



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

**Case No:** SUSU14-00039 Mesa Office Park Unit Two  
**Application Type:** Major Combination  
**CPC Hearing Date:** May 22, 2014  
**Staff Planner:** Alejandro Palma, (915) 212-1607, palmaaj@elpasotexas.gov  
**Location:** South of Castellano Drive and West of Mesa Street  
**Acreage:** 0.6184 acres  
**Rep District:** 8  
**Existing Use:** Commercial  
**Existing Zoning:** C-3  
**Proposed Zoning:** C-3  
**Nearest Park:** Galatzan Park (1.15 miles)  
**Nearest School:** L.B. Johnson Elementary (1.22 miles)  
**Park Fees Required:** \$620  
**Impact Fee Area:** N/A  
**Property Owner:** Jesus Romero  
**Applicant:** Roe Engineering  
**Representative:** Roe Engineering

**SURROUNDING ZONING AND LAND USE**

**North:** C-3/Commercial  
**South:** C-3/Commercial  
**East:** C-3/Commercial  
**West:** C-3/Commercial

**PLAN EL PASO DESIGNATION:** G4, Suburban (Walkable)

**APPLICATION DESCRIPTION**

The applicant proposes to subdivide approximately .6184 acres of vacant land for one commercial lot. Access to the subdivision is proposed from Castellano Drive. This development is being reviewed under the current subdivision code.

In accordance with Section 19.48 the applicant is requesting an exception to waive street improvements along Castellano Drive. Castellano Drive is a Non-Residential Collector which requires a 5 foot parkway and a 5 foot sidewalk. In accordance with Section 19.23.040.C the applicant has also submitted an exception request for the panhandle lot which exceeds 100 feet in length.

## **DEVELOPMENT COORDINATING COMMITTEE**

The Development Coordinating Committee recommends **Approval** of the exception requests for ROW improvements and the panhandle lot, and **Approval** of Mesa Office Park Unit Two on a Major Combination basis, subject to the following comments.

### **Planning Division Recommendation:**

Staff recommends **Approval** of the exception requests for ROW improvements and the panhandle lot, and **Approval** of Mesa Office Park Unit Two on a Major Combination basis with the following condition and comment:

- A note shall be added to the final plat indicating that Lot 1 is required to be fire sprinklered and have a hard wired alarm system.
- Replace Minor Subdivision Approval Statement with City Plan Commission Approval Statement; verify corresponding signature lines.

### **City Development Department - Land Development**

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

The Developer/Engineer shall address the following comments.

1. No objections.

### **Parks and Recreation Department**

We have reviewed **Mesa Office Park Unit Two**, a major combination plat map and offer Developer / Engineer the following comments:

Please note that this subdivision is zoned "C-3/sp" meeting the requirements for multi-family dwellings use restricted to a maximum of 29 dwelling units per acre however, applicant has submitted preliminary covenants restricting the use to general commercial purposes only therefore, "Park fees" will be assessed 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 **\$620.00** based on Non-Residential subdivisions requirements calculated as follows:

Non-residential acreage 0.62 (rounded to two decimals) @ \$1,000.00 per acre = **\$620.00**

Please allocate generated funds under Park Zone: **NW-2**

Parks with-in Zone NW-2: **Galatzan** & **Crestmont**

Nearest Park located with-in Park Zone C-1: **Mission Hills**

**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**

1. El Paso Water Utilities (EPWU) does not object to this request.

2. The subject subdivision is located within an intermediate pressure zone. Private water pressure regulating devices will be required at the meters within the subdivision. The Developer shall include in the sale of contract documents that the lot buyer shall acquire ownership of the above-described water pressure regulating devices to be located at the discharge side of the water meters. The lot buyer shall be responsible for the operation and maintenance of the above-described water pressure regulating devices.

**Water:**

3. There is an existing 6-inch diameter water main extending along Castellano Drive that is available for service, the water main is located approximately 18-ft north from the northern property line.

4. EPWU records indicate an active 1-1/2-inch water meter serving the subject property. The service address for this meter is 120 Castellano Drive.

**Sanitary Sewer:**

5. There is an existing 8-inch diameter sanitary sewer main extending along Castellano Drive that is available for service, the sewer main is located approximately 35-ft north from the northern property line.

6. There is an existing 8-inch diameter sanitary sewer main extending within a 20-ft PSB-EPWU easement parallel to the eastern property line. This main is available for service. The sewer main is located approximately 10-ft west from the eastern property line.

**General:**

7. 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.

8. 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.

9. 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.

**Sun Metro**

Sun Metro recommends the placement of sidewalks and ADA compliant improvements throughout the development to City standards to provide pedestrian accessibility to mass transit services.

**El Paso Fire Department**

No comments received.

**911**

No comments received.

**El Paso Electric Company**

No comments received.

**El Paso 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. Preliminary plat
4. Final plat
5. Exception request letter(s)
6. Application

ATTACHMENT 1

# Mesa Office Park Unit Two



ATTACHMENT 2

# Mesa Office Park Unit Two



# ATTACHMENT 3





**ATTACHMENT 5**



5/1/2014

City of El Paso, City Development  
Nelson Ortiz, Planner  
222 S. Campbell  
El Paso, Texas 79901

**Re: MESA OFFICE PARK UNIT TWO (RIGHT-OF-WAY IMPROVEMENT WAIVER)**

Dear Mr. Ortiz,

We are respectfully asking for a Right-of-way Improvement Wavier as per Section 19.10.050A.

Castellano Drive has an existing right-of-way width that varies from 60 feet to 74 feet. The street section at the panhandle has a 70 foot wide right-of-way, with an existing pavement width of 53.5 feet at the cross section taken, a 2.2 foot parkway adjacent to the right-of-way line and a 5 foot sidewalk adjacent to the curb on our side of the street and a 7' sidewalk on the opposite side of the street. Please see attached cross section. This street section exists for several hundred feet.

If you have any questions regarding this matter, please do not hesitate to call.

Sincerely,

A handwritten signature in cursive script that reads "Bradley Roe".

Bradley Roe, P.E., R.P.L.S.  
Roe Engineering, L.C.



**ROE**  
ENGINEERING, L.C.

CIVIL ENGINEERING  
PLANNING  
LAND DEVELOPMENT  
SURVEYING  
WATER  
WASTEWATER

5/13/2014

City of El Paso, City Development  
Nelson Ortiz, Planner  
222 S. Campbell  
El Paso, Texas 79901

**Re: MESA OFFICE PARK UNIT TWO (Panhandle wavier)**

Dear Mr. Ortiz,

We are respectfully asking for a Wavier as per Section 19.23.040.C, in order to use the proposed panhandle.

Panhandle length dedeed as shown on the preliminary and final plat, length on the west side is 103.45 feet and the length on the east side is 95.51 feet for an average is 99.48 feet which is less than 100.0 feet.

If you have any questions regarding this matter, please do not hesitate to call.

Sincerely,

Bradley Roe, P.E., R.P.L.S.  
Roe Engineering, L.C.

**ATTACHMENT 6**

Print Form



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

DATE: May 1, 2014 Me 59 FILE NO. SUSU14-00039  
 SUBDIVISION NAME: Masa Office Park Unit Two

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)  
 Being a portion of Tract 2P and all of Tract 2H3, E.L. DeShazo Survey No. 218, save and except a  
 portion Tract 2P, E.L. DeShazo Survey No. 218, (Existing Cell Tower, owned by others)  
 El Paso, County, Texas

2. Property Land Uses:

	<u>ACRES</u>	<u>SITES</u>		<u>ACRES</u>	<u>SITES</u>
Single-family	_____	_____	Office	_____	_____
Duplex	_____	_____	Street & Alley	_____	_____
Apartment	_____	_____	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____	_____	_____	_____
School	_____	_____	_____	_____	_____
Commercial	<u>0.6184</u>	<u>1</u>	Total No. Sites	<u>1</u>	_____
Industrial	_____	_____	Total (Gross) Acreage	<u>0.6184</u>	_____

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

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

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)  
 Existing surface to street to existing drainage structures

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 \_\_\_\_\_ No X  
 If answer is "Yes", please explain the nature of the modification or exception

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 Section 19.47- Vested Rights (See Attachment)



	Jesus Romero		
	20956 West Wycliff Drive, Buckeye, AZ. 85398		623-547-2700
12.	Owner of record	(Name & Address)	(Zip) (Phone)
	SAME AS ABOVE		
13.	Developer	(Name & Address)	(Zip) (Phone)
	Roe Engineering, L.P. Bradley Roe		
14.	Engineer	601 N. Cotton Street, Suite 6, El Paso, Texas	79902 915-533-1418
	(Name & Address)	(Zip)	(Phone)

CASHIER'S VALIDATION  
 FEE: \$

OWNER SIGNATURE: \_\_\_\_\_  
 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.