



City of El Paso – City Plan Commission Staff Report

Case No: SUSU14-00055 Claystone Court Subdivision
Application Type: Major Combination
CPC Hearing Date: July 17, 2014
Staff Planner: Alfredo Austin, (915) 212-1604, austinaj@elpasotexas.gov
Location: East of Westside Drive and North of Gomez Road
Acreage: 4.12 acres
Rep District: 1
Existing Use: Vacant
Existing Zoning: R-2/c (Residential/condition)
Proposed Zoning: R-2/c (Residential/condition)
Nearest Park: Valley Creek Park (.85 miles)
Nearest School: Lincoln Middle (1.89 miles)
Park Fees Required: \$13,700.00
Impact Fee Area: This property is not located in an Impact Fee Service Area.
Property Owner: Keystone Residences LLC
Applicant: Keystone Residences LLC
Representative: Sitework Engineering

SURROUNDING ZONING AND LAND USE

North: R-F (Ranch-Farm)/Residential development
South: R1 (Residential)/Vacant
East: R-F (Ranch-Farm)/Residential development
West: R2 (Residential)/Residential development

PLAN EL PASO DESIGNATION: O3, Agriculture

APPLICATION DESCRIPTION

The applicant proposes to subdivide approximately 4.12 acres of vacant land for 10 single family lots. Access to the subdivision is proposed from Westside Drive and Gomez Road. This development is being reviewed under former subdivision ordinance.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends **pending request for waiver of ROW improvements** of Claystone Court Subdivision on a Major Combination basis, subject to the following comments:

Planning Division Recommendation:

Staff recommends **pending request for waiver of ROW improvements** of Claystone Court Subdivision on a Major Combination basis.

City Development Department - Land Development

We have reviewed subject plats and recommend **Approval**. Developer/Engineer shall address the following comments.

Parks and Recreation Department

We have reviewed **Claystone Court Subdivision**, a major combination plat map and offer Developer / Engineer the following comments:

Please note that this subdivision is zoned "R-2c" and is composed of **10** Single-family residential dwelling lots.

This subdivision is required to comply with the parkland dedication ordinance Title 19 – Subdivision & Development Plats, **Chapter 19.20 - Parks & Open Space** in the form of "Park fees" based on requirements for residential subdivisions.

Based on the following calculations, Applicant shall be required to pay "park fees" in the amount of **\$13,700.00**

$$10 \text{ R-2 (Single-family dwelling) lots @ } \$1,370.00 / \text{dwelling} = \mathbf{\$13,700.00}$$

Please allocate generated funds under Park Zone: **NW-8**

Nearest Parks: **Valley Creek** & **River Park West #1**

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

EPWU

1. EPWU does not object to this request.
2. In June 27, 2011, EPWU designed water distribution and sanitary sewer collection systems to serve the subject property. A design fee invoice and a blank Development Agreement were forwarded to the Owner on June 28, 2011 under the subdivision name of Claystone Court Subdivision. No water or sanitary sewer lines were installed to serve the subject subdivision.
3. The 20-foot easement shown on the plat, parallel to the western property line is exclusively for the use and benefit of the PSB. All easements dedicated for public water and/or sanitary sewer facilities are to comply with EPWU-PSB Easement Policy. EPWU-PSB requires access to the existing sanitary sewer main and appurtenances within the PSB Easement 24 hours a day, seven (7) days a week. No building, reservoir, structure or other improvement shall be constructed or maintained on the above referenced Easement without the written consent of EPWU-PSB.
4. EPWU is interested in leasing the water rights of the subject property. Please contact EPWU Land Administration at 594-5513.

Water:

5. There is an existing 12-inch diameter water main extending along Gomez Road that is available for service, the water main is located approximately 12 feet north from the center line of the right-of-way.
6. There is an existing 12-inch diameter water main extending along Westside Drive that is available for service, the water main is located approximately 18 feet east from the center line of the right-of-way.
7. EPWU records indicate an active 3/4-inch water meter serving the subject property. The service

address for this meter is 981 Gomez Road.

Sanitary Sewer:

- 8. There is an existing 8-inch diameter sanitary sewer main extending along Gomez Road that is available for service, the sewer main is located approximately 10 feet south from the center line of the right-of-way.
- 9. There is an existing 8-inch diameter sewer force main extending along Gomez Road that is available for service, the sewer main is located approximately 23 feet south from the center line of the right-of-way.
- 10. There is an existing 15-inch diameter sanitary sewer main extending along a 20-ft PSB utility easement that is available for service. Said easement is parallel to the western property line within the subject property. The sewer main is located approximately 10 feet east from the western property line.
- 11. EPWU records indicate an active sanitary sewer service connection for the proposed Lot 8 with 981 Gomez Road as the service address.

General:

- 12. De-watering may be required to enable the construction of water and sanitary sewer main extensions and related appurtenant structures.
- 13. No building, reservoir, structure or other improvement, other than asphaltic paving (HMAC), shall be constructed or maintained on the above referenced EPWU-PSB easements without the written consent of EPWU-PSB. The Developer shall refrain from constructing rock walls, signs, buildings, or any structure that will interfere with the access to the PSB easements. There shall be at least 5-foot setback from the easement line to any sign or structure.
- 14. All easements dedicated for public water and/or sanitary sewer facilities shall comply with the El Paso Water Utilities-Public Service Board (EPWU-PSB) Easement Policy. The PSB easements shall be improved to allow the operation of EPWU maintenance vehicles. EPWU-PSB requires access to the proposed water, sanitary sewer facilities, appurtenances, and meters within the easement 24-hours a day, seven (7) days a week.
- 15. EPWU-PSB requires a new service application to serve the subdivision. 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 & drainage 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.

911

No comments received.

Canutillo 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

Claystone Court Subdivision

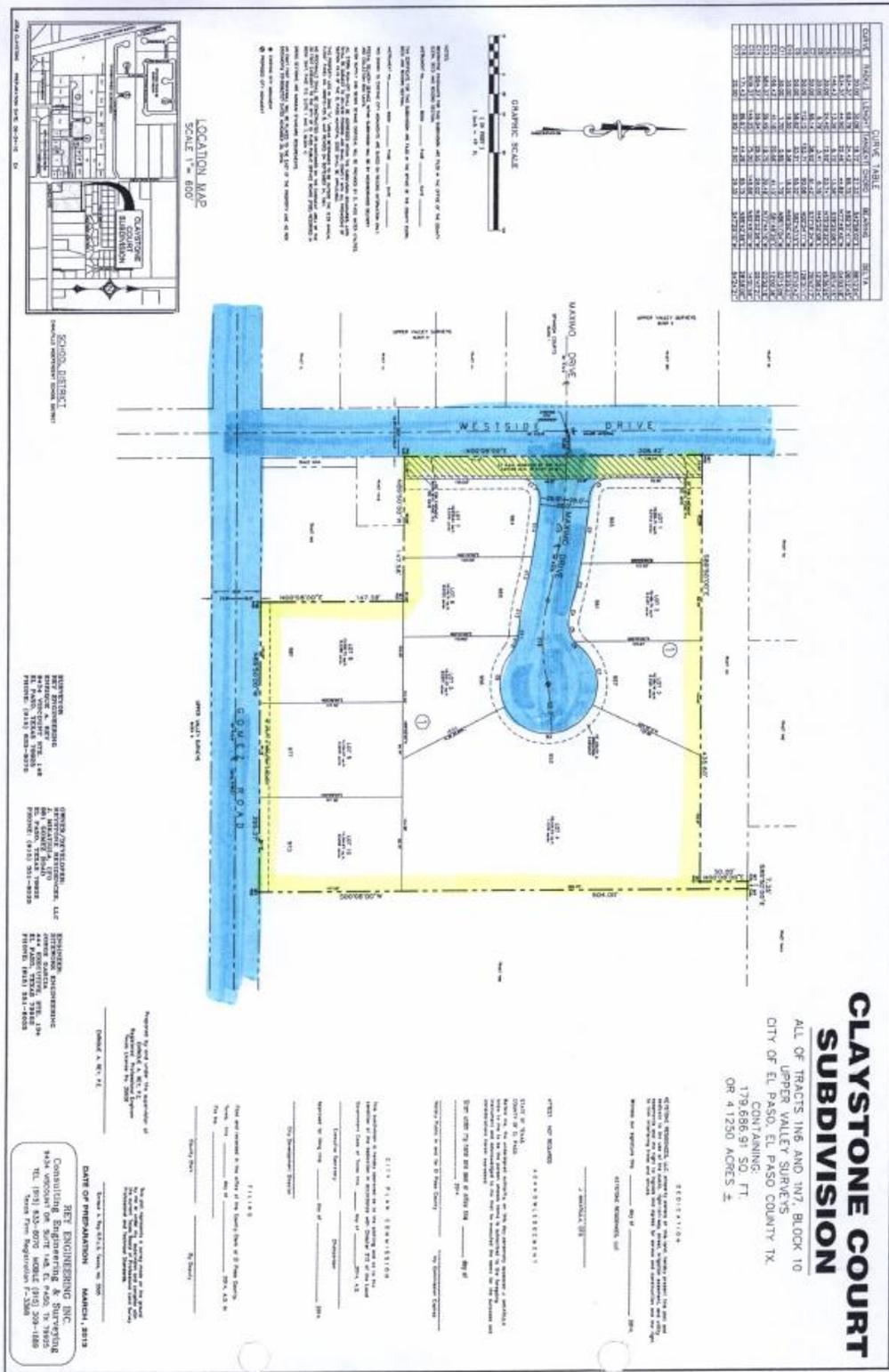


ATTACHMENT 2

Claystone Court Subdivision



ATTACHMENT 4



ATTACHMENT 5



CITY PLAN COMMISSION APPLICATION FOR
MAJOR COMBINATION SUBDIVISION APPROVAL

DATE: 6/7/2014 FILE NO. SUSU14-00055
SUBDIVISION NAME: CLAYSTONE COURT SUBDIVISION

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
TRACTS 1-N-6 & 1-N-7, BLOCK 10, UPPER VALLEY

2. Property Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	_____	<u>10</u>	Office	_____	_____
Duplex	_____	_____	Street & Alley	_____	<u>1</u>
Apartment	_____	_____	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____	_____	_____	_____
School	_____	_____	_____	_____	_____
Commercial	_____	_____	Total No. Sites	_____	<u>11</u>
Industrial	_____	_____	Total (Gross) Acreage	<u>4.12</u>	_____

3. What is existing zoning of the above described property? RZ Proposed zoning? RZ

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 LOT PONDING

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



City Development Department
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 541-4024

12. Owner of record KEYSTONE RESIDENCES LLC
981 GOMEZ 79932 820 4591
(Name & Address) (Zip) (Phone)

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

14. Engineer SITEWORK ENGINEERING
444 EXECUTIVE CENTER STE 139 79902 351-8033
(Name & Address) (Zip) (Phone)

Refer to Schedule C for current fee.

OWNER SIGNATURE: KEYSTONE RESIDENCES LLC
MIKATLWA, IS CFO

REPRESENTATIVE: [Signature]

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

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