



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

**(REVISED)**

**Case No:** SUSU13-00108 Sereno Valley Estates  
**Application Type:** Major Preliminary (Reconsideration)  
**CPC Hearing Date:** January 7, 2016  
**Staff Planner:** Nelson Ortiz, (915) 212-1606, [ortiznx@elpasotexas.gov](mailto:ortiznx@elpasotexas.gov)  
**Location:** North of Gomez Road and East of Westside Road  
**Acreage:** 16.54 acres  
**Rep District:** 1  
**Existing Use:** Vacant  
**Existing Zoning:** R-2/ c (Residential/ condition)  
**Proposed Zoning:** R-2/ c (Residential/ condition)  
**Nearest Park:** Valley Creek Park (1.1 mi.) and park is proposed within plat  
**Nearest School:** Jose H. Damian Elementary (1.5 mi.)  
**Park Fees Required:** N/A  
**Impact Fee Area:** This property is not located in an Impact Fee Service Area and not subject to impact fees.  
**Property Owner:** C&R Properties and Rio Aqua Dulce  
**Applicant:** C&R Properties and Rio Aqua Dulce  
**Representative:** Sitework Engineering

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

**South:** R-2 / c/ SP (Residential/ conditions/ special permit) / Residential Development  
**North:** P-R1/c (Planned residential/ conditions) /Vacant  
**East:** R-F (Ranch-farm) / Rural development/ Mostly Vacant  
**West:** R-F (Ranch-farm) / Rural Development

**PLAN EL PASO DESIGNATION:** (O3) Agriculture

### **APPLICATION DESCRIPTION**

The applicant proposes to subdivide 16.54 acres of vacant land. The proposed subdivision is comprised of 40 single-family residential lots, a .37-acre park site and a linear park/pedestrian trail that connects the park with the rest of the development. With this plat, the applicant is also dedicating 30 feet of additional ROW to Westside Drive to comply with the arterial designation of the street, is providing the required 5 ½' of additional roadway and a 5' sidewalk in lieu of the required bike/hike. Access to the subdivision is proposed from Westside Dr. and Tyler Seth Avenue. The subdivision is vested under the former subdivision code.

A zoning condition exists stating that the density be restricted to 2.5 units per acre; that the property owner provide a 10' pedestrian pathway connection to the Stevens lateral; and that the property owner plant trees along Tyler Seth and Westside Drive. The zoning condition is being observed through this development.

Additionally, the applicant is requesting the following modifications and alternative park design:

- To allow a park size smaller than one acre in size
- To allow the use of pedestrian/park trails
- To use the current Parkland Improvement Standards

### **CASE HISTORY and REQUEST**

- The City Plan Commission, at its regular meeting of December 5, 2013, voted to approve Sereno Valley Estates on a Major Preliminary basis.
- The City Plan Commission, at its regular meeting of April 24, 2014, voted to approve Sereno Valley Estates on a Major Final basis.
- With this application, the applicant seeks re-approval of the preliminary plat with the following waiver:
  - To allow the installation of a 5' sidewalk in lieu of the required 10' bike/hike.

### **DEVELOPMENT COORDINATING COMMITTEE**

The Development Coordinating Committee recommends **approval** of the modifications/alternative park design and waiver request and **approval** of Sereno Valley Estates on a Major Final basis subject to the following conditions:

- That the turnaround at the end of Valle De Paz Avenue comply with Section 19.16.020 (Streets) of the former subdivision code and Design Standards for Construction.
- Applicant shall submit cross-section for proposed linear park.

### **Planning Division Recommendation:**

Staff recommends approval of the modification and waiver with the conditions as stated above. As per Section 19.04.170 (Modification of conditions):

*A-3. The subdivider has demonstrated an alternative method of development that will improve the aesthetic value of the subdivision while giving equal emphasis to safety, economy, tax yield, maintenance cost, response time, drainage dedication and improvement of parkland and open space amenities, and vehicular access and pedestrian passage.*

### **Land Development**

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

The Developer/Engineer needs to address the following comments.

1. No objections.
2. Provide typical cross section for 30' Park showing proposed runoff directions.
3. Provide the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) panel information; it is not given on Preliminary Plat.
4. Identify the discharge location for the stormwater runoff; show the proposed pond locations within each lot or provide a standard detail.

### **Parks and Recreation Department**

We have **re-reviewed Sereno Valley Estates**, a major Preliminary & Final plat maps which is composed of **40** (R-2/c) Single-family residential dwelling lots and includes a **0.37 Acre** "Pocket

Park" and **& 0.681 acres** of "Linear Parks" in 4 Sections therefore we offer the following "revised" comments:

1. All improvements to the "Pocket Park" shall comply with the current "Alternative Design Standards" and current Park Design Standards as approved by Mayor and Council – Improvement plans for both the Pocket Park and the Trail have been reviewed and approved on January 15, 2015
2. Since Applicant is requesting for improvements to the Bike Lane along Westside Dr. be waived, Parks request a "Trail Head" be constructed at the beginning of the dedicated "Public Park / Trail" – Lot 17, Block 1

Please note that this subdivision meets and exceed the minimum "Parkland" requirements as per ordinance Title 19 – Subdivisions and Development Plats, **Chapter 19.20 – Parks and Open Space** therefore, Parks Department recommends approval of this subdivision.

This subdivision is located with-in "Park Zone": **NW-8**

Nearest Parks: **Valley Creek** & **River Park West #1**

**If density/acrage is increased /decreased or the property zoning /use changes, then "Parkland / fees" will be re-assessed based on applicable conditions.**

#### **El Paso Water Utilities**

We have reviewed the subdivision described above and provide the following comments:

1. EPWU-PSB does not object to this request.
2. EPWU-PSB is interested in leasing the water rights of this subdivision. Please contact Jim Shelton at 594-5511.

#### **EPWU - PSB Comments**

##### **Water:**

2. There is an existing 12-inch diameter water main along Westside Drive. This main is available for service.
3. There is an existing 8-inch diameter water main along Tyler Seth Avenue. This main is available for service.

##### **Sanitary Sewer:**

4. There is an existing 15-inch diameter sanitary sewer main along Westside Drive. This main is available for service.
5. There is an existing 8-inch diameter sanitary sewer main along Tyler Seth Avenue. This main is available for service.
6. Sanitary sewer service is critical due to the topography of the property. EPWU-PSB requires complete final grading plans before committing to provide sanitary sewer service.

##### **General**

7. EPWU-PSB anticipates providing water and sanitary sewer service by on-site main extensions. EPWU-PSB requests that site be graded so that sanitary sewer may be provided by gravity. All water and sanitary sewer main extension costs are the responsibility of the Owner/Developer.
8. EPWU-PSB requires access to the proposed water, sanitary sewer facilities, appurtenances, and meters within the proposed PSB easement(s) 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 (PSB easements) without EPWU's written consent. The proposed PSB easements shall be improved to EPWU-PSB easement improvement standards.

9. Frontage fees may be due from the Owner/Developer for the above described existing water and sanitary sewer mains. EPWU-PSB will determine the amount due once the Owner/Developer makes an official new service application with EPWU. The Owner/Developer is responsible for all frontage fees, as well as water and sanitary sewer installation costs.
10. Dewatering is required for the installation of water mains, sanitary sewer mains and related appurtenant structures.
11. EPWU-PSB requires a new service application to initialize design of the on-site water and sanitary sewer main extensions to serve the subject property. New service applications should be made 6-8 weeks prior to any construction to ensure water for construction work. The following items, if applicable, are required at the time of application: (1) hard copy of site plan with street names and addresses; (2) finalized set of improvement plans, including grading & drainage plans; (3) digital copy of site plan; (4) benchmark check; (5) construction schedule; and (6) certificate of compliance. 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**

No comments received.

#### **Sun Metro**

No comments received.

#### **911**

The El Paso County District requests that addressing be displayed on this plat and also replace the name DAPHNE PL because it currently exists within the emergency response area.

Please note this is the third comment for this plat.

*(Street name change to occur prior to recording of the plat.)*

#### **Central Appraisal District**

No comments received.

#### **El Paso Electric Company**

No comments received.

#### **Texas Gas Company**

No comments received.

#### **Canutillo Independent School District**

School District shall to be changed from “El Paso Independent School District” to “Canutillo Independent School District.”

#### **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
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. Applicant shall provide a temporary turnaround at the end of Valle De Paz Avenue.

**Attachments**

1. Location map
2. Aerial map
3. Preliminary plat
4. Modification Request
5. Waiver Request
6. Application

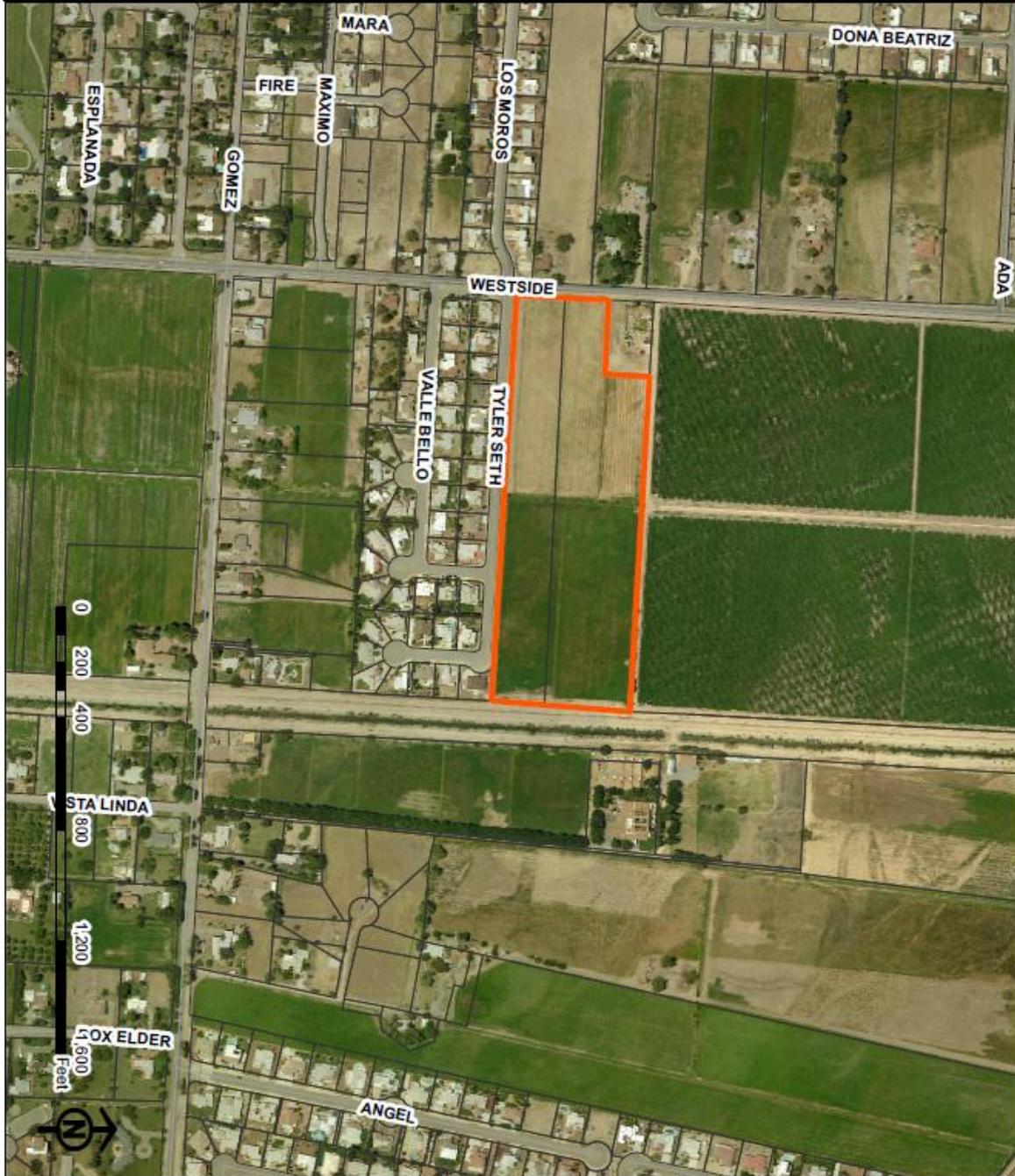
ATTACHMENT 1

# SERENO VALLEY ESTATES



ATTACHMENT 2

SERENO VALLEY ESTATES



**ATTACHMENT 3**



**ATTACHMENT 4**



April 23, 2014

**SENT VIA EMAIL**

**Mr. Nelson Ortiz**  
**CITY OF EL PASO – Planning Department**  
811 Texas Street  
El Paso, TX, 79901

**PROJ: SERENO VALLEY ESTATES SUBDIVISION**  
**RE: EXEMPTION REQUEST**

Dear Mr. Ortiz,

On behalf of the Owner, we are submitting this petition for the following exemptions & allowances:

1. The requirement to abut the proposed parkland on all sides to a private or public street. According to Title 19.20.050 A.4 of the Municipal Code. This is because we are proposing to place a new residential lot abutting the north side of the proposed public park..
2. The requirement for a minimum size of the park site according to the Title 19.12.010.
3. The allowance of an Alternative Park Design and the use of the current Parkland Improvement Standards.

We are submitting this letter along with a subdivision application.

Sincerely,  
*SiteWork Engineering, LLC*

A handwritten signature in black ink, appearing to read "Jorge A. Garcia", is written over a horizontal line. A vertical line extends downwards from the center of the horizontal line.

Jorge A. Garcia, PE  
Project Engineer/Owner Representative

cc Mr. Scott Winton

Exemption Request 4-23-2014.doc

## ATTACHMENT 5

Mr. Ortiz,

This is to request that the city reconsider removing the improvement requirements from Westside Rd. in the proposed Sereno Valley Estates subdivision located at the NE corner of Westside Dr. and Tyler Seth. The reasons for this request are as follows:

1. The corner lot (Lot # 1) that contains all the frontage of Westside Rd does not need to be improved at this time and it is possibly being sold as is (negotiations in process). Regardless, it does not need to be improved at this time and it will be left in its current state.
2. The proposed improvements require Westside road to be widened. This would create an area that would not be usable to vehicular traffic since it does not connect to anything. The property immediately to the north has a residential dwelling that is built along this "path". Immediately to the south a similar widening of Westside Rd. was done a few years ago with the residential development immediately south of Tyler Seth. This portion of the paved road is "striped out" meaning that is not being used by vehicles. Immediately to that south of this area Westside Rd. has not been widened.
3. The improvement along Westside Rd. are also calling for the installation of a jog/bike path. For the same reasons mentioned in item # 2 above, this does not make sense at this time. Also, the widened portion of Westside Rd. immediately south of this was improved without a jog/bike lane.
4. Lastly, this would not only not be used for many years to come, if at all, but it will also become a maintenance issue for the City of El Paso.

The developer is ok with the dedication of the expanded ROW of Westside Dr. The request is to only remove the requirement for the improvements, not the dedication.

I have included some pictures that I hope help in understanding the current situation.

Please let me know your thoughts and what would be the next step in this process.

Best regards,

Joseph Nester

Kaizen Construction Services, LLC

6350 Escondido  
Suite D-22  
El Paso, TX 79912

915-587-4500 office  
915-587-4502 fax

**ATTACHMENT 6**



CITY PLAN COMMISSION APPLICATION FOR  
MAJOR PRELIMINARY SUBDIVISION APPROVAL

DATE: 11/18/13 FILE NO. SUSU13-00108  
SUBDIVISION NAME: SERENO VALLEY ESTATES

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)  
TRACTS 1-L-1 & 1-L-2, BLOCK 10  
UPPER VALLEY SURVEYS

2. Property Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	<u>12.95</u>	<u>42</u>	Office		
Duplex	_____	_____	Street & Alley	<u>2.54</u>	<u>5</u>
Apartment	_____	_____	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	<u>1.053</u>	<u>5</u>	_____	_____	_____
School	_____	_____	_____	_____	_____
Commercial	_____	_____	Total No. Sites	_____	_____
Industrial	_____	_____	Total (Gross) Acreage	<u>16.54</u>	_____

3. What is existing zoning of the above described property? R2C Proposed zoning? R2C

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 LOT PONDING

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) 541-4024

- ① C.E. R. PROPERTIES  
303 N. OREGON SUITE 200, ELP TX 79901
- ② RIO AQUA DULCE, LP  
664 SUNLAND PARK DRIVE, ELP TX 79912
12. Owner of record \_\_\_\_\_  
(Name & Address) (Zip) (Phone)
13. Developer \_\_\_\_\_  
(Name & Address) (Zip) (Phone)
14. Engineer SITWORK ENGINEERING LLC  
444 EXECUTIVE CENTER SUITE 134, ELP 79902 915-3518033  
(Name & Address) (Zip) (Phone)

Refer to Schedule C for  
current fee.

OWNER SIGNATURE: \_\_\_\_\_  
REPRESENTATIVE: \_\_\_\_\_

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) 541-4024