



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

**Case No:** SUSU16-00042 Parra Medical Complex  
**Application Type:** Resubdivision Combination  
**CPC Hearing Date:** July 14, 2016  
**Staff Planner:** Vanessa Munoz, (915) 212-1644, [munozv@elpasotexas.gov](mailto:munozv@elpasotexas.gov)  
**Location:** North of Trawood and East of George Dieter  
**Acreage:** 1.552  
**Rep District:** 6  
**Existing Use:** Commercial  
**Existing Zoning:** C-1/c, A-O (Commercial/condition), (Apartment/Office District)  
**Proposed Zoning:** C-1/c, A-O (Commercial/condition), (Apartment/Office)  
**Nearest Park:** John Lyons (0.26 miles)  
**Nearest School:** Tierra Del Sol Elementary (0.62 miles)  
**Park Fees Required:** \$1,550.00  
**Impact Fee Area:** N/A  
**Property Owners:** Guillermo Parra and Juanita Parra  
**Applicant:** Guillermo Parra  
**Representative:** G-3ngineering

**SURROUNDING ZONING AND LAND USE**

**North:** C-1 (Commercial) / Commercial Development  
**South:** C-1 (Commercial) / Commercial Development  
**East:** C-1/A-O (Commercial/Apartment/Office) / Commercial Development  
**West:** C-1 (Commercial) / Commercial Development

**PLAN EL PASO DESIGNATION:** G4, Suburban (Walkable)

**APPLICATION DESCRIPTION**

The applicant proposes to resubdivide 1.552 acres for two commercial lots. Access to the subdivision is proposed from Trawood and Estrada. There is a condition on the property that states that the applicant will be required to submit a traffic circulation plan for review and approval by the Department of Traffic and Transportation, prior to issuance of any building permits. The existing building is expected to be demolished and rebuilt. This development was reviewed under the current subdivision code.

The applicant is requesting the following exception:

- To waive the required improvements to include the 10' hike and bike for Trawood Drive.

**DEVELOPMENT COORDINATING COMMITTEE**

The Development Coordinating Committee recommends **approval** of the exception request as per Section 19.10.050.A.1.a. and **approval** of Parra Medical Complex on a resubdivision combination basis.

**Planning Division Recommendation:**

**Approval** of the exception requested. As per Section 19.10.050.A.1.a. (Roadway participation policies – Improvement of roads and utilities within and or abutting that subdivision):

*1. The City Plan Commission may waive such requirements to provide rights-of-way or street improvements to adjacent substandard roads based on any of the following factors:*

*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;*

**Approval** of Parra Medical Complex.

**Planning and Inspections Department - Land Development**

We have reviewed subject plats and recommend **Approval**.

The Developer/Engineer shall address the following comments.

1. Show existing and proposed drainage flow patterns on the preliminary plat. Identify the discharge location for all storm-water runoff and provide pond location.
2. Add modified note on both preliminary and final plats: “The retention of all historic and developed storm-water runoff discharge volumes is required within this subdivision's limits in compliance with all provisions of (DSC, 19.19.010A and DDM, 11.1).”

**Parks and Recreation Department**

We have reviewed **Parra Medical Complex**, a minor plat map and on behalf of CID Parks Planning Division we offer Developer / Engineer the following comments:

Please note that this subdivision is zoned "C-1/c & AO" meeting the requirements for Non-residential uses as well as for Multi-family dwellings use restricted to a maximum of 29 dwelling units per acre however, applicant has submitted copy of preliminary covenants restricting the use to Non-residential uses (General commercial) therefore, park fees will be assessed as follows:

1. **If** applicant provides copy of final recorded /signed covenants restricting all residential uses and **if** gross density waiver is granted by the City Manager of the Planning Department designee, then Applicant shall be required to pay "Park fees" in the amount of **\$1,550.00** based on the following calculations:

Non-residential acreage 1.55 (rounded to two decimals) @ \$1,000.00 per acre = **\$1,550.00**

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

Nearest Park(s): **John Lyons**

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 described above and provide the following comments:

1. EPWU does not object to this request.

**Water:**

2. There is an existing 8-inch diameter water main that extends along the 20' PSB Easement within the subject property. This main is available for service.

3. There is an existing 6-inch diameter water main that extends along the Southside of Trawood Drive. This main is available for service.

4. There is an existing 24-inch diameter water main that extends along the Northside of Trawood Drive. No direct service connections are allowed to this water main in accordance with El Paso Water Utilities – Public Service Board Rules and Regulations.

5. There is an existing 8-inch diameter water main that extends along Estrada Drive, located approximately 20-feet south from the property line. This main is available for service.

6. EPWU records indicated that there is one (1) active 3/4-inch water meter associated to the subject property with the following address 3017 Trawood Drive (Lot 1).

7. Previous water pressure from fire hydrant #6174 located at Trawood and 160' E of George Dieter Drive yield a static pressure of 56 (psi), a residual pressure of 48 (psi), and a discharge of 1034 gallons per minute.

**Sewer:**

8. There is an existing 8-inch diameter sanitary sewer main that extends along the 20' PSB Easement within the subject property. This main is available for service.

9. There is an existing 8-inch diameter sanitary sewer main that extends along Trawood Drive, located approximately 40-feet north from the property line. This main is available for service.

10. There is an existing 8-inch diameter water main that extends along Estrada Drive, located approximately 25-feet north from the property line. This main is available for service.

**General:**

11. The El Paso Water Utilities – Public Service Board (EPWU-PSB) requires a complete set of improvement plans, and grading plans for review and approval prior to any work pertaining to the portion of the property where the described PSB easement is located. This is required in

order to ascertain that the proposed improvements and/or grading will not adversely affect the EPWU-PSB facilities.

12. The Owner/Developer shall minimize changes in grade within the existing PSB easements and is responsible for the costs of setting appurtenant structures to final grade.

13. All easements dedicated for public water and sanitary sewer facilities shall comply with the EPWU-PSB Easement Policy. No building, reservoir, structure, parking stalls or other improvement, other than asphaltic paving (HMAC), shall be constructed or maintained on the above referenced EPWU-PSB easement without the written consent of EPWU-PSB. The Developer shall refrain from constructing rock walls, signs, buildings, curbs or any structure that will interfere with the access to the PSB easements. There shall be at least 5-foot setback from the easement line to any building, sign or structure. The PSB easements shall be improved to allow the operation of EPWU maintenance vehicles. EPWU-PSB requires access to the proposed water, sanitary sewer facilities, appurtenances, and meters within the easement 24 hours a day, seven (7) days a week.

14. EPWU requires a new service application to initialize design of the on-site water and sanitary sewer main extensions 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.

**Central Appraisal District**

No objections.

**El Paso Department of Transportation**

No comments received.

**Sun Metro**

No comments received.

**El Paso County 911 District**

No comments received.

**El Paso Electric Company**

No comments received.

**El Paso Fire Department**

No comments received.

**Texas Gas Company**

No comments received.

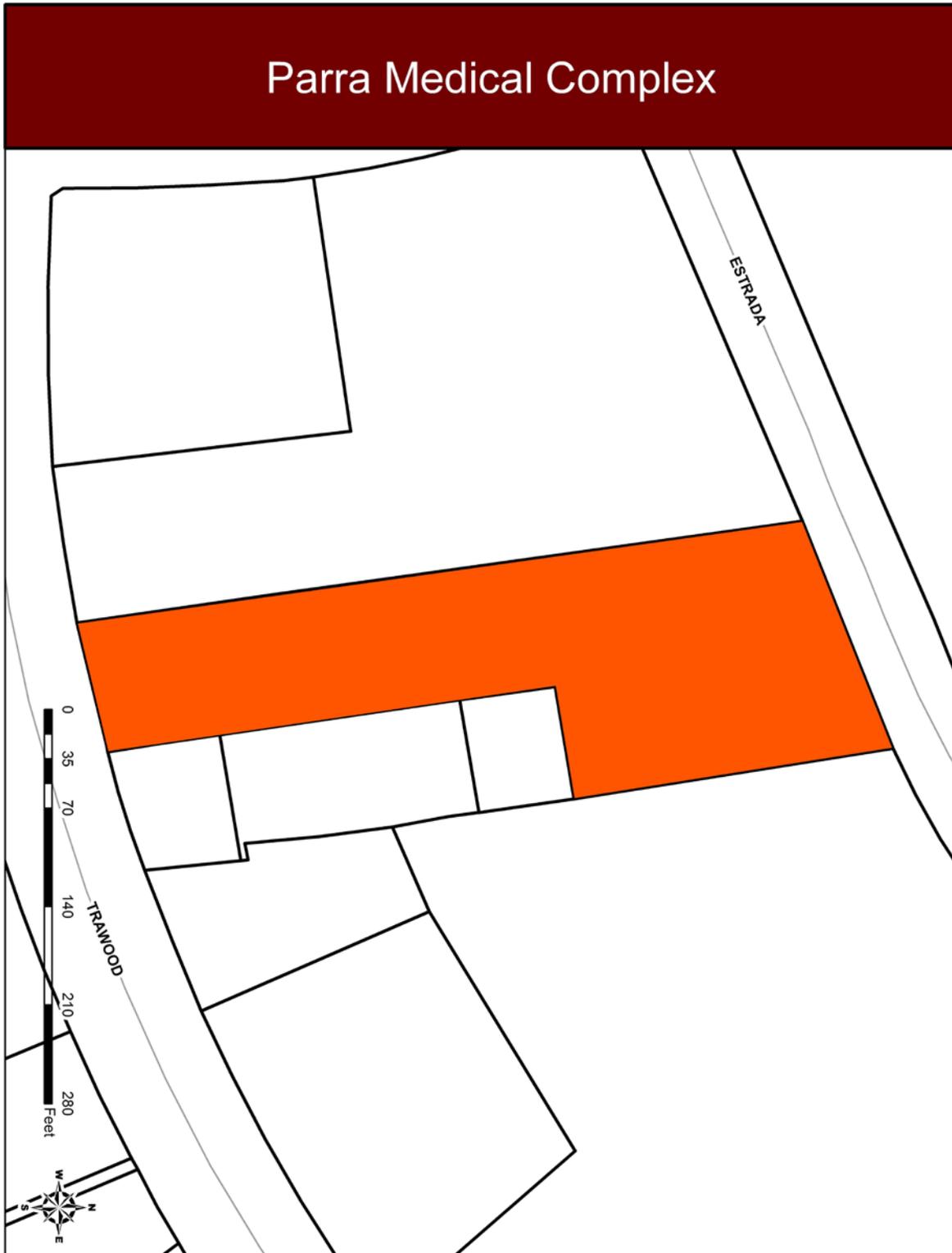
**Additional Requirements and General Comments:**

1. Submit to the Planning and 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.
3. Revise legal description to include, “A replat of a portion of Lot 1, Block 1, Trawood East and a portion of Lot 3, Block 15, Vista Hills Unit 2, City of El Paso, El Paso County, Texas.”

**Attachments**

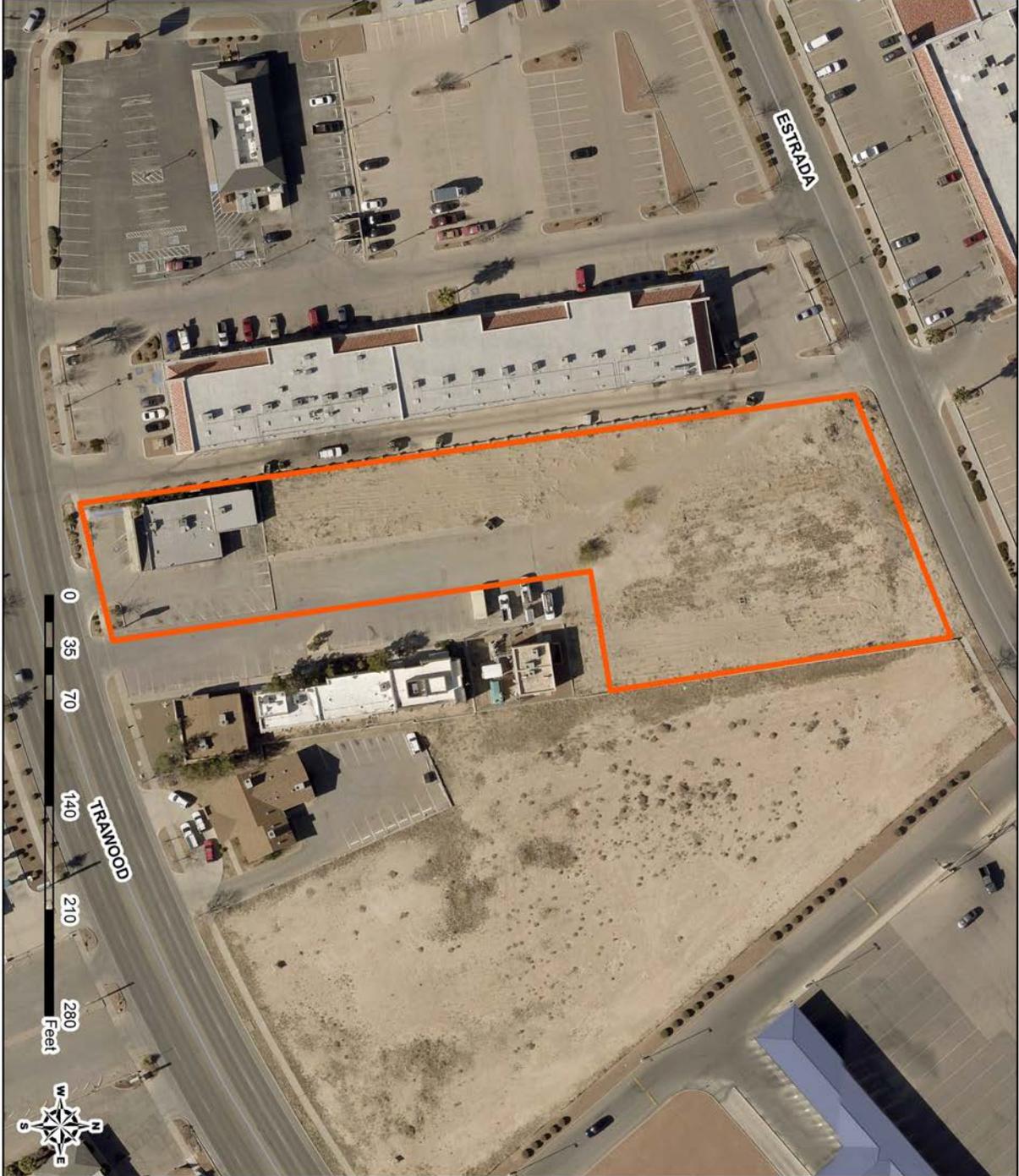
1. Location map
2. Aerial map
3. Preliminary plat
4. Final plat
5. Exception Request
6. Application

ATTACHMENT 1

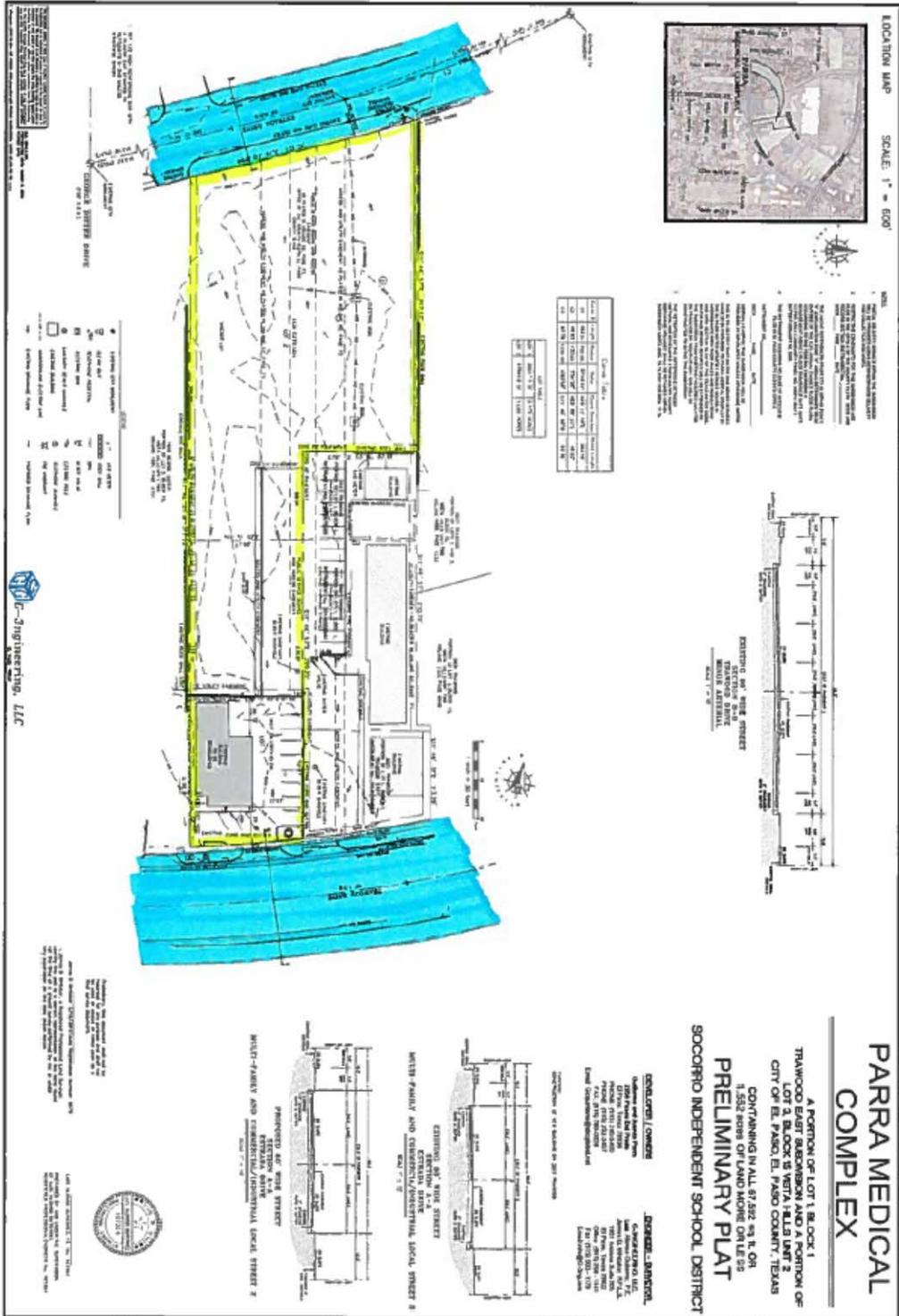


ATTACHMENT 2

# Parra Medical Complex



**ATTACHMENT 3**





ATTACHMENT 5



July 5, 2016

Vanessa Muñoz  
City of El Paso – Planning Division  
801 Texas Ave.  
El Paso, TX 79901

RE: **Trawood Parkway & Sidewalk Waiver Request**  
Parra Medical Complex Subdivision – Minor Combination Subdivision  
Being Lot 1, Block 1, Trawood East and a Portion of Lot 3, Block 15, Vista Hills Unit Two, City of El Paso, El Paso County, Texas

Dear Ms. Muñoz:

G-3 Engineering, LLC has been retained by Juanita Parra and Guillermo Parra, to Re-Plat the subject property. In accordance with Municipal Code 19.48 Petition for Waivers and Exceptions we respectfully request the **Existing Cross-Section at Trawood be allowed to remain** in its current configuration since the conditions of Section 19.48.030.A apply. Improving the existing cross-section would create an unnecessary hardship & inequity upon the applicant.

We have attached a plat (pending approval) for your review. Please do not hesitate to contact us should you require additional information.

Sincerely,  
G-3 Engineering, LLC<sup>1</sup>

A handwritten signature in black ink, appearing to read 'Luis A. Gutierrez', is written over the typed name.

Luis A. Gutierrez, P.E.

cc: Juanita Parra and Guillermo Parra; Gustavo Quintana  
1 TBPE F-14940

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1901 Arizona Suite 205 | El Paso, TX 79902  
(915) 209-5141 | (915) 503-1969 Fax | info@G-3ng.com

**ATTACHMENT 6**



CITY PLAN COMMISSION APPLICATION FOR  
RESUBDIVISION COMBINATION SUBDIVISION APPROVAL

DATE: 7/5/16 FILE NO. SUSU16-00042

SUBDIVISION NAME: Parra MedicalComplex

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)  
Lot 1, Block 1, Trawood East and a Portion of Lot 3, Block 15, Vista Hills Unit Two

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	<u>1.552</u>	<u>2</u>	Total No. Sites	_____	<u>2</u>
Industrial	_____	_____	Total (Gross) Acreage	<u>1.552</u>	_____

3. What is existing zoning of the above described property? C-1C and A-O Proposed zoning? C-1C with d-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 X Overhead \_\_\_\_\_ Combination of Both \_\_\_\_\_

6. What type of drainage is proposed? (If applicable, list more than one)  
\_\_\_\_\_

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 \_\_\_\_\_ 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 \_\_\_\_\_ 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 Guillermo Parra 2058 Paseo Del Prado El Paso, Tx 79936 (915) 252-3457  
 (Name & Address) (Zip) (Phone)
13. Developer Guillermo Parra 2058 Paseo Del El Paso, Tx 79936 (915) 252-3457  
 (Name & Address) (Zip) (Phone)
14. Engineer G-3ngineering 1901 Arizona El Paso, Tx 79902 (915) 209-5141  
 (Name & Address) (Zip) (Phone)

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

OWNER SIGNATURE: 

REPRESENTATIVE: 

Luis Alonso Gutierrez

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