



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

**Case No:** SUSU12-00118 Tres Sueños Unit Eleven  
**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:** 10.6 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 11  
**Nearest School:** Hurshel Antwine Elementary (1.7 miles)  
**Park Fees Required:** N/A  
**Impact Fee Area:** N/A  
**Property Owner:** Tropicana Development  
**Applicant:** CEA Group  
**Representative:** CEA Group

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

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

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

### **APPLICATION DESCRIPTION**

The applicant proposes to subdivide 10.6 acres into a single-use development of 49 single-family residential lots. There is a 2-acre park proposed within the development. Access is proposed primarily via Eastbrook Drive. 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 52-foot right-of-way with 32 feet

- of pavement, 5-foot sidewalks, and 5-foot parkways.
- To allow for a modified turning heel.

### **DEVELOPMENT COORDINATING COMMITTEE**

The Development Coordinating Committee recommends **approval** of the modification requests and **approval** of Tres Sueños Unit Eleven 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**

1. A nine feet (9') wide "Pedestrian Easement" shall be provided in front of lots 28 thru 41, Block 35
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" to be planted with-in a 7'- 9' meandering parkway along the park's frontage and in front of the residential lots (28 thru 41, Block 35) abutting the park to include drip irrigation system.
4. Due to the "Park site" reconfiguration & decrease in size (not per Land Study) Developer shall provide a 5-12 years old "Playground Structure", picnic units & benches.
5. Due to recently submitted subdivisions (Tres Sueños #10 & #11) deviating from the Land Study and some areas (Tres Sueños #9) changing the use from Single-family to Multi-family use, Parks Department request an "Amended Land Study" be provided showing all proposed changes to the "original" Land Study" with no decrease in the number of parks or park sizes.

Please note that this subdivision is composed of **49** (PR-1) Single-family dwelling lots, includes a 2.01 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; also, another 2.81 acre "Park site" is currently in the process of being dedicated with-in the Tres Sueños #10 subdivision.

Including the "park site" in this unit (Tres Sueños #11) this subdivision application meets and exceeds the minimum parkland requirements by **2.70 acres** or **270 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 .....	1.64 Acres
Tres Sueños #11 = 49 Units requires .....	<u>0.49 Acres</u>
	<b>13.25 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 .....	2.81 Acres	or	281 Dwelling Units
Tres Sueños #11 Parkland Dedication .....	<u>2.01 Acres</u>	or	<u>201 Dwelling Units</u>
	<b>15.95 Acres</b>	or	<b>1595 Dwelling Units</b>
Total Parkland Dedication .....	15.95 Acres	or	1595 Dwelling Units
Total Requirements .....	<u>13.25 Acres</u>	or	<u>1325 Dwelling Units</u>
<b>Meets the "Parkland Requirements" by .....</b>	<b>2.70 Acres</b>	or	<b>270 Dwelling Unit</b>

**El Paso Water Utilities**

1. EPWU requests for the alley that extends from Ruben Soto Drive to Alyssa Marie Drive be to be widen to 30-foot minimum to allow for adequate separation from the proposed storm sewer to the proposed water and sanitary sewer mains. This will provide sufficient space (work room) to conduct maintenance, removal/replacement of water and sewer mains.
2. Water and sewer service for the subdivision requires extensions from the water and sewer mains within Tres Suenos Unit 8 which are currently under construction. These mains are not available for permanent service until EPWU-PSB issues a Letter of Final Acceptance of the facilities.

3. Water and sanitary sewer services to the Lots fronting Eastbrook Drive, Ruben Soto, and Alyssa Marie will not be provided from the alley.

4. 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 4**



CITY PLAN COMMISSION APPLICATION FOR  
RESUBDIVISION PRELIMINARY APPROVAL

DATE: 12/19/12

FILE NO. SUSU12-00118

SUBDIVISION NAME: TRES SUEÑOS UNIT ELEVEN

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 Adrian Campos Street, City of El Paso, El Paso County, Texas containing 10.621 Acres ±

2. Property Land Uses:

	<u>ACRES</u>	<u>SITES</u>		<u>ACRES</u>	<u>SITES</u>
Single-family	<u>6.287</u>	<u>49</u>	Office	<u>      </u>	<u>      </u>
Duplex	<u>      </u>	<u>      </u>	Street & Alley	<u>2.317</u>	<u>5</u>
Apartment	<u>      </u>	<u>      </u>	Ponding & Drainage	<u>      </u>	<u>      </u>
Mobile Home	<u>      </u>	<u>      </u>	Institutional	<u>      </u>	<u>      </u>
P.U.D.	<u>      </u>	<u>      </u>	Other (specify below)	<u>      </u>	<u>      </u>
Park	<u>2.017</u>	<u>1</u>	<u>      </u>	<u>      </u>	<u>      </u>
School	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>
Commercial	<u>      </u>	<u>      </u>	Total No. Sites	<u>55</u>	<u>      </u>
Industrial	<u>      </u>	<u>      </u>	Total (Gross) Acreage	<u>10.621</u>	<u>      </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 64-foot R.O.W. with 6-foot sidewalk and 38-foot pavement, and allow for alternative heel design.

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 (See Attached).

12. Owner of record Tropicana Development 4655 Cohen Drive 79924 (915) 821-3550  
 (Name & Address) (Zip) (Phone)
13. Developer Tropicana Development 4655 Cohen Drive 79924 (915) 821-3550  
 (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.