City of El Paso – City Plan Commission Staff Report
(REVISED)

Case No:	SUSU16-00027 Skarda Place
Application Type:	Resubdivision Combination
CPC Hearing Date:	June 2, 2016
Staff Planner:	Armida Martinez, (915) 212-1605, martinezar@elpasotexas.gov
Location:	North of Westside and West of Upper Valley
Acreage:	0.684 acres
Rep District:	1
Existing Use:	Residential
Existing Zoning:	PR-1 (Planned Residential)
Proposed Zoning:	PR-1 (Planned Residential)
Nearest Park:	Rio Grande Trail North (1.26 miles)
Nearest School:	Occupational Health Center (2.08 miles)
Park Fees Required:	Pending
Impact Fee Area:	N/A
Property Owner:	Lamar & Connie Skarda
Applicant:	Lamar & Connie Skarda
Representative:	SLI Engineering

SURROUNDING ZONING AND LAND USE

North: R-1/ (Residential) / single-family
South: PR-1/ (Residential) / single-family
East: R-1/ (Residential) / single-family
West: Sunland Park, NM / (Residential)

PLAN EL PASO DESIGNATION: G4, Suburban (Walkable)

APPLICATION DESCRIPTION

The applicant proposes to combine a portion of a platted lot and an unplatted tract of land into a residential lot. Access to the subdivision is from Westside Drive. This subdivision is being reviewed under the current subdivision code. The applicant is requesting to waive all of the required street improvements as per Section 19.10.050.1 due to fifty per cent of the lots within a quarter mile of the proposed development have already been developed and an exception request to allow a residential lot to access an arterial street as per Section 19.15.060 due to the topography and physical condition of the property. Westside Drive currently consists of 50 ft. of right-of-way, 28 ft. of pavement and no sidewalks.

NEIGHBORHOOD INPUT

Notice of a Public Hearing was published in the El Paso Times on May 18, 2016 and a notice was mailed to all property owners within 300 feet of the subject property. The Planning Division did not receive any communication in support or in opposition to the request.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends **approval** of the waiver and exception requests and **approval** of Skarda Place Subdivision on a Resubdivision Combination basis subject to the following conditions and requirements:

Planning Division Recommendation:

The Planning Division recommends **approval** of the waiver request as per Section 19.10.050.1. 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. Approval of the exception request as per Section 19.15.060.F(2) Where the only street frontage which may be provided to the residential lot is from an arterial street due to the shape, topography or other physical condition of the property;

Planning & Inspections Department - Land Development

We have reviewed subject plats and recommend **Approval**.
The Developer/Engineer shall address the following comments.

1. On the Preliminary Plat, the Drainage Report shows FEMA FIRM panel number from the County plans; use the City's current flood zone panels.
2. On the street cross-section, label the street and the slope with its direction.

Capital Improvement Department - Parks

We have reviewed **Skarda Place,** a resubdivision combination plat map and on behalf of CID Parks Planning Division we offer Developer / Engineer the following comments:

Please note that this subdivision is zoned "PR-1" meeting the requirements for Multi-family dwellings use restricted to a maximum of 29 dwelling units per acre however, Applicant has provided copy of preliminary covenants restricting the use to Single-family therefore "Park fees" will be assessed as follows:

1. **If** applicant provides copy of final signed/recorded covenants restricting the use to Residential (Single-family dwelling) and **if** gross density waiver is granted by the City Manager or the Planning Department designee, then Applicant shall be required to pay "Park fees" in the amount of **$1,370.00** based on Residential subdivision requirements calculated as follows:

1 (PR-1) Single-family dwelling lots @ $1,370.00 / dwelling = **$1,370.00**

Please allocate generated funds under Park Zone**: NW-8**
Nearest Parks: **Valley Creek & River Park West #1**

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. A 25-foot PSB-EPWU easement dedicated by plat is required to accommodate the existing 8-inch sanitary sewer main along the southern portion of the property parallel to Westside Dr.

Water:

2. There is an existing 12-inch diameter water main extending along Westside Dr., approximately 25-feet south of the right of way centerline. This main is available for service.

3. EPWU records indicate a 1-inch water meter serving the subject property. The service address for this meter is 5400 Westside Dr.

Sewer:

4. There is an existing 8-inch diameter sanitary sewer main extending along the southern portion of the property parallel to Westside Dr.

General:

5. All easements dedicated for public water and/or sanitary sewer facilities are to comply with the EPWU-PSB Easement Policy. The PSB easements shall be improved to allow the operation of EPWU maintenance vehicles. EPWU-PSB requires access to the proposed water, sanitary sewer facilities, appurtenances, and meters within the easement 24 hours a day, seven (7) days a week.

6. During the site improvement work, the Owner/Developer shall safeguard the existing sanitary sewer main and appurtenant structures located within the subdivision. The Owner/Developer shall minimize changes in grade above or near the vicinity of the existing PSB facilities and is responsible for the costs of setting appurtenant structures to final grade.

7. No building, reservoir, structure, parking stalls or other improvement, other than asphaltic paving (HMAC), shall be constructed or maintained on the above referenced EPWU-PSB easement without the written consent of EPWU-PSB. The Developer shall refrain from constructing rock walls, signs, buildings, curbs or any structure that will interfere with the access to the PSB easements. There shall be at least 5-foot setback from the easement line to any building, sign or structure. All easements dedicated for public water and sanitary sewer facilities shall comply with the EPWU-PSB Easement Policy. The PSB easements shall be improved to allow the operation of EPWU maintenance vehicles. EPWU-PSB requires access to the proposed water, sanitary sewer facilities, appurtenances, and meters within the easement 24 hours a day, seven (7) days a week.

8. EPWU-PSB requires a new service application to serve the subdivision. New service applications should be made 6-8 weeks in advance of construction to ensure water for construction work. The following items, if applicable, are required at the time of application: (1) hard copy of site plan with street names and addresses; (2) finalized set of improvement plans, including grading & drainage plans; (3) digital copy of site plan; (4) benchmark check; (5) construction schedule; and (6) a certificate of compliance. Service will be provided in accordance with the current El Paso Water Utilities – Public Service Board (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.

El Paso County 911 District
No comments received.

El Paso Department of Transportation
No comments received.

El Paso Fire Department
No comments received.

Central Appraisal District
No Objections.

El Paso Electric Company
No comments received.

Texas Gas Company

No comment 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.

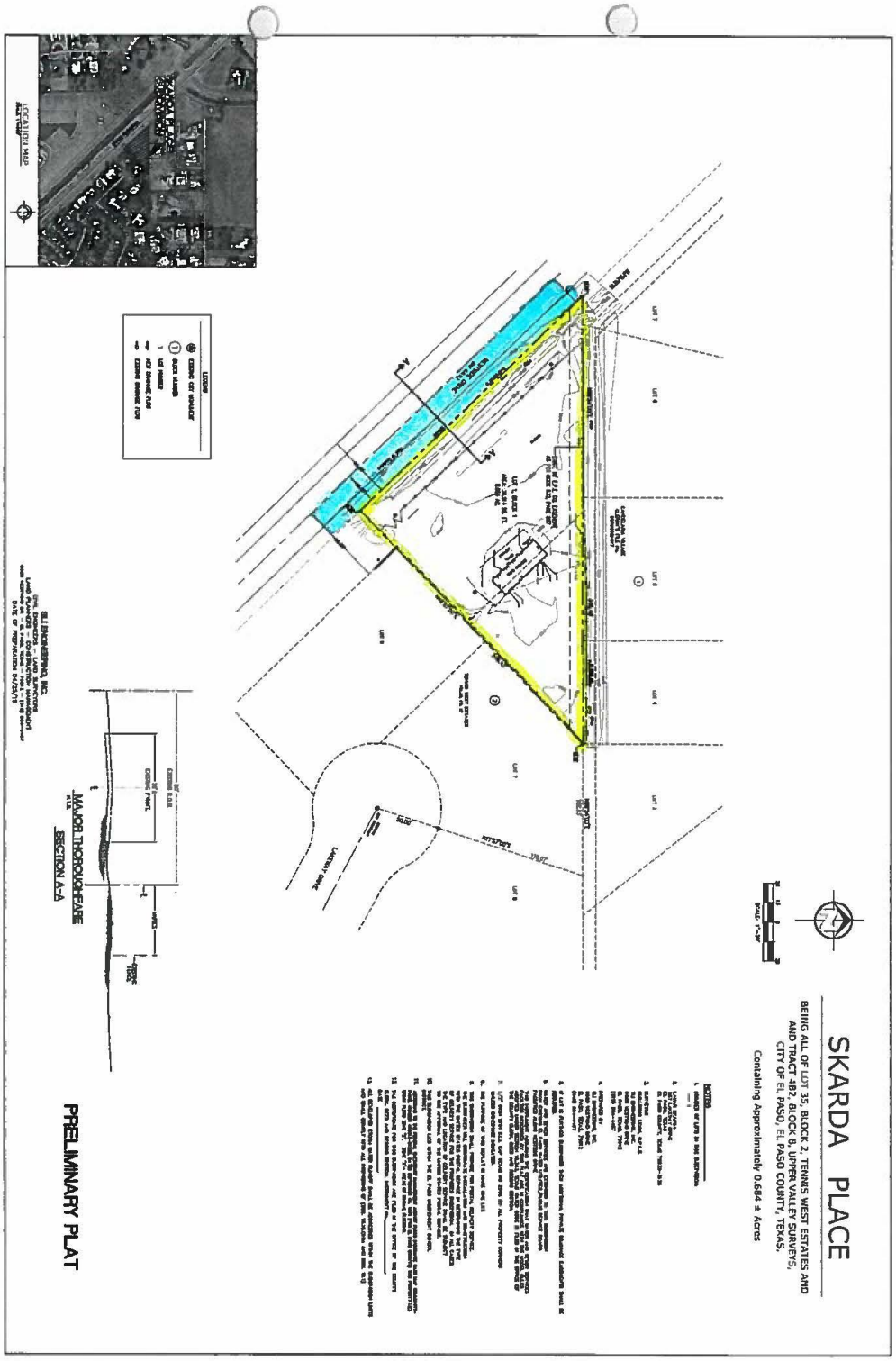
Attachments

1. Location map
2. Aerial map
3. Preliminary plat
4. Final plat
5. Waiver/Exception letter
6. Application

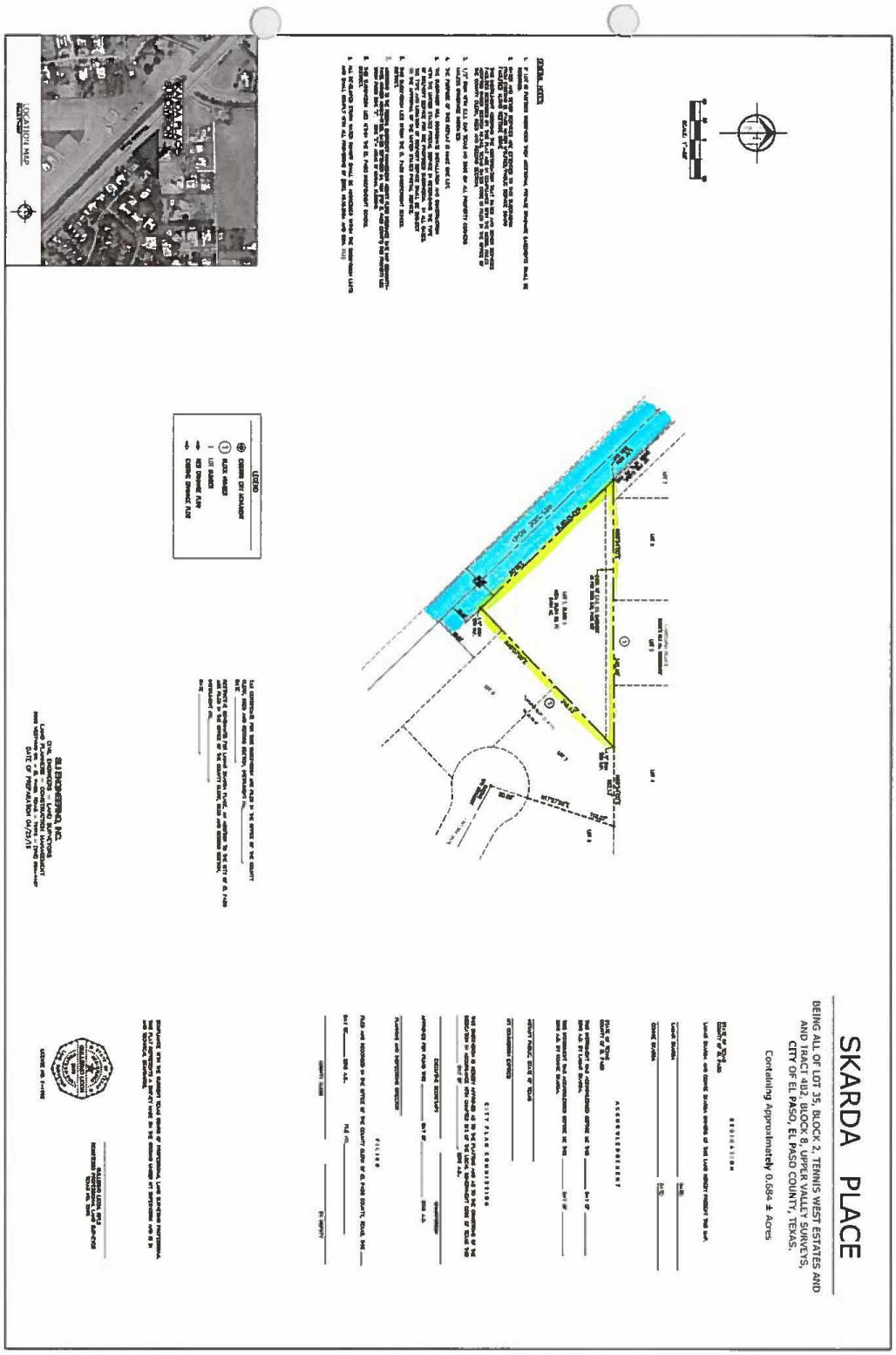
ATTACHMENT 1

ATTACHMENT 2

ATTACHMENT 3



ATTACHMENT 4



ATTACHMENT 5

SLI ENGINEERING, INC.

Guillermo Licón, P.E.
President

March 15, 2015

Armida Martinez
Planning Division
City of El Paso
711 Texas Street
El Paso Texas

Dear Ms. Martinez

Subject: Skarda Subdivision waiver and exception request.

Lamar Skarda requests a waiver for Code No. **19.10.050** - **Roadway participation policies—Improvement of roads and utilities within and or abutting the subdivision of the Municipal Code, to eliminate the condition of** the construction of any improvements and for any additional right of way and to keep the existing configuration of Westside drive. This condition was requested by your office as a comment on the subdivision listed above. More than 50% of the surrounding areas within a quarter mile radius have been developed along Westside Dr. without the proposed improvements. Also the south side of such right of way is located in the state of New Mexico. Granting the waiver will actually allow the developer to leave the configuration of Westside Dr. as it exists today. This configuration will not be detrimental to the public health, safety and welfare and will be in character with the neighborhood.

Also we cordially request an exception to Code No. **19.15.060-F-2 Street Standards:** We are aware that accessing a subdivision from an arterial street is not allowed unless the proposed subdivision meets one or more of the following criteria as determined by the city plan commission:

1. Where residential lot frontage is provided from an arterial street on an adjoining property, and the city plan commission determines that a public benefit would result from permitting the proposed development to be similarly designed; or

Civil Engineers
Land Surveyors & Planners
Construction Management

Licensed Registered Engineers
Texas - New Mexico
Arizona - Colorado

6600 Westwind Drive
El Paso, TX 79912
Phone (915) 584-4457
Fax (915) 581-7756

2. Where the only street frontage which may be provided to the residential lots is from an arterial street due to the shape, topography or other physical condition of the property;

We believe that the topography and the location of the parcel meets criteria number 2 since access is only provided off Westside Dr.. Therefore, we cordially request permission to access the lot off Westside Dr.

Thank you for your assistance.

Sincerely;

Georges Halloul
SLI Engineering, Inc.

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ATTACHMENT 6

SUSU 16-00027

CITY OF EL PASO PAID MAY 12 2016 CITY DEVELOPMENT DEPARTMENT

CITY PLAN COMMISSION APPLICATION
REVISED SUBDIVISION APPROVAL

DATE: 1/8/2016 FILE NO. SUSU16-00027

SUBDIVISION NAME: SKARDA PLACE

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
BEING LOT 35, BLOCK 2, TENIIS WEST ESTATES AND TRACT 452, BLOCK 8, UPPER VALLEY SURVEYS, CITY OF EL PASO, EL PASO COUNTY TEXAS.

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	ACRES	SITES		ACRES	SITES
Single-family	0.69	1	Industrial		
Duplex			Office		
Apartment			Street & Alley		
Mobile Home			Ponding & Drainage		
P.U.D.			Institutional		
Park			Other:		
School			Total No. Sites	0.69	1
Commercial					

3. What is the 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 X No _____

5. What type utility easements are proposed: Underground _____ Overhead _____ Combination of both X

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 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. Street 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 _____

If yes, please submit a vested rights petition in accordance with Section 19.47- Vested rights (see attached)

12. Owner of record SKARDA, LAMAR & CONNIE 857 LAKEWAY DR. 79932 EL PASO, TX 915- 525-3456
(Name and address) (Zip) (Phone)

13. Developer SKARDA, LAMAR & CONNIE 857 LAKEWAY DR. 79932 EL PASO, TX 915-525-3456
(Name and address) (Zip) (Phone)

14. Engineer SLI ENGINEERING 6600 WESTWIND DR 79912 584-4457
(Name and address) (Zip) (Phone)

CASHIER'S VALIDATION
FEE: 1,182.44

OWNER SIGNATURE: LAMAR SKARDA

REPRESENTATIVE:

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