City of El Paso – City Plan Commission Staff Report

Case No:	SUSU16-00051 Borderland Corner
Application Type:	Major Combination
CPC Hearing Date:	July 28, 2016
Staff Planner:	Armida Martinez, (915) 212-1605, martinezar@elpasotexas.gov
Location:	East of Doniphan and North of Borderland
Acreage:	1.4021
Rep District:	1
Existing Use:	Commercial
Existing Zoning:	C-3 (Commercial)
Proposed Zoning:	C-3 (Commercial)
Nearest Park:	Rio Grande Trail North (.19 miles)
Nearest School:	Jose H. Damian Elementary (.45 miles)
Park Fees Required:	Pending
Impact Fee Area:	Westside Impact Fee Service Area
Property Owner:	Upper Valley Feed & Supply Inc.
Applicant:	Upper Valley Feed & Supply Inc.
Representative:	Precision Land Surveyors

SURROUNDING ZONING AND LAND USE

North: C-3 /Commercial
South: C-3 / Commercial
East: C-3 / Commercial
West: ETJ / Commercial

PLAN EL PASO DESIGNATION: G3, Post-War

APPLICATION DESCRIPTION

The applicant proposes to subdivide 1.4021 acres. Access to the subdivision is from Doniphan Drive and Borderland Road. The proposed development is for one commercial lot. The applicant is proposing to dedicate 9’ of additional ROW and is requesting to waive the required 12.5’ of additional pavement and the realignment of the landscape parkway and sidewalk along Borderland Road. The applicant is also dedicating an additional 5’of ROW and constructing a sidewalk in lieu of the required10’ bike/hike along Doniphan Drive to align with the newly constructed 5’ sidewalk located along the northern adjacent parcel. This subdivision is being reviewed under the current subdivision code.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee is pending **coordination** of the street improvements and ROW dedication.

Planning Division Recommendation:

The Planning Division is pending coordination of the street improvements and ROW dedication.

Planning & Inspections Department - Land Development

We have reviewed subject plats and recommend **Approval**.
The Developer/Engineer shall address the following comments.

1. Identify the discharge location for all storm sewer runoff. Storm sewer cannot flow into Doniphan Dr.; State roads are not designed to carry outside flow nor can it flow into Borderland Rd.; this street cannot accept outside flow.

2. Revise note ten to read: All developed and historic storm-water runoff shall be retained within the subdivision limits and shall comply with all provisions of (DSC, 19.19.010A and DDM, 11.1).

3. At the improvement plan stage, protect the subject property from stormwater runoff from the adjacent terrain.

Capital Improvement Department - Parks

No comments received.

El Paso Water Utilities

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

Water

2. There is an existing 16-inch diameter water main that extends along the eastside of Doniphan Drive.

3. There is an existing 60-inch diameter water main that extends along the west side of Doniphan Drive. No direct service connections are allowed to this water main in accordance with El Paso Water Utilities – Public Service Board Rules and Regulations.

4. There is an existing 8-inch diameter water main that extends along the north side of Borderland Road. This main is available for service.

5. Previous water pressure from fire hydrant #4107 located at Borderland Road and SE Corner of Doniphan Drive, yield a static pressure of 55 (psi), a residual pressure of 50 (psi), and a discharge of 1138 gallons per minute.

6. EPWU records indicate one (1) 3/4" service meter on the property with 6410 Doniphan Drive, as the service address.

Sanitary Sewer

7. There is an existing 8-inch diameter sanitary sewer main that extends along a 25-foot permanent PSB easement that is located east of and parallel to Doniphan Drive. This main is available for service.

8. There is an existing 12-inch diameter sanitary sewer force main that extends along the 25-foot permanent PSB easement above mentioned the main then continues at Borderland Road. No service connections are allowed to this sewer main.

General

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

10. The subject property is located within the Westside Impact Fee Service Area. Impact fees will be assessed at the time of plat and collected when the El Paso Water receives an application for water and sanitary sewer services.

11. All easements dedicated for public water and sanitary sewer facilities shall comply with the EPWater-PSB Easement Policy. 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 easement without the written consent of EPWater-PSB. The Owner shall refrain from constructing rock walls, signs, buildings, curbs or any structure that will interfere with the access to the PSB easement. There shall be at least a 5-foot setback from the easement line to any building. The PSB easement shall be improved to allow the operation of EPWater maintenance vehicles. EPWater-PSB requires access to the sanitary sewer facilities and appurtenances within the easement 24 hours a day, seven (7) days a week.

12. During the site improvement work, the Owner shall safeguard the existing sanitary sewer mains and appurtenant structures located within the easement. The Owner/Developer shall minimize changes in grade above or near the vicinity of the existing PSB facilities and is responsible for the costs of setting appurtenant structures to final grade.

13. Application for 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 EPWater – PSB 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.

El Paso County 911 District

No comments received.

Street and Maintenance Department

No comments received.

Central Appraisal District

No objections.

El Paso Electric Company

No comments received.

Texas Gas Company

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.

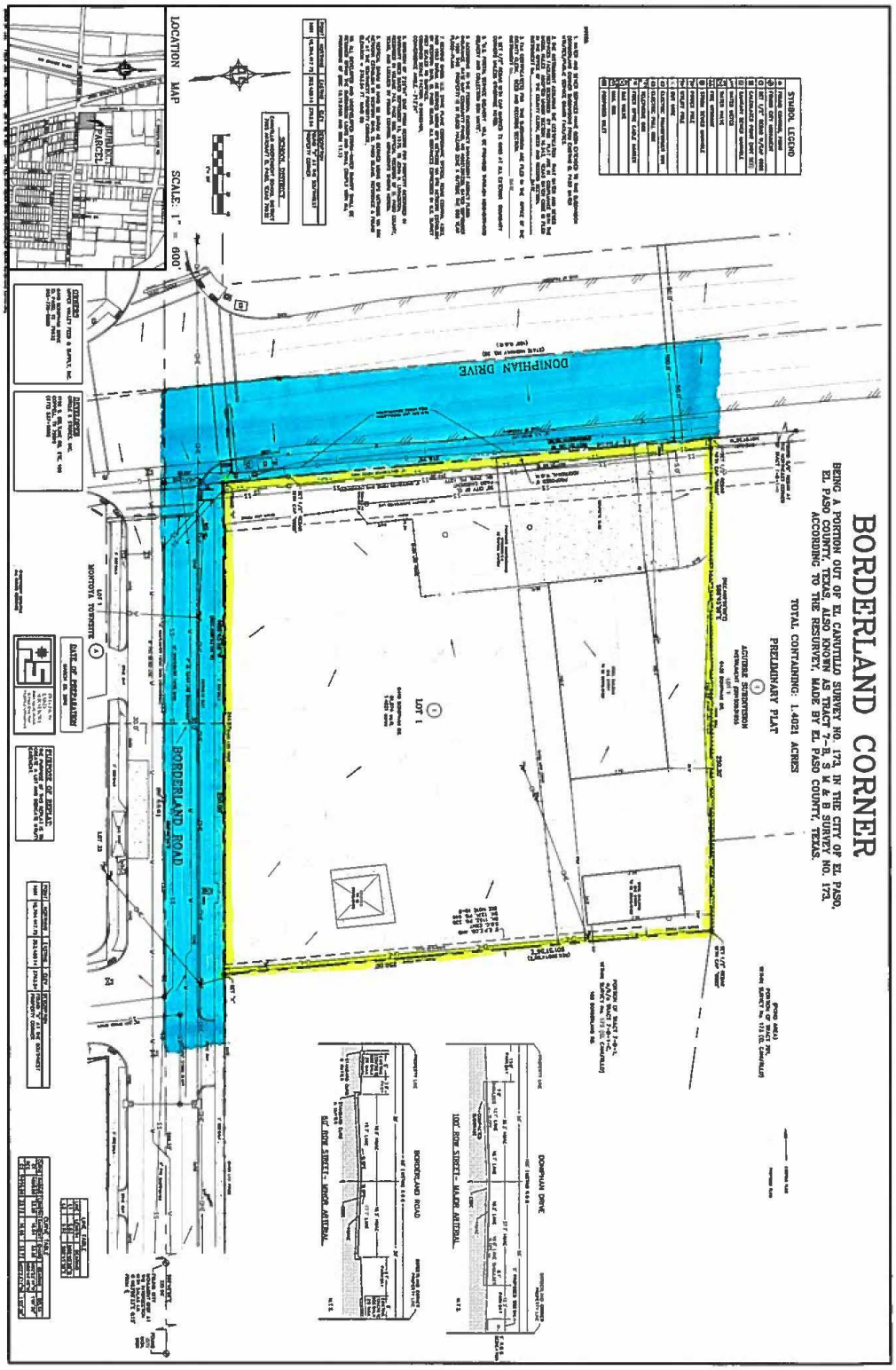
Attachments

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

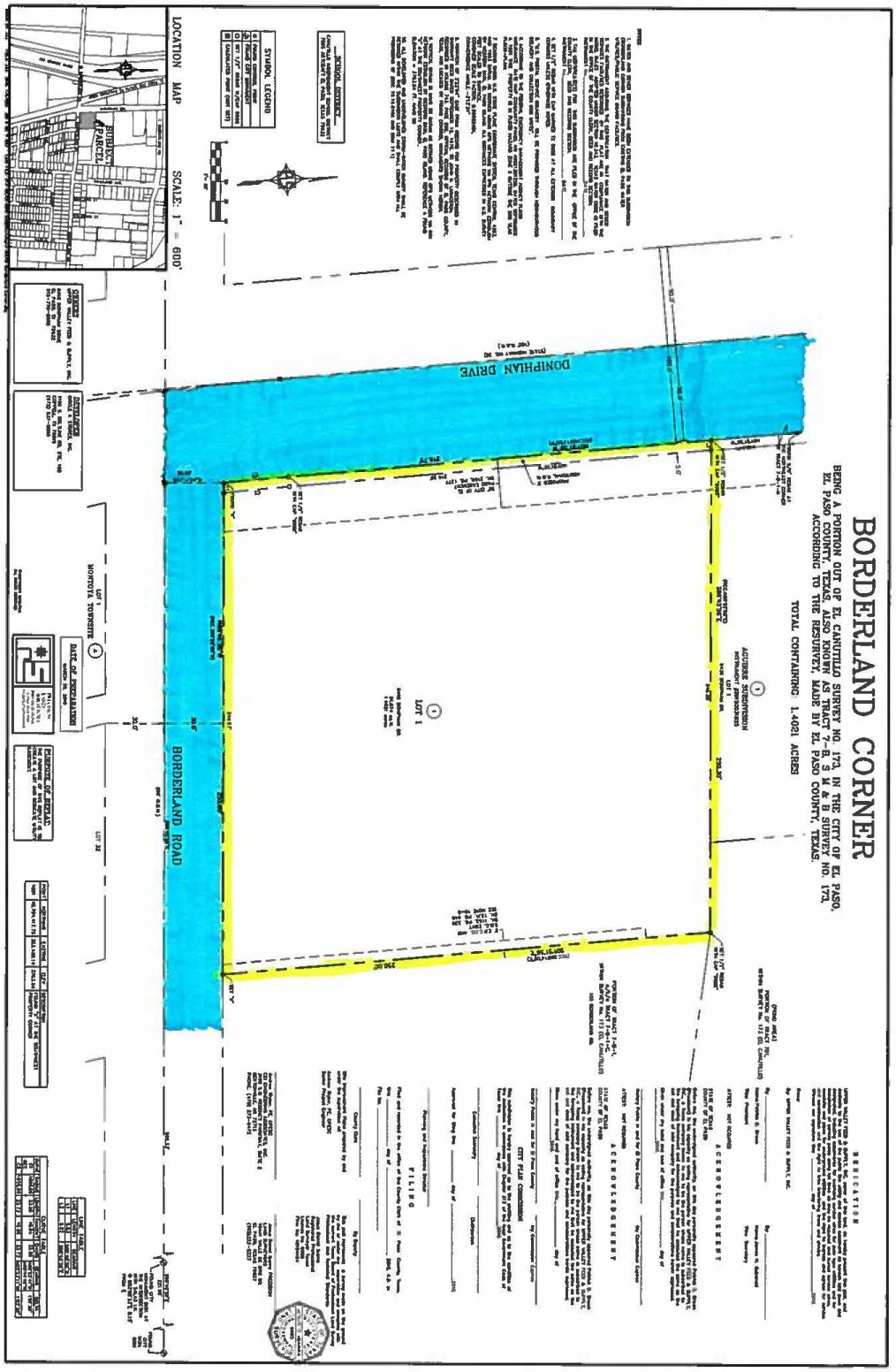
ATTACHMENT 1

ATTACHMENT 2

ATTACHMENT 3



ATTACHMENT 4



ATTACHMENT 5

LAND DEVELOPMENT
CONSULTANTS, LLC

July 6, 2016

Planning & Inspections Department
801 Texas Avenue
El Paso, TX 79901

RE: Exception to Subdivision Ordinances

To whom it may concern:

The following exceptions to Subdivision Ordinances are requested:

Street Improvements
Per Section 19.10.050 - Roadway participation polices of the El Paso, TX Code of Ordinances a street improvements waiver for Borderland Road is requested.

10 foot bike/hike lane
A 5 foot sidewalk in lieu of the 10 foot bike/hike lane is requested along Doniphan Drive. Per the following:

1. The continuation of the newly constructed 5 foot sidewalk, located along the northern adjacent parcel, will meet the requirements for the internal circulation of pedestrians to the public street/walk to Borderland Road. Therefore, satisfying the General Requirements of Section 19.21.20 of the El Paso, TX Code of Ordinances.
2. Per Table 19.15-3: Widths/Design Required by Street Type for a "Major Arterial" under "Sidewalk required" it states: "Yes, 5 foot on property line ***or*** 10 foot hike/bike 5 foot walk on boulevard."

If you have any questions or concerns please feel free to contact me (480) 414-2420.

Sincerely,

Sofia Hernandez

11811 N. Tatum Boulevard | Suite 1051 | Phoenix, Arizona 85028 | Phone: 602 953 8720 | Fax: 602 997 9807

ATTACHMENT 6

CITY OF EL PASO PAID JUL 07 2016 CITY DEVELOPMENT DEPARTMENT

CITY PLAN COMMISSION APPLICATION FOR MAJOR COMBINATION SUBDIVISION APPROVAL

DATE: July 6, 2016 FILE NO. SUSU16-00051

SUBDIVISION NAME: Borderland Corner

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
Being 1.431 acres of land, more or less, out of El Canutillo Survey No. 173, in the City of El Paso, El Paso County, Texas, also known as Tract 7-B, S M & B Survey No. 173, According to the resurvey, made by , El Paso County, Texas

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	X	1.4308	Total No. Sites	1	
Industrial			Total (Gross) Acreage	1.4308	

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

4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes x No

5. What type of utility easements are proposed: Underground Overhead Combination of Both N/A

6. What type of drainage is proposed? (If applicable, list more than one)
on-site ponding

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
Borderland improvements waiver and 5' sidewalk in lieu of 10' bike and hike lane along Doniphan.
Please see attached letter for further detail.

9. Remarks and/or explanation of special circumstances: N/A

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 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 Upper Valley Feed & Supply Inc. 6410 Doniphan Dr. El Paso, TX 79932 (915) 778-5500
(Name & Address) (Zip) (Phone)

13. Developer Circle K Stores Inc. 1199 S. Beltline Rd. Ste. 160 Coppell, TX 75019 (972) 537-5898
(Name & Address) (Zip) (Phone)

14. Engineer Precision Land Surveyors 10441 Valle de Oro Dr. El Paso, TX 79927 (915) 222-5227
(Name & Address) (Zip) (Phone)

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

OWNER SIGNATURE: Patrick D Brown

REPRESENTATIVE:

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