



City of El Paso – City Plan Commission Staff Report

Revised

Case No: SUSU16-00045 Pioneer Subdivision Replat A
Application Type: Resubdivision Combination
CPC Hearing Date: July 14, 2016
Staff Planner: Armida Martinez, (915) 212-1605, martinezar@elpasotexas.gov
Location: North of Angora Loop and East of Dyer
Acreage: 4.5967 acres
Rep District: 4
Existing Use: Vacant
Existing Zoning: C-4 (Commercial)
Proposed Zoning: C-4 (Commercial)
Nearest Park: Jorge Montalvo (.70 miles)
Nearest School: Desertaire Elementary (.24 miles)
Park Fees Required: \$4,600.00
Impact Fee Area: Northeast Impact Fee Service Area
Property Owner: Camwind Family Limited Partnership
Applicant: Camwind Family Limited Partnership
Representative: Land Development Consultants

SURROUNDING ZONING AND LAND USE

North: C-4 (Commercial) / salvage yard

South: C-1 (Commercial) / convenient store / R-3 (Residential) / single-family development

East: C-4 (Commercial) / vacant

West: R-F (Ranch-Farm) / vacant / C-4 (Commercial) / hardware store

PLAN EL PASO DESIGNATION: G7, Industrial and/or Railyards

APPLICATION DESCRIPTION

The applicant proposes to resubdivide 4.5967 acres. The purpose for the development is to combine eight lots and a 20ft. alley into two commercial lots. Additionally, the applicant does propose to vacate the unimproved alley through this replat. Access to the subdivision is from Dyer Street, South Angora Loop Avenue and Mohair Drive. This subdivision is being reviewed under the current subdivision code.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends **approval** of Pioneer Subdivision Replat A on a Resubdivision Combination basis subject to the following conditions and requirements:

Planning Division Recommendation:

Planning recommends approval of Pioneer Subdivision Replat A as it complies with Title 19.

Planning & Inspections Department - Land Development

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

The Developer/Engineer shall address the following comments.

1. Modify subdivision property lines at street intersection of Dyer and South Angora Loop in order to avoid ROW encroachment at ADA ramp crossing.
2. At the improvement plan stage, protect the subject property from stormwater runoff from the adjacent terrain.
3. Label proposed ponds as private ponds.
4. Clarify street cross sections. Show location of proposed standard curb and gutter and parkway.
5. Remove pond delineation on final plat sheet only.

Capital Improvement Department - Parks

We have re-reviewed **Pioneer 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 "C-4" meeting the requirements for Non-residential uses (General commercial) as well as for Multi-family dwellings use (Apartments) with a minimum lot area of 750 sq. ft. per dwelling however, Applicant has submitted copy of preliminary covenants restricting the use to Non-residential (General commercial) therefore "Park fees" will be assessed as follows:

1. **If applicant provides signed/recorded copy of final 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 \$4,600.00 based on Non-residential subdivisions calculated as follows:**

Non-residential acreage 4.60 (rounded to 2 decimals) @ \$1,000.00 / acre = \$4,600.00

This subdivision is located within Park Zone: NE-7

Nearest Park(s): Northern Lights Parks (North & South)

Also, please note that final restrictive covenants need to show the name, lot and block numbers of this replat and not the legal description of the original subdivision.

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

No comments received.

El Paso County 911 District

No comments received.

Street and Maintenance Department

No objections.

Texas Department of Transportation

No objections. TXDOT (El Paso District) has provided new traffic counts, conducted in Fall of 2015 and 2016, to the City for future use and reference.

Central Appraisal District

No comments received.

Additional Requirements and General Comments:

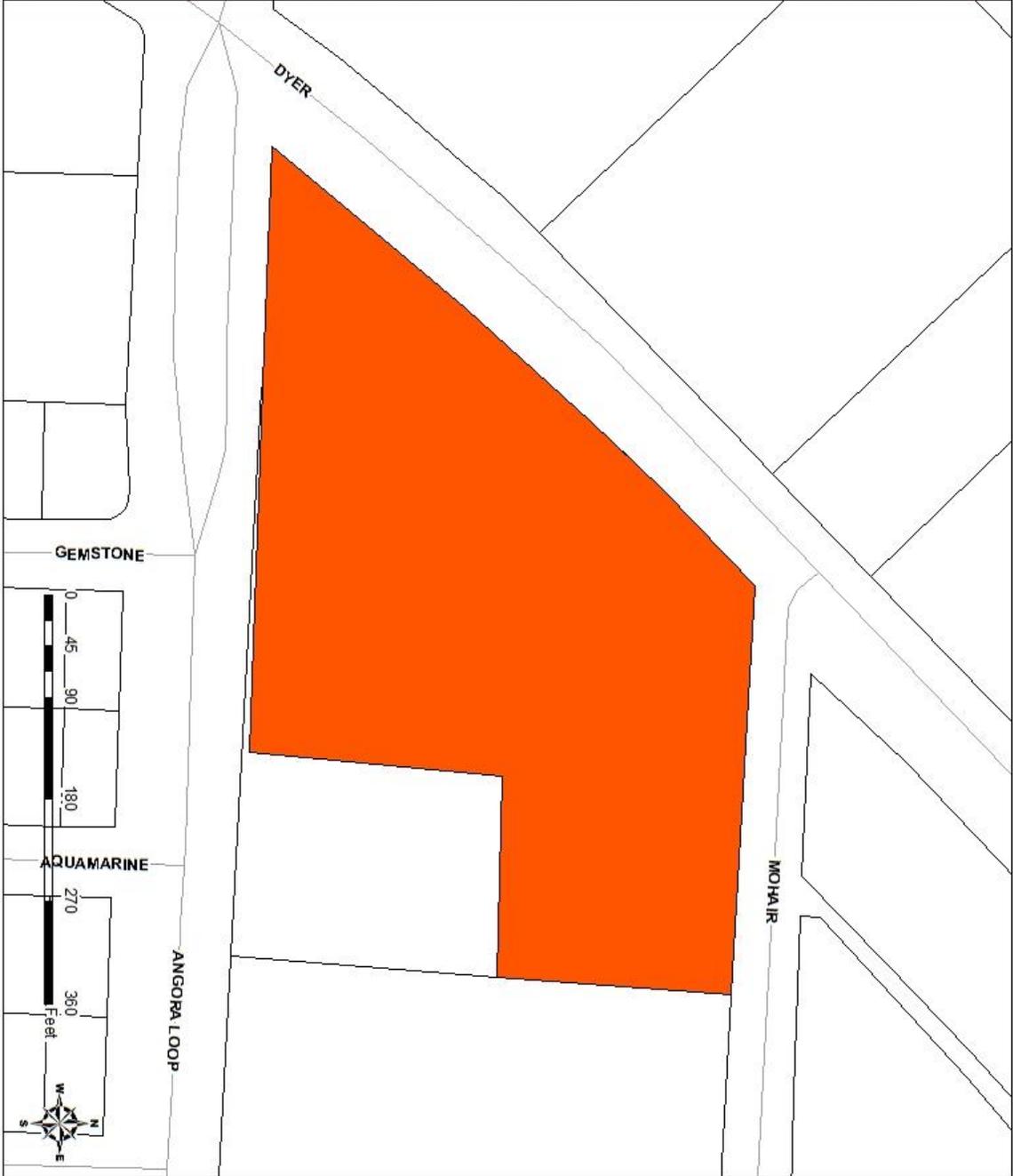
1. Submit to the Planning & Inspections Department – Planning Division the following prior to recording of the subdivision.
 - a. Current certified tax certificate(s)
 - b. Current proof of ownership
 - c. Release of access document, if applicable
 - d. Set of restrictive covenants, if applicable
2. 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. Application

ATTACHMENT 1

PIONEER SUBDIVISION REPLAT A

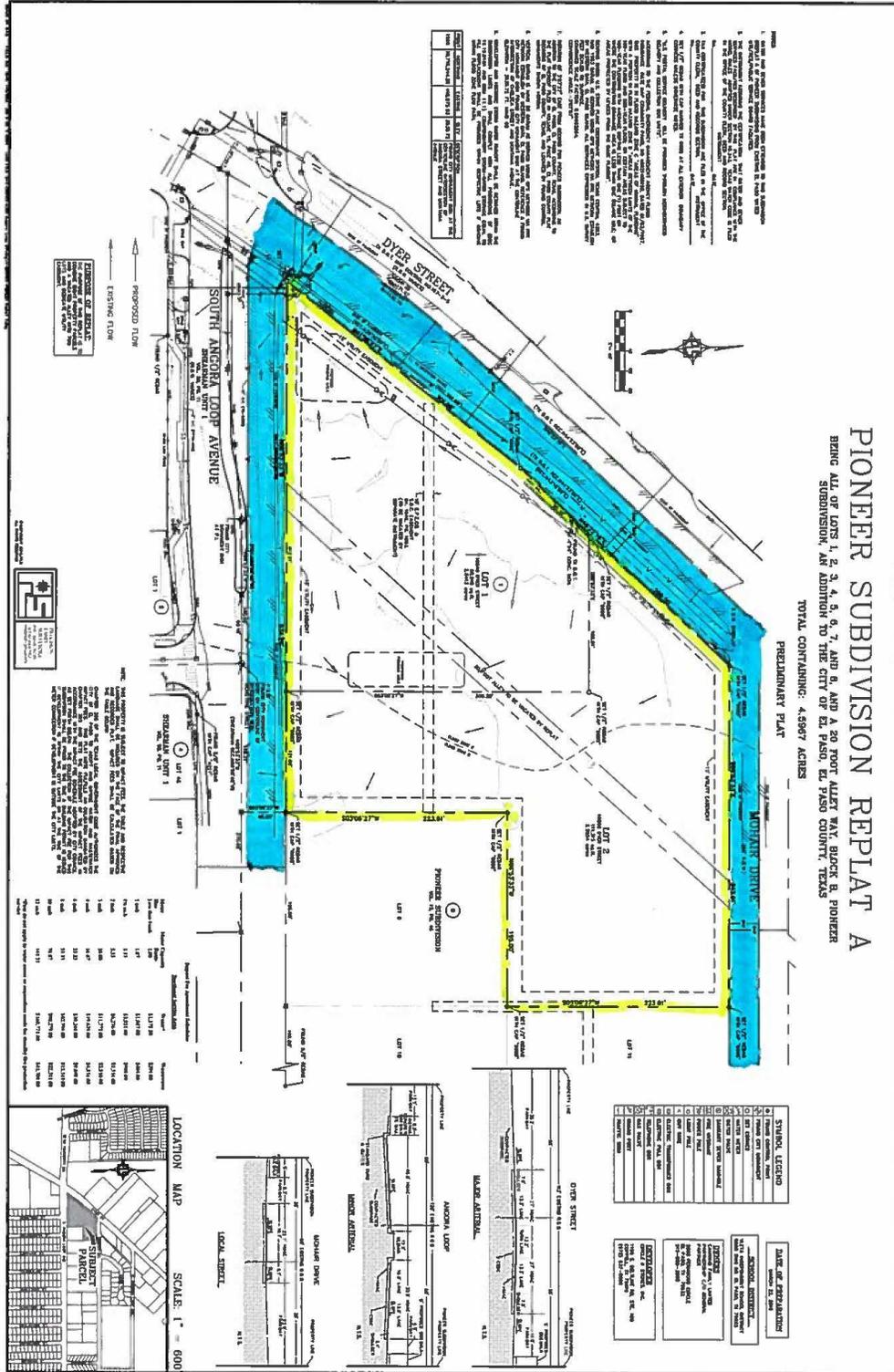


ATTACHMENT 2

PIONEER SUBDIVISION REPLAT A



ATTACHMENT 3



ATTACHMENT 5



CITY PLAN COMMISSION APPLICATION FOR RESUBDIVISION COMBINATION SUBDIVISION APPROVAL

DATE: June 21, 2016 FILE NO. _____

SUBDIVISION NAME: Pioneer Subdivision

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
All of lots 1, 2, 3, 4, 5, 6, 7, and 8 and a 20 foot alley way, Block B, Pioneer Subdivision, an addition to the City of El Paso, El Paso County, Texas, according to the Plat thereof filed in volume 15, page 46, El Paso County Plat Records.

2. Property Land Uses:

	<u>ACRES</u>	<u>SITES</u>		<u>ACRES</u>	<u>SITES</u>
Single-family	_____	_____	Office	_____	_____
Duplex	_____	_____	Street & Alley	_____	_____
Apartment	_____	_____	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____		_____	_____
School	_____	_____		_____	_____
Commercial	<u>4.5967</u>	<u>2</u>	Total No. Sites	<u>2</u>	_____
Industrial	_____	_____	Total (Gross) Acreage	<u>4.5967</u>	_____

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

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 _____ N/A

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

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: alley vacation is proposed

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

12. Owner of record Camwind Family Limited Partnership 5560 Fernwood Circle El Paso, TX 79932 (915) 585-3000
 (Name & Address) (Zip) (Phone)
13. Developer Circle K Stores Inc. 1199 S. Beltline Rd Ste 160 Coppell, TX 75019 (972) 537-5898
 (Name & Address) (Zip) (Phone)
14. Engineer Precision Land Surveyors 10441 Valle de Oro Dr. El Paso, TX 79927 (915) 227-5227
 (Name & Address) (Zip) (Phone)

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

OWNER SIGNATURE: HAGAJ
 REPRESENTATIVE: [Signature]

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