City of El Paso – City Plan Commission Staff Report

Case No:	SUSU15-00083 Diamantina Subdivision
Application Type:	Resubdivision Combination
CPC Hearing Date:	March 10, 2016
Staff Planner:	Alfredo Austin, (915) 212-1604, austinaj@elpasotexas.gov
Location:	West of Dyer and South of Hondo Pass
Acreage:	.779 acres
Rep District:	2
Existing Use:	Vacant
Existing Zoning:	R-4 (Residential)
Proposed Zoning:	R-4 (Residential)
Nearest Park:	Sunrise Park (.29 miles)
Nearest School:	Canyon Hill Middle (.03 miles)
Park Fees Required:	$10,960.00
Impact Fee Area:	N/A
Property Owner:	Casas Diamantina, LLC
Applicant:	Casas Diamantina, LLC
Representative:	Dorado Engineering, Inc.

SURROUNDING ZONING AND LAND USE

North: R-4 (Residential)/Residential development
South: R-4 (Residential)/Residential development
East: R-4 (Residential)/Residential development
West: R-4 (Residential)/Residential development

PLAN EL PASO DESIGNATION: G3, Post-War

APPLICATION DESCRIPTION

The applicant proposes to subdivide approximately .779 acres of vacant land for 4 duplex lots. The lots range between 6,286 and 12,606 square feet. Access to the subdivision is proposed from Moonlight Avenue. This development is being reviewed under current subdivision ordinance.

As per Chapter 19.48 of the municipal code, the applicant is requesting an exception to allow two panhandle lots. Both panhandles measure 99 feet in length and 24 feet in width.

NEIGHBORHOOD INPUT

Notice of a Public Hearing was mailed to all property owners within 200 feet of the subject property on January 27, 2016. Notice was published in El Paso Times on January 27, 2016. The

Planning Division did not receive any comments in support or opposition.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends **approval** of the panhandle lots, and **approval** of Diamantina Subdivision on a **Resubdivision Combination** basis subject to the following condition:

- Special permit PZST15-00042 shall be approved by City Council prior to the recordation of Diamantina Subdivision.

Planning & Inspections Department-Planning Division:

Staff recommends **approval** of the panhandle lots, and **approval** of Diamantina Subdivision on a **Resubdivision Combination** basis subject to the following condition:

- Special permit PZST15-00042 shall be approved by City Council prior to the recordation of Diamantina Subdivision.

Planning & Inspections Department - Land Development

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

1. Run-off flowing from adjacent properties from the northwest needs to continue its course, please show the new direction this flow will take within the subject subdivision and provide drainage easements if necessary.

Capital Improvement Department – Parks

We have reviewed **Diamantina Subdivision,** a resubdivision combination plat map and on behalf of CID Parks Planning Division we offer Developer / Engineer the following comments:

Please note that this subdivision is composed of four **(4) lots** zoned "R-4" meeting the requirements for Single-family & Two-family dwelling use; per plat notes, applicant is proposing a Two-family dwelling use therefore, applicant shall be required to pay "Park fees" in the amount of **$10,960.00** based on Residential subdivision requirements calculated as follows:

4 (R-4) Two-family dwelling lots = **8** dwellings @ $1,370.00/Dwelling = **$10,960.00**

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

Nearest Park(s): **Sunrise Park**

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

Sun Metro

Sun Metro does not oppose this request. Sun Metro Route 41 does have Moonlight\Comet (3096) bus stop immediately adjacent to the subject property along Moonlight.

Recommending

- Coordination takes place before construction with Sun Metro staff.
- Construction of sidewalks to provide pedestrian access to future mass transit options

EPWU

1. EPWU does not object to this request.
2. Scale bar in the Preliminary Plat is incorrect.
3. Service to be provided at the entrance of panhandle lots. The Owner is to provide the locations for the water services outside of the driveways. No vehicular traffic is allowed over the water meter boxes.
4. Water and sanitary sewer service shall be provided at the property line adjacent to the public right-of-way. Extension of service (privately-owned service line) to each dwelling unit shall be the responsibility of the customer. The Owner is to provide the locations for the water services outside of the driveways. No vehicular traffic is allowed over the water meter boxes.

Water:

5. There is an existing 12-inch diameter water main extending along Moonlight Avenue that is available for service, the water main is located approximately 6-ft north from the northern property line.

Sanitary Sewer:

6. The extension of an 8-inch sanitary sewer main from Comet Street along Moonlight Avenue will be require to provide service to the subject property.

General:

7. 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 Electric

No objection.

CAD

No objection.

911

No comments received.

El Paso Independent School District

No comments received.

Additional Requirements and General Comments:

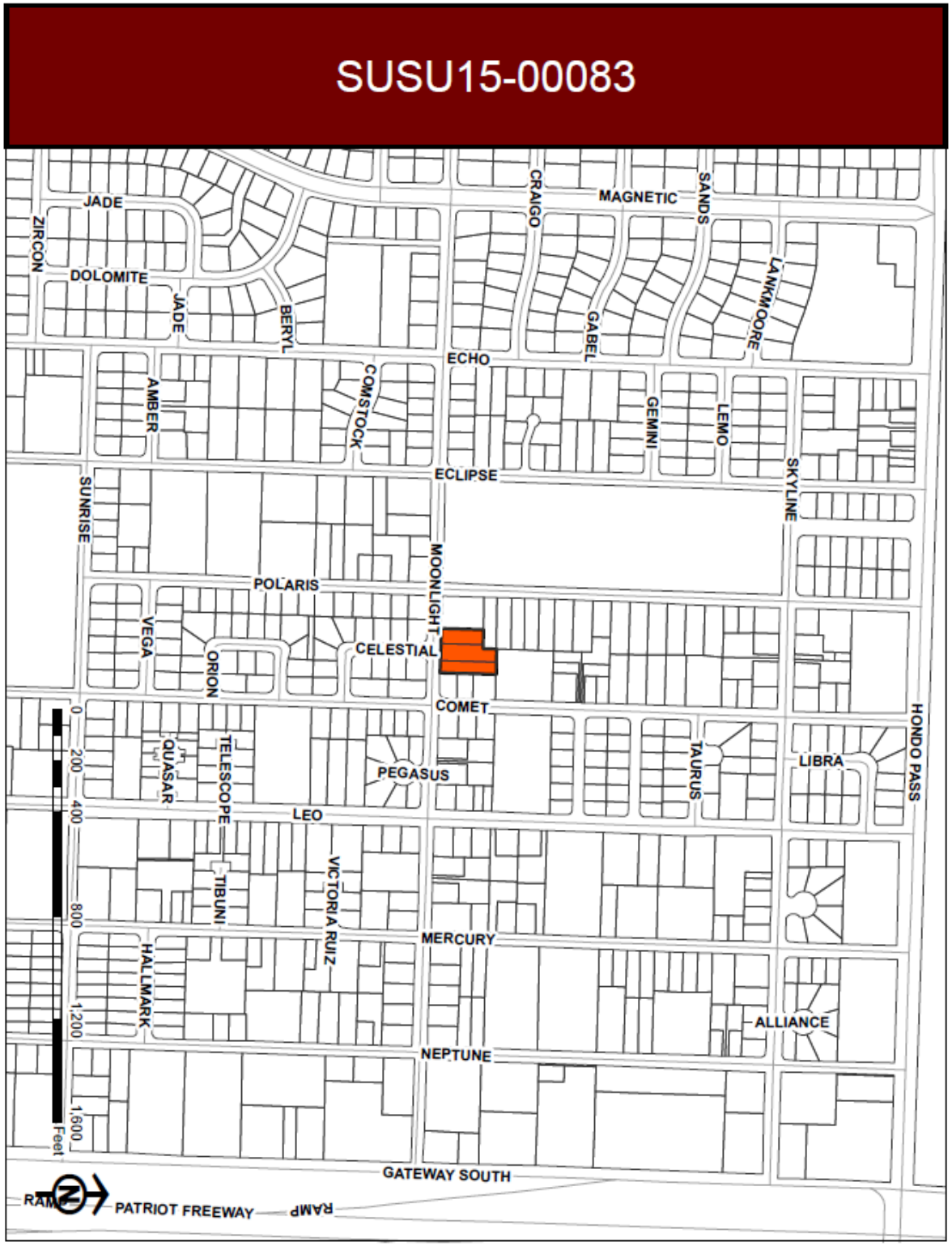
1. Submit to the Planning and Inspections Department – Planning Division the following prior to recording of the subdivision.
    a. Current certified tax certificate(s)
    b. Current proof of ownership
    c. Release of access document, if applicable
    d. Set of restrictive covenants, if applicable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

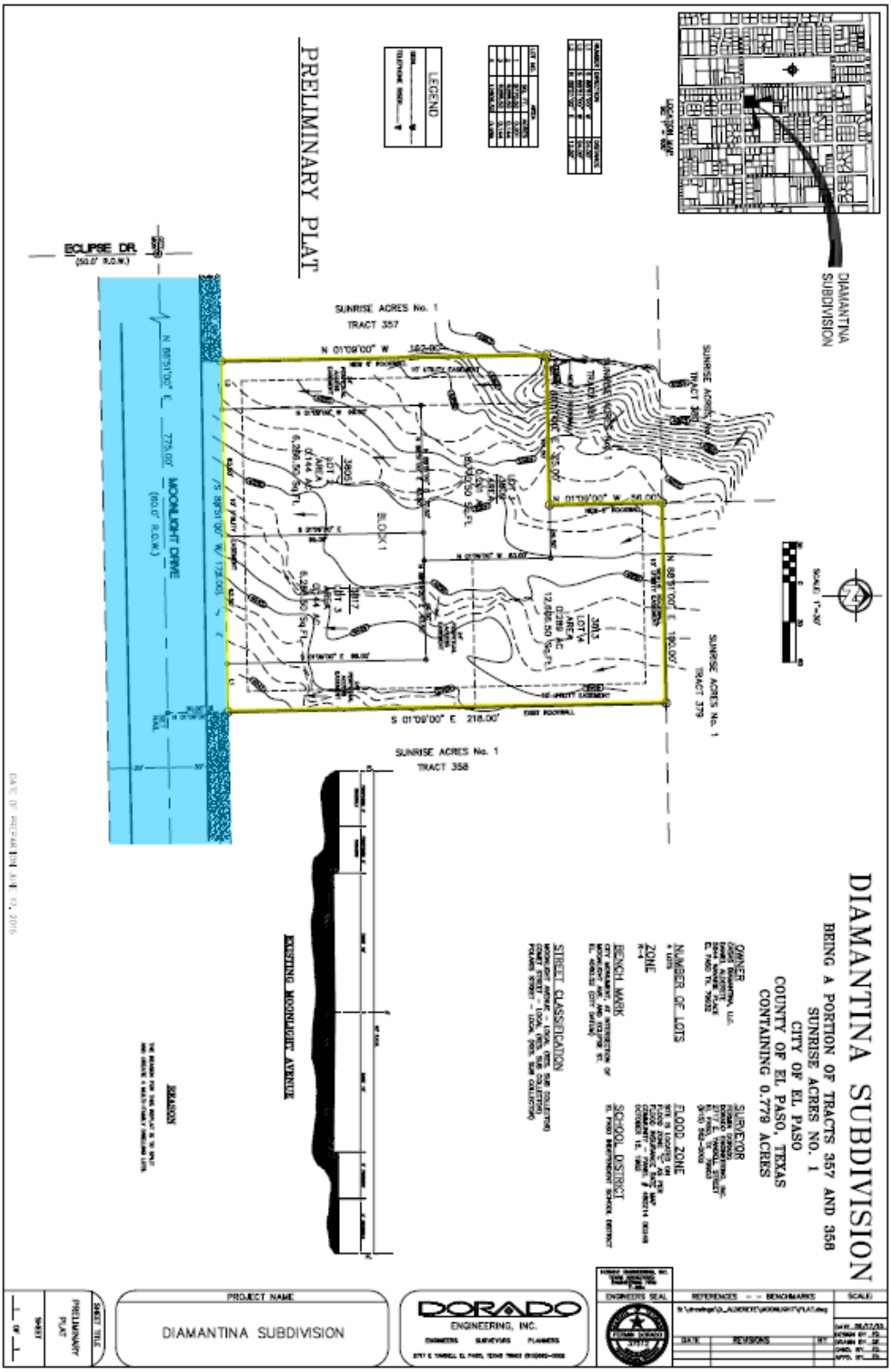
1. Location map
2. Aerial map
3. Preliminary plat
4. Final plat
5. Waiver requests
6. Application

ATTACHMENT 1

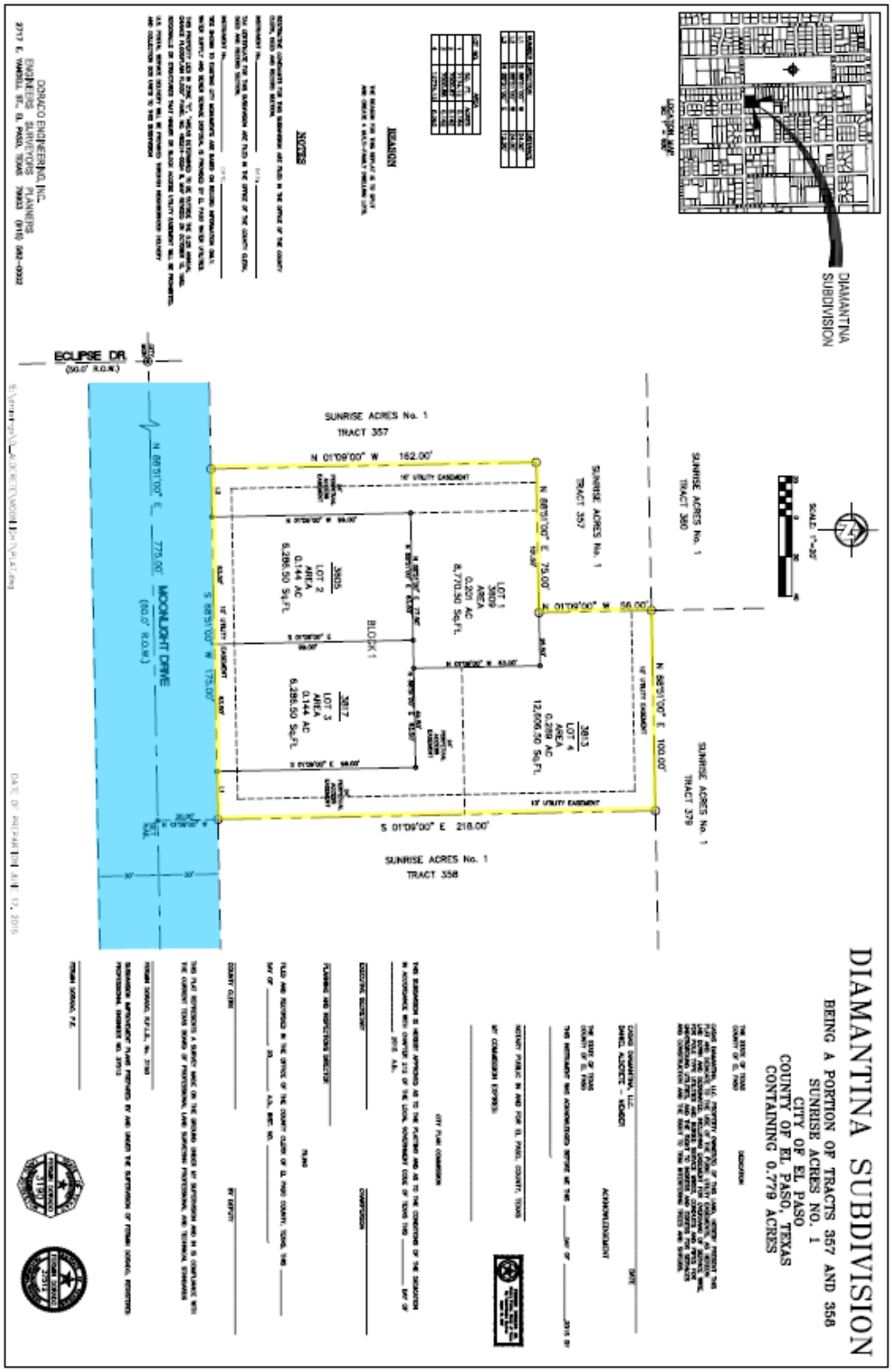


ATTACHMENT 2

ATTACHMENT 3



ATTACHMENT 4



ATTACHMENT 5

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

December 22, 2015

Mr. Joaquin Rodriguez, Planner
City of El Paso
Planning Department
300 N. Campbell
El Paso, TX 79901

RE: Diamantina Subdivision – Panhandle Exception Request

Mr. Rodriquez,

Mr. Daniel Alderete, owner of the proposed Diamantina Subdivision, is respectfully requesting an exception to the Subdivision Section 19.23.040 Panhandle Lots.

The request is to allow Lots 1 and 4 to have a Panhandle Lots. Diamantina Subdivision is located in the Northeast area of the City of El Paso along Moonlight Street where almost all the land is used for residential use and due to the configuration and use of the land it is necessary to have two Panhandle Lots in order to properly replat the land.

We thank you for your patience and assistance in helping us plat the area.

Sincerely,

Fermin Dorado, P.E.

S:\My Files\D_ALDERETE-MOONLIGHT\Ltr_Exception-Panhandle Lots.doc

ATTACHMENT 6

SUSU 15 00083

CITY PLAN COMMISSION APPLICATION FOR
RESUBDIVISION COMBINATION SUBDIVISION APPROVAL

DATE:_____ FILE NO._____

SUBDIVISION NAME: DIAMANTINA SUBDIVISION

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

PORTION OF TRACTS 357 AND 358 SUNRISE ACRES NO. 1

2. Property Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family			Office		
Duplex	0.779	4	Street & Alley		
Apartment			Ponding & Drainage		
Mobile Home			Institutional		
P.U.D.			Other (specify below)		
Park					
School					
Commercial			Total No. Sites		4
Industrial			Total (Gross) Acreage	0.779	

3. What is existing zoning of the above described property? R-4 Proposed zoning? R-4

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 X 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 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 1 (General Provisions) Chapter 1.04 - Vested Rights

DEC 22 2015
DEVELOPMENT DEPT

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

12. Owner of record CASAS DIAMANTINA LLC 6644 NAVARIE PLACE EL PASO TX 79932
(Name & Address) (Zip) (Phone)

13. Developer_____
(Name & Address) (Zip) (Phone)

14. Engineer DORADO ENGINEERING, INC. 2717 E. YANDELL ST. EL PASO TX 79903 562-0002
(Name & Address) (Zip) (Phone)

Refer to Schedule C for current fee.

OWNER SIGNATURE: David Alanis

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