City of El Paso – City Plan Commission Staff Report

REVISED

Case No:	SUSU13-00072 – EPIA Conrac Subdivision
Application Type:	Major Combination
CPC Hearing Date:	August 22, 2013
Staff Planner:	Harrison Plourde, 541-4114 (PlourdeHT@elpasotexas.gov)
Location:	North of Convair Road and Airway Boulevard, East of Airport Drive, South of El Paso International Airport runways, and West of Terminal Drive.
Legal Description:	Tracts 3-A, 3-B-1 and 4-A-27, Block 2, Ascarate Grant, City of El Paso, El Paso County, Texas
Acreage:	138.97
Rep District:	2
Zoning:	C-4 (Commercial)
Proposed Zoning:	C-4 (Commercial)
Existing Use:	Airport Terminal & Support Facilities
Nearest School:	Hughey Elementary (0.81 miles)
Nearest Park:	Normandy Park (0.72 miles)
Park Fees:	None
Impact Fee Area:	Not in Impact Fee Area
Property Owner:	City of El Paso, Union Pacific Railroad
Applicant:	City of El Paso
Representative(s):	R. Shane Brooks, City of El Paso

SURROUNDING ZONING AND LAND USE

North: C-4 (Commercial), M-1 (Manufacturing) / Airport Runway
South: C-4 (Commercial), SCZ-SD3 (SmartCode Zone-Special District 3) / Parking lot, Office buildings
East: M-1 (Manufacturing) / Airport Runway, Parking lot
West: N/A / Fort Bliss

PLAN FOR EL PASO DESIGNATION

G7, Industrial and/or Railyards

APPLICATION DESCRIPTION

The applicant is platting a portion of the El Paso International Airport complex in order to build a new consolidated car rental facility adjacent to the airport terminal. Access is via Convair Road, a local street with a 60 foot right-of-way, consisting of 47.4 feet of pavement, a 5.1 foot landscape strip and 4.9 foot sidewalk on one side, and a 7.5 foot sidewalk and 2.8 feet of dirt on the opposite side. The subdivision also abuts Airway Boulevard, a Major Arterial with a 107.2 foot right-of-way, consisting of 96.6 feet of pavement, 3.5 feet of sidewalk on the north side, and 7.1 feet of sidewalk on the south side, and Airport Road, a Major Arterial with a 120 foot right-of-way, consisting of 88.4 feet of pavement with a median, and 13.4 feet of unimproved right-of-way on the east side, and 18.2 feet of unimproved right-of-way on the west side. The applicant requests to waive the TIA requirement on the grounds that the proposed subdivision will not generate new trips, and in fact will reduce the number of trip generated on Convair Road. The TIA waiver request has been accepted by El Paso Department of Transportation.

The applicant requests to waive all right-of-way dedication and improvements. Per Section 19.10.050(A)(1) of the subdivision code, the City Plan Commission may waive the requirement to dedicate and improve the substandard right-of-way if any of the following factors are met:

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 and have sufficient capacity to handle the increase in traffic to be generated by the proposed development; 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.

DEVELOPMENT COORDINATING COMMITTEE REVIEW

City Development Department – Planning

Planning recommends **Approval with Waiver**. The waiver request meets the requirement factor of Section 19.10.050(A)(1)(a). Furthermore, it is consistent with previous waivers that have been granted.

City Development Department – Land Development

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

1. Sidewalks shall be a minimum of five feet wide within a public street right-of-way.
2. Show all existing underground storm drain structures on the preliminary plat. Show existing and proposed drainage flow patterns on the preliminary plat and identify the discharge location for all stormwater runoff.
3. Developer shall retain all stormwater runoff within proposed subdivision; show on-site pond or ponds.

Parks and Recreation Department

No Comments Received.

El Paso Water Utilities

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

1. EPWU-PSB does not object to this request.

EPWU-PSB Comments

Water

2. There is an existing 8-inch/6-inch diameter water main that extend along Convair Road. These water mains are available for service.
3. There is an existing 12-inch diameter water main along Airway Boulevard terminating on Terminal Drive. This water main is available for service.
4. There are existing 8-inch diameter water mains along Allegheny Road and De Havilland Road.
5. There is an existing 12-inch diameter water main along Allegheny Road. This line extends east approximately 925 LF and then continues north approximately 525 LF to the existing well #22. There are no direct connections allowed to this line as per the El Paso Water Utilites-Public Service Board Rules and Regulations.
6. Previous water pressure reading from fire hydrant #8545 located at the north east corner of Convair Road and Allegheny Road have yielded a static pressure of 94 (psi) pounds per square inch, a residual pressure of 80 (psi) pounds per square inch and a discharge of 1,329 (gpm) gallons per

minute.

7. 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 Lot owners shall be responsible for the operation and maintenance of the above-described water pressure regulating device.
8. EPWU records indicate several active water meter serving the subject property.

Sanitary Sewer

9. There is an existing 8-inch/12-inch diameter sanitary sewer main along Convair Road. This line is available for service.
10. There are existing 8-inch diameter sewer mains along De Havilland Road and Allegheny Road. These lines are available for service.
11. There is an existing 12-inch diameter sewer force main along Airport Road. No direct service connections are allowed to this sewer main as per the El Paso Water Utilities-Public Service Board Rules and Regulations.

General

12. A 15 foot utility easement will be required to accommodate public water and sewer mains that are not in a public road right-of-way. Utility easements to be dedicated by plat.
13. EPWU-PSB requires a new service application to serve the subdivision. New service applications should be made 6-8 weeks in advance of construction to ensure water for construction work. The following items, if applicable, are required at the time of application: (1) hard copy of site plan with street names and addresses; (2) finalized set of improvement plans, including grading and drainage plans; (3) digital copy of site plan; (4) benchmark check; (5) construction schedule; and (6) a certificate of compliance. Service will be provided in accordance with the current El Paso Water Utilities-Public Service Board (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 County Appraisal District

1. Label parcels with Block Number.

El Paso Fire Department

No Comments Received.

El Paso County 911 District

No Comments Received.

Sun Metro

No Comments Received.

El Paso Electric Company

No Comments Received.

Texas Gas Company

No Comments Received.

El Paso Independent School District

No Comments Received.

Additional Requirements and General Comments

Submit to the City Development Department – Planning Division the following prior to recording of the subdivision.

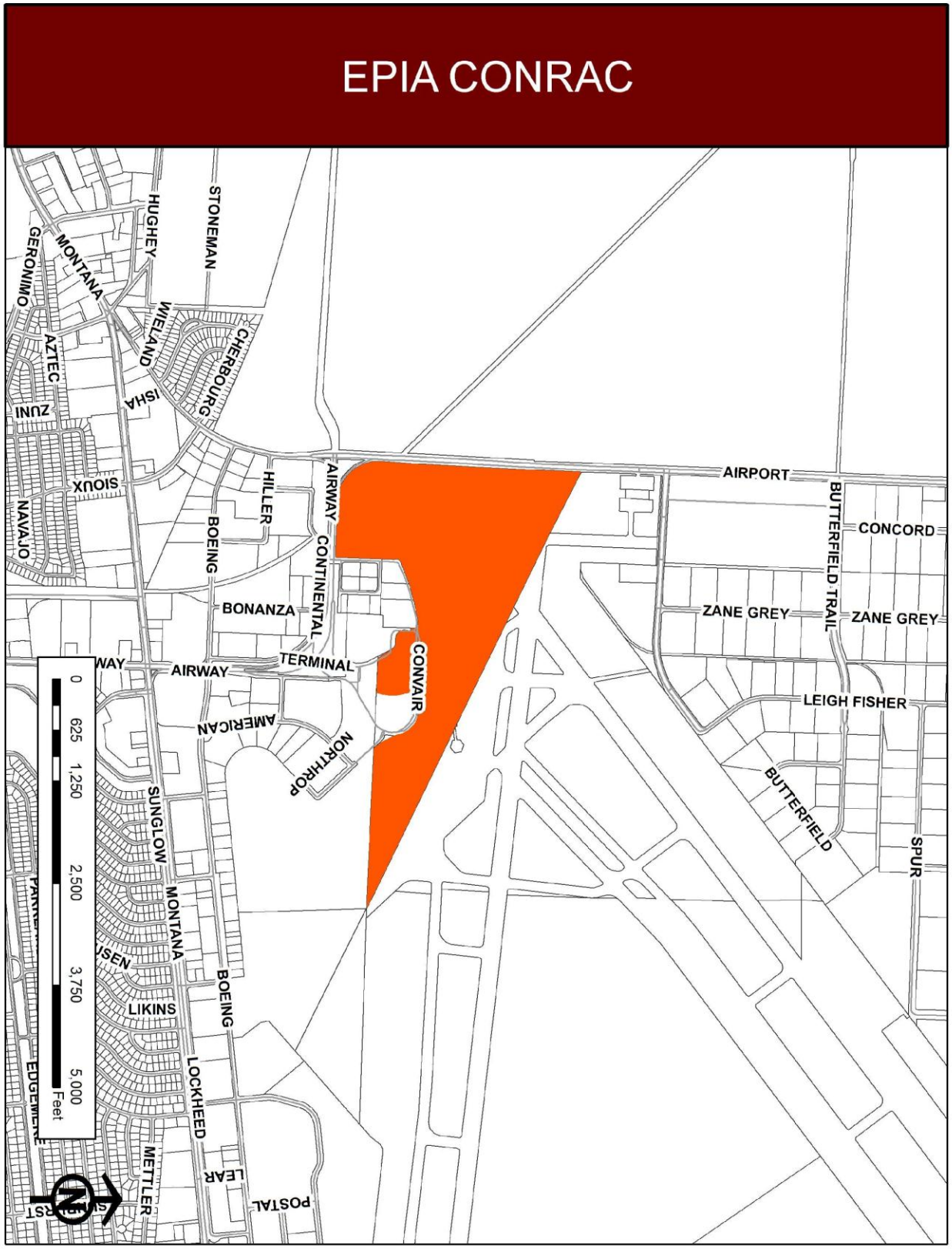
1. Current certified tax certificate(s).
2. Current proof of ownership.
3. Release of access document, if applicable.
4. Set of restrictive covenants, if applicable.
5. Deed for property to be dedicated as parkland.

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.

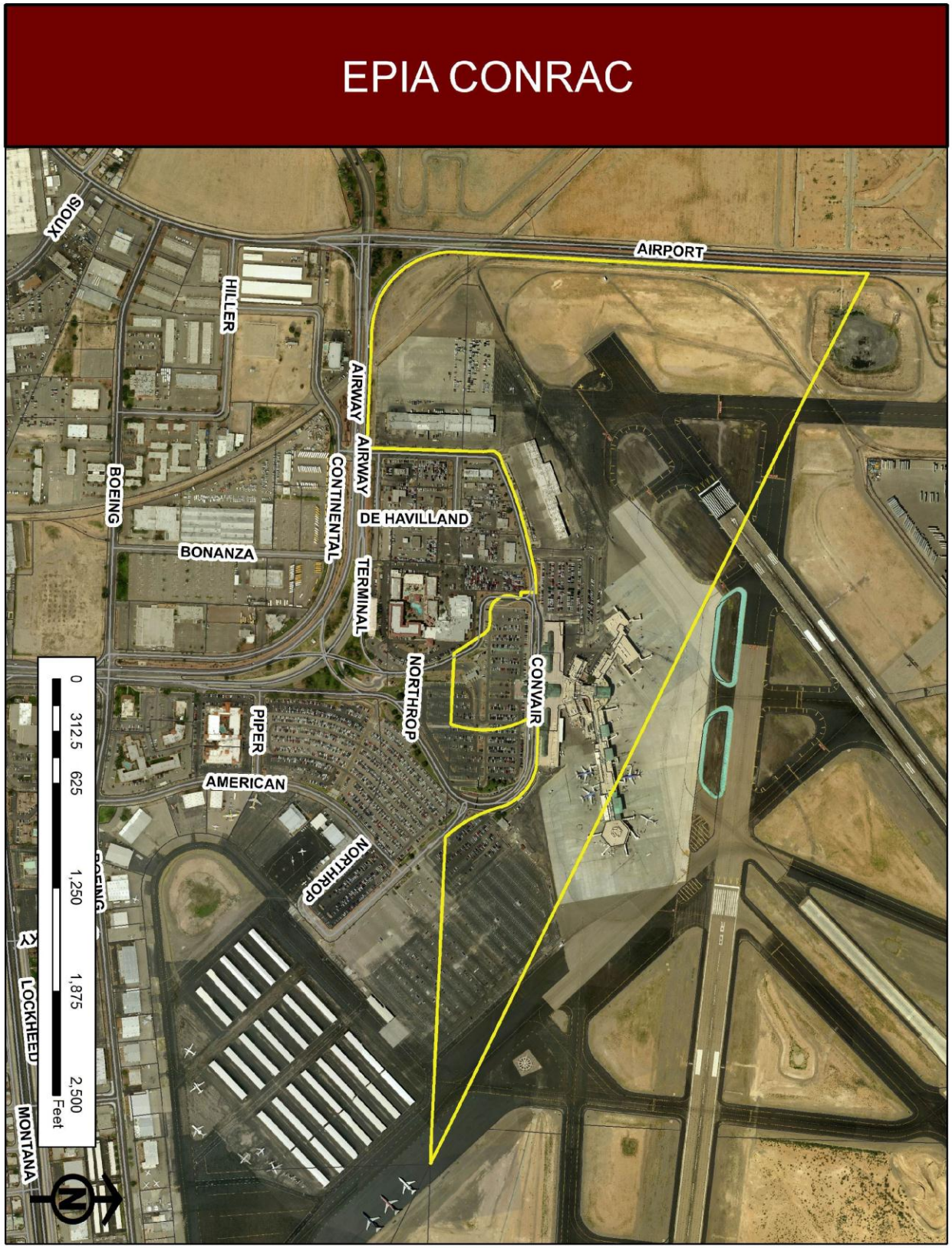
Attachments:

1. Location Map
2. Aerial Map
3. Preliminary Plat
4. Final Plat
5. ROW Improvement Waiver Request
6. TIA Waiver Request
7. TIA Waiver Approval
8. Application

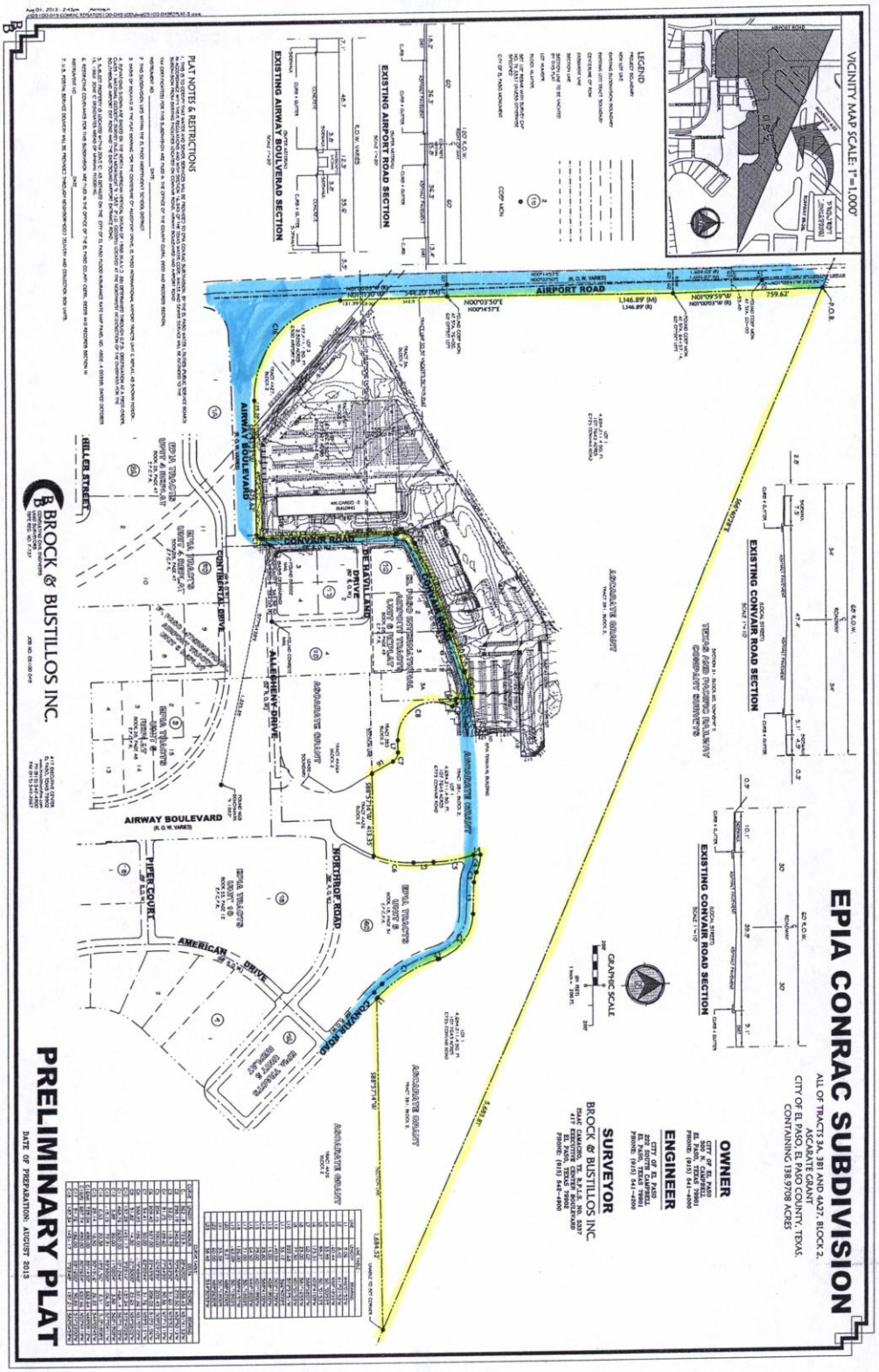
ATTACHMENT 1



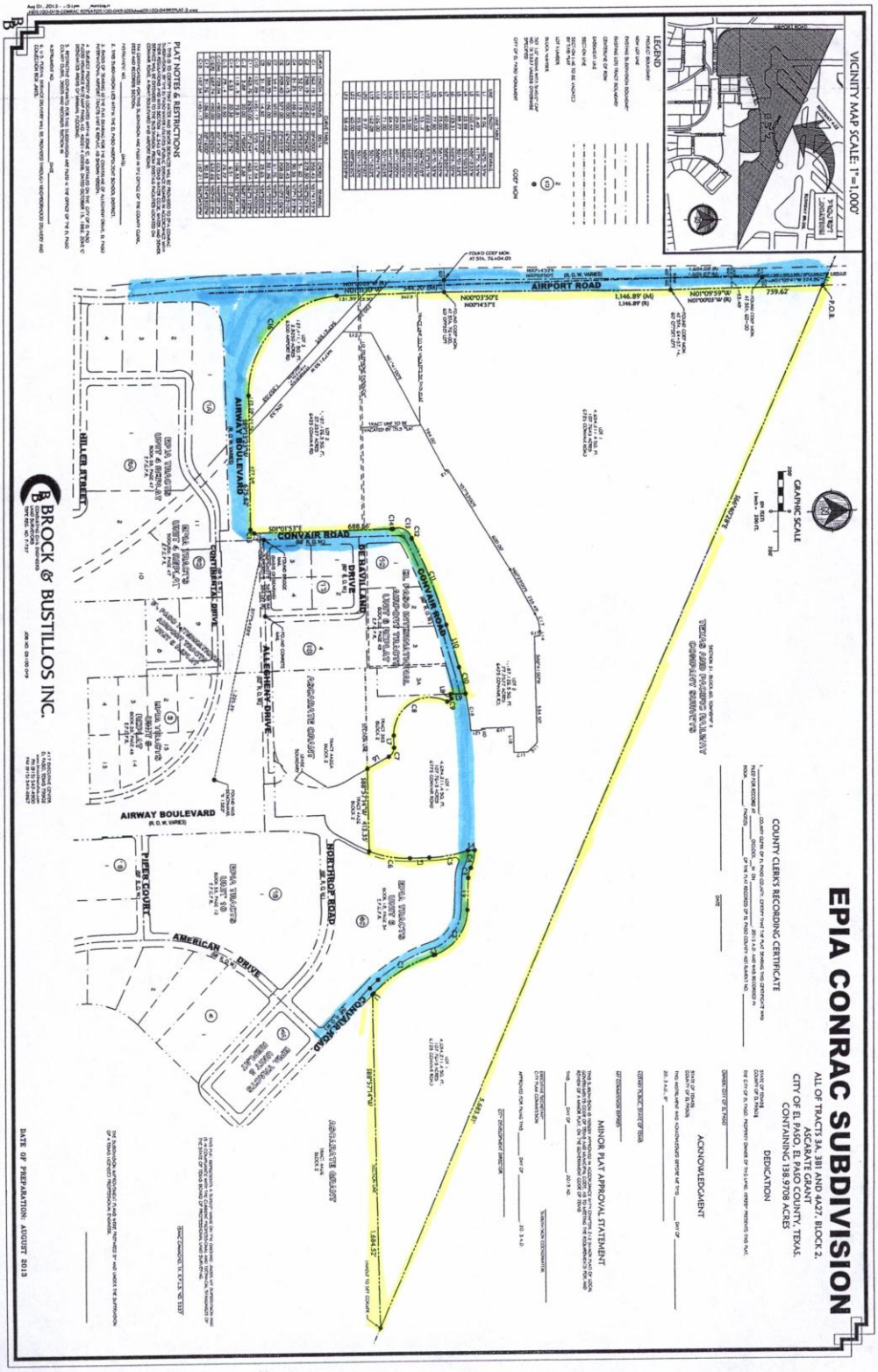
ATTACHMENT 2



ATTACHMENT 3



ATTACHMENT 4



ATTACHMENT 5

Dedicated to Outstanding Customer Service for a Better Community

SERVICE SOLUTIONS SUCCESS

City of El Paso
ENGINEERING
and Construction Management

Request for Waiver ROW Dedication and Improvements

July 29, 2013

City of El Paso
City Development
Attn: Nelson Ortiz
222 S. Campbell
El Paso, TX 79901

Project: **EPIA Consolidated Rental Agency Complex**

Dear Mr. Ortiz:

Please consider this a written request for waiver of ROW Dedication and Improvements to Substandard Roads for the subject project. The language in 19.10.050 A1a. allows the City Plan Commission to waive improvements if: "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." This project meets those requirements as Airport and Airway are both currently designated on the MTP as Super Arterial Roads that have the capacity to meet the current traffic demands and the proposed project will not increase traffic demands. I thank you for your time and consideration in this matter.

If you have any questions, please call me at 541-4200.

FOR CITY ENGINEER:

Gilbert Andujo P.E.
Engineering Division Manager

RECEIPT ACKNOWLEDGED:

By:_____

Title:_____

Time/Date:_____

CC: Contract Administration

222 S. Campbell 2nd floor – El Paso, Texas 79901 – (915) 541-4200

THE CITY OF EL PASO TEXAS

Mayor
Oscar Leeser

City Council

District 1
Ann Morgan Lilly

District 2
Larry Romero

District 3
Emma Acosta

District 4
Carl L. Robinson

District 5
Dr. Michiel R. Noe

District 6
Eddie Holguin Jr.

District 7
Lilia B. Limon

District 8
Cortney C. Niland

City Manager
Joyce A. Wilson

ATTACHMENT 6

Dedicated to Outstanding Customer Service for a Better Community

SERVICE SOLUTIONS SUCCESS

City of El Paso
ENGINEERING
and Construction Management

Request for Waiver TIA

July 18, 2013

City of El Paso
City Development
Attn: Tony Do
222 S. Campbell
El Paso, TX 79901

Project: **EPIA Consolidated Rental Agency Complex Plat**

Dear Mr. Do,

Please consider this a written request for waiver of the Traffic Impact Analysis for the subject project. This project will not increase traffic demand and the existing roadway has the capacity to meet the existing traffic demand. We are platting the area for the first time as required for the building permit.

The project will reduce the amount of traffic on Convair. Currently for every rented car, four trips are generated via Convair broken down as follows: 1-2, the customer to and from the airport trips; and 3-4, the rental car company to and from their processing facility across the street. Since the processing facility will be located on site, there will be no need for trips 3-4.

Based on data gathered in 2011, the current peak hour demand is 558 trips, with the addition of this facility the projected peak hour demand is reduced by 279 trips providing a new peak hour demand of 279 trips. The facility is replacing the current operation and will decrease demand and the number of trips. A copy of the plat and site plan is attached for reference.

I thank you for your time and consideration in this matter.

If you have any questions, please call me at 541-4200.

FOR CITY ENGINEER:

Gilbert Andujo, P.E.
Engineer Division Manager

RECEIPT ACKNOWLEDGED:

222 S. Campbell 2nd floor – El Paso, Texas 79901 – (915) 541-4200

Mayor
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City Manager
Joyce A. Wilson

ATTACHMENT 7

Dedicated to Outstanding Customer Service for a Better Community

SERVICE SOLUTIONS SUCCESS

July 30, 2013
Mr. Gilbert Andujo, P.E.
222 S. Campbell 2nd Floor
El Paso, Texas 79901

Dear Mr. Andujo,

The City of El Paso has received your letter requesting exemption from having to submit a Traffic Impact Analysis (TIA). Your letter stated that the development is being platted as required for a building permit. Additionally, the proposed facility will replace existing operations and move all processing functions on site. This will result in an overall reduction in the number of trips onto Convair.

Given that this is an existing development that will not generate any new trips to the adjacent traffic infrastructure, the improvements are already constructed that will serve and support the proposed changes. A TIA will not be required.

Please let us know if you require additional information.

Sincerely,

Ted Marquez, P.E.

THE CITY OF EL PASO TEXAS

Mayor
Oscar Leeser

City Council

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Eddie Holguin Jr.

District 7
Lily Limón

District 8
Cortney C. Niland

City Manager
Joyce A. Wilson

El Paso All-America City 2010

Department of Transportation (EPDoT)
Ted Marquez, Director
7968 San Paulo Drive, El Paso, TX 79907 • (915) 621-6480 • Fax (915) 621-6772
www.elpasotexas.gov

ATTACHMENT 8

CITY PLAN COMMISSION APPLICATION FOR
MAJOR SUBDIVISION PRELIMINARY APPROVAL

DATE: 08/01/2013 FILE NO. SUSU13-00072

SUBDIVISION NAME: EPIA CONRAC

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
Tracts 3A, 3B1 and 4A27, Block 2, Ascarate Grant

2. Property Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family			Office		
Duplex			Street & Alley		
Apartment			Ponding & Drainage	2.9250	1
Mobile Home			Institutional		
P.U.D.			Other (specify below)		
Park			RR Row		1
School					
Commercial	135.0169	2	Total No. Sites		
Industrial			Total (Gross) Acreage	138.9708	4

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

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

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)
retention pond

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:

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 Section 19.47- Vested Rights (See Attached).

12. Owner of record City of El Paso, PO Box 1890, El Paso, TX 79950-1890 915-240-3250
(Name & Address) (Zip) (Phone)

12. Developer City of El Paso, PO Box 1890, El Paso, TX 79950-1890 915-240-3250
(Name & Address) (Zip) (Phone)

14. Engineer City of El Paso, PO Box 1890, El Paso, TX 79950-1890 915-240-3250
(Name & Address) (Zip) (Phone)

CASHIER'S VALIDATION
FEE: $1,901.00

OWNER SIGNATURE:

REPRESENTATIVE: ROMAN BUSTILLOS - ENGINEER

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