



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

**Case No:** SUSU14-00126 Quinones Place  
**Application Type:** Major Combination  
**CPC Hearing Date:** July 28, 2016

**Staff Planner:** Alfredo Austin, (915) 212-1604, austinaj@elpasotexas.gov  
**Location:** North of Alameda and West of Rosedale  
**Acreage:** 0.9985  
**Rep District:** 7

**Existing Use:** Residential  
**Existing Zoning:** R-3/sp (Residential/special permit)  
**Proposed Zoning:** R-3/sp (Residential/special permit)

**Nearest Park:** Riverside Park (0.70 miles)  
**Nearest School:** Constance Hulbert Elementary (0.35 miles)  
**Park Fees Required:** \$1,370.00  
**Impact Fee Area:** N/A  
**Property Owner:** Lazara M. and Miguel F. Quinonez  
**Applicant:** Lazara M. and Miguel F. Quinonez  
**Representative:** CAD Consultants

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

**North:** R-3 (Residential)/Residential development  
**South:** R-3 (Residential)/Residential development  
**East:** R-3 (Residential)/Residential development  
**West:** R-3 (Residential)/Residential development

**PLAN EL PASO DESIGNATION:** G3, Post-War

### **APPLICATION DESCRIPTION**

The applicant proposes to subdivide .9985 acres of land for a residential lot. Access to the subdivision will be from Wenda Drive. The applicant is requesting an exception to waive roadway improvements along Wenda Drive. Wenda is a local street with 40 foot ROW, 22 foot pavement and no sidewalks. The applicant is dedicating 6 feet of additional ROW. This subdivision is being reviewed under the current subdivision code.

### **DEVELOPMENT COORDINATING COMMITTEE**

The Development Coordinating Committee recommends **approval** of the request to waive ROW improvements, and **approval** of Quinones Place on a Major Combinations basis subject to the

following comments:

**Planning & Inspections Department - Planning Division**

Planning recommends **approval** of the request to waive ROW improvements along Wenda Drive in accordance with Section 19.10.050.A:

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 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.*

Planning recommends **approval** of Quinones Place in a Major Combinations basis.

**Plan El Paso Goals & Policies**

The applicant's proposal meets Goal 6.2 of Plan El Paso:

Goal 6.2: Preserve and revitalize El Paso's existing neighborhoods.

Policy 6.2.2: Develop programs to focus on infill and rehabilitation of existing neighborhoods.

**Planning & Inspections Department - Land Development**

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

The Developer/Engineer shall address the following comments.

1. Add to general notes on final plat: All storm-water runoff shall be retained within the subdivision limits.
2. Provide an irrigation easement for ditch running along the side Wenda Drive.
3. Show and label the proposed pond location(s) within the lot for on-site ponding.

**Capital Improvements Department - Parks and Recreation**

We have reviewed **Quinones Place**, a minor 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 "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: **MV-1**

Nearest Park is located within Park Zone MV-2: **Riverside**

**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. EPW does not object to this request

#### **Water:**

2. There is an existing 8-inch diameter water main extending along Wenda Drive that is available for service, the water main is located approximately 9-ft east from the center line of the right-of-way.

3. EPW records indicate an active 3/4-inch water meter serving the subject property. The service address for this meter is 7756 Wenda Drive.

4. Previous water pressure from fire hydrant #4337 located approximately 150-ft south of south eastern subject property line has yield a static pressure of 98 (psi), a residual pressure of 86 (psi), and a discharge of 1,186 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 6-inch diameter sanitary sewer main extending along Wenda Drive that is available for service, the sewer main is located approximately 2-ft east from the center line of the right-of-way.

7. There is an existing 21-inch diameter sanitary sewer main extending along a 25-ft City of El Paso right-of-way, the sewer main is located approximately 2.5-ft south from the center line of the right-of-way. No direct service connections are allowed to this main as per the El Paso Water Utilities – Public Service Board Rules and Regulations.

#### **General:**

8. EPW 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 EPW – 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.

### **SUN METRO**

Sun metro is not opposed to this request.

### **El Paso Fire Department**

No comments received.

**911**

No comments received.

**El Paso Electric Company**

No comments received.

**Ysleta Independent School District**

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

Quinones Place Subdivision

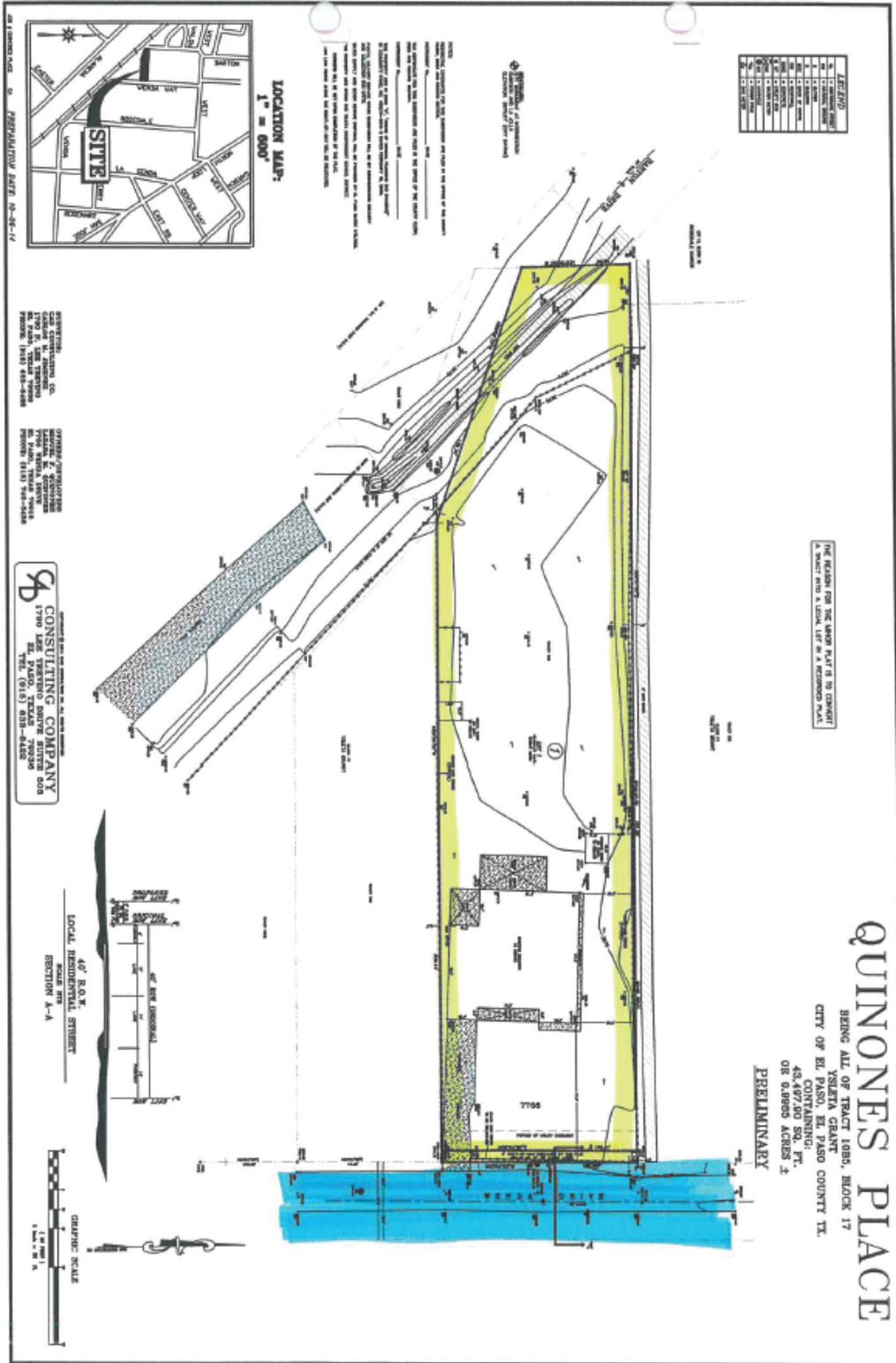


ATTACHMENT 2

Quinones Place Subdivision



**ATTACHMENT 3**





**ATTACHMENT 5**



December 18, 2014

To: City of El Paso

This is a request for a waiver for the property on 7756 Wenda Drive (Quinones Place) 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 (A)(1)(a) and because there are no existing sidewalks and curb on the 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 COMBINATION SUBDIVISION APPROVAL

DATE: 12/29/14 FILE NO: SUSU14-00126  
 SUBDIVISION NAME: QUINONES PLACE

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)  
TRACT 1065 BLOCK 17  
YSLETA COLONY

2. Property Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	<u>0.9985</u>	<u>1</u>	Office	_____	_____
Duplex	_____	_____	Street & Alley	_____	_____
Apartment	_____	_____	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____	_____	_____	_____
School	_____	_____	Total No. Sites	_____	_____
Commercial	_____	_____	Total (Gross) Acreage	<u>0.9985</u>	_____
Industrial	_____	_____			

3. What is existing zoning of the above described property? R3 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

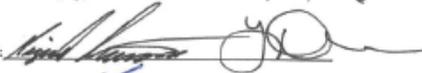
City Development Department  
 811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 541-4024

12. Owner of record LAZARA H. QUINONEZ 740-3436  
 (Name & Address) (Zip) (Phone)  
MIGUEL F. QUINONEZ  
 (Name & Address) (Zip) (Phone)

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

14. Engineer CAD CONSULTING CO. 633-6422  
 (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.

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