



City of El Paso – City Plan Commission Staff Report

Case No: SUSU12-00104 Stevens Addition Replat “A”
Application Type: Resubdivision Combination
CPC Hearing Date: December 6, 2012

Staff Planner: Justin Bass, (915) 541-4930, bassjd@elpasotexas.gov
Location: West of Santa Fe Street and South of I-10
Acreage: 7.38 acres
Rep District: 8
Existing Use: Public Facilities (City Hall & Insights Museum)
Existing Zoning: C-5 (Commercial/ special permit) & M-1 (Industrial)
Proposed Zoning: C-5 (Commercial/ special permit) & M-1 (Industrial)

Nearest Park: Cleveland Square Park (adjacent to east)
Nearest School: Vilas Elementary School (0.45-mile)
Park Fees Required: \$7,380.00
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

The proposed subdivision is a city-initiated request to replat the 7.38-acre property for the purpose of developing a Triple-A baseball park facility and vacating portions of adjacent streets. The subdivision will consist of two lots – the primary lot will encompass the future ballpark; and the second lot will be utilized for parking. The subdivision is being reviewed under the current subdivision code.

An undeveloped portion of Franklin Street that extends under the site (Lot 1) will be vacated by this plat. As part of the construction of the ballpark, the abutting streets – Santa Fe Street, Missouri Avenue, and Durango Street – will be narrowed and redesigned to accommodate the ballpark and facilitate traffic, both pedestrian and vehicular, expected with ballpark events. Improving the pedestrian elements on Missouri, Durango and Santa Fe by widening the sidewalks and providing street trees will enhance pedestrian access and safety. The applicant is therefore requesting approval of an alternative subdivision improvement design per Section 19.26.040. The alternative design will also allow for transitions in right-of-way widths within the abutting intersections.

A Major Thoroughfare Plan (MTP) amendment is being considered for the abutting streets concurrently with the subject replat request in order to address the redesign of those rights-of-way.

Per Section 19.15.080(A) of the subdivision code, the full perimeter of a block shall not exceed two thousand four hundred (2,400) feet. The subject property is part of a larger block – which includes Union Pacific Railway right-of-way, the El Paso Convention and Visitors Bureau, the Judson F. Williams Convention Center and Abraham Chavez Theatre – that currently exceeds this requirement. However, this section of the code does allow exceptions if certain conditions are met. In this case, an exception may be granted for the block perimeter due to the inclusion of parcels greater than one-half acre in size.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends **approval** of the exception for a block perimeter in excess of 2,400 feet per Section 19.15.080(A), **approval** of the alternative subdivision improvement design in accordance with Section 19.26.040, and **approval** of Stevens Addition Replat “A” on a **Resubdivision Combination** basis subject to the following conditions and requirements:

- Plat approval is conditioned on the approval of the related MTP amendment by the City Council.

Planning Division Recommendation:

Approval with exception and alternative subdivision improvement design. In this case, the block perimeter exception can be granted as it meets one of the conditions permitted by Section 19.15.080. The staff also recommends approval of the alternative subdivision improvement design request as the street designs will improve pedestrian access and safety, and have been determined to meet the MTP and traffic capacity needs.

Transportation Planning

Transportation Planning comments for Stevens Addition Replat A resubdivision combination submittal:

- Transportation Planning recommends conditional approval of Stevens Addition Replat A provided that City Council approves the related 2025 Proposed Thoroughfare System amendments to Santa Fe St., Missouri Ave., Durango St., and Franklin Ave. prior to recordation of the plat.
- Street trees shall be placed along both sides of the abutting thoroughfares at a 25-foot intervals or less.

City Development Department - Land Development

We have reviewed the subject plan and recommend **Approval**.

Parks and Recreation Department

We have re-reviewed **Stevens Addition Replat "A"**, a resubdivision combination plat map and offer Applicant / Engineer the following "**revised**" comments:

Please note that this subdivision is zoned "C-5/sp & A-3/h" thus meeting the requirements for Multi-family dwellings use with a minimum lot area of 500 sq. ft. per dwelling however, Applicant has submitted preliminary covenants restricting the use to Non-residential uses, therefore, "Park fees" will be assessed based on this requirement as follows:

If gross density waiver is granted by the Planning Department or designee and final covenants are provided restricting the use to Non-residential uses only, then applicant shall be required to pay "park fees" in the amount of **\$7,380.00** calculated as follows:

Non-residential acreage 7.38 (rounded to two decimals) @ \$1,000.00 per acre = **\$7,380.00**

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

1. The existing water and sewer mains that are located within the limits of Missouri Street are critical for EPWU's operations. These mains may be relocated within the portion of Missouri Street that is not to be vacated to continue in operation and providing service to the public. EPWU requests for the Applicant's engineer to coordinate with EPWU Engineering regarding the improvement plans.

(comment to be addressed with the improvement plans)

Water:

2. There is an existing 6-inch diameter water main along the west side of Durango Street located 6.5-feet east of the western right-of-way line.
3. There is an existing 12-inch diameter water main along Missouri Avenue located 25-feet north of the southern right-of-way line.
4. There is an existing 6-inch diameter water along the west side of Santa Fe Street located 19-feet east of the western right-of-way line.

Sewer:

5. There is an existing 8-inch diameter sewer main along Missouri Avenue located 35-feet south of the northern right-of-way line.
6. There is an existing 8-inch diameter sewer main along the centerline of Santa Fe Street.
7. There is an existing 8-inch diameter sewer main along the alley within Block C. This sewer main crosses Durango Street to provide service to the City Hall building.
8. There is an existing 8-inch diameter sewer main on the south side of Franklin Avenue between the curb and the railroad tracts that dead-ends approximately 150-feet west of Durango

Street.

General:

EPWU-PSB requires a new service application to provide additional services to the property. 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 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.

El Paso Fire Department

For the Missouri St. ROW, there shall be “NO PARKING”

We concur the remainder of the project does satisfy the fire dept.

Note: A more detailed reviewed will be done by fire plan review during the permitting process.

911

No comments received.

Sun Metro

Sun Metro requests the following:

- Timelines and Traffic control plans during demo and construction phases.
- Coordinate with Sun Metro during demo and construction phasing to accommodate Streetcar 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.

Inbound and Outbound bust stops located at Santa Fe and Franklin as well as the ones located at Durango and Franklin will be removed.

Central Appraisal District

No comments received.

El Paso Electric Company

El Paso Electric is aware of the proposed changes to the area. El Paso Electric (EPE) has both underground distribution and overhead transmission lines in the area. The underground lines serve city hall and the Insights Museum. EPE must maintain easement rights until the lines are removed or relocated. This includes both distribution and transmission facilities.

(comment to be addressed with the improvement plans)

Texas Gas Company

No comments received.

El Paso Independent School District

No comments received.

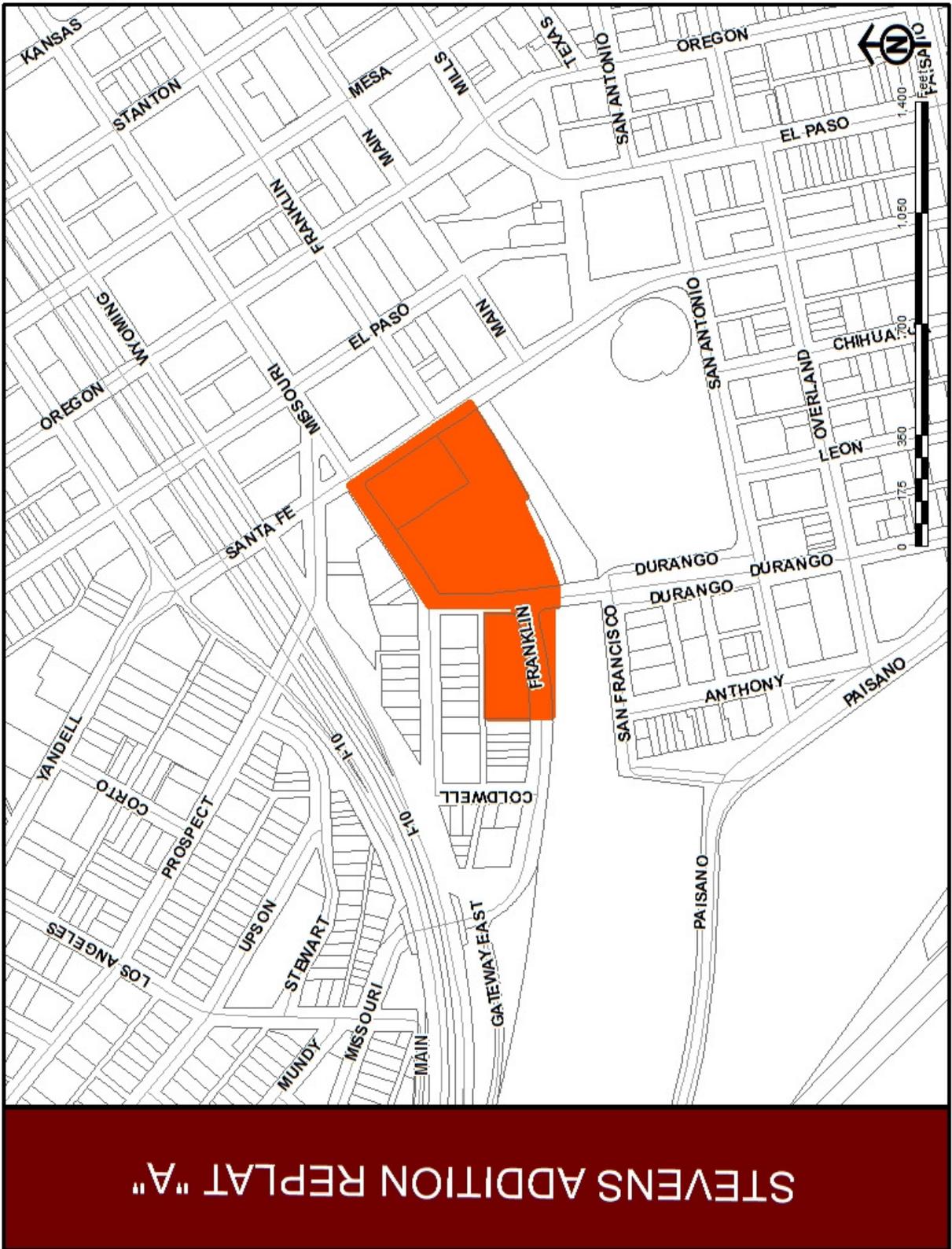
Additional Requirements and General Comments:

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.

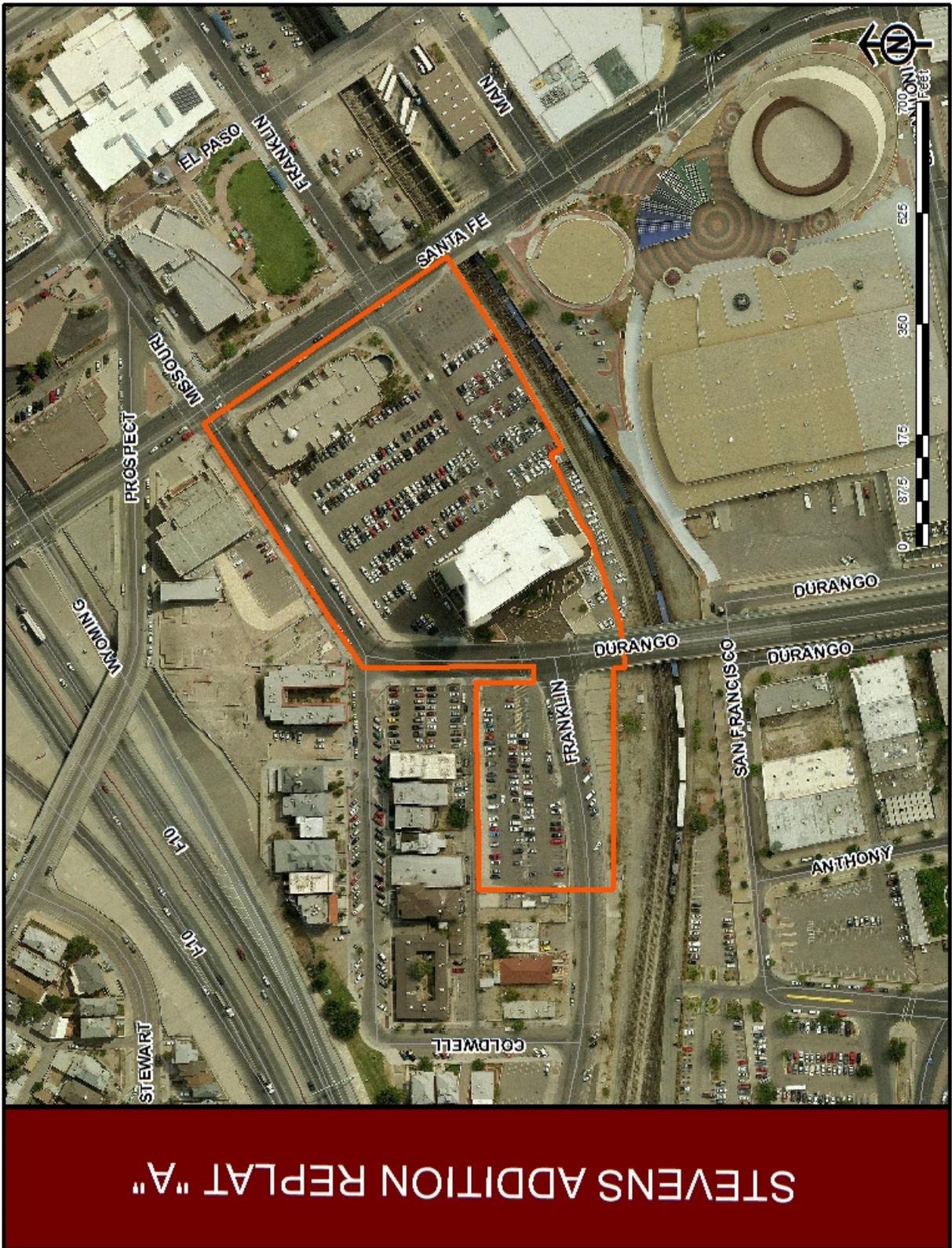
Attachments

1. Location map
2. Aerial map
3. Preliminary plat
4. Final plat
5. Alternative design request
6. Cross-sections
7. Application

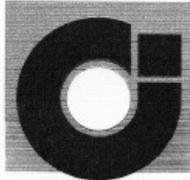
ATTACHMENT 1



ATTACHMENT 2



ATTACHMENT 5



CONDE INC

November 15, 2012

Justin Bass
City of El Paso
Two Civic Center Plaza
El Paso, Texas 79901

Re: Steven's Addition Replat "A"

Dear Justin,

We are hereby submitting an Alternative Subdivision Design request Per Title 19.26.040 for the Stevens Addition Replat A Resubdivision 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,

A handwritten signature in black ink, appearing to read 'Conrad Conde', written over a horizontal line.

Conrad Conde
CONDE, INC.

ENGINEERING/PLANNING/SURVEYING

6080 SURETY DR., SUITE 100 / EL PASO, TEXAS 79905 / (915) 592-0283 / FAX (915) 592-0286

ATTACHMENT 7



**CITY PLAN COMMISSION APPLICATION FOR
RESUBDIVISION COMBINATION APPROVAL**

DATE: November 9, 2012

File No. SUSU12-00104

SUBDIVISION NAME: Stevens Addition Replat "A"

1. Legal Description for the area included on this plat (Tract, Block, Grant, etc.)
Being Lots 1 through 40, and the T-Alley, Block B Closed by Ordinance No. 5179, Dated 12-6-1973, Lots 30 Through 42, Block C, Stevens Addition and a Portion of Block 28 and 48, Mills Map Addition, Franklin Street, And Portion of Santa Fe Street, Durango Street, Missouri Avenue, and Franklin Avenue, City of El Paso, El Paso County, Texas

2. Proposed Land Uses:

| | ACRES | SITES | | ACRES | SITES |
|---------------|-------|-------|-----------------------------|---------------|----------|
| Single-family | _____ | _____ | Office | _____ | _____ |
| Duplex | _____ | _____ | Street & Alley | <u>0.8473</u> | <u>1</u> |
| Apartment | _____ | _____ | Ponding & Drainage | _____ | _____ |
| Mobile Home | _____ | _____ | Institutional | _____ | _____ |
| P.U.D. | _____ | _____ | Other (specify below) | _____ | _____ |
| Park | _____ | _____ | Stadium | <u>5.8380</u> | <u>1</u> |
| School | _____ | _____ | Parking Lot | <u>0.9524</u> | <u>1</u> |
| Commercial | _____ | _____ | Total No. Sites | <u>3</u> | _____ |
| Industrial | _____ | _____ | Total Acres (Gross) & Sites | <u>7.6377</u> | _____ |

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

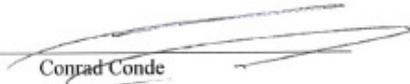
If yes, please submit a vested rights petition in accordance with Section 19.47-Vested Rights (See Attached).

- | | | | | | |
|-----|-----------------|---|----------------------------|----------------|-------------------------|
| 12. | Owner of record | City of El Paso, 2 Civic Center Plaza (Name & Address) | El Paso, TX | 79901 (Zip) | 915-541-4428 (Phone) |
| 13. | Developer | City of El Paso, 2 Civic Center Plaza (Name & Address) | El Paso, TX | 79901 (Zip) | 915-541-4428 (Phone) |
| 14. | Engineer | CONDE INC. (Name & Address) | 6080 Surety Dr., Suite 100 | 79905 (Zip) | 915-592-0283 (Phone) |

CASHIER'S VALIDATION
FEE: \$1,083.00

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