City of El Paso – City Plan Commission Staff Report

****REVISED****

Case No:	SUSU16-00011 Eastridge Unit 4 Replat A
Application Type:	Resubdivision Combination
CPC Hearing Date:	April 7, 2016
Staff Planner:	Joaquin Rodriguez, (915) 212-1608 rodriguezjx3@elpasotexas.gov
Location:	South of Montwood & East of Yarbrough
Acreage:	.259
Rep District:	7
Existing Use:	Residential
Existing Zoning:	R-3 (Residential)
Proposed Zoning:	R-3 (Residential)
Nearest Park:	Travis White City Park (.57 Miles)
Nearest School:	Eastwood Heights Elementary (.28 miles)
Park Fees Required:	N/A
Impact Fee Area:	N/A
Property Owner:	Jacob & Donita Cope
Applicant:	Jacob & Donita Cope
Representative:	Conde Inc.

SURROUNDING ZONING AND LAND USE

North:	R-3 (Residential) / Single Family
South:	R-3 (Residential) / Single Family
East:	R-3 (Residential) / Single Family
West:	R-3 (Residential) / Single Family

PLAN EL PASO DESIGNATION: G3, Post War

APPLICATION DESCRIPTION

The applicant is proposing to resubdivide .259 acres in the City's eastside. The reason for this replat is to remove a front and side building setback line from the existing plat to allow for the construction of a residential addition. All existing and proposed structures will meet the requirements of the current zoning district. This resubdivision is being reviewed under current subdivision ordinance and the applicant has not requested any exceptions or waivers.

NEIGHBORHOOD INPUT

Public and personal notice of this hearing was given in accordance with 19.38.010 and 19.38.020. Staff received one call requesting information and one letter in support of this request.

DEVELOPMENT COORDINATING COMMITTEE
The development coordinating committee recommends approval of Eastridge Unit 4, Replat A on a resubdivision combination basis.

Planning Division Recommendation

Planning recommends **approval**.

Planning and Inspections Department - Land Development

No objections to proposed replat.

Capital Improvement Program – Parks
We have reviewed **Eastridge Unit Four Replat "A",** a major combination plat map and on behalf of CID Parks Planning Division we offer Developer / Engineer the following comments:

Please note that this subdivision replat is composed of one Single-family residential lot zoned "R3" which is not increasing density as evidenced by the original subdivision plat and this replat therefore, this replat meets the requirements to be excluded from the calculation for parkland dedication ordinance Title 19 – Subdivision & Development Plats**, Chapter 19.20 Parks and Open Space** as noted below:

19.20.060 - Exclusions from Dedication Requirements.

Exclusions. The following shall be excluded from the calculation for parkland dedication. In all instances, the burden of proof shall be on the subdivider to demonstrate that the plat meets the requirements of this chapter:

A. A residential replat of an area where the density has not been increased from the original subdivision, as evidenced by the original subdivision and replat. In the case of a replat where parkland was not originally provided, the parkland requirements shall prevail;

Capital Improvement Program – Transportation
No comments received.

El Paso Water Utilities
EPWU has reviewed the above described subdivision and provides the following comments:

Water:
There is an existing 6-inch diameter water main extending along the north side of Ridgewood Avenue, approximately 20-feet south of and parallel to the northern right-of-way line of Ridgewood Avenue. This water main is available for service.

There is an existing 6-inch diameter water main extending along the east side of Woodfin Drive, approximately 20-feet west of and parallel to the eastern right-of-way line of Woodfin Drive. This water main is available for service.

EPWU records indicate an active 3/4-inch water meter serving the subject property. The service address for this meter is 10228 Ridgewood Avenue.

Sanitary Sewer:
There is an existing 8-inch diameter sanitary sewer main that extends along the south side of Ridgewood Avenue, approximately 25-feet north of and parallel to the southern right-of-way line of Ridgewood Avenue. This sewer main is available for service.

There is no sewer main along Woodfin Drive.

General:
EPWU requires a new service application to provide additional 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.

Streets and Maintenance Department
No comments received.

El Paso Electric Company
No comments Received.

Sun Metro
Sun Metro does not oppose this request.

El Paso County 911 District
No comments received.

El Paso Fire Department
No comments received.

Central Appraisal District
No objections.

Texas Gas Company
No comments received.

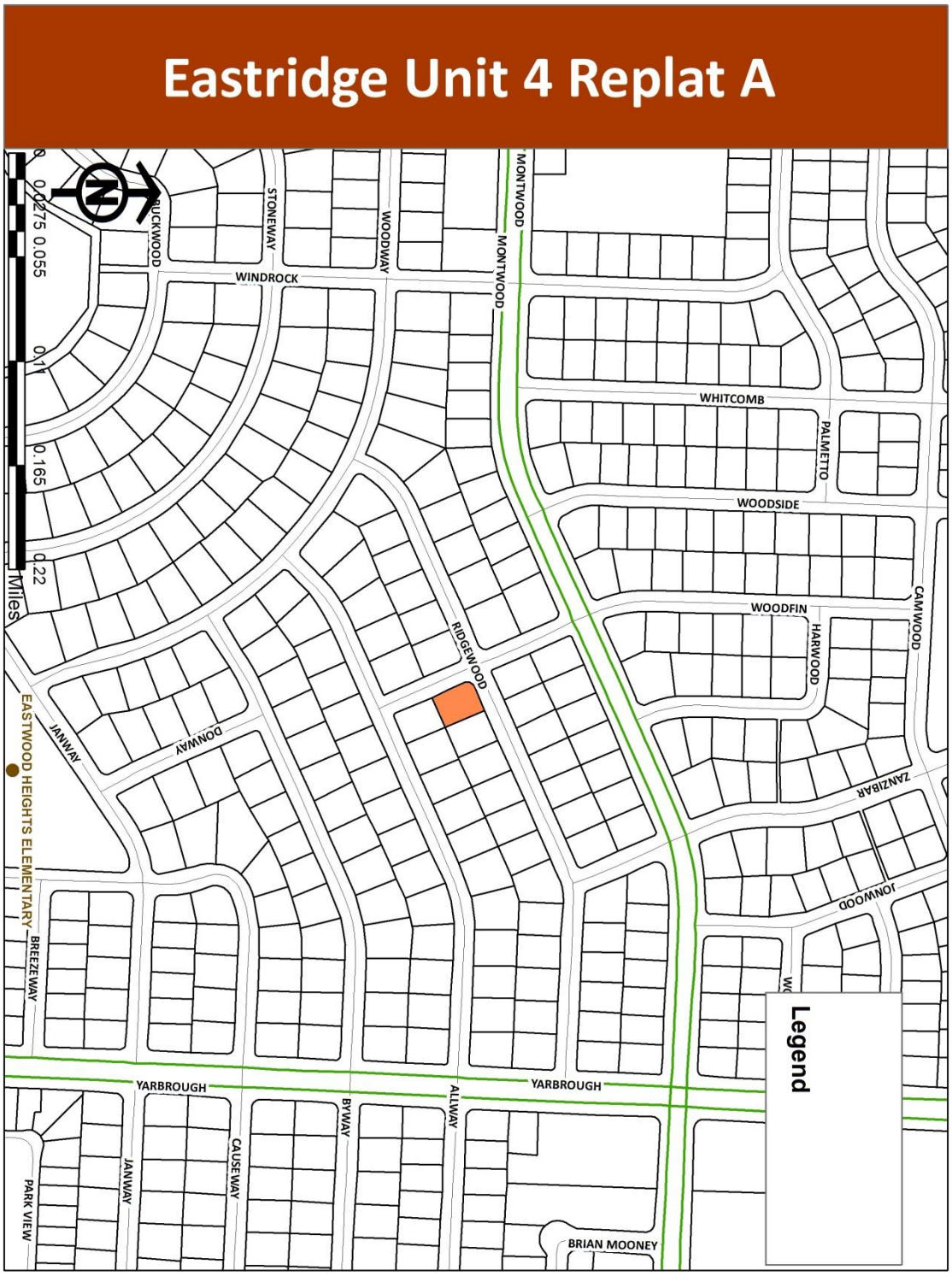
Additional Requirements and General Comments:

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

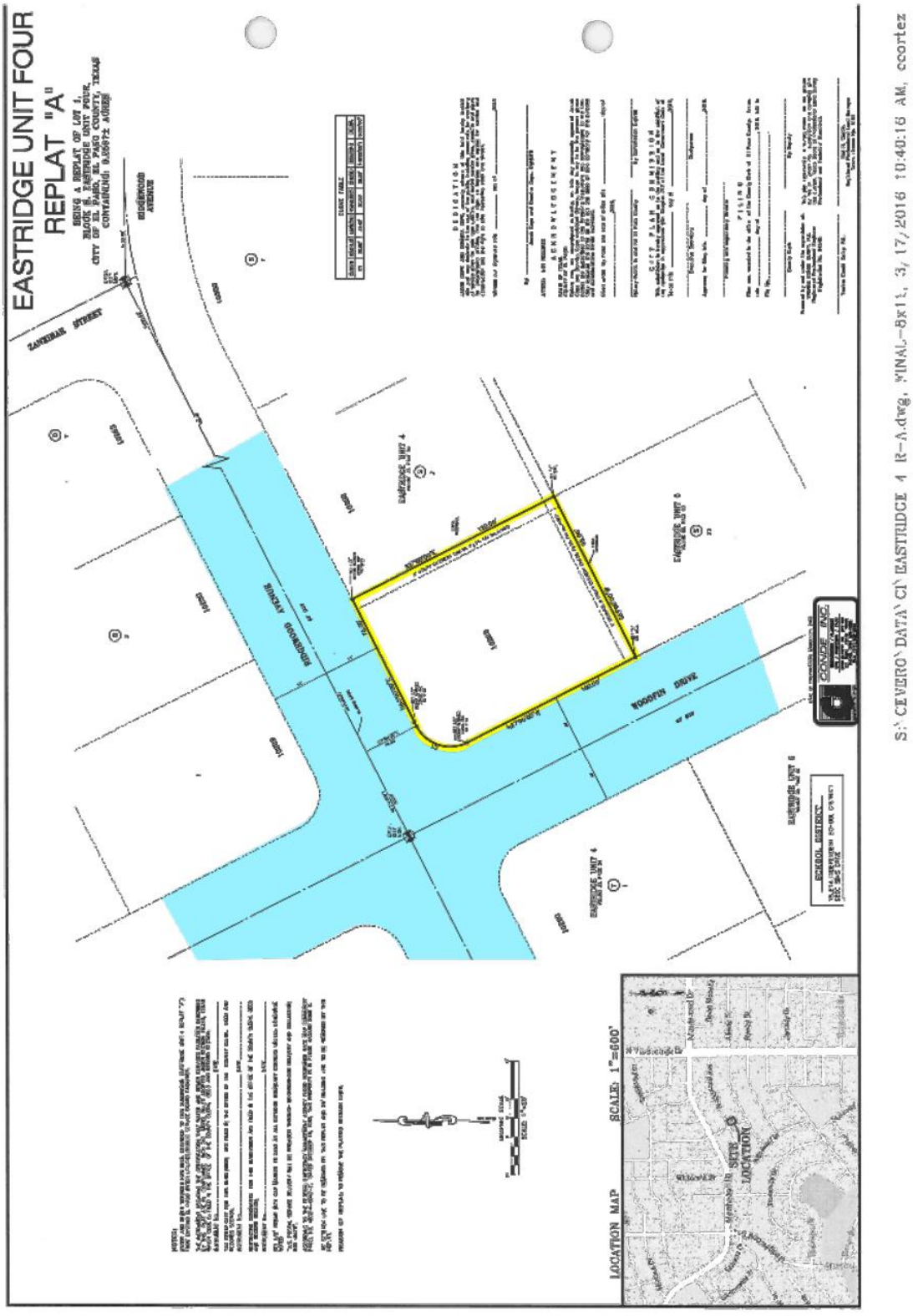
1. Location map
2. Aerial map
3. Final Plat
4. Preliminary Plat
5. Application

ATTACHMENT 1

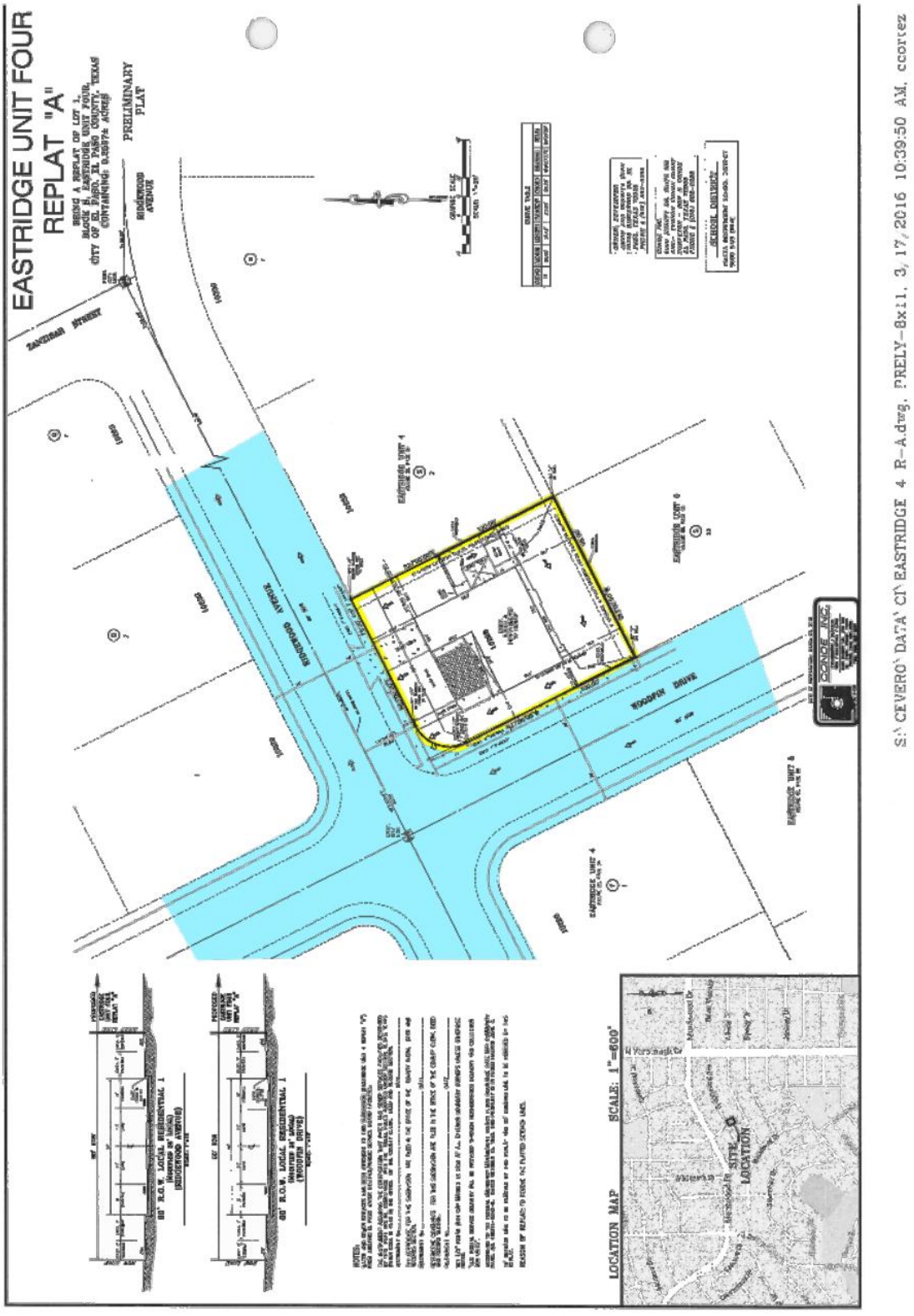


ATTACHMENT 2

ATTACHMENT 3



ATTACHMENT 4



ATTACHMENT 5

CITY PLAN COMMISSION APPLICATION FOR RESUBDIVIDSION COMBINATION SUBDIVISION APPROVAL

DATE: March 8, 2016 File No. SUSU16-00011.

SUBDIVISION NAME: Eastridge Unit Four Replat "A"

1. Legal Description for the area included on this plat (Tract, Block, Grant, etc.)
Being a Replat of Lot 1, Block S, Eastridge Unit Four, City of El Paso, El Paso County, Texas

2. Proposed Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	0.2597	1	Office		
Duplex			Street & Alley		
Apartment			Ponding & Drainage		
Mobile Home			Institutional		
P.U.D.			Other (specify below)		
Park					
School					
Commercial			Total No. Sites 1		
Industrial			Total Acres (Gross) 0.2597		

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

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)
Lot to street to Pond

7. Are special public improvements proposed in connection with the development? Yes ____ No X.

8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes ____ No X.
If answer to 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 OF EL PASO PAID MAR 1 3 2016 CITY DEVELOPMENT DEPARTMENT

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