



City of El Paso – City Plan Commission Staff Report

Case No: SUSU13-00035 Magnolia Pumpstation
Application Type: Resubdivision Combination
CPC Hearing Date: June 27, 2013
Staff Planner: Raul Garcia, 915-541-4935, garcia1@elpasotexas.gov
Location: West of Piedras and South of I10
Acreage: 1.43 acres
Rep District: 8
Existing Use: Manufacturing
Existing Zoning: M-1 (Manufacturing) and C-4 (Commercial)
Proposed Zoning: M-1 (Manufacturing) and C-4 (Commercial)
Nearest School: Beall Elementary School (0.24 mile)
Nearest Park: Estrella Rivera Park (0.59 mile)
Park Fees: Exempt
Impact Fee Area: Not in Impact Fee Area
Property Owner: PSB/City of El Paso
Applicant: PSB/City of El Paso
Representative: SLI Engineering, Inc.

SURROUNDING ZONING AND LAND USE

North: M-1 (Manufacturing)/ Railroad
South: C-4 (Commercial)/ Commercial uses
East: C-4 (Commercial)/ Commercial uses
West: C-4 (Commercial)/ Commercial uses

THE PLAN FOR EL PASO DESIGNATION: G2 Traditional Neighborhood (Walkable)

APPLICATION DESCRIPTION

The applicant is proposing to combine several properties into one lot for use as a stormwater facility. The applicant is also dedicating additional ROW for an alley turnaround along with an alternative design for the turnaround.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends **approval** of the alternative design and **approval** of Magnolia Pumpstation on a **Resubdivision Combination** basis subject to the following conditions and requirements:

Planning Division Recommendation:

Approval with alternative design, the alternative design meets Section 19.26.040 as the design meets the intent of the ordinance and provides the same level of adequacy of the original requirement.

City Development-Land Development:

No objections.

El Paso Fire Department:

Plans as shown do not adversely affect the fire department. Alley in question is not a primary fire access road and does not exceed the distance of 250 feet under the fire code to require a turnaround. Recommend approval.

Department of Transportation:

The alley and the half hammerhead are large enough for passenger and small delivery trucks to maneuver in and out. Ok to proceed.

El Paso Water Utilities:

We have reviewed the above described subdivision request and provide the following comments:

1. The El Paso Water Utilities does not object to this request.
2. Existing water and sewer mains along the alley will be relocated and/or abandoned as required by the stormwater project.

Parks and Recreation Department:

We have reviewed Magnolia Pumpstation, a minor plat map and offer no objections to this plat application.

Please note that a pond is being proposed for this Subdivision which is considered to be a "Public facility" therefore, meeting the requirements to be excluded from the calculation for parkland dedication ordinance Title 19 – Subdivision & Development Plats, Chapter 19.20 Parks and Open Space as noted below:

19.20.060 - Exclusions from Dedication Requirements.

Exclusions. The following shall be excluded from the calculation for parkland dedication. In all instances, the burden of proof shall be on the subdivider to demonstrate that the plat meets the requirements of this chapter:

H. Land shown within a subdivision, whether residential or nonresidential, which is designated for use as a "Public facility".

911

No comments received.

Sun Metro:

No comments received.

El Paso Electric Company:

No comments received.

Texas Gas Company:

No comments received.

El Paso Independent School District:

No comments received.

Additional Requirements and General Comments:

1. Submit to the Planning & 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
 - e. Deed for property to be dedicated as parkland.
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. Alternative Design Request
6. Application

ATTACHMENT 1



MAGNOLIA PUMPSTATION

ATTACHMENT 2



ATTACHMENT 5



TO: Raul Garcia, City Planning

FROM: Rudy Valdez, Land Management 
El Paso Water Utilities Public Service Board

SUBJECT: Request for Exception to El Paso City Code (Magnolia Pump Station Subdivision)

DATE: June 12, 2013

The El Paso Water Utilities is requesting an exception to the El Paso City Code to permit an alternative design for the proposed turn-around at the end of the planned vacated alley as shown in the Magnolia Pump Station Subdivision. The alternative design has been approved by both the Fire Department and Traffic Division and will provide the necessary area for vehicles to be able to turn around at the end of the vacated alley.

ATTACHMENT 6



CITY PLAN COMMISSION APPLICATION FOR RESUBDIVISION COMBINATION SUBDIVISION APPROVAL

DATE: June 11, 2013 FILE NO. _____

SUBDIVISION NAME: Magnolia Pump Station

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
Being all of Lots 1-9 and a portion of Lots 10 and 11, Lots 17-32 (inclusive) and portion of the Alley; all within Block 49, Bassett Addition, City of El Paso, 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 | _____ | _____ | Public Stormwater Pond | 1.4285 | 1 |
| School | _____ | _____ | | _____ | _____ |
| Commercial | _____ | _____ | Total No. Sites | _____ | _____ |
| Industrial | _____ | _____ | Total (Gross) Acreage | _____ | _____ |

 3. What is existing zoning of the above described property? C-4, M-1 Proposed zoning? C-4, 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 N/A No _____
 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)
The proposed stormwater pond is designed to handle upstream water runoff.
 7. Are special public improvements proposed in connection with development? Yes X No _____
 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
Will need exception in order to provide an alternative design standard for turnaround at the end of the proposed vacated alley.
 9. Remarks and/or explanation of special circumstances: _____
 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 Title I (General Provisions) Chapter 1.04 - Vested Rights (See Attached).

| | | | |
|-----|-----------------|--|----------------------|
| 12. | Owner of record | City of El Paso/El Paso Water Utilities/Stormwater Utility | 594-5590 |
| | | <small>(Name & Address)</small> | <small>(Zip)</small> |
| 13. | Developer | | |
| | | <small>(Name & Address)</small> | <small>(Zip)</small> |
| 14. | Engineer | SLI Engineering | 877-1928 |
| | | <small>(Name & Address)</small> | <small>(Zip)</small> |

CASHIER'S VALIDATION
 FEE: \$1,083.00

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.