



City of El Paso – City Plan Commission Staff Report

Case No: SUSU13-00070 Ranchos Del Rey Unit One
Application Type: Major Final
CPC Hearing Date: September 5, 2013
Staff Planner: Raul Garcia, (915)541-4935, garcia1@elpasotexas.gov
Location: North of North Loop and East of Americas
Acreage: 6.465 acres
Rep District: 6
Existing Use: Vacant
Existing Zoning: A-2/sc
Proposed Zoning: A-2/sp/sc
Nearest Park: Lancaster Park (1.09 mi.)
Nearest School: Del Valle High (.44 mi.)
Park Fees Required: \$4,370.00
Impact Fee Area: N/A
Property Owner: Ben L. Ivey LTD.
Applicant: Smithers Merchant Builders LP.
Representative: Roe Engineering, LC

SURROUNDING ZONING AND LAND USE

North: A-2/sc / Vacant
South: A-2/sc / Vacant
East: A-2/sc / Vacant
West: C-3/sc / Vacant

PLAN EL PASO DESIGNATION: O3 Agriculture

APPLICATION DESCRIPTION

The applicant is proposing to subdivide approximately 6 acres of vacant land into one lot to be developed as a skilled nursing facility and the extension of Camino Del Rey Drive. Access to the subdivision is proposed from the existing portion of Camino Del Rey Drive.

CASE HISTORY

On June 13, 2013, the City Plan Commission approved the Ranchos Del Rey Unit One subdivision on a Major Preliminary basis. The applicant has now submitted the Final Plat and is proposing no changes from the previously approved Preliminary Plat.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends **approval** of Ranchos Del Rey Unit One on a Major Final basis and subject to the following conditions and requirements:

Planning Division Recommendation:

Approval subject to recording plat showing 941 as the lot address.

City Development Department - Land Development:

We have reviewed subject plats and recommend Approval. The Developer/Engineer needs to address the following comments.

1. Show the proposed pond locations within the lot. Any proposed ponding area shall have enough capacity to hold the developed runoff for a designed 100-yr storm event.

Parks and Recreation Department:

We have reviewed Ranchos Del Rey Unit One, a major final plat map and offer Developer / Engineer the following comments:

Please note that this subdivision is zoned "A-2/sc" thus meeting the requirements for Multi-family dwellings use with a minimum lot area of 1750 Sq. Ft. per dwelling however, applicant has submitted preliminary covenants restricting the use to a "Skilled Nursing Facility" which under the zoning definitions is not considered a dwelling unit therefore, this subdivision will be considered as Non-residential.

1. If gross density waiver is granted by the Planning Department or designee and final covenants are recorded restricting the use to a "Skilled Nursing Facility", then applicant shall be required to pay "Park fees" in the amount of \$4,370.00 based on Non-residential requirements calculated as follows:

Non-residential acreage 4.37 (rounded to two decimals) at \$1,000.00 per acre = \$4,370.00

Please allocate generated funds under Park Zone MV-6

Parks with-in Park Zone: Caribe & Pavo Real

Nearest Park is located with-in Park Zone MV-5: Lancaster

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:

We have reviewed the subdivision referenced above and provide the following comments:

1. EPWU does not object to this request.

EPWU-PSB Comments

Water:

2. There is an existing 8-inch diameter water main along Camino Del Rey Dr. that extends east of the Mesa Drain. An 8-inch diameter water main extension will be required from the existing stub out on Camino Del Rey Dr. and Mesa Drain along the proposed extension of Camino Del Rey Dr. to the proposed development. The Owner/Developer is responsible for the water main extension costs.

Sanitary Sewer:

3. There is an existing 8-inch diameter sewer main along Camino Del Rey Dr. that extends to the west side of the Mesa Drain. This main is available for service. A sanitary sewer main extension will be required to extend along the proposed extension of Camino Del Rey Dr. to the proposed development. The Owner/Developer is responsible for the water main extension costs.
4. There is an existing 48-inch diameter sanitary sewer interceptor located approximately 20-feet

west into the Mesa Drain right-of-way from its eastern boundary line. No direct service connections are allowed to this sanitary sewer main as per the El Paso Water Utilities – Public Service Board Rules and Regulations. A sanitary sewer main extension to the nearest manhole will be required to provide service from this 48-inch diameter sanitary sewer main. The Owner/Developer is responsible for the sanitary sewer extension costs.

General

5. Mesa Drain is an El Paso County Water Improvement District No. 1 facility. Permits for installation of sanitary sewer main and manholes within the right of way are required. Owner/Developer is responsible for permit, survey and consideration fees.

6. EPWU requires a new service application to serve the subject property. New service applications are available at 1154 Hawkins, 3rd Floor. The following items are required at the time of application: (1) hard copy of subdivision plat with street names and addresses; (2) finalized set of street improvement plans, including storm sewer; (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.

911 District:

The El Paso County 911 District requests the address number be changed to 3 digits in the 900 range. Example; 940 – 950.

El Paso Fire Department:

No comments received.

Sun Metro:

No comments received.

El Paso Electric Company:

No comments received.

Texas Gas Company:

No comments received.

Ysleta Independent School District:

No comments received.

Additional Requirements and General Comments:

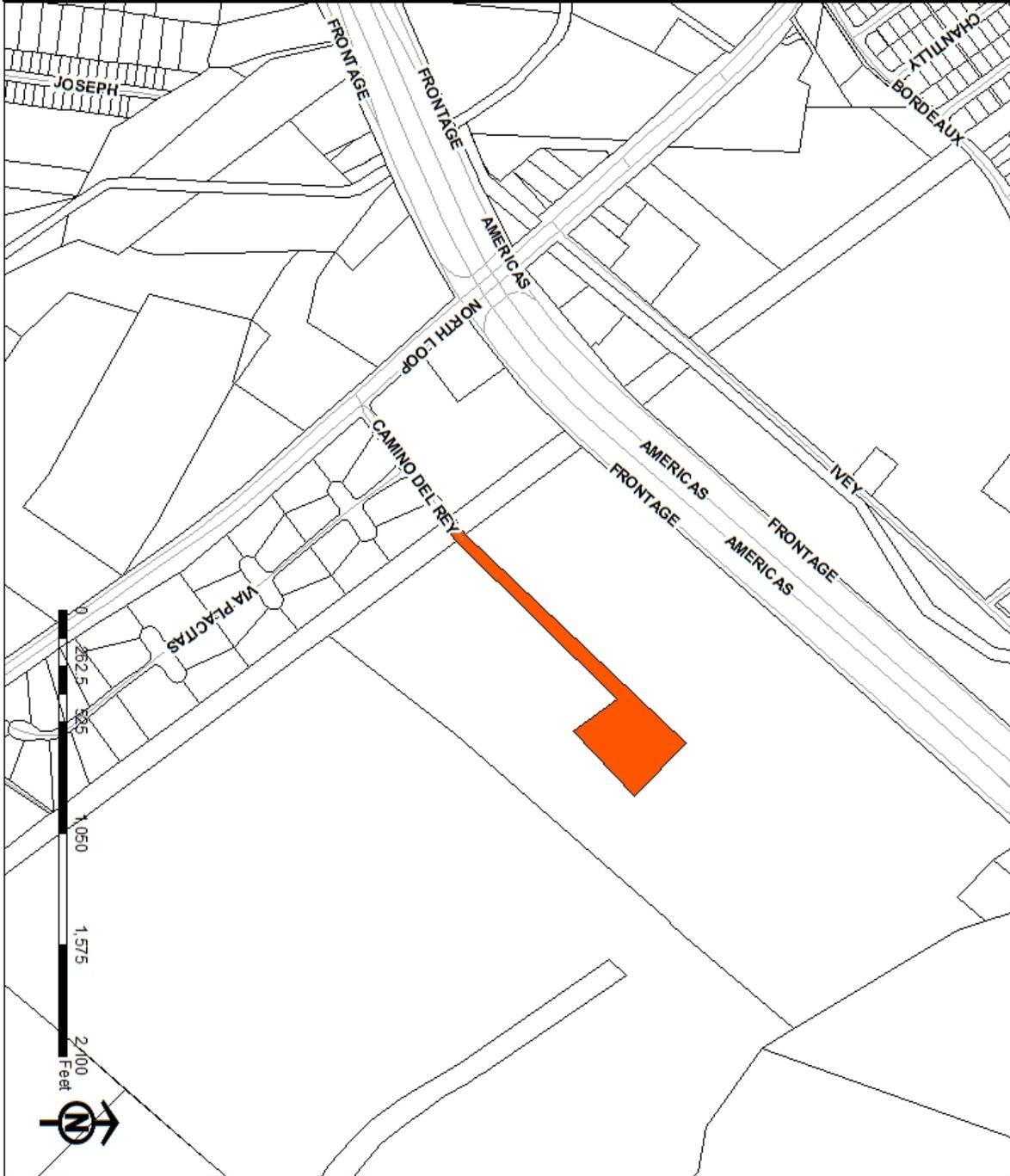
1. Submit to the City Development Department – Planning Division the following prior to recording of the subdivision.
 - a. Current certified tax certificate(s)
 - b. Current proof of ownership
 - c. Release of access document, if applicable
 - d. Set of restrictive covenants, if applicable
2. Every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

ATTACHMENT 1

RANCHOS DEL REY UNIT ONE

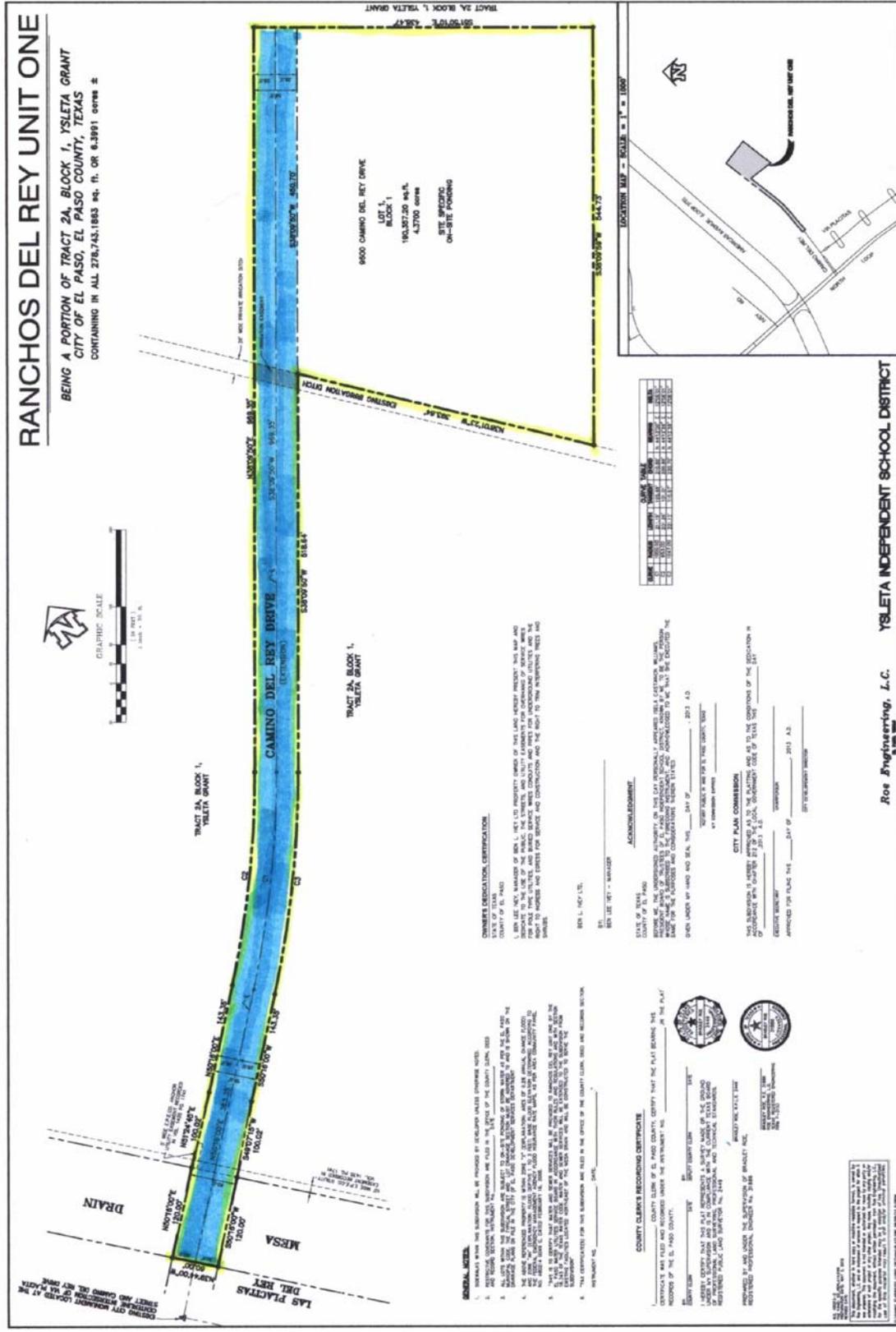


ATTACHMENT 2

RANCHOS DEL REY UNIT ONE



ATTACHMENT 3



ATTACHMENT 4



CITY PLAN COMMISSION APPLICATION FOR
MAJOR SUBDIVISION FINAL APPROVAL

DATE: 07/25/13

FILE NO. SUSU13-00070

SUBDIVISION NAME: Ranchos Del Rey Unit One

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
Being a Portion of Tract 2A, Block 1, Ysleta Grant

2. Property Land Uses:

	<u>ACRES</u>	<u>SITES</u>		<u>ACRES</u>	<u>SITES</u>
Single-family	_____	_____	Office	_____	_____
Duplex	_____	_____	Street & Alley	<u>2.0291</u>	<u>1</u>
Apartment	_____	_____	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____	Skilled Nursing Facility	<u>4.37</u>	<u>1</u>
School	_____	_____		_____	_____
Commercial	_____	_____	Total No. Sites	_____	_____
Industrial	_____	_____	Total (Gross) Acreage	<u>6.3991</u>	_____

3. What is existing zoning of the above described property? A2-SC 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 N/A 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 _____
See modification letter

9. Remarks and/or explanation of special circumstances: _____

10. **Improvement Plans submitted?** Yes X 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 X No _____

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

Please see attached Vested letter from the City of El Paso

12.	Owner of record	Ben L. Ivey LTD. 960 N. Americas (Name & Address)	79907 El Paso, Texas (Zip)	915-859-7272 (Phone)
		Smithers Merchant Builders LP (Name & Address)	2176 Hardy Oak (Zip)	San Antonio, Texas 78258 210-479-2500 (Phone)
12.	Developer	a Texas Limited Partnership (Name & Address)	601 N. Cotton St. Suite 6 (Zip)	El Paso, Texas 79902 915-533-1418 (Phone)
14.	Engineer	Bradley Roe, (Name & Address)	El Paso, Texas 79902 (Zip)	915-533-1418 (Phone)

CASHIER'S VALIDATION
 FEE: \$1,796.00

OWNER SIGNATURE: Ben Ivey
 REPRESENTATIVE: Bradley Roe

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