



City of El Paso – City Plan Commission Staff Report

Case No: SUSU15-00001 Anguiano Place Subdivision
Application Type: Major Combination
CPC Hearing Date: April 23, 2015
Staff Planner: Jeff Howell, (915) 212-1607, howelljb@elpasotexas.gov
Location: North of Socorro and West of Gaspar
Acreage: 0.582 acres
Rep District: 6
Existing Use: Vacant
Existing Zoning: A-O, A-O/H (Apartment/Office, Apartment/Office/Historic)
Proposed Zoning: A-O, A-O/H (Apartment/Office, Apartment/Office/Historic)
Nearest Park: Pavo Real Park (.24 miles)
Nearest School: Camino Real Middle (.42 miles)
Park Fees Required: Pending
Impact Fee Area: N/A
Property Owner: Jose Luis Anguiano
Applicant: Rey Engineering
Representative: Rey Engineering

SURROUNDING ZONING AND LAND USE

North: R-4 (Residential) / Community Center

South: R-4/H (Residential/Historic) / Single-family homes

East: R-4, R-4/H (Residential, Residential/Historic) / Single-family homes

West: R-4, R-4/H (Residential, Residential/Historic) / Single-family homes

PLAN EL PASO DESIGNATION: G3, Post-War

APPLICATION DESCRIPTION

The applicant proposes to subdivide 0.582 acres of land into one commercial lot. Access to the subdivision is proposed from Socorro Road. The applicant has submitted a request to waive ROW improvements on Socorro Road. This subdivision was reviewed under the current subdivision code.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends **denial** of Anguiano Place Subdivision on a Major Combination basis subject to the following comments:

Planning Division Recommendation:

Staff recommendation is **denial** of Anguiano Place Subdivision based on pending revisions that have not been submitted in order to meet the requirements of the Subdivision Code, as well as missing dedication of required ROW.

Planning & Inspections Department - Land Development

We have reviewed subject plats and recommend Approval.

Parks and Recreation Department

No comments received.

El Paso Water Utilities

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

EPWU does not object to this request.

EPWU-PSB Comments

Water

Along Socorro Road fronting the subject property there is an existing twelve (12) inch diameter water main. This main is available for service.

Previous water pressure readings conducted on fire hydrant number 3158 located along Southside Road close to the corner with Socorro Road, have yielded a static pressure of 100 pounds per square inch (psi), residual pressure of 74 psi, discharge of 1,061 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 Socorro Road fronting the subject property there is an existing eight (8) inch diameter sanitary sewer main. This main is available for service.

General

Socorro Road is a Texas Department of Transportation (TxDOT) right-of-way. All proposed water and sanitary sewer work to be performed within Socorro Road right-of-way requires written permission from TxDOT.

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 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 County 911 District

No comments received.

Sun Metro

No comments received.

El Paso Department of Transportation

No comments received.

Texas Department of Transportation

Comments pending.

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 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. Application

ATTACHMENT 1

ANGUIANO PLACE MAJOR COMBINATION



ATTACHMENT 2

ANGUIANO PLACE
MAJOR COMBINATION



ATTACHMENT 5

REY ENGINEERING Inc.
9434 Viscount Suite 148
El Paso, Texas 79925
(915) 633-8070 Office
(915) 633-8060 Fax
(915) 309-1889 Mobile
e-mail: reye1942@msn.com
6 Apr. 2015

City of El Paso
Planning/ Transportation Dept.
Attn: Mr. Jeff Howell
Subject: Request to City Planning Commission to waive the 19 ft. request for extra Right-of-Way for Socorro Rd. at Anguiano Place Subdivision, 9255 Socorro Rd., El Paso, Texas and to allow the existing configuration of Socorro Rd to remain. The request will be as per Section 19.10.050-A. Also to allow 3 ft. extra of Right-of-Way to make room for a 5 ft. parkway.

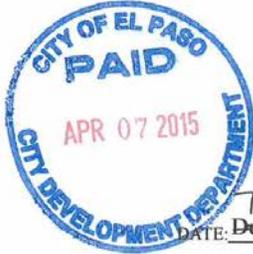
Subject request was prompted by the Planning and Transportation comment addressing the ROW problem. The comment suggested to submit as a Major instead of Minor application. This has already been done. TdoT does have jurisdiction on the street. The problem has been discussed with them. There are no plans in the next 20 to 30 years to acquire extra Right-of-Way to widen Socorro Rd. As it is, the street is substandard

Anticipating your help on this matter, I Thank you

Respectfully:


Enrique Rey P.E.

ATTACHMENT 6



CITY PLAN COMMISSION APPLICATION FOR
MAJOR COMBINATION SUBDIVISION APPROVAL

DATE: ~~December 5, 2014~~ 7 Apr. 2015

FILE NO. SUSU15-00001

SUBDIVISION NAME: Anguiano Place

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
Being all of Tract 19-B, Block 48 Ysleta Grant City of El Paso, El Paso County

2. Property Land Uses:

	<u>ACRES</u>	<u>SITES</u>		<u>ACRES</u>	<u>SITES</u>
Single-family	_____	_____	Office	_____	_____
Duplex	_____	_____	Street & Alley	_____	_____
Apartment	<u>0.582</u>	<u>1</u>	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____	_____	_____	_____
School	_____	_____	_____	_____	_____
Commercial	_____	_____	Total No. Sites	_____	<u>1</u>
Industrial	_____	_____	Total (Gross) Acreage	<u>0.582</u>	_____

3. What is existing zoning of the above described property? ~~R-1~~ A-O Proposed zoning? A-O

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 ✓

6. What type of drainage is proposed? (If applicable, list more than one)
Drainage to existing on-street storm water inlets

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 X No _____

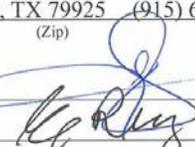
11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes _____ No X

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 Jose Luis Anguiano 2025 Central Ave., El Paso, TX 79905
 (Name & Address) (Zip) (Phone)
13. Developer _____
 (Name & Address) (Zip) (Phone)
14. Engineer Rey Engineering 9434 Viscount Blvd., El Paso, TX 79925 (915) 633-8070
 (Name & Address) (Zip) (Phone)

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

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
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