



City of El Paso – City Plan Commission Staff Report

REVISED

Case No: SUSU15-00046 DW Properties Addition
Application Type: Major Combination
CPC Hearing Date: August 13, 2015

Staff Planner: Alfredo Austin, 915-212-1604, austinaj@elpasotexas.gov
Location: North of Sunland Park and West of Mesa
Acreage: 1.85 Acres
Rep District: 8

Existing Use: Commercial Development
Existing Zoning: C-3 (Commercial)
Proposed Zoning: C-3 (Commercial)

Nearest Park: Palo Verde Park (.13 miles)
Nearest School: Putnam Elementary (.14 miles)
Park Fees Required: \$1,850.00
Impact Fee Area: This property is not located in an Impact Fee Service Area.

Property Owner: DW Properties
Applicant: DW Properties
Representative: Dorado Engineering

SURROUNDING ZONING AND LAND USE

North: C-3/sp (Commercial/special permit)
South: R-3 (Residential)
East: C-3 / C3/sp (Commercial / Commercial/special permit)
West: C-3 (Commercial)

THE PLAN FOR EL PASO DESIGNATION: G-4, Suburban (Walkable)

APPLICATION DESCRIPTION

The applicant proposes to subdivide approximately 1.85 acres of land for one commercial lot. Primary access to the subdivision is proposed from Mesa Street. This development is being reviewed under the current subdivision ordinance.

As per section 19.10.050.A.1.a of the City of El Paso Municipal Code, the applicant is requesting an exception to waive right of way improvements along Mesa Street. Mesa Street is a TXDOT major arterial designated on the City's Bikeway plan. Fifty per cent 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 and have sufficient capacity to handle the increase in traffic to be generated by the proposed development.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends **approval** of the waiver of right of way improvements and **approval** of DW Properties Addition Subdivision on a Major Combination basis.

Planning & Inspections Department-Planning Division Recommendation:

Staff recommends approval of the waiver of right of way improvements and **approval** of DW Properties Addition Subdivision on a Major Combination basis.

Planning & Inspections Department-Land Development:

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

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. Coordinate proposed development access with TXDOT requirements.
3. Correct Note on Flood Zone designation Panel No. 480214-0027D.

EPWU-PSB Comments:

1. EPWU does not object to this request.
2. Mesa Street is a Texas Department of Transportation (TxDOT) right-of-way. All proposed water and sanitary sewer work to be performed within Mesa Street right-of-way requires written permission from TxDOT.
3. As per EPWU Rules and Regulations, each property or developable unit shall have a separate water meter and separate sewer service connection.

Water

4. There is an existing 12-inch diameter water main extending along Mesa Street that is available for service, the water main is located approximately 4-ft south from the center line of the right-of-way.
5. EPWU records indicate a vacant-shut off 1-inch water meter serving the subject property. The service addresses for this meter is 6331 North Mesa Street.

Sanitary Sewer

6. There is an existing 8-inch diameter sanitary sewer main extending along Mesa Street that is available for service, the sewer main is located approximately 5-ft north from the center line of the right-of-way.
7. EPWU records indicate there is a private 4-inch diameter sewer service that connects to an existing 8-inch diameter sewer main located along Fiesta Dr. thru a private 10-foot easement.

General:

8. EPWU-PSB requires a new service application for water and sewer services. 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, and landscaping 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.

Parks and Recreation:

We have reviewed **DW Properties Addition**, a major combination plat map and offer Developer / Engineer the following comments:

Please note that this subdivision is zoned "C-3" meeting 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, applicant has submitted copy of preliminary covenants restricting the use to Non-residential uses therefore, park fees will be assessed as follows:

1. If applicant provides copy of recorded 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 **\$1,850.00** based on the following calculations:

Non-residential acreage 1.85 (rounded to two decimals) @ \$1,000.00 per acre = **\$1,850.00**

Please allocate generated funds under Park Zone: **C-3**

Nearest Parks: **James Schwitters Family Park** & **Paul Harvey**

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

TXDOT:

Only one driveway will be allowed for this property. If any improvements are planned for this property as to change the footprint of the buildings or if grading is planned, plans of the proposed work has to be submitted to TxDOT for review and approval.

EPDOT

A TIA is not required since the number of new trips generated by the proposed development is less than the minimum threshold required for a TIA.

El Paso Independent School District:

No comments received.

911:

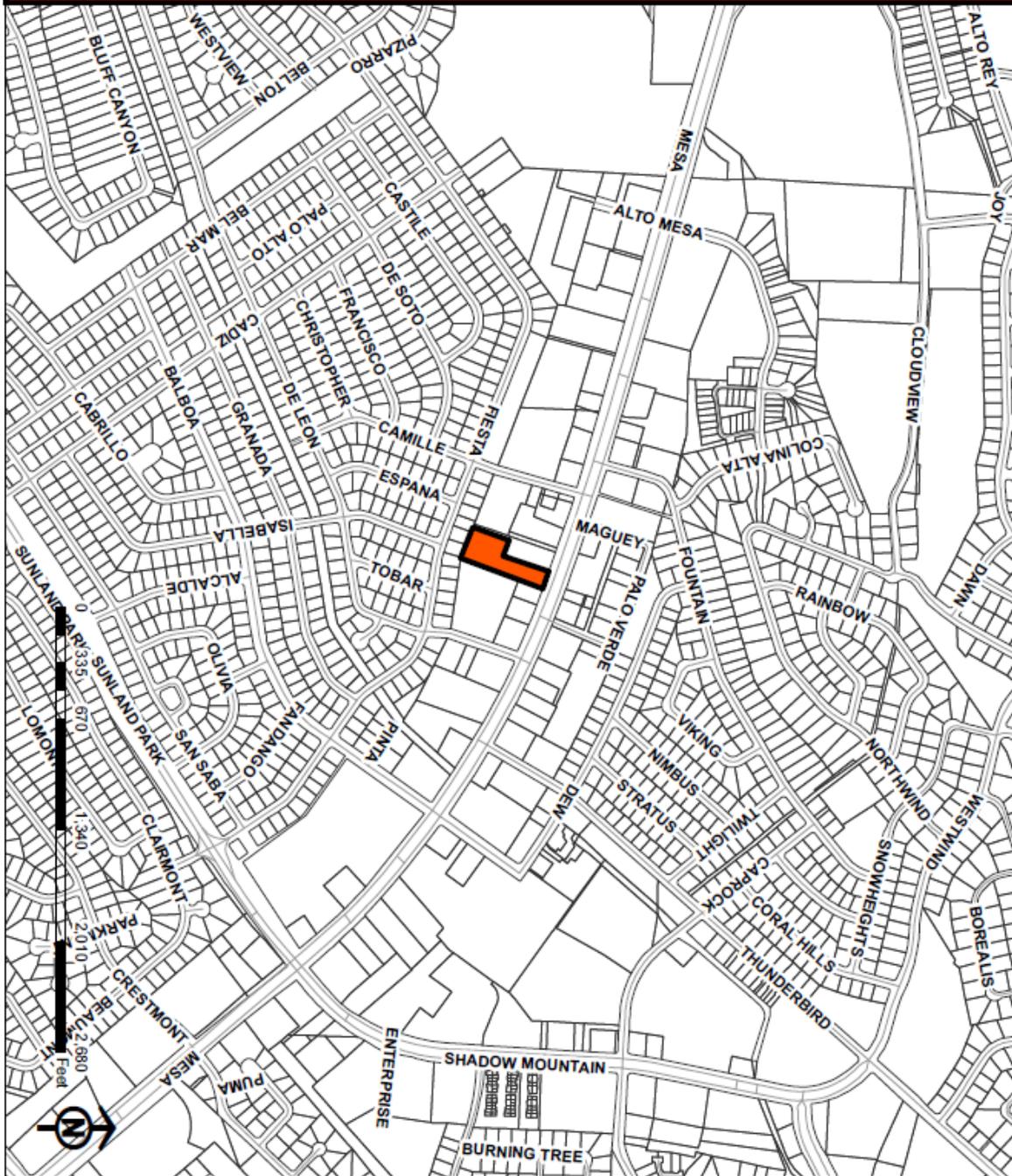
No comments received.

Attachments

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

ATTACHMENT 1

DW PROPERTIES ADDITION

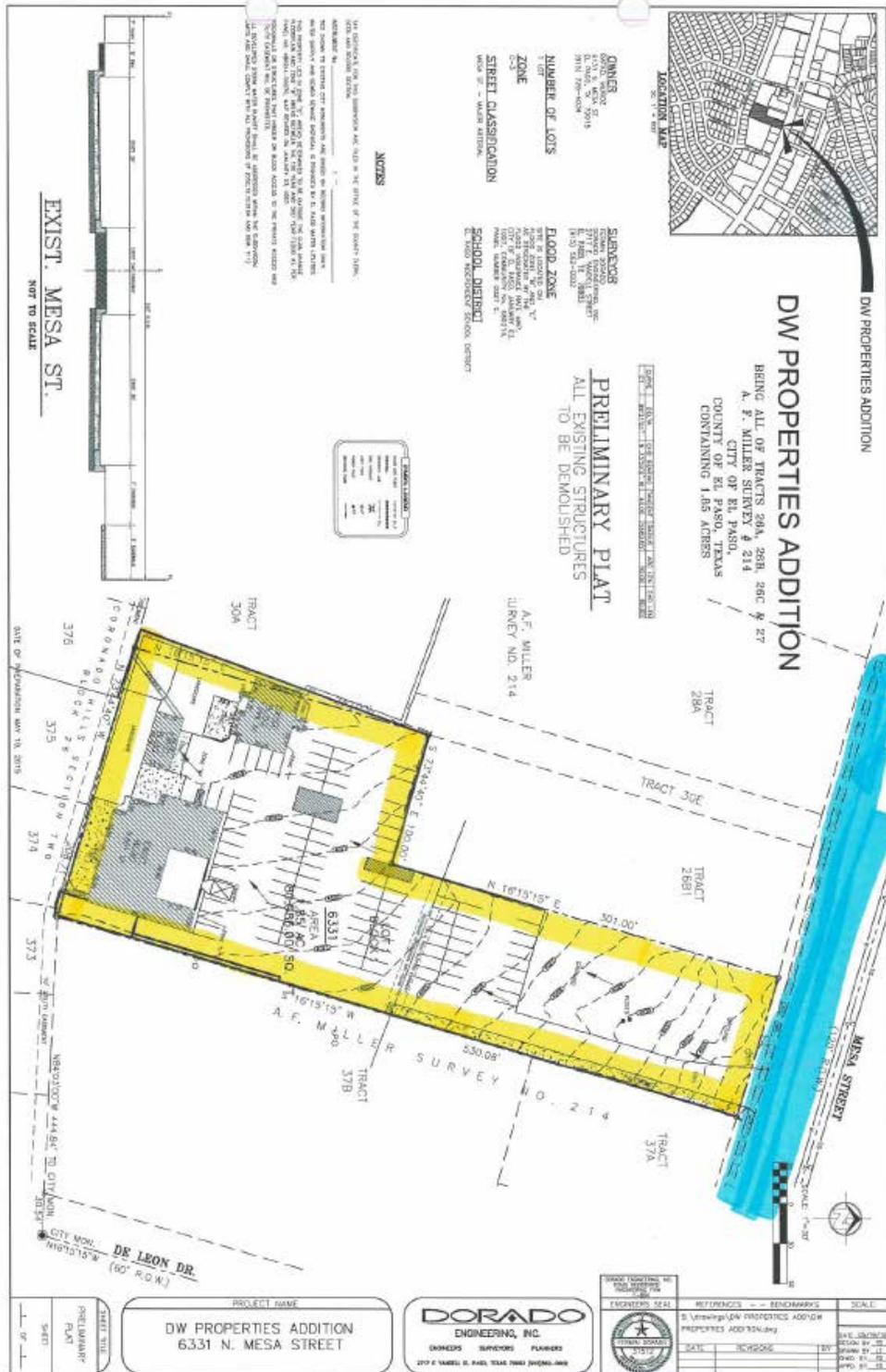


ATTACHMENT 2

DW PROPERTIES ADDITION



ATTACHMENT 3



ATTACHMENT 5

DORADO ENGINEERING GROUP

2717 E. Yandell El Paso, Texas (915) 562-0002 Fax (915) 562-7743

July 15, 2015

Mr. Jeff Howell
City of El Paso
Planning and Inspections Department
801 Texas Ave
El Paso, TX 79901

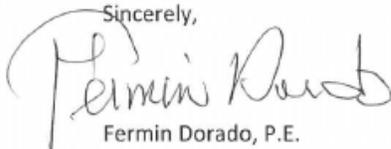
RE: DW PROPERTIES ADDITION (6331 N. MESA STREET)

Mr. Howell

As per section 19.10.050 of the subdivision code, DW Properties, owner of the proposed **DW PROPERTIES ADDITION**, is respectfully requesting a waiver on all Right-of-Way, Street improvements, Parkway Improvements and Bike and Hike Improvements on Mesa Street. Based on fifty percent of lots within a quarter mile of the proposed development have already been developed and the existing street improvements are in character with the neighborhood. Granting the waiver or exception will not be detrimental to the public health, safety or welfare, or injurious to other property within the area and will not have the effect of preventing the orderly use and enjoyment of other land within the area in accordance with the provisions of this title, or adversely affect the rights of owners or residents of surrounding property;

We thank you for all your assistance.

Sincerely,


Fermin Dorado, P.E.

S:\My Files\DW PROPERTIES BELA NAPOLI\LTR_Waiver Request.doc

ATTACHMENT 6



CITY PLAN COMMISSION APPLICATION FOR MAJOR COMBINATION SUBDIVISION APPROVAL

DATE: _____ FILE NO. _____

SUBDIVISION NAME: DW PROPERTIES ADDITION

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
TRACTS 26A, 26B, 26C AND 27
A.F. MILLER SURVEY NO. 214

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>1.85</u>	<u>1</u>	Total No. Sites	<u>1</u>	_____
Industrial	_____	_____	Total (Gross) Acreage	<u>1.85</u>	_____

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

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 X

6. What type of drainage is proposed? (If applicable, list more than one)
SURFACE FLOW

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) 212-0085

12. Owner of record DW PROPERTIES LTD 6336 GATO RD EL PASO TX 79932
 (Name & Address) (Zip) (Phone)
13. Developer _____
 (Name & Address) (Zip) (Phone) (915) 726-4034
14. Engineer DORADO ENGINEERING 2717 E. YANDELL ST (915) 562-0002
 (Name & Address) (Zip) (Phone)

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

OWNER SIGNATURE: [Signature]
 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