



City of El Paso – City Plan Commission Staff Report

Case No: SUSU13-00028 Precast Brothers Industrial Development
Application Type: Major Combination
CPC Hearing Date: July 11, 2013
Staff Planner: Nathaniel Baker, (915) 541-4192, bakernt@elpasotexas.gov
Location: South of Zaragoza Road and east of Roseway Drive
Acreage: 2.6 acres
Rep District: 6
Existing Use: Industrial
Existing Zoning: M-1 Manufacturing
Proposed Zoning: M-1 Manufacturing
Nearest Park: Pueblo Viejo Park (0.1 mile)
Nearest School: Lancaster Elementary (0.9 mile)
Park Fees Required: \$2,580
Impact Fee Area: N/A
Property Owner: D&L Land Partnership
Applicant: Conde Inc.
Representative: Conde Inc.

SURROUNDING ZONING AND LAND USE

North: M-1 (Manufacturing) / Industrial Development
South: M-1 (Manufacturing) / Industrial Development and post-war neighborhood
East: M-1 (Manufacturing) / Vacant Property
West: M-1 (Manufacturing) / Industrial Development and post-war neighborhood

PLAN EL PASO DESIGNATION: G7 Industrial and/or Railyards

APPLICATION DESCRIPTION

The applicant proposes to plat the property in order to be able to make improvements and add additional square footage to existing buildings. Access is proposed via Roseway Drive. The applicant is requesting a waiver to some additional dedication along Roseway Drive, but proposes to construct a sidewalk along their proportionate share of city-owned right-of-way.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends **approval** of the waiver request as it complies with Section 19.10.050 of the municipal code. The DCC recommends **approval** of Precast Brothers Industrial Development on a major combination basis based on compliance with Title 19 regulations.

Planning Division Recommendation

Planning recommends **approval** of the waiver request per 19.10.050.1.a and **approval** of the subdivision due to compliance with Title 19 regulations. In this case, more than fifty percent (50%) of the lots within a quarter mile of the subject property are developed; and the abutting rights-of-way are both in character with the surrounding neighborhood and operate at intended capacity.

City Development Department - Land Development

1. No objections.
2. All storm sewer structures to be privately maintained. Also, provide an inspection and maintenance agreement for private facilities as per Section 19.19.040 of the current subdivision ordinance.

EPWU

1. EPWU-PSB does not object to this request.

EPWU-PSB Comments

Water

2. There is an existing 8-inch diameter water main that extends along Roseway Dr. This water main is available for service.
3. There is an existing 36-inch diameter water main along Roseway Dr. There are no direct connections allowed to this line as per the El Paso Water Utilities – Public Service Board Rules and Regulations
4. Previous water pressure reading from fire hydrant #2122 located at the south west corner of Roseway Dr. and Candelaria, have yielded a static pressure of 98 (psi) pounds per square inch, a residual pressure of 60 (psi) pounds per square inch and a discharge of 1163 (gpm) gallons per minute.
5. 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.
6. EPWU records indicate several active water meters serving the subject property.

Sanitary Sewer

7. There is an existing 8-inch diameter sanitary sewer main along Roseway Dr. from Candelaria to Zaragoza Rd. This main is available for service. .

General

8. EPWU-PSB requires a new service application to serve the subdivision. New service applications should be made 6-8 weeks in advance of construction to ensure water for construction work. The following items, if applicable, are required at the time of application: (1) hard copy of site plan with street names and addresses; (2) finalized set of improvement plans, including grading & drainage plans; (3) digital copy of site plan; (4) benchmark check; (5) construction schedule; and (6) a certificate of compliance. Service will be provided in accordance with the current El Paso Water Utilities – Public Service Board (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.

Parks and Recreation Department

Please note that this subdivision is zoned “M-1/sc & M-3” and is subject to the calculation for

"Parkland" dedication ordinance Title 19 – Subdivision & Development Plats, Chapter 19.20 - Parks & Open Space, based on requirements for non-residential subdivisions in the form of "Park fees".

Based on the following calculations, applicant shall be required to pay "Park fees" in the amount of **\$2,580.00** calculated as follows:

Non-residential acreage 2.58 (rounded to two decimals) @ \$1,000.00 per acre = **\$2,580.00**

Please allocate generated funds under Park Zone **MV-6**

Nearest Parks: **Pueblo Viejo & Pavo Real**

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

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. Application

ATTACHMENT 2

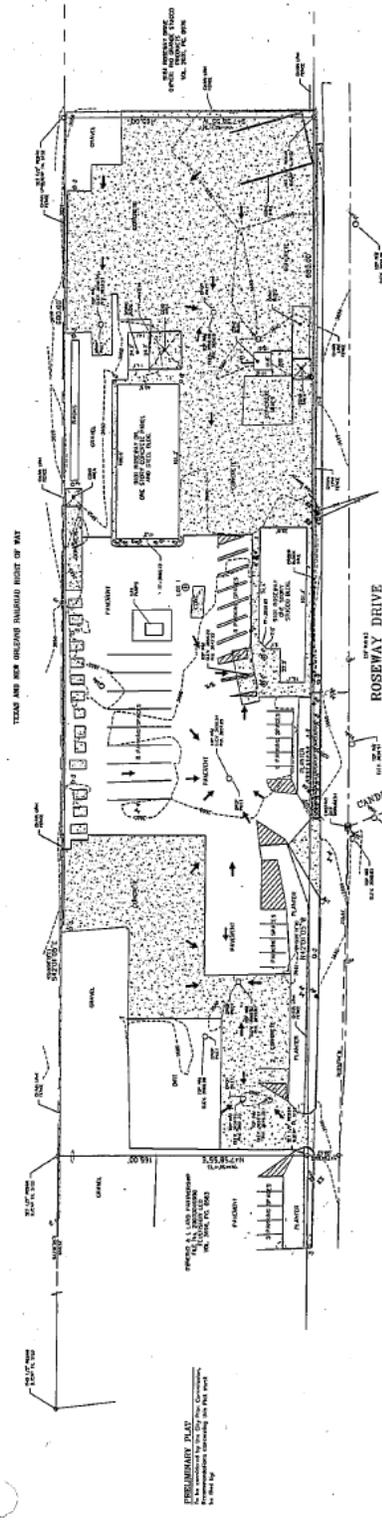


ATTACHMENT 3

PRECAST BROTHERS INDUSTRIAL DEVELOPMENT

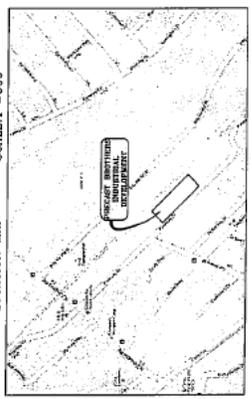
BEING A PORTION OF
YSLETA RAILROAD STATION GROUNDS,
CITY OF EL PASO, EL PASO COUNTY, TEXAS
CONTAINING: 2.576± ACRES
PRELIMINARY PLAT

NOTICE: THIS PRELIMINARY PLAT IS FOR INFORMATION ONLY AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION HEREON. THE CITY OF EL PASO, TEXAS, HAS REVIEWED THIS PLAT AND HAS DETERMINED THAT IT COMPLIES WITH THE REQUIREMENTS OF THE SUBDIVISION ACT AND THE PLAT ACT. THE CITY OF EL PASO, TEXAS, HAS REVIEWED THIS PLAT AND HAS DETERMINED THAT IT COMPLIES WITH THE REQUIREMENTS OF THE SUBDIVISION ACT AND THE PLAT ACT. THE CITY OF EL PASO, TEXAS, HAS REVIEWED THIS PLAT AND HAS DETERMINED THAT IT COMPLIES WITH THE REQUIREMENTS OF THE SUBDIVISION ACT AND THE PLAT ACT.



SYMBOL LEGEND

1	EXISTING CONCRETE PAVEMENT
2	EXISTING ASPHALT PAVEMENT
3	EXISTING GRAVEL PAVEMENT
4	EXISTING DIRT PAVEMENT
5	EXISTING GRAVEL DRIVE
6	EXISTING ASPHALT DRIVE
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100	EXISTING DIRT DRIVE



PRECAST BROTHERS
INDUSTRIAL DEVELOPMENT, LP
2000 WEST 10TH STREET
EL PASO, TEXAS 79902
PHONE 714/231-2000

CONCRETE INC.
2000 WEST 10TH STREET
EL PASO, TEXAS 79902
PHONE 714/231-2000

SCHOOL DISTRICT
YSLETA ELEMENTARY SCHOOL DISTRICT
2000 WEST 10TH



ATTACHMENT 5



CITY PLAN COMMISSION APPLICATION FOR MAJOR SUBDIVISION COMBINATION APPROVAL

DATE: June 11, 2013

File No. _____

SUBDIVISION NAME: Precast Brothers Industrial Development

1. Legal Description for the area included on this plat (Tract, Block, Grant, etc.)
Being a Portion of Ysleta Railroad Station Grounds, City of El Paso, El Paso County, Texas

2. Proposed 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	<u>2.576</u>	<u>1</u>	Total No. Sites	<u>1</u>	_____
Industrial	_____	_____	Total Acres (Gross) & Sites	<u>2.576</u>	_____

3. What is existing zoning of the above described property? M-1 Proposed zoning? n/a

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)
Lot to Drainage Structures

7. Are special public improvements proposed in connection with the development? Yes _____ No X

8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes _____ No X
If answer to 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

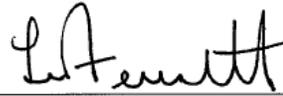
11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes _____ No X
If yes, please submit a vested rights petition in accordance with Section 19.47-Vested Rights (See Attached).

12.	Owner of record	<u>D & L Land Partnership, LP</u>	<u>9101 Roseway, El Paso, TX</u>	<u>79907</u>	<u>915-592-0283</u>
		(Name & Address)		(Zip)	(Phone)
13.	Developer	_____	_____	_____	_____
		(Name & Address)		(Zip)	(Phone)
14.	Engineer	<u>CONDE INC.</u>	<u>6080 Surety Drive, Ste. 100</u>	<u>79905</u>	<u>915-592-0283</u>
		(Name & Address)		(Zip)	(Phone)

CASHIER'S VALIDATION
FEE: \$651.00

D & L Land Partnership, LP

OWNER SIGNATURE: _____



Leo Feuersten, IT Secretary Treasurer

REPRESENTATIVE: _____



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