



City of El Paso – City Plan Commission Staff Report

Case No: SUSU15-00038 Wolf Point Unit One
Application Type: Major Combination
CPC Hearing Date: June 18, 2015

Staff Planner: Alfredo Austin, (915) 212-1604, austinaj@elpasotexas.gov
Location: North of Mesa and West of Resler
Acreage: 2.246 acres
Rep District: 8

Existing Use: Vacant
Existing Zoning: P-R2/sc (Planned residential/special contract)
Proposed Zoning: C-2 (Commercial)

Nearest Park: Irwin J. Lambka Park (.45 miles)
Nearest School: Coronado High School (.20 miles)
Park Fees Required: \$2,250.00
Impact Fee Area: This property is not located in an Impact Fee Service Area.

Property Owner(s): Armour Self Storage I
Applicant: Armour Self Storage I
Representative: Brock & Bustillos

SURROUNDING ZONING AND LAND USE

North: P-R2/sc (Planned residential/special contract) /Vacant

South: C-1/sc (Commercial/special contract) /Vacant

East: C-3/sc (Commercial/special contract) /Vacant

West: P-R2/sc (Planned residential/special contract) /Vacant

PLAN EL PASO DESIGNATION: O2, Natural

APPLICATION DESCRIPTION

The applicant proposes to subdivide approximately 2.246 acres of vacant land for two commercial lots. Primary access to the subdivision is proposed from Resler Drive. This development is being reviewed under former subdivision ordinance. The applicant has submitted a rezoning application requesting a change from the current P-R2/sc zone to a C-2 zone.

As per Section 19.10.050.A the applicant has submitted a waiver request for roadway improvements along Resler Drive. Resler is a Major Arterial with Bike/Hike requiring 110 foot ROW, including 80 foot roadway, 10 foot bike/hike areas and 5 foot landscape areas. Resler Drive currently consists of 120 foot ROW with 5 foot sidewalks and 5 foot landscape areas. The applicant is dedicating additional ROW in order to accommodate existing sidewalk. 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.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommendation of the waiver request and of Wolf Point Unit One Subdivision on a Major Combination basis is pending review of revised cross sections.

Planning Division Recommendation:

Planning recommendation of the waiver request and of Wolf Point Unit One Subdivision on a Major Combination basis is pending review of revised cross sections.

1. Provide proposed cross section showing property line after dedication of ROW.

Planning & Inspections Department - Land Development

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

The Developer/Engineer shall address the following comments.

1. Any proposed work within Arroyo #4 designated flow path requires a CLOMR submittal to FEMA for approval prior to any grading permit issuance.
2. The Stormwater Master Plan recommends enlarging the existing culvert on Resler St. by others.
3. The existing inlet pipe that comes in from Coronado Canyon will need to be extended past the proposed graded lot #2 to avoid erosion.

Parks and Recreation Department

We have reviewed **Wolf Point Unit One**, a major combination plat map and offer Developer / Engineer the following comments:

Please note that this subdivision is zoned "P-R2/sc" thus meeting the requirements for Single-family, Two-family and Multi-family dwelling use restricted to a maximum of 14 units per acre however, Applicant has submitted copy of signed protective covenants restricting the use to "General Commercial" purposes only (Non-residential) and prohibiting the construction of residential dwelling units therefore "Park fees" will be assessed based on the following:

1. **If gross density waiver is granted** by the Planning Department or designee, then Applicant shall be required to pay "Park fees" in the amount of **\$2,250.00** based on Non-residential subdivisions requirements calculated as follows:

Non-residential acreage 2.25 (rounded to two decimals) @ \$1,000.00 per acre =
\$2,250.00

Please allocate generated funds under Park Zone: **NW-6**

Nearest Parks: **Irwin J. Lambka** & **Palo Verde**

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.

Water:

2. There is an existing 24-inch D.I. water transmission main that extends along the 15-foot PSB easement parallel to the south boundary of the subject property. No connections are allowed to

transmission main, as per the El Paso Water Utilities- Public Service Board Rules and regulations.

3. There is an existing 12-inch C.I. water distribution main that extends along Resler Dr. and it is located approximately 61-ft east of the right of way. This water main is available for service.

4. There is an existing 8-inch A.C water distribution main that extends along Majorca CT. and dead-ends at the intersection of Majorca Ct. and Windsong Dr. This water main is available for service.

Sanitary Sewer:

5. There is an existing 12-inch PVC sanitary sewer main along Resler Dr. from Arroyo Seco St. to Alto Rey Dr. This sanitary sewer main is located approximately 101-feet east of the right-of way of the subject property. This existing sanitary sewer mains are available for service. The extension of an 8-inch diameter sanitary sewer main along Resler Dr. is required to serve the subject property.

General:

6. 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.

7. All easements dedicated for public water and 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.

8. EPWU requires a new service application to provide service to the subject property. New service applications are available at 1154 Hawkins, 3rd Floor. The following items if applicable are required at the time of application: (1) hard copy of subdivision plat; (2) finalized set of improvement plans, including grading and drainage; (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.

EPDOT

The proposed self-storage facility will generate approximately 66 total daily and 7 peak hour trips. A TIA will be waived since the number of trips that would be generated by mini-warehouse (land use #151) is less than the minimum thresholds for a TIA.

Sun Metro

No comments received.

El Paso Fire Department

No comments received.

El Paso Independent School District

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 letter
6. Application

ATTACHMENT 1

WOLF POINT UNIT ONE

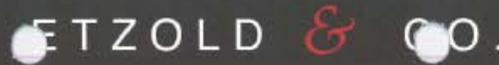


ATTACHMENT 2

WOLF POINT UNIT ONE



ATTACHMENT 5



C O M M E R C I A L R E A L E S T A T E / C O N S U L T A N T S

May 20, 2015

City Plan Commission
City of El Paso
300 North Campbell Street
El Paso, Texas 79901

Re: Waiver Request-Right of Way Improvements
Wolf Point Unit 1 and Wolf Point Unit 2

Dear Plan Commission Members,

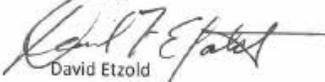
We come before you today to request approval of the two (2) subdivision plats related to an innovative development at 135 Resler Drive, in Northwest El Paso, and to seek waivers from you on certain right of way improvements on Resler Drive, Majorca Court and Windsong Drive in accordance with Section 19.10.50 of the City of El Paso Municipal Code.

Wolf Point Unit 1 is a two-lot subdivision containing approximately 2.2 acres and fronting on Resler Drive, next to the Albertson's grocery store at Cloudview Drive. The intent is to construct a state of the art climate controlled self storage facility on the property. We seek your waiver of (1) any improvements to Resler Drive that would be required as a result of deficient cross-section designs in the present roadway configuration, and of (2) construction of a "hike/bike path" along said Resler Drive. Our reasons for the waiver request relate to the pre-existing construction of Resler Drive, and the sufficiency of the present access to the site, which justified the recent TIA Waiver from the Traffic Engineering Department (copy attached). Traffic flow projected to access the proposed self-storage project does not justify the rebuilding of Resler Drive, and adequate public infrastructure is in place to protect and serve the public. On the "hike/bike path", another approved and funded project to build a comprehensive network of "hike/bike paths" in the Resler Drive right of way is presently underway, and will provide the improvements you seek for that purpose at this site.

Wolf Point Unit 2 is a one-lot subdivision intended to become Public Open Space and Drainage Right of Way as soon as the sale takes place to the City of El Paso that is now secured under a under a legally binding contract and in escrow at a local title company. The future use of the property as Open Space and/or Drainage does not justify at this time any type of curbs, sidewalks or other street improvements to the adjoining Windsong, Majorca and Resler Drive rights of way. The open space in this subdivision will be left fallow, we understand, by the City of El Paso after its purchase. Similarly to the Unit 1 argument above, any need for a "hike/bike path" in Resler Drive will be taken care of by the present *Resler Bikeway Project* being undertaken by third parties and the City.

We will be available to discuss this request and appreciate the consideration of our waiver request.

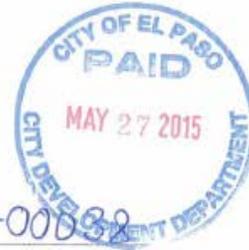
Sincerely,



David Etzold
Consultant

THE CORTEZ BUILDING • 310 NORTH MESA, SUITE 824 • EL PASO, TEXAS 79901 • 915.845.6006

ATTACHMENT 6



CITY PLAN COMMISSION APPLICATION FOR
MAJOR COMBINATION SUBDIVISION APPROVAL

DATE May 15, 2015

FILE NO SUSU 15-00038

SUBDIVISION NAME: Wolf Point Unit 1

1 Legal description for the area included on this plat (Tract, Block, Grant, etc.)
A Portion of Tract 10J, containing 2.246 acres, A F Miller
Survey No. 211, City of El Paso, El Paso County, Texas

2 Property Land Uses

	ACRES	SITES		ACRES	SITES
Single-family	_____	_____	Office	_____	_____
Duplex	_____	_____	Street & Alley	_____	_____
Apartment	_____	_____	Pending & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)		
Park	_____	_____	<u>Self Storage</u>	<u>0.4157</u>	<u>1</u>
School	_____	_____	<u>Self Storage</u>	<u>1.8303</u>	<u>1</u>
Commercial	_____	_____	Total No. Sites		<u>2</u>
Industrial	_____	_____	Total (Gross) Acreage	<u>2.246</u>	

3 What is existing zoning of the above described property? PR2sc Proposed zoning? C-2

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 X Overhead _____ Combination of Both _____

6 What type of drainage is proposed? (If applicable, list more than one)
Surface flow to adjacent natural drainage channel

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

(1) Waiver of improvement of Resler Drive
(2) Waiver of construction of Hike/Bike Lane on Resler
Remarks and/or explanation of special circumstances
(1) Existing roadway sufficient; (2) Bike Lane being designed and
built through on-going City program

9 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 1 (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 Armour Self Storage I, LP 15881 N 80th Suite 100
 (Name & Address) Scottsdale, AZ ^(Zip) 85260 ^(Phone) (480)483-1999
13. ~~Developer~~ **Consultant** ETZOLD & CO (David Etzold) 310 N Mesa #824 ^(Zip) (79901) ^(Phone) (915) 845-6006
 (Name & Address)
14. Engineer Brock & Bustillos 417 Executive ^(Zip) (79902) ^(Phone) (915) 542-4900
 (Name & Address)

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

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.

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