



City of El Paso – City Plan Commission Staff Report

Case No: SUSU15-00045 Pumas Subdivision
Application Type: Major Combination
CPC Hearing Date: August 27, 2015
Staff Planner: Jeff Howell, (915) 212-1607, howelljb@elpasotexas.gov
Location: South of Americas and East 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: \$7,640.00
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 Avenue frontage road and Ivey Drive. The applicant has submitted a request to waive bikeway/ROW improvements on Americas Avenue. 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 acceptance of subdivision improvement plans.

Planning & Inspections Department - Land Development

1. Rotate the map on preliminary plat to reflect the same direction of the map on the final plat.
2. Preliminary and final plats do not coincide. Proposed private pond shall be labeled “private retention pond” on final plat. Proposed private pond shall **not** be a separate lot as shown on preliminary plat.

Parks and Recreation Department

We have **reviewed Pumas Subdivision**, a major combination plat map and offer Developer / Engineer the following comments:

Please note that this subdivision is zoned "C-4/sc" meeting the requirements for Non-residential uses as well as for Multi-family dwellings use with a minimum lot area of 750 sq. ft. per dwelling however, applicant has submitted copy of preliminary covenants restricting the use to Non-residential uses therefore, park fees will be assessed as follows:

1. **If** applicant provides copy of recorded 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 **\$7,640.00** based on the following calculations:

Non-residential acreage 7.64 (rounded to two decimals) @ \$1,000.00 per acre = **\$7,640.00**

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

Nearest Parks: **Caribe Park** & **Pavo Real Park**

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. 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 objections.

El Paso Electric Company

No comments received.

Texas Gas Company

No comments received.

Additional Requirements and General Comments:

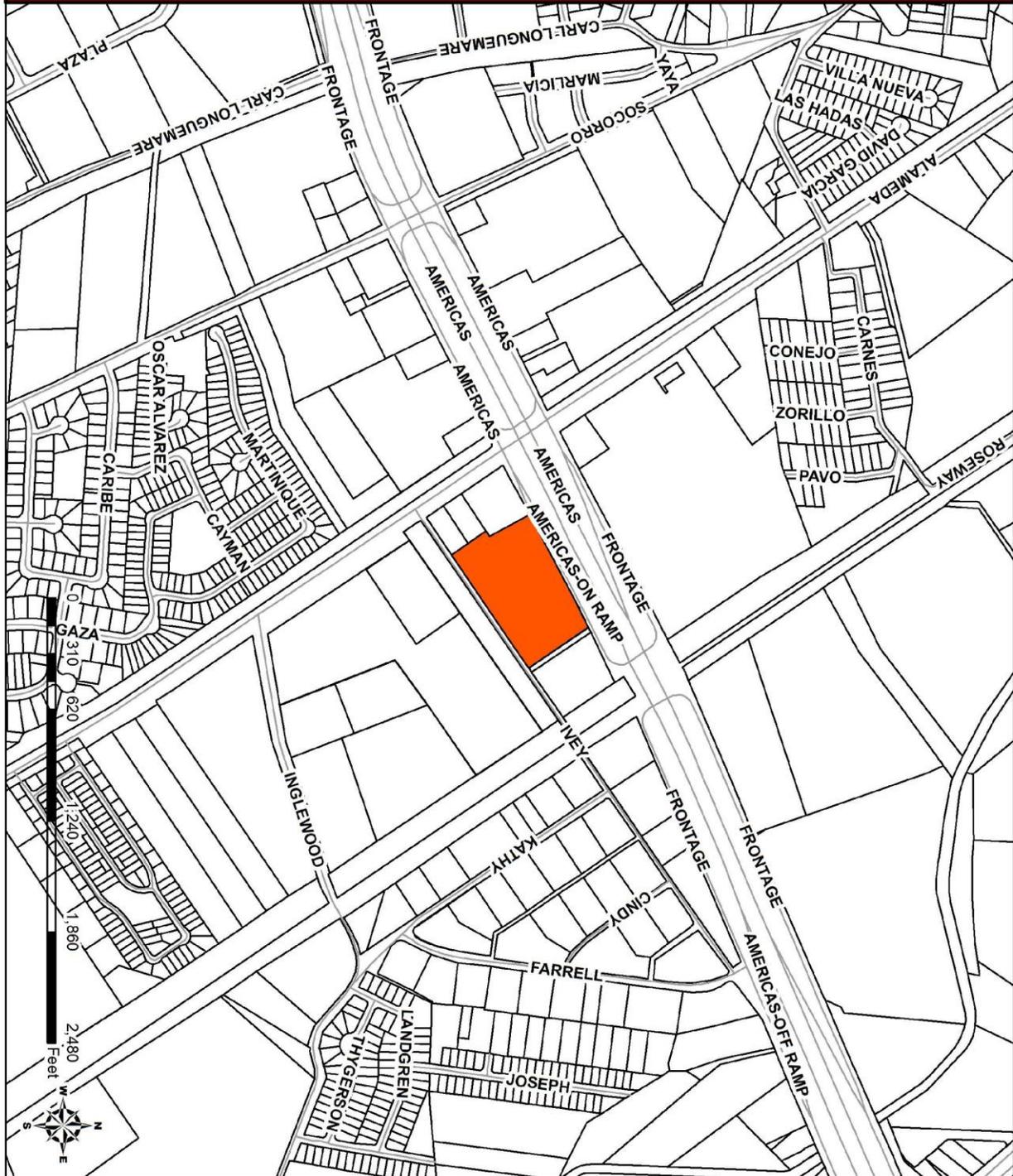
1. Submit to the Planning & Inspections Department – Planning Division the following prior to recording of the subdivision.
 - a. Current certified tax certificate(s)
 - b. Current proof of ownership
 - c. Release of access document, if applicable
 - d. Set of restrictive covenants, if applicable
2. 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.
3. Flip the orientation of Preliminary Plat to match the orientation of the Final Plat.
4. Provide recording information of existing abutting easements.
5. Make name of subdivision bigger, at least ½” high text
6. Relocate the word “Preliminary” so that it is not confused with the subdivision name.
7. Label cross-section for Ivey Road: Multi-family and Commercial/Industrial Local Street 2.
8. Revise “Total # of Lots” block on Preliminary; it mentions one lot to be ponding, but only three lots are proposed.
9. Provide basis of bearing and existing City monuments found.
10. Revise dedication statement (incomplete). It does not mention additional ROW to be dedicated by this plat.
11. Revise CPC approval statement.
12. Remove addresses of adjacent lots.

Attachments

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

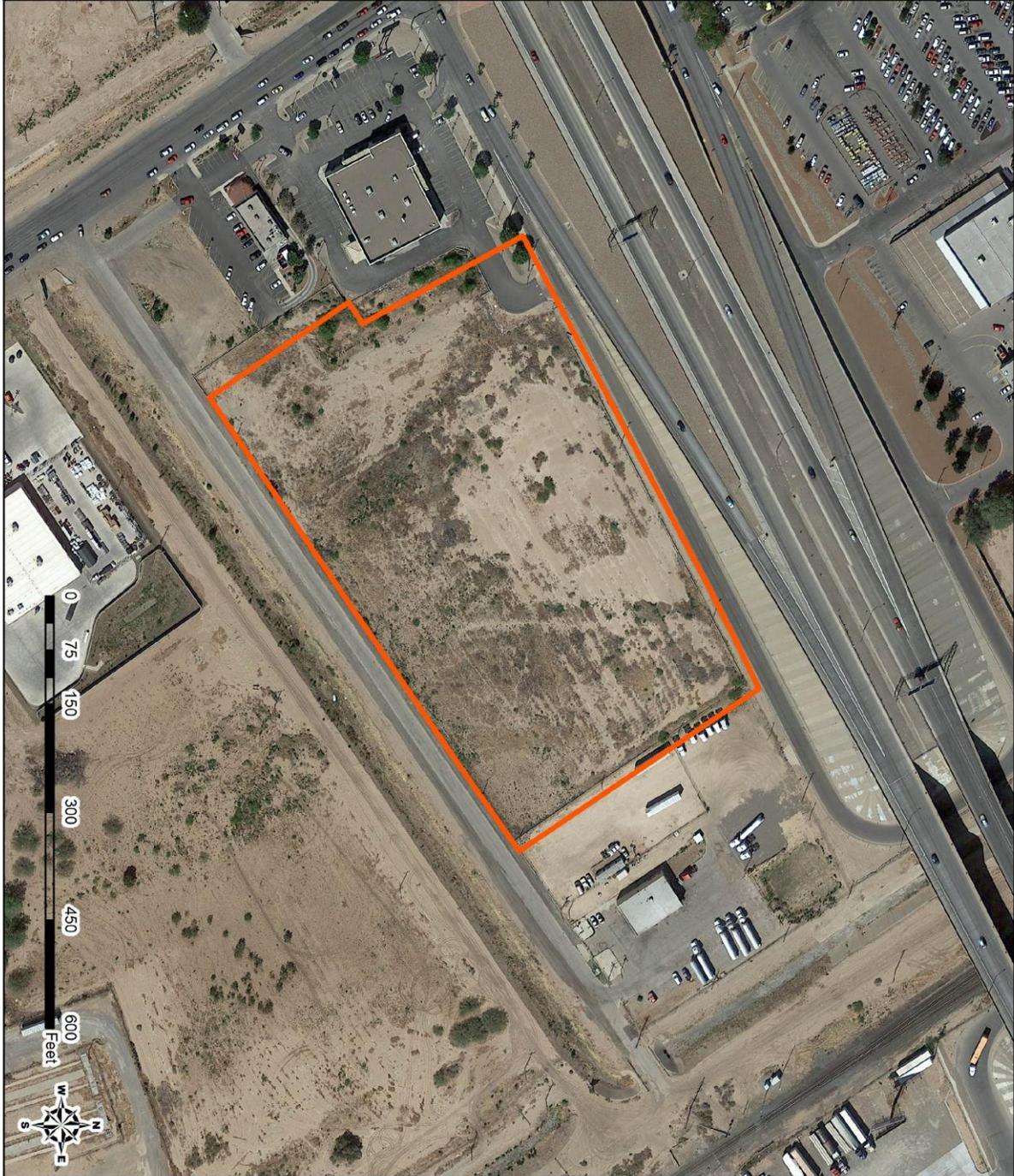
ATTACHMENT 1

PUMAS SUBDIVISION



ATTACHMENT 2

PUMAS SUBDIVISION



ATTACHMENT 4

PUMAS SUBDIVISION

A PORTION OF TRACT 4A (N/A TRACTS 4A & 4G),
BLOCK 51, YSLETA GRANT SURVEYS,
CITY OF EL PASO, EL PASO COUNTY, TEXAS
CONTAINING: 332,907 SQ. FT.
OR 7.6425 ACRES

D E D I C A T I O N

ROSELDO DOMINGUEZ LUCERO, individually and property owner of this land, hereby present this plat and confirm and acknowledge any pre-existing easements and also dedicate to the public any new utility easements, including those for overhead service wires for pole type utilities and buried service wires, conduits and pipes for underground utilities, and the right to lay and agree for service and construction and the right to trim interfering trees and shrubs.

Witness our signature this _____ day of _____, 2015.

ROSELDO DOMINGUEZ LUCERO

ATTEST: NOT REQUIRED

A C K N O W L E D G E M E N T

STATE OF TEXAS
COUNTY OF EL PASO

Before me, the undersigned authority, on this day personally appeared ROSELDO DOMINGUEZ LUCERO, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this _____ day of _____, 2015.

Notary Public in and for El Paso County, Texas My Commission Expires _____

CITY OF EL PASO CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE 21.006 (C) AND 21.075 (D)

WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF PUMAS SUBDIVISION WAS RECEIVED AND APPROVED BY THE CITY COMMISSION OF THE CITY OF EL PASO, TEXAS, ON _____ DAY OF _____, 2015.

Government Code of Texas this _____ day of _____, 2015.

Executive Secretary _____ Disposition _____
City Plan Commission _____
Approved for filing this _____ day of _____, 2015.

F I L I N G

Filed and recorded in the office of the County Clerk of El Paso County, Texas, this _____ day of _____, 2015, A.D.

In the Plat Record, Clerk File No. _____

County Clerk _____ By Deputy _____

This plat represents a survey made on the ground by me or under my supervision and complies with the current Texas State of Professional Land Survey Professionals and Technicians Standards.

John A. Davis, P.L.S.,
Registered Professional Land Surveyor
Registration No. 5172

Subdivision Improvement Plans prepared by and under the supervision of
John A. Davis, Registered Professional Engineer No. 86437

John A. Davis, P.E. No. 86437



REVISION DATE: 06/04/2015
RECORD DATE: 06/04/2015
PREPARATION DATE: 02/25/2015

PASO DEL NORTE SURVEYING INC.
1998 BRADLEY ROAD, EL PASO, TEXAS 79938
TEL: 915-762-1841
FAX: 915-762-8500
E: info@pdn.com

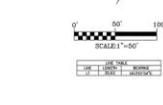


OWNER DEVELOPER
ROSELDO DOMINGUEZ LUCERO
3125 W. WILSON ST.
EL PASO, TEXAS 79906
PHONE: (915) 345-4190

ENGINEERING AND PLANNING CONSULTATION BY:
JOHN A. DAVIS, P.L.S., P.E.
144 BRADLEY ROAD
EL PASO, TX 79938
(915) 762-8500

PLAT PREPARED BY:
PASO DEL NORTE SURVEYING, INC.
1998 BRADLEY ROAD
EL PASO, TEXAS 79938
PHONE: (915) 241-1841

RECORDING INFORMATION:
ELECTRONIC COORDINATES FOR THIS SUBDIVISION WERE FILED IN THE OFFICE OF THE COUNTY CLERK, SEED AND RECORD SECTION.
INSTRUMENT NO. _____ BOOK _____ PAGE _____ DATE _____
THE INSTRUMENT FOR THIS SUBDIVISION WAS FILED IN THE OFFICE OF THE COUNTY CLERK, SEED AND RECORD SECTION.
INSTRUMENT NO. _____ BOOK _____ PAGE _____ DATE _____
POSTAL DELIVERY SERVICE WITHIN THE SUBDIVISION WILL BE PROVIDED UNDER SUBDIVISION IMPROVEMENT AND COLLECTION FEES.
THIS SUBDIVISION LIES ALONG "AD" AS DESIGNATED BY T.E.M.A., CITY OF EL PASO, TEXAS. PLAT NO. _____ AS AMENDED AS OF DATE _____ IN YEAR _____.
SEE "AD" PLAT AT ALL EXTERIOR BOUNDARY CORNERS UNLESS OTHERWISE NOTED.
WATER SUPPLY AND SEWAGE DISPOSAL IS BEING PROVIDED BY THE EL PASO WATER UTILITIES



TOTAL NUMBER OF LOTS
COMMERCIAL = 3 LOTS

SCHOOL DISTRICT
YSLETA IMPROVEMENT DISTRICT, DISTRICT 10
SEE THE CITY OF EL PASO, TEXAS

ATTACHMENT 5



August 12, 2015

SENT VIA EMAIL

Mr. Jeff Howell
CITY OF EL PASO – Planning Department
811 Texas Street
El Paso, TX, 79901

PROJ: PUMAS SUBDIVISION
RE: REQUEST OF STREET IMPROVEMENTS WAIVER

Dear Mr Howell,

On behalf of the Owner, and according to Title 19.10.050 of the Municipal Code, we are submitting this petition to waive the street improvements on N Americas Ave. as indicated on your 5-day review comments letter. We are hereby seeking relief from the new 10' wide hike and bike requirement.

We are submitting this letter along with a subdivision application.

Sincerely,
SiteWork Engineering, LLC

A handwritten signature in black ink, appearing to read "Jorge A. Garcia", is written over a horizontal line.

Jorge A. Garcia, PE
Project Engineer/Owner Representative

cc Mr. Rogelio Dominguez - Owner/Developer
Mr. Geoffrey Wright - Architect

Waiver of Improvements Request.doc

444 EXECUTIVE CENTER, SUITE 134 • EL PASO, TX • 79902
PHONE: (915) 351-8033 • FAX: (915) 351-8055
PAGE 1

ATTACHMENT 6



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:

	<u>ACRES</u>	<u>SITES</u>		<u>ACRES</u>	<u>SITES</u>
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

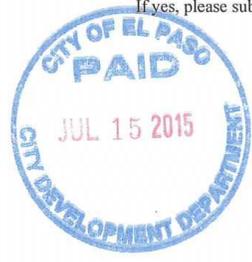
8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes _____ No
 If answer is "Yes", please explain the nature of the modification or exception _____

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
 (Name & Address) 15 FOUNDERS BLVD., ELP 79906 (Zip) (345-4190) (Phone)
13. Developer _____
 (Name & Address) _____ (Zip) _____ (Phone)
14. Engineer SITWORK ENGINEERING LLC
444 EXECUTIVE CENTER STE 134, 915-351-8033
 (Name & Address) _____ (Zip) _____ (Phone)
- jgarcia@sitworkengineering.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.