



City of El Paso – City Plan Commission Staff Report

Case No: SUSU15-00068 Camesa Subdivision
Application Type: Major Combination
CPC Hearing Date: December 3, 2015

Staff Planner: Armida Martinez, (915) 212-1605, martinezar@elpasotexas.gov
Location: South of Mesa and East of Camille
Acreage: 1.186 acres
Rep District: 8

Existing Use: Commercial Development
Existing Zoning: C-3 (Commercial)
Proposed Zoning: C-3 (Commercial)

Nearest Park: Palo Verde Park (.11 miles)
Nearest School: Putnam Elementary (.04 miles)
Park Fees Required: \$1,000.00
Impact Fee Area: N/A

Property Owner: Harkishanbhai Bhikhabhai Vanmali
Applicant: Harkishanbhai Bhikhabhai Vanmali
Representative: Roe Engineering

SURROUNDING ZONING AND LAND USE

North: C-3/sp (Commercial / special permit) / retail
South: R-3 (Residential) / single-family dwellings
East: C-3/sp (Commercial / special permit) / U-Haul / multi-family dwellings
West: C-1 (Commercial) / retail / restaurants / R-3 (Residential) / Elementary School

PLAN EL PASO DESIGNATION: G4, Suburban (Walkable)

APPLICATION DESCRIPTION

The applicant proposes to subdivide 1.186 acres. Access to the subdivision is from Mesa Street and Camille Drive. Mesa Street is on the City's proposed bike plan and the applicant is requesting to waive the requirement for the 10' hike and bike path on Mesa Street in accordance with Section 19.10.050.1. There is no existing hike and bike within ¼ mile of the property and more than 50% of the properties are developed. Additionally, Mesa is under TxDOT jurisdiction and their approval would be needed to install any improvements.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends **approval** of the waiver request and **approval** of Camesa Subdivision on a Major Combination basis subject to the following conditions and requirements:

Planning Division Recommendation:

The Development Coordinating Committee recommends **approval** of the waiver request because it meets the criteria in Section 19.10.050(below) and **approval** of Camesa Subdivision on a Major Combination basis.

1. The City Plan Commission may waive such requirements to provide rights-of-way or street improvements to adjacent substandard roads based on any of the following factors:

a. Fifty per cent of the lots within a quarter mile of the proposed development have already been developed and the existing street improvements are in character with the neighborhood; or,

Planning & Inspections Department - Land Development

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

The Developer/Engineer shall address the following comments.

1. The Preliminary Plat indicates the retention of all developed stormwater runoff within the subdivision; show and label the destination of the final runoff.

Parks and Recreation Department

We have reviewed **Camesa Subdivision**, a major combination plat map and on behalf of CID Parks Planning Division we offer Developer / Engineer the following comments:

Please note that this subdivision is zoned "C-3" meeting the requirements for Non-residential uses as well as for Multi-family dwellings use restricted to a maximum of 29 dwelling units per acre therefore "Park fees" will be assessed based on the following:

1. **If** applicant is proposing a Non-residential use, covenants need to be provided restricting all residential uses, and **if** gross density waiver is granted by the City Manager of the Planning Department designee, then Applicant shall be required to pay "park fees" at a rate of **\$1,000.00** per acre or portion thereof.
2. **If** applicant is proposing a Residential use, covenants need to be provided restricting the number of dwelling units, and **if** gross density waiver is granted by the City Manager of the Planning Department designee, then Applicant shall be required to pay "park fees" at a rate of **\$680.00** per dwelling unit.

Please allocate generated funds under Park Zone: **NW-5**

Nearest Parks: **James Schwitters Family Park** & **Paul Harvey**

El Paso Water Utilities

1. EPWU does not object to this request.

2. Mesa Street is a Texas Department of Transportation (TxDOT) right-of-way. All proposed water and sanitary sewer work to be performed within Mesa Street right-of-way requires written permission from TxDOT.

Water

- 3. There is an existing 12-inch diameter water main extending along Mesa Street that is available for service, the water main is located approximately 4-ft south from the center line of the right-of-way.

- 4. EPWU records indicate two active 3/4-inch water meters serving the subject property. The service addresses for these meters are 6405 North Mesa and 6405 North Mesa Apt-A.

Sanitary Sewer

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

General:

- 6. EPWU-PSB requires a new service application for water and sewer services. 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, and landscaping 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

No comments received.

El Paso County 911 District

No comments received.

El Paso Department of Transportation

No comments received.

El Paso Fire Department

No comments received.

Central Appraisal District

No objections.

El Paso Electric Company

No comments received.

Texas Gas Company

No comments received.

Additional Requirements and General Comments:

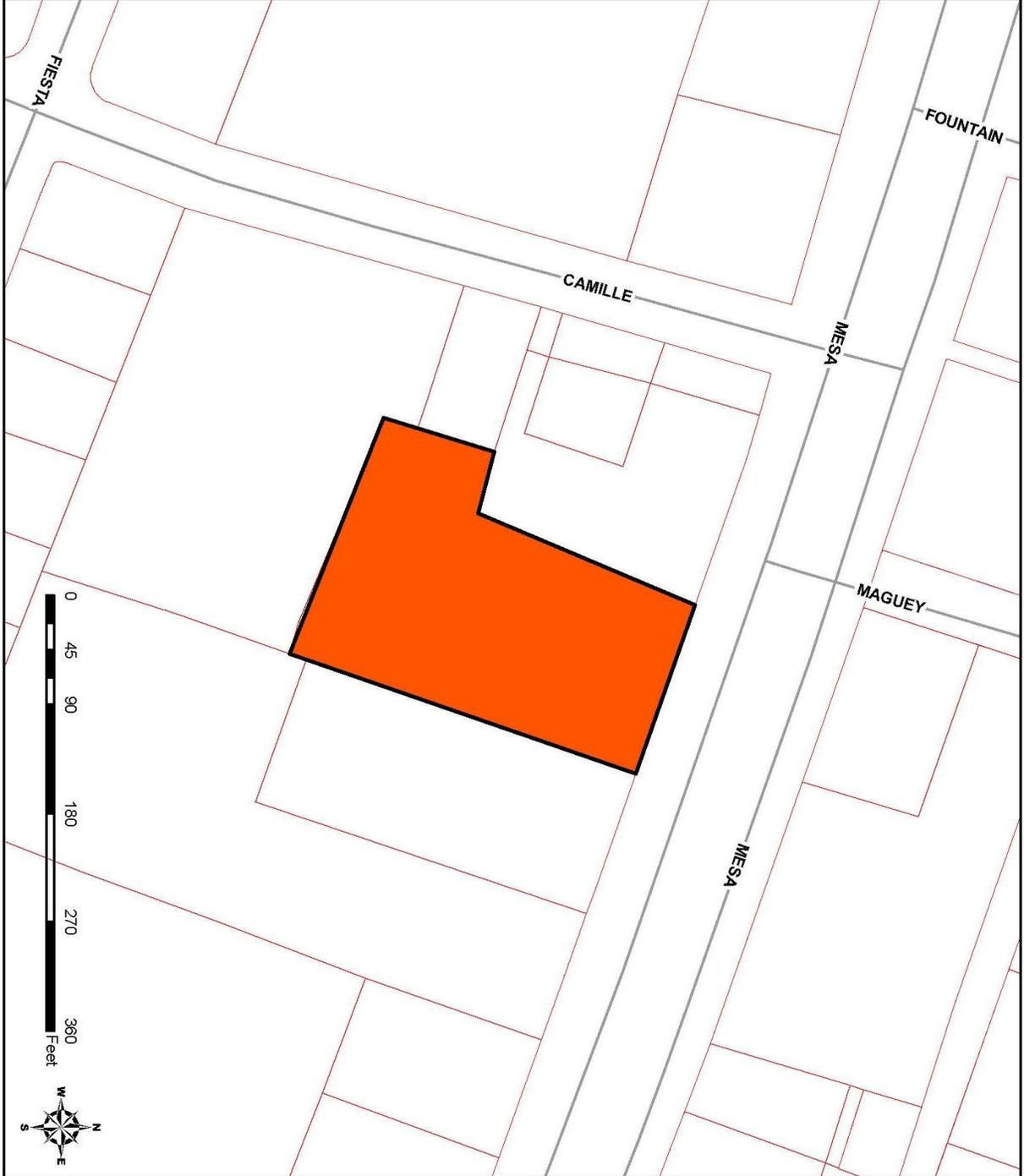
1. Submit to the Planning & Inspections Department – Planning Division the following prior to recording of the subdivision.
 - a. Current certified tax certificate(s)
 - b. Current proof of ownership
 - c. Release of access document, if applicable
 - d. Set of restrictive covenants, if applicable
2. 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. Correct Minor Subdivision approval block to City Plan Commission approval statement.

Attachments

1. Location map
2. Aerial map
3. Preliminary plat
4. Final Plat
5. Waiver Request
6. Application

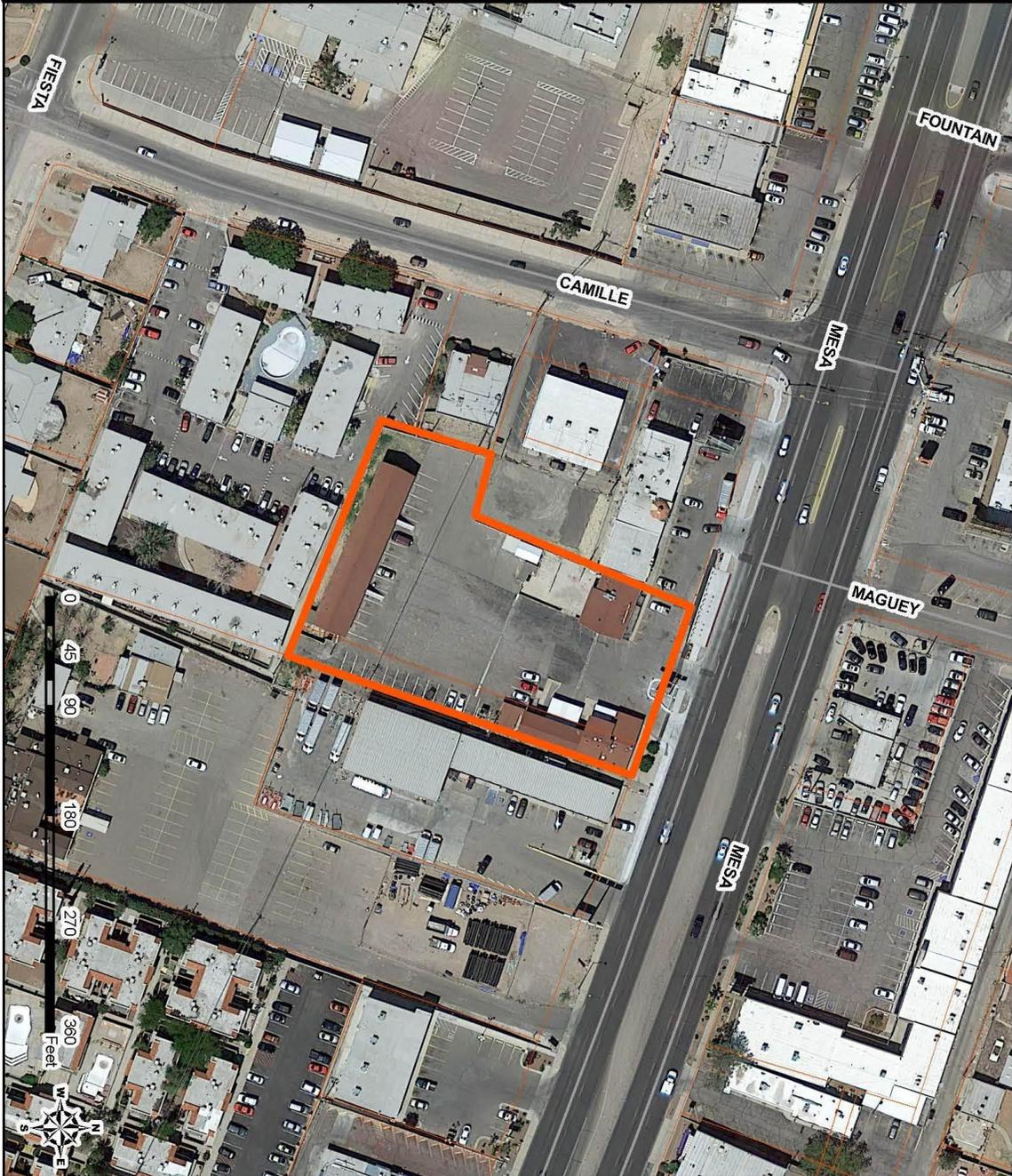
ATTACHMENT 1

CAMESA SUBDIVISION



ATTACHMENT 2

CAMESA SUBDIVISION



ATTACHMENT 4



ATTACHMENT 5



11/12/2015

El Paso Planning and Inspections
Armida Martinez, Planner
Sent Via Email
801 Texas Street
El Paso, Texas 79901

RE: CAMESA SUBDIVISION 1.186 Acres
6405 North Mesa Street

Dear Ms. Armida Martinez, Planner

We are requesting a wavier for the of the requirement of a 10' hike and bike path. There is no room for Hike and Bike Trail with the existing sidewalks and new improvements for the existing Brio Station at the Northwest corner of the property.

If you have any questions please call. (915)533-1418.

Respectfully,

A handwritten signature in black ink, appearing to read "Hector Porras", is written over a horizontal line. Below the line, the name and title are printed.

Hector Porras, Partner Planning and Operations Manager

ATTACHMENT 6



CITY PLAN COMMISSION APPLICATION FOR MAJOR COMBINATION SUBDIVISION APPROVAL

DATE: 11-12-2015

FILE NO. SUSU15 - 00068

SUBDIVISION NAME: Camesa Subdivision

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
BEING ALL OF TRACTS 28A AND 30D, A.F. MILLER SURVEY NO. 214, CITY OF EL PASO, 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	_____	_____
Apartment	_____	_____	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____	_____	_____	_____
School	_____	_____	_____	_____	_____
Commercial	<u>1.192</u>	<u>1</u>	Total No. Sites	_____	_____
Industrial	_____	_____	Total (Gross) Acreage	<u>1.192</u>	_____

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

6. What type of drainage is proposed? (If applicable, list more than one)
FROM SURFACE THRU EXISTING WEEP HOLES LOCATED AT THE SOUTHWEST CORNER OF THE PARCEL.

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 SCALE OF 1"=30' FOR EASE OF PRESENTATION

9. Remarks and/or explanation of special circumstances: _____

10. **Improvement Plans submitted?** Yes _____ No
after compliance with 5 day review

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) 212-0085

- HARKISHANBHAI BHIKHABHAI VANMALIA
4640 GLOBE WILLOW, DRIVE, EL PASO, TEXAS 79922, (915)581-5056 HOME OR (915)203-3676 CELL
12. Owner of record _____
 (Name & Address) (Zip) (Phone)
- SAME AS ABOVE
13. Developer _____
 (Name & Address) (Zip) (Phone)
14. Engineer _____
 Roe Engineering, L.C., Bradley Roe
 601 N. Cotton Street, Suite 6 El Paso, Texas 79902 (915)533-1418
 (Name & Address) (Zip) (Phone)

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

OWNER SIGNATURE _____
 REPRESENTATIVE _____



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
 811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 212-0085