



City of El Paso – City Plan Commission Staff Report

Case No: SUSU12-00120 Fajer’s Place
Application Type: Major Combination Subdivision
CPC Hearing Date: January 24, 2013
Staff Planner: George Pinal, 915-541-4152, pinalg@elpasotexas.gov
Location: East of Pendale Rd and South of North Loop Drive
Acreage: 0.4868 acres
Rep District: 7
Existing Use: Vacant
Existing Zoning: R-4/sc/sp/ Residential/ special condition / special permit
Proposed Zoning: N/A

Nearest School: Valley View Middle School (0.9 miles)
Nearest Park: Pueblo Viejo Park (0.32-mile)
Parkland Fees Required: \$2,740
Impact Fee Area: N/A
Property Owner: Bernardo E. Fajer
Applicant: Enrique A. Rey, Engineer
Representative: Enrique A. Rey, Engineer

SURROUNDING ZONING AND LAND USE:

North: R-3 (Residential)/Single-Family Residential Development
South: R-F (Ranch/Farm District)/ Single-Family Residential Development
East: R-F (Ranch/Farm District)/ Single-Family Residential Development
West: R-F (Ranch/Farm District)/ Single-Family Residential Development

THE PLAN FOR EL PASO DESIGNATION: G-3 Post-War

APPLICATION DESCRIPTION

The applicant proposes one residential lot. Access is proposed from Pendale Road. This subdivision is being reviewed under the current subdivision code.

Pendale Road, which abuts Lot 1, is an existing collector on the Major Thoroughfare Plan and is currently substandard with 70-feet of right-of-way consisting of 24-ft of pavement and no sidewalks. The subdivision code requires a 56-foot right-of-way consisting of 36-ft of pavement, and 5-ft parkways and 5-ft sidewalks on each side of the street.

The applicant requests to waive all street right-of-way improvements. Per Section 19.10.050(A)1 of the subdivision code, the City Plan Commission may waive the requirement to dedicate and improve the substandard right-of-way if any of the following factors are met:

- a. *Fifty per cent 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; or,*
- b. *The plat is located within the City of El Paso's Extraterritorial Jurisdiction area, is not within the city's annexation path and written documentation from the County of El Paso has been received stating that the substandard road meets all County requirements and the County is willing to accept the dedication of the substandard road;*
- c. *For all plats located in the City of El Paso's Extraterritorial Jurisdiction area, written concurrence from the County of El Paso is required prior to the waiver of any dedication and/or improvements.*

Staff agrees that factor (a) does apply in this situation.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends **approval** of the waiver for right-of-way improvements in accordance with Section 19.10.050(A)1 and **approval** of Fajer's Place Subdivision on a **Resubdivision Combination** basis, subject to the following conditions and requirements:

Planning Division Recommendation:

Approval with waiver. In this case, more than fifty percent (50%) of the lots within a quarter mile of the subject property are developed; and the existing rights-of-way are both in character with the surrounding neighborhood and operate at intended capacity.

City Development Department - Land Development

No Objection.

City Development – Transportation

1. The existing cross-section for Pendale Road does not comply with Section 19.15.110 (Street Width and Design).
 - The proposed subdivision complies with the waiver requirements of Section 19.10.050.A.1.a (Roadway Participation) which allows for a waiver of the additional dedication and improvements required.

Notes:

1. All proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) located within public rights-of-way shall be constructed in compliance with the current ADA/TAS regulations and City Design Standards for construction.

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 Pendale Drive that is available for service, the water main is located approximately 10-feet east from the center line of the right-of-way.

3. EPWU records indicate a 3/4-inch water meter serving the subject property. The service address for this meter is 358 Pendale Drive.

4. Previous water pressure from fire hydrant #1932 located approximately 5-ft north from the northern property line has yield a static pressure of 92 (psi), a residual pressure of 72 (psi), and a discharge of 1,126 gallons per minute.

5. 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:

6. There is an existing 8-inch diameter sanitary sewer main extending along Pendale Drive that is available for service, the sewer main is located approximately 15-feet west from the western property line.

7. There is an existing 33-inch diameter sanitary sewer main interceptor extending along Pendale Drive, the sewer main is located approximately 15-feet west from the western property line. No direct service connections are allowed to this main as per the El Paso Water Utilities – Public Service Board Rules and Regulations.

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

Parks and Recreation Department

Please note that this subdivision is zoned "R-4/sc" thus meeting the requirements for Single-family & Two-family dwelling use.

Applicant is proposing one duplex therefore "Park fees" will be assessed based on two units for a total amount of \$2,740.00 calculated as follows:

One (R-4) Two-family dwelling lot = 2 Dwellings @ \$1,370.00 / Dwelling = \$2,740.00

Please allocate generated funds under Park Zone: MV-3
Parks with-in Park Zone MV-3: Marian Manor & Lomaland
Nearest Park is with-in adjacent Park Zone MV-4: Pueblo Viejo

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

Texas Gas Service

No comments received.

Central Appraisal District

No comments received.

El Paso Electric Company

No comments received.

911 District

No comments received.

Fire Department

No comments received.

Geographic Information Systems

No comments received.

Socorro Independent School District

No comments received.

Additional Requirements and General Comments:

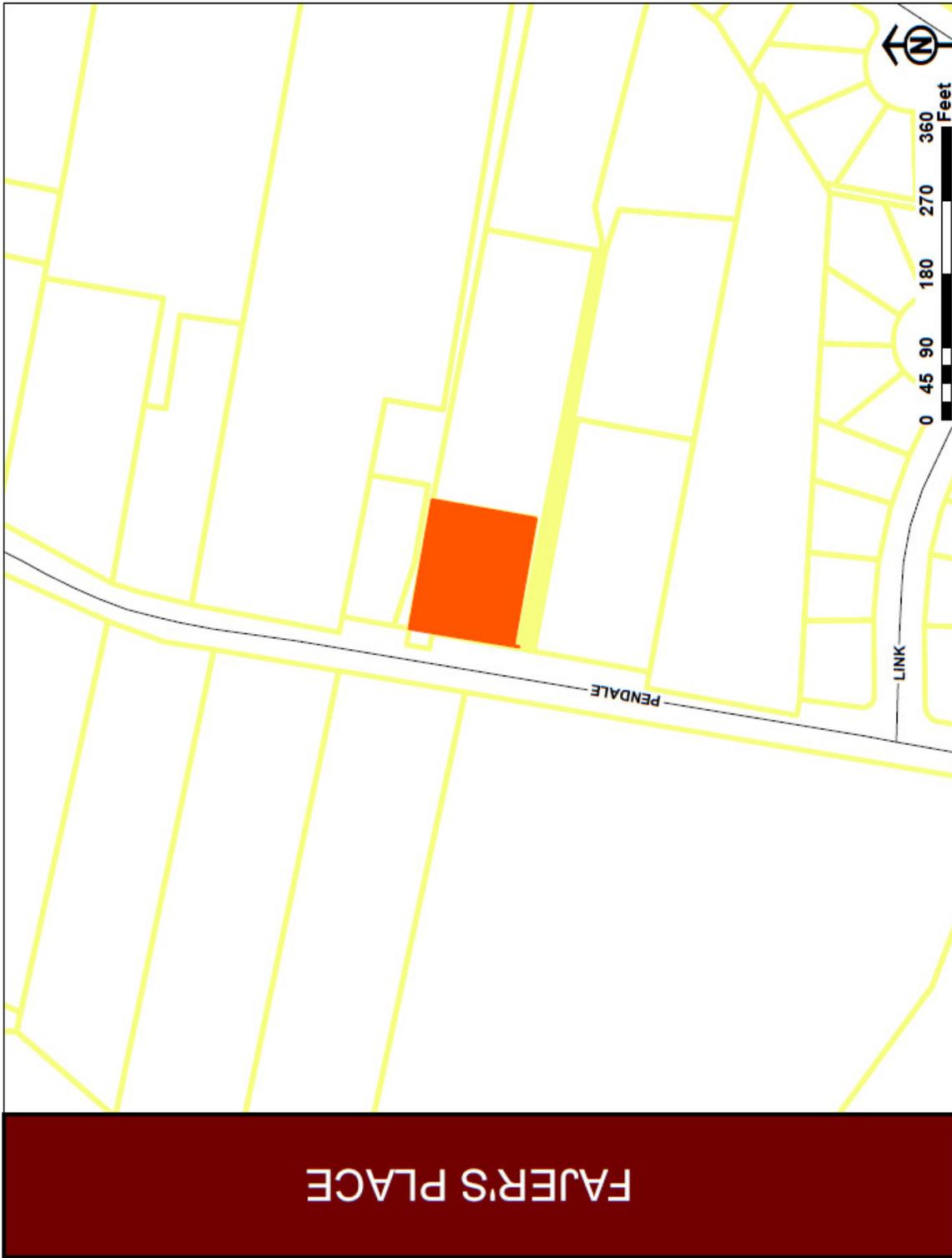
1. Submit to the City Development Department – Planning Division the following prior to recording of the subdivision.
 - a. Current certified tax certificate(s)
 - b. Current proof of ownership
 - c. Release of access document, if applicable
 - d. Set of restrictive covenants, if applicable
2. Every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

ATTACHMENT 1



ATTACHMENT 2



ATTACHMENT 5



CITY PLAN COMMISSION APPLICATION FOR
MAJOR COMBINATION SUBDIVISION APPROVAL

DATE: 27 20 DEC 2012 FILE NO. SUSU12-00120
 SUBDIVISION NAME: FLOWER'S PLACE

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
TRACT 2D3 & PORTION OF TRACT 2D3 BLOCK 9,
YSLETA GRANT, CITY OF EL PASO, EL PASO CO.,
TEXAS

2. Property Land Uses:

	<u>ACRES</u>	<u>SITES</u>		<u>ACRES</u>	<u>SITES</u>
Single-family			Office		
Duplex	<u>0.4868</u>	<u>1</u>	Street & Alley		
Apartment			Ponding & Drainage		
Mobile Home			Institutional		
P.U.D.			Other (specify below)		
Park					
School					
Commercial			Total No. Sites	<u>0.4868</u>	<u>1</u>
Industrial			Total (Gross) Acreage	<u>0.4868</u>	

3. What is existing zoning of the above described property? R4 Proposed zoning? NO

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)
ON-SITE

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 I (General Provisions) Chapter 1.04 - Vested Rights (See Attached).

12. Owner of record PERNEDO F. DJEN 13913 AUTO 915
 (Name & Address) MESA DR. EL PASO, TX 79912 (Zip) 525-0579 (Phone)
13. Developer _____
 (Name & Address) _____ (Zip) _____ (Phone)
14. Engineer REY ENG. 7424 DISCOUNT 79925 915-633-8070
 (Name & Address) SUITE 148 (Zip) _____ (Phone)

CASHIER'S VALIDATION
 FEE: \$2,088.00

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.