



City of El Paso – City Plan Commission Staff Report

REVISED

Case No: SUSU14-00071 Clardy Fox Subdivision Unit III Replat Two
Application Type: Resubdivision Combination
CPC Hearing Date: November 19, 2015
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 and Martha E. Gonzalez
Applicant: Justo Gonzalez and Martha E. Gonzalez
Representative: Dorado Engineering

SURROUNDING ZONING AND LAND USE

North: R-4 (Residential)/ Residential development
South: R-4 (Residential)/ Residential development
East: R-4 (Residential)/ Residential development
West: R-4 (Residential)/ 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 two-family 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 dedications of ROW and improvements along De Vargas Drive. De Vargas Drive is a local residential street requiring 52' of ROW with 32' of pavement, 5' sidewalks and 5' parkways. The current ROW consists of 50' of ROW, with 32' of pavement, 5' sidewalks and 4' parkways.

Lot 2 features a 115.27' 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 November 4, 2015. The Planning Division received one letter in opposition to the proposed resubdivision.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends **approval** of the ROW improvement waiver request, **approval** of the panhandle exceeding 100', and **approval** of Clardy Fox Subdivision Unit III Replat Two on a **Resubdivision Combination** basis.

City Development Department-Planning Division:

Staff recommends **approval** of the ROW improvement waiver request, **approval** of the panhandle exceeding 100', and **approval** of Clardy Fox Subdivision Unit III Replat Two on a **Resubdivision Combination** basis.

City Development Department-Land Development:

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

Parks and Recreation Department:

We have reviewed **Clardy-Fox Unit III, Replat Two** a revised 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 two (2) lots zoned "R-4" and applicant is proposing a Two-family dwelling use.

Also, this subdivision is located with-in a Traditional Neighborhood infill development area qualifying for a 50% reduction in park fees therefore, applicant shall be required to pay "Park fees" in the amount of **\$2,740.00** based on residential requirements 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-4**

Nearest Parks: **De Vargas & Delta**

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 105 (psi) pounds per square inch, a residual pressure of 100 (psi) pounds per square inch, and a discharge of 1,404 (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 Planning & Inspections Department – Planning Division the following prior to recording of the subdivision.

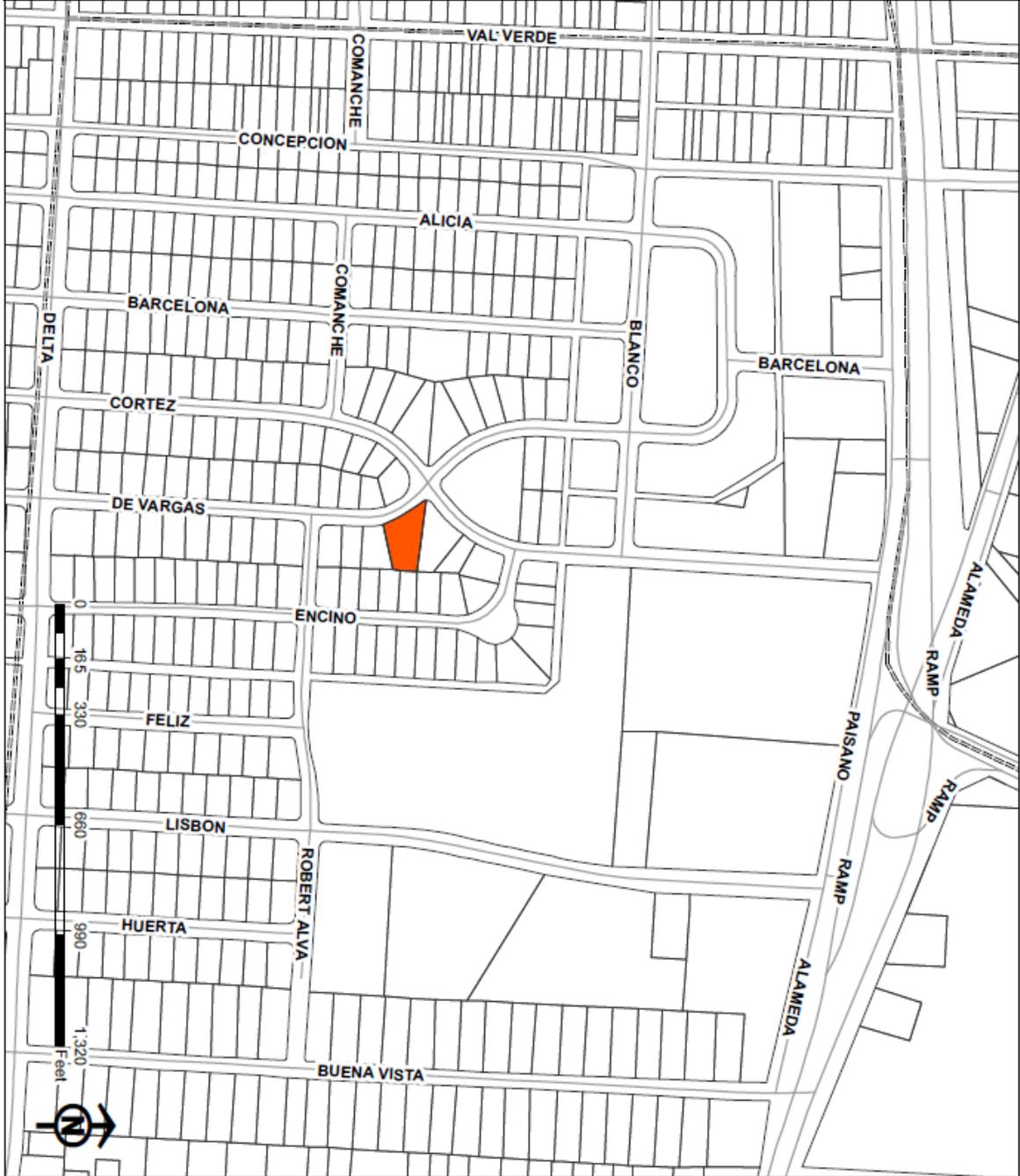
- a. Current certified tax certificate(s)
 - b. Current proof of ownership
 - c. Release of access document, if applicable
 - d. Set of restrictive covenants, if applicable
2. Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction 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. ROW improvements waiver request
6. Panhandle Exception Request
7. Letter of opposition
8. Application

ATTACHMENT 1

Clardy Fox Subdivision Unit III Replat Two

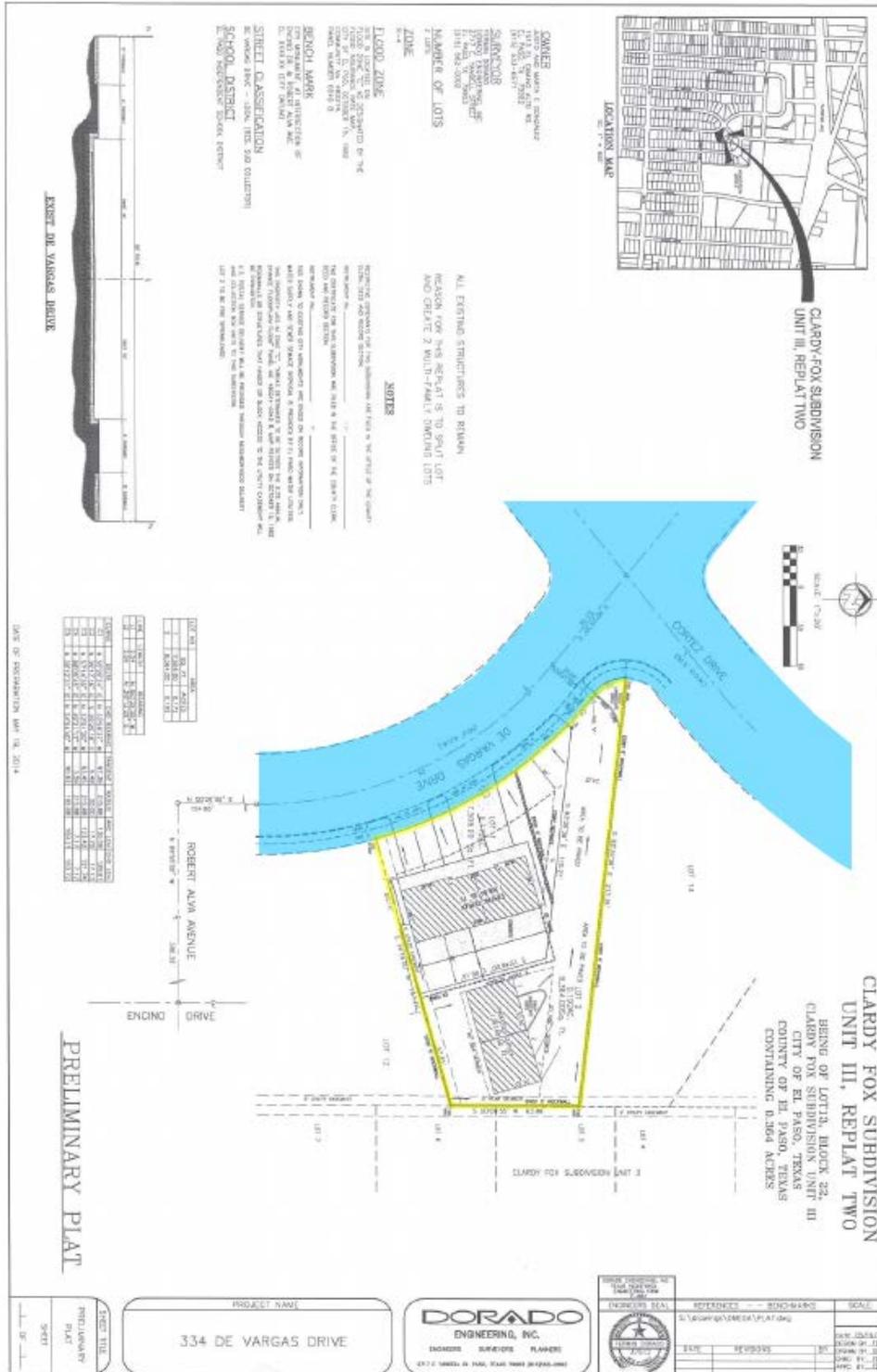


ATTACHMENT 2

Clardy Fox Subdivision Unit III Replat Two



ATTACHMENT 3



ATTACHMENT 5

DORADO ENGINEERING GROUP

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

October 26, 2015

Mr. Alfredo J. Austin
City of El Paso
Planning and Inspections Department
801 Texas Ave
El Paso, TX 79901

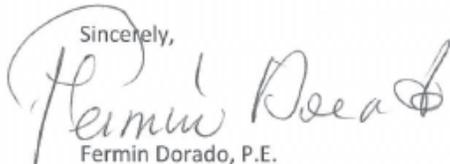
RE: Clardy Fox Subdivision Unit III, Replat 2

Mr. Austin

As per section 19.10.050 of the subdivision code, Justo and Martha E. Gonzalez owner of the proposed **Clardy Fox Subdivision Unit III, Replat 2**, is respectfully requesting a waiver on all Right-of-Way, Street improvements, Parkway Improvements on De Vargas Drive. Based on fifty percent of lots within a quarter mile of the proposed development have already been developed and the existing street improvements are in character with the neighborhood. 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,


Fermin 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

October 26, 2015

Mr. Alfredo Austin, 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. Austin,

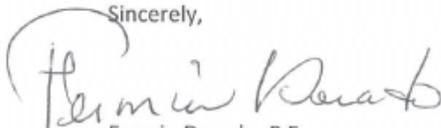
Mr. Justo Gonzalez, owner of the proposed Clardy Fox Subdivision Unit III Replat Two, is respectfully requesting an exception to the Subdivision Section 19.234 © Panhandle Lots.

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 fifteen and twenty seven hundredths (115.27) 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

1

Yolanda McCord

328 Cortez Dr.

El Paso, Texas 79905

To: City Planning Commission

Subject: Proposed replatting Lot 13, Block22, Clardy Fox Subdivision Unit 111, City of El Paso,El Paso County Texas

I am the owner of the adjacent Lot on 328 Cortez, to Lot 13,Block 22, and my primary concern is the closeness of these apartments and the little access to this apartments from my home and my rockwall . I cannot visualize anymore vehicles parking in that small area. Also my home will be an open target for unruly and unlawful access to my backyard without the rock wall being raised.

I would appreciate you consideration on this matter.

Thank you,

Yolanda McCord

ATTACHMENT 8



CITY PLAN COMMISSION APPLICATION FOR
RESUBDIVISION COMBINATION SUBDIVISION APPROVAL

DATE: 10-26-15 FILE NO. SUSU14-00071

SUBDIVISION NAME: CLARDY FOX SUBDIVISION UNIT III REPLAT TWO

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

2. Property Land Uses:

	<u>ACRES</u>	<u>SITES</u>		<u>ACRES</u>	<u>SITES</u>
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
PANHANDLE 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: Justo Gonzalez Jr.
REPRESENTATIVE: [Signature]

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