City of El Paso – City Plan Commission Staff Report
(REVISED)

Case No:	SUSU16-00023 Rocket Warehouse Park Unit 3 Replat A Subdivision
Application Type:	Resubdivision Preliminary
CPC Hearing Date:	June 2, 2016
Staff Planner:	Armida Martinez, (915) 212-1605, martinezar@elpasotexas.gov
Location:	West of Dyer and South of Sean Haggerty
Acreage:	14.56 acres
Rep District:	4
Existing Use:	Vacant
Existing Zoning:	C-4 (Commercial)
Proposed Zoning:	C-4 (Commercial)
Nearest Park:	Jorge Montalvo Park (.80 miles)
Nearest School:	Desertaire Elementary (.56 miles)
Park Fees Required:	$103,360.00
Impact Fee Area:	N/A
Property Owner:	Dyer Palms, LTD.
Applicant:	Dyer Palms, LTD.
Representative:	CEA Group

SURROUNDING ZONING AND LAND USE

North: C-4/ (Commercial) / vacant, R-F/ (Ranch-Farm) / vacant
South: C-4 (Commercial) / vacant
East: C-4 (Commercial) / warehouse
West: C-4/ (Commercial) / vacant

PLAN EL PASO DESIGNATION: G7, Industrial and/or Railyards

APPLICATION DESCRIPTION

The applicant proposes to resubdivide 14.56 acres. The proposed development is for one multi-family lot. Access to the subdivision is from Dyer Street and Ameen Drive. This subdivision is being reviewed under the current subdivision code. The applicant has submitted an exception request to allow for a temporary dead-end street (Ameen Drive) to exceed the maximum allowed length of 300 ft. for a cul-de-sac. The applicant does propose to construct a temporary turnaround at the end of Ameen Drive which is expected to extend into a future development.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends **approval** of the exception request and **approval** of Rocket Warehouse Park Unit 3 Replat A subdivision on a Resubdivision Preliminary basis subject to the following conditions and requirements:

Planning Division Recommendation:

The Planning Division recommends **approval** of the exception request as per Section 19.15.100.B and approval of Rocket Warehouse Park Unit 3 Replat A Subdivision.

19.15.100.B.- Dead-end Streets.

> *A temporary dead-end street shall not exceed the maximum allowed length of a normal cul-de-sac, and the temporary turnaround bulb must be constructed like a cul-de-sac.*

Planning & Inspections Department - Land Development

We have reviewed subject plats and recommend **Approval**.
The Developer/Engineer shall address the following comments.

1. Coordinate with TXDOT for access and drainage requirements.

2. No stormwater will be allowed to discharge into Dyer St. or Ameen Dr.; they were not design to take in any outside flow.

3. Show proposed drainage flow patterns on the preliminary plat and identify the flow patterns proposed on Legend Table. If the proposed private pond shown will contain the developed run-off, it should be able to handle a 100-year storm.

4. Comply with FEMA flood zone requirements. The CLOMR application shall be submitted and approved by FEMA and submitted to the City prior to any grading or approval of the subdivision improvement plans. Add a reference note with application number.

5. At the improvement plan stage, any proposed ponding area shall have enough capacity to hold the developed runoff for a designed 100-yr storm event.

Capital Improvement Department - Parks

We have reviewed **Rocket Warehouse Park #3 Replat "A",** a resubdivision preliminary plat map and on behalf of CID Parks Planning Division we offer Developer / Engineer the following comments:

Please note that this subdivision is zoned "C-4" meeting the requirements for Non-residential uses as well as for Multi-family dwellings use with a minimum lot area of 750 sq. ft. per dwelling however, Applicant has submitted copy of final signed covenants restricting the use to Residential use (Multi-family) with a maximum of 152 dwelling units therefore "Park fees" will be assessed as follows:

1. **If** applicant provides copy of final signed/recorded covenants restricting the number of dwelling units to 152 and **if** gross density waiver is granted by the City Manager or the Planning Department designee, then Applicant shall be required to pay "Park fees" in the amount of **$103,360.00** based on Residential subdivision requirements calculated as follows:

   152 Multi-family dwelling units @ $680.00 / dwelling = **$103,360.00**

Please allocate generated funds under Park Zone**: NE-5**
Nearest Park(s): **Jorge Montalvo**

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

EPWU does not object to this request.

> *The El Paso Water Utilities – Public Service Board (EPWU-PSB) easements shall be labeled **"Reserved PSB Easement"**. Anchor PSB Easements may be required to accommodate the proposed fire hydrants as well as the proposed water services.*

Water
Along Dyer Street fronting the subject Property there is an existing sixteen (16) inch diameter water transmission main. No direct service connections are allowed to this main as per the El Paso Water Utilities – Public Service Board (EPWU-PSB) Rules and Regulations.

Along Ameen Avenue west of Dyer Street there is an existing eight (8) inch diameter water main. This main dead-ends at approximately 128 feet west of Dyer Street. This main is available for water main extensions.

Previous water pressure readings conducted on fire hydrant number 829 located along Dyer Street north of Ameen Avenue have yielded a static pressure of 98 pounds per square inch (psi), residual pressure of 92 psi, discharge of 1,404 gallons per minute (gpm). 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 Owner shall be responsible for the operation and maintenance of the above-described water pressure regulating device.

Sanitary Sewer
Along Dyer Street fronting the subject Property there are no existing sanitary sewer mains.

Along Ameen Avenue west of Dyer Street there is an existing eight (8) inch diameter sanitary sewer main. This main dead-ends at approximately 430 feet west of Dyer Street. This main is available for sanitary sewer main extensions.

General
On-site as well as off-site water and sanitary sewer main extensions will be required.

Off-site easements are anticipated to accommodate the proposed sanitary sewer main.

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

All easements dedicated for public water and/or sanitary sewer facilities are to comply with EPWU-PSB Easement Policy.

Easement grantor shall indemnify, defend, and hold harmless the El Paso Water Utilities – Public Service Board from and against any and all claims, liability, actions, and damages for bodily injury and property damage to third parties or to the El Paso Water Utilities – Public Service Board which may be caused by or arise out of the maintenance and existence of said water and sanitary sewer mains in the easement area.

EPWU-PSB requires access to the proposed water, sanitary sewer facilities, appurtenances, and meters within easements 24 hours a day, seven (7) days a week.

No building, reservoir, structure or other improvement, other than asphaltic paving (HMAC), shall be constructed or maintained on the above referenced El Paso Water Utilities - Public Service Board Easements (EPWU-PSB easements) without the written consent of EPWU-PSB.

The PSB easement shall be improved to allow the operation of EPWU maintenance vehicles.

Proposed surface improvements such as paving, landscaping, other types of low maintenance surfacing shall be reviewed for approval by EPWU-PSB.

EPWU requires a new service application to initialize design of the water and sanitary sewer main extensions to serve the subject property. New service applications are available at 1154 Hawkins, 3rd Floor. The following items are required at the time of application: (1) hard copy of subdivision plat; (2) finalized set of street improvement plans, including storm sewer; (3) digital copy of subdivision plat; (4) benchmark check; and (5) construction schedule. Service will be provided in accordance with the current 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.

El Paso County 911 District
No comments received.

Streets and Maintenance Department
TIA hardcopy needs to be Signed and Sealed.
Trip generation is to be calculated using peak hour of adjacent street traffic.
Provide missing capacity analysis at all site access points.

El Paso Fire Department
No comments received.

Central Appraisal District
Lot number needs to be changed. “Lot 1” already exists, Block 1, Lot 2A may be used.

El Paso Electric Company
No comments received.

Texas Gas Company

No comment received.

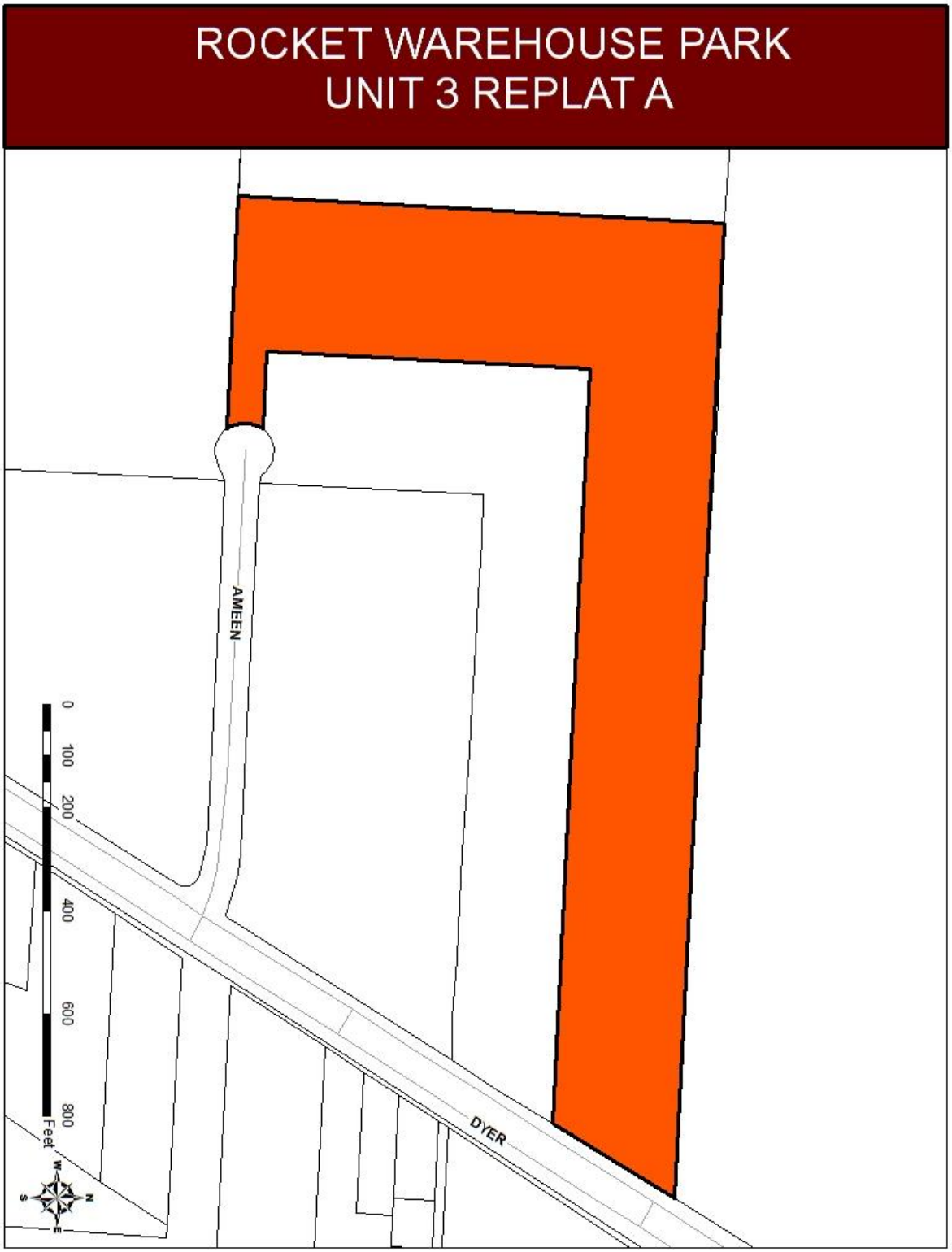
Additional Requirements and General Comments:

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

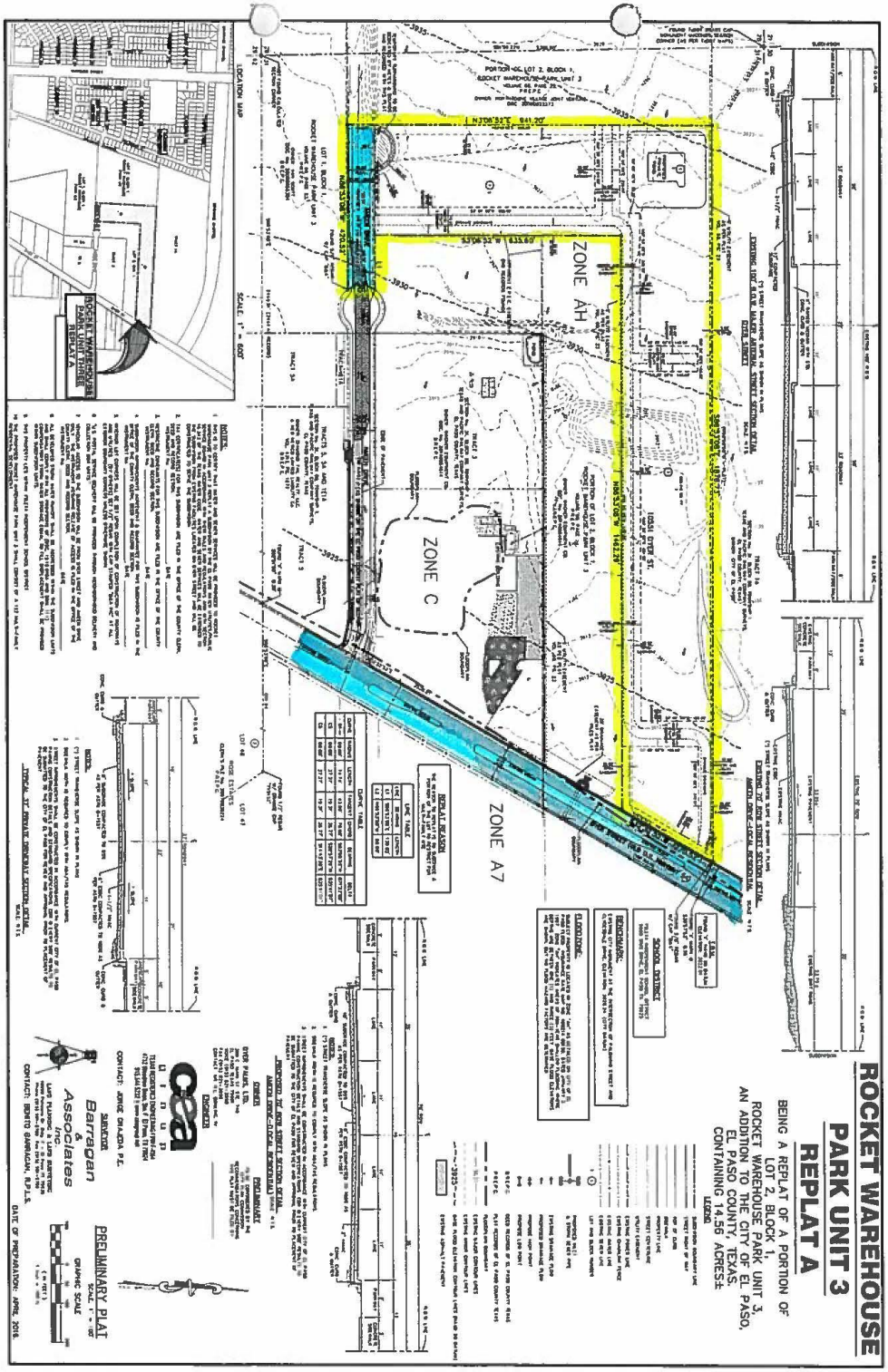
1. Location map
2. Aerial map
3. Preliminary plat
4. Exception Request
5. Application

ATTACHMENT 1



ATTACHMENT 2

ATTACHMENT 3



ATTACHMENT 4

Castner Center @ Transmountain
4712 Woodrow Bean, Ste. F
El Paso, TX 79924
Office: 915.544.5232
Fax: 915.544.5233
web: www.ceagroup.net

May 24, 2016

City of El Paso-Planning & Inspections Development
801 Texas Ave.
El Paso, Texas 79901

Attention: Mr. Nelson Ortiz,
Lead Planner

Reference: Rocket Warehouse Park Unit 3 Replat A – Modification Letter

Dear Mr. Austin:

On behalf of the Developer for the above referenced development, we are requesting a modification to the subdivision regulations. This modification will include the following adjustments:

Modification No. 1:(Section 19.15.100.B)
An exception to allow for a temporary dead-end street to exceed the maximum allowed length for a cul-de-sac. Ameen Drive is proposed to be extended from the existing street to allow for a secondary point of access to the property. It will also allow for a future street extension to the land located west of the proposed project. Ameen Dr. will include a temporary turnaround bulb at the end of the street and constructed as per Code requirements. In addition to, the Developer intends to improve the substandard conditions of the existing street with new pavement structure, curbs, and sidewalks.

If you have any questions regarding this issue, please do not hesitate to call me at office number 915.544.5232. We thank you for your cooperation on this issue and look forward to your favorable consideration to our request.

Sincerely,
CEA Group

Jorge Grajeda, P.E.
Project Manager

engineers • architects • planners

ATTACHMENT 5

PAID
MAY 02 2016
CITY DEVELOPMENT DEPARTMENT

CITY PLAN COMMISSION APPLICATION FOR
RESUBDIVISION PRELIMINARY SUBDIVISION APPROVAL

DATE: 4/28/2016 FILE NO. SUSU16-00023

SUBDIVISION NAME: Rocket Warehouse Park Unit 3 Replat A

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
Being a replat of a portion of Lot 2, Block 1, Rocket Warehouse Park Unit 3
An addition to the City of El Paso, El Paso County, Texas

2. Property Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family			Office		
Duplex			Street & Alley	0.66	1
Apartment	12.69	1	Ponding & Drainage	1.21	1
Mobile Home			Institutional		
P.U.D.			Other (specify below)		
Park					
School					
Commercial			Total No. Sites	4	
Industrial			Total (Gross) Acreage	14.56	

3. What is existing zoning of the above described property? C-4 Proposed zoning? C-4

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

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 flow/storm drain system to a proposed private on-site ponding area

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 Title I (General Provisions) Chapter 1.04 - Vested Rights

City Development Department
1. 1 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890| (915) 212-0085

12. Owner of record Dyer Palms. LTD. 300 E. Main St. Ste. 740 El Paso Tx 79901 (915)821-3550
(Name & Address) (Zip) (Phone)

13. Developer Dyer Palms, LTD, LLC. 300 E. Main St. Ste. 740 El Paso Tx 79901 (915)821-3550
(Name & Address) (Zip) (Phone)

14. Engineer CEA Group 4712 Woodrow Bean, Ste. F El Paso Tx. 79924 (915) 544-5232
(Name & Address) (Zip) (Phone)

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

OWNER SIGNATURE: Manager/president

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