



City of El Paso – City Plan Commission Staff Report

Case No: SUSU13-00058 Begonia Subdivision
Application Type: Major Combination
CPC Hearing Date: July 25, 2013
Staff Planner: Raul Garcia, 915-541-4935, garcia1@elpasotexas.gov
Location: East of Zaragoza and South of Socorro Rd.
Acreage: 11,552 sq.ft.
Rep District: 6
Existing Use: Vacant
Existing Zoning: R-4 (Residential)
Proposed Zoning: R-4 (Residential)
Nearest School: South Loop Elementary School (0.4 mile)
Nearest Park: Ysleta Park (0.14 mile)
Park Fees: \$2,740.00
Impact Fee Area: Not in Impact Fee Area
Property Owner: Guadalupe Velez
Applicant: Guadalupe Velez
Representative: CAD Consulting Co.

SURROUNDING ZONING AND LAND USE

North: R-4 (Residential)/ Residential development
South: R-4 (Residential)/ Residential development
East: R-4 (Residential)/ Residential development
West: R-4 (Residential)/ Residential development

THE PLAN FOR EL PASO DESIGNATION: G3 Post-War

APPLICATION DESCRIPTION

The applicant is proposing one lot for development of a single family home or a duplex with access off of Begonia Place. Begonia Place is currently a sub-standard ROW with a varying width of 25' to 28' and 24.5' to 25' of pavement with no sidewalks and no parkway. The applicant is requesting a waiver of dedication and roadway improvements for Begonia Place, in accordance with Section 19.10.050.A of the subdivision code.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends **approval** of the waiver of ROW dedication and improvements on Begonia Place and **approval** of Begonia Subdivision on a **Major Combination** basis subject to the following conditions and requirements:

City Development Department-Planning:

Planning recommends approval of the waiver of ROW dedication and improvements on Begonia Place and approval of the subdivision plat. Planning does not object to the waiver as it complies with Section 19.10.050.A (Roadway participation policies – Improvement of adjacent (perimeter) road and utilities) as 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.

City Development Department-Land Development:

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

- 1. Clarify how drainage run-off will be address; on-site-ponding is required.
- 2. Place a notes on the preliminary and final plat stating that lot is subject to on-site pond.

Parks and Recreation Department:

We have reviewed Begonia Subd., and offer Developer / Engineer the following comments:

Please note that this subdivision is composed of one lot zoned “R-4” which meets the requirements for Single-family & Two-family dwelling use therefore, "Park fees" will be assessed based on the following:

- 1. If gross density waiver is granted by the Planning Department or designee and covenants are provided restricting the use to a Single-family dwelling unit per lot, then applicant shall be required to pay "Park fees" in the amount of \$1,370.00 calculated as follows:

$$1 \text{ (R-4) Single-family dwelling lot @ } \$1,370.00 / \text{ Dwelling} = \$1,370.00$$
- 2. If subdivider fails to provide proof of the gross density waiver with the filing of the final plat or gross density waiver is not granted by the Planning Department or designee, then "Park fees" will be assessed based on Residential subdivisions requirements with a Two-family dwelling use per lot, therefore, applicant shall be required to pay "Park fees" in the amount of \$2,740.00 calculated as follows:

$$1 \text{ (R-4) Two-family dwelling lot} = 2 \text{ Dwellings @ } \$1,370.00 / \text{ Dwelling} = \$2,740.00$$

Please allocate generated funds under Park Zone: MV-6
Parks with-in Park zone: Dolphin & Student Memorial
Nearest park located with-in park zone MV-4: Ysleta

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 along Begonia Place that is available for service, the water main is located approximately 20-ft north from northern property line.
- 3. There is an existing 8-inch diameter water main along Begonia Place that is available for service, the water main is located approximately 11-ft west from the western property line.

4. Previous water pressure reading from fire hydrant # 3499 located at the northeast intersection of Begonia and Apodaca Place, have yielded a static pressure of 96 (psi) pounds per square inch, a residual pressure of 78 (psi) pounds per square inch and a discharge of 1186 (gpm) gallons per minute

5. 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.

Sanitary Sewer:

6. There is an existing 8-inch diameter sanitary sewer main along Begonia Place that is available for service, the sewer main is located approximately 18-ft west from the western property line.

General:

7. EPWU requires a new service application to provide service the subject property. New service applications are available at 1154 Hawkins, 3rd Floor. The following items are required at the time of application: (1) hard copy of subdivision plat; (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 appurtenance

El Paso Fire Department:

No comments received.

911

No comments received.

Sun Metro:

Sun Metro has reviewed the subdivision plan and has no objections.

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:

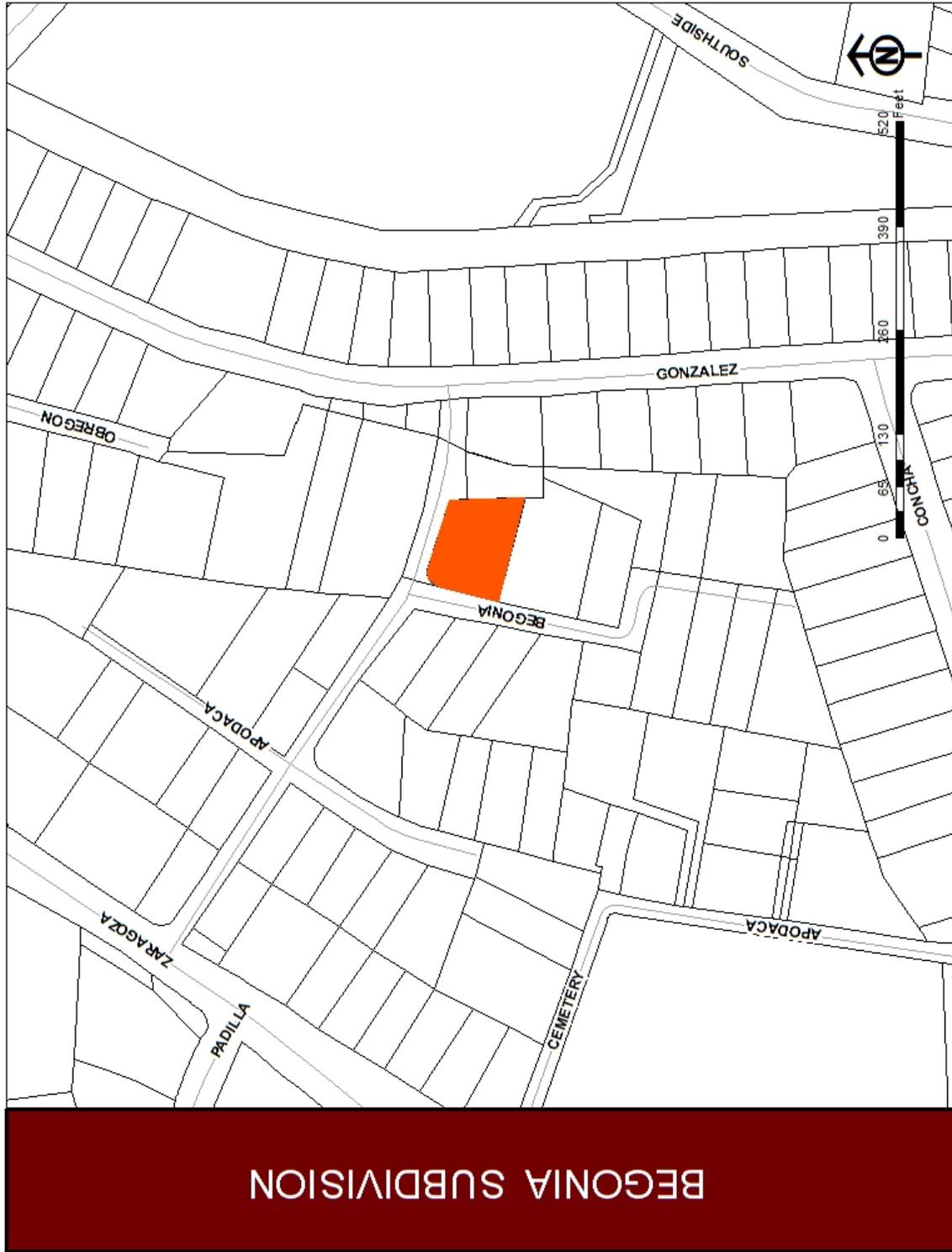
1. Submit to the City Development Department – Planning Division the following prior to recording of the subdivision.
 - a. Current certified tax certificate(s)
 - b. Current proof of ownership
 - c. Release of access document, if applicable
 - d. Set of restrictive covenants, if applicable
 - e. Deed for property to be dedicated as parkland.
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



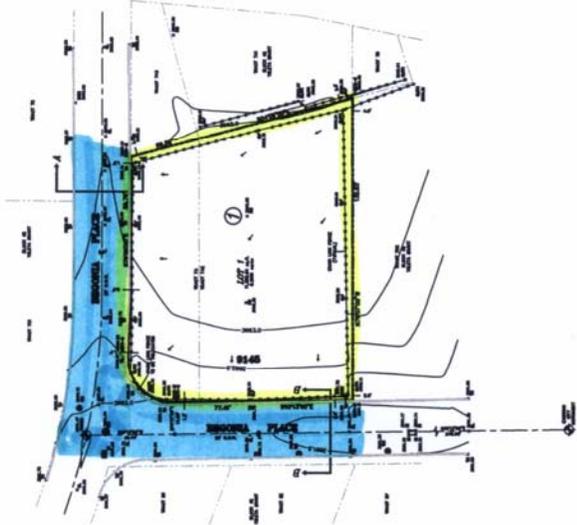
ATTACHMENT 2



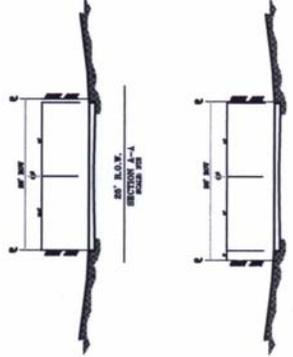
ATTACHMENT 3

**BEGONIA
SUBDIVISION**
BEING ALL OF TRACTS 7A AND 7A2, BLOCK 42
YSILETA GRANT
CITY OF EL PASO, EL PASO COUNTY TX.
CONTAINING:
11,552.04 SQ. FT.
OR 0.2651 ACRES ±
PRELIMINARY

NOTES:
1. THIS PLAN IS PREPARED FOR THE INFORMATION AND USE OF THE OWNER OF THE PROPERTY.
2. THE PROPERTY IS TO BE SUBDIVIDED INTO THE LOTS SHOWN HEREON.
3. THE LOTS SHOWN HEREON ARE TO BE CONVEYED TO THE OWNER OF THE PROPERTY.
4. THE LOTS SHOWN HEREON ARE TO BE CONVEYED TO THE OWNER OF THE PROPERTY.
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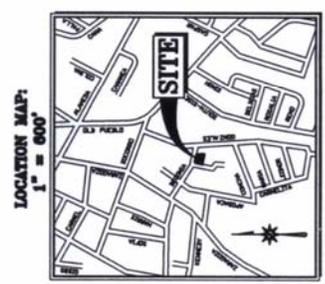
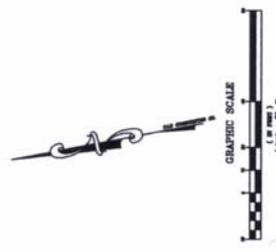


NO.	DESCRIPTION	AREA
1	LOT 1	1,111.11 SQ. FT.
2	LOT 2	1,111.11 SQ. FT.
3	LOT 3	1,111.11 SQ. FT.
4	LOT 4	1,111.11 SQ. FT.
5	LOT 5	1,111.11 SQ. FT.
6	LOT 6	1,111.11 SQ. FT.
7	LOT 7	1,111.11 SQ. FT.
8	LOT 8	1,111.11 SQ. FT.
9	LOT 9	1,111.11 SQ. FT.
10	LOT 10	1,111.11 SQ. FT.
11	LOT 11	1,111.11 SQ. FT.
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21	LOT 21	1,111.11 SQ. FT.
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95	LOT 95	1,111.11 SQ. FT.
96	LOT 96	1,111.11 SQ. FT.
97	LOT 97	1,111.11 SQ. FT.
98	LOT 98	1,111.11 SQ. FT.
99	LOT 99	1,111.11 SQ. FT.
100	LOT 100	1,111.11 SQ. FT.



CONSULTING COMPANY
1790 W. UNIVERSITY AVENUE
EL PASO, TEXAS 79938
PHONE: (915) 633-6422

ENGINEER
CARLOS E. SANDOVAL
1790 W. UNIVERSITY AVENUE
EL PASO, TEXAS 79938
PHONE: (915) 633-6422



PREPARATION DATE: 06-11-13

ATTACHMENT 5

Garcia, Raul (DSD)

From: cadconsulting1@aol.com
Sent: Thursday, July 11, 2013 11:28 AM
To: Garcia, Raul (DSD)
Subject: BEGONIA WAIVER

July 01, 2013

To: City of El Paso

This is a request for a waiver for the property on 9145 Begonia Place (BEGONIA SUBDIVISION) on the request from the City of El Paso Planning and Transportation comments regarding roadway improvements. This is in reference to section 19.10.050 and because there are no existing sidewalks on that street

If you have any questions, please call me at 633-6422.

Thank You

Enrique Ayala
CAD Consulting Co.

ATTACHMENT 6



CITY PLAN COMMISSION APPLICATION FOR
MAJOR SUBDIVISION COMBINATION APPROVAL

DATE: 7/2/2013 FILE NO. SUSU13-00058
SUBDIVISION NAME: BEGONIA SUBDIVISION

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
TRACTS 7A AND 7A2, BLOCK 4d
YULETA GRANT

2. Property Land Uses:

	<u>ACRES</u>	<u>SITES</u>		<u>ACRES</u>	<u>SITES</u>
Single-family	<u>0.2651</u>	<u>1</u>	Office	_____	_____
Duplex	_____	_____	Street & Alley	_____	_____
Apartment	_____	_____	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____		_____	_____
School	_____	_____		_____	_____
Commercial	_____	_____	Total No. Sites	_____	<u>1</u>
Industrial	_____	_____	Total (Gross) Acreage	<u>0.2651</u>	_____

3. What is existing zoning of the above described property? R-4 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)

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 Section 19.47- Vested Rights (See Attached).

12. Owner of record GUADALUPE VELEZ 301 APDACA 630-1994
(Name & Address) (Zip) (Phone)

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

14. Engineer CAD CONSULTING CO. _____ 633-6402
(Name & Address) (Zip) (Phone)

CASHIER'S VALIDATION
FEE: \$2,088.00

OWNER SIGNATURE: Guadalupe Velez
REPRESENTATIVE: _____

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