



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

**Case No:** SUSU14-00031 Sereno Valley Estates  
**Application Type:** Major Final (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 final 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 condition:

- 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.

### **Planning Division Recommendation:**

Staff recommends approval of the modification and waiver with the condition 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 plat and recommend **approval**; no objections.

### **Parks and Recreation Department**

Pending.

### **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:**

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

**Sanitary Sewer:**

5. There is an existing 15-inch diameter sanitary sewer main along Westside Drive. This main is available for service.
6. There is an existing 8-inch diameter sanitary sewer main along Tyler Seth Avenue. This main is available for service.
7. 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**

8. 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.
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 County 911 District**

The El Paso County 911 District requests a name change for **VALLE PLACID DR**, due to a same sounding conflict with another street within the emergency response area.

**(Applicant has agreed to change the name to “Valle Sonar”.)**

**Sun Metro**

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

**Central Appraisal District**

No comments received.

**El Paso Electric Company**

No comments received.

**Texas Gas Company**

No comments received.

**Additional Requirements and General Comments:**

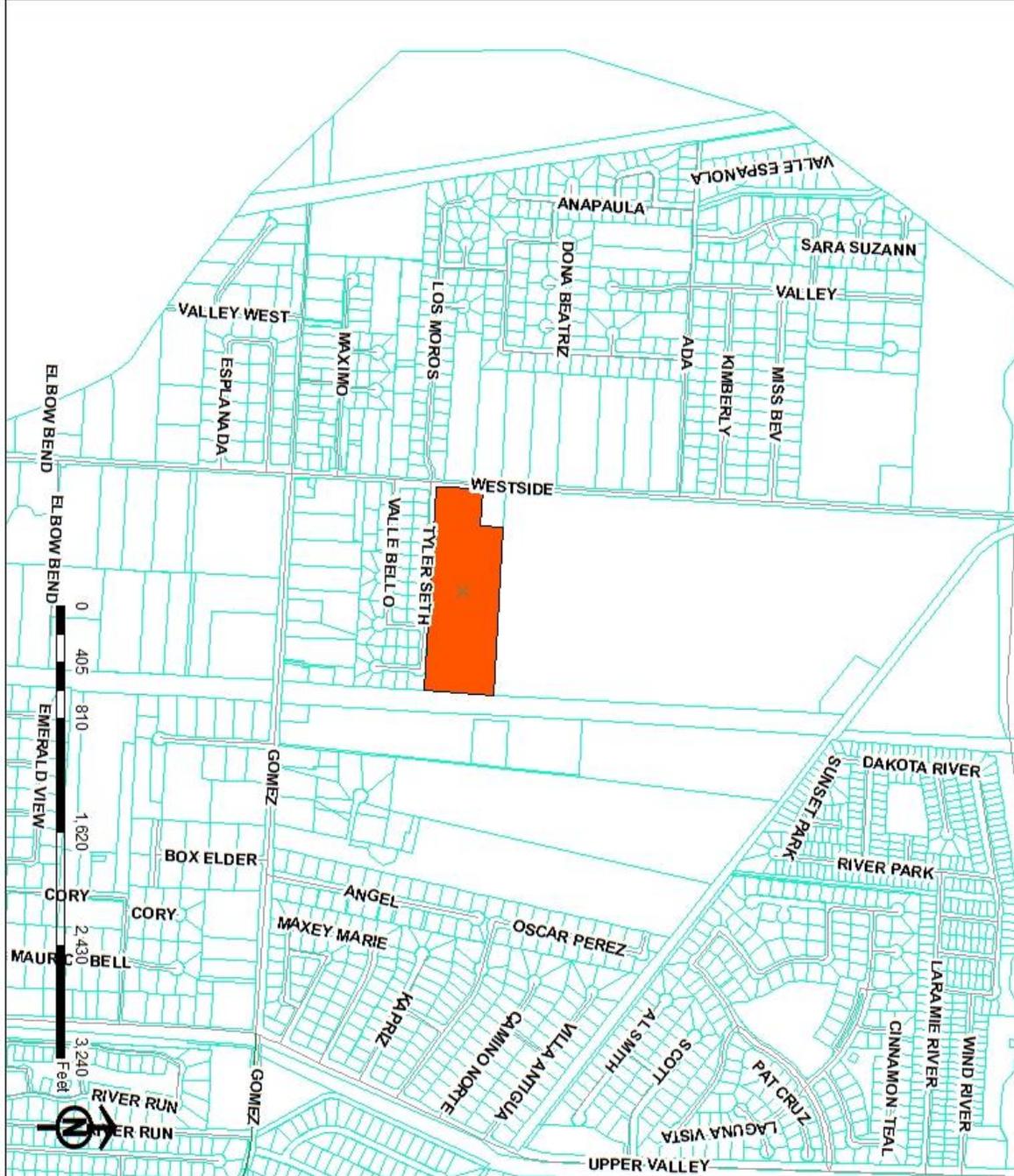
1. Submit to the Planning & Inspections Department – Planning Division the following prior to recording of the subdivision.
  - a. Current certified tax certificate(s)
  - b. Current proof of ownership
  - c. Release of access document, if applicable
  - d. Set of restrictive covenants, if applicable
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.
4. Remove the “City of El Paso City Council” statement from the plat.
5. Change “City Development Director” to “Planning & Inspections Director”.

**Attachments**

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

ATTACHMENT 1

# SERENO VALLEY ESTATES



ATTACHMENT 2

# SERENO VALLEY ESTATES





**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, ending at the signature.

Jorge A. Garcia, PE  
Project Engineer/Owner Representative

cc Mr. Scott Winton

Exemption Request 4-23-2014.doc

444 EXECUTIVE CENTER, SUITE 134 • EL PASO, TX • 79902  
PHONE: (915) 351-8033 • FAX: (915) 351-8055  
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## 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 FINAL SUBDIVISION APPROVAL

DATE: \_\_\_\_\_ FILE NO. SUSU14-00031  
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>40</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>0.37</u>	<u>1</u>	<u>PUBLIC</u>		
School			<u>PEDESTRIAN ROW</u>	<u>0.69</u>	<u>4</u>
Commercial			<u>PARK</u>		
Industrial			Total No. Sites		
			Total (Gross) Acreage	<u>16.54</u>	

3. What is existing zoning of the above described property? P-2C Proposed zoning? P-2C

4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes X No \_\_\_\_\_

5. What type of utility easements are proposed: Underground \_\_\_\_\_ Overhead \_\_\_\_\_ Combination of Both X

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 X

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  
N/A

9. Remarks and/or explanation of special circumstances:  
N/A

10. Improvement Plans submitted? Yes X 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 X 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

C&R

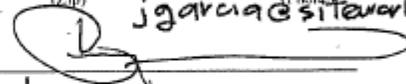
12. Owner of record Rio Agua, Lp / ~~Del Mar~~ Properties 915-726-2737  
(Name & Address) (Zip) (Phone)

13. Developer SAME AS ABOVE  
(Name & Address) (Zip) (Phone)

14. Engineer SITWORK ENGINEERING  
444 EXECUTIVE CENTER, EL PASO TX 79902 351-8033  
(Name & Address) (Zip) (Phone)

Refer to Schedule C for current fee.

\$ 1,903.76

OWNER SIGNATURE:   
REPRESENTATIVE:   
jgarcia@sitworkeng.com

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