



City of El Paso – City Plan Commission Staff Report

Case No: SUSU14-00059 St. Matthew Estates
Application Type: Major Combination
CPC Hearing Date: August 28, 2014
Staff Planner: Nelson Ortiz, (915) 212-1606, ortiznx@elpasotexas.gov
Location: West of Doniphan and South of Sunset
Acreage: 15.6708 acres
Rep District: 8
Existing Use: Church
Existing Zoning: R-2A (Residential)
Proposed Zoning: R-2A (Residential)
Nearest Park: White Spur Park (.32 mi.)
Nearest School: Zach White Elementary School (.75 mi.)
Park Fees Required: \$1,370.00
Impact Fee Area: N/A
Property Owner: St. Matthew Parish
Applicant: St. Matthew Parish
Representative: GA Architecture

SURROUNDING ZONING AND LAND USE

North: R-1 / Residential development
South: R-2A / Residential development
East: R-2A/sp / Residential development
West: R-2 / Vacant

PLAN EL PASO DESIGNATION: G3 (Post-War)

APPLICATION DESCRIPTION

The applicant proposes to subdivide approximately 15.6 acres for one existing church lot. Access to the subdivision is proposed from Sunset Road and River Bend Drive. Both Sunset Road and River Bend Drive are designated as collector streets in the Major Thoroughfare Plan and both are on the City's Bikeway Plan. A residential collector requires 56' of right-of-way including a hike/bike lane of 10'. Currently, River Bend exceeds right-of-way requirements and the city has a hike/bike project proposed along the Montoya drain on the opposite side of this development. The applicant is requesting to waive the requirement of additional pavement and the bike/hike trail on both streets and additional right-of-way dedication and partial sidewalk along Sunset Road. The applicant does propose to dedicate 4.13' of additional right-of-way along Sunset Road for public sidewalk that currently sits inside the property. This project is vested under the current subdivision ordinance but is vested under the former landscape ordinance.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends **approval** of the waiver for additional pavement and hike/bike **only** and **approval** of St. Matthew Estates on a Major Combination basis, subject to the following condition:

- That the City Plan Commission requires the applicant to extend the sidewalk within the existing right-of-way along the entire length of Sunset Road to comply with Chapter 19.21 (Sidewalks).

City Development Department - Planning

Recommend moving all proposed sidewalks to the edge of the property line and city right-of-way.

City Development Department - Land Development

We have reviewed subject plats and recommend **Approval**; no objections.

Parks and Recreation Department

We have reviewed **St. Matthew Estates**, a minor plat map and offer Developer / Engineer the following comments:

Please note that this subdivision is composed of **1** Lot which is zoned "R-2A"; this subdivision is required to comply with the parkland dedication ordinance Title 19 – Subdivision & Development Plats, **Chapter 19.20 - Parks & Open Space** in the form of "Park fees" based on requirements for residential subdivisions.

Applicant shall be required to pay "Park fees" in the amount of **\$1,370.00** calculated as follows:

$$1 \text{ R-2A Lot (Single-family dwelling) @ } \$1,370.00 / \text{dwelling} = \mathbf{\$1,370.00}$$

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

Nearest Park(s): **White Spur** & **Braden Aboud**

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

1. EPWU-PSB does not object to this request.

Water:

2. There is an existing 8-inch diameter water main extending along Sunset Drive that is available for service, the water main is located approximately 13 feet west from the center line of the right-of-way.

3. There is an existing 12-inch diameter water main extending along River Bend Drive that is available for service, the water main is located approximately 18 feet north from the center line of the right-of-way.

4. EPWU records indicate a 2-inch yard meter, a 6-inch fire line, a 1-1/2 inch and a 2-inch water meters serving the subject property. The service address for these meters is 400 Sunset Drive.

5. EPWU records indicate a 3/4-inch and a 2-inch water meters serving the subject property. The service address for these meters is 500 Sunset Drive.

Sanitary Sewer:

6. There is an existing 18-inch diameter sanitary sewer main extending along Sunset Drive approximately 10-ft east from the center line of the right-of-way. No direct service connections are allowed to this main as per the El Paso Water Utilities – Public Service Board Rules and Regulations.

7. There is an existing 8-inch diameter sanitary sewer main extending along Sunset Drive that is available for service, the sewer main is located approximately 21.5 feet east from the center line of the right-of-way. Said main dead-ends at approximately 440-ft north from the intersection of River Bend and Sunset Drive.

8. There is an existing 8-inch diameter sanitary sewer main extending along Sunset Drive that is available for service, the sewer main is located approximately 21.5 feet east from the center line of the right-of-way. Said main dead-ends at approximately 60-ft south from the intersection of Caseta Road and Sunset Drive.

9. There is an existing 18-inch diameter sanitary sewer main extending along River Bend approximately 5-ft south from the center line of the right-of-way. No direct service connections are allowed to this main as per the El Paso Water Utilities – Public Service Board Rules and Regulations.

General:

10. EPWU-PSB requires a new service application to serve the subdivision. 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 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.

Sun Metro

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

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. Waiver request
6. Application

ATTACHMENT 2

ST. MATTHEW ESTATES



ATTACHMENT 5



18 August 2014

Mr. Nelson Ortiz
Planner
City Of El Paso Planning Division
801 Texas Avenue
El Paso, Texas 79901

**RE: ST. MATTHEW CATHOLIC PARISH CHURCH
REQUEST FOR WAIVER OF RIGHT-OF-WAY AND ROAD WAY IMPROVEMENTS**

Dear Mr. Ortiz,

On behalf of the Owner, and according to Title 19.15.050, 060, 110 and 130 of the Municipal Code, we are submitting this petition to waive partial right-of-way and/or roadway improvements to the collector streets at the area of St. Matthews Catholic Parish Church.

On Sunset Road the waiver is for relief of partial right-of-way and roadway improvements due to the existing site conditions in the specified area. We are hereby seeking relief from the current street width standards, bike lane and landscaped parkway requirements. Also due to the encroachment of the existing sidewalk the Owner will be dedicating this portion as R.O.W. On River Bend Drive the waiver is for roadway improvements but will be providing new curb and sidewalk as current conditions do not have any. We are hereby seeking relief from the current street width standards.

Please contact this office, if you should have any questions and/or need any further information. Thank you in advance for your consideration and approval of this request.

Respectfully,

GA Architecture, Inc.

Cruz B. Monroy, Assoc. AIA, CNU-A
Associate

TO CONTACT US:

GA ARCHITECTURE, INC.
1000 EAST YANDELL
EL PASO, TEXAS 79902

Atachment

Cc:
Mr. Jorge Vergen, Director Catholic Properties of El Paso
Rev. Magr. David G. Fierro, St. Matthew Catholic Parish

Phone: 915.313.9091
Fax: 915.313.9092
cruz@gaarchs.com

ATTACHMENT 6



CITY PLAN COMMISSION APPLICATION FOR
MAJOR COMBINATION SUBDIVISION APPROVAL

DATE: 18 AUGUST 14 FILE NO. SUSU 14-00059

SUBDIVISION NAME: ST. MATTHEW ESTATES

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
TRACTS 13, 14-A, 14-B, 14-B-2 AND 15-B, BLOCK 2, UPPER VALLEY SURVEYS, EL PASO COUNTY, TEXAS (15.6708 ACRES OR 682,621 SQ. FT.)

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	_____	_____	<u>RELIGIOUS/WORSHIP HALL</u>	<u>15.67</u>	<u>1</u>
School	_____	_____	Total No. Sites	_____	<u>1</u>
Commercial	_____	_____	Total (Gross) Acreage	<u>15.67</u>	_____
Industrial	_____	_____			

3. What is existing zoning of the above described property? R-2A Proposed zoning? R-2A

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 X Overhead _____ Combination of Both _____
(EXISTING)

6. What type of drainage is proposed? (If applicable, list more than one)
ON SITE PONDING, DEPRESSED LANDSCAPE AREAS

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 X No _____
If answer is "Yes", please explain the nature of the modification or exception EXISTING SIDEWALK ON THE NORTH SIDE OF PROPERTY IS TO BE PUBLIC R.O.W. (DEDICATED) AND PROPERTY LINE SHIFTING TO BACKSIDE OF EXISTING SIDEWALK

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 X No _____

If yes, please submit a vested rights petition in accordance with Title I (General Provisions) Chapter 1.04 - Vested Rights

12. Owner of record St. Matthews Parish, 400 W. Sunset Rd., El Paso, Texas 79922 (915) 584-3461
 (Name & Address) (Zip) (Phone)
12. Developer St. Matthews Parish, 400 W. Sunset Rd., El Paso, Texas 79922 (915)584-3461
 (Name & Address) (Zip) (Phone)
14. Engineer GA Architecture, Inc., 1000 E. Yandell Dr., El Paso, Texas 79902 (915) 313-9091
 (Name & Address) (Zip) (Phone)

OWNER SIGNATURE: 

REPRESENTATIVE: _____

Gerardo Gutierrez, AIA, NCARB, Project Architect
 GA Architecture, Inc.
 email: gerry@gaaarchs.com

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