



City of El Paso – City Plan Commission Staff Report

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 (Commercial)
Proposed Zoning: C-3 (Commercial)
Nearest Park: White Spur Park (.09 mi.)
Nearest School: Bond Elementary School (.92 mi.)
Park Fees Required: Pending
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 easement along Sunset. Access to the subdivision is proposed from Doniphan Drive and Sunset Drive. The subdivision was reviewed under the current subdivision code.

DEVELOPMENT COORDINATING COMMITTEE

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

Planning Division Recommendation:

Staff recommendation is **pending** of Weiner Sunset Tracts Replat A pending revisions that have not been submitted in order to meet the requirements of the Subdivision Code.

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)."
2. Five foot sidewalk along east side of ROW is labeled new. If proposed new, it should be placed abutting ROW line.

Parks and Recreation Department

No comments received.

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

Sun Metro does not oppose this request. Sun Metro Route 20 does have a bus stop immediately adjacent to the subject property along Doniphan. Recommending coordination take place with Sun Metro staff on potential bus stop enhancement(s).

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

No comments received.

Texas Gas Company

No comments received.

Additional Requirements and General Comments:

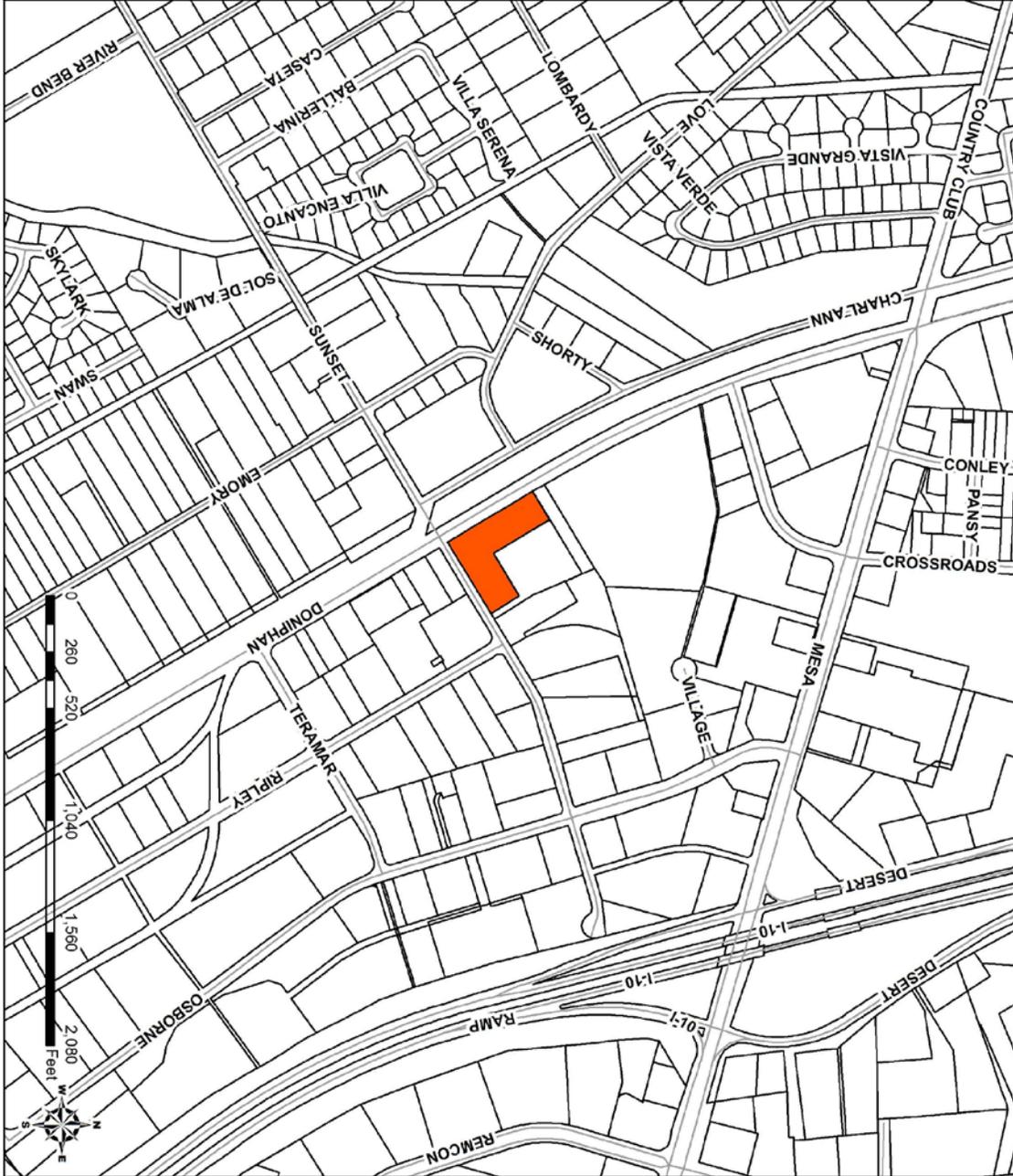
1. Submit to the Planning and Inspections Department – Planning Division the following prior to recording of the subdivision.
 - a. Current certified tax certificate(s)
 - b. Current proof of ownership
 - c. Release of access document, if applicable
 - d. Set of restrictive covenants, if applicable
2.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

Attachments

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

ATTACHMENT 1

WEINER SUNSET TRACTS REPLAT "A"



ATTACHMENT 2

WEINER SUNSET TRACTS REPLAT "A"



ATTACHMENT 5



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	1	_____
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

