



## *City of El Paso – City Plan Commission Staff Report*

**Case No:** SUSU13-00109 Stevens Addition Replat “B”  
**Application Type:** Resubdivision Combination  
**CPC Hearing Date:** December 5, 2013

**Staff Contact:** Raul Garcia, (915)541-4935, [garcia1@elpasotexas.gov](mailto:garcia1@elpasotexas.gov)  
**Location:** West of Santa Fe Street and South of I-10  
**Acreage:** 7.72 acres  
**Rep District:** 8  
**Existing Use:** Public Facilities (Ballpark)  
**Existing Zoning:** C-5 (Commercial/ special permit) & M-1 (Industrial) & A-3 (Apartments)  
**Proposed Zoning:** C-5 (Commercial/ special permit) & M-1 (Industrial) & A-3 (Apartments)  
**Nearest Park:** Cleveland Square Park (adjacent to east)  
**Nearest School:** Vilas Elementary School (0.45-mile)  
**Park Fees Required:** \$270.00 (Credit is being applied for previously paid park fees)  
**Impact Fee Area:** This property is not in an impact fee area and is not subject to impact fees.

**Property Owner:** City of El Paso  
**Applicant:** City of El Paso  
**Representative:** Conde, Inc.

### **SURROUNDING ZONING AND LAND USE**

**North:** A-3/h (Apartment/ Historic)/ Multifamily Residential Development & Scottish Rite Temple  
**South:** C-5 (Commercial)/ Public Facilities (Convention Center & Convention & Visitors Bureau)  
**East:** C-5/sp (Commercial/ special permit)/ Park & Office Development  
**West:** R-4 (Residential)/ Multifamily & Commercial Development

**PLAN EL PASO DESIGNATION:** G1 Downtown.

### **APPLICATION DESCRIPTION**

This is a city-initiated application to replat in order to add a 0.265-acre portion that was formally under Railroad ownership and to accommodate two El Paso Electric Company easements. The replat also proposes to vacate an additional 0.51’ to 0.52’ on Durango St, 1.35’ to 3.54’ on Santa Fe St., and 4’ on Missouri Avenue. The subdivision consists of two lots – the primary lot will

encompass the ballpark; and the second lot will be utilized for parking.

In accordance with Section 19.25.040, an alternative design for all abutting streets is being requested as they will be re-designed to accommodate the ballpark and enhance pedestrian mobility while maintaining capacity to facilitate vehicular traffic. The alternative design will also allow for transitions in right-of-way widths within the abutting intersections.

In accordance with Section 19.18.010.B.3, a TIA waiver has been granted by the Department of Transportation Director based on the use remaining the same and the minimal increase in acreage.

**DEVELOPMENT COORDINATING COMMITTEE**

The Development Coordinating Committee recommends **approval** of the alternative subdivision improvement design in accordance with Section 19.26.040, and **approval** of Stevens Addition Replat "B" on a **Resubdivision Combination** basis subject to the following conditions and requirements:

**Planning Division Recommendation:**

*Approval with alternative subdivision improvement design.* In this case, the alternative subdivision improvement design will improve pedestrian access and safety, and have been determined to meet the traffic capacity needs.

**Department of Transportation:**

Approval of TIA waiver as the use is not changing and the increase in acreage is minimal

**Transportation Planning**

No comments received.

**City Development Department - Land Development**

We have reviewed subject plats and recommend **Approval**. The Developer/Engineer needs to address the following comments.

1. No objections.
2. Label all topographic contours and elevations on preliminary plat.
3. Show and label all existing and proposed drainage structures.
4. Verify and dimension the minimum and maximum sidewalk widths are being provided along both sides of Franklin Street, Santa Fe. Street, and particularly along Missouri Street.
5. Show proposed runoff direction on typical street cross sections.

**Parks and Recreation Department**

We have re-reviewed Stevens Addition Replat "B", a resubdivision combination plat map and offer applicant developer the following "revised" comments:

Please note that this is a Non-residential replat which acreage has been increased, as evidenced by the original subdivision and replat; therefore, required to pay the difference in "Park fees" from the fees paid on the original subdivision.

Applicant shall be required to pay "Park fees" in the amount of \$270.00 calculated as follows:  
Stevens Addition Replat "B" – "Park fees" calculated as follows:

Non-residential acreage 7.72 (rounded to two decimals) @ \$1,000.00 per acre = \$7,720.00  
Less "Park fees" paid for the original Stevens Addition Replat "A" ..... = \$7,450.00

Total owed "Fees" = \$270.00

Please allocate generated funds under Park Zone: C-2  
Nearest Parks: Cleveland Square & Grace Chope

If density/acreage is increased /decreased or the property zoning /use changes, then "Parkland/fees" will be re-assessed based on applicable conditions.

**El Paso Water Utilities**

No comments received.

**El Paso Fire Department**

No comments received.

**911**

No comments received.

**Sun Metro**

Sun Metro does not oppose this request and requires the following:

- Timelines and Traffic control plans during demo and construction phases.
- Coordinate with Sun Metro during demo and construction phasing to accommodate Streetcar, Fixed-route and RTS service on the intersection of Santa Fe and Franklin.

Additionally, Sun Metro will modify its service in order to accommodate the construction of the Ballpark and to continue providing the best service possible for its patrons.

**El Paso Electric Company**

No comments received.

**Texas Gas Company**

No comments received.

**El Paso Independent School District**

No comments received.

**Additional Requirements and General Comments:**

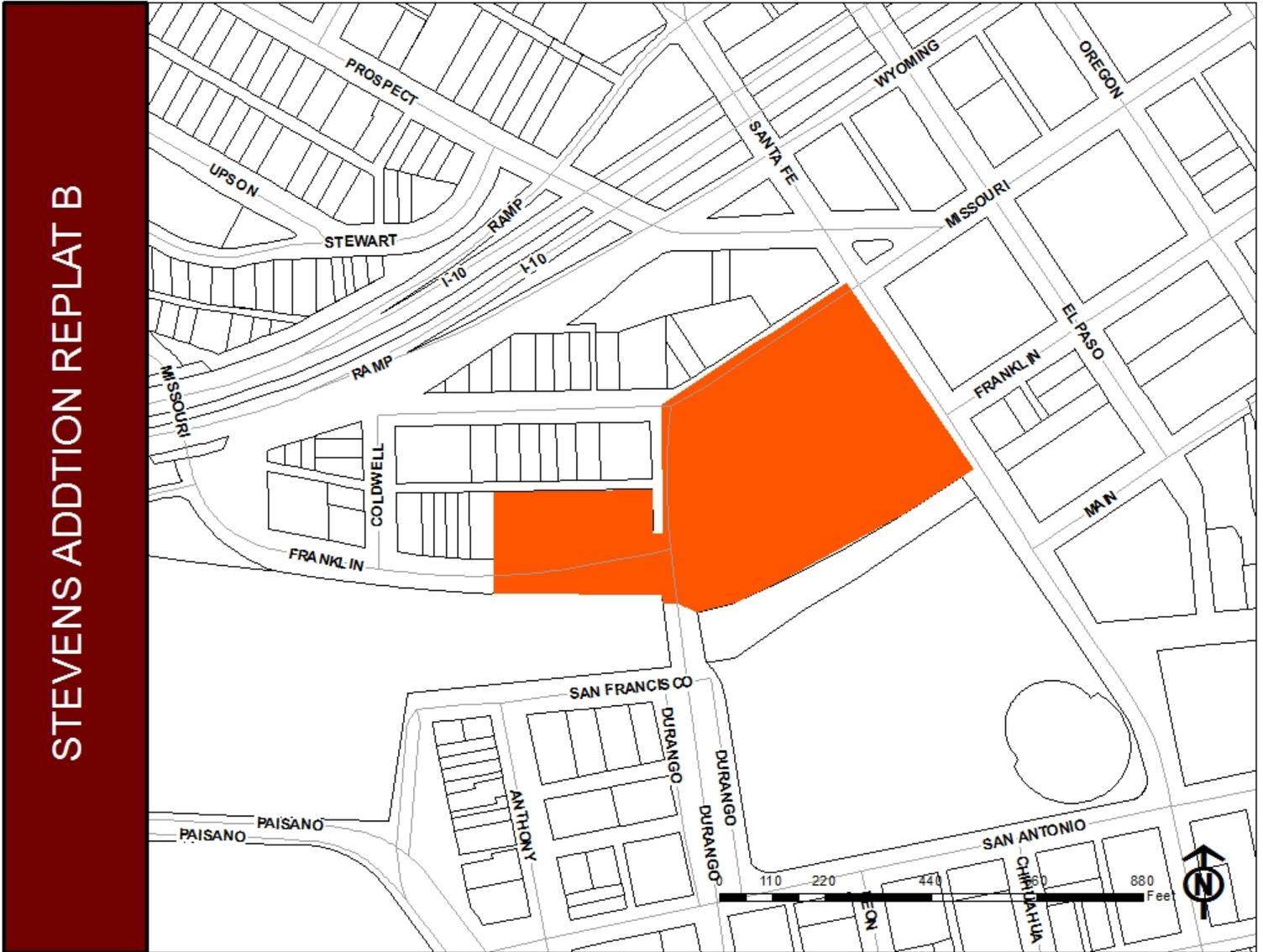
1. Submit to the City Development Department – Planning Division the following prior to recording of the subdivision.
  - a. Current certified tax certificate(s)
  - b. Current proof of ownership
  - c. Release of access document, if applicable
  - d. Set of restrictive covenants, if applicable
2. Every 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. Alternative design request
6. Cross-sections
7. Application

ATTACHMENT 1



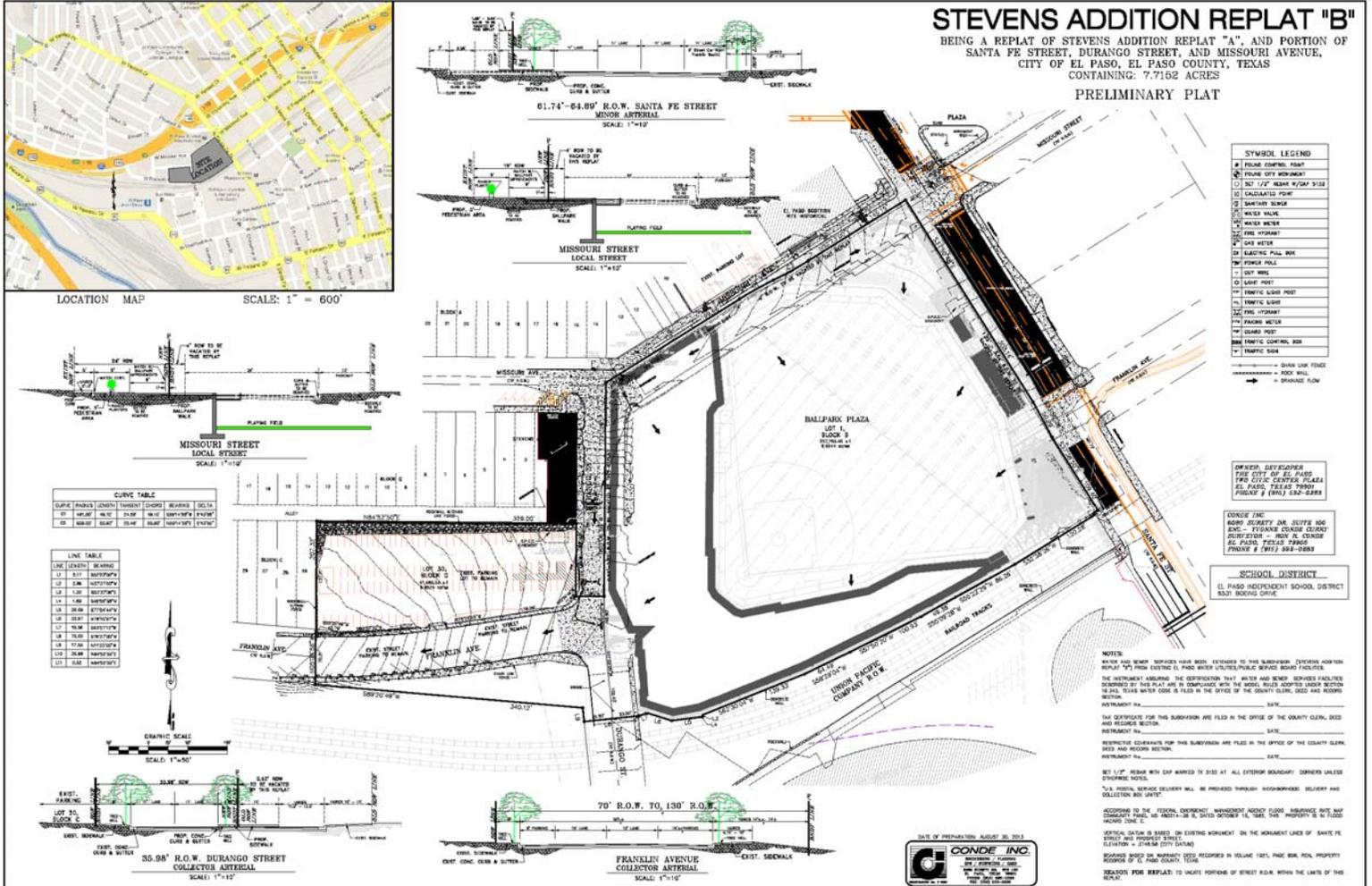
STEVENS ADDITION REPLAT B

ATTACHMENT 2

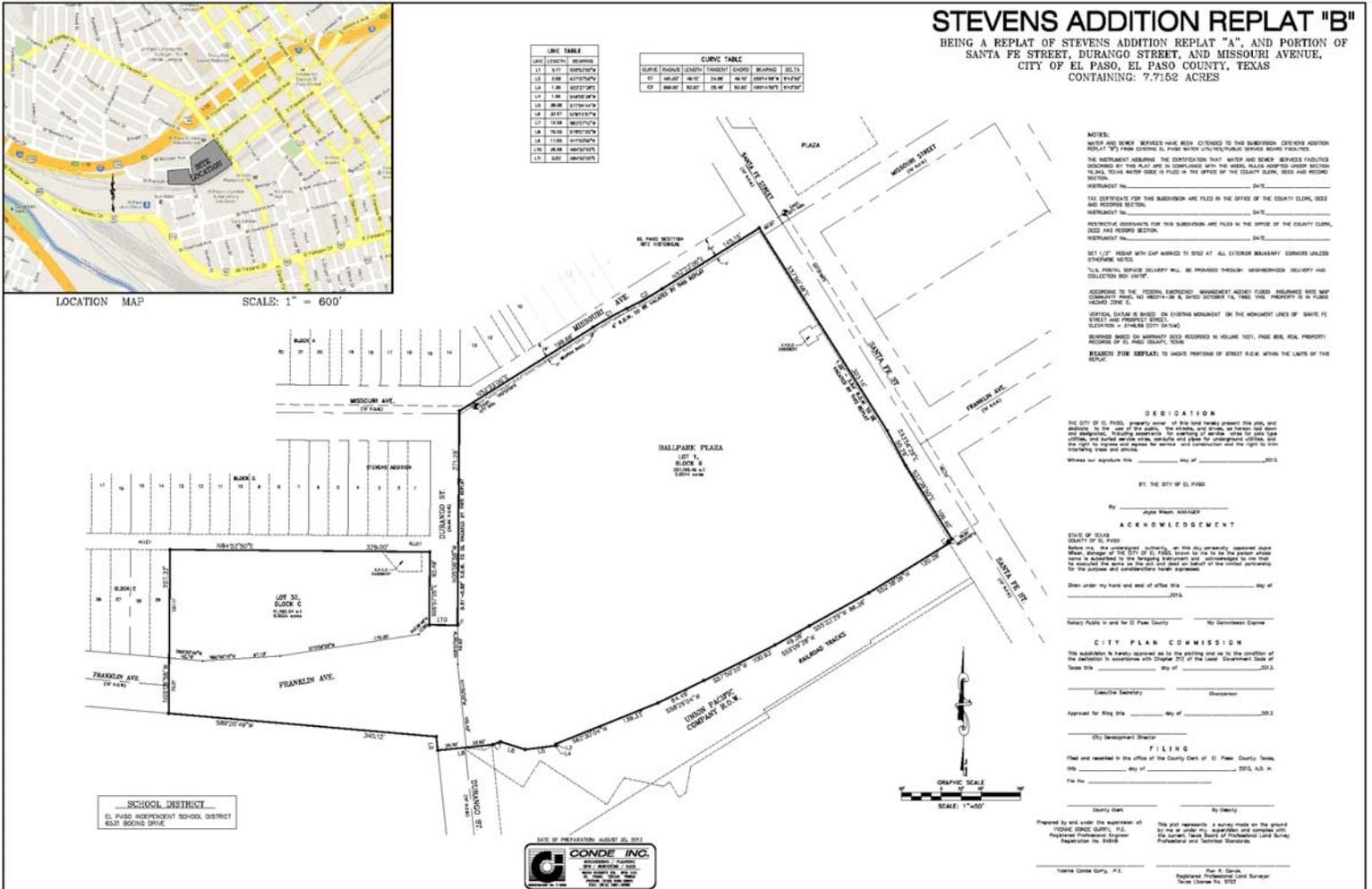
STEVENS ADDITION REPLAT B



# ATTACHMENT 3



# ATTACHMENT 4



**ATTACHMENT 5**



**CONDE INC**

November 21, 2013

Raul Garcia  
City of El Paso  
811 Texas  
El Paso, Texas 79901

*Re: Steven's Addition Replat "B"*

Dear Raul,

We are hereby submitting an Alternative Subdivision Design request Per Title 19.26.040 for the Stevens Addition Replat "B" Re-subdivision Combination application. The purpose and intent of this request is to provide for a higher level of service for Missouri, Durango and Santa Fe streets by modifying the existing street cross sections.

Utilizing the recommendations of the Traffic Impact Analysis Study, pedestrian and Transit mobility is significantly improved by reducing street pavement widths, increasing sidewalk widths, reducing intersection crossing distances as well as improving transit and vehicular circulation. Thus, the proposed alternative design will provide a better quality design for the abutting properties.

Sincerely,

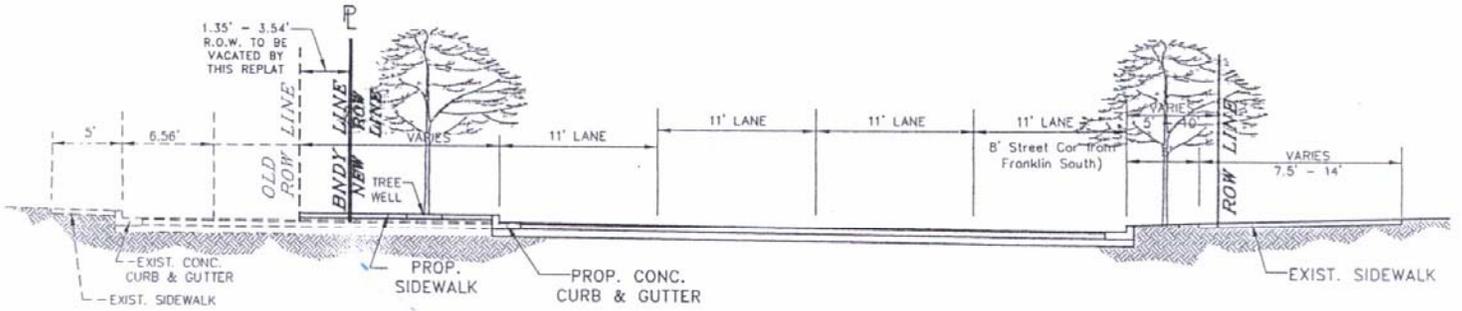


Conrad Conde  
**CONDE, INC.**

ENGINEERING / PLANNING / SURVEYING

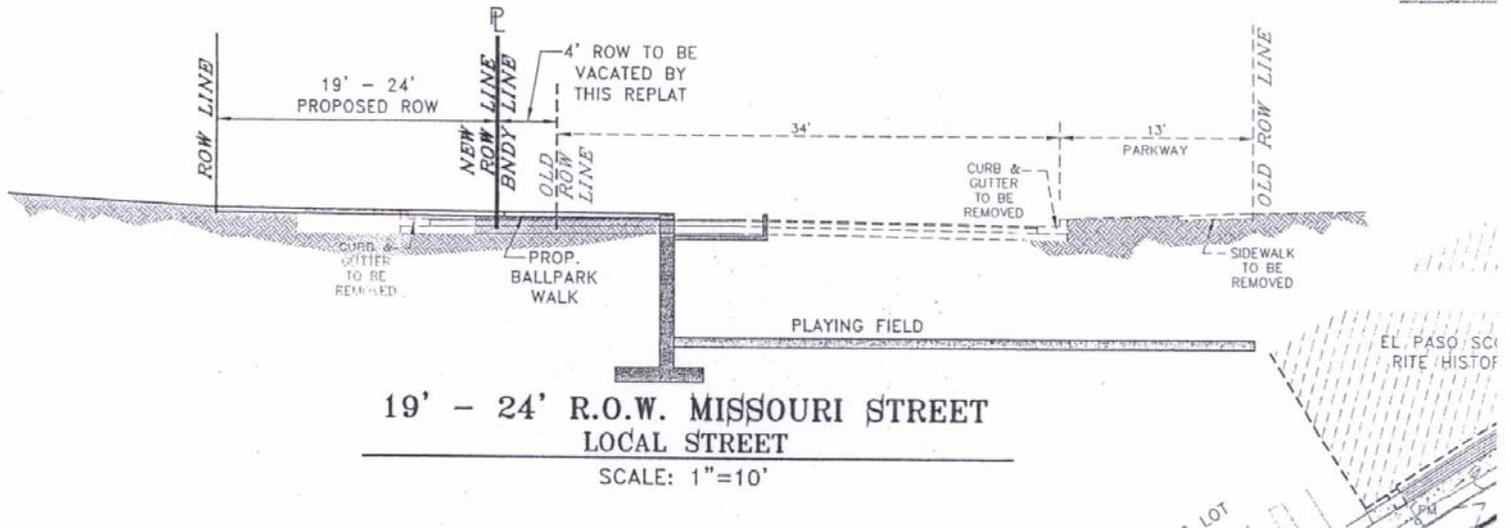
6000 SUIPERY DR., SUITE 170 / EL PASO, TEXAS 79905 / (915) 839-0989 / FAX (915) 839-0026

**ATTACHMENT 6**



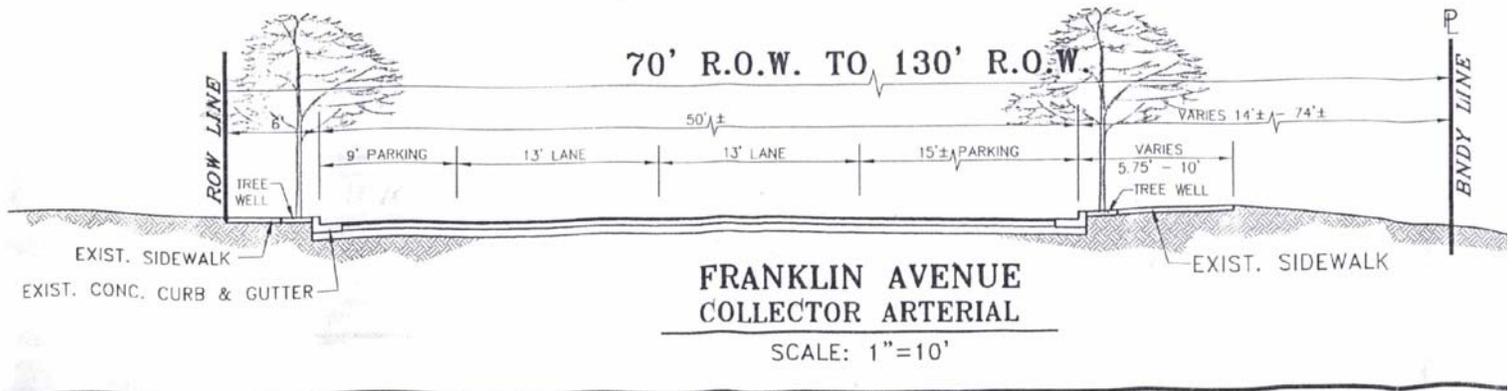
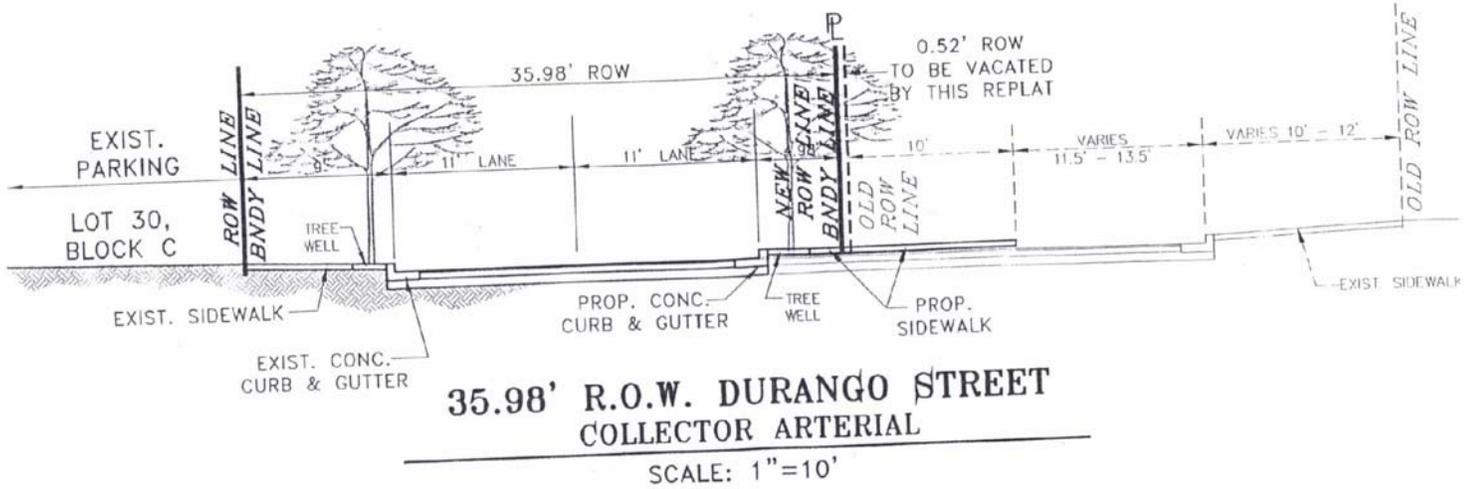
**R.O.W. VARIES SANTA FE STREET  
MINOR ARTERIAL**

SCALE: 1"=10'



**19' - 24' R.O.W. MISSOURI STREET  
LOCAL STREET**

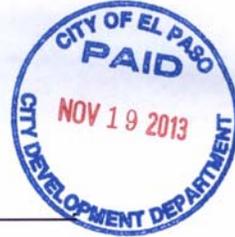
SCALE: 1"=10'



**ATTACHMENT 7**



305013-00109



CITY PLAN COMMISSION APPLICATION FOR  
RESUBDIVISION COMBINATION APPROVAL

DATE: November 19, 2013 File No. \_\_\_\_\_  
SUBDIVISION NAME: Stevens Addition Replat "B"

1. Legal Description for the area included on this plat (Tract, Block, Grant, etc.)  
Being a Replat of Stevens Addition Replat "A" and Portion of Santa Fe Street, Durango Street,  
And Missouri Avenue, City of El Paso, El Paso County, Texas

2. Proposed Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	_____	_____	Office	_____	_____
Duplex	_____	_____	Street & Alley	0.8584	1
Apartment	_____	_____	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____	Stadium	5.9044	1
School	_____	_____	Parking Lot	0.9524	1
Commercial	_____	_____		_____	_____
Industrial	_____	_____	Total No. Sites	3	
			Total Acres (Gross) & Sites	7.7152	

3. What is existing zoning of the above described property? C-5sp / A-3H 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)  
Lots to Drainage Structures
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<br>(Name & Address) | El Paso, TX                | 79901<br>(Zip) | 915-541-4428<br>(Phone) |
| 13. | Developer       | City of El Paso, 2 Civic Center Plaza<br>(Name & Address) | El Paso, TX                | 79901<br>(Zip) | 915-541-4428<br>(Phone) |
| 14. | Engineer        | CONDE INC.<br>(Name & Address)                            | 6080 Surety Dr., Suite 100 | 79905<br>(Zip) | 915-592-0283<br>(Phone) |

**CASHIER'S VALIDATION  
FEE: \$1,147.98**

City of El Paso

OWNER SIGNATURE: \_\_\_\_\_  
Joyce A. Wilson, City Manager

REPRESENTATIVE: \_\_\_\_\_  
Conrad Conde

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