



## *City of El Paso – City Plan Commission Staff Report*

**Case No:** SUSU12-00066 Eastside Crossing  
**Application Type:** Resubdivision Combination  
**CPC Hearing Date:** July 12, 2012  
**Staff Planner:** Nathaniel Baker, (915) 541-4192, [bakernt@elpasotexas.gov](mailto:bakernt@elpasotexas.gov)  
**Location:** East of Joe Battle Boulevard and North of Zaragoza Road  
**Acreage:** 16.6 acres  
**Rep District:** 5  
**Existing Use:** Vacant single-family lots with 10 existing houses  
**Existing Zoning:** RMU (Residential Mixed Use)  
**Proposed Zoning:** RMU (Residential Mixed Use)  
**Nearest Park:** Sal Berroteran Park (0.8 mile)  
**Nearest School:** Helen Ball Elementary (0.8 mile)  
**Park Fees Required:** Pending submittal of restrictive covenants  
**Impact Fee Area:** N/A  
**Property Owner:** Housing Authority of the City of El Paso  
**Applicant:** Hunt Building Company, Ltd  
**Representative:** SLI Engineering, Inc.

### SURROUNDING ZONING AND LAND USE

**North:** PR-2/sc (Planned Residential / special contract) / Partially-Built Neighborhood  
**South:** C-3/sc (Commerical / special contract) / Big-Box Store  
**East:** C-3 (Commercial) / Vacant  
**West:** C-3/sc (Commercial / special contract) / Stormwater Pond

**PLAN EL PASO DESIGNATION:** Suburban (Walkable)

### APPLICATION DESCRIPTION

The applicant proposes to resubdivide 16.6 acres of land into one lot for a residential neighborhood with a mix of typologies. The proposed plat would also vacate dedicated right-of-way and create a private access and utility easement ranging in width from 52 feet to 72 feet. Access is proposed from Joe Battle Boulevard and Zaragoza Road. This subdivision is being reviewed under the current subdivision code.

### DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends **approval** of Eastside Crossing on a Resubdivision Combination basis subject to the following conditions and requirements:

### Planning Division Recommendation

Planning recommends **approval**.

### **City Development Department - Land Development**

1. Applicant shall comply with Municipal Code Section 19.19.040, Stormwater management inspection and maintenance agreement for private facilities.
2. Applicant shall coordinate with TxDOT for access and drainage on Zaragoza Road.
3. Verify effective Firm Map date on note 6.

### **Planning – Transportation**

Notes:

1. Access to Joe Battle and Zaragoza shall be coordinated and approved by TxDOT.
2. 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.

### **Parks and Recreation Department**

Please note that applicant is proposing to re-zone this property from an "R-5" & C4 to an "RMU" zoning district thus meeting the requirements for Multi-family dwellings use, therefore, the following shall apply:

1. **If** gross density waiver is granted by the Planning Department or designee and covenants are provided restricting the number of dwelling units to the same number of units as the original subdivision, then this application shall be excluded from the calculation for "Parkland dedication" as per ordinance Title 19 – Subdivision & Development Plats, **Chapter 19.20 - Parks & Open Space** as noted below.

#### **Section 19.20.060 - Exclusions from dedication requirement.**

Exclusions. The following shall be excluded from the calculation for parkland dedication. In all instances, the **burden of proof shall be on the subdivider** to demonstrate that the plat meets the requirements of this chapter:

- A. A residential replat of an area where the density has not been increased from the original subdivision, as evidenced by the original subdivision and replat. In the case of a replat where parkland was not originally provided, the parkland requirements shall prevail;
2. Failure of the subdivider to provide proof of the requirements to be considered excluded from the calculation for "Parkland dedication" or proof of gross density waiver with the filing of the final plat shall result in "Park fees" being assessed to this subdivision application based on the number of dwelling units as determined by the master zoning plan at a rate of \$680.00 per dwelling unit.
3. Mixed-use areas (if proposed) shall clearly state if a Horizontal or Vertical Mixed-use development is being proposed and shall clarify if the non-residential component equals or exceeds 20% of the gross square footage of the development; or if the non-residential component is less than 20% of the entire square footage of the development, then "Park fees" will be assessed accordingly.
4. If density /acreage is increased /decreased or the property zoning /use changes, then "Park fees" will be re-assessed based on applicable conditions.

Please allocate funds (if any) under Park Zone: **E-7**

Nearest Park: **Sal Berroteran & Carlos Bombach**

## **El Paso Water Utilities**

SUSU12-00066 Eastside Crossing Plat depicts Nahza H. Way and Jamila H. Way both public rights-of-ways “to be vacated by plat”. The existing water and sanitary sewer mains that extend along Nahza H. Way and Jamila H. Way will be required to be abandoned as per the El Paso Water Utilities – Public Service Board (EPWU-PSB) requirements. This is described in the following paragraphs.

Within the subject Property, along Laila H. Lane, Sarah H. Circle, Nazha H. Way, Jamila H. Way, Nour H. Way, as well as along the easement located parallel and west to Zaragoza Road there are existing water and sanitary sewer mains. The existing water and sanitary sewer mains were constructed by the Developer of Montwood Heights Unit Eight (8) subdivision. The water and sanitary sewer mains are described in the following paragraphs.

EPWU does not object to this request.

Water:

Within Montwood Heights Unit 8, along Laila H. Lane, Sarah H. Circle, and Nour H. Way there are existing eight (8) inch diameter water mains.

Along Nazha H. Way and Jamila H. Way there are existing six (6) inch diameter water mains.

North and parallel to Zaragoza Road, within Montwood Heights Unit 8, there is an existing twelve (12) inch diameter water main. This main is located inside an easement. No improvement, other than asphaltic paving (HMAC), shall be constructed on the described easement. EPWU-PSB requires access to this main 24 hours a day, seven (7) days a week.

Previous water pressure readings conducted on fire hydrant number 10068 located at the corner of Laila H. Lane and Sarah H. Circle have yielded a static pressure of 54 pounds per square inch (psi), residual pressure of 46 psi, discharge of 750 gallons per minute (gpm).

Sanitary Sewer:

Within Montwood Heights Unit 8, along Laila H. Lane, Sarah H. Circle, and Nour H. Way, Nazha H. Way and Jamila H. Way there are existing sanitary sewer mains. The size of the mains is eight (8) inches in diameter.

General:

As per EPWU-PSB records, Montwood Heights Unit 8 has seventy-six (76) three-quarter (  $\frac{3}{4}$  ) inch diameter water services, and 76 sanitary sewer services of four (4) inch diameter each.

The El Paso Water Utilities – Public Service Board (EPWU-PSB) requires a complete set of improvement plans, and grading plans pertaining to the proposed development for review and approval prior to any work to be performed within the subject Property (Montwood Heights Unit 8). This is required in order to ascertain that the proposed improvements and/or grading will not adversely affect the described existing water and sanitary sewer mains.

Based on SUSU12-00066 Eastside Crossing Plat , the existing public rights-of-way (Laila H. Lane, Sarah H. Circle, Nazha H. Way, Jamila H. Way, Nour H. Way) will be vacated by plat.

SUSU12-00066 Eastside Crossing Plat designates Laila H. Lane and Sarah H. Circle as Private Access and Utility Easement.

SUSU12-00066 Eastside Crossing Plat does not include the designation of Private Access and Utility Easement along Nour H. Way. EPWU-PSB respectfully requests the Owner/Developer to include the designation Private Access and Utility Easement along Nour H. Way in order for the existing water and sanitary sewer mains to remain in place along Nour H. Way.

SUSU12-00066 Eastside Crossing Plat depicts both, Nahza H. Way and Jamila H. Way public rights-of-ways "to be vacated by plat". SUSU12-00066 Eastside Crossing does not provide the designation of Utility Easements for Nahza H. Way and Jamila H. Way after their vacation as public-rights-of-way, the existing water and sanitary sewer mains that extend along Nahza H. Way and Jamila H. Way will be required to be cut, plugged and abandoned as per the El Paso Water Utilities – Public Service Board (EPWU-PSB) requirements. This work shall be performed by EPWU-PSB only. All costs associated with this work shall be the responsibility of the Owner/Developer. The request for this work shall be provided to EPWU-PSB in writing by the Owner/Developer.

If the City of El Paso Fire Department requires additional fire hydrants on Public right-of-way and/or on-site fire protection systems within the private property, the property owner is responsible for all costs incurred to extend, relocate and construct water mains and appurtenances to provide this service. The owner is responsible for the costs of any necessary on-site & off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

All easements dedicated for public water and/or sanitary sewer facilities are to comply with EPWU-PSB Easement Policy.

Easement grantor shall indemnify, defend, and hold harmless the El Paso Water Utilities – Public Service Board from and against any and all claims, liability, actions, and damages for bodily injury and property damage to third parties or to the El Paso Water Utilities – Public Service Board which may be caused by or arise out of the maintenance and existence of said water and sanitary sewer mains in the easement area.

No vehicular traffic is allowed over the water meters. EPWU-PSB requires access to the described existing water mains, appurtenances, and meters within easements 24 hours a day, seven (7) days a week.

No building, reservoir, structure or other improvement, other than asphaltic paving (HMAC), shall be constructed or maintained on the above referenced El Paso Water Utilities - Public Service Board Easements (EPWU-PSB easements) without the written consent of EPWU-PSB.

The PSB easement shall be improved to allow the operation of EPWU maintenance vehicles.

Proposed surface improvements such as paving, landscaping, other types of low maintenance surfacing shall be reviewed for approval by EPWU-PSB.

Use of low maintenance easement surface improvements is required. The Owner of the property is responsible for maintenance of the easement surface; surface maintenance is not the responsibility of EPWU-PSB.

EPWU-PSB requests the Developer to refrain from constructing rock walls or any structure that will interfere with the access to the PSB easements.

EPWU-PSB requests the Developer to refrain from constructing signs within the PSB easements.

All proposed buildings shall comply with EPWU-PSB Easement Policy. Buildings shall be located 5 feet away from the easement line.

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, 3<sup>rd</sup> 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.

#### **EPWU Stormwater Division**

1. Provide an inspection and maintenance agreement for private facilities in accordance with Section 19.19.040 of the current subdivision ordinance.
2. Remove ponding areas and drainage easements from the dedication statement on the final plat. The ponding areas and drainage easements are to be privately owned and maintained.
3. 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.

#### **Sun Metro**

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

#### **El Paso Fire Department**

No comments received.

#### **911**

No comments received.

#### **Central Appraisal District**

No comments received.

#### **El Paso Electric Company**

No comments received.

**Texas Gas Company**

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



ATTACHMENT 2



Eastside Crossing





# ATTACHMENT 5



## CITY PLAN COMMISSION APPLICATION FOR RESUBDIVISION COMBINATION APPROVAL

DATE: February 27, 2012

FILE NO. SUSU12-00066

SUBDIVISION NAME: East Side Crossings Subdivision

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)  
Being a Replat of all of lots 2 through 30 Block 34 ; all of lots 1 through 31 Block 35; and all of lots 1 through 19, Block 36; Montwood Heights Unit 8, and all of the public right of ways of Laila H. Lane, Nour H. Lane, Sarah H. Circle, Jamila H. Way, Nazha H. Way, El Paso, El Paso Texas

2. Property Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	<u>1.0422</u>	<u>10</u>	Office	_____	_____
Duplex	_____	_____	Street & Alley	_____	_____
Apartment	<u>14.0579</u>	<u>1</u>	Ponding & Drainage	<u>1.5283</u>	<u>2</u>
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____		_____	_____
School	_____	_____		_____	_____
Commercial	_____	_____	Total No. Sites	<u>13</u>	_____
Industrial	_____	_____	Total (Gross) Acreage	<u>16.6284</u>	_____

3. What is existing zoning of the above described property? C-4 and R-5 Proposed zoning? RMU

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)  
Surface and Underground

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: \_\_\_\_\_

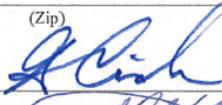
10. Improvement Plans submitted? Yes \_\_\_\_\_ No

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).

- |     |                 |  |               |
|-----|-----------------|--|---------------|
| 12. | Owner of record | Housing Authority of The City of El Paso, 5300 East Paisano, 79901 | 915 849 3742  |
|     |                 | (Name & Address)   | (Zip) (Phone) |
| 13. | Developer       | Hunt Building Company, Ltd. 4401 N. Mesa 79912                     | 915 298 4268  |
|     |                 | (Name & Address)   | (Zip) (Phone) |
| 14. | Engineer        | SLI Engineering, Inc., 6600 Westwind                               | 915 584 4457  |
|     |                 | (Name & Address)   | (Zip) (Phone) |

CASHIER'S VALIDATION  
 FEE: \$1,083.00

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.**