City of El Paso – City Plan Commission Staff Report

Case No:	SUSU16-00050 West Towne Market Place
Application Type:	Major Combination
CPC Hearing Date:	July 28, 2016
Staff Planner:	Joaquin Rodriguez, (915) 212-1608 rodriguezjx3@elpasotexas.gov
Location:	N of Helen of Troy and E of I-10
Acreage:	63.471 acres
Rep District:	1
Existing Use:	Vacant
Existing Zoning:	C-4 sc (Commercial/special contract)
Proposed Zoning:	C-4 sc (Commercial/special contract)
Nearest Park:	Sunset Terrace City Park (.37 miles)
Nearest School:	Brown Middle (1 miles)
Park Fees Required:	$63,470
Impact Fee Area:	N/A
Property Owner:	River Oaks Properties, LTD
Applicant:	River Oaks Properties, LTD
Representative:	SLI Engineering, Inc.

SURROUNDING ZONING AND LAND USE

North: C-4 SC (Commercial/special contract) / general commercial
South: M-1 (Manufacturing)/ vacant
East: C-4 SC (Commercial/special contract) / call center
West: C-4 SC (Commercial/special contract) / I-10

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

APPLICATION DESCRIPTION

The applicant proposes to subdivide approximately 63 acres in the City's Northwest Plan Area for two commercial lots. The subdivision will have access via Northern Pass Drive, Northwestern Drive, Paseo del Norte Boulevard and North Desert Boulevard.

The applicant is requesting a waiver to the required sidewalk and parkway improvements to the abutting substandard right-of-ways including Paseo Del Norte Boulevard and North Desert. Paseo del Norte has been previously improved and includes a wide sidewalk, hike/bike trail and mature street trees. The developer will install new sidewalks on Northern Pass and Northwestern Drive within the existing parkway.

Additionally, the applicant is requesting an exception to allow for development within an arroyo in accordance with *19.19.010 Stormwater Management Requirements.*

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommendation is pending review of the traffic impact analysis.

Planning Division Recommendation

Planning recommends approval of the waiver for roadway improvements pursuant to 19.10.050 and approval of the exception request to develop within an arroyo per section 19.19.010.

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.

The proposed development includes an area of land previously designated as a floodplain, the applicant has coordinated with FEMA and the Army Corps of Engineers to remove this designation and has provided remediation at the nearby Keystone Heritage Park for the loss of wildlife habitat associated with the development. The flood plain administrator has reviewed and approved the proposed development.

Plan El Paso Goals & Policies

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

- Goal 1.9: The regional economy depends heavily on manufacturing. The City of El Paso will designate ample land that is well-suited for industrial facilities that are best located north of the border and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community. These policies apply to land in the G-7 "Industrial" growth sector on the Future Land Use Map.
    - Policy 1.9.5: Obsolete industrial sites and railyards pose technical challenges to redevelopment but are often ideally located within the City to offer new choices and opportunities for El Paso residents. The City should take affirmative steps to maximize this potential. These sites are generally in the G-7 "Industrial" growth sector on the Future Land Use Map (see Goal 4.11).

The proposed development will include regional commercial amenities within an underdeveloped industrial area. This development will offer valuable regional services and amenities to the rapidly expanding communities in the City's Northwest Area.

Planning and Inspections Department - Land Development
We have reviewed subject plats and recommend **Approval**.
The Developer/Engineer shall address the following comments.

1. Proposed "30' Wide Drainage Easement" should be labeled "Public".

2. Add a note providing reference number of CLOMR on the preliminary plat general note #6.

Capital Improvement Program – Parks
No comments Received

Capital Improvement Program – Transportation
No comments received.

El Paso Water Utilities
No comments received.

Streets and Maintenance Department
Pending.

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.

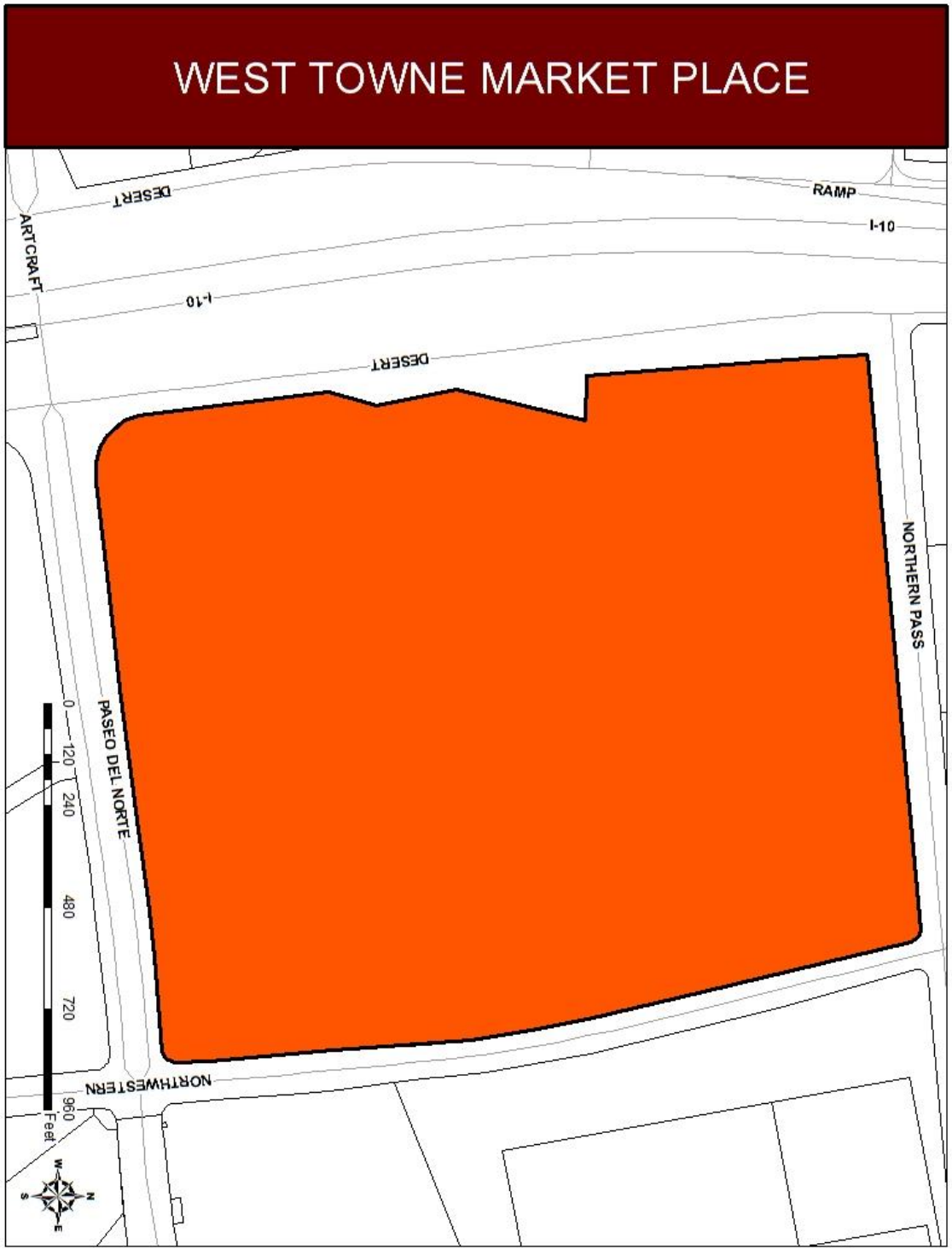
Additional Requirements and General Comments:

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

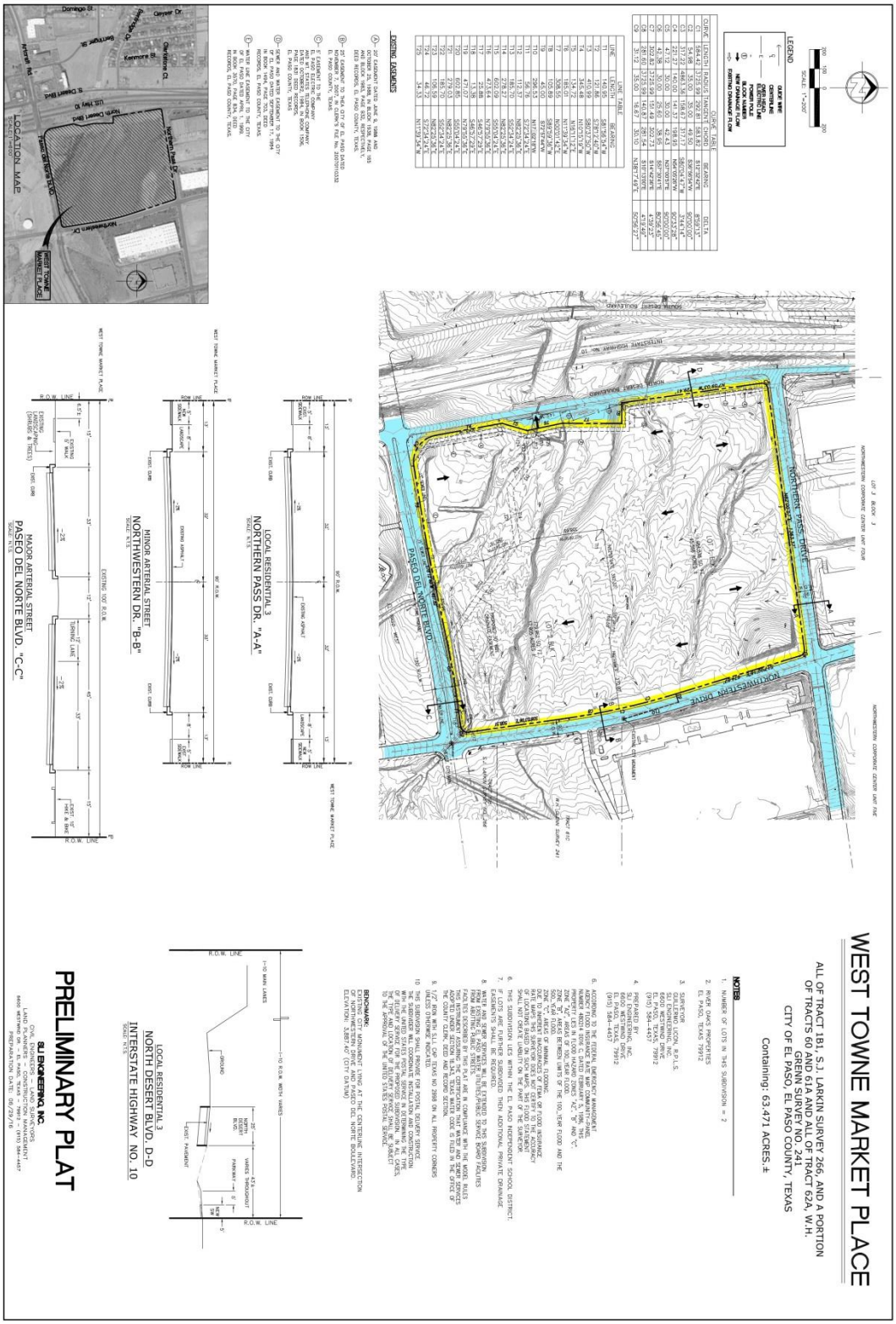
1. Location map
2. Aerial map
3. Preliminary Plat
4. Final Plat
5. Application
6. Waiver Request
7. Exception Request
8. Floodplain Approval Letter

ATTACHMENT 1

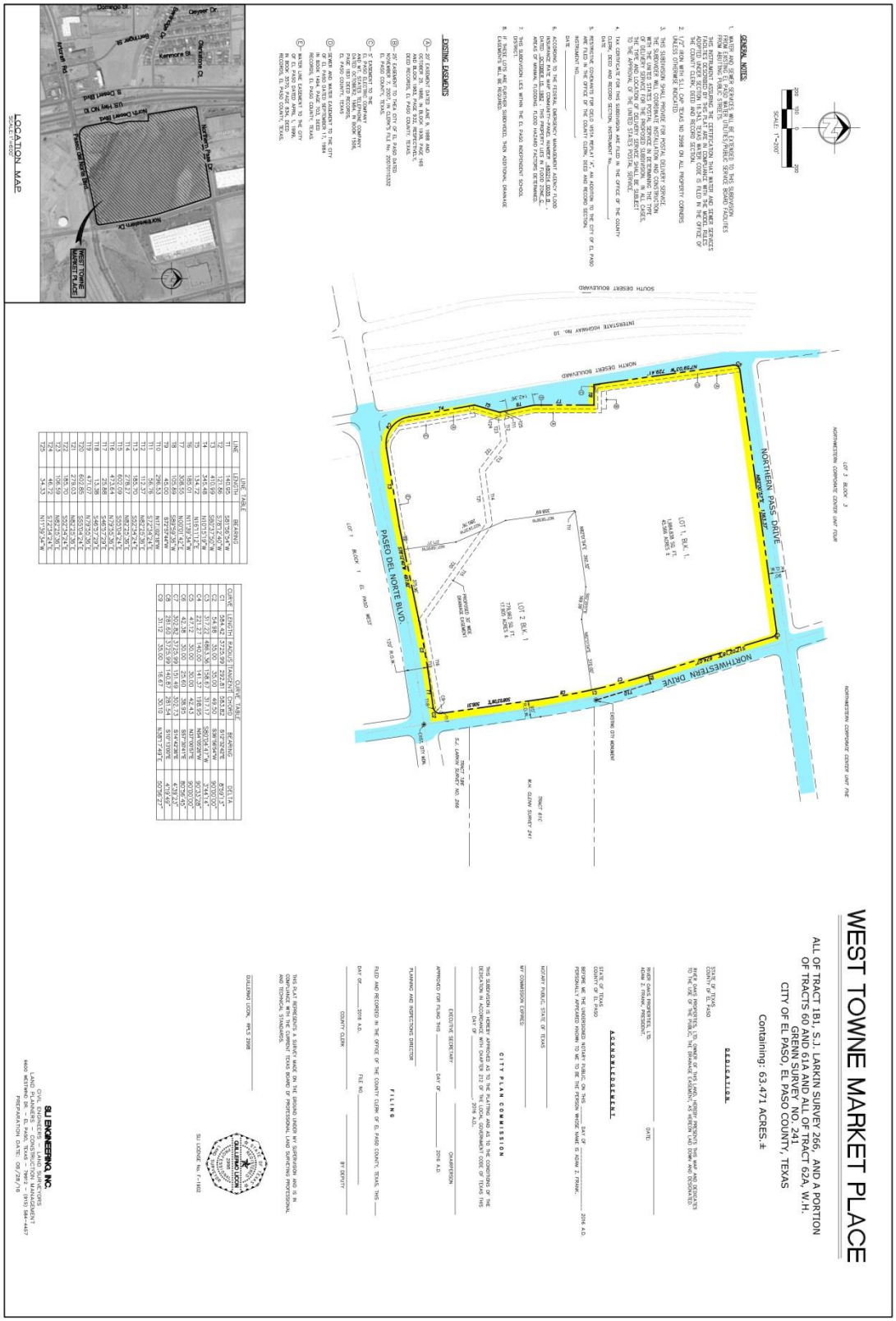


ATTACHMENT 2

ATTACHMENT 3



ATTACHMENT 4



ATTACHMENT 5

CITY PLAN COMMISSION APPLICATION FOR MAJOR COMBINATION SUBDIVISION APPROVAL

DATE: 7-6-16 FILE NO. SUSU16-00050

SUBDIVISION NAME: WEST TOWNE MARKETPLACE

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
ALL OF TRACT 1B1, S.J. LARKIN SURVEY 266, AND A PORTION OF TRACTS 60 AND 61A AND ALL OF TRACT 62A, W.H. GRENN SURVEY NO. 241 CITY OF ELPASO, EL PASO COUNTY TEXAS CONTAINING 63.471

2. Property 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	63.471	2	Total No. Sites	63.471	2
Industrial			Total (Gross) Acreage		

3. What is existing zoning of the above described property? C4-S Proposed zoning? _____

4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes_____ 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

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

12. Owner of record	RIVER OAK PROPERTIES 106 MESA PARK DRIVE EL PASO,TX 79912			(915)225-7718
	(Name and address)		(Zip)	(Phone)
13. Developer	RIVER OAKS PROPERTIES 106 MESA PARK DRIVE EL PASO,TX 79912			(915)225-7718
	(Name and address)		(Zip)	(Phone)
14. Engineer	SLI ENGINEERING	6600 WESTWIND DR	79912	-915 584-4457
	(Name and address)		(Zip)	(Phone)

CASHIER'S VALIDATION

FEE ~~$651.00~~ 2,279.39

OWNER SIGNATURE: Steven M. Hawkins

REPRESENTATIVE:

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

ATTACHMENT 6

ENGINEERING, INC.

Guillermo Licón, P.E.
President

July 5, 2016

Armida Martinez
Planning Division
City of El Paso
711 Texas Street
El Paso Texas

Dear Ms. Martinez

Subject: West Towne Market Place Subdivision waiver request.

River Oaks Properties, LTD cordially requests a waiver for **Code No. 19.10.050 - Roadway participation policies—Improvement of roads and utilities within and or abutting the subdivision of the Municipal Code,** to eliminate the following conditions:

- The construction of any improvements on Paseo Del Norte Blvd and to keep the existing configuration of the street. This condition was requested by your office as a comment on the subdivision listed above. The north side of Paseo Del Norte Blvd has a 5 ft sidewalk and 10 feet of parkways. The sidewalk is in great condition and the parkway consists of mature trees and landscaping to include street lighting. Also there is a 10 ft hike and bike path along the south side of Paseo Del Norte. Granting the waiver will actually allow the developer to leave the configuration of the street as it exists today. This configuration will not be detrimental to the public health, safety and welfare and will be in character with the neighborhood.

- The construction of any improvements on North Desert Blvd and to keep the existing configuration of the street. This condition was requested by your office as a comment on the subdivision listed above. The street serves as a frontage road to the Interstate Highway 10. The speed limit is 55 miles per hour.

Civil Engineers
Land Surveyors & Planners
Construction Management

Licensed Registered Engineers
Texas - New Mexico
Arizona - Colorado

6600 Westwind Drive
El Paso, TX 79912
Phone (915) 584-4457
Fax (915) 581-7756

ATTACHMENT 7

ENGINEERING, INC.

July 17. 2016

Guillermo Licón, P.E.
President

Joaquin Rodriguez, CNU-A
Planner, Subdivisions
Planning & Inspections - Planning Division |
City of El Paso
801 Texas Avenue

Re: West Towne Market Place

We cordially request an exception to section 19.19.010 (F) of the municipal code to develop within the existing drainage ditch. The ditch is being used to convey storm water runoff from Northwestern and Paseo Del Norte to IH-10. The proposed development will enhace the conveyance by building an enclosed concrete drainage system to convey the storm water runoff. .
This exception will meet the requirements of Chapter 19.48 and is necessary to protect the public health, safety or welfare.

Thank you for your assistance.

Sincerely;

Georges Halloul
SLI Engineering, Inc.

Civil Engineers
Land Surveyors & Planners
Construction Management

Licensed Registered Engineers
Texas - New Mexico
Arizona - Colorado

6600 Westwind Drive
El Paso, TX 79912
Phone (915) 584-4457
Fax (915) 581-7756

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ATTACHMENT 8

Planning & Inspections Department

Mayor
Oscar Leeser

City Council

District 1
Peter Svarzbein

District 2
Jim Tolbert

District 3
Emma Acosta

District 4
Carl L. Robinson

District 5
Dr. Michiel R. Noe

District 6
Claudia Ordaz

District 7
Lily Limón

District 8
Cortney C. Niland

City Manager
Tommy Gonzalez

TO: **Joaquin Rodriguez**
Planner

FROM: **Kareem Dallo P.E.**
Engineering Division Manager & Floodplain Administrator

DATE: **July 19, 2016**

RE: **West Town Market Place**

The Flood Plain Administrator has made a determination that modifications are required to a portion of the arroyo within the proposed West Town Market Place. The reason of the modifications is for the purpose of protecting the health, safety and welfare of the public.

Therefore, my recommendation to the City Plan Commission is that an exception should be granted to the preservation of natural arroyos to allow some improvements. These improvements shall comply with all Federal, State and local mandates, and meet the requirements of Chapter 19.48 (Petition for waiver or exceptions). Any areas impacted by the proposed improvements, shall be reasonably safe from flooding and said improvements are included within the Subdivision Improvement plans to be reviewed and approved by Land Development Division of the Planning and Inspections Department.

Larry F. Nichols – Department Head
City 3 | 801 Texas Ave | El Paso, Texas 79901 | (915) 212-0083

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