



City of El Paso – City Plan Commission Staff Report

Case No: SUSU12-00035 Jeff's Subdivision
Application Type: Resubdivision Combination
CPC Hearing Date: May 3, 2012

Staff Planner: Justin Bass, (915) 541-4930, bassjd@elpasotexas.gov
Location: West of Patriot Freeway and South of Moonlight Avenue
Acreage: 0.46-acre
Rep District: 2
Existing Use: Two Family Residential Development
Existing Zoning: R-4 (Residential)
Proposed Zoning: R-4 (Residential)

Nearest Park: Sunrise Park (0.48-mile)
Nearest School: Canyon Hills Middle School (0.47-mile)
Park Fees Required: \$4,110.00
Impact Fee Area: This property is not in an impact fee area and is not subject to impact fees.

Property Owner: Jeffrey Hollow & Jill O'Connor
Applicant: Jeffrey Hollow & Jill O'Connor and Barragan & Associates, Inc.
Representative: Jeffrey Hollow & Jill O'Connor

SURROUNDING ZONING AND LAND USE

North: R-4 (Residential)/ Two Family Residential Development
South: R-4 (Residential)/ Single Family Residential Development
East: R-4 (Residential)/ Vacant
West: R-4 (Residential)/ Two Family Residential Development

PLAN EL PASO DESIGNATION: Post-War.

APPLICATION DESCRIPTION

The subdivider proposes to replat the subject property to create two lots, one being a panhandle lot, the panhandle portion measuring 90-ft in length, to serve an existing duplex. The second lot will serve a proposed single-family residence. Access will remain from Neptune Street. The subdivision is being reviewed under the current subdivision code.

The following exception is being requested:

- To allow for a panhandle lot.

Neptune Street is an existing 50-ft local right-of-way, which is considered to be substandard under the current subdivision code. The subdivision code requires a minimum 52-ft cross-section, to include a 5-ft parkway and 5-ft sidewalk on each side of the street. Per Section 19.10.050(A)1 of the subdivision code, the City Plan Commission may waive the requirement to dedicate and improve the substandard right-of-way if any of the following factors are met:

- a. Fifty per cent 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 and have sufficient capacity to handle the increase in traffic to be generated by the proposed development; or,*
- b. The plat is located within the City of El Paso's Extraterritorial Jurisdiction area, is not within the city's annexation path and written documentation from the County of El Paso has been received stating that the substandard road meets all County requirements and the County is willing to accept the dedication of the substandard road;*
- c. For all plats located in the City of El Paso's Extraterritorial Jurisdiction area, written concurrence from the County of El Paso is required prior to the waiver of any dedication and/or improvements.*

Staff finds that factor (a) does apply in this situation.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends **approval** of the exception in accordance with Section 19.48.030(A), **approval** of the waiver for right-of-way improvements in accordance with Section 19.10.050(A)1, and **approval** of Jeff's Subdivision on a **Resubdivision Combination** basis subject to the following conditions and requirements:

Planning Division Recommendation:

Approval with waiver and exception. In this case, more than fifty percent (50%) of the lots within a quarter mile of the subject property are developed; and the existing Neptune Street is both in character with the surrounding neighborhood and operates at its intended capacity. The exception request meets the *Criteria of Approval* under Section 19.48.030.

Engineering & Construction Management - Land Development

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

No objection.

Planning – Transportation

The existing 50ft. cross-section does not comply with Section 19.15.110 (Street Width and Design) as 52ft. of right-of-way is required for the proposed Local Street cross section.

- The proposed subdivision complies with the waiver requirements of Section 19.10.050.A.1.a (Roadway Participation) which allows for a waiver of the additional dedication and improvements required to bring Neptune Street up to current development standards.

Note:

1. 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 **Jeff's Subdivision**, a minor plat map and offer Developer / Engineer the following comments:

Please note that this subdivision is zoned "R-4" thus meeting the requirements for Single-family & Two-family dwelling units per lot, however, applicant has submitted preliminary covenants restricting the number of dwelling units to a Single-family dwelling unit for Lot 1, Block 1, and a Two-family dwelling unit for Lot 2, Block 1, therefore, **if** gross density waiver is granted by the Planning Department or designee then applicant shall be required to pay "park fees" in the amount of **\$4,110.00** based on the following "Park fees" calculations:

Fees calculated as follows:

3 dwelling units @ \$1,370.00 / Dwelling = **\$4,110.00**

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

Park(s) with-in Park zone: **Sunrise**

Nearest Park is with-in adjacent Park zone **NE-3: Wellington Chew**

El Paso Water Utilities

1. EPWU does not object to this request.
2. Each lot will require an independent water and sanitary sewer service.

Water

3. There is an existing 8-inch diameter water main along Neptune Street.
4. EPWU records indicate one (1) ¾ inch water meter connection serving the subject subdivision with 8835 Neptune Street as the service address.

Sanitary Sewer

5. There is an existing 8-inch diameter sanitary sewer main that extends along Neptune Street.

General:

6. Application for additional water and sewer services should be made 6 to 8 weeks prior to construction to ensure water for construction work. New service applications are available at 1154 Hawkins, 3rd Floor. 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 lines and appurtenances.

EPWU Stormwater Division

No Objections.

El Paso Fire Department

No comments received.

911

No comments received.

Sun Metro

Sun Metro recommends the placement of sidewalks and ADA compliant improvements throughout the development to City standards to provide pedestrian accessibility to mass transit services.

Central Appraisal District

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 and 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
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.
3. Applicant shall address the following comments prior to recordation:
 - Both property owners must be listed and sign the plat.
 - Correct location map. The subject property is located south of Moonlight Drive.
 - Label Lot 1 as 8835 Neptune; and Lot 2 as 8839 Neptune.

Attachments

1. Location map
2. Aerial map
3. Preliminary plat
4. Final plat
5. Exception request
6. Application

ATTACHMENT 1



ATTACHMENT 2



ATTACHMENT 5

REQUEST FOR EXCEPTION

JEFF'S SUBDIVISION
BEING REPLAT OF A PORTION OF
TRACT 327, SUNRISE ACRES,
CITY OF EL PASO,
EL PASO COUNTY, TEXAS

TO THE CITY OF EL PASO, TEXAS

JEFFREY HOLLOW AND JILL O'CONNOR, being the owners of the described property in El Paso, County, Texas: *Lots 1 and 2, Block 1, Jeff's Subdivision, City of El Paso, El Paso County, Texas* request for an exception per section 19.23.040.C, to allow a panhandle lot in accordance with section 19.48 of the Code.

ATTACHMENT 6



CITY PLAN COMMISSION APPLICATION FOR
RESUBDIVISION COMBINATION SUBDIVISION APPROVAL

DATE: 4-11-12 FILE NO. SUSU12-00035
 SUBDIVISION NAME: Jeff's Subdivision

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
Jeff's Subdivision Being Replat of a Portion of Tract 327, Sunrise Acres,
City of El Paso, El Paso County, Texas.

2. Property Land Uses:

	<u>ACRES</u>	<u>SITES</u>		<u>ACRES</u>	<u>SITES</u>
Single-family	<u>.14</u>	<u>1</u>	Office	_____	_____
Duplex	<u>.32</u>	<u>1</u>	Street & Alley	_____	_____
Apartment	_____	_____	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____	_____	_____	_____
School	_____	_____	_____	_____	_____
Commercial	_____	_____	Total No. Sites	_____	<u>2</u>
Industrial	_____	_____	Total (Gross) Acreage	<u>.46</u>	_____

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 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)
Surface

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 Request for exception to
allow a parhande lot, per section 19.23.040.C.

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 Title I (General Provisions) Chapter 1.04 - Vested Rights (See Attached).

12. ^{Representative/} Owner of record Jeffrey Hallow + Jill O'Connor 8835 Neptune Street, El Paso, TX, 79904 (603) 953-5567
 (Name & Address) (Zip) (Phone)
13. Developer _____
 (Name & Address) (Zip) (Phone)
14. Engineer Boatman Assoc. Inc. 10950 Pelicano Dr Bld. F El Paso, TX 79935 (915) 591-5709
 (Name & Address) (Zip) (Phone)

CASHIER'S VALIDATION
 FEE: \$1,083.00

OWNER SIGNATURE: *Jeffrey Hallow Jill O'Connor*
 REPRESENTATIVE: _____

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