



City of El Paso – City Plan Commission Staff Report

Case No: SUSU13-00112 De Leon Place
Application Type: Major Final
CPC Hearing Date: January 9, 2014
Staff Planner: Alfredo Austin, 915-541-4192, austinaj@elpasotexas.gov
Location: North of Sunland Park and West of Doniphan
Acreage: 2.98 acres
Rep District: 8
Existing Use: Single-family
Existing Zoning: R-3 (Residential)
Proposed Zoning: R-3 (Residential)
Nearest School: Zach White Elementary (0.85 mile)
Nearest Park: Riverbend Park (0.39 mile)
Park Fees: \$2,740
Impact Fee Area: Not in Impact Fee Area
Property Owner: Edmundo De Leon & Maria Isabel De Leon
Applicant: Edmundo De Leon & Maria Isabel De Leon
Representative: CAD Consulting Co.

SURROUNDING ZONING AND LAND USE

North: R-3 (Residential)/ Single-family development
South: R-3 (Residential)/ Single-family development
East: R-3 (Residential)/ Single-family development
West: R-2A (Residential)/ Single-family development

THE PLAN FOR EL PASO DESIGNATION: G3 Post-War

APPLICATION DESCRIPTION

The applicant is proposing two single-family lots both measuring 1.4917 acres in size with access off of Emory Way. Emory Way is currently a sub-standard ROW with 40' of width and no sidewalks. In accordance with Section 19.10.050.A, the applicant is requesting a waiver of additional dedication and improvements for Emory Way.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends **approval** of the waiver of additional ROW dedication and improvements, with the exception of street trees, and **approval** of De Leon Place on a Major Final basis subject to the following conditions and requirements:

City Development Department-Planning Division:

Planning recommends approval of the waiver of additional ROW dedication and improvements, with the exception of street trees, and approval of the subdivision plat. Planning does not object to the waiver as it complies with Section 19.10.050.A (Roadway participation policies – Improvement of adjacent (perimeter) road and utilities). 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 and have sufficient capacity to handle the increase in traffic to be generated by the proposed development. Street trees will be required on Emory Way.

City Development Department-Land Development:

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

1. No objections.
2. Verify flood zone note definitions. This property lies in Zones “C” Areas of minimal flooding (No shading) and “A” areas of 100-year flood; base flood elevations and flood hazard factors not determined on Community panel No. 480214-0027D, map revised January 03, 1997.
3. Update the last plat note with: All storm runoff shall be addressed within the subdivision boundary limits, lots shall be subject to on site ponding and shall comply with all provisions of the Drainage Design Manual of the City of El Paso, Engineering Department.

Parks and Recreation Department:

We have reviewed De Leon Place, a minor plat map and offer Developer / Engineer the following comments:

Please note that this subdivision is zoned "R-3" and is composed of 2 Single-family residential dwelling lots; this subdivision is required to comply with the parkland dedication ordinance Title 19 – Subdivision & Development Plats, Chapter 19.20 - Parks & Open Space in the form of "Park fees" based on requirements for Residential Subdivisions.

Applicant shall be required to pay "Park fees" in the amount of \$2,740.00 calculated as follows:
2 (R-3) Single-family dwelling lots @ \$1,370.00 / dwelling = \$2,740.00

Please allocate generated funds under Park Zone: NW-4
Nearest Park(s): Coach Jack D. Quarles (Trail) & Pacific

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-PSB does not object to this request.

EPWU-PSB Comments

Water:

2. There is an existing 8-inch diameter water main that extends along Emory Way fronting the subject property. The water main is located approximately 10.5-feet north of the street centerline.
3. EPWU records indicate an existing ¾-inch sanitary service connection serving the subject property. The address for the service is 4031 Emory Way. (Lot 1)

Sanitary Sewer:

4. There is an existing 12-inch diameter (deep) and an 8-inch diameter (shallow) sanitary sewer main that extend along Emory way. The mains are located approximately 9 feet south of the street centerline. Both sanitary sewer mains are available for service.

General:

5. EPWU requires a new service application to serve the proposed lot 2. New service applications are available at 1154 Hawkins, 3rd Floor. The following items are required at the time of application: (1) hard copy of subdivision plat; (2) finalized set of street improvement plans, including storm sewer; (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.

El Paso Fire Department:

No comments received.

911

No comments received.

Sun Metro:

No comments received.

El Paso Electric Company:

No comments received.

Texas Gas Company:

No comments received.

El Paso Independent School District:

No comments received.

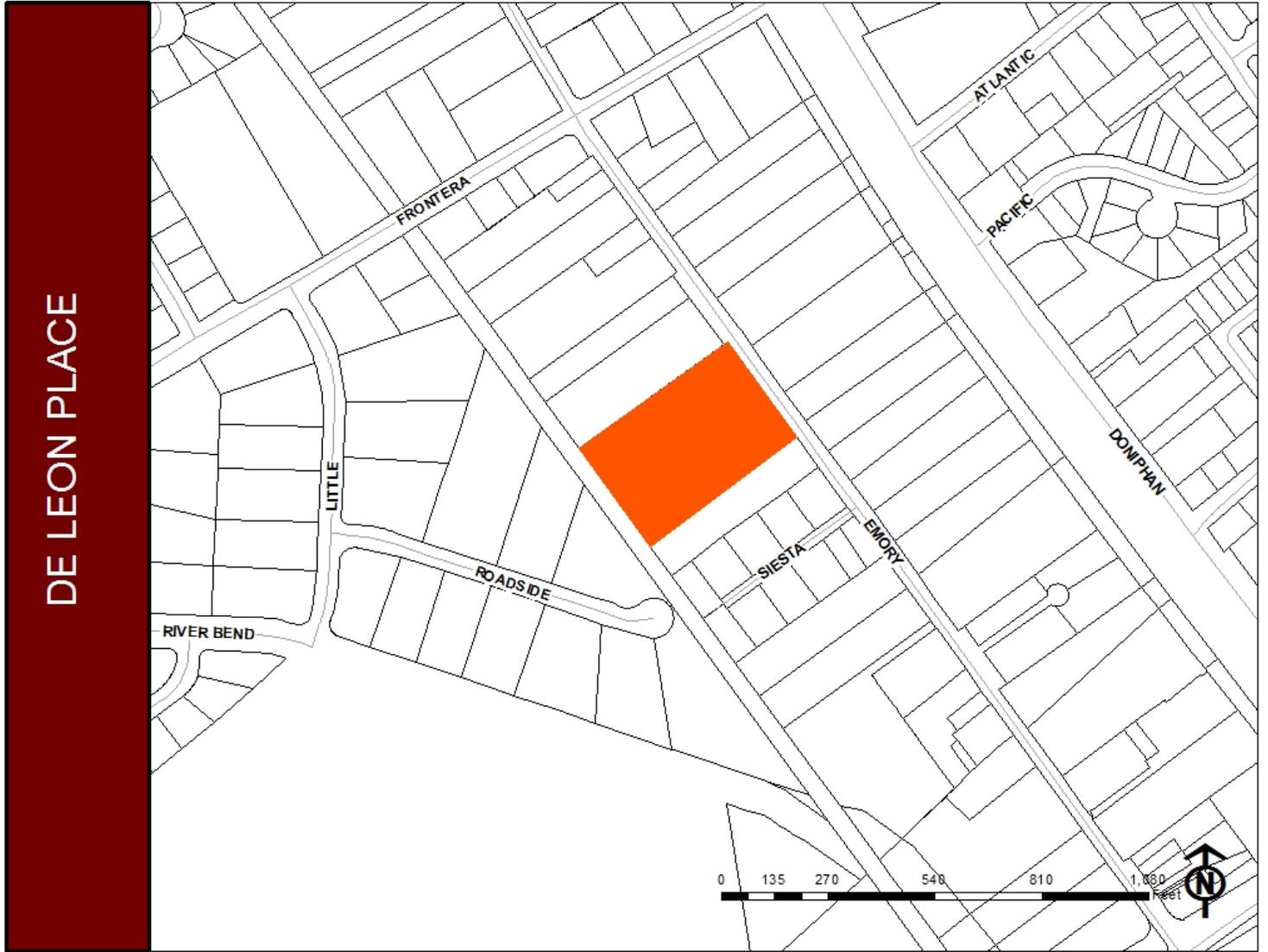
Additional Requirements and General Comments:

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
 - e. Deed for property to be dedicated as parkland.
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. Final Plat
4. Waiver Request
5. Application

ATTACHMENT 1



ATTACHMENT 2

DE LEON PLACE





December 18, 2013

To: City of El Paso

This is a request for a waiver for the property on 4031 Emory Road (DE LEON PLACE) on the request from the City of El Paso Planning and Transportation comments regarding roadway improvements. This is in reference to section 19.10.050 and because there are no existing sidewalks on that street

If you have any questions, please call me at 633-6422.

Thank You

Enrique Ayala
CAD Consulting Co.

Office: 915-633-6422

1790 N. Lee Treviño Ste. 503 El Paso, Texas 79936

Fax 915-633-6424

ATTACHMENT 5



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

Final

DATE: _____

FILE NO. SUSU13-00112

SUBDIVISION NAME: DE LEON PLACE

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)

TRACT 13A BLOCK 1 UPPER WACEY SURVEYS



2. Property 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	_____	<u>2</u>
Commercial	_____	_____	Total (Gross) Acreage	_____	<u>2.9834</u>
Industrial	_____	_____			

3. What is existing zoning of the above described property? R3 Proposed zoning? _____

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

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

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 _____

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

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 1 (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 EDUARDO & MARIA ISABEL DE LEON
(Name & Address) (Zip) (Phone)

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

14. Engineer CAO CONSULTING CO. 633-6422
(Name & Address) (Zip) (Phone)

Refer to Schedule C for
current fee.

OWNER SIGNATURE: Maria De Leon
Eduardo De Leon

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) 541-4024