



City of El Paso – City Plan Commission Staff Report

Case No: SUSU12-00018 Gary Lake Subdivision
Application Type: Major Combination
CPC Hearing Date: March 22, 2012
Staff Planner: Raul Garcia, 915-541-4935, garcia1@elpasotexas.gov
Location: North of Gary Lane and West of Boy Scout Lane
Acreage: 1.32 acres
Rep District: 8
Existing Use: Single-family
Existing Zoning: R-2A (Residential)
Proposed Zoning: R-2A (Residential)

Nearest School: Zach White Elementary (1.53 miles)
Nearest Park: Marwood Park (1.37 miles)
Park Fees: \$1370.00
Impact Fee Area: Not in Impact Fee Area

Property Owner: Albert A. and Cristina R. Lanza
Applicant: Albert A. and Cristina R. Lanza
Representative: CAD Consulting Co.

SURROUNDING ZONING AND LAND USE

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

THE PLAN FOR EL PASO DESIGNATION: Post-War

APPLICATION DESCRIPTION

The applicant is proposing one single-family panhandle lot measuring 1.32 acres in size with primary access off Gary Lane. The applicant is requesting the following exceptions:

1. To allow for a panhandle lot.
2. To allow for the panhandle length to exceed the 100ft. maximum length.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends **denial** of Gary Lake Subdivision on a **Major Combination** based on non-compliance with Section 19.0.010.B.1 and Section 19.15-3. The Development Coordinating Committee is agreeable to the exception request, pending an

approval recommendation for the Major Combination plat.

Planning Division Recommendation:

Denial of the plat based on non-compliance with Section 19.02.010.B.1 of the subdivision code which requires the applicant to include all contiguous holdings and non-compliance with Section 19.15-3 as the proposed 25' cross-section for Gary Lane does not comply with the minimum standards. Planning is agreeable to approving the exception requests pending approval of the Major Combination plat.

Engineering & Construction Management-Land Development:

We have reviewed subject plats and recommend that the Developer/Engineer address the following comments.

Place a note to both plats stating that all Lots shall be subject to On-Site Ponding if the Lot is further subdivided.

1. Clarify Location Map Scale.
2. Replace Development Services Director to City Engineer.
3. Per Zoning Ordinance Section 20.16.020 C a six foot masonry wall shall be erected along the property line adjacent to the Montoya Lateral.
4. Show 10' E.P.E.CO. utility easement on plans.

The Subdivision is within Flood Zone C-“Areas of minimal flooding” – Panel # 480214 0026D, dated January 3, 1997.

Department of Transportation:

Transportation recommends denial for the following reasons:

1. The subdivision exceeds the maximum panhandle length and does not comply with Section 19.23.040.C.2 (Flag or Panhandle Lots)
2. Proposed 25ft. cross section does not comply with the Section 19.15.110 (Street Width and Design), Table 19.15-3 (Widths/Design by Street Type) or the DSC for Local streets.
3. Sidewalks shall be provided along Gary Lane as per Section 19.16.020 (Streets) of the El Paso City Code.

Notes:

1. The existing wood and rock wall encroach onto the Montoya Lateral right-of-way and are to be removed or relocated to the property boundary line.
2. 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.

Parks and Recreation Department:

We have reviewed Gary Lake Subdivision, a major final plat map and offer Developer / Engineer the following comments:

Please note that this subdivision is composed of 1 (R-2/A) Single-family residential dwelling lot and applicant is required to pay "park fees" in the amount of \$1,370.00 based on the following calculations:

Fees calculated as follows:

1 (R-2/A) Single-family dwelling lot @ \$1,370.00 / dwelling = \$1,370.00

Please allocate funds under Park Zone: NW-4
Nearest Parks: Braden About & Riverbend LT

If density/acreage is increased/decreased or the property zoning/use changes, then 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 Gary Lane that is available for service, the water main is located approximately 12.5-feet south from the southern property line.

3. EPWU records indicate a 1-inch water meter serving the subject property. The service address for this meter is 717 Gary Lane.

Sewer:

4. There is an existing 8-inch diameter sanitary sewer main extending along Gary Lane that is available for service, the sewer main is located approximately 4-feet south from the southern property line and approximately 5.5-feet deep from the invert to the top of manhole rim at entrance to the property.

General:

5. 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.

Stormwater:

We have reviewed the subdivision described above and would recommend denial unless the following comments are addressed:

Gary Lake Subdivision – Major Combination

1. Provide an acceptable drainage plan in accordance with Section 19.01.050 of the current city ordinance. In the drainage plan, provide the available capacities of the ponding areas and the required capacities for the drainage areas.

2. Include the following on-site ponding requirements from Section 19.16.060 as notes on the final plat. See on-site ponding notes below.

On-site Ponding Notes:

1. All lots in the subdivision are subject to on-site ponding. Lot owners are responsible for maintaining adequate provisions to accommodate all stormwater runoff generated from their respective lot plus one-half the runoff generated from all abutting street right-of-ways directly fronting the lot. The pond depth and lot grading requirements are as per approved Grading and Drainage plan for the Subdivision.
2. Walls constructed abutting street right-of-ways shall be constructed with a series of drain

- pipes allowing the street runoff to be conveyed to the subject property.
3. On-site ponding areas shall have maximum one (vertical) to three (horizontal) side slopes and a maximum depth of twelve (12) inches based on a one hundred year storm.
 4. Permanent elevation markers shall be installed to define the levels to be maintained to ensure the effectiveness of on-site ponding. Permanent elevation markers shall not be moved, covered, or altered without written permission from the City Engineer.
 5. The City and/or its Representative is granted permanent right of access to inspect the ponding areas and permanent elevation markers.
 6. Filling or changing the pond, or allowing the pond to be filled or changed to an elevation greater than established by the permanent elevation markers, is prohibited.
 7. On-site ponding areas and permanent elevation markers shall be constructed and inspected prior to building occupancy. Permanent Certificate of Occupancy, required to obtain utility services, will be issued only after the City of El Paso has performed the inspection.
 8. No person shall be permitted to impair the functionality of an on-site pond. No more than fifty-percent (50%) of the area of any residential lot conveyed by deed shall be covered by improvements, either temporary or permanent, which shed stormwater, including but not limited to, buildings, driveways, patios, decks or landscaping underlaid with plastic sheeting or other impermeable material.
 9. In the event that the functionality of an on-site pond becomes impaired whether by act of man or nature, the owner of the lot on which the impaired pond is located shall perform all corrective actions required to restore that functionality.
 10. Any owner notified in writing by the City Engineer of corrective actions required to restore the functionality of an on-site pond or drainage problem on the lot shall comply within forty-five calendar days of receipt of such notice; provided, however, that nothing herein shall prevent the City from mandating an earlier time for commencement of completion during times of emergency, where there is imminent danger of loss of life, limb or property.
 11. Owner of property utilizing on-site ponding waives any claim or cause of action against the City, EPWU-PSB, officials or employees, for any death, injury or property damage resulting from alteration of the ponding capacity for that lot, including lack of maintenance.
 12. These on-site ponding requirements shall be enforced by injunctive relief without the requirement for bond or other security.
 13. The conveyance of property permitting on-site ponding shall declare in conspicuous language in the deed that the property is subject to on-site ponding requirements, maintenance of elevation markers, standing water on lot, and ingress and egress for inspection as stated on the plat.

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 Planning & Economic 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. Preliminary plat
4. Final Plat
5. Exception Request
6. Application

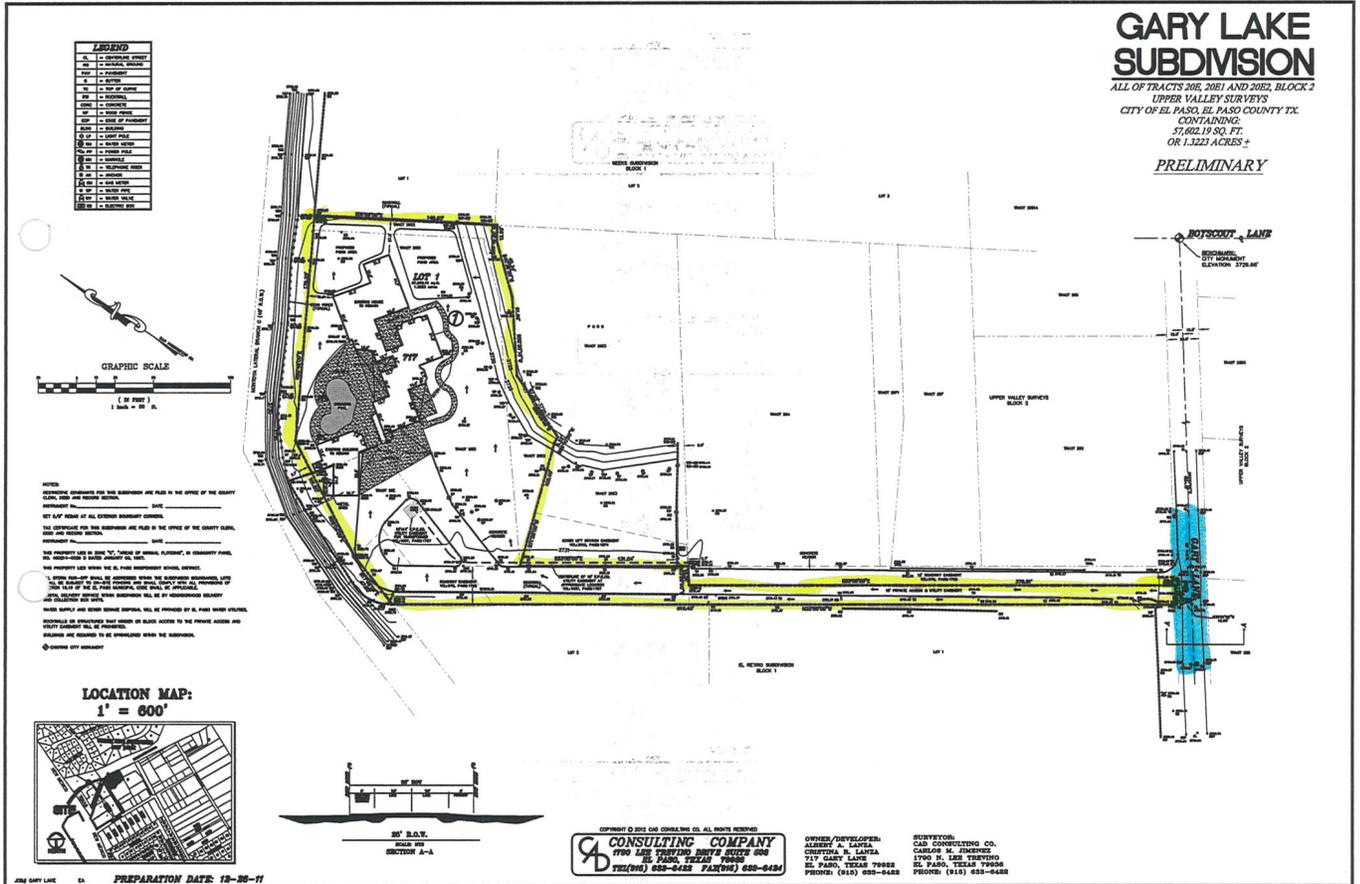
ATTACHMENT 1



ATTACHMENT 2



ATTACHMENT 3



ATTACHMENT 5

February 29, 2012

Planning, Research &
Development Department
Att: Raul Garcia

Gary Lake Subdivision

RE: Request for Variance for the property legally as Lot 1, Block 1, Gary Lake Subdivision (Being Tracts 20E, 20E1 and 20E2, Block 2, Upper Valley Surveys), City of El Paso, El Paso County, Texas.

The reason for the Modification request is because Lot 1, Block 1 exceeds the minimum 200 feet requirement for a Pen-Handle Lot which we have @ 510.41 feet.

Should you have any questions concerning this proposal, please contact us at your convenience at (915) 633-6422.

Respectfully,

Carlos M. Jimenez
CAD Consulting Co.
1790 Lee Trevino, Ste. 503
El Paso, TX 79936

ATTACHMENT 6



CITY PLAN COMMISSION APPLICATION FOR MAJOR SUBDIVISION COMBINATION APPROVAL

DATE 3/1/12 FILE NO. SUSU12-00018

SUBDIVISION NAME: GARY LAKE SUBDIVISION

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
TRACTS JOE, JOE1 & JOE2, BLOCK 2
UPPER VALLEY SURVEYS

2. Property Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	<u>1.3223</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	_____	<u>1</u>
Commercial	_____	_____	Total (Gross) Acreage	<u>1.3223</u>	_____
Industrial	_____	_____			

3. What is existing zoning of the above described property? R-2A 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 PONDING

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
16W HANDLE LENGTH

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 Section 19.49- Vested Rights (See Attached).

12. Owner of record ALBERT A. & CRISTINA R. LAWRA 633-6422
(Name & Address) (Zip) (Phone)
13. Developer _____
(Name & Address) (Zip) (Phone)
14. Engineer CAD CONSULTING CO. 633-6422
(Name & Address) (Zip) (Phone)

CASHIER'S VALIDATION
 FEE: \$2,088.00

OWNER SIGNATURE: Albert Lawra Christina Lawra
 REPRESENTATIVE: _____

NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS.

