City of El Paso – City Plan Commission Staff Report

REVISED

Case No:	SUSU12-00106 Meadow West Replat B- Being a portion of Lot 10, Block 1 Meadow West Subdivision, El Paso County, Texas
Application Type:	Resubdivision Combination
CPC Hearing Date:	December 6, 2012
Staff Planner:	George Pinal, 915-541-4152, pinalg@elpasotexas.gov
Location:	West of Westside Road and North of Borderland Road
Legal Description Acreage:	1.0 acres
Rep District:	ETJ
Existing Use:	Vacant
Existing Zoning:	N/A
Proposed Zoning:	N/A
Nearest School:	Garcia Elementary School (1.5 miles)
Nearest Park:	Incadove park (1.9-mile)
Parkland Fees Required:	$1,370.00
Impact Fee Area:	Westside Impact Fee Area – This development is subject to impact fees.
Property Owner:	Cecilia E& Edgardo Ortiz
Applicant:	Dorado Engineering
Representative:	Dorado Engineering

SURROUNDING ZONING AND LAND USE:
North: None
South: GMU (General Mixed Use), R-F (Ranch/Farm District)/ Single-family residential development, P-R 1(Planned Residential District 1), C-1 Commercial
East: C-4 Commercial, C-2 Commercial and R-3 Residential by Doniphan Rd
West: None

THE PLAN FOR EL PASO DESIGNATION: Residential

APPLICATION DESCRIPTION

The applicant proposes to subdivide the subject property into one residential lot. Access is proposed from Gato Road. This subdivision is being reviewed under the current subdivision code.

Gato Road, which abuts the side of Lot 1, is an existing collector on the Major Thoroughfare Plan and is currently substandard with 40-feet of right-of-way consisting of 24-ft of pavement

and no sidewalks and parkway. The subdivision code requires a 56-foot right-of-way consisting of 36-ft of pavement, and 5-ft parkways and 5-ft sidewalks on each side of the street.

The applicant requests to waive all street right-of-way improvements. Per Section 19.10.050(A)1 of the subdivision code, the City Plan Commission may waive the requirement to dedicate and improve the substandard right-of-way if any of the following factors are met:

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 and have sufficient capacity to handle the increase in traffic to be generated by the proposed development; or,*

b. *The plat is located within the City of El Paso's Extraterritorial Jurisdiction area, is not within the city's annexation path and written documentation from the County of El Paso has been received stating that the substandard road meets all County requirements and the County is willing to accept the dedication of the substandard road;*

c. *For all plats located in the City of El Paso's Extraterritorial Jurisdiction area, written concurrence from the County of El Paso is required prior to the waiver of any dedication and/or improvements.*

Staff agrees that factor (a) and (c) does apply in this situation.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends **approval** of the waiver for right-of-way improvements in accordance with Section 19.10.050(A)1 and **approval** of Meadows West Replat B Subdivision on a **Resubdivision Combination** basis, subject to the following conditions and requirements:

Planning Division Recommendation:

Approval with waiver. In this case, more than fifty percent (50%) of the lots within a quarter mile of the subject property are developed; and the abutting rights-of-way are both in character with the surrounding neighborhood and operate at intended capacity.

City Development Department - Land Development

No Objection.

City Development – Transportation

1. The existing cross-section for Gato Road does not comply with Section 19.15.110 (Street Width and Design).
    - The proposed subdivision complies with the waiver requirements of Section 19.10.050.A.1.a (Roadway Participation) which allows for a waiver of the additional dedication and improvements required.

Notes:

1. All proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) located within public rights-of-way shall be constructed in compliance with the current ADA/TAS regulations and City Design Standards for construction.

El Paso Water Utilities

1. EPWU does not object to this request.

2. The El Paso Water Utilities – Public Service Board (EPWU-PSB) cannot provide water or sanitary sewer service to the subject subdivision at this time. There are no public water or sanitary sewer mains in the vicinity of the subject subdivision.

3. The subject property is located within the City of El Paso Westside Impact Fee Service Area. Impact fees will be assessed and collected by the El Paso Water Utilities after water/sewer become available and the El Paso Water Utilities receives an application for water and sanitary sewer services

Parks and Recreation Department

Please note that this subdivision is located with-in the City of El Paso Extra Territorial Jurisdiction (ETJ) area and within the **Northwest Artcraft B** area of potential annexation by the City, thus subject to the calculation for "Parkland" as required 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 within those areas designated in the City's extra territorial jurisdiction (ETJ), as identified on an official map kept in the Development Services Department.

   In addition, please note that subdivisions within the ETJ do not have a district designation, however, per **Plat Notes & Restrictions** applicant is proposing one single-family dwelling unit per lot; **If** gross density waiver is granted by the Planning Department or designee and covenants are provided restricting the use to residential and the number of units to only one per lot, then applicant shall be required to pay "Park fees" in the amount of **$1,370.00** based on the following calculations:

   Fees calculated as follows:

   1 lot restricted to one Single-family dwelling unit per lot @ $1,370.00 / dwelling = **$1,370.00**

Please allocate funds under Park Zone**: NW-14**
Nearest Parks with-in adjacent Park zone NW-9: **Westside Sports Complex** & **Sunset Terrace #1**

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

Texas Gas Service
No comments received.

Central Appraisal District
No comments received.

El Paso Electric Company
No comments received.

911 District
No comments received.

Fire Department
No comments received.
Geographic Information Systems
No comments received.

Canutillo School District
No comments received.

Additional Requirements and General Comments:

1. Submit to the Planning and Economic 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. This property is subject to impact fees. The table and respective language shall be included on the face of the final approved and recorded plat. Impact fees shall be calculated based on the table below:
   Chapter 395 of the Texas Local Government Code authorizes the City of El Paso to adopt and impose water and wastewater impact fees. This plat note fulfills an obligation mandated by Chapter 395 and sets the assessment of the impact fees in accordance with the impact fee schedule adopted by City Council as set forth below. The collection of the impact fee for this subdivision shall be prior to the time a building permit is issued if development is within the city limits or at the time of the meter connection if development is outside the city limits.

Westside Service Area

Meter Size	Meter Capacity Ratio	Water*	Wastewater
Less than 1inch	1.00	$ 659.00	$927.00
1 inch	1.67	$1,101.00	$1,548.00
1½ inch	3.33	$2,195.00	$3,087.00
2 inch	5.33	$3,514.00	$4,941.00
3 inch	10.00	$6,593.00	$9,270.00
4 inch	16.67	$10,990.00	$15,453.00
6 inch	33.33	$21,973.00	$30,897.00
8 inch	53.33	$35,158.00	$49,437.00
10 inch	76.67	$50,545.00	$71,073.00
12 inch	143.33	$94,490.00	$132,867.00

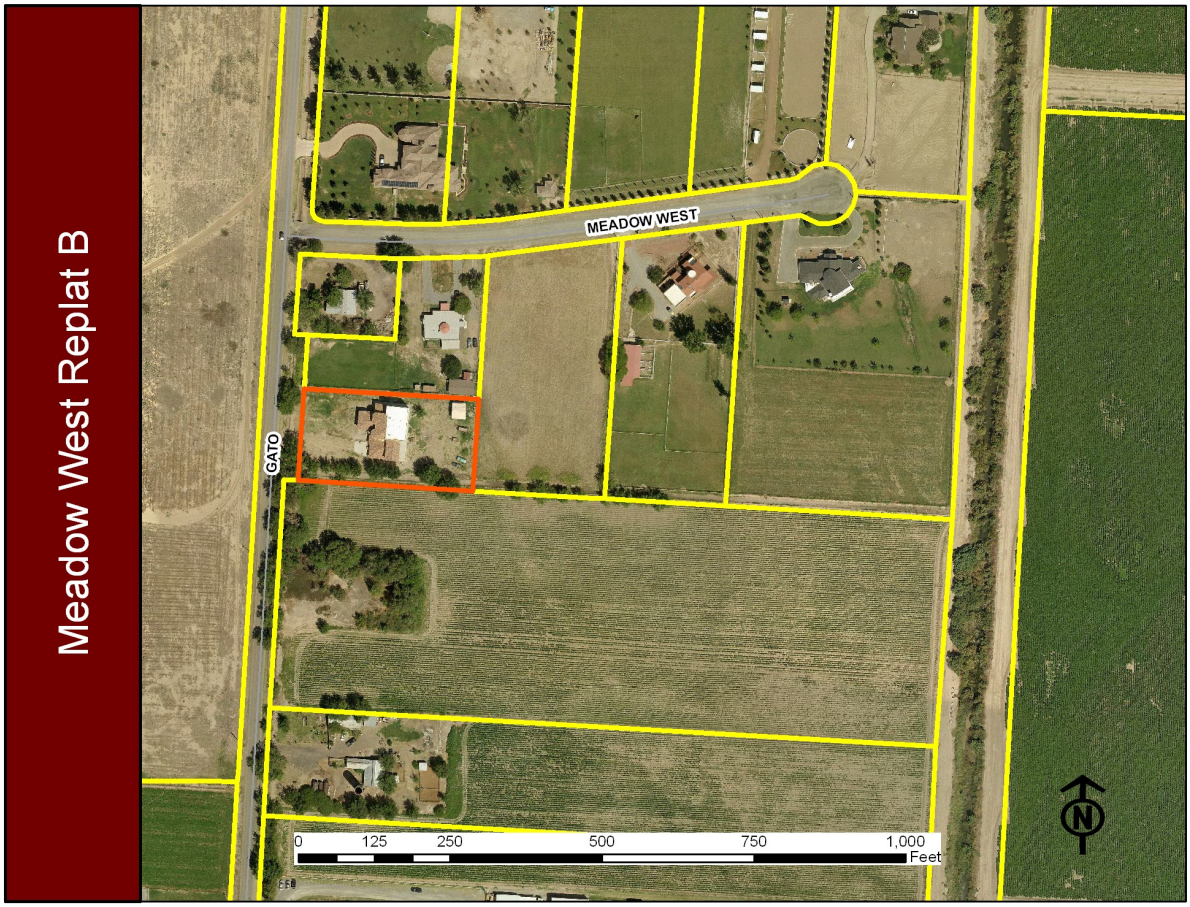
***Fees do not apply to water meter or connections made for standby fire protection service**

Attachments

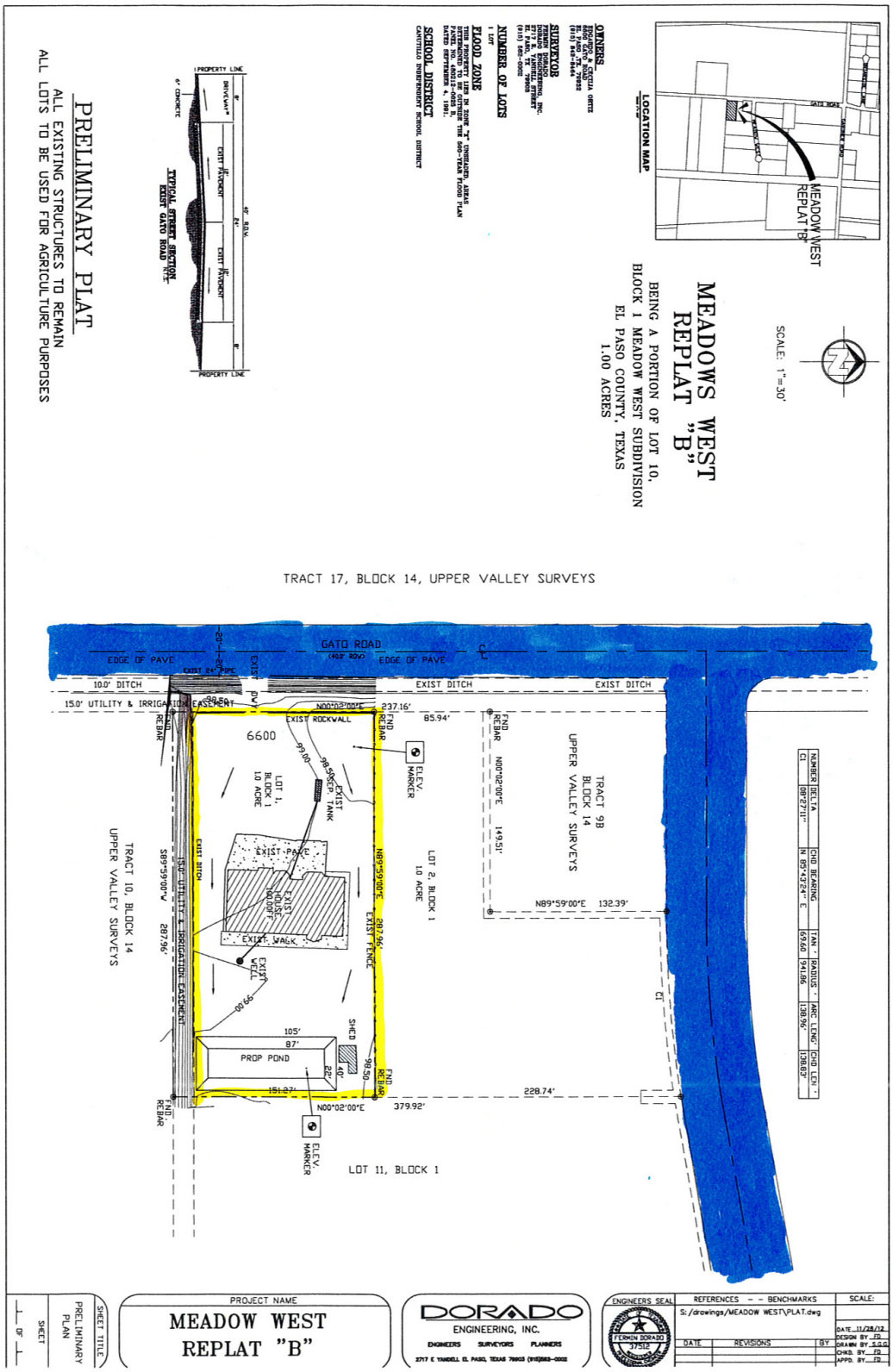
1. Location map
2. Aerial map
3. Preliminary Plat
4. Final Plat
5. El Paso County Written Concurrence for Waiver of Road Improvements
6. Application

ATTACHMENT 1

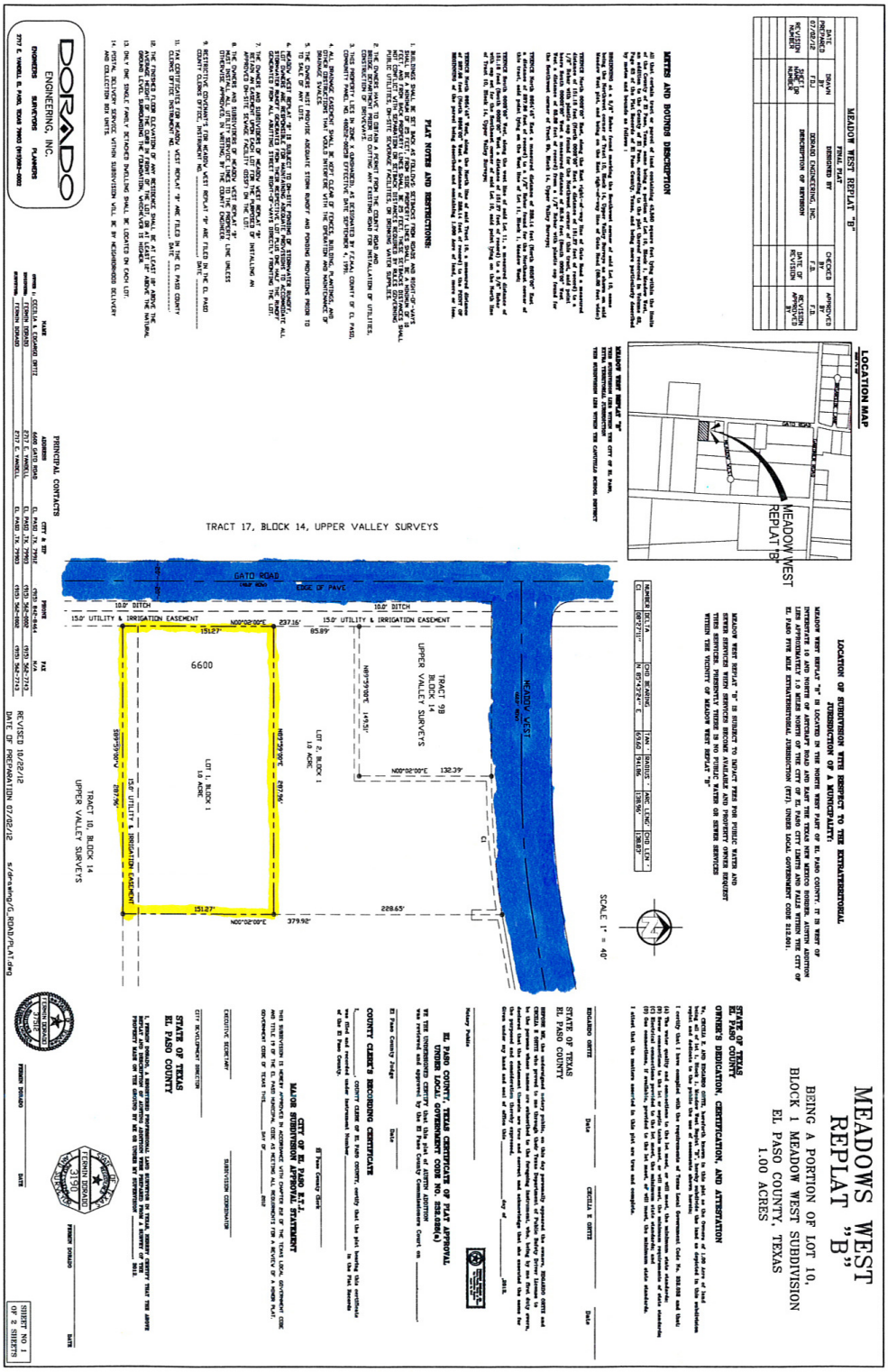
ATTACHMENT 2



ATTACHMENT 3



ATTACHMENT 4



ATTACHMENT 5

ROAD AND BRIDGE DEPARTMENT

COUNTY OF EL PASO

800 E. OVERLAND STREET RM 407
EL PASO, TEXAS 79901
(915) 546-2015

To: City of El Paso

In regards to a replat and/or platting subdivisions in the County of El Paso and within the ETJ of the City of El Paso, the County of El Paso is not requiring any Right-of-Way improvements, additional Right-of-Way and/or sidewalks on replats or plats, **unless noted otherwise on the plat as a County Subdivision Note.**

If you have any questions regarding this matter please contact me at 915-546-2015 or email at (lrodriguez@epcounty.com).

Thank you

Luis Rodriguez
Lead Planner
County of El Paso

Equal Opportunity Employer

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ATTACHMENT 6

CITY OF EL PASO PAID NOV 06 2012 CITY DEVELOPMENT DEPARTMENT

CITY PLAN COMMISSION APPLICATION FOR
MAJOR SUBDIVISION COMBINATION APPROVAL

DATE: 10.16.12 FILE NO. SUSU12-00106

SUBDIVISION NAME: MEADOW WEST REPLAT "B"

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
A PORTION OF LOT 10, BLOCK 1, MEADOW WEST SUBDIVISION

2. Property Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	1.0	1	Office		
Duplex			Street & Alley		
Apartment			Ponding & Drainage		
Mobile Home			Institutional		
P.U.D.			Other (specify below)		
Park					
School					
Commercial			Total No. Sites		1
Industrial			Total (Gross) Acreage	1.0	

3. What is existing zoning of the above described property? N/A 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 X

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) ON SITE

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: CITY OF EL PASO "ETJ"

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 CECILIA E. & EDGARDO ORTIZ - 6600 GATO RD 79912 915-842-8464
(Name & Address) (Zip) (Phone)

13. Developer —
(Name & Address) (Zip) (Phone)

14. Engineer DORADO ENGR. 2717 YANDELL 79903 · 915 562 · 0002
(Name & Address) (Zip) (Phone)

CASHIER'S VALIDATION
FEE: $2,088.00

OWNER SIGNATURE: Edgardo Ortiz

REPRESENTATIVE: DORADO ENGR.

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