



City of El Paso – City Plan Commission Staff Report

REVISED

Case No: SUSU15-00026 Rangel Subdivision
Application Type: Major Combination
CPC Hearing Date: August 13, 2015
Staff Planner: Jeff Howell, (915) 212-1607, howelljb@elpasotexas.gov
Location: North of Carnes and East of Alameda
Acreage: 1.13 acres
Rep District: 6
Existing Use: Single-family home
Existing Zoning: S-D/c (Special Development/condition)
Proposed Zoning: S-D/c (Special Development/condition)
Nearest Park: Pavo Real Park (.13 miles)
Nearest School: Camino Real Middle (.09 miles)
Park Fees Required: \$1,130.00
Impact Fee Area: N/A
Property Owner: Yu Properties LLC
Applicant: Rey Engineering
Representative: Rey Engineering

SURROUNDING ZONING AND LAND USE

North: M-1/sc (Light Manufacturing/special contract) / Lateral, School
South: R-F (Ranch-Farm) / Single-family home
East: R-4 (Residential) / Single-family homes
West: R-5/sc(Residential/special contract) / Canal, Single-family homes

PLAN EL PASO DESIGNATION: G3, Post-War

APPLICATION DESCRIPTION

The applicant proposes to subdivide 1.13 acres of land into one commercial lot. Access to the subdivision is proposed from Alameda Avenue. The applicant has submitted a request to waive ROW improvements on Alameda Avenue and Carnes Road. The applicant is dedicating an additional 5' of right-of-way along Alameda and 6' of right-of-way along a portion of Carnes. This subdivision was reviewed under the current subdivision code.

DEVELOPMENT COORDINATING COMMITTEE

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

Planning Division Recommendation:

Staff recommends **approval** of Rangel Subdivision on a Major Combination basis and **approval** of the request to waive ROW requirements in accordance with Section 19.10.050.A.1.

Section 19.10.050.A.1. (Roadway participation policies—Improvement of roads and utilities within and or abutting the 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 percent 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

Planning & Inspections Department - Land Development

No objections.

Parks and Recreation Department

We have reviewed **Rangel Subdivision**, a minor plat map and offer Developer / Engineer the following comments:

Please note that this subdivision is zoned "SDC" meet 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 provided a signed copy of covenants restricting the use to Non-residential an prohibiting the construction of Single-family and Multi-family dwellings therefore, park fees will be assessed as follows:

1. **If** gross density waiver is granted by the City Manager or the Planning Department designee, then Applicant shall be required to pay "park fees" in the amount of **\$1,130.00** based on Non-residential subdivision requirements calculated as follows:

Non-residential acreage 1.13 (rounded to 2 decimals) @ \$1,000.00 /acre = **\$1,130.00**

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

Nearest Parks: **Pavo Real** & **Pueblo Viejo**

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

1. EPWU does not object to this request.

2. Alameda Avenue is a Texas Department of Transportation (TxDOT) right-of-way. All proposed water and sanitary sewer work to be performed within Alameda Avenue right-of-way requires written permission from TxDOT.

Water:

3. There is an existing 6-inch diameter water main extending along Carnes Road that is available for service, the water main is located approximately 14.5 feet west from the center line of the right-of-way.
4. There is an existing 6-inch diameter water main extending along Carnes Road that is available for service, the alignment of the water main varies between the southeast and southwest property lines.
5. There is an existing 8-inch diameter water main extending along Alameda Avenue that is available for service, the water main is located approximately 25 feet east from the center line of the right-of-way.
6. EPWU records indicate a 3/4-inch water meter serving the subject property. The service address for this meter is 9399 Alameda Avenue.
7. Previous water pressure from fire hydrant #3239 located approximately 440-ft east of the eastern subject property line has yield a static pressure of 102 (psi), a residual pressure of 92 (psi), and a discharge of 1,300 gallons per minute.

Sanitary Sewer:

8. There is an existing 8-inch diameter sanitary sewer main extending along Carnes Road that is available for service, the sewer main is located approximately 20 feet east from the center line of the right-of-way.
9. There is an existing 8-inch diameter sanitary sewer main extending along Carnes Road that is available for service, the sewer main is located approximately 28-feet south of the southern property line. Said main continues west and ends at approximately 129-feet west from the southeast subject property line.

General:

10. EPWU requires a new service application to provide service to the property. New service applications are available at 1154 Hawkins, 3rd floor and should be made 6 to 8 weeks in advance of construction to ensure water for construction work. 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

TxDOT would prefer the City of El Paso to seek a dedication five feet wide on the proposed Rangel plat for such things as sidewalk side slopes, utilities, and possible sight distance issues.

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:

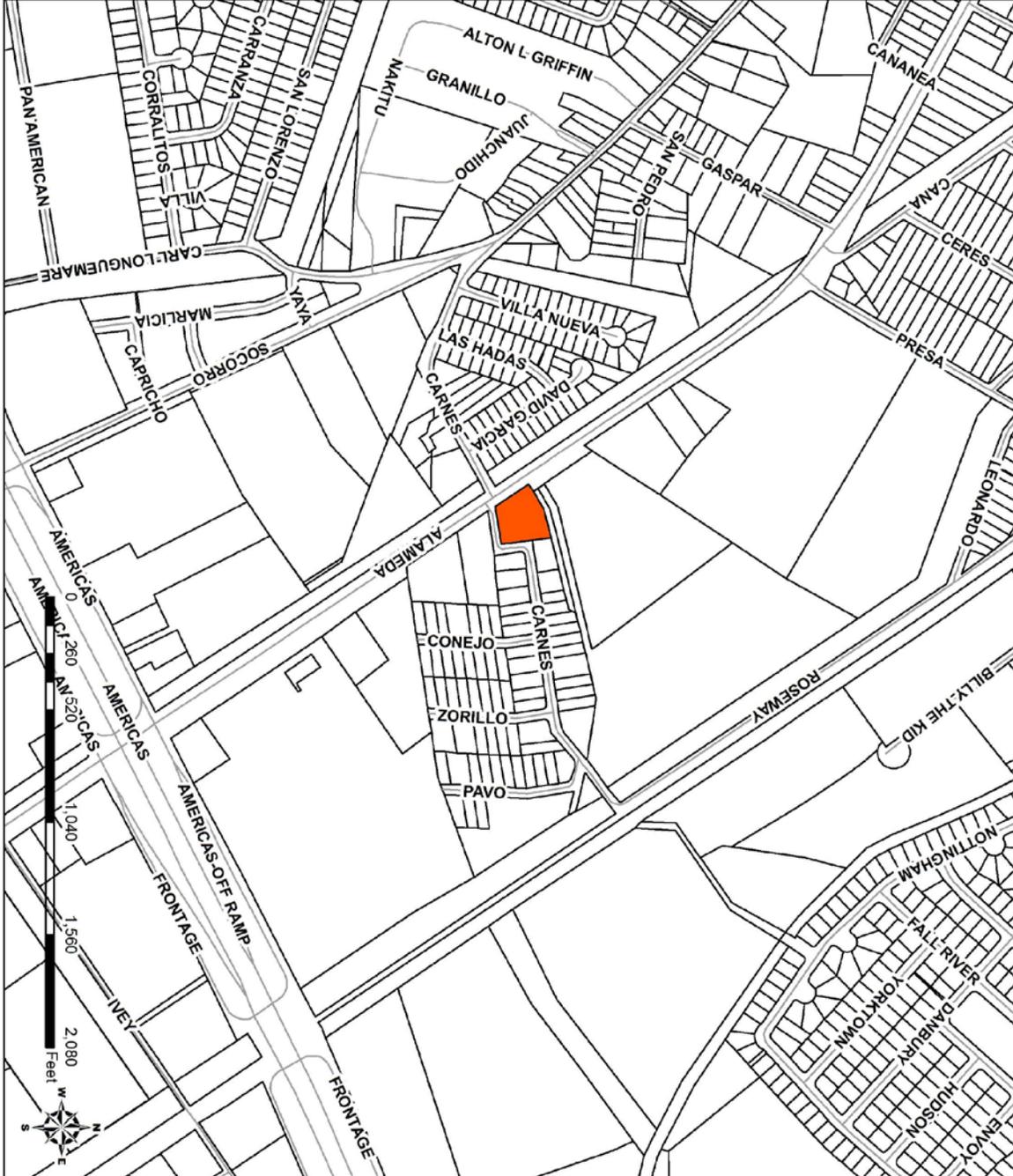
1. Submit to the Planning & Inspections Department – Planning Division the following prior to recording of the subdivision.
 - a. Current certified tax certificate(s)
 - b. Current proof of ownership
 - c. Release of access document, if applicable
 - d. Set of restrictive covenants, if applicable
2. 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.
3. Revise approval statement block for City Plan Commission Approval.
4. Include additional ROW to be dedicated in dedication statement.
5. Identify correct FEMA Floodzone designation.

Attachments

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

ATTACHMENT 1

RANGEL SUBDIVISION



ATTACHMENT 2

RANGEL SUBDIVISION



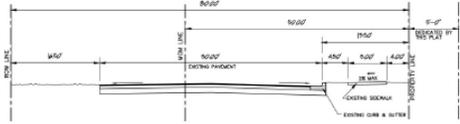
ATTACHMENT 3

RANGEL SUBDIVISION

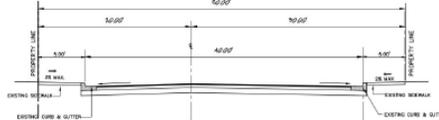
PRELIMINARY
 TRACT 3C, BLOCK 47
 YSLETA GRANT
 CITY OF EL PASO,
 EL PASO COUNTY, TEXAS
 AREA 1.13 ACRES + TOTAL AREA
 MINUS DEDICATED AREA=1,996
 NET AREA=1,0842 ACRES

NOTES:

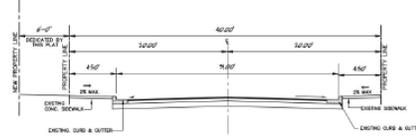
- 1.-SET 5/8" REBAR AT ALL EXTERIOR BOUNDARY CORNERS.
- 2.-TAX CERTIFICATE FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION, INSTRUMENT NO. _____
- 3.-THIS PROPERTY LIES IN ZONE C, AS DESIGNATED BY THE F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO.480214 0248C DATED 02/16/2006
- 4.-WATER AND SANITARY SEWER SERVICE WILL BE PROVIDED BY EL PASO WATER UTILITIES.
- 5.-ALL EXISTING AND PROPOSED PATHS OF TRAVEL (ACCESSIBLE SIDEWALKS, WHEELCHAIR ACCESS CURB RAMPS AND DRIVEWAYS) WITHIN PUBLIC RIGHT-OF-WAY SHALL FOLLOW THE CITY OF EL PASO DESIGN STANDARDS FOR CONSTRUCTION AND BE ADA/TAS COMPLIANT.
- 6.-U.S. POSTAL SERVICE DELIVERY WILL BE THROUGH NEIGHBORHOOD DELIVERY AND COLLECTION BOX UNITS.
- 7.-ACCESS TO PROPERTY FROM CARNES RD. IS PROHIBITED.



SECTION A-A' ALAMEDA AVE (80' R.O.W.)
MAJOR ARTERIAL (MTP CLASS)



SECTION B-B' N. CARNES RD. (50' R.O.W.)
LOCAL RESIDENTIAL (MTP CLASS)



SECTION C-C' N. CARNES RD. (40' R.O.W.)
LOCAL RESIDENTIAL (MTP CLASS)



LEGEND
 ● SET SHOW BIDD ON ALL CORNERS UNLESS OTHERWISE NOTED

OWNER	ADDRESS	TELEPHONE
YU PROPERTIES, LLC	8399 ALAMEDA AVE. EL PASO, TEXAS 79907	TEL. (915) 422-2896
REY ENGINEERING	8434 VISCOUNT DR. SUITE 148 EL PASO, TEXAS 79925	TEL. (915) 853-8070 MOBILE (915) 509-1889

DATE OF PREPARATION		OCTOBER 27, 2014
NO.	DATE	COMMENTS
1		ISSUED
2		
3		
4		
5		

Rey FE
 12 Aug 2015

REY ENGINEERING
 Consulting Engineering & Surveying
 8434 VISCOUNT DR. SUITE 148 EL PASO, TEXAS, 79925
 PH. (915) 853-8070 FAX (915) 853-8060
 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

Monday, March 30, 2015

To City of El Paso Planning Commission

Subject: Right-of-Way Improvements at Rangel Subdivision (Tract 3C, Block 47, Ysleta Grant, City of El Paso, County, Texas

As per Municipal Code Section 19.10.50A, a request is hereby submitted to waive subject and allow the streets to remain in current configuration. Traffic generation by the proposed new facility (Day Care) does not warrant requested improvements. A Traffic Impact Study has already been waived for the same reason.

If any questions, please do not hesitate to call.

Anticipating your attention we hereby thank you.

Respectfully:



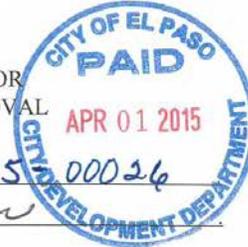
Enrique Rey P.E.

ATTACHMENT 6

SUSU15-00026



CITY PLAN COMMISSION APPLICATION FOR
MAJOR COMBINATION SUBDIVISION APPROVAL



DATE: 4-1-15
~~3-25-15~~ FILE NO. SUSU15-00026
SUBDIVISION NAME: RANGEL SUBDIVISION

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
TRACT 3, BLOCK 47, YELETA GRANT
CITY OF EL PASO, EL PASO COUNTY, TEXAS

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>1.13</u>	<u>1</u>	Total No. Sites	_____	<u>1</u>
Industrial	_____	_____	Total (Gross) Acreage	<u>1.13</u>	_____

3. What is existing zoning of the above described property? S-D/C 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)
OFF SITE

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 Title I (General Provisions) Chapter 1.04 - Vested Rights

City Development Department
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 541-4024

12. Owner of record YU PROP. LLC 9399 ALAMEDA AVE. 915-422-2694
 (Name & Address) EL PASO, TX 79907 (Zip) (Phone)
13. Developer _____
 (Name & Address) (Zip) (Phone)
14. Engineer BEY ENG 9434 DISCOUNT STREET 915-633-8070
 (Name & Address) EL PASO, TX 79921 (Zip) (Phone)

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

OWNER SIGNATURE: _____

REPRESENTATIVE: _____

[Handwritten Signature]
[Handwritten Signature]

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