



## *City of El Paso – City Plan Commission Staff Report*

**Case No:** SUSU13-00030 Ranchos Del Rey Unit One  
**Application Type:** Major Preliminary  
**CPC Hearing Date:** June 13, 2013

**Staff Planner:** Nelson Ortiz, (915) 541-4931, [ortiznx@elpasotexas.gov](mailto:ortiznx@elpasotexas.gov)  
**Location:** North of North Loop and East of Americas  
**Acreage:** 6.465 acres  
**Rep District:** 6

**Existing Use:** Vacant  
**Existing Zoning:** A-2/sc  
**Proposed Zoning:** A-2/sp/sc

**Nearest Park:** Lancaster Park (1.09 mi.)  
**Nearest School:** Del Valle High (.44 mi.)  
**Park Fees Required:** \$4,370.00  
**Impact Fee Area:** N/A

**Property Owner:** Ben L. Ivey LTD.  
**Applicant:** Smithers Merchant Builders LP.  
**Representative:** Roe Engineering, LC

### **SURROUNDING ZONING AND LAND USE**

**North:** A-2/sc / Vacant  
**South:** A-2/sc / Vacant  
**East:** A-2/sc / Vacant  
**West:** C-3/sc / Vacant

**PLAN EL PASO DESIGNATION:** O3 Agriculture

### **APPLICATION DESCRIPTION**

The applicant proposes to subdivide approximately 6 acres of vacant land for one lot to be development into a skilled nursing facility site and an extension to the existing Camino Del Rey Drive. Access to the subdivision is proposed from Camino Del Rey Drive. The land study and landscaping requirements are vested under former subdivision codes. Staff is currently reviewing a special permit and detailed site development plan application to allow for the intended use.

The applicant is proposing the following modifications:

- To allow a scale of 1" = 50' in lieu of 1" = 100'
- To allow a location map scale of 1" = 1000'
- To allow for the construction of a 56' arterial collector consisting of a 36' roadway, 11' driving lanes, 14' median, 5' sidewalk and 5' parkways.

## **DEVELOPMENT COORDINATING COMMITTEE**

The Development Coordinating Committee recommends **approval** of the modifications and **approval** of Ranchos Del Rey Unit One on a Major Preliminary basis and subject to the following conditions and requirements:

- Recordation of the final plat is contingent on approval of the special permit and detailed site development plan by City Council.

### **Planning Division Recommendation:**

*Approval.*

### **City Development Department - Land Development**

We have reviewed subject plans and recommend **Approval**. No objections.

### **Planning – Transportation**

- No objection to the street modification.

### **Notes:**

1. All existing and/or proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) within public rights-of-way shall follow the City of El Paso Design Standards for Construction and be ADA/TAS compliant.

### **Parks and Recreation Department**

We have reviewed **Ranchos Del Rey Unit One**, a major preliminary plat map and offer Developer / Engineer the following comments:

Please note that this subdivision is zoned "A-2/sc" thus meeting the requirements for Multi-family dwellings use with a minimum lot area of 1750 Sq. Ft. per dwelling however, applicant has submitted preliminary covenants restricting the use to a "Skilled Nursing Facility" which under the zoning definitions is not considered a dwelling unit therefore, this subdivision will be considered as Non-residential.

1. **If** gross density waiver is granted by the Planning Department or designee and final covenants are recorded restricting the use to a "Skilled Nursing Facility", then applicant shall be required to pay "Park fees" in the amount of **\$4,370.00** based on Non-residential requirements calculated as follows:

Non-residential acreage 4.37 (rounded to two decimals) at \$1,000.00 per acre =  
**\$4,370.00**

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

Parks with-in Park Zone: **Caribe** & **Pavo Real**

Nearest Park is located with-in Park Zone MV-5: **Lancaster**

**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**

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

1. EPWU does not object to this request.

## **EPWU-PSB Comments**

### **Water:**

2. There is an existing 8-inch diameter water main along Camino Del Rey Dr. that extends east of the Mesa Drain. An 8-inch diameter water main extension will be required from the existing stub out on Camino Del Rey Dr. and Mesa Drain along the proposed extension of Camino Del Rey Dr. to the proposed development. The Owner/Developer is responsible for the water main extension costs.

### **Sanitary Sewer:**

3. There is an existing 8-inch diameter sewer main along Camino Del Rey Dr. that extends to the west side of the Mesa Drain. This main is available for service. A sanitary sewer main extension will be required to extend along the proposed extension of Camino Del Rey Dr. to the proposed development. The Owner/Developer is responsible for the water main extension costs.

4. There is an existing 48-inch diameter sanitary sewer interceptor located approximately 20-feet west into the Mesa Drain right-of-way from its eastern boundary line. No direct service connections are allowed to this sanitary sewer main as per the El Paso Water Utilities – Public Service Board Rules and Regulations. A sanitary sewer main extension to the nearest manhole will be required to provide service from this 48-inch diameter sanitary sewer main. The Owner/Developer is responsible for the sanitary sewer extension costs.

### **General**

5. Mesa Drain is an El Paso County Water Improvement District No. 1 facility. Permits for installation of sanitary sewer main and manholes within the right of way are required. Owner/Developer is responsible for permit, survey and consideration fees.

6. EPWU requires a new service application to serve the subject property. New service applications are available at 1154 Hawkins, 3<sup>rd</sup> Floor. The following items are required at the time of application: (1) hard copy of subdivision plat with street names and addresses; (2) finalized set of street improvement plans, including storm sewer; (3) digital copy of subdivision plat; (4) benchmark check; and (5) construction schedule. Service will be provided in accordance with the current EPWU – PSB Rules and Regulations. The owner 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.

### **El Paso Department of Transportation**

No comments received.

### **El Paso Fire Department**

No comments received.

### **Sun Metro**

No comments received.

### **Central Appraisal District**

No objections.

**El Paso Electric Company**

No comments received.

**Texas Gas Company**

No comments received.

**Ysleta 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.

**Applicant shall address the following comments prior to recordation:**

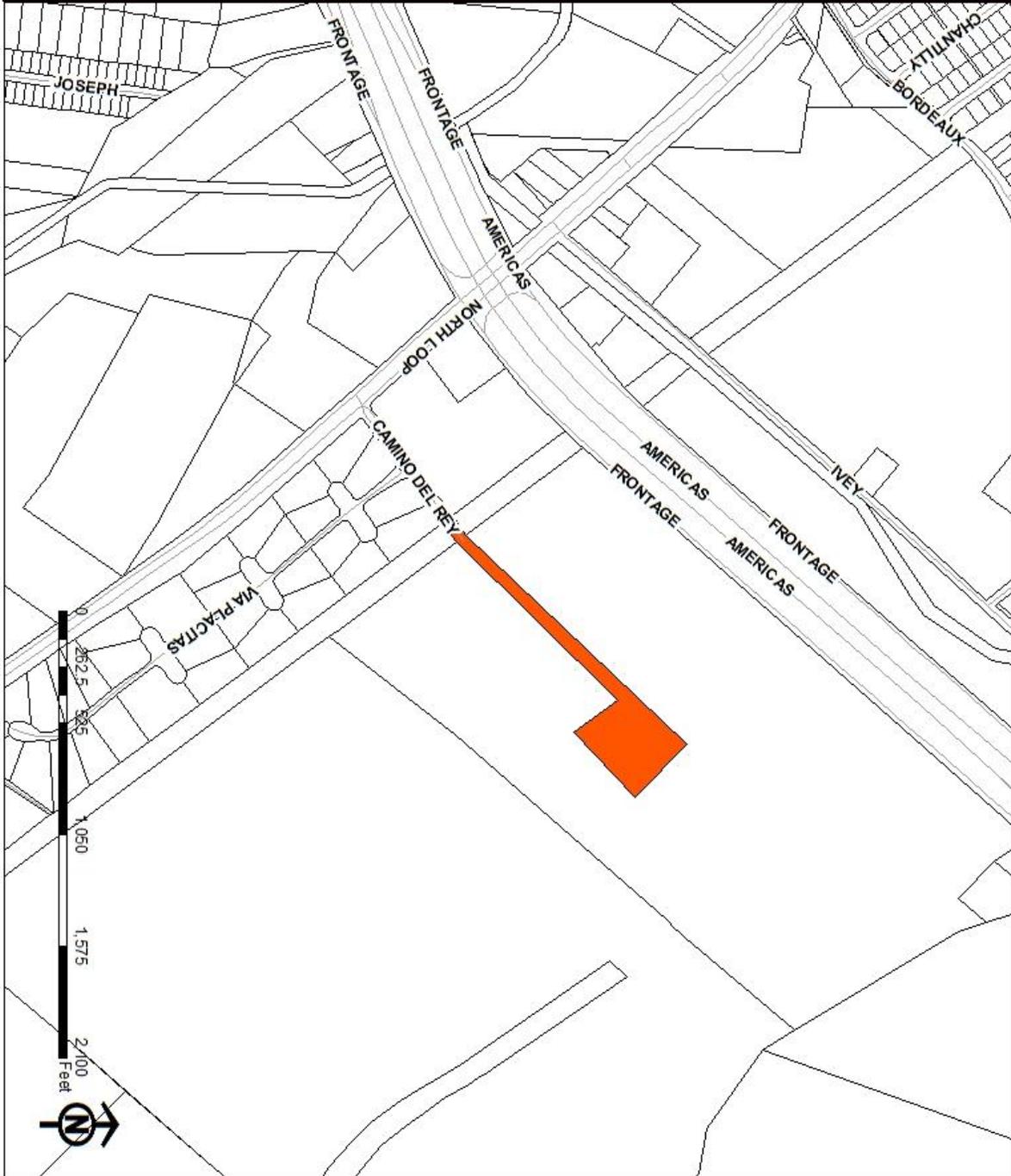
1. Provide address.

**Attachments**

1. Location map
2. Aerial map
3. Preliminary plat
4. Modification Request
5. Application

ATTACHMENT 1

# RANCHOS DEL REY UNIT ONE



ATTACHMENT 2

# RANCHOS DEL REY UNIT ONE





ATTACHMENT 4

# Roe Engineering, L.C.

---

Civil Engineering • Land Development • Planning • Surveying

May 14, 2013

Nelson Ortiz  
Planner  
City Development Department  
City of El Paso

**Re: Ranchos Del Rey Unit One**

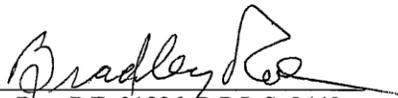
Dear: Mr. Ortiz,

We are respectfully requesting the following modifications:

1. A Scale of 1" = 50' in lieu of 1" = 100' for ease of presentation on referenced plat.
2. To allow for the construction of a 56 foot wide arterial collector for this development. Consisting of a 36 foot wide roadway, 2 – 11 foot wide driving lanes, a 14 foot wide median, 5 foot wide sidewalks, and 5 foot wide parkways.
3. A location map scale of 1" = 1000' in lieu of 1" = 600' for ease of presentation on referenced plat.

We appreciate your assistance. If you have any questions, please do not hesitate to call.

Sincerely,



Bradley Roe, P.E. 31886, R.P.L.S. 2449  
Roe Engineering, L.C.

601 N. Cotton Suite 6 • El Paso, Texas 79902 • (915)533-1418 • Fax (915) 533-4972

**ATTACHMENT 5**



**CITY PLAN COMMISSION APPLICATION FOR  
MAJOR SUBDIVISION PRELIMINARY APPROVAL**

DATE: 05/16/13

FILE NO. SUSU 13-00030

SUBDIVISION NAME: Ranchos Del Rey Unit One

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)  
A portion of Tract 2A, Block 1, 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	<u>2.0954</u>	_____
Apartment	_____	_____	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)		
Park	_____	_____	SKILLED NURSING	<u>4.37</u>	<u>1</u>
School	_____	_____	FACILITY	_____	_____
Commercial	_____	_____	Total No. Sites	_____	_____
Industrial	_____	_____	Total (Gross) Acreage	<u>6.4654</u>	_____

3. What is existing zoning of the above described property? A2-SC Proposed zoning? N/A

4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? N/A Yes \_\_\_\_\_ No \_\_\_\_\_

5. What type of utility easements are proposed: Underground \_\_\_\_\_ Overhead \_\_\_\_\_ Combination of Both x

6. What type of drainage is proposed? (If applicable, list more than one)  
On-site Ponding

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 x No \_\_\_\_\_  
 If answer is "Yes", please explain the nature of the modification or exception  
See modification letter

9. Remarks and/or explanation of special circumstances: \_\_\_\_\_

10. **Improvement Plans submitted?** Yes \_\_\_\_\_ No x

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 x No \_\_\_\_\_

If yes, please submit a vested \_\_\_\_\_ rights petition in accordance with Section 19.47- Vested Rights (See Attached).

Please see attached Vested Letter from the City of El Paso

12.	Owner of record	Ben L. Ivey LTD. 960 N. Americas	79907 El Paso, Texas	915-859-7272
		(Name & Address)	(Zip)	(Phone)
12.	Developer	Smithers Merchant Builders LP a Texas limited Partnership	21726 Hardy Oak San Antonio, Texas 78258	210-479-2500
		(Name & Address)	(Zip)	(Phone)
14.	Engineer	Roe Engineering, L.C. Bradley Roe,	601 N. Cotton St. Suite 6 El Paso, Texas 79902	915-533-1418
		(Name & Address)	(Zip)	(Phone)

CASHIER'S VALIDATION  
FEE: \$1,901.00

OWNER SIGNATURE: *Ben L. Ivey*  
REPRESENTATIVE: *Bradley Roe* ENGR

NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS.