



City of El Paso – City Plan Commission Staff Report

Case No: SUSU16-00052 Davita – Alameda Subdivision (Reconsideration)
Application Type: Major Combination
CPC Hearing Date: August 25, 2016

Staff Planner: Armida Martinez, (915) 212-1605, martinezar@elpasotexas.gov
Location: North of Alameda and West of Carolina
Acreage: 1.7787
Rep District: 3

Existing Use: Commercial
Existing Zoning: C-4/sc (Commercial/special contract)
Proposed Zoning: C-4/sc (Commercial /special contract)

Nearest Park: Stiles Park (.28 miles)
Nearest School: Ascarate Elementary (.77 miles)
Park Fees Required: \$1,780.00
Impact Fee Area: N/A

Property Owner: Belaucri Team, LLC
Applicant: Belaucri Team, LLC
Representative: Precision Land Surveyors

SURROUNDING ZONING AND LAND USE

North: M-1 / (Manufacturing) /
South: C-3/ (Commercial)/ C-1 / (Commercial)/
East: C-3 / (Commercial) /
West: C-3/sc / (Commercial/special contract)/

PLAN EL PASO DESIGNATION: G3, Post-War

APPLICATION DESCRIPTION

Note: The application is being reconsidered to include Fees, Park and El Paso Water Utilities Comments.

The applicant proposes to subdivide 1.7787 acres. Access to the subdivision is from Alameda Avenue. The proposed development is for one commercial lot. The applicant is requesting to waive all street improvements since fifty per cent of the lots within a quarter mile of the proposed development have already been developed. Additionally, Alameda is under TXDOT jurisdiction and their approval would be needed to install any improvements. This subdivision is being reviewed under the current subdivision code.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends **approval** of the waiver request and **approval** of Davita-Alameda on a Major Combination basis subject to the following conditions and requirements:

Planning Division Recommendation:

The Planning Division recommends **approval** of the waiver request as per Section 19.10.050.1 and **approval** of Alameda –Davita Subdivision on a Major Combination basis.

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; or,*

Plan El Paso Goals & Policies

The applicant's proposal meets Goal 7.11 of Plan El Paso:

Goal 7.11: Revitalize the Alameda corridor as a complete street.

Policy 7.11.2: Cluster retail and services at neighborhood nodes rather than allowing all uses along the entire corridor.

Planning & Inspections Department - Land Development

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

The Developer/Engineer shall address the following comments.

1. Identify the discharge pond location for all storm sewer runoff. Storm sewer cannot flow into Alameda Ave.; state roads are not designed to carry outside storm sewer flow.
2. At the improvement plan stage, protect the subject property from stormwater runoff from the adjacent terrain.
3. Show 6" standard curb and gutter on both sides of the Alameda typical street cross section.

Capital Improvement Department - Parks

We have reviewed **Davita-Alameda Subdivision**, a major combination 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-4/sc" meeting the requirements for Non-residential uses (General commercial) as well as for Residential dwellings use (Multi-family) with a minimum lot area of 750 sq. ft. per dwelling 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 **\$1,780.00** based on the following calculations:

Non-residential acreage 1.78 (rounded to two decimals) @ \$1,000.00 per acre = **\$1,780.00**

Please allocate any generated funds under Park Zone: **MV-2**

Nearest Park: **Hidden Valley**

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. EPWater does not object to this request

Water

2. There is an existing 12-inch diameter water main located along the south side of Alameda Avenue, approximately 11 feet north of and parallel to the southern right-of-way line of Alameda Avenue. This water main is available for service.
3. Previous water pressure readings from fire hydrant # 48 located approximately 54 feet south of the intersection of Coronado Road and Alameda Avenue has yielded a static pressure of 100-psi, a residual pressure of 82-psi, and a discharge of 1,163-gpm.
4. The owner should, for his own protection and at his own expense, install at the discharge side of each water meter a pressure regulator, strainer and relief valve, to be set for pressure as desired by the customer. The Lot owner shall be responsible for the operation and maintenance of the above-described water pressure regulating device.
5. EPWater records indicate an active ¾-inch water meter serving the subject property. The service address for this meter is 7281 Alameda Avenue.

Sanitary Sewer

6. There is an existing 21-inch diameter sanitary sewer main located along the north side of Alameda Avenue, approximately 14 feet south of and parallel to the northern right-of-way line of Alameda Avenue. No direct service connection are allowed to this sanitary sewer main as per the El Paso Water-Public Service Board (EPWater-PSB) Rules and Regulations.
7. There is an existing 15-inch diameter sanitary sewer main located along the center line of the 20-foot sewer easement along the east side of the subject property.

General

- 8. No building, reservoir, structure, parking stalls or other improvement, other than asphaltic paving (HMAC), shall be constructed or maintained on the above referenced EPWater-PSB easement without the written consent of EPWater-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 EPWater-PSB Easement Policy. The PSB easements shall be improved to allow the operation of EPWater maintenance vehicles. EPWater-PSB requires access to the existing sanitary sewer facilities within the easement 24 hours a day, seven (7) days a week.

- 9. 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.

- 10. EPWater requires a new service application to provide additional 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 EPWater – 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.

Street and Maintenance Department

No comments received.

Central Appraisal District

No objections.

El Paso Electric Company

No comments received.

Texas Gas Company

No comments received.

Additional Requirements and General Comments:

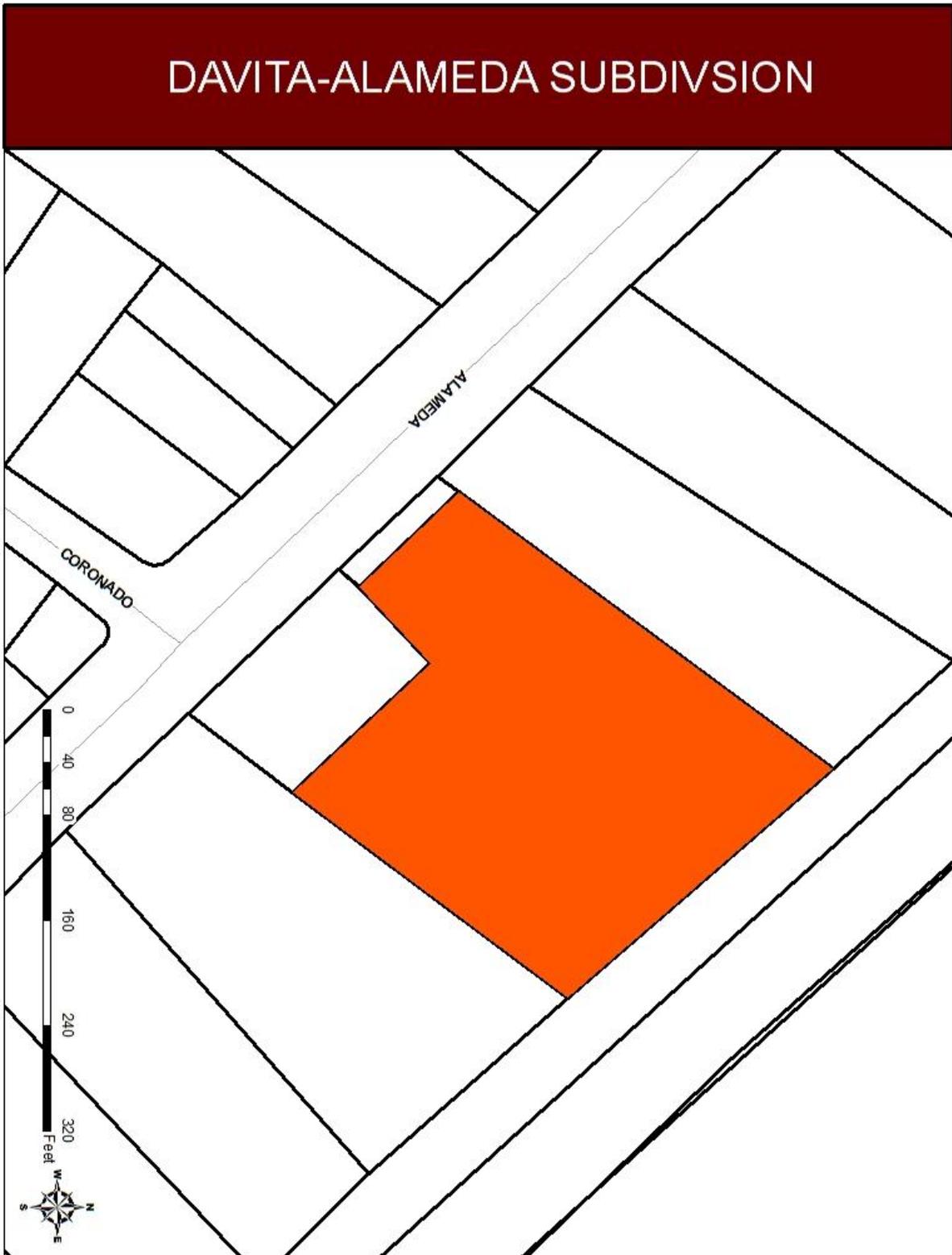
- 1. Submit to the Planning & Inspections Department – Planning Division the following prior to recording of the subdivision.
 - a. Current certified tax certificate(s)
 - b. Current proof of ownership
 - c. Release of access document, if applicable
 - d. Set of restrictive covenants, if applicable

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. Waiver Request
6. Application

ATTACHMENT 1

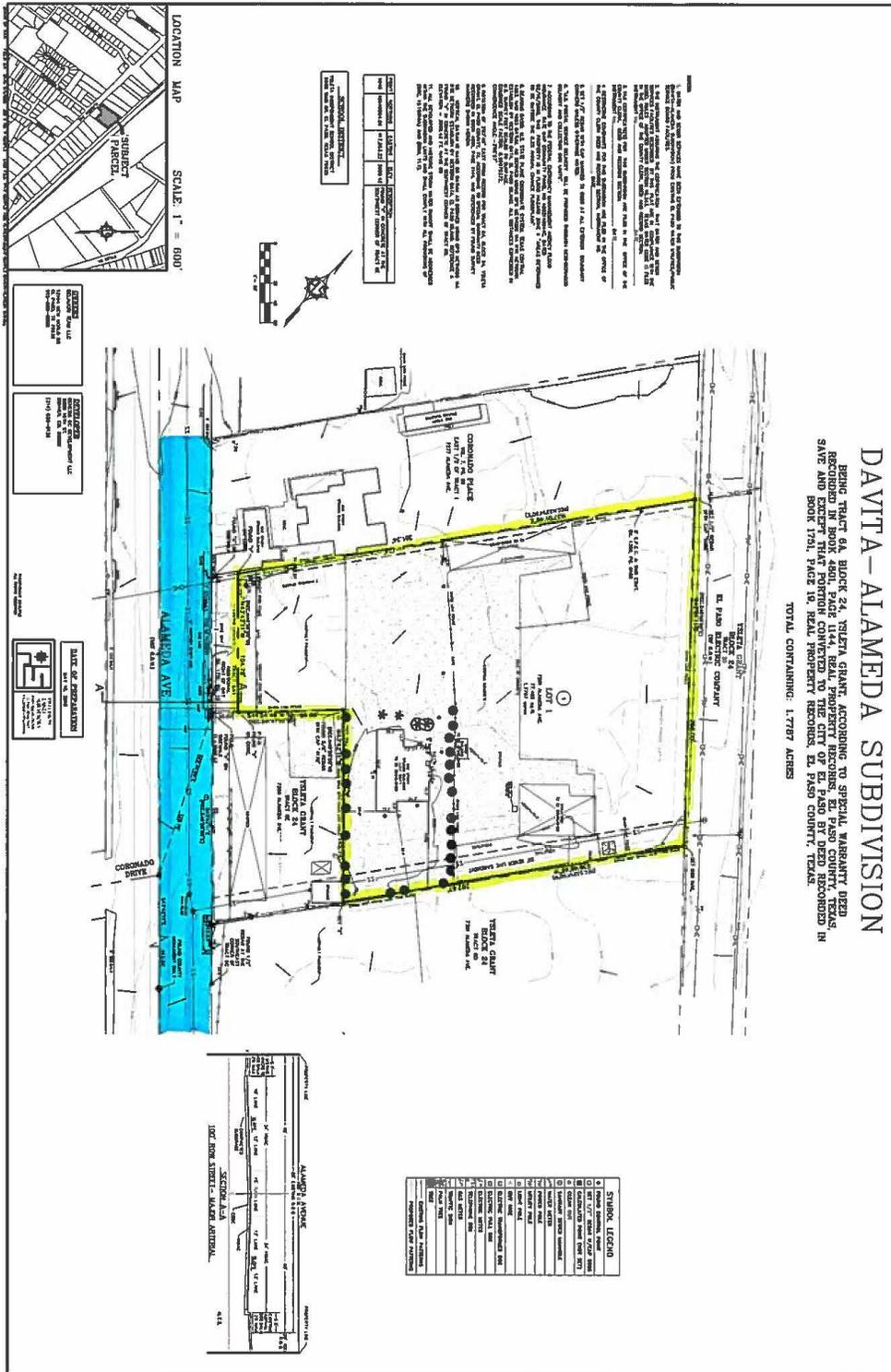


ATTACHMENT 2

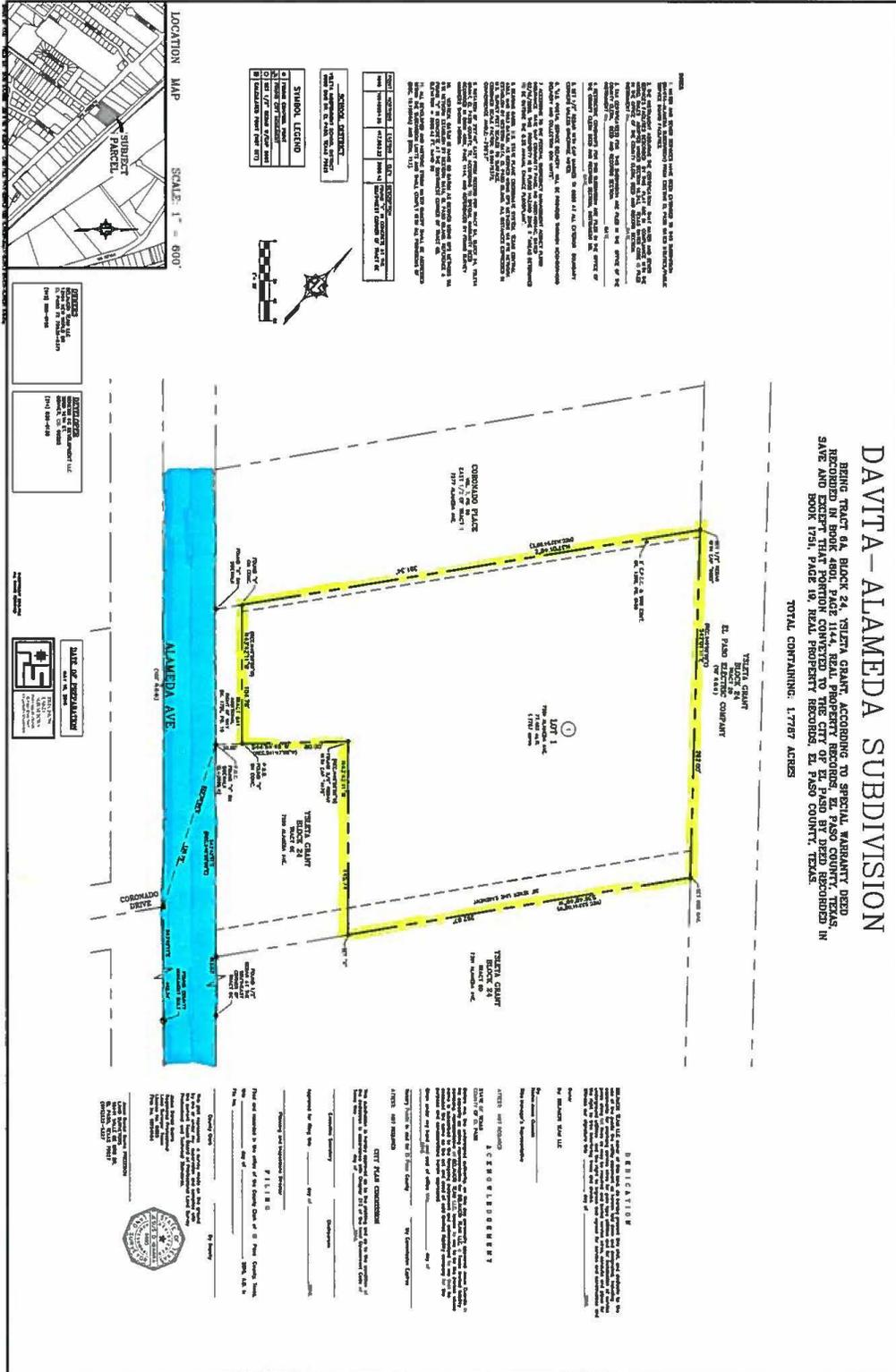
DAVITA-ALAMEDA SUBDIVISION



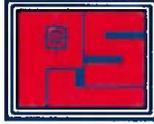
ATTACHMENT 3



ATTACHMENT 4



ATTACHMENT 5



PRECISION LAND SURVEYORS

10441 VALLE DE ORO DR.
El Paso, Texas 79927
Ph# (915) 222-5227

City of El Paso
801 Texas Ave.
El Paso, Texas 79901

Attention: Ms. Armida R. Martinez

Reference: Davita-Alameda Subdivision

Dear Ms. Martinez:

On behalf of the applicant for the subject subdivision, as per Chapter 19.10.50.A.1.a., we are requesting a waiver for the improvement of substandard streets right of way in Alameda Avenue (Texas State Highway 20). Alameda has a 100 foot right of way with 20 additional feet of right of way along the frontage of the subject subdivision. The 20 foot right of way was originally dedicated to widen Alameda Avenue as conditioned by a zoning change described by Book 1751, Page 19 recorded in the Deed Records of El Paso County, Texas. Frontage for the subject subdivision is about 105 feet. Alameda is a State Highway and the adjoining properties have not dedicated the additional 20 feet of right of way. Applicant is not interested in vacating the 20' of ROW at this time. More than 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.

We look forward to your favorable consideration to our request for the waiver. If you have any questions, please contact me at 915-222-5227

Sincerely,
Jesus Daniel Ibarra
R.P.L.S. TX#6085,
P.E. TX#119976,
Precision Land Surveyors

ATTACHMENT 6



CITY PLAN COMMISSION APPLICATION FOR
MAJOR COMBINATION SUBDIVISION APPROVAL

DATE: 7-7-16

FILE NO. SUSU16-00052

SUBDIVISION NAME: Davita-Alameda Subdivision

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
Tract 6A, Block 24, Ysleta Grant

2. Property Land Uses:

	<u>ACRES</u>	<u>SITES</u>		<u>ACRES</u>	<u>SITES</u>
Single-family	_____	_____	Office	_____	_____
Duplex	_____	_____	Street & Alley	_____	_____
Apartment	_____	_____	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____	_____	_____	_____
School	_____	_____	Total No. Sites	_____	<u>1</u>
Commercial	<u>1.7787</u>	<u>1</u>	Total (Gross) Acreage	<u>1.7787</u>	_____
Industrial	_____	_____			

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 X No _____

5. What type of utility easements are proposed: Underground _____ Overhead _____ Combination of Both X

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 X

8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes X No _____
If answer is "Yes", please explain the nature of the modification or exception Side walks to remain at back of curb

9. Remarks and/or explanation of special circumstances: 20' City R.O.W. Parcel dedicated during rezoning agreement to remain as R.O.W.

10. Improvement Plans submitted? Yes _____ No X

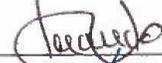
11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes _____ No X

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 Belaucri Team LLC 12104 New World Dr. El Paso, TX 79936 (915) 288-0155
 (Name & Address) (Zip) (Phone)
13. Developer DaVita Healthcare Partners, Inc. 2000 16th St. Denver, CO 80202 (214) 629-6129
 (Name & Address) (Zip) (Phone)
14. Engineer Precision Land Surveyors 10441 Valle De Oro Dr. El Paso, TX 79927 (915) 222-5227
 (Name & Address) (Zip) (Phone)

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

OWNER SIGNATURE: Jesus Cuanda 
 REPRESENTATIVE: Jesús Ibarra 

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