



City of El Paso – City Plan Commission Staff Report

Case No: SUSU14-00004 KB Subdivision
Application Type: Major Combination
CPC Hearing Date: March 27, 2014
Staff Planner: Alfredo Austin, (915) 212-1604, austinaj@elpasotexas.gov
Location: East of Doniphan and South of Montoya
Acreage: 0.636 acres
Rep District: 1
Existing Use: Vacant
Existing Zoning: R-3
Proposed Zoning: R-3
Nearest Park: Ruby Coates Park (.21 miles)
Nearest School: Herrera Elementary (.27 miles)
Park Fees Required: \$1,370
Impact Fee Area: This property is not located in an Impact Fee Service Area.
Property Owner: Indalecio Chavez III and Claudia Yvette Chavez
Applicant: Indalecio Chavez III and Claudia Yvette Chavez
Representative: Kistenmacher Engineering Company

SURROUNDING ZONING AND LAND USE

North: R-3/Residential
South: R-3/Residential
East: R-3/Residential
West: R-3/Residential

PLAN EL PASO DESIGNATION: G3 Postwar

APPLICATION DESCRIPTION

The applicant proposes to subdivide approximately .636 acres of vacant land for 1 single-family residential lot. Access to the subdivision is proposed from Edgar Road. This development is being reviewed under current subdivision ordinance.

In accordance with Section 19.48 the applicant is requesting an exception to waive street improvements along Edgar Road. Edgar Road is a Local Residential which requires 5 foot parkway and 5 foot sidewalks. In accordance with Section 19.34.040.C the applicant has submitted an exception request for the panhandle lot to be allowed by CPC. The proposed panhandle will contain a minimum 12 foot driveway to provide access to residence.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends **Approval** of the exception requests for ROW improvements and panhandle lot; and **approval** of KB Subdivision on a Major Combination basis, subject to the following comments.

Planning Division Recommendation:

Staff recommends **Approval** of the exception requests for ROW improvements and panhandle lot; and **approval** of KB Subdivision on a Major Combination basis.

City Development Department - Land Development

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

The Developer/Engineer address the following comments.

1. On the Preliminary & the Final Plat, the Drainage Report indicates the wrong Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Panel Number and the wrong Flood Hazard Zone; as per the City datum it should be panel #480214 0021D, zone "C", need to verify.

Parks and Recreation Department

We have reviewed **KB Subdivision**, a minor plat map and offer Developer / Engineer the following comments:

Please note that this subdivision is zoned "R-3" and is composed of One 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: **NW-9**

Nearest Parks: **Montoya Heights** & **Sunset View**

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.
2. Water and sanitary sewer service will be provided at the property line adjacent to the public right-of-way. Extension of service (privately-owned service line) to proposed dwelling unit shall be installed by the customer. The Owner is to provide the location for the water service outside of the driveways. No vehicular traffic is allowed over the water meter box.

Water:

3. There is an existing 6-inch diameter water main extending along Edgar Drive that is available for service, the water main is located approximately 15-ft north from the center line of the right-of-way.

Sanitary Sewer:

4. There is an existing 12-inch diameter sanitary sewer main extending along Edgar Drive that is available for service, the sewer main is located approximately 15-ft south from the center line of the right-of-way.

5. There is an existing 12-inch diameter sanitary sewer main extending along Edgar Drive, the sewer main is located approximately 5-ft south from the center line of the right-of-way.

General:

6. EPWU requires a new service application to provide service the subject property. New service applications are available at 1154 Hawkins, 3rd Floor. The following items are required at the time of application: (1) hard copy of subdivision plat; (2) finalized set of street improvement plans, including storm sewer; (3) digital copy of subdivision plat; (4) benchmark check; and (5) construction schedule. Service will be provided in accordance with the current EPWU – PSB Rules and Regulations. The owner is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenance.

El Paso Fire Department

No comments received.

911

No comments received.

El Paso Electric Company

No comments received.

El Paso Independent School District

No comments received.

Additional Requirements and General Comments:

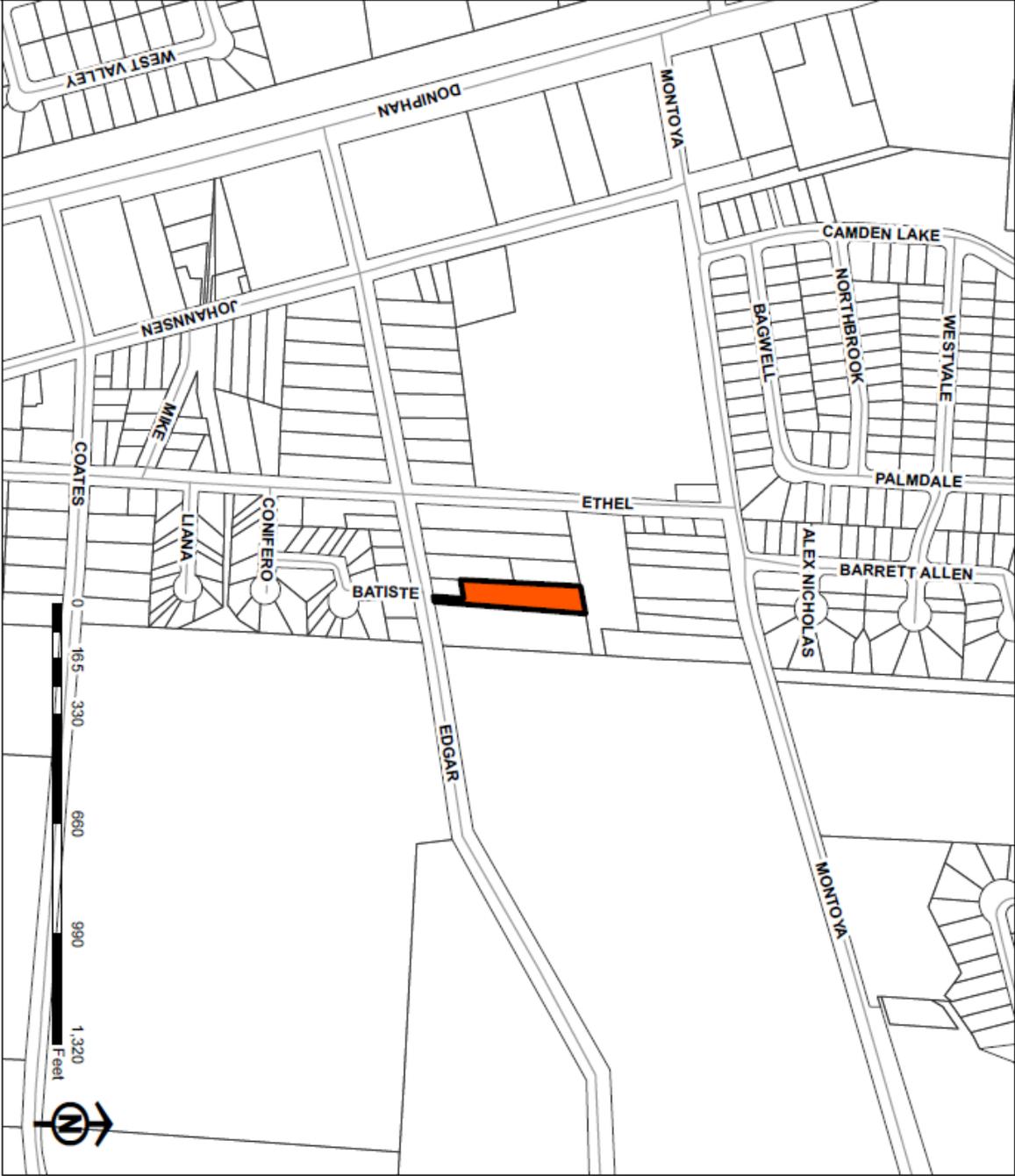
1. Submit to the City Development Department – Planning Division the following prior to recording of the subdivision.
 - a. Current certified tax certificate(s)
 - b. Current proof of ownership
 - c. Release of access document, if applicable
 - d. Set of restrictive covenants, if applicable
2. Every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

KB SUBDIVISION

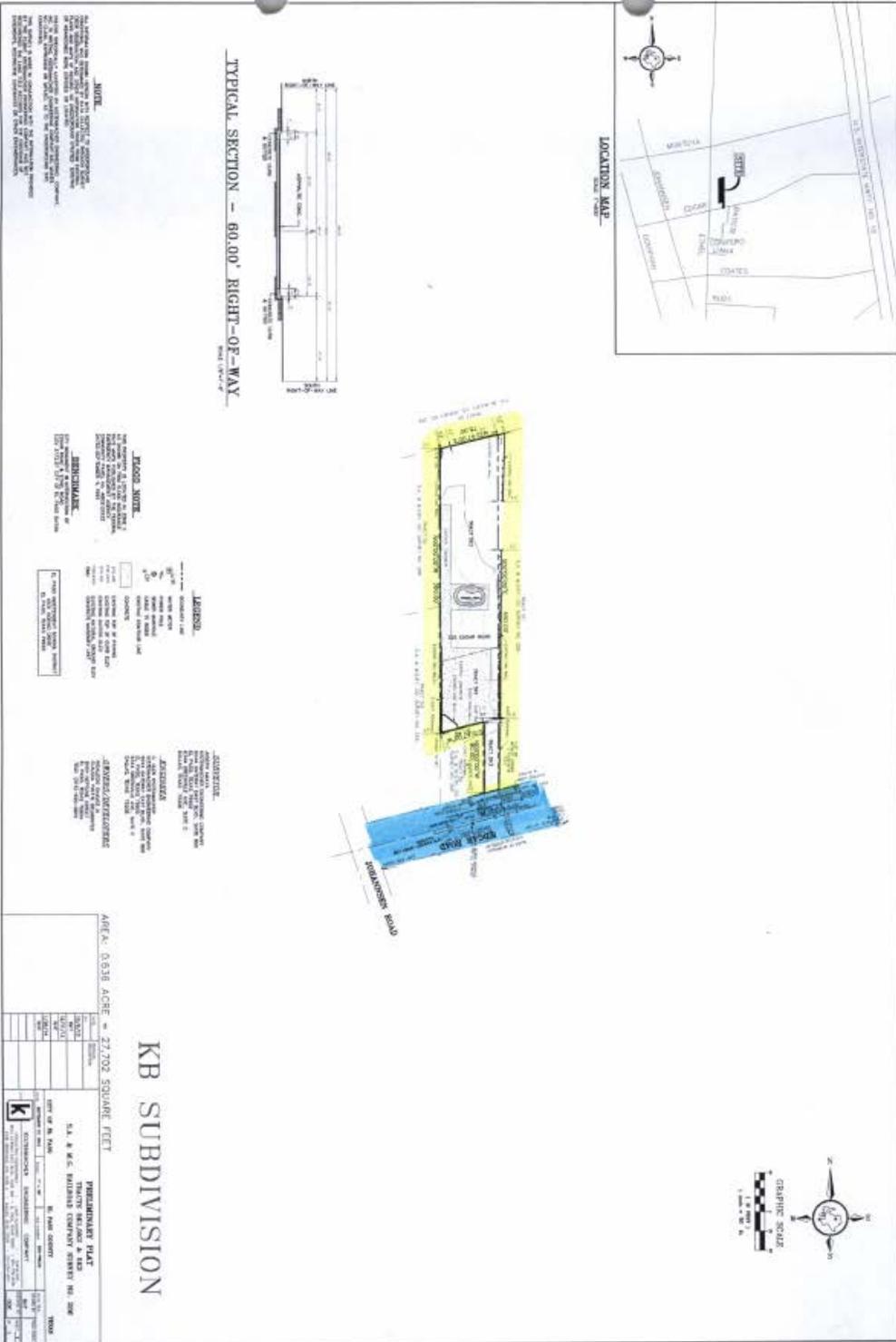


ATTACHMENT 2

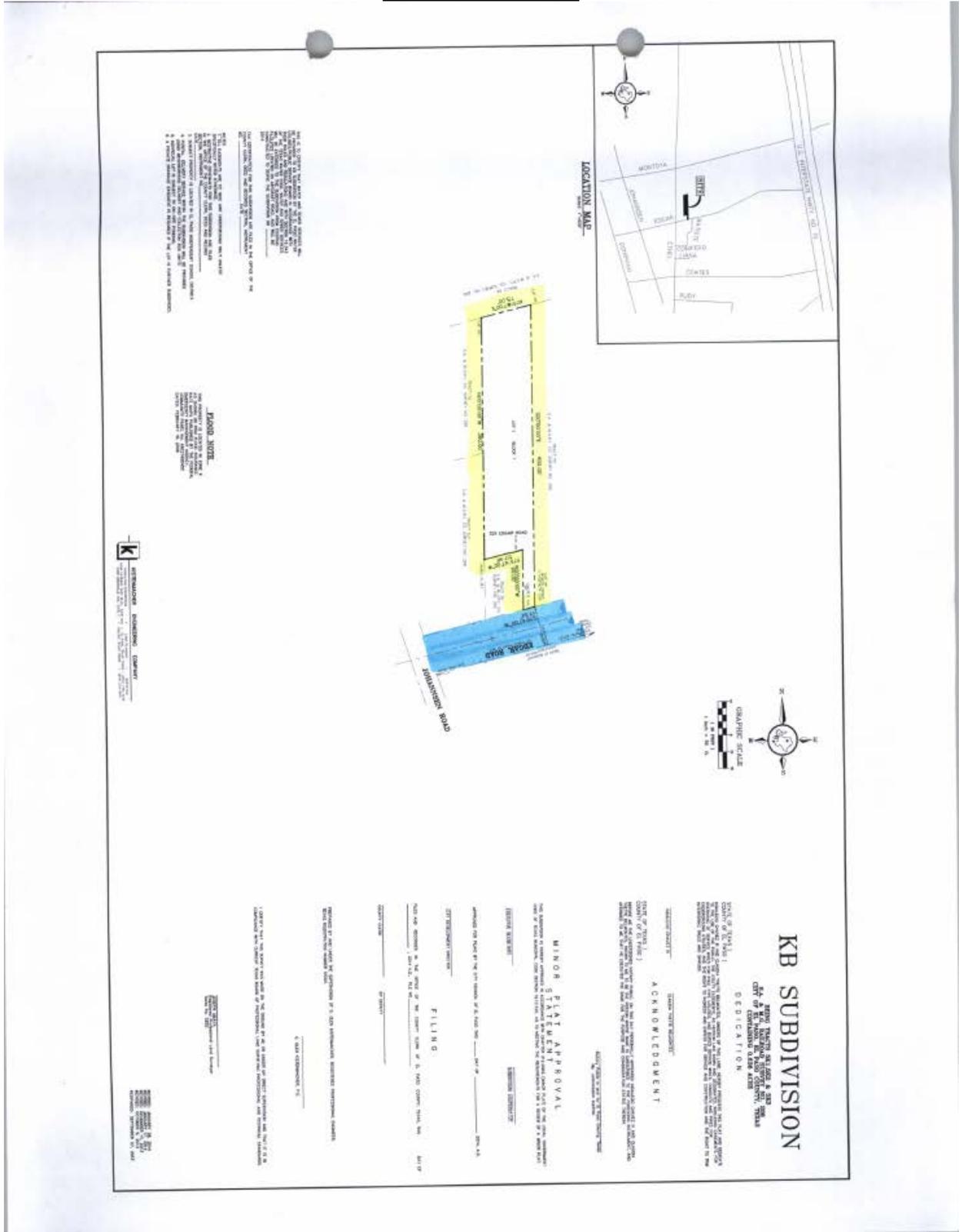
KB SUBDIVISION



ATTACHMENT 3



ATTACHMENT 4



ATTACHMENT 5



CITY PLAN COMMISSION APPLICATION FOR
MAJOR COMBINATION SUBDIVISION APPROVAL

DATE: February 28, 2014 FILE NO. SUSU14-00004
SUBDIVISION NAME: KB Subdivision

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
Tracts 5K1, 5K2, 5K3; S.A. & M.G. Railroad Company Survey
No. 266, City of El Paso, El Paso County, Texas

2. Property Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	<u>0.636</u>	<u>1</u>	Office	_____	_____
Duplex	_____	_____	Street & Alley	_____	_____
Apartment	_____	_____	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____	_____	_____	_____
School	_____	_____	_____	_____	_____
Commercial	_____	_____	Total No. Sites	_____	<u>1</u>
Industrial	_____	_____	Total (Gross) Acreage	<u>0.636</u>	_____

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

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 X 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 X

8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes _____ No X
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 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 Indalecio (III) & Claudia Yvette Chavez 8404 Neptune Street El Paso, TX 79904 920-0816
(Name & Address) (Zip) (Phone)

13. Developer Same as owner
(Name & Address) (Zip) (Phone)

14. Engineer Kistenmacher Engineering Co. 6044 Gateway Blvd East, Suite 800
El Paso, TX 79905 778-4476
(Name & Address) (Zip) (Phone)

Refer to Schedule C for
current fee.

OWNER SIGNATURE



REPRESENTATIVE: Engineer

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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