City of El Paso – City Plan Commission Staff Report

Case No:	SUSU12-00004 Temple of Divine Restoration Subdivision
Application Type:	Major Combination
CPC Hearing Date:	July 3, 2014
Staff Planner:	Nelson Ortiz, (915) 212-1606, ortiznx@elpasotexas.gov
Location:	North of Carolina and West of North Loop
Acreage:	4.95 acres
Rep District:	3
Existing Use:	Vacant
Existing Zoning:	C-1 /sc
Proposed Zoning:	C-1 /sc
Nearest Park:	Carolina Park (0.19 mile)
Nearest School:	Constance Hulbert Elementary (0.32 mile)
Park Fees Required:	~~$4,950.00~~ $2,475.00
Impact Fee Area:	This property is not located in an Impact Fee Service Area and not subject to impact fees.
Property Owner:	Carlos Aguirre
Applicant:	Carlos Aguirre
Representative:	Rey Engineering

SURROUNDING ZONING AND LAND USE

North: R-2 / Single Family Residential
South: R-3 / Single Family Residential
East: C-1 / Commercial Development
West: R-3 / Single Family Residential

PLAN EL PASO DESIGNATION: G3 Post War

APPLICATION DESCRIPTION

****NOTE:** Purpose of this second review by the City Plan Commission is due to revised park fees. The applicant is eligible for a 50% reduction as this meets the criteria in Section 19.26.020. E (Infill Development).

The applicant proposes to subdivide 4.9 acres of land for 1 commercial lot. On-site ponding is proposed. Access to the subdivision is proposed from North Loop. Recently, additional right-of-way on of North Loop was acquired by TxDOT and improvements were made including a space for a future bike lane. Consequently, the applicant has submitted a waiver for additional roadway improvements to North Loop.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends **approval** of the waiver and of Temple of Divine Restoration Subdivision on a Major Combination basis, subject to the following conditions and requirements.

Planning Division Recommendation:

Planning does not object to the waiver as it complies with Section 19.10.050.A (Roadway participation policies – Improvement of adjacent (perimeter) road and utilities) and recommends **approval**.

Planning Transportation:

- All driveways shall comply with Section 19.17 – (Driveways).

Note:

- All proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) located within public rights-of-way shall be constructed in compliance with the current ADA/TAS regulations and City Design Standards for construction.

City Development Department - Land Development

We have reviewed subject plan recommend **Approval**; Developer/Engineer needs to address the following comments:

1. No Objection.

EPWU Storm Utility Comments:

Temple of Divine Restoration – Revised Major Combination

1. EPWU recommends using principles of low impact development (such as recessed landscaping, rainwater harvesting, and porous pavements) to reduce the amount of developed stormwater runoff.

El Paso Department of Transportation

No comments received.

Parks and Recreation Department

We have reviewed Temple of Divine Restoration, a revised major combination plat map and offer Developer / Engineer the following comments:

Please note that this subdivision is zoned "C-1" thus meeting the requirements for multi-family dwellings use restricted to a maximum of 29 dwelling units per acre, however, applicant is proposing a church on this parcel of land which use will be considered as a Non-residential Subdivision.

Also, please note that this plat application meets at least two of the requirements as described in Section 19.20.020.E (Infill Development) which was amended by ordinance on June 17, 2014 qualifying for a 50% reduction of the "Park fees" therefore, "Park fees" will be assessed based on the following:

1. **If gross density waiver is granted by the Planning Department or designee and covenants are provided restricting all residential uses, then applicant shall be required to pay "Park fees" in the amount of $2,475.00 based on Non-residential subdivisions requirements calculated as follows:**

Non-residential acreage 4.95 (rounded to two decimals) @ $1,000.00 per acre = $4,950.00

Less 50% reduction in fees per Section 19.20.020.E (Infill Development) . . . . . = $2,475.00

Total Park Fees Due: $2,475.00

Please allocate generated funds under Park Zone: MV-1

Nearest Parks: Carolina & Stiles

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

~~We have reviewed **Temple of Divine Restoration,** a revised major combination plat map and offer Developer / Engineer the following comments:~~

~~Please note that this subdivision is zoned "C-1" thus meeting the requirements for multi-family dwellings use restricted to a maximum of 29 dwelling units per acre, therefore, park fees will be assessed based on the following:~~

1. ~~**If** gross density waiver is granted by the Planning Department or designee and covenants are provided restricting all residential uses, then applicant shall be required to pay "Park fees" in the amount of **$4,950.00** based on Non-residential subdivisions requirements calculated as follows:~~

~~Non-residential acreage 4.95 (rounded to two decimals) @ $1,000.00 per acre = **$4,950.00**~~

2. ~~**If** subdivider fails to provide proof of the gross density waiver with the filing of the final plat, then "Park fees" will be assessed based on Residential subdivisions with a multi-family dwellings use restricted to a maximum of 29 dwelling units per acre, therefore, "Park fees" shall be required to be paid in the amount of **$97,240.00** calculated as follows:~~

~~Subdivision acreage 4.9478 @ maximum 29 units per acre = 143.47 dwellings~~

~~143 dwellings @ $680.00 per dwelling = **$97,240.00**~~

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

~~Nearest Parks: **Carolina & Stiles**~~

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

El Paso Water Utilities

1. EPWU does not object to this request

Water:

2. There is an existing 16-inch diameter water main along the western side of North Loop Drive.

No direct service connections are allowed to this main as per the El Paso Water Utilities – Public Service Board Rules and Regulations. There is an existing 12-inch diameter water main along the eastern side of North Loop Drive that connects to the above mentioned 16-inch water main just south of the Mesa Drain. An extension of a lesser diameter water main will be required to connect the proposed water meter(s) to serve the property.

3. Previous water pressure readings from fire hydrant #9077 located at 7588 North Loop Drive have yielded a static pressure of 104 Pounds per square inch (psi), a residual pressure of 90 (psi), and a discharge of 1,501 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.

Sewer:

5. There is an existing 8-inch diameter sewer main along the south side of the Mesa Drain. This main continues south along North Loop fronting the subject property.

General:

6. North Loop Drive is a Texas Department of Transportation (TXDOT) right-of-way. All proposed water and sanitary sewer work to be performed within North Loop Drive right-of-way requires a utility permit from TXDOT.

7. EPWU requires a new service application to provide service to the property. New service applications should be made 6-8 weeks in advance of construction to ensure water for construction work. The following items, if applicable, are required at the time of application: (1) hard copy of site plan with street names and addresses; (2) finalized set of improvement plans, including grading plans; (3) digital copy of site plan; (4) benchmark check; (5) construction schedule; and (6) a certificate of compliance. Service will be provided in accordance with the current El Paso Water Utilities – Public Service Board (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.

El Paso Fire Department
No comments received.

Sun Metro
Sun Metro recommends the placement of sidewalks and ADA compliant improvements throughout the development to City standards to provide pedestrian connectivity to mass transit services.

911
No comments received.

Central Appraisal District
No comments received.

El Paso Electric Company
No comments received.

Texas Gas Company

No comments received.

Ysleta Independent School District
No comments received.

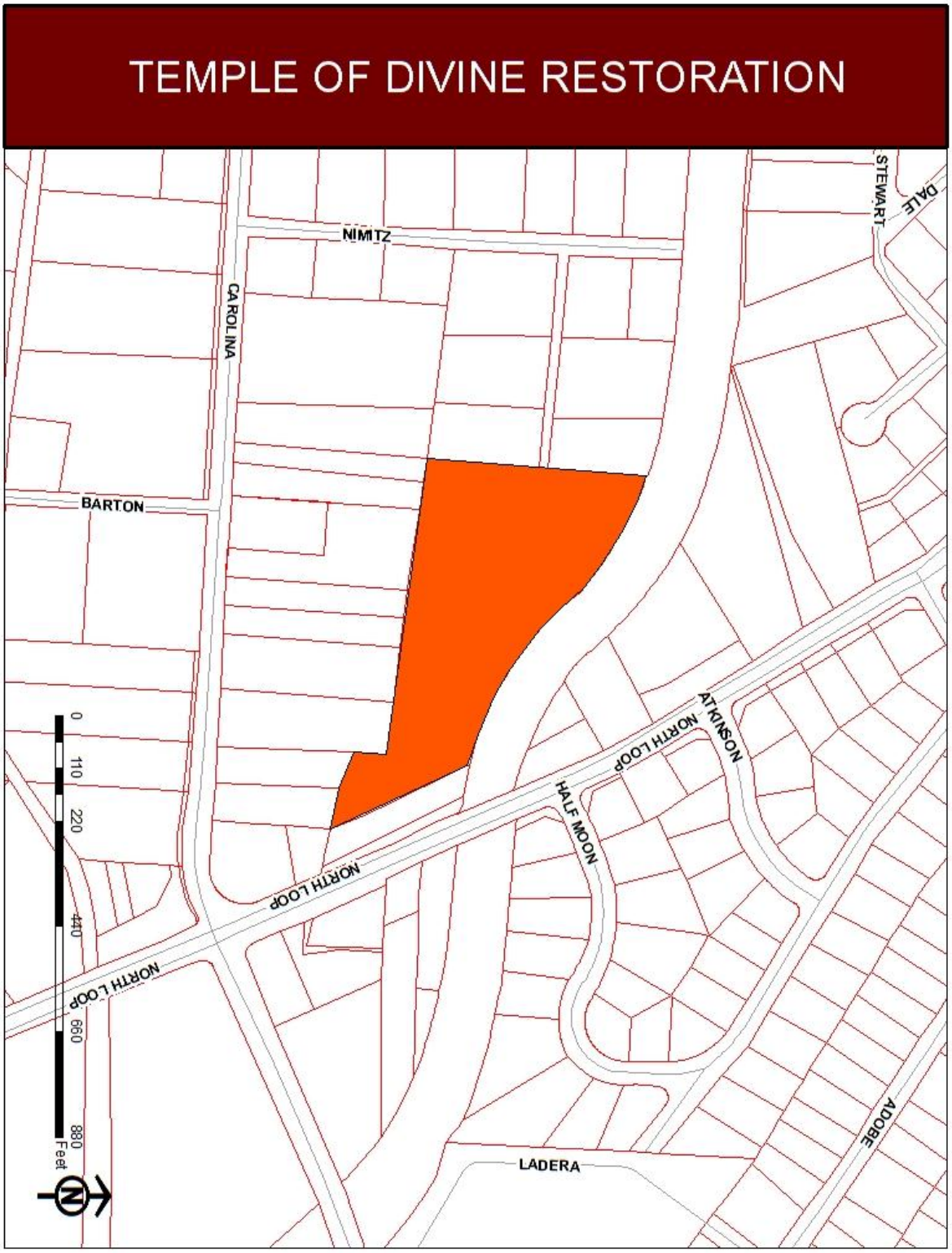
Additional Requirements and General Comments:

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

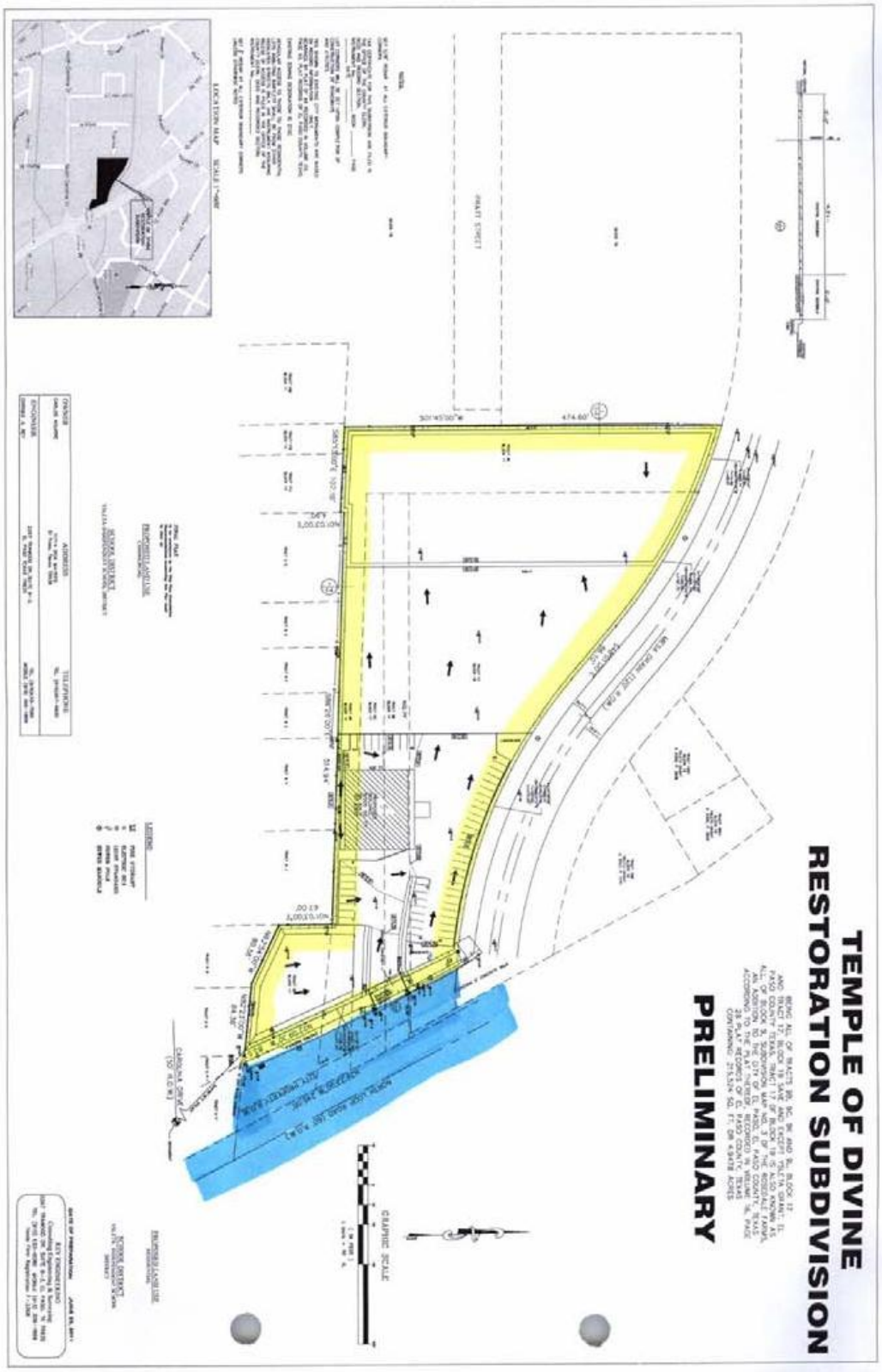
1. Location map
2. Aerial map
3. Preliminary plat
4. Final plat
5. Waiver Request
6. Application

ATTACHMENT 1

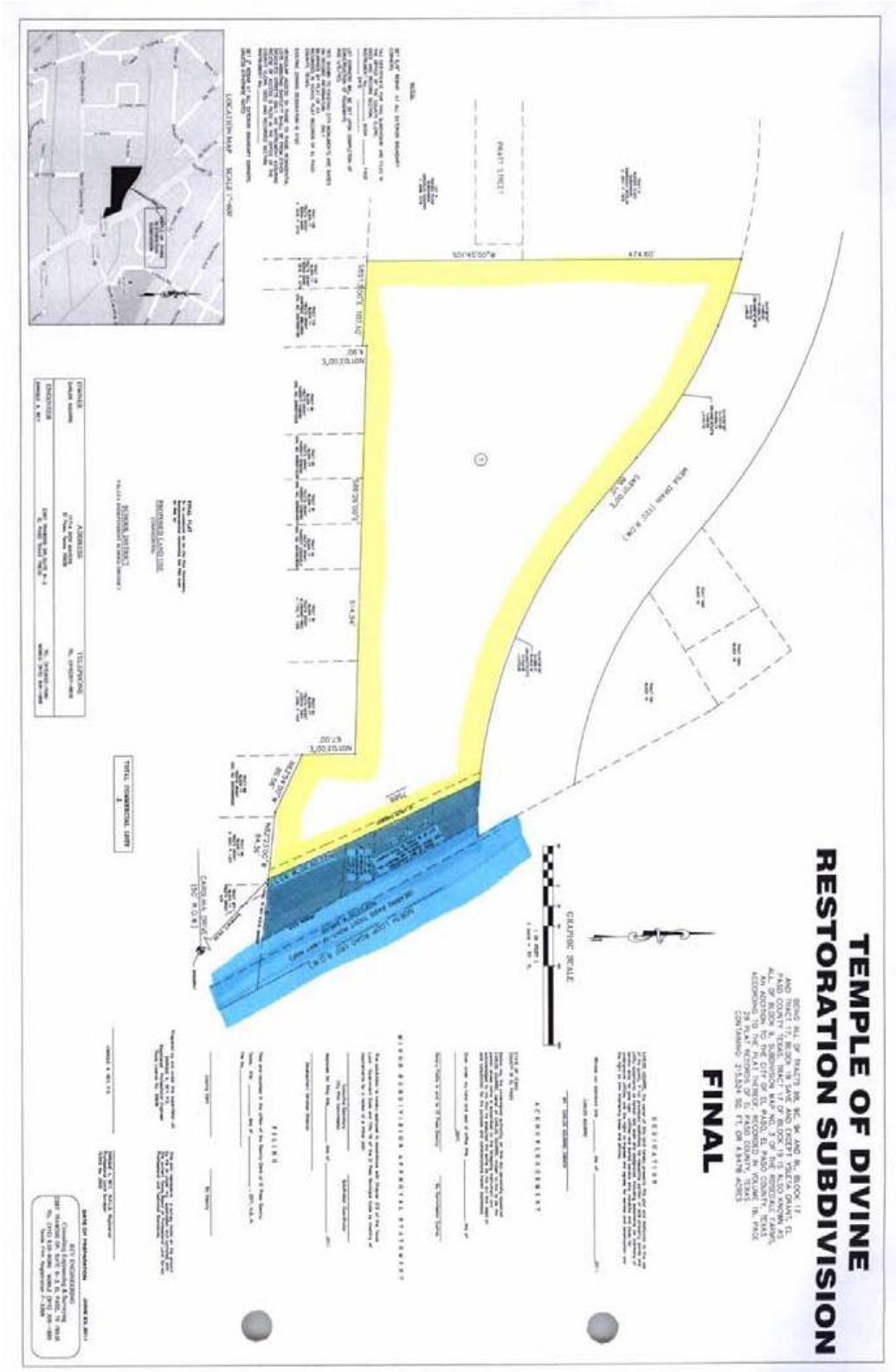


ATTACHMENT 2

ATTACHMENT 3



ATTACHMENT 4



ATTACHMENT 5

REY ENGINEERING Inc.
9434 Viscount Suite 148
El Paso, Texas 79925
(915) 633-8070 Office
(915) 633-8060 Fax
(915) 309-1889 Mobile
E-mail: reye1942@msn.com
Tuesday, April 23, 2013

Mr. Nelson Ortiz
City of El Paso
Subject: Temple of Divine Restoration Waiver request for Roadway improvements

Mr. Ortiz, we are hereby officially requesting subject waiver. The subdivision was submitted as a major combination. Anticipating your help we thank you in advance. Call if any questions.

Respectfully:

Enrique Rey P.E.

ATTACHMENT 6

CITY PLAN COMMISSION APPLICATION FOR
MAJOR COMBINATION SUBDIVISION APPROVAL

DATE: 26 MAR 2013 FILE NO. SUSU12-00004

SUBDIVISION NAME: TEMPLE OF DIVINE RESTORATION

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
TRACTS 9B, 9C, 9K & 9L, BLOCK 17 & TRACT 17, BLOCK 19, ~~SAVE & EXCEPT~~ ALSO KNOWN AS ALL OF BLOCK 9, SUBDIVISION MAP No. 3 OF THE ROSEDALE FARMS, AN ADDITION TO THE CITY OF EL PASO, EL PASO Co., TEXAS.

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	4.9478	1	Total No. Sites		1
Industrial			Total (Gross) Acreage	4.9478	

3. What is existing zoning of the above described property?_____ 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)
ON-SITE

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 (See Attached).

12. Owner of record CARLOS DEMERES 11714 DICK MOYERS ELP, TX 79936 (915) 373-3097
(Name & Address) (Zip) (Phone)

13. Developer _____
(Name & Address) (Zip) (Phone)

14. Engineer RGT ENG. 9415 VISCOUNT STE 108 EL PASO, TX 79925 915 633-8070
(Name & Address) (Zip) (Phone)

CASHIER'S VALIDATION
FEE: $2,088.00

OWNER SIGNATURE: Carlos Aguirre

REPRESENTATIVE: _____

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