



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

**Case No:** SUSU11-00126 Lomas Del Este Subdivision  
**Application Type:** Major Final  
**CPC Hearing Date:** January 5, 2012  
**Staff Planner:** Raul Garcia, 915-541-4935, [garcia1@elpasotexas.gov](mailto:garcia1@elpasotexas.gov)  
**Location:** East of Zaragoza Road and North of Edgemere Boulevard  
**Acreage:** 168.97 acres  
**Rep District:** 5  
**Existing Use:** Vacant  
**Existing Zoning:** R-5 (Residential) and C-4/c (Commercial/condition)  
**Proposed Zoning:** R-5 (Residential) and C-4/c (Commercial/condition)  
**Nearest School:** Chester E. Jordan Elementary School (0.65 mile)  
**Nearest Park:** Tim Foster Park (0.37 mile)  
**Park Fees:** \$54,280  
**Impact Fee Area:** Not in Impact Fee Area  
**Property Owner:** Ranchos Real XIV, River Oaks Properties  
**Applicant:** Ranchos Real XIV, River Oaks Properties  
**Representative:** SLI Engineering, Inc.

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

**North:** C-4/c (Commercial/condition)/ Vacant

**South:** R-5 (Residential)/ Vacant

**East:** ETJ (Extra Territorial Jurisdiction)/ Vacant

**West:** C-3/c (Commercial/condition) Vacant & ETJ (Extra Territorial Jurisdiction)/ Commercial

**THE PLAN FOR EL PASO DESIGNATION:** No Designation

### **APPLICATION DESCRIPTION**

The applicant is proposing 568 single-family lots and two commercial lots. The smallest single-family lot measures 4,756 square feet in size and the largest 14,076 square feet in size. The two commercial lots measure 18.05 acres and 36.23 acres in size. Primary access will be from Zaragoza and John Hayes. The applicant is also proposing two park sites, measuring 1 and 5 acres in size as well as four ponding areas measuring 1.2, 1.5, 1.7, and 2.9 acres in size.

The applicant has been granted a vested rights petition making the subdivision subject to the subdivision standards in effect prior to June 1, 2008.

The applicant is requesting the following modifications:

- To allow for a 50-foot ROW as opposed to the required 52-foot ROW for local streets. The 50-foot ROW will include 5-foot sidewalks, 4-foot parkways and 32 feet of roadway.
- To allow for a 115-foot ROW as opposed to the 120-foot ROW for John Hayes major arterial. The 115-foot ROW will include 66 feet of roadway with 5-foot sidewalks and 5-foot parkways on the western side of the street and an 8-foot hike/bike trail and 7-foot parkway on the eastern side of the street.

### **CASE HISTORY**

This property is part of the East Zaragoza Land Study that was approved by the City Plan Commission on May 18, 2006.

On October 20, 2011, the City Plan Commission approved the Lomas Del Este Subdivision on a Major Preliminary granting the following modifications:

- To allow for a 50-foot ROW as opposed to the required 52-foot ROW for local streets. The 50-foot ROW will include 5-foot sidewalks, 4-foot parkways and 32 feet of roadway.
- To allow for a 115-foot ROW as opposed to the 120-foot ROW for John Hayes major arterial. The 115-foot ROW will include 66 feet of roadway with 5-foot sidewalks and 5-foot parkways on the western side of the street and an 8-foot hike/bike trail and 7-foot parkway on the eastern side of the street.

### **DEVELOPMENT COORDINATING COMMITTEE**

The Development Coordinating Committee recommends **approval** of the modifications based on reason 3 of Section 19.04.170 of the previous subdivision code and **approval** of Lomas Del Este Subdivision on a Major Preliminary basis subject to the following conditions and requirements:

- That the improvements to the portion of John Hayes Street located outside of the city limits be included in the subdivision improvement plans for Lomas Del Este Subdivision and that those improvements be constructed concurrently with the improvements to the entire 115' ROW width for John Hayes.
  - NOTE: The City will not accept John Hayes Street for maintenance until the portion of John Hayes located outside the city limits is annexed.
- Staff is recommending that the City Plan Commission require the applicant to landscape the parkway at the rear of all double frontage lots as stipulated under Section 19.16.080.D of the previous subdivision code; *The city plan commission may require that a parkway at the rear of a double frontage lot be landscaped or other aesthetic treatment be provided by the subdivider, subject to the approval of the development services director or designee, to provide a visual separation between the development and the street.* Staff recommends that if the City Plan Commission requires landscaping, that the El Paso Department of Transportation and the Developer be provided the flexibility to coordinate the location, spacing, and tree types utilizing the recommendations and information provided in the City of El Paso Approved Plant and Tree List, found on the City's website. Additionally, the developer shall take into consideration the location of existing or future utilities, illumination, line of sight visibility standards, the long-term impact of trees, the trees' influence on the landscape palate; and provide trees and plants that will provide colorful foliage year-round, with staggered bloom cycles that will provide a balance of environmental, shade, and overall visual effects.

**Planning Division Recommendation:**

Approval with modifications, recommendation, and conditions. In this case the applicant has demonstrated an alternative method of development to include 5' sidewalks and 32' of pavement on local streets and an 8' hike/bike trail on John Hayes St. This alternative method of development will improve the aesthetic value of the subdivision while giving equal emphasis to safety, vehicular and pedestrian passage.

**Engineering & Construction Management-Land Development:**

No objection.

**Department of Transportation:**

The subdivision was reviewed utilizing the previous version of Title 19 of the El Paso City Code.

1. John Hayes shall be constructed to City standards to include the full 115ft. width of the street at all locations abutting the development and improvements shall be included in the subdivision improvement plans. Streets shall not be accepted until the portion of the right-of-way outside the City limits is annexed.

2. Double frontage lots along John Hayes shall comply with Section 19.16.080.D (Double Frontage Lots). 3. Landscape, trees, vegetation and irrigation systems are to be provided within the proposed median and parkway on John Hayes as per Section 19.16.020.G (Streets-Medians).

Notes:

1. Forseeing the future need, Transportation recommends the installation of two (2) two-inch underground conduits be installed within the proposed median on John Hayes as part of the median improvements for median illumination (arterial lighting) communication systems.

2. Access to Zaragoza Road shall be coordinated with TXDOT.

3. 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.

**Parks and Recreation Department:**

We have reviewed Lomas Del Este Subdivision, a major final plat map and offer Applicant / Developer the following comments:

Please note that this subdivision is composed of 568 R-5 (Single-family & Two-family Dwelling) lots; 54.2858 acres of commercial acreage; and applicant is proposing to dedicate two (2) "Park sites" for a total of 6.30 acres, therefore, complying with the minimum parkland requirements.

1. Clarify if addresses as noted for both parks are along Loma Dante Dr.

2. Applicant shall provide covenants restricting the use to a Single-family dwelling unit per lot and provide proof of gross density waiver granted by the Planning Department or designee with the filing of the final plat.

3. Applicant shall be required to pay "park fees" for the 54.2858 acres of commercial acreage at a rate of \$1,000.00 per acre or portion thereof for a total of \$54,290.00 and shall provide covenants restricting all residential uses; otherwise, fees will be re-assessed based on the maximum allowed gross density per "C-4" zoning district.

We offer the following informational comments to assist Applicant in the design of the new Park's construction drawings.

Please note that design layout (Concept & Final) need to be coordinated with Parks Department for review and approval and are to include at minimum the following improvements:

1. Refer to Park's Design & Construction Standards.
2. Irrigation System shall be designed by a Licensed Irrigator Registered in the State of Texas, in good Standing, with a minimum 5 years experience, and with a minimum of 10 designs of comparable size systems.
3. Irrigation System must be designed to accommodate site static water pressure or a pump must be incorporated to accommodate design criteria.
4. Note for all park improvements (sidewalks, Ramps, etc) and paved Hike/Bike trails (if applicable) to be compliant with required accessibility criteria as set forth in ADAAG & TAS standards as mandated by Federal and State Governments.
5. Project(s) must be coordinated with TDLR to insure compliance with TAS requirements to include inspection, and certificate of substantial completion; approval of the subdivision/park improvement plans is subject to applicant providing proof of the project registration - PLD # (Registration Number) is provided.
6. No signs, fire hydrants, lights, NDCBU's, electrical/water boxes, telephone pedestals, no obstructions in general, shall be placed into proposed perimeter sidewalk, nor shall any utility conduits be placed along the park site.
7. Provide perimeter lighting along adjacent Public Street rights of way; Engineer to coordinate with E.P.E.Co., Department of Transportation, and Parks Dept. light poles & conduit placement for perimeter lighting prior to street paving. Perimeter street lighting shall be coordinated for light poles to be installed at max. 300' apart and/or at all street intersections along the park side and not along the residential side to prevent duplication of light poles.
8. Developer shall obtain soil samples (taken from proposed park site location finished ground) & provide complete analysis report (textural, minerals availability, water infiltration, detailed salinity, & PH conductivity test) with recommendations for soils amendments and preparation to insure existing soil conditions are suitable for turf, shrubs, and tree growth; coordinate site visit with Parks staff for collection of soil samples.
9. Any unsuitable soil conditions shall be remedied to eliminate hard soils, stony soils, high caliche soils, clay soils and contaminated soils to a minimum depth of 12 inches as required per Parks Design & Construction Standards for proper planting; if hard caliche soils are found they must be shattered to a minimum depth of 24" below the 12" of good top soil.
10. Any unsuitable soil materials not approved by Parks Department are to be removed, disposed-off, and replaced with top soil to a minimum depth of 12 inches.
11. Any rock walls, retaining walls, or fences to be constructed along the park abutting residential sites need to be off of the Park and to be constructed by Developer if required in order to minimize disturbance to the park improvements.
12. Provide grading so that the park site does not sit lower than six inches (6") from any top of curb elevation, throughout. Any low spot must have at minimum a surface area of 30,000 square

feet to insure that any storm water is dispersed over a large area. Any sloped areas shall be at the max. 1 vertical : 20 horizontal (5%) and shall insure that proposed grades will keep water away from hard surfaces.

13. Grading and drainage plan for the site, to be reviewed and approved by Parks Department.
14. Applicant is required to obtain irrigation and any other required permit(s) from Development Services (BP&I) Building Permits & Inspections Division.
15. A 7' wide concrete sidewalk is required all along the park's perimeter.
16. Parks request for all park sites large enough to accommodate programmable fields be laser leveled.
17. Park improvements to park sites shall meet the requirements of the current Park and Open Space ordinance Section 19.20
18. Per Title 20 – Zoning, Appendix C – Minimum Parking Requirements (Section 11.32) provide 2 parking spaces per acre of park for parks 5 acres or larger.
19. Construction of Park improvements need to be coordinated and inspected by Parks Department.
20. Park Site acceptance is contingent upon completion of all street improvements abutting the park.

**El Paso Water Utilities:**

EPWU does not object to this request.

Annexation fees are due at the time of new service application for individual water meters within the subject property.

Off-site easements for sanitary sewer main extensions will be required immediately south of the Pond identified as Lot 78, Block 1, Lomas Del Este Subdivision to enable connection into the existing sanitary sewer main located along Edgemere Boulevard.

EPWU does not object to this request.

**EPWU-PSB Comments**

**Water:**

Water storage improvements to the existing system are required to enable service to the subject property. Water service to the subject property will be provided by an elevated tank (reservoir) and an existing twenty-four (24) inch diameter water transmission main that extends along Edgemere Boulevard between Zaragoza Road and John Hayes Street. No direct service connections are allowed to the 24-inch diameter water transmission main as per the El Paso Water Utilities – Public Service Board Rules and Regulations. The reservoir is in the design phase.

Along Edgemere Boulevard between Zaragoza Road and Tim Foster Street there is an existing twelve (12) inch diameter water main.

From the intersection of Edgemere Boulevard and John Hayes Street, along Edgemere Boulevard towards the west there is an existing eight (8) inch diameter water main. This main dead-ends at approximately 630 feet west of John Hayes Street.

Water service to this Property requires the construction of a sixteen (16) inch diameter water

transmission main to extend immediately east and parallel to Zaragoza Road, along the entire frontage of Lomas Del Este Subdivision. No direct service connections are allowed to this proposed 16-inch diameter water transmission main as per the El Paso Water Utilities – Public Service Board Rules and Regulations.

Water service to this Property will also require the construction of a twelve (12) inch diameter water main along John Hayes Boulevard north of Edgemere Boulevard.

**Sanitary Sewer:**

Along Edgemere Boulevard between Zaragoza Road and John Hayes Boulevard there is an existing fifteen (15) inch diameter sanitary sewer main.

Sanitary sewer service to the subject Property requires on-site sanitary sewer main extension and the extension of a fifteen (15) inch diameter sanitary sewer main along John Hayes Boulevard, north of Edgemere Boulevard.

EPWU anticipates deep sewer lines and parallel lines due to the proposed grading of the subdivision.

**General:**

Zaragoza Road is a Texas Department of Transportation (TxDOT) right-of-way. All proposed water and sanitary sewer work to be performed within the Zaragoza Road right-of-way requires a utility installation permit from TxDOT.

All easements dedicated for public water and/or sanitary sewer facilities are to comply with EPWU-PSB Easement Policy.

Easement grantor shall indemnify, defend, and hold harmless the El Paso Water Utilities – Public Service Board from and against any and all claims, liability, actions, and damages for bodily injury and property damage to third parties or to the El Paso Water Utilities – Public Service Board which may be caused by or arise out of the maintenance and existence of said water and sanitary sewer mains in the easement area.

The alignment and location of the proposed EPWU-PSB easement shall enable the placement of water meters outside of the parking areas and minimize the length of services. No vehicular traffic is allowed over the water meters. EPWU-PSB requires access to the proposed water, sanitary sewer facilities, appurtenances, and meters within easements 24 hours a day, seven (7) days a week.

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 PSB easement shall be improved to allow the operation of EPWU maintenance vehicles.

EPWU-PSB requests the Developer to refrain from constructing rock walls or any structure that will interfere with the access to the PSB easements.

EPWU-PSB requests the Developer to refrain from constructing signs within the PSB easements.

All proposed buildings shall comply with EPWU-PSB Easement Policy. Buildings shall be located 5 feet away from the easement line.

EPWU requires a new service application for service to the subject property. New service

applications are available at 1154 Hawkins, 3rd 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.

**Stormwater:**

1. Design of the ponding areas shall meet all subdivision ordinance requirements for retention basins. At the improvement plan stage EPWU will require slope stabilization at each pond.
2. A portion of the pond located on John Hayes Drive was shown outside the City of El Paso boundary on the previous preliminary plat. Provide a timetable for the proposed annexation of this property to the City of El Paso. The EPWU Stormwater Utility will not accept maintenance of the pond until the annexation is complete.
3. At the improvement plan stage mitigate the amount of stormwater runoff on streets by extending an underground storm sewer system to capture street flow at critical points.
4. EPWU requires retention of all developed stormwater runoff generated by the commercial lots.
5. 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. Provide additional stormwater retention at the park site and any landscaped areas.

**El Paso Fire Department:**

No comments received.

**911**

No comments received.

**Sun Metro:**

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:**

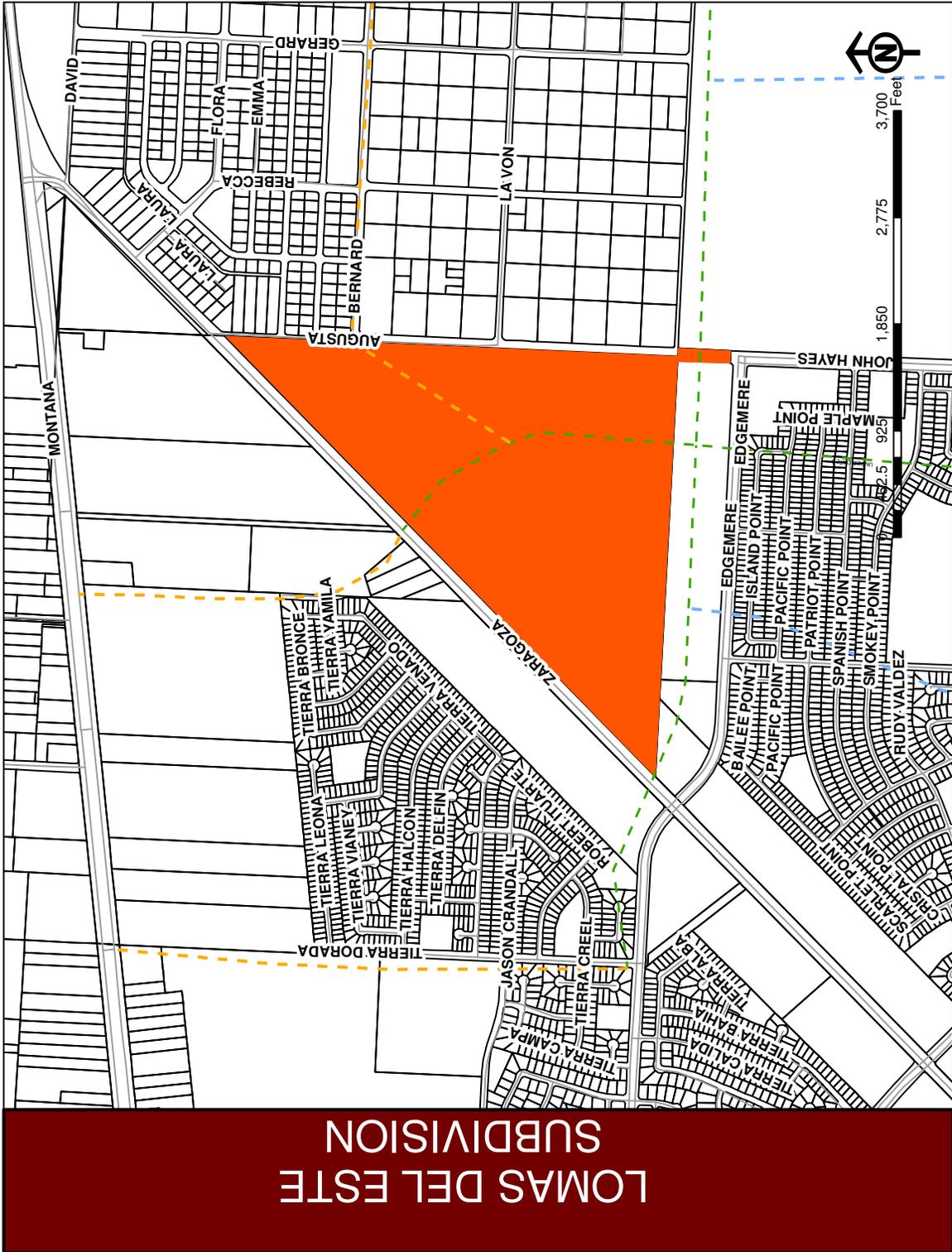
1. Submit to the Planning & Economic Development Department – Planning Division the following prior to recording of the subdivision.
  - a. Current certified tax certificate(s)
  - b. Current proof of ownership
  - c. Release of access document, if applicable
  - d. Set of restrictive covenants, if applicable

- e. Deed for property to be dedicated as parkland.
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.

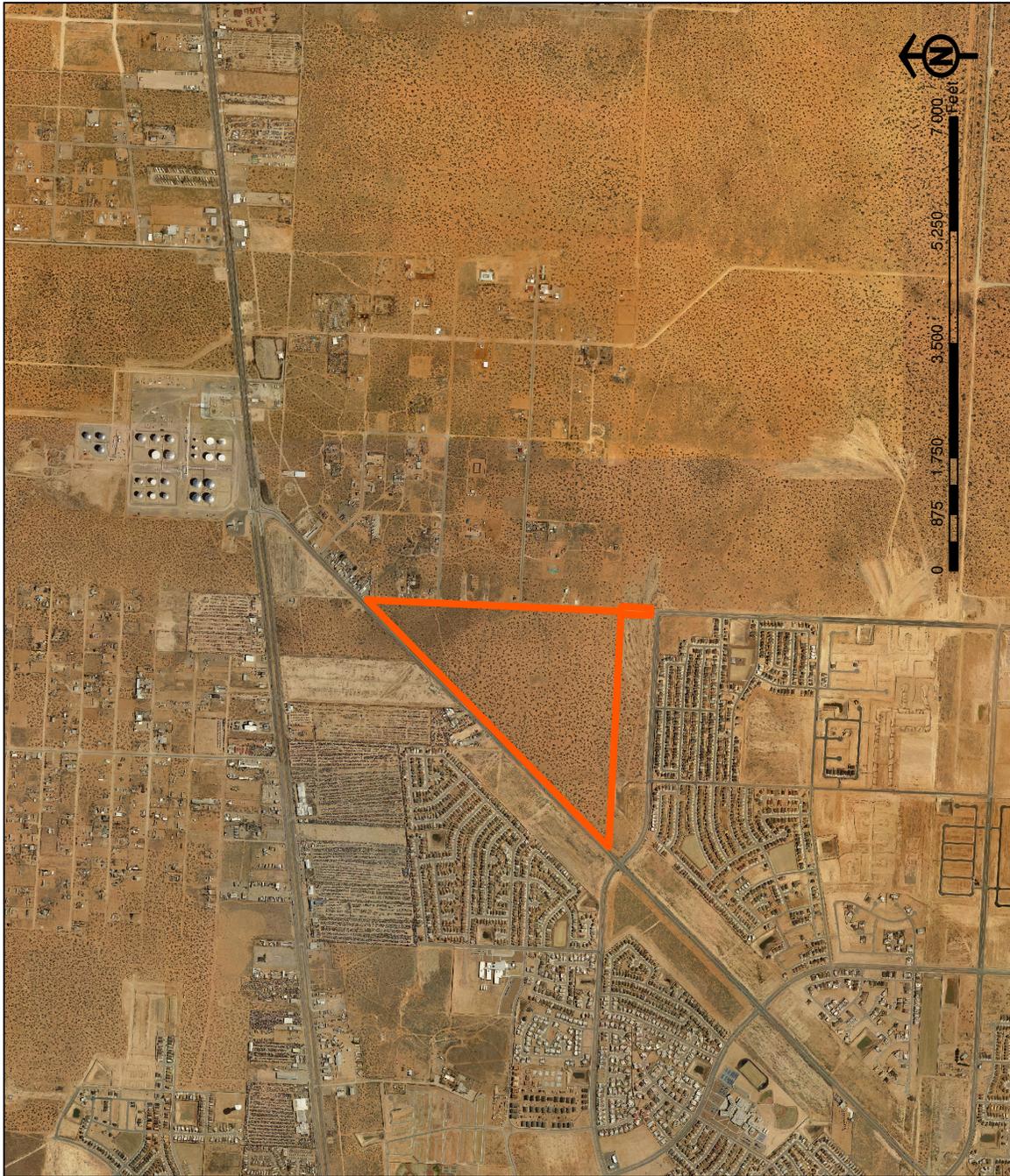
**Attachments**

1. Location map
2. Aerial map
3. Modification Request
4. Preliminary Plat
5. Application

**ATTACHMENT 1**

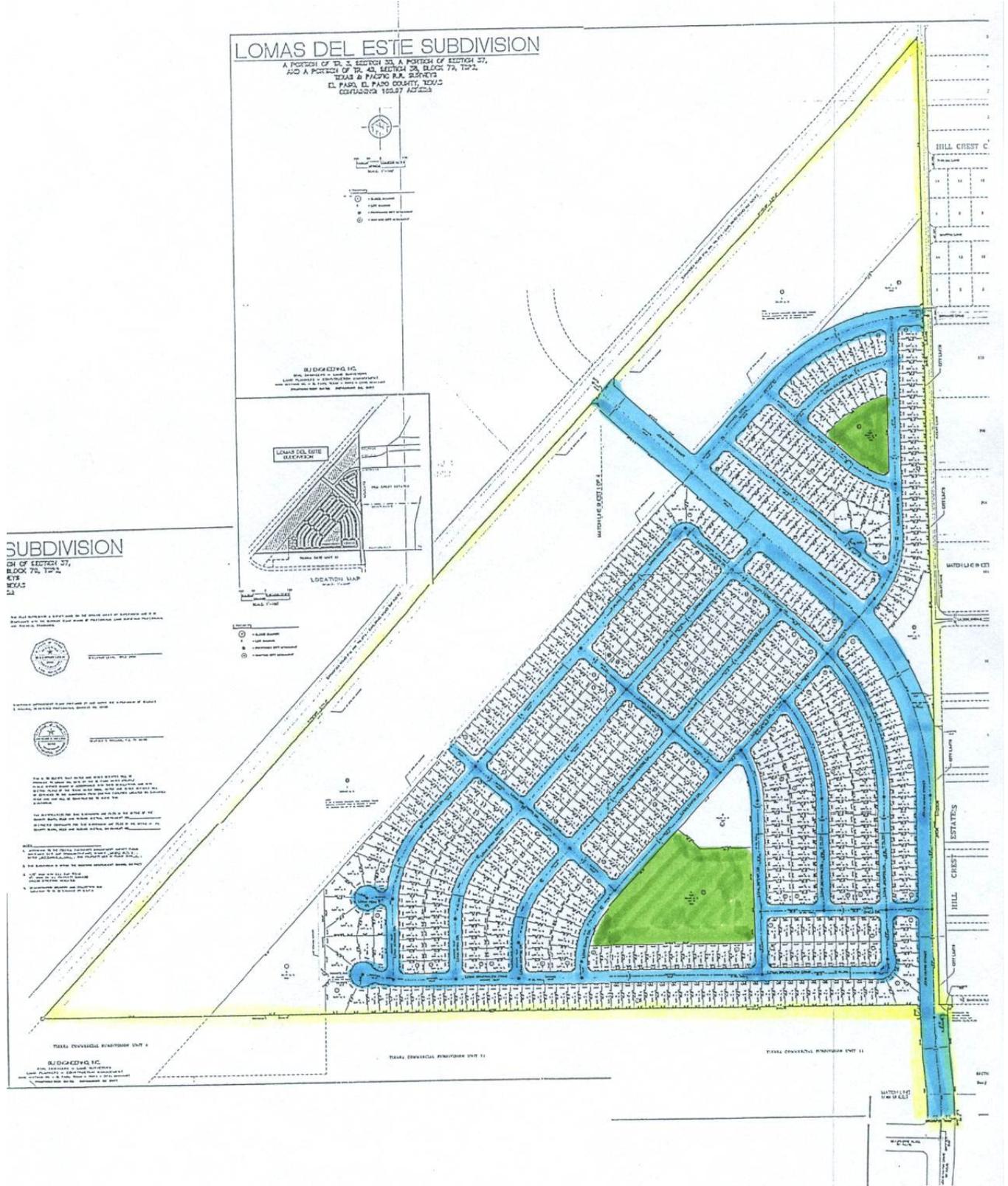


ATTACHMENT 2



**LOMAS DEL ESTE  
SUBDIVISION**

# ATTACHMENT 3



**ATTACHMENT 4**



Engineering, Inc.

December 19, 2011

Raul Garcia  
Planning Department  
City Of El Paso  
Two Civic center Plaza  
El Paso, TX 79901

Subject: Lomas Del Este Subdivision

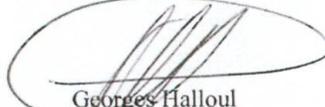
Dear Mr. Garcia

We request the followings modifications to the subdivision ordinance:

1. The width of the right of way for the residential streets to be 50 feet instead of 52 feet.
2. The width of John P. Hayes to be 115 feet instead of 110 feet.

Thank you for your assistance in this matter.

Sincerely:



Georges Halloul  
SLI Engineering, Inc.

Civil Engineers  
Land Surveyors & Planners  
Construction Management

Licensed Registered Engineers  
Texas - New Mexico  
Arizona - Colorado

6600 Westwind Drive  
El Paso, TX 79912  
Phone (915) 584-4457  
Fax (915) 581-7756  
Email  
[ghalloul@sl-engineering.com](mailto:ghalloul@sl-engineering.com)



RANCHOS REAL XV, LLC 6080 SURETY DR. STE. 300

12. Owner of record	<u>RANCHOS REAL XV, LLC 6080 SURETY DR. STE. 300</u>	<u>79903</u>	<u>915-592-0290</u>
	(Name and address)	(Zip)	(Phone)
13. Developer	<u>S.L.I. ENGINEERING, INC 6600 WESTWIND DR</u>	<u>79912</u>	<u>915-584-4457</u>
	(Name and address)	(Zip)	(Phone)
14. Engineer	<u>S.L.I ENGINEERING INC 6600 WESTWIND DR</u>	<u>79912</u>	<u>915-584-4457</u>
	(Name and address)	(Zip)	(Phone)

CASHIER'S VALIDATION  
FEE \$1,796.00

OWNER SIGNATURE:

REPRESENTATIVE:

*RANCHOS REAL XV, LLC  
BY: DOUGLAS A. SCHWARTZ, MANAGER*

*[Handwritten signature]*

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

RIVEROAKS PROPERTIES, LTD.

*[Handwritten signature]*