City of El Paso – City Plan Commission Staff Report

Case No:	SUSU14-00066 Corner Bakery Subdivision
Application Type:	Major Combination
CPC Hearing Date:	August 18, 2014
Staff Planner:	Nelson Ortiz, (915) 212-1606, ortiznx@elpasotexas.gov
Location:	North of Edgemere and West of Airway
Acreage:	.8775 acre
Rep District:	3
Existing Use:	Commercial
Existing Zoning:	C-4 (Commercial)
Proposed Zoning:	C-4 (Commercial)
Nearest Park:	Across from Edgemere linear park
Nearest School:	Bonham Elementary School (.09 mi.)
Park Fees Required:	$880.00
Impact Fee Area:	N/A
Property Owner:	EP Marcus Investments, LP
Applicant:	Bakery Venutre, LLC
Representative:	Conde, Inc.

SURROUNDING ZONING AND LAND USE

North: M-1/ Commercial development
South: C-4 / Commercial development
East: A-2 / Multi-family development
West: C-4 / Commercial development

PLAN EL PASO DESIGNATION: G4 Suburban (Walkable)

APPLICATION DESCRIPTION

The applicant proposes to subdivide a .8775-acre commercial lot at the northwest corner of Edgemere and Airway Boulevards with access proposed from Edgemere. The applicant has requested a waiver for roadway improvements to Airway Boulevard. Airway Boulevard is designated as a major arterial (100' ROW) on the Major Thoroughfare Plan. This development was reviewed under the current code.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends **approval** of request to waive improvements on Airway Blvd. and **pending** submittal of improvement plans for Edgemere.

Planning Division Recommendation:
Planning recommends approval of request to waive improvement on Airway in accordance with Section 19.10.050.A, and pending submittal of improvement plans for Edgemere.

City Development Department - Land Development

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

The Developer/Engineer shall address the following comments.

a. EPWU may require retention of all developed storm-water runoff within the subdivision.
b. The Storm-water Master Plan recommends increasing capacity of existing culvert; storm-water discharge will need to be reviewed before approval.

Parks and Recreation Department

We have reviewed **Corner Bakery Subd.,** a major combination plat map and offer Developer / Engineer the following comments:

Please note that this subdivision is zoned "C-4" meeting the requirements for multi-family dwellings use restricted to a maximum of 29 dwelling units per acre, however, applicant has submitted preliminary covenants restricting the use to general commercial purposes only and prohibiting all residential uses therefore, "Park fees" will be assessed based as follows:

1. If gross density waiver is granted by the Planning Department or designee and a copy of the final recorded covenants is provided restricting all residential uses, then applicant shall be required to pay "Park fees" in the amount of **$880.00** based on Non-residential subdivision requirements calculated as follows:

Non-residential acreage 0.88 (rounded to two decimals) @ $1,000.00 per acre = **$880.00**

Please allocate generated funds under Park Zone**: E-1**

Nearest Parks: **Edgemere Medians** **&** **Ponder**

If density/acreage is increased /decreased or the property zoning /use changes, then "Park fees" will be re-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 Edgemere Boulevard between Robert E. Lee Boulevard and Airway Boulevard there is an existing twenty-four (24) inch diameter water transmission main. This main is located at approximately 165 feet south of the northernmost right-of-way of Edgemere Boulevard. No direct service connections are allowed to this main as per the El Paso Water utilities – Public Service Board (EPWU-PSB) Rules and Regulations.

Along Airway Boulevard between Edgemere Boulevard and Montana Avenue there is an existing twelve (12) inch diameter water main. This main is located at approximately 34 feet west of the easternmost right-of-way line of Airway Boulevard.

According to EPWU-PSB records, 1311 Airway Boulevard has a single three-quarter (3/4) inch diameter water service.

Previous water pressure readings conducted on fire hydrant number 15 located at the corner of Airway Boulevard and Edgemere Boulevard have yielded a static pressure of 70 pounds per square inch (psi), residual pressure of 60 psi, discharge of 919 gallons per minute (gpm). 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 Owner shall be responsible for the operation and maintenance of the above-described water pressure regulating device.

Additional water services to this Property are anticipated by means of the extension of a water main perpendicular to Edgemere Boulevard fronting the Property from the described 24-inch diameter main that runs along Edgemere Boulevard. All main extension costs are the responsibility of the Owner/Developer. Easements immediately north of Edgemere Boulevard may be required to accommodate the proposed additional water services for this Property.

Sanitary Sewer

Along Edgemere Boulevard between Robert E. Lee Boulevard and Airway Boulevard there is an existing eight (8) inch diameter sanitary sewer main. This main is located at approximately 70 feet north of the southernmost right-of-way line of Edgemere Boulevard. This main dead-ends at approximately 490 feet east of Robert E. Lee Boulevard.

Along Airway Boulevard between Edgemere Boulevard and Montana Avenue there is an existing sanitary sewer main; the size of this main varies between ten (10) inches and twelve (12) inches in diameter.

According to EPWU-PSB records, 1311 Airway Boulevard has a single four (4) inch diameter sanitary sewer service.

General

The Owner/Developer is responsible for all frontage fees, as well as all water and sanitary sewer service installation costs.

EPWU requires a new service application to initialize design of the water and sanitary sewer main extensions to serve the subject property. New service applications are available at 1154 Hawkins, 3rd Floor. The following items are required at the time of application: (1) hard copy of subdivision plat; (2) finalized set of street improvement plans, including storm sewer; (3) digital copy of subdivision plat; (4) benchmark check; and (5) construction schedule. Service will be provided in accordance with the current 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.

El Paso Department of Transportation

- Extend the hike and bike trail system and curb to corner of Edgemere and Airway Boulevards.
- Modify corner curb and bring into ADA compliance. This will require traffic signal infrastructure modifications. Please coordinate with EPDOT for cost and modifications.

Sun Metro

Recommend the placement of sidewalks and ADA compliant improvements throughout the development to City standards to provide pedestrian accessibility to mass transit services.

El Paso County 911 District

No comments received.

El Paso Fire Department
No comments received.

Central Appraisal District
No objections.

El Paso Electric Company
No comments received.

Texas Gas Company
No comments received.

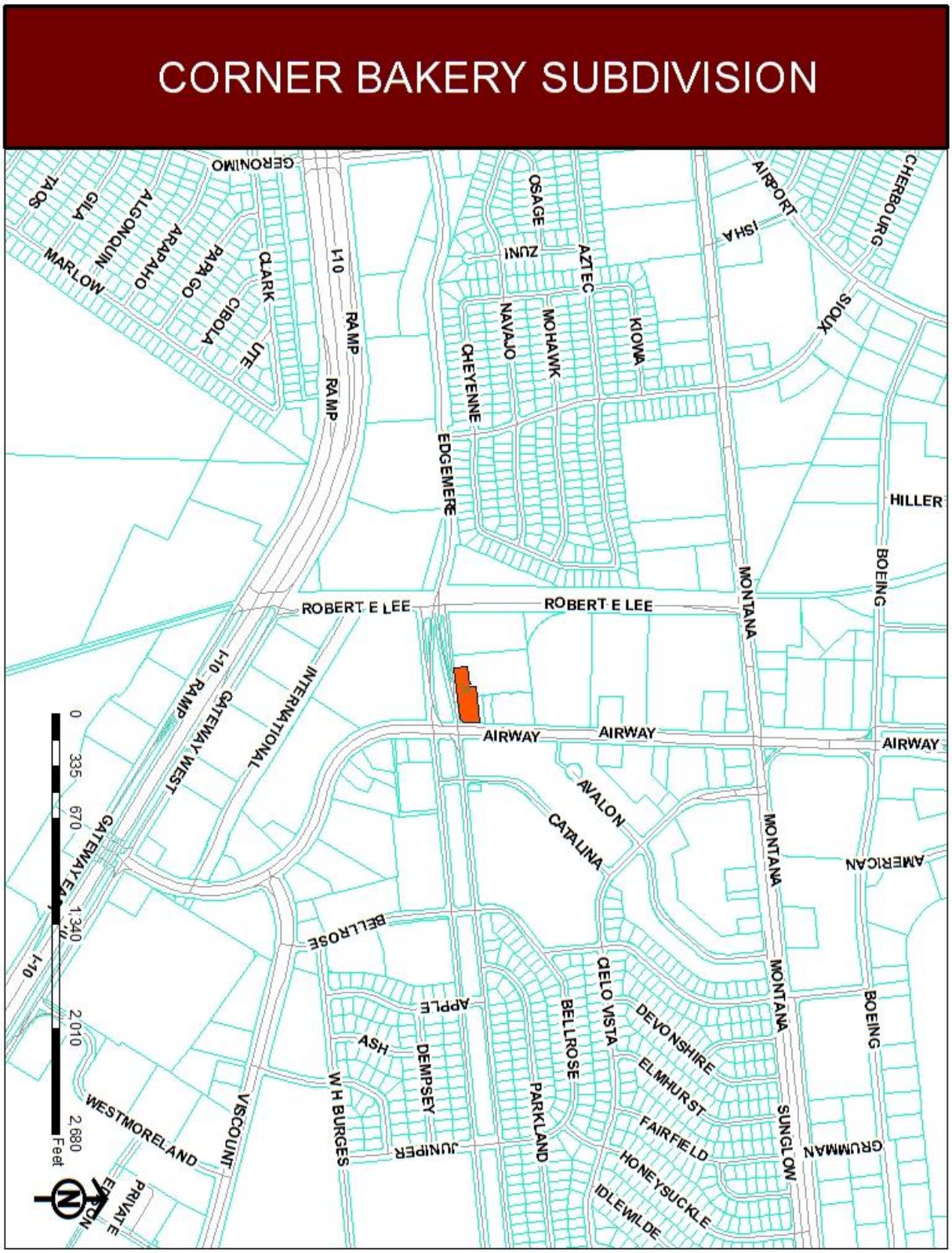
Additional Requirements and General Comments:

1. Submit to the 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. Provide full cross-sections with dimensions for both Airway and Edgemere Boulevards.

Attachments

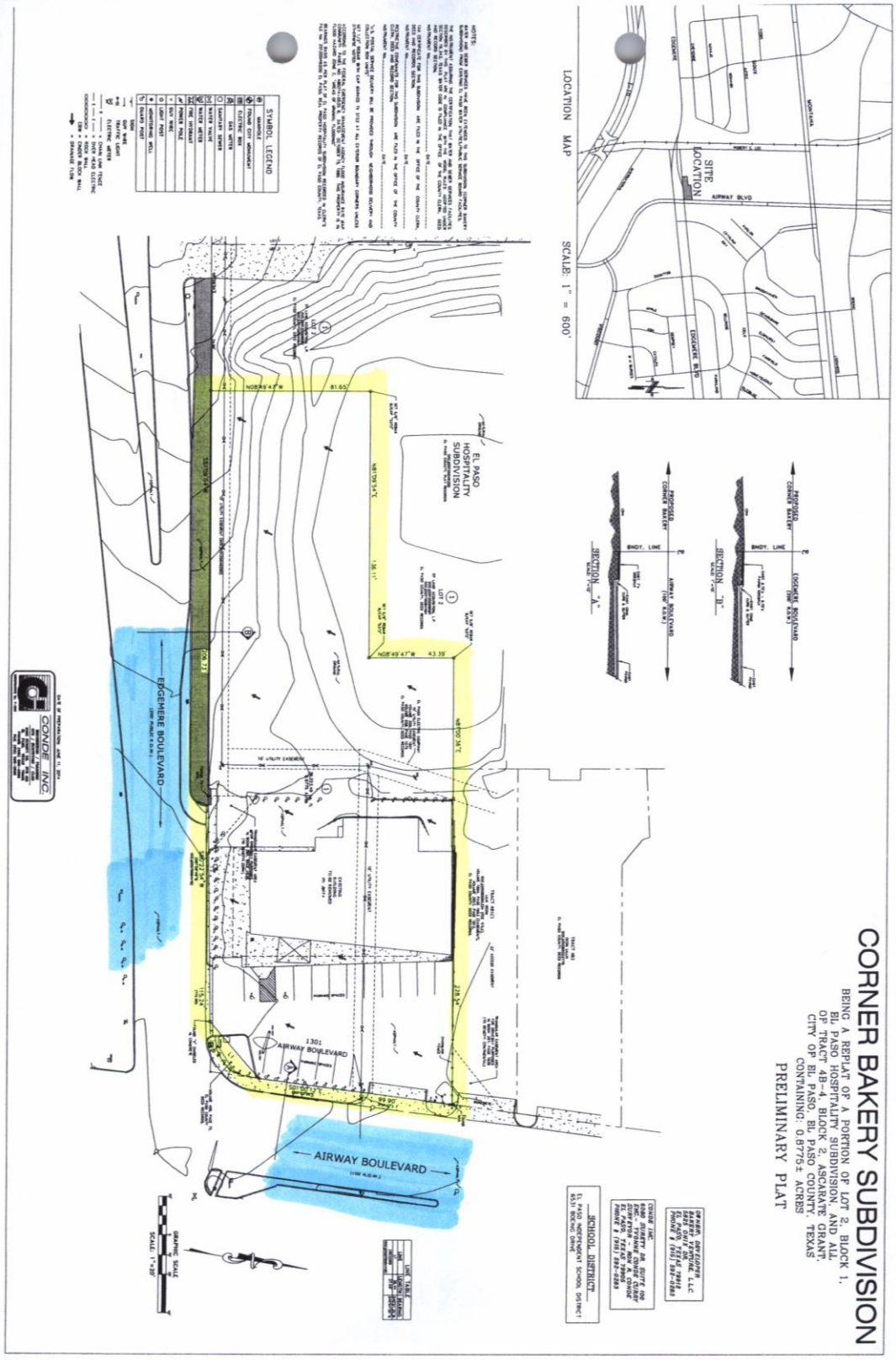
1. Location map
2. Aerial map
3. Preliminary plat
4. Final Plat
5. Waiver Request
6. Application

ATTACHMENT 1

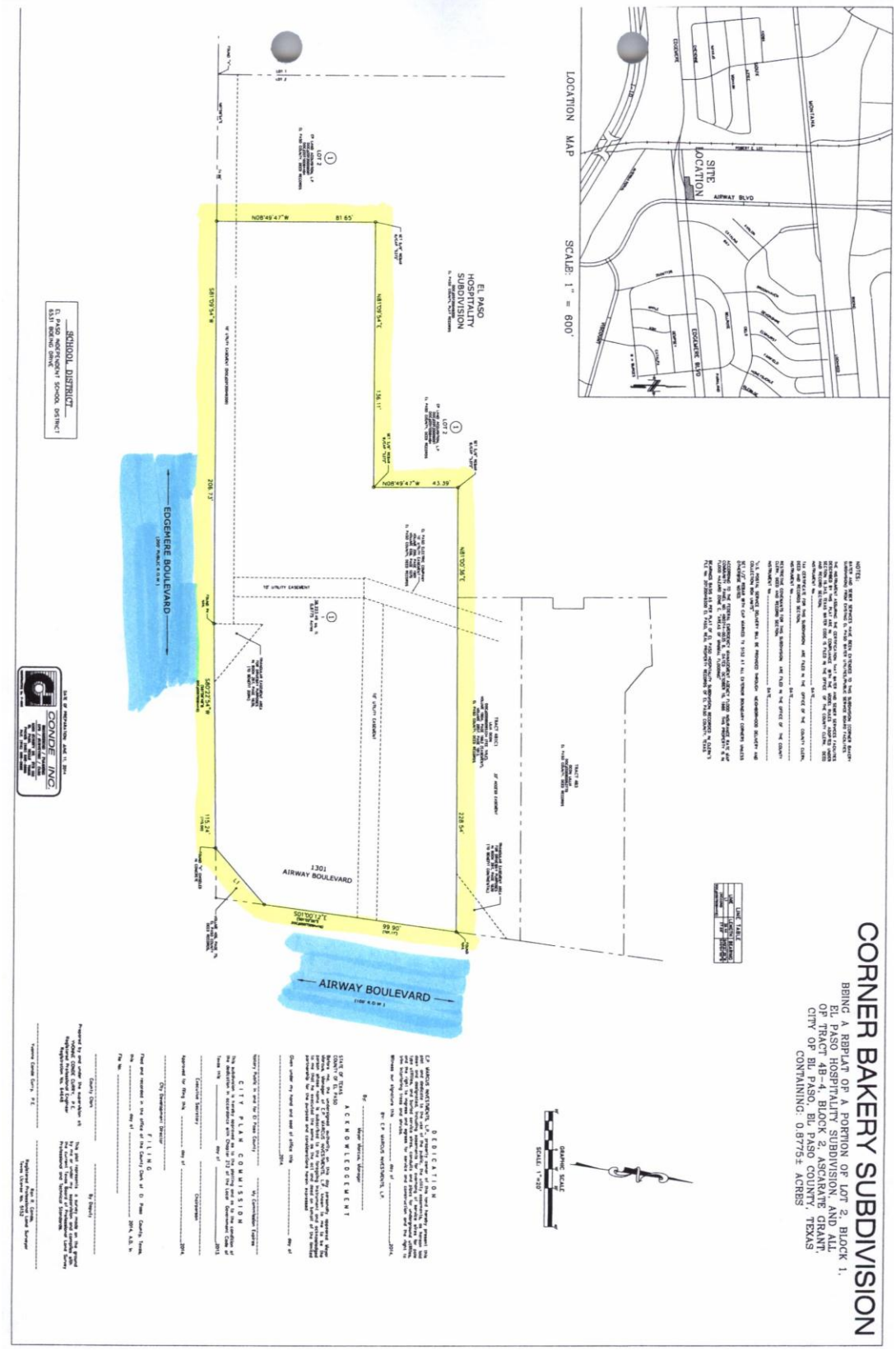


ATTACHMENT 2

ATTACHMENT 3



ATTACHMENT 4



ATTACHMENT 5

CONDE INC

July 22, 2014

Nelson Ortiz
City of El Paso
Planning Department
811 Texas
El Paso, Texas 79901

RE: Corner Bakery (Case #SUSU14-00066)

Dear Nelson,

On behalf of the EP Marcus Investments, L. P., we want to thank you for all of your assistance regarding the processing of the above referenced project. Please accept this letter as our formal Waiver of Sidewalk request as per Section 19.21.050A of the Subdivision Regulations.

We request to waive additional ROW improvements on Airway Boulevard to leave the existing improvements in place in accordance with section 19.01.050A of the City code. A planned hike and bike trail on Edgemere will be continued per the City's request along the property frontage to the intersection of Edgemere and Airway.

If you have any questions or need additional information, please feel free to contact us.

Sincerely,

CONDE, INC.

Conrad Conde

ENGINEERING/PLANNING/SURVEYING
6080 SURETY DR., SUITE 100 / EL PASO, TEXAS 79905 / (915) 592-0283 / FAX (915) 592-0286

ATTACHMENT 6

CITY OF EL PASO PAID JUL 03 2014 CITY DEVELOPMENT DEPARTMENT

CITY PLAN COMMISSION APPLICATION FOR
MAJOR SUBDIVISION COMBINATION APPROVAL

DATE: June 12, 2014 File No. SUSU14-00066

SUBDIVISION NAME: Corner Bakery Subdivision

1. Legal Description for the area included on this plat (Tract, Block, Grant, etc.)
Being a portion a Replat of a Portion of Lot 2, Block 1, El Paso Hospitality Subdivision, and all of Tract 4B-A, Block 2, Ascarate Grant, 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	0.8775	1	Total No. 1		
Industrial			Total Acres (Gross) 0.8775		

3. What is existing zoning of the above described property? C-4 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)
Lots to street to Ponds

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 EP Marcus Investments, LP 6500 Montana Ave., El Paso, TX 79925 915-779-6500
(Name & Address) (Zip) (Phone)

13. Developer Bakery Venture, L.L. C. 5825 Onix Drive, El Paso, TX 79912 915-592-0283
(Name & Address) (Zip) (Phone)

14. Engineer CONDE INC. 6080 Surety Drive, Ste 100, El Paso, TX 79905 915-592-0283
(Name & Address) (Zip) (Phone)

CASHIER'S VALIDATION
FEE: $1,213.28

EP Marcus Investments, LP

OWNER SIGNATURE: _____
Meyer Marcus

REPRESENTATIVE: _____

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