



City of El Paso – City Plan Commission Staff Report

(REVISED)

Case No: SUSU14-00115 – San Felipe Drive
Application Type: Resubdivision Combination
CPC Hearing Date: December 4, 2014
Staff Planner: Nelson Ortiz, (915) 212-1606, ortiznx@elpasotexas.gov
Location: South of Transmountain and East of Northwestern
Acreage: 4.963 acres
Rep District: 1
Existing Use: Vacant
Existing Zoning: C-4/sc/c (Commercial/ special contract/ condition)
Proposed Zoning: N/A
Nearest Park: Desert Springs #2 Park (.68 mile)
Nearest School: Canutillo Middle School (1.22 mi.)
Park Fees Required: N/A
Impact Fee Area: Westside Impact Fee Service Area
Property Owner: Hunt Communities Holding, LLC & Plexxar Capital, LTD
Applicant: Hunt Communities Holding, LLC & Plexxar Capital, LTD
Representative: CSA Design Group, Inc.

SURROUNDING ZONING AND LAND USE

North: C-4/sc/c / Vacant
South: M-1/sc / Industrial development
East: C-4/c / Vacant
West: C-4/c / Vacant

PLAN EL PASO DESIGNATION: G7 Industrial and/or Railyards

APPLICATION DESCRIPTION

The applicant proposes to plat approximately 5 acres of land to dedicate right-of-way and construct San Felipe Drive. This road is designed as a minor arterial roadway under the current subdivision code standard, and is needed to provide access to another plat, ADP II, currently under review. A 3,313 square foot lot proposed as a drainage easement is also included in the plat. This development is vested under the former subdivision code.

The applicant has requested the following modification, consistent with our current street standards:

- To allow a 78' ROW with a 14' raised turning median, four 11' lanes, 5' parkways and

sidewalks.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends **approval** of San Felipe Drive on a Resubdivision Combination basis, subject to the following department comments:

PLANNING DIVISION:

Approval, and approval of modification request. The proposed cross-section meets the minimum standard of the current subdivision code for a minor arterial road (the City's Major Thoroughfare Plan calls for a collector in the area), and provides connectivity from Northwestern to Resler.

EPWU:

1. EPWU does not object to this request.
2. Water and sewer main extension will be required along San Felipe Drive. Developer is responsible for all installation costs.
3. The subject property is located within the City of El Paso Westside Impact Fee Service Area. Impact fees will be assessed at the time of platting and collected by EPWU prior to the issuance of a Building Permit.

Water:

4. There is an existing 24-inch diameter water main extending along Resler Boulevard that is available for service, the water main is located approximately 59-ft west from the center line of the right-of-way.
5. There is an existing 12-inch diameter water main extending along Northwestern Drive that is available for service, the water main is located approximately 10-ft east from the center line of the right-of-way.
6. Previous water pressure tests from fire hydrant # 6194 located at the northwest corner of Northwestern Drive and Hoover Drive have yielded a static pressure of 110 (psi) pounds per square inch, a residual pressure of 90 (psi) pounds per square inch, and a discharge of 1501 (gpm) gallons per minute.
7. 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.

Reclaim:

8. There is an existing 12-inch diameter reclaim water main extending along Resler Boulevard that is available for service, the water main is located approximately 30-ft east from the center line of the right-of-way.

Sanitary Sewer:

9. There is an existing 16-inch diameter sanitary sewer main extending along Resler Boulevard that is available for service, the sewer main is located approximately 13-ft east from the center line of the right-of-way.

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

General:

11. EPWU requires a new service application to provide service to the property. New service applications are available at 1154 Hawkins, 3rd floor and should be made 6 to 8 weeks in advance of construction to ensure water for construction work. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the property and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current EPWU – PSB Rules and Regulations. The applicant 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.

Park and Recreation Department:

We have reviewed **San Felipe Drive**, a resubdivision combination plat map and offer no objections to this plat application.

Please note that proposed use for this Subdivision is for a "Street Right-Of-Way" 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".

City Development Department – Land Development:

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

The Developer/Engineer shall address the following comments.

1. The developer shall address and provide safe passage of storm run-off from natural arroyos upstream and downstream adjacent areas, and as well and not increase the water quantities, velocities and/or concentration.
2. Define how upstream existing natural arroyo runoff and silt will be handled and mitigated due to steep unstable slopes abutting proposed street.
3. Applicant shall comply with the requirements of Preservation of Natural Arroyos (Section 19.16.050.H).
4. The subdivision shall be tied by bearing and distance to either a section corner, a survey line, a grant line, or other known and accepted survey points delineated on the final plat by bearing and distance within three thousand feet.

5. The Storm-water Master Plan recommends enlarging existing culvert on Northwestern Drive by others.

Sun Metro:

No comments received.

Additional Requirements and General Comments:

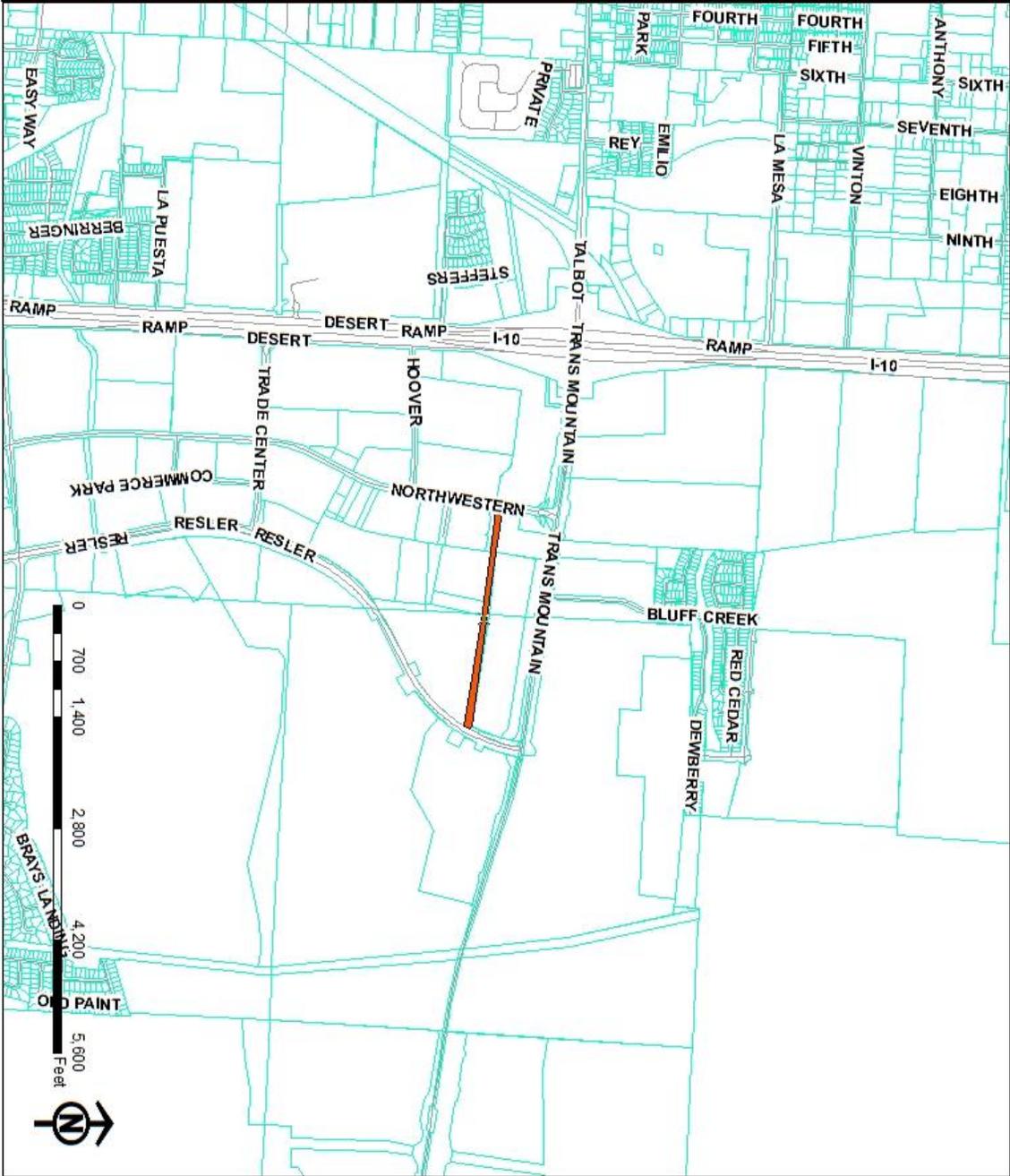
1. Submit to the City Development Department – Planning Division the following prior to recording of the subdivision.
 - a. Current certified tax certificate(s)
 - b. Current proof of ownership
 - c. Release of access document, if applicable
 - d. Set of restrictive covenants, if applicable
2. Every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

Attachments

1. Location map
2. Aerial map
3. Preliminary plat
4. Final plat
5. Modification request
6. Application

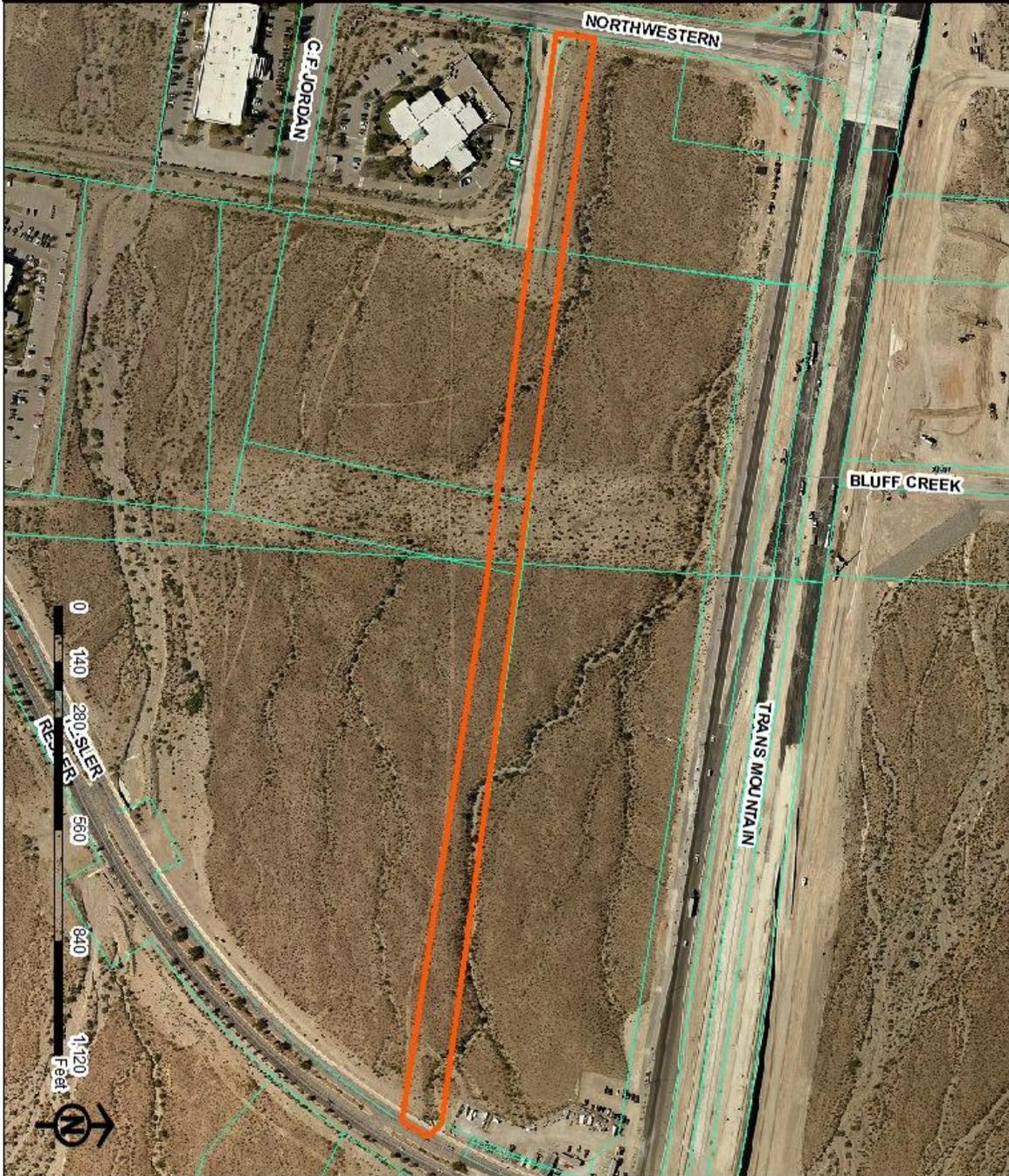
ATTACHMENT 1

SAN FELIPE DRIVE

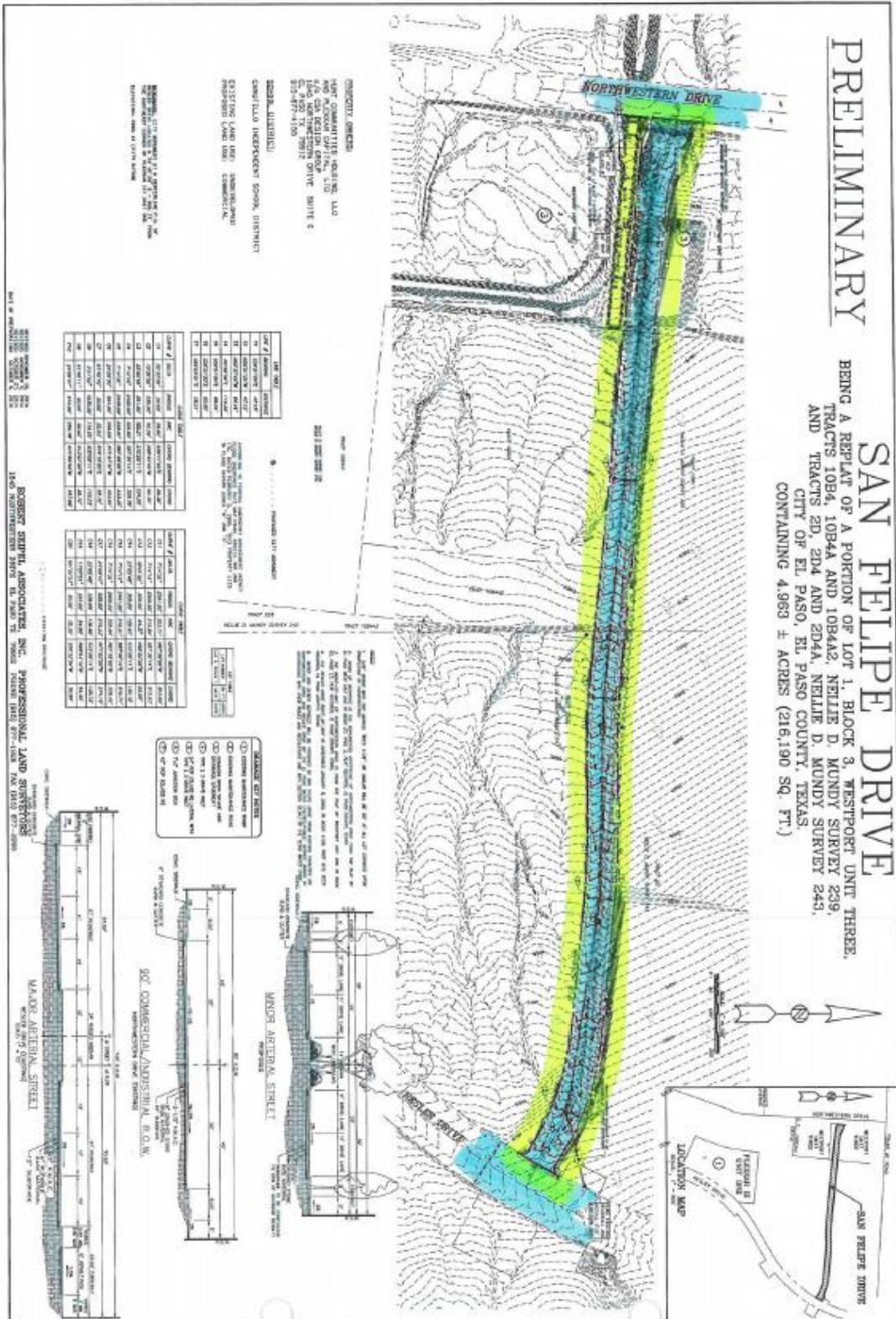


ATTACHMENT 2

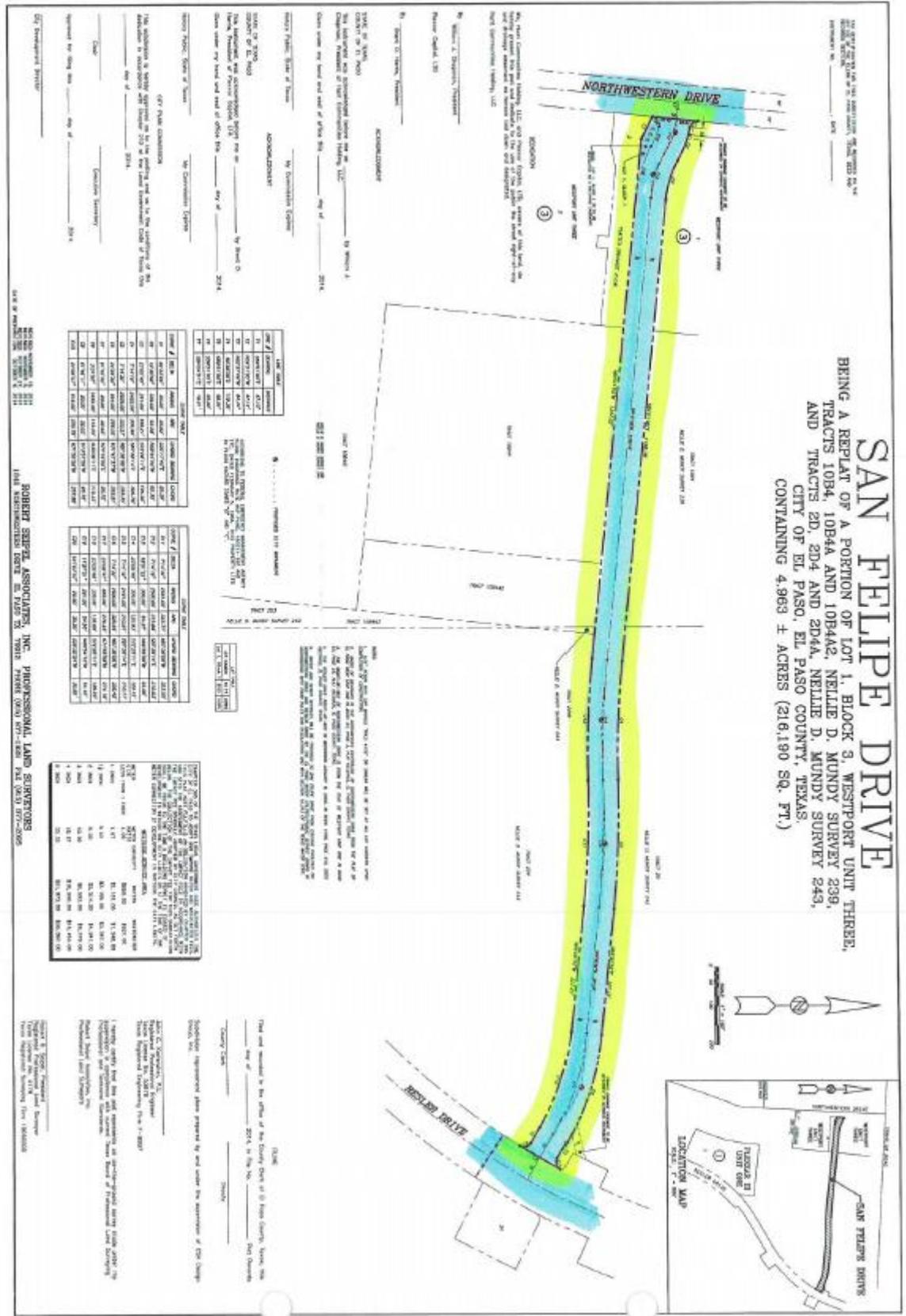
SAN FELIPE DRIVE



ATTACHMENT 3



ATTACHMENT 4



ATTACHMENT 5

csa design group, inc.



www.csaengineers.com

1845 Northwestern Dr. Ste C
El Paso, Texas 79912

tel 915.877.4155
fax 915.877.4334

November 25, 2014

Mr. Nelson Ortiz
Senior Planner
City Development – Planning Division
City of El Paso
801 Texas Avenue
El Paso, TX 79901

Reference: **Street Cross-Section Modification Request**
San Felipe Drive

Dear Mr. Ortiz:

On the behalf of Hunt Communities Holding, LLC, and Plexxar Capital, LTD, owners of the land, we present this letter requesting a modification of the minor arterial street cross-section / right-of way (ROW) standards in effect in 2003, under which this subdivision is vested. We are requesting the use of the Minor Arterial ROW width per the current Subdivision Ordinance.

Per the Ordinance under which this Subdivision is vested, a 76-foot wide ROW section for the minor arterial street is required, containing a 10' parkway with 5' sidewalks on either side of the roadway, and containing four 11' drive lanes with a 12' center striped turn median in a 56' wide paved section. We humbly request this modification for the allowance of use of the minor arterial street cross section in the current Ordinance. This section contains a 10' parkway with 5' sidewalks on either side of the roadway, and contains four 11' drive lanes but allows for a 14' wide raised turning median separating two 11' drive lanes on either side of the roadway in a 58' wide paved section. This cross section also allows for landscaping in the parkways and median.

Thank you for your assistance in this matter.

Sincerely,

CSA DESIGN GROUP, INC.

Darrell A. Edwards
Sr. Project Manager

S:\Draw\1418 ADP Roadway\1418 Plat\San Felipe ROW Modification Request.doc

ATTACHMENT 6



CITY PLAN COMMISSION APPLICATION FOR
RESUBDIVISION COMBINATION SUBDIVISION APPROVAL

DATE: 11-19-14 FILE NO. SUSU14-00115

SUBDIVISION NAME: San Felipe Drive

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
Being a Portion of Lot 1, Block 3, Westport Unit Three, Tracts 10B4, 10B4A and 10B4A2, Nellie D. Mundy Survey 239
And Tracts 2D, 2D4 and 2D4A, Nellie D. Mundy Survey 243, 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	<u>4.963</u>	<u>1</u>
Apartment	_____	_____	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____	_____	_____	_____
School	_____	_____	_____	_____	_____
Commercial	_____	_____	Total No. Sites	_____	<u>1</u>
Industrial	_____	_____	Total (Gross) Acreage	<u>4.963</u>	_____

3. What is existing zoning of the above described property? C-4 Proposed zoning? _____

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)
Underground Infrastructure to existing drainage Channel

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 X No _____

If yes, please submit a vested rights petition in accordance with Title I (General Provisions) Chapter 1.04 - Vested Rights

Vested Rights Petition submitted during 5 day. COEP acknowledges receipt and has forwarded to legal department for review as noted in 5 day comments received November 4, 2014.

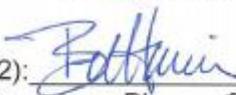


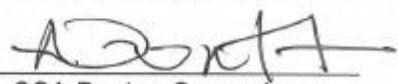
City Development Department
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 541-4024

12. Owner of record Hunt Communities Holding, LLC - 4401 N. Mesa, El Paso, Tx 79902 - (915) 298-0418
Plexxar Capital, LTD - 1865 Northwestern Dr., El Paso, Tx 79912 - (915) 877-4300
 (Name & Address) (Zip) (Phone)
13. Developer c/o
 (Name & Address) (Zip) (Phone)
14. Engineer CSA Design Group, Inc. - 1845 Northwestern Dr., El Paso, Tx 79912 - (915) 877-4155
 (Name & Address) (Zip) (Phone)
aontiveros@csaengineers.com

Refer to Schedule C for current fee.

Owner (1): 
 Hunt Communities Holding, LLC

Owner (2):  *President of*
General Partner
 Plexxar Capital, LTD

Representative: 
 CSA Design Group, Inc.