



City of El Paso – City Plan Commission Staff Report

Case No: SUSU15-00001 Anguiano Place Subdivision
Application Type: Major Combination
CPC Hearing Date: May 7, 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: \$6,800.00
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. The applicant is also proposing to dedicate an additional 3' of ROW. This subdivision was reviewed under the current subdivision code.

DEVELOPMENT COORDINATING COMMITTEE

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

Planning Division Recommendation:

Staff recommendation is pending **approval** of Anguiano Place Subdivision on a Major Combination basis pending a utility line conflict that has yet to be resolved.

Planning & Inspections Department - Land Development

We have reviewed subject plats and recommend Approval.

Parks and Recreation Department

We have reviewed **Anguiano Place**, a revised major combination plat map and offer Developer / Engineer the following comments:

Please note that this subdivision is composed of one lot zoned "A-O" meeting the requirements for Single-family, Two-family and Multi-family dwelling use with a minimum unit area of 1,750 sq.ft. however, Applicant has submitted copy of preliminary covenants restricting the use to No more than 10 Units therefore, "Park fees" will be assessed as follows:

If gross density waiver is granted by the Planning Department or designee and copy of recorded covenants **is** provided restricting the use to 10 Multi-family dwelling units, then Applicant shall be required to pay "Park fees" in the amount of **\$6,800.00** calculated as follows:

Lot 1, Block 1 Restricted to 10 Multi-family dwelling units @ \$680.00 / Dwelling = **\$6,800.00**

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

Nearest Park(s): **Pavo Real & SPC Adrian Garcia**

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

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

Sun metro is not opposed to this request.

El Paso Department of Transportation

No comments received.

Texas Department of Transportation

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 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



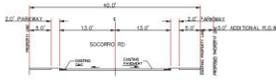
ATTACHMENT 3

ANGUIANO PLACE PRELIMINARY

BEING ALL OF TRACT 19-B, BLOCK 48
YSLITA GRANT
CITY OF EL PASO, EL PASO COUNTY, TEXAS
CONTAINING: 25,332 SF. OR 0.582 AC.

NOTES:

- 1-The finished floor elevation of any proposed structure shall be at least 18" above the average height of the curb in front of the lot, or at least 12" above the natural ground level surrounding the foundation whichever is higher.
- 2-DOE LUIS ANGUIANO, aka consultant, operates driveway between the road curb and the property line as part of the construction of improvements.
- 3-DOE LUIS ANGUIANO shall obtain a permit from the City of El Paso prior to cutting any existing road for installation of utilities, construction of driveway, or any other purpose as suggested by E.P.A.C. COUNTY OF EL PASO. Areas within this zone are determined (AREAS TO BE DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN)
- 4-Construction of residential occupancy within any area of the subdivision that is in the 100-year floodplain is prohibited unless the housing qualifies for insurance under the National Flood Insurance Act of 1968 (42 U.S.C. Sections 4001 through 4327).
- 5-Tax certificate for the subdivision and filed in the office of the county clerk, deed and registered in section, instrument no. _____ date _____.
- 6-Tax shown to existing city monuments on centerline intersection are based on record information and field survey.
- 7-No single family dwelling shall be built on the property.
- 8-Postal delivery service within the subdivision will be provided using neighborhood delivery and collection routes.
- 9-Retention of all developed storm water run off within the subdivision is limited to landscape areas.
- 10-Water and sewer will be provided by El Paso Water Utilities.
- 11-Restrictive Anguiano Place Ordinance in the El Paso county clerk's office, instrument no. _____ book _____ page _____ date _____.

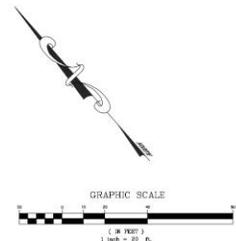
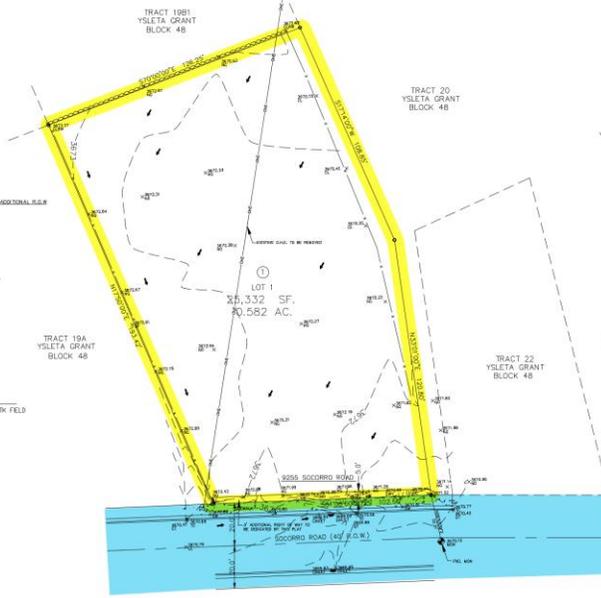


NOTES:
SET 1/4" R/W FROM AT ALL EXISTING EXHAUST OPENINGS.
SEE EXISTING FOR THE BENCHMARK AND PINS IN THE CENTER OF THE STREET ALIGN.
SEE THE REVISION SECTION.

REVISIONS: No. _____ DATE _____
BY _____ CHECKED _____ DATE _____

- LEGEND**
- CORNER MARK
 - BENCH MARK
 - EXISTING CURB
 - EXISTING SIDEWALK
 - EXISTING DRIVEWAY
 - EXISTING UTILITY
 - EXISTING ELEVATION
 - EXISTING ROAD
 - EXISTING LOT
 - EXISTING STREET

BENCHMARK
FOUND CITY MONUMENT ELEVATION = 3870.12 R/W FIELD COORDINATION.



SCHOOL DISTRICT: YSLITA
ZONING: AO

THE PROPERTY LOT ONE C, 48 IS EXEMPTED BY THE FEMA FLOOD INSURANCE RATE MAP COMPLEY FILE NO. 4802-0000-01-0100 COUNTY, TEXAS

ADDRESS	TELEPHONE
JOSE LUIS ANGUIANO (owner) 2039 CENTRAL DR EL PASO, TX 79905	TEL. (915) 443-8736
REY ENGINEERING 9434 VISOUNT DR. SUITE 148 EL PASO, TEXAS, 79925	TEL. (915) 833-8070 MOBILE (915) 309-1889

LEGEND
SEE DRAWING FOR ALL CORNERS UNLESS OTHERWISE NOTED

DATE OF PREPARATION		NOV 6, 2014
No.	DATE	COMMENTS / REVISIONS
1	11/06/14	ISSUE FOR PERMITS
2		
3		
4		
5		

REY ENGINEERING
Consulting Engineering & Surveying
9434 VISOUNT DR. SUITE 148 EL PASO, TEXAS, 79925
PH. (915) 309-1889 FAX (915) 833-8060
TEXAS FIRM REGISTRATION F-3358

ATTACHMENT 4

ANGUIANO PLACE FINAL

BEING ALL OF TRACT 19-B, BLOCK 48
YSLETA GRANT
CITY OF EL PASO, EL PASO COUNTY, TEXAS
CONTAINING 25,332 SF. OR 0.582 AC.

JOSE LUIS ANGUIANO, the owner of this land do hereby present this plat and dedicate to the use of the public, utility easements, easements and easements, including easements for delivery of service water for post light, electric, and water service work, conduits and pipes for underground utilities, and the right to ingress and egress for service and construction, and the right to trim encroaching trees and shrubs.

Witness our signature this _____ day of _____, 2015.

JOSE LUIS ANGUIANO

ATTEST: NOT REQUIRED

ACKNOWLEDGEMENT

COUNTY OF EL PASO
STATE OF TEXAS
Before me, the undersigned authority, on this day personally appeared JOSE LUIS ANGUIANO, Owner, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as the act and deed for the purpose and considerations herein expressed.

GIVEN under my hand and seal of office this _____ day of _____, 2015.

Notary Public in and for El Paso County, My Commission Expires _____

CITY PLANNING COMMISSION

This subdivision is hereby approved as to the platting and as to the condition of the dedication in accordance with Chapter 252 of the Local Government Code of Texas this _____ day of _____, 2015.

Chairperson _____ Secretary _____
Planning & Inspector Director _____

Approved for filing this _____ day of _____, 2015.

FILING

Filed and recorded in the office of the County Clerk of El Paso County, Texas, this _____ day of _____, 2015.

File No. _____
County Clerk _____ By Deputy _____

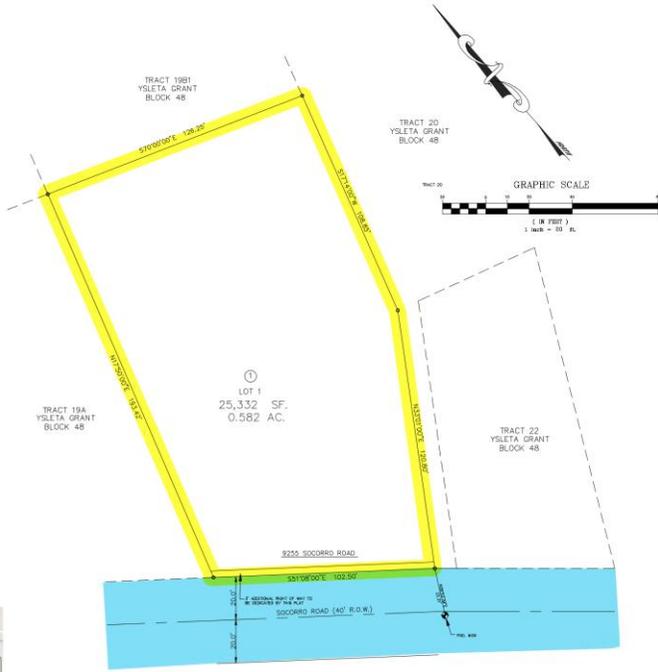
Prepared by and under the supervision of:
ENRIQUE A. REY, P.E.
Registered Professional Engineer
Texas License No. 35656

This plat represents a survey made on the ground by me or under my supervision and complies with the current Texas Board of Professional Land Survey Professional and Technical Standards.

ENRIQUE A. REY, P.E. Enrique A. Rey R.P.L.S., Texas, No. 3505

NOTES:

- 1- The finished floor elevation of any proposed structure shall be at least 18" above the average height of the curb in front of the lot, or at least 12" above the natural ground level surrounding the location where it is to be built.
- 2- JOSE LUIS ANGUIANO will construct concrete sidewalks between the road curb and the property line as part of the construction of improvements.
- 3- JOSE LUIS ANGUIANO will obtain a permit from the CITY OF EL PASO prior to cutting any existing Road for installation of utilities, construction of driveways, or any other purpose.
- 4- This Property lies in Zone C, commonly agreed number 482142248 C, as designated by F.E.M.A.; COUNTY OF EL PASO. Areas within this zone are determined (AREAS TO BE DETERMINED) TO BE 30 YEAR FLOOD (1000 YEAR FLOOD).
- 5- Construction of residential housing within any area of the subdivision that is in the 100-year floodplain is prohibited unless the housing qualifies for insurance under the National Flood Insurance Act of 1968 (42 U.S.C. Sections 4001 through 4127).
- 6- The certificate for this subdivision are filed in the office of the county clerk, deed and recorded in which instrument no. _____.
- 7- Ties shown to existing city monuments or centerline intersection are based on record information and field survey.
- 8- No single family dwelling shall be built on the property.
- 9- Postal delivery service within the subdivision will be provided using neighborhood delivery and collection boxes.
- 10- Retention of all developed storm water run off within this subdivision is limited to landscape areas.
- 11- Water and sewer will be provided by El Paso Water Utilities.
- 12- Restrictive Anguiano Place are filed in the El Paso county clerk's office, instrument no. _____ book _____ page _____.



ADDRESS	TELEPHONE	DATE OF PREPARATION	NOV 6, 2014
JOSE LUIS ANGUIANO (owner)	2025 CENTRAL DR EL PASO, TX 79960	TEL: (915) 443-8736	
REY ENGINEERING	8434 WISCONSIN DR, SUITE 148 EL PASO TEXAS, 79925	TEL: (915) 833-8070 MOBILE: (915) 308-1889	

No.	DATE	CHANGES REQUESTED FROM SET
1	1/29/04	
2		
3		
4		
5		

REY ENGINEERING
Consulting Engineering & Surveying
9434 WISCONSIN DR, SUITE 148 EL PASO TEXAS, 79925
PH: (915) 833-1889 FAX: (915) 833-8060
TEXAS FIRM REGISTRATION F-3368

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.

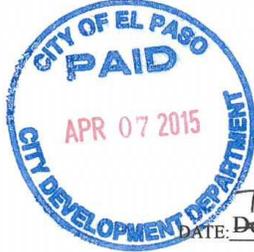
Subject request was prompted by the Planning and Transportation comment addressing the ROW problem. The comment suggested to submit as a Major instead of Minor application. This has already been done. TdoT does have jurisdiction on the street. The problem has been discussed with them. There are no plans 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: 7 Apr. 2015
~~December 5, 2014~~

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? ~~RA~~ 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

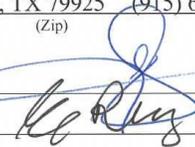
12. Owner of record Jose Luis Anguiano 2025 Central Ave., El Paso, TX 79905
(Name & Address) (Zip) (Phone)

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