



City of El Paso – City Plan Commission Staff Report

Case No: SUSU15-00026 Rangel Subdivision
Application Type: Major Combination
CPC Hearing Date: April 23, 2015
Staff Planner: Jeff Howell, (915) 212-1607, howelljb@elpasotexas.gov
Location: North of Carnes and East of Alameda
Acreage: 1.13 acres
Rep District: 6
Existing Use: Single-family home
Existing Zoning: S-D/c (Special Development/condition)
Proposed Zoning: S-D/c (Special Development/condition)
Nearest Park: Pavo Real Park (.13 miles)
Nearest School: Camino Real Middle (.09 miles)
Park Fees Required: Pending
Impact Fee Area: N/A
Property Owner: Yu Properties LLC
Applicant: Rey Engineering
Representative: Rey Engineering

SURROUNDING ZONING AND LAND USE

North: M-1/sc (Light Manufacturing/special contract) / Lateral, School
South: R-F (Ranch-Farm) / Single-family home
East: R-4 (Residential) / Single-family homes
West: R-5/sc(Residential/special contract) / Canal, Single-family homes

PLAN EL PASO DESIGNATION: G3, Post-War

APPLICATION DESCRIPTION

The applicant proposes to subdivide 1.13 acres of land into one commercial lot. Access to the subdivision is proposed from Alameda Avenue. The applicant has submitted a request to waive ROW improvements on Alameda Avenue and Carnes Road. This subdivision was reviewed under the current subdivision code.

DEVELOPMENT COORDINATING COMMITTEE

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

Planning Division Recommendation:

Staff recommends **denial** of Rangel Subdivision on a Major Combination based on pending revisions that have not been submitted in order to meet the requirements of the Subdivision Code.

Planning & Inspections Department - Land Development

No objections.

Parks and Recreation Department

No comments received.

El Paso Water Utilities

1. EPWU does not object to this request.

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

Water:

3. There is an existing 6-inch diameter water main extending along Carnes Road that is available for service, the water main is located approximately 14.5 feet west from the center line of the right-of-way.

4. There is an existing 6-inch diameter water main extending along Carnes Road that is available for service, the alignment of the water main varies between the southeast and southwest property lines.

5. There is an existing 8-inch diameter water main extending along Alameda Avenue that is available for service, the water main is located approximately 25 feet east from the center line of the right-of-way.

6. EPWU records indicate a 3/4-inch water meter serving the subject property. The service address for this meter is 9399 Alameda Avenue.

7. Previous water pressure from fire hydrant #3239 located approximately 440-ft east of the eastern subject property line has yield a static pressure of 102 (psi), a residual pressure of 92 (psi), and a discharge of 1,300 gallons per minute.

Sanitary Sewer:

8. There is an existing 8-inch diameter sanitary sewer main extending along Carnes Road that is available for service, the sewer main is located approximately 20 feet east from the center line of the right-of-way.

9. There is an existing 8-inch diameter sanitary sewer main extending along Carnes Road that is available for service, the sewer main is located approximately 28-feet south of the southern property line. Said main continues west and ends at approximately 129-feet west from the southeast subject property line.

General:

10. 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 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:

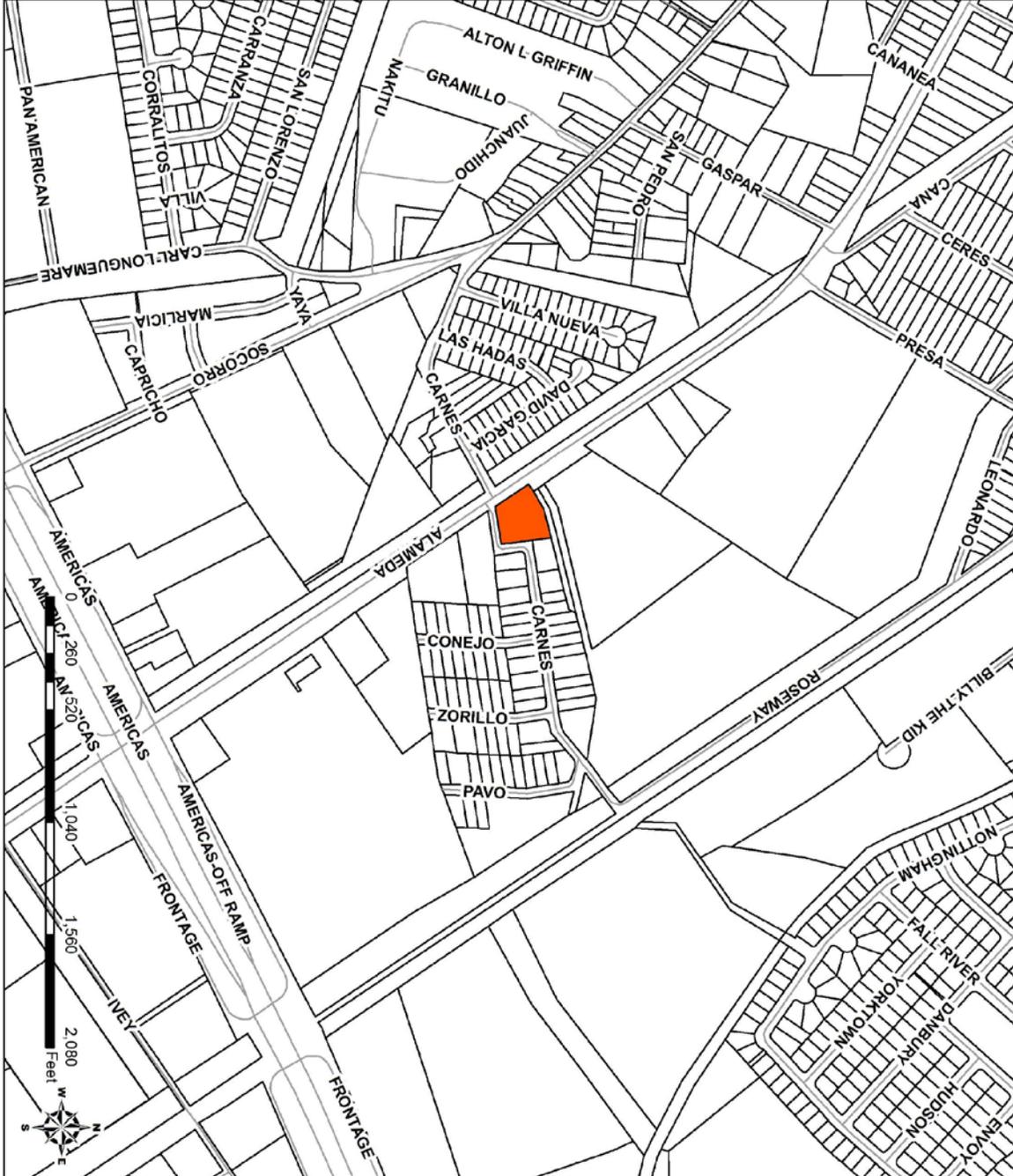
1. Submit to the Planning & Inspections Department – Planning Division the following prior to recording of the subdivision.
 - a. Current certified tax certificate(s)
 - b. Current proof of ownership
 - c. Release of access document, if applicable
 - d. Set of restrictive covenants, if applicable
2. 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

RANGEL SUBDIVISION

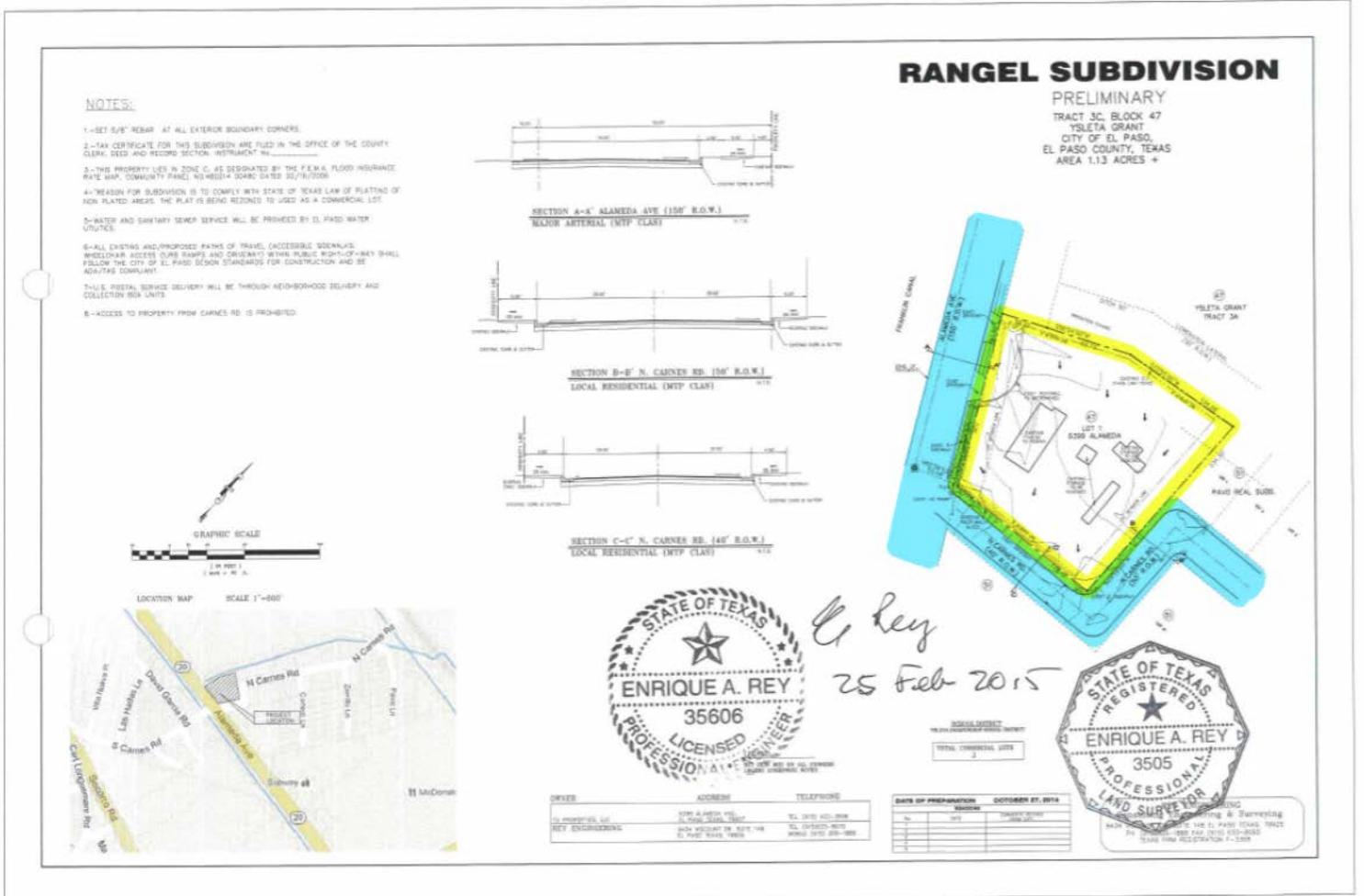


ATTACHMENT 2

RANGEL SUBDIVISION



ATTACHMENT 3



ATTACHMENT 4

NOTES:

- 1-SET 5/8" BENCH AT ALL EXTERIOR CORNERS
- 2-TAX EVIDENCE FOR THIS SUBDIVISION ARE FILED AT THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION, HOUSTON, TX
- 3-THIS PROPERTY LIES IN ZONE C, AS REGULATED BY THE F.P.A. & PLAZA REGULATING TRAFFIC AND CONSTRUCTION, HOUSTON TEXAS CITY CODE
- 4-THESE PLANS SUBMITTED TO COMPLY WITH STATE OF TEXAS LAW OF PLATTING OF NEW PLATTED AREAS. THE PLAN IS BEING SUBMITTED TO BE USED AS A COMMERCIAL LOT
- 5-WATER AND SANITARY SEWER SERVICE WILL BE PROVIDED BY EL PASO WATER UTILITY
- 6-ALL EXISTING AND PROPOSED PAVES OF TRAVEL, (NECESSARY) DRIVEWAYS, WHEELWHEEL ROLLED CURBS RAMP AND DRIVEWAYS WITHIN PUBLIC RIGHT-OF-WAY SHALL COLOR THE CITY OF EL PASO SPECIFICATIONS FOR CONSTRUCTION AND BE ADAPTED TO COMPLIANT
- 7-EL PASO PORTAL SERVICE DELIVERY WILL BE THROUGH NEIGHBORHOOD DELIVERY AND COLLECTION BOX 1570
- 8-ACCESS TO PROPERTY FROM DARRIS RD. IS PROVIDED

RANGEL SUBDIVISION

TRACT 3C, BLOCK 47
YSLETA GRANT
CITY OF EL PASO,
EL PASO COUNTY, TEXAS
AREA 1.13 ACRES

Up Day Per
25 Feb 2015

INDICATOR

ACNOWLEDGEMENT

STATE OF TEXAS

ENRIQUE A. REY
35606
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
REGISTERED PROFESSIONAL ENGINEER
ENRIQUE A. REY
3505

GRAPHIC SCALE

1" = 100'

1" = 400'

LOCATION MAP SCALE 1" = 0.5M'

AGENTS

NAME	ADDRESS	TELEPHONE
ENRIQUE A. REY	200 ALBERTA PK.	PH. 562-441-558
ENRIQUE A. REY	200 ALBERTA PK.	PH. 562-441-558

DATE OF PROFESSIONAL DESIGN

DESIGNER'S NAME

DATE OF DESIGN

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: reve1942@msn.com
Monday, March 30, 2015

To City of El Paso Planning Commission
Subject: Right-of-Way Improvements at Rangel Subdivision (Tract 3C, Block 47, Ysleta Grant, City of El Paso, County, Texas

As per Municipal Code Section 19.10.50A, a request is hereby submitted to waive subject and allow the streets to remain in current configuration. Traffic generation by the proposed new facility (Day Care) does not warrant requested improvements. A Traffic Impact Study has already been waived for the same reason.

If any questions, please do not hesitate to call.

Anticipating your attention we hereby thank you.

Respectfully:

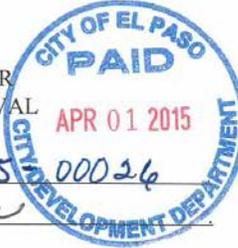

Enrique Rey P.E.

ATTACHMENT 6

SUSU15-00026



CITY PLAN COMMISSION APPLICATION FOR
MAJOR COMBINATION SUBDIVISION APPROVAL



DATE: 4-1-15
~~3-25-15~~

FILE NO. SUSU15-00026

SUBDIVISION NAME: RANGEL SUBDIVISION

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
TRACT 3C, BLOCK 47, YOLETA GRANT
CITY OF EL PASO, EL PASO COUNTY, TEXAS

2. Property Land Uses:

	<u>ACRES</u>	<u>SITES</u>		<u>ACRES</u>	<u>SITES</u>
Single-family	_____	_____	Office	_____	_____
Duplex	_____	_____	Street & Alley	_____	_____
Apartment	_____	_____	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____	_____	_____	_____
School	_____	_____	_____	_____	_____
Commercial	<u>1.13</u>	<u>1</u>	Total No. Sites	_____	<u>1</u>
Industrial	_____	_____	Total (Gross) Acreage	<u>1.13</u>	_____

3. What is existing zoning of the above described property? S-D/C Proposed zoning? _____
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)
OFF SITE
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 YU PROP. LLC 9399 ALAMEDA AVE. 915-422-2694
 (Name & Address) EL PASO, TX 79907 (Zip) (Phone)
13. Developer _____
 (Name & Address) (Zip) (Phone)
14. Engineer BEY ENG 9434 DISCOUNT STREET 915-633-8070
 (Name & Address) EL PASO, TX 79921 (Zip) (Phone)

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

OWNER SIGNATURE: _____

REPRESENTATIVE: _____

[Handwritten Signature]
[Handwritten 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