City of El Paso – City Plan Commission Staff Report

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.

Parks and Recreation Department

Pending

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
Pending.

El Paso Fire Department
No comments received.

Environmental Services 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:

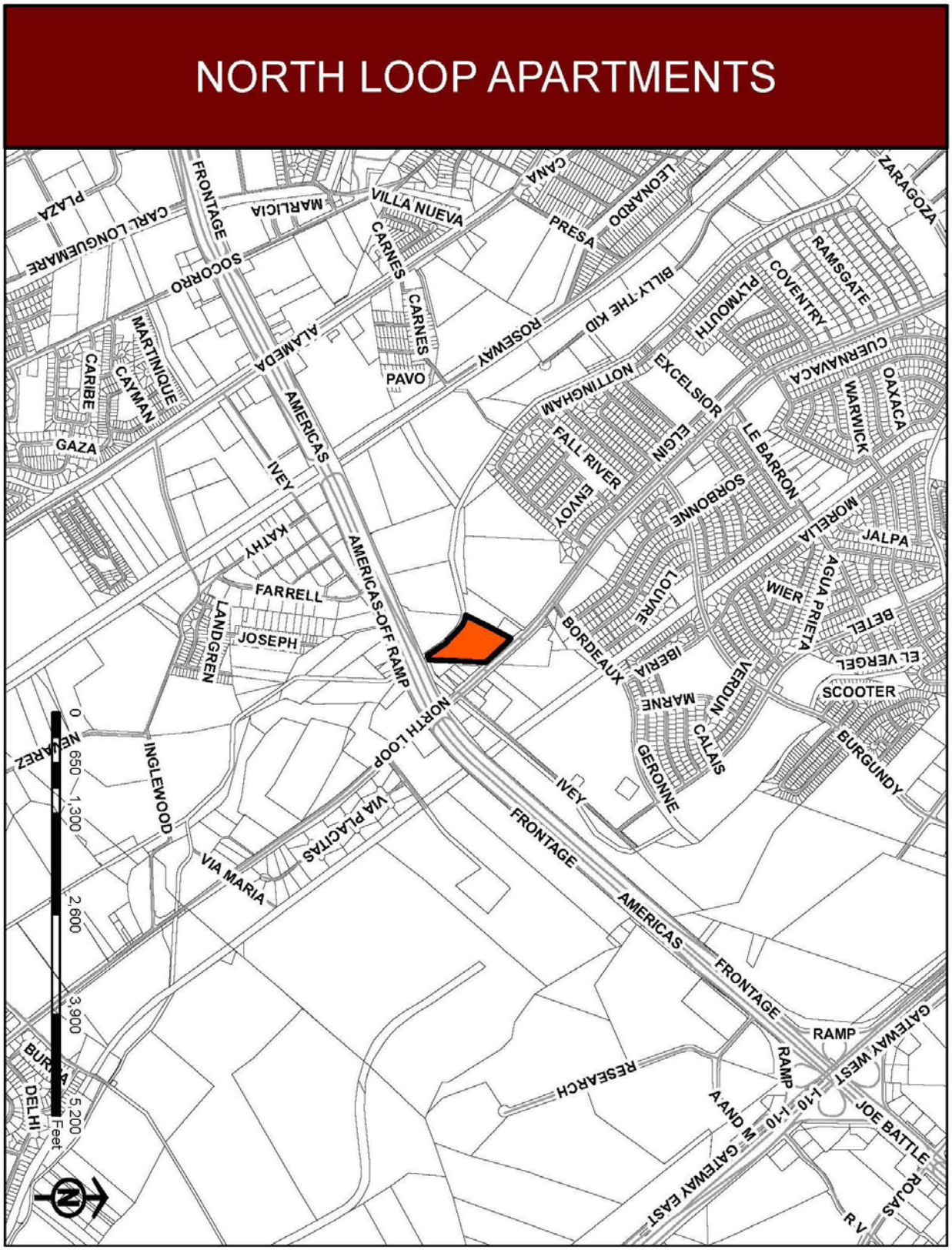
1. Submit to the Planning & Inspections Department – Planning Division the following prior to recording of the subdivision.
    a. Current certified tax certificate(s)
    b. Current proof of ownership
    c. Release of access document, if applicable
    d. Set of restrictive covenants, if applicable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

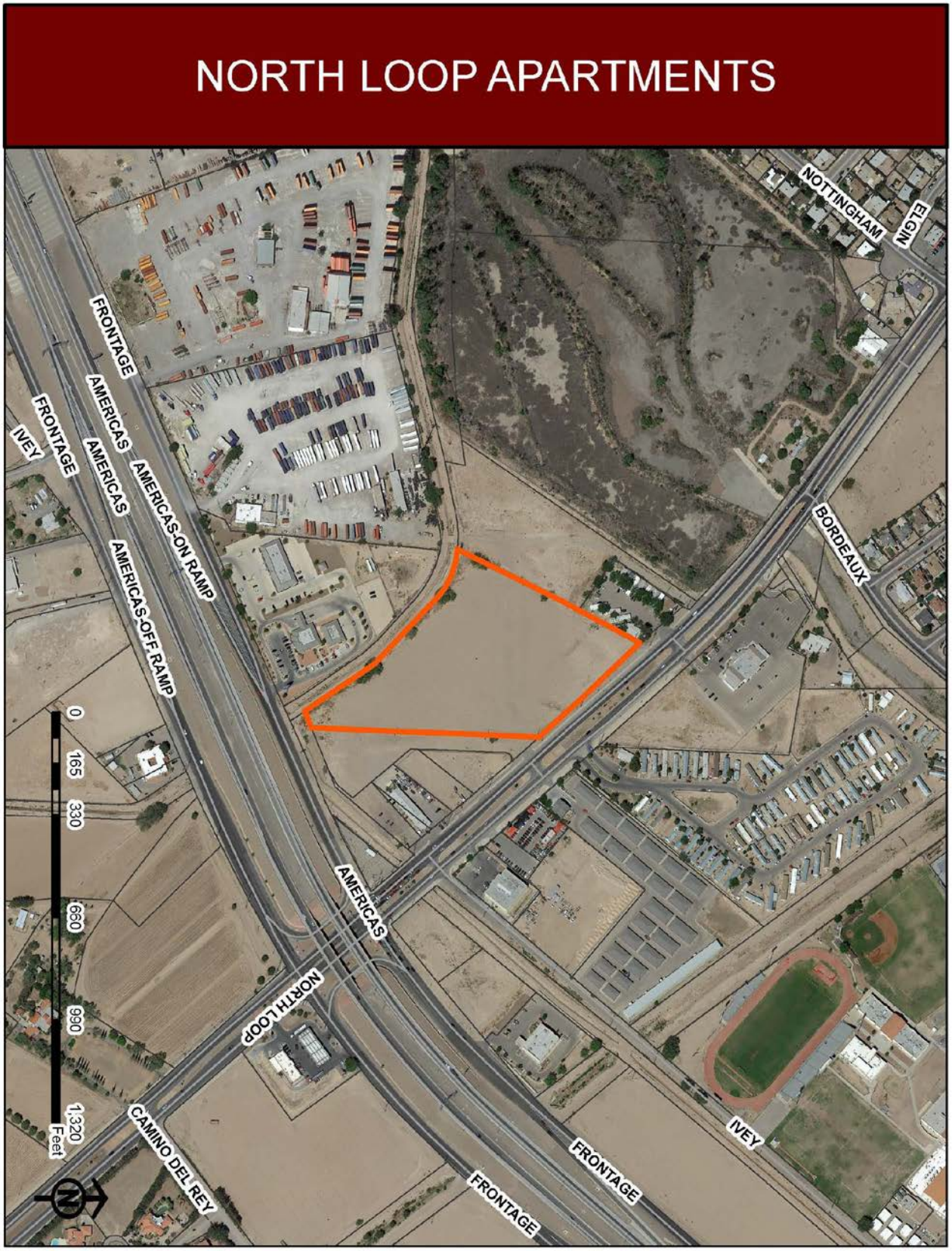
Attachments

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

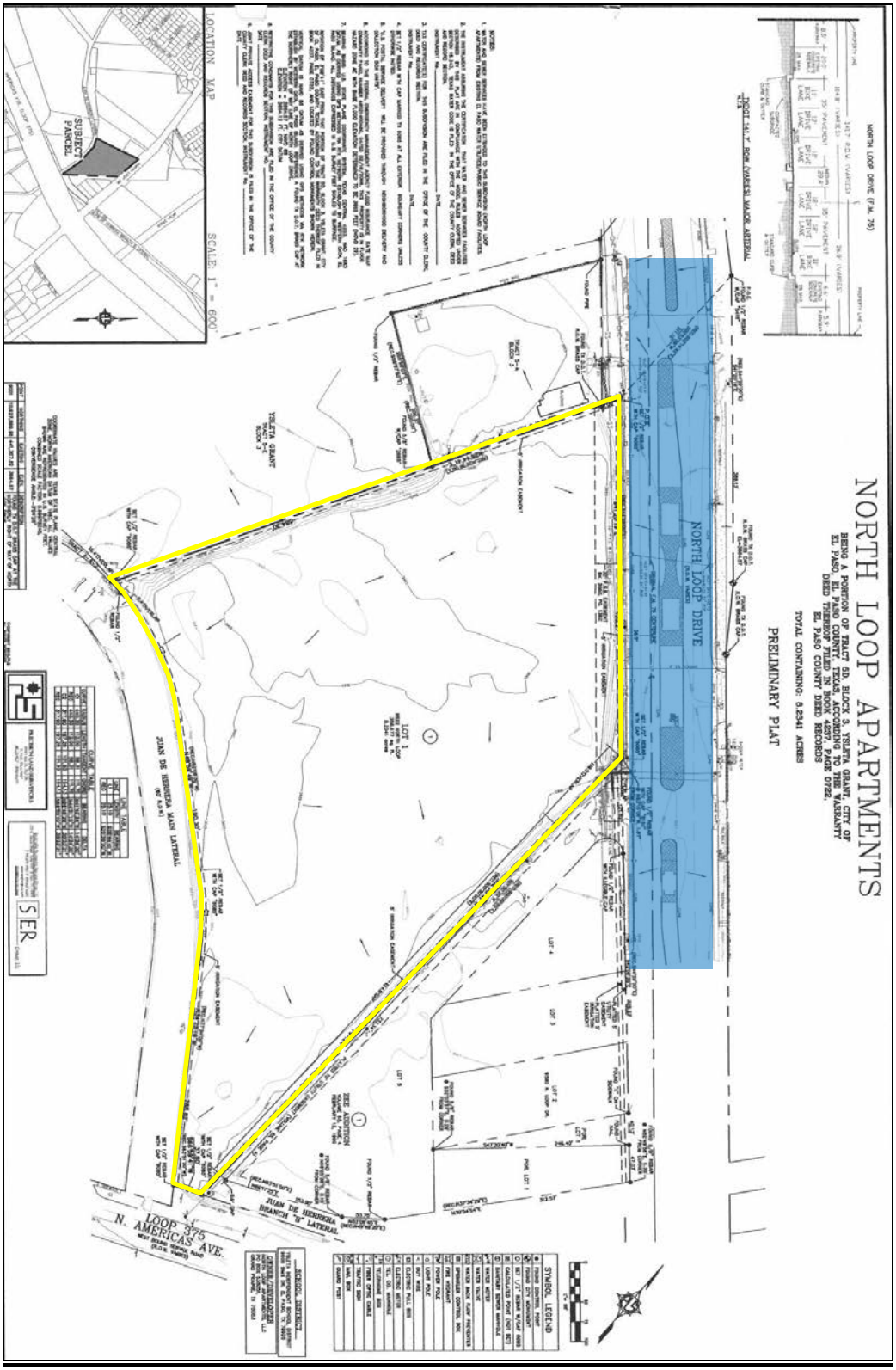
ATTACHMENT 1



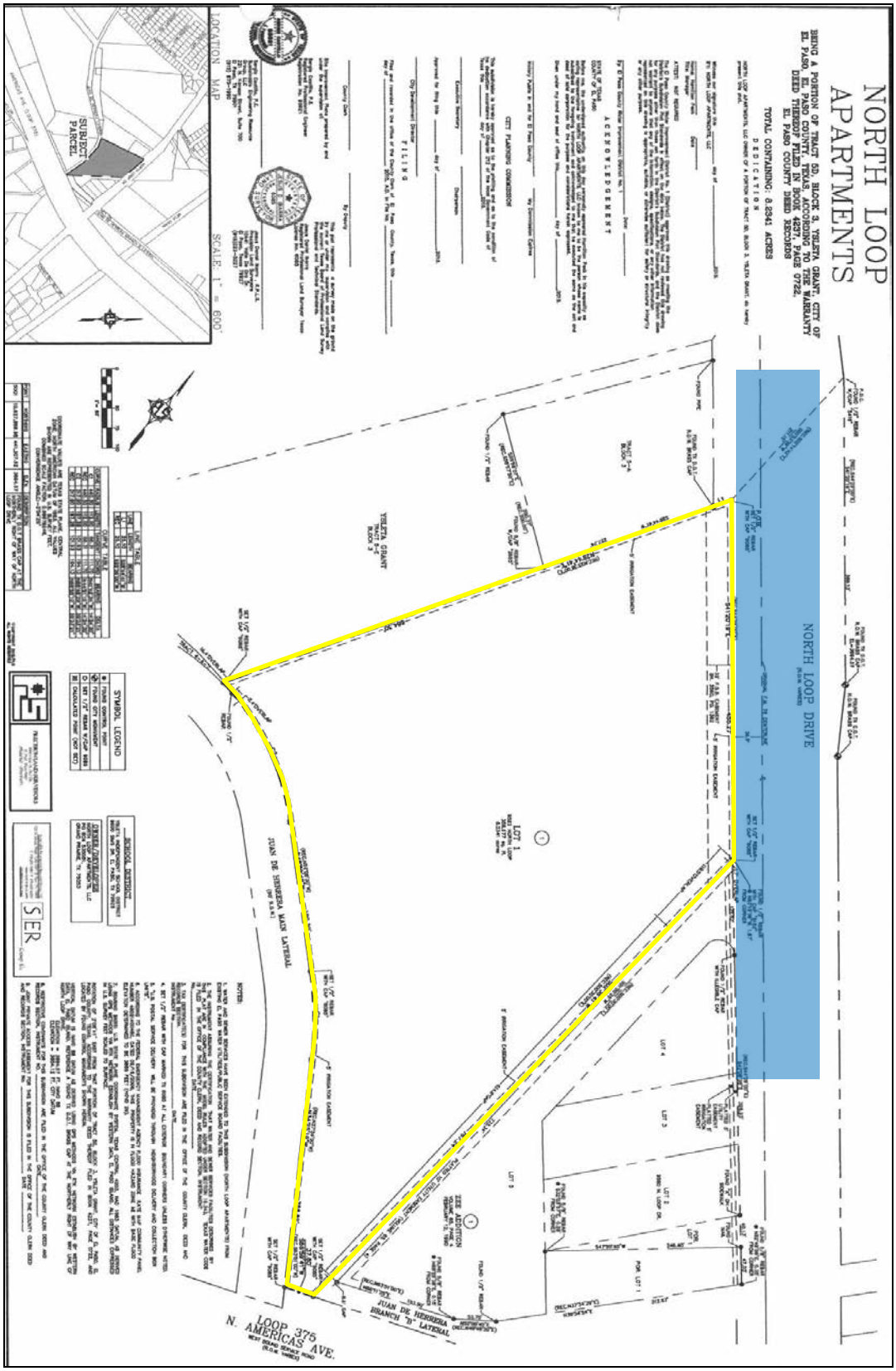
ATTACHMENT 2



ATTACHMENT 3



ATTACHMENT 4



ATTACHMENT 5

SER Group
Sustainable Engineering Resource
Civil Engineering | Planning

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,

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:

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

3. What is existing zoning of the above described property? R-F Proposed zoning? SD

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 PONDING 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 1 (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 Peck North Loop Apartments LLC 9522 North Loop 79907 972-877-8953
(Name & Address) (Zip) (Phone)

13. Developer Same as above
(Name & Address) (Zip) (Phone)

14. Engineer Sergio Castillo SER Group 821 N. Kansas St., Suite 700 El Paso, TX 79901 915-875-1990
(Name & Address) (Zip) (Phone)

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

OWNER SIGNATURE: Hamilton Peck

REPRESENTATIVE: Sergio Castillo

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