



City of El Paso – City Plan Commission Staff Report

Case No: SUSU15-00071 Replat C of Sunrise Acres No. 2
Application Type: Resubdivision Combination
CPC Hearing Date: November 19, 2015
Staff Planner: Joaquin Rodriguez, (915) 212-1608
rodriguezjx3@elpasotexas.gov
Location: East of Dyer and South of Hercules
Acreage: .9979 acres
Rep District: 2
Existing Use: Vacant and Residential
Existing Zoning: R-4 (Residential)
Proposed Zoning: R-4 (Residential)
Nearest Park: Mountain Valley City Park (.5 miles)
Nearest School: Lee Elementary (.4 Miles)
Park Fees Required: \$2740.00
Impact Fee Area: N/A
Property Owner: Teru Y. Haling
Applicant: Teru Y. Haling
Representative: Jesus D. Ibarra

SURROUNDING ZONING AND LAND USE

North: R-4 (Residential) / Vacant
South: R-4 (Residential) / Single Family Homes
East: R-4 (Residential) / Vacant
West: R-4 (Residential) / Single Family Homes

PLAN EL PASO DESIGNATION: G3, Post War

APPLICATION DESCRIPTION

The applicant is proposing to resubdivide .9979 acres for two residential lots in the City's northeast area. The subdivision will have access via Titanic and Mount Latona. The existing structures on site along the newly proposed lot line will be removed. The applicant is not requesting any waivers or exceptions. This application was reviewed under current subdivision ordinance.

NEIGHBORHOOD INPUT

Public and personal notice of this hearing was given in accordance with 19.38.010 and 19.38.020. Staff received no communication in support or opposition to this request.

DEVELOPMENT COORDINATING COMMITTEE

The development coordinating committee recommends approval of Replat C of Sunrise Acres No. 2 on a resubdivision combination basis subject to the following staff comments:

Planning Division Recommendation

Planning recommends **approval**.

Planning and Inspections Department - Land Development

No comments received.

Capital Improvement Program – Parks

We have reviewed **Replat “C” of Sunrise Acres No. 2**, a minor 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” meeting the requirements for Single-family & Two-family dwelling use therefore, "Park fees" will be assessed based on the following:

1. **If** gross density waiver is granted by the City Manager or the Planning Department 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 **\$2,740.00** calculated as follows:

2 (R-4) Single-family dwelling lots = 2 Dwellings @ \$1,370.00/Dwelling = **\$2,740.00**

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

Nearest Park(s): **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.

Capital Improvement Program – Transportation

No comments received.

El Paso Water Utilities

EPWU does not object to this request.

Water:

1. There is an existing 6-inch diameter water main extending along Mt. Latona Dr. located approximately 10-feet east of the right-of-way center line. This main is available for service.
2. 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.
3. Previous water pressure tests from fire hydrant # 205 located approximately 490 feet west of the intersection of Atlas and Mt. Latona Dr. have yielded a static pressure of 100 (psi) pounds per square inch, a residual pressure of 80 (psi) pounds per square inch, and a

discharge of 1186 (gpm) gallons per minute.

4. 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:

5. There is an existing 8-inch diameter sanitary sewer main extending along Mt. Latona Dr. located approximately feet west of the right-of-way centerline. This main is available for service.
6. There is an existing 8-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:

7. 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.

Streets and Maintenance Department

No comments received.

El Paso Electric Company

No comments received.

Sun Metro

Sun Metro does not oppose this request.

El Paso County 911 District

No comments received.

El Paso Fire Department

No comments received.

Central Appraisal District

No objections.

Texas Gas Company

No comments received.

Attachments

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

ATTACHMENT 1

Sunrise Acres Unit 2 Replat C

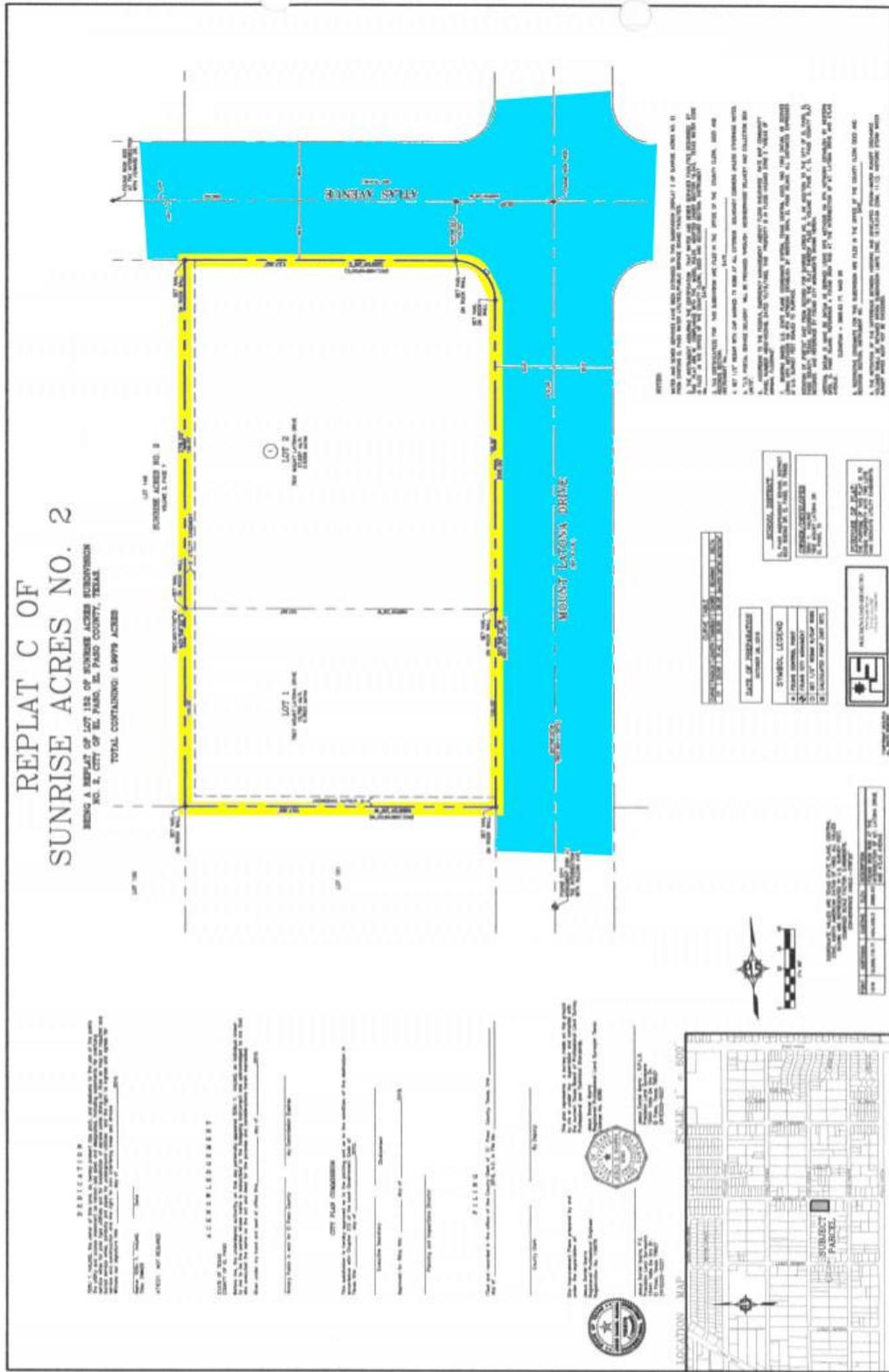


ATTACHMENT 2

Sunrise Acres Unit 2 Replat C



ATTACHMENT 4



ATTACHMENT 5



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

DATE: 10/29/15 FILE NO. SUSU15-00071
 SUBDIVISION NAME: Replat C of Sunrise Acres No. 2



1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
Being a replat of Lot 152 of Sunrise Acres Subdivision

2. Property Land Uses:

	<u>ACRES</u>	<u>SITES</u>		<u>ACRES</u>	<u>SITES</u>
Single-family	<u>0.9979</u>	<u>2</u>	Office	_____	_____
Duplex	_____	_____	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>0.9979</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
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 Title I (General Provisions) Chapter 1.04 - Vested Rights

City Development Department
 811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 212-0085

