



## *City of El Paso – City Plan Commission Staff Report*

**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](mailto: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:** \$36,040  
**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.

**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, therefore, park fees will be assessed based on the following:

1. **If** gross density waiver is granted by the Planning Department or designee and covenants are provided restricting all residential uses, 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**

2. **If** subdivider fails to provide proof of gross density waiver with the filing of the preliminary plat or gross density waiver **is not** granted by the Planning Department or designee, then Applicant shall be required to pay "Park fees" in the amount of **\$36,040.00** based on the following calculations:

Subdivision acreage 1.85 @ maximum 29 units per acre = 53.65 dwellings  
53 Multi-family dwellings @ a \$680.00 per unit = **\$36,040.00**

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.

**El Paso Independent School District:**

No comments received.

**911:**

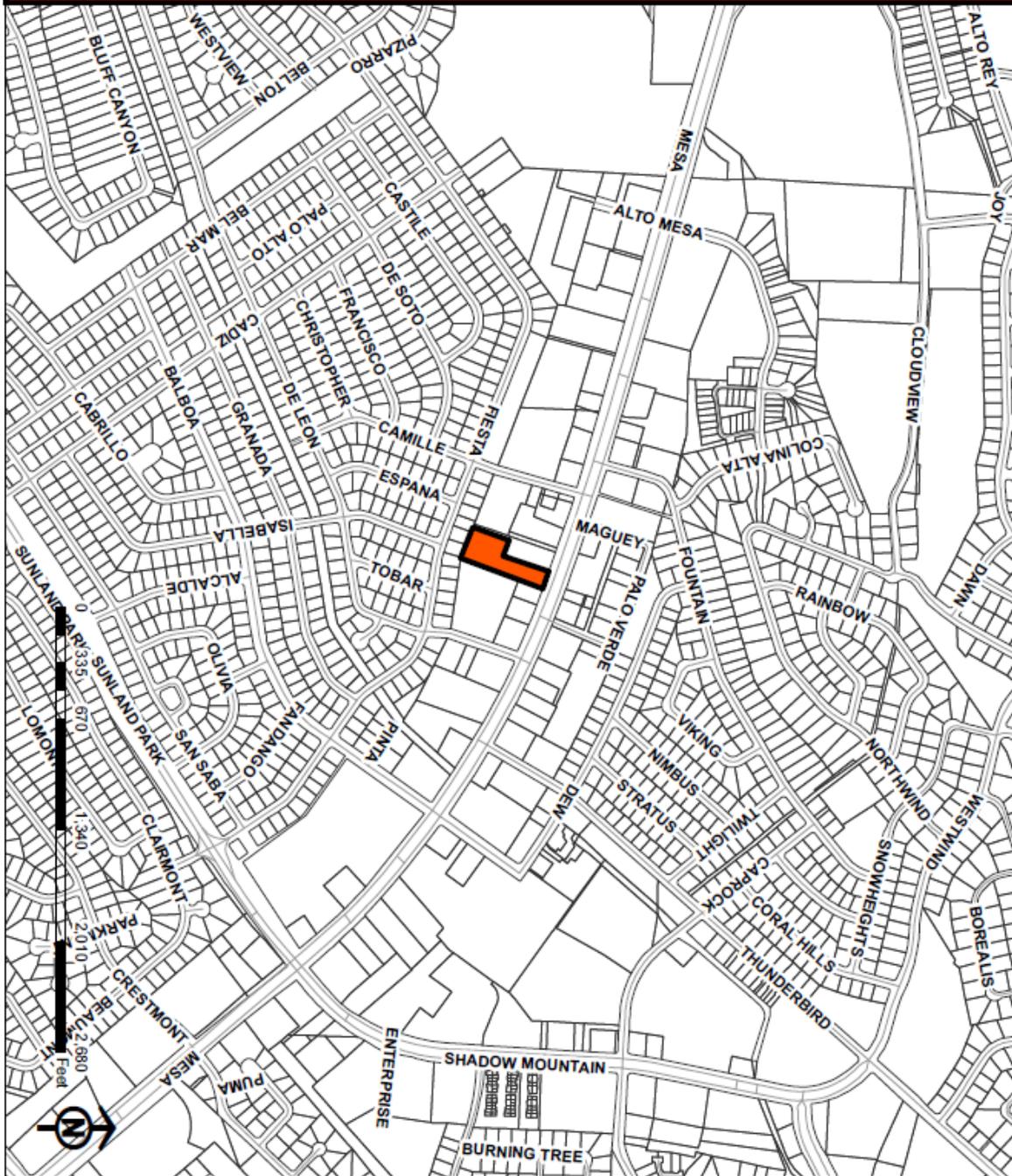
No comments received.

## **Attachments**

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

ATTACHMENT 1

DW PROPERTIES ADDITION

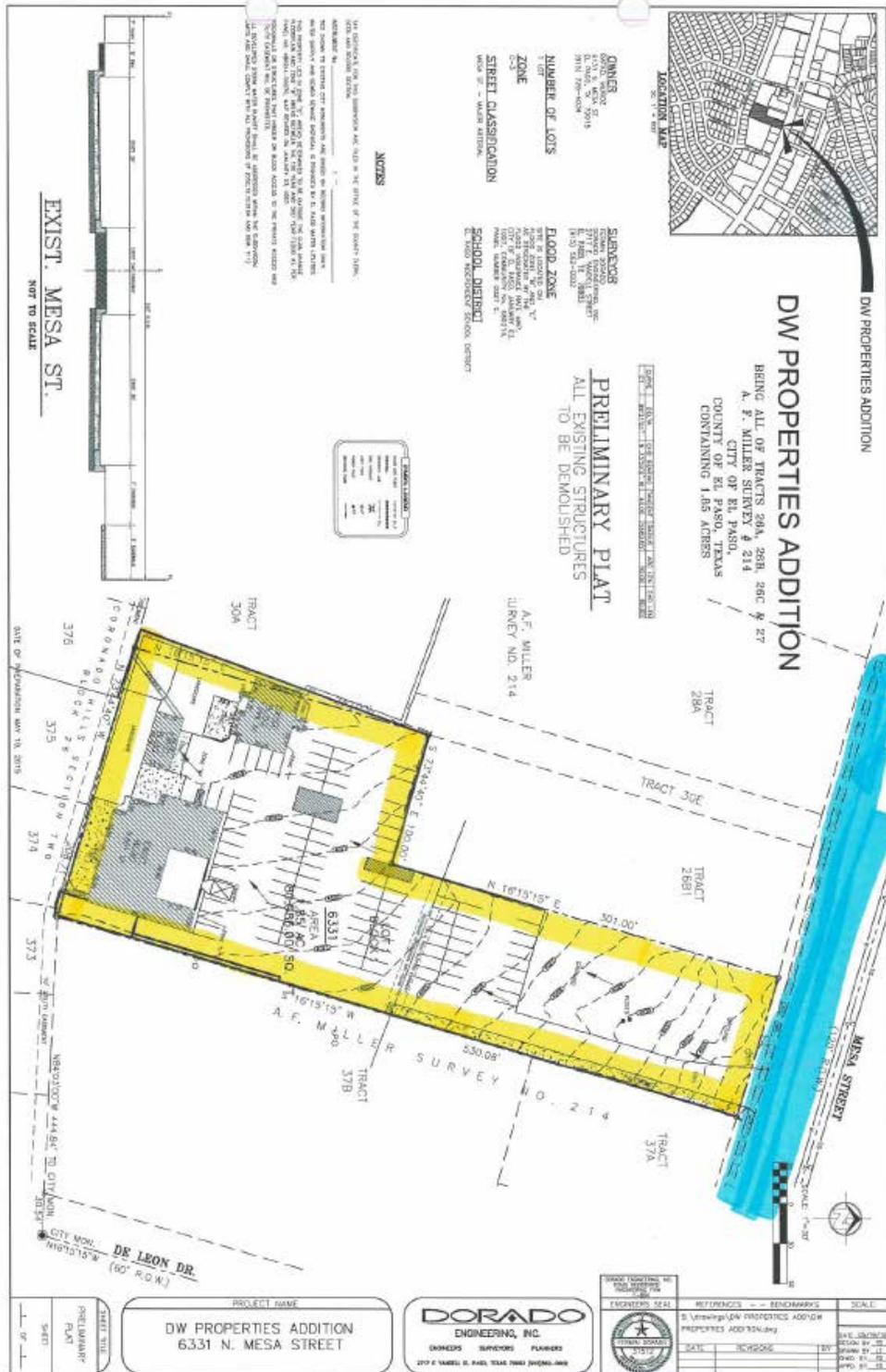


ATTACHMENT 2

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

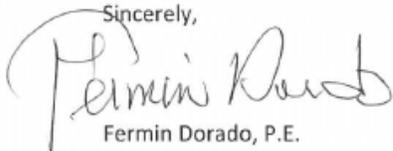
**RE: DW PROPERTIES ADDITION (6331 N. MESA STREET)**

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.

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**ATTACHMENT 6**



**CITY PLAN COMMISSION APPLICATION FOR  
MAJOR FINAL SUBDIVISION APPROVAL**

DATE: 07.16.15 FILE NO: SUSU15-00046  
 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 #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

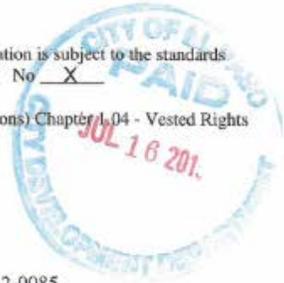
7. Are special public improvements proposed in connection with development? Yes \_\_\_\_\_ No X

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 \_\_\_\_\_ (915) 726-4034  
(Name & Address) (Zip) (Phone)
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