



City of El Paso – City Plan Commission Staff Report

Case No: SUSU15-00045 Pumas Subdivision
Application Type: Major Combination
CPC Hearing Date: August 13, 2015
Staff Planner: Jeff Howell, (915) 212-1607, howelljb@elpasotexas.gov
Location: South of Americas and West of Alameda
Acreage: 7.6425 acres
Rep District: 6
Existing Use: Vacant
Existing Zoning: C-4/sc (Commercial/special contract)
Proposed Zoning: C-4/sc (Commercial/special contract)
Nearest Park: Caribe Park (.32 miles)
Nearest School: Camino Real Middle School (.54 miles)
Park Fees Required: Pending
Impact Fee Area: N/A
Property Owner: Rogelio Dominguez Lucero
Applicant: Sitework Engineering, LLC
Representative: Sitework Engineering, LLC

SURROUNDING ZONING AND LAND USE

North: C-3/c/sc / Commercial Development

South: M-1/sc / Commercial Development

East: M-1/sc / Service Center

West: C-4/sc / Commercial Development

PLAN EL PASO DESIGNATION: G7, Industrial and/or Railyards

APPLICATION DESCRIPTION

The applicant proposes to subdivide 7.6425 acres of vacant land into three commercial lots. Access to the subdivision is proposed from Americas frontage road and Ivey Drive. The applicant is proposing to dedicate their proportionate share of additional ROW and propose improvements to Ivey Drive that are in compliance with the Design Standards for Construction. The subdivision was reviewed under the current subdivision code.

DEVELOPMENT COORDINATING COMMITTEE

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

Planning Division Recommendation:

Staff recommends **denial** of Pumas Subdivision on a Major Combination basis pending revisions that have not been submitted in order to meet the requirements of the Subdivision Code, as well as submittal of subdivision improvement plans.

Planning & Inspections Department - Land Development

1. Add to general notes on final plat: All developed storm water runoff shall be addressed within the subdivision limits and shall comply with all provisions of (DSC, 19.19.010A and DDM, 11.1).
2. Coordinate proposed development access with TXDOT requirements.
3. Provide note on preliminary and final plat with the flood zone designation.

*According to FEMA Firm Map 480214-0050 B effective Oct.15, 1982, the subdivision lies within a SFHA Zone AH.

Parks and Recreation Department

No comments received.

El Paso Water Utilities

1. El Paso Water Utilities (EPWU) does not object to this request.

Water:

2. There is an existing 48-inch diameter water transmission main that extends along Ivey Road fronting the subject property. No direct service connections are allowed to this transmission main as per the El Paso Water Utilities- Public Service Board Rules and Regulations.
3. There is an existing 8-inch diameter water main along Ivey Road fronting the subject property. This water main is available for service.
4. There is an existing 8-inch diameter water main that extends along the 20-foot PSB easement located within the proposed Lot 1. This water main is available for service to Lot 1. An extension from this main across Lots 2 and 3, Block 1 is required within a 20-foot PSB easement through Lots 1 thru 3. This proposed water main extension is required to be loop back to the 8-inch water main along Ivey Road.

Sanitary Sewer:

5. There are no sanitary sewer mains along Ivey Road nor Americas Avenue. A sanitary sewer main extension is required along Ivey Road to connect to an existing 8-inch diameter sewer main located approximately 40-feet east of and parallel to Alameda Avenue.

General:

6. 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. All easements dedicated for

public water and sanitary sewer facilities shall comply with the EPWU-PSB Easement Policy. 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.

7. EPWU requires a new service application to provide service to the subject property. New service applications are available at 1154 Hawkins, 3rd Floor. The following items if applicable are required at the time of application: (1) hard copy of subdivision plat; (2) finalized set of improvement plans, including grading and drainage; (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.

Sun Metro

No comments received.

El Paso Department of Transportation

No comments received.

El Paso Fire Department

No comments received.

Environmental Services Department

No objections.

Central Appraisal District

No comments received.

El Paso Electric Company

No comments received.

Texas Gas Company

No comments received.

Additional Requirements and General Comments:

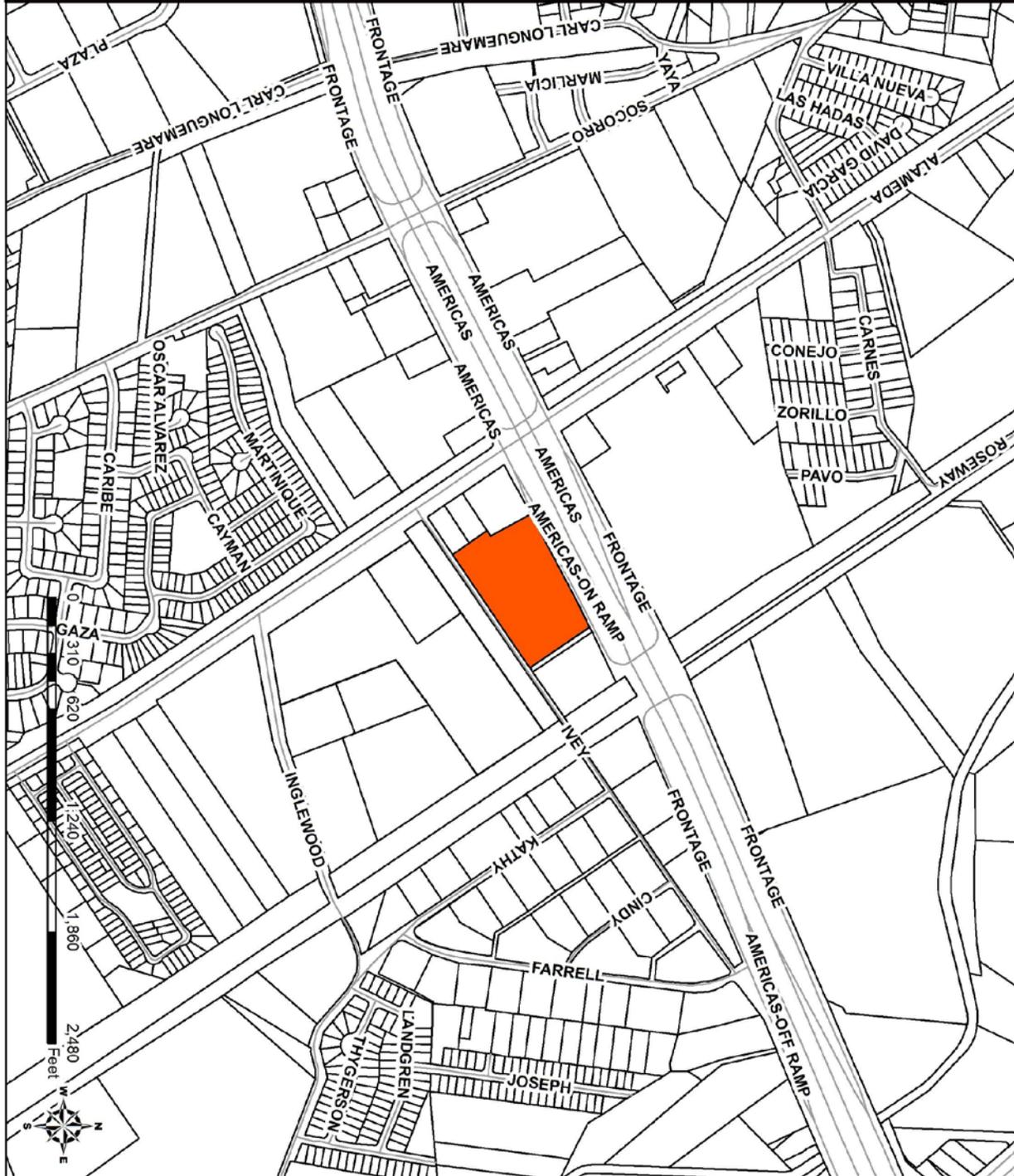
1. Submit to the Planning & Inspections Department – Planning Division the following prior to recording of the subdivision.
 - a. Current certified tax certificate(s)
 - b. Current proof of ownership
 - c. Release of access document, if applicable
 - d. Set of restrictive covenants, if applicable
2. 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.

Attachments

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

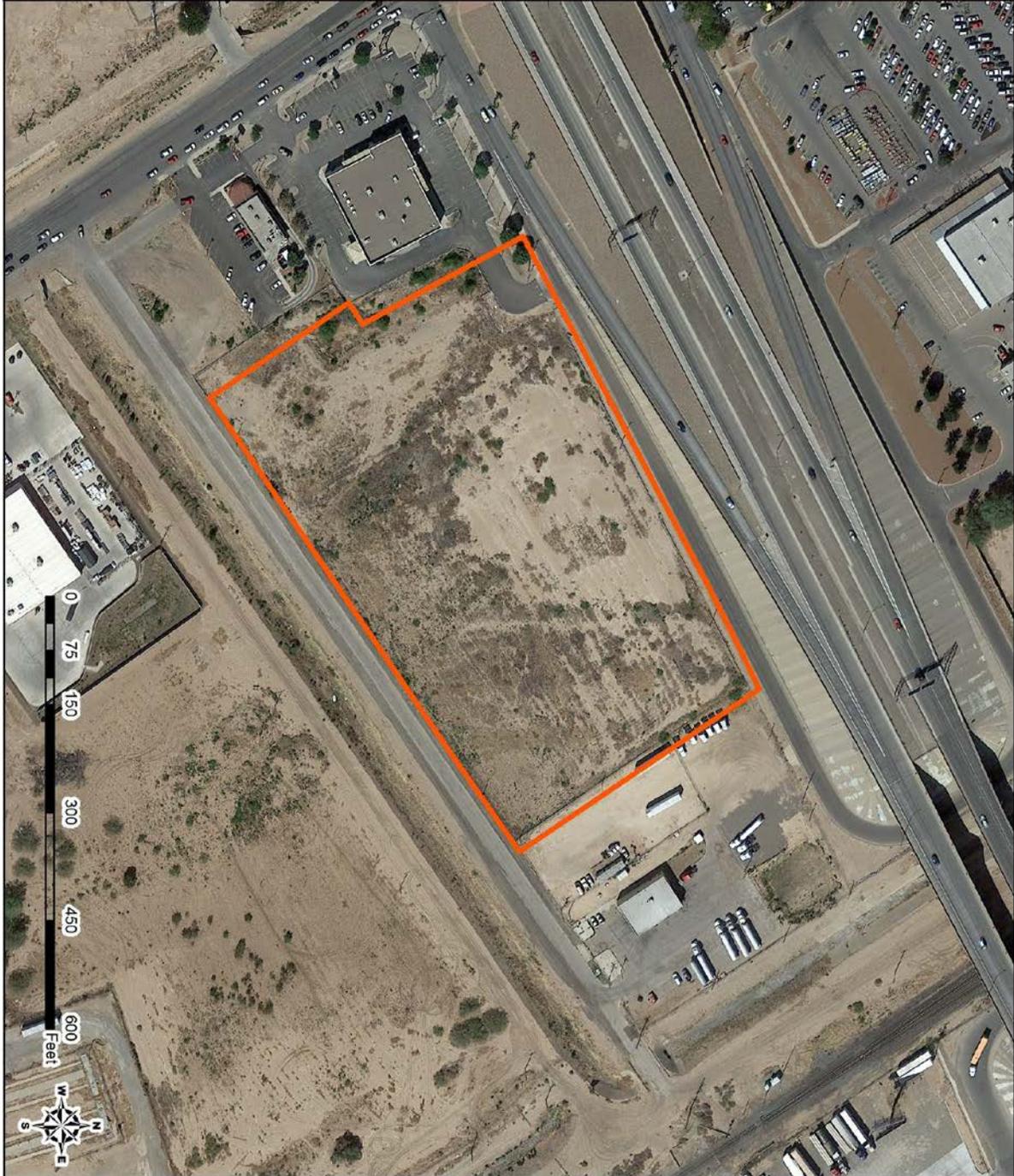
ATTACHMENT 1

PUMAS SUBDIVISION



ATTACHMENT 2

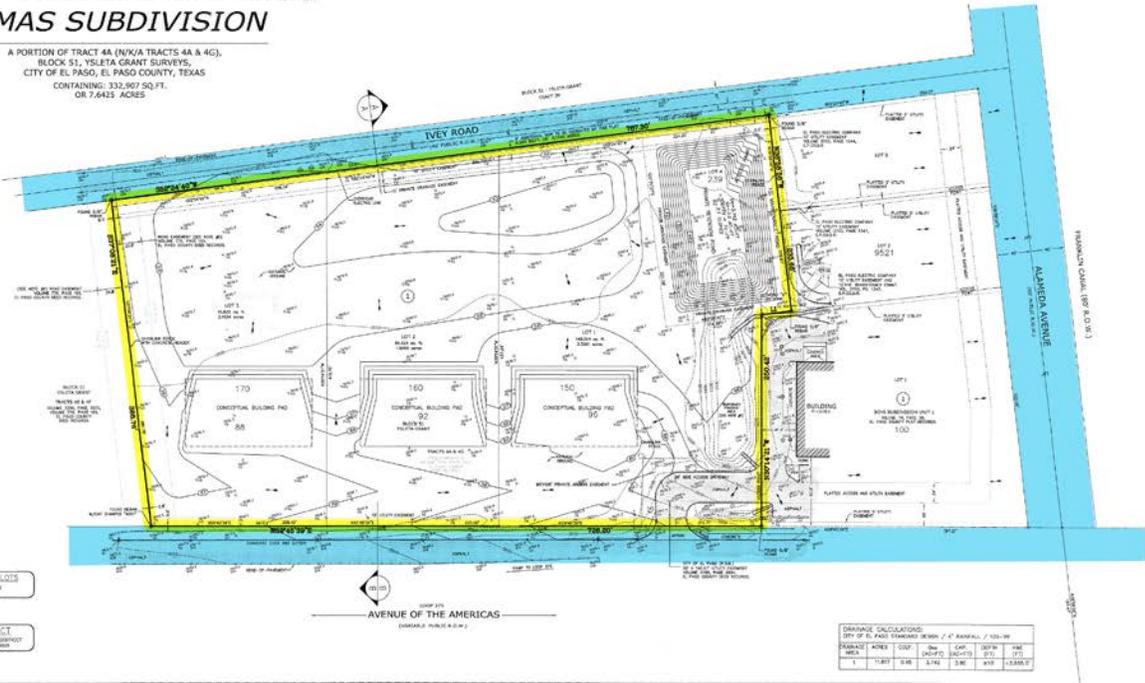
PUMAS SUBDIVISION



ATTACHMENT 3

PRELIMINARY PUMAS SUBDIVISION

A PORTION OF TRACT 4A (N/4 & 4G),
BLOCK 51, YSLETA GRANT SURVEY,
CITY OF EL PASO, EL PASO COUNTY, TEXAS
CONTAINING 332,967 SQ. FT.
OR 7.6423 ACRES.



IMPROVEMENT LEGEND

- EE EXISTING EAV
- TE EXISTING T&E
- OE EXISTING OVERHEAD
- SE NEW EAV
- SE NEW T&E
- SE NEW OVERHEAD
- SE NEW EAV
- SE NEW T&E
- SE NEW OVERHEAD
- SE NEW EAV
- SE NEW T&E
- SE NEW OVERHEAD

NONCONFORMING LEGEND

- NC EXISTING



TOTAL NUMBER OF LOTS
CONVEYANCE - 3,000
SUBDIVISION AREA - 1,100

SCHOOL DISTRICT
NORTH TARRANT SCHOOL DISTRICT
8000 YORK ST. ST. LOUIS, MO 63105

DRAINAGE CALCULATIONS
OFF OF EL PASO STANDARD METHOD / 4" RAINFALL / 150-15

SEWER LINE	CONC.	DIAM.	DEPTH	INVERT	LENGTH
1	12.00	3.00	3.75	3.90	1,000.00

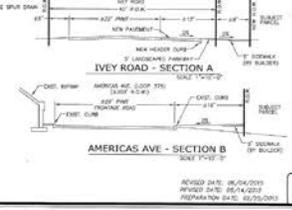


GENERAL NOTES

- THE SUBDIVISION IS SUBJECT TO ALL APPLICABLE ORDINANCES, REGULATIONS, AND ORDERS OF THE CITY OF EL PASO, TEXAS.
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SECTION A - IVEY ROAD

SECTION B - AVENUE OF THE AMERICAS



PASO DEL NORTE SURVEYING INC.
1000 BRADLEY ROAD, EL PASO, TEXAS 79906
PH: 972-791-1100
FAX: 972-791-1101
WWW.PASODELNORTE.COM

ATTACHMENT 5



CITY PLAN COMMISSION APPLICATION FOR MAJOR SUBDIVISION COMBINATION APPROVAL

DATE: 7/15/2015 FILE NO. SUSU15-00045
 SUBDIVISION NAME: PUMAS SUBDIVISION

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
A PORTION OF TRACT 4A, BLOCK 51, YSLETA GRANT SURVEYS

2. Property Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	_____	_____	Office	_____	_____
Duplex	_____	_____	Street & Alley	<u>0.1445</u>	<u>1</u>
Apartment	_____	_____	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____	_____	_____	_____
School	_____	_____	_____	_____	_____
Commercial	<u>7.468</u>	<u>3</u>	Total No. Sites	_____	_____
Industrial	_____	_____	Total (Gross) Acreage	<u>7.6125</u>	_____

3. What is existing zoning of the above described property? C-4 Proposed zoning? C-4

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

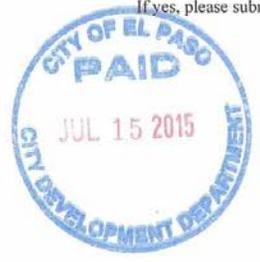
8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes _____ No
 If answer is "Yes", please explain the nature of the modification or exception

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 MR. ROGELIO DOMINGUEZ UCERO
15 FOUNDERS BLVD., ELP 79906 (345-4190)
(Name & Address) (Zip) (Phone)
13. Developer _____
(Name & Address) (Zip) (Phone)
14. Engineer SITENET ENGINEERING LLC
444 EXECUTIVE CENTER STE 134, 915-351-8033
(Name & Address) (Zip) (Phone)
jgarcia@sitework-engineering.com

CASHIER'S VALIDATION
 FEE: \$2,088.00

OWNER SIGNATURE: 
 REPRESENTATIVE: 

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