SUBDIVISION

Sunrise Acres No. 1 Replat H

City of El Paso — City Plan Commission — 2/7/2019

SUSU18-00105 — Resubdivision Combination

STAFF CONTACT:	Jovani Francia, (915) 212-1613, franciajx@elpasotexas.gov
PROPERTY OWNER:	Miguel De La Riva and Scott E. & Tanya J. Worley
REPRESENTATIVE:	Dorado Engineering
LOCATION:	North of Hercules and West of I-54, District 2
ACREAGE:	.456
VESTED:	No
PARK FEES REQUIRED:	$2,740.00
EXCEPTION/MODIFICATION REQUEST:	Exception to waive the required DSC standards for Polaris Street
RELATED APPLICATIONS:	N/A
PUBLIC INPUT:	Received five phone calls inquiring about the application. No support or opposition to the request has been received.
STAFF RECOMMENDATION:	Approval on a Resubdivision Combination basis and Denial of the exception request for Polaris Street.

SUMMARY OF REQUEST: The applicant proposes to subdivide .456 acres of land into two single-family residential lots. Primary access to the subdivision is proposed from Polaris Street. The applicant will be dedicating 1' of additional right of way on Polaris Street. This subdivision is being reviewed under the current subdivision code.

SUMMARY OF DCC RECOMMENDATION: The Development Coordinating Committee recommends **Approval** of Sunrise Acres No. 1 Replat H on a Resubdivision Combination basis and **Denial** of the exception request for Polaris Street.

DESCRIPTION OF ANY EXCEPTIONS, MODIFICATIONS, OR WAIVERS

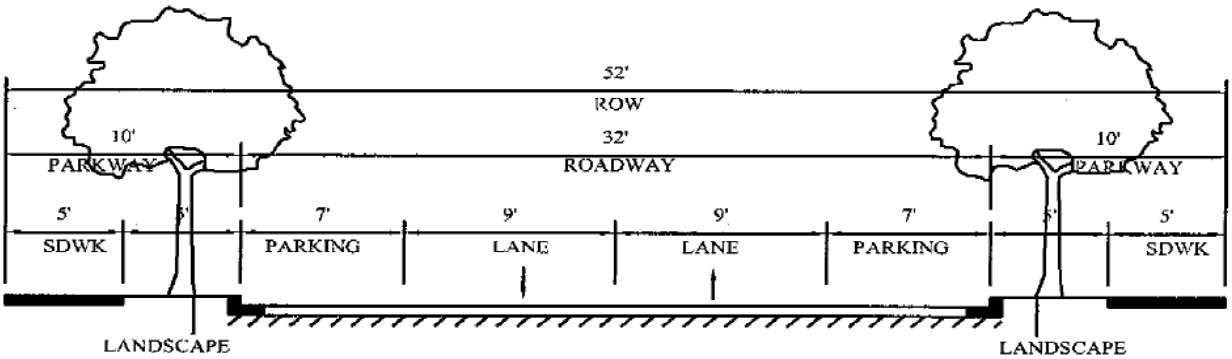
The applicant is requesting the following exception under 19.10.050-A (Roadway participation policies):

1. Polaris Street:

To waive 4' of landscape parkway for Polaris Street and to allow the existing sidewalk configuration (abutting the curb) to remain.

Required:

Polaris Street requires 16' of pavement and a 10' parkway (5' landscaped buffer and a 5' sidewalk). Therefore, the applicant's required proportionate share of the right-of-way is 26'. Presently, only 25' currently exists. However, applicant will be dedicating the additional 1' of right-of-way. The parkway is required to be 10' consisting of a 5' sidewalk and a 5' landscape buffer.

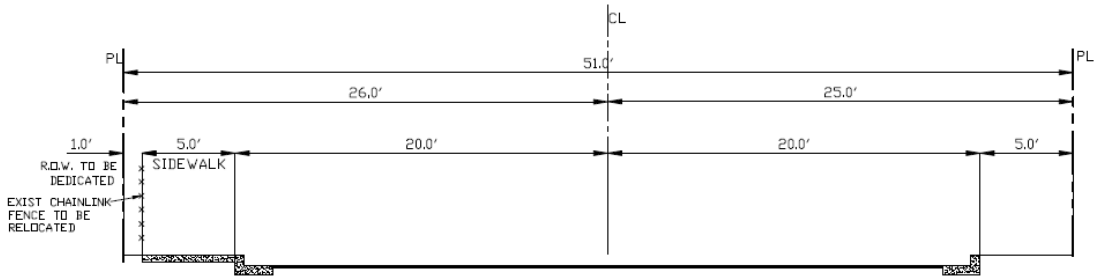


32' LOCAL RESIDENTIAL 3

NOTE: CROSS SECTIONS ARE MINIMUM, STANDARD REQUIMENTS

Existing:

Currently, 20' of pavement exists; this exceeds the minimum requirement by 4'. The parkway consists entirely of a 5' sidewalk adjacent to the curb. While the applicant does propose to dedicate an additional 1' of ROW as parkway for a total of 6', the applicant is requesting to waive 4' of landscape parkway and to allow the existing configuration (abutting the curb) to remain.



A POLARIS STREET

LOCAL STREET

The applicant **does not** meet the following criteria under Section 19.10.050 (Roadway participation policies – Improvement of roads and utilities within and or abutting the subdivision) for requesting an exception. The section reads as follows:

Section 19.10.050-A

1: The City Plan Commission may waive such requirements to provide rights-of-way or street improvements to adjacent roads based on any of the following factors:

a: Fifty percent 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.

NEIGHBORHOOD CHARACTER: Subject property is zoned R-4 (Residential). Properties adjacent to the subject property are zoned R-4 (Residential). Surrounding land uses are residential. The nearest park is Sunrise Park (0.05 miles). The nearest school is Park Elementary (.05 miles). This property is not located within any Impact Fee Service Areas.

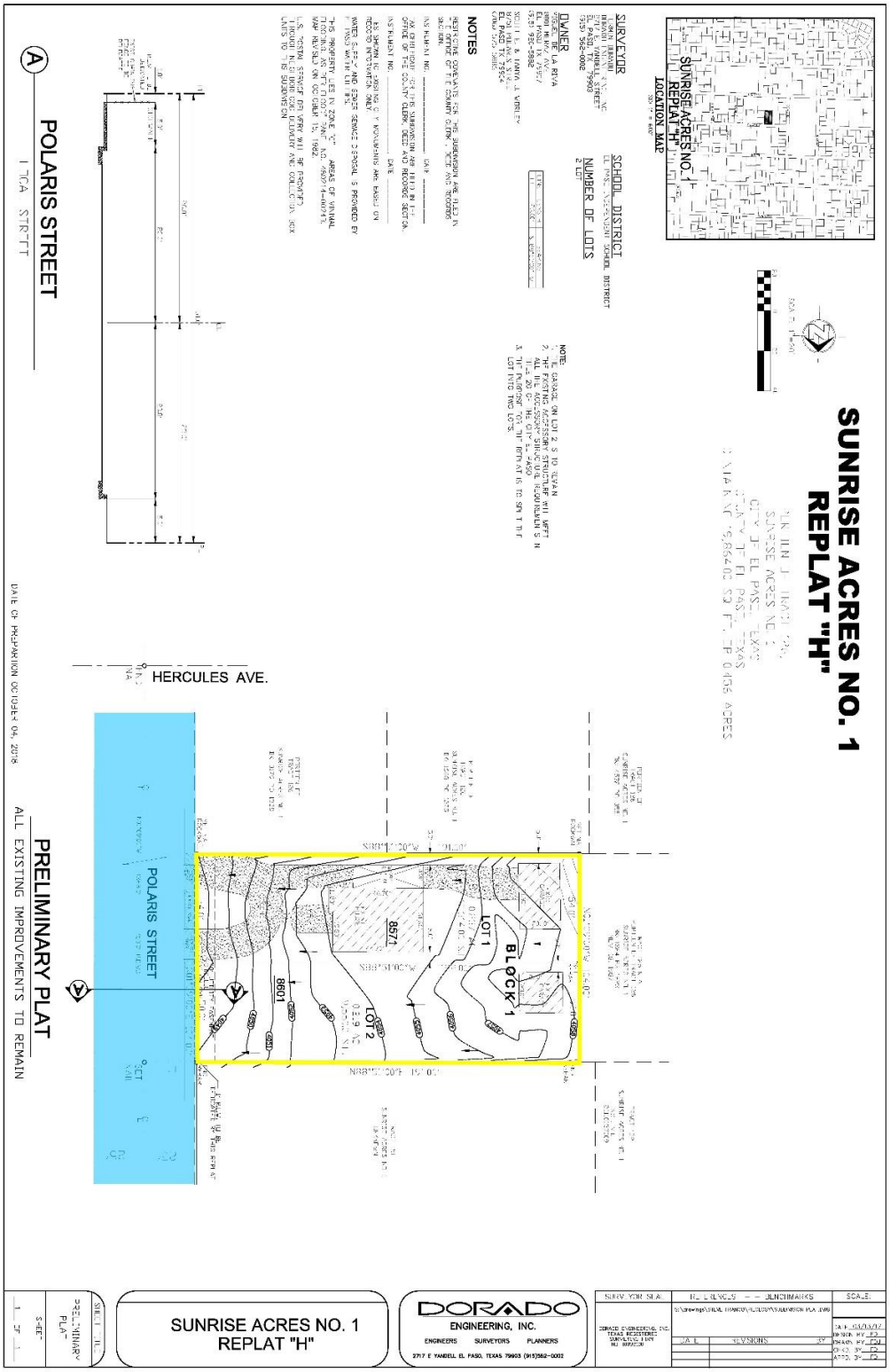
COMMENT FROM THE PUBLIC: Five phone calls were received inquiring about the application. No support or opposition to the request has been received.

PLAT EXPIRATION:
This application will expire on **February 7, 2022**. If the final plat has not been recorded within the specified date, the final plat approval, unless extended in accordance with Chapter 19.41 (Expiration, extension and reinstatement), shall expire and the applicable plat shall be deemed null and void.

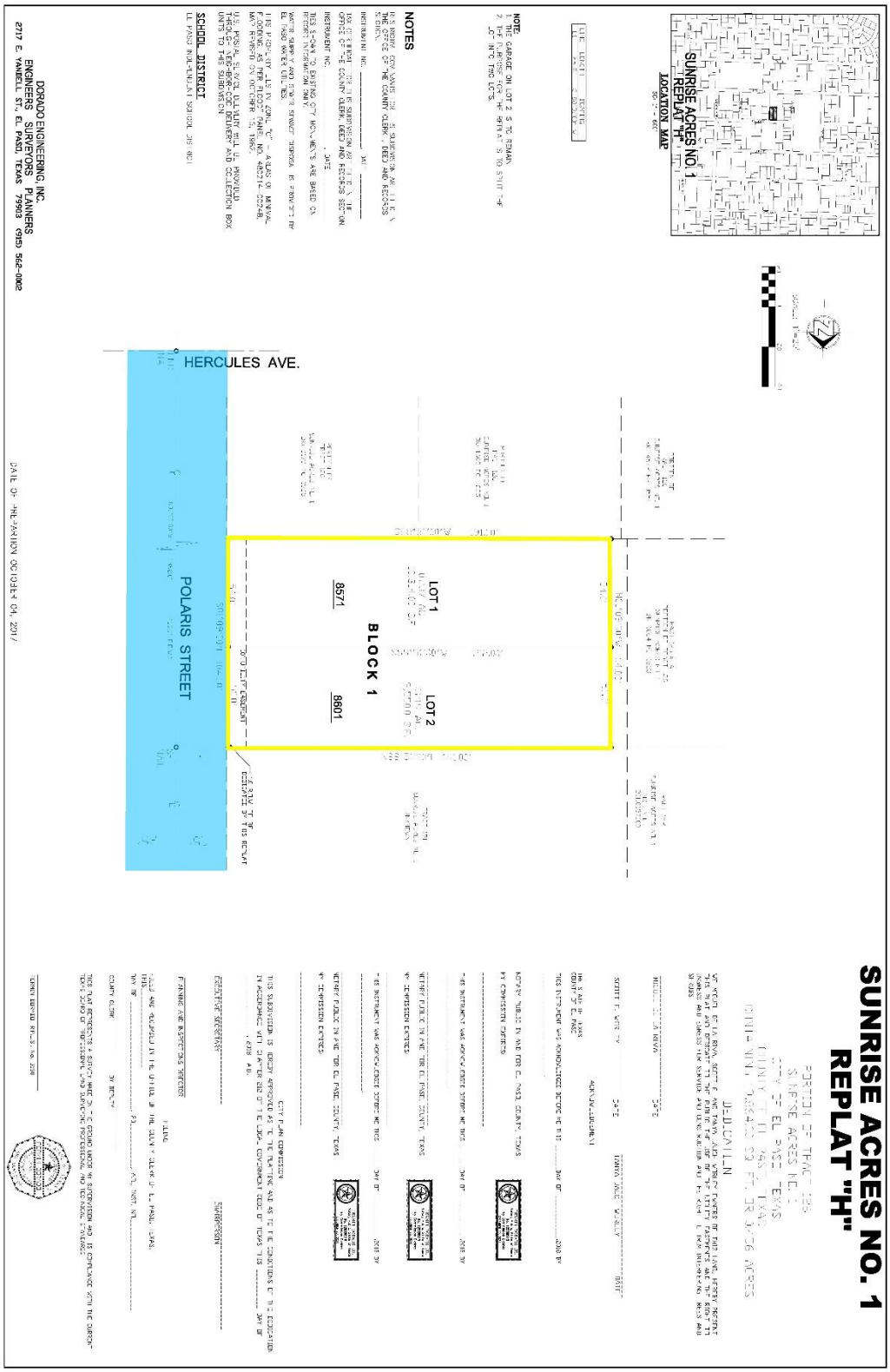
ATTACHMENTS:
1. Location Map
2. Preliminary Plat
3. Final Plat
4. Waiver Request
5. Application
6. Department Comments

ATTACHMENT 1

ATTACHMENT 2



ATTACHMENT 3



ATTACHMENT 4

DORADO ENGINEERING GROUP, INC
2717 E. Yandell El Paso, Texas 79903 (915) 562-0002, Fax (915) 562-7743

December 7, 2018

Santiago Vallejo-Gutierrez
Planner, Long Range
Planning & Inspections | City of El Paso
801 Texas Avenue
El Paso, TX 79901

RE: SUNRISE ACRES NO. 1 REPLAT "H"

Mr. Vallejo-Gutierrez,

We are requesting to waive the required improvements to Polaris Street in accordance with 19.10.050-A.1.a. which states that 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.

If you have any questions please call me.

Thank you.

Fermin Dorado, P.E.
Owner Representative

ATTACHMENT 5

CITY PLAN COMMISSION APPLICATION FOR
RESUBDIVISION COMBINATION SUBDIVISION APPROVAL

DATE: 12-7-18 FILE NO. SUSU18-00105

SUBDIVISION NAME: SUNRISE ACRES NO. 1 REPLAT "H"

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
PORTION OF TRACT 126
SUNRISE ACRES NO. 1
CITY OF EL PASO , COUNTY OF EL PASO TEXAS

2. Property Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	0.458	2	Office		
Duplex			Street & Alley		
Apartment			Ponding & Drainage		
Mobile Home			Institutional		
P.U.D.			Other (specify below)		
Park					
School					
Commercial			Total No. Sites		2
Industrial			Total (Gross) Acreage	0.458	

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 X No

5. What type of utility easements are proposed: Underground ____ Overhead ____ Combination of Both X

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 X

8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes X No X
If answer is "Yes", please explain the nature of the modification or exception
X WAIVER TO REQUEST STREET IMPROVEMENTS TO EXISTING STREET

9. Remarks and/or explanation of special circumstances:

10. **Improvement Plans submitted?** Yes ____ No X

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 X

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

SCOTT E. & TAYNA J. WORLEY 8751 POLARIS ST. EL PASO TEXAS 79904

12. Owner of record MIGUEL DE LA RIVA 8001 MERAZ AVE. EL PASO TEXAS 79907 915-757-1149
(Name & Address) (Zip) (Phone)

13. Developer_____
(Name & Address) (Zip) (Phone)

14. Engineer DORADO ENGINEERING, INC. 2717 E. YANDELL ST. EL PASO TX 79903 562-0002
(Name & Address) (Zip) (Phone)

Refer to Schedule C for current fee.

OWNER SIGNATURE: Miguel DeLaRiva

REPRESENTATIVE:_____

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

X Miguel DeLaRiva

X

X

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

ATTACHMENT 6

Planning & Inspections Department- Planning Division
Developer / Engineer shall address the following comments:
1: Submit to the Planning & Inspections Department – Planning Division the following prior to recording of the subdivision:
a: Current certificate 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.

Central Appraisal District
No objections.

Capital Improvements – Parks
We have **re-**reviewed **Sunrise Acres No. 1 Replat "H"** a resubdivision combination plat map and on behalf of CID Parks & Planning Division, we offer Developer / Engineer the following **"revised"** 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 however, applicant has submitted copy of preliminary covenants restricting the use to Single-family therefore, "Park fees" will be assessed as follows:

1: **If** applicant provides copy of final signed/recorded covenants restricting the use to Single-family and **if** gross density waiver is granted by the City Manager or the Planning Department designee, then Applicant shall be required to pay "Park fees" in the amount of **$2,740.00** based on Residential subdivision requirements calculated as follows:

2 (R-4) Single-family dwelling use @ $1,370.00 / dwelling = **$2,740.00**

Please allocate generated funds under Park Zone**: NE-1**
Nearest Park: **Sunrise Park**

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 – Planning and Development
EPWU does not object to this request.

Water:
There is an existing 6-inch diameter water main extending along Polaris Dr. located approximately 5 feet east of the right of way centerline. This main is available for service.

Previous water pressure tests from fire hydrant # 2976 located at the northeast intersection of Polaris Dr. and Hubble Dr. have yielded a static pressure of 50 (psi) pounds per square inch, a residual pressure of 48 (psi) pounds per square inch, and a discharge of 581 (gpm) gallons per minute.

EPWU records indicate a 3/4-inch water meter serving the subject property. The service address for this meter is 8601 Polaris Dr. This service can be used to serve lot 1.

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

General:
Each lot requires individual water and sanitary sewer connections within the limits of each lot.

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.

Environmental Services Department
No objections.

Sun Metro
Recommend approval. No objections.