



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

(REVISED)

**Case No:** SUSU14-00116 Hutton Go Subdivision Unit 2  
**Application Type:** Major Combination  
**CPC Hearing Date:** December 18, 2014  
**Staff Planner:** Jeff Howell, (915) 212-1607, [howelljb@elpasotexas.gov](mailto:howelljb@elpasotexas.gov)  
**Location:** South of Knights and West of Yarbrough  
**Acreage:** 1.064 acres  
**Rep District:** 7  
**Existing Use:** Vacant  
**Existing Zoning:** S-D (Special Development District)  
**Proposed Zoning:** S-D (Special Development District)  
**Nearest Park:** J.P. Shawver Park (.57 mi.)  
**Nearest School:** Cadwallader Elementary School (.40 mi.)  
**Park Fees Required:** \$1,060.00  
**Impact Fee Area:** N/A  
**Property Owner:** Jorge Valenzuela & Ruben Perea  
**Applicant:** Conde, Inc.  
**Representative:** Conde, Inc.

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

**North:** S-D (Special Development District) / Vacant  
**South:** R-F (Ranch-Farm) / Single-family homes, Vacant  
**East:** S-D (Special Development District) / Vacant, R-F (Ranch-Farm) / Vacant  
**West:** S-D (Special Development District) / Vacant

**PLAN EL PASO DESIGNATION:** G3, Post-War

### **APPLICATION DESCRIPTION**

The applicant is proposing to subdivide 1.064 acres for one commercial lot. Access to the subdivision is proposed from both Yarbrough and Knights, with the primary access from Yarbrough. The applicant has submitted a request to waive ROW improvements on all abutting streets. The applicant has also submitted an alternative design request for the cul-de-sac at the end of Lowd Ave. The subdivision was reviewed under the current subdivision code.

### **DEVELOPMENT COORDINATING COMMITTEE**

The Development Coordinating Committee recommends **approval** of the waiver for ROW improvements and the alternative design for a cul-de-sac and **approval** of Hutton Go Subdivision Unit 2 on a Major Combination basis subject to the following comments.

**Planning Division Recommendation:**

Staff recommends **approval** of request to waive ROW requirements, the alternative design for a cul-de-sac in accordance with Section 19.10.050.A.1 and 19.26.040.A, and **approval** of Hutton Go Subdivision Unit 2 on a Major Combination basis.

Staff recommends approval based on following sections of code, specifically:

**Section 19.10.050.A.1.** (Roadway participation policies—Improvement of roads and utilities within and or abutting the subdivision)

1. *The City Plan Commission may waive such requirements to provide rights-of-way or street improvements to adjacent substandard roads based on any of the following factors:*
  - a. *Fifty percent 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*

**Section 19.26.040.A.** (Alternative subdivision improvement design)

- A. *Intent. This chapter contains the regulations for the alternative subdivision improvement design procedure. These regulations are supplemented and qualified by additional general regulations appearing elsewhere in this title, which are incorporated as part of this chapter by reference. It is in the intent of the alternative subdivision improvement design procedure to allow one or more alternative improvement designs to those required in this title and the DSC to be utilized in a comprehensive manner throughout a proposed development, provided the improvements meet the intent and have the same or higher level of service or adequacy of the original required improvement. It is not the intent of the alternative subdivision improvement design procedure to allow an inferior improvement to the original one required by this title for the purpose of reducing costs.*

Staff has received approval from Fire and Emergency Services regarding the alternative design.

**City Development Department - Land Development**

We have reviewed subject plats and recommend **Approval**. Subdivision Improvement Plans are in the process of being delivered at this time.

**Parks and Recreation Department**

We have reviewed **Hutton Go Unit 2 Subdivision**, a major combination plat map and offer Developer / Engineer the following comments:

Please note that this subdivision is zoned "SD" thus meeting the requirements for a mixed use of residential and non-residential developments however, applicant has submitted preliminary covenants restricting the use to general commercial purposes only and prohibiting all residential uses therefore, "Park fees" will be assessed based as follows:

1. **If** gross density waiver is granted by the Planning Department or designee and a copy of the final recorded covenants is provided restricting all residential uses, then applicant shall be required to pay "Park fees" in the amount of **\$1,060.00** based on Non-residential subdivision requirements calculated as follows:

Non-residential acreage 1.06 (rounded to two decimals) @ \$1,000.00 per acre = **1,060.00**

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

Please allocate generated funds under Park Zone: **MV-4**

Nearest Park(s): **J. P. Shawver** & **Capistrano**

### **El Paso Water Utilities**

We have reviewed the subdivision referenced above and provide the following comments:

1. EPWU does not object to this request.

#### **General:**

#### **Water:**

2. There is an existing 6-inch diameter water main that extends along Riverside Dr. located approximately 10 feet east of the street center line.
3. Previous water pressure tests from fire hydrant # 645 located at the southwest corner of Craddock Ave. and Riverside Dr. have yielded a static pressure of 110 (psi) pounds per square inch, a residual pressure of 100 (psi) pounds per square inch, and a discharge of 1186 (gpm) gallons per minute.
4. 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.

#### **Sanitary Sewer:**

5. There is an existing 24-inch diameter sanitary sewer main that extends along Riverside Dr. The main is located along the centerline of the street. No direct service connections are allowed to this main as per the El Paso Water Utilities – Public Service Board (EPWU-PSB) Rules and Regulations.

#### **General:**

6. Water and sewer service for the subject subdivision will require extension of public water and sanitary sewer mains from the existing mains listed above. The main shall be located under pavement within the right-of-way limits of a public street. (the extension of Lowd Street) A minimum cover of 4.5 ft. over the proposed sewer mains extension shall be required.
7. EPWU requires a new service application to provide service to the subject property. New service applications are available at 1154 Hawkins, 3<sup>rd</sup> Floor. The following items if applicable are required at the time of application: (1) hard copy of subdivision plat; (2) finalized set of improvement plans, including grading and drainage; (3) digital copy of subdivision plat; (4) benchmark check; and (5) construction schedule. Service will be provided in accordance with the current 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.

### **Sun Metro**

No comments received.

### **El Paso Department of Transportation**

Approval to waive the TIA requirement has been received from EPDOT.

**El Paso County 911 District**

No comments received.

**El Paso Fire Department**

EPFD does not have an objection to this request. Alternative cul-de-sac does not provide primary access to a lot.

**Central Appraisal District**

No comments received.

**El Paso Electric Company**

No comments received.

**Texas Gas Company**

No comments received.

**Additional Requirements and General Comments:**

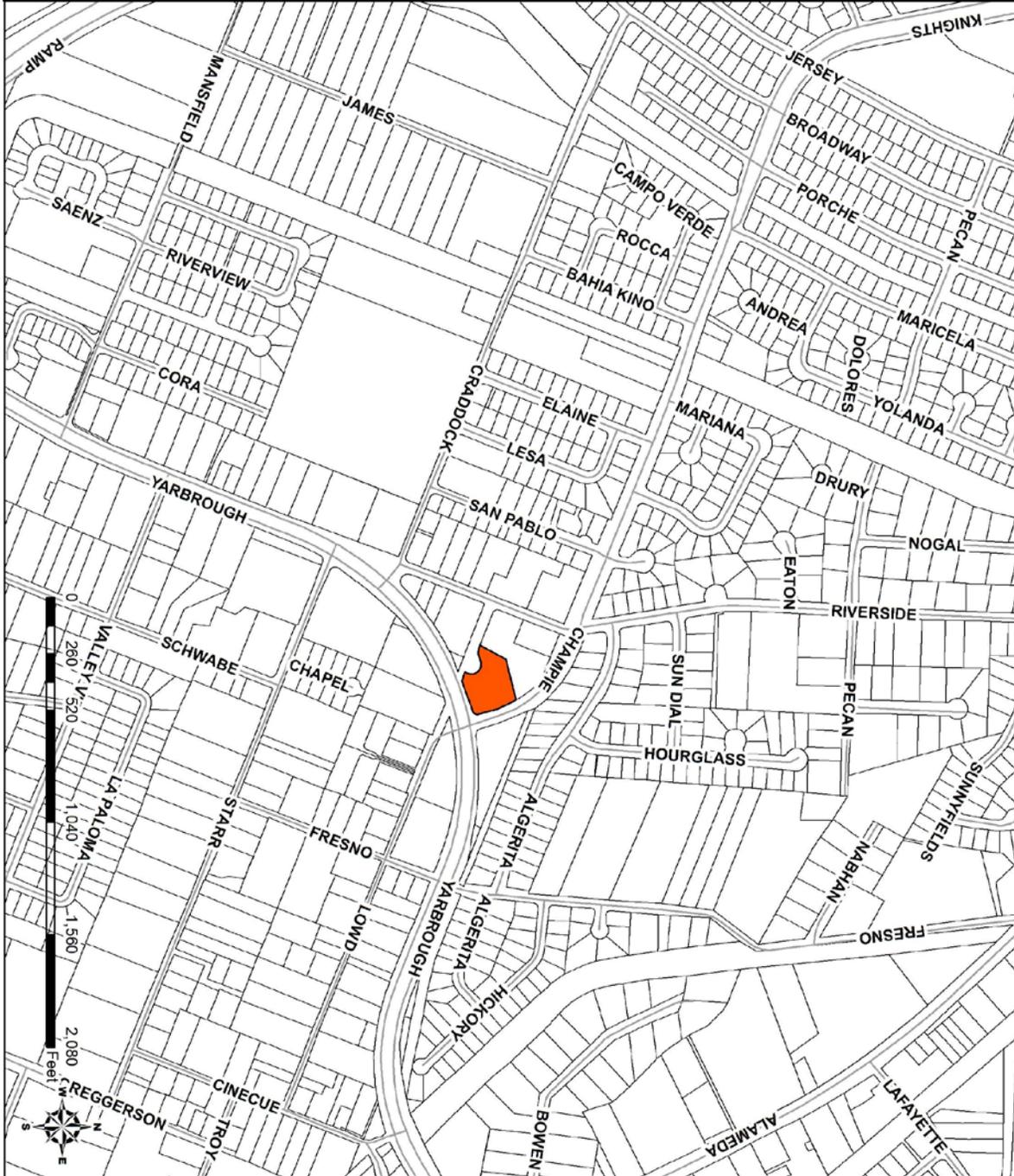
1. Submit to the City Development Department – Planning Division the following prior to recording of the subdivision.
  - a. Current certified tax certificate(s)
  - b. Current proof of ownership
  - c. Release of access document, if applicable
  - d. Set of restrictive covenants, if applicable
2. Every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

ATTACHMENT 1

**HUTTON GO SUBDIVISION UNIT 2  
MAJOR COMBINATION**



ATTACHMENT 2

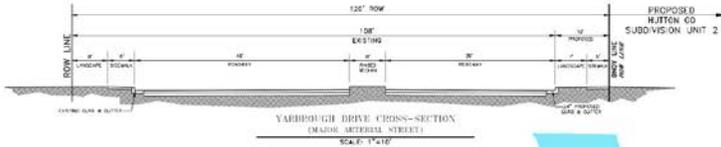
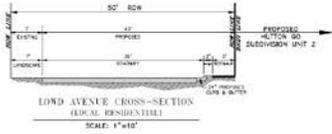
HUTTON GO SUBDIVISION UNIT 2  
MAJOR COMBINATION



# ATTACHMENT 3

## HUTTON GO SUBDIVISION UNIT 2

BEING A PORTION OF TRACTS 75 THROUGH 78,  
CINECUE PARK ADDITION, AN ADDITION OF THE  
CITY OF EL PASO, EL PASO COUNTY, TEXAS  
CONTAINING: 1.0645± ACRES  
PRELIMINARY PLAT



SYMBOL LEGEND	
(Symbol)	EXISTING UTILITY MARKERS
(Symbol)	12\"/>



**OWNER, DEVELOPER**  
JORGE VALENZUELA  
4101 FREDERICK RD.  
EL PASO, TEXAS 79905  
PHONE # (915) 835-1200

**OWNER, DEVELOPER**  
PAULINE WENDE  
4101 FREDERICK RD.  
EL PASO, TEXAS 79905  
PHONE # (915) 835-1200

**OWNER, DEVELOPER**  
SUSO SUAREZ DE SUAREZ AND  
ENZO SUAREZ - RON & CONDE  
22 PARDI, TEXAS 79905  
PHONE # (915) 692-0282

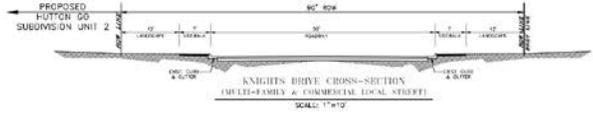
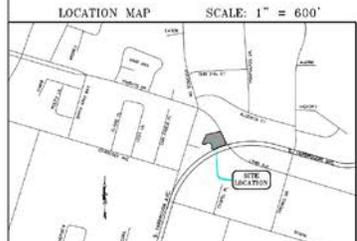
**SCHOOL DISTRICT**  
VALLETA INDEPENDENT SCHOOL DISTRICT  
9600 SMS DR.

CLUMP TABLE	
CLUMP	CLUMP

SPICE TABLE	
SPICE	SPICE

**NOTES:**

1. ALL NEW SERVICES HAS BEEN REFERRED TO THE SUBDIVISION OFFICE OF SUBDIVISION UNIT 2 FROM EXISTING EL PASO AND/OR UTILITY/POWER SERVICE PROVIDER. THE INSTRUMENT SHOWING THE IDENTIFICATION THAT WATER AND SEWER SERVICES PROVIDED BY THIS PLAT ARE IN COMPLIANCE WITH THE MODEL RULES, HOTTED UNDER SECTION 15.04, THAT WATER CODE IS FILED IN THE OFFICE OF THE COUNTY CLERK, SEED AND RECORD SECTION.
2. THE INSTRUMENT FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, SEED AND RECORD SECTION.
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10. THE INSTRUMENT FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, SEED AND RECORD SECTION.





**ATTACHMENT 5**



3555 Keith Street NW  
Suite 109  
Cleveland, TN 37312  
(423) 790-5880

October 23, 2014

Alfredo Austin  
City Development Department  
801 Texas Avenue  
El Paso, TX 79901

Re: Hutton Go Subdivision Unit 2 Minor Subdivision Combination

Dear Mr. Austin,

One of your comments on your plat review of the above-mentioned subdivision was as follows: "Provide Traffic Impact Analysis". According to Chapter 19.18.030 of the El Paso Code of Ordinances: "A traffic impact analysis (TIA), in adherence to standards contained within this title and City of El Paso approved guidelines, shall be required under the following criteria: a. For all proposed developments within the city limits and within the city's extraterritorial jurisdiction where the development is expected to generate traffic in excess of one thousand average daily trips. b. If a development project will generate more than one hundred peak hour trips."

Using the latest edition of the Institute of Transportation Engineers (ITE) Trip Generation Manual for an 8,353 sf free-standing discount store, 478 total daily trips are expected and 42 hourly trips are expected during the peak hour.

Based on this data, we request that you waive your comment to provide a traffic impact analysis.

Sincerely,

A handwritten signature in black ink that reads "Christopher M. Berry".

Christopher M. Berry, P.E.  
Berry Engineers, LLC



3555 Keith Street NW  
Suite 109  
Cleveland, TN 37312  
(423) 790-5880

October 29, 2014

Alfredo Austin  
City Development Department  
801 Texas Avenue  
El Paso, TX 79901

Re: Hutton Go Subdivision Unit 2 Minor Subdivision Combination

Dear Mr. Austin,

One of your comments on your plat review of the above-mentioned subdivision was as follows: "Yarborough Drive is within the bike way path. Refer to DSC for cross-section requirements." According to Chapter 19.10.050 of the El Paso Code of Ordinances: "The City Plan Commission may waive such requirements to provide rights-of-way or street improvements to adjacent substandard roads based on any of the following factors: a. Fifty percent 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."

None of the developments along Yarborough Drive within a quarter mile of our property have bike paths abutting their properties. Based on this fact and in accordance with Chapter 19.10.050 of the El Paso Code of Ordinances, we respectfully request a waiver on the requirement to provide a bike path with the Yarborough Drive right-of-way.

Sincerely,

A handwritten signature in blue ink that reads "Christopher M. Berry".

Christopher M. Berry, P.E.  
Berry Engineers, LLC



3555 Keith Street NW  
Suite 109  
Cleveland, TN 37312  
(423) 790-5880

December 9, 2014

Jeff Howell  
City Development Department  
801 Texas Avenue  
El Paso, TX 79901

Re: SUSU14-00116 Hutton GO #2

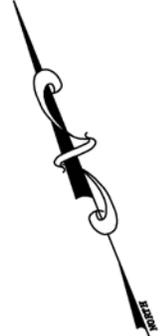
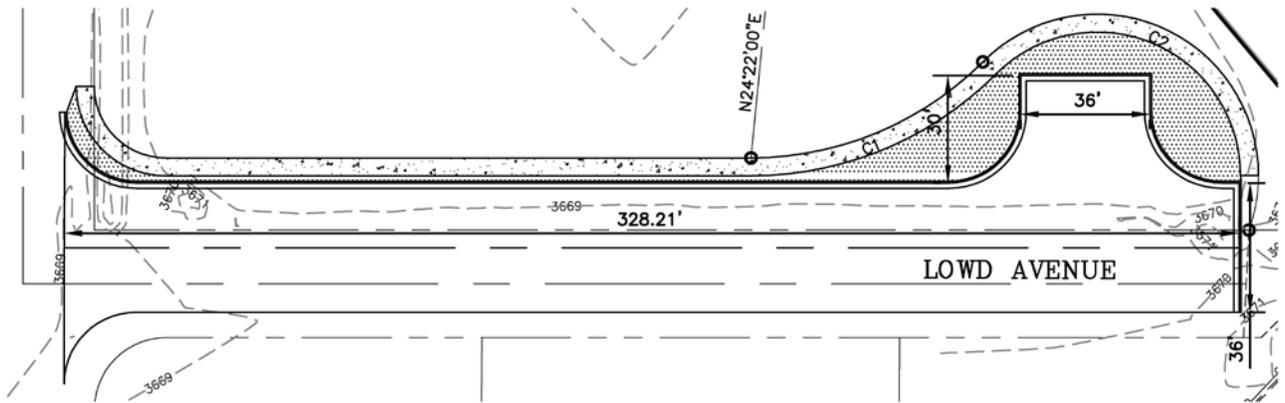
Dear Mr. Howell,

Due to the unusual configuration of the Lowd Avenue right-of-way, none of the approved City of El Paso cul-de-sac designs will fit within the existing right-of-way. Therefore, we would like to request a waiver from the city's cul-de-sac design standards. We are proposing a variation of the "T" cul-de-sac design in which one end of the "T" is rotated 90° counter-clockwisely (see attached exhibit). We believe this design will still allow vehicles ample room to turn around.

Sincerely,

A handwritten signature in black ink that reads "Christopher M. Berry".

Christopher M. Berry, P.E.  
Berry Engineers, LLC



1 inch = 40 ft.

DEVELOPER:  REAL ESTATE DEVELOPMENT CONSTRUCTION 736 CHERRY STREET CHATTANOOGA, TN 37402 (423) 756-9267	PROJECT: <b>HUTTON GO</b> <b>SUBDIVISION UNIT 2</b>	SHEET NAME: PROPOSED CUL-DE-SAC EXHIBIT	DATE: 12/10/2014	 3555 KEITH ST NW SUITE 109 CLEVELAND, TN 37312 423-790-5880
			PROJECT NO.: 14020	
			DRAWN BY: JKH	
			CHECKED BY: CMB	



3555 Keith Street NW  
Suite 109  
Cleveland, TN 37312  
(423) 790-5880

December 2, 2014

Jeff Howell  
City Development Department  
801 Texas Avenue  
El Paso, TX 79901

Re: SUSU14-00116 Hutton GO #2

Dear Mr. Howell,

One of the comments on your plat review of the above-mentioned subdivision was as follows: "Provide a waiver for cross-section of Knights Drive, to allow for sidewalk to be directly adjacent to the roadway." Please consider this letter to be our official waiver request. Where a driveway is being constructed on Knights Drive, we are installing a sidewalk up against our property line. However, we plan to keep the majority of the existing sidewalk, which abuts Knights Drive directly. Since this is an existing condition, we believe that a waiver from this requirement is a reasonable request.

Sincerely,

A handwritten signature in black ink that reads "Chris Berry".

Christopher M. Berry, P.E.  
Berry Engineers, LLC



3555 Keith Street NW  
Suite 109  
Cleveland, TN 37312  
(423) 790-5880

December 9, 2014

Jeff Howell  
City Development Department  
801 Texas Avenue  
El Paso, TX 79901

Re: SUSU14-00116 Hutton GO #2

Dear Mr. Howell,

Please accept this letter as an official waiver request for the cross-section of Lowd Avenue. Lowd Avenue will be improved with 36' wide pavement as well as new curb & gutter and sidewalk on the north side of the road. Normally, 36' Local Residential Roads require a 54' right-of-way according to the City of El Paso Design Standards for Construction. However, since this road will only be used for one residential driveway (our commercial development will not have an access drive off of Lowd Avenue) and since the current right-of-way is 50' wide, we respectfully request that a right-of-way of 50' be allowed for Lowd Avenue.

Sincerely,

A handwritten signature in black ink that reads "Christopher M. Berry".

Christopher M. Berry, P.E.  
Berry Engineers, LLC



3555 Keith Street NW  
Suite 109  
Cleveland, TN 37312  
(423) 790-5880

December 8, 2014

Jeff Howell  
City Development Department  
801 Texas Avenue  
El Paso, TX 79901

Re: SUSU14-00116 Hutton GO #2

Dear Mr. Howell,

Due to the unusual configuration of the Lowd Avenue right-of-way our proposed improvements to Lowd Avenue are not parallel to the right-of-way line. Therefore, it is impossible to install sidewalk that is parallel to both the right-of-way line and to the edge of pavement of Lowd Avenue. We are proposing to install sidewalk parallel to Lowd Avenue to provide better accommodations for pedestrians. We still intend to install a 2' landscaped parkway between the sidewalk and the road. Please accept this letter as a waiver request from the city's ordinance to install sidewalk abutting the right-of-way line.

Sincerely,

A handwritten signature in black ink that reads "Christopher M. Berry".

Christopher M. Berry, P.E.  
Berry Engineers, LLC

## ATTACHMENT 6



### CITY PLAN COMMISSION APPLICATION FOR MAJOR SUBDIVISION COMBINATION APPROVAL

DATE: October 27, 2014

File No. SUSU14-00116

SUBDIVISION NAME: Hutton Go Subdivision Unit 2

1. Legal Description for the area included on this plat (Tract, Block, Grant, etc.)  
Being a Portion of Tracts 75 through 78, Cinecue Park Addition, an Addition of the City of El Paso, El Paso County, Texas

2. Proposed Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	_____	_____	Office	_____	_____
Duplex	_____	_____	Street & Alley	_____	_____
Apartment	_____	_____	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____	_____	_____	_____
School	_____	_____	Total No. Sites	_____	_____
Commercial	<u>1.0645</u>	<u>1</u>	Total Acres (Gross)	<u>1.0645</u>	_____
Industrial	_____	_____			

3. What is existing zoning of the above described property? S-D 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)  
Lot to street to Drainage Structure

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 X No \_\_\_\_\_  
If answer to is "Yes", please explain the nature of the modification or exception  
Please see attached letters.

9. Remarks and/or explanation of special circumstances: \_\_\_\_\_

10. Improvement Plans submitted? Yes X No \_\_\_\_\_

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 Title 1 (General Provisions) Chapter 1.04 - Vested Rights



City Development Department  
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 212-0085

- |     |                 |   |  |              |                     |
|-----|-----------------|---|--|--------------|---------------------|
| 12. | Owner of record | <u>Jorge Valenzuela &amp; Ruben Perea</u> | <u>428 Frederick Road, El Paso, TX</u>         | <u>79905</u> | <u>915-595-1280</u> |
|     |                 | (Name & Address)                          |  | (Zip)        | (Phone)             |
| 13. | Developer       | <u>Jorge Valenzuela &amp; Ruben Perea</u> | <u>428 Frederick Road, El Paso, TX</u>         | <u>79905</u> | <u>915-595-1280</u> |
|     |                 | (Name & Address)                          |  | (Zip)        | (Phone)             |
| 14. | Engineer        | <u>CONDE INC.</u>                         | <u>6080 Surety Drive, Ste 100, El Paso, TX</u> | <u>79905</u> | <u>915-592-0283</u> |
|     |                 | (Name & Address)                          |  | (Zip)        | (Phone)             |

*\*Effective September 1, 2014, a 3% Technology fee has been added to all Planning application fees.*

OWNER SIGNATURE:   
 Jorge Valenzuela- Owner

OWNER SIGNATURE:   
 Ruben Perea - Owner

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**

City Development Department  
 811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 212-0085