



City of El Paso – City Plan Commission Staff Report

REVISED

Case No: SUSU15-00059 Vista Del Sol Unit Sixty Nine Replat F
Application Type: Resubdivision Combination
CPC Hearing Date: October 8, 2015
Staff Planner: Jeff Howell, (915) 212-1607, howelljb@elpasotexas.gov
Location: North of I-10 and East of George Dieter
Acreage: 16.628 acres
Rep District: 6
Existing Use: Commercial Development
Existing Zoning: C-4 (Commercial)
Proposed Zoning: C-4 (Commercial)
Nearest Park: White Spur Park (.24 mi.)
Nearest School: Del Valle Elementary School (.64 mi.)
Park Fees Required: \$16,630.00
Impact Fee Area: N/A
Property Owner: Mission 1969, L.P.
Applicant: Mission 1969, L.P.
Representative: Conde, Inc.

SURROUNDING ZONING AND LAND USE

North: C-4 (Commercial) / Commercial Development

South: C-3 (Commercial) / Interstate

East: C-4 (Commercial) / Commercial Development

West: R-F (Residential) / Utility Facility, C-1 (Commercial) / Gas Station, C-4 (Commercial) / Commercial Development

PLAN EL PASO DESIGNATION: G4, Suburban (Walkable)

APPLICATION DESCRIPTION

The applicant is proposing to re-subdivide 16.628 acres, combining three portions of recorded lots into one lot for commercial use and providing a drainage easement. Access to the subdivision is proposed from George Dieter Drive, Gateway West Boulevard and Esther Lama Drive. The applicant has submitted a request to waive bike/hike improvements along George Dieter and Gateway West, which are both TXDOT right-of-ways. A 5' sidewalk will be provided along Gateway West. The subdivision was reviewed under the current subdivision code.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends **approval** of Vista Del Sol Unit Sixty Nine Replat F on a Resubdivision Combination basis subject to the following comments.

Planning Division Recommendation:

Staff recommends **approval** of Vista Del Sol Unit Sixty Nine Replat F and **approval** of request to waive ROW requirements in accordance with Section 19.10.050.A.1.

Section 19.10.050.A.1. (Roadway participation policies—Improvement of roads and utilities within and or abutting the subdivision)

1. The City Plan Commission may waive such requirements to provide rights-of-way or street improvements to adjacent substandard roads based on any of the following factors:

a. Fifty percent 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

Planning and Inspections Department - Land Development

Coordinate with TXDOT for access and drainage requirements abutting both I-10 and Zaragoza.

Parks and Recreation Department

We have reviewed **Vista Del Sol #69 replat "F"**, a resubdivision combination plat map and on behalf of CID Parks & Planning Division we offer Developer / Engineer the following comments:

Please note that this subdivision is zoned "C-4" meeting the requirements for Non-residential uses as well as for Multi-family dwellings use with a minimum lot area of 750 sq. ft. per dwelling however, applicant has submitted copy of preliminary covenants restricting the use to "General commercial purposes (Non-residential) therefore "Park fees" will be assessed based on the following:

1. **If** a copy of signed and recorded covenants is provided 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 **\$16,630.00** calculated as follows:

Non-residential acreage 16.63 (rounded to two decimals) at \$1,000.00/Acre = **\$16,630.00**

Note: Any paid fees for the original subdivision will be deducted from final assessed "Park fees" with proof of payment.

Please allocate generated funds (if applicable) under Park Zone: **E-6**

Parks with-in Zone E-6: **McCarthy & Ranchos Del Sol**

Nearest Park with-in Park zone MV-5: **Blackie Chesher**

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

Thanks for coordinating these items with the consultant; please do not hesitate to call if you have any questions, differ from above comments, or require additional information.

El Paso Water Utilities

We have reviewed the above referenced subdivision and provide the following comments:

Water and sanitary sewer mains exist within the subject Property within easements. Prior to any proposed improvement work within the subject Property, EPWU-PSB requires a complete set of improvement plans, and grading plans for review and approval. The water and sanitary sewer mains are described in the following paragraphs.

Water

Along George Dieter Drive between Interstate Highway No. 10 (IH-10) and Esther Lama Drive there is an existing thirty-six (36) inch diameter water transmission main. Within the immediate vicinity of the corner George Dieter Drive and Esther Lama Drive, this main transects the subject Property at the north-westernmost portion of the lot. The 36-inch diameter main is located inside an easement; the alignment continues north to Esther Lama Drive. This main is not available for service; no direct service connections are allowed to this main as per the El Paso Water Utilities - Public Service Board Rules & Regulations.

From the intersection of George Dieter Drive and Esther Lama Drive along George Dieter Drive towards the south there is an existing twelve (12) inch diameter water main located along the easternmost portion of George Dieter Drive; this main connects to the above described 36-inch diameter water transmission main at a point located at approximately 330 feet south of Esther Lama Drive. This 12-inch main is available for service.

Within the southern portion of the subject Property there are existing water mains aligned parallel to both, George Dieter Drive and IH-10. The size of the described mains is twelve (12) inches in diameter and these mains are located within easements. These mains are available for service.

Within the southern-most portion of the subject Property, along the private roadway/private street that provides access to the hotel there is an existing eight (8) inch diameter water main. This main is connected to the above-described mains which parallel George Dieter Drive and IH-10 forming a looped system. From the described water main, there are two (2) mains that originate from this looped main towards the east that provide service to the hotel. These mains are located within PSB easements and are available for service.

Along Esther Lama Drive between the described thirty-six (36) inch diameter water transmission main and Pullman Drive there is an existing eight (8) inch diameter water main . This main is available for service.

Sanitary Sewer

Within the southern portion of the subject Property there are existing sanitary sewer mains aligned parallel to both, George Dieter Drive and IH-10. The size of the described mains is twelve (12) inches in diameter and are located within easements. These mains are available for service.

Along Esther Lama Drive between George Dieter Drive and Pullman Drive there is an existing

eight (8) inch diameter sanitary sewer main. This main is available for service.

Within the southern-most portion of the subject Property, along the private roadway/private street that provides access to the hotel there is an existing eight (8) inch diameter sanitary sewer main; a portion of this main extends towards the east to serve the hotel. This main discharges unto the described existing main that extends north and parallel to IH-10. This main is located within PSB easements and it is available for service.

General

The El Paso Water Utilities – Public Service Board (EPWU-PSB) requires a complete set of improvement plans, and grading plans for review and approval prior to any work to be performed within the subject Property. This is required in order to ascertain that the proposed improvements and/or grading will not adversely affect the described existing water and sanitary sewer mains which are located inside the property within easements.

Easement grantor shall indemnify, defend, and hold harmless the El Paso Water Utilities – Public Service Board from and against any and all claims, liability, actions, and damages for bodily injury and property damage to third parties or to the El Paso Water Utilities – Public Service Board which may be caused by or arise out of the maintenance and existence of said water and sanitary sewer mains in the easement area.

The PSB easements shall be improved to allow the operation of EPWU maintenance vehicles.

EPWU-PSB requires access to the water facilities, appurtenances, and meters 24 hours a day, seven (7) days a week.

No building, reservoir, structure or other improvement, other than asphaltic paving (HMAC), shall be constructed or maintained on the above referenced El Paso Water Utilities - Public Service Board Easements (EPWU-PSB easements) without the written consent of EPWU-PSB.

Interstate Highway No. 10 (IH-10) is a Texas Department of Transportation (TxDOT) right-of-way. All proposed water and sanitary sewer work to be performed within Interstate Highway No. 10 (IH-10) right-of-way requires written permission from TxDOT.

EPWU requires a new service application to initialize design of the water and sanitary sewer main extensions to serve the subject property. New service applications are available at 1154 Hawkins, 3rd Floor. The following items are required at the time of application: (1) hard copy of subdivision plat; (2) finalized set of street improvement plans, including storm sewer; (3) digital copy of subdivision plat; (4) benchmark check; and (5) construction schedule. Service will be provided in accordance with the current 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

Sun Metro does not oppose this request. Route 69 has an existing bus stop at the corner of George Dieter and Esther Lama. It is recommended that coordination be conducted with Sun Metro if construction is to take place near bus stop in order to avoid impacts to service.

El Paso Department of Transportation

No comments received.

TXDOT

The requestor needs to submit grading and drainage plans to TxDOT for review and approval. If they were to request access to either to FM 659 or IH-10, they will need to submit their request to this office.

El Paso County 911 District

No comments received.

El Paso Fire Department

No comments received.

Central Appraisal District

No comments.

El Paso Electric Company

No comments received.

Texas Gas Company

No comments received.

Additional Requirements and General Comments:

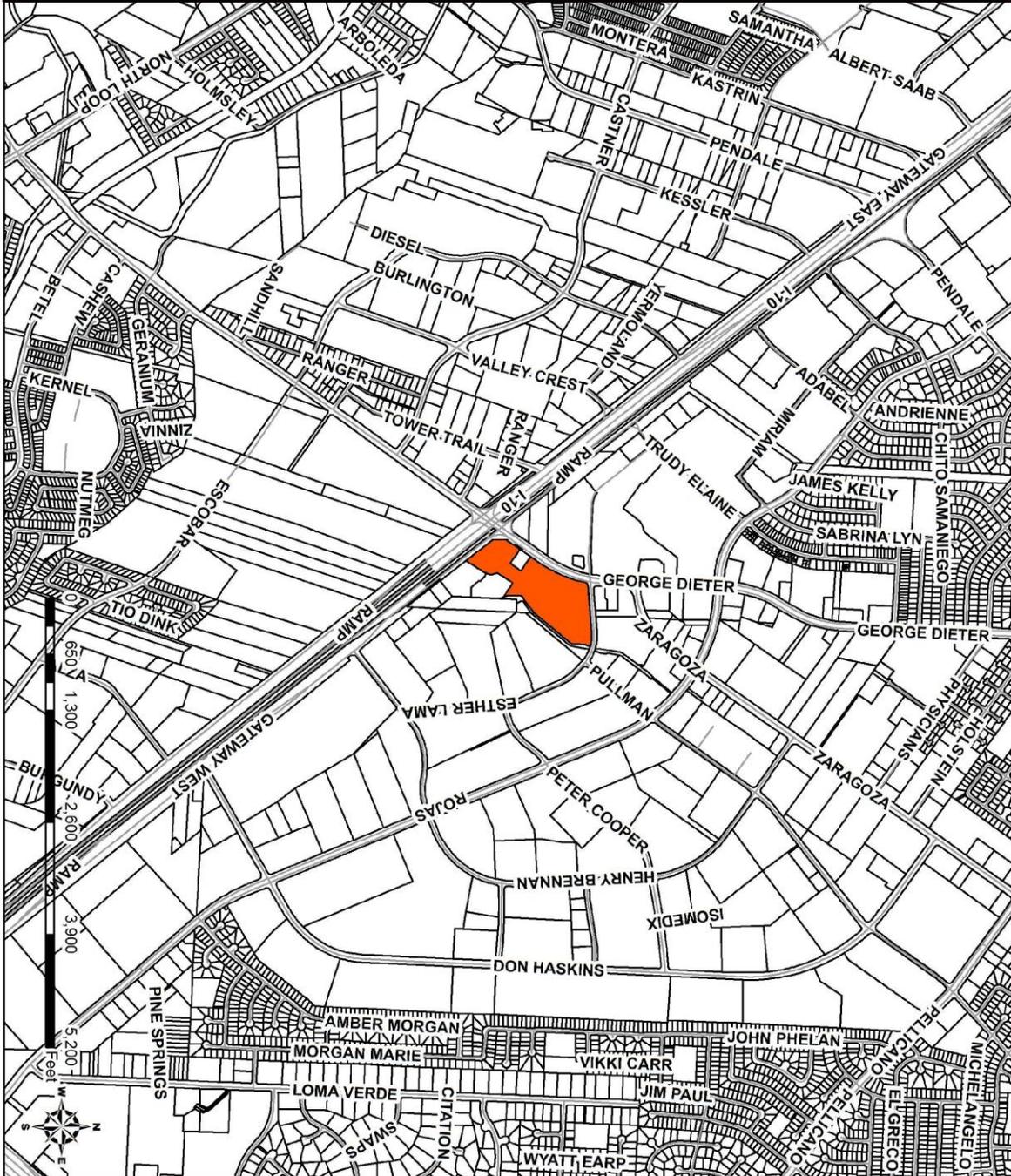
1. Submit to the Planning and Inspections Department – Planning Division the following prior to recording of the subdivision.
 - a. Current certified tax certificate(s)
 - b. Current proof of ownership
 - c. Release of access document, if applicable
 - d. Set of restrictive covenants, if applicable
2. 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 1

VISTA DEL SOL UNIT SIXTY NINE
REPLAT F



ATTACHMENT 2

VISTA DEL SOL UNIT SIXTY NINE
REPLAT F



ATTACHMENT 5



CONDE INC

September 29, 2015

Jeffery Howell
City of El Paso
Planning & Inspections Department
801 Texas Avenue
El Paso, Texas 79901

RE: Vista Del Sol Unit 69 Replat "F"

Dear Jeffery,

On behalf of Mission Chevrolet, LTD., we want to thank you for all of your assistance regarding the processing of the above referenced project. Please accept this letter as our formal waiver request per Title 19.48-Petition for waivers or Exceptions. The waiver being requested is to allow for a modified Title 19-DSC (3-1) Major Arterial street cross section with bike lanes. Basis of waiver request is as follows:

- Current George Dieter Major Arterial ROW as well as Gateway West (U. S. Interstate 10) are improved as per the City of El Paso and Texas Department of Transportation guide lines. Due to proximity to IH-10 and Zaragoza Road, bike lanes within this location would not be recommended.

If you have any questions or need additional information, please feel free to contact us.

Sincerely,

CONDE, INC.



Conrad Conde

ENGINEERING/PLANNING/SURVEYING

8080 SURETY DR., SUITE 100 / EL PASO, TEXAS 79905 / (915) 592-0283 / FAX (915) 592-0286

ATTACHMENT 6



**CITY PLAN COMMISSION APPLICATION FOR
RESUBDIVISION COMBINATION SUBDIVISION APPROVAL**

DATE: August 28, 2015 File No. SUSU15-00059

SUBDIVISION NAME: Vista Del Sol Unit 69 Replat "F"

1. Legal Description for the area included on this plat (Tract, Block, Grant, etc.)
Being a Replat of a portion of Lot 1, Block 340, Vista Del Sol Unit Sixty Nine Replat "C" and a Replat of a Portion of Lot 1, Block 340C, Vista Del Sol Unit Sixty Nine Replat "D" City of El Paso, El Paso County, Texas

2. Proposed 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	_____	_____	_____	_____	_____
School	_____	_____	_____	_____	_____
Commercial	<u>16.628</u>	<u>1</u>	Total No. Sites	<u>1</u>	_____
Industrial	_____	_____	Total Acres (Gross)	<u>16.628</u>	_____

3. What is existing zoning of the above described property? C-4 Proposed zoning? n/a
4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes _____ No _____ n/a
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)
Lot to Drainage Structure
7. Are special public improvements proposed in connection with the development? Yes _____ No X
8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes _____ No X
If answer to is "Yes", please explain the nature of the modification or exception _____
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 _____ 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

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|-----|-----------------|------------------------------|--|-------|--------------|
| 12. | Owner of record | Mission Chevrolet 1969 L.P., | 1316 George Dieter, El Paso, TX | 79936 | 915-799-0169 |
| | | (Name & Address) | | (Zip) | (Phone) |
| 13. | Developer | Mission Chevrolet 1969 L.P., | 1316 George Dieter, El Paso, TX | 79936 | 915-799-0169 |
| | | (Name & Address) | | (Zip) | (Phone) |
| 14. | Engineer | CONDE, INC. | 6080 Surety Drive, Ste. 100, El Paso, TX | 79905 | 915-592-0283 |
| | | (Name & Address) | | (Zip) | (Phone) |

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

Mission Chevrolet 1969 L.P.

OWNER SIGNATURE:


Ron Wallace, Manager

REPRESENTATIVE:


Conrad Conde

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