A (See Parks & Recreation comments)
Impact Fee Area:	N/A
Property Owner:	City of El Paso
Applicant:	City of El Paso
Representative:	CONDE, INC.

SURROUNDING ZONING AND LAND USE

North: SCZ/SD3 (Smart Code) / Commercial development
South: SCZ/SD3 (Smart Code) / Commercial development
East: SCZ/SD3 (Smart Code) / Commercial development
West: SCZ/SD4 (Smart Code) / Commercial development

THE PLAN FOR EL PASO DESIGNATION: G3, Post-War

APPLICATION DESCRIPTION

The applicant is proposing to replat 9.287 acres of land into 5 mixed use lots and a lot that is proposed as a private street (Acequia Park) with alternative design elements to be privately maintained. Access to the subdivision is proposed from Airway Boulevard and Boeing Drive. This development is being reviewed under the current subdivision ordinance.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends **pending review of revised plat** of El Paso International Airport Replat of Unit 3 Replat "B" on a **Resubdivision Combination** basis until the following comments have been addressed:

City Development Department-Planning Division:

Staff recommends **pending review of revised plat** of El Paso International Airport Replat of Unit 3 Replat "B" on a **Resubdivision Combination** basis.

City Development Department-Long Range:

The Long Range Section recommends approval of the above referenced replat finding that the replat is in conformance with the standards of Title 21, the associated Regulating Plan, and the preliminary Building Scale Plan approved by the Consolidated Review Committee (CRC) on Wednesday, April 2nd.

City Development Department-Land Development:

We have reviewed subject plats and recommend Approval.

The Developer/Engineer needs to address the following comments.

1. Show any proposed storm-water structures on the preliminary plat. There is a drop inlet on Boeing Dr.; show its destination.
2. On the street cross-sections, need to label the slope and direction.
3. Add to general notes on final plat: "The retention of the difference between Historic and Developed Storm-water runoff discharge volumes shall be retained within subdivision limits (DSC, 19.19.010A (DDM, 11.1)). Historic storm water runoff rates must not be exceeded."

Parks and Recreation Department:

We have reviewed **El Paso International Airport Replat of Unit 3 Replat "B",** a resubdivision combination plat map which is zoned Smart Code (SCZ) as part of the **Southern Industrial Park Master Plan** (El Paso International Airport) therefore, not required to comply with the parkland dedication ordinance Title 19 – Subdivision & Development Plats, **Chapter 19.20 - Parks & Open Space**.

This subdivision application needs to comply with the Smart Code "Civic Space" requirements in accordance with the approved "Regulating Plan".

This development is with-in Park Zone **C-5**

Nearest park located with-in Park Zone E-1: **Edgemere Medians**

Park with-in Park Zone C-5: **Normandy**

If density/acreage is increased /decreased or the property zoning /use changes, then "Parkland /fees" will be re-assessed based on applicable conditions.

El Paso Water Utilities:

We have reviewed the subdivision referenced above and provide the following comments:
1. EPWU does not object to this request.
2. EPWU needs to determine if the existing sanitary sewer system downstream of the subdivision that extends along Montana Avenue and Robert E. Lee has excess capacity to handle the

anticipated sewer flow of the subdivision. EPWU has requested from the developer's consulting engineering firm the anticipated average day and peak day sewer flows. The Owner/Developer will be responsible for any system improvement costs proportionate to the development's wastewater flow contribution.

Water:

3. There is an existing 12-inch diameter water main extending along Boeing Drive that is available for service. The alignment of the water main varies between the northwest and northeast property lines.

4. Previous water pressure tests from fire hydrant # 1008 located at the northeast corner of Bonanza Street and Being Drive have yielded a static pressure of 84 (psi) pounds per square inch, a residual pressure of 80 (psi) pounds per square inch, and a discharge of 3899 (gpm) gallons per minute.

5. 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:

6. There is an existing 8-inch diameter sanitary sewer main extending along Boeing Drive that is available for service, the sewer main is located approximately 20-ft south from the center line of the right-of-way.

General:

7. 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 appurtenances.

911

The El Paso County 911 District requests that East/West addressing in Section 5A, lot 1 and 5B lot one be changed to the 6600 range to be consistent with existing ranges in BOEING DR, AND MONTANA AVE.

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

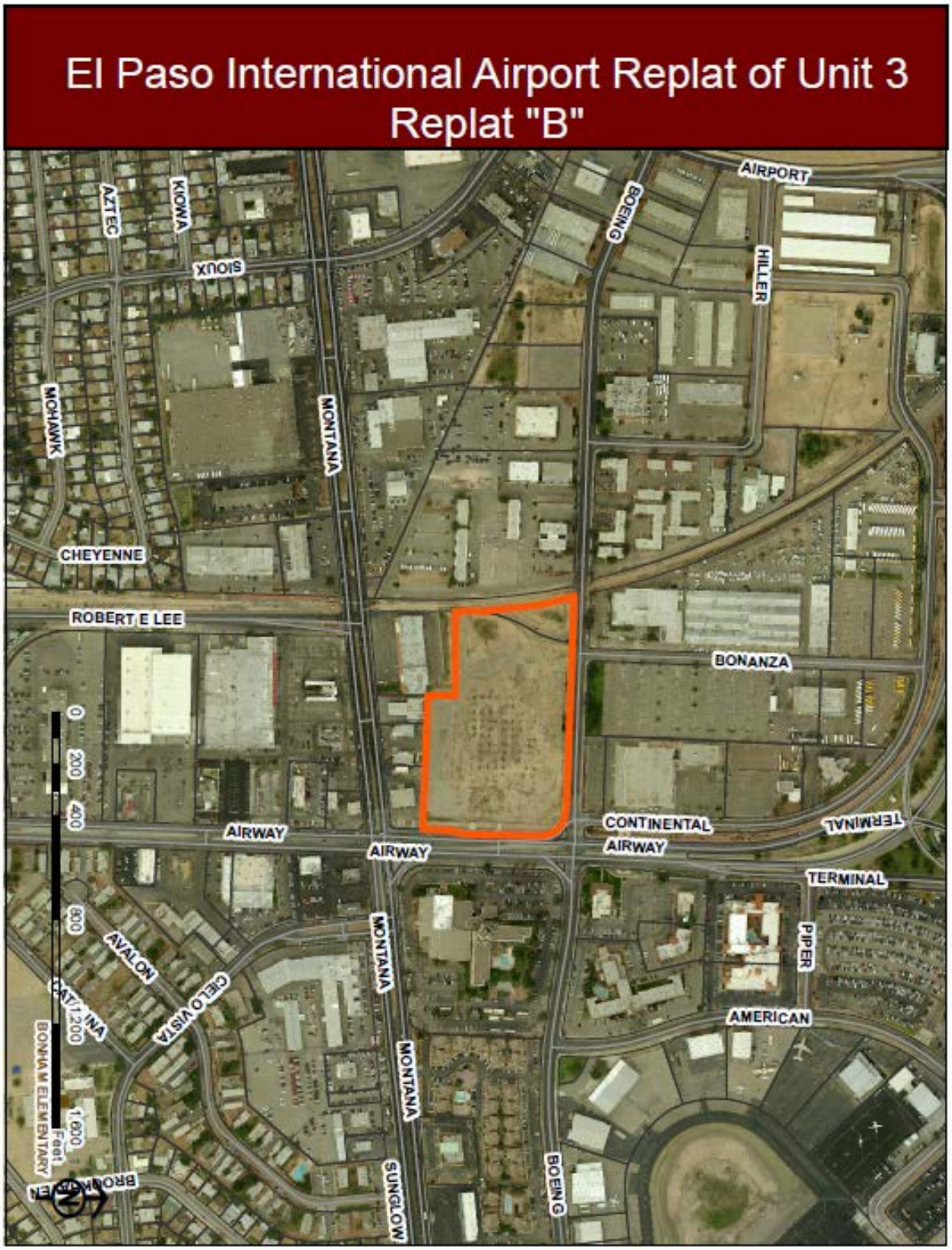
2. Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivision. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.

Attachments

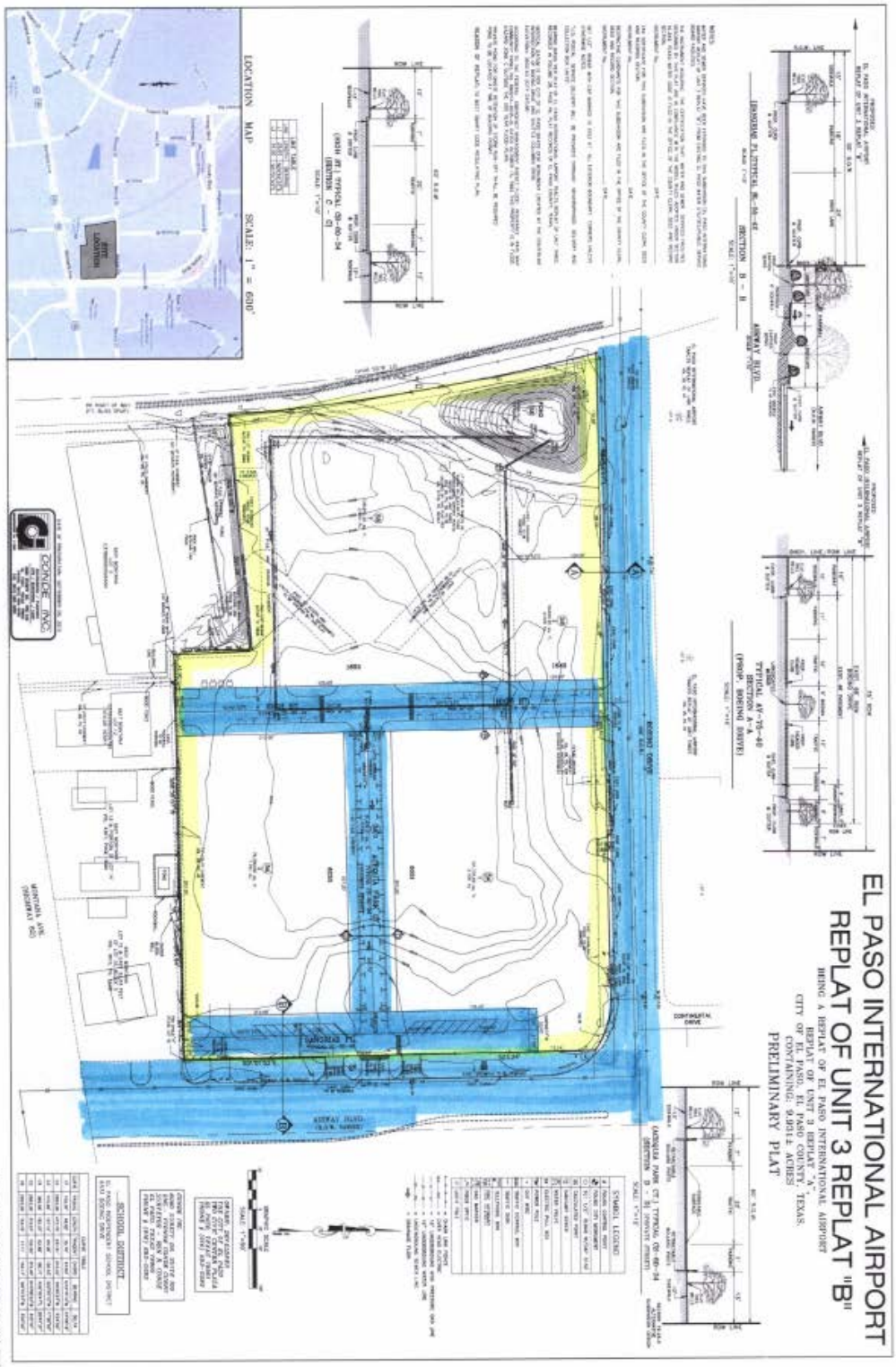
1. Location map
2. Aerial map
3. Preliminary plat
4. Final plat
5. Application

ATTACHMENT 1

ATTACHMENT 2



ATTACHMENT 3



ATTACHMENT 4

ATTACHMENT 5

CITY PLAN COMMISSION APPLICATION FOR
RESUBDIVISION COMBINATION APPROVAL

DATE: April 15, 2014 File No. SUSC14-00004.

SUBDIVISION NAME: El Paso International Airport Replat of Unit 3 Replat "B"

1. Legal Description for the area included on this plat (Tract, Block, Grant, etc.)
Being a Replat of El Paso International Airport Replat of Unit 3 Replat "A", City of El Paso, El Paso County, Texas

2. Proposed Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family			Office		
Duplex			Street & Alley	1.857	1
Apartment			Ponding & Drainage		
Mobile Home			Institutional		
P.U.D.			Other (specify below)		
Park			Mixed Use	7.430	4
School					
Commercial			Total No. Sites	5	
Industrial			Total Acres (Gross) & Sites	9.287	

3. What is existing zoning of the above described property? Smart Code -SD-3 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)
Lots to Drainage Structures to Pond

7. Are special public improvements proposed in connection with the development? Yes X No____.

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: Section 19.26.4 Alternative Subdivisions Improvement Design

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 Section 19.47-Vested Rights (See Attached).

12. Owner of record City of El Paso, 2 Civic Center Plaza El Paso, TX 79901 915-541-4428
(Name & Address) (Zip) (Phone)

13. Developer City of El Paso, 2 Civic Center Plaza El Paso, TX 79901 915-541-4428
(Name & Address) (Zip) (Phone)

14. Engineer CONDE INC. 6080 Surety Dr., Suite 100 79905 915-592-0283
(Name & Address) (Zip) (Phone)

CASHIER'S VALIDATION
FEE: $1,147.98

City of El Paso

OWNER SIGNATURE: _____
Joyce A. Wilson, City Manager

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