



City of El Paso – City Plan Commission Staff Report

(ITEM TO BE DELETED FROM AGENDA)

Case No: SUSU14-00071 Clardy Fox Subdivision Unit III Replat Two
Application Type: Resubdivision Combination
CPC Hearing Date: August 28, 2014
Staff Planner: Alfredo Austin, 915-212-1604, austinaj@elpasotexas.gov
Location: South of Alameda and West of Buena Vista
Acreage: 0.364 acres
Rep District: 3
Existing Use: Residential development
Existing Zoning: R-4 (Residential)
Proposed Zoning: R-4 (Residential)
Nearest School: Lyndon B. Johnson Head start (.01 miles)
Nearest Park: Modesto Gomez Park (.48 miles)
Park Fees: \$2,740.00
Impact Fee Area: This property is not located in an Impact Fee Service Area.
Property Owner: Justo Gonzalez
Applicant: Justo Gonzalez
Representative: Dorado Engineering

SURROUNDING ZONING AND LAND USE

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

THE PLAN FOR EL PASO DESIGNATION: G2, Traditional Neighborhood (Walkable)

APPLICATION DESCRIPTION

The applicant is proposing to replat 0.364 acres of land into 2 residential lots. Access to the subdivision is proposed from De Vargas Drive. This development is being reviewed under the current subdivision ordinance.

In accordance with Section 19.48, the applicant is requesting an exception to waive ROW improvements along De Vargas Drive. De Vargas Drive is a local residential street on the MTP and the standard ROW is 50' with 30' of pavement, 5' sidewalks and 5' parkways. The current ROW provides 5' sidewalks and 4' parkways.

Lot 2 features a 123.31' panhandle. As per Section 19.34.040.C, panhandle lots shall be discouraged in residential areas except when, due to unique parcel configuration it is the only way to develop the property, and it shall be considered an exception. The maximum length of the panhandle shall be one hundred feet. The minimum width of the panhandle shall be twelve feet to serve one dwelling unit. The applicant has submitted an exception request for the panhandle lot and an exception request for a panhandle exceeding 100'.

NEIGHBORHOOD INPUT

Notice of a Public Hearing was mailed to all property owners within 200 feet of the subject property on August 13, 2014. The Planning Division received multiple phone calls requesting additional information about the proposed resubdivision. No adverse comments were received from residents.

DEVELOPMENT COORDINATING COMMITTEE

Proposed development does not comply with zoning regulations. The Development Coordinating Committee's recommendation is **pending** subject to approval of zoning special permit application for reduced setbacks.

City Development Department-Planning Division:

Staff's recommendation is **pending** subject to approval of zoning special permit application for reduced setbacks.

City Development Department-Land Development:

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

The Developer/Engineer shall address the following comments.

1. Driveway must be distanced a minimum of 5 ft. from the curb return (Per Section 8.3, Residential Driveways) due to proximity to the corner intersection and handicap ramp in front of school.

Parks and Recreation Department:

We have reviewed **Clardy Fox Unit III Replat 2**, a resubdivision combination plat map and offer Developer / Engineer the following comments:

Please note that this subdivision is composed of two (2) lots zoned "R-4" meeting the requirements for Single-family & Two-family dwelling use; also, this subdivision is located with-in a Traditional Neighborhood infill development area qualifying for a 50% reduction in fees 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:
2 (R-4) Single-family lots @ \$1,370.00 / Dwelling = **\$2,740.00** Less 50% Reduction = **\$1,370.00**
2. Failure of the subdivider to provide proof of gross density waiver with the filing of the final plat shall result in the following gross density rates being applied to this subdivision

application, then, applicant shall be required to pay "park fees" in the amount of **\$2,740.00** calculated as follows:

2 (R-4) Two-family dwelling lots = 4 Dwellings @ \$1,370.00 / Dwelling = \$5,480.00
Less 50% Reduction = \$2,740.00
Balance = **\$2,740.00**

Please allocate generated funds under Park Zone: **C-2**

Nearest Parks: **Alta Vista Baseball Field** & **Memorial Park**

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 12-inch diameter water main extending along De Vargas Drive that is available for service, the water main is located approximately 13-ft east from the center line of the right-of-way.

3. EPWU records indicates two active 3/4-inch water meters serving the subject property. The service addresses for these meters are 334 De Vargas Apt-A and 334 De Vargas Apt-B.

4. Previous water pressure tests from fire hydrant # 576 located at the northeast corner of Robert Alva and De Vargas Drive have yielded a static pressure of 92 (psi) pounds per square inch, a residual pressure of 85 (psi) pounds per square inch, and a discharge of 1384 (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 extending along De Vargas Drive that is available for service, the sanitary sewer main is approximately 5-ft in depth from finish grade to top of pipe. The alignment of the sewer main varies between the southwest and northwest property lines.

7. There is an existing 15-inch diameter sanitary sewer main extending along De Vargas Drive. The alignment of the sewer main varies between the southwest and northwest property lines.

General:

8. EPWU requires a new service application to provide additional services 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 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.

911:

No comments received.

Sun Metro:

No comments received.

El Paso Electric Company:

No comments received.

Additional Requirements and General Comments:

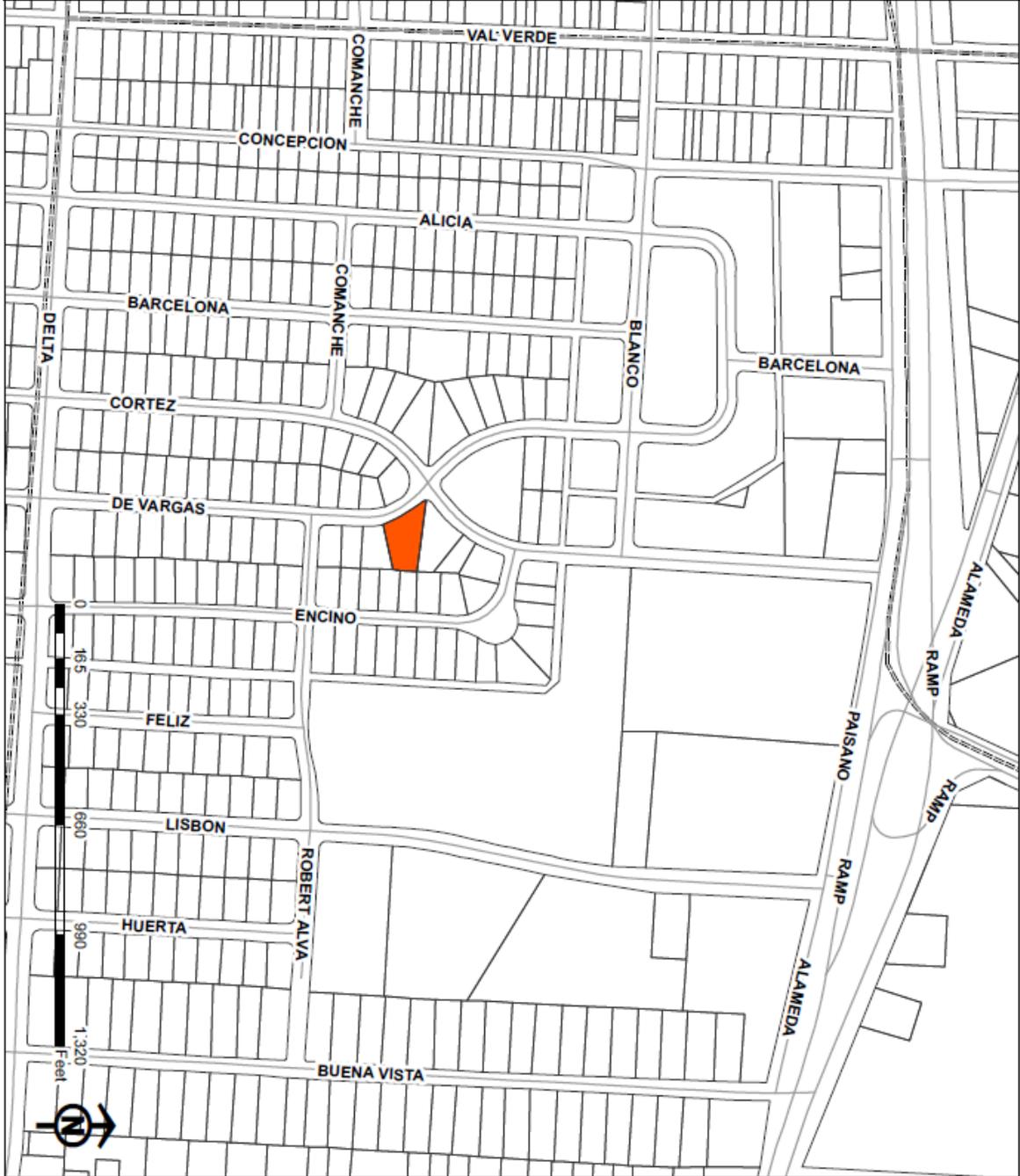
1. Submit to the City Development Department – Planning Division the following prior to recording of the subdivision.
 - a. Current certified tax certificate(s)
 - b. Current proof of ownership
 - c. Release of access document, if applicable
 - d. Set of restrictive covenants, if applicable
2. Every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

ATTACHMENT 1

Clardy Fox Subdivision Unit III Replat Two

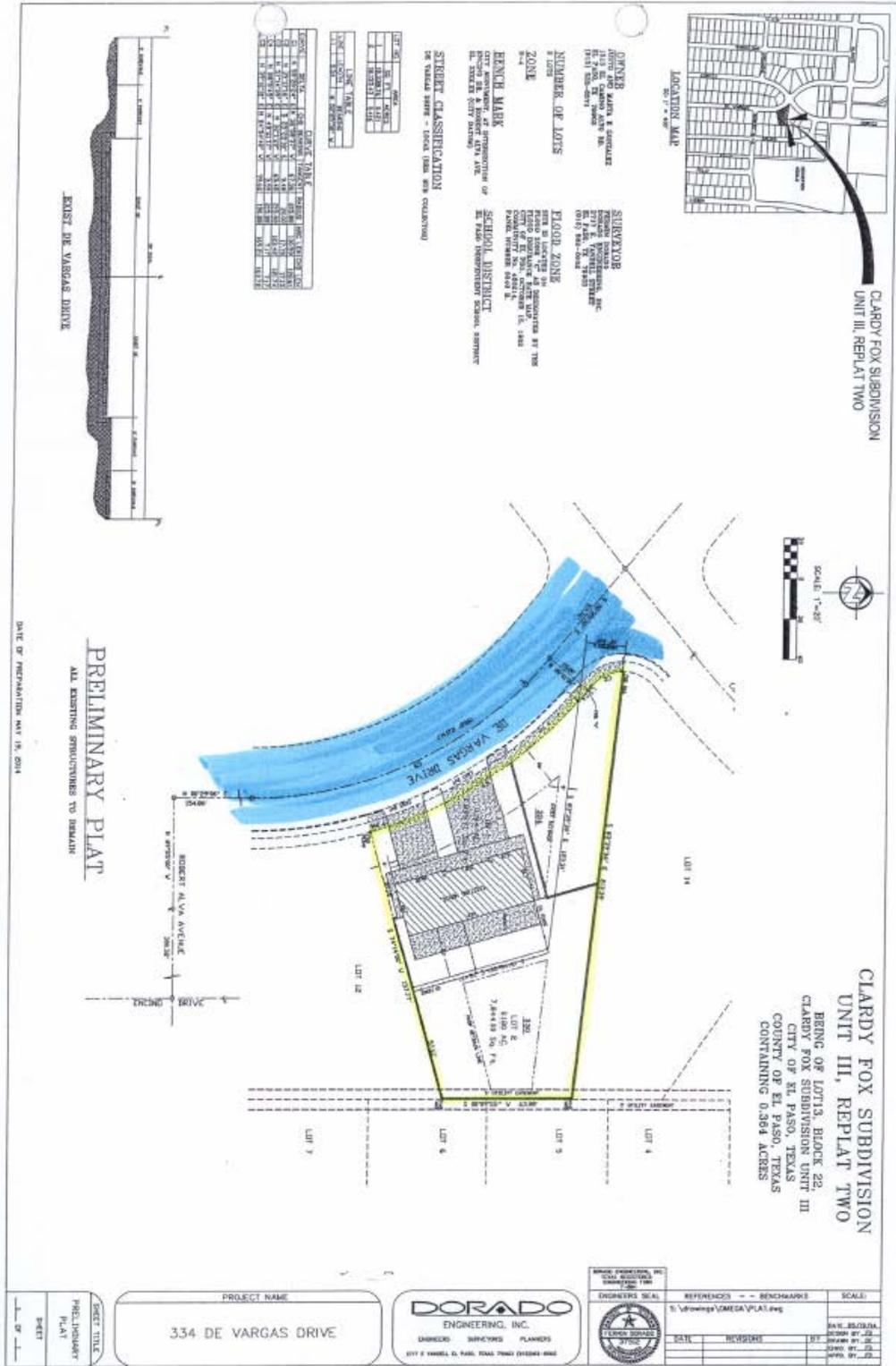


ATTACHMENT 2

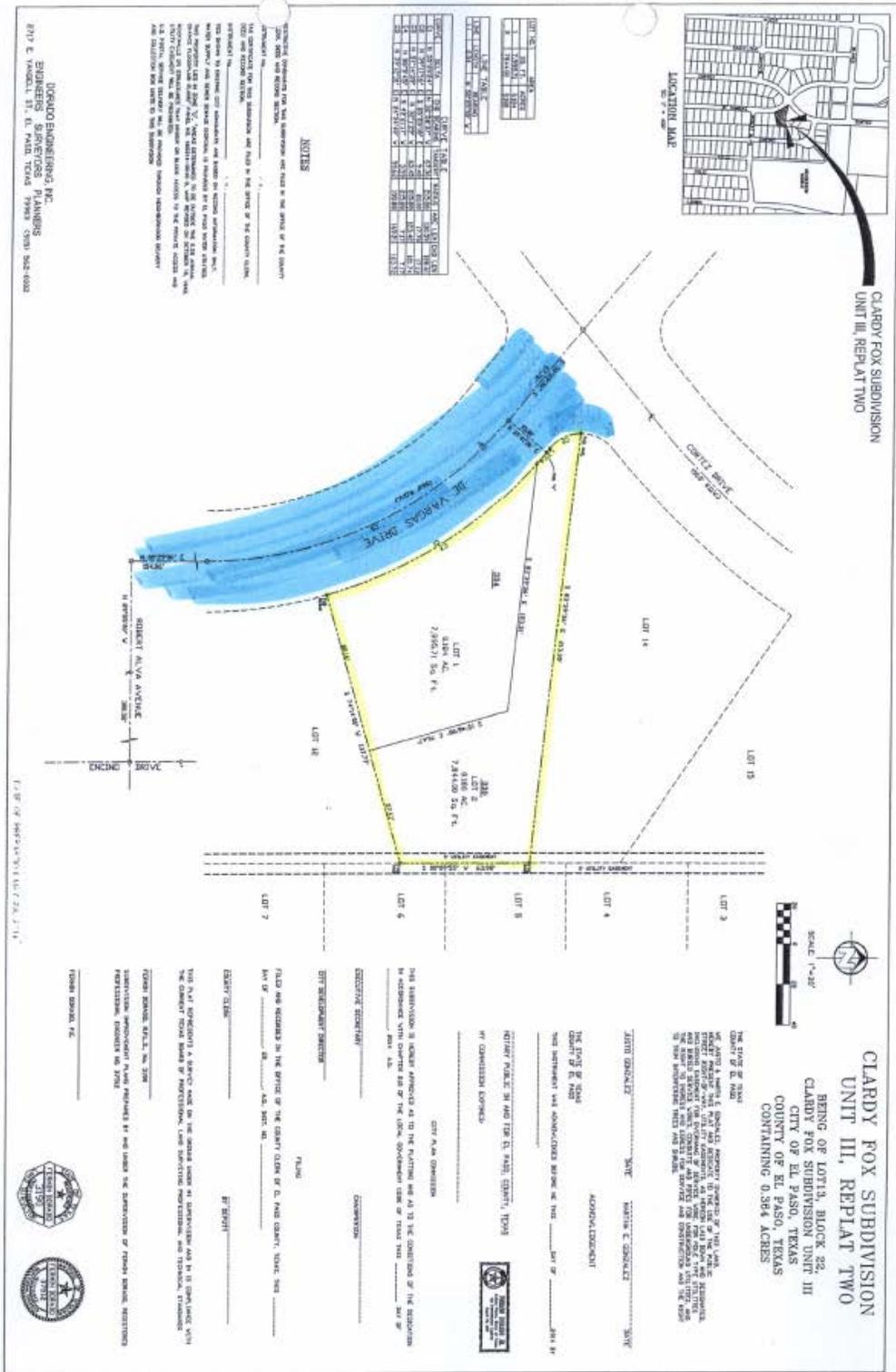
Clardy Fox Subdivision Unit III Replat Two



ATTACHMENT 3



ATTACHMENT 4



ATTACHMENT 5

DORADO ENGINEERING GROUP

2717 E. Yandell El Paso, Texas (915) 562-0002 Fax (915) 562-7743

July 16, 2014

Mr. Alejandro Palma
City of El Paso
Planning Department
300 N. Campbell
El Paso, TX 79901

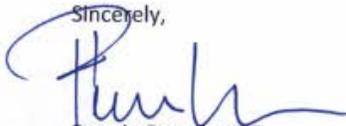
RE: Clardy Fox Subdivision Unit III Replat Two– Wavier Request

Mr. Palma

As per section 19.48.030 of the subdivision code, Justo Gonzalez, owner of the proposed **Clardy Fox Subdivision Unit III Replat Two**, is respectfully requesting a waiver on all Right-of-Way and Street improvements to DeVargas Street. Granting the waiver or exception will not be detrimental to the public health, safety or welfare, or injurious to other property within the area and will not have the effect of preventing the orderly use and enjoyment of other land within the area in accordance with the provisions of this title, or adversely affect the rights of owners or residents of surrounding property;

We thank you for all your assistance.

Sincerely,



Bermin Dorado, P.E.

S:\My Files\Gus Gonzalez-DeVargas\Right-of-Way waiver.doc

ATTACHMENT 6

DORADO ENGINEERING GROUP

2717 E. Yandell El Paso, Texas (915) 562-0002 Fax (915) 562-7743

July 16, 2014

Mr. Alejandro Palma, Planner
City of El Paso
Planning Department
300 N. Campbell
El Paso, TX 79901

RE: Clardy Fox Subdivision Unit III Replat Two – Panhandle Exception Request

Mr. Palma,

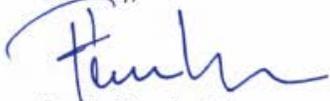
Mr. Justo Gonzalez, owner of the proposed Clardy Fox Subdivision Unit III Replat Two, is respectfully requesting an exception to the Subdivision Section 19.234 © Panhandle Lots.

The request is to allow Lots 1 and 2 to have a Panhandle Lot in excess of the permitted one hundred (100.00) feet. Lots 1 and 2 panhandle distance is one hundred twenty three and thirty one hundredths (123.31) feet.

Clardy Fox Subdivision Unit III Replat Two is located in the East Central area of the City of El Paso along DeVargas Street where almost all the land is used for residential use and due to the configuration and use of the land it is necessary to have one Panhandle Lot in order to properly replat the land.

We thank you for your patience and assistance in helping us plat the area.

Sincerely,



Fermin Dorado, P.E.

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ATTACHMENT 7



CITY PLAN COMMISSION APPLICATION FOR
RESUBDIVISION COMBINATION SUBDIVISION APPROVAL

DATE: 07/10/14 FILE NO. SUSU14-00071
SUBDIVISION NAME: CLARBY FOX SUBDIVISION UNIT III REPLAT TWO

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
LOT 13, BLOCK 22
CLARBY FOX SUBDIVISION UNIT III

2. Property Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family			Office		
Duplex	<u>0.364</u>	<u>2</u>	Street & Alley		
Apartment			Ponding & Drainage		
Mobile Home			Institutional		
P.U.D.			Other (specify below)		
Park					
School					
Commercial			Total No. Sites	<u>2</u>	
Industrial			Total (Gross) Acreage	<u>0.364</u>	

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

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) SURFACE FLOW

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
PG&H HOLE LOT EXCEEDING 100 FT

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 JUSTO ANO MARTA GONZALEZ 1513 EL CAMINO ALTO 79902
(Name & Address) (Zip) (Phone)

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

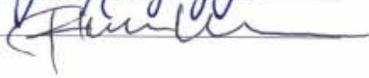
14. Engineer DORADO ENGINEERING, INC 2702 E. YANDELL ST EL PASO TX 79903
(Name & Address) (Zip) (Phone)

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
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