



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

**Case No:** SUSU12-00086 Loop RC Poe Development  
**Application Type:** Major Combination  
**CPC Hearing Date:** October 4, 2012

**Staff Planner:** Nelson Ortiz, (915) 541-4931, [ortiznx@elpasotexas.gov](mailto:ortiznx@elpasotexas.gov)  
**Location:** East of Joe Battle and South of R C Poe  
**Acreage:** 6.967 acres  
**Rep District:** 5

**Existing Use:** Vacant  
**Existing Zoning:** C-4 (Commercial District)  
**Proposed Zoning:** C-4 (Commercial District)

**Nearest Park:** Tierra Del Este #18 Park (0.24 mile)  
**Nearest School:** El Dorado High School (0.43 mile)  
**Park Fees Required:** \$6,970.00  
**Impact Fee Area:** This property is not located in an Impact Fee Service Area and not subject to impact fees.

**Property Owner:** EP Summit, LP  
**Applicant:** SLI Engineering, Inc.  
**Representative:** SLI Engineering, Inc.

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

**North:** C-4/ Commercial Development  
**South:** C-4/ Vacant  
**East:** R-5/ Single Family Residential  
**West:** R-5/ Single Family Residential

**PLAN EL PASO DESIGNATION:** (G4) Suburban

### **APPLICATION DESCRIPTION**

The applicant proposes to subdivide 6.97 acres of land for 2 commercial lots. Access to the subdivision is proposed from RC Poe and Joe Battle. This development is part of the Tierra Del Este II Land Study which was approved by the City Plan Commission on November 1, 2001; because of this, the development is being reviewed under the former subdivision ordinance.

### **DEVELOPMENT COORDINATING COMMITTEE**

The Development Coordinating Committee recommends **approval** of Loop RC Poe Development on a Major Combination basis, subject to the following conditions and requirements:

- Applicant/ Owner of property shall provide a signed Agreement of Private Stormwater

Facilities prior to recording.

- Applicant shall provide five foot parkways and five foot sidewalks abutting the subject property along RC Poe and Joe Battle to comply with the cross-section for a minor arterial under the former subdivision code. Cross-sections on plat shall illustrate this request.

**Planning Division Recommendation:**

Staff recommends **approval** of Loop RC Poe Development on a Major Combination basis.

**City Development Department - Land Development**

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

No objections

**Planning – Transportation**

Applicant shall provide five foot parkways and five foot sidewalks abutting the subject property along RC Poe and Joe Battle to comply with the cross-section for a minor arterial under the former subdivision code. Cross-sections on plat shall illustrate this request.

**Note:**

- A TIA is not required as development is vested under the former subdivision ordinance.
- Access from Joe Battle shall be coordinated and approved by TxDOT.
- All existing and/or proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) within public rights-of-way shall follow the City of El Paso Design Standards for Construction and be ADA/TAS compliant.

**El Paso Department of Transportation**

The RC Poe development is part of the TIA study for Tierra Del Este II Land Study. The Tierra Del Este II Land Study TIA did not specify if improvement or mitigation is required. If this development is vested under the old ordinance code, then no mitigation is required.

**Parks and Recreation Department**

We have reviewed **Loop RC Poe Development**, a major combination plat map and offer Developer / Engineer the following comments:

Please note that this subdivision is zoned “C-4” thus 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 therefore, "Park fees" will be assessed based on this proposed use (Non-residential) for a total amount of **\$6,970.00** based on the following calculations:

Park Fees calculated as follows:

Non-residential acreage 6.97 (rounded to two decimals) @ \$1,000.00 per acre = **\$6,970.00**

Please allocate generated funds under Park Zone: **E-7**

Nearest Parks: **Tierra Del Este #18** & **Tierra Del Este #30**

**Note:** Final restrictive covenants need to be submitted & approved by the Planning Department or designee in order for this "Park fees" calculation to be true; otherwise, "Park fees" will be re-assessed based on gross density.

## **El Paso Water Utilities**

EPWU does not object to this request

### **Water:**

1. There is an existing 8-inch diameter water main extending along the 30-ft PSB easement shown on the plat that is available for service. Said main is located approximately 5-ft west from the eastern easement line.
2. There is an existing 12-inch diameter water main that extends along R.C. POE Road that is available for service, the water main is located approximately 10-ft north from the center line of the right-of-way.

### **Sanitary Sewer**

3. There is an existing 8-inch diameter sanitary sewer main extending along the 30-ft PSB easement shown the plat that is available for service. Said main is located approximately 10-ft east from the western easement line.
4. There is an existing 8-inch diameter sanitary sewer main that extends along R.C. POE Road that is available for service, the sanitary sewer main is located approximately 8-ft south from the center line of the right-of-way.

### **General**

5. No building, reservoir, structure or other improvement, other than asphaltic paving (HMAC), shall be constructed or maintained on the above referenced El Paso Water Utilities - Public Service Board Easements (EPWU-PSB easements) without the written consent of EPWU-PSB. The Developer shall refrain from constructing rock walls, signs, or any structure that will interfere with the access to the PSB easements. There shall be at least 10-foot clearance from the mains to any sign or structure.
6. All easements dedicated for public sanitary sewer facilities shall comply with the EPWU-PSB Easement Policy. The PSB easements shall be improved to allow the operation of EPWU maintenance vehicles. EPWU-PSB requires access to the proposed water, sanitary sewer facilities, appurtenances, and meters within the easement 24 hours a day, seven (7) days a week.
7. Use of low maintenance easement surface improvements is required. Proposed surface improvements such as landscaping and other types of low maintenance surfacing shall be reviewed for approval by EPWU-PSB. The Owner of the property is responsible for maintenance of the easement surface; surface maintenance is not the responsibility of EPWU-PSB.
10. EPWU requires a new service application to serve the subject property. New service applications are available at 1154 Hawkins, 3<sup>rd</sup> Floor. The following items are required at the time of application: (1) hard copy of subdivision plat with street names and addresses; (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 Fire Department**

Recommend approval of “site plan” as presented. Does not adversely affect fire department at this time.

**Note:**

A more detailed reviewed will be done by fire plan review during the permitting process.

**Sun Metro**

No comments received.

**911**

No comments received.

**Central Appraisal District**

No comments received.

**El Paso Electric Company**

No comments received.

**Texas Gas Company**

No comments received.

**Socorro Independent School District**

No comments received.

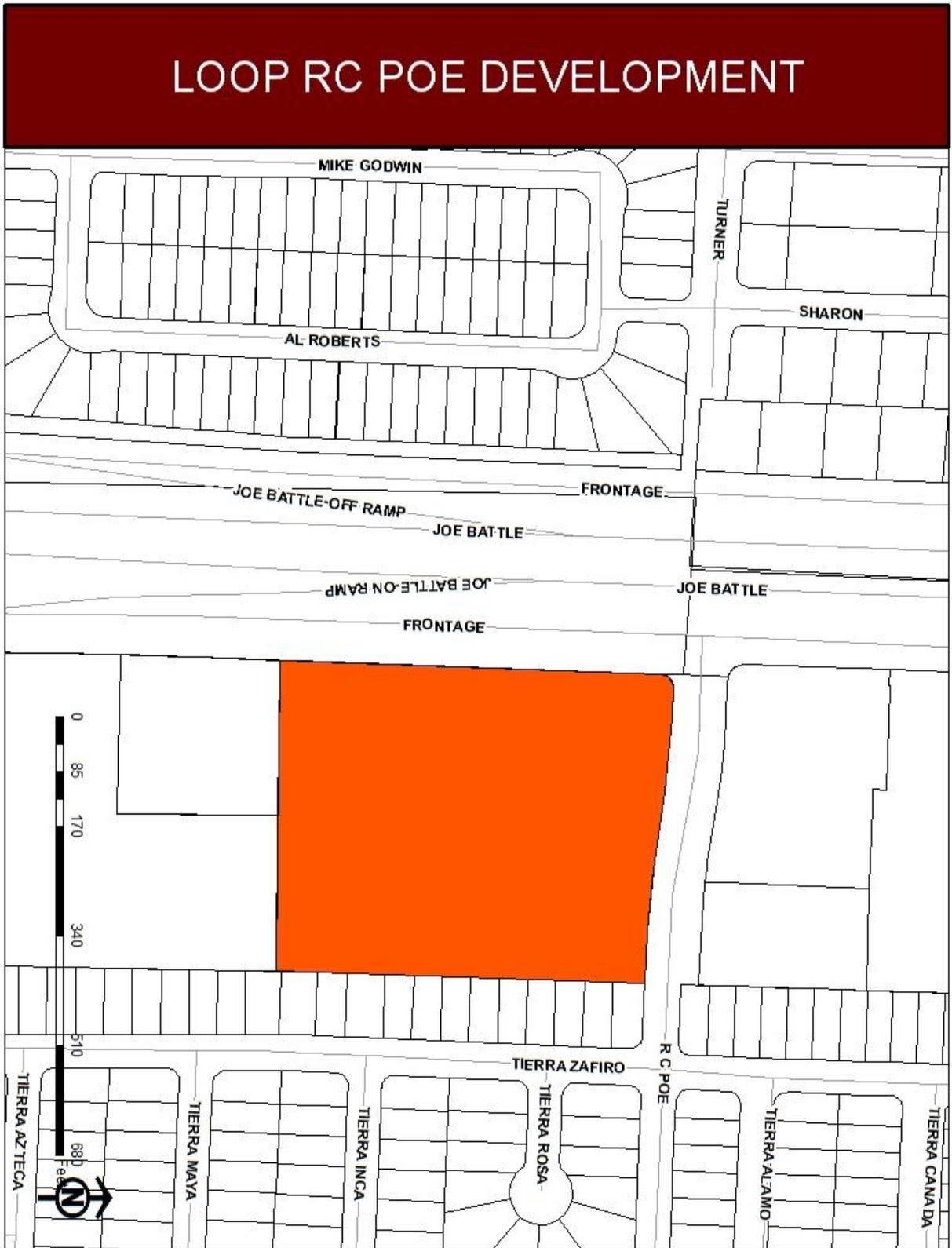
**Additional Requirements and General Comments:**

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. Representative shall change the signature line under CPC approval block to read “City Development Director”.
4. The address, 3490 Joe Battle has been assigned to Lot 2 of Block 1. Subdivider shall include address on the plat.

**Attachments**

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

ATTACHMENT 1



ATTACHMENT 2

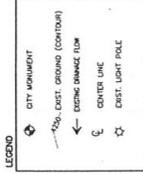
# LOOP RC POE DEVELOPMENT



# ATTACHMENT 3

## LOOP RC POE DEVELOPMENT

TRACT 1-C AND TRACT 1-D  
SECTION 40, BLOCK 79, TOWNSHIP 2, T & P RE SURVEYS  
CITY OF EL PASO, EL PASO COUNTY, TEXAS,  
Containing: 6.967 ac.



- NOTES:**
- PROPERTY CURRENTLY ZONED: C-4
  - NUMBER OF LOTS IN THE SUBDIVISION: 1
  - BY AMENDMENT: 1
  - OWNER: JAMES R. BATTLE, JR.
  - PREPARED BY: SU ENGINEERING, INC.
  - DATE: 07/11/12
  - FOR FURTHER INFORMATION, CONTACT: SU ENGINEERING, INC.
  - IF LOTS ARE FURTHER SUBDIVIDED THEN ADDITIONAL PRIVATE EASEMENTS SHALL BE REQUIRED.

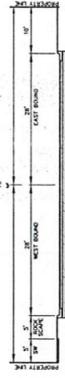
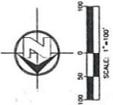
LOT	AREA (AC)	AREA (SQ FT)
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**PRELIMINARY PLAT**  
This plat is prepared by the City of El Paso, Texas, and is subject to the approval of the City Council. It is not intended to be a final plat.

## PRELIMINARY PLAT

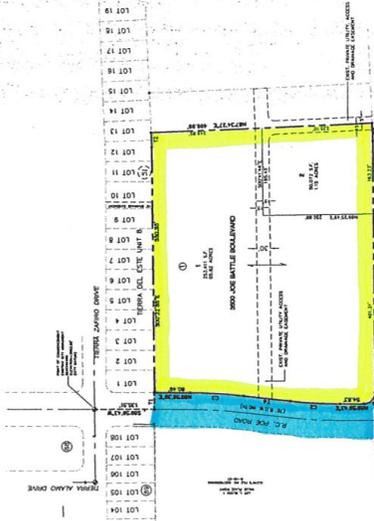
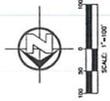
**SU ENGINEERING, INC.**  
1000 WEST 10TH STREET, SUITE 100  
EL PASO, TEXAS 79910  
PHONE: (915) 762-1111  
FAX: (915) 762-1112  
WWW.SUENGINEERING.COM



# ATTACHMENT 4

## LOOP RC POE DEVELOPMENT

TRACT 1-C AND TRACT 1-D  
SECTION 40, BLOCK 79, TOWNSHIP 2, T & P RR SURVEYS  
CITY OF EL PASO, EL PASO COUNTY, TEXAS,  
Containing: 6.957 ACRES ±



**GENERAL NOTES:**

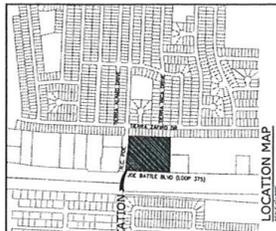
1. ALL LOT AND PARCEL SUBDIVISIONS SHALL BE IN ACCORDANCE WITH THE SUBDIVISION ACT AND THE SUBDIVISION ACT RULES, CHAPTER 201, TITLE 25, TEXAS CODE ANNOTATED.
2. EXISTING LOT AND PARCEL BOUNDARIES SHALL BE SHOWN BY DASHED LINES.

THE CITY OF EL PASO HAS REVIEWED THIS SUBDIVISION PLAN AND HAS DETERMINED THAT IT IS IN ACCORDANCE WITH THE SUBDIVISION ACT AND THE SUBDIVISION ACT RULES, CHAPTER 201, TITLE 25, TEXAS CODE ANNOTATED. THE CITY OF EL PASO HAS REVIEWED THIS SUBDIVISION PLAN AND HAS DETERMINED THAT IT IS IN ACCORDANCE WITH THE SUBDIVISION ACT AND THE SUBDIVISION ACT RULES, CHAPTER 201, TITLE 25, TEXAS CODE ANNOTATED.

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**LEGEND**

- EXISTING CITY BOUNDARY
- BLOCK NUMBER
- LOT NUMBER



**SECTION**

SECTION 40, BLOCK 79, TOWNSHIP 2, T & P RR SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS.

**APPROVED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2012, A.D.**

**FILED AND RECORDED IN THE OFFICE OF THE COUNTY CLERK OF EL PASO COUNTY, TEXAS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2012, A.D., IN VOLUME \_\_\_\_\_ OF THE PLAT RECORD, PAGE \_\_\_\_\_.**

**COUNTY CLERK**

TRACT	BLOCK	SECTION	TOWNSHIP	RANGE	COUNTY	STATE
1-C	79	40	2	13	EL PASO	TEXAS
1-D	79	40	2	13	EL PASO	TEXAS



**SLS ENGINEERING INC.**  
CONSTRUCTION ENGINEERS  
LAND SURVEYORS - CONSTRUCTION MANAGEMENT  
1000 NORTH WASHINGTON AVENUE, SUITE 1000  
EL PASO, TEXAS 79901  
PROFESSIONAL INFORMATION DATE: 09/17/12

**ATTACHMENT 5**



**CITY PLAN COMMISSION APPLICATION  
MAJOR SUBDIVISION COMBINATION APPROVAL**

DATE : 9/13/2012

FILE NO. SUSU12-00086

SUBDIVISION NAME: LOOP RC POE DEVELOPMENT

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)

TRACT 1-C AND TRACT 1-D

SECTION 40, BLOCK 79, TOWNSHIP 2, T&P RR SURVEYS

CITY OF EL PASO, EL PASO COUNTY, TEXAS, CONTAINING 6.823 AC±

2. Property Land Uses:

	<u>ACRES</u>	<u>SITES</u>		<u>ACRES</u>	<u>SITES</u>
Single-family	_____	_____	Industrial	_____	_____
Duplex	_____	_____	Office	_____	_____
Apartment	_____	_____	Street & Alley	_____	_____
Mobile Home	_____	_____	Ponding & Drainage	_____	_____
P.U.D.	_____	_____	Institutional	_____	_____
Park	_____	_____	Other: _____	_____	_____
School	_____	_____	Total No. Sites	_____	_____
Commercial	<u>6.823</u>	<u>1</u>	Total (Gross) acreage	<u>6.823</u>	<u>1</u>

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

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

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

6. What type of drainage is proposed? (If applicable, list more than one)  
OVERLAND

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 \_\_\_\_\_ No X  
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 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)

	EP SUMMIT LP		
12. Owner of record	725 N. MESA HILL ST 1, EL PASO, TX	79912	915-727-3944
	(Name and address)	(Zip)	(Phone)
13. Developer	SLI ENGINEERING, INC. 6600 WESTWIND DR., EL PASO, TX	79912	915-584-4457
	(Name and address)	(Zip)	(Phone)
14. Engineer	SLI ENGINEERING, INC. 6600 WESTWIND DR., EL PASO, TX	79912	915-584-4457
	(Name and address)	(Zip)	(Phone)

**CASHIER'S VALIDATION**

FEE \$2,088.00

OWNER SIGNATURE:

*Chris Maloney*

REPRESENTATIVE:

\_\_\_\_\_

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