



City of El Paso – City Plan Commission Staff Report

(REVISED)

Case No: SUSU14-00076 Emory Acres
Application Type: Major Combination
CPC Hearing Date: August 28, 2014
Staff Planner: Nelson Ortiz, (915) 212-1606, ortiznx@elpasotexas.gov
Location: South of Sunset and East of Emory Road
Acreage: 2.754 acres
Rep District: 8
Existing Use: Single-family dwelling
Existing Zoning: R-2A (Residential)
Proposed Zoning: R-2A (Residential)
Nearest Park: White Spur Park (.44 mi.)
Nearest School: Sunridge Middle School (.69 mi.)
Park Fees Required: \$2,740.00
Impact Fee Area: N/A
Property Owner: Ronald V. Carpenter
Applicant: Ronald V. Carpenter
Representative: Kistenmacher Engineering Co.

SURROUNDING ZONING AND LAND USE

North: R-2A/ Single-Family Development
South: R-2A / Single-Family Development
East: P-I / Vacant
West: R-2A / Single-Family Development

PLAN EL PASO DESIGNATION: G3 (Post-War)

APPLICATION DESCRIPTION

The applicant proposes to subdivide approximately 2.7 acres of land for two single-family residential lots. The largest lot is 1.661 acres and the smallest is 1.093 acres in size. Access to the subdivision is proposed from Emory Road. Emory is designated as a local residential street and requires 52' of right-of-way. The proposed cross-section shows Emory to have 40' of right-of-way with 20' of pavement and 10' parkways. The applicant did submit a waiver for roadway improvements. However, the applicant is dedicating 6' of additional right-of-way. The subdivision was reviewed under the current subdivision code.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends **approval** of the waiver for roadway

improvements and **approval** of Emory Acres on a Major Combination basis, subject to the following comments. ~~denial pending dedication of additional right-of-way and request for waiver for roadway improvements.~~

Planning Division Recommendation:

~~Denial pending dedication of additional right-of-way and request for waiver for roadway improvements.~~ **Approval** of the request to waive ROW improvements in accordance with Section 19.10.050.A, and approval of the plat.

City Development Department - Land Development

We have reviewed subject plats and recommend **Approval**; no objections.

Parks and Recreation Department

We have reviewed **Emory Acres**, a major combination plat map and offer Developer / Engineer the following comments:

Please note that this subdivision is zoned "R-2A" and is composed of **2** Single-family residential dwelling lots. 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 **\$2,740.00** calculated as follows:

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

Please allocate generated funds under Park Zone: **NW-4**

Nearest Park(s): **White Spur** & **Braden About**

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 above referenced subdivision and provide the following comments:

The El Paso Water Utilities – Public Service Board (EPWU) does not object to this request.

EPWU-PSB Comments

Water

Along Emory Road fronting the subject Property there is an existing eight (8) inch diameter water main. This main is available for service.

Previous water pressure readings conducted on fire hydrant number 907 located along Emory Road fronting the subject Property have yielded a static pressure of 75 pounds per square inch (psi), residual pressure of 60 psi, discharge of 1,061 gallons per minute (gpm).

EPWU-PSB Records identify the Property as 4620 Emory Road has two (2) three-quarter (3/4) inch diameter water services.

Sanitary Sewer

Along Emory Road fronting the subject Property there is an existing twelve (12) inch diameter sanitary sewer main. This main is available for service.

Immediately east of the subject Property, within Tract 2G1, Block 2, Upper Valley Surveys, there is an existing thirty (30) inch diameter sanitary sewer main. As per EPWU-PSB Records, this main has depth of approximately six (6) feet from existing natural ground to the top of the pipe. No direct service connections are allowed to this main as per the El Paso Water Utilities - Public Service Board Rules & Regulations.

General

Application for additional water and sanitary sewer services should be made 6 to 8 weeks prior to construction to ensure water for construction work. New service applications are available at 1154 Hawkins, 3rd Floor. 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 EPWU – 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 recommends the placement of sidewalks and ADA compliant improvements along Emory Road to City standards to provide pedestrian accessibility to mass transit services.

Additional Requirements and General Comments:

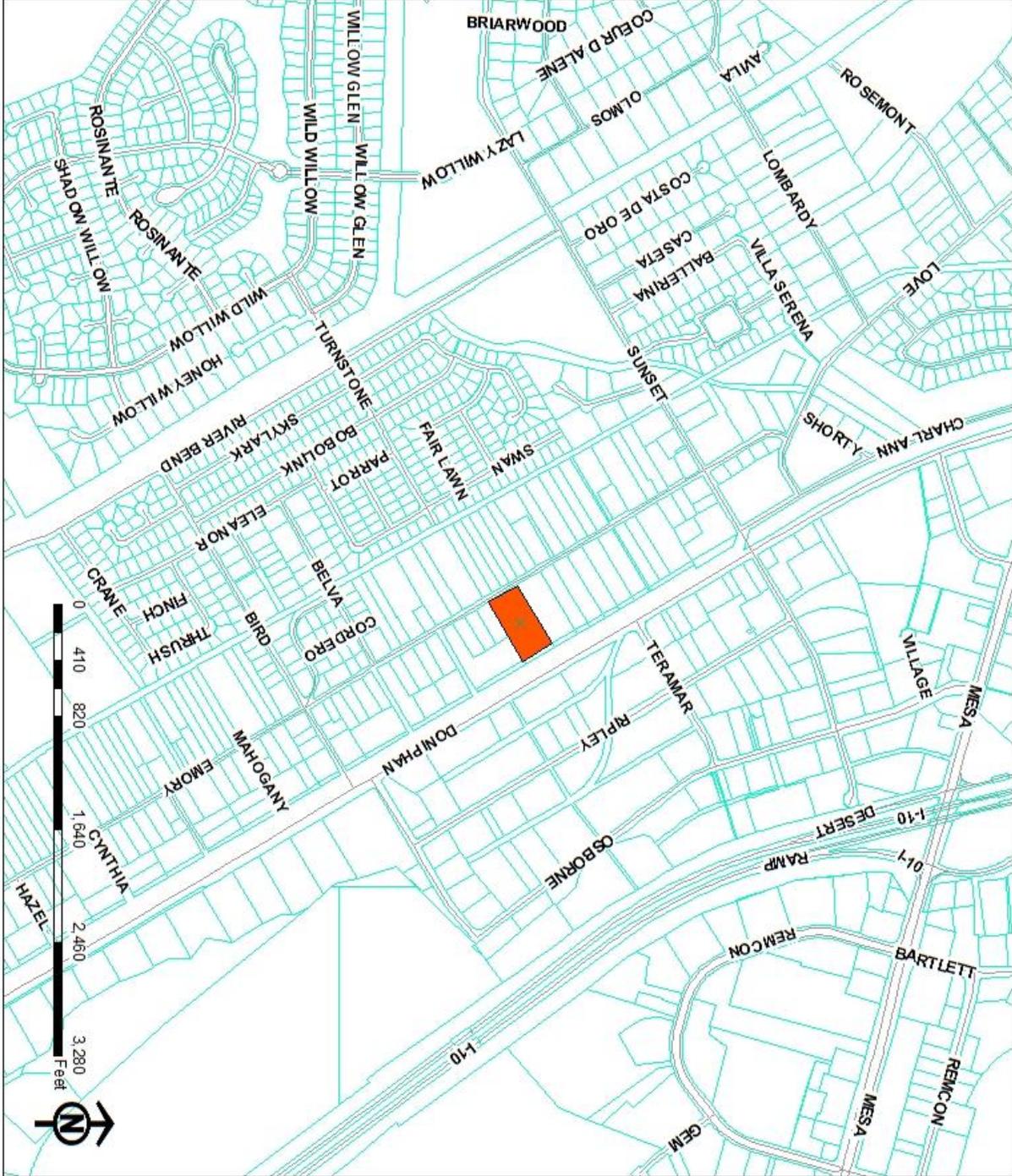
1. Submit to the City Development Department – Planning Division the following prior to recording of the subdivision.
 - a. Current certified tax certificate(s)
 - b. Current proof of ownership
 - c. Release of access document, if applicable
 - d. Set of restrictive covenants, if applicable
2. Every 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. Waiver Request
6. Application

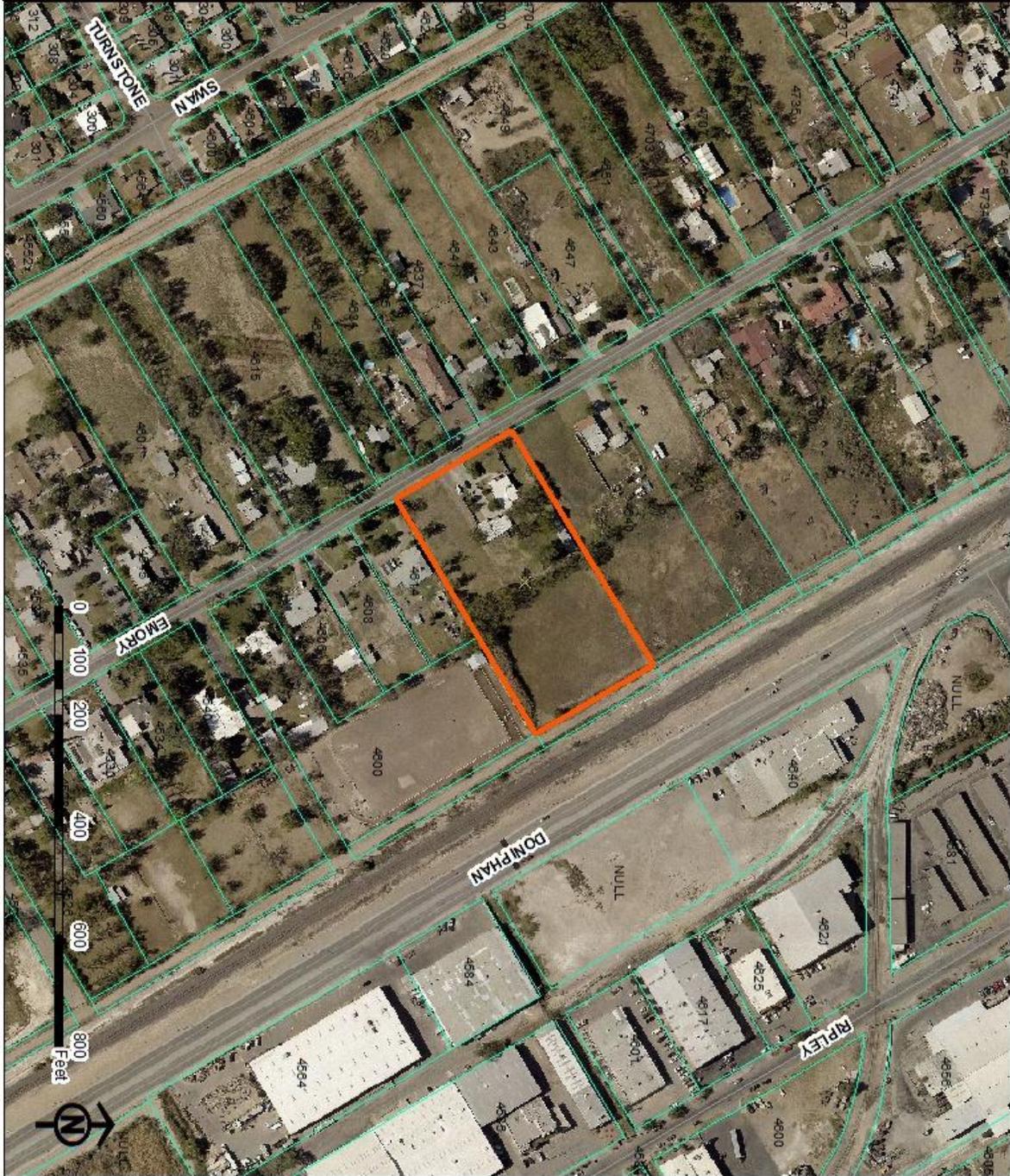
ATTACHMENT 1

EMORY ACRES



ATTACHMENT 2

EMORY ACRES



ATTACHMENT 4

EMORY ACRES

BEING ALL OF TRACT 15, BLOCK 2
CITY OF EL PASO, EL PASO COUNTY, TEXAS
CONTAINING 8.74 ACRES

DEDICATION

ACKNOWLEDGEMENT

CITY PLAN COMMISSION

FILED FOR THE CITY OF EL PASO, TEXAS
ON _____ 2014

BY _____

FILED FOR THE CITY OF EL PASO, TEXAS
ON _____ 2014

BY _____

FILED FOR THE CITY OF EL PASO, TEXAS
ON _____ 2014

BY _____

EMORY ACRES

BEING ALL OF TRACT 15, BLOCK 2
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BY _____

ATTACHMENT 5



KISTENMACHER ENGINEERING COMPANY

• CONSULTING ENGINEERING

• LAND PLANNING

• SURVEYING

August 25, 2014

City Plan Commission
c/o City Development – Planning Division
City of El Paso
801 Texas Street
El Paso, TX 79901

Attention: Nelson Ortiz, Planner

Re: Emory Acres Subdivision
Request for Wavier of Emory Road Improvements

Commissioners:

On behalf of Mr. Ronald Carpenter, the owner / developer of proposed Emory Acres Subdivision, we are respectfully requesting a variance, under Section 19.48.030, to Section 19.15.020.B.1.b, regarding the improvement of Emory Road where it abuts this subdivision. The plat, as currently proposed, dedicates additional right-of-way for Emory Road. The subdivision developer is requesting a wavier regarding the construction of improvements to Emory Road, because the small frontage of Emory Road which is occupied by this subdivision, does not make the widening of Emory Road practical for such a short distance. This road lies within an established R-2 neighborhood in the Upper Valley of El Paso. As you are aware, this is a low density residential area, which is characterized by narrow roads, limited traffic, and large residential lots. All of the immediately surrounding lands are already occupied previously constructed dwellings. The neighbors, as well as this owner/developer, have no desire to see Emory Road widened to allow additional traffic or higher-speed traffic.

Thank you for you review and consideration of this request. Should you have any questions or require any additional information, please contact us at your convenience.

Sincerely,

KISTENMACHER ENGINEERING COMPANY

G. Glen Kistenmacher, P.E.

TWO LOCATIONS IN TEXAS TO SERVE YOU

6044 GATEWAY BLVD. EAST, SUITE 800
EL PASO, TEXAS 79905
915-778-4476 · FAX 915-778-4504

6336 GREENVILLE AVENUE, SUITE C
DALLAS, TEXAS 75206
214-234-0011 · FAX 214-234-0012

ATTACHMENT 6



**CITY PLAN COMMISSION APPLICATION FOR
MAJOR COMBINATION SUBDIVISION APPROVAL**

DATE: 7/17/2014 FILE NO. SUSU14-00076
 SUBDIVISION NAME: Emory Acres

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
Tract 2C, Block 2, Upper Valley Surveys, 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>2.754</u>	<u>2</u>	Office	_____	_____
Duplex	_____	_____	Street & Alley	_____	_____
Apartment	_____	_____	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____	_____	_____	_____
School	_____	_____	Total No. Sites	_____	<u>2</u>
Commercial	_____	_____	Total (Gross) Acreage	<u>2.754</u>	_____
Industrial	_____	_____			

3. What is existing zoning of the above described property? R-2 Proposed zoning? R-2

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 of 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 Ponding

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. 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 X

If yes, please submit a vested rights petition in accordance with Title I (General Provisions) Chapter 1.04

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



VISTA

12. Owner of record Ronald V. Carpenter 5812 ~~Santa~~ Clara Drive, El Paso, TX 79912 915-494-6666
(Name & Address) (Zip) (Phone)

13. Developer Same as Owner
(Name & Address) (Zip) (Phone)

14. Engineer Kistenmacher Engineering Company 6044 Gateway Blvd East, Ste 800 El Paso, TX 778-4476
(Name & Address) (Zip) (Phone)

Refer to Schedule C for current fee.

OWNER SIGNATURE: Ronald V Carpenter
REPRESENTATIVE: [Signature]

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