



## *City of El Paso – City Plan Commission Staff Report*

**Case No:** SUSU13-00093 – Cedar Grove Park Unit Five Replat A  
**Application Type:** Resubdivision Combination  
**CPC Hearing Date:** October 31, 2013  
**Staff Planner:** Nelson Ortiz, (915) 541-4931, [ortiznx@elpasotexas.gov](mailto:ortiznx@elpasotexas.gov)  
**Location:** North of Carolina and West of Alameda  
**Acreage:** 4.494 acres  
**Rep District:** 3  
**Existing Use:** Vacant  
**Existing Zoning:** C-4/c (Commercial / condition)  
**Proposed Zoning:** N/A  
**Nearest Park:** Stiles Park (.43 mi.)  
**Nearest School:** Tejas School of Choi Special Campus (.21 mi.)  
**Park Fees Required:** N/A  
**Impact Fee Area:** N/A  
**Property Owner:** City of El Paso  
**Applicant:** City of El Paso  
**Representative:** Conde, Inc.

### **SURROUNDING ZONING AND LAND USE**

**North:** C-1 / C-3 / Commercial Development  
**South:** R-3 / Single-family development  
**East:** C-4/sc / Commercial Development  
**West:** C-4/c / Commercial development

**PLAN EL PASO DESIGNATION:** G3 Postwar

### **APPLICATION DESCRIPTION**

The applicant proposes to resubdivide 4 ½ acres for one lot for a proposed recreation/community center. With this plat, the applicant proposes to vacate numerous existing easements (anchor, ingress and egress, electric and utility) previously dedicated with the original plat. Access to the center will be provided from Alameda Avenue and Carolina Drive. This subdivision is being reviewed under the current subdivision code.

### **DEVELOPMENT COORDINATING COMMITTEE**

The Committee recommends approval of Cedar Grove Park Unit Five Replat A on a Resubdivision Combination Basis, subject to the following comments.

### **Planning Division Recommendation:**

Approval.

## **City Development Department - Land Development**

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

The Developer/Engineer needs to address the following comments.

1. Show existing and proposed drainage flow patterns on the preliminary plat. Identify the discharge location for all stormwater runoff.
2. Need to show the location of the proposed private pond/s. Any ponding area shall have enough capacity to hold the developed runoff for a designed 100-yr storm event.
3. Provide an inspection and maintenance agreement for the proposed private ponding area within this subdivision.

## **Parks and Recreation Department**

We have reviewed **Cedar Grove Park Unit Five Replat "A"**, a resubdivision combination plat map and offer no objections to this plat application.

Please note that this Subdivision is proposing a "future" **City of El Paso – Parks & Recreation Center** which under the Municipal Code definitions 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, on plat map, please label this property as "**Future**" **City of El Paso – Parks & Recreation Center**.

### **El Paso Water Utilities**

1. EPWU-PSB does not object to this request.

#### **Water:**

2. There is an existing 12-inch diameter water main extending along Alameda Avenue that is available for service, the water main is located approximately 29-ft south from the center line of the right-of-way.
3. There is an existing 8-inch diameter water main extending along Carolina Drive that is available for service, the water main is located approximately 17.5-ft east from the center line of the right-of-way.
4. EPWU records indicate two vacant water services connection (inactive meters) serving the subject property. The addresses for these services are 7382 and 7392 Alameda Avenue.
5. Previous water pressure tests from fire hydrant # 39 located at the northeast corner of Carolina Drive and Alameda Avenue have yielded a static pressure of 100 (psi) pounds per square inch, a

residual pressure of 90 (psi) pounds per square inch, and a discharge of 1547 (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 Alameda Avenue that is available for service, the sewer main is located approximately 25-ft north from the center line of the right-of-way. The depth of the sanitary sewer main along the Alameda frontage is approximately 5-feet.

8. There is an existing 8-inch diameter sanitary sewer main extending along Carolina Drive that is available for service, the sewer main is located approximately 12-ft west from the center line of the right-of-way. The depth of the sanitary sewer main along the Carolina frontage is approximately 7-feet.

9. There is an existing 12-inch diameter force main extending along Carolina Drive. The force main is located approximately 9-ft east from the center line of the right-of-way. No direct service connections are allowed to this main.

**General:**

10. EPWU-PSB requires a new service application to serve the subdivision. New service applications should be made 6-8 weeks in advance of construction to ensure water for construction work. The following items, if applicable, are required at the time of application: (1) hard copy of site plan with street names and addresses; (2) finalized set of improvement plans, including grading & drainage plans; (3) digital copy of site plan; (4) benchmark check; (5) construction schedule; and (6) a certificate of compliance. Service will be provided in accordance with the current El Paso Water Utilities – Public Service Board (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 recommends the placement of sidewalks and ADA compliant improvements throughout the development to City standards to provide pedestrian accessibility to mass transit services.

**Central Appraisal District**

- Change Block number to 40 and Lot number to 3.

**El Paso Department of Transportation**

No comments received.

**El Paso Fire Department**

No comments received.

**Sun Metro**

No comments received.

**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:**

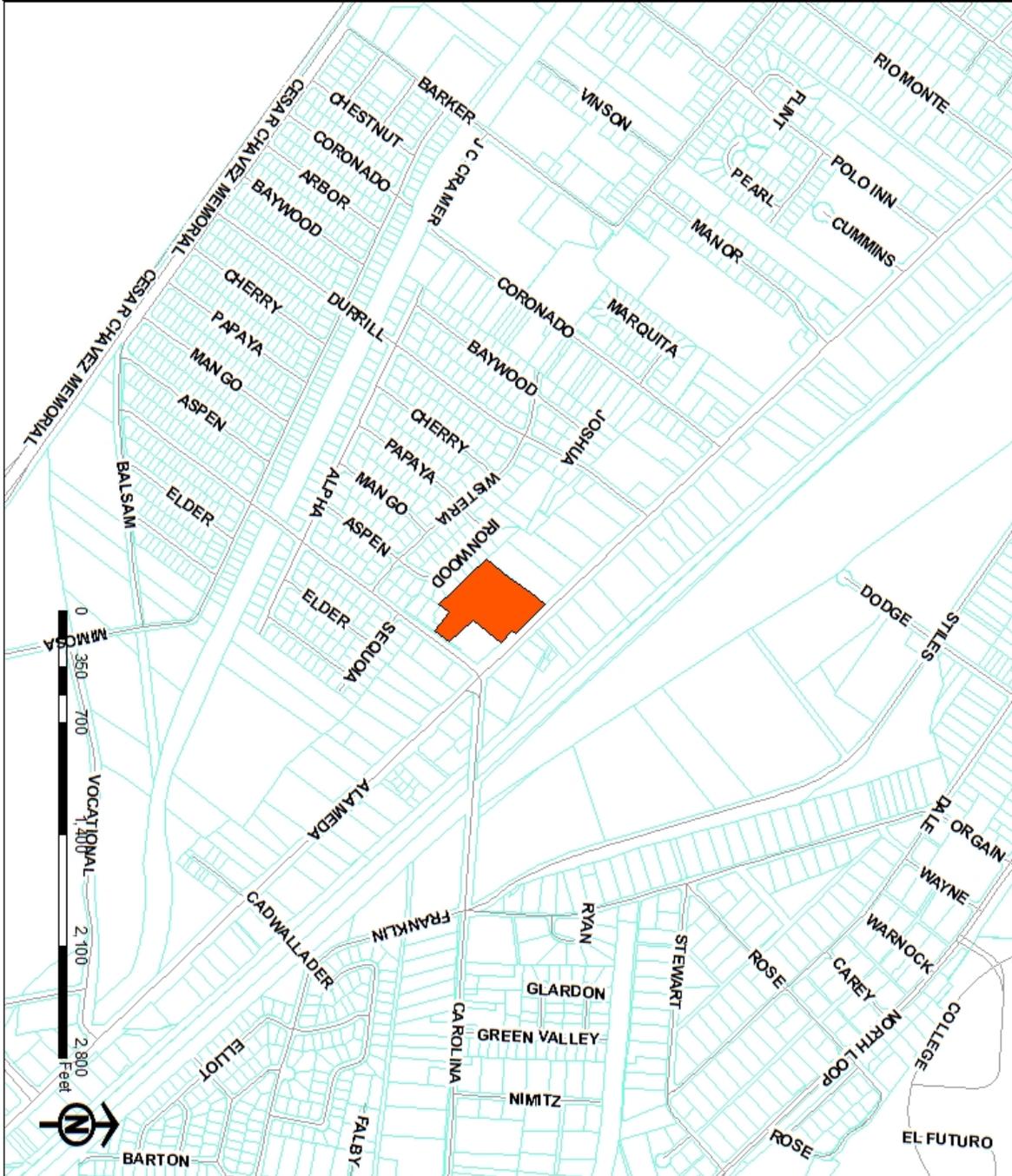
1. Submit to the City Development Department – Planning Division the following prior to recording of the subdivision.
  - a. Current certified tax certificate(s)
  - b. Current proof of ownership
  - c. Release of access document, if applicable
  - d. Set of restrictive covenants, if applicable
2. Every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

# CEDAR GROVE PARK UNIT FIVE REPLAT A



ATTACHMENT 2

# CEDAR GROVE PARK UNIT FIVE REPLAT A







**ATTACHMENT 5**



SUSU13-00093



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

September 17, 2013

File No. SUSU13-00093

SUBDIVISION NAME: Cedar Grove Park Unit Five Replat "A"

1. Legal Description for the area included on this plat (Tract, Block, Grant, etc.)  
Being a Replat of a Portion of Lot 2, Block 40, Cedar Grove Park Unit Five, and all of Tracts 10B and 10C, Block 26, Ysleta Grant, 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	_____	_____	<u>Recreational Facilities</u>	<u>4.494</u>	<u>1</u>
School	_____	_____		_____	_____
Commercial	_____	_____	Total No. Sites	<u>1</u>	_____
Industrial	_____	_____	Total Acres (Gross) & Sites	<u>4.494</u>	_____

3. What is existing zoning of the above described property? C-4 c 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)  
Lots to Drainage Structures to Pond
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 City of El Paso, 2 Civic Center Plaza El Paso, TX 79901 915-541-4428  
 (Name & Address) (Zip) (Phone)
13. Developer City of El Paso, 2 Civic Center Plaza El Paso, TX 79901 915-541-4428  
 (Name & Address) (Zip) (Phone)
14. Engineer CONDE INC. 6680 Sarety Dr., Suite 100 79905 915-592-0283  
 (Name & Address) (Zip) (Phone)

CASHIER'S VALIDATION  
 FEE: \$1,147.98

City of El Paso

OWNER SIGNATURE: \_\_\_\_\_  
 Joyce A. Wilson, City 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