



City of El Paso – City Plan Commission Staff Report

Case No: SUSU14-00102 – Rojas Subdivision
Application Type: Major Combination
CPC Hearing Date: November 20, 2014
Staff Planner: Harrison Plourde, 212-1584 (PlourdeHT@elpasotexas.gov)

Location: North of Broadmoor Drive and West of Torrey Pines Drive
Legal Description: All of Tracts 17K and 17K1, H.G. Foster Survey No. 258, City of El Paso, El Paso County, Texas
Acreage: 0.8281
Rep District: 1
Zoning: R-2 (Residential)
Existing Use: Vacant
Nearest School: Western Hills Elementary (1.03 miles)
Nearest Park: Irwin J. Lambka Park (1.86 miles)
Park Fees Required: \$1,370.00
Impact Fee Area: Not in Impact Fee Area

Property Owner: Ricardo Rojas
Applicant: CAD Consulting Co.
Representative(s): Enrique Ayala, CAD Consulting Co.

SURROUNDING ZONING AND LAND USE

North: R-2 (Residential)/Golf Course
South: R-2 (Residential)/Single-Family Residential
East: R-2 (Residential)/Golf Course
West: R-2 (Residential)/Single-Family Residential

PLAN FOR EL PASO DESIGNATION

G4, Suburban (Walkable)

APPLICATION DESCRIPTION

The applicant is requesting to plat a 0.8281 acre property to create 1 lot for a single-family dwelling unit, zoned R-2. The applicant is requesting one modification of pertaining subdivision regulations:

1. Waiver of roadway improvements for Broadmoor Drive. The Major Thoroughfare Plan designation for Broadmoor Drive is a “Collector,” requiring the construction of a 5 foot sidewalk; the applicant is requesting waiver of these improvements.

The property as previously developed includes masonry wall and wrought-iron fencing that encroaches in the public right-of-way on Broadmoor Drive and onto private property at the rear of the lot. The applicant has included a note on the Preliminary Plat verifying that these encroachments must be relocated inside the boundaries of the plat. Staff proposes a condition for approval that the applicant shall remove the encroachment prior to the recording of the plat.

DEVELOPMENT COORDINATING COMMITTEE REVIEW

The Development Coordinating Committee recommends **approval** of the modifications, and **approval** of Ventanas Subdivision Unit Seven subject to the following comments and conditions.

City Development Department – Planning

Planning recommends **Approval with a Condition** on a Major Combination basis, including **approval** of the proposed modification.

The property as previously developed includes masonry wall and wrought-iron fencing that encroaches in the public right-of-way on Broadmoor Drive and onto private property at the rear of the lot. The applicant has included a note on the Preliminary Plat verifying that these encroachments must be relocated inside the boundaries of the plat. Staff proposes a condition for approval that the applicant shall remove the encroachment prior to the recording of the plat. Planning proposes the following condition for approval: That the applicant shall remove the encroachment prior to the recording of the plat.

The modification request meets the public right-of-way improvement waiver requirement criteria listed in Chapter 19.10.050(A)(1)(a): “Fifty per cent of the lots within a quarter mile of the proposed development have already been developed and the existing street improvements are in character with the neighborhood.”

City Development Department – Land Development

We have reviewed subject plats and recommend **Approval**. The Developer/Engineer shall address the following comments.

- 1. No objections.

Parks and Recreation Department

We have reviewed **Rojas Subdivision**, a major combination plat map and offer Developer/Engineer the following comments:

Please note that this subdivision is zoned “R-2” composed of **1** single-family residential lot; this subdivision is required to comply with the parkland dedication ordinance Title 19 – Subdivision & Development Plats, **Chapter 19.20 – Parks & Open Space** in the form of “park fees” based on requirements for Residential subdivisions.

Applicant shall be required to pay “park fees” in the amount of **\$1,370.00** calculated as follows:

$$1 \text{ (R-2) Single-family dwelling lot @ } \$1,370.00/\text{dwelling} = \mathbf{\$1,370.00}$$

Please allocate generated funds under Park Zone: **NW-6**

Nearest Parks: **Snow Heights** & **Palo Verde**

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 above referenced subdivision and provide the following comments:

Water

1. Along Broadmoor Drive fronting the subject property there is an existing six (6) inch diameter water main. This main is available for service.

2. Previous water pressure readings conducted on fire hydrant number 377 located along Broadmoor Drive at approximately 860 feet south of Pinehurst Street have yielded a static pressure of 100 pounds per square inch (psi), a residual pressure of 90 psi, and a discharge of 671 gallons per minute (gpm). 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 owner shall be responsible for the operation and maintenance of the above-described water pressure regulating device.

3. EPWU-PSB Records identify the subject property as 1043 Broadmoor Drive and has a single one (1) inch diameter domestic water service and a single one and one-half (1-1/2) inch diameter irrigation water service (yard meter).

Sanitary Sewer

4. Along Broadmoor Drive there is an existing eight (8) inch diameter sanitary sewer main. This main dead-ends at approximately 523 feet east of the sanitary sewer manhole located fronting 1029 Broadmoor Drive. This main is available for service.

Reclaimed Water (non-potable; not for human consumption)

5. Along Broadmoor Drive fronting the subject property there is an existing twelve (12) inch diameter reclaimed water main. This main is available for service.

General

6. Application for additional water and sanitary sewer services should be made 6 to 8 weeks prior to construction to ensure water for construction work. New service applications are available at 1154 Hawkins Drive, 3rd Floor. 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.

El Paso Central Appraisal District

No Comments Received.

El Paso Fire Department

No Comments Received.

El Paso County 911 District

No Comments Received.

Sun Metro

Sun Metro does not oppose this request.

El Paso Electric Company

No Comments Received.

Texas Gas Company

No Comments Received.

El Paso Independent School District

No Comments Received.

Additional Requirements and General Comments

Submit to the City Development Department – Planning Division the following prior to recording of the subdivision.

1. Current certified tax certificate(s).
2. Current proof of ownership.
3. Release of access document, if applicable.
4. Set of restrictive covenants, if applicable.

5. Deed for property to be dedicated as parkland.

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. Waiver Request Letter
6. Application

ATTACHMENT 1

ROJAS SUBDIVISION

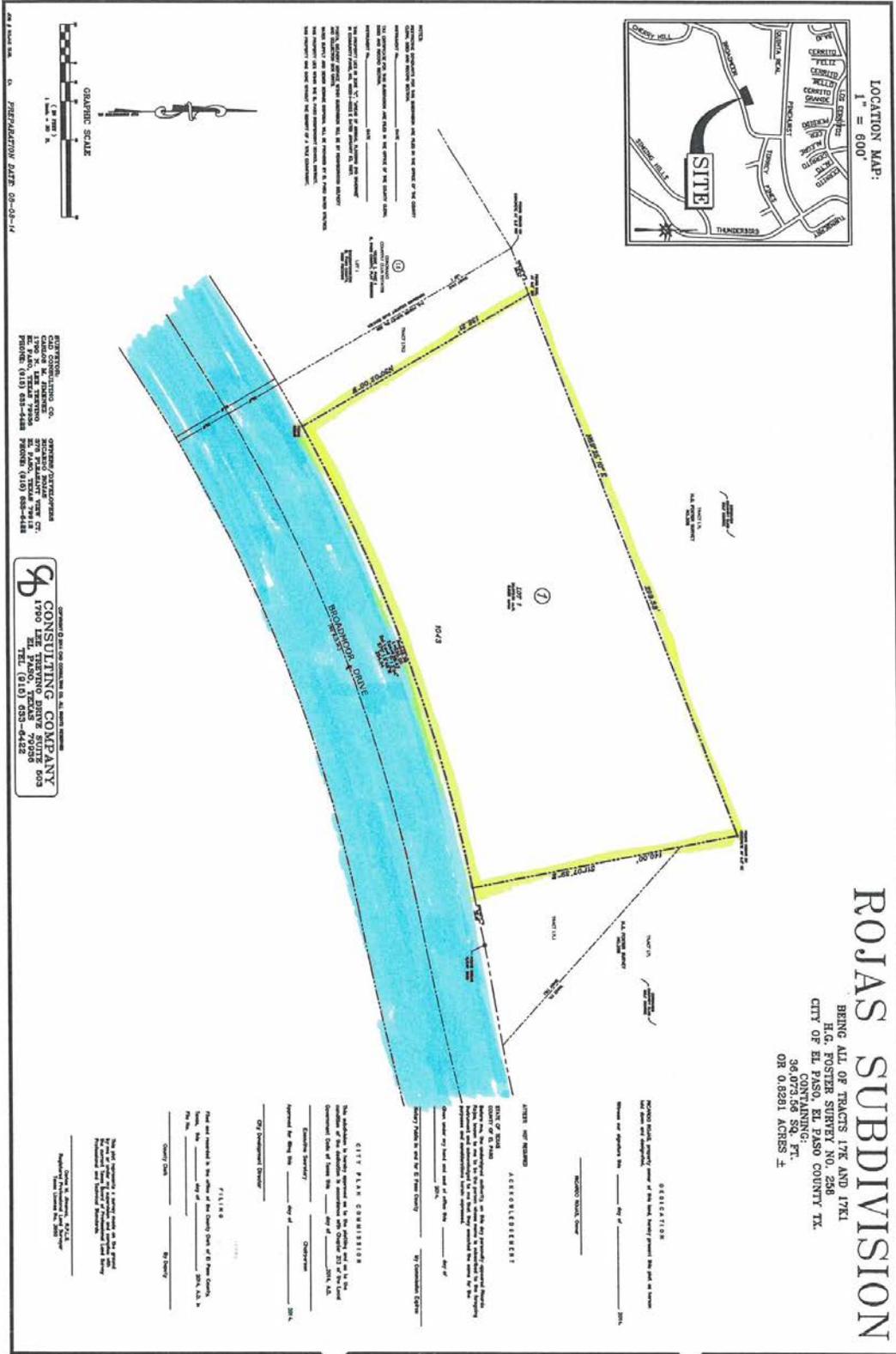


ATTACHMENT 2

ROJAS SUBDIVISION



ATTACHMENT 4



ATTACHMENT 5



November 10, 2014

To: City of El Paso

This is a request for a waiver for the property on 1043 Broadmoor Drive (Rojas Subdivision) on the request from the City of El Paso Planning and Transportation comments regarding roadway improvements. This is in reference to section 19.10.050 (A)(1)(a) and because there are no existing sidewalks and curb on the street.

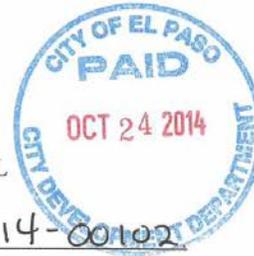
If you have any questions, please call me at 633-6422.

Thank You

A handwritten signature in blue ink, appearing to read 'Enrique Ayala'.

Enrique Ayala
CAD Consulting Co.

ATTACHMENT 6



CITY PLAN COMMISSION APPLICATION FOR
MAJOR COMBINATION SUBDIVISION APPROVAL

DATE: 10/24/14 FILE NO. SUSU14-00102
SUBDIVISION NAME: ROSAS SUBDIVISION

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
TRACTS 17K & 17K1
H.G. FOSTER SURVEY NO. 258

2. Property Land Uses:

	<u>ACRES</u>	<u>SITES</u>		<u>ACRES</u>	<u>SITES</u>
Single-family	<u>0.8281</u>	<u>1</u>	Office	_____	_____
Duplex	_____	_____	Street & Alley	_____	_____
Apartment	_____	_____	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____	_____	_____	_____
School	_____	_____	Total No. Sites	_____	<u>1</u>
Commercial	_____	_____	Total (Gross) Acreage	_____	<u>0.8281</u>
Industrial	_____	_____			

3. What is existing zoning of the above described property? R2 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 _____

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

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) 541-4024

12. Owner of record Ricardo Rojas 5887023
(Name & Address) (Zip) (Phone)

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

14. Engineer CAO CONSULTING CO. 633-6420
(Name & Address) (Zip) (Phone)

Refer to Schedule C for
current fee.

OWNER SIGNATURE: Ricardo Rojas
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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