City of El Paso – City Plan Commission Staff Report

REVISED

Case No:	SUSU15-00079 Sunrise Acres No. 1 Replat G
Application Type:	Resubdivision Combination
CPC Hearing Date:	January 7, 2016
Staff Planner:	Armida Martinez, (915) 212-1605, martinezar@elpasotexas.gov
Location:	North of Hercules and West of US54
Acreage:	.332 acres
Rep District:	2
Existing Use:	Duplex
Existing Zoning:	R-4 (Residential)
Proposed Zoning:	R-4 (Residential)
Nearest Park:	Sunrise Park (.194 miles)
Nearest School:	Park Elementary (.282 miles)
Park Fees Required:	$5,480.00
Impact Fee Area:	N/A
Property Owner:	MDA Investments
Applicant:	MDA Investements
Representative:	Rey Engineering

SURROUNDING ZONING AND LAND USE

North: R-4 (Residential) / Residential development
South: R-4 (Residential) / Residential development
East: R-4 (Residential) / Residential development
West: R-4 (Residential) / Residential development

PLAN EL PASO DESIGNATION: G3, Post-War

APPLICATION DESCRIPTION

The applicant proposes to resubdivide .332 acres for two residential lots. Access to the subdivision is from Leo Street. The applicant has submitted an exception request to allow the proposed panhandle lot due to its unique parcel configuration. A Special Permit to allow a reduction in lot size has been approved for proposed Lot 2. The subdivision was reviewed under the current subdivision code.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends **approval** of the exception request as per Section 19.23.040 and **approval** of Sunrise Acres No. 1 Replat G on a Resubdivision Combination basis subject to the following comments.

Planning Division Recommendation:

Staff recommends **approval** of the exception request as per Section 19.23.040. below, and **approval** of Sunrise Acres No. 1 Replat G.

C. Flag or Panhandle Lots. Panhandle lots shall be discouraged in residential areas except when, due to unique parcel configuration it is the only way to develop the property, and it shall be considered an exception. It may be allowed as an alternative subdivision design in accordance with this title....The city plan commission must authorize an exception allowing the flag or panhandle lots in accordance with Chapter 19.48 at the time of preliminary plat approval. Such lots shall otherwise conform to the development standards for construction, and shall be based on the following design requirements.

Planning & Inspections Department - Land Development

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

1. Correct drawing line types and thicknesses to properly distinguish between subdivision boundaries and lot lines.

Parks and Recreation Department

We have reviewed **Sunrise Acres No.1 Replat "G",** a resubdivision combination plat map and on behalf of CID Parks Planning Division we offer Developer / Engineer the following comments:

Please note that this subdivision is composed of two (**2**) lots zoned "R-4" meeting the requirements for Two-family dwelling use therefore, "Park fees" will be assessed based on the following:

1. Applicant is proposing a Two-family dwelling use, therefore Applicant shall be required to pay "Park fees" in the amount of **$5,480.00** calculated as follows:

2 (R-4) Two-family dwelling lots = 4 Dwellings @ $1,370.00 / Dwelling = **$5,480.00**

Please allocate generated funds under Park Zone**: NE-1**

Nearest Park(s): **Sunrise Park**

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

El Paso Water Utilities

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

1. El Paso Water Utilities (EPWU) does not object to this request.

Water:

2. There is an existing 12-inch diameter water main that extends along Leo St., located approximately 32-feet west of the right of way. This main is available for service.
3. EPWU records indicate there are three active 3/4-inch domestic water service. The

address for these services are 8420 Leo St, 8420A Leo St., and 8420B Leo St. Records show two of the meter fronting the subject property. Since EPWU-PSB Rules and Regulations do not allow private service lines to extend thru other private property prior to connecting to an EPWU water main, two of the existing water meters will have to be designated to the subject property. New services will be necessary for Lot 1's existing dwellings.

Sewer:

4. There is an existing 8-inch diameter sanitary sewer main that extends along Leo St., approximately 12 feet west of the right of way center line. This main is available for service.
5. EPWU records indicate three sewer services serving the 8420 Leo St. Records show two of these services fronting the subject property. Two of the existing sanitary sewer service line may be designated to serve subject property. New services within Lot 1 limits, must be installed to serve Lot 1's existing dwellings.

General:

6. Each lot shall have a water and sewer connection fronting the limits of each lot. EPWU recommends that each unit have its own water and sewer service connection.
7. 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

El Paso Electric Company

~~EPE requests that existing EPE easements be shown on the plat. In addition, EPE requests a 5' minimum easement along the south boundary to allow EPE access to the new lot.~~

Sun Metro

No comments received.

El Paso County 911 District

No comments received.

El Paso Department of Transportation

No comments received.

El Paso Fire Department

No comments received.

Central Appraisal District

No objections.

Texas Gas Company

No comments received.

Additional Requirements and General Comments:

1. Submit to the Planning & 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.
3. Is there an easement for the existing OHE? If so, provide recording information, and if not, easement must be provided and included in the dedication statement.
4. ~~Provide date of preparation.~~
5. Provide contour lines on preliminary plat.
6. ~~Provide "date" line for number 2 under Notes.~~
7. Provide recording information for existing EPE utility easement.
8. ~~The following addresses have been assigned. Please include accordingly.~~
    - Lot 1: 8420 ½ Leo Street
    - Lot 2: 8420 Leo Street

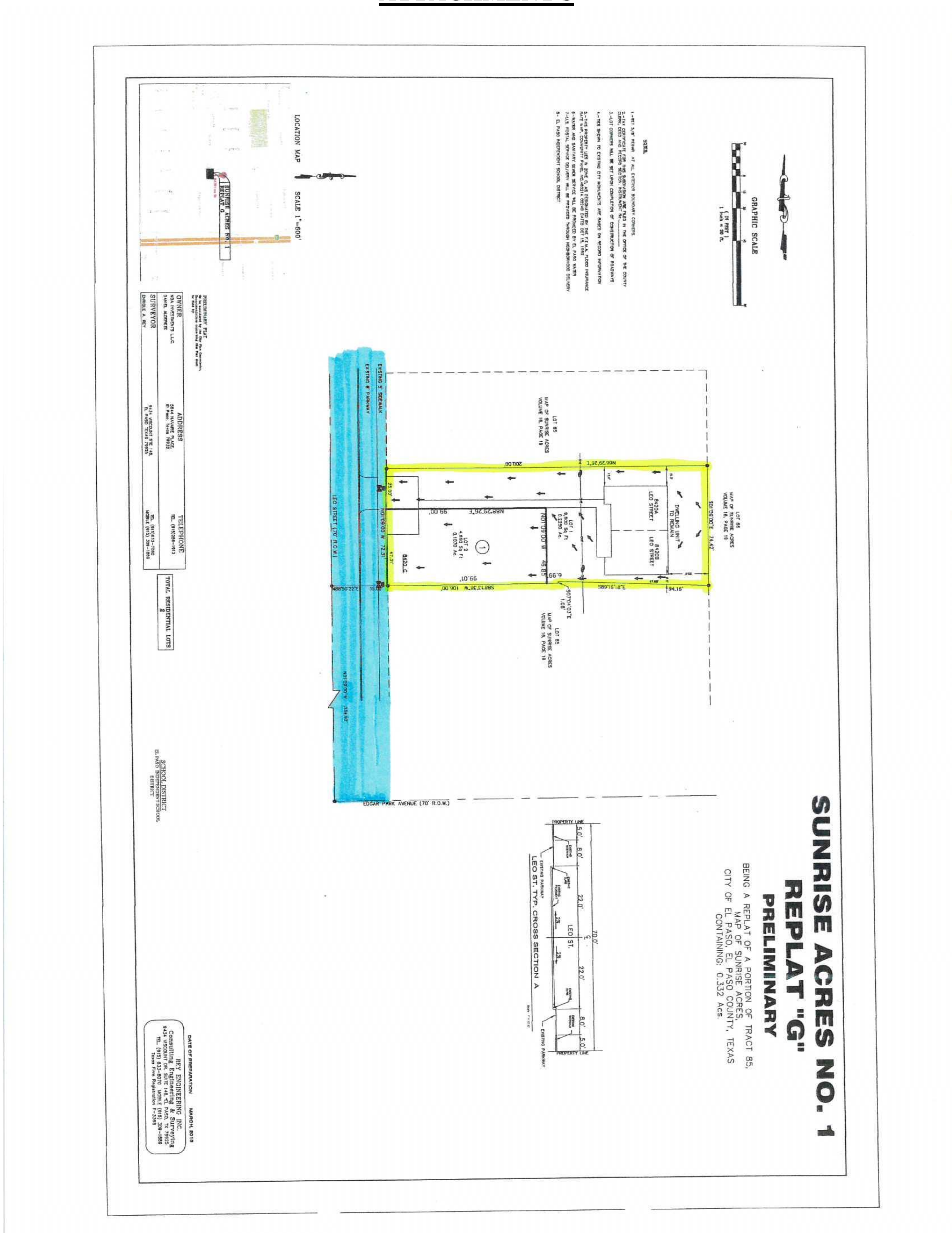
Attachments

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

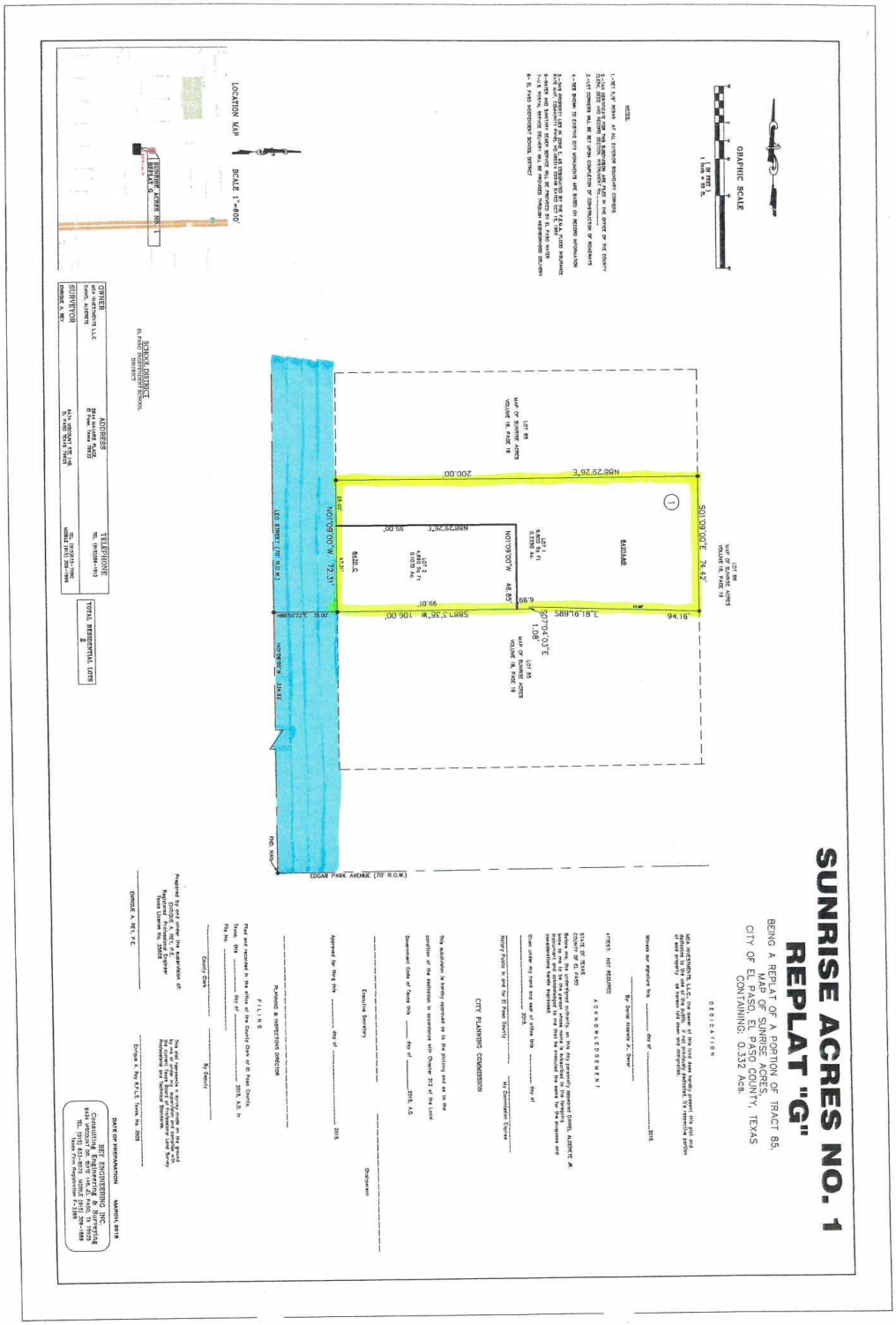
ATTACHMENT 1

ATTACHMENT 2

ATTACHMENT 3



ATTACHMENT 4



ATTACHMENT 5

December 3, 2015

Joaquin Rodriguez
City of El Paso Planning and Inspections
City 3 801 Texas Ave
El Paso, TX 79901

Sunrise Acres No. 1 Replat "G" – Panhandle Lot Exception Request

Mr. Rodriguez

As per section 19.23.040.C of the subdivision code, I, Daniel Alderete Jr., member of MDA Investments L.L.C., owner of the proposed Sunrise Acres No. 1 Replat "G", respectfully request an exception for the proposed panhandle lot. Granting the waiver or exception will not be detrimental to public health, safety or welfare, or injurious to other land within the area and will not have the effect of preventing the orderly use and enjoyment of other land within the area in accordance with the provisions of this title, or adversely affect the rights of owners or residents of surrounding property.

I thank you all for your assistance.

Sincerely,

Daniel Alderete Jr.

ATTACHMENT 6

CITY PLAN COMMISSION APPLICATION FOR
RESUBDIVISION COMBINATION SUBDIVISION APPROVAL

DATE: 12/9/15 FILE NO. SUSU15-00079

SUBDIVISION NAME: SUNRISE ACRES #1 REPLAT "G"

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
PORTION OF LOT 85 SUNRISE ACRES #1

2. Property Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	0.107	1	Office		
Duplex	0.225	1	Street & Alley		
Apartment			Ponding & Drainage		
Mobile Home			Institutional		
P.U.D.			Other (specify below)		
Park					
School					
Commercial			Total No. Sites		2
Industrial			Total (Gross) Acreage	0.332	

3. What is existing zoning of the above described property? R-4 Proposed zoning? R-4

4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes ✓ No ____.

5. What type of utility easements are proposed: Underground ____ Overhead ____ Combination of Both ____. None

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

7. Are special public improvements proposed in connection with development? Yes ____ No ✓.

8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes ✓ No ____
If answer is "Yes", please explain the nature of the modification or exception PANHANDLE

9. Remarks and/or explanation of special circumstances: None

10. **Improvement Plans submitted?** Yes ____ 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 ✓

If yes, please submit a vested rights petition in accordance with Title I (General Provisions) Chapter 1.04 - Vested Rights

DEC 09 2015

City Development Department
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890| (915) 541-4024

12. Owner of record MDA Investments LLC 5644 Navarie Pl El Paso TX 79932 915-256-1913.
(Name & Address) (Zip) (Phone)

13. Developer ~~[illegible]~~ Daniel Alderete same dalderetejr@gmail.com.
(Name & Address) (Zip) (Phone)

14. Engineer Rey Engineering.
(Name & Address) (Zip) (Phone)

Refer to Schedule C for current fee.

OWNER SIGNATURE: [signature]

REPRESENTATIVE: [signature]

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) 541-4024