

El Bronco D Allende Estates



City Plan Commission — March 27, 2025 - **REVISED**

CASE NUMBER/TYPE:	SUSU25-00005 – Major Combination
CASE MANAGER:	Aaron Andaluz, (915) 212-1585, AndaluzA@elpasotexas.gov
PROPERTY OWNER:	Lizalan, LLC.
REPRESENTATIVE:	CAD Consulting Co.
LOCATION:	East of Alameda Ave. and South of Yarbrough Dr. (District 7)
PROPERTY AREA:	2.31 acres
VESTED RIGHTS STATUS:	Not Vested
PARK FEES:	\$2,310.00
EXCEPTIONS/MODIFICATIONS:	Yes, see following section
ZONING DISTRICT(S):	C-4/sc (Commercial)

SUMMARY OF RECOMMENDATION: Staff recommends **APPROVAL** of El Bronco D Allende Estates on a Major Combination basis.

In addition, the applicant is requesting the following exception from the City Plan Commission:

- To waive the construction of one foot (1') of sidewalk along Alameda Ave.

El Bronco D Allende Estates



This map is designed for illustrative purposes only. The features depicted herein are approximate and are made. The specific details may be required to draw accurate conclusions. Enlargements of this map to scales greater than its original can induce errors and may lead to misinterpretations of the data. The Planning & Inspections Department Planning Division makes no claim to the accuracy or completeness.



Subject Property

0 30 60 120 180 240 Feet



Figure A: Proposed plat with surrounding area

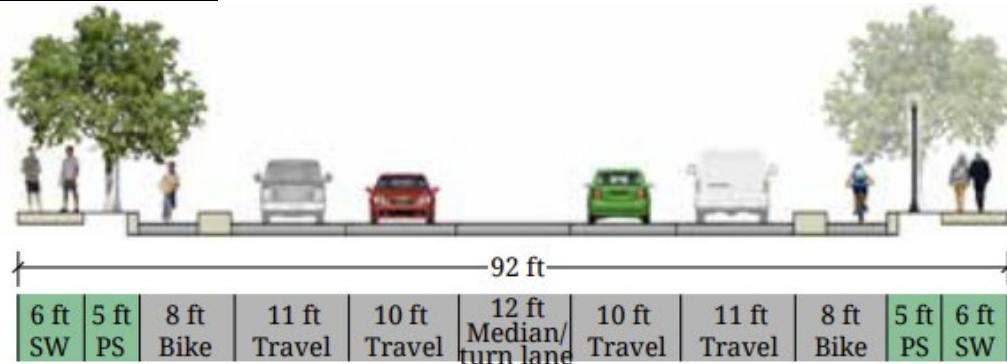
DESCRIPTION OF REQUEST: The applicant is proposing to subdivide 2.31 acres into one commercial lot. Access to the subdivision will be from Alameda Avenue. Stormwater drainage will be managed by on-site ponding. This application is being reviewed under the current subdivision code.

CASE HISTORY/RELATED APPLICATIONS: N/A

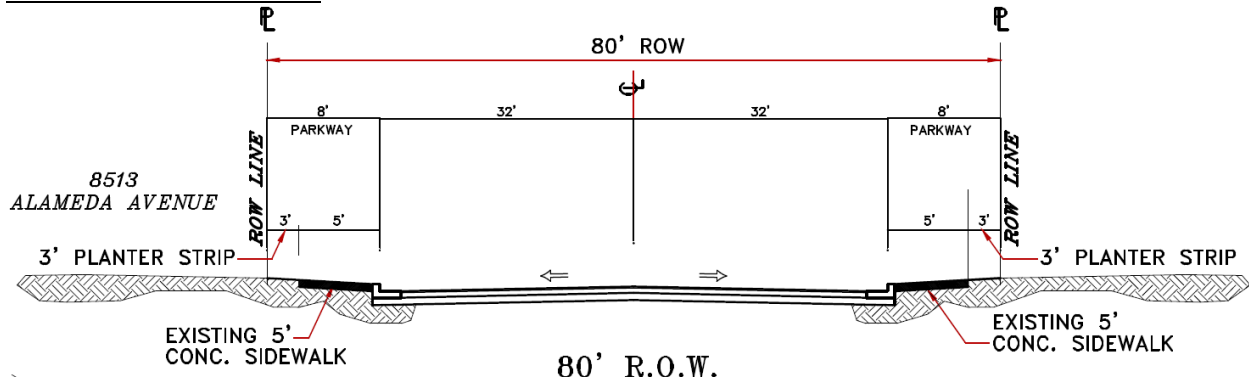
EXCEPTIONS, MODIFICATIONS, OR WAIVER REQUESTS: The applicant is requesting one (1) exception pursuant to El Paso City Code 19.10.050.A.1.a – (Roadway participation policies—Improvement of roads and utilities within and or abutting the subdivision). The waiver includes the following:

- The construction of one foot (1') of sidewalk along Alameda Ave.

REQUIRED CROSS-SECTION:



EXISTING CROSS-SECTION:



EVALUATION OF EXCEPTION REQUEST: The exception request to waive right-of-way improvements meets the following criteria under El Paso City Code 19.10.050.A.1.a. The section reads as follows:

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:

- 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.

El Bronco D Allende Estates

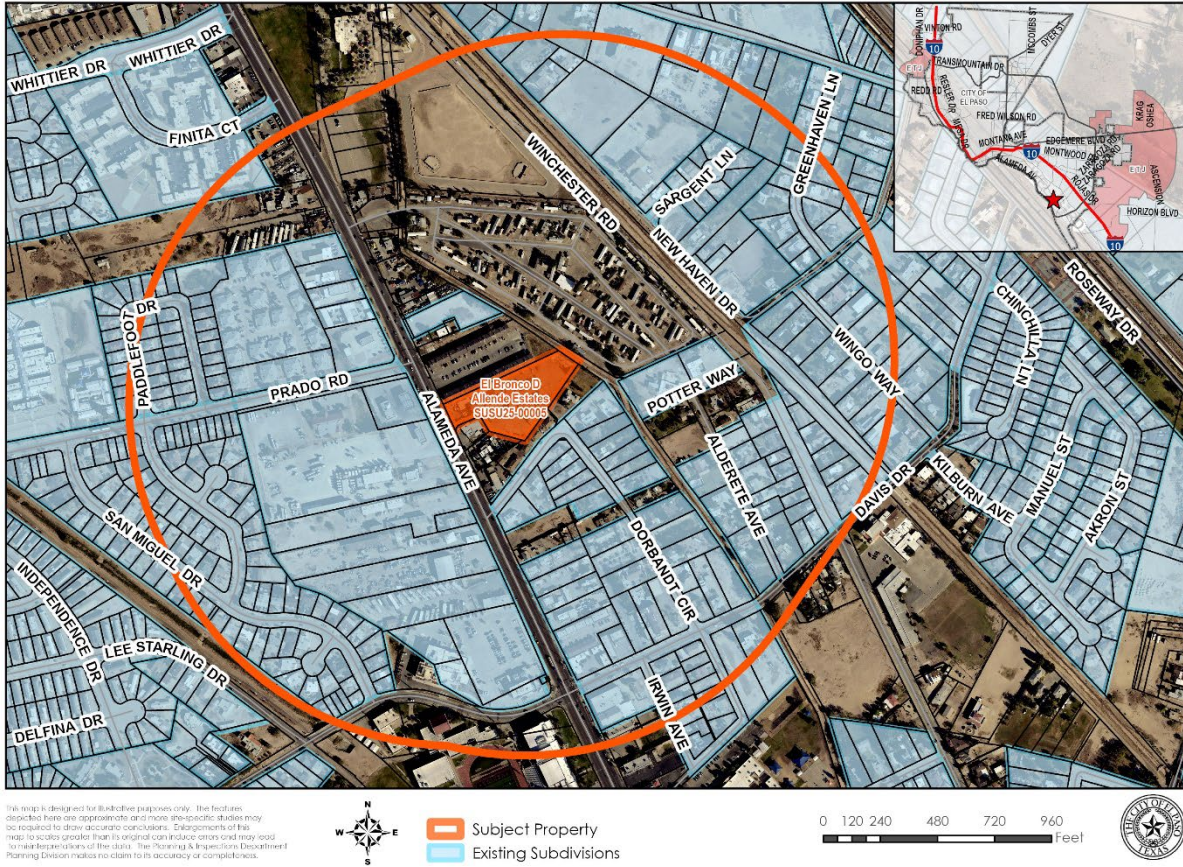


Figure B: Developed properties within a quarter mile of proposed subdivision

NEIGHBORHOOD CHARACTER: Surrounding neighborhood characteristics are identified in the following table.

Surrounding Zoning and Use	
North	C-1 (Commercial) / Apartments
South	A-2 (Apartment) / Duplex; C-3 (Commercial) / Motor vehicle repair, minor
East	R-F (Ranch-Farm) / Mobile home park; R-4 (Residential) / Duplexes
West	C-1 (Commercial) / Beauty salon; C-4/sc (Commercial/special contract) / Gas stations
Nearest Public Facility and Distance	
Park	Pueblo Viejo City Park (0.35 mi.)
School	Ysleta High School (0.21 mi.)
Plan El Paso Designation	
G-3 Post-War	
Impact Fee Service Area	
N/A	

PUBLIC COMMENT: N/A

PLAT EXPIRATION: This application will expire on **March 27, 2028**. If the final plat has not been recorded within the specified date, the final plat approval, unless extended in accordance with El Paso City Code

Chapter 19.41 (Expiration, extension and reinstatement), shall expire and the applicable plat shall be deemed null and void.

CITY PLAN COMMISSION OPTIONS:

Subdivision

City Plan Commission (CPC) has sole and final authority on subdivision matters. Subdivision applications in conformance with all applicable code provisions shall be approved by the CPC. When a plat is brought forward to the CPC for review, the Commission may take any of the following actions:

1. **Approval:** The CPC finds that the proposed plat is in conformance with all applicable requirements of Title 19 of the El Paso City Code. **(Staff Recommendation)**
2. **Approval with Conditions:** The CPC may impose conditions that bring the proposed plat into conformance with all applicable requirements of Title 19 of the El Paso City Code.
3. **Denial:** The CPC finds that the proposed plat is not in conformance with all applicable requirements of Title 19 of the El Paso City Code.

Waiver, Exception, Modification Request(s)

The approval of waivers from, or exceptions or modifications to any applicable code provision is at the discretion of the CPC, in consideration of any criteria provided by the El Paso City Code for the review of such waivers, exceptions, or modifications. In evaluating the request(s), the CPC may take any of the following actions:

1. **Approval** of the waiver, exception, or modification request(s), finding that the request(s) is in conformance with the relevant review criteria provided by the El Paso City Code, as reflected in the Staff Report.
2. **Partial approval of the waiver, exception, or modification request(s)**, finding that the request(s) is partially in conformance with the relevant review criteria provided by the El Paso City Code.
3. **Denial** of the waiver, exception, or modification request(s), finding that the request(s) does not conform to the review criteria provided by the El Paso City Code, as reflected in the Staff Report.

ATTACHMENTS:

1. Aerial Map
2. Preliminary Plat
3. Final Plat
4. Exception Request
5. Application
6. Department Comments

ATTACHMENT 1

El Bronco D Allende Estates



El Bronco D
Allende Estates
SUSU25-00005



Subject Property

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ATTACHMENT 4



March 26, 2025

To: City of El Paso

This is a request for a waiver for the property at 8513 Alameda Avenue (El Bronco D. Allende Estates) on the request from the City of El Paso Planning and Transportation comments regarding roadway improvements, parkways and sidewalk and pavement width. This is because Alameda Avenue already has existing pavement, parkways, sidewalks and would like them to be except as per Section 19.10.050.A. Would like to waive the:

- Alameda Ave. - Requires 92' right-of-way. (Have existing 80' right-of-way)
- Alameda Ave. - Required 70' paved roadway. (Have existing 64' paved roadway)
- Alameda Ave. - Requires (2) 11' parkway consisting of (2) 5' planter strips, (2) 6' sidewalks (Have (2) existing 8' parkways consisting of (2) 3' planter strips and (2) 5' sidewalks) (Also waive the location of the sidewalk and planter strip locations)

If you have any questions, please call me at 915-633-6422.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Enrique Ayala'.

Enrique Ayala
CAD Consulting Co.

ATTACHMENT 5



MAJOR COMBINATION APPLICATION

DATE: 3/13/2025

FILE NO. SUSU25-00005

SUBDIVISION NAME: EL BRONCO D ALLENOR ESTATES

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
TRACTS 7C & 8D, BLOCK 34
YSLERIA GRANT

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>2.3129</u>	<u>1</u>	Total No. Sites:		<u>1</u>
Industrial	_____	_____	Total (Gross) Acreage:		<u>2.3129</u>

3. What is existing zoning of the above described property? C-4 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)
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: IMPROVEMENTS, PARKWAYS, SIDEWALKS WAIVER FOR ROAD WAY

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

12. Owner of record LIZALAN LLC / Martin Amendariz (915) 726 0139
(Name & Address, Zip) (Email) (Phone)
(Manager)

13. Developer _____
(Name & Address, Zip) (Email) (Phone)

14. Engineer CAD CONSULTING CO. 915-633-6422
(Name & Address, Zip) (Email) (Phone)

OWNER SIGNATURE: Martin Amendariz

REPRESENTATIVE SIGNATURE: CA

REPRESENTATIVE CONTACT (PHONE): 915-633-6422

REPRESENTATIVE CONTACT (E-MAIL): CADCONSULTING1@AOL.COM

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

ATTACHMENT 6

Planning and Inspections Department- Planning Division

Developer / Engineer shall address the following comments:

1. Submit to the Planning & Inspections Department – Planning Division the following prior to recording of the subdivision:
 - a. Current certificate tax certificate(s)
 - b. Current proof of ownership.
 - c. Release of access document, if applicable.
 - d. Provide restrictive covenants or remove note if not applicable.
2. **A Traffic Impact Analysis will be required.**
3. Verify metes-and-bounds bearings. Recommended that they connect *from* the City Monument to the subdivision (e.g., change S41°13'00"E to **N41°13'00"W**).
4. Change "Dorbandt Avenue" to "Dorbandt Circle" on plats
5. Move graphic scale and North arrow in final plat so that it does not overlap the subdivision.
6. Add the word "Executive" before the word "Secretary" in the City Plan Commission signature line.
7. Change "Development Services Director" to "Planning & Inspections Director" in the City Plan Commission signature line.
8. Verify if any easements are being dedicated; otherwise, remove from dedication statement.
9. Make subdivision border a bit thicker so that it stands out more.
10. Add cinder block wall to legend.
11. Add subdivision lot to location map (rather than a spot).
12. Add lateral to location map.
13. Remove "Job #" that is located below location map.
14. Why do the drainage arrows point away from ponding area? If there is an inlet, etc., somewhere, clarify.
15. Clarify whether the proposed underground storage is for water.

Planning and Inspections Department- Land Development Division

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

The Developer/Engineer shall address the following comments:

1. Provide a print-out of the mathematical closure of the exterior boundary of the subdivision indicating the error of closure.
2. Coordinate and obtain approval from Water Improvement District #1 for proposed development. Verify if any irrigation easements are required.
3. TXDOT review and approval are required of the proposed subdivision for drainage and access requirements at the time of grading permit.
4. Fully dimension the easements by bearing and distance or provide a document book and page recording reference numbers, including any drainage and utility easements.
5. The proposed subterranean ponding area for subdivision shall have enough capacity to hold the developed runoff for a designated 100-yr. storm event at the time of grading permit.
6. A portion of the property area will be in the Flood zone according to the preliminary future FEMA maps. Meaning; that according to current maps from FEMA, the property is not in the flood zone area, but the property will be in the flood zone area in the future when new maps become effective. It is recommended to build 1 foot above the preliminary BFE for the affected lots.

Parks and Recreation Department

Please note that this subdivision is zoned "C-4" meeting the requirements for Non-residential uses as well as for Multi-family dwellings use restricted to a maximum of 29 dwelling units per acre therefore "Park fees" will be assessed based on the following:

1. Applicant is proposing a Non-residential use, covenants need to be provided 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" at a rate of **\$1,000.00** per acre for a total amount of **\$2,310.00** calculated as follows:

2.31 acres non-residential @ rate of **\$1,000** per acre = **\$2,310.00**

Please allocate generated funds under Park Zone: **MV-4**

Nearest Park: **Pueblo Viejo Park**

If density/acreage is increased /decreased or the property zoning /use changes, then "Park fees" will be re-assessed based on applicable conditions.

Streets and Maintenance Department

Contract Management Section

The Project is on Alameda Avenue, which falls within TxDOT ROW, if any part of the project extends beyond that into the City of El Paso's right-of-way, the contractor must comply with El Paso City Municipal Codes and DSC guidelines.

Street Lights Department

Does not object to this request.

Alameda Ave. is a Texas Department of Transportation (TXDoT) right-of-way (ROW).

For the development of a subdivision a complete set of plans shall be submitted to Street Lights Department for review showing the minimum requirements for street illumination proposals**. The submission shall contain but shall not necessarily be limited to plans indicating the location on the premises of all lighting fixtures, both proposed and existing on the site***. The description of all lighting fixtures, both proposed and existing. Photometric data. Plans shall show street illumination design and details. El Paso city code is applicable to this process, Street Design Manual (SDM)* and any other applicable standards or requirements of the city.

Street Lights Department requires that a project that involves a roadway is to be evaluated for lighting requirements based on the City of El Paso Street Design Manual (SDM) and the Design Standards for Construction (DSC) according to City of El Paso Codes (cited below). While developing a project or construction area the existing street illumination system shall be protected and preserved. Complete survey for street illumination system shall be shown on plans. Any change on existing street illumination systems shall be coordinated with Street Lights Department.

City of El Paso Codes to be followed:

*Title 19 - 19.16.010 - Streetlighting.

**18.18.190 – Submission contents.

*** 19.02.040 Criteria for approval.

Traffic & Transportation Engineering

TIA is required. Scope meeting to be scheduled.

El Paso Central Appraisal District

This subdivision name El Bronco D Allende Estates is acceptable here at Central Appraisal.

El Paso County Water Improvement District #1

EPCWID has no comments or objection to the above-mentioned item.

El Paso Electric

Please add a 10' wide utility easement around lot one, we have existing lines along the property boundary.

El Paso Water

EPWater-PSB does not object to this request.

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:

There is an existing 12-inch diameter water main that extends along Alameda Avenue, located approximately 65-foot south of the property line. This water main is available to provide service and a main extension may be required.

Previous water pressure from fire hydrant #104 located at 490-feet southeast of Prado Avenue and Alameda Avenue, has yield a static pressure of 116 psi, a residual pressure of 89 psi, and a discharge of 1,186 gallons per minute. 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.

EPWater records indicate a 3/4-inch water meter serving the subject property. The service address for this meter is 8513 Alameda Avenue.

Sewer:

There is an existing 10-inch diameter sanitary sewer main along Alameda Avenue, located approximately 17-foot south of the property line. This sanitary sewer main is available to provide service and a main extension may be required.

General:

EPWater requires a new service application to provide additional services 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 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.

Texas Department of Transportation

Submit plans for review and approval for a construction permit.

Texas Gas Service

Texas Gas Service does not have any objections.

Disclaimer: Texas Gas Service does not allow permanent structures nor trees to be installed on top of TGS gas mains or service lines. If a conflict is anticipated, the developer, contractors or owner representative should contact TGS to relocate the gas main and/or service at the developer's expense.

Capital Improvement Department

No comments received.

Fire Department

No comments received.

El Paso County

No comments received.

El Paso County 911 District

No comments received.

Sun Metro

No comments received.