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 19, 2013
Staff Contact:	Raul Garcia, (915)541-4935, garciar1@elpasotexas.gov
Location:	West of Santa Fe Street and South of I-10
Acreage:	7.66 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 subdivision consists of two lots – the primary lot will encompass the ballpark; and the second lot will be utilized for parking.

The replat is also vacating and dedicating ROW as follows:

- Santa Fe Street — Vacating between 1.35 feet and 3.54 feet of ROW
- Missouri Street — Dedicating .5 feet of additional ROW on portion towards Durango Street intersection and vacating 4 feet of ROW on portion towards Santa Fe Street intersection
- Durango Street — Dedicating 4 feet of additional ROW

There are no proposed changes for the Franklin Street ROW.

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 minimal increase in acreage and the use remaining the same.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends **approval** of the alternative subdivision improvement design based on compliance 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

Transportation Planning has no objections and recommends approval of Stevens Addition Replat B and the alternative design of the roadways.

City Development Department - Land Development

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

No objections.

1. Label all topographic contours and elevations on preliminary plat.
2. Show and label all existing and proposed drainage structures.
3. 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.
4. 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 fess" 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

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

1. EPWU does not object to this request.

2. 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.

3. The EPWU has completed design drawings for the relocation of the existing water and sanitary sewer mains that extend along Missouri Ave. The EPWU has also completed the design for the new sanitary sewer main that will extend along Franklin St. The EPWU is in the process of relocation of the mains.

Water:

4. 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.

5. There is an existing 12-inch diameter water main along Missouri Avenue located 25-feet north of the southern right-of-way line.

6. 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:

7. There is an existing 8-inch diameter sewer main along Missouri Avenue located 35-feet south of the northern right-of-way line.

8. There is an existing 8-inch diameter sewer main along the centerline of Santa Fe Street.

9. 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.

10. 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.

General:
11. 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
El Paso Fire Dept. has no objections, but the minimum 14 ft. paved roadway shall be maintained at all times. Whereas the ability to maintain an unobstructed width 20 ft. cannot be done, then the minimum of 19 ft. access R.O.W. that is capable of sustaining the 75,000 pound capacity shall be throughout the entire Missouri Ave.

*** NOTE***
During the improvement plan stage, the coordination of all planter boxes, tree grates, and the weight specifications of the textured concrete, as well as the access through the gates for the Scottish Rite shall be noted and maintained in order to ensure complete emergency access at all times.

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:

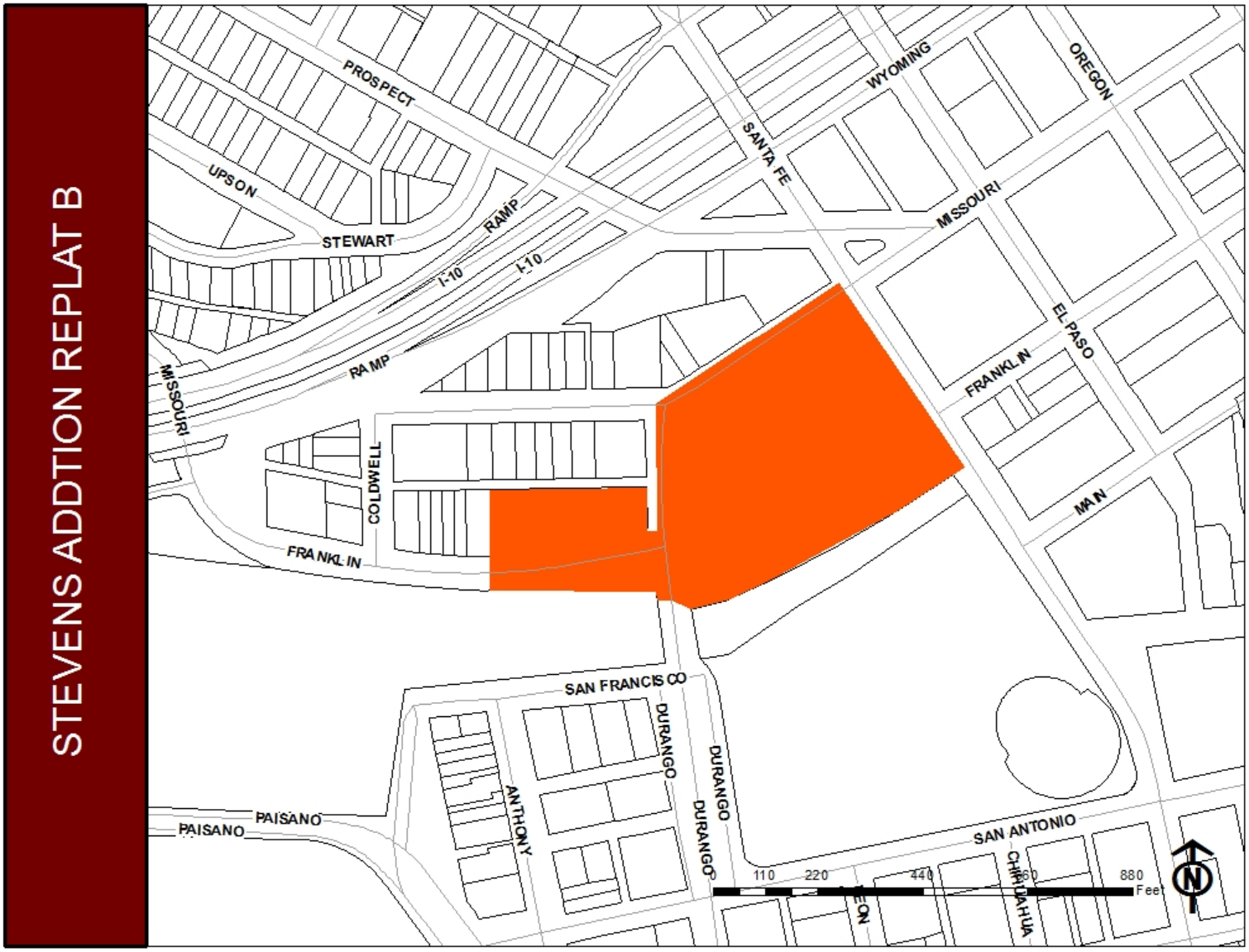
1. Submit to the City Development Department – Planning Division the following prior to recording of the subdivision.
    a. Current certified tax certificate(s)
    b. Current proof of ownership
    c. Release of access document, if applicable
    d. Set of restrictive covenants, if applicable

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

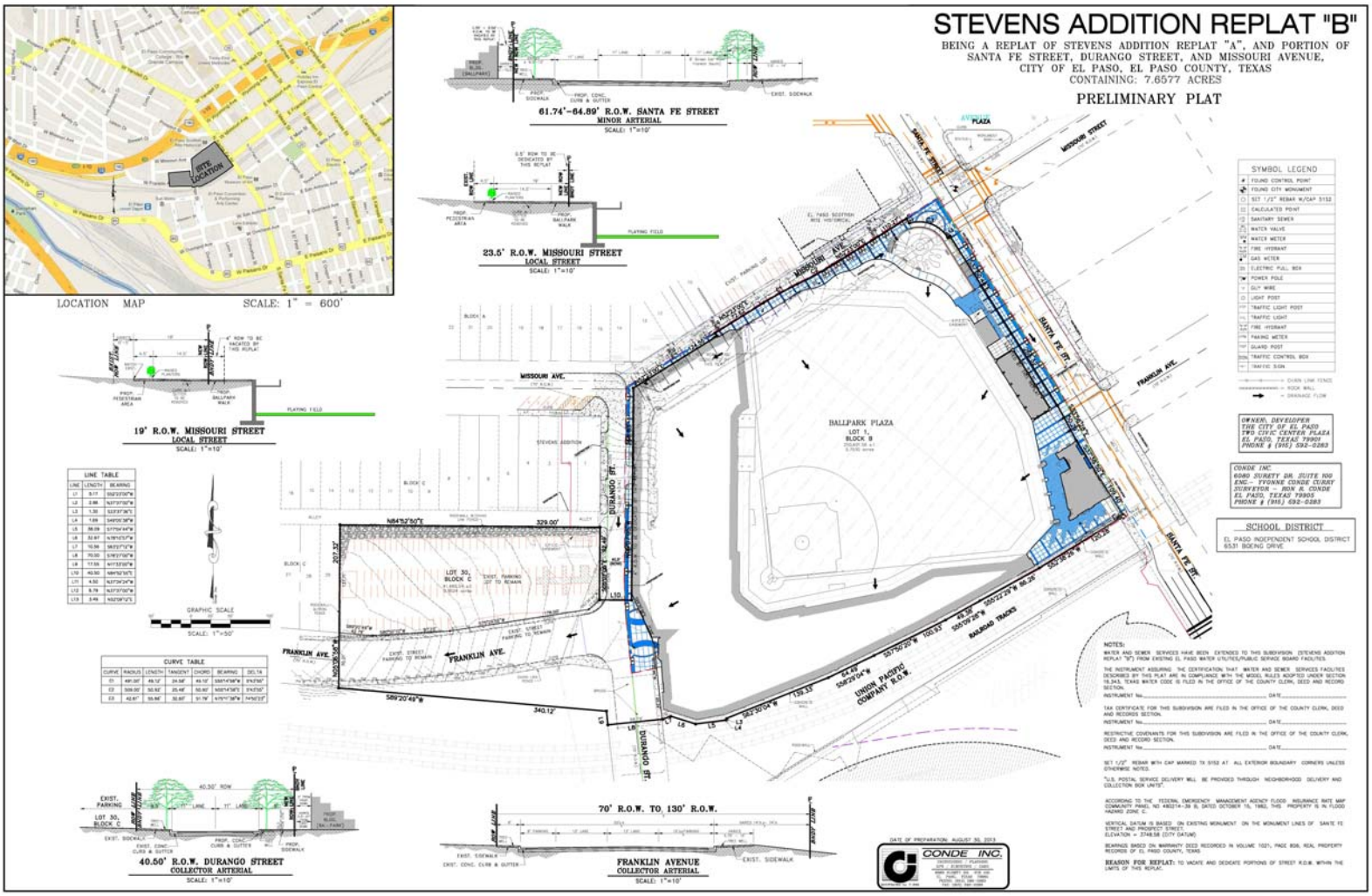
1. Location map
2. Aerial map
3. Preliminary plat
4. Final plat
5. Alternative design request
6. Cross-sections
7. Application

ATTACHMENT 1



ATTACHMENT 2

ATTACHMENT 3



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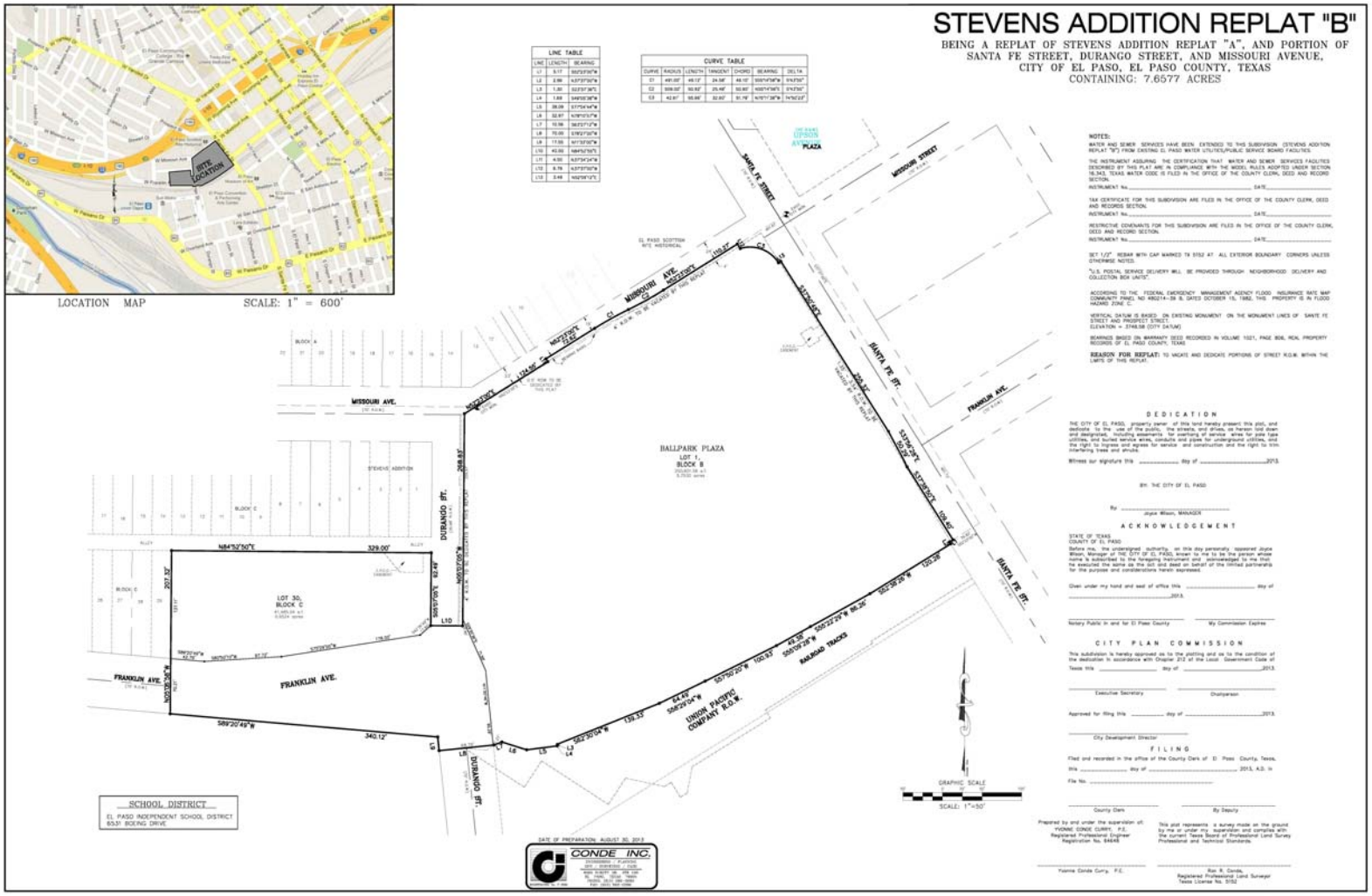

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ATTACHMENT 5

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.

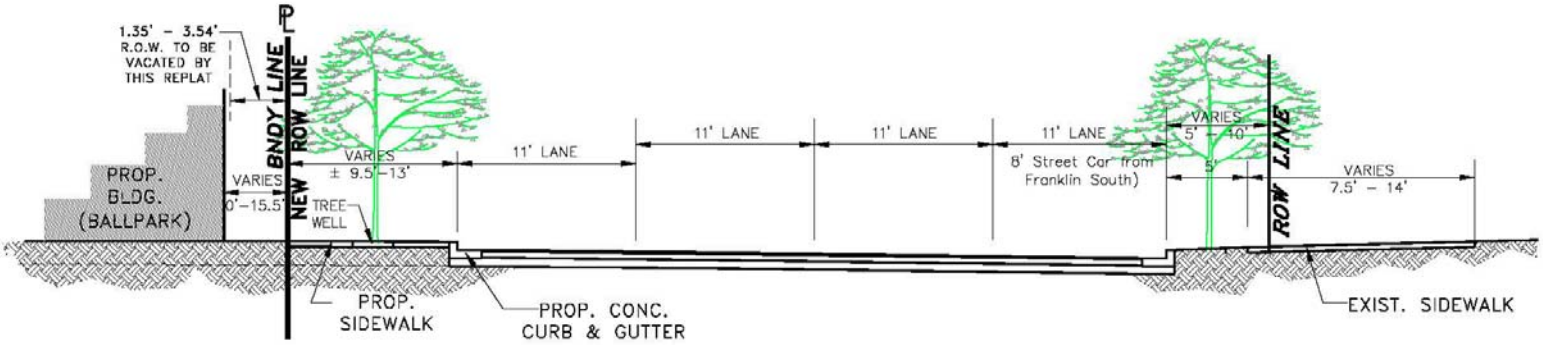
Utilizing the recommendations of the Traffic Impact Analysis Study, pedestrian and Transit mobility is significantly improved by reducing street pavement widths, increasing sidewalk widths, reducing intersection crossing distances as well as improving transit and vehicular circulation. Thus, the proposed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

Sincerely,

Conrad Conde
CONDE, INC.

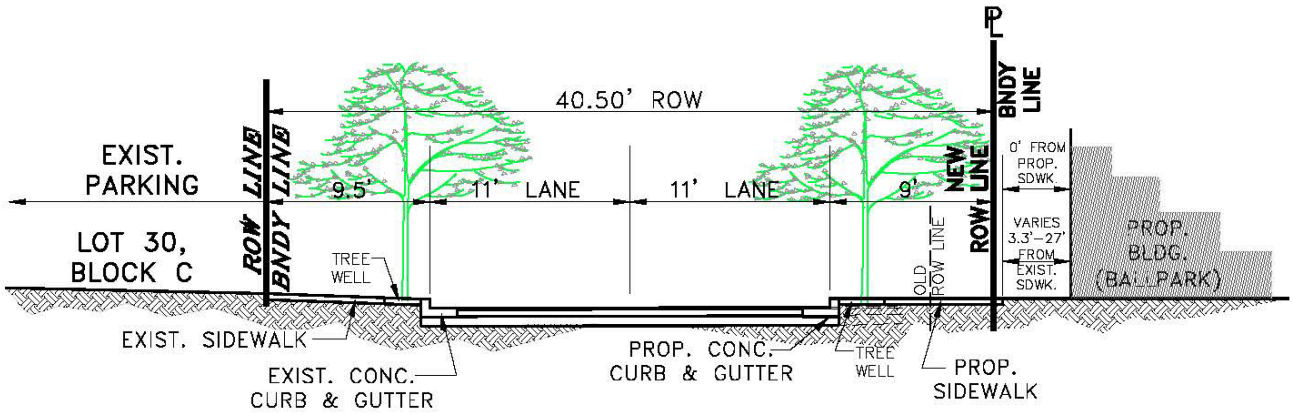
ENGINEERING / PLANNING / SURVEYING
6080 SURETY DR., SUITE 170 / EL PASO, TEXAS 79905 / (915) 592-0283 / FAX (915) 592-0286

ATTACHMENT 6



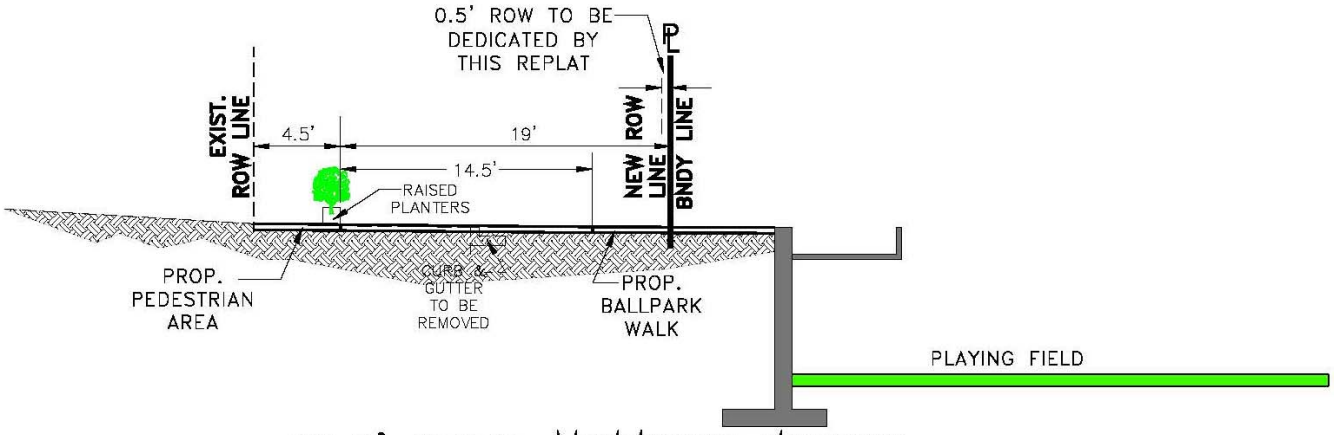
61.74'–64.89' R.O.W. SANTA FE STREET
MINOR ARTERIAL

SCALE: 1"=10'

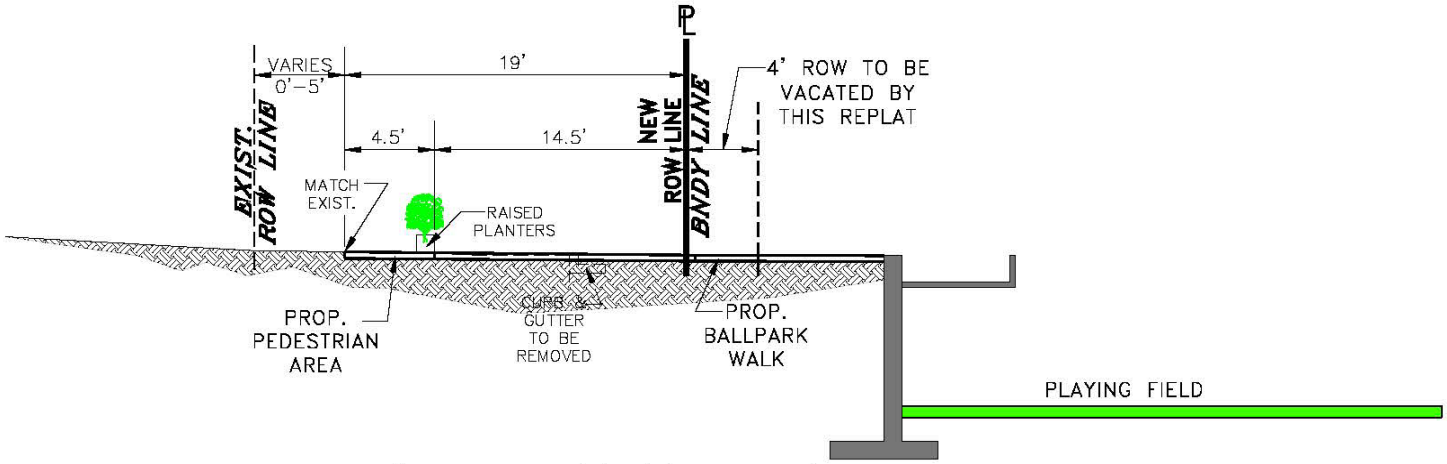


40.50' R.O.W. DURANGO STREET
COLLECTOR ARTERIAL

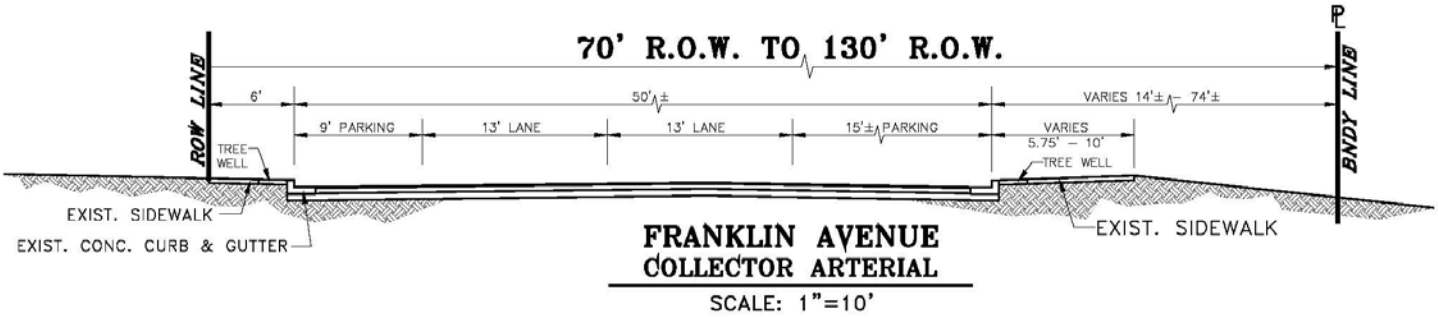
SCALE: 1"=10'



23.5' R.O.W. MISSOURI STREET
LOCAL STREET
SCALE: 1"=10'



19' R.O.W. MISSOURI STREET
LOCAL STREET
SCALE: 1"=10'


70' R.O.W. TO 130' R.O.W.
ROW LINE
BNDY LINE
6'
50'±
VARIES 14'± – 74'±
9' PARKING
13' LANE
13' LANE
15'± PARKING
VARIES
5.75' – 10'
TREE WELL
TREE WELL
EXIST. SIDEWALK
EXIST. CONC. CURB & GUTTER
EXIST. SIDEWALK
FRANKLIN AVENUE
COLLECTOR ARTERIAL
SCALE: 1"=10'

ATTACHMENT 7

SUSU13-00109

CITY OF EL PASO PAID NOV 19 2013 CITY DEVELOPMENT DEPARTMENT

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 El Paso, TX 79901 915-541-4428
(Name & Address) (Zip) (Phone)

13. Developer City of El Paso, 2 Civic Center Plaza El Paso, TX 79901 915-541-4428
(Name & Address) (Zip) (Phone)

14. Engineer CONDE INC. 6080 Surety Dr., Suite 100 79905 915-592-0283
(Name & Address) (Zip) (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