



City of El Paso – City Plan Commission Staff Report

Case No: SUSU14-00126 Quinones Place
Application Type: Major Combination
CPC Hearing Date: February 26, 2015

Staff Planner: Alfredo Austin, (915) 212-1604, austinaj@elpasotexas.gov
Location: North of Alameda and West of Rosedale
Acreage: 0.9985
Rep District: 7

Existing Use: Residential
Existing Zoning: R-3 (Residential)
Proposed Zoning: R-3 (Residential)

Nearest Park: Riverside Park (0.70 miles)
Nearest School: Constance Hulbert Elementary (0.35 miles)
Park Fees Required: \$1,370.00
Impact Fee Area: This property is not located in an Impact Fee Service Area.
Property Owner: Lazara M. and Miguel F. Quinonez
Applicant: Lazara M. and Miguel F. Quinonez
Representative: CAD Consultants

SURROUNDING ZONING AND LAND USE

North: R-4 (Residential)
South: R-3 (Residential)
East: R-3 (Residential)
West: R-3 (Residential)

PLAN EL PASO DESIGNATION: G3, Post-War

APPLICATION DESCRIPTION

The applicant proposes to subdivide approximately 0.9985 acres of land for a residential lot. Access to the subdivision will be from Wenda Drive. This subdivision is being reviewed under the current subdivision code.

As per Section 19.10.050.A.1(a) the applicant has submitted a waiver for roadway improvements along Wenda Drive. Wenda is a local street with 40 foot ROW, 22 foot pavement and no sidewalks. The applicant will dedicate 6 feet of ROW but proposes no improvements. 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.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends **denial** of Quinones Place Subdivision on a Major Combination basis, due to the following comments:

- The zoning for the proposed subdivision is R-3 requiring 5 foot side setbacks. The plat is showing a side setback of 3.5 feet. Coordinate with Zoning Administrator.
- Verify ownership and legal description of plat.

Planning & Inspections Department - Planning Division

Staff recommends **denial** of the waiver request and **denial** of Quinones Place Subdivision on a Major Combination basis.

Planning & Inspections Department - Land Development

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

Parks and Recreation Department

We have reviewed **Quinones Place**, a major combination plat map and offer Developer / Engineer the following comments:

Please note that this subdivision is zoned "R-3" and is composed of **1** Single-family residential dwelling lot; 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 **\$1,370.00** calculated as follows:

$$1 \text{ (R-3) Single-family dwelling lot @ } \$1,370.00 / \text{ dwelling} = \mathbf{\$1,370.00}$$

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

Parks with-in Park Zone: **Carolina & Stiles**

Nearest Park **Riverside** is located with-in Park Zone MV-2

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 Wenda Drive that is available for service, the water main is located approximately 9-ft east from the center line of the right-of-way.

3. EPWU records indicate an active 3/4-inch water meter serving the subject property. The service address for this meter is 7756 Wenda Drive.

4. Previous water pressure from fire hydrant #4337 located approximately 150-ft south of south eastern subject property line has yield a static pressure of 98 (psi), a residual pressure of 86 (psi), and a discharge of 1,186 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 6-inch diameter sanitary sewer main extending along Wenda Drive that is available for service, the sewer main is located approximately 2-ft east from the center line of the right-of-way.

7. There is an existing 21-inch diameter sanitary sewer main extending along a 25-ft City of El Paso right-of-way, the sewer main is located approximately 2.5-ft south from the center line of the right-of-way. 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 sewer lines and appurtenances.

SUN METRO

Sun metro is not opposed to this request.

El Paso Fire Department

No comments received.

911

No comments received.

El Paso Electric Company

No comments received.

Ysleta 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
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

Quinones Place Subdivision

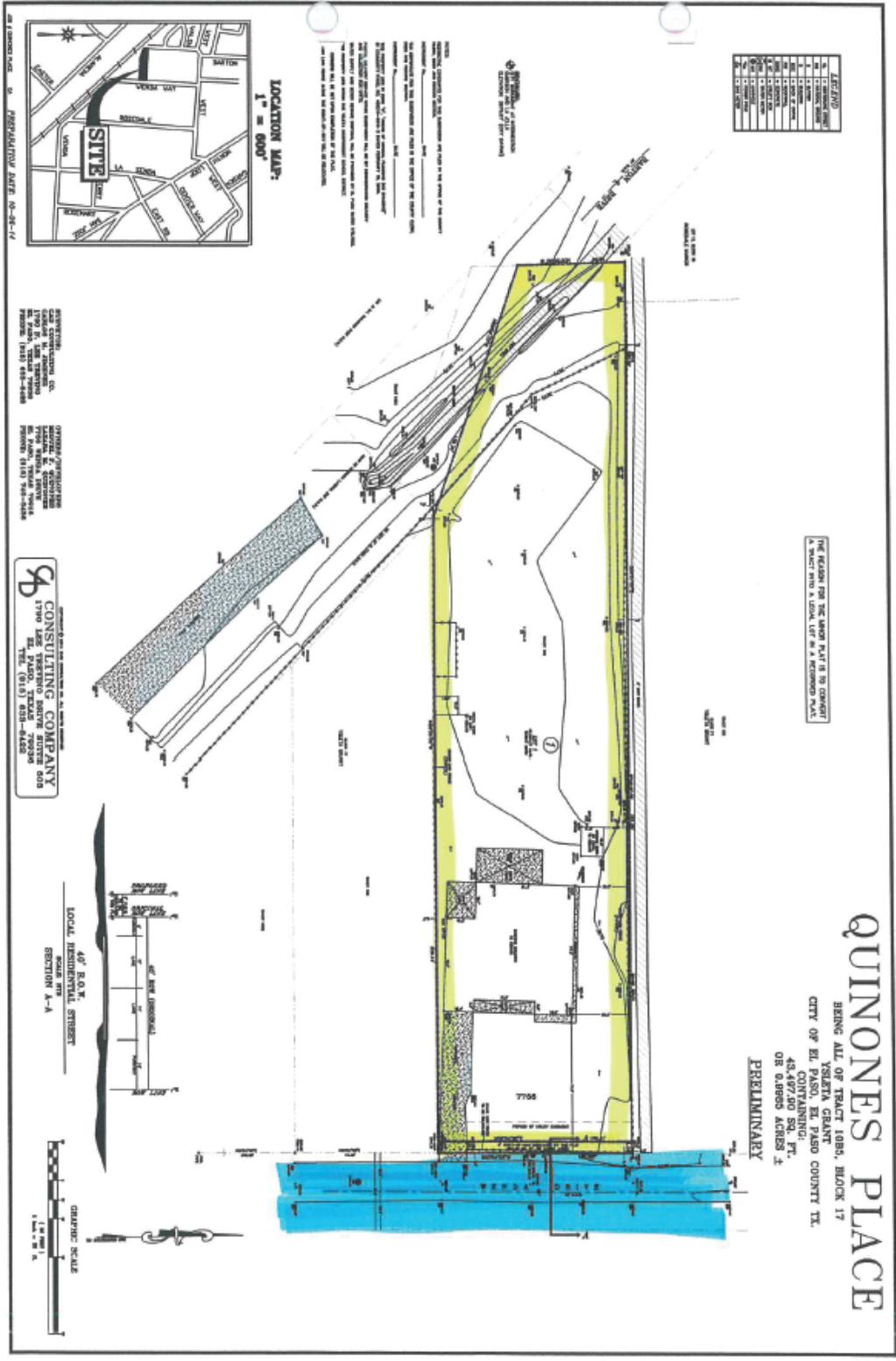


ATTACHMENT 2

Quinones Place Subdivision



ATTACHMENT 3



ATTACHMENT 5



December 18, 2014

To: City of El Paso

This is a request for a waiver for the property on 7756 Wenda Drive (Quinones 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 (A)(1)(a) and because there are no existing sidewalks and curb on the street.

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: 12/29/14 FILE NO: SUSU14-00126
 SUBDIVISION NAME: QUINONES PLACE

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
TRACT 1015 BLOCK 17
YSLETA COLONY

2. Property Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	<u>0.9985</u>	<u>1</u>	Office	_____	_____
Duplex	_____	_____	Street & Alley	_____	_____
Apartment	_____	_____	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____	_____	_____	_____
School	_____	_____	Total No. Sites	_____	_____
Commercial	_____	_____	Total (Gross) Acreage	<u>0.9985</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)
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

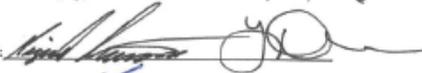
11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes _____ No

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

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

12. Owner of record LAZARA H. QUINONEZ 740-3436
(Name & Address) (Zip) (Phone)
13. Developer _____
(Name & Address) (Zip) (Phone)
14. Engineer CAD CONSULTING CO. 633-6422
(Name & Address) (Zip) (Phone)

Refer to Schedule C for
current fee.

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.

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