



City of El Paso – City Plan Commission Staff Report

Case No: SUSU14-00079 Valley Creek Unit Three Replat
Application Type: Resubdivision Combination
CPC Hearing Date: September 11, 2014
Staff Planner: Alfredo Austin, 915-212-1604, austinaj@elpasotexas.gov
Location: South of Gomez and West of Upper Valley
Acreage: 24.0565 acres
Rep District: 1
Existing Use: Residential development
Existing Zoning: R-3A/c (Residential/conditions)
Proposed Zoning: R-3A/c (Residential/conditions)
Nearest School: Jose H. Damian Elementary (1.13 miles)
Nearest Park: Park proposed within subdivision (.7760 acres)
Park Fees: N/A
Impact Fee Area: This property is not located in an Impact Fee Service Area.
Property Owner: Ham Management
Applicant: Ham Management
Representative: Roe Engineering

SURROUNDING ZONING AND LAND USE

North: R-F / Ranch-Farm
South: R-3A/c / Residential development
East: R-3A/c / Residential development
West: R-2/c/sp / Residential development

THE PLAN FOR EL PASO DESIGNATION: G4, Suburban (Walkable)

APPLICATION DESCRIPTION

The applicant is proposing to replat 24.0565 acres of land. The purpose of the replat is to add a park (.7760 acres) to the original 64 residential lot development. Access to the subdivision is proposed from Gomez Road. This development is vested and being reviewed under the former subdivision ordinance.

The applicant is requesting the following modification:

- A modification within all the 52 foot wide public right-of-way (residential collectors) to have 32 foot of pavement and 5 foot sidewalk as per new standard.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends **approval** of the modification request and **approval** of Valley Creek Unit Three Replat on a Resubdivision Combination basis.

City Development Department-Planning Division:

Staff's recommends **approval** of the modification request and **approval** of Valley Creek Unit Three Replat on a Resubdivision Combination basis.

City Development Department-Land Development:

We have reviewed subject plats and recommend Approval.

Parks and Recreation Department:

We have reviewed **Valley Creek Unit Three Replat**, a resubdivision combination plat map and offer no objections to the dedication of Lot 42, Block 3 as a "Park" just offer the following informational comments:

Please note that this subdivision density is not being increased, as evidenced by the original subdivision and replat, therefore meeting the requirements to be excluded from the calculation for parkland dedication as per ordinance Title 19 – Subdivision & Development Plats, **Chapter 19.20 – Parks & Open Space** as noted below.

Section 19.20.060 - Exclusions from dedication requirement.

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:

- A. A residential replat of an area where the density has not been increased from the original subdivision, as evidenced by the original subdivision and replat. In the case of a replat where parkland was not originally provided, the parkland requirements shall prevail;

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 does not object to this request.
2. In July of 2013, EPWU designed water distribution and sanitary sewer collection systems to serve the subject property (the design may need modifications due to design changes in Valley Creek Unit 4 & 5). A design fee invoice and a blank Development Agreement were forwarded to the Owner on July 8, 2013 under the subdivision name of Valley Creek Unit Three Replat. No water or sanitary sewer lines were installed to serve the subject subdivision.

Water:

3. There is an existing 12-inch diameter water main along Gomez Road that is available for service. Said main is located about 12-ft north from the center line of the right-of-way.
4. There is an existing 8-inch diameter water main stub-out along the proposed Valley Palm Drive that is available for service. Said main is located approximately 8-ft east from the center line of the right-of-way. The water main ends about 43-ft north from the intersection of Gomez Road and Valley Palm Dive.

Sewer:

5. Along Gomez Road there is an existing 12-inch diameter sanitary sewer main that is available for service, the sewer main is located approximately 10 south from the center line of the right-of-way line.
6. There is an existing 8-inch diameter sanitary sewer main stub-out along the proposed Valley Palm Drive that is available for service. Said main is located approximately 30-ft east from the western property line of the right-of-way. The sewer main ends approximately 30-ft north from the intersection of Gomez Road and Valley Palm Dive.

General:

7. 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.

911:

No comments received.

Sun Metro:

No comments received.

El Paso Electric 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.

Attachments

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

ATTACHMENT 1

Valley Creek Unit Three Replat



ATTACHMENT 2

Valley Creek Unit Three Replat



ATTACHMENT 5



July 23, 2014

Mr. Nathaniel Baker, Planner
City of El Paso
Development Services Department, Planning Division
2 Civic Center Plaza
El Paso, Texas 79901

Re: VALLEY CREEK UNIT THREE REPLAT (MODIFICATION REQUESTS)

Dear Mr. Baker,

We are respectfully requesting the following Modification:

1. A modification within all the 52 foot wide public right-of-ways (residential collectors) to have 32 foot of pavement and 5 foot sidewalk as per the new standard.

If you have any questions regarding this matter, please do not hesitate to call.

Sincerely,

A handwritten signature in cursive script that reads "Bradley Roe".

Bradley Roe, P.E., R.P.L.S.
Roe Engineering, L.C.

ATTACHMENT 6



CITY PLAN COMMISSION APPLICATION FOR
RESUBDIVISION COMBINATION SUBDIVISION APPROVAL

DATE: 8/6/2014 FILE NO. SUSU 14-00079

SUBDIVISION NAME: Valley Creek Unit Three Replat

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
Being a Replat of Valley Creek Unit Three and all of Tract 1A-2 Block 11, Upper Valley Surveys.
City of El Paso, El Paso County, Texas

2. Property Land Uses:

	<u>ACRES</u>	<u>SITES</u>		<u>ACRES</u>	<u>SITES</u>
Single-family	<u>19.6925</u>	<u>64</u>	Office		
Duplex			Street & Alley	<u>3.588</u>	
Apartment			Ponding & Drainage		
Mobile Home			Institutional		
P.U.D.			Other (specify below)		
Park	<u>0.7790</u>	<u>1</u>			
School					
Commercial			Total No. Sites	<u>65</u>	
Industrial			Total (Gross) Acreage	<u>24.0595</u>	

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

4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes No

5. What type of utility easements are proposed: Underground Overhead Combination of Both

6. What type of drainage is proposed? (If applicable, list more than one)
All drainage to be on-site ponding to include the drainage from half (1/2) the street.

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

8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes No
If answer is "Yes", please explain the nature of the modification or exception Proposed 52' wide public rights-of-ways to have 32 foot of pavement and 5 foot sidewalk as per the new standards. See Letter.

9. Remarks and/or explanation of special circumstances: _____

10. **Improvement Plans submitted?** Yes 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

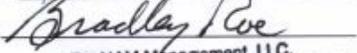
If yes, please submit a vested rights petition in accordance with Title I (General Provisions) Chapter 1.04 - Vested Rights

We are respectfully requesting that Valley Creek Unit Three to be vested under the subdivision ordinances that were in effect when the original major preliminary plat of Valley Creek was approved. Valley Creek major preliminary was approved by city plan commission on October 6, 2005. See Letter.

City Development Department
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 541-4024

- HAM MANAGEMENT, LLC., THE GENERAL PARTNER OF UPPER VALLEY CREEK L.P.
 12. Owner of record RUSSELL HANSON, MANGER P.O. BOX 220630, El Paso, Texas 79913 915-478-7877
 (Name & Address) (Zip) (Phone)
- HAM MANAGEMENT, LLC., THE GENERAL PARTNER OF UPPER VALLEY CREEK L.P.
 13. Developer RUSSELL HANSON, MANGER P.O. BOX 220630, El Paso, Texas 79913 915-478-7877
 (Name & Address) (Zip) (Phone)
- Roe Engineering, L.C. 601 N. Cotton Street, Suite 6
 14. Engineer Bradley Roe El Paso, Texas 79902 915-533-1418
 (Name & Address) (Zip) (Phone)

Refer to Schedule C for
 current fee.

OWNER SIGNATURE: 
 REPRESENTATIVE: 

By: HAM Management, LLC.
 a Texas limited liability company General Partner
 By: J. Russell Hanson Manager

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

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