



City of El Paso – City Plan Commission Staff Report

Case No: SUSU13-00088 Diana Riley Subdivision
Application Type: Major Combination
CPC Hearing Date: October 31, 2013

Staff Planner: Alejandro Palma, (915) 541-4482, palmaaj@elpasotexas.gov
Location: South of Hercules and East of Diana Drive
Acreage: 0.373 acre
Rep District: 2

Existing Use: Vacant
Existing Zoning: C-1 (Commercial)
Proposed Zoning: C-1 (Commercial)

Nearest Park: Mountain View Park (.53 mile)
Nearest School: Lee Elementary (.21 mile)
Park Fees Required: \$6,800.00
Impact Fee Area: This property is not located in an Impact Fee Service Area and not subject to impact fees.

Property Owner: RNR Properties
Applicant: RNR Properties
Representative: Calderon Engineering

SURROUNDING ZONING AND LAND USE

North: R-4 / Single Family Residential
South: C-4/ SC / Commercial Development
East: A-2 / Multi-Family Development
West: R-4 / Single Family Residential

PLAN EL PASO DESIGNATION: G3 Post-War

APPLICATION DESCRIPTION

The applicant proposes to subdivide .373 acre of land for one lot in order to develop 10 multi-family units. Primary access to the subdivision is proposed from Diana Drive. Diana Dr. is currently designated on the Major Thoroughfare Plan as a Major Arterial with a required 10' wide hike/bike trail. The applicant is proposing an alternative design for the hike/bike trail that includes a 5' parkway, with 1' of the hike/bike trail within the public ROW and the remaining 9' of the hike/bike trail on a public easement within the abutting property.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends **approval** of the alternative design as it complies with Section 19.26.040 *Alternative Subdivision Improvement Design* and **approval** of

Diana Riley Subdivision on a Major Combination basis, subject to the following comments.

Planning Division Recommendation:

Approval. Planning recommends approval of the plat and approval of the alternative design as the proposed design meets the intent and has the same or higher level of service or adequacy of the original required improvement, in accordance with Section 19.26.040.

City Development Department - Land Development

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

The Developer/Engineer needs to address the following comments.

1. All runoff shall be kept within property limits.
2. Add note to preliminary and final plats: "Lot is subject to on site ponding of storm water runoff, and private drainage easements are required if the subdivision's Lot is further subdivided."
3. Show proposed drainage flow patterns on the preliminary plat. Identify the discharge location and method for all stormwater runoff.

Parks and Recreation Department

We have reviewed Diana Riley and offer Developer / Engineer the following comments:

Please note that this subdivision is zoned "C-1" thus meeting the requirements for multi-family dwellings use restricted to a maximum of 29 dwelling units per acre, however, applicant has submitted final recorded covenants restricting the use to residential with a maximum of 10 Multi-family units.

Applicant shall be required to pay "Park fees" in the amount of \$6,800.00 based on residential requirements calculated as follows:

10 Multi-family dwellings at a rate of \$680.00 per unit = \$6,800.00

Please allocate generated funds under Park Zone: NE-2

Nearest Park(s): Mountain View & Nations Tobin

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. El Paso Water Utilities (EPWU) does not object to this request.

Water:

2. There is an existing 4-inch diameter water main extending along Riley Court that is available for service, the water main is located approximately 10-ft north from the center line of the right-of-way.

3. There is an existing 16-inch diameter water main extending along Diana Drive. Said main reduces to a 12-inch diameter water main approximately 17-ft south of Riley Court. The portion of the 12-inch diameter water main is available for service. No direct service connections are allowed to the 16-inch diameter water main as per the El Paso Water Utilities – Public Service Board Rules and Regulations.

The main is located approximately 56-ft east from the center line of the right-of-way.

4. There is an existing 24-inch diameter water main extending along Diana Drive. No direct service connections are allowed to this main as per the El Paso Water Utilities – Public Service

Board Rules and Regulations. The main is located approximately 36-ft east from the center line of the right-of-way.

5. Previous water pressure tests from fire hydrant # 8292 located at the northwest corner of Diana Drive and Apollo Avenue have yielded a static pressure of 116 (psi) pounds per square inch, a residual pressure of 102 (psi) pounds per square inch, and a discharge of 1321 (gpm) gallons per minute.

6. The owner should, for his own protection and at his own expense, install at the discharge side of each water meter a pressure regulator, strainer and relief valve, to be set for pressure as desired by the customer. The Lot owner shall be responsible for the operation and maintenance of the above-described water pressure regulating device.

Sanitary Sewer:

7. There is an existing 8-inch diameter sanitary sewer main extending along Riley Court that is available for service, the sewer main is located approximately 5-ft south from the center line of the right-of-way.

8. There is an existing 8-inch diameter sanitary sewer main extending along Diana Drive that is available for service, the sewer main is located approximately 3-ft west from the center line of the right-of-way.

General:

9. 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.

El Paso Fire Department

No comments received.

Sun Metro

No comments received.

911

The El Paso County 911 District request that addressing for this plat be on DIANA DR, and NOT on RILEY CT.

The plat shows only 1 label for the property driveway entrance, that being from DIANA DR. Also, in a previous plat the housing structures also appeared to be facing DIANA DR.

From an Emergency Response and management standpoint, the addressing should be on DIANA DR

El Paso Electric Company

No comments received.

Texas Gas Company

No comments received.

El Paso Independent School District

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.

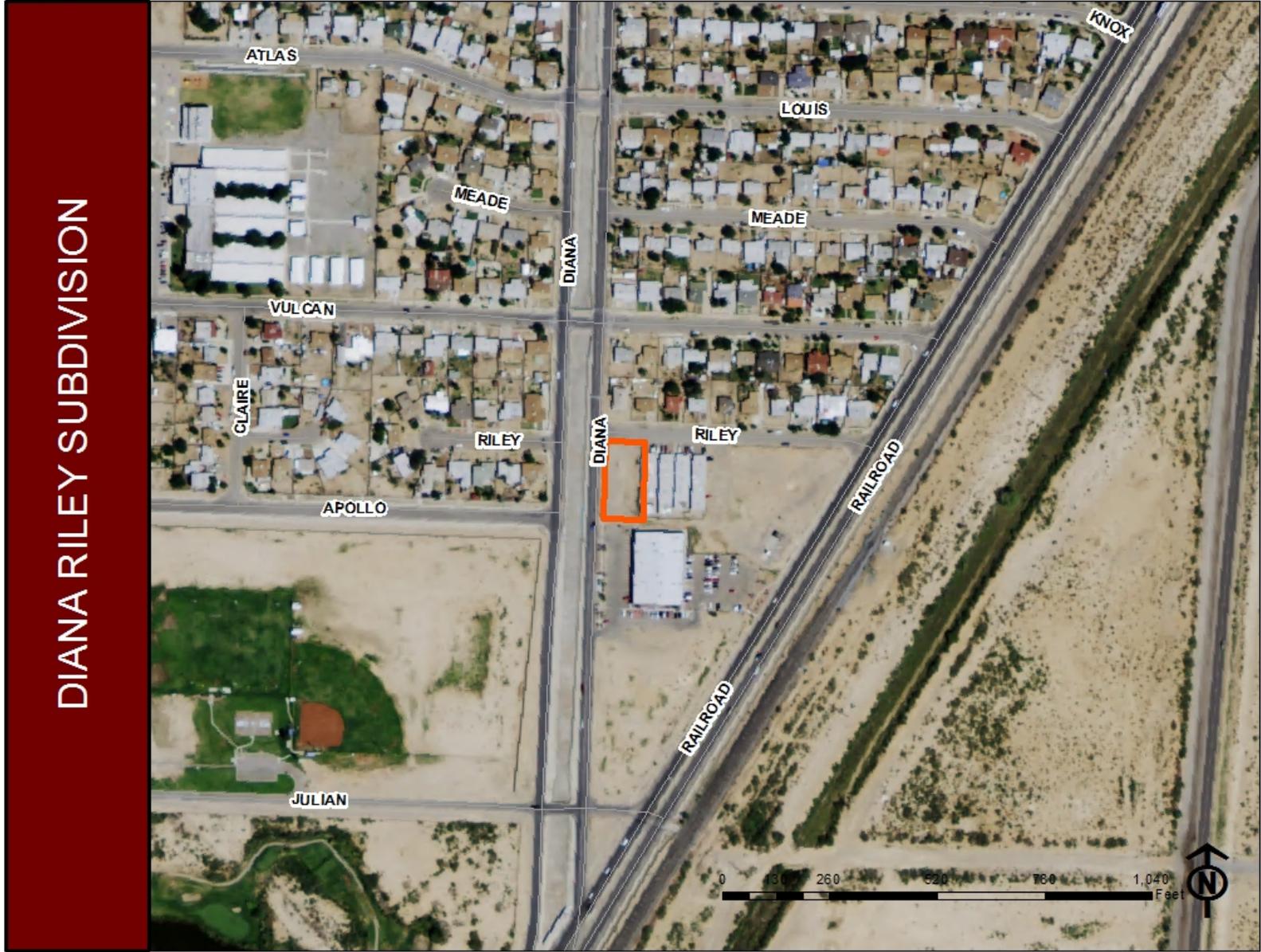
Attachments

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

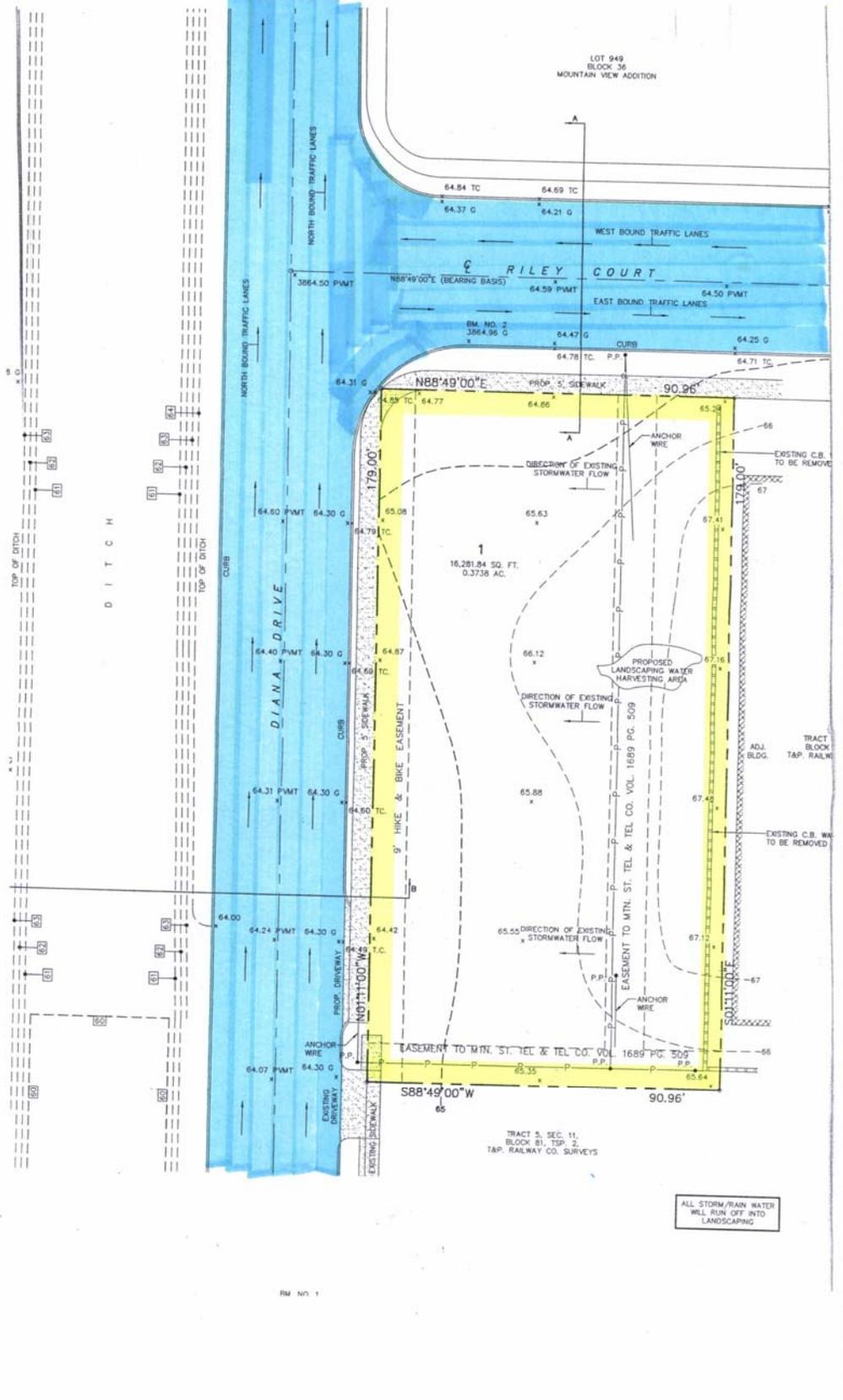
ATTACHMENT 1



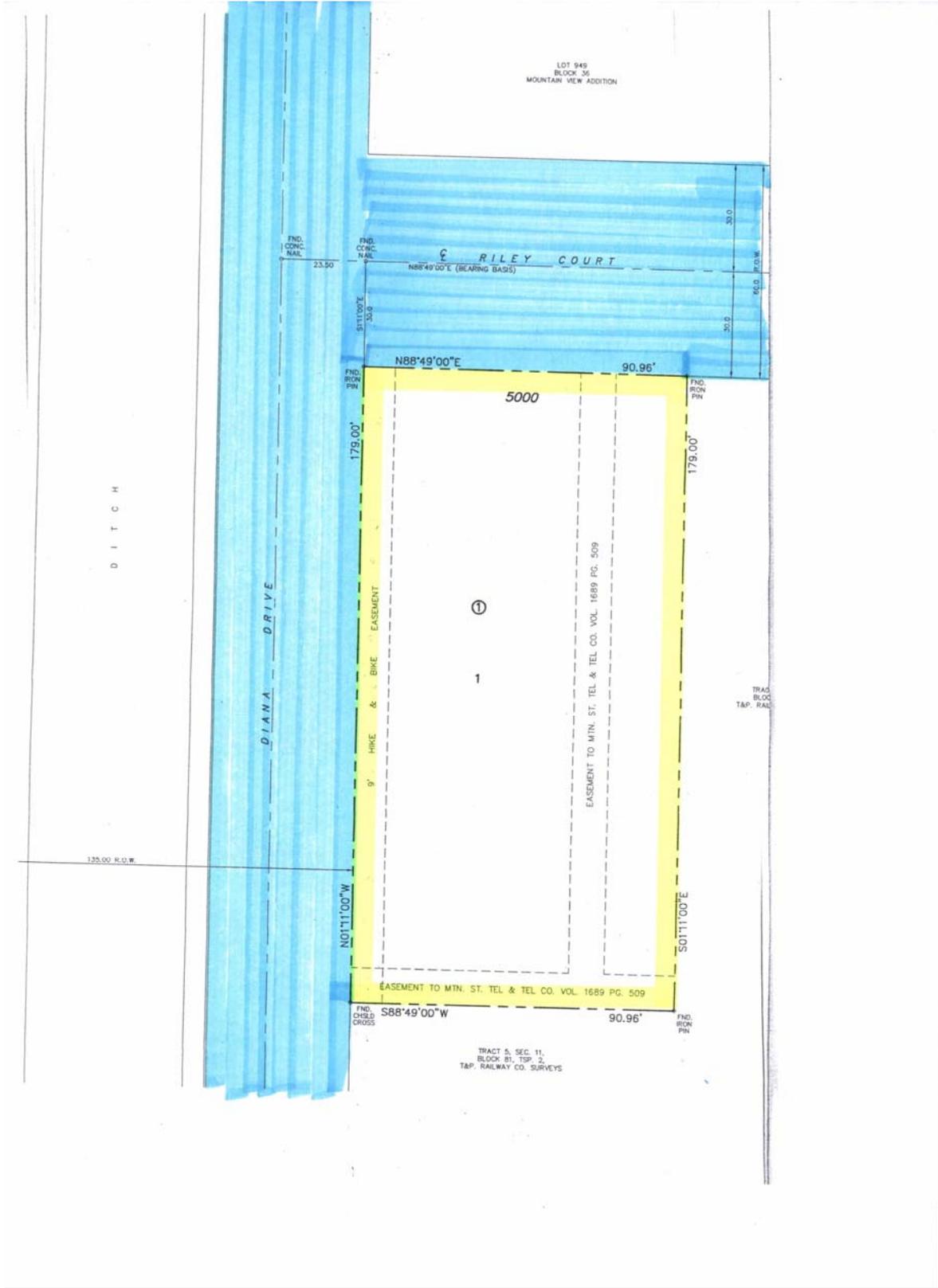
ATTACHMENT 2



ATTACHMENT 3



ATTACHMENT 4



ATTACHMENT 5



CITY PLAN COMMISSION APPLICATION FOR MAJOR COMBINATION SUBDIVISION APPROVAL

DATE: 10/07/13 FILE NO. SUSU13-00088
 SUBDIVISION NAME: Diana Riley Subdivision

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
TRACT 4C, SECTION 8, BLOCK 81, TOWNSHIP 2, TEXAS AND
PACIFIC RAILWAY COMPANY SURVEY, CITY OF EL PASO,
EL PASO COUNTY, TEXAS.

2. Property Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	_____	_____	Office	_____	_____
Duplex	_____	_____	Street & Alley	_____	_____
Apartment	<u>0.3738</u>	<u>1</u>	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____		_____	_____
School	_____	_____	Total No. Sites	_____	<u>1</u>
Commercial	_____	_____	Total (Gross) Acreage	<u>0.3738</u>	_____
Industrial	_____	_____			

3. What is existing zoning of the above described property? C-1 Proposed zoning? C-1

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)
ON-SITE PONDING

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 _____

9. Remarks and/or explanation of special circumstances: NONE

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

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

12. Owner of record RNL PROPERTIES EL PASO TX 79932 540-4503
(Name & Address) (Zip) (Phone)

13. Developer RNL PROPERTIES 79932 540-4503
(Name & Address) (Zip) (Phone)

14. Engineer Calderon Engineering 3031 Trawood Dr. El Paso, TX 79936 915-855-7552
(Name & Address) (Zip) (Phone)
calderon engineering @
elpbizclass.com

Refer to Schedule C for
current fee. OWNER SIGNATURE: 
REPRESENTATIVE: VICTOR RESINO

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
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