City of El Paso – City Plan Commission Staff Report

Case No:	SUSU15-00021 Ping Subdivision
Application Type:	Major Combination
CPC Hearing Date:	April 9, 2015
Staff Planner:	Jeff Howell, (915) 212-1607, howelljb@elpasotexas.gov
Location:	South of Frontera and East of Emory
Acreage:	1.54 acres
Rep District:	8
Existing Use:	Vacant
Existing Zoning:	R-3 (Residential)
Proposed Zoning:	R-3 (Residential)
Nearest Park:	Pacific Park (.32 miles)
Nearest School:	Zach White Elementary (.59 miles)
Park Fees Required:	$1,370.00
Impact Fee Area:	N/A
Property Owner:	Paul P. Pholvichitr & Daravanh V. Pholvichitr
Applicant:	CEA Group
Representative:	CEA Group

SURROUNDING ZONING AND LAND USE

North: R-3 (Residential) / Vacant, Railroad ROW
South: R-3 (Residential) / Single-family homes
East: R-3 (Residential) / Single-family homes
West: R-3 (Residential) / Single-family homes

PLAN EL PASO DESIGNATION: G3, Post-War

APPLICATION DESCRIPTION

The applicant proposes to subdivide 1.54 acres of vacant land into one residential lot. Access to the subdivision is proposed from Emory Road. The applicant has submitted a request to waive ROW improvements on Emory Road. The applicant is also proposing to dedicate an additional 10' of ROW. The subdivision was reviewed under the current subdivision code.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends **approval** of Ping Subdivision on a Major Combination basis subject to the following comments:

Planning Division Recommendation:
Staff recommends **approval** of Ping Subdivision on a Major Combination basis and **approval** of the request to waive ROW requirements in accordance with Section 19.10.050.A.1.

Section 19.10.050.A.1. (Roadway participation policies—Improvement of roads and utilities within and or abutting the subdivision)

1. *The City Plan Commission may waive such requirements to provide rights-of-way or street improvements to adjacent substandard roads based on any of the following factors:*
    a. *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*

Planning & Inspections Department - Land Development
We have reviewed subject plats and recommend Approval.

Parks and Recreation Department
We have reviewed **Ping Subdivision,** 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 (R-3) Single-family dwelling lot @ $1,370.00 / dwelling = **$1,370.00**

Please allocate generated funds under Park Zone**: NW-4**
Nearest Park(s): **Coach Jack D. Quarles & Pacific**

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 Emory Road fronting the subject subdivision. This main is available for service.

3. EPWU records indicate a vacant 3/4-inch water meter connection for the subject property. The service address for this meter is 4036 Emory Road.

Sanitary Sewer:

4. There is an existing 8-inch diameter sewer main extending along Emory Road fronting the

subject subdivision that is approximately 10-feet deep. This main is available for service.

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.

El Paso County 911 District
No comments received.

Sun Metro
No comments received.

El Paso Department of Transportation
No comments received.

El Paso Fire Department
No comments received.

Central Appraisal District
No comments received.

El Paso Electric Company
No comments received.

Texas Gas Company
No comments received.

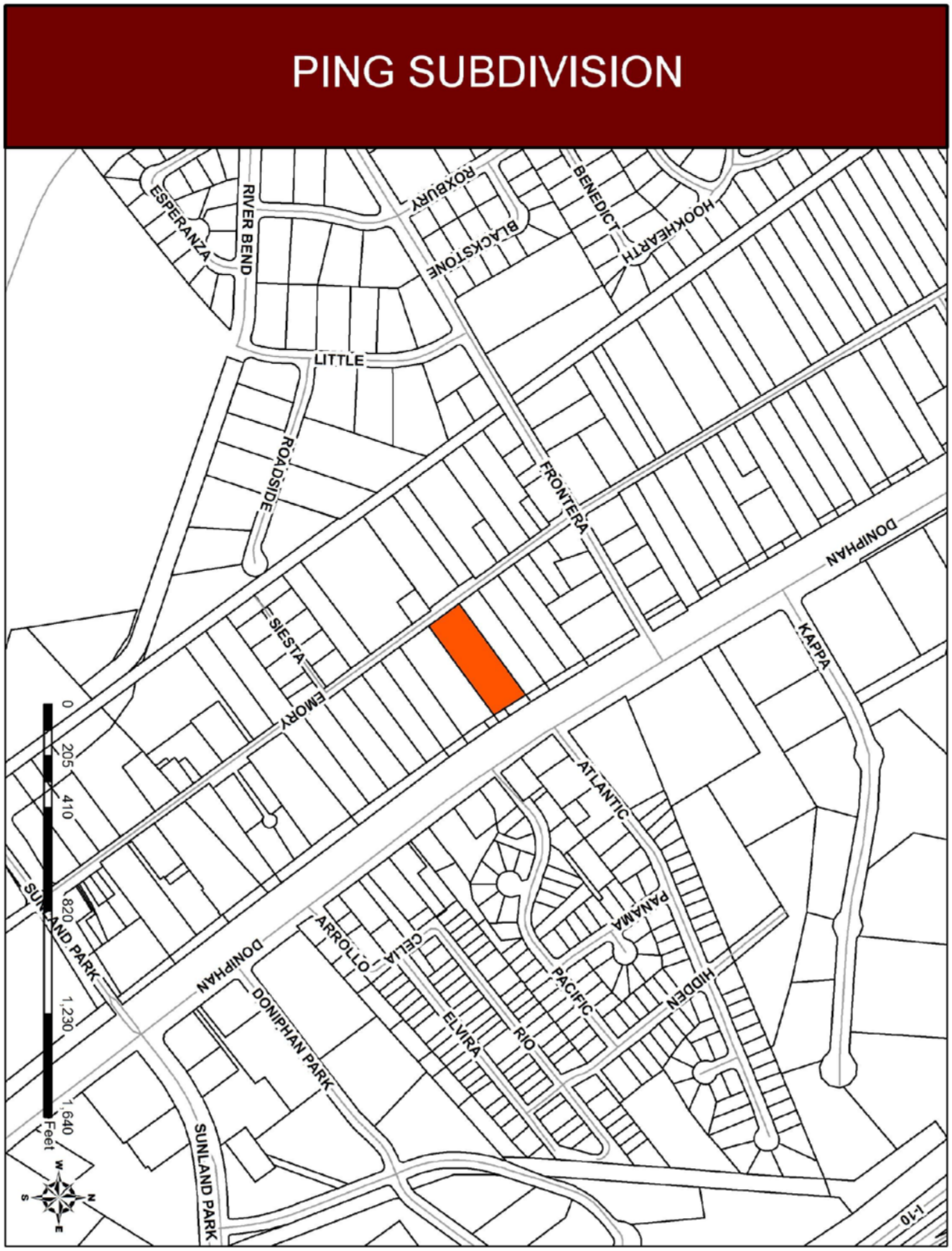
Additional Requirements and General Comments:

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

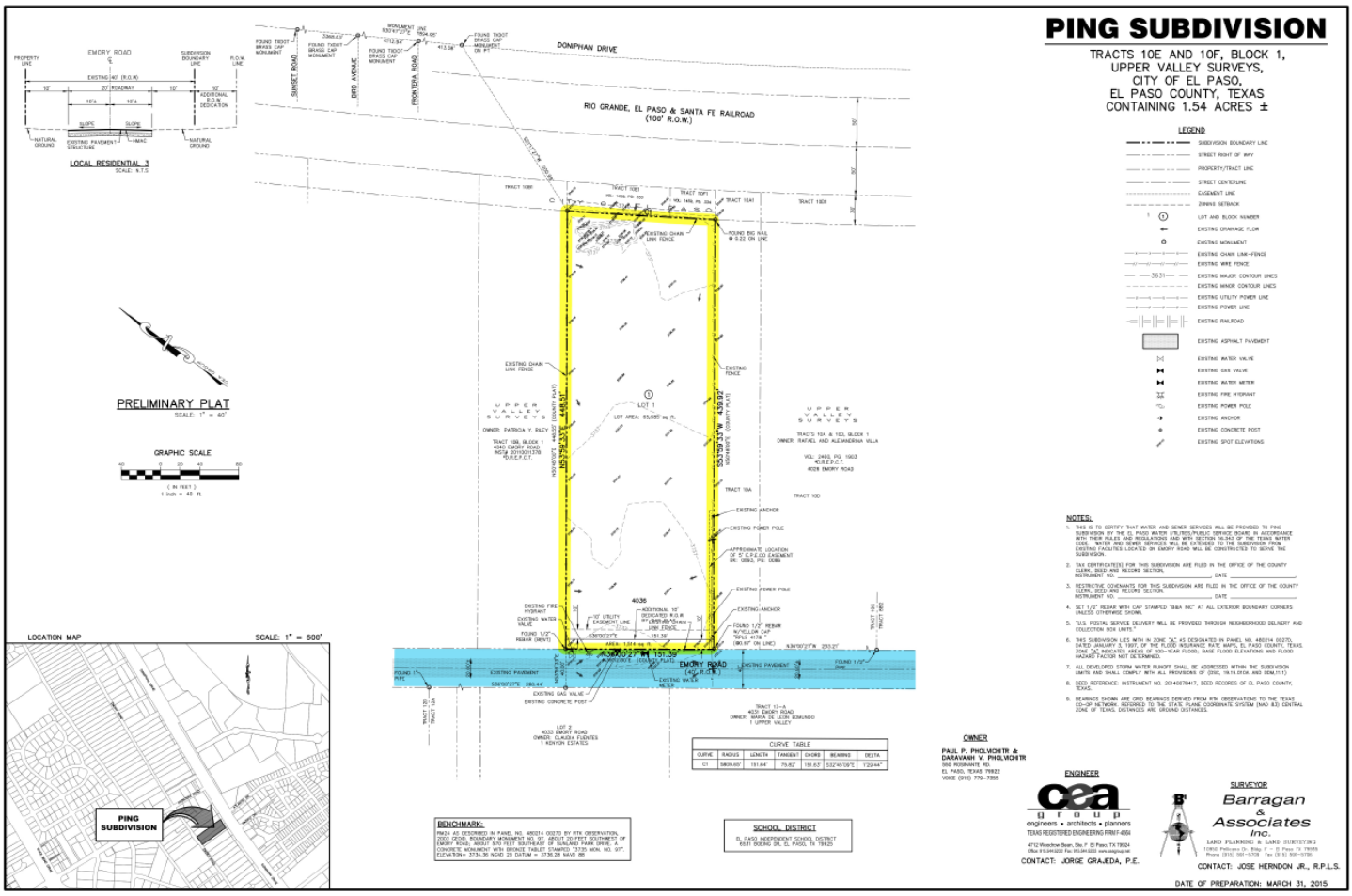
1. Location map
2. Aerial map
3. Preliminary plat
4. Final Plat
5. Waiver Request
6. Application

ATTACHMENT 1

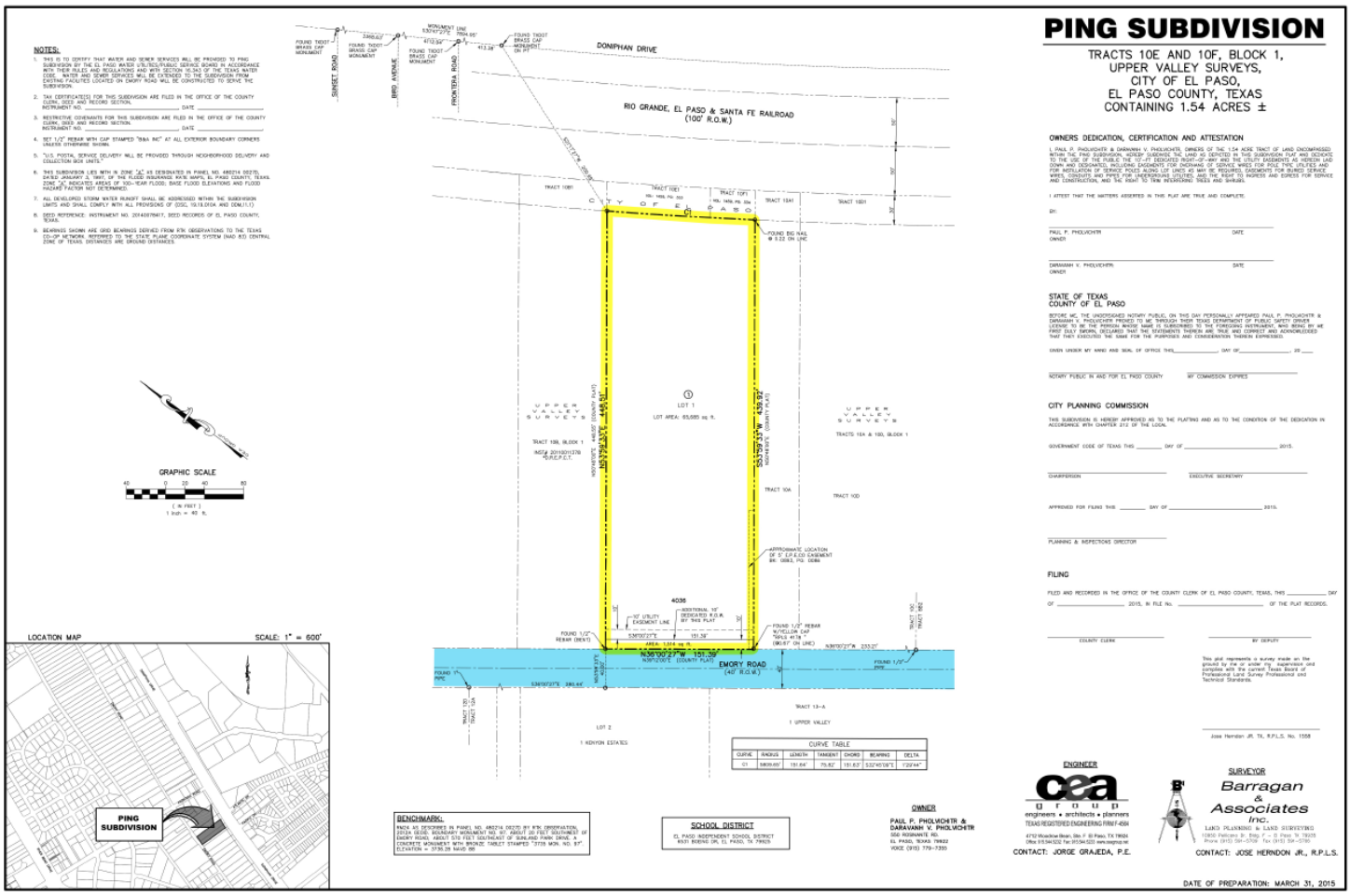


ATTACHMENT 2

ATTACHMENT 3



ATTACHMENT 4



ATTACHMENT 5

Castner Center @ Transmountain
4712 Woodrow Bean, Ste. F
El Paso, TX 79924
Office: 915.544.5232
Fax: 915.544.5233
web: www.ceagroup.net

March 24, 2015

City of El Paso – Planning & Inspections
811 Texas Avenue
El Paso, TX 79901

Attention: Mr. Joaquin Rodriguez

Reference: Ping Subdivision
Modification Request

Dear Mr. Rodriguez:

On behalf of the Owner for the above referenced development, we are requesting a variance to the City of El Paso Municipal Code. The following is the variance request:

- A waiver request for right-of-way improvements along Emory Rd. in accordance with Section 19.10.050.A of the City of El Paso Municipal Code. Our request is based on existing cross section of the street right-of-way and surrounding neighborhood. The property is located within the Upper Valley area of El Paso and there are no sidewalks and parkways throughout Emory Rd. or the near neighborhood streets, thus the construction of sidewalk and parkway improvements would not provide continuity. However, the Owner has agreed to dedicate an additional 10-ft right-of-way fronting Emory Rd. for future street expansion.

We look forward to your favorable consideration to our request. If you have any questions, please contact me at (915)544-5232 or jgrajeda@ceagroup.net.

Sincerely,
CEA Group

Jorge Grajeda, P.E.
Project Engineer

L-3041-001LP_Mod.Request_3-24-15
JG/jg

ATTACHMENT 6

CITY PLAN COMMISSION APPLICATION FOR
MAJOR COMBINATION SUBDIVISION APPROVAL

DATE: 3/24/2015 FILE NO. SUSU15-00021

SUBDIVISION NAME: Ping Subdivision

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
Tracts 10E and 10F, Block 1, Upper Valley Surveys, City of El Paso, El Paso County, Texas, Area 1.54 Acres

2. Property Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	1.54	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 (Gross) Acreage	1.54	

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 ____ Overhead ____ Combination of Both X

6. What type of drainage is proposed? (If applicable, list more than one)
Sheet 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
Waiver request of right-of-way improvements.

9. Remarks and/or explanation of special circumstances: N/A

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

CITY OF EL PASO PAID MAR 24 2015 CITY DEVELOPMENT DEPARTMENT

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

12. Owner of record Paul P. Pholvichitr & Daravanh V. Pholvichitr, 550 Rosinante Rd. El Paso, TX 79922 (915)-779-7355
(Name & Address) (Zip) (Phone)

13. Developer _____
(Name & Address) (Zip) (Phone)

14. Engineer CEA Group, 4712 Woodrow Bean Ste.F, El Paso, TX 79924 (915)-544-5232
(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.