City of El Paso – City Plan Commission Staff Report

Case No:	SURW14-00008 – Zaragoza/Pellicano ROW Dedication
Application Type:	Dedication
CPC Hearing Date:	January 29, 2015
Staff Planner:	Joaquin Rodriguez, (915) 212-1608 rodriguezjx3@elpasotexas.gov
Location:	North of Pellicano, West of Zaragoza
Acreage:	.0057
Rep District:	7
Existing Use:	Sidewalk
Existing Zoning:	C-4/sc (Commercial/special contract)
Proposed Zoning:	C-4/sc (Commercial/special contract)
Nearest Park:	Marty Robbins Park (.7 mi)
Nearest School:	Myrtle Cooper Elementary (.2 mi)
Park Fees Required:	None
Impact Fee Area:	N/A
Property Owner:	JFAL Holding Company LLC
Applicant:	JFAL Holding Company LLC
Representative:	Martin Pillar

SURROUNDING ZONING AND LAND USE

North: C-4/sc (Commercial/special contract)
South: C-4/sc (Commercial/special contract)
East: C-4/sc (Commercial/special contract)
West: C-4/sc (Commercial/special contract)

PLAN EL PASO DESIGNATION: G4 Suburban Walkable

APPLICATION DESCRIPTION

The applicant proposes to dedicate .0057 acres of right of way to along the northern corner of the intersection of Zaragoza and Pellicano on the city's east side. The dedication includes a portion of sidewalk that was constructed within the applicant's property due to existing structures.

DEVELOPMENT COORDINATING COMMITTEE

Recommends **approval**.

Planning Division:

Staff recommends **approval.**

Planning and Inspections 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 **Zaragoza / Pellicano,** a street right-of-way dedication survey map and offer **"No"** objections to this proposed street right-of-way dedication request.

El Paso Water Utilities

We have reviewed the above referenced and provide the following comments:

EPWU-PSB Comments

Water
Along Pellicano Drive west of Zaragoza Road there is an existing twenty-four (24) inch diameter water transmission main. This main is located at approximately 45 feet south of the northernmost right-of-way line of Pellicano Drive. No direct service connections are allowed to this main as per the El Paso Water utilities – Public Service Board Rules and Regulations.

Along Pellicano Drive west of Zaragoza Road there is an existing eight (8) inch diameter water main. This main is located at approximately 20 feet south of the northernmost right-of-way line of Pellicano Drive. This main is available for service.

Within Lot1, Block 451, Vista Del Sol Unit One Hundred Three, there is an existing twelve (12) inch diameter water main. This main is located inside the ten (10) foot wide utility easement; the easement is situated west and parallel to Zaragoza Road. The 12-inch diameter water main is located at approximately five (5) feet west of the westernmost right-of-way line of Zaragoza Road. This 12-inch diameter water main is connected to the above described 24-inch diameter water transmission main. The 12-inch diameter water main is available for service.

Sanitary Sewer
Along Zaragoza Road north of Pellicano Drive there is an existing eight (8) inch diameter sanitary sewer main located at approximately 20 feet east of the westernmost right-of-way line of Zaragoza Road

EPWU-PSB **does not object** to this street dedication.

Sun Metro

Sun Metro does not object to this request

El Paso Department of Transportation

EPDOT offers, **no objection** to the sidewalk easement dedication, for the property at the North West corner of Zaragoza at Pellicano, as illustrated on the attached survey.

El Paso County 911 District

No comments received.

El Paso Fire Department

No comments received.

Central Appraisal District

No comments received.

El Paso Electric Company

No comments received.

Texas Gas Company

No comments received.

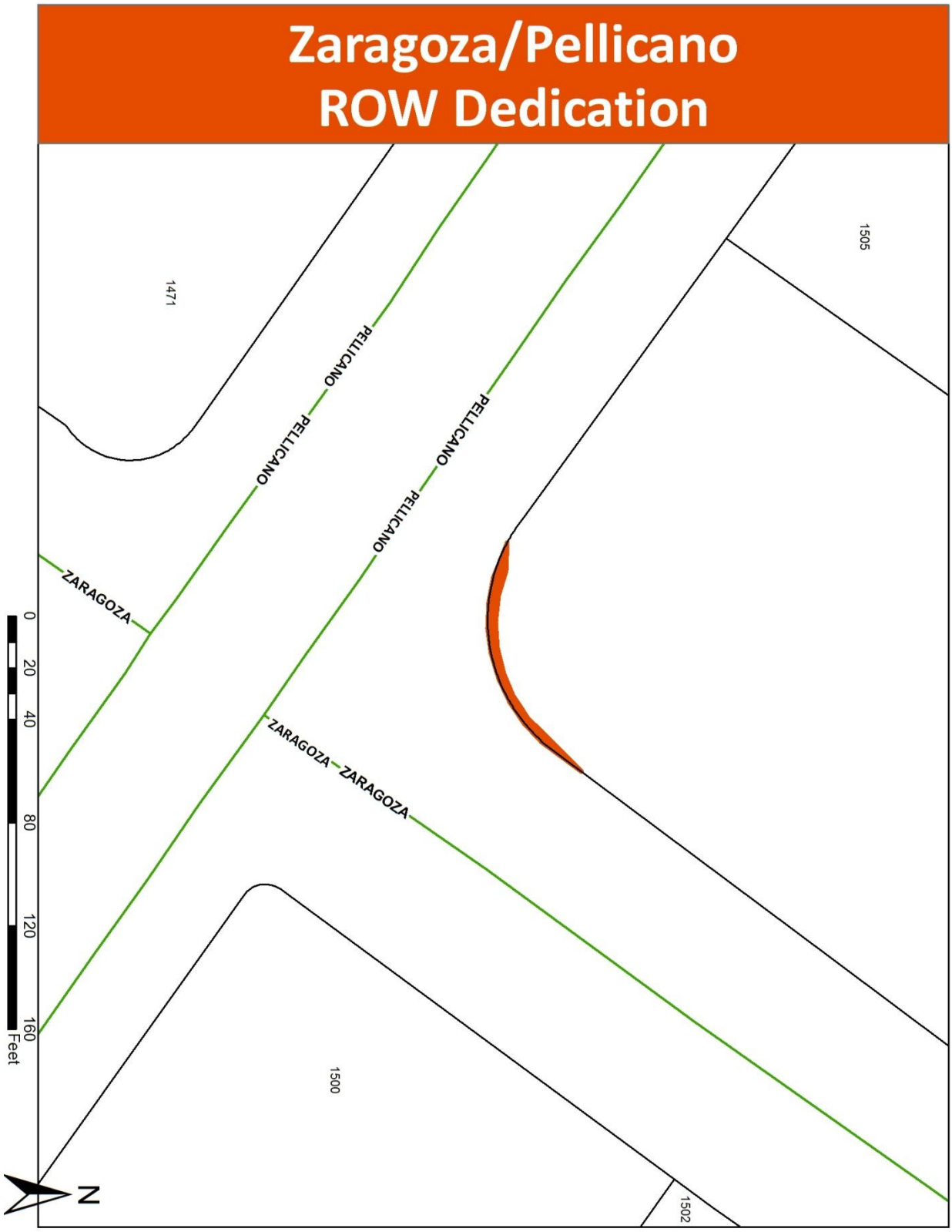
Additional Requirements and General Comments:

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
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.

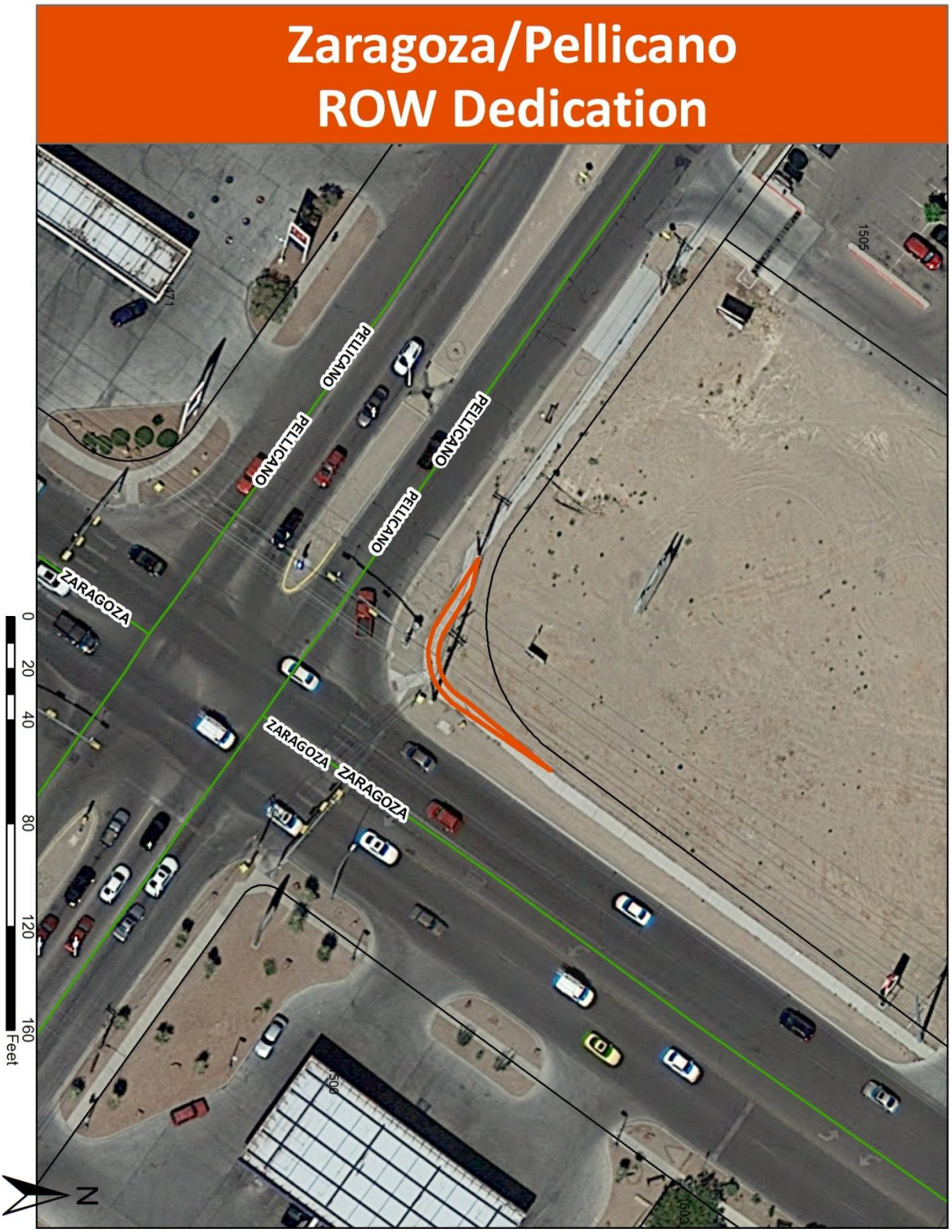
Attachments

1. Location map
2. Aerial map
3. Survey
4. Metes & Bounds
5. Exception Request
6. Application

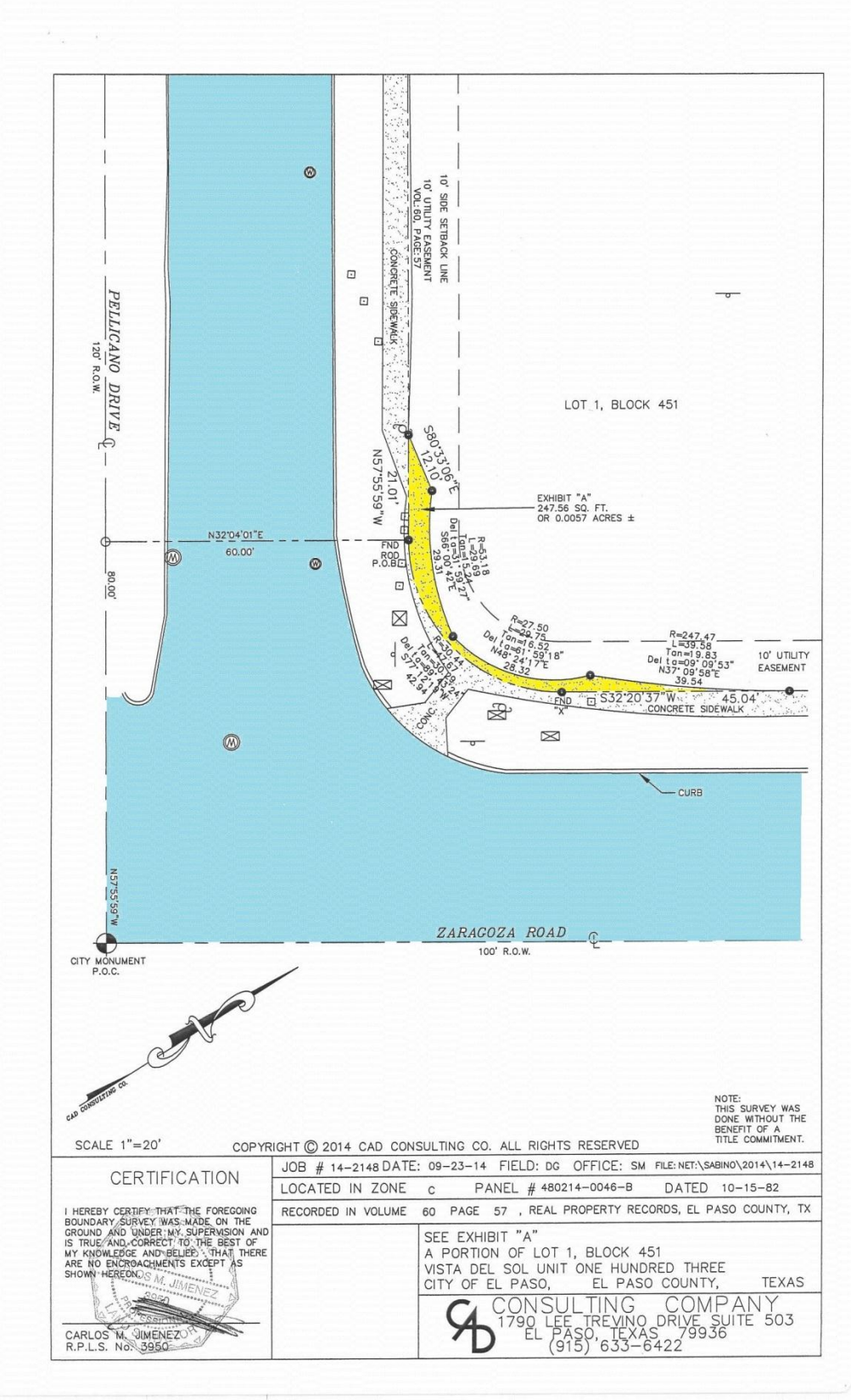
ATTACHMENT 1



ATTACHMENT 2



ATTACHMENT 3



ATTACHMENT 4

A portion of Lot 1, Block 451
Vista Del Sol Unit One Hundred Three
City of El Paso, El Paso County, Texas
September 23, 2014

METES AND BOUNDS DESCRIPTION
Exhibit "A"

FIELD NOTE DESCRIPTION of a portion of Lot 1, Block 451, Vista Del Sol Unit One Hundred Three, City of El Paso, El Paso County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING FOR REFERENCE at a found city monument at the centerline intersection of Zaragoza Road (100' R.O.W.) and Pellicano Drive (120' R.O.W.), **THENCE,** leaving said centerline intersection, and along the centerline of Pellicano Drive, North 57°55'59" West, a distance of 80.00 feet to a point; **THENCE,** leaving said centerline of Pellicano Drive, North 32°04'01" East, a distance of 60.00 feet to a set iron rod located at the northerly right-of-way line of Pellicano Drive and the **POINT OF BEGINNING** of the herein described parcel;

THENCE, North 57°55'59" West, a distance of 21.01 feet to a point;

THENCE, South 80°33'06" East, a distance of 12.10 feet to a point;

THENCE, 29.69 feet along the arc of a curve to the left whose radius is 53.18 feet, whose interior angle is 31°59'27", whose chord bears South 66°00'42" East, a distance of 29.31 feet to point;

THENCE, 29.75 feet along the arc of a curve to the left whose radius is 27.50 feet, whose interior angle is 61°59'18", whose chord bears North 48°24'17" East, a distance of 28.32 feet to point;

THENCE, 39.58 feet along the arc of a curve to the left whose radius is 247.47 feet, whose interior angle is 09°09'53", whose chord bears North 37°09'58" East, a distance of 39.54 feet to point;

THENCE, South 32°20'37" West, a distance of 45.04 feet to a point;

THENCE, 47.67 feet along the arc of a curve to the right whose radius is 30.44 feet, whose interior angle is 89°43'24", whose chord bears South 77°12'19" West, a distance of 42.94 feet to the **POINT OF BEGINNING** of the herein described parcel and containing 247.56 square feet or 0.0057 acres of land more or less.

CAD Consulting Co.
1790 Lee Trevino Drive. Suite 503
El Paso, Texas 79936
(915) 633-6422
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ATTACHMENT 5

JFAL HOLDING COMPANY LLC

3530 Foothills Blvd. Suite I ▫ Las Cruces, NM 88011

Re: 1501 Zaragoza ROW dedication

To whom it may concern:

I am requesting that the additional ROW be dedicated to the city of El Paso due to the fact that the city's current facilities i.e. the Sidewalk is encroaching into a property that I own. I am requesting the city accept the ROW dedication instead of granting an easement to the city. Please accept this letter as a formal request to proceed with the ROW dedication

Best Regards,

Michael Dixson

President

ATTACHMENT 6

SURW14-00008

DEC 17 2014

CITY OF EL PASO, TEXAS
APPLICATION FOR DEDICATION PUBLIC EASEMENTS AND RIGHTS-OF-WAY

Date: 11/20/14 File No._____

1. APPLICANTS NAME JFAL Holding Company LLC

ADDRESS 3530 Foothills Suite I ZIP CODE 38011 TELEPHONE (575) 532-9779

2. Request is hereby made to dedicate the following: (check one)

MD 1/8/15 Street ✓ Alley____ Easement____ Other____

Street Name(s) 15012 aragoza Subdivision Name Del Sol

Abutting Blocks_____ Abutting Lots_____

3. Reason for dedication request: Utility/Sidewalk

4. Surface Improvements located in subject property to be dedicated:
None____ Paving ✓ Curb & Gutter ✓ Power Lines/Poles____ Fences/Walls____ Structures____ Other____

5. Underground Improvements located in the existing rights-of-way:
None____ Telephone ✓ Electric____ Gas____ Water ✓ Sewer____ Storm Drain____ Other____

6. Future use of the dedicated right-of-way:
Yards____ Parking____ Expand Building Area____ Replat with abutting Land____ Other____

7. Related Applications which are pending (give name or file number):
Zoning____ Board of Adjustment____ Subdivision____ Building Permits____ Other____

8. Signatures: All owners of properties which abut the property to be dedicated must appear below with an adequate legal description of the properties they own (use additional paper if necessary).

Signature	Legal Description	Telephone

The undersigned Owner/Applicant/Agent understands that the processing of this Application will be handled in accordance with the procedure for Requesting Dedications and that no action on processing will be taken without payment of the non-refundable processing fee. It is further understood that acceptance of this application and fee in no way obligates the City to grant the Dedication. I/We further understand that the fee, if the Dedication is granted will be determined by the City of El Paso and a Certified or Cashier's Check must be presented before the request will be recommended for Council action.

The undersigned acknowledges that he or she is authorized to do so, and upon the City's request will provide evidence satisfactory to the City confirming these representations.

The granting of a dedication request shall not be construed to be a waiver of or an approval of any violation of any of the provisions of any applicable City ordinances.

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

OWNER SIGNATURE: [signature]

REPRESENTATIVE: [signature]

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