City of El Paso – City Plan Commission Staff Report

Case No:	SUSU15-00060 Tierra del Este Unit 68, Replat A
Application Type:	Resubdivision Combination
CPC Hearing Date:	October 22, 2015
Staff Planner:	Joaquin Rodriguez, (915) 212-1608 rodriguezjx3@elpasotexas.gov
Location:	South of Montwood and East of Rich Beem
Acreage:	.83 acres
Rep District:	5
Existing Use:	Vacant
Existing Zoning:	C-2 (Commercial)
Proposed Zoning:	C-2 (Commercial)
Nearest Park:	Tierra del Este 68 Park (.33 Miles)
Nearest School:	Pebble Hills Highschool (1.2 Miles)
Park Fees Required:	N/A
Impact Fee Area:	Eastside
Property Owner:	Ranchos Real XV, LLC
Applicant:	Ranchos Real XV, LLC
Representative:	Conde Inc.

SURROUNDING ZONING AND LAND USE

North:	C-2 (Commercial/condition) / Vacant commercial
South:	R-5 (Residential) / Vacant single family
East:	R-5 (Residential) / Vacant single family
West:	ETJ (Extraterritorial Jurisdiction) / Vacant

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

APPLICATION DESCRIPTION

The applicant is proposing to resubdivide .83 acres in the City's Eastside Impact Fee Area. The reason for this replat is to relocate an existing access/hike and bike and pedestrian right-of-way in order to expand the boundary of an abutting electrical substation facility to the east of the proposed re-subdivision. The existing right-of-way to be relocated is unimproved and can be vacated and relocated by this application.

DEVELOPMENT COORDINATING COMMITTEE

The development coordinating committee recommends approval of Tierra del Este Unit 68 Replat A on a resubdivision combination basis subject to the following staff comments.

Planning Division Recommendation

Planning recommends **approval** of Tierra del Este Unit 68 Replat A subject to the following comment.

- The engineer will include the Eastside Service Area Impact Fee Table on the face of the final plat.

Planning and Inspections Department - Land Development

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

Capital Improvement Program - Parks

We have reviewed **Tierra Del Este #68 Replat "A",** a resubdivision combination plat map and offer no objections to this plat application.

Please note that purpose for this Subdivision replat is to re-locate a portion of a previously dedicated Hike & Bike Trail as part of the Tierra Del Este #68 subdivision; under the Municipal Code, the Hike & Bike Trail 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".

Also, please note that revised plans need to be submitted for said portion of the Hike & Bike Trail being relocated for review and approval by Land Development Department or by Streets and Maintenance (SAM); Streets and Maintenance (SAM) is the maintenance responsible party for this Hike & Bike Trail and not the Parks & Recreation Department.

Capital Improvement Program – Transportation

No comments received.

El Paso Water Utilities

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

EPWU does not object to this request.

The subject property is located within the City of El Paso Eastside Impact Fee Service Area. Impact fees will be assessed at the time of the plat and collected by the El Paso Water Utilities after EPWU receives an application for water and sanitary sewer services.

EPWU-PSB Comments

Water
Along Montwood Drive fronting the subject property there is an existing twenty–four (24) inch diameter water transmission main located at approximately 50 feet south of the north right-of-way line of Montwood 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.

Along Montwood Drive fronting the subject property there is an existing twelve (12) inch diameter water main located at approximately 40 feet south of the north right-of-way line of Montwood Drive. This main is available for service.

Along William Rodríguez Avenue fronting the subject property there is an existing eight (8) inch diameter water main located at approximately 17 feet south of the north right-of-way line of William Rodríguez Avenue.

Sanitary Sewer
Along Montwood Drive fronting the subject property there is an existing eight (8) inch diameter sanitary sewer main located at approximately 25 feet north of the southernmost right-of-way line of Montwood Drive. This main is available for service.

Along William Rodríguez Avenue fronting the subject property there is an existing eight (8) inch diameter sanitary sewer main located at approximately 20 feet north of the southernmost right-of-way line of William Rodríguez Avenue. This main is available for service.

General
Application for water and sanitary sewer services should be made 6 to 8 weeks prior to construction to ensure water for construction work. New service applications are available at 1154 Hawkins, 3rd Floor. 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.

Streets and Maintenance Department
No comments received.

El Paso Electric Company
No comments received.

Sun Metro
Sun Metro does not oppose this request.

El Paso County 911 District
No comments received.

El Paso Fire Department
No comments received.

Central Appraisal District
No objections.

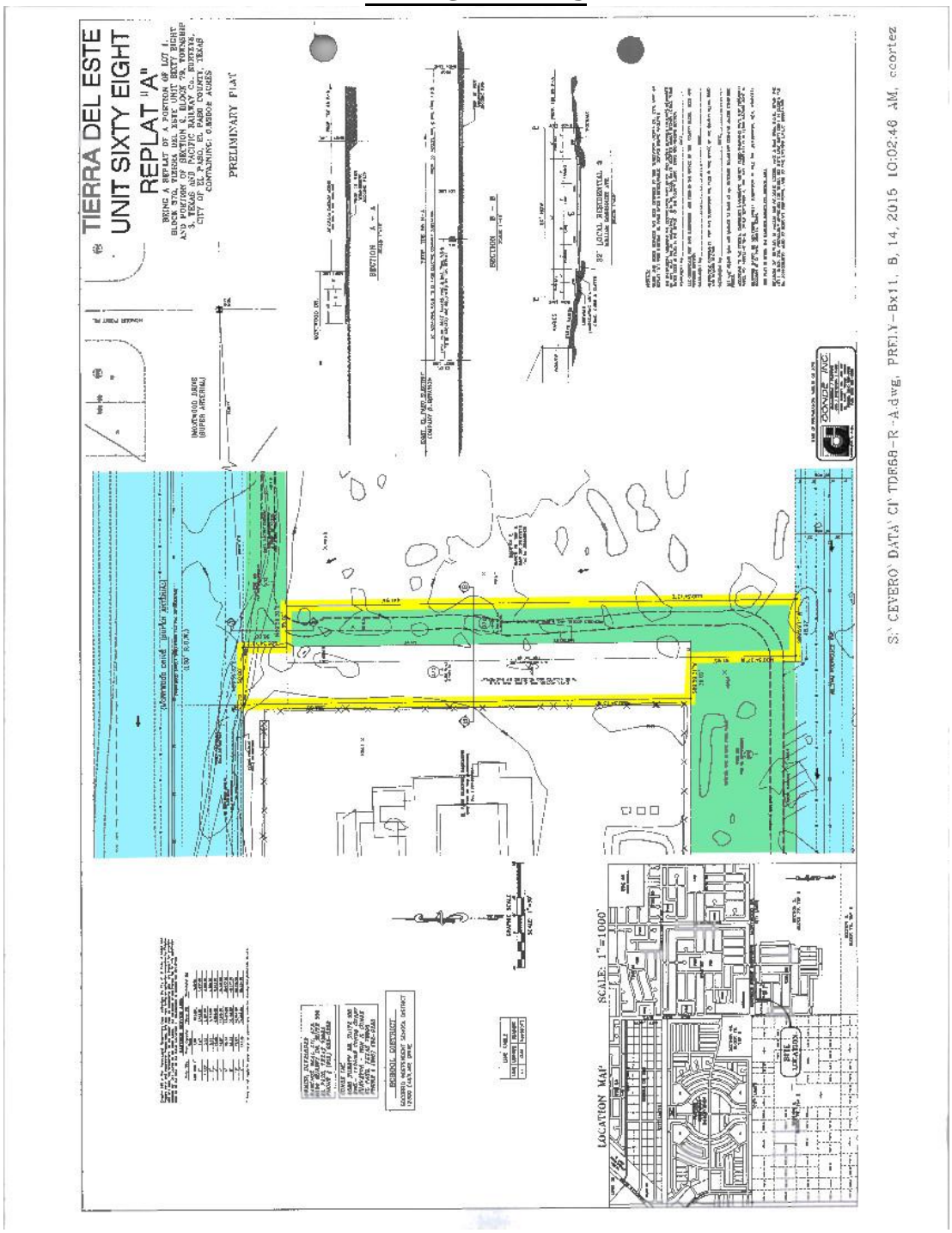
Texas Gas Company
No comments received.

Attachments
1. Location map
2. Aerial map
3. Preliminary Plat
4. Final Plat
5. Application

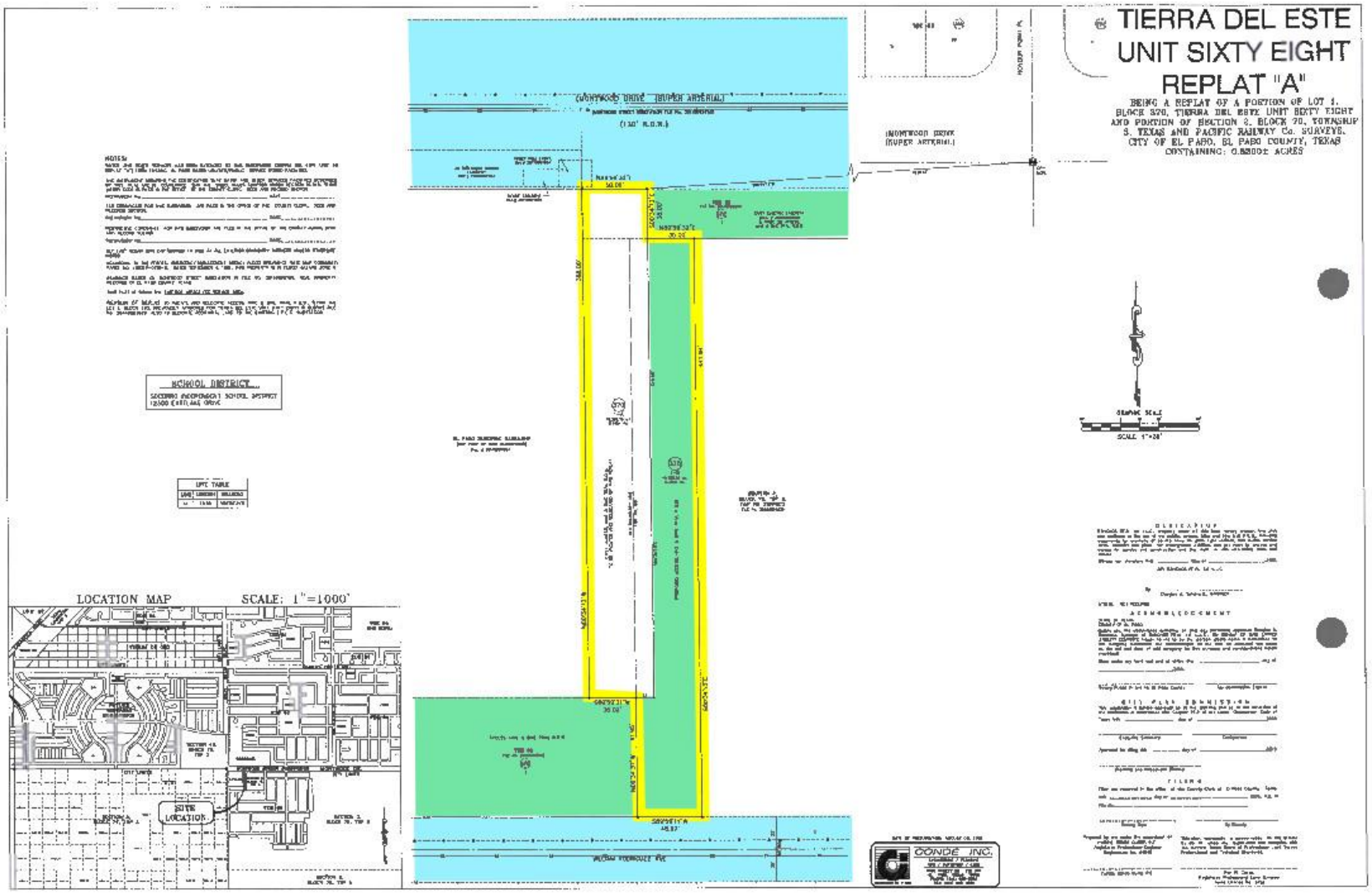
ATTACHMENT 1

ATTACHMENT 2

ATTACHMENT 3



ATTACHMENT 4


TIERRA DEL ESTE
UNIT SIXTY EIGHT
REPLAT "A"
BEING A REPLAT OF A PORTION OF LOT 1, BLOCK 320, TIERRA DEL ESTE UNIT SIXTY EIGHT AND PORTION OF SECTION 2, BLOCK 70, TOWNSHIP 3, TEXAS AND PACIFIC RAILWAY Co. SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS
CONTAINING: 0.8200± ACRES
(WOODWOOD DRIVE (SUPER ARTERIAL))
(110' R.O.W.)
(WOODWOOD DRIVE (SUPER ARTERIAL))
HOLDER POINT PL
GRAPHIC SCALE
SCALE 1"=20'
SCHOOL DISTRICT
SECURED INDEPENDENT SCHOOL DISTRICT
12500 EASTLAKE DRIVE
LOT TABLE
LOCATION MAP
SCALE: 1"=1000'
SITE LOCATION
PROPOSED ROAD
PROPOSED ROAD
PROPOSED ROAD

ATTACHMENT 5

CITY PLAN COMMISSION APPLICATION FOR
RESUBDIVISION COMBINATION SUBDIVISION APPROVAL

DATE: August 14, 2015 FILE NO. SUSU15-00060

SUBDIVISION NAME: TIERRA DEL ESTE UNIT SIXTY EIGHT REPLAT A

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
Being a Replat of a portion of Lot 1, Block 370, Tierra Del Este Unit Sixty Eight and portion of Section 2, Block 79, Township 3, Texas and Pacific Railway Co. Surveys, City of El Paso, El Paso County, Texas.

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			EPEC Facility	0.4454	1
School			Access Hike and Bike Trail ROW	0.3846	1
Commercial			Total No. Sites		2.
Industrial			Total (Gross) Acreage 0.8300 acres.		

3. What is existing zoning of the above described property? C-2 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)? 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)
Lot to drainage structures.

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: ____

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 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

12. Owner of record Ranchos Real XV, L.L.C., 6080 Surety Dr., Suite 300, El Paso, Texas, 79905 915-592-0290.
(Name & Address) (Zip) (Phone)

13. Developer Ranchos Real XV, L.L.C., 6080 Surety Dr., Suite 300, El Paso, Texas, 79905 915-592-0290.
(Name & Address) (Zip) (Phone)

14. Engineer Conde, Inc., 6080 Surety Dr., Suite 100, El Paso, Texas, 79905 915-592-0283.
(Name & Address) (Zip) (Phone)

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

OWNER SIGNATURE:

REPRESENTATIVE:

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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