



City of El Paso – City Plan Commission Staff Report

Case No: SUSU15-00005 Pebble Hills Extension
Application Type: Major Final (Reconsideration)
CPC Hearing Date: December 3, 2015
Staff Planner: Nelson Ortiz, (915) 212-1606, ortiznx@elpasotexas.gov
Location: West of Zaragoza at Pebble Hills
Acreage: 5.2218 acres
Rep District: 5
Existing Use: Storage
Existing Zoning: C-3 (Commercial) & R-F (Ranch Farm)
Proposed Zoning: C-3 (Commercial) & R-F (Ranch Farm)
Nearest Park: Tierra Del Este #27 (adjacent to proposed subdivision)
Nearest School: Roberto Ituarte Elementary (.43 mi.)
Park Fees Required: \$3,700.00
Impact Fee Area: N/A
Property Owner: City of El Paso and Tomly Corporation
Applicant: City of El Paso
Representative: Conde, Inc.

SURROUNDING ZONING AND LAND USE

North: ETJ/ Vacant
South: C-3/c (Commercial/condition) / Vacant
East: C-4/c (Commercial/condition) / Vacant
West: R-5 / Park

PLAN EL PASO DESIGNATION: G4 Suburban (Walkable)

APPLICATION DESCRIPTION

The applicant proposes to subdivide approximately 5.2218 acres of land for the future extension of Pebble Hills Boulevard and two commercial lots. The commercial lots are approximately 4.1775 acres. Access to the subdivision is proposed from Pebble Hills Blvd. and Zaragoza Road. The City has a funded project for improvements to this portion of Pebble Hills, which will consist of 105' - 110' right-of-way in compliance with the Major Thoroughfare Plan (MTP) and the existing street network. This subdivision is reviewed under the current subdivision code.

CASE HISTORY and REQUEST

The Preliminary plat for this subdivision was approved by City Plan Commission on February 27, 2014.

The Final plat for this subdivision was approved by City Plan Commission on February 12, 2015.

On July 16, 2015, the City Plan Commission re-approved the Final plat which removed a condition requiring Genagra, LP, former owners of a portion of the property, to contribute \$33,694.00 for the construction of the Pebble Hills extension. Originally the contribution was a requirement prior to recording of this plat. The condition for the contribution of \$33,694.00 will be attached to a future proposed plat.

On October 22, 2015, the City Plan Commission re-approved the Final plat application which reflected the new ownership on the property and removed an access easement through Lot 1, Block 2.

This reconsideration reduces the previously approved park fee amount (\$5,220.00) pursuant to Section 19.20.060.H. which reads, "Land shown within a subdivision, whether residential or nonresidential, which is designated for use as a public facility". The applicant is exempt from paying park fees for the proposed Pebble Hills right-of-way extension which is considered a "public facility".

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends **re-approval** of Pebble Hills Extension on a Major Final basis.

Planning Division Recommendation:

Planning staff recommends **re-approval** of Pebble Hills Extension on a Major Final basis.

Planning & Inspections - Land Development

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

Streets and Maintenance Department

No comments received.

Parks and Recreation Department

We have **re-reviewed** **Pebble Hills Extension**, a major combination plat map and on behalf of CID Parks & Planning Division we offer Developer / Engineer the following "**revised**" comments:

Please note that this subdivision is located with-in the City of El Paso and within an area of potential annexation by the City, thus subject to the calculation for "Park fees" as per ordinance Title 19 – Subdivision & Development Plats, **Chapter 19.20 - Parks & Open Space** as noted below.

Section 19.20.020 - Dedication Required

- A. Dedication Required.** All subdivisions located within the corporate limits of the City of El Paso and with-in those areas designated in the City's extra territorial jurisdiction (ETJ), as identified on an official map kept in the Development Services Department.

Also, please note that applicant has submitted copy of the preliminary covenants restricting the use to general commercial purposes and prohibiting the construction of residential dwellings therefore, the following shall apply:

1. **If** applicant provides copy of final recorded covenants restricting all residential uses and **if** gross density waiver is granted by the City Manager or the Planning Department designee, then Applicant shall be required to pay "Park fees" in the amount of **\$3,700.00** based on Non-residential subdivision requirements calculated as follows:

Non-residential acreage 3.70 (rounded to two decimals) @ \$1,000.00 per acre = **\$3,700.00**

Please allocate generated funds under Park Zone **E-7**:

Nearest Parks: **Tierra Del Este #27** & **Salvador Rivas**

El Paso Water Utilities

1. EPWU does not object to this request.
2. A 20-ft wide easement is required along Zaragoza Road frontage, adjacent to the Holly easement.
3. EPWU-PSB supports and encourages voluntary annexation to the City of El Paso.
4. EPWU, at their cost, has agreed to extend a 24-inch diameter water main from the western limits of the owner's property to connect to an existing water main located at the Pebble Hills/Zaragoza intersection, east of Zaragoza Road.
5. In addition to the 24-inch diameter water main the EPWU, at their cost, has agreed to extended a 16-inch diameter water main stub-out to the north parallel to Zaragoza within a 20 feet wide easement, this will provide a water connection for a future water main extension for future developments. The easement shall extend along the entire frontage of the property parallel to Zaragoza Road, adjacent to the Holly easement. The EPWU will also construct or pay to construct an 8-inch diameter water main stub-out to the south parallel to Zaragoza Road to provide a water connection for a future water main extension for future developments to the south. Also included are two 6-inch service stub-outs to address water service connections for the proposed Lots 1 and 2 of the proposed plat.
6. EPWU, at their cost, will extend an 8-inch diameter sanitary sewer main from the western limits of the owner's property to approximately 400 feet east. Wastewater service to Lots 1 and 2 of the proposed plat will be available from two 6-inch diameter service stub-outs, and will also provide an 8-inch diameter stub-out to the north at the western limits of the project to provide a connection for a future sanitary sewer main extension for future development.
7. If Additional water and sanitary sewer main extensions are necessary to provide service to proposed Block 1, Lot 1 and/or Block 2, Lot 1, all cost associated to such extension are the developer's responsibility and will require coordination with EPWU.
8. Owner understands and agrees that Owner will be responsible for paying any other fees required by the Public Service Board's Rules and Regulations as well as payment of water and wastewater annexation fees to the El Paso Water Utilities-Public Service Board.

Water:

9. There is an existing 24-inch diameter water main extending along Pebble Hills Boulevard, the water main is located approximately 30-ft north from the center line of the right-of-way. The main dead-ends approximately 570-ft east of Tierra Mina Drive.

Sanitary Sewer:

10. There is an existing 8-inch diameter sanitary main extending along Pebble Hills Boulevard,

the sewer main is located approximately 12-ft south from the center line of the right-of-way. The main dead-ends approximately 540-ft east of Tierra Mina Drive.

General:

11. EPWU requires a new service application to provide service the subject property. New service applications are available at 1154 Hawkins, 3rd Floor. The following items are required at the time of application: (1) hard copy of subdivision plat; (2) finalized set of street improvement plans, including storm sewer; (3) digital copy of subdivision plat; (4) benchmark check; and (5) construction schedule. Service will be provided in accordance with the current 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 appurtenance.

TxDOT

Approved. The TxDOT permit process still needs to be followed by the consultant or the City of El Paso after the plat is approved.

Sun Metro

Sun metro is not opposed to this request.

911

No comments received.

Central Appraisal District

No comments received.

El Paso Electric Company

No comments received.

Texas Gas Company

No comments received.

Additional Requirements and General Comments:

1. Submit to the Planning & Inspections 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.
3. Add “City of El Paso” to legal description as the property was annexed in 2015.

Attachments

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

ATTACHMENT 2

PEBBLE HILLS EXTENSION



ATTACHMENT 4



CITY PLAN COMMISSION APPLICATION FOR
MAJOR FINAL SUBDIVISION APPROVAL

DATE: October 12, 2015 FILE NO. SUSU15-00005

SUBDIVISION NAME: Pebble Hills Extension

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
Being Tract 1C and portion of Tract 1D, Section 39, and portion of Tract 2c, Section 46, Block 79, Township 2, Texas, and Pacific Railroad Company Surveys, El Paso County, Texas.

2. Property Land Uses:

	<u>ACRES</u>	<u>SITES</u>		<u>ACRES</u>	<u>SITES</u>
Single-family	_____	_____	Office	_____	_____
Duplex	_____	_____	Street & Alley	<u>1.0443</u>	<u>1</u>
Apartment	_____	_____	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____	_____	_____	_____
School	_____	_____	_____	_____	_____
Commercial	<u>4.1775</u>	<u>2</u>	Total No. Sites	_____	<u>3</u>
Industrial	_____	_____	Total (Gross) Acreage	_____	_____

3. What is existing zoning of the above described property? n/a Proposed zoning? C-3

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 X

6. What type of drainage is proposed? (If applicable, list more than one)
Lots to street to Ponds

7. Are special public improvements proposed in connection with development? Yes _____ No X

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 _____ 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

Larry F. Nichols – Director Planning and Inspections
City 3 | 801 Texas | El Paso, Texas 79901 (915) 212-0083

12. Owner of record City of El Paso 300 N. Campbell El Paso, Texas 79901 (915) 212-0000.
 (Name & Address) (Zip) (Phone)
 Owner of record Tomly Corporation 306 E. Paisano El Paso, Texas 79901 (915) 592-0283.
 (Name & Address) (Zip) (Phone)
13. Developer City of El Paso 300 N. Campbell El Paso, Texas 79901
 (Name & Address) (Zip) (Phone)
14. Engineer Conde Inc 6080 Surety Drive Ste. 100 El Paso, Texas 79901 (915) 592-0283.
 (Name & Address) (Zip) (Phone)

OWNER SIGNATURE:  _____
 City of El Paso

OWNER SIGNATURE:  _____
 Tomly Corporation

REPRESENTATIVE: _____
 Conrad Conde

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

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