



City of El Paso – City Plan Commission Staff Report

Case No: SUSU12-00006 South Americas Estates
Application Type: Minor – Approval of Escrow Deposit with the City for the following subdivision in accordance with 19.15.030.B of the Subdivision Code.
CPC Hearing Date: July 26, 2012
Staff Planner: Raul Garcia, (915)541-4935, garcia1@elpasotexas.gov
Location: North of Americas and West of Socorro Road
Legal Description Acreage: 7 acres
Rep District: 6
Existing Use: Vacant
Existing Zoning: C-3/c and C-3/cH
Proposed Zoning: C-3/c and C-3/cH

Nearest School: Camino Real Middle School (0.76-mile)
Nearest Park: Caribe Park (0.62-mile)
Parkland Fees Required: \$7100.00
Impact Fee Area: Not in Impact Fee Area

Property Owner: ARE-Paso
Applicant: Conde, Inc.
Representative: Conde, Inc.

SURROUNDING ZONING AND LAND USE:

North: R-3 and R-3H (Residential and Residential Historic)/ Single-family Development
South: C-3/c (Commercial)/ Loop 375 (Americas)
East: C-4 (Commercial)/ Commercial Development
West: C-4/c (Commercial/condition)/ Commercial Development

THE PLAN FOR EL PASO DESIGNATION: G7 Industrial and/or Railyards

APPLICATION DESCRIPTION

The applicant is proposing to subdivide a 7.1-acre parcel of property into two commercial lots. Primary access will be from Socorro Road and Loop 375.

The proposed development requires that the developer provide funds to the City to mitigate the impact on the existing transportation network in the amount of \$2,365.14.

Per Section 19.15.030(B) of the subdivision code, the amount to be paid to the City “*shall be reviewed and approved by the CPC upon recommendation by the city manager or designee, and shall be paid prior to recording of the final plat.*”

Planning Division Recommendation

Approval.

Transportation - Planning

1. The Developer shall contribute their proportionate share of traffic mitigation improvements for the following intersections:
 - Socorro and Oscar Alvarez (\$1,380.24)
 - Signal retiming – Alameda and Zaragoza (\$273.00)
 - Signal retiming – Socorro and Zaragoza (\$632.10)
 - Signal retiming – Alameda and Walmart (\$79.80)
2. TxDOT does not have any funding identified for such mitigation as offered by the South Americas Estates TIA.

NOTE:

Recommend to install left turn lane to access the proposed development on Socorro Road.

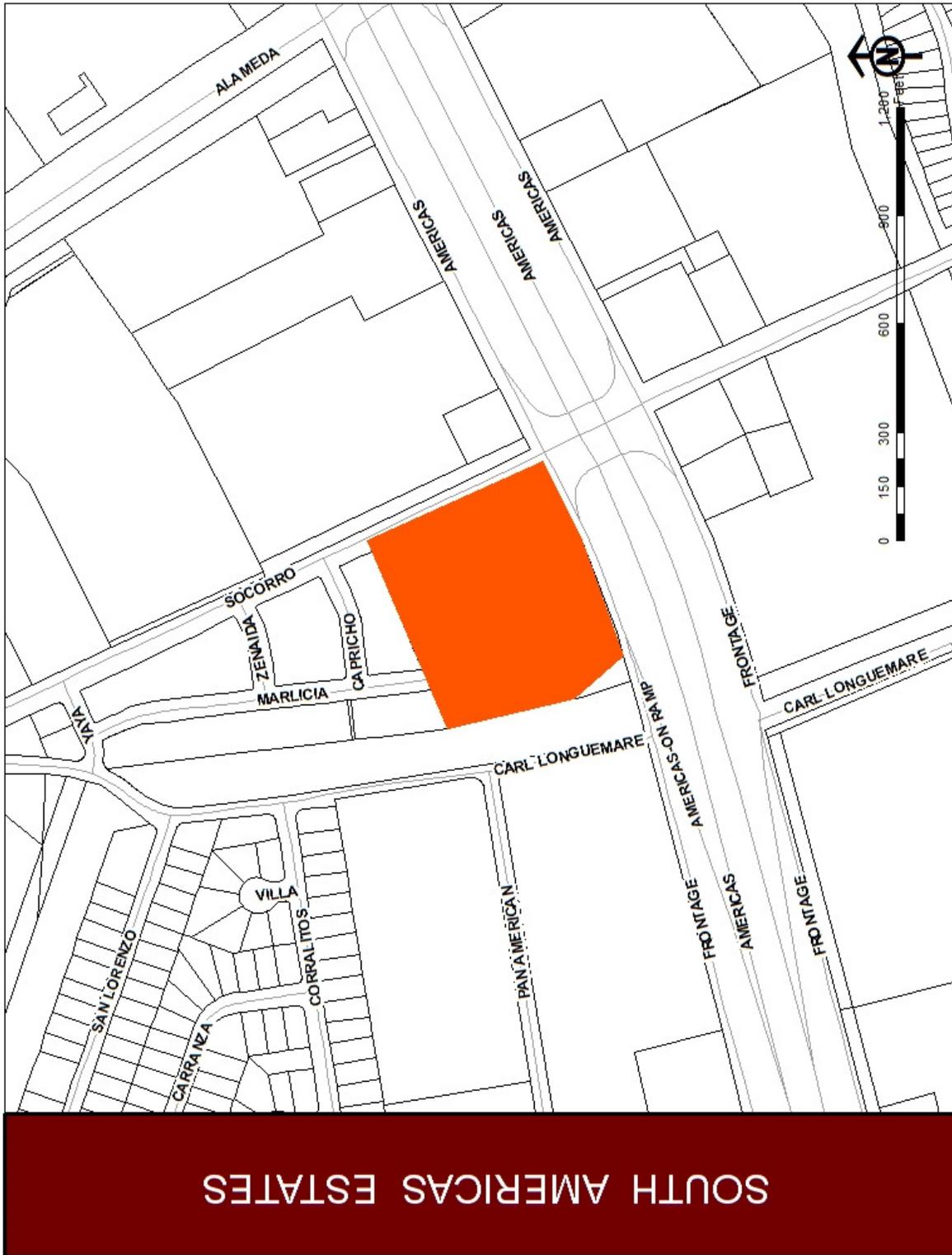
Additional Requirements and General Comments:

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. Cross-Section
6. Application

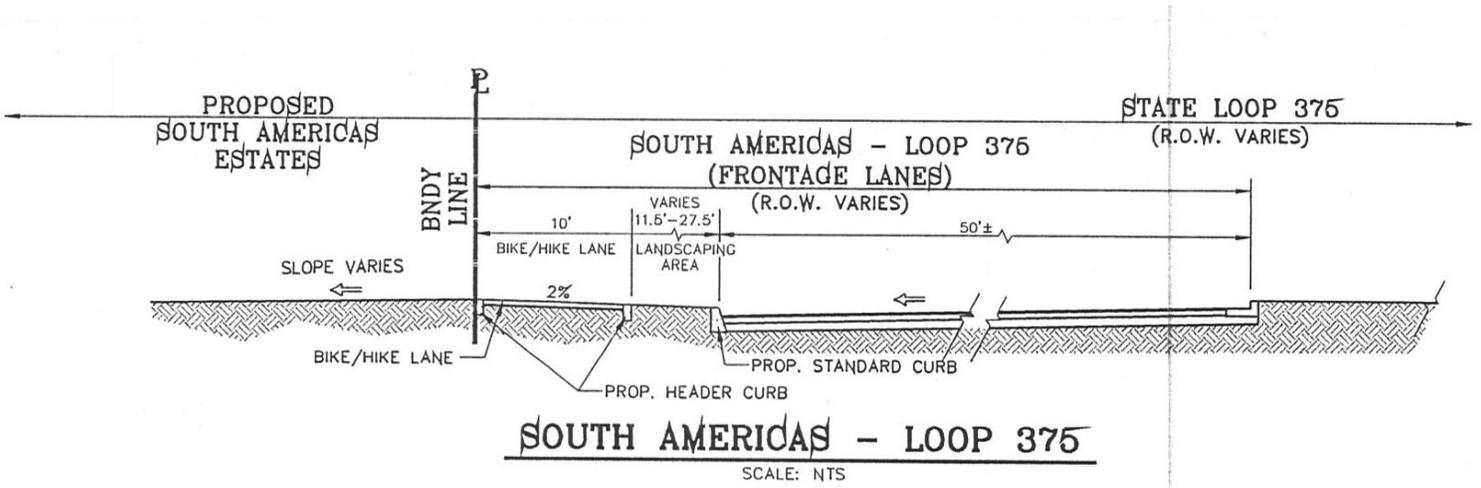
ATTACHMENT 1



ATTACHMENT 2



ATTACHMENT 5



ATTACHMENT 6



CITY PLAN COMMISSION APPLICATION FOR MINOR SUBDIVISION COMBINATION APPROVAL

DATE: January 16, 2011

File No. SUSU12-00006

SUBDIVISION NAME: South Americas Estates

1. Legal Description for the area included on this plat (Tract, Block, Grant, etc.)
Being Tract 8A, Block 50, Ysleta Grant, City of El Paso, Paso County, Texas

2. Proposed 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>7.1044</u>	<u>2</u>	Total No. Sites <u>2</u>		
Industrial	_____	_____	Total Acres (Gross) <u>7.1044</u>		

3. What is existing zoning of the above described property? C-3c- C-3Hc 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)? 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)
Lot to street to Ponds

7. Are special public improvements proposed in connection with the development? Yes _____ No

8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes _____ No
If answer to 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

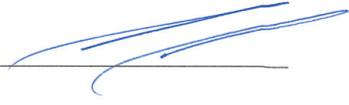
If yes, please submit a vested rights petition in accordance with Section 19.47-Vested Rights (See Attached).

12. Owner of record ARE - Paso, LP 6500 Montana 799258 (915) 779-6500
 (Name & Address) (Zip) (Phone)
13. Developer _____
 (Name & Address) (Zip) (Phone)
14. Engineer CONDE INC. 6080 Surety Drive, Ste 100, El Paso, TX 79905 915-592-0283
 (Name & Address) (Zip) (Phone)

CASHIER'S VALIDATION
 FEE: \$651.00

PRE - Paso, LP
 By: Mesita Investors, L.L.C.
 Its: General Partner
 By: Meyer Marcus
 Its: Manager

OWNER SIGNATURE:  _____
 Meyer Marcus, Manager

REPRESENTATIVE:  _____

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