City of El Paso – City Plan Commission Staff Report

REVISED

Case No:	SUSU15-00053 Sunrise Acres No. 2 Replat B
Application Type:	Resubdivision Combination
CPC Hearing Date:	October 22, 2015
Staff Planner:	Jeff Howell, (915) 212-1607, howelljb@elpasotexas.gov
Location:	South of Hercules and West of Diana
Acreage:	1.004 acres
Rep District:	2
Existing Use:	Vacant
Existing Zoning:	R-4 (Residential)
Proposed Zoning:	R-4 (Residential)
Nearest Park:	Mountain View Park (.34 mi.)
Nearest School:	Lee Elementary School (.05 mi.)
Park Fees Required:	$13,700.00
Impact Fee Area:	N/A
Property Owner:	Anvia, LLC
Applicant:	Dorado Engineering, Inc.
Representative:	Dorado Engineering, Inc.

SURROUNDING ZONING AND LAND USE

North: R-4(Residential) / Single-family homes
South: A-2/sc (Apartment/special contract) / School
East: R-4(Residential) / Single-family homes
West: R-4(Residential) / Single-family homes

PLAN EL PASO DESIGNATION: G3, Post-War

APPLICATION DESCRIPTION

The applicant is proposing to re-subdivide 1.004 acres into five residential lots. An application for an Infill Development Special Permit for this development was approved by this body on August 27, 2015 and was approved by City Council on October 20, 2015 to allow for the reduction in lot width. Access to the subdivision is proposed from Pandora Street and Atlas Avenue. The subdivision was reviewed under the current subdivision code.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends **approval** of Sunrise Acres No. 2 Replat B on a Resubdivision Combination basis subject to the following comments.

Planning Division Recommendation:
Staff recommends **approval** of Sunrise Acres No. 2 Replat B on a Resubdivision Combination basis.

Planning and Inspections Department - Land Development
We have reviewed subject plats and recommend **Approval**.

Parks and Recreation Department

We have reviewed **Sunrise Acres #2 Replat "B,** a resubdivision combination plat map and on behalf of CID Parks Planning Division we offer Developer / Engineer the following comments:

Please note that this subdivision is composed of **5** lots zoned "R-4" meeting the requirements for Single-family & Two-family dwelling use however, applicant is proposing a Two-family dwelling use therefore, "Park fees" are required to be paid in the amount of **$13,700.00** calculated as follows:

5 (R-4) Two-family dwelling lots = 10 Dwellings @ $1,370.00/Dwelling = **$13,700.00**

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

Nearest Parks: **Mountain View** **&** **Nations Tobin**

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

Thanks for coordinating these items with the consultant; please do not hesitate to call if you have any questions, differ from above comments, or require additional information.

El Paso Water Utilities
1. EPWU does not object to this request.

Water:
2. There is an existing 6-inch diameter water main extending along Pandora St. located approximately 10-feet east of the right-of-way center line. This main is available for service.

3. There is an existing 6-inch diameter water main extending along Atlas Ave. located approximately 10 feet north of the right-of-way centerline. This main is available for service.

4. Previous water pressure tests from fire hydrant # 207 located at the northeast corner of Pandora St and Atlas Ave. have yielded a static pressure of 110 (psi) pounds per square inch, a residual pressure of 80 (psi) pounds per square inch, and a discharge of 1244 (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 Pandora St. located approximately 17 feet west of the right-of-way centerline. This main is available for service.

7. There is an existing 12-inch diameter sanitary sewer main extending along Atlas Ave., located

approximately 5 feet south of the right-of-way centerline. This main is available for service

General:

8. EPWU 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 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 does not oppose this request.

El Paso Department of Transportation

No comments received.

El Paso County 911 District

No comments received.

El Paso Fire Department

No comments received.

Central Appraisal District

No comments.

El Paso Electric Company

No comments received.

Texas Gas Company

No comments received.

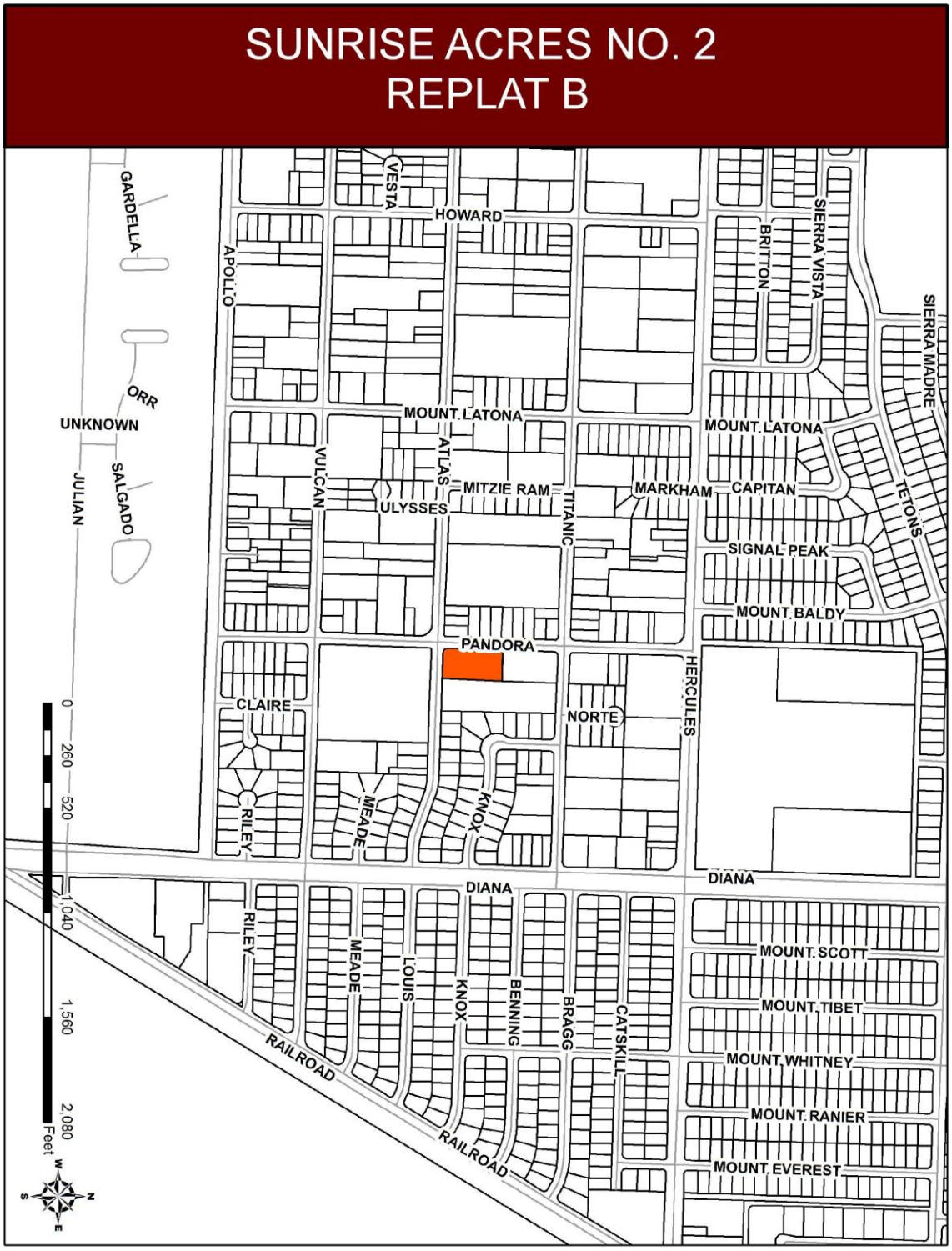
Additional Requirements and General Comments:

1. Submit to the Planning and 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

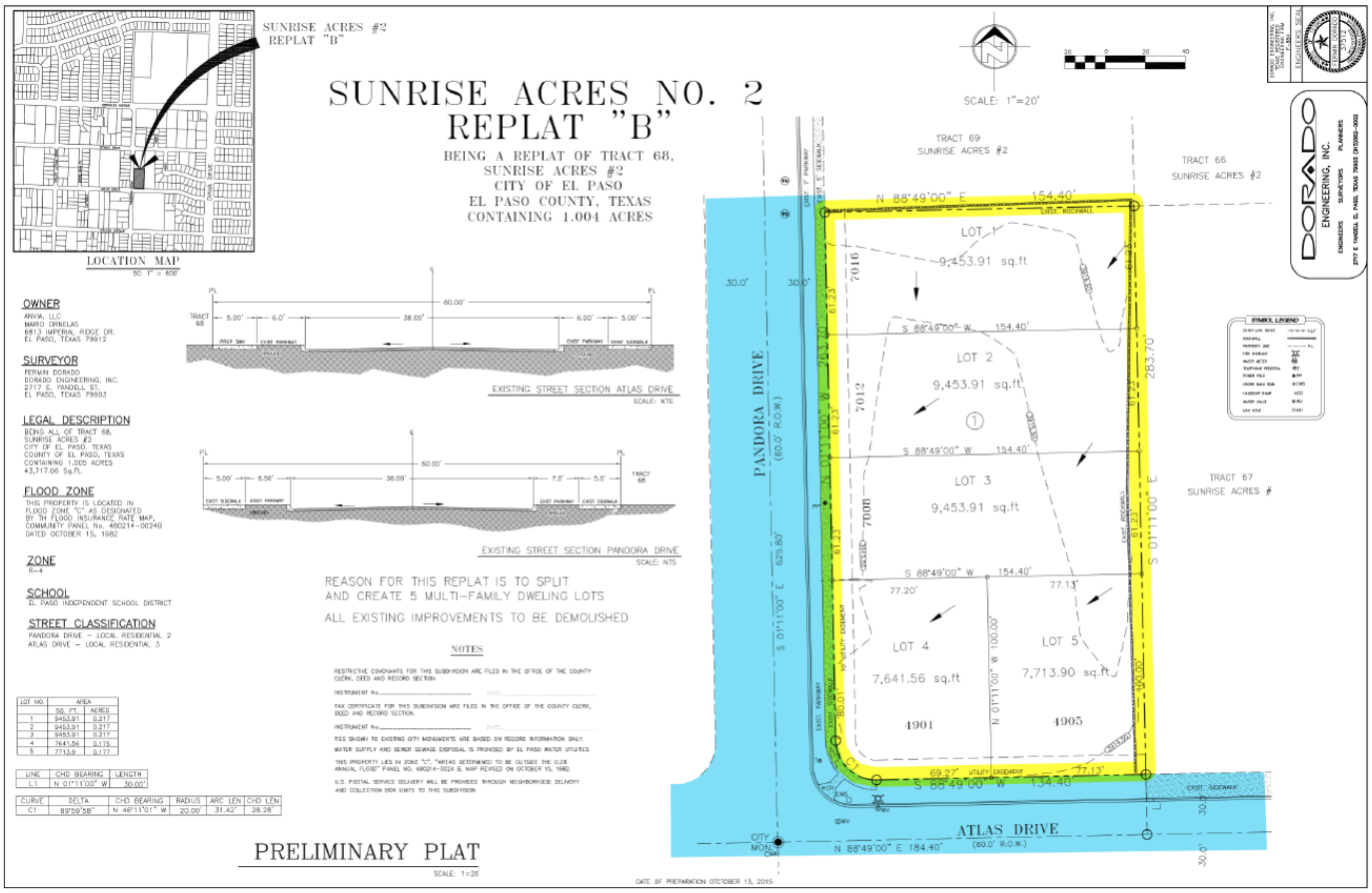
1. Location map
2. Aerial map
3. Preliminary plat
4. Final Plat
5. Application

ATTACHMENT 1

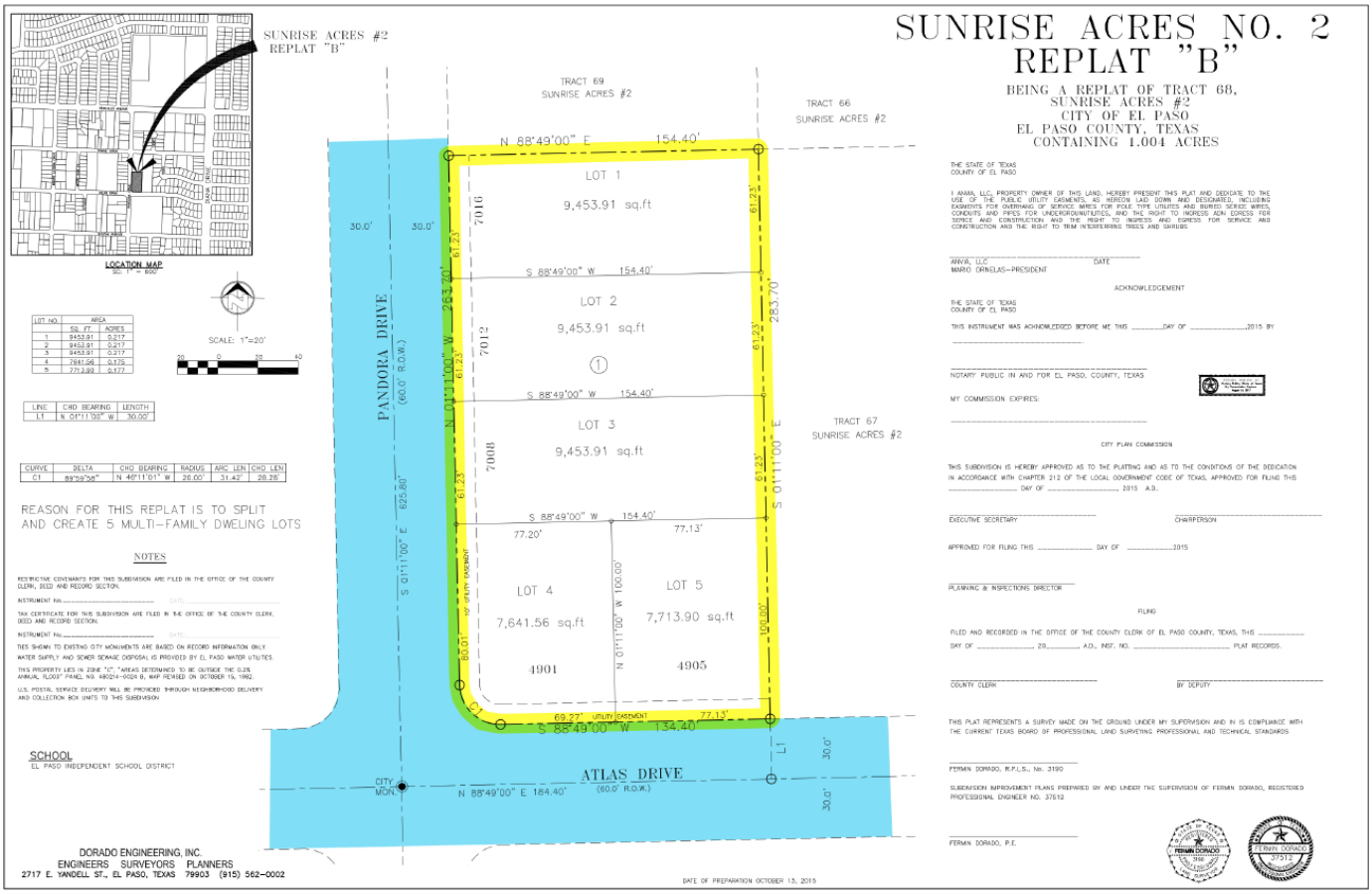


ATTACHMENT 2

ATTACHMENT 3



ATTACHMENT 4



ATTACHMENT 5

APPLICATION #SUSU15-00053
INVOICE# 1442094

CITY OF EL PASO PAID AUG 3 1 2015 CITY DEVELOPMENT DEPARTMENT

CITY PLAN COMMISSION APPLICATION FOR RESUBDIVISION COMBINATION SUBDIVISION APPROVAL

DATE: 08.31.15 FILE NO. SUSU15-00053

SUBDIVISION NAME: SUNRISE ACRES UNIT 2 REPLAT "B"

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)

TRACT 68, SUNRISE ACRES UNIT 2

2. Property Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family			Office		
Duplex	1.004	5	Street & Alley		
Apartment			Ponding & Drainage		
Mobile Home			Institutional		
P.U.D.			Other (specify below)		
Park					
School					
Commercial			Total No. Sites		5
Industrial			Total (Gross) Acreage	1.004	

3. What is existing zoning of the above described property? R-4 Proposed zoning? NONE

4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes_____ No X .

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)

SURFACE FLOW

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 - Vested Rights

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

12. Owner of record MARIO ORNELAS 6813 IMPERIAL RIDGE EL PASO TX 79912 727-3267
(Name & Address) (Zip) (Phone)

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

14. Engineer DORADO ENGINEERING, INC. 2717 E. YANDELL ST. EL PASO TX 79903 562-0002
(Name & Address) (Zip) (Phone)

Refer to Schedule C for current fee.

OWNER SIGNATURE: Mario Ornelas

REPRESENTATIVE: _____

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