SUBDIVISION

Claystone Court Subdivision Replat A

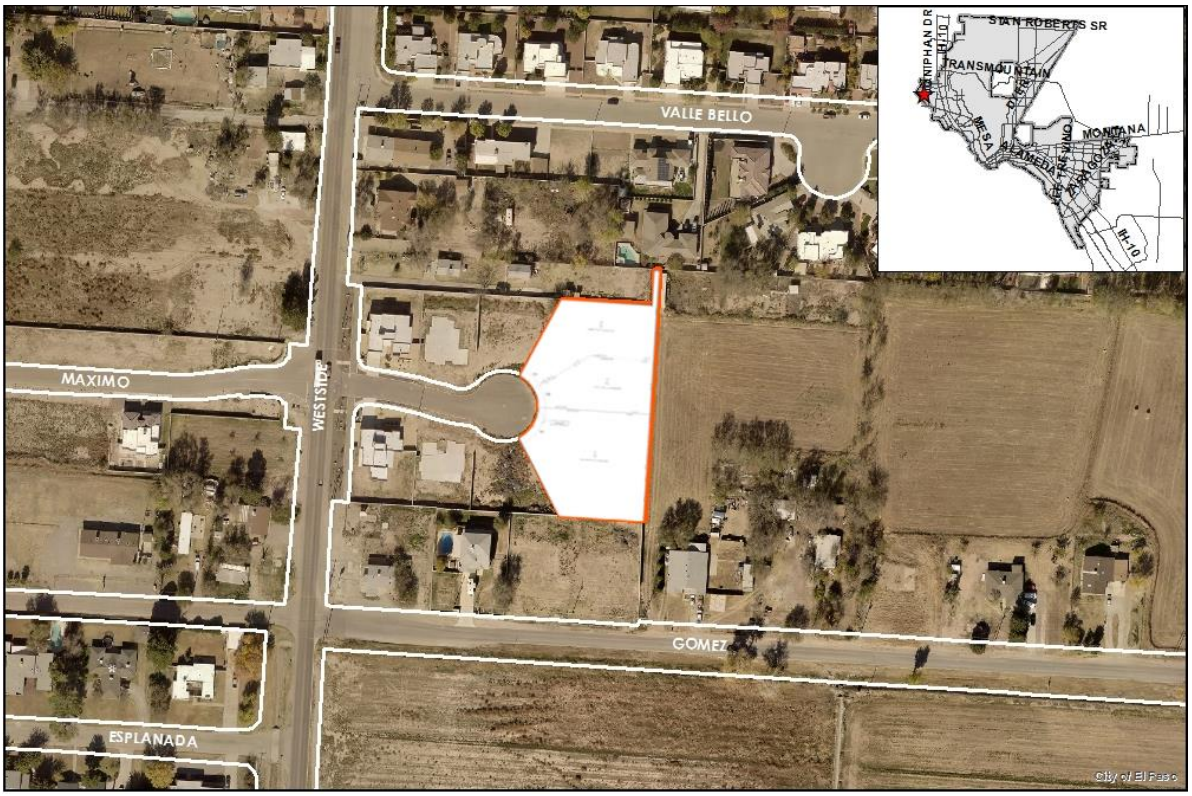
City of El Paso — City Plan Commission — 9/6/2018

SUSU18-00071 — Resubdivision Combination

STAFF CONTACT:	Jovani Francia, (915) 212-1613, franciajx@elpasotexas.gov
PROPERTY OWNER:	Aldo Gonzalez
REPRESENTATIVE:	Brock & Bustillos, Inc.
LOCATION:	South of Artcraft and East of Westside, District 1
ACREAGE:	1.1343
VESTED:	No
PARK FEES REQUIRED:	$2,740.00
EXCEPTION/MODIFICATION REQUEST:	N/A
RELATED APPLICATIONS:	N/A
PUBLIC INPUT:	No support or opposition received
STAFF RECOMMENDATION:	Pending

SUMMARY OF REQUEST: The applicant proposes to resubdivide 1.1343 acres of land into 3 single-family lots. Primary access to the subdivision is proposed from Maximo Drive. This subdivision is being reviewed under the current subdivision code.

SUMMARY OF RECOMMENDATION: Planning staff recommends **Pending** of Claystone Court Subdivision Replat A on a Resubdivision Combination basis.



DESCRIPTION OF ANY EXCEPTIONS, MODIFICATIONS, OR WAIVERS

N/A

NEIGHBORHOOD CHARACTER: Subject property is zoned R-2/c (Residential / condition). Properties adjacent to the subject property are zoned R-2/c (Residential / condition), R-2/c/sp (Residential / condition / special permit), and R-F (Ranch and Farm). Surrounding land uses are residential some of the surrounding properties are vacant. The nearest park is Sereno Valley Trails (0.15 miles). The nearest school is Jose H. Damian Elementary (1.59 miles). This property is not located within any Impact Fee Service Areas.

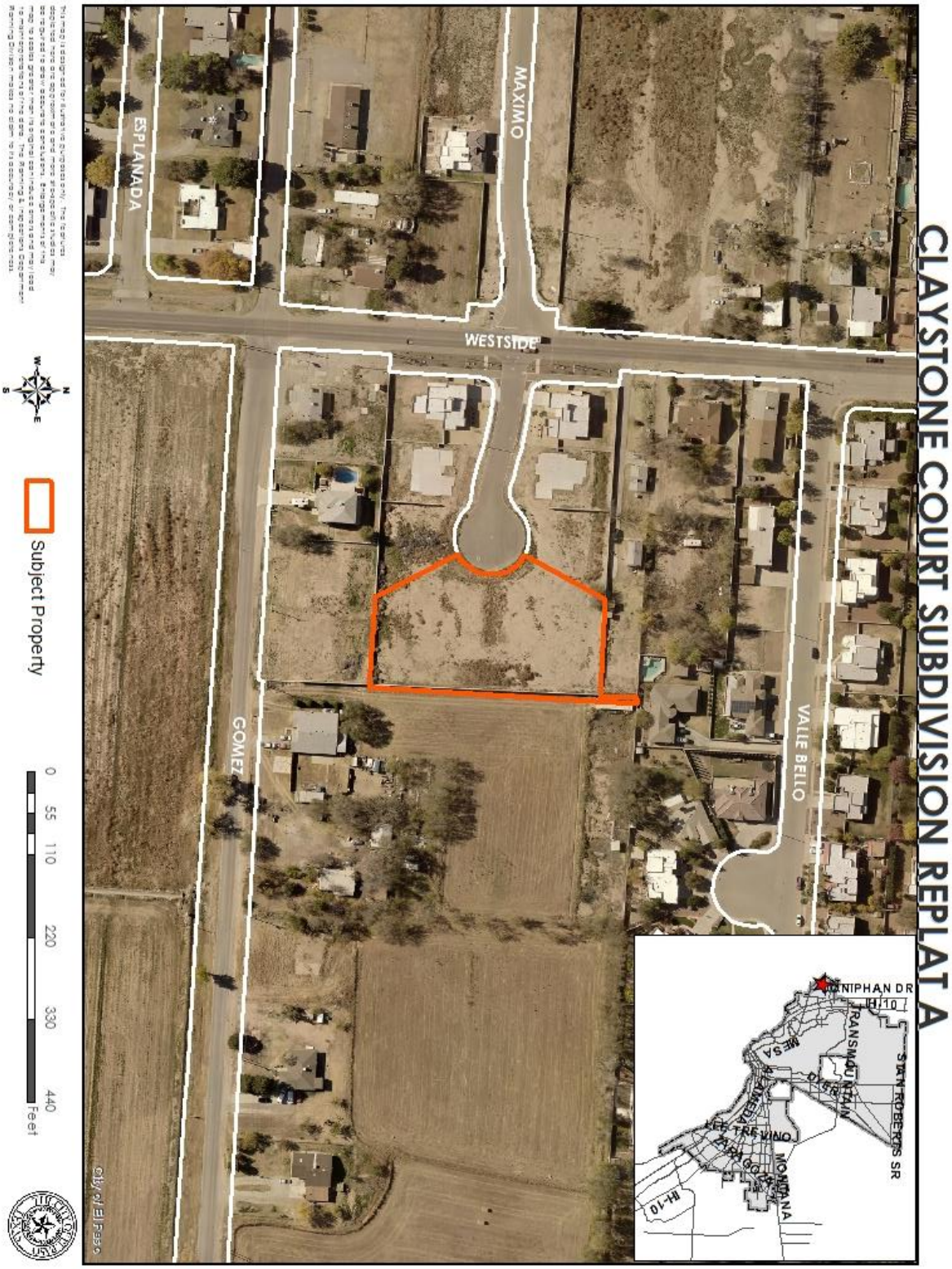
COMMENT FROM THE PUBLIC: No support or opposition has been received.

STAFF COMMENTS:
The applicant must submit a cross-section for the cul-de-sac and include a 10' utility and sidewalk easement in accordance with the cul-de-sac DSC standard, as the radius of the cul-de-sac is 50'.

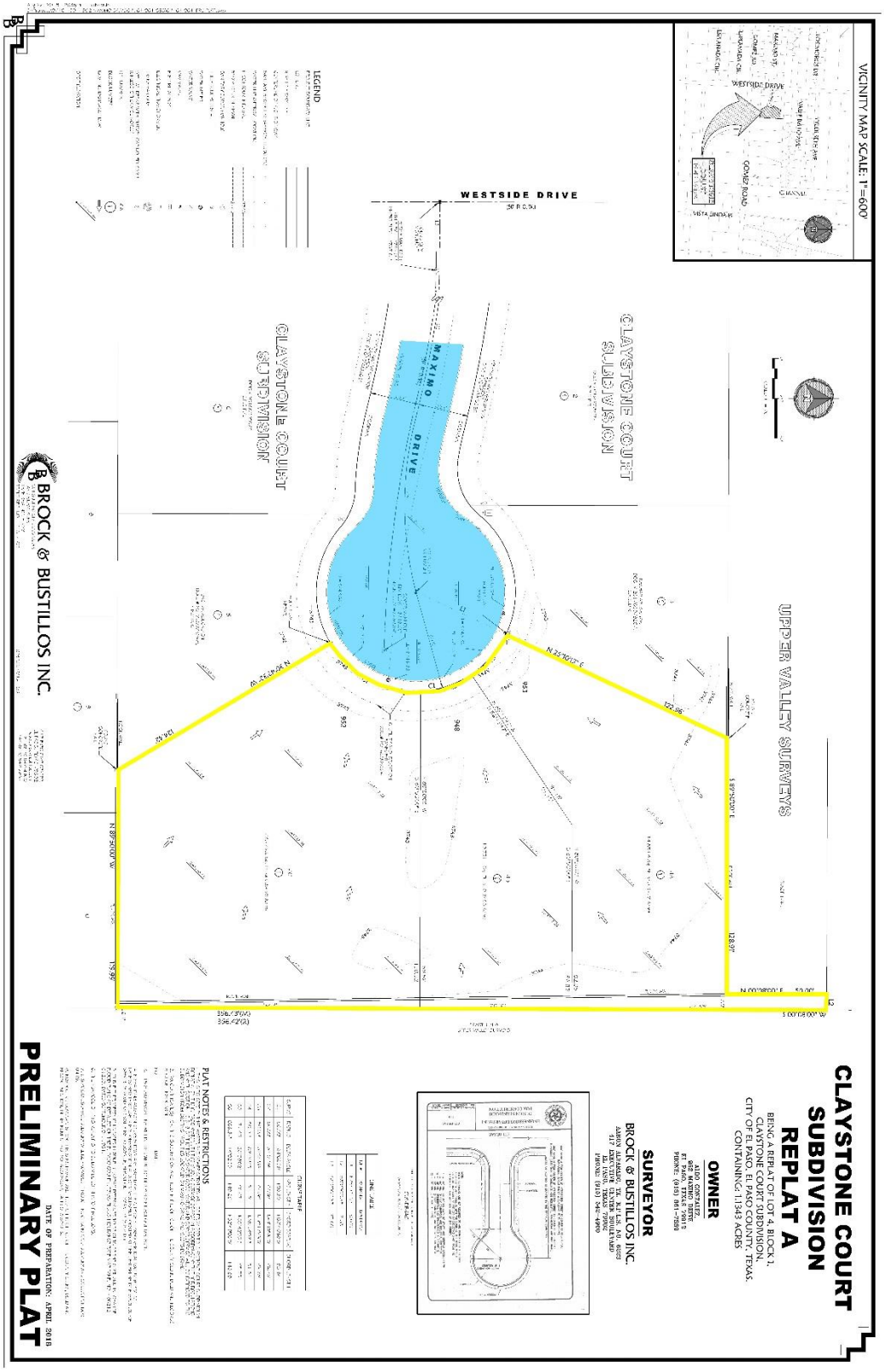
PLAT EXPIRATION:
This application will expire on **September 6, 2021**. If the final plat has not been recorded within the specified date, the final plat approval, unless extended in accordance with Chapter 19.41 (Expiration, extension and reinstatement), shall expire and the applicable plat shall be deemed null and void.

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

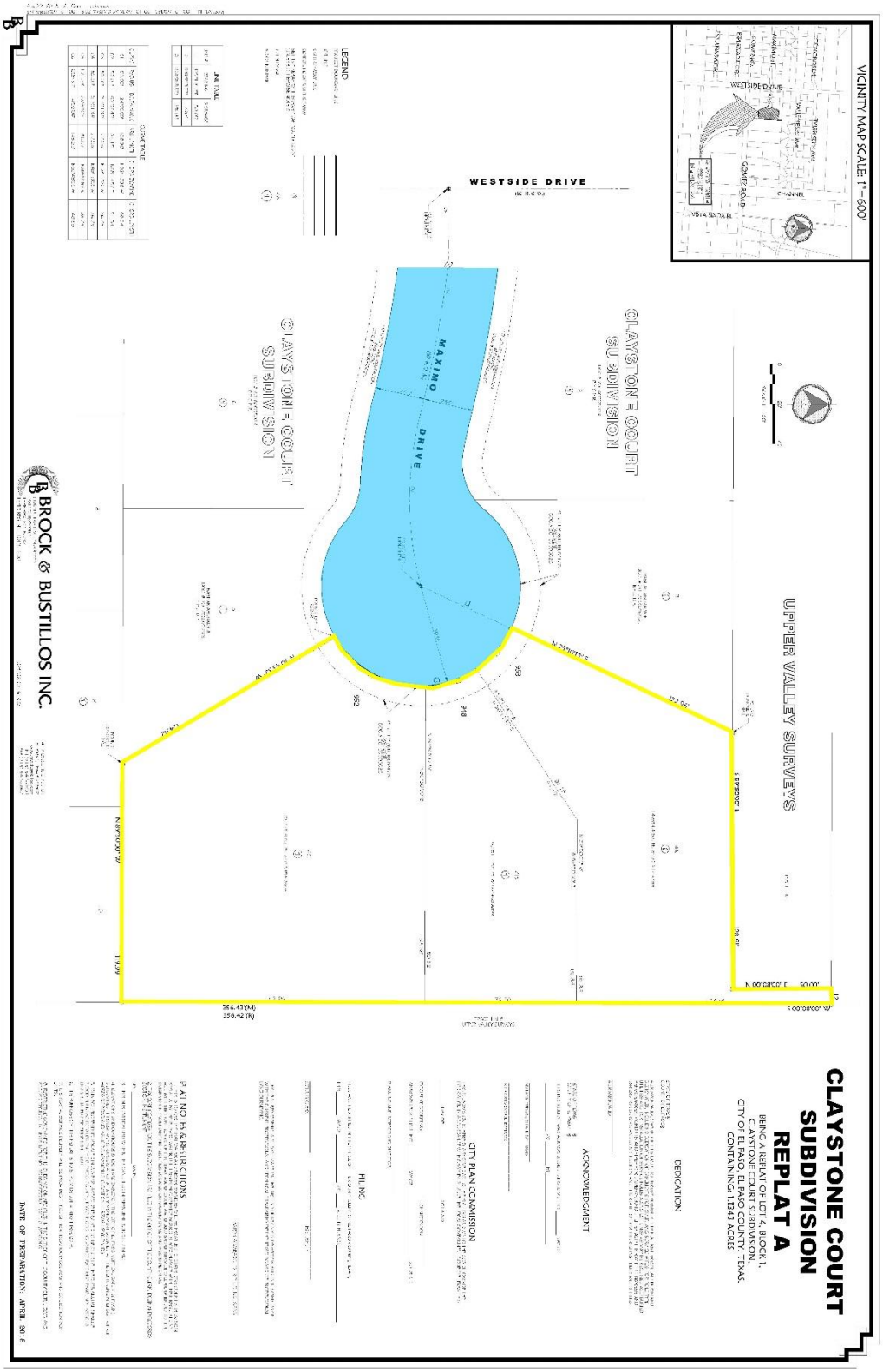
ATTACHMENT 1



ATTACHMENT 2



ATTACHMENT 3



ATTACHMENT 4

CITY PLAN COMMISSION APPLICATION FOR
RESUBDIVISION COMBINATION SUBDIVISION APPROVAL

DATE: 7/24/2018 FILE NO. SUSU18 - 00071.

SUBDIVISION NAME: Claystone Court Subdivision, Replat A.

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
Lot 4, Block1, Claystone Court Subdvision.

2. Property Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	1.1343	3	Office		
Duplex			Street & Alley		
Apartment			Ponding & Drainage		
Mobile Home			Institutional		
P.U.D.			Other (specify below)		
Park					
School					
Commercial			Total No. Sites		3
Industrial			Total (Gross) Acreage	1.1343	

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

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)
On-site ponding.

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 _____ No X
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 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) 212-0085

12. Owner of record Aldo Gonzalez 952 Maximo Drive, El Paso, TX 79932 (915) 861-7559
(Name & Address) (Zip) (Phone)

13. Developer Jose C. Martinez 952 Maximo Drive, El Paso, TX 79932 (915) 726-5538
(Name & Address) (Zip) (Phone)

14. Engineer Brock & Bustillos Inc. 417 Executive Center Blvd., El Paso, TX 79902 (915) 542-4900
(Name & Address) (Zip) (Phone)

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

OWNER SIGNATURE: X

REPRESENTATIVE:

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

ATTACHMENT 5

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.
3: The applicant must submit a cross-section for the cul-de-sac and include a 10' utility and sidewalk easement in accordance with the cul-de-sac DSC standard, as the radius of the cul-de-sac is 50'.

Capital Improvements – Parks
We have reviewed **Claystone Court Subdivision Replat A**, a resubdivision combination plat map and on behalf of CID Parks & Planning Division, we off Developer / Engineer the following comments:

Please note that this subdivision density is being increased as evidenced by the original subdivision and replat, thus required to provide for the parkland needs of future residents as per Title 19 – Subdivision Regulations ordinance; Chapter 19.20 – Parks & Open Space in the form of "Park fees" therefore, applicant shall be required to pay "park fees" in the amount of **$2,740.00** calculated as follows:

2 Additional (R-2/c) Single-family lots @ $1,370.00 per dwelling = **$2,740.00**

Please allocate generated funds under Park Zone: **NW-8**
Nearest Park: **Sereno 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 Utilities – Engineering
We have reviewed the above referenced subdivision and provide the following comments:

EPWater-PSB Comments:

EPWU does not object to this request.

Water
Along Maximo Drive east of Westside Drive there are two (2) water mains of eight (8) inches in diameter each. Both mains are available for service.

Previous water pressure readings conducted on fire hydrant number 10182 located at the corner of Westside Drive and Maximo Drive have yielded a static pressure of 82 pounds per square inch (psi), residual pressure of 44 psi, discharge of 1,163 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.

Sanitary Sewer
Along Maximo Drive east of Westside Drive there is an eight (8) inch diameter sanitary sewer main. This main is available for service.

General
As per EPWater Records 952 Maximo Drive has a single three-quarter (¾) inch diameter water service. A separate service connection is required to serve each lot.

Application for 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, 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 EPWater – 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.

Fire Department
No objections.

Planning & Inspections – Land Development
We have reviewed subject plats and recommend Approval. The Developer / Engineer shall address the following comments:

1: Add to general notes: All storm water runoff shall be addressed within the subdivision boundaries, lots shall be subject to on-site ponding.

2: Show proposed runoff arrows flowing towards lots and add symbol on key legend.