



City of El Paso – City Plan Commission Staff Report

REVISED

Case No: SUSU16-00044 Sherman Subdivision Replat A
Application Type: Resubdivision Combination
CPC Hearing Date: July 14, 2016

Staff Planner: Alfredo Austin, 915-212-1604, austinaj@elpasotexas.gov
Location: South of Paisano and East of Gateway North
Acreage: 9.666 Acres
Rep District: 8

Existing Use: Apartments
Existing Zoning: A-2 (Apartments)
Proposed Zoning: A-2 (Apartments)

Nearest Park: Delta Park (.25 miles)
Nearest School: Burleson Elementary School (.20 miles)
Park Fees Required: \$60,520
Impact Fee Area: N/A

Property Owner: Housing Authority of El Paso
Applicant: Housing Authority of El Paso
Representative: CEA Group

SURROUNDING ZONING AND LAND USE

North SCZ (Smart Code Zone)/School

South: A-2 (Apartments)/Apartments

East: A-2 (Apartments)/Residential development

West: C-1/sc/sp & A-2 (Commercial & Apartments) /Commercial Development

THE PLAN FOR EL PASO DESIGNATION: G-2, Traditional Neighborhood (Walkable)

APPLICATION DESCRIPTION

The applicant proposes to resubdivide 9.666 acres for one apartment lot. The existing apartment complex will be demolished and a new complex will be constructed. Additionally, the applicant proposes to vacate the public's interest in the existing streets through a related ROW vacation application (SURW16-00004). Utility, drainage and access easements will be dedicated, through this replat, over the existing streets. Primary access to the subdivision is proposed from Paisano Drive and Blanco Avenue. This development is being reviewed under the current subdivision ordinance.

The following exceptions are requested:

- To waive improvements along Paisano Drive. Paisano is a TXDOT major arterial designated on the City's Bikeway plan. Paisano currently consists of 120' of ROW, including a 5' sidewalk adjacent to the proposed subdivision. The applicant is requesting a waiver for the required landscape and hike/bike improvements.
- To waive improvements along Blanco Avenue. Blanco is a local street consisting of 40' of pavement. Private walkways are proposed within subdivision.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends **approval** of the request to waive right-of-way improvements, and **approval** of Sherman Subdivision Replat A on a Resubdivision Combinations basis subject to the following comments:

Planning & Inspections Department-Planning Division Recommendation

Planning recommends **approval** of the request to waive improvements along Paisano Drive and Blanco Avenue in accordance with Section 19.10.050.A:

1. *The City Plan Commission may waive such requirements to provide rights-of-way or street improvements to adjacent substandard roads based on any of the following factors:*
 - a. *Fifty per cent of the lots within a quarter mile of the proposed development have already been developed and the existing street improvements are in character with the neighborhood.*

Planning recommends **approval** of Sherman Subdivision Replat A on a Resubdivision Combination basis subject to the following conditions:

- ~~Applicant shall provide an additional easement to accommodate the existing hydrant at the intersection of Hernandez Drive and Cordova Place.~~
- The applicant shall file Sherman Subdivision Replat A upon City Council approval of SURW16-00004 in order to ensure that utility and access easements are maintained.

Plan El Paso Goals & Policies

The applicant's proposal meets Goals 6.1 and 6.4 of Plan El Paso:

Goal 6.1: Maintain a sustainable and efficient housing supply for all residents of El Paso.

Policy 6.1.1: Strive to distribute a variety of housing types throughout the City to expand choices available to meet the financial, lifestyle, and cultural needs of El Paso's diverse population. Strongly encourage housing types that take into account non-traditional households and multi-generational families.

Goal 6.4: Expand opportunities for affordable housing through new tools, technologies, and partnerships.

Policy 6.4.2: Expand the availability of affordable housing throughout the City of El Paso and preserve existing affordable housing opportunities.

Planning & Inspections Department-Land Development

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

The Developer/Engineer shall address the following comments:

- 1.Show all existing and proposed street and drainage improvements, drainage flow patterns and structures, drainage easements, etc. within and abutting this Subdivision 200' outside boundary.
- 2.Verify and label if "Utility Drainage and Access Easements" are to be "private" or "public".
- 3.If property is redeveloped, no run-off can flow into Paisano Dr.; State roads are not designed to handle offsite run-off.
- 4.Add cross-sectional arrows on the plan view to match and show where sections are taken from.
- 5.Add arrow types for developed and existing runoff flows to preliminary plat sheet legend.

EPWU-PSB Comments

1. El Paso Water (EPW) does not object to this request.

~~1.EPWU requires an additional easement to accommodate the existing hydrant at the intersection of Hernandez Drive and Cordova Place.~~

Water

- 2.There is an existing 12-inch diameter water main extending along Hernandez Drive, the water main is located approximately 10 feet east from the center line of the right-of-way. This main is available for service.
- 3.There is an existing 12-inch diameter water main extending along Blanco Avenue. This main is available for service.
- 4.EPWU records indicate one (1) 3" service meter on the property with 4531 Blanco Avenue as the service address.
- 5.Previous water pressure reading from fire hydrant #1899 located at Hernandez Drive and SE Corner of Paisano Drive, yield a static pressure of 100 (psi), a residual pressure of 50 (psi), and the discharge of 1592 gallons per minute.
- 6.The owner should, for his own protection and at his own expense shall 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 water pressure regulator device.

Sanitary Sewer

- 7.Along Blanco Avenue there is an existing 8-inch diameter sanitary sewer main. This main is available for service.

General

8. Application for water and sanitary sewer services should be made 6 to 8 weeks prior to construction to ensure water for construction work. New service applications are available at 1154 Hawkins, 3rd Floor. 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.

Capital Improvement Department- Parks and Recreation

We have reviewed **Sherman Subdivision Replat “A”**, a resubdivision combination plat map and on behalf of CID Parks Planning Division we offer Developer / Engineer the following comments:

Please note that this subdivision is zoned "A-2" meeting the requirements for Single-family uses, Two-family uses, and Multi-family dwellings use with a minimum unit area of 1,750 sq. ft. per dwelling unit however, applicant has submitted copy of preliminary covenants restricted the number of dwelling to a maximum of **178 units**.

Also, please note that this plat map is within the City's "**Traditional Neighborhood Infill Development Area**" which qualifies for a 50% park fees reduction therefore, final "Park fees" will be assessed based as follows:

1. **If** applicant provides copy of final signed /recorded covenants restricting the number of Multi-family dwelling to a maximum of **178 units** 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 **\$60,520.00** calculated as follows:

178 Multi-family dwellings @ a rate of **\$680.00** per dwelling unit **\$121,040.00**
 Less 50% Reduction in fees per Appendix 112 for infill developments (-)

\$60,520.00

Amount Due = \$60,520.00

Please allocate generated funds under Park Zone: **C-4**

Nearest Park: **Delta Park**

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

CAD

No objections.

El Paso Independent School District

No comments received.

911:

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. Preliminary Plat
4. Final Plat
5. Waiver Request letter
6. Application

ATTACHMENT 2

SHERMAN SUBDIVISION REPLAT A



ATTACHMENT 5



Castner Center @ Transmountain
4712 Woodrow Bean, Ste. F
El Paso, TX 79924
Office: 915.544.5232
Fax: 915.544.5233
web: www.ceagroup.net

June 27, 2016

City of El Paso
801 Texas Ave.
El Paso, Texas 79901

Attention: Mr. Nelson Ortiz

Reference: Sherman Subdivision

Dear Mr. Ortiz:

On behalf of the applicant for the subject subdivision, as per Chapter 19.10.50.A.1.a., we are requesting a waiver for the dedication and improvement of substandard streets-Blanco Drive and Paisano Drive. Within a quarter mile of the proposed development, more than 50% of the lots and area has been developed along Blanco Drive and Paisano Drive.

We look forward to your favorable consideration to our request for the waiver. If you have any questions, please do not hesitate to contact me at 915.544.5232.

Sincerely,
CEA Group

A handwritten signature in blue ink, appearing to read 'JL Azcarate', is written over the typed name.

Jorge L. Azcarate, P.E.
Principal Engineer

I-8015-001.no.27june16
JLA/jja

ATTACHMENT 6



**CITY PLAN COMMISSION APPLICATION FOR
RESUBDIVISION COMBINATION SUBDIVISION APPROVAL**

DATE: 6/16/2016

FILE NO. SUSU16-00044

SUBDIVISION NAME: Sherman Subdivision Replat A

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
Lots 1 through 27, Block 1; Lots 1 through 57, Block 4, and Lots 1 through 29, Block 7, French Farm Addition, According to an "Unofficial Map" of property of William French in the F. Neve Survey No. 8 Attached and filed in connection with an instrument recorded in volume 776, page 356, Real Property Records, and Tracts 1-1 and 1-2, map of Pasadena, an addition to the city of El Paso, El Paso County, Texas, according to the plat thereof on file in volume 3, page 36, real property records, El Paso County, Texas.

2. Property Land Uses:

	<u>ACRES</u>	<u>SITES</u>		<u>ACRES</u>	<u>SITES</u>
Single-family	_____	_____	Office	_____	_____
Duplex	_____	_____	Street & Alley	_____	_____
Apartment	<u>9.666</u>	<u>1</u>	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.F.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____	_____	_____	_____
School	_____	_____	Total No. Sites	_____	<u>1</u>
Commercial	_____	_____	Total (Gross) Acreage	<u>9.666</u>	_____
Industrial	_____	_____			

3. What is existing zoning of the above described property? A-2 Proposed zoning? A-2

4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes X No _____

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)
Maintain existing drainage pattern characteristics and convey storm runoff via surface flow.

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

8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes _____ No X
 If answer is "Yes", please explain the nature of the modification or exception _____

9. Remarks and/or explanation of special circumstances: N/A

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 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

J. Paul

12. Owner of record Housing Authority of El Paso 5300 E. Paisano Dr. El Paso, TX 79905 (915) 849-3742
(Name & Address) (Zip) (Phone)
13. Developer _____
(Name & Address) (Zip) (Phone)
14. Engineer CEA Group 4712 Woodrow Bean, Ste F El Paso, TX 79924 (915)-544-5232
(Name & Address) (Zip) (Phone)

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

OWNER SIGNATURE: Edward J. Grill
 REPRESENTATIVE: Edward J. Grill
Director, Construction Mgmt.

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