



City of El Paso – City Plan Commission Staff Report

REVISED

Case No: SUSU14-00111 Silvas Estates
Application Type: Major Combination
CPC Hearing Date: January 29, 2015
Staff Planner: Alfredo Austin, 915-212-1604, austinaj@elpasotexas.gov
Location: North of San Jose and East of Lomaland
Acreage: 3.4527 acres
Rep District: 7
Existing Use: Vacant
Existing Zoning: R-4 (Residential)
Proposed Zoning: R-4 (Residential)
Nearest School: Marian Manor Elementary (.08 miles)
Nearest Park: Marian Manor Park (.20 miles)
Park Fees: \$5,480.00
Impact Fee Area: Not in Impact Fee Area
Property Owner: Javier & Blanca C. Silva
Applicant: Javier & Blanca C. Silva
Representative: CAD Consulting Co.

SURROUNDING ZONING AND LAND USE

North: R-4 (Residential)
South: R-4 (Residential)
East: R-4 (Marian Manor Elementary School)
West: R-3 (Residential)

THE PLAN FOR EL PASO DESIGNATION: G3, Post-War

APPLICATION DESCRIPTION

The applicant is proposing to subdivide approximately 3.4527 acres of land into 2 duplex lots. Access to the subdivision is proposed from San Jose Road. This development is being reviewed under the current subdivision ordinance.

San Jose Road is designated a Collector on the Bikeway Path requiring a 56 foot ROW, with 36 foot roadway, 5 foot sidewalk 10 foot Bike/Hike path. As per Section 19.10.050.A the applicant has submitted a waiver requests for improvements on San Jose Road. The applicant is dedicating an additional 10 feet of ROW and will be providing 5 foot sidewalk and 5 foot landscape area.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends **Approval** of the waiver request and

Approval of Silvas Estates on a **Major Combination** basis.

Planning & Inspections Department-Planning Division:

Planning Staff recommends **Approval** of the waiver request and **Approval** of Silvas Estates on a **Major Combination** basis.

Planning & Inspections Department-Land Development:

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

Parks and Recreation Department:

We have re-reviewed **Silvas Estates**, a minor plat map and offer Developer / Engineer the following **“revised”** comments:

Please note that this subdivision is composed of two (2) lots zoned “R-4” meeting the requirements for Single-family & Two-family dwelling use; applicant has submitted a copy of the preliminary covenants restricting the use to Two-family dwelling use therefore, Applicant shall be required to pay "Park fees" in the amount of **\$5,480.00** based on Residential Subdivision requirements 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: **MV-3**

Nearest Parks: **Marian Manor** & **Lomaland**

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 above referenced subdivision and provide the following comments:

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

Water:

2. There is an existing 4-inch diameter water main extending along Marfil Dr. cul-da-sac. This main is available for service.
3. There is an existing 12-inch diameter water main extending along San Jose Rd. This main is available for service.
4. EPWU records indicate a 3/4-inch water meter serving the subject property. The service address for this meter is 8275 San Jose Rd.

Sanitary Sewer:

5. There is an existing 8-inch diameter sewer main extending along San Jose Rd. located along the centerline of the street. This main is available for service.
6. There is an existing 8-inch diameter sewer main that extends along Marfil Dr. located approximately 5 feet west of the cul-da-sac centerline. This main is available for service.
7. Sanitary sewer service to lot 3 is critical. The sewer main that extends along Marfil Dr. is approximately 5 feet deep. The EPWU requires that lot 3 be graded to allow for positive

flow toward the sewer main. Grinder pump systems are not allowed by EPWU rules and regulations

General:

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.

Sun Metro:

Sun metro does not oppose to this request.

El Paso Fire Department:

EPFD recommends approval.

911:

No comments received.

El Paso Independent School District:

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
 - 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. Preliminary plat
4. Final plat
5. Waiver request
6. Application

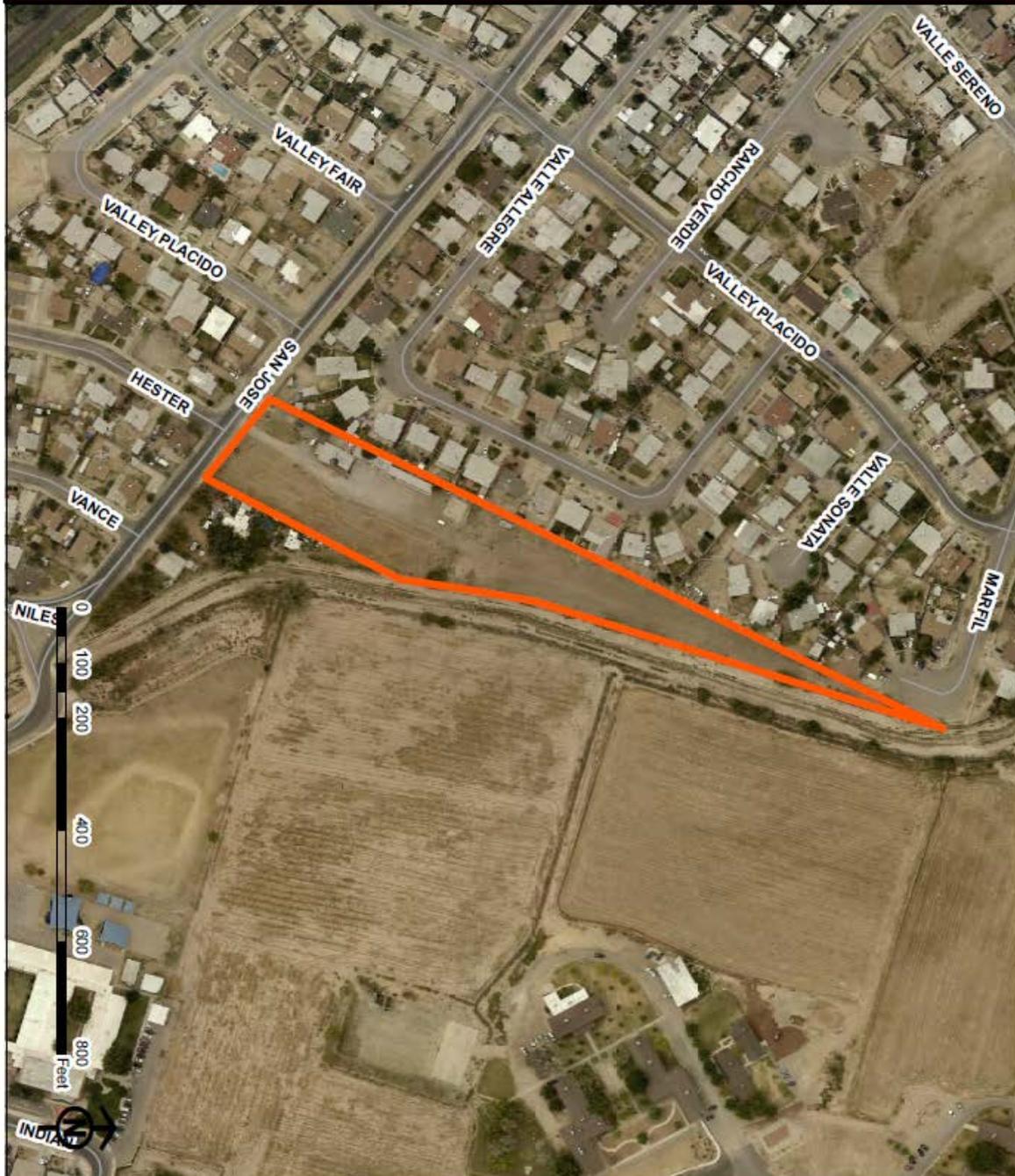
ATTACHMENT 1

Silvas Estates

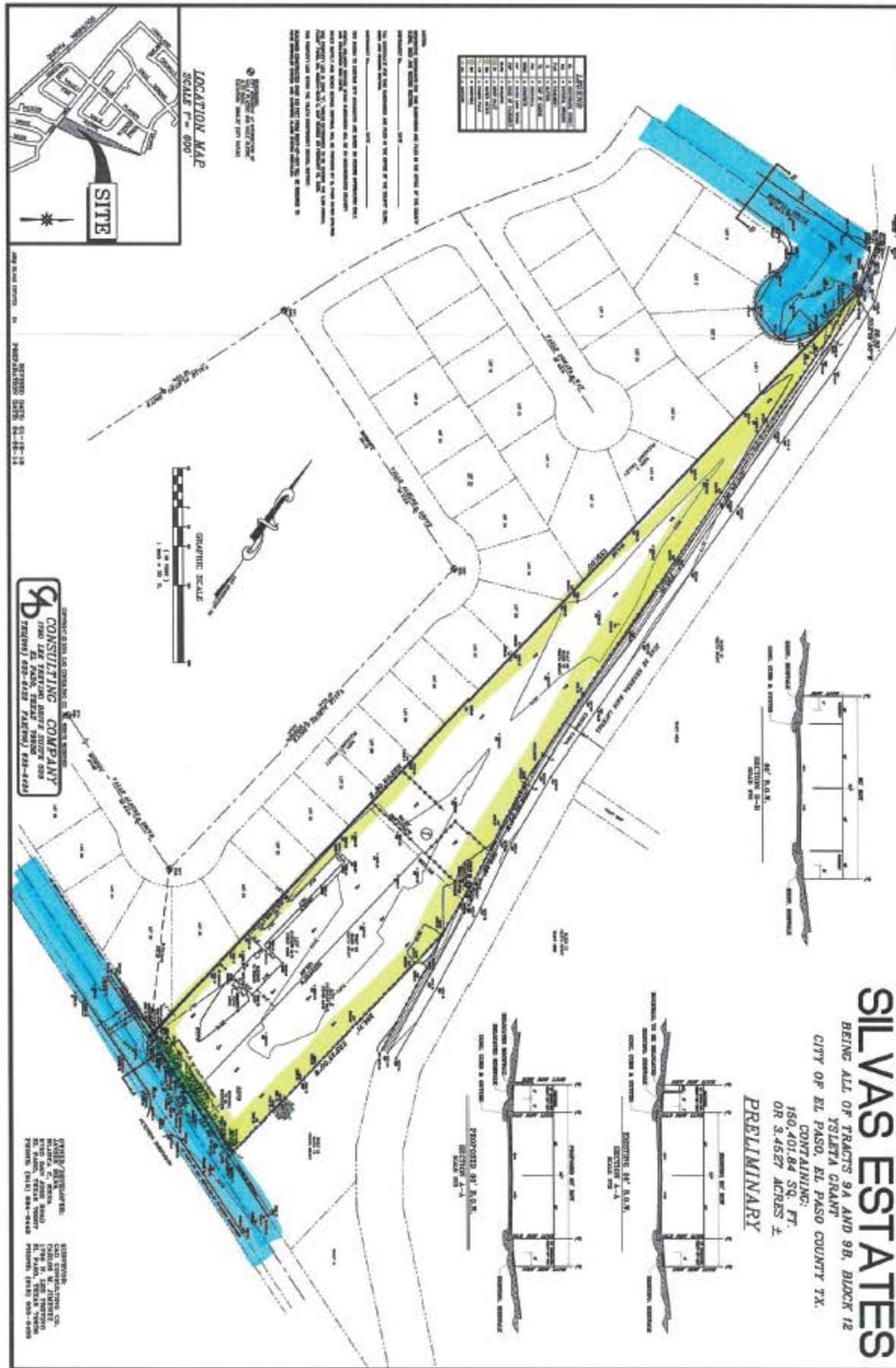


ATTACHMENT 2

Silvas Estates



ATTACHMENT 3



ATTACHMENT 5



December 02, 2014

To: City of El Paso

This is a request for a waiver for the property on 8275 San Jose Road (Silvas Estates) 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 (A)(1)(a).

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

Thank You



Enrique Ayala
CAD Consulting Co.

ATTACHMENT 6



CITY PLAN COMMISSION APPLICATION FOR MAJOR COMBINATION SUBDIVISION APPROVAL

DATE: _____ FILE NO. _____

SUBDIVISION NAME: SILVAS ESTATES

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
TRACTS 9A & 9B, BLOCK 12
YSLETA GRANT

2. Property Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family			Office		
Duplex	<u>3.4527</u>	<u>2</u>	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>3.4527</u>	

3. What is existing zoning of the above described property? R4 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)
OFF 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

City Development Department
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 212-0085

12. Owner of record JAVIER SILVA / BLANCA SILVA 594.9442
 (Name & Address) (Zip) (Phone)

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

14. Engineer CAO CONSULTING CO. 633-6422
 (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
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