



City of El Paso – City Plan Commission Staff Report

REVISED

Case No: SUSU14-00044 Duenas Replat A
Application Type: Resubdivision Combination
CPC Hearing Date: December 4, 2014
Staff Planner: Alfredo Austin, 915-212-1604, austinaj@elpasotexas.gov
Location: East of Doniphan and North of Thorn
Acreage: 0.4795 acres
Rep District: 1
Existing Use: Vacant
Existing Zoning: S-D (Special Development District)
Proposed Zoning: S-D (Special Development District)
Nearest School: Roberts Elementary (.013 mile)
Nearest Park: Thorn Park (.26 miles)
Park Fees: **\$10,960.00**
Impact Fee Area: Not in Impact Fee Area
Property Owner: Ricardo Benavente Jr.
Applicant: Ricardo Benavente Jr.
Representative: Rey Engineering

SURROUNDING ZONING AND LAND USE

North: R4 (Residential)
South: R4 (Residential)
East: R-3 (Roberts Elementary School)
West: R4 (Residential)

THE PLAN FOR EL PASO DESIGNATION: G3, Post-War

APPLICATION DESCRIPTION

The applicant is proposing to replat 0.4795 acres of land into 2 **multi-family lots**. Access to the subdivision is proposed from Thorn Drive. This development is being reviewed under the current subdivision ordinance.

NEIGHBORHOOD INPUT

Notice of a Public Hearing was mailed to all property owners within 200 feet of the subject property on November 19, 2014. The Planning Division did not receive any phone calls or comments from residents.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends **Approval** of Duenas Subdivision

Replat A on a **Resubdivision Combination** basis subject to the following comments.

City Development Department-Planning Division:

Planning Staff recommends **Approval** of Duenas Subdivision Replat A on a **Resubdivision Combination** basis.

City Development Department-Land Development:

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

The Developer/Engineer shall address the following comments.

1. Show existing and proposed drainage flow patterns on the preliminary plat. Identify the discharge location for all storm-water runoff.
2. Add to general notes on final plat: "The retention of the difference between Historic and Developed Storm-water runoff discharge volumes shall be retained within subdivision limits (DSC, 19.19.010A & DDM, 11.1). Historic storm water runoff rates must not be exceeded."
3. On the Preliminary & the Final Plat, the Drainage Report indicates the wrong Federal Emergency Management Agency Flood Insurance Rate Map (FEMA) (FIRM). Panel Number should be 21D.

Parks and Recreation Department:

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

Please note that this subdivision is composed of two (2) lots zoned "S-D" meeting the requirements for Single-family, Two-family, and Multi-family dwelling use; Applicant has submitted covenants restricting the use to Multi-family dwelling use (Quadruplex) therefore, "Park fees" will be assessed as follows:

1. **If gross density waiver is granted by the Planning Department or designee and a copy of the final recorded covenants is provided restricting all residential uses, then applicant shall be required to pay "Park fees" in the amount of \$10,960.00 based on Residential subdivision requirements calculated as follows:**

2 (S-D) Quadruplex lots = 8 Dwelling units @ \$1,370.00 / Dwelling = \$10,960.00

Please allocate generated funds under Park Zone: **NW-7**

Nearest Park(s): **Thorn**

Note: Please note that any paid fees for the original subdivision will be deducted from final "Park fees" with proof of receipt.

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

Water:

2. There is an existing 6-inch diameter water main extending along Thorn Drive that is available for service, the water main is located approximately 12-feet north from the center line of the right-of-way.
3. There is an existing 12-inch diameter water main extending along Ridge Drive that is available for service, the water main is located approximately 10-feet east from the center line of the right-of-way.
4. There is an existing 48-inch diameter water transmission main extending along Thorn Drive, the water main is located approximately 30-ft south from the southern property line. No direct service connections are allowed to this main as per the El Paso Water Utilities – Public Service Board Rules and Regulations.

Sanitary Sewer:

5. There is an existing 12-inch diameter sewer main extending along Thorn Drive that is available for service, the sewer main is located approximately 5-feet south from the center line of the right-of-way. The sewer line is approximately 9.5-ft depth from the finished grade to the invert of the sewer line.

General:

6. 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.

El Paso Fire Department:

No comments received

911:

No comments received.

El Paso Independent School District:

No comments received.

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
 - e. Deed for property to be dedicated as parkland.

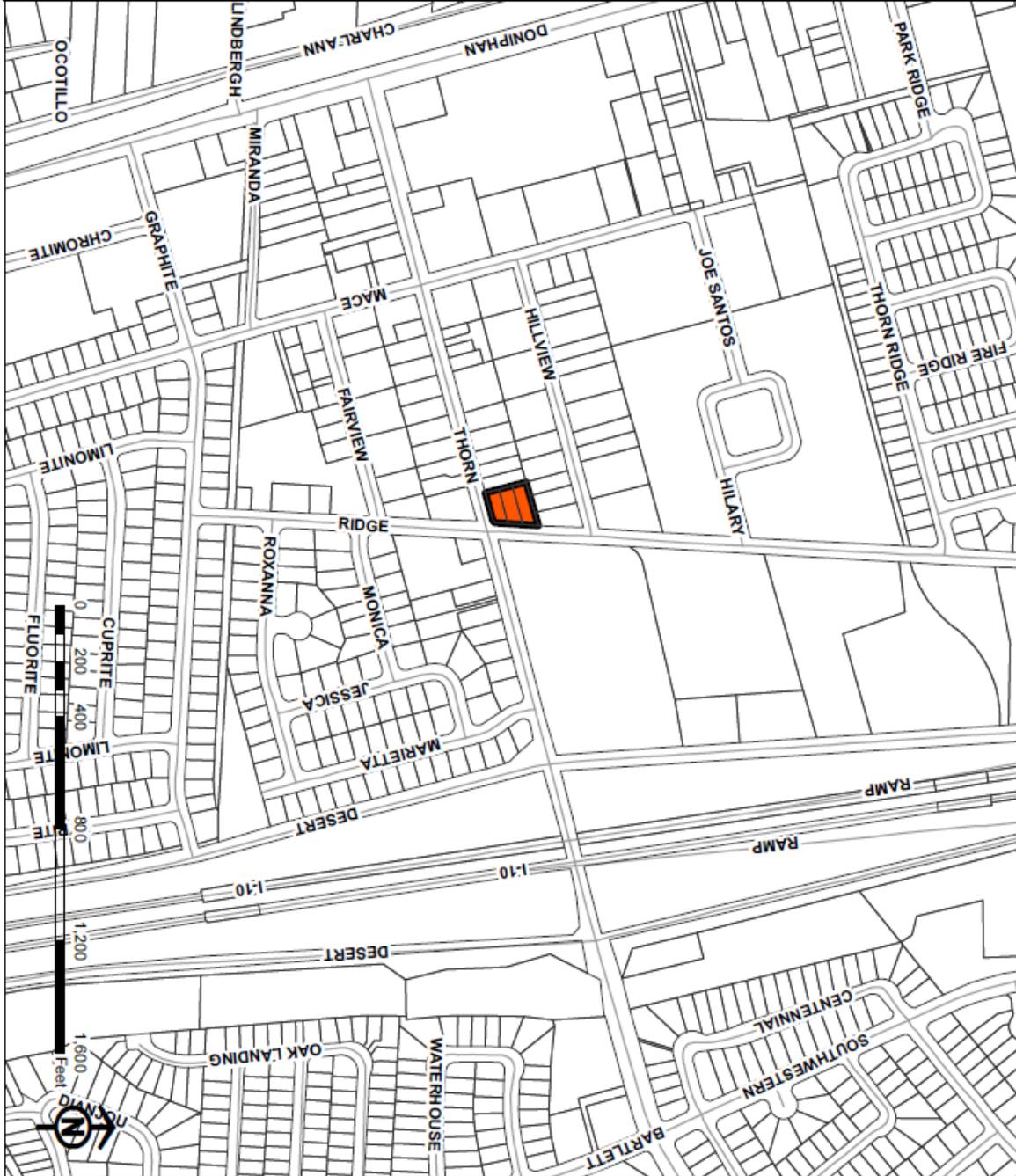
2. Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivision. In all cases, the type and location of delivery service shall 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

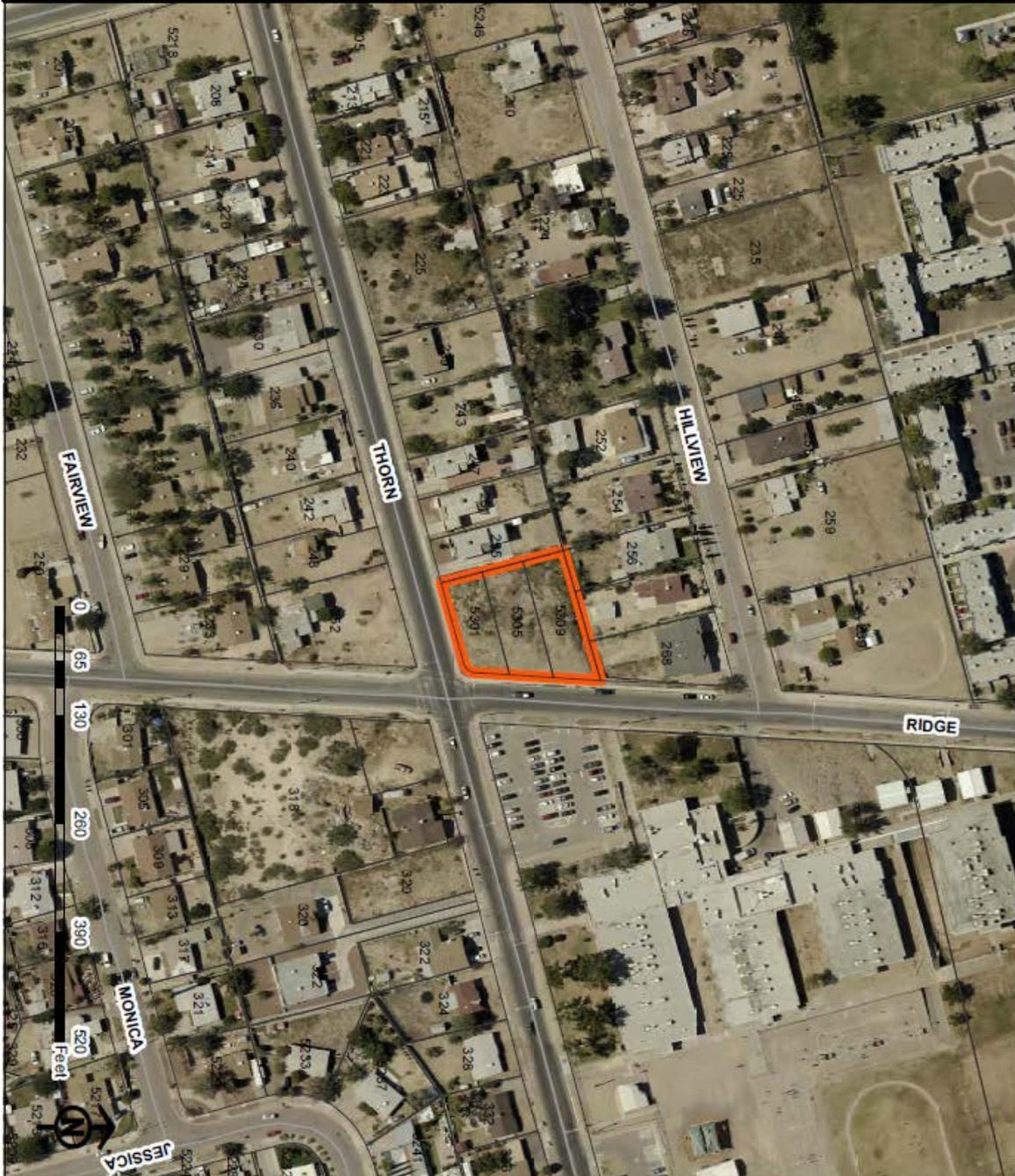
ATTACHMENT 1

Duenas Replat A



ATTACHMENT 2

Duenas Replat A



ATTACHMENT 4



ATTACHMENT 5



CITY PLAN COMMISSION APPLICATION FOR
RESUBDIVISION COMBINATION SUBDIVISION APPROVAL

DATE: 11.5.14 FILE NO. SUSU14-00044

SUBDIVISION NAME: DUEÑAS SUBDIVISION REPLAT A

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
ALL LOTS 1-3, BLOCK, DUEÑAS SUBDIVISION
CITY OF EL PASO COUNTY TX

2. Property Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	<u>0.4795</u>	<u>2</u>	Office	_____	_____
Duplex	_____	_____	Street & Alley	_____	_____
Apartment	_____	_____	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____	_____	_____	_____
School	_____	_____	Total No. Sites	_____	_____
Commercial	_____	_____	Total (Gross) Acreage	_____	_____
Industrial	_____	_____			

3. What is existing zoning of the above described property? A-2SD Proposed zoning? A-2SD

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)
Lots to streets

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

3304 MARTINA PL.

12. Owner of record RICARDO BENAVENTE JR EL PASO TX 79976 915 626 6198
(Name & Address) (Zip) (Phone)

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

14. Engineer REY ENGINEERING 9434 VISCOUNT 633 8070
(Name & Address) (Zip) (Phone)

**Effective September 1, 2014, a 3% technology fee has been added to all Planning application fees.*

OWNER SIGNATURE: 
REPRESENTATIVE: 

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

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