



City of El Paso – City Plan Commission Staff Report

REVISED

Case No: SUSU14-00120
Application Type: Resubdivision Combination
CPC Hearing Date: January 8, 2015
Staff Planner: Joaquin Rodriguez, (915) 212-1608
rodriguezjx3@elpasotexas.gov
Location: North of Mesa Hills, East of Kingsfield
Acreage: .469
Rep District: 1
Existing Use: Residential
Existing Zoning: R-3
Proposed Zoning: R-3
Nearest Park: Galatzan Park (1.68 mi)
Nearest School: Green Elementary (.5 mi)
Park Fees Required:
Impact Fee Area: N/A
Property Owner: Nora A Crowley
Applicant: Nora A Crowley
Representative: Dorado Engineering

SURROUNDING ZONING AND LAND USE

North: R-4, (Residential)
South: P-R 2, (Planned Residential)
East: R-3, (Residential)
West: R-3, (Residential)

PLAN EL PASO DESIGNATION: G4, Suburban Walkable

APPLICATION DESCRIPTION

The applicant proposes to resubdivide approximately .47 acres of residential land within Mesa Hills Subdivision, Replat A. The subdivision will result in the addition of 1 residential lot which will front Mesa Hills Drive. Mesa Hills Drive is identified as a major arterial in the city's MTP. The existing cross sections of Mesa Hills Drive and Lawndale Drive are substandard, with no sidewalks or parkways. The applicant is requesting a waiver to improvements along Mesa Hills and Lawndale Drive. The applicant is also requesting an exception to allow Lot 2 of this resubdivision to front and have access via Mesa Hills Drive.

Neighborhood Input

Public notice of this resubdivision was mailed on December 17, 2014 to residents within a 200ft radius of the parcel in question. Planning staff received 3 phone calls and a petition with 10 signatures in opposition to this application.

DEVELOPMENT COORDINATING COMMITTEE

Recommends **approval** of exceptions and **approval of Mesa Hills Unit 2 Replat B** on a resubdivision combination basis subject to the following staff comments:

Planning Division Recommendation

Planning recommends approval to waiving the required improvements along Mesa Hills Drive and Lawndale Drive in accordance with Title 19, Section 19.10.050 A.1.a:

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;**

Planning recommends approval of the exception to allow Lot 2 within the proposed resubdivision to front an arterial road in accordance with Title 19, Section 19.15.060 F.3:

- F. *Lots accessing arterial streets. Where a subdivision abuts or contains an existing or proposed arterial street, the city manager, or designee may require that single-family lots shall not directly access an existing or proposed arterial and no residential lot frontage, other than the side of the lot with no access, shall be allowed on arterial streets, except where the proposed subdivision meets one or more of the following criteria as determined by the city plan commission:
 3. *Where otherwise an exception is granted by the city plan commission as provided in [Chapter 19.48](#) of this title. The city plan commission may approve an exception to single-family lot direct access in those situations where the property being platted is so shallow that no alternative exists or the lots are large with circular driveways or with some other means of reducing conflicts with arterial traffic. Pedestrian access points from single-family residential to provide for maintenance and access to the arterial right-of-way may also be required;**

Additionally, planning offers the following comments:

1. The engineer shall include a note on the final plat requiring that all lots within the subdivision fronting arterial roads will require circular or half-moon driveways.

Planning recommends **approval** of the plat

Planning and Inspections Department - Land Development

We have reviewed subject plats and recommend **Approval**.

The Developer/Engineer shall address the following comments.

1. On Location Map, correct the name of the streets adjacent to the subdivision.
2. Provide written confirmation that the adjacent property owner (lot 1) accepts runoff from the proposed lot 2.

Parks and Recreation Department

We have reviewed **Mesa Hills Unit Two Replat "B"**, a resubdivision combination plat map and offer Developer / Engineer the following comments:

Please note that this subdivision density is being increased as evidenced by the original subdivision and replat, thus required to comply with the Parkland dedication ordinance in the form of "Park fees" as per Title 19 - Subdivision and Development Plats; Chapter 19.20 - Parks & Open Space.

This subdivision is composed of two (2) R-3 Single-family dwelling lots therefore; Applicant shall be required to pay "Park fees" in the amount of **\$2,740.00** based on Residential subdivision requirements calculated as follows:

$$2 \text{ (R-3) Single-family dwelling lots @ } \$1,370.00 \text{ per dwelling} = \mathbf{\$2,740.00}$$

Please allocate funds under Park Zone: **NW-3**

Nearest Parks: **Thunder Canyon** & **Snow Heights**

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

1. EPWU does not object to this request.

Water:

2. There is an existing 8-inch diameter water main extending along Lawndale Drive that is available for service, the water main is located approximately 10-ft north from the center line of the right-of-way.
3. There is an existing 12-inch diameter water main extending along Mesa Hills Drive that is available for service, the water main is located approximately 10-ft west from the center line of the right-of-way.
4. EPWU records indicate an active 3/4-inch water meter serving the subject property. The service address for this meter is 5694 Lawndale Drive Lot-1.
5. Previous water pressure tests from fire hydrant # 4672 located at the southwest corner of Mesa Hills Drive and Lawndale Drive have yielded a static pressure of 100 (psi) pounds per square inch, a residual pressure of 72 (psi) pounds per square inch, and a discharge of 712 (gpm) gallons per minute.
6. 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:

7. There is an existing 8-inch diameter sanitary sewer main extending along Lawndale Drive that is available for service, the sewer main is located approximately 10-ft south from the center line of the right-of-way. EPWU's sanitary sewer system does not include a sewer main along Mesa Hills Drive fronting the proposed lot 2. Sewer service to lot 2 can be provided by means of a sanitary sewer main extension from a manhole located at the intersection of Mesa Hills Drive and Kingsfield Street, along Mesa Hills Drive to the proposed lot 2. The sewer manhole located at the Mesa Hills & Kingsfield intersection is only 3.5-ft deep. A ground survey must be conducted along Mesa Hills to determine if the construction of a sanitary sewer main with adequate soil cover is possible to provide service.

General:

8. EPWU requires a new service application to provide service 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 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 received.

El Paso Electric Company

No comments received.

Texas Gas Company

No comments received.

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
7. Petition

ATTACHMENT 1

Mesa Hills Unit 2 Replat B



ATTACHMENT 2

Mesa Hills Unit 2 Replat B



ATTACHMENT 5

DORADO ENGINEERING GROUP

2717 E. Yandell El Paso, Texas (915) 562-0002 Fax (915) 562-7743

November 26, 2014

Mr. Harrison Plourde
City of El Paso
Planning Department
801 Texas Avenue
El Paso, TX 79901

RE: Mesa Hills Subdivision Unit Two Replat "B" – Wavier Request

Mr. Plourde

As per section 19.48.030 of the subdivision code, Nora Crowley, owner of the proposed Mesa Hills Subdivision Unit Two Replat "B", is respectfully requesting a waiver on all Right-of-Way and Street improvements to Mesa Hills Drive. Granting the waiver or exception will not be detrimental to the public health, safety or welfare, or injurious to other property 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;

We thank you for all your assistance.

Sincerely,



Fermin Dorado, P.E.

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DORADO ENGINEERING GROUP
2717 E. Yandell El Paso, Texas (915) 562-0002 Fax (915) 562-7743

December 30, 2014

Mr. Joaquin Rodriguez
City of El Paso
Planning Department
801 Texas Avenue
El Paso, TX 79901

RE: Mesa Hills Subdivision Unit Two Replat "B" – Wavier Request

Mr. Rodriquez,

As per section 19.48.030 of the subdivision code, Nora Crowley, owner of the proposed Mesa Hills Subdivision Unit Two Replat "B", is respectfully requesting a waiver on all Right-of-Way and Street improvements to Lawndale Drive. Granting the waiver or exception will not be detrimental to the public health, safety or welfare, or injurious to other property 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;

We thank you for all your assistance.

Sincerely,



Fermin Dorado, P.E.

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DORADO ENGINEERING GROUP
2717 E. Yandell El Paso, Texas (915) 562-0002 Fax (915) 562-7743

December 30, 2014

Mr. Joaquin Rodriguez
City of El Paso
Planning Department
801 Texas Avenue
El Paso, TX 79901

RE: Mesa Hills Subdivision Unit Two Replat "B" – Wavier Request

Mr. Rodriquez,

Nora Crowley, owner of the proposed Mesa Hills Subdivision Unit Two Replat "B", is respectfully requesting an exception for lots accessing Arterial Streets as per Section 19.15.060F. Granting the exception will not be detrimental to the public health, safety or welfare, or injurious to other property 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;

We thank you for all your assistance.

Sincerely,

A handwritten signature in blue ink, appearing to read "Fermin", is written over the word "Sincerely,".

Fermin Dorado, P.E.

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ATTACHMENT 6



CITY PLAN COMMISSION APPLICATION FOR
RESUBDIVISION COMBINATION SUBDIVISION APPROVAL

DATE: 11-26-14

FILE NO. SUSU14-00120

SUBDIVISION NAME: MESA HILLS SUBDIVISION UNIT TWO REPLAT "B"

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
LOT 13, BLOCK 4, MESA HILLS SUBDIVISION REPLAT "A"

2. Property Land Uses:

	<u>ACRES</u>	<u>SITES</u>		<u>ACRES</u>	<u>SITES</u>
Single-family	<u>0.469</u>	<u>2</u>	Office	_____	_____
Duplex	_____	_____	Street & Alley	_____	_____
Apartment	_____	_____	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____		_____	_____
School	_____	_____		_____	_____
Commercial	_____	_____	Total No. Sites	_____	<u>2</u>
Industrial	_____	_____	Total (Gross) Acreage	<u>0.469</u>	_____

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

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

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)
SURFACE FLOW

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:

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 Title I (General Provisions) Chapter 1.04 - Vested Rights

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

12. Owner of record Nora A. Crowley _____
(Name & Address) (Zip) (Phone)

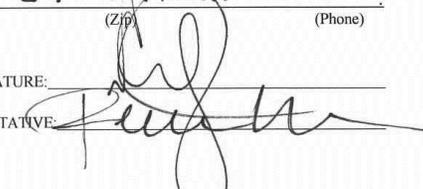
13. Developer _____
(Name & Address) (Zip) (Phone)

14. Engineer DORADO ENGINEERING, INC 227 E. YANDELL 562-0002
(Name & Address) (Zip) (Phone)

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

OWNER SIGNATURE: _____

REPRESENTATIVE: _____



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

Attachment 7

Jan. 07. 2025 11:18 AM

PAGE. 1/ 3

fax

TO:	JOAQUIN RODRIGUEZ	FROM:	HAYWARD MCFARLIN
FAX:	212-0084	PAGES:	3 INCLUDING COVER SHEET
PHONE:	212-1608	DATE:	1/7/2015
RE:	PROPOSED RESUBDIVISION OF LOT ^{CC:} 13, BLOCK 4 MESA HILLS SUBDIVISION		

Urgent For Review Please Comment Please Reply Please Recycle

28 December 2014

**SAY NO TO THE PROPOSED RE-SUBDIVISION
OF LOT 13, BLOCK 4 AT
5694 LAWDALE DRIVE**

The undersigned residents object to the resubdivision of the residential lot located at 5694 Lawndale Drive (Lot 13, Block 4), El Paso, Texas. The construction of a new house in the "back yard" of 5694 Lawndale will greatly reduce the value of the surrounding properties, and would not be in accordance with the character of our neighborhood. Also if a house is built on the Mesa Hills side it would be located on a curve and could be potentially dangerous with oncoming traffic.

Enclosed is a list of property owners OPPOSING the resubdivision of this property at 5694 Lawndale drive.

Respectfully

Property Owners on Lawndale and Kingsfield

