



City of El Paso – City Plan Commission Staff Report

REVISED

Case No: SUSU15-00043 Weiner Sunset Tracts Replat A
Application Type: Resubdivision Combination
CPC Hearing Date: July 30, 2015
Staff Planner: Jeff Howell, (915) 212-1607, howelljb@elpasotexas.gov
Location: South of Mesa and East of Doniphan
Acreage: 2.421 acres
Rep District: 8
Existing Use: Vacant, Commercial
Existing Zoning: C-3
Proposed Zoning: C-3
Nearest Park: White Spur Park (.09 mi.)
Nearest School: Bond Elementary School (.92 mi.)
Park Fees Required: \$2,420.00
Impact Fee Area: N/A
Property Owner: The Substation, LLC
Applicant: The Substation, LLC
Representative: SLI Engineering, Inc.

SURROUNDING ZONING AND LAND USE

North: C-3 (Commercial) / Utility facility, Maintenance Facility
South: C-3 (Commercial) / Commercial Development, GMU (General Mixed Use) / Nursery
East: C-4/sc (Commercial/special contract) / Vacant
West: R-2 (Residential) / Railroad Property, Church

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

APPLICATION DESCRIPTION

The applicant is proposing to re-subdivide 2.421 acres, combining three lots into one lot for commercial use, vacate a drainage easement and add a public pedestrian easement along Sunset. Access to the subdivision is proposed from Doniphan Drive and Sunset Drive. The applicant has submitted a request to waive ROW dedication on Doniphan, as well as ROW improvements on Doniphan Drive and Sunset Drive. The applicant is also dedicating an additional 3' of ROW along Sunset Drive. The subdivision was reviewed under the current subdivision code.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends **approval** of Weiner Sunset Tracts Replat A on a Resubdivision Combination basis subject to the following comments.

Planning Division Recommendation:

Staff recommends **approval** of Weiner Sunset Tracts Replat A on a Resubdivision Combination basis and **approval** of the request to waive ROW requirements in accordance with Section 19.10.050.A.

Staff recommends approval based on following section of code, specifically:

Section 19.10.050.A.1. (Roadway participation policies—Improvement of roads and utilities within and or abutting the subdivision)

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 percent 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 and Inspections Department - Land Development

1. Add to general notes on final plat: “All developed storm water runoff shall be addressed within the subdivision limits and shall comply with all provisions of (DSC, 19.19.010A and DDM, 11.1).”

Parks and Recreation Department

We have reviewed **Weiner Sunset Tracts Replat “A”**, a resubdivision combination plat map and offer Developer / Engineer the following comments:

Please note that this replat of a subdivision is increasing acreage as evidenced by the original subdivision and replat, thus required to provide for the parkland needs of future residents in the form of “Park fees” as per ordinance Title 19 – Subdivision and Development Plats; **Chapter 19.20 - Parks & Open Space.**

Also, please note that this subdivision is zoned “C-3” meet the requirements for Non-residential uses as well as for Multi-family dwellings use restricted to a maximum of 29 dwelling units per acre, however, per application, proposed use will be Non-residential therefore, park fees will be assessed as follows:

1. **If** Applicant provides copy of recorded covenants restricting the use to Non-residential and **if** gross density waiver is granted by the City Manager or the Planning Department designee, then Applicant shall be required to pay “park fees” in the amount of **\$2,420.00** based on Non-residential subdivision requirements calculated as follows:

Non-residential acreage 2.42 (rounded to 2 decimals) @ \$1,000.00 /acre = **\$2,420.00**

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

Nearest Parks: **White Spur** & **Braden Aboud**

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.

Water:

2. There is an existing 8-inch diameter water main extending along Doniphan Drive fronting the subject subdivision. This main is available for service.
3. There is an existing 12-inch diameter water main along Sunset Road fronting the subject subdivision. This main is available for service.
4. EPWU records indicate a vacant 3/4-inch water meter connection for the property. The service address for this meter is 4802 Doniphan Drive.

Sanitary Sewer:

5. There is an existing 24-inch diameter sewer main extending along Doniphan Drive fronting the subject subdivision. The main is located parallel and adjacent to Doniphan west right-of-way line. No direct service connections are allowed to this main as per the El Paso Water Utilities - Public Service Board Rules and Regulations.
6. EPWU records indicate a 4-inch sewer service connection for the property. The service address for this meter is 4802 Doniphan Drive.
7. Additional sewer services will require the extension of a sanitary sewer service line into a manhole at the existing 24-inch diameter sewer main along Doniphan Drive.

General:

8. EPWU requires a new service application to provide service to the property. New service applications are available at 1154 Hawkins, 3rd floor and should be made 6 to 8 weeks in advance of construction to ensure water for construction work. 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.

Sun Metro

No comments received.

El Paso Department of Transportation

No comments received.

El Paso County 911 District

No comments received.

El Paso Fire Department

No comments received.

Central Appraisal District

No comments.

El Paso Electric Company

El Paso Electric (EPE) has no objection to the release of the existing 15' private drainage easement located on Lot 1 Block 2 Weiner Sunset Tracts Replat "A". The proposed access off Doniphan will be specific to EPE. EPE will acquire an Access Easement from landowner.

Texas Gas Company

No comments received.

Additional Requirements and General Comments:

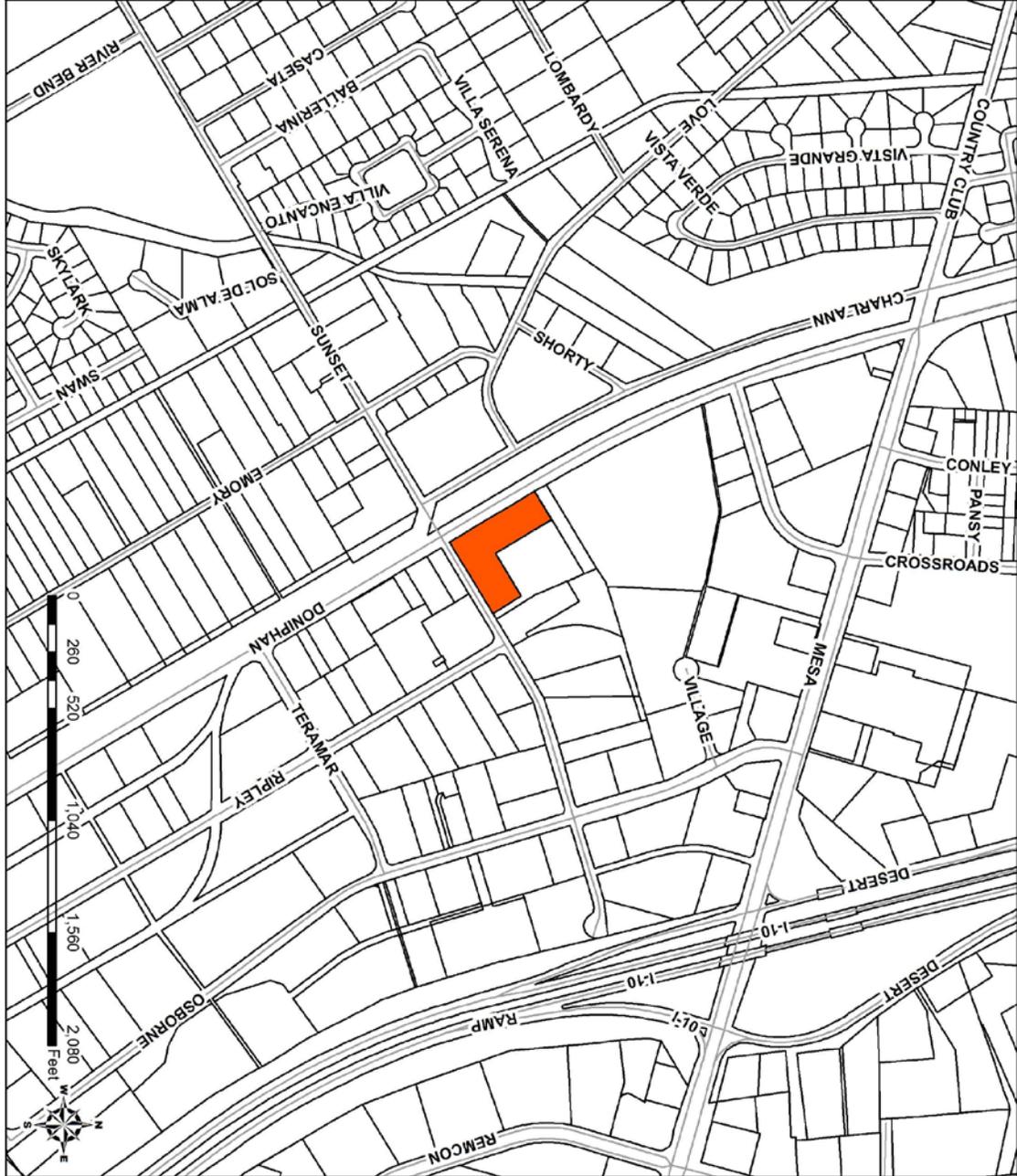
1. Submit to the Planning and Inspections Department – Planning Division the following prior to recording of the subdivision.
 - a. Current certified tax certificate(s)
 - b. Current proof of ownership
 - c. Release of access document, if applicable
 - d. Set of restrictive covenants, if applicable
2. 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.
3. Add note for Restrictive Covenant recording information.
4. Revisions to Sunset Drive cross-section.
 - a. Remove "Minor Street" from classification.
 - b. Remove terms: "New Parking" and "New Asphalt".

Attachments

1. Location map
2. Aerial map
3. Preliminary plat
4. Final Plat
5. Waiver Request
6. Application

ATTACHMENT 1

WEINER SUNSET TRACTS REPLAT "A"



ATTACHMENT 2

WEINER SUNSET TRACTS REPLAT "A"



ATTACHMENT 4

WEINER SUNSET TRACTS REPLAT "A"

ALL OF TRACTS 9B AND 10A J.M. JETT SURVEY NO. 155, ABSTRACT 48 AND ALL OF LOT 2 BLOCK 1, WEINER SUNSET TRACTS SUBDIVISION EL PASO, EL PASO COUNTY, TEXAS
Containing: 2.421 AC.±



DEDICATION

STATE OF TEXAS
COUNTY OF EL PASO
SUBDIVISION L.L.C., OWNER OF THIS PROPERTY HEREBY PRESENTS THIS WAY AND DEEDS TO THE USE OF THE PUBLIC AS HIGHWAY LAND DONOR AND GRANTOR, THE PUBLIC EASEMENT AND THE RIGHTWAY, 2 FT. RIGHT OF WAY ALONG STREET 2001.

BY: _____
MAYOR, ORDER

ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF EL PASO
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____
BY: _____ BY WILL HONEY, OWNER OF THIS LAND.

BY: _____
COUNTY CLERK, STATE OF TEXAS

BY: _____
BY COMMISSIONER

CITY PLANNING COMMISSION

THIS SUBDIVISION IS HEREBY APPROVED AS TO THE PLATTING AND AS TO THE CONDITIONS OF THE DEDICATION IN ACCORDANCE WITH CHAPTER 202 OF THE LOCAL GOVERNMENT CODE OF TEXAS THIS DAY OF _____ 2015 A.D.

EXECUTE THE SECRETARY _____ CHAIRPERSON
APPROVED FOR FILING THIS _____ DAY OF _____ 2015 A.D.

PLANNING AND INSPECTION DIRECTOR _____

FILING

FILED AND RECORDED IN THE OFFICE OF THE COUNTY CLERK OF EL PASO COUNTY, TEXAS THIS _____ DAY OF _____ 2015.

FILE NO. _____

COUNTY CLERK _____ BY DEPUTY _____

THIS PLAT REPRESENTS A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND IS IN COMPLIANCE WITH THE CURRENT TEXAS BOARD OF PROFESSIONAL LAND SURVEYING PROFESSIONALS AND TECHNICAL STANDARDS.

BEARING LOCAL: 1012 2008



Location Map

SCALE: 1" = 800'



NOTES

1. THIS PROPERTY LIES WITHIN ZONE C OF THE FLOOD INSURANCE RATE MAP, WHICH IS A FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
2. THIS SUBDIVISION LIES WITHIN THE EL PASO INDEPENDENT SCHOOL DISTRICT.
3. ADDITIONAL PRIVATE DRAINAGE EASEMENTS SHALL BE REQUIRED IF LOTS ARE FURTHER DIVIDED.
4. SET LOT FROM WHICH ALL LOT CORNERS TO BE SET ON ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.
5. THE PURPOSE FOR THIS REPLAT IS WIDE ONE LOT.
6. ACCESS TO DONIPHAN WILL BE CONSIDERED WITH DUE CARE.
7. NEIGHBORHOOD DELIVERY AND COLLECTION ROUTES TO BE DETERMINED BY THE APPLICABLE LOCAL SERVICE.

THIS IS TO CERTIFY THAT WATER AND SEWER SERVICES WILL BE PROVIDED TO THIS SUBDIVISION BY THE EL PASO WATER UTILITY. PUBLIC SERVICE BOARDS IN ACCORDANCE WITH THEIR REGULATIONS AND WITH SECTION 16.04 OF THE TEXAS WATER CODE. WATER AND SEWER SERVICES WILL BE PROVIDED TO THE SUBDIVISION FROM EXISTING FACILITIES LOCATED ON SUNSET DRIVE AND DONIPHAN DRIVE AND WILL BE CONTRIBUTED TO SERVE THIS SUBDIVISION.

THE INSTRUMENTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION, INSTRUMENT NO. _____ BOOK _____ PAGE NO. _____ DATE _____

LEGEND

—	CENTERLINE
—	BLOCK NUMBER

LINE	BEARING	DISTANCE
TT	S85°55'00"W	15.00'
TE	S87°07'00"W	25.00'
TE	S85°55'00"W	15.00'
TE	S87°07'00"W	25.00'
TE	S85°55'00"W	15.00'
TE	S87°07'00"W	25.00'
TT	S85°55'00"W	15.00'

BENCHMARK:
CITY MONUMENT LOCATED AT THE CENTERLINE INTERSECTION OF SUNSET DR. AND RIPLEY DR. ELEVATION = 375.08 (CITY DATUM)

SLI ENGINEERING, INC.
CIVIL ENGINEERS - LAND SURVEYORS
LAND PLANNERS - CONSTRUCTION MANAGEMENT
8800 WESTING DR. - EL PASO, TEXAS - 79962 - (973) 884-4467
DATE OF REVISION: 07/27/2015

ATTACHMENT 5

Jeff,

On behalf of the owner and in accordance with Title 19.10.050 of the Municipal Code, we are submitting this petition to waive the additional 15' ft. of right of way being requested, by the city, for the portion of Doniphan the Weiner Tracts Replat "A" project abuts. We are seeking relief of this requirement on the basis that none of the adjoining properties along Doniphan are in compliance with this requirement. Since all the properties along the east side of Doniphan are all built, up giving up the right of way just along this property would not serve any purpose.

Also we are submitting to you a petition to waive the improvements on Sunset Drive and Doniphan Drive.

Thanks in advance for all your help during this process

Regards

Fernando Estrada Ph.D
Project Manager



Civil Engineering – Land Surveyors
Land Planners – Construction Management
6600 Westwind, El Paso, Texas 79912
Phone 915.584.4457
Fax 915.581.7756
festrada@sl-engineering.com

ATTACHMENT 6



CITY PLAN COMMISSION APPLICATION RESUBDIVISION COMBINATION SUBDIVISION APPROVAL

DATE : 4/21/2015

FILE NO. SUSU15-00043

SUBDIVISION NAME: WEINER SUNSET TRACTS REPLAT "A"

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
ALL OF TRACT 9 B AND 10 A J. M. JETT SURVEY NO. 155,
ABSTRACT 48 & ALL OF LOT 2 BLOCK 1, EL PASO, EL PASO
COUNTY, TEXAS.

2. Property Land Uses:

	<u>ACRES</u>	<u>SITES</u>		<u>ACRES</u>	<u>SITES</u>
Single-family	_____	_____	Industrial	_____	_____
Duplex	_____	_____	Office	_____	_____
Apartment	_____	_____	Street & Alley	_____	_____
Mobile Home	_____	_____	Ponding & Drainage	_____	_____
P.U.D.	_____	_____	Institutional	_____	_____
Park	_____	_____	Other: _____	_____	_____
School	_____	_____	Total No. Sites	<u>1</u>	_____
Commercial	<u>2.421</u>	_____	Total (Gross) acreage	<u>2.42</u>	_____

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

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

5. What type utility easements are proposed: Underground _____ Overhead _____ Combination of both X

6. What type of drainage is proposed? (If applicable, list more than one)
WAIVER FOR BIKE & HIKE TRAIL.

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 _____
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 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 Section 19.47- Vested rights

12. Owner of record	WILL HARVEY		
	(Name and address)	(Zip)	(Phone)
13. Developer	WILL HAVERY		
	(Name and address)	(Zip)	(Phone)
14. Engineer	SLI ENGINEERING INC		
	6600 WESTWIND DRIVE	79912	584-4457
	(Name and address)	(Zip)	(Phone)

CASHIER'S VALIDATION

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

