City of El Paso – City Plan Commission Staff Report

Case No:	SUSU14-00062 Que Padre Subdivision
Application Type:	Major Combination
CPC Hearing Date:	July 31, 2014
Staff Planner:	Nelson Ortiz, (915) 212-1606, ortiznx@elpasotexas.gov
Location:	East of Sunland Park and South of Doniphan
Acreage:	9.115 acres
Rep District:	8
Existing Use:	Vacant
Existing Zoning:	C-3/c (Commercial/ condition)
Proposed Zoning:	C-3/c (Commercial/ condition)
Nearest Park:	Riverbend linear park (.18 mi.)
Nearest School:	Zach White Elementary School (1.12 mi.)
Park Fees Required:	$9,120.00
Impact Fee Area:	N/A
Property Owner:	EP Sunland, LLC.
Applicant:	EP Sunland, LLC.
Representative:	Kimley-Horn and Associates

SURROUNDING ZONING AND LAND USE

North: C-4/c /M-1 Commercial Development
South: N/A New Mexico State Boundary
East: R-5 Vacant
West: R-3 Residential Development

PLAN EL PASO DESIGNATION: G3 Post-War

APPLICATION DESCRIPTION

The applicant proposes to subdivide 9.115 acres of vacant land for three commercial lots. Access to the subdivision is proposed from Sunland Park and Emory. The applicant will be constructing the full width of Emory Drive. The applicant has submitted a request to waive the 300' maximum cul-de-sac length requirement in non-residential zoning districts. This development was reviewed under the current subdivision code.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends **approval** of waiver as it meets Section 19.48.030 (Criteria for approval) and pending approval of Que Padre Subdivision subject to the following comments.

- The applicant must provide a cross-section for Sunland Park Drive and dedicate a bike

and hike trail.

Planning Division Recommendation:
Pending submittal of a cross-section for Sunland Park Drive to include a bike and hike trail.

City Development Department - Land Development

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

The Developer/Engineer shall address the following comments.

1. Any development within Special Flood Hazard Areas must comply with Section 18.60-Flood Damage Prevention and FEMA flood zone requirements.
2. The Storm-water Master Plan recommends enlarging existing culvert across Sunland Park Dr. and expanding the existing channel; no storm water run-off is allowed into the channel.
3. Delineate the subdivision boundary limits clearly with a double dashed bold line. Provide the subdivision boundary closure report.
4. Provide an inspection and maintenance agreement for private storm-water facilities in accordance with Section 19.19.040.
5. Provide street cross-sections of Emory Dr. and Sunland Park Dr., label slope and direction. Pavement values shall be as per CBR results on typical street cross sections. Large truck loads and high traffic volumes are expected.
6. Provide drainage easements for storm sewer systems flowing through lot three into private pond area and show on the final plat.
7. Storm-sewer system should be added on dedication statement on final plat for portions of storm-sewer system within public R.O.W.
8. Show proposed street monuments on final plat.

Parks and Recreation Department

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

Please note that this subdivision is zoned "C-3/c" meeting the requirements for multi-family dwellings use restricted to a maximum of 29 dwelling units per acre, however, applicant has submitted preliminary covenants restricting the use to general commercial purposes only and prohibiting all residential uses therefore, "Park fees" will be assessed based as follows:

1. **If** gross density waiver is granted by the Planning Department or designee and a copy of the final recorded covenants is provided restricting all residential uses, then applicant shall be required to pay "Park fees" in the amount of **$9,120.00** based on Non-residential subdivision requirements calculated as follows:

Non-residential acreage 9.12 (rounded to two decimals) @ $1,000.00 per acre = **$9,120.00**

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

Nearest Parks: **Coach Jack D. Quarles** **&** **Pacific**

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

We have reviewed the subdivision described above and provide the following comments:

1. Water service for the proposed Lots 1 and 2 is available from the water mains along Sunland Park Drive and Emory Drive. Sewer service is available for Lots 1 and 2 from the sewer main along Sunland Park Drive.

2. Water service for the proposed Lot 3 will required a water main along the extension of Emory Drive. The Owner and EPWU are coordinating the means of providing sewer service to the proposed Lot 3.

EPWU-PSB Comments

Water:

3. There is an existing 12-inch diameter water main along Sunland Park Drive. Also, there is an existing 6-inch diameter water main along Emory Road that dead-ends approximately 500-feet south of the southern right-of-way line of Sunland Park Drive.

Sewer:

4. There is an existing 8-inch diameter sanitary sewer main along the north side of Sunland Park Drive fronting the subject subdivision. This sewer main is approximately 3.0 to 4.0 feet deep.

General:

5. EPWU requires a new service application to serve the subject property. New service applications are available at 1154 Hawkins, 3rd Floor. The following items are required at the time of application: (1) hard copy of subdivision plat with street names and addresses; (2) finalized set of street improvement plans, including storm sewer; (3) digital copy of subdivision plat; (4) benchmark check; and (5) construction schedule. Service will be provided in accordance with the current 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.

Sun Metro

- Recommend the placement of sidewalks and ADA compliant improvements throughout the development to City standards to provide pedestrian accessibility to mass transit services.

El Paso Department of Transportation

TIA comments as shown below.

- When given, use the Institute of Transportation Engineers (ITE) Trip Generation Manual equation to estimate the number of trip generated from the proposed development.
- Intersection analysis at Sunland Park Drive and Emory Road shall include queue analysis.
- Traffic Engineer approval required for the improvements listed below as part of the development specified in the TIA.
- Improve Emory Road from the proposed Driveway 3 to Sunland Park Drive.
- Install right turn bay on the Emory northbound approach at Sunland Park Drive.
- The Upper Valley traffic Study recommends in 2025 to construct an overpass to provide

grade separation at Doniphan & Sunland Park (grade separate Sunland Park). This may change trip distribution and access to the proposed development from Emory Road.

El Paso County 911 District
No comments received.

El Paso Fire Department
No comments received.

Central Appraisal District
No comments received.

El Paso Electric Company
No comments received.

Texas Gas Company
No comments received.

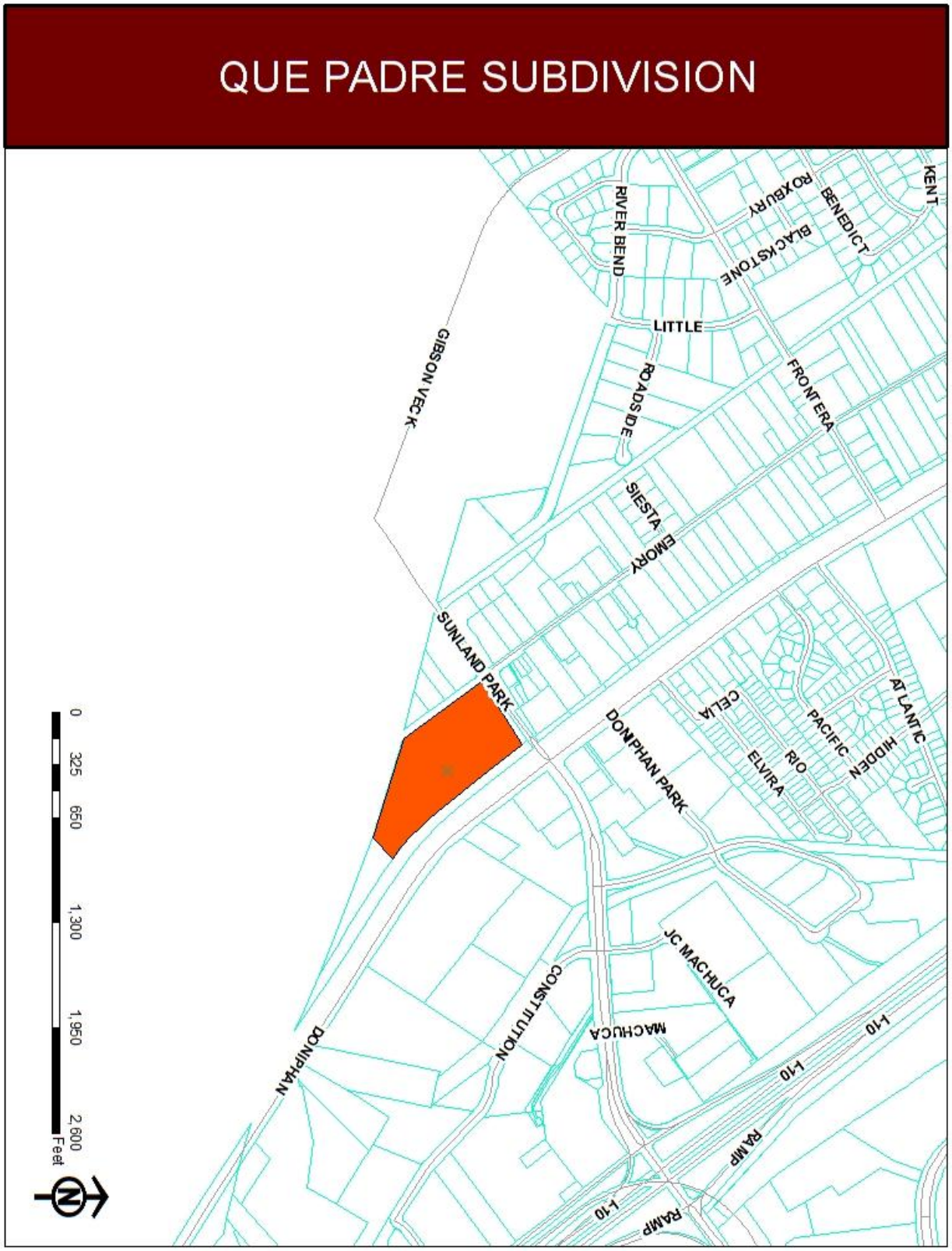
Additional Requirements and General Comments:

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.
3. Applicant must provide cross-section for Sunland Park Drive and dedicate a bike and hike trail.

Attachments

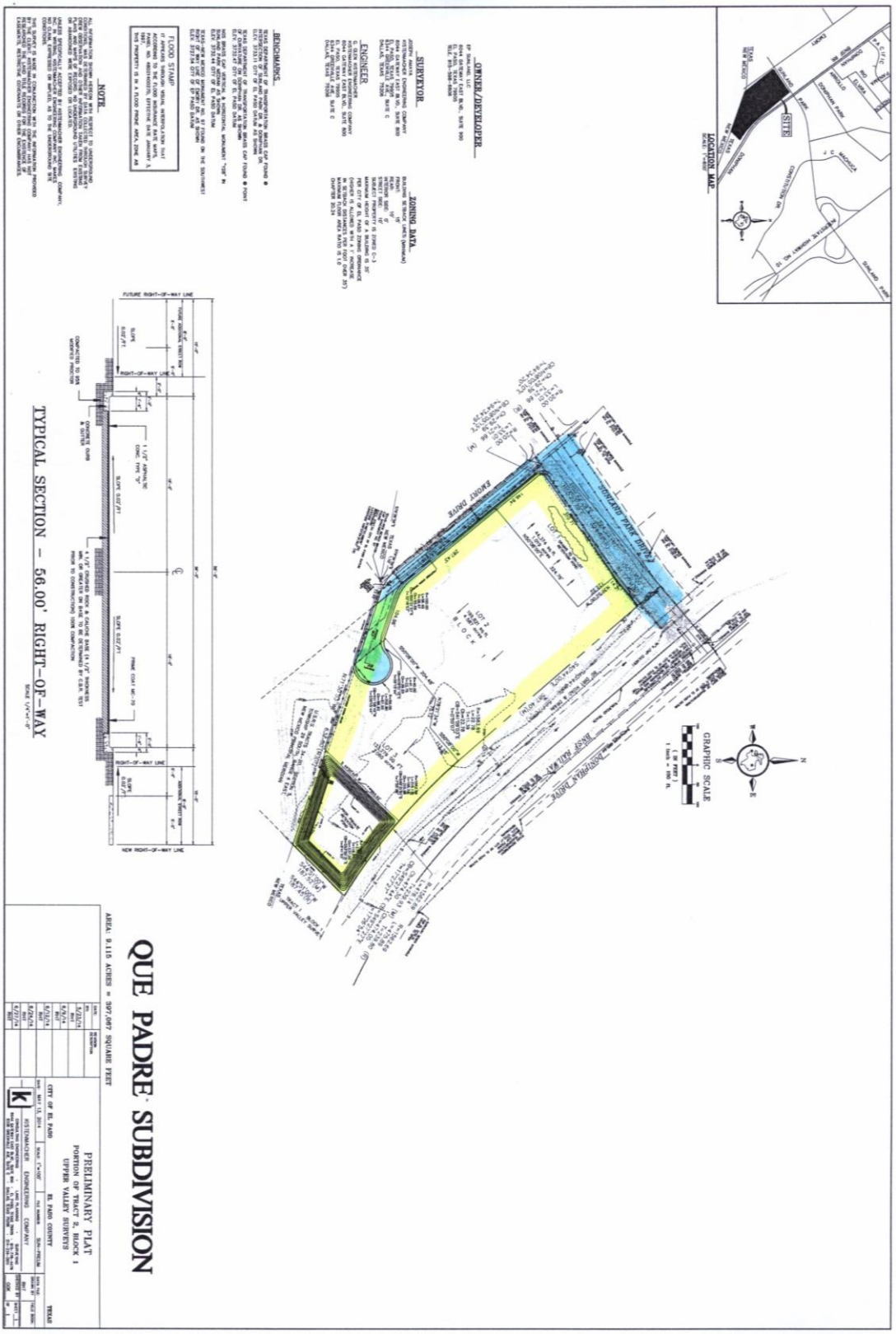
1. Location map
2. Aerial map
3. Preliminary plat
4. Final Plat
5. Waiver Request
6. Application

ATTACHMENT 1

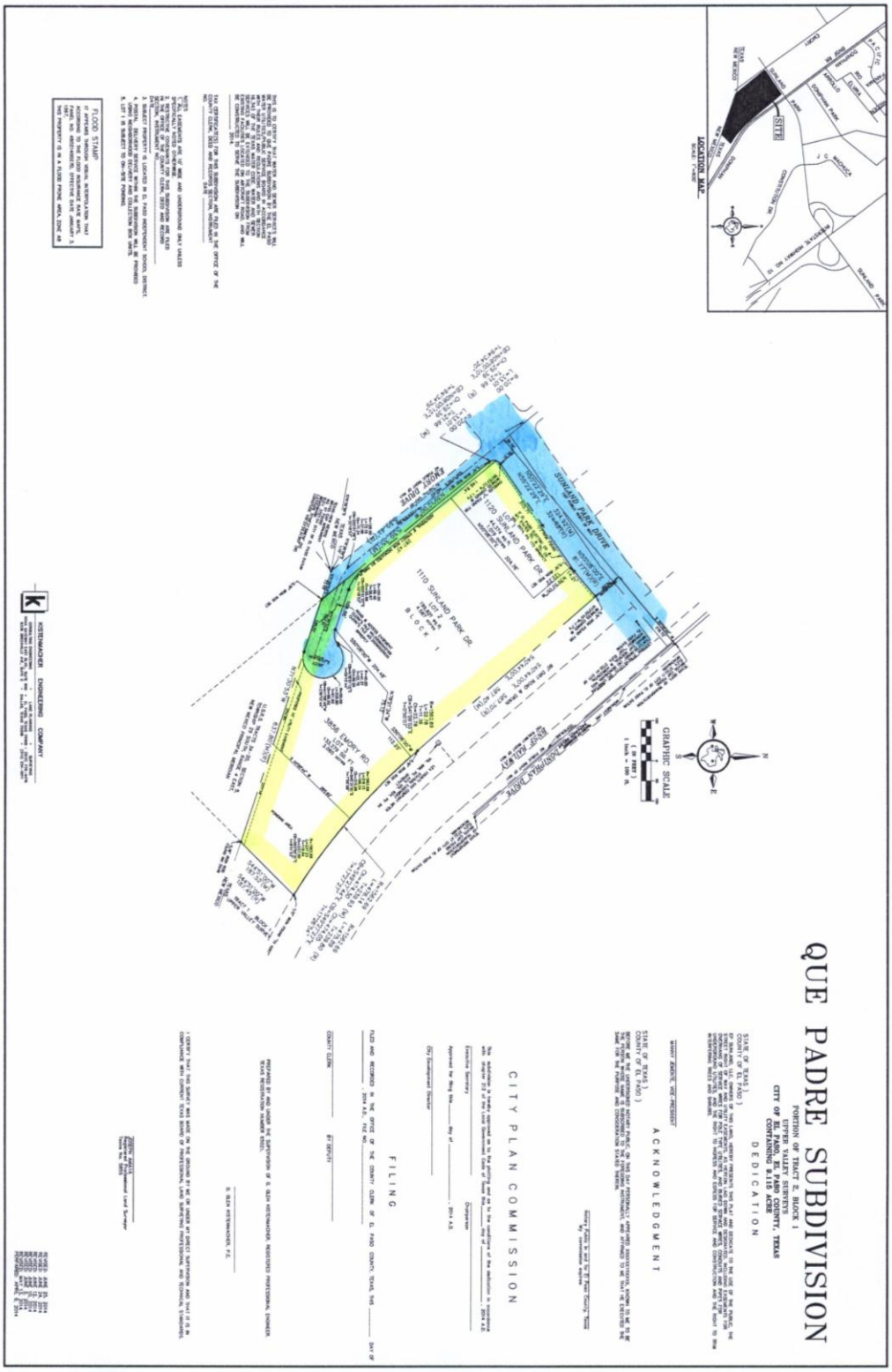


ATTACHMENT 2

ATTACHMENT 3



ATTACHMENT 4



ATTACHMENT 5

KISTENMACHER ENGINEERING COMPANY

• CONSULTING ENGINEERING • LAND PLANNING • SURVEYING

July 22, 2014

City Plan Commission
c/o City Development – Planning Division
City of El Paso
801 Texas Street
El Paso, TX 79901

Attention: Nelson Ortiz, Planner

Re: Que Padre Subdivision
Request for Variance of Cul-de-Sac Length

Ladies / Gentlemen:

On behalf of EP Sunland, LLC, the owner / developer of proposed Que Padre Subdivision, we are respectfully requesting a variance, under Section 19.48.030, to Section 19.15.90, regarding the maximum cul-de-sac length, specifically for Emory Drive. Emory Drive is currently a dead end street, with no turn around, approximately 540 feet in length. Its dedication currently terminates at the Texas-New Mexico boundary line. The proposed plat for Que Padre Subdivision would bend the street slightly to the east and extend its total length to approximately 740 feet, where a cul-de-sac turn-around would be provided.

This variance request is necessitated by the current configuration of the land, as well as the difficulties presented by an existing railroad to the east and a state boundary line to the south and west, as well as the configuration of the property owned / controlled by EP Sunland, LLC. It should probably be noted that, while not publicly dedicated, the proposed land use of Lot 2 of the proposed subdivision will provide a "de-facto" secondary access point to the proposed Emory Road, in effect reducing the overall length cul-de-sac length to less than 300 feet.

Thank you for you review and consideration of this request. Should you have any questions or require any additional information, please contact us at your convenience.

Sincerely,

KISTENMACHER ENGINEERING COMPANY

G. Glen Kistenmacher, P.E.

TWO LOCATIONS IN TEXAS TO SERVE YOU

6044 GATEWAY BLVD. EAST, SUITE 800
EL PASO, TEXAS 79905
915-778-4476 · FAX 915-778-4504

6336 GREENVILLE AVENUE, SUITE C
DALLAS, TEXAS 75206
214-234-0011· FAX 214-234-0012

ATTACHMENT 6

CITY OF EL PASO PAID JUN 26 2014 CITY DEVELOPMENT DEPARTMENT

CITY PLAN COMMISSION APPLICATION FOR
MAJOR COMBINATION SUBDIVISION APPROVAL

DATE: 06/12/2014 FILE NO. SUSU14-00062

SUBDIVISION NAME: QUE PADRE SUBDIVISION

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
PORTION OF TRACT 2, BLOCK 1, UPPER VALLEY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS

2. Property Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family			Office		
Duplex			Street & Alley		
Apartment			Ponding & Drainage	1.196	
Mobile Home			Institutional		
P.U.D.			Other (specify below)		
Park			ROW DEDICATION	0.178	
School					
Commercial	7.741		Total No. Sites		
Industrial			Total (Gross) Acreage 9.115		

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

4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? N/A Yes____ No____

5. What type of utility easements are proposed: Underground X Overhead____ Combination of Both____

6. What type of drainage is proposed? (If applicable, list more than one)
ON-SITE RETENTION POND

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:

10. **Improvement Plans submitted?** Yes X 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 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) 541-4024

12. Owner of record EP Sunland, LLC 6044 Gateway East, Suite 904, El Paso, TX 79905 (915) 549-5551
(Name & Address) (Zip) (Phone)

13. Developer EP Sunland, LLC 6044 Gateway East, Suite 904, El Paso, TX 79905 (915) 549-5551
(Name & Address) (Zip) (Phone)

14. Engineer Kimley-Horn and Associates 111 W. Jackson Blvd. Chicago, IL 60604 (312) 924-7431
(Name & Address) (Zip) (Phone)

Refer to Schedule C for current fee.

OWNER SIGNATURE:

REPRESENTATIVE: Colleen Marrell

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