



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

(REVISED)

**Case No:** SUSU14-00072 SAIA Subdivision  
**Application Type:** Major Combination  
**CPC Hearing Date:** August 18, 2014  
**Staff Planner:** Nelson Ortiz, (915) 212-1606, [ortiznx@elpasotexas.gov](mailto:ortiznx@elpasotexas.gov)  
**Location:** North of El Paso and West of Clark  
**Acreage:** 10.274 acres  
**Rep District:** 3  
**Existing Use:** Truck Terminal  
**Existing Zoning:** C-4 (Commercial)  
**Proposed Zoning:** C-4 (Commercial)  
**Nearest Park:** El Valle park (1.07 mi.)  
**Nearest School:** Hawkins Elementary School (.28 mi.)  
**Park Fees Required:** \$10,270.00  
**Impact Fee Area:** N/A  
**Property Owner:** SAIA Motor Freight Line, LLC  
**Applicant:** SAIA Motor Freight Line, LLC  
**Representative:** Frank X. Spencer & Associates, Inc.

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

**North:** R-5/ C-1 Residential and Commercial Development

**South:** M-1/sc/sp Industrial Yards

**East:** R-5/AO Residential Development

**West:** M-1/C-4 Industrial Yards

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

### **APPLICATION DESCRIPTION**

The applicant is proposing a subdivision that will include two commercial lots. The largest lot is 6.9 acres and the smallest is 3.3 acres in size. The property will continue to function as a truck terminal. Access to the subdivision is proposed from Ybarra Ct. and Clark Road. The applicant has submitted a request to waive roadway improvements. However, the applicant is dedicating 4' of additional right-of-way along Clark Rd. and a minimum of 5' sidewalk along Clark Road but only limited to Lot 2 along Ybarra Court. This development was reviewed under the current subdivision code.

### **DEVELOPMENT COORDINATING COMMITTEE**

The Development Coordinating Committee recommends **approval** of the waiver for roadway

improvements and **approval** of SAIA Subdivision with the following **comments**. ~~conditions and requirements:~~

- ~~• That the applicant extends the 5' sidewalk along the entire length of Ybarra Court.~~
- ~~• That the applicant dedicates 4' of additional right of way along Clark Rd. to comply with the Minor Arterial designation.~~

**Planning Division Recommendation:**

**Approval** of the request to waive ROW improvements in accordance with Section 19.10.050.A.1.a, and **approval** of the plat.

**City Development Department - Land Development**

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

The Developer/Engineer shall address the following comments.

1. Developed storm-water runoff discharge volumes shall be retained within subdivision limits (DSC, 19.19.010A & DDM, 11.1).

**Parks and Recreation Department**

We have reviewed **SAIA Subdivision**, 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 with a minimum lot area of 750 sq. ft. per dwelling, 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 **\$10,270.00** based on Non-residential subdivision requirements calculated as follows:

Non-residential acreage 10.27 (rounded to two decimals) @ \$1,000.00 per acre = **\$10,270.00**

Please allocate generated funds under Park Zone: **C-4**  
Nearest Parks: **San Juan** & **Hawkins Elementary**

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

**El Paso Water Utilities**

1. EPWU does not object to this request.

**Water:**

2. There is an existing 8-inch diameter water main extending along Ybarra Ct., that is available for service, the water main is located approximately 15-ft south from the center line of the right-of-way.

3. There is an existing 8-inch diameter water main extending along Ybarra Ct., that is available for service, the water main is located approximately 21-ft north from the center line of the right-of-way.

4. There is an existing 12-inch diameter water main extending along Clark Road that is available for service, the water main is located approximately 10-ft east from the center line of the right-of-way.

5. There is an existing 6-inch diameter water main extending along Clark Road that is available for service, the water main is located approximately 15-ft east from the center line of the right-of-way.

6. EPWU records indicate an active 1-inch water meter and an 8-inch fire line serving the subject property. The service address for these meters is 431 N. Clark Rd.

**Sanitary Sewer:**

7. There is an existing 8-inch diameter sanitary sewer main extending along Ybarra Ct., that is available for service, the sewer main is located approximately 5-ft south from the center line of the right-of-way.

8. There is an existing 8-inch diameter sanitary sewer main extending along Clark Road that is available for service, the sewer main is located approximately 15-ft west from the center line of the right-of-way

**General:**

9. EPWU requires a new service application to provide service to the property. New service applications are available at 1154 Hawkins, 3rd floor and should be made 6 to 8 weeks in advance of construction to ensure water for construction work. 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.

**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 Department of Transportation**

- A TIA is not required since the number of trips generated by the proposed development is less than the minimum threshold required for a TIA.

**El Paso County 911 District**

No comments received.

**El Paso Fire Department**

No comments received.

**Central Appraisal District**

No comments received.

**El Paso Electric Company**

No comments received.

**Texas Gas Company**

No comments received.

**Additional Requirements and General Comments:**

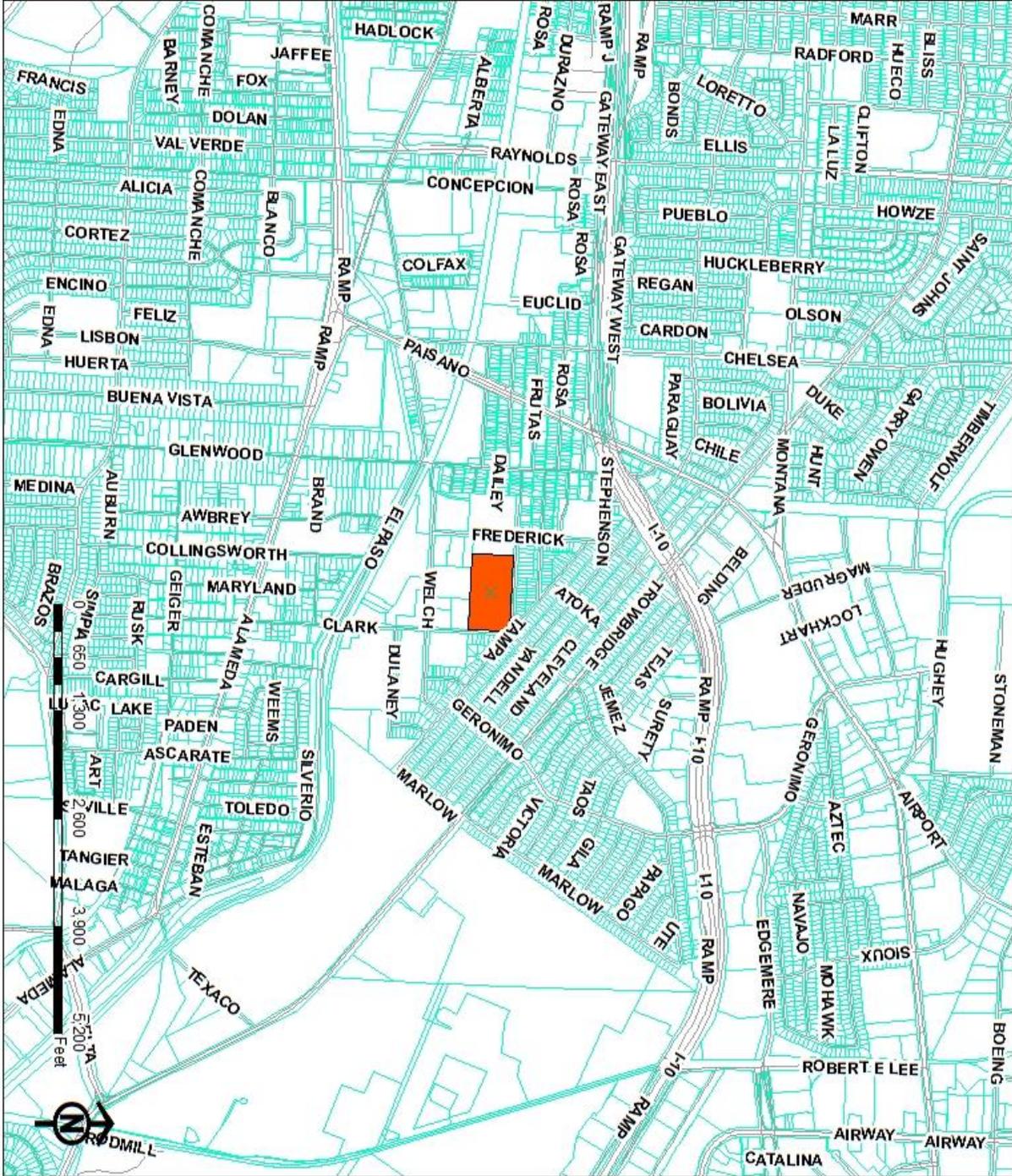
1. Submit to the City Development Department – Planning Division the following prior to recording of the subdivision.
  - a. Current certified tax certificate(s)
  - b. Current proof of ownership
  - c. Release of access document, if applicable
  - d. Set of restrictive covenants, if applicable
2. Every 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.

**Attachments**

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

ATTACHMENT 1

SAIA SUBDIVISION



ATTACHMENT 2

SAIA SUBDIVISION







## ATTACHMENT 5



Frank X. Spencer & Associates, Inc.  
Consulting Civil Engineers & Surveyors

1130 Montana Ave., El Paso, Texas 79902  
Ph: 915-533-4600 • F: 915-533-4673  
www.fsa.com  
TBPLS #100490-00 • TBPE #F-3584

May 21, 2014

Alejandro Palma, CNU-A  
Planner, Subdivisions  
City of El Paso – City Development  
222 S Campbell  
El Paso, TX 79901

**Re: SAIA Subdivision – Minor Plat  
Lot 1 (431 N. Clark Dr.); and Lot 2 (5950 Ybarra Ct.)  
Request for three Waivers**

Mr. Palma,

On behalf of Natmi National Fx Properties, LLC, FXSA, Inc. is respectfully requesting the City of El Paso to waive following three minor plat improvements for the referenced subdivision:

1. The existing Clark Road does not conform to the current "Design Standards for Construction (DSC)" which show minor arterial street having 78 feet wide Right-of-Way (ROW). The existing ROW for the Clark Road is 70 feet wide with 39.62 feet wide pavement; concrete curb; and 5.57 feet wide concrete sidewalk & 9.29 feet wide natural ground on the western end of the Clark Road as shown in Section "B". It appears that 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. Therefore, as per section 19.10.050.A.1.a, Municipal Code, City of El Paso, Texas, we are requesting an exception to all ROW improvements for the Minor Arterial Street cross section which requires 78 feet wide ROW, 5 feet wide sidewalk & 5 feet wide landscaping.
2. The existing Ybarra Court does not conform to the current DSC which show local residential street having 5 feet wide concrete sidewalk, & 5 feet wide landscaping on each side of the pavement. The existing Ybarra Court has 12.16 feet wide natural ground on the southern end adjoining the referenced subdivision as shown in section "A". A 5 feet wide sidewalk will be installed between Lot 2 and the Ybarra Court. It appears that 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. Therefore, as per

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Mr. Alejandro Palma, CNU-A  
SAIA Subdivision Minor Plat  
Request for Waiver  
Page 2 of 2

section 19.10.050.A.1.a, Municipal Code, City of El Paso, Texas, we are requesting exceptions to all ROW improvements for the Local Residential Street cross section which requires 5 feet wide sidewalk & 5 feet wide landscaping for Lot 1; and 5 feet wide landscaping for Lot 2.

3. It appears that the existing streets will serve and support the proposed new development. The new development is expected to generate less than one hundred average daily trips. Therefore, as per section 19.18.010.B.3.b, Municipal Code, City of El Paso, Texas, we are requesting an exception to the Traffic Impact Analysis for the proposed new development.

If you have any questions, please contact me at (915) 533-4600.

Sincerely,

Victor H. Enciso, P.E.  
Vice President of Operations

J:\2014\1407EP-CDG-SAIA-SHOP-BLDG ADDN\10-1-5 Correspondence To and From Government Agencies\CIE\PE1407EP SAIA Subdivision - ROW Waiver Request.docx

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**ATTACHMENT 6**

SUSU14-0007Z



CITY PLAN COMMISSION APPLICATION FOR  
MAJOR COMBINATION SUBDIVISION APPROVAL

DATE: \_\_\_\_\_ FILE NO. \_\_\_\_\_  
SUBDIVISION NAME: SAIA SUBDIVISION

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)  
BEING ALL OF TRACTS 8-E-4 & 8-E-8, BLOCK 2, ASCARATE GRANT  
CITY OF EL PASO, EL PASO COUNTY, TEXAS  
LOTS 1 & 2, BLOCK 1, SAIA SUBDIVISION

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	<u>X</u>	<u>2</u>	Total No. Sites	_____	_____
Industrial	_____	_____	Total (Gross) Acreage	_____	_____

3. What is existing zoning of the above described property? C-4 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 N/A No \_\_\_\_\_

5. What type of utility easements are proposed: Underground X Overhead \_\_\_\_\_ Combination of Both \_\_\_\_\_

6. What type of drainage is proposed? (If applicable, list more than one)  
ON SITE PONDING & SURFACE DRAINAGE

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 WE HAVE SUBMITTED A  
WAIVER FOR TRAFFIC IMPACT ANALYSIS & ROW IMPROVEMENTS CLARK ROAD

9. Remarks and/or explanation of special circumstances: \_\_\_\_\_

10. Improvement Plans submitted? Yes X 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 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) 541-4024

11465 Blue Creek Pkwy  
Suite 530

12. Owner of record SARAJA MOJCA FRIEGLHT 14 Johns Lane 30097 CA (916) 542-3938  
 (Name & Address) (Zip) (Phone)

13. Developer \_\_\_\_\_  
 (Name & Address) (Zip) (Phone)

14. Engineer FRAZEE X. SPENCER & ASSOC. INC (EXSA) 79902 (915) 533-4600  
 (Name & Address) (Zip) (Phone)

Refer to Schedule C for current fee. OWNER SIGNATURE: BANDANA ASHMAN  
 REPRESENTATIVE: \_\_\_\_\_

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