

# LFC Subdivision

City Plan Commission — March 27, 2025



<b>CASE NUMBER/TYPE:</b>	<b>SUSU25-00004 – Major Combination</b>
<b>CASE MANAGER:</b>	Aaron Andaluz, (915) 212-1585, <a href="mailto:AndaluzA@elpasotexas.gov">AndaluzA@elpasotexas.gov</a>
<b>PROPERTY OWNER:</b>	LFC Smart Business, LLC
<b>REPRESENTATIVE:</b>	CAD Consulting Co.
<b>LOCATION:</b>	West of Zaragoza Rd. and North of Alameda Ave. (District 7)
<b>PROPERTY AREA:</b>	0.56 acres
<b>VESTED RIGHTS STATUS:</b>	Not Vested
<b>PARK FEES:</b>	\$6,800.00
<b>EXCEPTIONS/MODIFICATIONS:</b>	Yes, see following section
<b>ZONING DISTRICT(S):</b>	A-2/H (Apartment/Historic)

**SUMMARY OF RECOMMENDATION:** Staff recommends **APPROVAL** of LFC Subdivision on a Major Combination basis.

In addition, the applicant is requesting the following four (4) exceptions for Old County Road from the City Plan Commission:

- The dedication of ten feet (10') of additional right-of-way
- The construction of five feet (5') of roadway
- The reconfiguration of the planter strip and sidewalk
- The construction of six feet (6') of planter strip

## LFC Subdivision



This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required to draw accurate conclusions. Enlargements of this map to scales greater than its original can introduce errors and may void the warranties of this data. The Planning & Inspection Department Planning Division makes no claim to its accuracy or completeness.



Subject Property

0 25 50 100 150 200 Feet



Figure A: Proposed plat with surrounding area

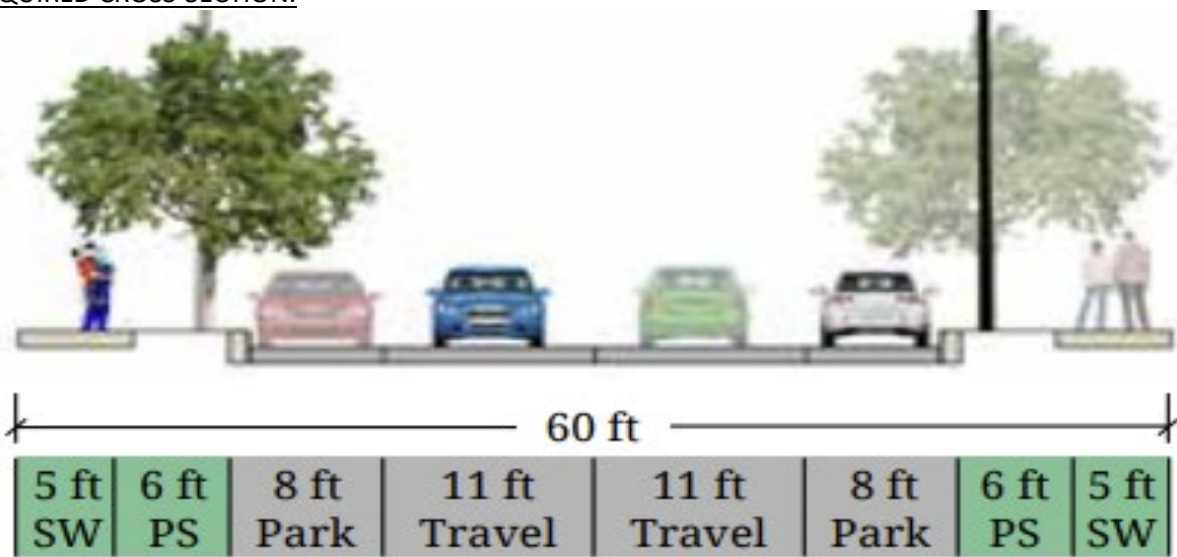
**DESCRIPTION OF REQUEST:** The applicant is proposing to subdivide 0.56 acres into one apartment lot. Access to the subdivision will be from Old County Road. Drainage will be controlled by on-site ponding. This application is being reviewed under the current subdivision code.

**CASE HISTORY/RELATED APPLICATIONS:** N/A

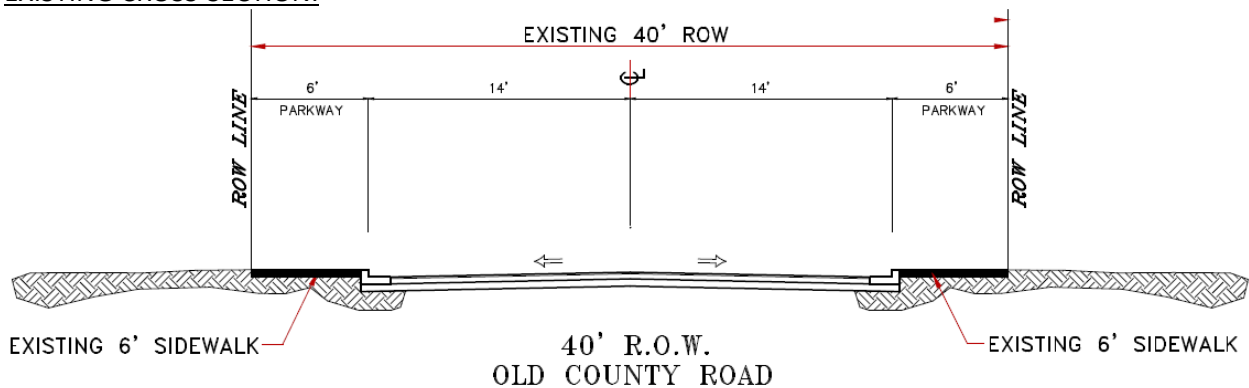
**EXCEPTIONS, MODIFICATIONS, OR WAIVER REQUESTS:** The applicant is requesting four (4) exceptions pursuant to El Paso City Code 19.10.050.A.1.a – (Roadway participation policies—Improvement of roads and utilities within and or abutting the subdivision). The waivers include the following:

- The dedication of ten feet (10') of additional right-of-way for Old County Road
- The construction of five feet (5') of roadway on Old County Road
- The reconfiguration of the planter strip and sidewalk along Old County Road
- The construction of six feet (6') of planter strip on Old County Road

**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:

- 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.

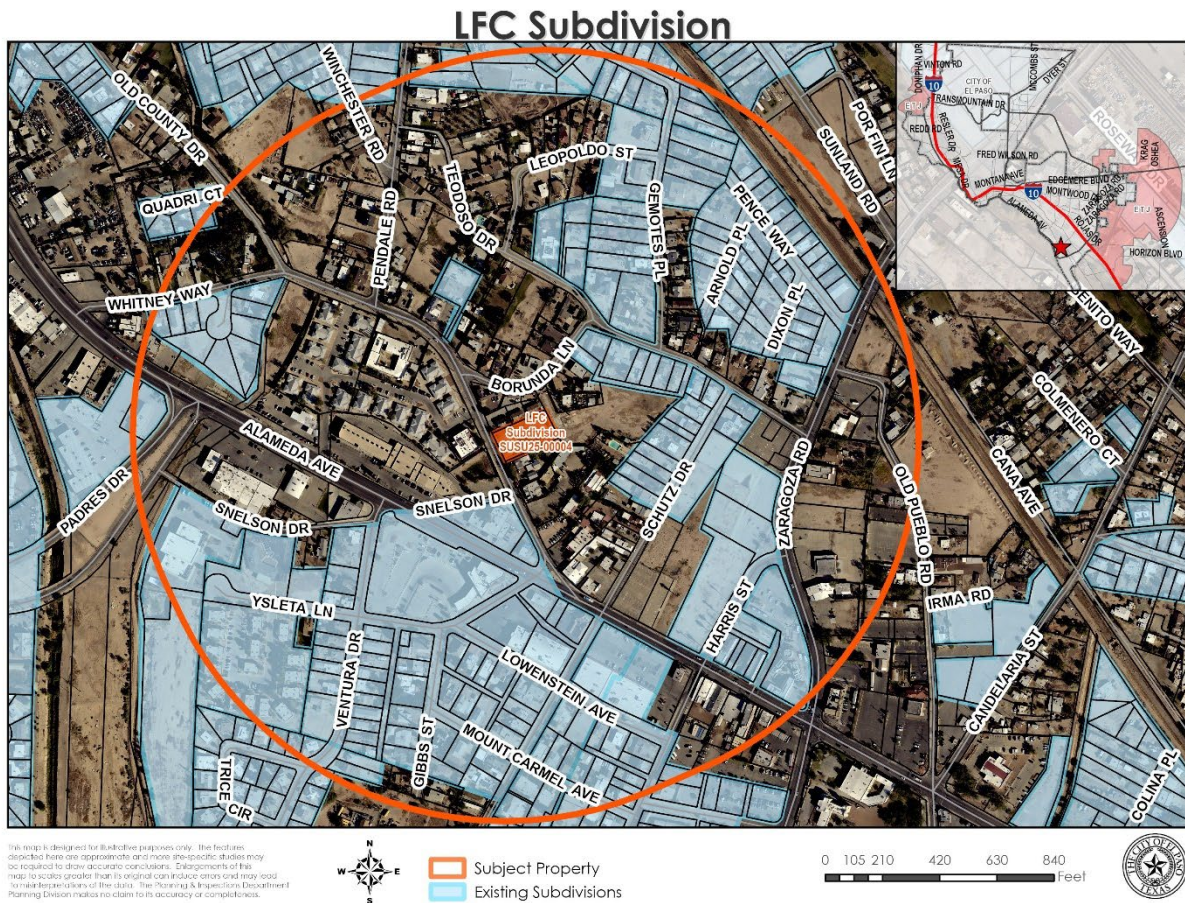


Figure B: Developed properties within a quarter mile of proposed subdivision

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

<b>Surrounding Zoning and Use</b>	
North	A-2/H (Apartment/Historic) / (Apartments)
South	A-2/H (Apartment/Historic) / (Residential development)
East	A-2/H (Apartment/Historic) / (Vacant)
West	C-1/H (Commercial/Historic) and C-3 H/sp (Commercial/historic/special contract) / (Commercial developments)
<b>Nearest Public Facility and Distance</b>	
Park	Pueblo Viejo City Park (0.34 mi.)
School	Ysleta Community Learning Center (0.22 mi.)
<b>Plan El Paso Designation</b>	
G3 Post-War	
<b>Impact Fee Service Area</b>	
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:

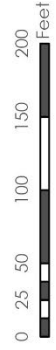
1. **Approval** of the waiver, exception, or modification request(s), finding that the request(s) is in conformance with the relevant review criteria provided by the El Paso City Code, as reflected in the Staff Report.
2. **Partial approval of the waiver, exception, or modification request(s)**, finding 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

LFC Subdivision



Subject Property



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## ATTACHMENT 4



CONSULTING  
COMPANY  
LAND SURVEYORS

January 09, 2025

To: City of El Paso

This is a request for a waiver for the property at 8911 Old County Road (LFC Subdivision) on the request from the City of El Paso Planning and Inspections Department comments regarding roadway improvements, parkways, sidewalks, pavement width and right-of-way width. This is because Old County Road already has existing pavement, parkways and 40' right-of-way and would like them to be except as per Section 19.10.050.A. Would like to waive the:

- Required 58' Right-of-way. (Have existing 40' Right-of-way)
- Required 38' roadway. (Have existing 28' roadway)
- Required 10 parkway (2) consisting of 5' landscaped parkway (2) and 5' sidewalks (2). (Have existing 6' parkway consisting of a 6' sidewalk).

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.  
915-633-6422



# ATTACHMENT 5

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## MAJOR COMBINATION APPLICATION

DATE: 1/10/2025 FILE NO. SUSU25-00004

SUBDIVISION NAME: LFC SUBDIVISION

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)  
TRACT 29C BLOCK 37  
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	<u>0.5614</u>	<u>1</u>	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below):	_____	_____
Park	_____	_____			
School	_____	_____			
Commercial	_____	_____	Total No. Sites:	_____	<u>1</u>
Industrial	_____	_____	Total (Gross) Acreage:	_____	<u>0.5614</u>

3. What is existing zoning of the above described property? A2H 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 WAIVER FOR ROADWAY IMPROVEMENTS, RIGHT-OF-WAY AND SIDEWALK AND PARKWAY LOCATION

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 LFC SMART BUSINESS LLC 915-269-0831  
(Name & Address, Zip) (Email) (Phone)

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

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

OWNER SIGNATURE:  Luis F. Contreras 01/10/25

REPRESENTATIVE SIGNATURE: Q Q

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. Set of restrictive covenants, if applicable; if none, remove note from plat.
2. Remove the word “Subdivision” from subdivision name for clarity and simplicity.
3. Update year on Acknowledgement Statement.
4. Change designation of Old County Road from “Local Street” to “Residential Collector Drivable Suburban”
5. Note that if the chain-link fence is out of the property limits it will need to be relocated.
6. Make drainage arrows more precise.
7. Verify bearing for southern lot line N63°05’00”E. (May be S63°05’00”W).
8. As property lies within the Yselta Historic District, coordination with the Historic Preservation Office is required prior to development.

## Planning and Inspections Department- Land Development Division

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

The Developer/Engineer shall address the following comments

1. Boundary closure is Ok.
2. **Coordinate and obtain approval from City Of El Paso – Historic Preservation officer for the proposed development in zoning A-2H.**

## Parks and Recreation Department

We have reviewed LFC Subdivision a major combination plat map and on behalf of the Parks and Recreation Department, we offer the Developer / Engineer the following comments:

Please note that this subdivision is zoned "A-2" meeting the requirements for Single-family (A-1 uses), Two-family (A-1 uses) and Multi-family dwellings use with a minimum unit area of 1,750 sq. ft. per dwelling therefore “Park fees” will be assessed based on the following:

1. Applicant is proposing **10** multi-family dwellings, applicant has provided preliminary covenants. However, **final** covenants need to be provided restricting the number of dwelling units and **if** gross density waiver is granted by the City Manager of the Planning Department designee, then "Park fees" will be assessed at a rate of **\$680.00** per dwelling unit, for a total amount of **\$6,800.00**, calculated as follows:
  - a. **10** multi-family dwelling unit @ rate of **\$680.00** per unit = **\$6,800.00**

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

Nearest Park: Playa Drain Trail

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 County Water Improvement District #1

Please have applicant submit an application, \$500 application fee and three irrigable land exhibits to the office located at 13247 Alameda. Also, there is an outstanding balance of \$39.62 in delinquent taxes. Please call Sonia Ontiveros or Rose Rodriguez at (915)872-4000 to pay the outstanding balance. If you have any questions, please let us know.

**Streets and Maintenance – Traffic Engineering**

No objections to application.

**El Paso Electric**

We have no comments for LFC Subdivision.

**El Paso Central Appraisal District**

No comments.

**Texas Gas Service**

Texas Gas Service does not have any comments.

**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.

**El Paso Water**

No comments received.

**Sun Metro**

No comments received.

**Texas Department of Transportation**

No comments received.