City of El Paso – City Plan Commission Staff Report

Case No:	SUSU15-00014 Bowen Industrial Subdivision
Application Type:	Major Combination
CPC Hearing Date:	March 26, 2015
Staff Planner:	Jeff Howell, (915) 212-1607, howelljb@elpasotexas.gov
Location:	North of North Loop and East of Lomaland
Acreage:	4.700 acres
Rep District:	7
Existing Use:	Commercial
Existing Zoning:	C-4/c,sp (Commercial/condition, special permit)
Proposed Zoning:	C-4/c,sp (Commercial/condition, special permit)
Nearest Park:	Lomaland Park (.46 miles)
Nearest School:	Marian Manor Elementary (.38 miles)
Park Fees Required:	$4,700.00
Impact Fee Area:	N/A
Property Owner:	O.P.M. Capital Management, L.L.C.
Applicant:	SLI Engineering, Inc.
Representative:	SLI Engineering, Inc.

SURROUNDING ZONING AND LAND USE

North: C-2 / Commercial Development, A-O / Apartments
South: C-4/sc / Vacant, R-4 / Vacant
East: R-4 / Vacant
West: C-4/sc / Vacant

PLAN EL PASO DESIGNATION: G3, Post-War

APPLICATION DESCRIPTION

The applicant proposes to subdivide 4.700 acres of vacant land into one lot. Primary access to the subdivision is proposed from North Loop Drive. The applicant has submitted a request to waive ROW improvements on North Loop Drive, which is TXDOT right-of-way. The subdivision was reviewed under the current subdivision code.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends **approval** of Bowen Industrial Subdivision on a Major Combination basis subject to the following comments:

Planning Division Recommendation:
Staff recommends **approval** of Bowen Industrial Subdivision on a Major Combination basis and **approval** of request to waive ROW requirements in accordance with Section 19.10.050.A.1.

Section 19.10.050.A.1. (Roadway participation policies—Improvement of roads and utilities within and or abutting the subdivision)

1. *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 percent 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*

Planning & Inspections Department - Land Development

1. On the Preliminary & the Final Plat, the Drainage Report should indicate the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Panel Number (480214-0045C) with date February 16, 1996.

Parks and Recreation Department
We have reviewed **Bowen Industrial Subdivision,** a major combination plat map and offer Developer / Engineer the following comments:

Please note that this subdivision is zoned "C-4/csp" meeting the requirements for Multi-family dwellings use with a minimum lot area of 750 sq. ft. per dwelling however, applicant has submitted preliminary covenants restricting the use to general commercial purposes only and prohibiting all residential uses therefore, "Park fees" will be assessed based as follows:

1. **If** gross density waiver is granted by the Planning Department or designee and a copy of the final recorded covenants is provided restricting all residential uses, then applicant shall be required to pay "Park fees" in the amount of **$4,700.00** based on Non-residential subdivision requirements calculated as follows:

    Non-residential acreage 4.7 (rounded to two decimals) @ $1,000.00 per acre = **$4,700.00**

Please allocate generated funds under Park Zone**: MV-3**
Nearest Parks: **Lomaland** **&** **Beverly**

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

El Paso Water Utilities

1. EPWU requires that the proposed plat show an existing 25-ft PSB easement parallel to North Loop Road within the subject property.

2. North Loop Road is a Texas Department of Transportation (TxDOT) right-of-way. All proposed water and sanitary sewer work to be performed within North Loop Road right-of-way requires written permission from TxDOT.

Water:

3. There is an existing 12-inch diameter water main extending along a 25-ft PSB easement. The water main is located approximately 6-ft south from the southern right-of-way line. The main dead-ends approximately 295-ft west from northeastern property line.

4. EPWU records indicate a 1-inch water meter serving the subject property. The service address for this meter is 8250 North Loop.

5. Previous water pressure from fire hydrant #8469 located approximately 935-ft west of St. Matthews Street has yield a static pressure of 98 (psi), a residual pressure of 80 (psi), and a discharge of 1,404 gallons per minute.

6. 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.

Sanitary Sewer:

7. There is an existing 8-inch diameter sanitary sewer main extending along a 25-ft PSB easement. The sewer main is located approximately 15-ft south from the southern right-of-way line.

General:

8. 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 easements 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 sign or structure.

9. All easements dedicated for public 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.

10. EPWU requires a new service application to provide service 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 EPWU – PSB 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.

El Paso County 911 District
No comments received.

Sun Metro
Sun metro does not oppose to this request.

El Paso Department of Transportation
No comments received.

El Paso Fire Department
No comments received.

Central Appraisal District
No comments received.

El Paso Electric Company
No objections.

Texas Gas Company
No comments received.

Additional Requirements and General Comments:

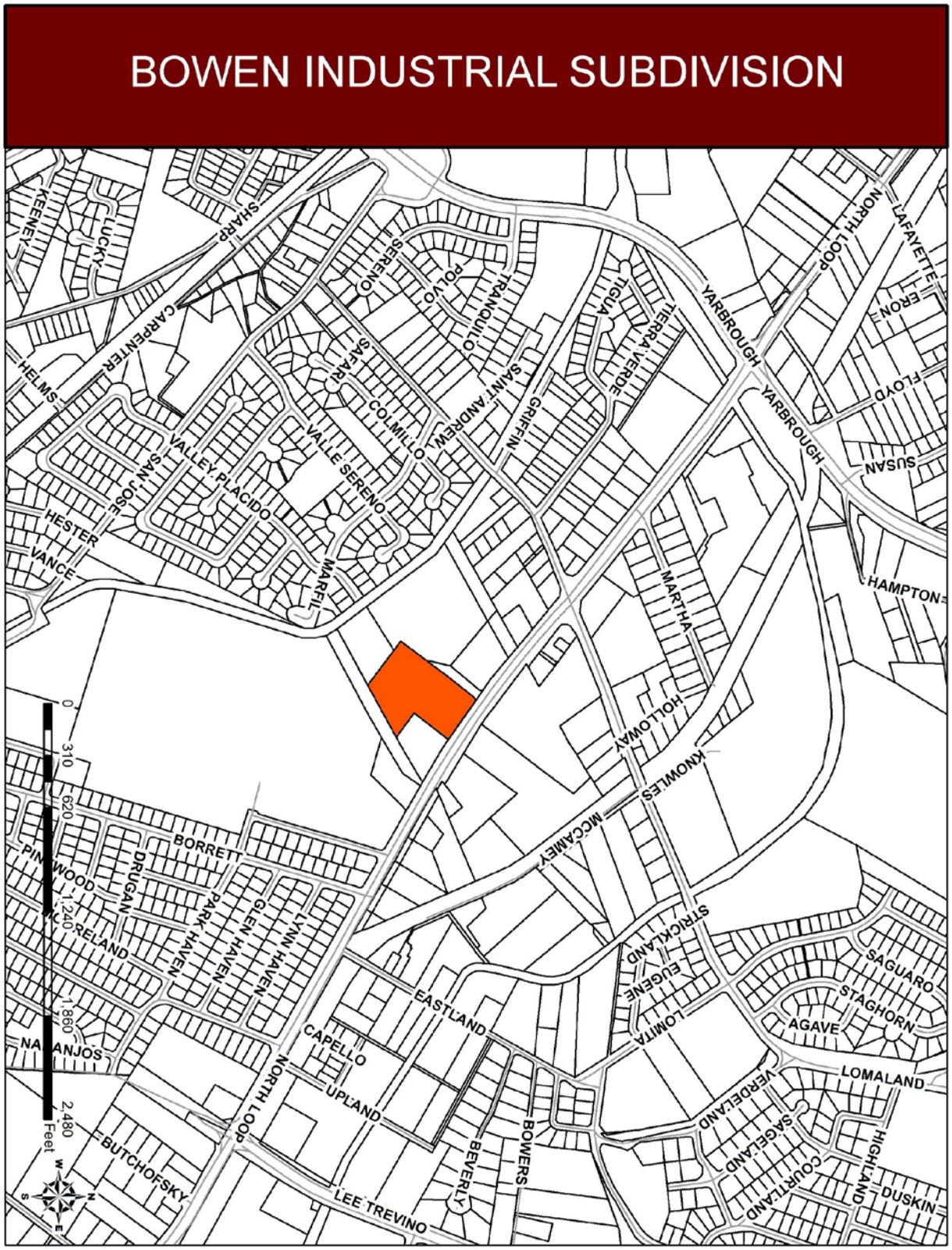
1. Submit to the Planning & Inspections Department – Planning Division the following prior to recording of the subdivision.
    a. Current certified tax certificate(s)
    b. Current proof of ownership
    c. Release of access document, if applicable
    d. Set of restrictive covenants, if applicable

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.

Attachments

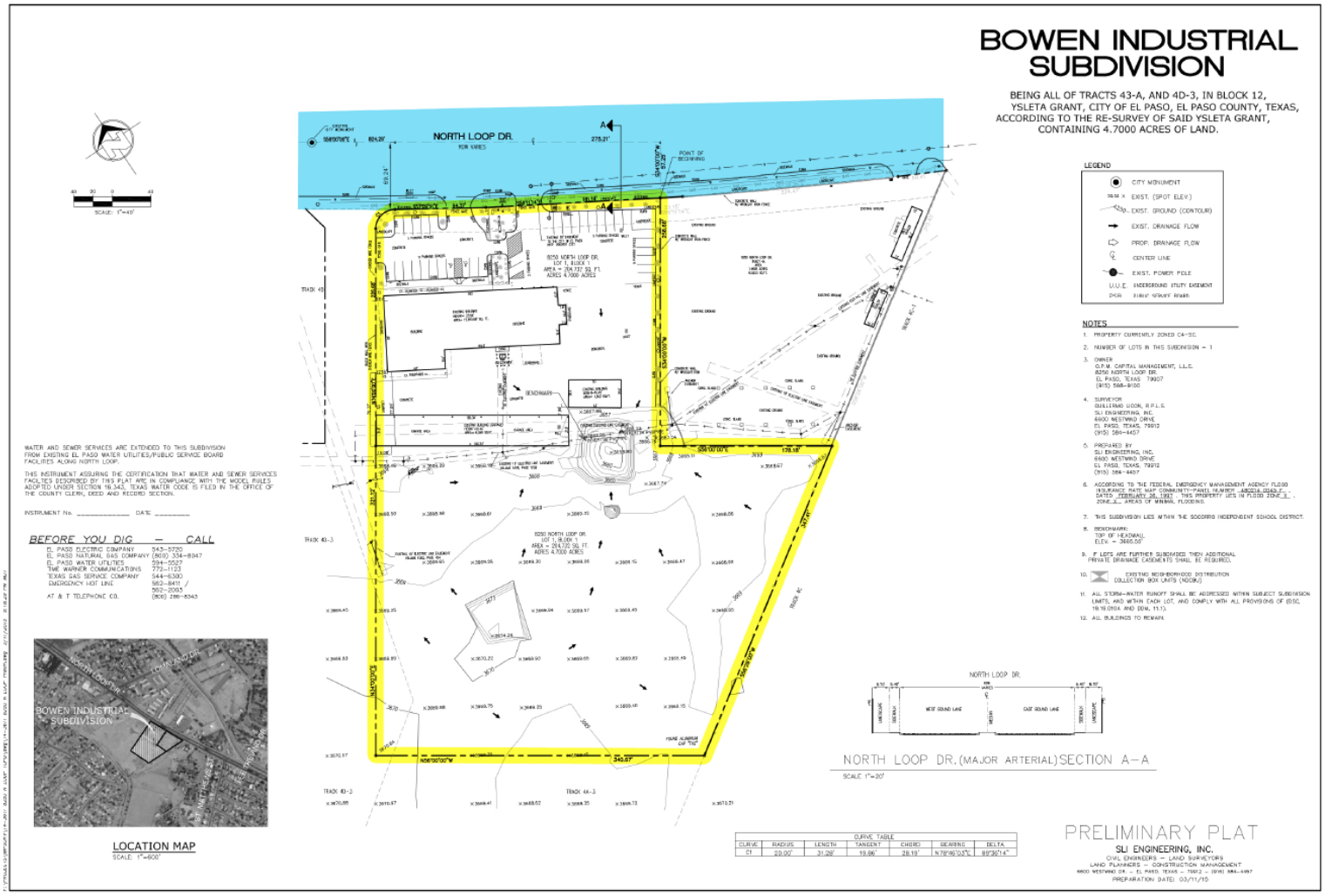
1. Location map
2. Aerial map
3. Preliminary plat
4. Final Plat
5. Waiver Request
6. Application

ATTACHMENT 1

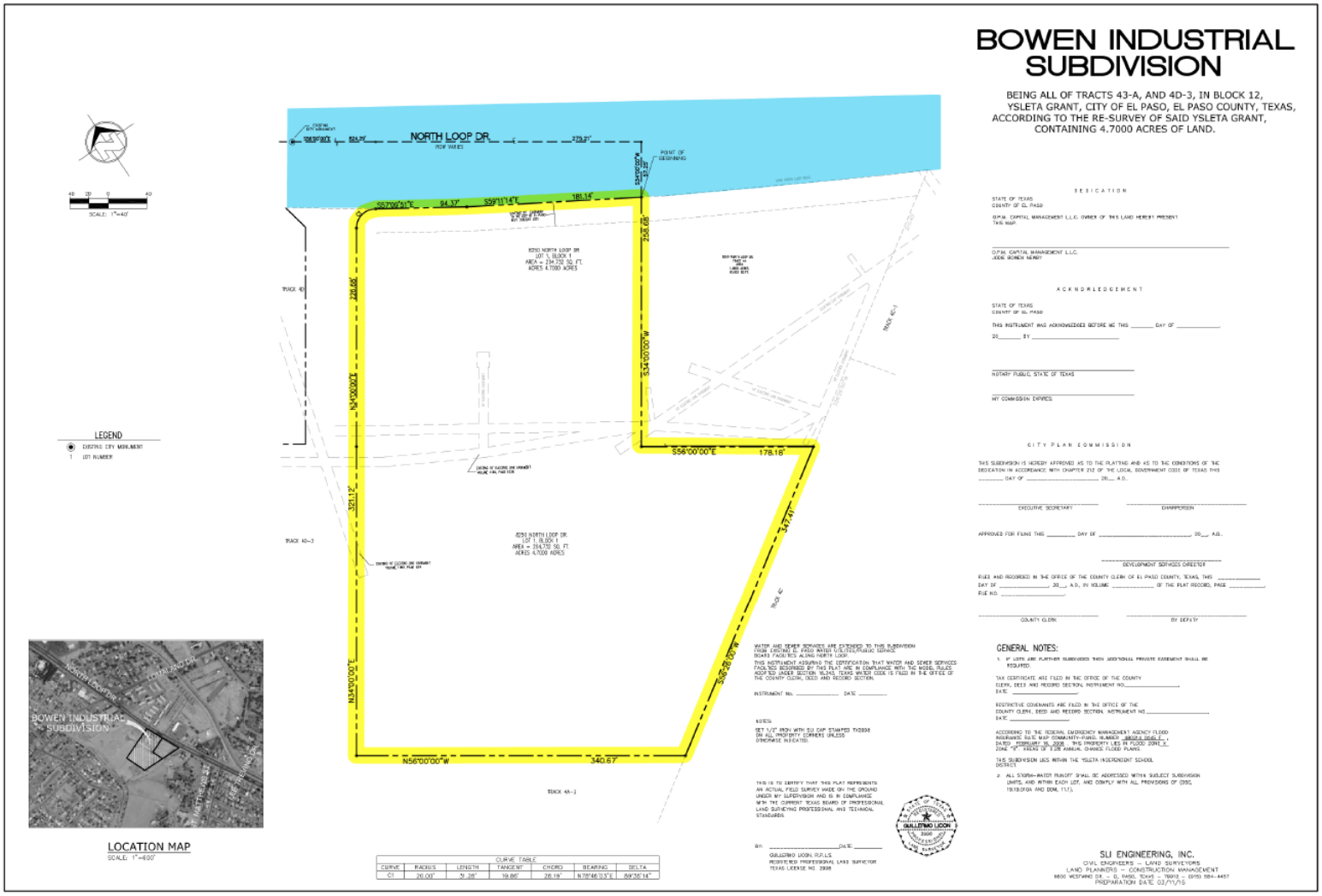


ATTACHMENT 2

ATTACHMENT 3



ATTACHMENT 4



ATTACHMENT 5

ENGINEERING, INC.

March 15, 2015

Guillermo Licón, P.E.
President

Jeffrey Howell
Planning Division
City of El Paso
711 Texas Street
El Paso Texas

Dear Mr. Howell

Subject: Bowen Industrial Subdivision

OPM Capital Management L.L.C. cordially requests a waiver for the construction of the hike /bike lane requirement and for the existing configuration of North Loop. This condition was requested by your office as a comment on the subdivision listed above. More than 50% of the surrounding areas within a quarter mile radius have been developed along North Loop without a hike and bike lane. North loop had been improved recently without a hike and bike lane and is in character with the existing neighborhood. The developer does not have an issue with building the hike and bike lane however; the lane will have a dead end on both sides. Granting the waiver will actually allow the developer to leave the configuration of North Loop as it exists today with 4 lane divided with a raised median, sidewalks and parkways. This configuration will not be detrimental to the public health, safety and welfare and will be in character with the neighborhood.

Thank you for your assistance.

Sincerely;

Georges Halloul
SLI Engineering, Inc.

Civil Engineers
Land Surveyors & Planners
Construction Management

Licensed Registered Engineers
Texas - New Mexico
Arizona - Colorado

6600 Westwind Drive
El Paso, TX 79912
Phone (915) 584-4457
Fax (915) 581-7756

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ATTACHMENT 6

CITY OF EL PASO
PAID
FEB 27 2015
CITY DEVELOPMENT DEPARTMENT

CITY PLAN COMMISSION APPLICATION FOR
MAJOR COMBINATION SUBDIVISION APPROVAL

DATE: 2-26-15 FILE NO. SVSU15-00019

SUBDIVISION NAME: BOWEN INDUSTRIAL SUBDIVISION

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
BEING ALL OF TRACTS 4A, BLOCK 12, YSLETTA GRANT, THE CITY OF EL PASO, PASO COUNTY, TEXAS

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	4.7	1	Total No. Sites		1
Industrial			Total (Gross) Acreage	4.7	

3. What is existing zoning of the above described property? C4-SC Proposed zoning? SAME

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 X

6. What type of drainage is proposed? (If applicable, list more than one) SURFACE AND UNDERGROUND

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
WAIVE THE BIKE LANE REQUIREMENT . THE SURROUNDING AREA IS DEVELOPED WITHOUT A BIKE LANE

9. Remarks and/or explanation of special circumstances:

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

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 X

If yes, please submit a vested rights petition in accordance with Title I (General Provisions) Chapter 1.04 - Vested Rights

City Development Department
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890| (915) 212-0085

12. Owner of record O.P.M. CAPITAL MANAGEMENT L.L.C. 8250 N LOOP 79907 5889100
(Name & Address) (Zip) (Phone)

13. Developer SAME
(Name & Address) (Zip) (Phone)

14. Engineer SLI ENGINEERING, INC. 6600 WESTWIND 79912 5844457
(Name & Address) (Zip) (Phone)

Effective September 1, 2014, a 3% Technology fee has been added to all Planning application fees.

OWNER SIGNATURE: JODIE BOWEN

REPRESENTATIVE

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

City Development Department
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