



City of El Paso – City Plan Commission Staff Report

Case No: SUSU14-00074 – Vista Del Prado Unit Three Replat A
Application Type: Resubdivision Combination
CPC Hearing Date: August 28, 2014
Staff Planner: Nelson Ortiz, (915) 212-1606, ortiznx@elpasotexas.gov
Location: South of Americas and West of Alameda
Acreage: 1.0205 acres
Rep District: 6
Existing Use: Single-family dwellings
Existing Zoning: R-4/sc / R-3/sc (Residential / special contract)
Proposed Zoning: R-4/sc / R-3/sc (Residential / special contract)
Nearest Park: Caribe Park (.28 mile)
Nearest School: Hueco Elementary School (1.6 miles)
Park Fees Required: N/A
Impact Fee Area: N/A
Property Owner: Juana Contreras, Anabel Salazar and Francisco and Luz Arrieta
Applicant: Juana Contreras, Anabel Salazar and Francisco and Luz Arrieta
Representative: CAD Consulting Company

SURROUNDING ZONING AND LAND USE

North: R-4/sc / Residential Development
South: R-4/sc / Residential Development
East: C-4/sc / Mobile-Home Community
West: R-4/sc / Residential Development

PLAN EL PASO DESIGNATION: G3 (Post-War)

APPLICATION DESCRIPTION

The applicant proposes to resubdivide approximately 1 acre of land. The development currently consists of three residential lots and the purpose for this replat is to move lot lines between the lots. Access to the subdivision will continue from Naomi Drive. This development was reviewed under the current subdivision code.

NEIGHBORHOOD INPUT

Notice of a Public Hearing was mailed to all property owners within 200 feet of the subject property and within the original subdivision on August 12, 2014. The Planning Division did not receive any phone calls or letters in support or in opposition to the request.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends **approval** Vista Del Prado Unit Three Replat A on a Resubdivision Combination basis, subject to the following comments:

PLANNING DIVISION:

Approval as it meets the current subdivision code.

EPWU:

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

1. EPWU does not object to this request.

Water:

2. There is an existing 4-inch diameter water main extending along Naomi Drive Cul-De-Sac located approximately 10 feet east of the Cul-De-Sac centerline. This main is available for service.
3. Previous water pressure tests from fire hydrant #5158 located at the northeast corner of Naomi Drive Cul-De-Sac Dr. and Naomi Dr. have yielded a static pressure of 100 (psi) pounds per square inch, a residual pressure of 70 (psi) pounds per square inch, and a discharge of 949 (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 three active 3/4-inch water meter serving the subject property. The service addresses for these meters are 9711, 9715, and 9719 Naomi Dr.

Sanitary Sewer:

6. There is an existing 8-inch diameter sanitary sewer main extending along Naomi Cul-De-Sac Dr. located approximately 5-ft west from the Cul-De-Sac center line. This main is available for service.

General:

7. EPWU requires a new service application to provide additional services to 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 appurtenances.

Park and Recreation Department:

We have reviewed **Vista Del Prado #3 Replat "A"**, a resubdivision combination plat map and offer Developer / Engineer the following comments:

Please note that this subdivision density is not being increased, as evidenced by the original subdivision and replat, therefore meeting the requirements to be excluded from the calculation for parkland dedication requirements as per ordinance Title 19 – Subdivision & Development Plats, **Chapter 19.20 – Parks & Open Space** as noted below.

Section 19.20.060 - Exclusions from dedication requirement.

Exclusions. The following shall be excluded from the calculation for parkland dedication. In all instances, the **burden of proof shall be on the subdivider** to demonstrate that the plat meets the requirements of this chapter:

- A. A residential replat of an area where the density has not been increased from the original subdivision, as evidenced by the original subdivision and replat. In the case of a replat where parkland was not originally provided, the parkland requirements shall prevail;

This subdivision is located with-in Park Zone: **MV-6**

Nearest Park(s): **Caribe**

If density/acreage is increased /decreased or the property zoning /use changes, then "Park fees" will be re-assessed based on applicable conditions.

City Development Department – Land Development:

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

The Developer/Engineer shall address the following comments.

1. Include a note stating that the stormwater runoff was originally designed to be on-site ponding, any future improvements done to the subdivision will have to retain the stormwater runoff.
2. Correct cross Section A-A, area shows concrete header, and not curb and gutter; also include slope percentage.
3. Add note on final plat: Fifty (50) percent of lot area shall remain unimproved with pervious surfaces.

Sun Metro:

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

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

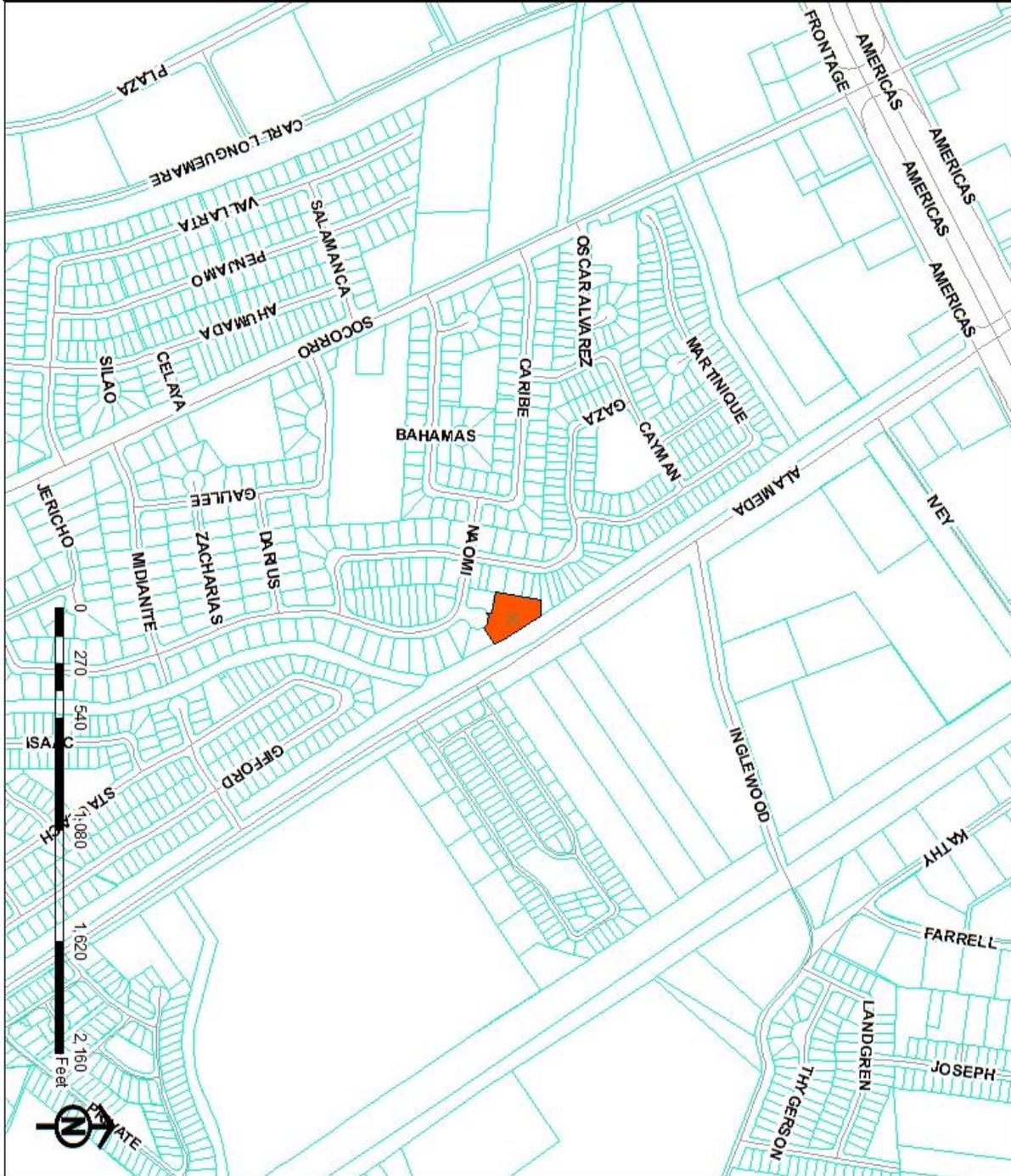
determining the type of delivery service for the proposed subdivision. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.

Attachments

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

ATTACHMENT 1

VISTA DEL PRADO #3 REPLAT A

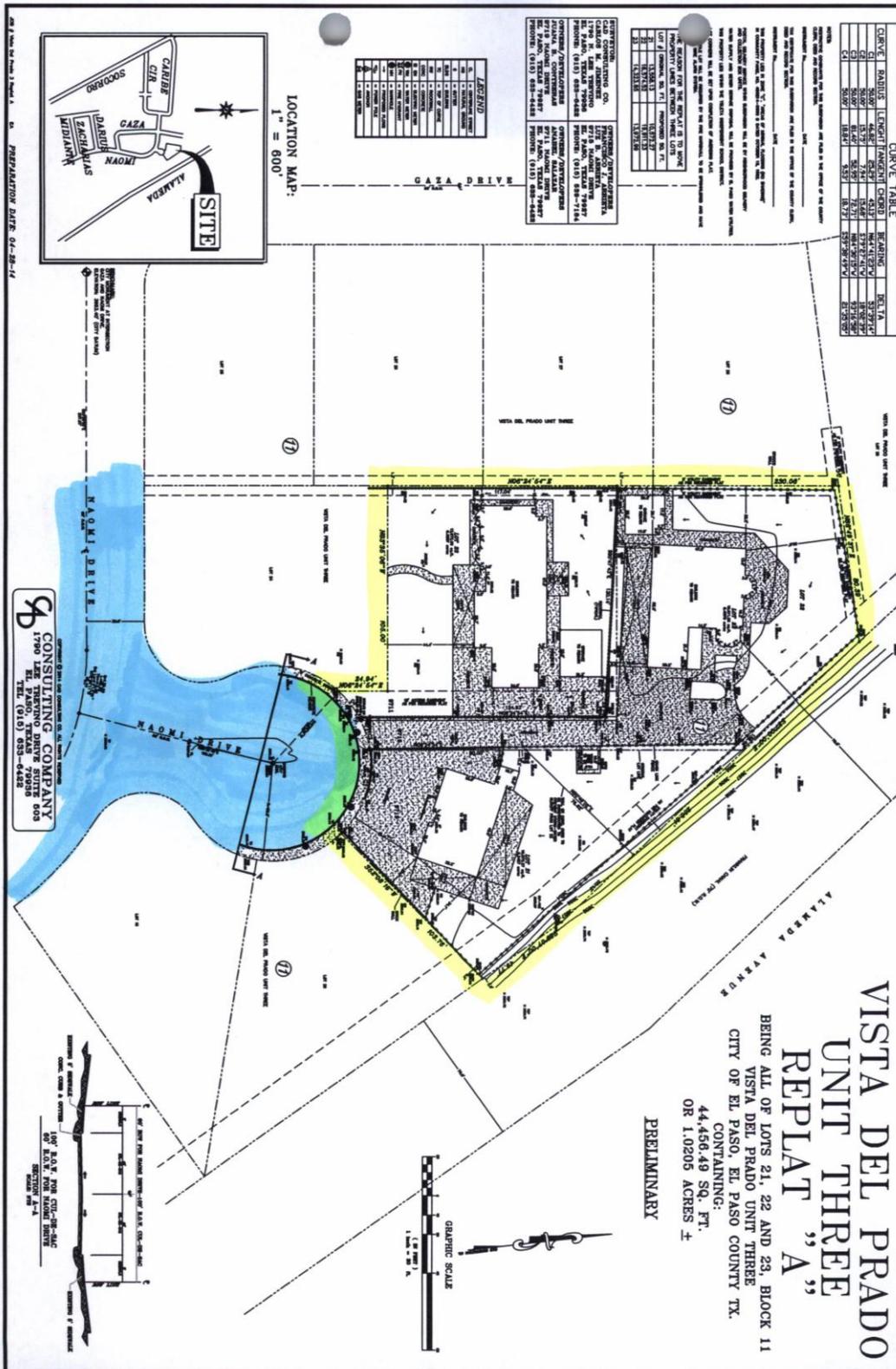


ATTACHMENT 2

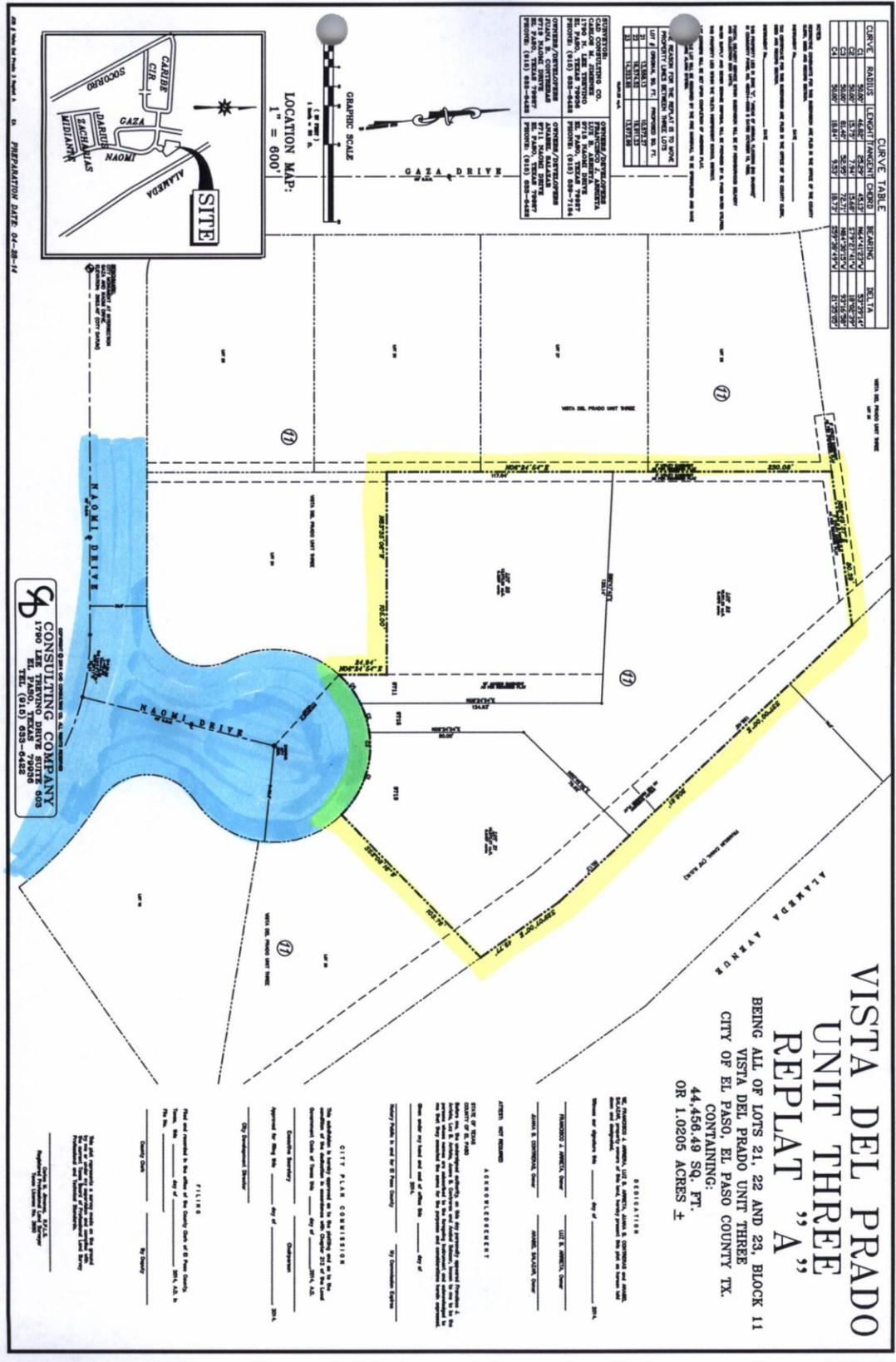
VISTA DEL PRADO #3 REPLAT A



ATTACHMENT 3



ATTACHMENT 4



ATTACHMENT 5



CITY PLAN COMMISSION APPLICATION FOR
RESUBDIVISION COMBINATION SUBDIVISION APPROVAL

DATE: 7/29/14 FILE NO. SUSU14-00074
 SUBDIVISION NAME: VISTA DEL PRADO UNIT THREE REPLAT A

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
LOTS 21 & 22 BLOCK 11
VISTA DEL PRADO UNIT THREE

2. Property Land Uses:

| | ACRES | SITES | | ACRES | SITES |
|---------------|---------------|----------|-----------------------|---------------|----------|
| Single-family | <u>1.0205</u> | <u>3</u> | Office | _____ | _____ |
| Duplex | _____ | _____ | Street & Alley | _____ | _____ |
| Apartment | _____ | _____ | Ponding & Drainage | _____ | _____ |
| Mobile Home | _____ | _____ | Institutional | _____ | _____ |
| P.U.D. | _____ | _____ | Other (specify below) | _____ | _____ |
| Park | _____ | _____ | | _____ | _____ |
| School | _____ | _____ | | _____ | _____ |
| Commercial | _____ | _____ | Total No. Sites | _____ | <u>3</u> |
| Industrial | _____ | _____ | Total (Gross) Acreage | <u>1.0205</u> | _____ |

3. What is existing zoning of the above described property? R3-3C/R4-3C 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)
OFF 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 1 (General Provisions) Chapter 1.04 - Vested Rights

- JUANA B. CONTRERAS / ANABEL SACAZAN
12. Owner of record FRANCISCO S. ARRIETA / LUB B. ARRIETA 539-7184
(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. 1147.98

OWNER SIGNATURE: Anabel Sacazan Contreras
 REPRESENTATIVE: [Signature]

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