City of El Paso – City Plan Commission Staff Report

Case No:	SUSU15-00066 Los Nogales Estates, Replat A
Application Type:	Resubdivision Combination
CPC Hearing Date:	November 5, 2015
Staff Planner:	Joaquin Rodriguez, (915) 212-1608 rodriguezjx3@elpasotexas.gov
Location:	North of Artcraft Road and West of Westside Drive
Acreage:	47.85 acres
Rep District:	1
Existing Use:	Vacant
Existing Zoning:	R2/c/sp (Residential/condition/special permit)
Proposed Zoning:	R2/c/sp (Residential/condition/special permit)
Nearest Park:	Rio Valley Park (.1 Miles)
Nearest School:	Garcia Elementary (.8 Miles)
Park Fees Required:	N/A
Impact Fee Area:	N/A
Property Owner:	EPVW LLC, James F Volk, Edward Escudero, CEB Land Management LLC, Welzie Webb and Juanita G Webb Revocable Trust
Applicant:	EPVW LLC, James F Volk, Edward Escudero, CEB Land Management LLC, Welzie Webb and Juanita G Webb Revocable Trust
Representative:	Conde Inc.

SURROUNDING ZONING AND LAND USE

North:	GMU (General Mixed Use) / Rio Valley Mixed Use Development
South:	RF (Ranch Farm) / Farmland and Artcraft Road
East:	RF (Ranch Farm) / Residential; R-2A (Residential) / Vacant; C1/c (Commercial/condition)
West:	State of New Mexico

PLAN EL PASO DESIGNATION: G4, Suburban (Walkable)

APPLICATION DESCRIPTION

The applicant is proposing to resubdivide 47.85 acres for 50 single family lots within the City's Upper Valley Plan Area. This application is a resubmittal of a previously approved subdivision, Los Nogales Estates. The proposed subdivision takes access from Borderland Road and abuts a 1/3 mile stretch of Westside Drive. This subdivision was reviewed under previous subdivision ordinance.

The applicant failed to complete subdivision improvements within the time allowed by previous subdivision ordinance, the original approval has expired.

The applicant is requesting the following modifications:

1. To allow for a 45 foot street cross section with no sidewalks; Camino Nuez, Camino Piñon, Camino Nogal. The DSC in effect at the time would require a 46 foot right-of-way with 4 foot sidewalks.
2. To allow for a 29 foot street cross section with no sidewalks; Camino Chico. The DSC in effect at the time would require a 36 foot right-of-way with 4 foot sidewalks.

The applicant is proposing to dedicate right-of-way along Borderland Road and Westside Drive to expand both existing right-of-ways from 40 feet to 62 feet. Westside Drive is classified as a Major Arterial Road with a specified total width of 110 feet. Borderland Road is classified as a minor arterial road with a total right-of-way width of 76 feet. Under previous subdivision ordinance, an applicant is responsible for dedicating additional right-of-way to expand any substandard street to the street classification warranted by the average daily traffic generated by the proposed development. The traffic generated by the proposed subdivision, 50 single family units is approximately 500 daily trips.

DEVELOPMENT COORDINATING COMMITTEE

The development coordinating committee recommends approval of Los Nogales Estates Replat A on a resubdivision combination basis subject to the following staff comments.

Planning Division Recommendation

Planning recommends approval of the following modification requests:

1. To allow for a 45 foot street cross section with no sidewalks; Camino Nuez, Camino Piñon, Camino Nogal.
2. To allow for a 29 foot street cross section with no sidewalks; Camino Chico.

Under previous subdivision code, subdivisions in which all lots provide a minimum half acre lot area were not required to install sidewalks.

Planning recommends **approval** of Los Nogales Estates Replat A based on the following:

- The applicant has provided sufficient additional right-of-way to satisfy the requirements of the previous subdivision ordinance.

Planning and Inspections Department - Land Development

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

The Developer/Engineer shall address the following comments.

1. Coordinate with the El Paso Water District # 1 for developing along the Combined La Union Westway Lateral.
2. Correct “Residential on-site ponding” note to reflect Section 1 Title 1-4c (j) of the City of

El Paso Design Standard for Construction.

3. Include the following note on plans: "All lots in the subdivision are subject to on-site ponding. Lot owners are responsible for maintaining adequate provisions to accommodate all stormwater runoff generated from their respective lot plus one-half the runoff generated from all abutting street right-of-ways. The pond depth and lot grading requirements are as per approved Grading and Drainage plan for the Subdivision.
4. Check for text overlapping on plans.

El Paso Water Utilities

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

1. EPWU Planning & Development Section does not object to this request.
2. EPWU is interested in leasing the water rights of the subject property. Please contact EPWU – Land Administration at 594-5511.
3. Private streets are to be dedicated as full width Utility Easements to enable the construction, operation, maintenance, and, repair of the proposed water and sanitary sewer main extensions.

Water

4. There is an existing a 12-inch diameter water main along Borderland Road that dead-ends at the western right-of-way line of Toivoa Drive. Also, there is an existing a 12-inch diameter water main along Borderland Road that dead-ends at the eastern right-of-way line of Tama Street. A water main extension is required to connect the above mentioned water mains. Water main extensions are required within the subdivision. The Owner/Developer is responsible for all water main extension costs.

Sanitary Sewer

5. There is an existing 12-inch sewer main along Borderland Road that ends in a manhole at the intersection with Toivoa Drive. Also, there is an existing 12-inch sewer main along Borderland Road that ends in a manhole at the intersection with Tama Street. A 12-inch sewer main extension is required to connect the above mentioned sewer mains. Sewer main extensions are required within the subdivision. The Owner/Developer is responsible for all sanitary sewer main extension costs.

General

6. De-watering may be required to enable the construction of water and sanitary sewer main extensions and related appurtenant structures.
7. 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.

Capital Improvement Program – Transportation
No comments received.

Capital Improvement Program - Parks

We have reviewed **Los Nogales Estates Replat "A",** 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 replat is composed of fifty (50) residential lots zoned "R2/csp" which is not increasing density as evidenced by the original subdivision plat and this replat therefore, **if** proof of paid "Park fees" is provided by the applicant for the original Los Nogales Estates Subdivision, then this replat meets 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:

A. A residential replat of an area where the density has not been increased from the original subdivision, as evidenced by the original subdivision and replat. In the case of a replat where parkland was not originally provided, the parkland requirements shall prevail;

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.

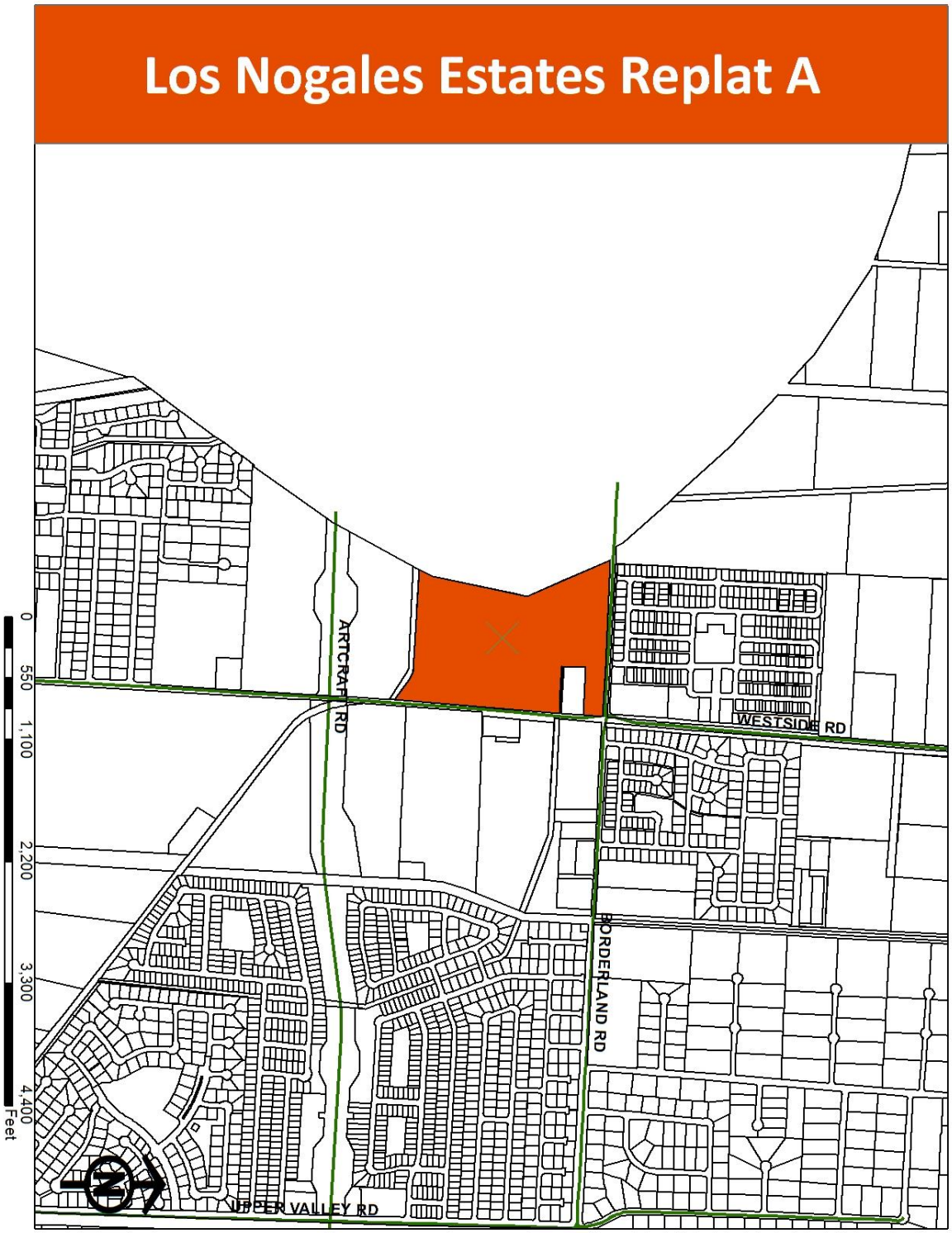
Texas Gas Company

No comments received.

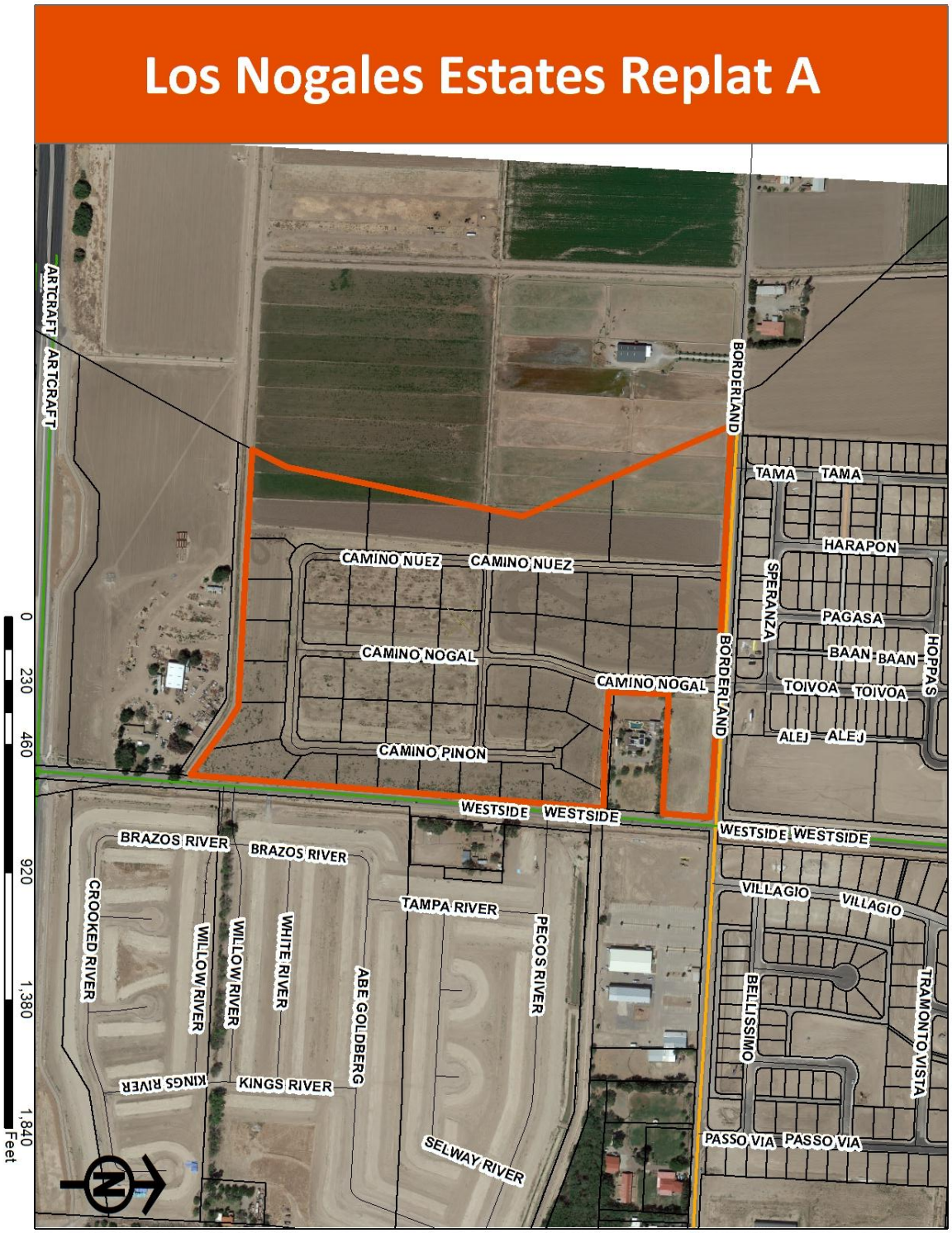
Attachments

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

ATTACHMENT 1

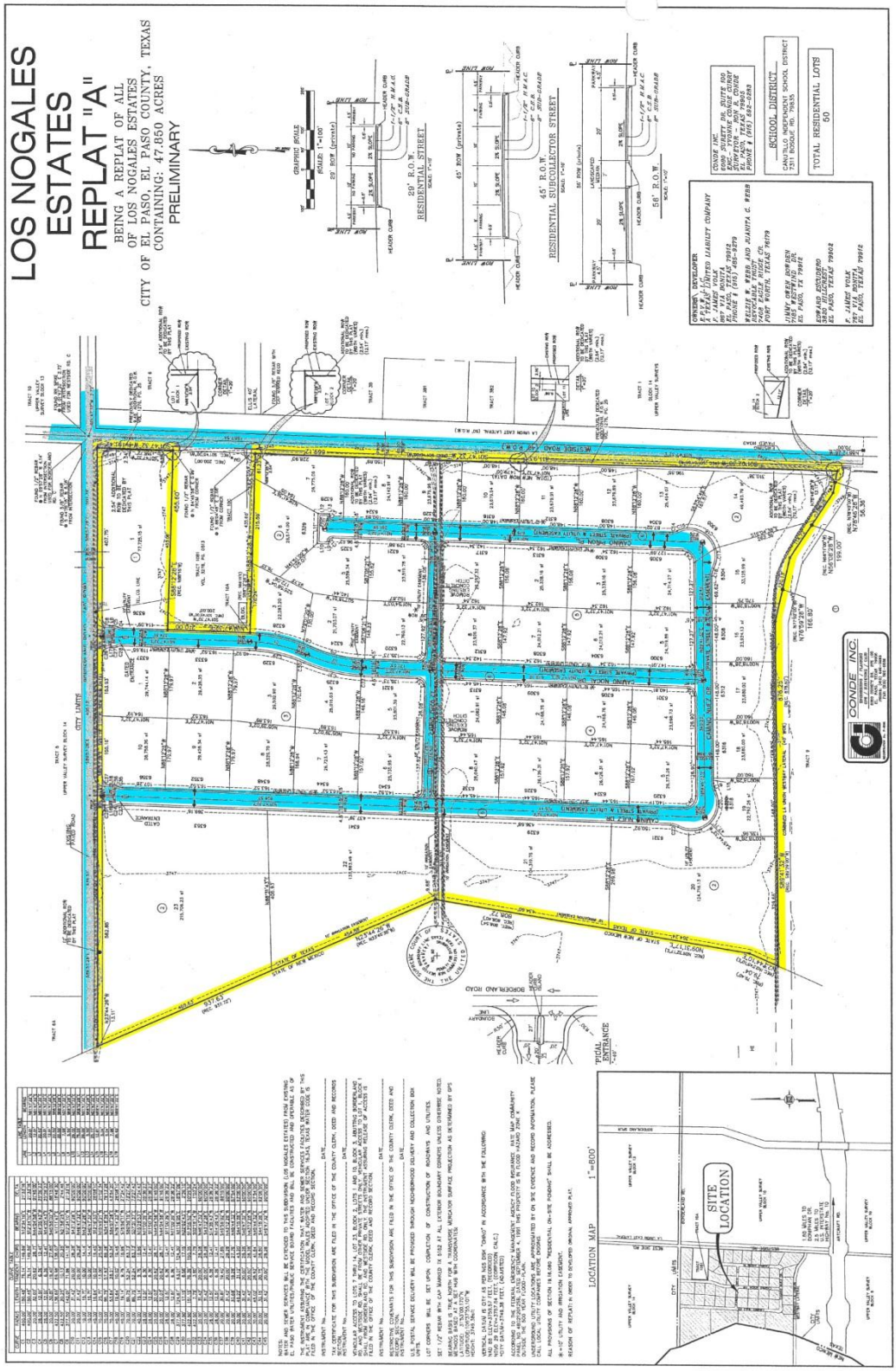


ATTACHMENT 2



ATTACHMENT 3

ATTACHMENT 4



ATTACHMENT 5

CITY PLAN COMMISSION APPLICATION FOR
RESUBDIVISION COMBINATION SUBDIVISION APPROVAL

DATE: September 21, 2015 File No. SUSU15-00066

SUBDIVISION NAME: Los Nogales Estates Replat "A"

1. Legal Description for the area included on this plat (Tract, Block, Grant, etc.)
Being a Replat of all of Los Nogales Estates, City of El Paso, El Paso County, Texas

2. Proposed Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	38.2800	50	Office		
Duplex			Street & Alley	9.5700	1
Apartment			Ponding & Drainage		
Mobile Home			Institutional		
P.U.D.			Other (specify below)		
Park					
School					
Commercial			Total No. Sites		
Industrial			Total Acres (Gross)	47.850	

3. What is existing zoning of the above described property? R-2 sp 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 X 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)
On site Ponding

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