City of El Paso – City Plan Commission Staff Report

Case No:	SUSU13-00063 – Hill Terrace Addition Replat No. 1
Application Type:	Resubdivision Combination
CPC Hearing Date:	August 22, 2013
Staff Planner:	Nelson Ortiz, (915) 541-4931, ortiznx@elpasotexas.gov
Location:	East of US54 and North of Mobile
Acreage:	8.015 acres
Rep District:	2
Existing Use:	Vacant
Existing Zoning:	R-4 (Residential)
Proposed Zoning:	R-4 (Residential)
Nearest Park:	Park proposed within subdivision
Nearest School:	Coldwell Elementary School (0.44 mile)
Park Fees Required:	N/A
Impact Fee Area:	N/A
Property Owner:	City of El Paso
Applicant:	City of El Paso
Representative:	Brock & Bustillos

SURROUNDING ZONING AND LAND USE

North: N/A / Fort Bliss
South: R-4 (Residential) / Single-family development
East: N/A / Fort Bliss
West: R-4 (Residential) / Single-family development

PLAN EL PASO DESIGNATION: G2 Traditional Neighborhood (Walkable)

APPLICATION DESCRIPTION

The applicant proposes to resubdivide 8 acres for a total of three lots - one park site, and two lots currently serving EPWU/PSB needs. With this plat, the applicant proposes to vacate numerous easements (utility, service and overhead) previously dedicated through the original plat as well as all of Spokane Drive and a portion of Belmont Street. Access to the city park will be provided via Radford Street. The applicant has submitted an alternative design to use a modified hammerhead cul-de-sac at Mobile Avenue. The hammerhead will consist of 54 feet of pavement and 3-foot parkways, while the rest of Mobile Avenue will have18 feet of on-street parking, 20 feet of pavement and 6-foot parkways and sidewalks abutting the park property and 5-foot parkways and sidewalks abutting the residential properties. This subdivision is being reviewed under the current subdivision code.

NEIGHBORHOOD INPUT
Notice of a Public Hearing was mailed to all property owners within 200 feet of the subject property on August 5, 2013. The Planning Division received five phone calls from residents asking for information and expressing support for the project.

DEVELOPMENT COORDINATING COMMITTEE
Pending review of alternative design by Environmental Services Department.

Planning Division Recommendation:
Approval of alternative design. The south side of Mobile Avenue shall be designated "No Parking" per fire department comments. Approval of Hill Terrace Addition Replat No. 1 on a Resubdivision Combination basis.

City Development Department - Land Development

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

The Developer/Engineer needs to address the following comments.

1. Include proposed drainage flow arrows on preliminary plat.
2. All developed storm water runoff shall be retained within the subdivision boundaries.

Parks and Recreation Department

We have reviewed **Hill Terrace Addition Replat No.1,** a resubdivision combination plat map and offer **no objections** to this plat application.

Please note that part of this Subdivision is being used as a **"City Park"** and the rest for EPWU facilities which under the Municipal Code definitions is considered a "Public facility" therefore, meeting the requirements to be excluded from the calculation for parkland dedication ordinance Title 19 – Subdivision & Development Plats**, Chapter 19.20 Parks and Open Space** as noted below:

19.20.060 - Exclusions from Dedication Requirements.

Exclusions. The following shall be excluded from the calculation for parkland dedication. In all instances, the burden of proof shall be on the subdivider to demonstrate that the plat meets the requirements of this chapter:

H. Land shown within a subdivision, whether residential or nonresidential, which is designated for use as a "Public facility".

El Paso Water Utilities

1. EPWU does not object to this request

Water:

2. There is an existing 12-inch diameter water main along Radford Street that reduces to a 6-inch diameter main approximately 135-ft south of Mobile Street. Said main dead-end approximately 25-ft north of the intersection of Radford and Mobile Streets. The Owner/Developer is responsible for any necessary main extension cost.

3. Previous water pressure tests from fire hydrant # 1620 located at the southwest corner of Mobile and Radford Streets have yielded a static pressure of 90 (psi) pounds per square inch, a residual pressure of 55 (psi) pounds per square inch, and a discharge of 1233 (gpm) gallons per

minute.

4. Water main extensions maybe required to provide water service to the subject property along Radford, Mobile and/or Nashville Streets.

5. The owner should, for his own protection and at his own expense, install at the discharge side of each water meter a pressure regulator, strainer and relief valve, to be set for pressure as desired by the customer. The Lot owner shall be responsible for the operation and maintenance of the above-described water pressure regulating device.

Sewer:

6. There is an existing 8-inch diameter sanitary sewer main extending along Mobile Street. Said main dead-end approximately 40-ft east of the intersection of Radford and Mobile Streets. The Owner/Developer is responsible for any necessary main extension cost.

7. There is an existing 8-inch diameter sanitary sewer main extending along Radford Street. Said main dead-end approximately 275-ft north of the intersection of Nashville and Radford Streets. The Owner/Developer is responsible for any necessary main extension cost.

8. There is an existing 8-inch diameter sanitary sewer main extending along the Alley north of Mobile Street between Marr and Radford Streets. Said main dead-end approximately 409-ft east of Marr Street. The Owner/Developer is responsible for any necessary main extension cost.

9. There is an existing 8-inch diameter sanitary sewer main extending along Belmont Street. Said main dead-end approximately 255-ft north of Memphis Street. The Owner/Developer is responsible for any necessary main extension cost.

10. Sanitary sewer main extension(s) maybe required to provide service to the subject property along, Mobile, Radford, or Nashville.

General:

11. 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.

Environmental Services
No comments received.

El Paso Department of Transportation
No comments received.

El Paso Fire Department

The fire dept. has no objection to the re-plat request at this time but have the following comments as per the International Fire Code.

These submitted comments **shall** be clearly noted in the NOTES section of the re-plat.

Where required by the fire code official, fire apparatus access roads shall be marked with permanent NO

PARKING—FIRE LANE signs complying with Figure D103.6. Signs shall have a minimum dimension of 12 inches (305 mm) wide by 18 inches (457 mm) high and have red letters on a white reflective background. Signs shall be posted on one or both sides of the fire apparatus road as required by Section D103.6.1 or D103.6.2.

Sun Metro
No comments received.

Central Appraisal District
No comments received.

El Paso Electric Company
No comments received.

Texas Gas Company
No comments received.

El Paso Independent School District
No comments received.

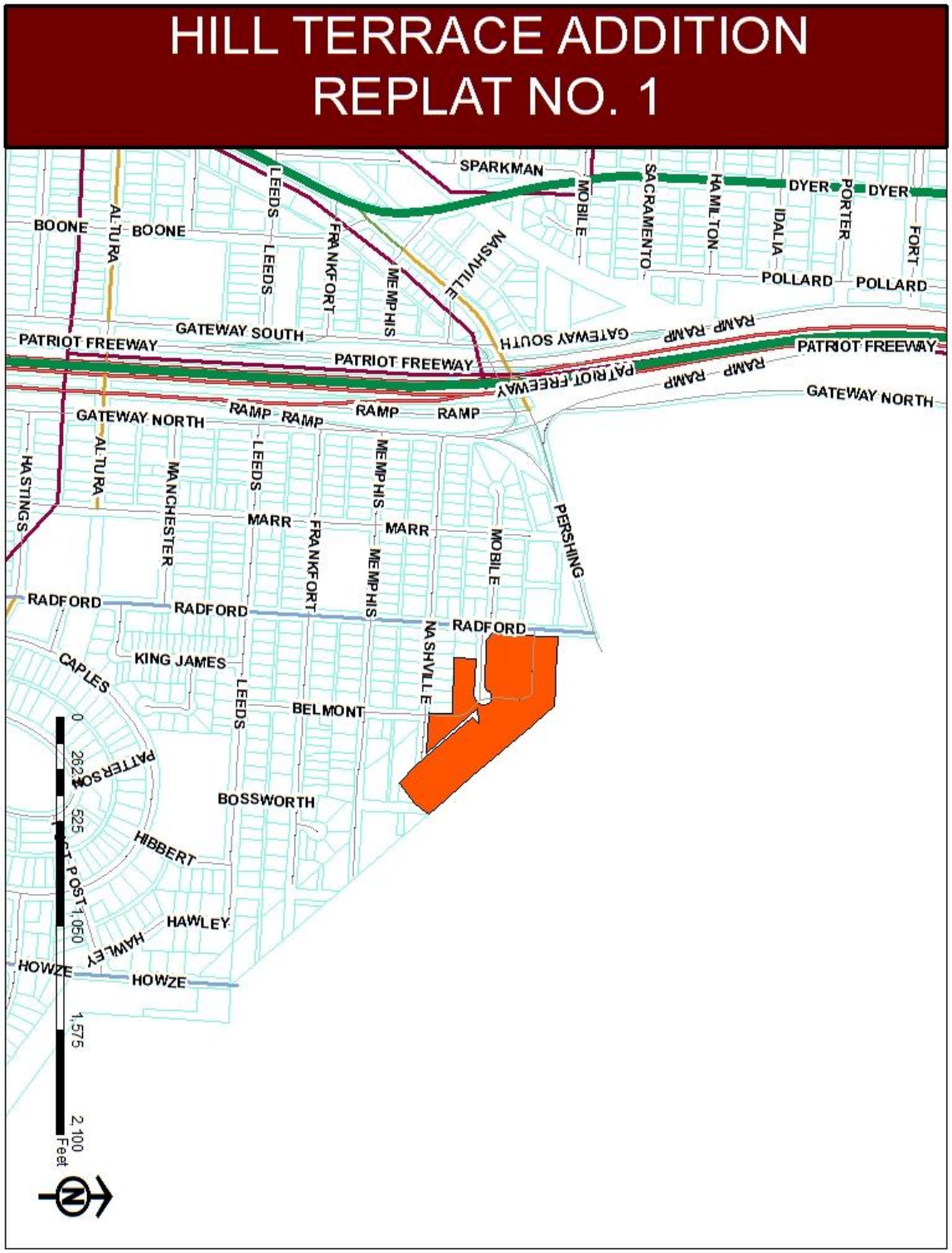
Additional Requirements and General Comments:

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.

Attachments

1. Location map
2. Aerial map
3. Preliminary plat
4. Final plat
5. Alternative Design Request
6. Application

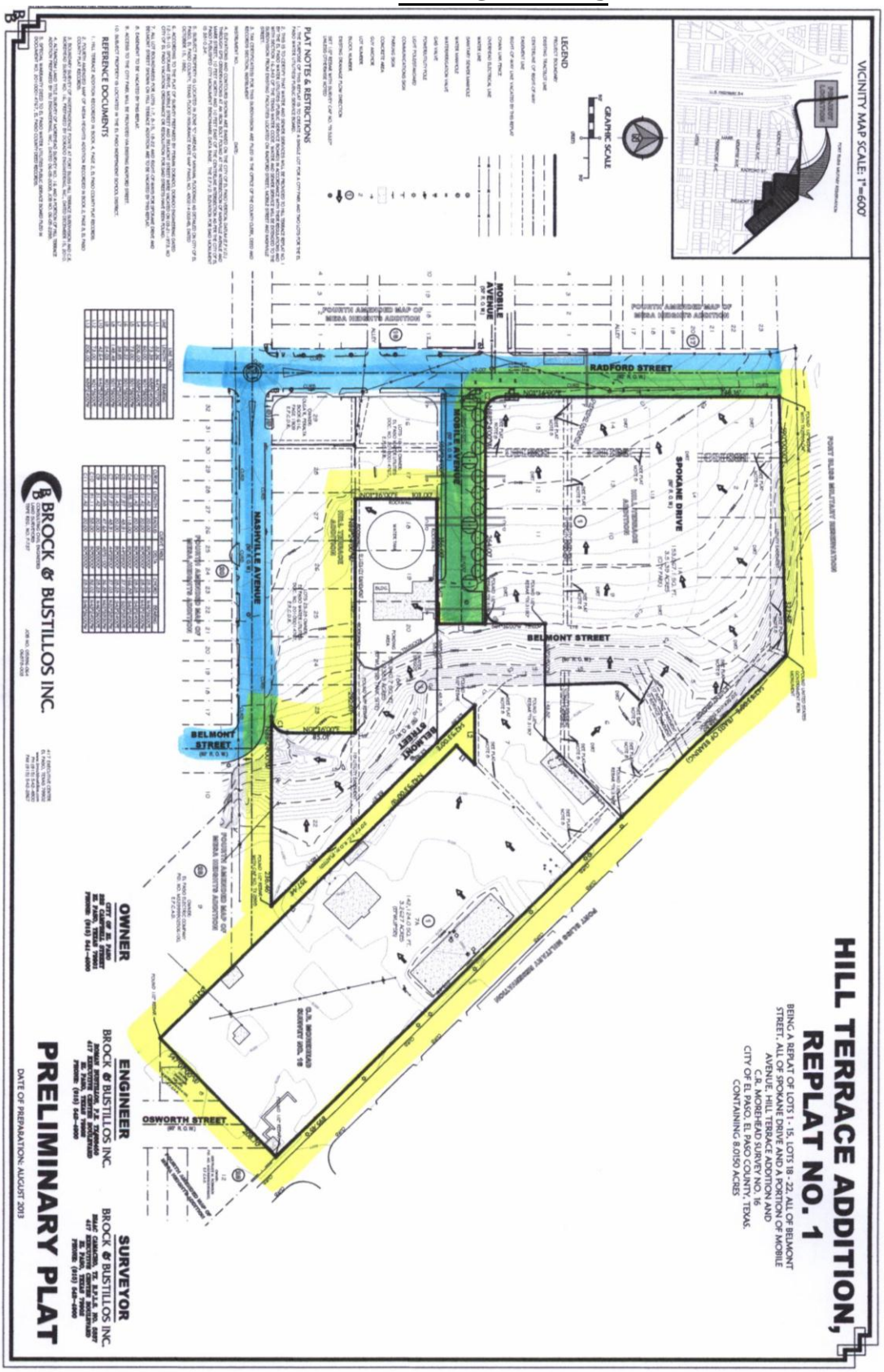
ATTACHMENT 1

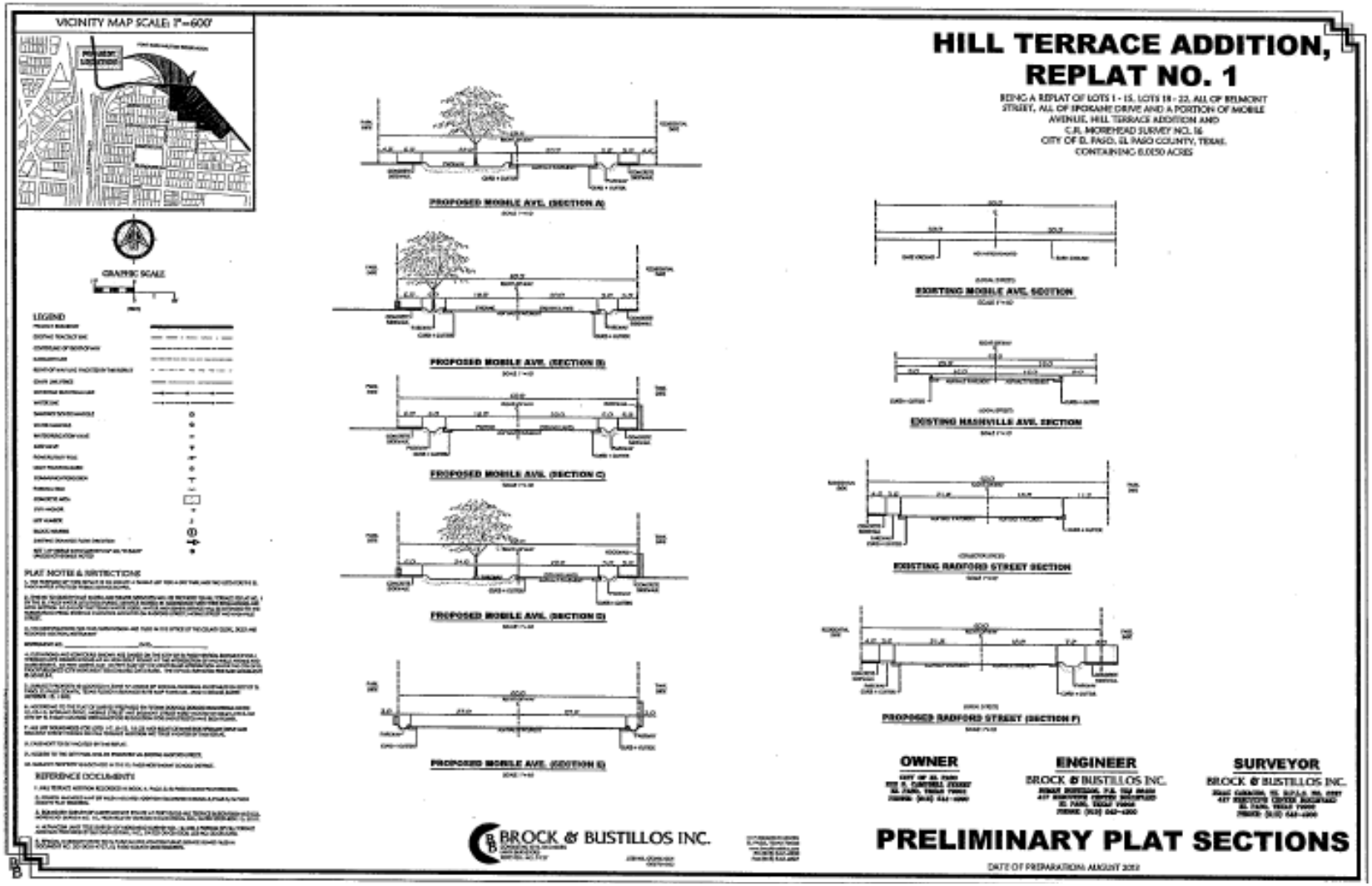


ATTACHMENT 2

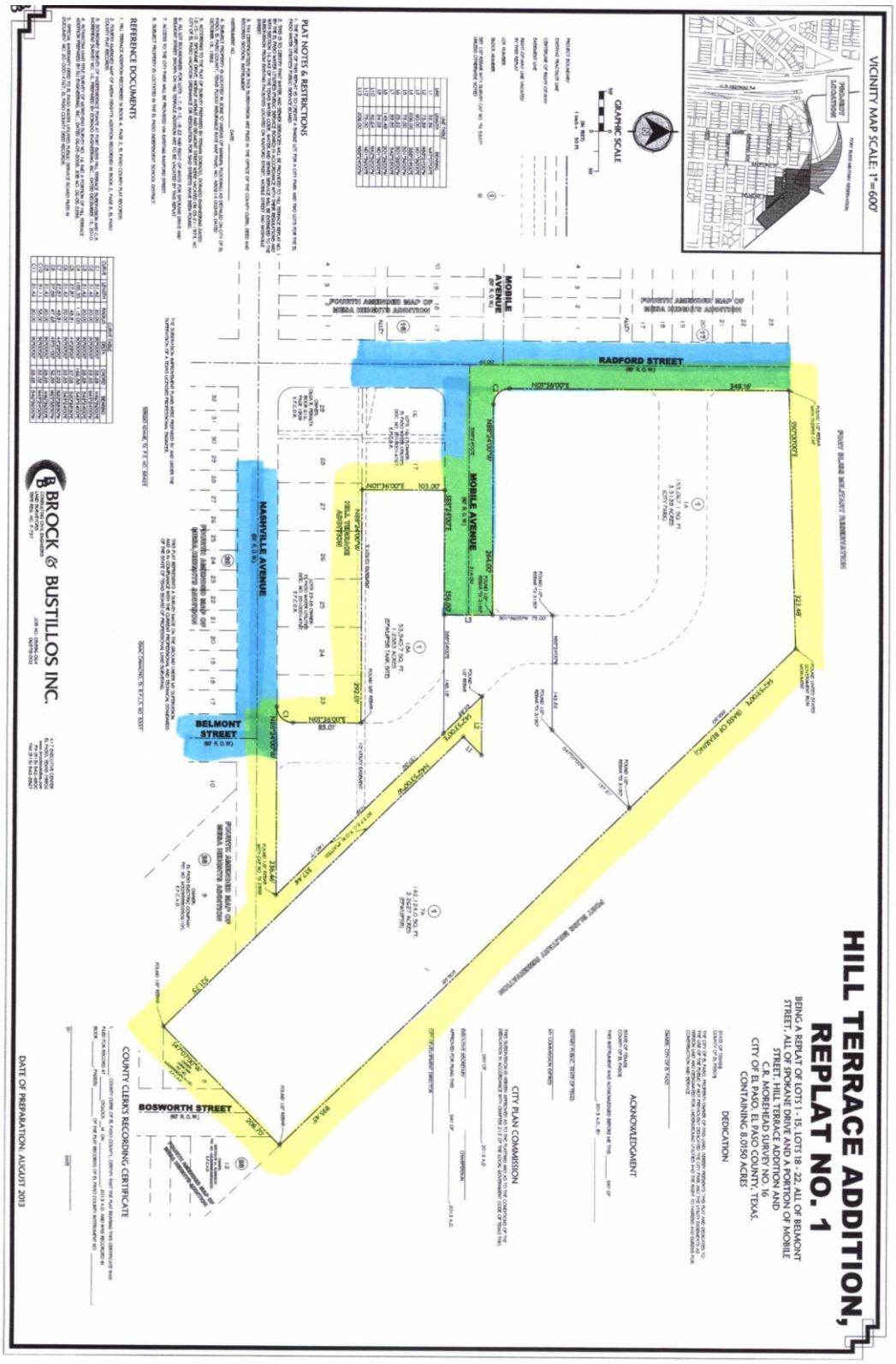
HILL TERRACE ADDITION REPLAT NO. 1

ATTACHMENT 3




HILL TERRACE ADDITION, REPLAT NO. 1
BEING A REPLAT OF LOTS 1 - 15, LOTS 19 - 23, ALL OF BELMONT STREET, ALL OF SPOKANE DRIVE AND A PORTION OF MOBILE AVENUE, HILL TERRACE ADDITION AND C.R. MOREHEAD SURVEY NO. 16
CITY OF EL PASO, EL PASO COUNTY, TEXAS.
CONTAINING 8.0250 ACRES
VICINITY MAP SCALE: 1"=600'
GRAPHIC SCALE
LEGEND
PLAT NOTES & RESTRICTIONS
REFERENCE DOCUMENTS
PROPOSED MOBILE AVE. (SECTION A)
PROPOSED MOBILE AVE. (SECTION B)
PROPOSED MOBILE AVE. (SECTION C)
PROPOSED MOBILE AVE. (SECTION D)
PROPOSED MOBILE AVE. (SECTION E)
EXISTING MOBILE AVE. SECTION
EXISTING NASHVILLE AVE. SECTION
EXISTING RADFORD STREET SECTION
PROPOSED RADFORD STREET (SECTION F)
OWNER
ENGINEER
BROCK & BUSTILLOS INC.
SURVEYOR
BROCK & BUSTILLOS INC.
BROCK & BUSTILLOS INC.
PRELIMINARY PLAT SECTIONS
DATE OF PREPARATION: AUGUST 2013

ATTACHMENT 4



ATTACHMENT 5

BROCK & BUSTILLOS INC.
CONSULTING CIVIL ENGINEERS LAND SURVEYORS

ROMAN BUSTILLOS, P.E.
President
LANDY F. BLOCK, P.E.
Executive Vice President
SERGIO J. ADAME, P.E.
Vice President - Engineering
AARON ALVARADO, R.P.L.S.
Vice President - Surveying
ISAAC CAMACHO, R.P.L.S.
Survey Manager
TBPE Reg. No. F-737
TBPLS Reg. No. 10131400

August 8, 2013

City of El Paso
City Development
Planning Division
222 S. Campbell Street
El Paso, Texas 79901

Attn: Mr. Raul Garcia, CNU-A

Re: Request for Alternative Design

Mr. Garcia:

As per Section 19.26.030.C.1 of the City's Municipal Code, we are hereby requesting from the City Plan Commission a modification for the street improvements on the new section of Mobile Avenue which is proposed in our replat of the Hill Terrace Addition. The primary reason for our request is that the terrain topography on the property is significantly sloped. The topography and the layout of the proposed facilities required a unique design, which we further enhanced by a greener and more sustainable solution. With the City's adopted Congress of New Urbanism standards in mind, we have come up with the attached alternative design.

The primary purpose of this street is to provide access to two (2) future residential lots; a service entrance to the EPWU reclaimed water tank and pump station site; and for additional parking for the proposed Radford Park Site. We respectfully request a favorable decision from CPC in order to significantly improve the quality of the neighborhood.

If you have any questions concerning this request, please contact at your convenience.

Sincerely,

BROCK & BUSTILLOS INC.

Roman Bustillos, PE, CNU-A
President

Attachment: (1) Preliminary Plat
(2) Street 2Cross-Sections
(3) Final Plat

417 Executive Center Blvd. • El Paso, Texas 79902 • P - (915) 542-4900 • F - (915) 542-2867 • www.brockbustillos.com

ATTACHMENT 6

CITY PLAN COMMISSION APPLICATION FOR
RESUBDIVISION COMBINATION APPROVAL

DATE: 06/17/2013 FILE NO. SUSU13-00063

SUBDIVISION NAME: Hill Terrace Addition, Replat No. 1

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
Replat of Lots 1-15, Lots 18-22, all of Belmont Street, all of Spokane Drive, and a portion of Mobile Street, Hill Terrace Addition and C.R. Morehead Survey, City of El Paso, El Paso County, TX.

2. Property Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family			Office		
Duplex			Street & Alley		
Apartment			Ponding & Drainage		
Mobile Home			Institutional		
P.U.D.			Other (specify below)		
Park	7.8386	1			
School					
Commercial			Total No. Sites		1
Industrial			Total (Gross) Acreage	7.8386	

3. What is existing zoning of the above described property? R-4 Proposed zoning? R-4

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____ Overhead____ Combination of Both X

6. What type of drainage is proposed? (If applicable, list more than one)
Sheet flow and on site ponding within park

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

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: The City of El Paso is proposing to develop a public park

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 Section 19.47.[illegible] (Attached).

CITY OF EL PASO PAID JUL 18 2013 CITY DEVELOPMENT DEPARTMENT

12. Owner of record City of El Paso Two Civic Center Plaza, El Paso, TX 79901 (915) 541-4000
(Name & Address) (Zip) (Phone)

13. Developer City of El Paso Two Civic Center Plaza, El Paso, TX 79901 (915) 541-4000
(Name & Address) (Zip) (Phone)

14. Engineer Brock & Bustillos Inc. 417 Executive Center Blvd., El Paso, TX 79902 (915) 542-4900
(Name & Address) (Zip) (Phone)

CASHIER'S VALIDATION
FEE: $1,083.00

OWNER SIGNATURE: _____
(City)

REPRESENTATIVE: _____
Roman Bustillos, P.E., CNU-A (Engineer)

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