



City of El Paso – City Plan Commission Staff Report

3rd REVISED

Case No: SUSU16-00039 Piedmont Addition Replat A
Application Type: Major Combination
CPC Hearing Date: June 30, 2016
Staff Planner: Joaquin Rodriguez, (915) 212-1608
rodriguezjx3@elpasotexas.gov
Location: East of Mesa and South of Executive
Acreage: 1.57
Rep District: 1
Existing Use: Commercial
Existing Zoning: C-3 (Commercial)
Proposed Zoning: C-3 (Commercial)
Nearest Park: Mission Hills Park (800 feet)
Nearest School: Mesita Elementary School (2100 Feet)
Park Fees Required: \$1,570
Impact Fee Area: N/A
Property Owner: The Gilbert & Geraldine Malooly Children's Trust
Applicant: The Gilbert & Geraldine Malooly Children's Trust
Representative: CAD Consulting, Inc

SURROUNDING ZONING AND LAND USE

North: C-3 (Commercial) / Restaurant Bar
South: C-3 (Commercial) / Restaurant Bar
East: C-3 (Commercial) / Restaurant Bar
West: R-3 (Residential) / Single-Family

PLAN EL PASO DESIGNATION: G4 Suburban (Walkable)

APPLICATION DESCRIPTION

The applicant proposes to subdivide 1.57 acres of vacant land for 1 large commercial lot. Access is provided from Mesa, a TXDOT major arterial in the city's bikeway plan. This application was reviewed under current subdivision ordinance. The existing Mesa Street right-of-way is 120 feet wide and includes no sidewalk or landscaped buffer. **The applicant will install a 10 foot hike and bike path within the existing 16 foot parkway.**

~~The applicant is requesting a waiver to improvements along Mesa Street.~~

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends **approval** ~~denial~~ of Piedmont Addition Replat A on a Major Combination basis subject to the following comments.

Planning Division Recommendation

Planning recommends approval of Piedmont Addition Replat A on a major combination basis.

~~Planning recommends denial of Piedmont Addition Replat A subject to the following comments:~~

~~Planning recommends denial of the waiver request. The required hike and bike improvements can be constructed within the existing right-of-way. The applicant's request for waiver is based on the applicant's claim that there is an existing sidewalk along Mesa Street; this claim is unsubstantiated by actual site conditions. Additionally, the area is currently undergoing major redevelopment and the proposed site can benefit from the required parkway improvements.~~

Plan El Paso Goals & Policies

The applicant's proposal is **in keeping with** ~~fails to meet~~ goal 4.2 and 4.3 of Plan El Paso which call for implementation of Complete Streets and Street Conversions:

Goal 4.2: El Paso's thoroughfares will form a well-connected network of complete streets that support driving, walking, bicycling, and public transit.

Policy 4.2.7: The City wishes to achieve high levels of landscaping and other aesthetic improvements on all thoroughfares including those maintained by the county and state.

Planning and Inspections Department - Land Development

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

The Developer/Engineer shall address the following comments.

1. Stormwater run-off is indicated to go into Mesa St. (typically, state roads are not equipped to handle outside flows). When property is redeveloped, to mitigate adverse downstream drainage conditions, this property may be required to retain a portion of the developed run-off at time of building permit.
2. The Drainage Report indicates the incorrect FEMA FIRM Panel Number it should be 480214-0033 B.
3. The Stormwater Master Plan recommends correcting deficiencies on Flow Path #21; to be done by others.

Capital Improvement Program – Parks

We have reviewed **Piedmont Addition Replat "A"**, a minor plat map and on behalf of CID Parks Planning Division we offer Developer / Engineer the following comments:

Please note that this subdivision is zoned "C-3" meeting the requirements for Non-residential uses (General commercial) as well as for Residential dwellings use (Multi-family) restricted to a maximum of 29 dwelling units per acre however, applicant has submitted copy of preliminary covenants restricting the use to Non-residential uses therefore, park fees will be assessed as

follows:

1. If applicant provides copy of recorded /signed covenants restricting all residential uses and if gross density waiver is granted by the City Manager of the Planning Department designee, then Applicant shall be required to pay "Park fees" in the amount of **\$1,570.00** based on the following calculations:

Non-residential acreage **1.57** (rounded to two decimals) @ \$1,000.00 per acre = **\$1,570.00**

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

Nearest Park: **Mission Hills**

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

Capital Improvement Program – Transportation

No comments received.

El Paso Water Utilities

1. El Paso Water Utilities (EPWU) does not object to this request.
Water
2. There is an existing 16-inch diameter water main that extends along the westside of Mesa Street, located approximately 53-feet eastern from the property line. This main is available for service.
3. Previous water pressure from fire hydrant #1554 located at northwest corner of intersection Waymore Street and Mesa Street yield a static pressure of 98 (psi), a residual pressure of 96 (psi), and a discharge of 1113 gallons per minute.
4. 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.
5. EPWU records indicate an active 1-inch water meter and a vacant ¾-inch meter serving the subject property. The service address for these meters is 4024 N. Mesa St.
6. EPWU records indicate an active 1-inch water meter serving the subject property. The service address for this meter is 4020 N. Mesa St.

Sanitary Sewer

7. There is an existing 15-inch diameter sanitary sewer main located along the west side of Mesa Street, approximately 20 feet east of and parallel to the western right-of-way line of Mesa Street. This sanitary sewer main is available for service.

General

8. Mesa Street is a Texas Department of Transportation (TxDOT) right-of-way. All proposed water and sanitary sewer work to be performed within Mesa Street right-of-way requires written permission from TxDOT.

9. EPWU requires a new service application to provide additional service to the property. New service applications are available at 1154 Hawkins, 3rd floor and should be made 6 to 8 weeks in advance of construction to ensure water for construction work. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the property and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current EPWU – PSB Rules and Regulations. The applicant 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.

Streets and Maintenance Department

Pending TIA review

El Paso Electric Company

No comments Received.

Sun Metro

Sun Metro does not oppose this request.

El Paso County 911 District

No comments received.

El Paso Fire Department

No comments received.

Central Appraisal District

No objections.

Texas Gas Company

No comments received.

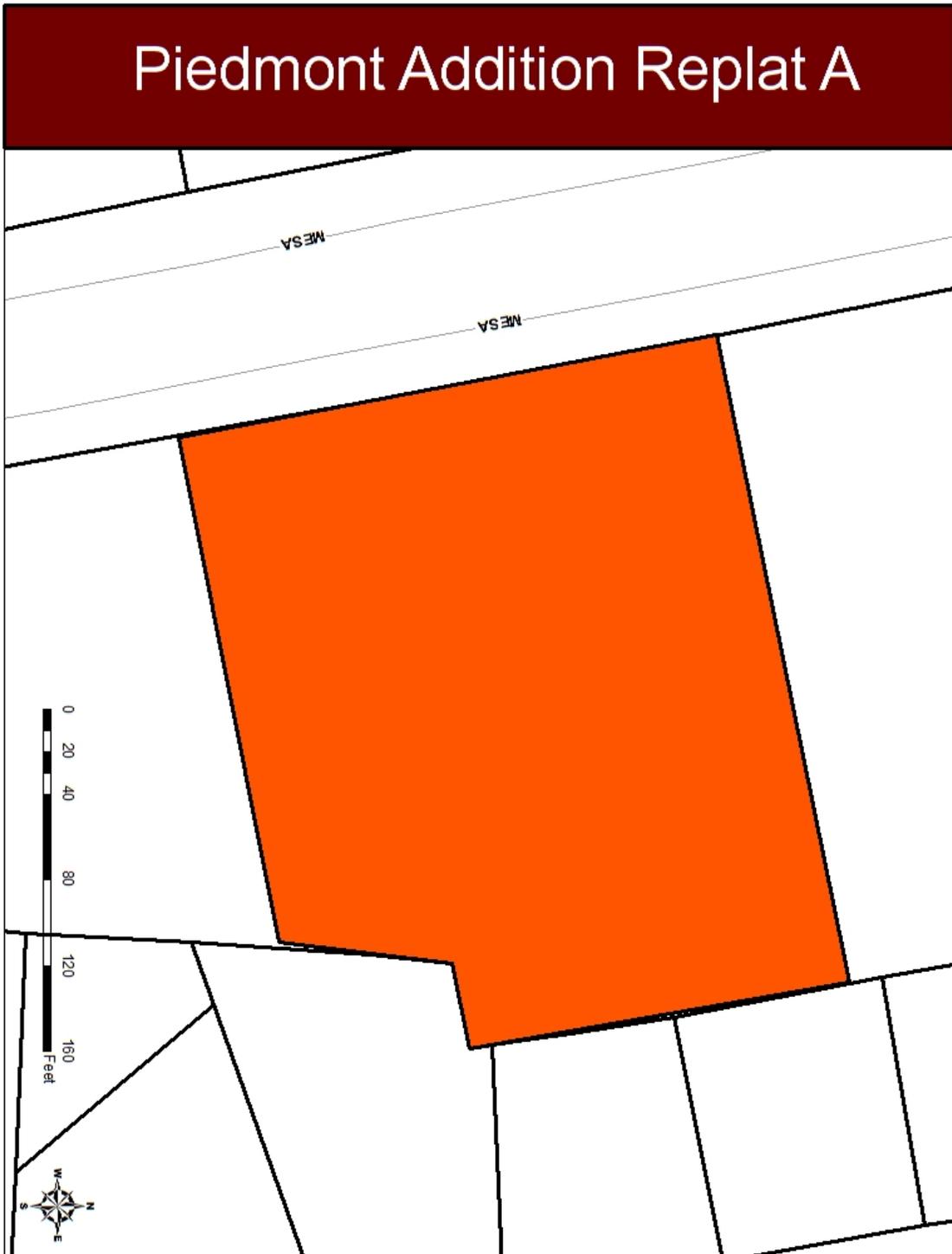
Additional Requirements and General Comments:

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. Final Plat
4. Preliminary Plat
5. Application
6. ~~Exception Request~~

ATTACHMENT 1

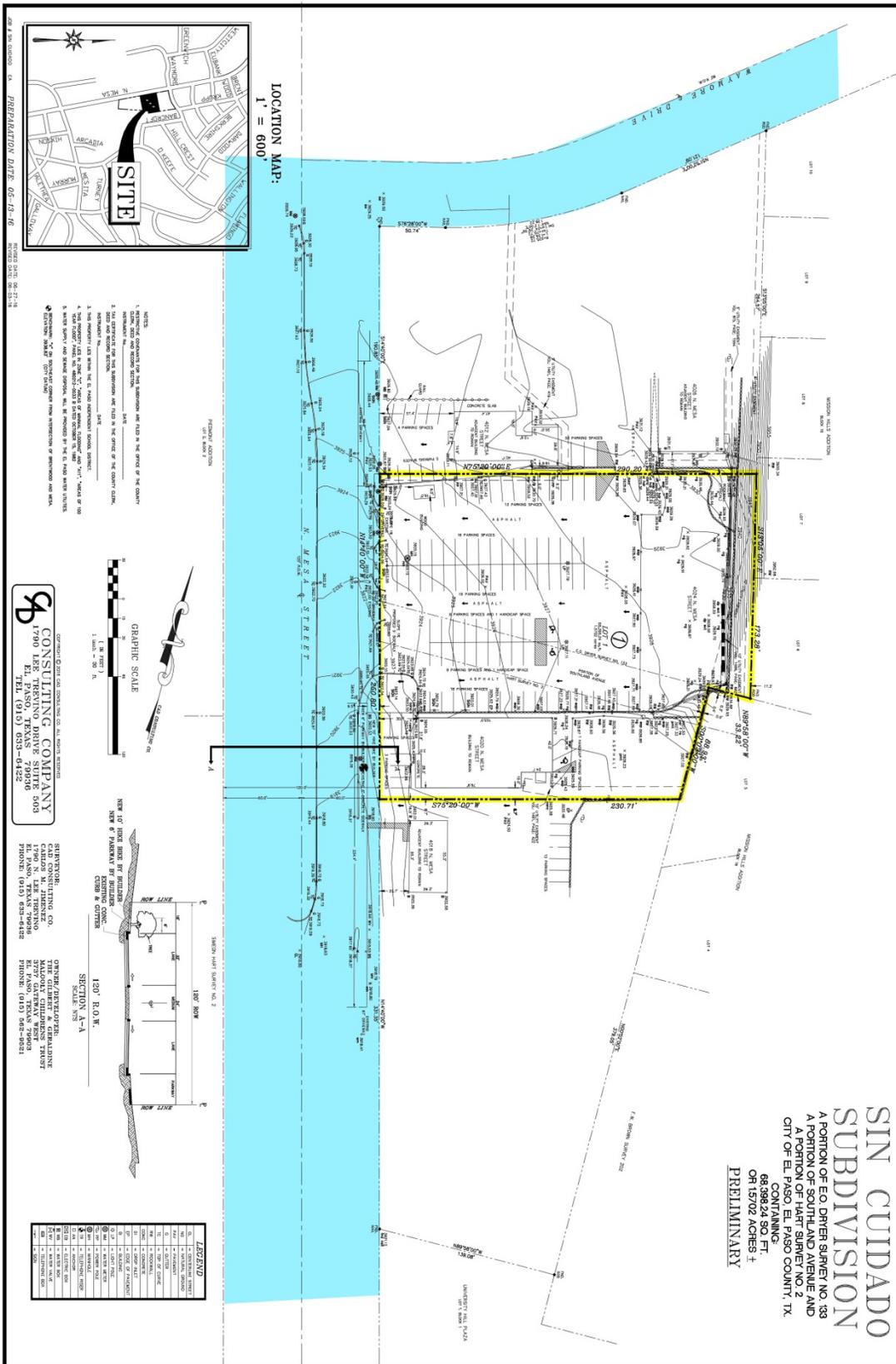


ATTACHMENT 2

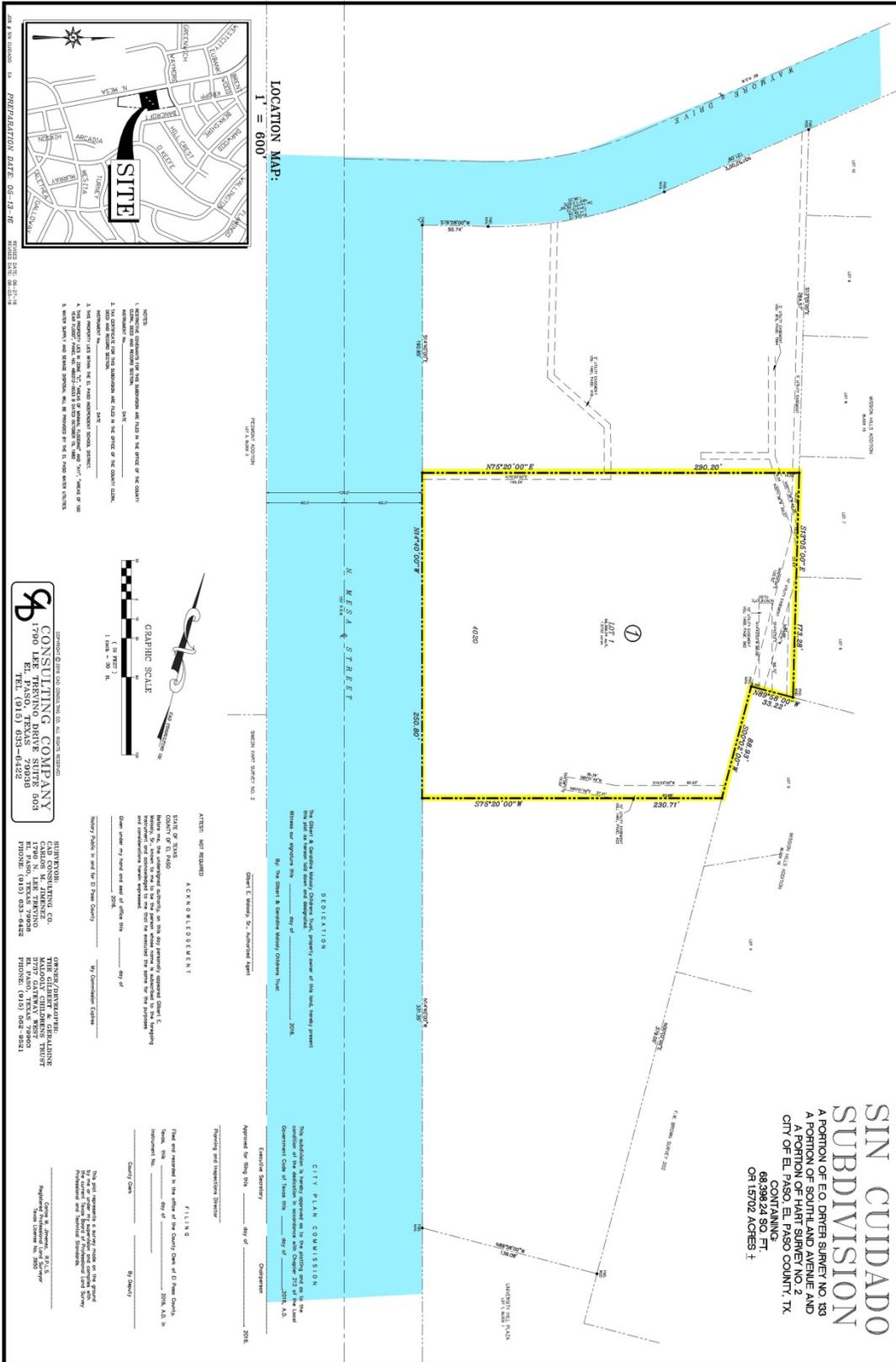
Piedmont Addition Replat A



ATTACHMENT 3



ATTACHMENT 4



ATTACHMENT 5



CITY PLAN COMMISSION APPLICATION FOR
MAJOR COMBINATION SUBDIVISION APPROVAL

DATE: _____ FILE NO. SUSU16-00039
 SUBDIVISION NAME: PIEDMONT ADDITION REPEAT A

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
PORTION OF E.O. DYER SURVEY NO. 133
A PORTION OF SOUTHLAND AVENUE AND
A PORTION OF HART SURVEY NO. 2

2. Property Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	_____	_____	Office	_____	_____
Duplex	_____	_____	Street & Alley	_____	_____
Apartment	_____	_____	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____	_____	_____	_____
School	_____	_____	_____	_____	_____
Commercial	<u>1.5702</u>	<u>1</u>	Total No. Sites	_____	_____
Industrial	_____	_____	Total (Gross) Acreage	<u>1.5702</u>	_____

3. What is existing zoning of the above described property? C3 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 No _____

5. What type of utility easements are proposed: Underground _____ Overhead _____ Combination of Both

6. What type of drainage is proposed? (If applicable, list more than one)

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

8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes _____ No
 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 _____ 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 _____ 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) 212-0085

12. Owner of record THE GILBERT & GERALDINE HALCOOLY CHILDRENS TRUST
 (Name & Address) (Zip) (Phone) 269-790
13. Developer Eppx Construction LLC 79903 (915) 269-7902
 (Name & Address) (Zip) (Phone)
14. Engineer CAQ CONSULTING CO. 633-6422
 (Name & Address) (Zip) (Phone)

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

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.

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

ATTACHMENT 6

******Image deleted******