



*City of El Paso – City Plan Commission Staff Report*

**Case No:** SUSU13-00003 Northeast Tower  
**Application Type:** Major Combination  
**CPC Hearing Date:** February 21, 2012  
**Staff Planner:** George Pinal, 915-541-4152, [pinalg@elpasotexas.gov](mailto:pinalg@elpasotexas.gov)  
**Location:** West of Railroad Drive and South of Ashley Road  
**Legal Description Acreage:** 5.1973 acres  
**Rep District:** 4  
**Existing Use:** Vacant  
**Existing Zoning:** M-1  
**Proposed Zoning:** M-1

**Nearest School:** Desertaire Elementary (2.7 miles)  
**Nearest Park:** Mesquite Hills # 5 Park (1.17-mile)  
**Parkland Fees Required:** \$5,200.00  
**Impact Fee Area:** Northeast Impact Fee Area – This development is subject to impact fees.

**Property Owner:** City of El Paso  
**Applicant:** Brock and Bustillos Inc.  
**Representative:** Brock and Bustillos Inc.

**SURROUNDING ZONING AND LAND USE:**

**North:** R-F (Ranch/Farm District)/ Single-family residential  
**South:** M-1/c (Manufacturing/condition)/ Manufacturing Development  
**East:** None, Fort Bliss Military Reservation  
**West:** M-1/c/sp (Manufacturing/condition/ special permit)/ Manufacturing Development

**THE PLAN FOR EL PASO DESIGNATION:** O7, Urban Expansion

**APPLICATION DESCRIPTION**

The applicant proposes to subdivide the subject property into one lot. Access is proposed from Railroad Drive. The property is part of expansion plans for the El Paso Police Department Impound Facility operations and communications.

**DEVELOPMENT COORDINATING COMMITTEE**

The Development Coordinating Committee recommends **approval** of Northeast Tower on a **Major Combination** basis, subject to the following conditions and requirements:

**Planning Division Recommendation:**

Approval of map is subject to modification of street-cross-section on preliminary plat that includes a 5 foot parkway and 5 foot sidewalk for proposed cross section of Railroad Drive.

**City Development Department - Land Development**

No Objection.

**City Development – Transportation**

Approval of map is subject to modification of street-cross-section on preliminary plat that includes a 5 foot parkway and 5 foot sidewalk for proposed cross section of Railroad Drive.

**El Paso Water Utilities**

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

1. EPWU does not object to this request.
2. The subject property is located within the City of El Paso Northeast Impact Fee Service Area. Impact fees will be assessed at the time of plat and collected by the El Paso Water Utilities prior to the issuance of a Building Permit by the City of El Paso.

**EPWU-PSB Comments**

3. There is an existing 12-inch diameter water main that extends along the north side of Railroad Drive. This water main dead-ends at the common boundary line of the subject property and the P.D. Impound Subdivision.
4. Water service to the subject property requires the extension of the existing 12-inch diameter water main along the entire Railroad Drive frontage (approximately 450-feet).

**Sanitary Sewer:**

5. There are two (2) existing sanitary sewer force mains (30-inch and 18-inch) along Railroad Drive fronting the subject property. These force mains are not available for service.
6. There is an existing 8-inch diameter sanitary sewer main along the north side of Railroad Drive fronting the subject property.

**General:**

7. EPWU-PSB requires a new service application to initialize the design of the water and main extensions to serve the subdivision. New service applications should be made 6-8 weeks in advance of construction to ensure water for construction work. The following items, if applicable, are required at the time of application: (1) hard copy of site plan with street names and addresses; (2) finalized set of improvement plans, including grading & drainage plans; (3)

digital copy of site plan; (4) benchmark check; (5) construction schedule; and (6) a certificate of compliance. Service will be provided in accordance with the current El Paso Water Utilities – Public Service Board (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.

### **Parks and Recreation Department**

Northeast Tower Subdivision, a major combination plat map, was reviewed and the following comments are:

Please note that this subdivision is zoned “M-1” and is subject to the calculation for "Parkland" dedication ordinance Title 19 – Subdivision & Development Plats, Chapter 19.20 - Parks & Open Space, based on requirements for non-residential subdivisions in the form of "Park fees".

Based on the following calculations, applicant shall be required to pay "Park fees" in the amount of **\$5,200.00** as follows:

Non-residential acreage 5.20 (rounded to two decimals) @ \$1,000.00 per acre = **\$5,200.00**

Please allocate generated funds under Park Zone **NE-7**  
Nearest Park(s): **Mesquite Hills #5** & **Northern Lights**

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

### **Texas Gas Service**

No comments received.

### **Central Appraisal District**

No comments received.

### **El Paso Electric Company**

No comments received.

### **911 District**

No comments received.

### **Fire Department**

No comments received.

### **Geographic Information Systems**

No comments received.

**Ysleta Independent School District**

No comments received.

**Additional Requirements and General Comments:**

1. Submit to the Planning and Economic 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.
3. This property is subject to impact fees. The table and respective language shall be included on the face of the final approved and recorded plat. Impact fees shall be calculated based on the table below:

Chapter 395 of the Texas Local Government Code authorizes the City of El Paso to adopt and impose water and wastewater impact fees. This plat note fulfills an obligation mandated by Chapter 395 and sets the assessment of the impact fees in accordance with the impact fee schedule adopted by City Council as set forth below. The collection of the impact fee for this subdivision shall be prior to the time a building permit is issued if development is within the city limits or at the time of the meter connection if development is outside the city limits.

**Impact Fee Assessment Schedules**

**Northeast Service Area**

<b>Meter Size</b>	<b>Meter Capacity Ratio</b>	<b>Water*</b>	<b>Wastewater</b>
Less than 1 inch	1.00	\$1,178.00	\$291.00
1 inch	1.67	\$1,967.00	\$486.00
1½ inch	3.33	\$3,921.00	\$969.00
2 inch	5.33	\$6,276.00	\$1,551.00
3 inch	10.00	\$11,775.00	\$2,910.00
4 inch	16.67	\$19,629.00	\$4,851.00
6 inch	33.33	\$39,246.00	\$9,699.00
8 inch	53.33	\$62,796.00	\$15,519.00
10 inch	76.67	\$90,279.00	\$22,311.00
12 inch	143.33	\$168,771.00	\$41,709.00

**\*Fees do not apply to water meter or connections made for standby fire protection service**

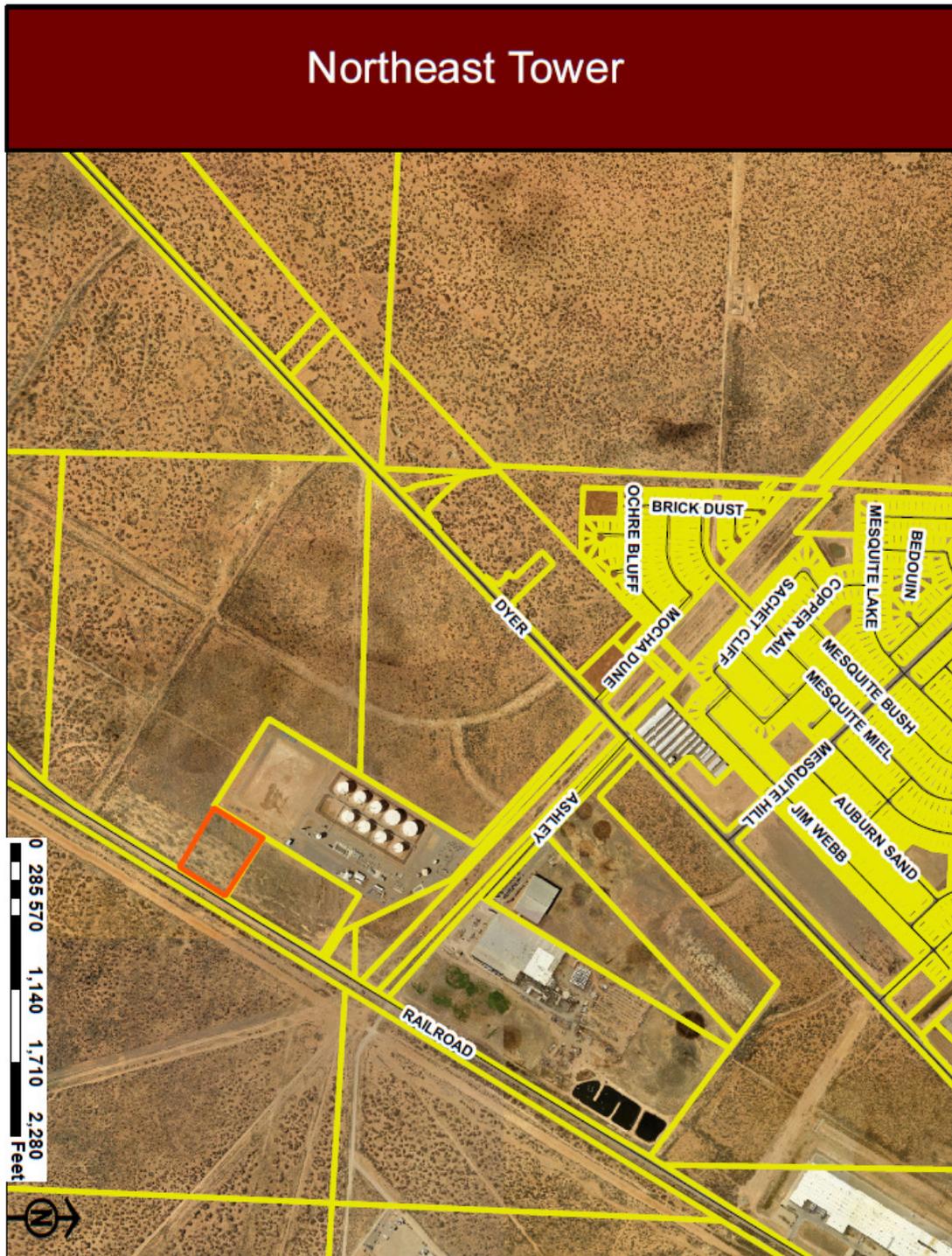
**Attachments**

1. Location map
2. Aerial map
3. Preliminary Plat
4. Final Plat
5. Application

ATTACHMENT 1

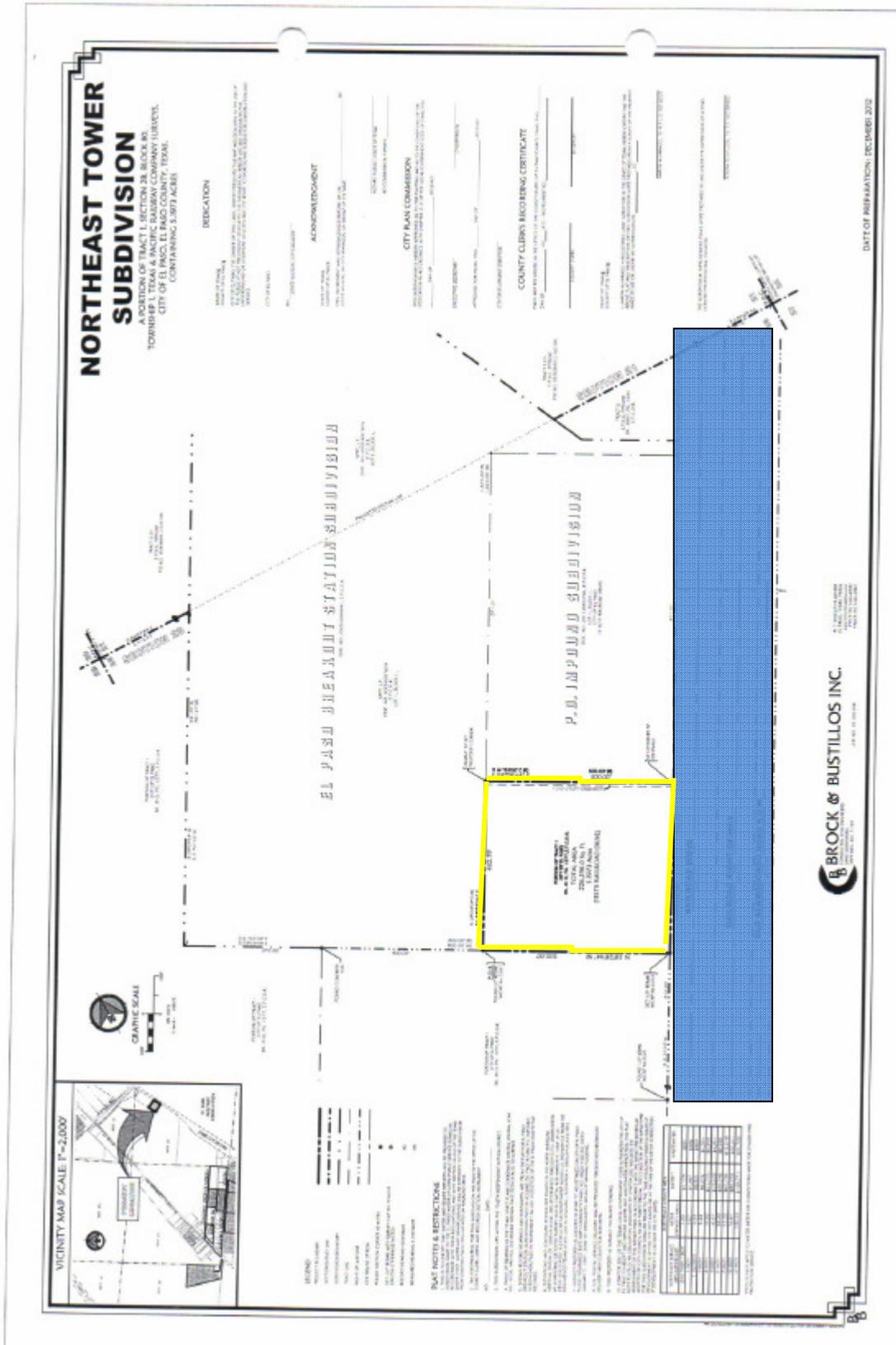


ATTACHMENT 2





**ATTACHMENT 4**



## ATTACHMENT 5



### CITY PLAN COMMISSION APPLICATION FOR MAJOR SUBDIVISION COMBINATION APPROVAL

DATE: 01/22/2013

FILE NO. SUSU13-00003

SUBDIVISION NAME: Northeast Tower Subdivision

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)  
Portion of Tract 1, Section 28, Block 80, Township 1, Texas and Pacific Railway Company Surveys

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	_____	_____	Total No. Sites	_____	<u>1</u>
Industrial	<u>5.1973</u>	<u>1</u>	Total (Gross) Acreage	<u>5.1973</u>	_____

3. What is existing zoning of the above described property? M-1 Proposed zoning? M-1

4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes  No  N/A

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)  
As required by the City of El Paso

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: See attached Railroad Drive Improvement plans as part of the City of El Paso Police Department Impound Facility Construction Documents

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 City of El Paso Two Civic Center Plaza, El Paso, TX 79901 (915) 541-4133  
(Name & Address) (Zip) (Phone)
13. Developer City of El Paso Two Civic Center Plaza, El Paso, TX 79901 (915) 541-4133  
(Name & Address) (Zip) (Phone)
14. Engineer Brosk & Bustillos Inc. 417 Executive Center Blvd., El Paso, TX 79902 (915) 542-4900  
(Name & Address) (Zip) (Phone)

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.