City of El Paso – City Plan Commission Staff Report

Case No:	SUSU17-00030 Linda Vista Gardens Replat B
Application Type:	Resubdivision Combination
CPC Hearing Date:	November 16, 2017
Staff Planner:	Armida Martinez, (915) 212-1605, martinezar@elpasotexas.gov
Location:	North of North Loop and East of Emerson
Acreage:	0.4397
Rep District:	7
Existing Use:	Residential
Existing Zoning:	R-4/sc (Residential/special condition)
Proposed Zoning:	R-4/sc (Residential/special condition)
Nearest Park:	Mesa Drain LT (.02 miles)
Nearest School:	North Loop Elementary (.08 miles)
Park Fees Required:	$5,480.00
Impact Fee Area:	N/A
Property Owner:	Julio Reyes & Rosa G. Reyes
Applicant:	Julio Reyes & Rosa G. Reyes
Representative:	Sitework Engineering

SURROUNDING ZONING AND LAND USE

North: R-4/sc (Residential/ special condition)
South: R-4/sc (Residential/ special condition)
East: R-4/sc (Residential/ special condition)
West: R-3 (Residential)

PLAN EL PASO DESIGNATION: G3, Post-War

APPLICATION DESCRIPTION

The applicant is proposing to resubdivide 0.439 acres. The proposed development is for 2 duplex lots. This subdivision was reviewed under the current code. The applicant is requesting to waive the required 5ft. landscape parkway and 1ft. of additional pavement. Chula Vista Drive currently consists of 40 ft. right-of-way, 30 ft. of pavement and 5 ft. sidewalks. Additionally, the applicant is requesting an exception request to allow the proposed panhandle lot as per Section 19.23.040 due to the unique parcel configuration and an exception request to reduce the required panhandle width from 24 ft. to 20 ft.

DEVELOPMENT COORDINATING COMMITTEE
The Development Coordinating Committee recommends **denial** of Linda Vista Gardens Replat B subject to the following conditions and comments:

- Property does not meet the requirement of a minimum cumulative width of 24 ft. for a two-dwelling unit required for a panhandle lot as per Section 19.23.040.

- Property owner shall submit a Condition Release application to release an existing condition requiring the applicant to dedicate a 20' access easement.

Planning Division Recommendation:
The Planning Division recommends **denial** of Linda Vista Gardens Replat B as stated above.

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

1. At the improvement plan stage, provide protection to the subdivision from all offsite stormwater runoff that may have an adverse impact on any improvements.

2. To mitigate adverse downstream drainage conditions, the developer may be required to retain a portion of the developed run-off.

3. EPW - Stormwater Engineering recommends using principles of low impact & green infrastructure development (such as recessed landscaping, rainwater harvesting, and porous pavements) to reduce the amount of developed stormwater runoff.

4. There are some issues with the Mesa Drain; which shall be addressed by others.

5. Show storm sewer pipe running under Chula Vista Dr.

Capital Improvement Department - Parks
We have reviewed **Linda Vista Gardens Replat "B",** a resubdivision combination 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/sc" meeting the requirements for Single-family & Two-family dwelling use and 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 **$5,480.00** calculated as follows:

2 (R-4/sc) Two-family dwelling use = 4 dwellings @ $1,370.00 / dwelling = **$5,480.00**

Please allocate generated funds under Park Zone**: MV-1**

Nearest Park: **Green Lilac 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
EPWater does not object to this subdivision.

EPWater-PSB Comments

Water:
Along Chula Vista Drive between Lirio Street and Heid Street there is an existing six (6) inch diameter water main; this main is available for service.

Previous water pressure readings conducted on fire hydrant number 525 located along Chula Vista Drive approximately 120 feet north of Lirio Street have yielded a static pressure of 98 pounds per square inch (psi), residual pressure of 88 psi, discharge of 1,300 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 Chula Vista Drive between Lirio Street and Heid Street there is an existing eight (8) inch diameter water main; this main is available for service.

General:
As per EPWater records, Lot 18, Block 2, Linda Vista Gardens has two (2) water services, three-quarter (3/4) inch diameter each under addresses 504 Chula Vista Drive and 508 Chula Vista Drive.

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, 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.

El Paso County 911 District
No comments received.

Central Appraisal District
CAD requests that the lot numbers be changed as follows:
Lot 1 changed to 18A
Lot 2 changed to 18B.

Additional Requirements and General Comments:

1. Submit to the Planning & Inspections 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
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.

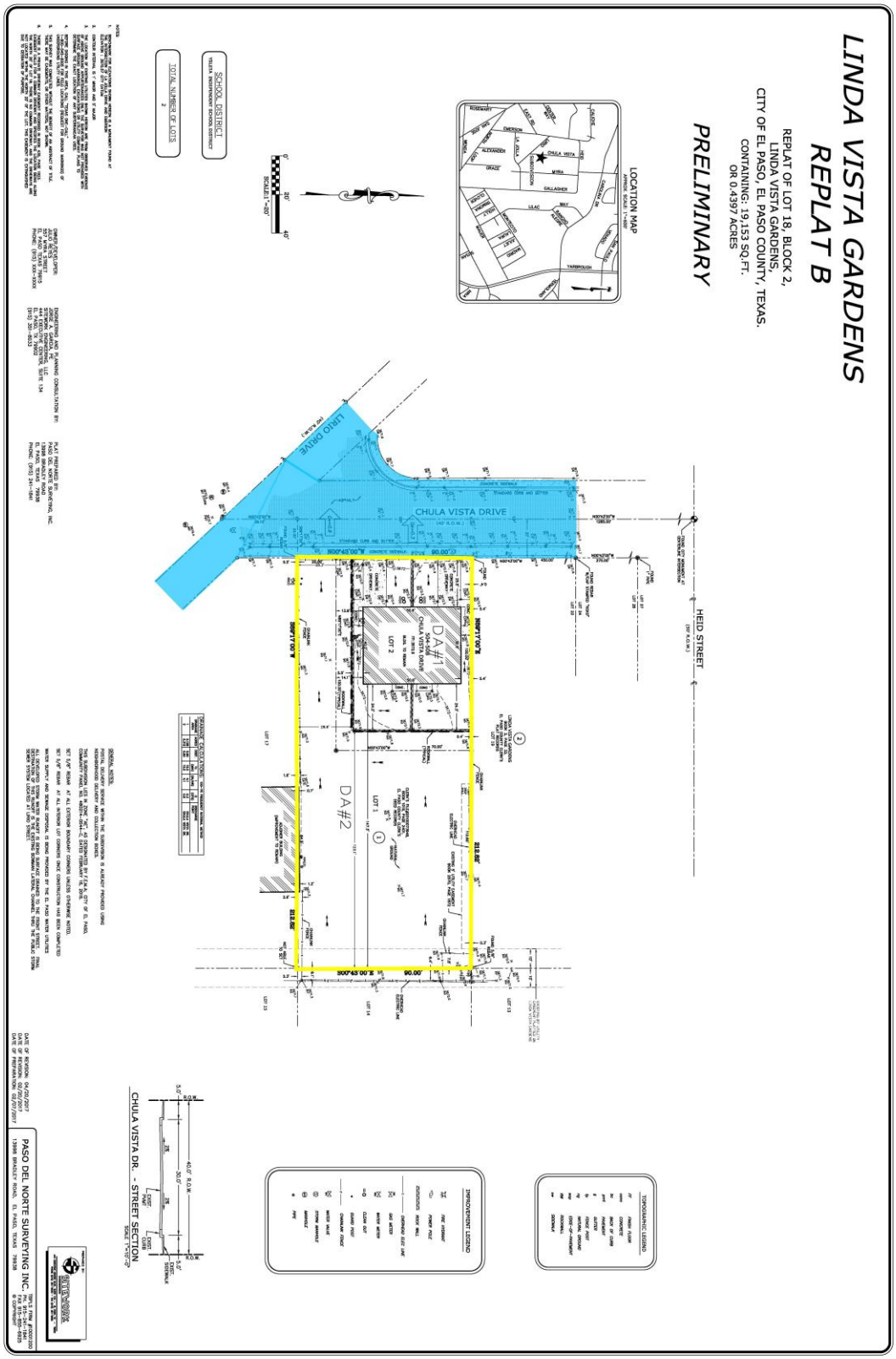
Attachments

1. Location map
2. Aerial map
3. Preliminary plat
4. Final plat
5. Waiver Request
6. Exception Request
7. Exception Request
8. Application

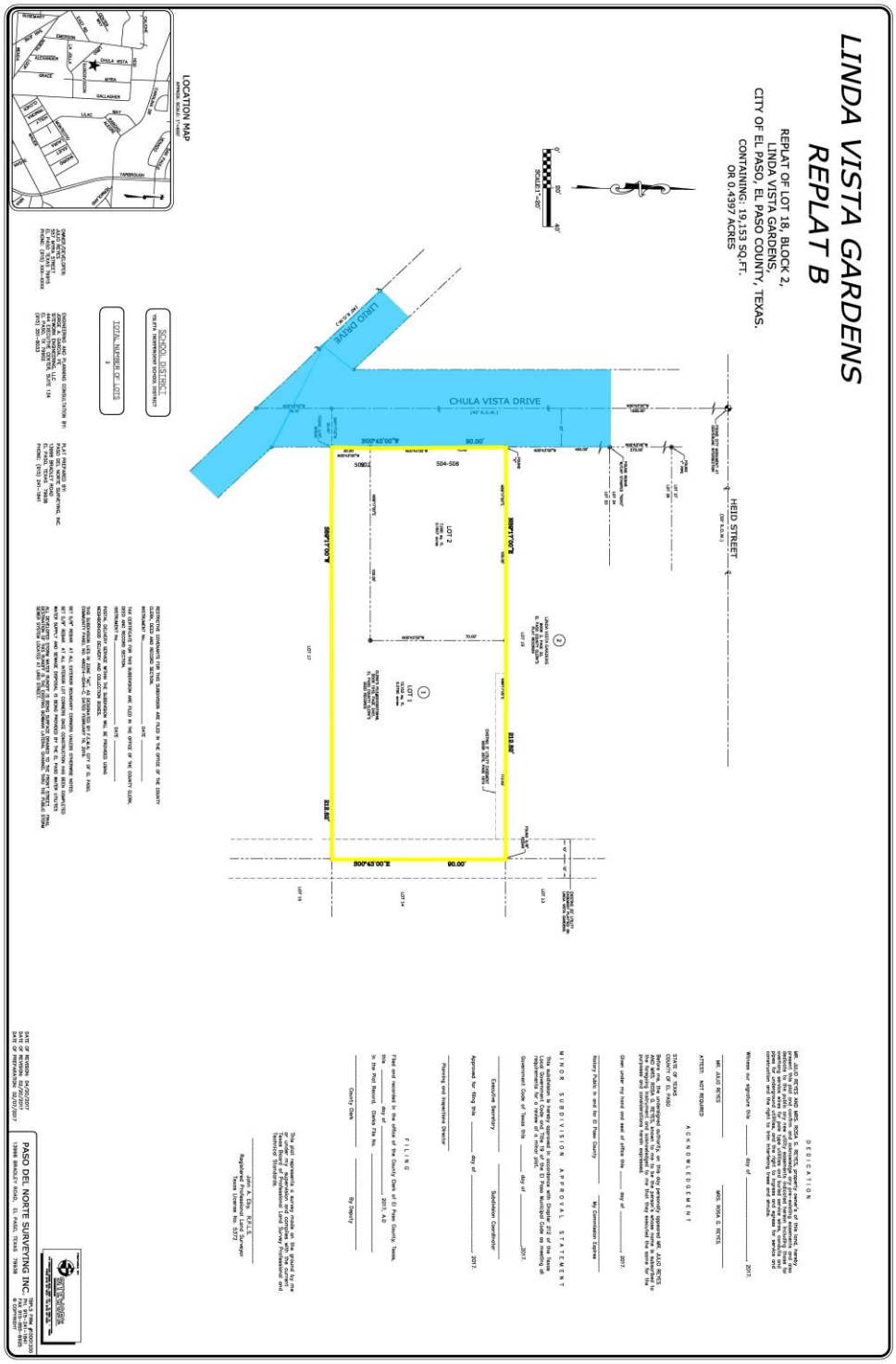
ATTACHMENT 1

ATTACHMENT 2

ATTACHMENT 3



ATTACHMENT 4



ATTACHMENT 5

SITEWORK
ENGINEERING, LLC

April 3, 2017

SENT VIA EMAIL

Mrs. Rocio Alvarado
CITY OF EL PASO – Planning Department
811 Texas Street
El Paso, TX, 79901

PROJ: SUFR17-00034 - LINDA VISTA GARDENS REPLAT B
RE: REQUEST OF STREET IMPROVEMENTS WAIVER

Dear Mrs. Alvarado,

On behalf of the Owner, and according to Title 19.10.050 of the Municipal Code, we are submitting this petition to waive the street improvements on Chula Vista Drive as indicated on your 5-day review comments letter.

We are hereby seeking relief from the current street right-of-way width standards, sidewalk and landscaped parkway requirements. We are seeking a waiver to the 6-ft of additional right of way on Chula Vista Drive.

We believe that +50% of the lots within a quarter mile of the proposed development have already been developed and the existing street improvement is in character with the neighborhood.

We understand Chula Vista Drive is not compliant with the current City Code; however, we believe that granting the waiver will not be detrimental to the public health, safety or welfare, or injurious to other property within the area.

We are submitting this letter along with a subdivision application.

Sincerely,
SiteWork Engineering, LLC

Jorge A. Garcia, PE
Project Engineer/Owner Representative

cc Mr. Julio Reyes – Owner
Mr. John Andy Eby – Paso del Norte Surveying

Waiver of Improvements Request.doc

444 EXECUTIVE CENTER, SUITE 134 • EL PASO, TX • 79902
PHONE: (915) 351-8033 • FAX: (915) 351-8055
PAGE 1

ATTACHMENT 6

SITEWORK
ENGINEERING, LLC

15 YEARS

May 17, 2017

SENT VIA EMAIL

Mrs. Armida Martinez
CITY OF EL PASO – Planning Department
811 Texas Street
El Paso, TX, 79901

PROJ: SUSU17-00030 - LINDA VISTA GARDENS REPLAT B
RE: PANHANDLE LOT EXCEPTION REQUEST

Dear Mrs. Martinez,

On behalf of the Owner, and according to Title 19.23.040 of the Municipal Code, we are submitting this exception request to submit this two lot residential subdivision in which one of the lots is a panhandle lot.

We believe that granting the exception will not be detrimental to the public health, safety or welfare, or injurious to other property within the area.

We are submitting this letter along with a subdivision application.

Sincerely,
SiteWork Engineering, LLC

Jorge A. Garcia, PE
Project Engineer/Owner Representative

cc Mr. Julio Reyes – Owner

17006 Panhandle Waiver.doc

444 EXECUTIVE CENTER, SUITE 134 • EL PASO, TX • 79902
PHONE: (915) 351-8033 • FAX: (915) 351-8055
PAGE 1

ATTACHMENT 7

SITEWORK
ENGINEERING, LLC

15 YEARS

May 22, 2017

SENT VIA EMAIL

Mrs. Armida Martinez
CITY OF EL PASO
801 Texas, 1st floor
El Paso, TX, 79901

PROJ: LINDA VISTA GARDENS REPLAT B SUBDIVISION – CASE NO. SUSU17-00030
RE: REQUEST FOR PANHANDLE LOT WIDTH EXEMPTION

Dear Mrs. Martinez,

On behalf of the Owner, and according to Title 19.23.040 of the Municipal Code, we are submitting this exemption request for a reduction of the panhandle width from 24-ft width to 20-ft.

We believe that granting the exception will not be detrimental to the public health, safety or welfare, or injurious to other property within the area.

Sincerely,
SiteWork Engineering, LLC

Jorge A. Garcia, PE
Project Engineer

cc Mr. & Mrs Julio Reyes - Owners

17006 Panhandle Width Exemption.doc

444 EXECUTIVE CENTER, SUITE 134 • EL PASO, TX • 79902
PHONE: (915) 351-8033 • FAX: (915) 351-8055
PAGE 1

ATTACHMENT 8

CITY PLAN COMMISSION APPLICATION FOR
RESUBDIVISION COMBINATION SUBDIVISION APPROVAL

DATE: 4/27/17 FILE NO. SUSU 17-00030

SUBDIVISION NAME: LINDA VISTA GARDENS REPLAT B

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
LOT 18, BLOCK 2, LINDA VISTA GARDENS

2. Property Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family			Office		
Duplex	0.439	2	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	0.439	

3. What is existing zoning of the above described property? R4·SC Proposed zoning? R4·SC

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 TO FRONT STREET

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 1 (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 JULIO REYES & ROSA G. REYES 557 MYRA ST, EL PASO TX 915.549.2307
(Name & Address) (Zip) (Phone)

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

14. Engineer SITEWORK ENGINEERING 444 EXECUTIVE CENTER STE 134, ELP TX 79902 915.351.8033
(Name & Address) (Zip) (Phone)

jgarcia@siteworkengineering.com

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

OWNER SIGNATURE Julio Reyes Rosa Reyes

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