



City of El Paso – City Plan Commission Staff Report

Case No: SUSU16-00047 Mission Apartments
Application Type: Major Combination
CPC Hearing Date: July 28, 2016
Staff Planner: Joaquin Rodriguez, (915) 212-1608
rodriguezjx3@elpasotexas.gov
Location: South of Delta and West of Alameda
Acreage: 1.1856 acres
Rep District: 3
Existing Use: Multifamily dwellings
Existing Zoning: C-4 (Commercial)
Proposed Zoning: C-4 (Commercial)
Nearest Park: Ascarate Park (500 feet)
Nearest School: Ramona Elementary (.7 miles)
Park Fees Required: \$28,560
Impact Fee Area: N/A
Property Owner: Prentice Lofton
Applicant: Prentice Lofton
Representative: Sitework Engineering, Inc.

SURROUNDING ZONING AND LAND USE

North: C-4 (Commercial) / general commercial
South: R-5 (Residential) / self-storage
East: C-4 (Commercial) and M-1 (Manufacturing) / scrap yard and auto salvage
West: R-4 (Residential) / Ascarate Park

PLAN EL PASO DESIGNATION: G3, Post War

APPLICATION DESCRIPTION

The applicant proposes to subdivide 1.1856 acres of land in the city's Central Plan Area for one commercial panhandle lot. The proposed subdivision is an existing apartment complex which will remain. The subdivision has access to Alameda Avenue, a TXDOT right-of-way, via a panhandle measuring 25 feet wide and 92 feet long.

The city's major thoroughfare plan identifies Alameda as a major arterial requiring a total 100 foot right-of-way width. The applicant will dedicate 10 feet of additional right-of-way to meet the requirements of the MTP. The applicant has requested a waiver to the required sidewalk and parkway improvements along Alameda Avenue.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends approval of Mission Apartments subdivision on a Major Combination basis subject to the following comments.

Planning Division Recommendation

Planning recommends approval of the waiver and approval of Mission Apartments on a major final basis subject to the following staff comments.

In accordance with 19.10.050 The City Plan Commission may waive such requirements to provide rights-of-way or street improvements to adjacent substandard roads based on any of the following factors:

- a. Fifty per cent 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; or,
- b. The plat is located within the City of El Paso's Extraterritorial Jurisdiction area, is not within the city's annexation path and written documentation from the County of El Paso has been received stating that the substandard road meets all County requirements and the County is willing to accept the dedication of the substandard road;
- c. For all plats located in the City of El Paso's extraterritorial jurisdiction area, written concurrence from the County of El Paso is required prior to the waiver of any dedication and/or improvements.

Plan El Paso Goals & Policies

The proposed application complies with the following Plan El Paso Goals and Policies:

- Goal 6.1: Maintain a sustainable and efficient housing supply for all residents of El Paso.
 - Policy 6.1.1: Strive to distribute a variety of housing types throughout the City to expand choices available to meet the financial, lifestyle, and cultural needs of El Paso's diverse population. Strongly encourage housing types that take into account non-traditional households and multi-generational families.

The development includes a total of 42 residential units within walking distance of Ascarate Park.

Planning and Inspections Department - Land Development

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

The Developer/Engineer shall address the following comments.

1. No objections.
2. If further development is needed in the future, the owner will need to retain the stormwater runoff. On the Drainage Plan, provide the proposed capacity of the pond: any proposed ponding area shall have enough capacity to hold the developed runoff for a designed 100-yr storm event.

3. The Stormwater Master Plan recommends improvements to the Playa (Lincoln Park) Drain – by others.

Capital Improvement Program – Parks

We have reviewed **Mission Apartments**, a major combination 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 (General commercial) as well as for Residential dwellings use (Multi-family) with a minimum lot area of 750 sq. ft. per dwelling unit however, applicant has submitted copy of preliminary covenants restricting the use to Multi-family with a maximum of **42 dwelling units** therefore, "Park fees" will be assessed as follows:

1. **If** applicant provides copy of final signed /recorded covenants restricting the number of Multi-family dwelling to a maximum of **42 units** and **if** gross density waiver is granted by the City Manager of the Planning Department designee, then applicant shall be required to pay "Park fees" in the amount of **\$28,560.00** calculated as follows:

42 Multi-family dwellings @ a rate of **\$680.00** per dwelling unit **\$28,560.00**

Please allocate any generated funds under Park Zone: **C-4**

Nearest Parks: **Ascarate Park** & **Ramona Elementary**

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

Capital Improvement Program – Transportation

No comments received.

El Paso Water Utilities

El Paso Water (EPW) does not object to this request.

Water

1. There is an existing 12-inch diameter water main that extends along Alameda Avenue. This main is available for service. EPW records indicate (2) service meters, one 1-1/2" domestic (Active) and one 6" FL on property for 6968 Alameda Avenue.
2. Previous water pressure from fire hydrant #089 located approximately Alameda Avenue and 780' East of Delta drive, has yield a static pressure of 74 (psi), a residual pressure of 72 (psi), and a discharge of 1061 gallons per minute.

Sanitary Sewer

3. There is an existing 10-inch diameter sanitary sewer main that extends along the east side of Alameda Avenue. This main is available for service.

General

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

5. An Application for additional water and sanitary sewer services should be made 6 to 8 weeks prior to construction to ensure water for construction work. New service applications are available at 1154 Hawkins, 3rd Floor. 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 EPW 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.

Streets and Maintenance Department

No comments received.

El Paso Electric Company

No comments Received.

Sun Metro

Sun Metro does not oppose this request.

El Paso County 911 District

No comments received.

El Paso Fire Department

No comments received.

Central Appraisal District

No objections.

Texas Gas Company

No comments received.

Additional Requirements and General Comments:

1. Submit to the Planning and 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

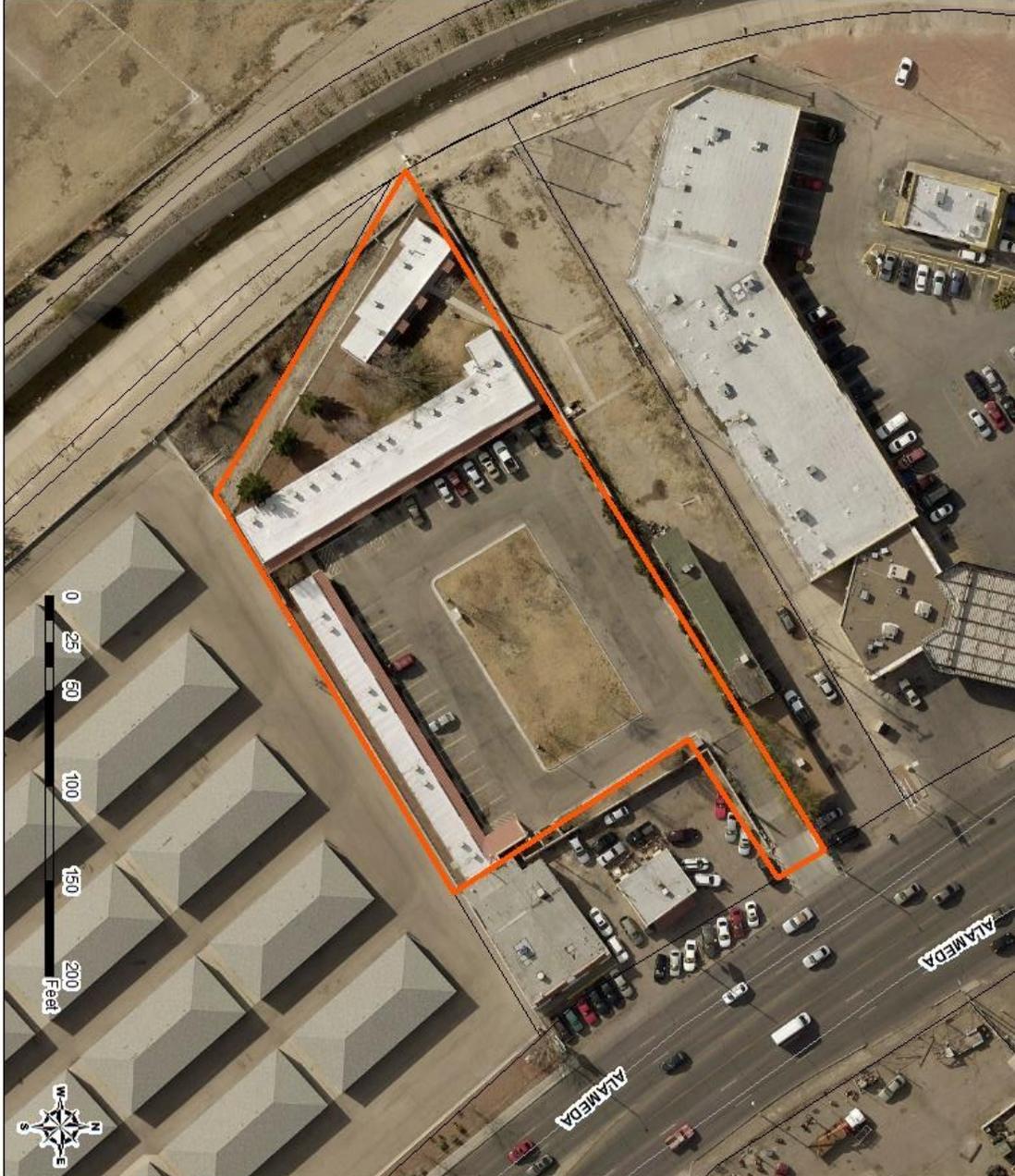
1. Location map
2. Aerial map
3. Preliminary Plat
4. Final Plat
5. Application
6. Waiver Request

ATTACHMENT 1

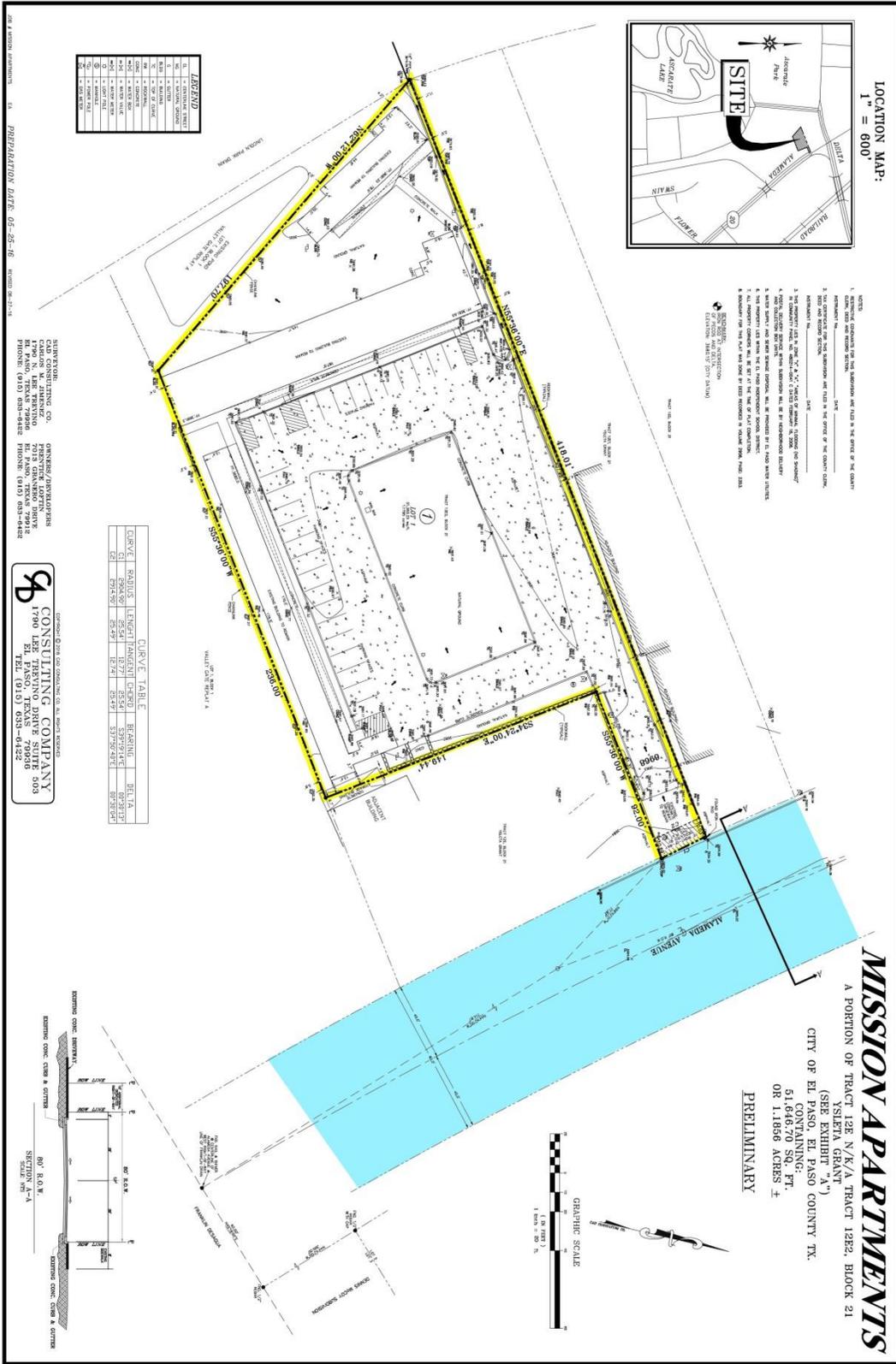


ATTACHMENT 2

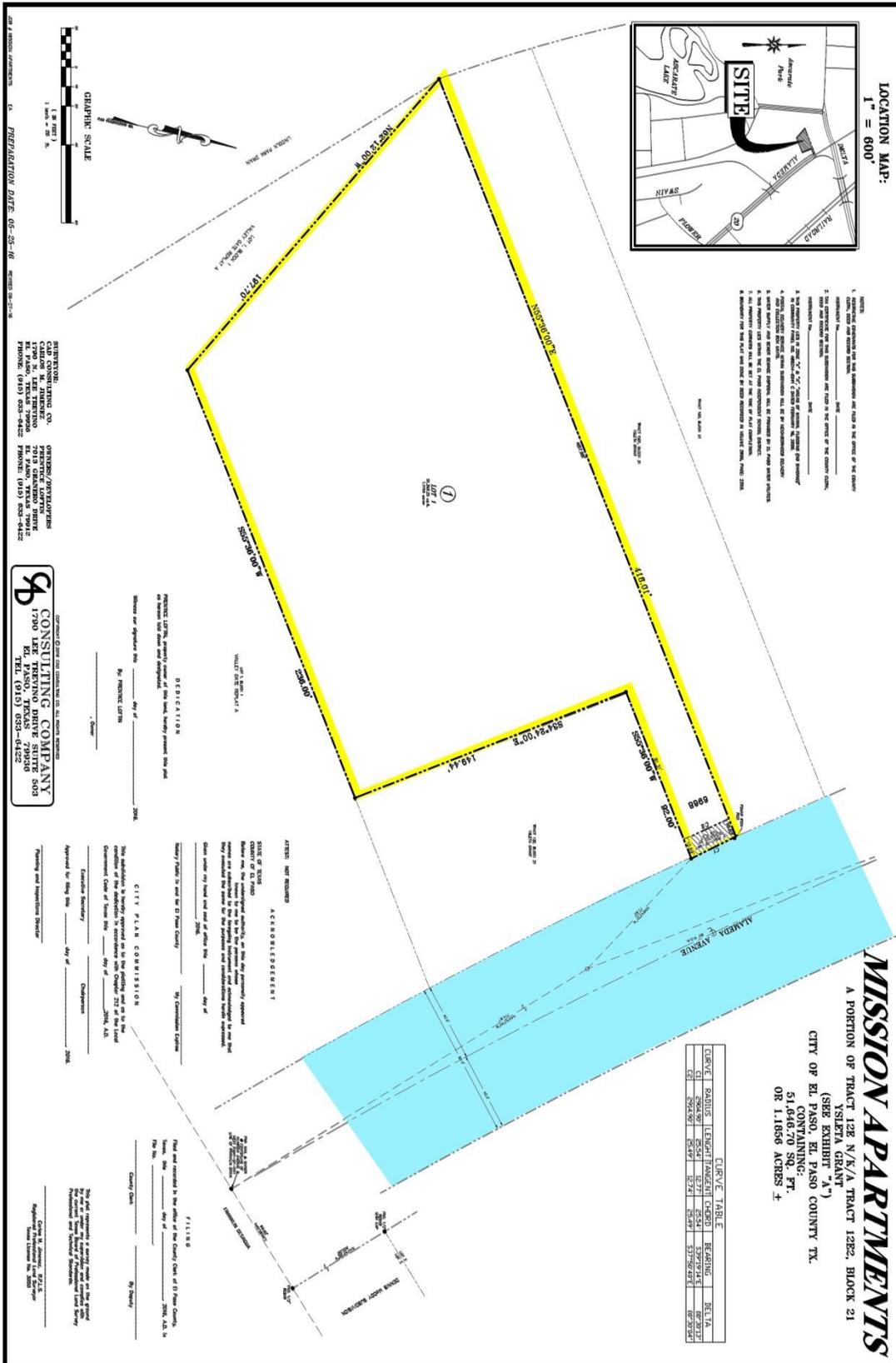
MISSION APARTMENTS



ATTACHMENT 3



ATTACHMENT 4



ATTACHMENT 5



CITY PLAN COMMISSION APPLICATION FOR
MAJOR COMBINATION SUBDIVISION APPROVAL

DATE: 6/29/2016 FILE NO. SUSU16-00047
SUBDIVISION NAME: MISSION APARTMENTS

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
A PORTION OF TRACT 12E2, BLOCK 21, YSUBIA GRANT

2. Property Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	_____	_____	Office	<u>0.0057</u>	<u>1</u>
Duplex	_____	_____	Street & Alley	_____	_____
Apartment	<u>1.1775</u>	<u>1</u>	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____	_____	_____	_____
School	_____	_____	_____	_____	_____
Commercial	_____	_____	Total No. Sites	_____	_____
Industrial	_____	_____	Total (Gross) Acreage	<u>1.1856</u>	_____

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 zones(s)? Yes _____ No N/A

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)
SURFACE DRAIN TO THE BACK. DISCHARGE TO THE LINCOLN PARK DRAIN (REUSING)

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
PANHANDLE LOT

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

12. Owner of record PRENTICE LOFTIN
4013 GRANERO DR., ELP TX 79912
(Name & Address) (Zip) (Phone)
13. Developer _____
(Name & Address) (Zip) (Phone)
14. Engineer SITENWORK ENGINEERING
444 EXECUTIVE CENTER STE 134, ELP TX 79912
(Name & Address) (Zip) (Phone)

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

OWNER SIGNATURE: Jesse Parkison
 REPRESENTATIVE: [Signature]

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

ATTACHMENT 6



June 30, 2016

SENT VIA EMAIL

Mrs. Vanessa Muñoz
CITY OF EL PASO -- Planning Department
811 Texas Street
El Paso, TX, 79901

PROJ: MISSION APARTMENTS SUBDIVISION
RE: REQUEST OF STREET IMPROVEMENTS WAIVER

Dear Vanessa Muñoz,

On behalf of the Owner, and according to Title 19.10.050 of the Municipal Code, we are submitting this petition to waive the street improvements on Alameda Ave. as indicated on your 5-day review comments letter. We are hereby seeking relief from the current street curb, sidewalk and landscaped parkway requirements.

This request is based on the existing conditions at Alameda Avenue and the panhandle shape of the subdivision. The panhandle entrance has an existing concrete driveway making the curb & landscaping parkway impractical. We believe that granting the waiver will not be detrimental to the public health, safety or welfare, or injurious to other property within the area.

We are submitting this letter along with a subdivision application.

Sincerely,
SiteWork Engineering, LLC

A handwritten signature in black ink, appearing to read 'Jorge A. Garcia', is written over a horizontal line.

Jorge A. Garcia, PE
Project Engineer/Owner Representative

cc Mr. Tommy Razloznic / PSRBB Commercial Group

Waiver of Improvements Request.doc

444 EXECUTIVE CENTER, SUITE 134 • EL PASO, TX • 79902
PHONE: (915) 351-8033 • FAX: (915) 351-8055
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