



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

**Case No:** SUSU12-00117 Tres Sueños Unit Ten  
**Application Type:** Resubdivision Preliminary  
**CPC Hearing Date:** January 24, 2013  
**Staff Planner:** Nathaniel Baker, (915) 541-4192, [bakernt@elpasotexas.gov](mailto:bakernt@elpasotexas.gov)  
**Location:** North of Eastbrook Drive and east of Andrew Wiseman Street  
**Acreage:** 33.5 acres  
**Rep District:** 5  
**Existing Use:** Vacant  
**Existing Zoning:** PR-1 (Planned Residential)  
**Proposed Zoning:** PR-1 (Planned Residential)  
**Nearest Park:** Park proposed within Tres Sueños Unit 10  
**Nearest School:** Hurshel Antwine Elementary (1.75 miles)  
**Park Fees Required:** N/A  
**Impact Fee Area:** N/A  
**Property Owner:** Carefree Homes II, LP  
**Applicant:** CEA Group  
**Representative:** CEA Group

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

**North:** PR-1 (Planned Residential) / Vacant  
**South:** PR-1 (Planned Residential) / New residential neighborhood  
**East:** PR-1 (Planned Residential) / Vacant  
**West:** PR-1 (Planned Residential) / Vacant and new residential neighborhood

**PLAN EL PASO DESIGNATION:** Suburban (Walkable)

### **APPLICATION DESCRIPTION**

The applicant proposes to subdivide 33.5 acres into a single-use development of 164 residential lots. There is a 2.8-acre park proposed within the development. Access is proposed primarily via Eastbrook Drive and Mark Aviso Street. This application is being reviewed under the subdivision code in effect prior to June 1, 2008 as it is generally consistent with the approved Tres Sueños Land Study. As recommended in Plan El Paso, the applicant is proposing to front several residential lots onto the streets labeled ‘collector arterials’ with access provided through rear alleys and additional sidewalk and parkway width.

The applicant is requesting the following modifications:

- To allow for a modified street cross-section including a 48-foot right-of-way with 28 feet

- of pavement, 5-foot sidewalks, and 5-foot parkways.
- To allow for street names longer than 13 characters.

### **DEVELOPMENT COORDINATING COMMITTEE**

The Development Coordinating Committee recommends **approval** of the modification requests and **approval** of Tres Sueños Unit Ten on a Resubdivision Preliminary basis and subject to the following conditions and requirements:

Staff is recommending that the City Plan Commission require the applicant to landscape the parkway area on all double frontage lots as stipulated under Section 19.16.080(D) *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 city development director or designee.*

### **Planning Division Recommendation**

Because the application complies with Title 19 regulations of the previous code, Planning recommends **approval with modifications**. In this case, Reason 3 is met because 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, vehicular access, and pedestrian passage.

### **City Development Department - Land Development**

No objection.

### **Parks and Recreation Department**

We have reviewed **Tres Sueños #10**, a resubdivision preliminary plat map and offer "No objections" to this subdivision application, just have the following comments:

1. A nine feet (9') wide "Pedestrian Easement" shall be provided in front of lots 16 thru 20, Block 30
2. A seven feet (7') wide sidewalk shall be installed with-in the nine feet (9') wide "Pedestrian Easement"
3. Parks Department request for "street trees" be planted with-in a 7'- 9' meandering parkway along the three park's frontages and in front of the residential lots (16 thru 20, Block 30) abutting the park to include drip irrigation system.

Please note that this subdivision is composed of **164** (PR-1) Single-family dwelling lots, includes a 2.81 Acre Park and is part of the Tres Sueños Land Study.

Applicant has previously dedicated three (3) "Parks" for a total of 11.13 acres – Two (2) of them have already been constructed and accepted by the Parks Department for maintenance and the third one is currently under construction;

Including the "park site" in this unit (Tres Sueños #10) this subdivision application meets and exceeds the minimum parkland requirements by **1.18 acres** or **118 Units** as required per ordinance Title 19 –Subdivision & Development Plats, **Chapter 19.20 – Parks and Open Space** which may be applied to subsequent subdivisions with-in the Tres Sueños Land Study.

**Total Required "Parkland" Dedication:**

Tres Sueños #1 = 151 Units requires .....	1.51 Acres
Tres Sueños #2 = 128 Units requires .....	1.28 Acres
Tres Sueños #3 = 101 Units requires .....	1.01 Acres
Tres Sueños #4 = 172 Units requires .....	1.72 Acres
Tres Sueños #5 = 136 Units requires .....	1.36 Acres
Tres Sueños #6 = 138 Units requires .....	1.38 Acres
Tres Sueños #7 = 144 Units requires .....	1.44 Acres
Tres Sueños #8 = 142 Units requires .....	1.42 Acres
Tres Sueños #10 = 164 Units requires .....	<u>1.64 Acres</u>
	<b>12.76 Acres</b>

**Total "Dedicated Parkland":**

Tres Sueños #1 Parkland Dedication .....	5.93 Acres or 593 Dwelling Units
Tres Sueños #4 Parkland Dedication .....	2.57 Acres or 257 Dwelling Units
Tres Sueños #5 Parkland Dedication .....	2.63 Acres or 263 Dwelling Units
Tres Sueños #10 Parkland Dedication .....	<u>2.81 Acres</u> or <u>281 Dwelling Units</u>
	<b>13.94 Acres or 1394 Dwelling Units</b>
Total Parkland Dedication .....	13.94 Acres or 1394 Dwelling Units
Total Requirements .....	<u>12.76 Acres</u> or <u>1276 Dwelling Units</u>
<b>Meets the "Parkland Requirements" by .....</b>	<b>1.18 Acres or 118 Dwelling Unit</b>

**El Paso Water Utilities**

1. EPWU does not object to this request.
2. Water and sewer services for the Lots fronting Mark Avizo Street, Alyssa Marie Drive, and Eastbrook Drive will not be provided from the alley. Only the services for the Lots located between Vincent Kalil Street and Onnie Kirk Avenue will be provided from the alley.
3. Water and sewer service for the subdivision requires extensions from the existing water and sewer mains within Tres Suenos Unit 6 and from the water and sewer mains within Tres Suenos Unit 8, which are currently under construction. The mains within Tres Suenos 8 are not available for permanent service until EPWU-PSB issues a Letter of Final Acceptance of the facilities.
4. A 16-inch diameter water main will be required along the extension of Mark Avizo Street and a secondary 8-inch diameter water main will also be required to provide service to the Lots fronting Mark Avizo Street. Also, a 12-inch diameter water main will be required along the extension of Eastbrook Drive.

**General:**

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

6. EPWU-PSB requires a new service application to serve the subdivision. New service applications should be made 6-8 weeks in advance of 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) a certificate of compliance. Service will be provided in accordance with the current El Paso Water Utilities – Public Service Board (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.

**EPWU Stormwater Division**

No comments received.

**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**

No comments received.

**El Paso Electric Company**

No comments received.

**Texas Gas Company**

No comments received.

**School District**

No comments received.

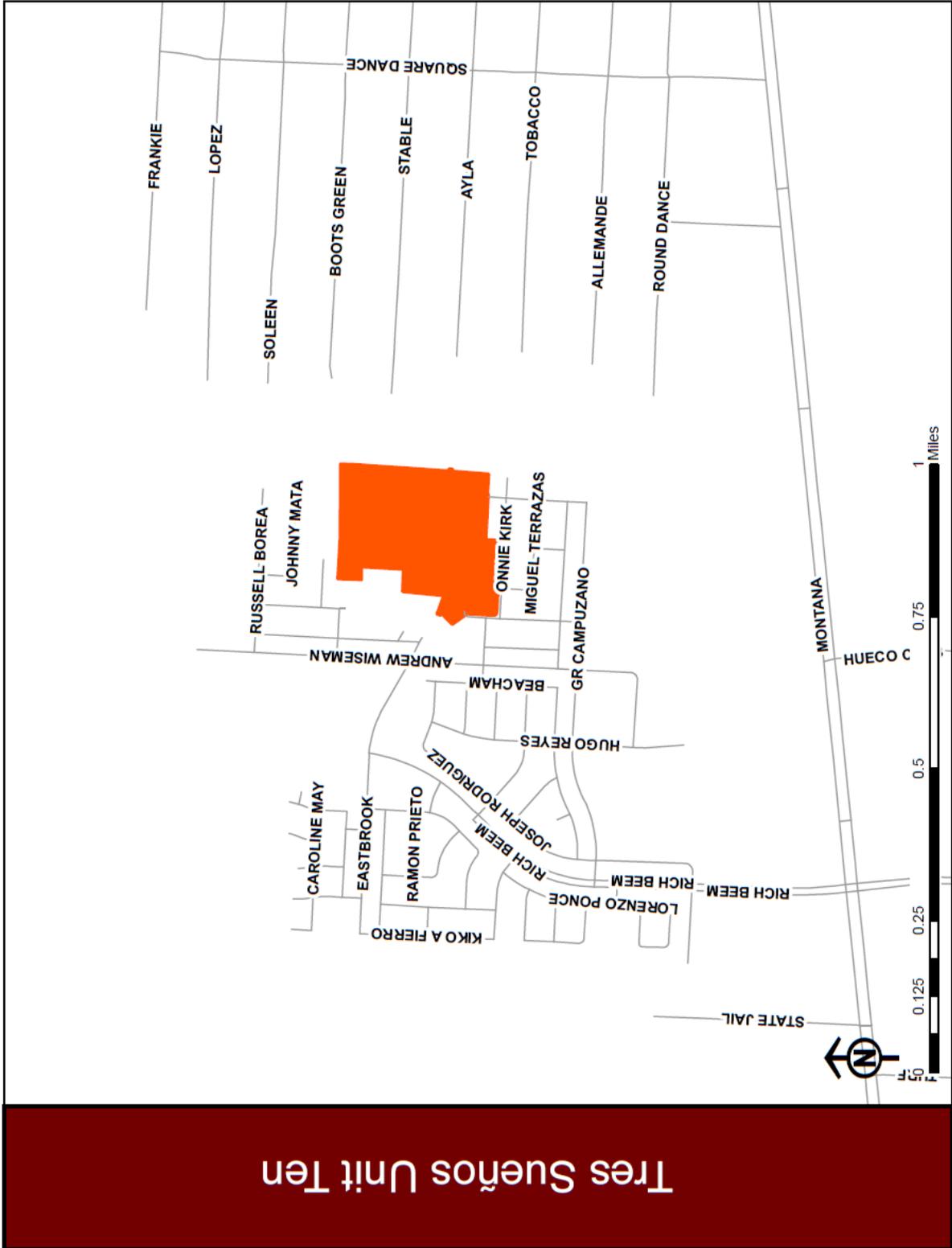
**Additional Requirements and General Comments:**

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.

**Attachments**

1. Location map
2. Aerial map
3. Preliminary Plat
4. Application

ATTACHMENT 1



ATTACHMENT 2





## ATTACHMENT 4



### CITY PLAN COMMISSION APPLICATION FOR RESUBDIVISION PRELIMINARY APPROVAL

DATE: 12/19/12

FILE NO. SUSU12-00117

SUBDIVISION NAME: TRES SUEÑOS UNIT TEN

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)  
A portion of Section 27, Block 79, Township 2, Texas and Pacific Railroad Company Surveys, and a Replat of a Portion of Onnie Kirk Avenue, City of El Paso, El Paso County, Texas containing 33.514 Acres ±

2. Property Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	<u>20.387</u>	<u>164</u>	Office	_____	_____
Duplex	_____	_____	Street & Alley	<u>10.313</u>	<u>15</u>
Apartment	_____	_____	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	<u>2.814</u>	<u>1</u>	_____	_____	_____
School	_____	_____	_____	_____	_____
Commercial	_____	_____	Total No. Sites	<u>180</u>	_____
Industrial	_____	_____	Total (Gross) Acreage	<u>33.514</u>	_____

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

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)  
Surface street flow to existing off-site underground drainage structures that ultimately discharge into existing off-site retention ponds

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 X No \_\_\_\_\_  
 If answer is "Yes", please explain the nature of the modification or exception Modify width of street sections to allow for 52-foot R.O.W. with 5-foot sidewalk and 32-foot pavement, modify width of street sections to allow for 48-foot R.O.W. with 5-foot sidewalk and 30-foot pavement, modify width of street sections to allow for 64-foot R.O.W. with 6-foot sidewalk and 38-foot pavement, and street names longer than 13 characters.

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

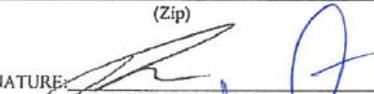
10. Improvement Plans submitted? Yes \_\_\_\_\_ No X

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 X No \_\_\_\_\_

If yes, please submit a vested rights petition in accordance with Section 19.47- Vested Rights (Sec Attached).

12. Owner of record Carefree Homes II, LP 11427 Rojas 79936 (915) 590-8511  
 (Name & Address) (Zip) (Phone)
13. Developer Carefree Homes II, LP 11427 Rojas 79936 (915) 590-8511  
 (Name & Address) (Zip) (Phone)
14. Engineer CEA Group 4712 Woodrow Bean, Ste. F 79924 (915) 544-5232  
 (Name & Address) (Zip) (Phone)

CASHIER'S VALIDATION  
 FEE: \$1,005.00

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.**