



## *City of El Paso – City Plan Commission Staff Report*

**Case No:** SUSU13-00052 Copperqueen Estates  
**Application Type:** Resubdivision Combination  
**CPC Hearing Date:** August 8, 2013

**Staff Planner:** Nelson Ortiz, (915) 541-4931, [ortiznx@elpasotexas.gov](mailto:ortiznx@elpasotexas.gov)  
**Location:** West of Hawkins and North of North Loop  
**Acreage:** 14.1 acres  
**Rep District:** 3

**Existing Use:** Industrial Yard  
**Existing Zoning:** M-1 /sp (Light Manufacturing/ Special Permit)  
**Proposed Zoning:** M-1 /sp (Light Manufacturing/ Special Permit)

**Nearest Park:** Stiles Park (0.72 mile)  
**Nearest School:** Ramona Elementary (0.28 mile)  
**Park Fees Required:** N/A  
**Impact Fee Area:** This property is not located in an Impact Fee Service Area and not subject to impact fees.

**Property Owner:** MMA – El Paso Partners, LLP  
**Applicant:** Scott McLaughlin  
**Representative:** Garcia Engineering, Inc.

### **SURROUNDING ZONING AND LAND USE**

**North:** M-1/sc / M-3 / Industrial Development  
**South:** M-3 / Industrial Development  
**East:** M-1/sc / Industrial Development  
**West:** M-3 / Vacant

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

### **APPLICATION DESCRIPTION**

The applicant proposes to subdivide approximately 14 acres of land for 2 industrial lot. Access to the subdivision is proposed from both Copperqueen and Chino Drives. The reason for this request is to vacate a 10' utility easement and a 15' private drainage easement. As they currently stand, both Copperqueen Drive and Chino Drives are substandard. The applicant has submitted a waiver for pavement and sidewalk improvements.

### **DEVELOPMENT COORDINATING COMMITTEE**

The Development Coordinating Committee recommends **approval** of the waiver and of Copperqueen Estates on a Resubdivision Combination basis, subject to the following conditions and requirements.

**Planning Division Recommendation:**

Planning does not object to the waiver as it complies with Section 19.10.050.A (Roadway participation policies – Improvement of adjacent (perimeter) road and utilities) which reads:

*I.a. Fifty percent 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 and have sufficient capacity to handle the increase in traffic to be generated by the proposed development.*

Staff recommends **approval**.

**City Development Department - Land Development**

We have reviewed subject plan recommend **Approval** – no objection.

**El Paso Department of Transportation**

No comments received.

**Parks and Recreation Department**

We have reviewed **Copperqueen Estates**, a minor plat map and offer Developer / Engineer the following comments:

1. Clearly delineate the lot line between Lots 1 & 2, Block 1 and show the bearing and distance as noted on the original plat.

Please note that this subdivision is zoned “M-1/sc & M-3” and per plat notes, the reason for this replat is to vacate two easements therefore, meeting the requirements to be excluded from the calculation for "Parkland" dedication ordinance Title 19 – Subdivision & Development Plats, **Chapter 19.20 - Parks & Open Space** as noted below.

**19.20.060 - Exclusions from dedication requirement.**

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:

B. A replat or an amendment to a subdivision plat where the only change to the original subdivision plat is that easements or rights-of-way are eliminated, added or changed and there is no increase in density.

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

**El Paso Water Utilities**

We have reviewed the above referenced subdivision and provide the following comments:

**EPWU-PSB Comments**

Water:

Along Copperqueen Drive fronting Lot 1, Block 1, Copperfield Industrial Center there is an existing eight (8) inch diameter water main.

Along Chino Drive fronting Lot 3, Block 1, Copperfield Industrial Center there is an existing eight (8) inch diameter water main.

Previous water pressure readings conducted on fire hydrant number 6262 located at the corner of Copperqueen Drive and Chino Drive have yielded a static pressure of 90 pounds per square inch (psi), residual pressure of 60 psi, discharge of 1, 186 gallons per minute (gpm).

**Sanitary Sewer:**

Along Copperqueen Drive fronting Lot 1, Block 1, Copperfield Industrial Center there are two (2) existing sanitary sewer mains. The sizes of the described mains are both eight (8) inch in diameter. The shallow main dead-ends at approximately 590 feet west of Chino Drive. The deep main runs along Copperqueen Drive fronting Lot 1, Block 1, Copperfield Industrial Center.

Along Chino Drive fronting Lot 3, Block 1, Copperfield Industrial Center there is an existing eight (8) inch diameter sanitary sewer main.

**General:**

As per EPWU-PSB records 7131 Copperqueen Drive has a single one ( 1 ) inch diameter water service and a single four (4) inch diameter sanitary sewer service.

If the City of El Paso Fire Department requires additional fire hydrants on Public right-of-way and/or an on-site fire protection system within the private property, the property owner is responsible for all costs incurred to extend, relocate and construct water mains and appurtenances to provide this service. The owner is responsible for the costs of any necessary on-site & off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

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, 3<sup>rd</sup> 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 EPWU – 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 Fire Department**

No comments received.

**Sun Metro**

Sun Metro recommends the placement of sidewalks and ADA compliant improvements throughout the development to City standards to provide pedestrian connectivity to mass transit services.

**911**

No comments received.

**Central Appraisal District**

No comments received.

**El Paso Electric Company**

No comments received.

**Texas Gas Company**

No comments received.

**Ysleta Independent School District**

No comments received.

**Additional Requirements and General Comments:**

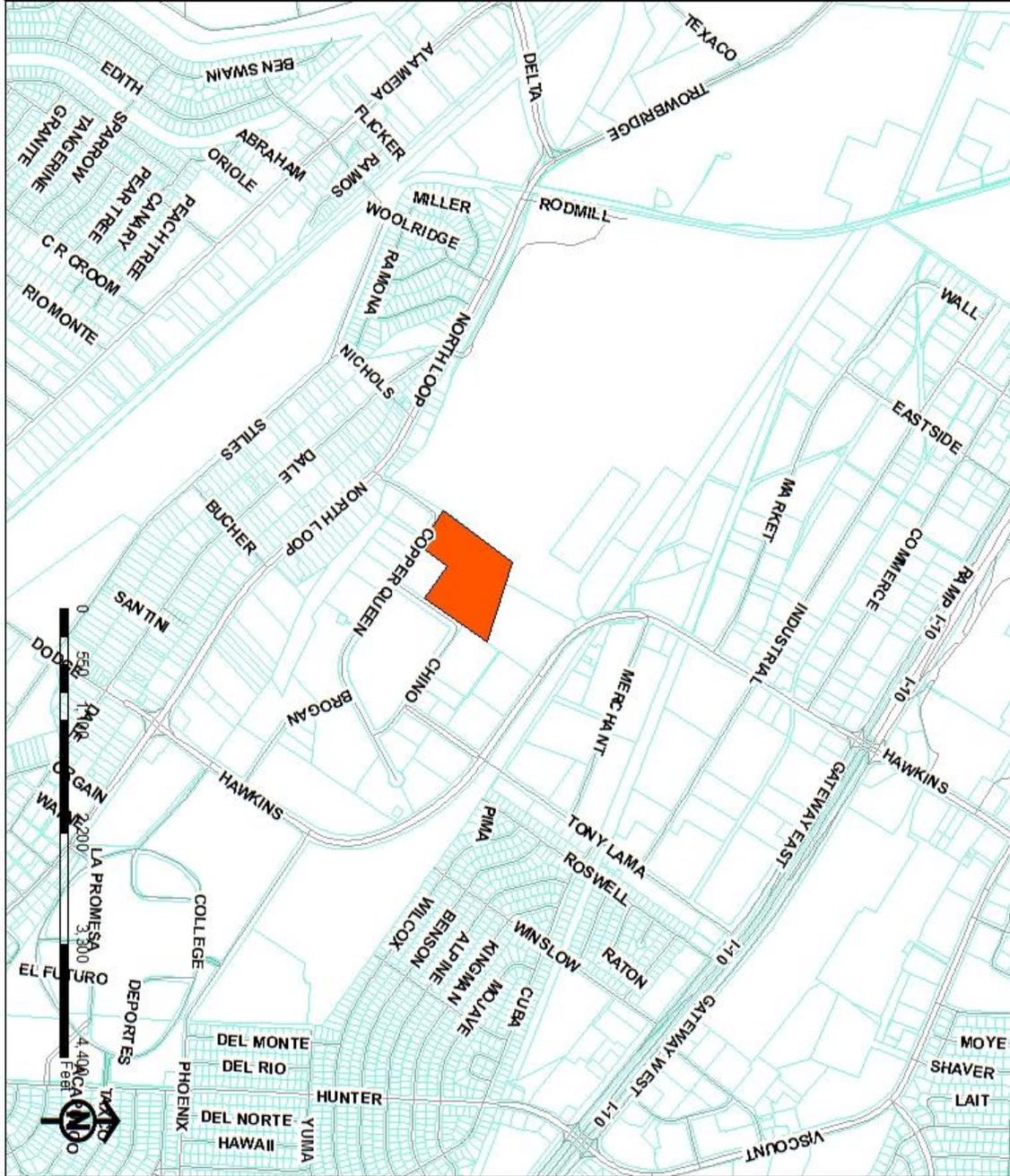
1. Submit to the City Development Department – Planning Division the following prior to recording of the subdivision.
  - a. Current certified tax certificate(s)
  - b. Current proof of ownership
  - c. Release of access document, if applicable
  - d. Set of restrictive covenants, if applicable
2. Every 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.
3. Subdivision lies within the YISD. Please revise.
4. Add cross-section for Chino Drive on preliminary plat.
5. Please specify whether easements are existing and dedicated through a previous plat.
6. Remove “EXIST.” from the cross-section. There is no sidewalk along the subdivision.

**Attachments**

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

ATTACHMENT 1

# COPPERQUEEN ESTATES



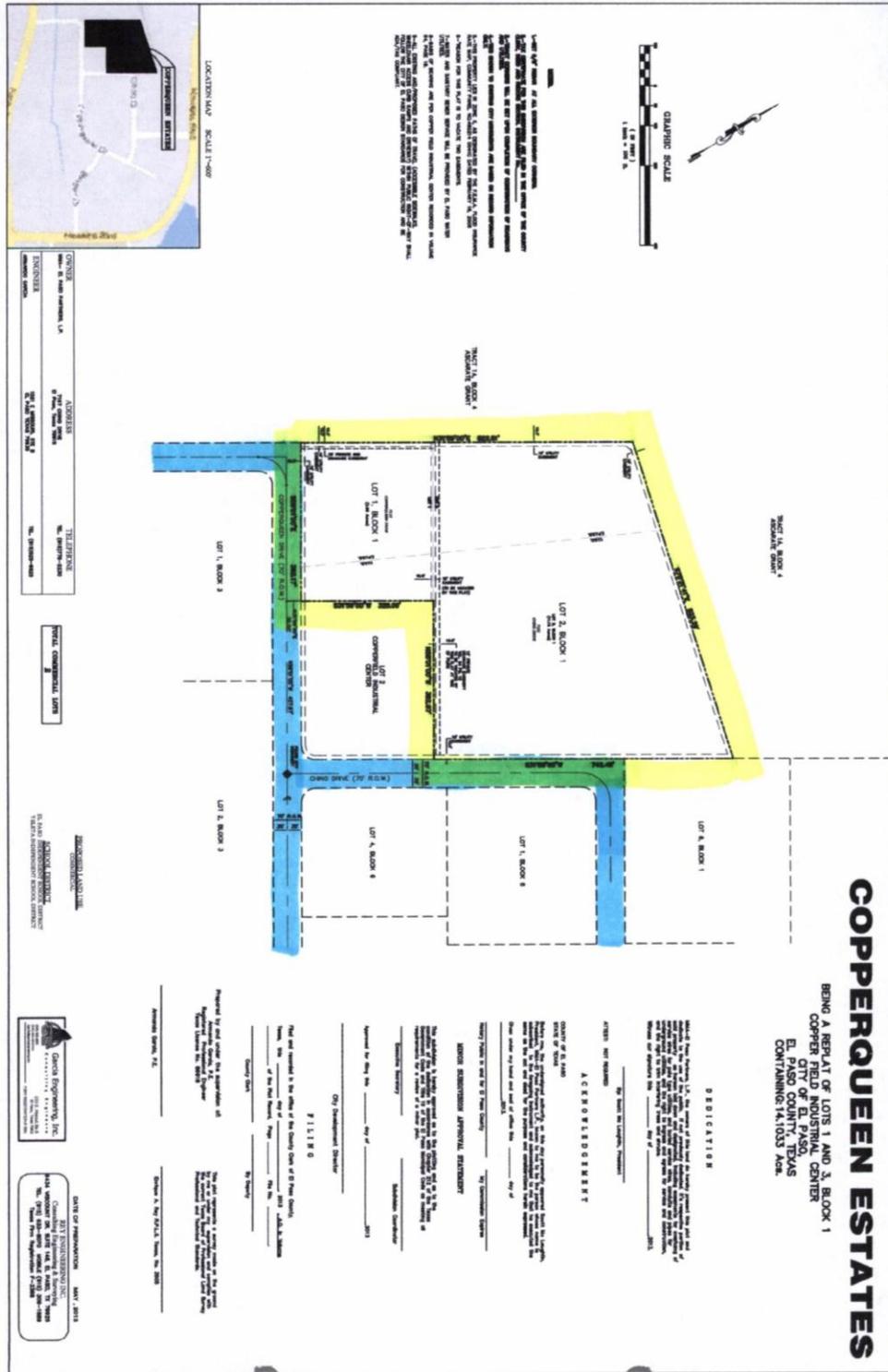
ATTACHMENT 2

# COPPERQUEEN ESTATES





**ATTACHMENT 4**



## ATTACHMENT 5



**GARCIA ENGINEERING, INC.**  
Consulting Engineers

1021 E. Missouri, Ste. B  
El Paso, TX 79902  
Tel: (915)317-4224  
Fax: (915)503-2242  
Firm Registration Number F-5591

July 16, 2013

Mr. Nelson Ortiz, Planner  
City Development Department  
City of El Paso  
8100 Texas Street  
El Paso, TX 79901

Re: **Improvements Waiver Request  
for Copperqueen Estates Re-plat  
7131 Copperqueen  
El Paso, Texas 79915**

Mr. Ortiz:

Thirty-day-review comments on our plans submitted for the re-plat of lots 1 and 3 block 1, Copperfield Industrial Center came back with the observation that the abutting streets had the wrong cross section.

As we understand, Copperqueen and Chino Streets are collector streets and therefore should be approximately 10 feet wider than they currently are. Also, the streets do not have any sidewalks.

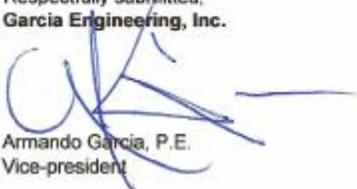
Widening our portion of street would create an odd shape on the geometry of the streets since the adjacent properties would remain narrower.

Also, as I mentioned before, the rest of the properties does not have a sidewalk.

We are therefore requesting a waiver on the improvements to widen and provide sidewalks to the geometry of our adjacent streets: Chino Drive and Copperqueen.

Should you have any questions concerning this letter, we'll be more than happy to discuss them with you.

Respectfully submitted,  
Garcia Engineering, Inc.



Armando Garcia, P.E.  
Vice-president

**ATTACHMENT 6**



CITY PLAN COMMISSION APPLICATION FOR  
RESUBDIVISION COMBINATION SUBDIVISION APPROVAL

DATE: 6/10/2013 FILE NO. \_\_\_\_\_  
SUBDIVISION NAME: COPPER QUEEN ESTATES

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)  
BEING A REPLAT OF LOTS 1 AND 3, BLOCK 1, COPPERFIELD INDUSTRIAL CENTER, 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	_____	_____	_____	_____	_____
School	_____	_____	_____	_____	_____
Commercial	<u>14.1</u>	<u>2</u>	Total No. Sites	_____	_____
Industrial	_____	_____	Total (Gross) Acreage	_____	_____

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

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 \_\_\_\_\_

6. What type of drainage is proposed? (If applicable, list more than one)  
SURFACE TO STREETS TO CURB INLETS

7. Are special public improvements proposed in connection with development? Yes \_\_\_\_\_ No

8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes \_\_\_\_\_ No   
If answer is "Yes", please explain the nature of the modification or exception \_\_\_\_\_

9. Remarks and/or explanation of special circumstances: THIS REPLAT IS TO REMOVE UTILITY AND DRAINAGE EASEMENTS BETWEEN LOTS 1 AND 3

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).

MMA - EL PASO PARTNERS

(915) 775-2230

12.

Owner of record

Scott McLaughlin, 7167 Cimmo Pr. El Paso, Tx

(Name & Address)

(Zip)

(Phone)

13.

Developer

(Name & Address)

(Zip)

(Phone)

14.

Engineer

ARMANDO GARCIA, P.E. 1021 E MISSOURI, STE B EL PASO, TX

(Name & Address)

(Zip)

(Phone)

(915) 525-1825

CASHIER'S VALIDATION  
FEE: \$1,083.00

OWNER SIGNATURE

*[Handwritten Signature]*

REPRESENTATIVE

*[Handwritten Signature]*

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