



City of El Paso – City Plan Commission Staff Report

Case No: SUSU14-00017 Omega Subdivision
Application Type: Major Combination
CPC Hearing Date: April 10, 2014
Staff Planner: Alfredo Austin, (915) 212-1604, austinaj@elpasotexas.gov
Location: North of Alameda and West of Candelaria
Acreage: 2.5 acres
Rep District: 6
Existing Use: Vacant
Existing Zoning: R-4/H (Residential/Historic)
Proposed Zoning: R-4/H (Residential/Historic)
Nearest Park: Ysleta Pedestrian Plaza (.04 miles)
Nearest School: Robert F. Kennedy PR Pre-Kinder (1.7 miles)
Park Fees Required: \$5,480
Impact Fee Area: This property is not located in an Impact Fee Service Area.
Property Owner: Omega Paving Contractors
Applicant: Omega Paving Contractors
Representative: Dorado Engineering, Inc.

SURROUNDING ZONING AND LAND USE

North: R-4/H (Residential)
South: R-4/H (Residential)
East: R-4/H (Residential)
West: R-4/H (Residential)

PLAN EL PASO DESIGNATION: G2 Traditional Neighborhood (walkable)/G3 Post-war

APPLICATION DESCRIPTION

The applicant proposes to subdivide approximately 2.5 acres of vacant land for 4 single-family residential lots. Access to the subdivision is proposed from Old Pueblo Road and Candelaria Street. This development is being reviewed under current subdivision ordinance.

In accordance with Section 19.10.050 A.1(a) the applicant is requesting an exception to waive street improvements along Irma Road, Old Pueblo Road and Candelaria Street. These streets are all local residential and require 5 foot parkway and 5 foot sidewalks. 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 and have sufficient capacity to handle the increase in traffic to be generated by the proposed development.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends **Approval** of the exception requests for ROW improvements, and **pending (waiting for legal non conforming status on encroaching building)** of Omega Subdivision on a Major Combination basis, subject to the following comments.

Planning Division Recommendation:

Staff recommends **Approval** of the exception requests for ROW improvements, and **pending (waiting for legal non conforming status on encroaching building)** of Omega Subdivision on a Major Combination basis.

City Development Department - Land Development

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

The Developer/Engineer shall address the following comments.

1. Clarify whether existing 15' drainage easement crossing Lots 1 & 2 in Block 1 is dedicated to the E.P.W.U., and show all existing underground storm drain structures on the preliminary plat. Provide recording reference information if recorded.

Parks and Recreation Department

We have reviewed **Omega Subdivision**, a major combination plat map and offer Developer / Engineer the following comments:

Please note that this subdivision is zoned "R-4H" meeting the requirements for Single-family & Two-family dwelling use however, applicant has submitted a copy of the final recorded covenants restricting the use to Single-family purpose therefore, "Park fees" are due in the amount of **\$5,480.00** calculated as follows:

$$4 \text{ (R-4H) Single-family dwellings per lot @ } \$1,370.00 \text{ / Dwelling} = \mathbf{\$5,480.00}$$

Please allocate generated funds under Park Zone: **MV-6**

Nearest Parks: **Ysleta Pedestrian Plaza** & **Pueblo Viejo**

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. EPWU does not object to this request.

Water:

2. There is an existing 4-inch diameter water main extending along Irma Road that is available for service, the water main is located approximately 10-feet north from the center line of the right-of-way. The main dead-ends approximately 216-ft east of Old Pueblo Drive.
3. There is an existing 6-inch diameter water main extending along Pueblo Drive that is available for service, the water main is located approximately 6.5-feet west from the center line of the right-of-way.

4. There is an existing 6-inch diameter water main extending along Candelaria Street that is available for service, the water main is located approximately 8-feet west from the western right-of-way line.
5. EPWU records indicate one active 3/4-inch water meter serving the subject property. The service address for this meter is 124 N. Old Pueblo Drive.
6. Previous water pressure from fire hydrant #3115 located approximately 25-ft north of Irma Road has yield a static pressure of 92 (psi), a residual pressure of 84 (psi), and a discharge of 1,061 gallons per minute.
7. 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 Lot owner shall be responsible for the operation and maintenance of the above-described water pressure regulating device.

Sewer:

8. There is an existing 8-inch diameter sanitary sewer main extending along Irma Road that is available for service, the sewer main is located approximately 2.5-feet north from the northern property line.
9. There is an existing 8-inch diameter sanitary sewer main extending along Old Pueblo Road that is available for service, the sewer main is located approximately 12.5-feet west from the western property line.
10. There is an existing 8-inch diameter sanitary sewer main extending along Candelaria Street that is available for service, the sewer main is located approximately 20-feet west from the western right-of-way line.

General:

11. 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.

El Paso Fire Department

No comments received.

911

No comments received.

El Paso Electric Company

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
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. Exception Request Letter
6. Application

ATTACHMENT 1

**OMEGA SUBDIVISION
SUSU14-00017**



ATTACHMENT 2

OMEGA SUBDIVISION
SUSU14-00017



ATTACHMENT 5

DORADO ENGINEERING GROUP

2717 E. Yandell El Paso, Texas (915) 562-0002 Fax (915) 562-7743

March 4, 2014

Mr. Alfredo Austin
City of El Paso
Planning Department
2 Civic Center Plaza
El Paso, TX 79901

RE: Omega Subdivision – Wavier Request

Mr. Austin

As per section 19.48.030 of the subdivision code, Omega Paving Contractors, owner of the proposed Omega Subdivision, is respectfully requesting a waiver on all Right-of-Way and Street improvements to Old Pueblo Drive and Irma Road. Granting the waiver or exception will not be detrimental to the public health, safety or welfare, or injurious to other property within the area and will not have the effect of preventing the orderly use and enjoyment of other land within the area in accordance with the provisions of this title, or adversely affect the rights of owners or residents of surrounding property;

We thank you for all your assistance.

Sincerely,



Fermin Dorado, P.E.

S:\My Files\Jorge Valenzuela\LTR_Waiver Request.doc

ATTACHMENT 6



CITY PLAN COMMISSION APPLICATION FOR
MAJOR COMBINATION SUBDIVISION APPROVAL

DATE: 02-04-14 FILE NO. SUSU14-00017
SUBDIVISION NAME: OMEGA SUBDIVISION

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
BEING ALL OF TRACTS 3, 4, 6, BAND 08
BLOCK 45, YSLETA GRANT

2. Property Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	<u>2.50</u>	<u>4</u>	Office	_____	_____
Duplex	_____	_____	Street & Alley	_____	_____
Apartment	_____	_____	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____	_____	_____	_____
School	_____	_____	_____	_____	_____
Commercial	_____	_____	Total No. Sites	_____	<u>4</u>
Industrial	_____	_____	Total (Gross) Acreage	<u>2.50</u>	_____

3. What is existing zoning of the above described property? R-4-H Proposed zoning? R-4-H

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) SURFACE FLOW

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

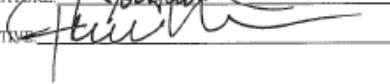
City Development Department
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 541-4024

12. Owner of record OMEGA PAVING CONTRACTORS 428 Fredrick El Paso TX 79905 595-1280
(Name & Address) (Zip) (Phone)

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

14. Engineer DORADO ENGINEERING, INC 2712 E. Yancey St El Paso TX 79903 562-0002
(Name & Address) (Zip) (Phone)

Refer to Schedule C for
current fee.

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.

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