



City of El Paso – City Plan Commission Staff Report

Case No: SUSU12-00063 Butterfield Trail Industrial Park Unit Three
Replat A

Application Type: Resubdivision Combination

CPC Hearing Date: November 1, 2012

Staff Planner: Justin Bass, (915) 541-4930, bassjd@elpasotexas.gov

Location: East of Airport Drive and South of Spur 601

Acreage: 19.257 acres

Rep District: 2

Existing Use: Industrial Development & Vacant

Existing Zoning: M-1 (Industrial)

Proposed Zoning: M-1 (Industrial)

Nearest Park: Fort Bliss Soccer Complex (0.38 mile)

Nearest School: Milam Elementary School (0.57 mile)

Park Fees Required: N/A

Impact Fee Area: This property is not located in an Impact Fee Service Area and is not subject to impact fees.

Property Owner: City of El Paso

Applicant: Brock & Bustillos Inc.

Representative: Brock & Bustillos Inc.

SURROUNDING ZONING AND LAND USE

North: Fort Bliss Jurisdiction/ Spur 601
South: M-1 (Industrial)/ Industrial Development
East: M-1 (Industrial)/ Industrial Development
West: M-1 (Industrial)/ Industrial Development

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

APPLICATION DESCRIPTION

This is a city-initiated request to replat the subject property for the purpose of dedicating additional right-of-way to construct a roundabout at the Founders Boulevard and Leigh Fisher Boulevard intersection. The project is being reviewed under the current subdivision code.

Per Section 19.26.040, the applicant is requesting an alternative subdivision improvement design for the rights-of-way, specifically regarding the design of a trail within the parkway (Attachment

5).

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends **approval** of the alternative subdivision improvement design and **approval** of Butterfield Trail Industrial Park Unit Three Replat A on a **Resubdivision Combination** basis subject to the following comments and conditions:

Planning Division Recommendation:

Approval with alternative subdivision improvement design. In this case, the design has been coordinated with City of El Paso Engineering staff and has been determined to meet or exceed standards within the Design Standards for Construction manual.

Transportation Comments:

Note:

- All existing / proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) within public rights-of-way shall be in compliance with current ADA/TAS rules and regulations and the current City of El Paso Design Standards for Construction.

Engineering & Construction Management

No sidewalks exist in the area and no connectivity presently exists in the industrial park at all. The compacted-screenings sidewalk is not an inferior improvement to a concrete sidewalk for various reasons. In fact the compacted-screenings sidewalk (i.e., trail) reduces impact stress upon walkers and runners alike. The section of the compacted-screenings sidewalk has an improved drainage ability that will permeate storm water rather than shed it to the street, thus partially reducing the potential storm water pollution. There is also a reduction of the Urban Heat Island Effect of the compacted-screenings versus the concrete. This would make the compacted-screenings sidewalk a more eco-rational solution as opposed to concrete. The compacted-screenings sidewalk is a better than or equal to sidewalk solution than concrete. As such we recommend the alternative design.

City Development Department - Land Development

We have reviewed subject plan recommend **Approval**; Developer/Engineer needs to address the following comments:

No Objection

EPWU Storm Water Utility Recommendation:

1. EPWU recommends using principles of low impact development (such as recessed landscaping, rainwater harvesting, and porous pavements) to reduce the amount of developed stormwater runoff for any proposed development.

Parks and Recreation Department

We have reviewed **Butterfield Trail Industrial Park #3 Replat "A"**, a resubdivision combination plat map and have determined that this plat is excluded from the dedication requirement based on the following:

19.20.060 - Exclusions from dedication requirement.

Exclusions. The following shall be excluded from the calculation for parkland dedication. In all instances, the burden of proof shall be on the subdivider to demonstrate that the plat meets the requirements of this chapter:

B. A re-plat or an amendment to a subdivision plat where the only change to the original subdivision plat is that easements or rights-of-way are eliminated, added or changed and there is no increase in density.

Nearest Park(s): **Normandy**

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

El Paso Water Utilities

1. EPWU does not object to this request

2. 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, appurtenances, fire hydrants or meters due to work associated with the additional right-of-way dedication. An existing 3-inch meter will have to be relocated due to the proposed improvements.

Water:

3. There is an existing water main along Founders Boulevard that is available for service, the water main is located approximately 20-feet north from the center right-of-way line. Said main is 8-inches in diameter west of the intersection of Leigh Fisher and Founders Boulevard and 12-inches in diameter east from said intersection.

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

5. EPWU records indicate two water services (a 3-inch domestic and an 8-inch fire line) serving the subject property. The service address for these meters is 28 Leigh Fisher Boulevard.

6. Previous water pressure reading from fire hydrant # 5463 located at the southeast intersection of Leigh Fisher and Founders Boulevard have yielded a static pressure of 90 (psi) pounds per square inch, a residual pressure of 45 (psi) pounds per square inch and a discharge of 1552 (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 owner shall be responsible for the operation and maintenance of the above-described water pressure regulating device.

Sewer:

8. There is an existing 12-inch diameter sanitary sewer main extending along Founders Boulevard that is available for service, the sewer main is located approximately 25-feet south from the center right-of-way line.

9. There is an existing 8-inch diameter sanitary sewer main extending along Leigh Fisher that is available for service, the sewer main is located approximately 5-feet west from the center right-of-way line.

General:

10. 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

Sun Metro recommends the placement of sidewalks and ADA compliant improvements throughout the development to City standards to provide pedestrian accessibility to mass transit services.

El Paso Fire Department

No comments received.

911

No comments received.

Central Appraisal District

The new names are ok with us.

El Paso Electric Company

No comments received.

Texas Gas Company

No comments received.

El Paso Independent School District

No comments received.

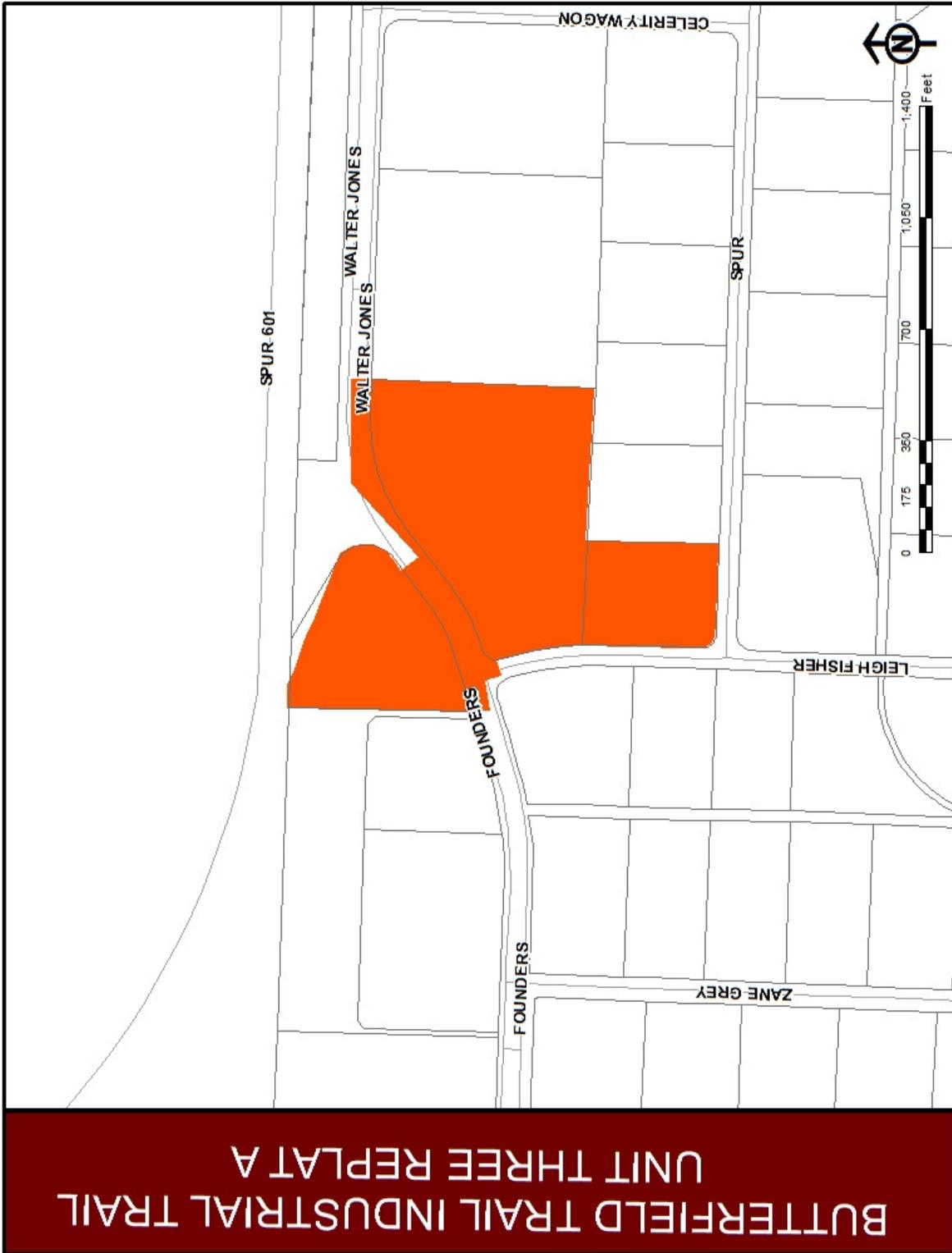
Additional Requirements and General Comments:

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. This property is not subject to impact fees.
4. Applicant shall address the following comments prior to recordation:
 - Correct approval block to reflect CPC approval instead of administrative minor approval.
 - Correct name of subdivision in plat notes.

Attachments

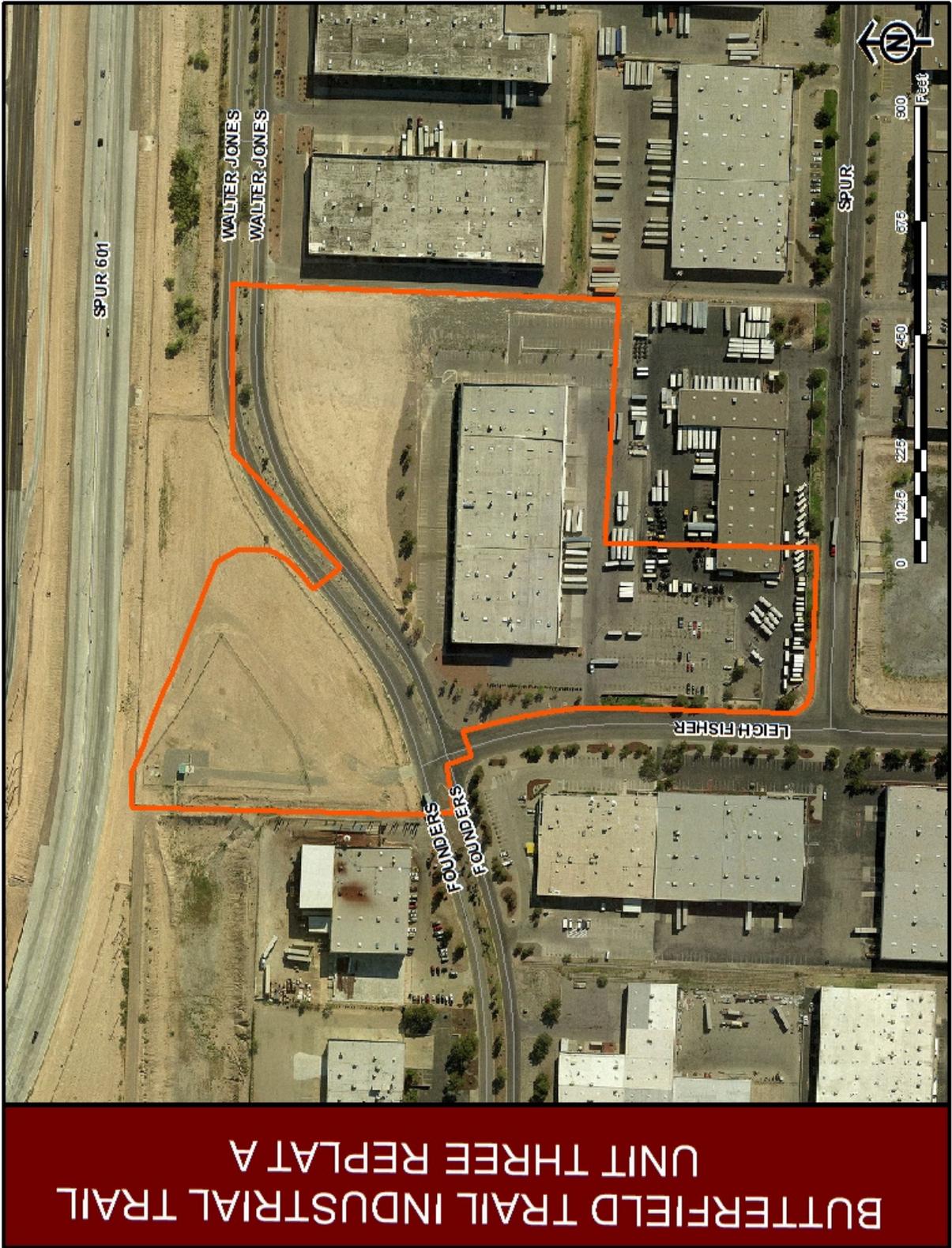
1. Location map
2. Aerial map
3. Preliminary plat
4. Final plat
5. Alternative design request
6. Cross-sections
7. Application

ATTACHMENT 1



BUTTERFIELD TRAIL INDUSTRIAL TRAIL
UNIT THREE REPLAT A

ATTACHMENT 2



ATTACHMENT 5



ROMAN BUSTILLOS, P.E.
President
RANDY P. BROCK, P.E.
Executive Vice President
SERGIO J. ADAME, P.E.
Vice President - Engineering
AARON ALVARADO, R.P.L.S.
Vice President - Surveying
ISAAC CAMACHO, R.P.L.S.
Survey Manager
TBPE Reg. No. F-737
TBPLS Reg. No. 101314-00

October 17, 2012

City of El Paso
City Development Department
Two Civic Center Plaza, 5th Floor
El Paso, Texas 79901

Attn: Mr. Justin D. Bass, CNU-A

Re: Butterfield Trail Industrial Park Unit One Replat E,
Butterfield Trail Industrial Park Unit Two Replat A and
Butterfield Trail Industrial Park Unit Three Replat A

Dear Mr. Bass:

Please find attached a detail of the cross-section of the proposed trail detail in lieu of the required concrete walkway. The trail, as shown, fully complies with the Americans with Disabilities Act and the Texas Accessibility Standards. We respectfully request that the City Planning Commission (CPC) consider a modification of materials for this small section of the replat.

Currently, no pedestrian walkways exist in the Butterfield Trail Industrial Park. However, the El Paso International Airport (EPIA) has just initiated a construction project on the Industrial Park's streets and medians and has introduced permeable trails to serve as pedestrian walkways in order to provide pedestrian connectivity throughout the Butterfield Trail Industrial Park. The proposed median and walkway improvements are in keeping with the design principles of the Congress for the New Urbanism.

Therefore, we respectfully request that the CPC favorably consider allowing the EPIA to provide an alternate material other than concrete on this portion of the improvement project that is being presented for consideration in this replat application.

If you have any questions, please contact me at your convenience.

Sincerely,

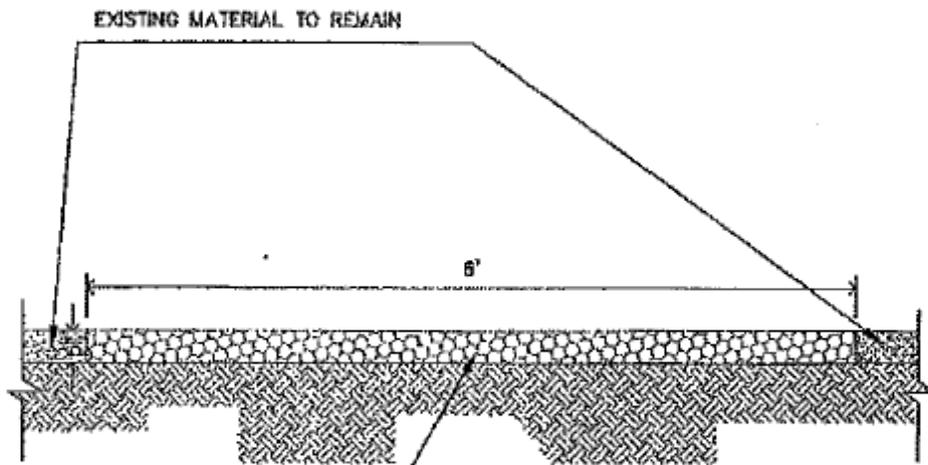
BROCK & BUSTILLOS INC.



Roman Bustillos, P.E., CNU-A

Attachment

Attachment

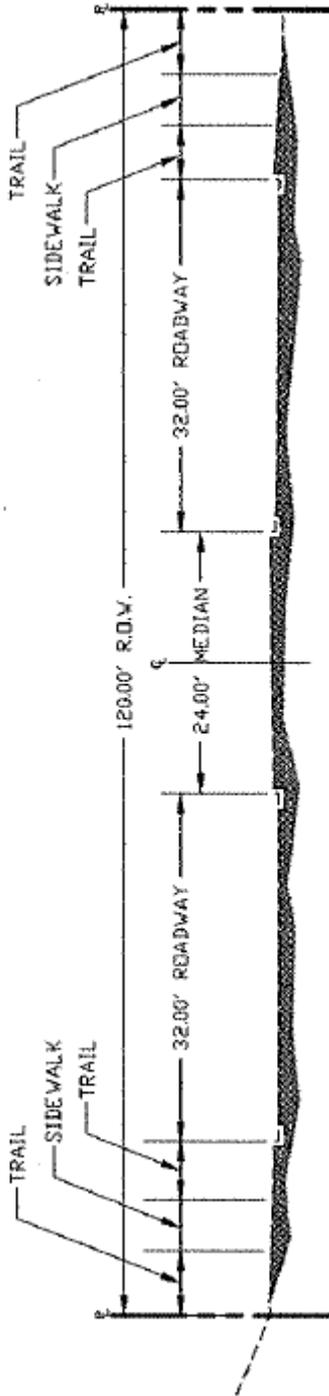


6" DEPTH SCREENINGS. (AFTER
COMPACTION), 95% COMPACTED MPD.
TRAIL MEANDERS, SEE LANDSCAPE
PLANS

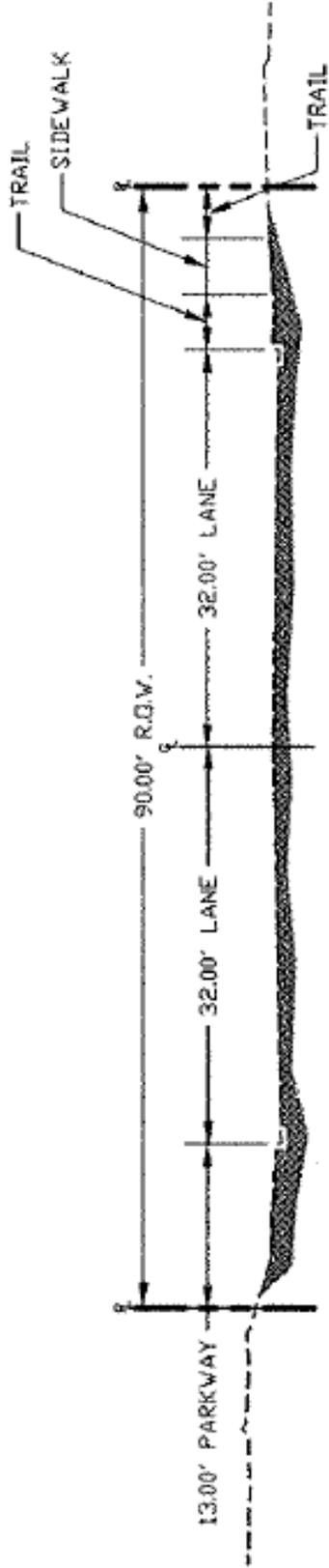
(F) NEW TRAIL AT PARKWAYS

NOT TO SCALE

ATTACHMENT 6



FOUNDERS BOULEVARD
N.T.S.



LEIGH FISHER BOULEVARD
N.T.S.

ATTACHMENT 7



**CITY PLAN COMMISSION APPLICATION FOR
RESUBDIVISION COMBINATION APPROVAL**

DATE: 10/16/2012 FILE NO. _____

SUBDIVISION NAME: Butterfield Trail Industrial Park Unit Three Replat A

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
Being a Replat of Lot 9, Block 3, Lot 9, Block 13, Butterfield Trail Industrial Park Unit Three, Lot 1, Block 13, and a portion of Founders Blvd., ROW, Walter Jones Dr., ROW and Leigh Fisher Blvd., ROW, Butterfield Trail Industrial Park Unit Two, City of El Paso, El Paso County, Texas

2. Property Land Uses:

	<u>ACRES</u>	<u>SITES</u>		<u>ACRES</u>	<u>SITES</u>
Single-family	_____	_____	Office	_____	_____
Duplex	_____	_____	Street & Alley	_____	_____
Apartment	_____	_____	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____	_____	_____	_____
School	_____	_____	_____	_____	_____
Commercial	_____	_____	Total No. Sites	_____	<u>2</u>
Industrial	<u>19.2570</u>	<u>2</u>	Total (Gross) Acreage	<u>19.2570</u>	_____

3. What is existing zoning of the above described property? M-1 Proposed zoning? M-1

4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes _____ No _____ N/A

5. What type of utility easements are proposed: Underground _____ Overhead _____ Combination of Both _____ N/A

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

7. Are special public improvements proposed in connection with development? Yes X No _____

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
Replat will be reviewed and processed administratively.

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).

12. Owner of record City of El Paso Two Civic Center Plaza 79901 (915) 541-4000
 (Name & Address) (Zip) (Phone)
13. Developer El Paso International Airport 6701 Convair Road 79925 (915) 780-4720
 (Name & Address) (Zip) (Phone)
14. Engineer Brock & Bustillos Inc. 417 Executive Center Blvd. 79902 (915) 542-4900
 (Name & Address) (Zip) (Phone)

CASHIER'S VALIDATION
 FEE: \$651.00

OWNER SIGNATURE: *Jorge G. Triunfo*

REPRESENTATIVE: *Roman Bustillos*

ROMAN BUSTILLOS, P.E.

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