



City of El Paso – City Plan Commission Staff Report

Case No: SUSU12-00059 Las Terrazas
Application Type: Minor – Approval of Escrow Deposit with the City for the following subdivision in accordance with 19.15.030.B of the Subdivision Code.
CPC Hearing Date: October 18, 2012
Staff Planner: Nathaniel Baker, (915) 541-4192, bakernt@elpasotexas.gov
Location: North of Rojas Drive and west of Zaragoza Road
Legal Description Acreage: 14.6 acres
Rep District: 6
Existing Use: Vacant
Existing Zoning: C-1/sc/c (Commercial/special contract/condition) and C-4/sc (Commercial/special contract)
Proposed Zoning: C-1/sc/c (Commercial/special contract/condition) and C-4/sc (Commercial/special contract)
Nearest School: James R. Vasquez (0.45-mile)
Nearest Park: Zaragoza Park (1.2-mile)
Parkland Fees Required: \$14,550.00
Impact Fee Area: Not in Impact Fee Area
Property Owner: Gabter, LP
Applicant: Conde, Inc.
Representative: Conde, Inc.

SURROUNDING ZONING AND LAND USE:

North: C-4/sc and C-1/c/sc (Commercial with conditions)/ Vacant and medical offices

South: R-3 (Residential)/ Vacant

East: C-4 (Commercial)/ Strip shopping center

West: C-1/sc/sp (Commercial/special contract/special permit)/ Medical offices

THE PLAN FOR EL PASO DESIGNATION: Suburban (Walkable)

APPLICATION DESCRIPTION

The applicant is proposing to subdivide a 14.6-acre parcel of property for four commercial lots. Primary access will be from Zaragoza Road and George Dieter Drive.

The proposed development requires that the developer provide funds to the City to mitigate the impact on the existing transportation network in the amount of \$41,247.

Per Section 19.15.030(B) of the subdivision code, the amount to be paid to the City “*shall be reviewed and approved by the CPC upon recommendation by the city manager or designee, and shall be paid prior to recording of the final plat.*”

Planning Division Recommendation

Approval.

Department of Transportation

- Required coordination with City of El Paso Department of Transportation, (915) 621-6480 for the upgrade of the Henry Brennan and Zaragoza intersection traffic signal as per the Traffic Impact Analysis (TIA).
- The applicant shall provide 180 days advance notice prior to the request for the design and construction of the traffic signal improvements and upgrades for the Eastbound approach for the private drive at Henry Brennan and Zaragoza.
- The development’s proportionate share is 100% for a total of \$41,247.

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. Application

ATTACHMENT 1



ATTACHMENT 2



ATTACHMENT 5



CITY PLAN COMMISSION APPLICATION FOR MINOR SUBDIVISION COMBINATION APPROVAL

DATE: March 13, 2012

File No. SUSU12-00059

SUBDIVISION NAME: Las Terrazas

1. Legal Description for the area included on this plat (Tract, Block, Grant, etc.)
Being a portion of Tracts 39-A and 39-B, O. A. Danielson Survey No. 310, City of El Paso, 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>14.544</u>	<u>4</u>	Total No. Sites <u>4</u>	_____	_____
Industrial	_____	_____	Total Acres (Gross) <u>14.544</u>	_____	_____

3. What is existing zoning of the above described property? A-O-sc/C-4 Proposed zoning? C-1 / C-4

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 street to Ponds

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 Section 19.47-Vested Rights (See Attached).



12.	Owner of record	Gabter, LP (Name & Address)	221 N. Kansas, 16 Fl	79901 (Zip)	778-7500 (Phone)
13.	Developer	Gabter, LP (Name & Address)	221 N. Kansas, 16 Fl	79901 (Zip)	778-7500 (Phone)
14.	Engineer	CONDE INC. (Name & Address)	6080 Surety Drive, Ste 100, El Paso, TX	79905 (Zip)	915-592-0283 (Phone)

CASHIER'S VALIDATION
FEE: \$651.00

Gabter, LP

OWNER SIGNATURE: _____

Juan Gabilando, Vice President

REPRESENTATIVE: _____

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