



City of El Paso – City Plan Commission Staff Report

Case No: SUSU13-00051 GECU Subdivision
Application Type: Major Combination
CPC Hearing Date: July 11, 2013
Staff Planner: Nathaniel Baker, (915) 541-4192, bakernt@elpasotexas.gov
Location: West of Yarborough Road and north of Vista Del Sol Drive
Acreage: 3.7 acres
Rep District: 7
Existing Use: GECU Commercial Building
Existing Zoning: C-3/sc (Commercial)
Proposed Zoning: C-3/sc (Commercial)
Nearest Park: Lionel Forti Park
Nearest School: Ysleta Pre-K
Park Fees Required: \$3,730
Impact Fee Area: N/A
Property Owner: Government Employees Credit Union of El Paso
Applicant: SER Group LLC
Representative: SER Group LLC

SURROUNDING ZONING AND LAND USE

North: R-3 / Single-family neighborhood
South: C-3 / Commercial
East: C-3 / Commercial
West: C-3 / Commercial

PLAN EL PASO DESIGNATION: G4 Walkable Suburban

APPLICATION DESCRIPTION

The applicant proposes to plat the property as it currently exists in tract form. Access is proposed via Vista Del Sol Drive and Lonewood Drive. The applicant is requesting a waiver to the requirement for additional improvements along Vista Del Sol Drive.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends **approval** of GECU Subdivision and **approval** of the waiver request based on compliance with Section 19.10.050.1.a of the municipal code. In this case, more than fifty percent (50%) of the lots within a quarter mile of the subject property are developed; and the abutting rights-of-way are both in character with the surrounding neighborhood and operate at intended capacity. Approval is subject to the following comments

and requirements:

Planning Division Recommendation

Planning recommends **approval** of the subdivision and waiver request. In this case, more than fifty percent (50%) of the lots within a quarter mile of the subject property are developed; and the abutting rights-of-way are both in character with the surrounding neighborhood and operate at intended capacity.

City Development Department - Land Development

No objections

Parks and Recreation Department

Please note that this subdivision is zoned "C-3" 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 **\$3,730.00** based on the following calculations:

Non-residential acreage 3.73 (rounded to two decimals) @ \$1,000.00 per acre = **\$3,730.00**

2. **If** subdivider fails to provide proof of gross density waiver with the filing of the final plat and /or gross density waiver **is not** granted by the Planning Department or designee, then applicant shall be required to pay "Park fees" in the amount of **\$73,440.00** based on the following calculations:

Subdivision acreage 3.7346 @ maximum 29 units per acre = 108.30 dwellings

108 Multi-family dwellings @ a \$680.00 per unit = **\$73,440.00**

Please allocate generated funds under Park Zone: **E-2**

Nearest Parks: **Travis White & Palm Grove**

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.

EPWU-PSB Comments

Water:

2. There is an existing 8-inch diameter water main along Vista del Sol Dr. located approximately 35 feet south of the subject's property southern property line. This line is available for service.
3. There is an existing 6-inch diameter main along Lonewood Dr. ending at the northwest corner of the subject property fronting Lonewood Dr.
4. Previous water pressure reading from fire hydrant #5389 located at south west corner of property on Vista del Sol Dr. right of way, have yielded a static pressure of 108 (psi) pound per

square inch, a residual pressure of 92 (psi) pounds per square inch and a discharge of 1186 (gpm) gallons per minute.

5. The owner should, for her own protection and at her 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.

6. EPWU records indicate an active 2-inch water meter and an active 1 ½-inch yard meter. The service address for this meter is 10435 Vista Del Sol Dr.

Sewer:

7. There is an existing 8-inch diameter sewer main along Vista del Sol Dr. located approximately 50 feet south of the subject's property southern property line. This line is available for service.

8. There is an existing 8-inch diameter sewer main along Lonewood Dr. located approximately 35 feet west of the subject's property western property line. This line is available for service.

General

9. EPWU requires a new service application 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 with street names and addresses; (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.

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 5



CITY PLAN COMMISSION APPLICATION FOR
MAJOR SUBDIVISION COMBINATION APPROVAL

DATE: 6/20/13 FILE NO. SUSU13-00051
SUBDIVISION NAME: GECU SUBDIVISION

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
BEING A PORTION OF TRACTS 351A AND 4A27A, BLOCK 1, ASCARATE GRANT, AS REFERENCED BY WARRANT DEED RECORDED IN BOOK 1235, PAGE 0470, WITH EL PASO COUNTY DEED RECORDS.

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>3.73</u>	<u>1</u>	Total No. Sites	_____	<u>1</u>
Industrial	_____	_____	Total (Gross) Acreage	<u>3.73</u>	_____

3. What is existing zoning of the above described property? C-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 N/A 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)
SHEET FLOW

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

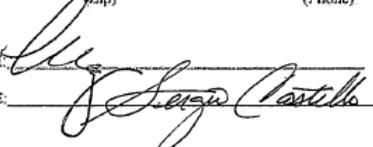
11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes _____ No

If yes, please submit a vested rights petition in accordance with Section 19.47- Vested Rights (See Attached)



- GOVERNMENT EMPLOYEES
CREDIT UNION OF EL PASO
10435 VISTA DEL SOL DL.
12. Owner of record _____ 915-336-2055
(Name & Address) (Zip) (Phone)
13. Developer _____
(Name & Address) (Zip) (Phone)
14. Engineer SERGIO CASTILLO, P.E. 2718 WYOMING AVE, EL PASO, TX 79903 915-875-1990
S.E.L. GROUP, LLC _____
(Name & Address) (Zip) (Phone)

CASHIER'S VALIDATION
FEE: \$2,088.00

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.