



City of El Paso – City Plan Commission Staff Report

Case No: SUSU13-00089 – Sahara Subdivision Replat A
Application Type: Resubdivision Combination
CPC Hearing Date: November 14, 2013
Staff Planner: Nelson Ortiz, (915) 541-4931, ortiznx@elpasotexas.gov
Location: West of McCombs and South of Transmountain
Acreage: 1.7092 acres
Rep District: 4
Existing Use: Church / single-family
Existing Zoning: R-4 & R-4/ sp (Residential/ special permit)
Proposed Zoning: N/A
Nearest Park: Dolphin Park (0.39 mile)
Nearest School: Dolphin Terrace Elementary School (0.38 mile)
Park Fees Required: \$4,070.00
Impact Fee Area: N/A
Property Owner: Samuel & Juana Jacquez / North Union Congregation
Applicant: Samuel & Juana Jacquez / North Union Congregation
Representative: CAD Consulting Co.

SURROUNDING ZONING AND LAND USE

North: R-4/ sp (Residential / special permit) / Single-family development

South: R-4 (Residential) / Single-family development

East: R-4 (Residential) / Single-family development

West: R-4 (Residential) / Single-family development

PLAN EL PASO DESIGNATION: G3 Post-War

APPLICATION DESCRIPTION

The applicant proposes to replat a 1.7-acre parcel into three lots; one for the existing church and two for existing single family lots. Access to the subdivision is proposed from Aladdin Avenue and Bagdad Avenue. Through this application, the applicant is requesting to vacate portions of unimproved alleys and rededicating them as access easements. Also, lot lines are being adjusted amongst the lots. This application 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 October 16, 2013 and again on October 29, 2013. The Planning Division did receive two phone calls from residents asking for information about the project and one phone call in support of the project.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends **denial** of Sahara Subdivision Replat A on a Resubdivision Combination basis, subject to the following comments.

Planning Division Recommendation:

Denial pending written concurrence from abutting property owners waiving their interest in the alley proposed for vacation.

City Development Department - Land Development

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

- 1. No objections.

Parks and Recreation Department

We have reviewed **Sahara Subdivision Replat "A"**, a resubdivision combination plat map and offer Developer / Engineer the following comments:

Please note that this subdivision is composed of **3** lots zoned "R-4/sp" meeting the requirements for Single-family & Two-family dwelling use however, lots 25 & 26 are currently occupied with Single-family homes (Residential) and lot 30 by a church (Non-residential) therefore, "Park fees" will be assessed based as follows:

- 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 for lots 25 & 26, then applicant shall be required to pay "Park fees" in the amount of **\$4,070.00** calculated as follows:
 - 2** (R-4) lots restricted to one Single-family dwelling per lot @ \$1,370.00/Dwelling = **\$2,740.00**
 - Lot 30** (Non-residential) 1.33 acres (rounded to 2 decimals @ 1,000.00 per acre = **\$1,330.00**
- Total "Park fees": \$4,070.00**

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

Nearest Park(s): **Dolphin** & **Student Memorial**

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 subdivision referenced above and provide the following comments:

- 1. EPWU does not object to this request.

Water:

- 2. There is an existing 6-inch diameter water main extending along Arabian Nights Blvd. that is available for service, the water main is located approximately 18-ft west from the west property line.
- 3. There is an existing 6-inch diameter water main extending along Aladdin Avenue that is available for service, the water main is located about 35-ft north from the north property line.

4. There is also an existing 8-inch diameter water line extending along Bagdad Way that is available for service, the water line is located about 35-ft from the south property line.
5. Previous water pressure reading from fire hydrant #7906 located at Bagdad Way west of the intersection of Arabian Nights Blvd and Bagdad Way, have yielded a static pressure of 106 (psi) pounds per square inch, a residual pressure of 100 (psi) pounds per square inch and a discharge of 1061 (gpm) gallons per minute
6. 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.
7. EPWU records indicate three water meters serving the subject property. The service addresses for these meters are 5700 Aladdin Avenue, 5615 Bagdad Way and 5621 Bagdad Way. The meter sizes are one (1) inch, ¾ inch and ¾ inch respectively.

Sewer:

8. There is an existing 8-inch diameter sanitary sewer main extending along Arabian Nights Blvd. that is available for service.
9. There is an existing 8-inch diameter sanitary sewer main extending along Bagdad Way that is available for service.

General:

10. 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 recommends the placement of sidewalks and ADA compliant improvements throughout the development 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.

3. Provide warranty deed for property owner (Samuel & Juana Jacquez) partaking in this subdivision.

Attachments

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

ATTACHMENT 1

SAHARA SUBDIVISION REPLAT A



ATTACHMENT 2

SAHARA SUBDIVISION REPLAT A



ATTACHMENT 5



CITY PLAN COMMISSION APPLICATION FOR
RESUBDIVISION COMBINATION APPROVAL

DATE: 10/3/13 FILE NO. SUSU13-00089
 SUBDIVISION NAME: SAHARA SUBDIVISION REPLAT A

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
LOTS 1, 2, 25, 26, 30, 31, 32 & 33 BLOCK 11
& A PORTIONS OF A 20 FT. ALLEY THEREOF
SAHARA SUBDIVISION

2. Property Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	_____	<u>2</u>	Office	_____	_____
Duplex	_____	_____	Street & Alley	_____	_____
Apartment	_____	_____	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____	<u>CHURCH</u>	_____	<u>1</u>
School	_____	_____	Total No. Sites	_____	<u>3</u>
Commercial	_____	_____	Total (Gross) Acreage	<u>1.7093</u>	_____
Industrial	_____	_____			

3. What is existing zoning of the above described property? RH-SP 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 n/a

6. What type of drainage is proposed? (If applicable, list more than one) n/a

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 Section 19.47- Vested Rights (See Attached).

SAMUEL & JUANA JACQUEZ

12. Owner of record NORTH UNION CONGREGATION 598-8664
(Name & Address) (Zip) (Phone)
13. Developer _____
(Name & Address) (Zip) (Phone)
14. Engineer CAD CONSULTING CO. 633-6422
(Name & Address) (Zip) (Phone)

CASHIER'S VALIDATION
FEE: \$1,883.00

1147.98

OWNER SIGNATURE: Samuel Jacquez Juana Jacquez
REPRESENTATIVE: _____

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