



City of El Paso – City Plan Commission Staff Report

Case No: SUSU12-00103 - Los Paseos Addition Replat “B”
Application Type: Resubdivision Combination
CPC Hearing Date: November 15, 2012
Staff Planner: Nelson Ortiz, (915) 541-4931, ortiznx@elpasotexas.gov
Location: South of Doniphan and West of Sunland Park
Acreage: 2.3771 acres
Rep District: 8
Existing Use: Park
Existing Zoning: R-2 (Residential)
Proposed Zoning: R-2 (Residential)
Nearest Park: Pacific Park (.47 mile)
Nearest School: Zach White Elementary School (0.59 mile)
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: R-2 (Residential)/ Single-Family Development
South: N/A / Vacant/ RF - SC (Ranch Farm - Special Contract)
East: R-3 (Residential) / Single-Family Development
West: R-3 (Residential) / Single-Family Development

PLAN EL PASO DESIGNATION: (O1) Preserve

APPLICATION DESCRIPTION

This is a city-initiated application to replat a 2.4 acre parcel of land for a linear park. The park will measure approximately 70 feet in width and 1,361.07 feet in length. It will include 9 feet of existing pavement and trees, park benches and trash receptacles. Access to the linear park is provided from River Bend Drive. The park abuts residential lots to the north and the New Mexico state line to the south.

CASE HISTORY

Vehicular access through this portion of River Bend Drive was previously vacated and only allows pedestrian access; however, River Bend Drive remained a R.O.W. With this application, the City now intends to vacate the portion of River Bend Drive and dedicate as a park.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends *approval* of Los Paseos Addition Replat "B" on a Resubdivision Combination basis, subject to the following conditions and requirements:

Planning Division Recommendation:

Staff recommends *approval* as the proposed project complies with the subdivision code.

City Development Department - Land Development

We have reviewed subject plan and recommend **approval**; no objections.

Planning – Transportation

No objections

Parks and Recreation Department

We have reviewed **Los Paseos Addition Replat "B"**, a resubdivision combination plat map and offer no objections to this subdivision application, therefore recommend for approval.

Please note that this Subdivision 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:

H. Land shown within a subdivision, whether residential or nonresidential, which is designated for use as a public facility.

El Paso Water Utilities

1. The El Paso Water Utilities – Public Service Board (EPWU-PSB) requires a full width Utility Easement to be retained within the proposed Park Dedication property to accommodate the existing water and sanitary sewer mains, public fire hydrant and water service meter. Coordination with engineer retained by the City of El Paso is requested to define the easement boundaries. EPWU requests that the Plat show the proposed easement and identify the boundaries.
2. EPWU-PSB requires a complete set of improvement plans and grading plans for review and approval prior to any work of the proposed Riverbend Park.
3. EPWU-PSB owns and operates existing water and sanitary sewer mains along the proposed Park Dedication. The mains are to remain in place and active to continue providing service to the public. The EPWU requests that the existing water and sewer mains be shown on the Plat.
4. EPWU-PSB requires access to the facilities and appurtenances 24 hours a day, seven (7) days a week. The access provided shall allow the operation of EPWU maintenance vehicles.
5. In 2009 EPWU-PSB reviewed a set of improvement plants for the proposed Street Vacation. EPWU requested that the applicant insured that the proposed trees are located a minimum of 10-feet from the existing water and sanitary sewer mains.

Water

6. There is an existing 8-inch diameter water main along the portion of River Bend Drive. The water main is located approximately 10-feet north from the center line of the right-of-way.
7. A public fire hydrant is connected to the water main and is located approximately 1,200 ft. east of the Little Lane and River Bend Drive intersection.
8. A 1-inch diameter water meter that services 4000 River Bend drive is located at the end of the water main.

Sanitary Sewer

9. There is an existing 8-inch diameter sanitary sewer main along the portion of River Bend Drive. The sewer main is located approximately 5-feet south from the center line of the right-of-way.

General

10. The applicant is responsible for the costs of any necessary extensions, relocations or adjustments of water and sanitary sewer lines, appurtenances, fire hydrants, and meters related to the proposed improvement work.

El Paso Department of Transportation

No comments received.

El Paso Fire Department

No comments received.

Sun Metro

No comments received.

911

No comments received.

Central Appraisal District

No comments received.

El Paso Electric Company

El Paso Electric has an underground electrical box in the northwest corner of the street at the curve leading to Little Lane. El Paso Electric must maintain easement rights for our existing facilities. *(The representative has provided a 15' x 15' utility easement upon notice of this request and revisions have been made to plat.)*

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

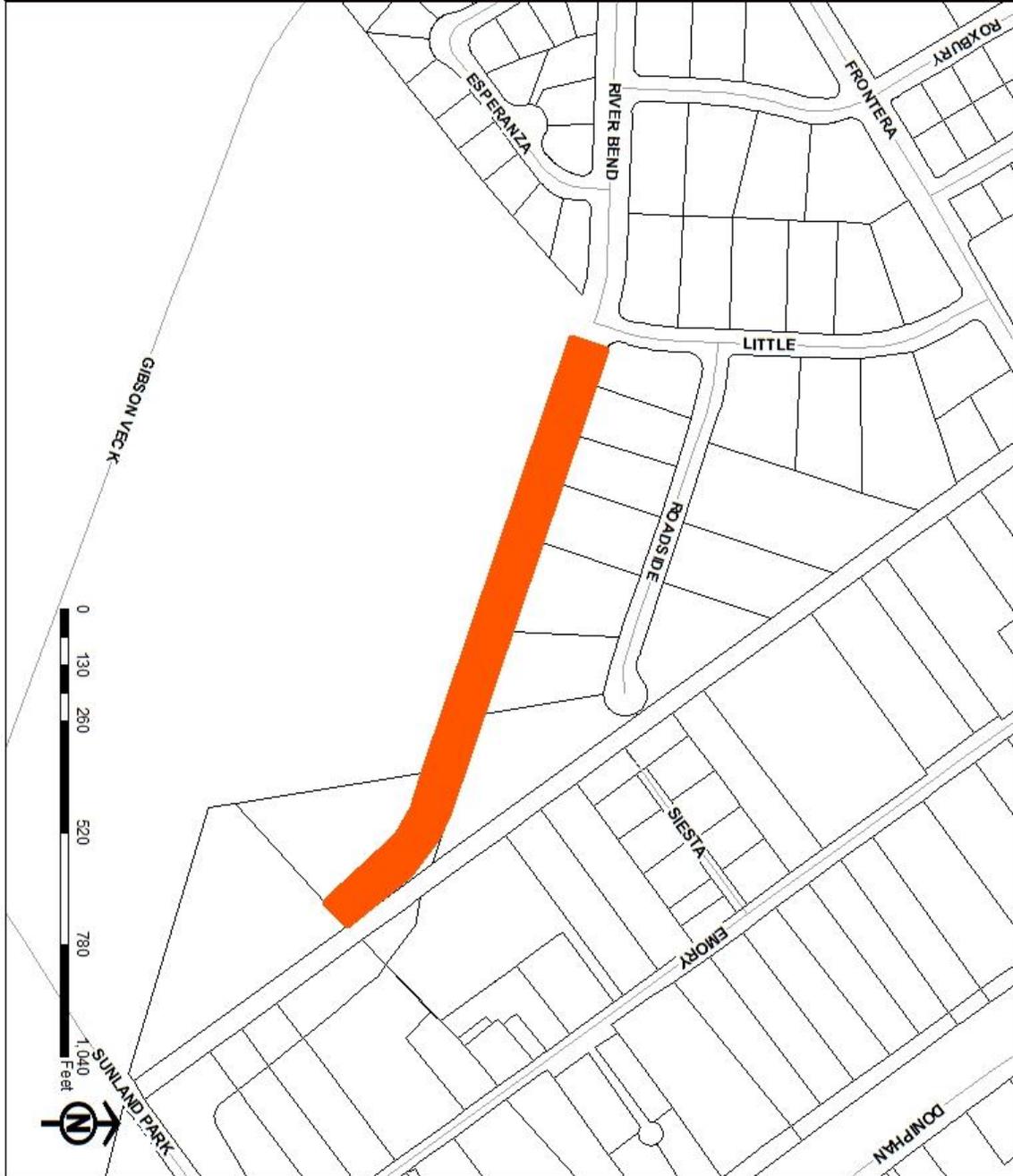
2. Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivision. In all cases, the type and location of delivery service shall 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

LOS PASEOS ADDITION
REPLAT "B"



ATTACHMENT 2

LOS PASEOS ADDITION
REPLAT "B"



ATTACHMENT 5



CITY PLAN COMMISSION APPLICATION FOR RESUBDIVISION COMBINATION APPROVAL

DATE: October 1, 2012

File No. SUSU12-00103

SUBDIVISION NAME: Los Paseos Addition Replat "B"

1. Legal Description for the area included on this plat (Tract, Block, Grant, etc.)
Being a Replat "B" of a Portion of River Bend Drive, Los Paseos Addition Replat "A", 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>2.3771</u>	<u>1</u>	_____	_____	_____
School	_____	_____	_____	_____	_____
Commercial	_____	_____	Total No. Sites	<u>1</u>	_____
Industrial	_____	_____	Total Acres (Gross) & Sites	<u>2.3771</u>	_____

3. What is existing zoning of the above described property? R-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)? 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)
Street 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	915-541-4622
		(Name & Address)		(Zip)	(Phone)
	Owner of record	Yolanda Vargas 4000 Roadside Ct. ,	El Paso, TX	79922	915-592-0283
		(Name & Address)		(Zip)	(Phone)
	Owner of record	Akintoluwa A. Akinjaiyesu 4006 Roadside Ct.,	El Paso, TX	79922	915-592-0283
		(Name & Address)		(Zip)	(Phone)
	Owner of record	Karam C. & Eugenia Ferris 4012 Roadside Ct.	El Paso, TX	79922	915-592-0283
		(Name & Address)		(Zip)	(Phone)
	Owner of record	Norman & Ana Candelaria 4024 Roadside Ct.	El Paso, TX	79922	915-592-0283
		(Name & Address)		(Zip)	(Phone)
	Owner of record	Joseph Ayoub 4042 Roadside Ct.	El Paso, TX	79922	915-592-0283
		(Name & Address)		(Zip)	(Phone)
	Owner of record	Jovi 4000 River Bend Dr.,	El Paso, TX	79922	915-592-0283
		(Name & Address)		(Zip)	(Phone)
13.	Developer	City of El Paso , 2 Civic Center Plaza	El Paso, TX	79901	915-541-4622
		(Name & Address)		(Zip)	(Phone)
14.	Engineer	CONDE INC.	6080 Surety Dr., Suite 100	79905	915-592-0283
		(Name & Address)		(Zip)	(Phone)

CASHIER'S VALIDATION
 FEE: \$1,083.00

OWNER SIGNATURE: Joyce A. Wilson
 Joyce A. Wilson, City Manager, City of El Paso

OWNER SIGNATURE: Yolanda Vargas
 Yolanda Vargas

OWNER SIGNATURE: Akintoluwa A. Akinjaiyesu
 Akintoluwa A. Akinjaiyesu

OWNER SIGNATURE: Karam C. & Eugenia Ferris
 Karam C. & Eugenia Ferris

OWNER SIGNATURE: Norman & Ana Candelaria
 Norman & Ana Candelaria

OWNER SIGNATURE: Joseph Ayoub
 Joseph Ayoub

OWNER SIGNATURE: Jovi
 Jovi

REPRESENTATIVE: Conrad Conde
 Conrad Conde

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