



## *City of El Paso – City Plan Commission Staff Report*

**Case No:** SUSU13-00023 – La Mision Subdivision Replat “A”  
**Application Type:** Resubdivision Combination  
**CPC Hearing Date:** May 30, 2013  
**Staff Planner:** Nelson Ortiz, (915) 541-4931, [ortiznx@elpasotexas.gov](mailto:ortiznx@elpasotexas.gov)  
**Location:** North of North Loop and East of Pendale  
**Acreage:** 1.882 acres  
**Rep District:** 7  
**Existing Use:** Single Family Dwelling  
**Existing Zoning:** R-1/sc (Residential/ special contract)  
**Proposed Zoning:** N/A  
**Nearest Park:** Lomaland Park (.72 mile)  
**Nearest School:** Valley View Middle School (0.5 mile)  
**Park Fees Required:** \$2,740  
**Impact Fee Area:** N/A  
**Property Owner:** Mike & Ana Maria Kohan  
**Applicant:** Mike & Ana Maria Kohan  
**Representative:** Rey Engineering

### **SURROUNDING ZONING AND LAND USE**

**North:** RF (Ranch Farm)/ Single-Family Dwelling  
**South:** RF (Ranch Farm)/ Single-Family Dwelling  
**East:** RF (Ranch Farm) / Single-Family Dwelling  
**West:** R-3A/sc (Residential / special contract) / Single-Family Development

**PLAN EL PASO DESIGNATION:** G3 Postwar

### **APPLICATION DESCRIPTION**

The applicant proposes to replat approximately two acres into two residential lots. The first lot, location of an existing residence, will measure 31,000 square feet; while the second lot, currently vacant, will measure 56,000 square feet. With this plat, the applicant will dedicate 20 additional feet of right-of-way along Pendale Road as per the special condition set on the property. The applicant has also submitted a waiver for roadway improvements as per Section 19.10.050. Access to the subdivision is proposed from Pendale Road. This application was reviewed under the current subdivision code.

### **DEVELOPMENT COORDINATING COMMITTEE**

The Development Coordinating Committee recommends **approval** of the waiver and of La Mision Subdivision Replat “A” on a Resubdivision Combination basis, subject to the following

conditions and requirements:

**Planning Division Recommendation:**

Planning does not object to the waiver as it complies with reason 1-a under Section 19.10.050.A (Roadway participation policies – Improvement of adjacent (perimeter) road and utilities):

*1-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 and have sufficient capacity to handle the increase in traffic to be generated by the proposed development.*

**Staff recommends approval.**

**City Development Department - Land Development**

We have reviewed subject plats and recommend **Approval**. No objections.

**Parks and Recreation Department**

We have reviewed **La Mision Subdivision Replat "A"**, a resubdivision combination plat map and offer Developer / Engineer the following comments:

Please note that this subdivision is composed of **2** Single-family residential dwelling lots and applicant is required to pay "Park fees" in the amount of **\$2,740.00** based on the following calculations:

$$2 \text{ (R-1/sc) Single-family dwelling lots @ } \$1,370.00 \text{ / Dwelling Unit} = \mathbf{\$2,740.00}$$

Please allocate generated funds under Park Zone: **MV-3**

Nearest Parks: **Lomaland** & **Marian Manor**

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**

We have reviewed the subdivision referenced above and provide the following comments:

1. EPWU-PSB does not object to this request.

**EPWU-PSB Comments**

**Water:**

2. There is an existing 12-inch diameter water main located along Pendale Road, approximately 6 feet west of the west property Line. This water main is available for service.

3. Previous water pressure reading from fire hydrant #6337 located at south west corner of Pendale Road and Euphrates Drive, have yielded a static pressure of 100 (psi) pound per square inch, a residual pressure of 82 (psi) pounds per square inch and a discharge of 787 (gpm) gallons per minute.

4. The owner should, for his own protection and at his own expense, install at the discharge side of each water meter a pressure regulator, strainer and relief valve, to be set for pressure as desired by the customer. The Lot owner shall be responsible for the operation and maintenance of the above-described water pressure regulating device.

5. EPWU records indicate an active 1-inch water meter. The service address for this meter is 550 Pendale Road.

**Sewer:**

6. There is an existing 24-inch diameter sanitary sewer main located along Pendale Road approximately 37 feet west of the subject west property line. An 8 –inch extension is required for sanitary sewer connection into the existing 24-inch sanitary sewer main. No direct service connections are allowed to the 24-inch sewer main as per El Paso Water Utilities – Public Service Board Rules and Regulations. The owner is responsible for all sanitary sewer main extensions.

**General:**

7. EPWU requires a new service application to serve the subject property. The following items are required at the time of application: (1) hard copy of subdivision plat with street names and addresses; (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 appurtenances.

**911**

No comments received.

**El Paso Department of Transportation**

No comments received.

**El Paso Fire Department**

No comments received.

**Sun Metro**

Sun Metro recommends the placement of sidewalks 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.

**Ysleta 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

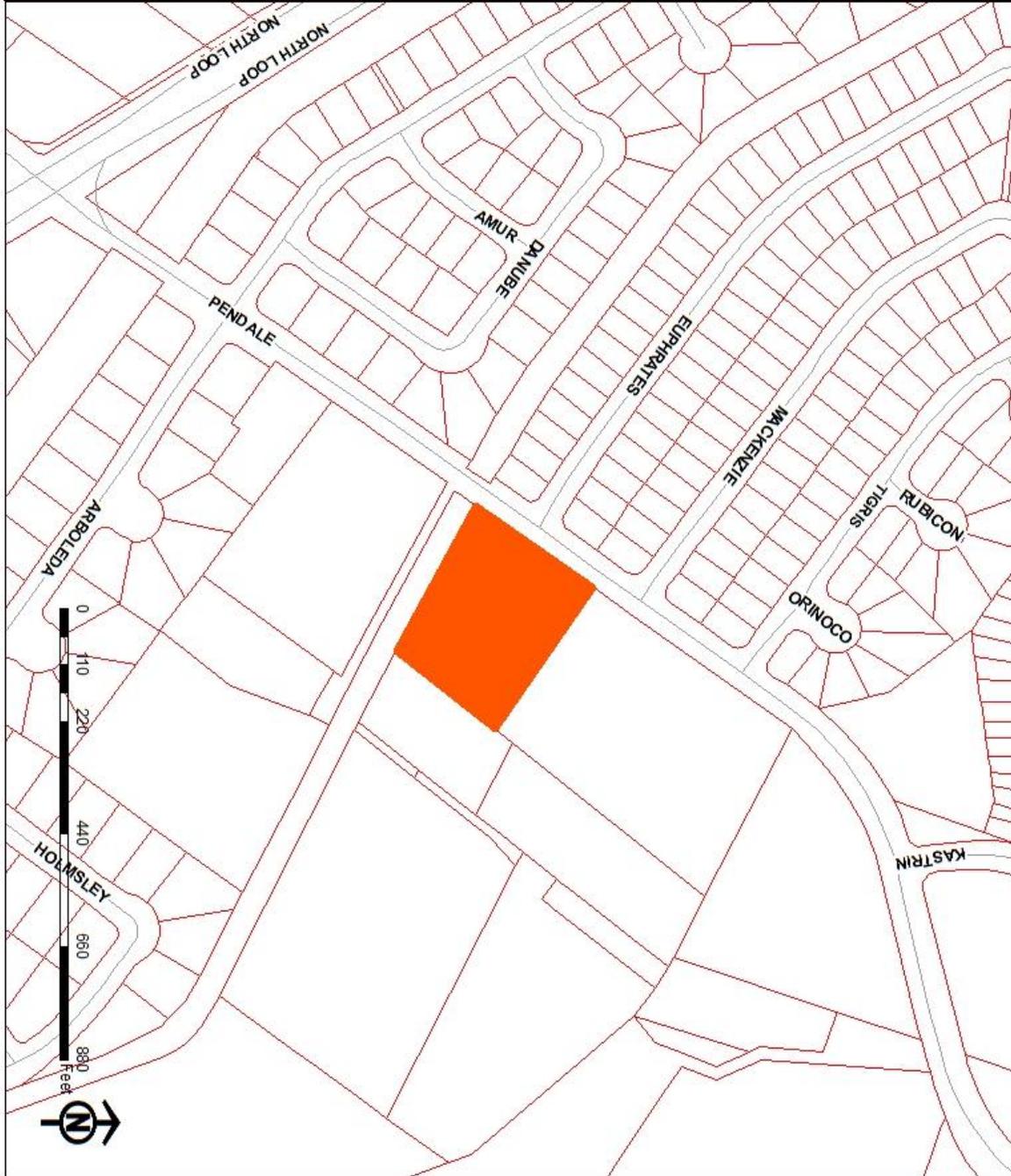
- c. Release of access document, if applicable
  - d. Set of restrictive covenants, if applicable
2. Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in determining the type of delivery 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. Roadway Improvement Waiver
6. Application

ATTACHMENT 1

LA MISION SUBDIVISION REPLAT "A"



ATTACHMENT 2

LA MISION SUBDIVISION REPLAT "A"







**ATTACHMENT 5**

*REY ENGINEERING Inc.*

9434 Viscount Suite 148

El Paso, Texas 79925

(915) 633-8070 Office

(915) 633-8060 Fax

(915) 309-1889 Mobile

E-mail: [reye1942@msn.com](mailto:reye1942@msn.com)

Tuesday, May 14, 2013

Mr. Nelson Ortiz

City of El Paso

Subject: La Mision Replat A Waiver request for Roadway improvements

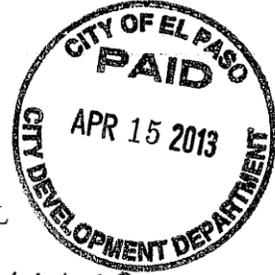
Mr. Ortiz, we are hereby officially requesting subject waiver as per City of El Paso Subdivision Section 19.10.050. Anticipating your help we thank you in advance. Call if any questions.

Respectfully:

Enrique Rey P.E.

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**ATTACHMENT 6**



CITY PLAN COMMISSION APPLICATION FOR  
RESUBDIVISION COMBINATION SUBDIVISION APPROVAL

DATE: 8 APR 2013 FILE NO. SUSU13-00023

SUBDIVISION NAME: LA MISION SUBDIVISION REPEAT A

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)  
BEING A REPEAT OF LOT C, BLOCK 1, LA MISION  
SUBDIVISION 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>1.882</u>	<u>2</u>	Office	_____	_____
Duplex	_____	_____	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>1.882</u>	_____

3. What is existing zoning of the above described property? \_\_\_\_\_ 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

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 \_\_\_\_\_

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. Owner of record MIKE & ANNE MARIE KOHAN 550 FENDALE RD. (915) 858-1612  
 (Name & Address) (Zip) (Phone)

13. Developer \_\_\_\_\_  
 (Name & Address) (Zip) (Phone)

14. Engineer REY ENGINEERING 9424 JK SCOUNT (905)  
 (Name & Address) (Zip) (Phone) STE 148, EL PASO, TX 79925 633-8070

CASHIER'S VALIDATION  
 FEE: \$1,083.00

OWNER SIGNATURE: Michael B. Kohan  
 REPRESENTATIVE: [Signature]

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