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

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|---|---|
| **Case No:** | SUSU12-00049 J.C. & Family Subdivision |
| **Application Type:** | Major Combination |
| **CPC Hearing Date:** | July 12, 2012 |
| **Staff Planner:** | Nathaniel Baker, (915) 541-4192, bakernt@elpasotexas.gov |
| **Location:** | South of Americas Avenue and west of Alameda Avenue |
| **Acreage:** | 6.8 acres |
| **Rep District:** | 6 |
| **Existing Use:** | Commercial Storage |
| **Existing Zoning:** | C-4/c (Commercial/Conditions) |
| **Proposed Zoning:** | C-4/c (Commercial/Conditions) |
| **Nearest Park:** | Caribe Park (0.4 mile) |
| **Nearest School:** | South Loop Elementary (1.3 miles) |
| **Park Fees Required:** | $6,840 |
| **Impact Fee Area:** | N/A |
| **Property Owner:** | J.C. & Family Realty LLC |
| **Applicant:** | J.C. & Family Realty LLC |
| **Representative:** | CAD Consulting Company |

SURROUNDING ZONING AND LAND USE

**North**: C-4/c (Commercial/Conditions) / Commercial Storage
**South:** R-F (Ranch-Farm) / Farmland
**East:** R-3A (Residential) / Residential Neighborhood
**West:** M-1/sc (Manufacturing/Special Condition) / Manufacturing Buildings

**PLAN EL PASO DESIGNATION:** Industrial and/or Railyards

## APPLICATION DESCRIPTION

The applicant proposes to subdivide 6.8 acres of land for two commercial lots. Access is proposed from Socorro Road. This subdivision is being reviewed under the current subdivision code.

Socorro Road, which abuts the property, is an existing minor arterial on the Major Thoroughfare Plan and is currently substandard with approximately 40 feet of pavement and has no sidewalks. The subdivision code requires a 14 feet raised median, 22 feet of pavement on both sides, 5 feet parkways, and 5 feet sidewalks. The adjacent right-of-way width, ranging between 90 feet and 100 feet, is sufficient for a minor arterial.

The applicant requests a waiver for roadway improvements per section 19.10.050.

**DEVELOPMENT COORDINATING COMMITTEE**

The Development Coordinating Committee recommends **approval** of the waiver request and **approval** of J.C & Family subject to the comments listed below:

The waiver request complies with 19.10.050(A)1 of the subdivision code. The City Plan Commission may waive the requirement to dedicate and improve the substandard right-of-way if any of the following factors are met:

a. *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; or,*
b. *The plat is located within the City of El Paso's Extraterritorial Jurisdiction area, is not within the city's annexation path and written documentation from the County of El Paso has been received stating that the substandard road meets all County requirements and the County is willing to accept the dedication of the substandard road;*
c. *For all plats located in the City of El Paso's Extraterritorial Jurisdiction area, written concurrence from the County of El Paso is required prior to the waiver of any dedication and/or improvements.*

Staff concurs that factor (a) has been met.

**Planning Division Recommendation**

Planning recommends **approval** of the waiver request and **approval** of J.C. & Family on a **Major Combination** basis.

**City Development Department - Land Development**

1. Verify flood zone designation.
2. Rockwall along ponding area shall extend along property line abutting Socorro Rd. per Section of the 20.16.20C of El Paso Municipal Code.

**Planning – Transportation**

Comments:

1. A waiver of the TIA in accordance with Section 19.18 (Traffic Impact Analysis) has been approved for J.C. & Family as:
   a. A traffic study was previously submitted for the area of the proposed subdivision.
2. Driveways shall comply with the City of El Paso Design Standards for Construction.

Notes:

1. TxDOT approval required for access and improvements to Socorro Road.

2. All existing/proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) within public rights-of-way shall be in compliance with the current ADA/TAS rules and regulations and the current City of El Paso Design Standards for Construction

**Parks and Recreation Department**

Please note that this subdivision is zoned "C-4/c" thus meeting the requirements for Multi-family dwellings use with a minimum lot area of 750 sq. ft. per dwelling however, applicant has

submitted preliminary covenants restricting the use to "General Commercial" purposes, therefore, applicant shall be required to pay "Park fees" based on non-residential subdivisions for a total amount of **$6,840.00** based on the following calculations:

Fees calculated as follows:

Non-residential acreage 6.84 (rounded to two decimals) @ $1,000.00 per acre = **$6,840.00**

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

Nearest Parks: **Caribe** **&** **Southside**

If density/acreage is further increased /decreased or the property zoning /use changes, then "Park fees" will be re-assessed based on applicable conditions.

**El Paso Water Utilities**

**Water**

Along Socorro Road fronting the subject Property there is an existing six (6) inch diameter water main.

**Sanitary Sewer**

Along Socorro Road fronting the subject Property there is an existing eighteen (18) inch diameter sanitary sewer main.

Immediately south of the southernmost boundary line common to the subject Property and Tract 8, Block 52, Ysleta Grant, within the 20-foot wide road, there is an existing eighteen (18) inch diameter sanitary sewer main. This main is aligned parallel to the subject Property southernmost boundary line.

**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.

As per EPWU-PSB records, 9540 Socorro Road has a three-quarter (3/4) inch diameter and a one (1) inch diameter water services; the sanitary sewer service line discharges into the described sanitary sewer main located south of the southernmost property line.

Easements inside the Property will be required if the development requires extensions of water and sanitary sewer mains.

All easements dedicated for public water and/or sanitary sewer facilities are to comply with EPWU-PSB Easement Policy.

Easement grantor shall indemnify, defend, and hold harmless the El Paso Water Utilities – Public Service Board from and against any and all claims, liability, actions, and damages for bodily injury and property damage to third parties or to the El Paso Water Utilities – Public Service Board which may be caused by or arise out of the maintenance and existence of said water and sanitary sewer mains in the easement area.

EPWU-PSB requires access to the proposed/existing water, sanitary sewer facilities, appurtenances, and meters within easements 24 hours a day, seven (7) days a week.

No building, reservoir, structure or other improvement, other than asphaltic paving (HMAC), shall be constructed or maintained on the above referenced El Paso Water Utilities - Public Service Board Easements (EPWU-PSB easements) without the written consent of EPWU-PSB.

EPWU-PSB requests the Developer to refrain from constructing rock walls or any structure that will interfere with the access to the PSB easements

EPWU-PSB requests the Developer to refrain from constructing signs within the PSB easements.

If the City of El Paso Fire Department requires additional fire hydrants on Public right-of-way and/or an on-site fire protection system within the private property, the property owner is responsible for all costs incurred to extend, relocate and construct water mains and appurtenances to provide this service. The owner is responsible for the costs of any necessary on-site & off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

EPWU requires a new service application to initialize design of the water and sanitary sewer main extensions to serve the subject property. New service applications are available at 1154 Hawkins, 3rd Floor. The following items are required at the time of application: (1) hard copy of subdivision plat; (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.

**EPWU Stormwater Division**

1. Provide an acceptable drainage plan in accordance with Section 19.01.050 of the current subdivision ordinance. The drainage plan shall show that the ponding area will have enough capacity to hold all stormwater runoff generated from this subdivision.

2. Provide an acceptable inspection and maintenance agreement for private facilities in accordance with Section 19.19.040 of the current subdivision ordinance.

3. Label Lot 2 as a private ponding area on both the final and preliminary plats.

4. On both the final and preliminary plats, correct the note referencing that the lots are subject to on-site ponding. This note is not applicable to this subdivision.

5. The plat notes indicate that this property lies within Flood Zone A3 & B. Show these flood zone boundaries on the preliminary plat.

**Sun Metro**

Sun Metro recommends the placement of sidewalks and ADA compliant improvements throughout the development to City standards to provide pedestrian accessibility to mass transit services.

**El Paso Fire Department**
No comments received.

**911**
No comments received.

**Central Appraisal District**
No comments received.

**El Paso Electric Company**
No comments received.

**Texas Gas Company**
No comments received.

**Socorro Independent School District**
No comments received.

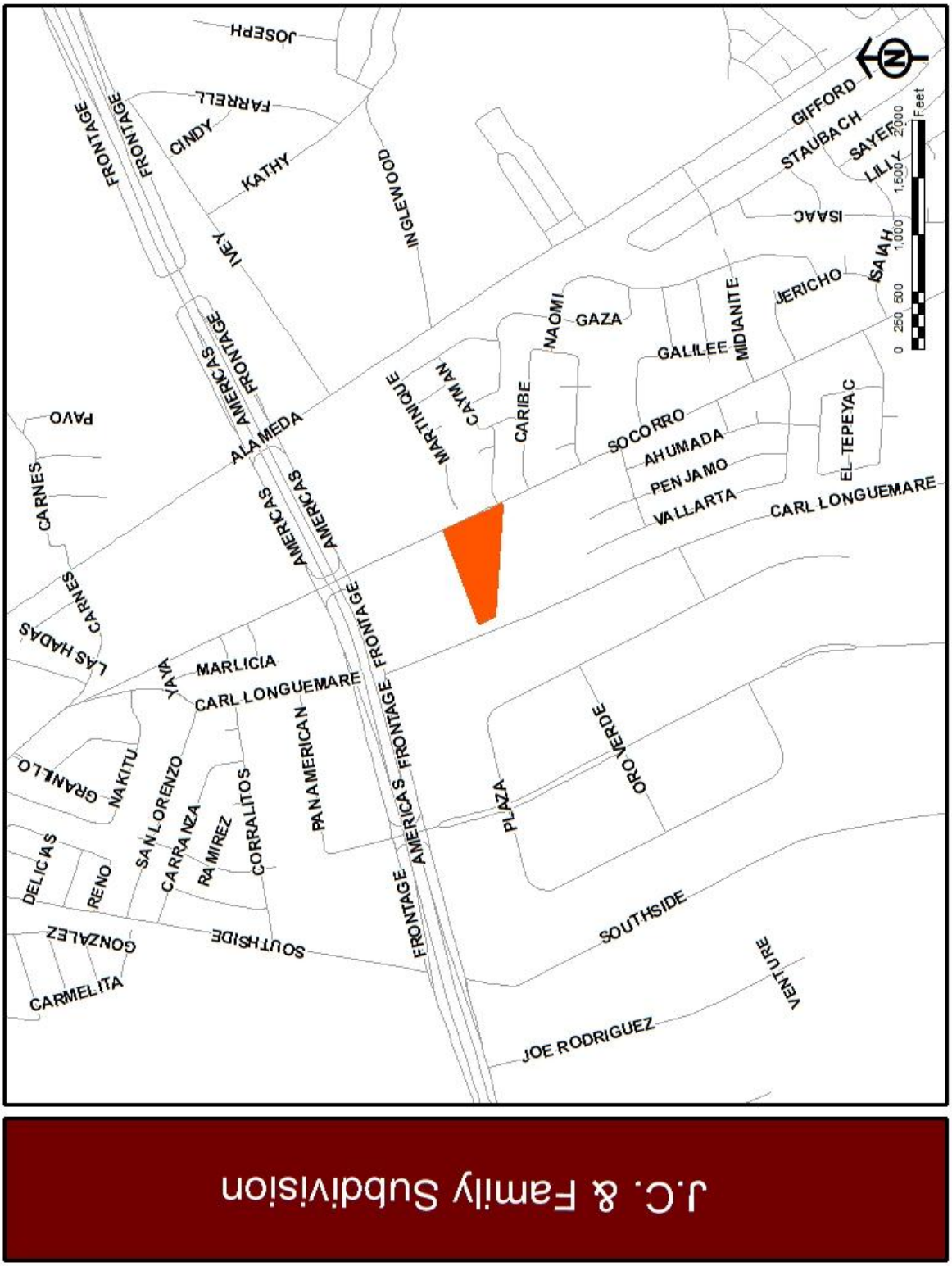
**Additional Requirements and General Comments:**

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**

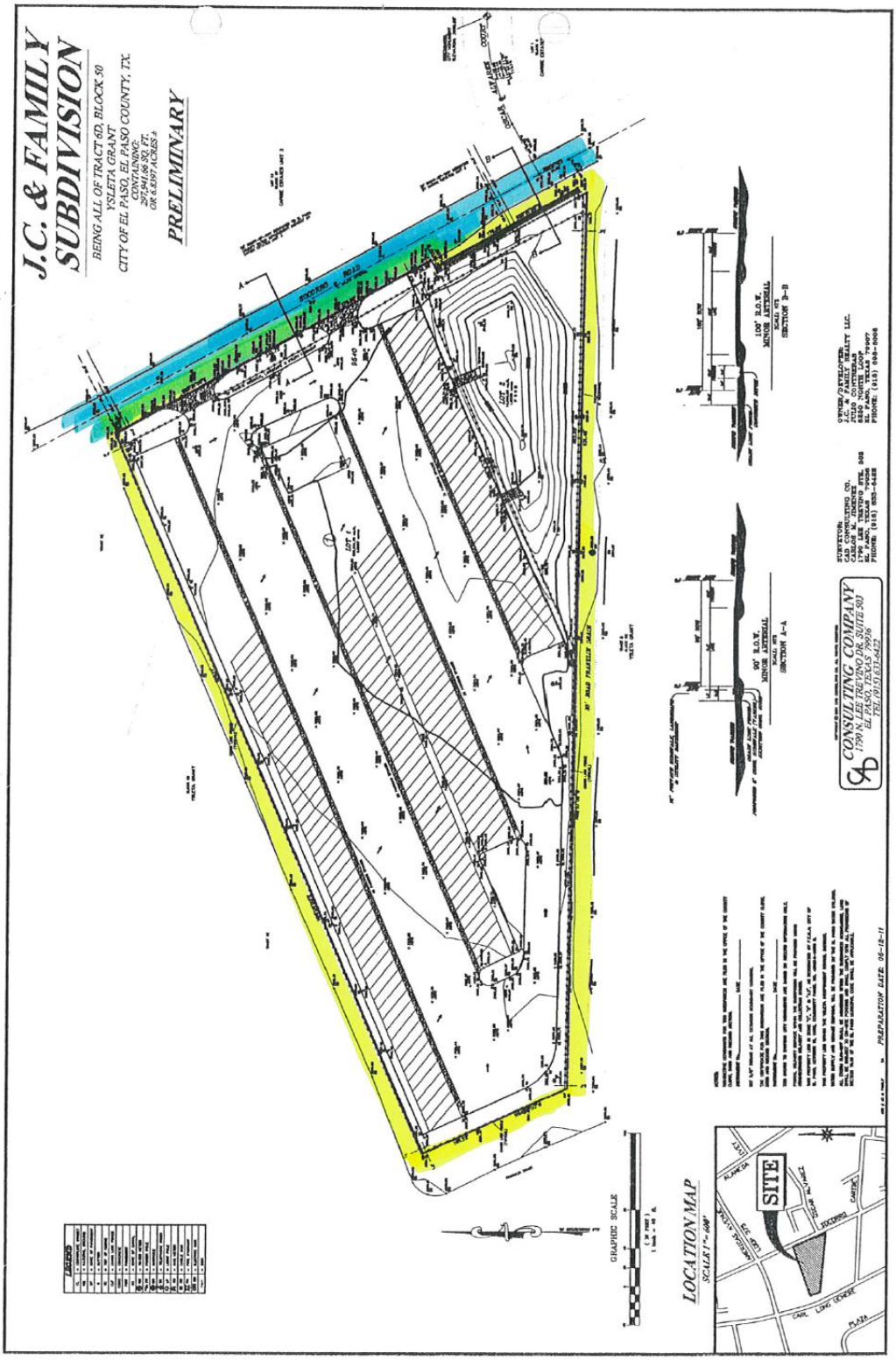
1. Location map
2. Aerial map
3. Preliminary Plat
4. Final Plat
5. Application

**ATTACHMENT 1**

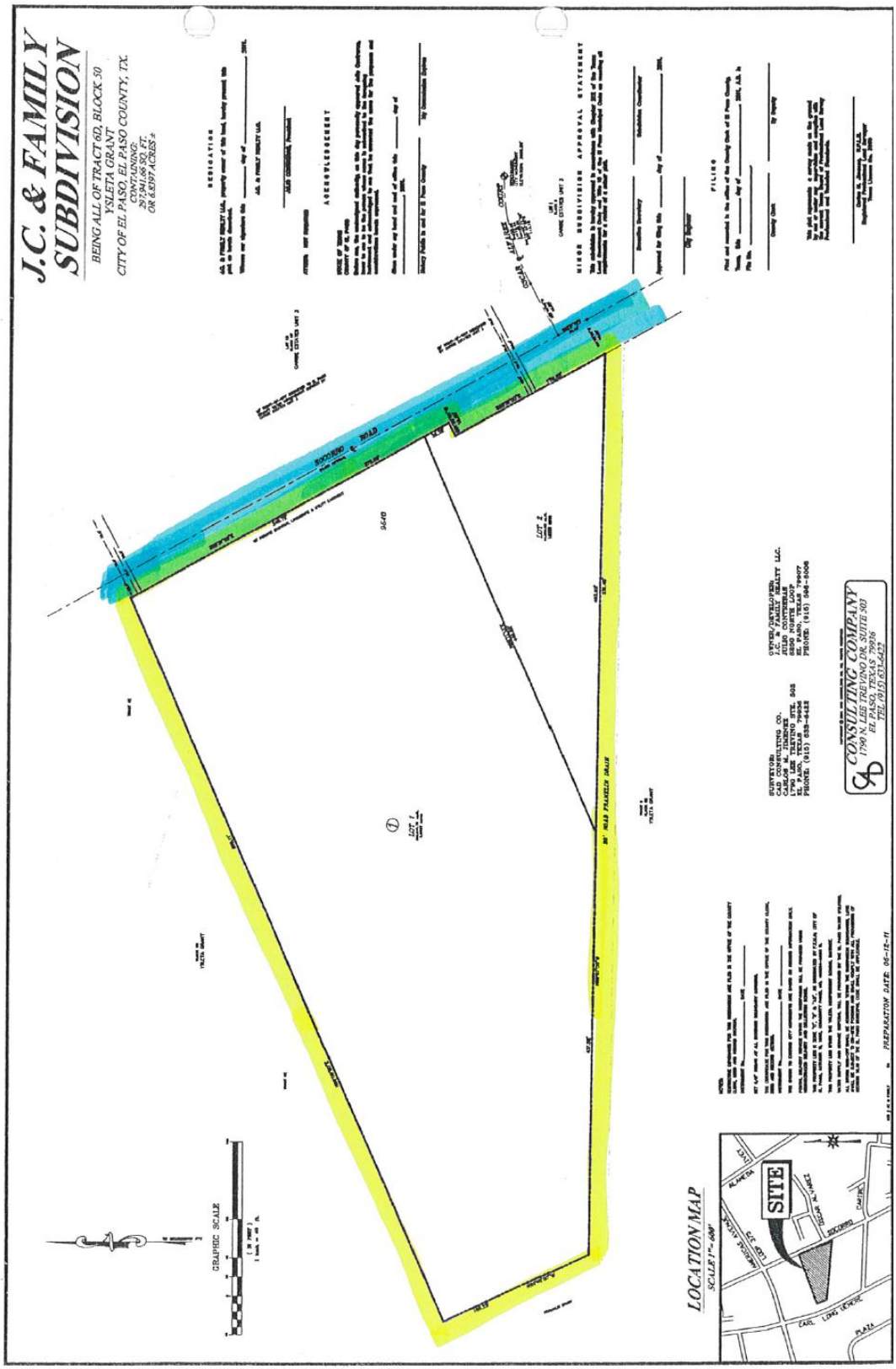


**ATTACHMENT 2**

**ATTACHMENT 3**



**ATTACHMENT 4**



# ATTACHMENT 5

CITY PLAN COMMISSION APPLICATION FOR
MAJOR SUBDIVISION COMBINATION APPROVAL

DATE: 7/3/2012 FILE NO. SUSU12-00049

SUBDIVISION NAME: JC & FAMILY SUBDIVISION

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
TRACT 6D, BLOCK 50
YSLETA GRANT

2. Property Land Uses:

| | ACRES | SITES | | ACRES | SITES |
|---|---|---|---|---|---|
| Single-family | | | Office | | |
| Duplex | | | Street & Alley | | |
| Apartment | | | Ponding & Drainage | | |
| Mobile Home | | | Institutional | | |
| P.U.D. | | | Other (specify below) | | |
| Park | | | | | |
| School | | | | | |
| Commercial | | | Total No. Sites | | 1 |
| Industrial | | | Total (Gross) Acreage | 6.8397 | |

3. What is existing zoning of the above described property? C4 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)
ON-SITE PONDING

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 Section 19.47- Vested Rights (See Attached).

12. Owner of record JC & FAMILY REALTY, LLC 598-8008
(Name & Address) (Zip) (Phone)

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

14. Engineer CAD CONSULTING CO. 633-6422
(Name & Address) (Zip) (Phone)

**CASHIER'S VALIDATION**
**FEE: $651.00**

OWNER SIGNATURE: Julie Contreras

REPRESENTATIVE: _____

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