City of El Paso – City Plan Commission Staff Report

Case No:	SUSU15-00062 Cielo Vista Replat A
Application Type:	Resubdivision Combination
CPC Hearing Date:	December 17, 2015
Staff Planner:	Jeff Howell, (915) 212-1607, howelljb@elpasotexas.gov
Location:	South of Montana and East of Airway
Acreage:	5.733 acres
Rep District:	3
Existing Use:	Apartments
Existing Zoning:	A-2 (Apartment)
Proposed Zoning:	C-3 (Commercial)
Nearest Park:	Edgemere Median Park (.05 mi.)
Nearest School:	Bonham Elementary School (.12 mi.)
Park Fees Required:	Pending
Impact Fee Area:	N/A
Property Owner:	EP Simana, L.P.
Applicant:	SLI Engineering, Inc.
Representative:	SLI Engineering, Inc.

SURROUNDING ZONING AND LAND USE

North: C-4(Commercial) / Commercial Development
South: C-1 (Commercial) / Commercial Development
East: R-4 (Residential) / School
West: M-1 (Manufacturing) / Commercial Development

PLAN EL PASO DESIGNATION: G3, Post-War

APPLICATION DESCRIPTION

The applicant is proposing to re-subdivide 5.733 acres into one commercial lot and vacate easements previously platted on the property. The applicant has submitted a waiver request to waive ROW improvements on Airway Boulevard and Edgemere Boulevard. Access to the subdivision is proposed from Airway Boulevard and Catalina Way. The subdivision was reviewed under the current subdivision code.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommendation is **pending** of Cielo Vista Replat A on a Resubdivision Combination basis subject to the following comments.

Planning Division Recommendation:
Staff recommendation is **pending** of Cielo Vista Replat A on a Resubdivision Combination basis due to the remaining revisions and coordination of easements.

Planning and Inspections Department - Land Development

1. EPWU does not object to the vacation of portion of Avalon Dr. However, the City's base flood map shows the surface runoff going from Avalon Dr. through the existing alley and discharging into Airway Blvd. The historic stormwater hydrologic response must be maintained throughout the street and alley; alley and drainage easement or ROW must be free of obstructions for surface runoff. A 20' public Drainage easement or right-of-way must be dedicated to EPWU for this purpose.
2. On the street cross-sections, need to label the slope and runoff direction.

Parks and Recreation Department
Pending comments.

El Paso Water Utilities

1. EPWU's planning and development section does not object to this request. The existing water main along Avalon Dr. will have to be cut & capped and the existing fire hydrant (#217) will have to be relocated. The existing sewer main will have to be cut and a manhole will have to be installed at the new end of line. All cost associated with this work is the responsibility of the applicant.

Water:

2. There is an existing 6-inch (6") diameter water main extending along Catalina Way that is available for service, the water main is located approximately 40 feet (40') east from the eastern property line.

3. There is an existing 8-inch (8") diameter water main extending along Edgemere Way that is available for service, the water main is located approximately 12 feet (12') south from the southern property line.

4. There is an existing 12-inch (12") diameter water main extending along Airway Blvd. that is available for service, the water main is located approximately 36 feet (36') west from the western property line.

5. There is an existing 6-inch (6") diameter water main extending along Avalon Dr. that is available for service, the water main is located approximately 10 feet east from the center line of the right-of-way.

6. EPWU records indicate nine active meters located along Catalina Way. There are six (7) domestic meters (three (3) 1 ½-inch, three (3) 1-inch and one (1) ¾-inch) and two (2) ¾-inch yard meters.

7. Previous water pressure tests from fire hydrant # 472 located on the northeast corner of Catalina Way and Edgemere Way yielded a static pressure of 65 (psi) pounds per square inch, a residual pressure of 55 (psi), and a discharge of 949 (gpm) gallons per minute.

Sanitary Sewer:

8. There is an existing 8-inch (8") diameter sanitary sewer extending along Catalina Way that is available for service, the sewer main is located approximately 25 feet (25') east from the eastern property line. The depth of the existing sewer main is approximately 4 ½ feet deep.

9. There is an existing 8-inch (8") diameter sanitary sewer extending along Edgemere Way that is available for service, the sewer main is located approximately 30 feet (30') south from the southern property line. The depth of the existing sewer main is approximately 4 ½ feet deep.

10. There is an existing 12-inch (8") diameter sanitary sewer extending along Airway Blvd. that is available for service, the sewer main is located approximately 55 feet (55') east from the eastern property line. The depth of the existing sewer main is approximately 5 ½ feet deep.

11. There is an existing 8-inch diameter sanitary sewer main extending along Avalon Dr. that is available for service, the sewer main is located approximately 5 feet west from the center line of the right-of-way. The depth of the existing sewer main is approximately 4 feet deep.

12. EPWU records indicate a 4-inch (4") sanitary service line located along Airway Blvd. approximately 377 feet (377') south of manhole on Airway Blvd.

13. EPWU records indicate a 4-inch (4") sanitary service line located along Airway Blvd. approximately 77 feet (77') south of manhole on Airway Blvd.

14. EPWU records indicate a 4-inch (4") sanitary service line located along Airway Blvd. approximately 34 feet (34') south of manhole on Airway Blvd.

General:

15. EPWU requires a new service application to provide additional services 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.

Sun Metro

Recommended coordinating site work/construction with Sun Metro in order to prevent negative impacts to transit services and development projects.

El Paso Department of Transportation

No comments received.

El Paso County 911 District

No comments received.

El Paso Fire Department

No comments received.

Central Appraisal District
No comments.

El Paso Electric Company
The acquisition of private easements is required before we are willing to release the platted easements.

Texas Gas Company
Texas Gas Service has facilities within an easement along the north side of the property within the 15ft. utility easement and 5 ft. utility easements.

Time Warner Cable
We have reviewed your request for the above referenced Utility Easement, and Time Warner Cable (TWC) hereby denies the request for release of the easements. The TWC facilities within the project area would need to be relocated to proceed.

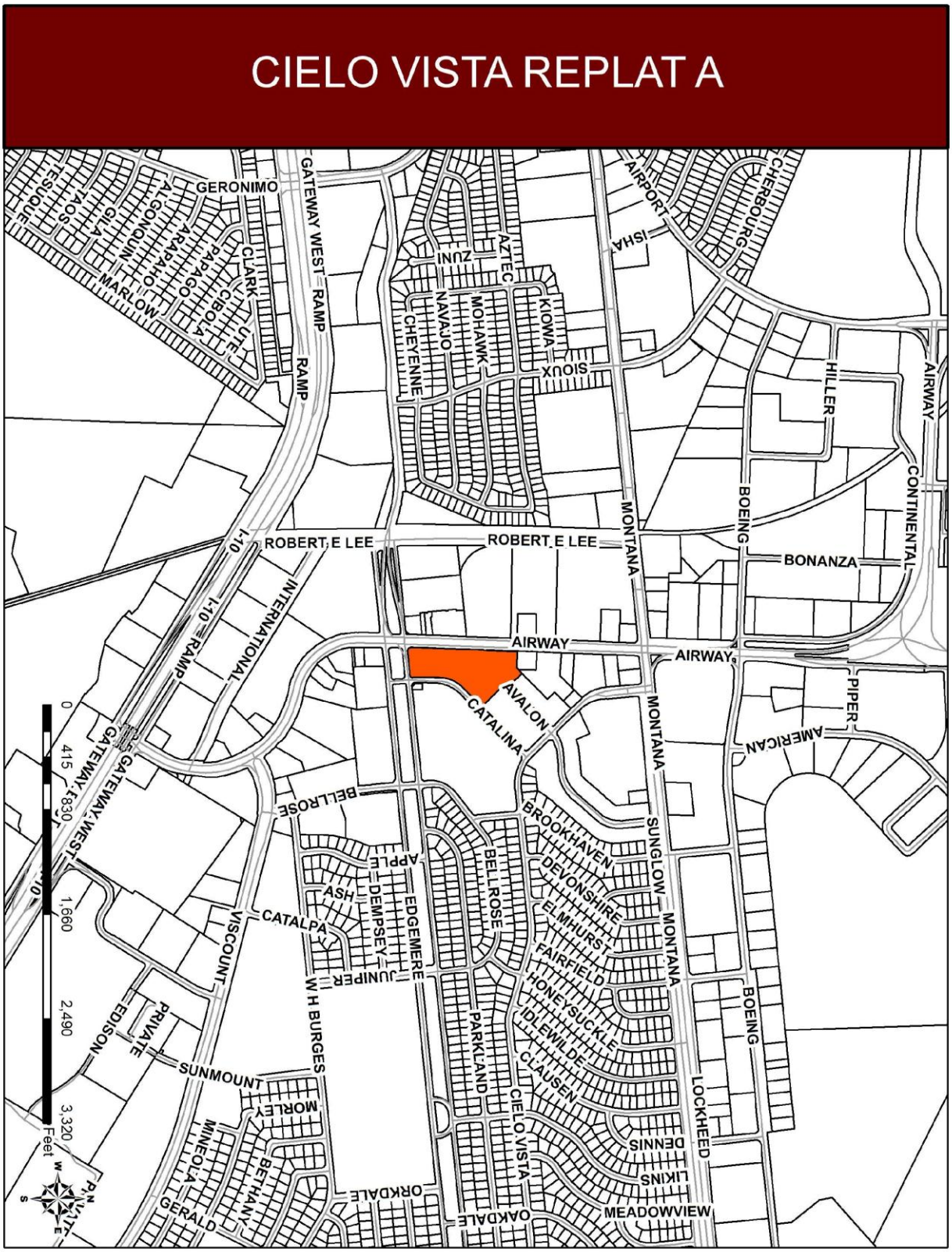
Additional Requirements and General Comments:

1. Submit to the Planning and 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.

Attachments

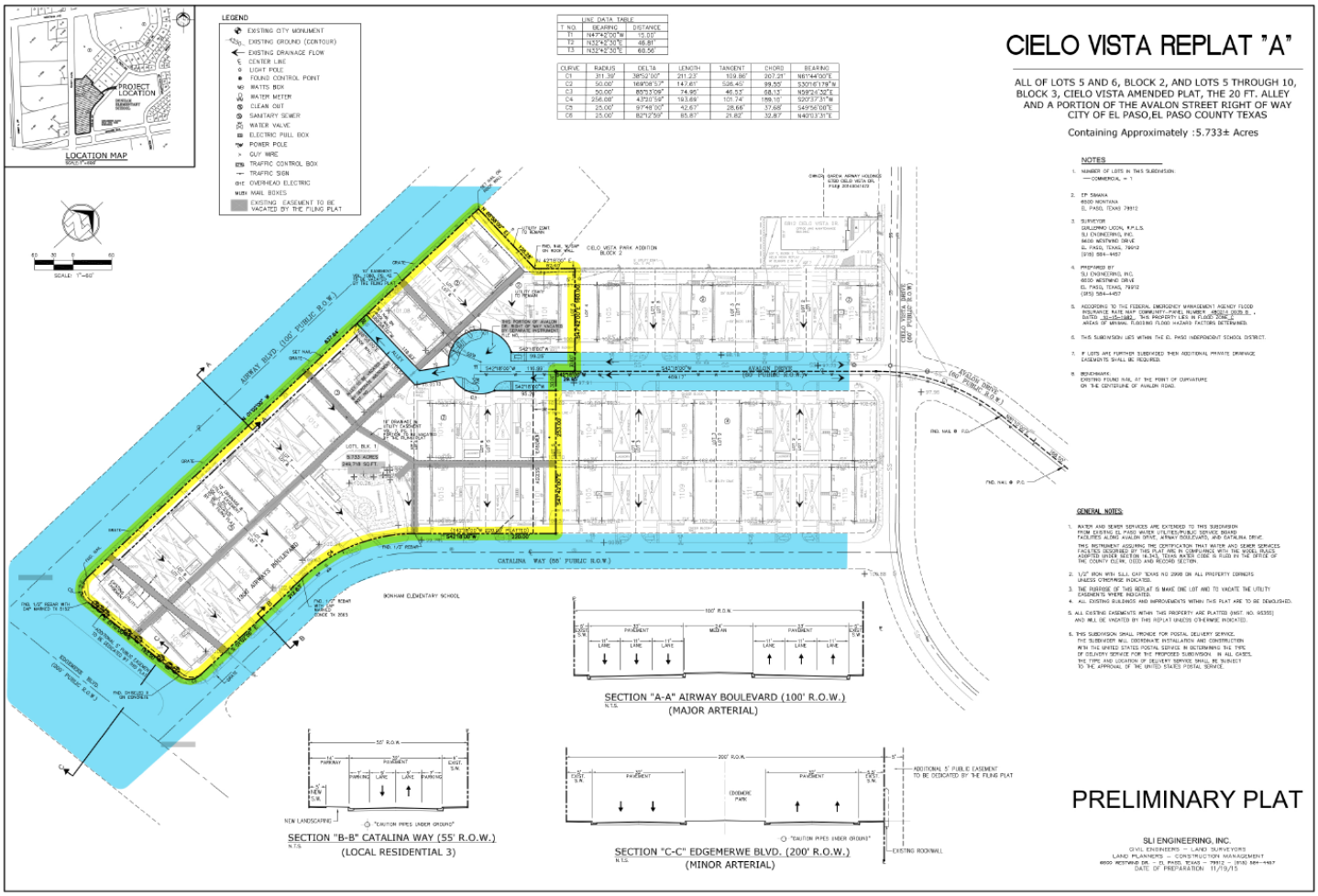
1. Location map
2. Aerial map
3. Preliminary plat
4. Final Plat
5. Waiver Request
6. Application

ATTACHMENT 1

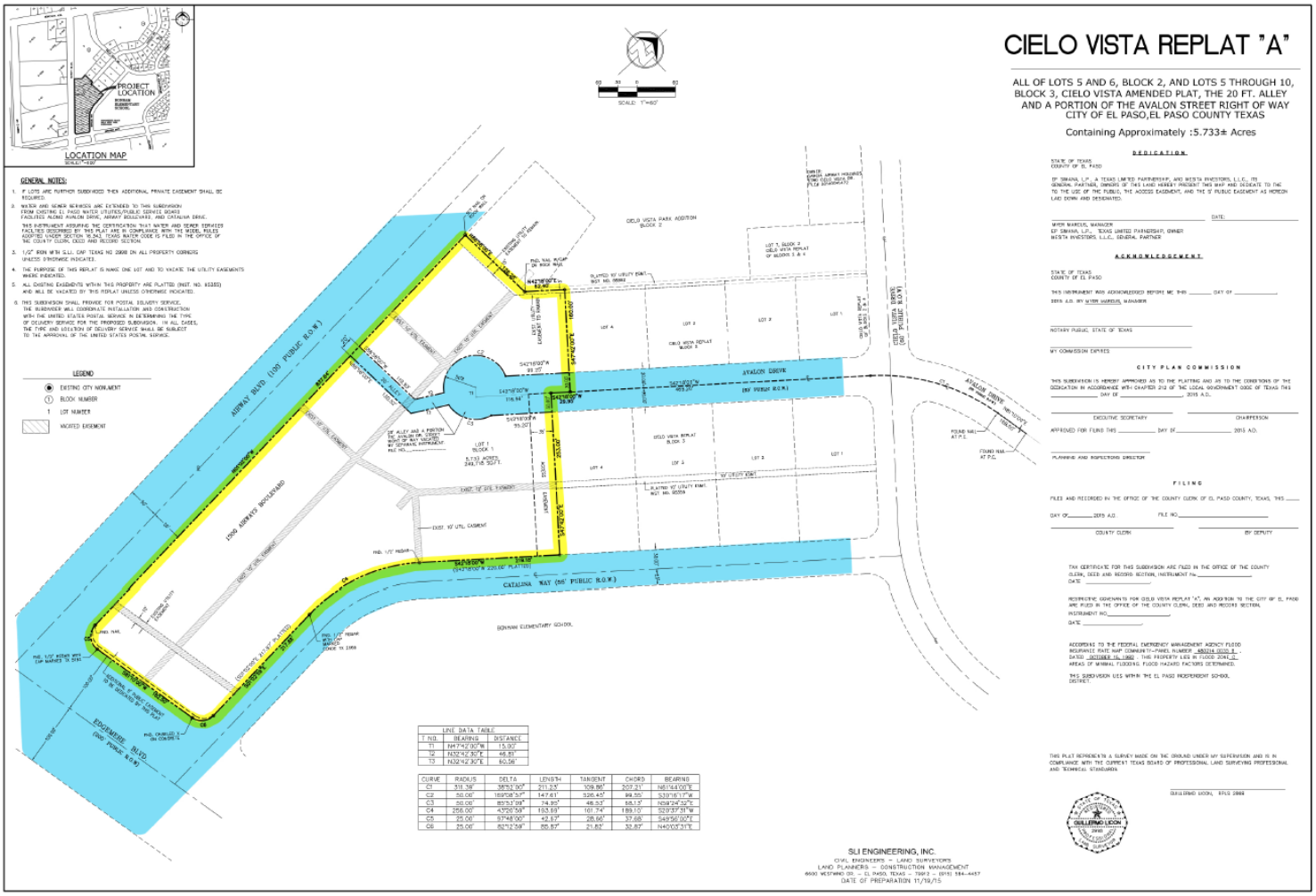


ATTACHMENT 2

ATTACHMENT 3



ATTACHMENT 4



LINE DATA TABLE		
T NO.	BEARING	DISTANCE
T1	N47°42'30"W	15.00'
T2	N32°42'30"E	46.81'
T3	N32°42'30"E	60.06'

CURVE	RADIUS	DELTA	LENGTH	TANGENT	CHORD	BEARING
C1	311.38'	38°53'00"	211.33'	109.80'	207.31'	N51°44'00"E
C2	50.00'	169°08'51"	147.61'	326.45'	99.55'	S33°16'17"W
C3	50.00'	85°53'28"	74.95'	46.53'	68.13'	N59°24'32"E
C4	256.00'	43°20'59"	193.69'	101.74'	189.10'	S29°37'31"W
C5	25.00'	97°48'00"	42.67'	28.66'	37.68'	S49°56'00"E
C6	25.00'	82°12'59"	85.87'	21.82'	32.87'	N40°03'31"E

ATTACHMENT 5

ENGINEERING, INC.

September 18, 2015

Guillermo Licón, P.E.
President

Nelson Ortiz
Planning Division
City of El Paso
711 Texas Street
El Paso Texas

Dear Mr. Ortiz

Subject: Cielo Vista Replat A Subdivision

We cordially requests a waiver for the following conditions requested by your office as a comment on the subdivision listed above:

1. The construction of the hike /bike lane requirement on Airways and on Edgemere. More than 50% of the surrounding areas within a quarter mile radius have been developed along these streets without a hike and bike. The developer does not have an issue with building the hike and bike lane however; the lane will have a dead end on both sides.

2. Dedicate additional land along Airways for a parkway.. Airways is fully developed and the existing right of way is not sufficient for a parkway. However, we will provide sufficient landscaping along the frontage on Airways

3. The existing configuration of Airways, Catalina Way, Cielo Vista and Edgemere. The existing sidewalk is adjacent to the curb and the parkway is located between the sidewalk and the property line. Granting the waiver will actually allow the developer to leave the configuration of these streets as it exists today.

Civil Engineers
Land Surveyors & Planners
Construction Management

Licensed Registered Engineers
Texas - New Mexico
Arizona - Colorado

6600 Westwind Drive
El Paso, TX 79912
Phone (915) 584-4457
Fax (915) 581-7756

1

ATTACHMENT 6

CITY PLAN COMMISSION APPLICATION

RESUBDIVISION COMBINATION SUBIVISON APPROVAL

DATE : 9/18/2015 FILE NO. SUSU15-00062

SUBDIVISION NAME: CIELO VISTA REPLAT "A" SUBDIVISION

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
PARCEL 1: LOTS AND 6 , BLOCK 2; LOTS 5 THROUGH 10, BLOCK 3, CIELO VISTA , AN ADDITION TO THE CITY OF EL PASO, EL PASO COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF ON FILE IN VOLUME 7, PAGE 1, PLAT RECORDS OF EL PASO COUNTY TEXAS.

2

	ACRES	SITES		ACRES	SITES
Single-family			Industrial		
Duplex			Office		
Apartment			Street & Alley		
Mobile Home			Ponding & Drainage		
P.U.D.			Institutional		
Park			Other:		
School			Total No. Sites	5.733	1
Commercial	5.733	1			

3. What is the existing zoning of the above-described property? A-2 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 N/A

5. What type utility easements are proposed: Underground ____ Overhead ____ Combination of both X

6. What type of drainage is proposed? (If applicable, list more than one)
SURFACE & UNDERGROUND

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 X No ____
If answer is "Yes", please explain the nature of the modification or exception

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

10. Street 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 Section 19.47- Vested rights (see attached)

12. Owner of record	EP SIMANA, LP	6500 MONTANA AVE	79925	779-6500
	(Name and address)		(Zip)	(Phone)
13. Developer	MIMCO	6500 MONTANA AVE	79925	779-6500
	(Name and address)		(Zip)	(Phone)
14. Engineer	SLI	6600 WESTWIND DR	79912	584-4457
	(Name and address)		(Zip)	(Phone)

CASHIER'S VALIDATION
FEE $651.00

OWNER SIGNATURE: _____

REPRESENTATIVE: MEYER MARCUS

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