



City of El Paso – City Plan Commission Staff Report
REVISED

Case No: SUSU15-00063 North Loop Apartments
Application Type: Major Combination
CPC Hearing Date: October 22, 2015
Staff Planner: Michael McElroy, 915-212-1612, mcelroyms@elpasotexas.gov
Location: North of Americas and West of North Loop
Acreage: 8.2341 acres
Rep District: 6
Existing Use: Vacant
Existing Zoning: R-F (Ranch-Farm)
Proposed Zoning: S-D (Special Development)
Nearest Park: Feather Lake Park (.071 miles)
Nearest School: Camino Real Middle School (.654 miles)
Park Fees Required: Pending
Impact Fee Area: N/A
Property Owner: North Loop Apartments, LLC
Applicant: North Loop Apartments, LLC
Representative: SER Group, LLC

SURROUNDING ZONING AND LAND USE

North: C-2/c (Commercial/condition) & A-M/sc (Apartment-Mobile Home/special contract) / Funeral Home, Self-Storage Facility and Mobile Homes

South: C-2 (Commercial) / Financial Institution

East: C-2 (Commercial) / Vacant

West: C-4/sc (Commercial/special contract) & A-M (Apartment-Mobile Home) / Vacant & Mobile Homes

PLAN EL PASO DESIGNATION: G3, Post-War

APPLICATION DESCRIPTION

The applicant proposes to subdivide 8.2341 acres of vacant land into a single commercial lot. Access to the subdivision is proposed from North Loop Drive. The applicant has submitted a request to waive bike/hike requirement on North Loop Drive, and to allow the existing sidewalk/parkway configuration. The application was reviewed under the current subdivision code.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends **approval** of North Loop Apartments Subdivision on a Major Combination basis subject to the following comments.

Planning Division Recommendation:

Staff recommends **approval** of the waiver request in accordance with Section 19.10.050.A.1 and **approval** of North Loop Apartments Subdivision on a Major Combination basis.

Staff recommends approval based on following sections of code, specifically:

Section 19.10.050.A.1. (Roadway participation policies—Improvement of roads and utilities within and or abutting the subdivision)

1. *The City Plan Commission may waive such requirements to provide rights-of-way or street improvements to adjacent substandard roads based on any of the following factors:*
 - 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*

Planning & Inspections Department - Land Development

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

1. Show proposed drainage flow patterns within this subdivision. On the preliminary plat, show and label the proposed pond location within the lot.
2. Coordinate proposed development with the Water Improvement District #1 for improvements abutting Juan de Herrera Main Lateral along the rear portion of lot.
3. Add to general notes on final plat: All storm water runoff shall be retained within the subdivision limits and shall comply with all provisions of (DSC 19.19.010A and DDM 11.1). Compensatory storm-water storage equal to fill displacement shall be provided within respective lots if grading within flood zone flow path.
4. Due to the subdivision being within an area in a Special Flood Hazard Area, the floodplain, base flood elevations, zone designation, and flood zone limits as applicable shall be illustrated on the preliminary plat.
5. Applicant shall coordinate with FEMA, for the requirements for developing in a Special Flood Hazard flood plain area. A CLOMR application shall be submitted and approved by FEMA and submitted to the City prior to any grading or approval of the subdivision improvement plans.
6. Applicant shall coordinate with TxDOT for access.

Texas Department of Transportation (TxDOT)

Requestor needs to submit an access request and grading and drainage plan to TxDOT for review and approval for the following development.

El Paso Water Utilities

1. EPWU does not object to this request.

2. North Loop Road is a Texas Department of Transportation (TxDOT) right-of-way. All proposed water and sanitary sewer work to be performed within Gateway North right-of-way requires written permission from TxDOT.

Water:

3. There is an existing 12-inch diameter water main extending along the north side of North Loop that is available for service, the water main is located approximately 58-feet north from the center line of the right-of-way.

4. Previous water pressure from fire hydrant #5216 located approximately 650-ft east of Bordeaux Drive has yield a static pressure of 106 (psi), a residual pressure of 90 (psi), and a discharge of 919 gallons per minute.

5. The owner should, for his own protection and at his own expense shall 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 owner shall be responsible for the operation and maintenance of the water pressure regulator device.

Sanitary Sewer:

6. There is an existing 12-inch diameter sanitary sewer main extending along a 32-ft PSB easement located parallel to North Loop that is available for service, the sewer main is located approximately 12-ft south from the northern subject property line.

General:

7. 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.

El Paso County 911 District

No comments received.

Sun Metro

No comments received.

Streets and Maintenance

No comments received.

El Paso Fire Department

No comments received.

Environmental Services Department

No comments received.

Central Appraisal District

No objections.

Parks and Recreation Department

We have reviewed **North Loop Apartments**, a major plat map and on behalf of CID Parks Planning Division we offer Developer / Engineer the following comments:

Please note that this subdivision is currently zoned "R-F" meeting the requirements for General commercial use (Non-residential) as well as for Multi-family dwellings use restricted to a maximum of 29 dwelling units per acre however, applicant is proposing to rezone the property to S-D, apply for an infill development, and has submitted copy of preliminary covenants restricting the use to an apartment complex with a maximum of **216** dwelling units therefore, Park fees will be assessed based on the following:

1. If applicant provides copy of final signed/recorded covenants restricting the use to Residential with a maximum of **216** dwelling units, and if gross density waiver is granted by the City Manager or the Planning Department designee, then Applicant shall be required to pay "Park fees" in the amount of **\$146,880.00** calculated as follows:

216 dwellings @ a rate of \$680.00 per dwelling unit = \$146,880.00

Please allocate generated funds under Park Zone: **MV-5**

Nearest Parks: **Jamestown Park / Pond** & **Lancaster**

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 Electric Company

No comments received.

Texas Gas Company

No comments received.

Sun Metro

Sun Metro does not oppose this request. Recommend the construction of sidewalks to provide pedestrian access to future mass transit options.

Additional Requirements and General Comments:

1. Submit to the Planning & Inspections 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
 - e. Provide the centerline for Loop 375
 - f. Change reference of "City Development Director" to "Planning and Inspections Director"
2. Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in

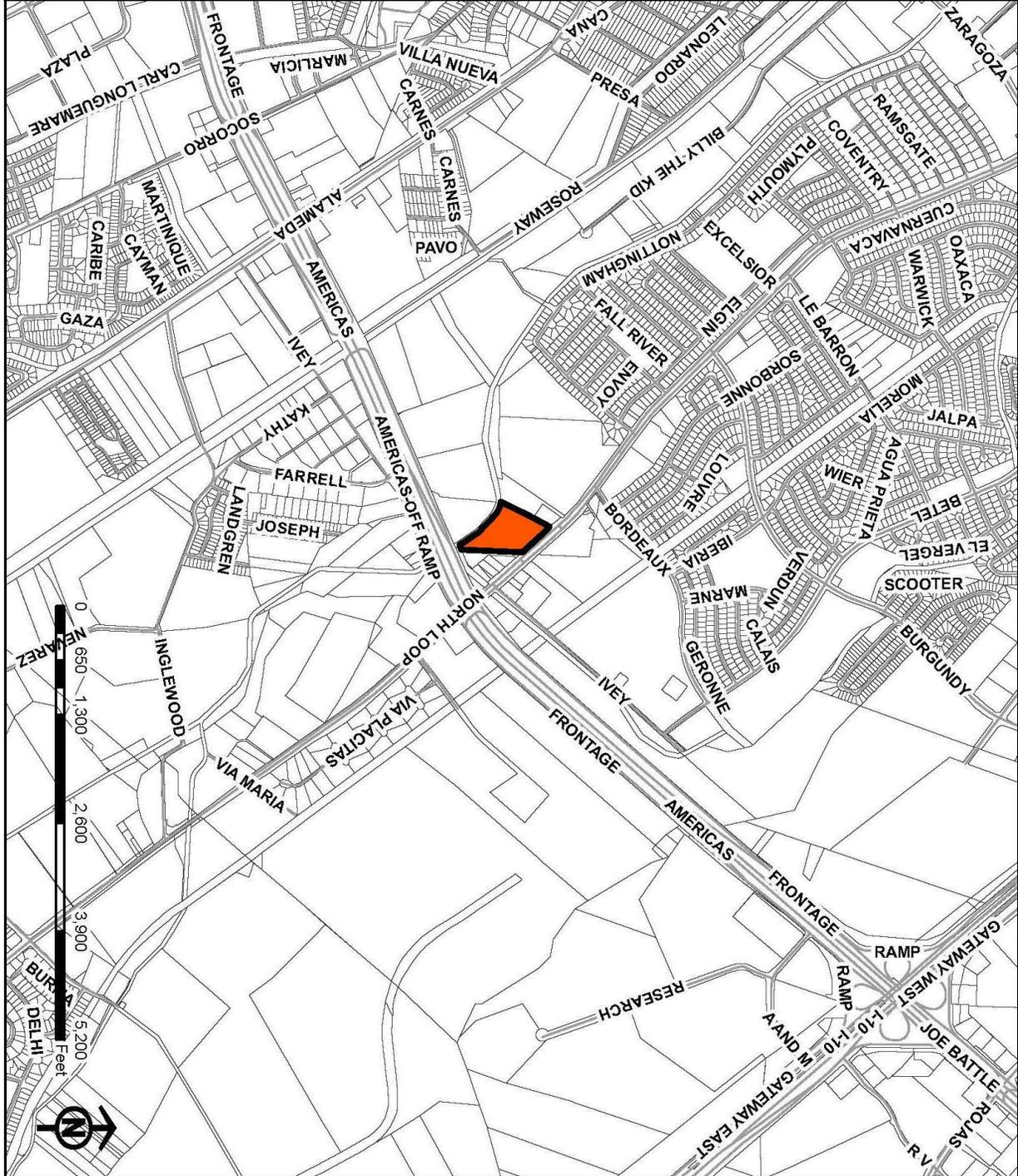
determining the type of delivery service for the proposed subdivision. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.

Attachments

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

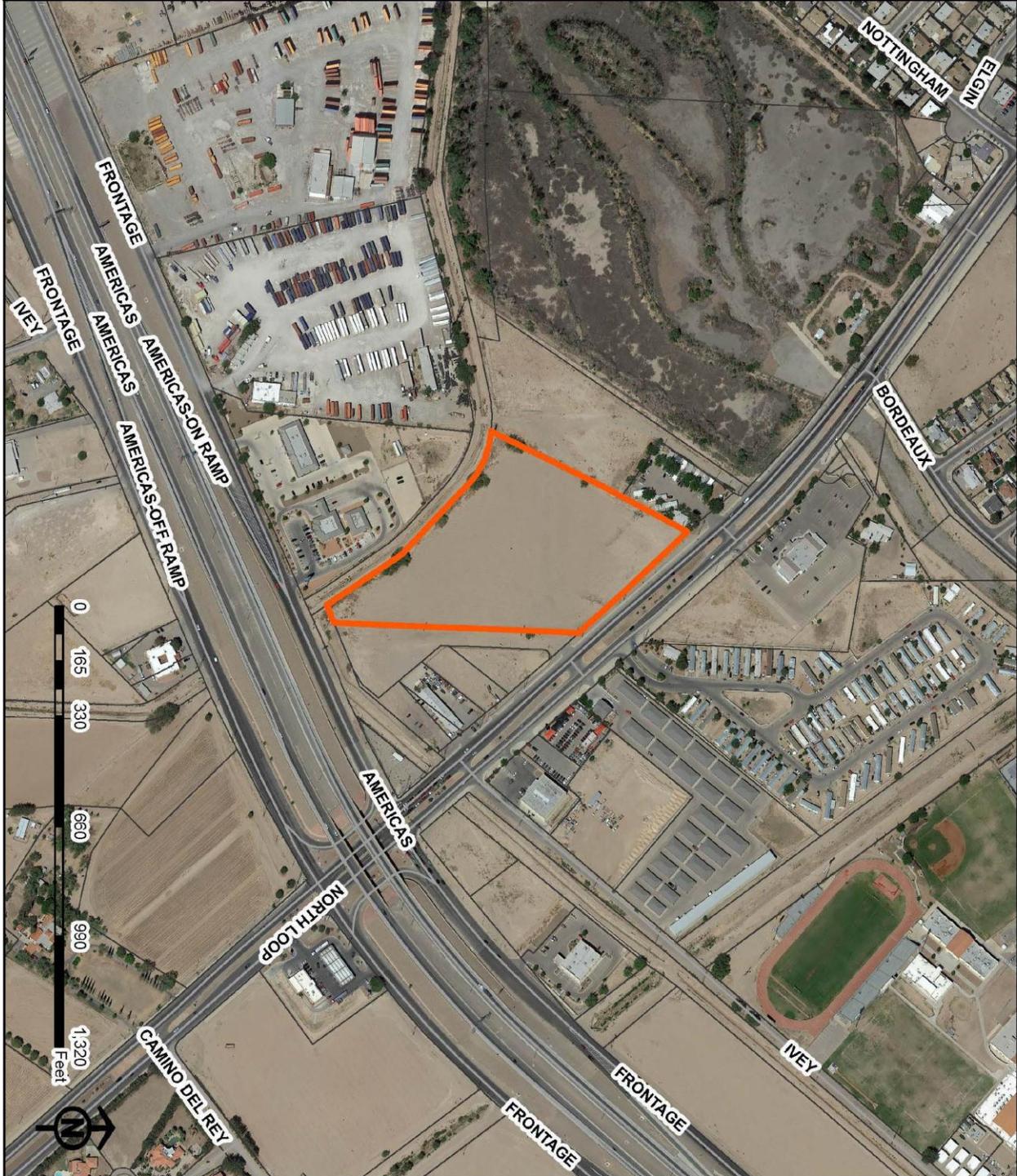
ATTACHMENT 1

NORTH LOOP APARTMENTS

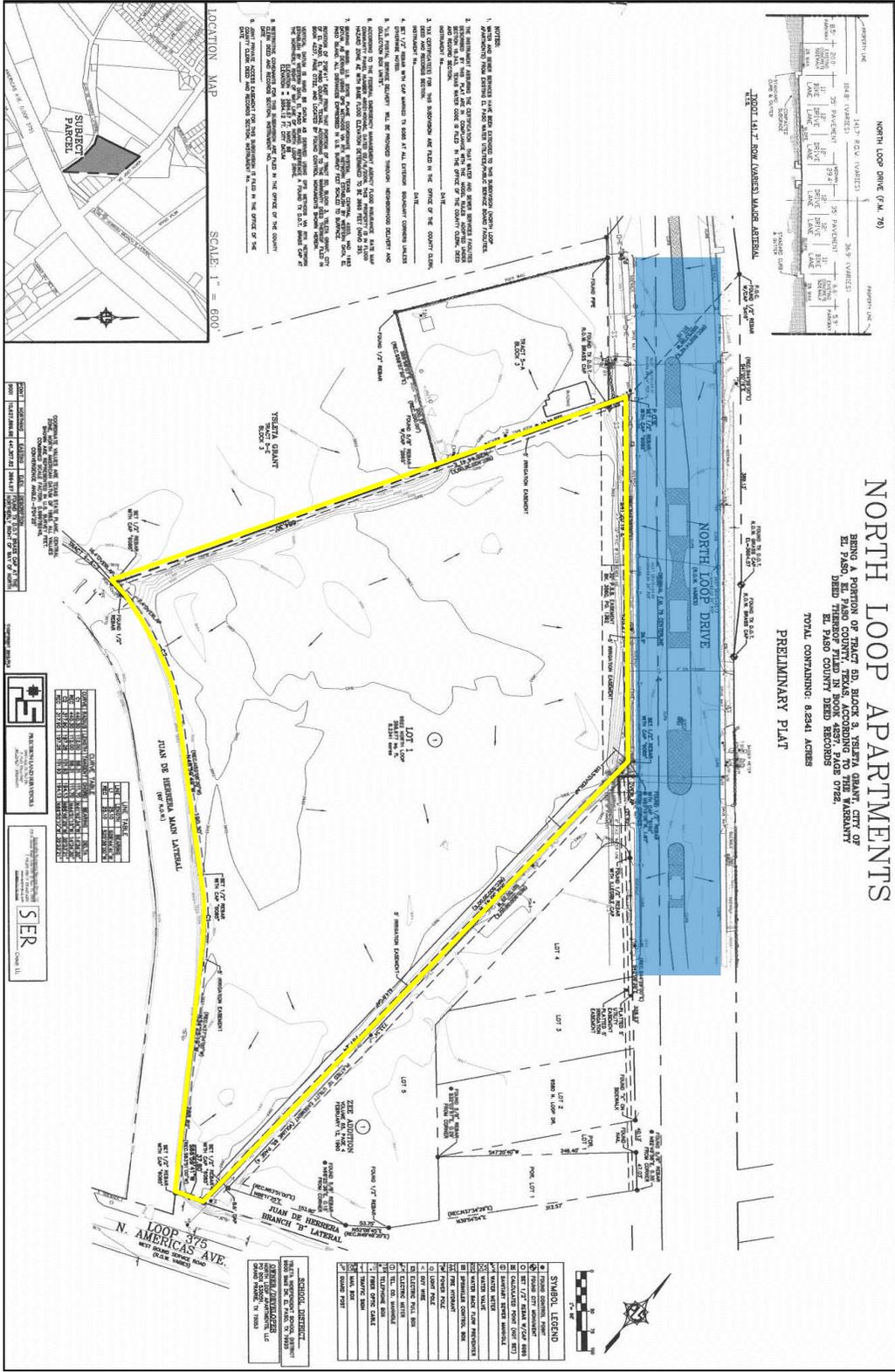


ATTACHMENT 2

NORTH LOOP APARTMENTS



ATTACHMENT 3



ATTACHMENT 5



September 30, 2015

Mr. Jeff Howell, Planner
City 3
801 Texas Ave.
El Paso, TX 79901

RE: Waiver Request to Additional Improvements/R.O.W. to North Loop

Dear Mr. Howell,

The following is to formally request a waiver for additional improvements (including 5' parkway and a 10' hike and bike trail) and additional R.O.W. to North Loop Dr. for the proposed North Loop Apartments Subdivision. The proposed plat is located at 9522 North Loop Dr., El Paso, TX 79907. Existing conditions to North Loop Dr. include two (2) way driving lanes divided by a median. Each way includes two (2) lanes on each direction with an additional bike lane on each side.

The request to waive additional improvements and R.O.W to North Loop Dr. are based on Title 19, Section 19.10.050.A.1 and Section 19.26.040.A.

Thank you for consideration of our waiver request. If you have any questions feel free to contact me.

Respectfully,

A handwritten signature in black ink that reads 'Sergio Castillo'.

Sergio Castillo, P.E.
SER Group, LLC

221 N. Kansas Street, Suite 700 • El Paso, TX 79901
T 915.875.1990 • F 1.915.603.4290
www.sergroupusa.com

ATTACHMENT 6



2279.39

CITY PLAN COMMISSION APPLICATION FOR
MAJOR COMBINATION SUBDIVISION APPROVAL

DATE: 9/23/15 FILE NO. SUSU15-00063
SUBDIVISION NAME: NORTH LOOP APARTMENTS

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
BEING A PORTION OF TRACT 5D, BLOCK 3, YSLETA GRANT
CITY OF EL PASO, EL PASO COUNTY, TX.

2. Property Land Uses:

	<u>ACRES</u>	<u>SITES</u>		<u>ACRES</u>	<u>SITES</u>
Single-family	_____	_____	Office	_____	_____
Duplex	_____	_____	Street & Alley	_____	_____
Apartment	<u>8.2341</u>	<u>1</u>	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____	_____	_____	_____
School	_____	_____	_____	_____	_____
Commercial	_____	_____	Total No. Sites	_____	<u>1</u>
Industrial	_____	_____	Total (Gross) Acreage	<u>8.2341</u>	_____

3. What is existing zoning of the above described property? A-F Proposed zoning? 5D

4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? 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)
ON-SITE FLOODING AREAS

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 Title I (General Provisions) Chapter 1.04 - Vested Rights

City Development Department
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 212-0085

ATTACHMENT 6 (CONTINUED)

12. Owner of record Hamilton Peak North Loop Apartments LLC
(Name & Address) 9522 North Loop 79807 (Zip) 972-877-8953 (Phone)
13. Developer Same as above
(Name & Address) (Zip) (Phone)
14. Engineer SERGIO CASTILLO SER GROUP
(Name & Address) 821 N. KANSAS ST., SUITE 700 (Zip) 79901 (Phone) 915-875-1990
EL PASO, TX

**Effective September 1, 2014, a 3% Technology fee has been added to all Planning application fees.*

OWNER SIGNATURE: [Signature]
REPRESENTATIVE: [Signature]

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

City Development Department
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