City of El Paso – City Plan Commission Staff Report

Case No:	SUSU11-00120 Desert Springs Unit One
Application Type:	Major Combination
CPC Hearing Date:	January 26, 2012
Staff Planner:	Justin Bass, (915) 541-4930, *bassjd@elpasotexas.gov*
Location:	East of I-10 and North of Transmountain Road
Acreage:	65.07 acres
Rep District:	1
Existing Use:	Vacant
Existing Zoning:	A-O (Apartment-Office), C-3/c (Commercial/condition), R-3A (Residential)
Proposed Zoning:	A-O (Apartment-Office), C-3/c (Commercial/condition), R-3A (Residential)
Nearest Park:	Enchanted Hills Off-Site Park (0.51 mile)
Nearest School:	Canutillo Middle School (1.29 miles)
Park Fees:	$1,719.00
Impact Fee:	The property is located in the Westside Impact Fee Service Area and is subject to impact fees.
Property Owner:	RPW Development, DVEP Land LLC, EP Transmountain Residential LLC
Applicant:	RPW Development, DVEP Land LLC, EP Transmountain Residential LLC
Representative:	CEA Group

SURROUNDING ZONING AND LAND USE
North: R-5/sp (Residential/special permit) & R-3A (Residential)/ Vacant
South: C-4 (Commercial) & R-3A (Residential)/ Vacant
East: R-3A (Residential) & C-4/c (Commercial/conditions)/ Vacant
West: C-4/c (Commercial/conditions) & A-O (Apartment-Office)/ Vacant

THE PLAN FOR EL PASO DESIGNATION: Mixed-Use and None.

APPLICATION DESCRIPTION

The applicant is proposing to subdivide a 65.07-acre parcel of property into 197 single-family residential lots, a 1.8-acre office lot, two commercial sites totaling 3.7 acres, and two hike and bike trails.

On February 27, 2006, the applicant submitted the project under Sierra Vista Estates Unit One. The property has been granted vested rights under the previous subdivision code; however, the

applicant has requested that Section 19.08.010 of the current subdivision code and Chapter 11 of the Drainage Design Manual be applied.

The applicant is requesting the following modifications:

- To modify the right-of-way width from 44 feet to 46 feet for a portion of Red Cedar Drive. The 46-foot right-of-way shall consist of 28 feet of pavement, two four-foot parkways with five-foot sidewalks and six-inch standard curb and gutter.
- To reduce the right-of-way width from 52 feet to a typical 50 feet. The typical 50-foot right-of-way shall consist of 32 feet of pavement, two nine-foot parkways with five-foot sidewalks and six-inch standard curb and gutter.
- To allow for a 76-foot minor arterial right-of-way instead of a 64-ft collector arterial.
- To allow for a 120-foot modified right-of-way consisting of 64 feet of pavement with a 24' raised median, 5-foot sidewalk and 8-foot parkway on one side and an 8-foot meandering hike & bike trail with an 11-foot parkway on the other side.
- To allow for a turning heel radius between 70 and 110 degrees.
- To allow a street name to exceed the 13-character limit for Enchanted Springs Drive.
- A modification to Section 19.16.050.H. Preservation of Natural Arroyos allowing construction of improvements within an arroyo.

CASE HISTORY

Desert Springs Unit One is part of the Desert Springs Land Study that was approved by the City Plan Commission on August 27, 2009. An amendment to the land study was administratively approved on October 21, 2010.

On December 2, 2010 the City Plan Commission approved Desert Springs Unit One on a Major Preliminary basis, granting the following modifications:

1. To reduce right-of-way width from 52 feet to 46 feet for a portion of Red Cedar Drive. The 46-foot right-of-way shall consist of 28 feet of pavement with 14 feet from center, two nine-foot parkways with five-foot sidewalks and six-inch standard curb and gutter.
2. To reduce the right-of-way width from 52 feet to a typical 50 feet. The typical 50-foot right-of-way shall consist of 32 feet of pavement with 16 feet from center, two four-foot parkways with five-foot sidewalks and six-inch standard curb and gutter.
3. To allow for a modified 120-foot modified right-of-way consisting of 32 feet of pavement (two eleven-foot and one 10-foot lanes on both sides of the 24-foot raised median. The center of the roadway (including the raised median) shall be offset three feet from the right-of-way centerline. This shall provide a13-foot parkway with a 5-foot sidewalk and on the other side of the raised median a 19-foot parkway with an eight-foot meandering hike-and-bike trail.
4. A modification to Section 19.16.050.H. Preservation of Natural Arroyos allowing contruction of improvements

   And subject to the following requirements and conditions:

- That Desert Springs Unit Two be recorded concurrently with Desert Springs Unit One in order to provide for the parkland requirements of Desert Springs Unit One.
- Applicant to landscape the parkway area on Enchanted Springs as well as the parkway at the rear of the double frontage lots off of Wolf Creek Place, Cody Place and Sundown Place, as stipulated under Section 19.16.080.D of the previous subdivision code.

DEVELOPMENT COORDINATING COMMITTEE RECOMMENDATION:
The Development Coordinating Committee recommends ***approval*** of the modifications under Reason 3 of Section 19.04.170.A of the previous Subdivision Ordinance and ***approval*** of Desert Springs Unit One on a **Major Combination** basis subject to the following conditions and requirements:

- Desert Springs Unit One must be filed concurrently with Desert Springs Unit Two.
- Staff is also recommending that the City Plan Commission require the applicant to landscape the parkway area at the rear of 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 planning & economic development director or designee, to provide visual separation between the development and the street.* Staff also recommends that if the City Plan Commission requires landscaping, that the condition be coordinated with the El Paso Department of Transportation where it conflicts with site visibility standards, utilities, and parkway illumination. For the type of landscaping, staff recommends the developer select trees designated as median/street/right of way appropriate from the City's Plant and Tree List, to be placed 30-feet on centers.

OPEN SPACE ADVISORY BOARD
Recommended approval 5-1.

Planning Division Recommendation:
***Approval with modifications*.** In this case, 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.

Engineering and Construction Management-Land Development:
We have reviewed subject plan recommend **Approval**; the Developer/Engineer needs to address the following comments:

1. Provide Drainage R.O.W. to Lots 1, 2, and 3, Block 8.

The subdivision is within Flood Zones A2, B and C: Zone A2- "Areas of 100-year flood; base flood elevations and flood hazards determined". Zone B "Areas between the 100-year flood and the 500-year flood; or certain areas subject to a 100-year flooding with average depths less than one (1) foot or where the contributing drainage areas is less than one square mile; or areas protected by levees from the base flood, and Zone C-"Areas of minimal flooding (No shading), Panels # 480214 0011C, 480214 0012C, 480214 0016C and 480214 0017C, dated February 5, 1986.

EPDOT:
The Department of Transportation has no objections to the proposed plat with the following conditions:

1. Applicant shall coordinate with the development of Enchanted Hills Unit 1 and Enchanted Hills Unit 2 to ensure the connection of Enchanted Springs Drive.
2. Landscaping, vegetation, and irrigation system be provided within the parkway area along the Hike and Bike Path throughout and also buffer zone area.

3. The Hike and Bike Trail and Landscape, vegetation, and irrigation system be incorporated into Resler Drive, to match the existing hike and bike trail on Resler Drive.
4. Double frontage lots along Enchanted Springs Drive shall comply with Section 19.16.080.D (Double Frontage Lots) of the El Paso City Code.

Notes:

1. Foreseeing the future need, the Transportation Department would like to request as part of the required median landscaping, the opportunity to have two 2 - inch underground conduits installed for future median illumination (arterial lighting), communication systems along Resler Drive and also traffic signal conduits with appropriate Type A junction boxes at the intersection of Resler Drive and Enchanted Springs Drive
2. Round-about is recommended at Enchanted Springs Drive and Resler Drive.
3. Coordination with TXDOT is required for the connection of Bluff Creek to Transmountain.
4. Construction of a right turn lane on Transmountain at Bluff Creek is required, subject to TxDOT approval.
5. Temporary end of road markers or Type III barricades are required at the ends of Enchanted Springs, Nearpoint, Resler, Mammoth Lane, and Northview Street.
6. All existing and proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) within public rights-of-way shall comply with the City Design Standards for Construction and be ADA/TAS compliant.

Parks and Recreation Department:

We have re-reviewed **Desert Springs #1,** a major combination plat map and offer Developer / Engineer the following **"revised"** comments:

1. Please note that this plat consists of 197 Single-family dwelling lots, 1.80-acres for offices (non-residential use), and 3.94-acres of commercial area. Although this subdivision does not include a "Park site", it is part of the Desert Springs Land study and Applicant has dedicated a 1.34-acre "Park" included in "Desert Springs #2 accruing 1.05-acres of "Parkland Credits" which will be applied to this development to meet the minimum "Parkland" requirements based on the following comments:

Parkland calculations:

Desert Springs #2 – Is dedicating a "Park Site" for a total of ……. **1.34-acres**

Desert Springs #2 = 29 dwelling units (new code) requires a total of ..……. **0.29-acres**

Balance = 1.05-acres

Desert Springs #1 = 197 dwelling units (old code) requires a total of ……..…… **0.99-acres**

Balance = 0.06-Acres

(Meets & exceeds the minimum parkland requirements by 0.06-Acres)

2. Applicant has submitted covenants restricting all residential uses for the 3.93-acres of commercial land (Lots 1 & 2, Block 8) therefore required to pay "Park Fees" at a rate of $300.00/Acre or portion thereof (based under the "Old-Old" code) for a total amount of

$1,179.00 based on the following calculations:

Park fees for the commercial properties:

Commercial acreage 3.93 (rounded to two decimals) @ $300.00 per acre = **$1,179.00**

3. Applicant has submitted covenants restricting all residential uses for the 1.80-acres of land to be used for offices therefore required to pay "Park fees" at a rate of $300.00/Acre or portion thereof (based under the "Old-Old" code for non-residential subdivisions) for a total amount of **$540.00** based on the following calculations:

Park fees for Offices property:

Non-residential acreage 1.80 (rounded to two decimals) @ $300.00 per acre = **$540.00**

Total Park fees owed ($1,179.00 + $540.00) **= $1,719.00**

4. Desert Springs #2 shall be recorded prior to or concurrently with this subdivision in order for applicant to accrue said credits and be able to apply them to offset the parkland requirements for this subdivision.
5. The issue with the 30' LEA County Gas Company Easement (Oneok WestTex Transmission, L.P.) is subject to the Parks & Recreation Department Director providing an affirmative recommendation prior to CPC meeting.

Please allocate funds under Park Zone**: NW-12**

Nearest Park: **Westside Sports Complex (NW-9)**

Nearest Parks within adjacent zone: **Cimarron #1** **&** **South Dakota**

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

El Paso Water Utilities:

1. **EPWU is reviewing the agreement between the Gas Company and the Developer regarding the proposed encroachments, including other underground utilities on the Gas Company easement/ROW.**

2. EPWU has coordinated with the Owner's engineer the provisions for sanitary sewer service to the subdivision including the required ROW/easement width and alignments.

3. Sewer service for Lot 1 and a Portion of lot 2, Block 8, can be provided by extending a 12-inch diameter sanitary sewer main with horizontal tunneling across Transmountain Road and connecting to the existing 12-inch diameter sewer main along Northwestern Drive. The Owner/Developer is responsible for the sewer main extension costs; including the extension across Transmountain Road.

4. The subject property is located within the City of El Paso Westside Impact Fee Service Area. Impact fees will be assessed at the time of the plat and collected by EPWU prior to the issuance of a Building Permit.

5. EPWU has made provisions to provide water service to the subdivision. Water service can be made available to the subdivision up to elevation 4060 (PSB Datum), by extending the existing 12-inch diameter water main along Northwestern Drive across Transmountain Road, then eastward parallel to Transmountain to the proposed Bluff Creek Lane. Also, a 16-inch diameter

water main is required to be extended across IH-10 from the existing 16-inch diameter water main located west and parallel to IH-10, then along the proposed Enchanted Spring Drive. The Owner/Developer is responsible for the water main extension costs and the acquisition of the required off-site easements; including the extensions across IH-10 and Transmountain Road. Extension of off-site water mains shall be done within an off-site alignment that is graded to the future subgrade of a proposed paved roadway.

6. Sanitary sewer service requires the extension of a 15-inch sewer main with horizontal tunneling across I-10, then along La Mesa Street to connect at 7th Street to the proposed Mowad sewer interceptor. This interceptor is anticipated to be operational late 2013. Temporary sewer service is available by connecting to the existing 15-inch sewer main along the west side of I-10. The EPWU requests the Developer to obtain the elevation of the existing sanitary sewer main to confirm that connection of the proposed sanitary sewer main to the existing main can be accomplished. The Owner/Developer is responsible for the sewer main extension costs and the acquisition of the required off-site easements; including the extension across IH-10.

7. The Owner will coordinate with EPWU to ascertain that the required water and sewer mains are installed in parallel with development. The Owner/Developer is responsible for the main extension costs and for the acquisition of off-site easements.

8. Along Resler Drive between Helen of Troy and Transmountain Road, there is an existing 16-inch diameter reclaimed water. This main dead-ends approximately 230-feet south of Transmountain Drive.

9. IH-10 and Transmountain Road are TXDOT right-of-ways. All proposed water and sanitary sewer work to be performed within these right-of-ways requires a utility installation permit from TXDOT.

El Paso Water Utilities – Stormwater Division:

We have reviewed the subdivision described above and provide the following revised comments to be addressed in the improvement stage:

1. The ponding area proposed at Lot 1, Block 13 shown on the plat lacks several structural features required by the subdivision improvement design standard. Among these are an emergency concrete spillway and an access road. Also, the topography on the plat indicates the detention basin sides will exceed the maximum slope.

2. The subdivider proposes two (2) hybrid channels within Desert Springs Unit 1. The hybrid channels will have concrete lined side slopes and earthen bottoms. Although this hybrid channel cross section does not meet any design standard in the subdivision code, EPWU recognizes that the City of El Paso Engineering Department previously requested the design. The Engineer shall provide enough information to prove the hybrid channels will provide for and protect public health, safety, and general welfare as required by 19.04.030.

3. The plat shows a 30' Lea County Gas Company Easement located within the boundary of the south Drainage Right-Of-Way (proposed Hybrid Channel #1) in Block 1. EPWU and the Developer met on 11/22/10 to discuss the Hybrid Channel and gas company easement. EPWU requested that the Developer design the channel so the high pressure gas company pipeline is relocated beneath the channel service road. The high pressure gas pipeline's current location along the natural channel bottom will potentially interfere with EPWU channel maintenance.

4. Stormwater drainage facilities that are to be maintained by EPWU shall be encompassed

within a designated City-owned property or right-of-way. According to Section 19.16.050 of the subdivision code, public storm sewers shall be accessible for inspection and maintenance by the city. We recommend changing the drainage easements (for storm drain pipe) located within residential lots to drainage right-of-ways.

5. The proposed temporary diversion dike/berm shown on the plat east of Bluff Creek Street in Lots 1-3, Block 8 and the accompanying narrowing of Flow Path 40 caused by the dike/berm system will increase runoff velocity downstream of the Bluff Creek Street culverts. The increased velocity may create more erosion and sediment deposition at off-site properties west of the Desert Springs Unit 1 subdivision. The plat does not include enough information to demonstrate how the dike/berm system energy dissipators will mitigate the adverse downstream erosion and sedimentation. According to 19.16.050C (Stormwater Design – Accommodation of Downstream Drainage Areas), subdivision plans must include methods to mitigate adverse downstream drainage conditions created by the new subdivision so this needs to be documented in the improvement plan.

6. EPWU recommends that grading in the floodplain be delayed until approval by FEMA of the CLOMR.

7. Design of all ponding areas shall meet subdivision ordinance requirements for detention and retention basins. Percolation tests within the proposed ponds shall be performed at the time of excavation according to ASTM D 5126 and the reports submitted for review and approval by EPWU Stormwater Engineering. Subsurface soil profiles shall be provided to a minimum of 5' (feet) below the proposed pond invert. Stormwater shall percolate within 72 hours under wet conditions in accordance with Section 11.4.3 of the City of El Paso's Drainage Design Manual (DDM) and Detail 2-2 of the City of El Paso's Design Standards for Construction (DSC). If stormwater does not percolate, the Engineer shall be responsible for designing basin improvements that allow stormwater to percolate within 72 hours.

8. EPWU requests that the Engineer provide a sediment transport model/analysis including the expected amount of scour along the arroyos and channels. Also indicate the expected volume of silt in the proposed drainage basins. In accordance with the Drainage Design Manual, all unprotected channel surfaces shall be engineered to resist erosion, scour, and shear stress.

9. 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.

El Paso Fire Department:
No comments received.

911:
It is requested that **DAWNLIGHT LN AND WOLF CREEK DR** each be separated into two unique and differently named streets due to the odd/even same side of street conflict.

(comment has been addressed)

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. **Accommodate major roadways for potential public transit services.**

Central Appraisal District
No comments received.

El Paso Electric Company:
No comments received.

Texas Gas Company:
No comments received.

Canutillo 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

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. This property is subject to impact fees. The table and respective language shall be included on the face of the final approved and recorded plat. Impact fees shall be calculated based on the table below:

   Chapter 395 of the Texas Local Government Code authorizes the City of El Paso to adopt and impose water and wastewater impact fees. This plat note fulfills an obligation mandated by Chapter 395 and sets the assessment of the impact fees in accordance with the impact fee schedule adopted by City Council as set forth below. The collection of the impact fee for this subdivision shall be prior to the time a building permit is issued if development is within the city limits or at the time of the meter connection if development is outside the city limits.

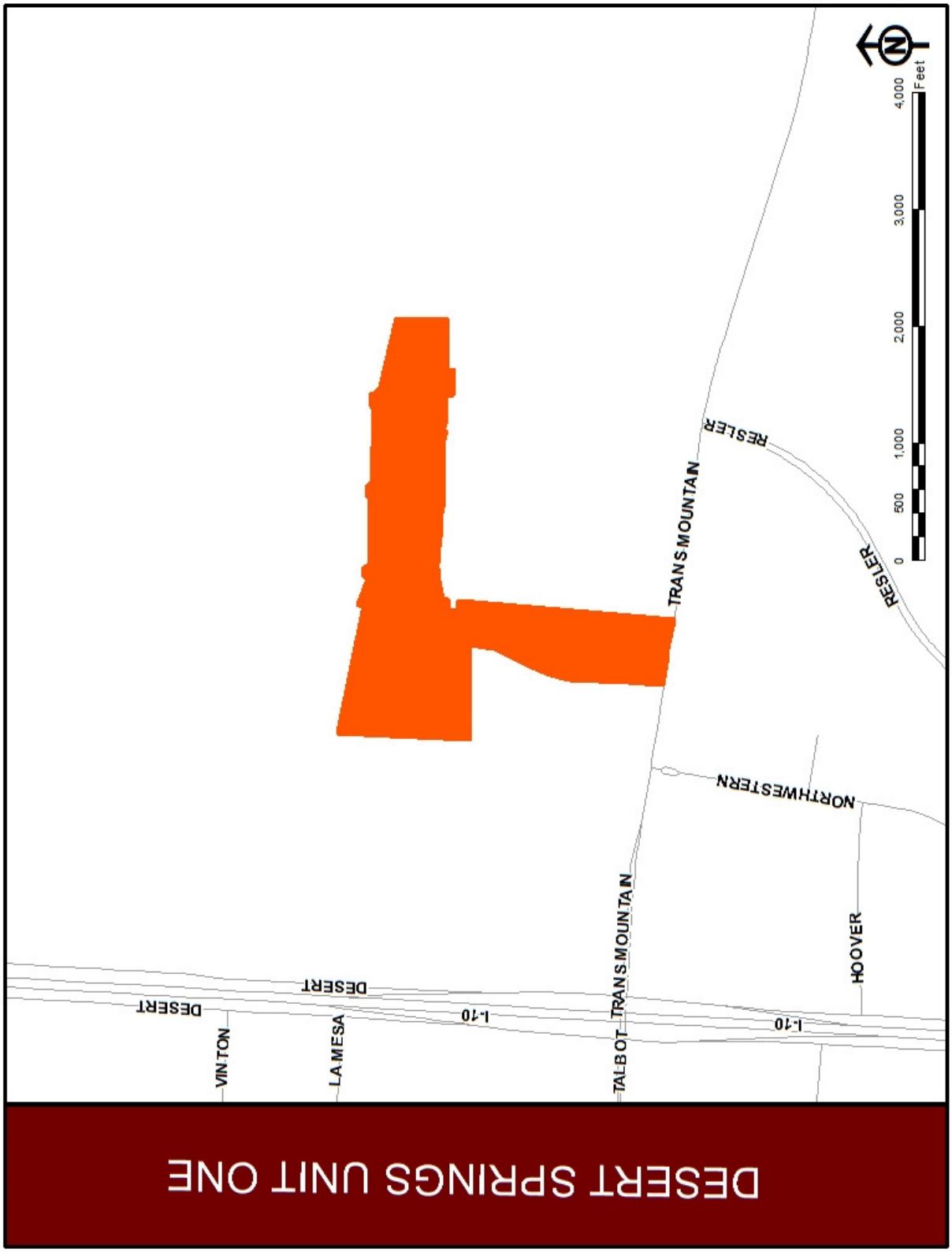
Westside Service Area

Meter Size	Meter Capacity Ratio	Water*	Wastewater
Less than 1inch	1.00	$ 659.00	$927.00
1 inch	1.67	$1,101.00	$1,548.00
1½ inch	3.33	$2,195.00	$3,087.00
2 inch	5.33	$3,514.00	$4,941.00
3 inch	10.00	$6,593.00	$9,270.00
4 inch	16.67	$10,990.00	$15,453.00
6 inch	33.33	$21,973.00	$30,897.00

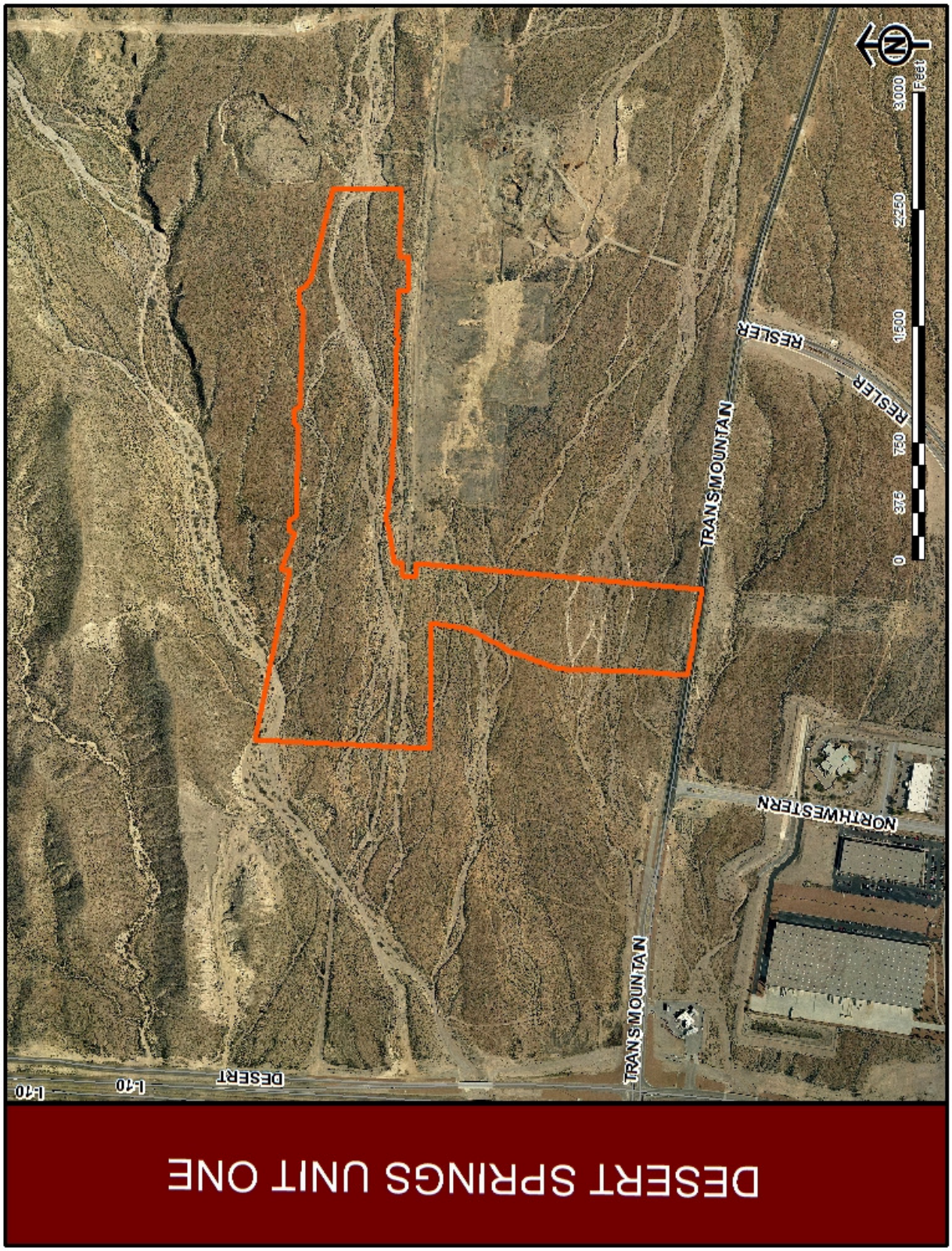
Attachments

1. Location map
2. Aerial map
3. Preliminary plat
4. Final plat
5. Cross-sections
6. Modification request
7. Letter from Floodplain Administrator
8. Application

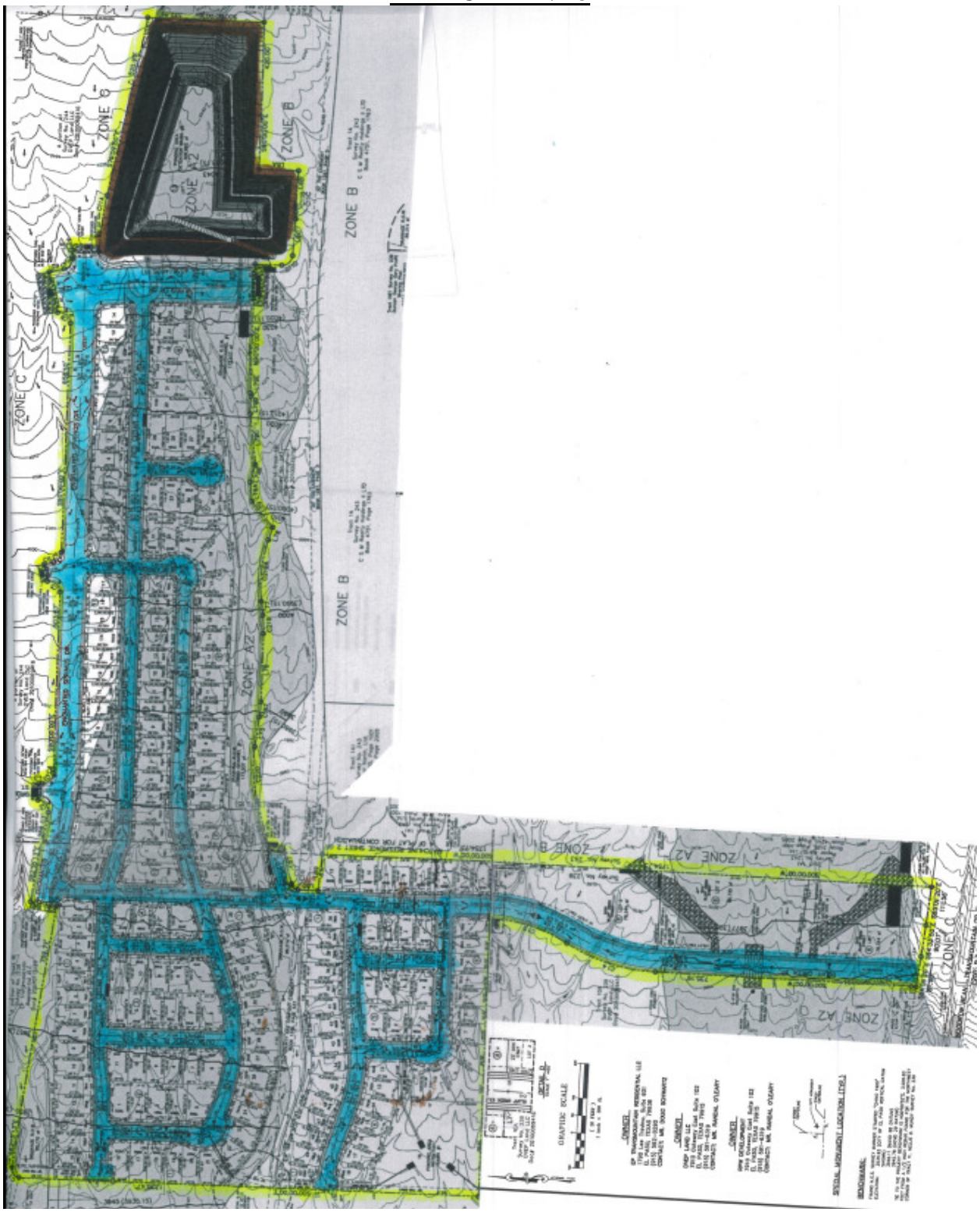
ATTACHMENT 1



ATTACHMENT 2



ATTACHMENT 3



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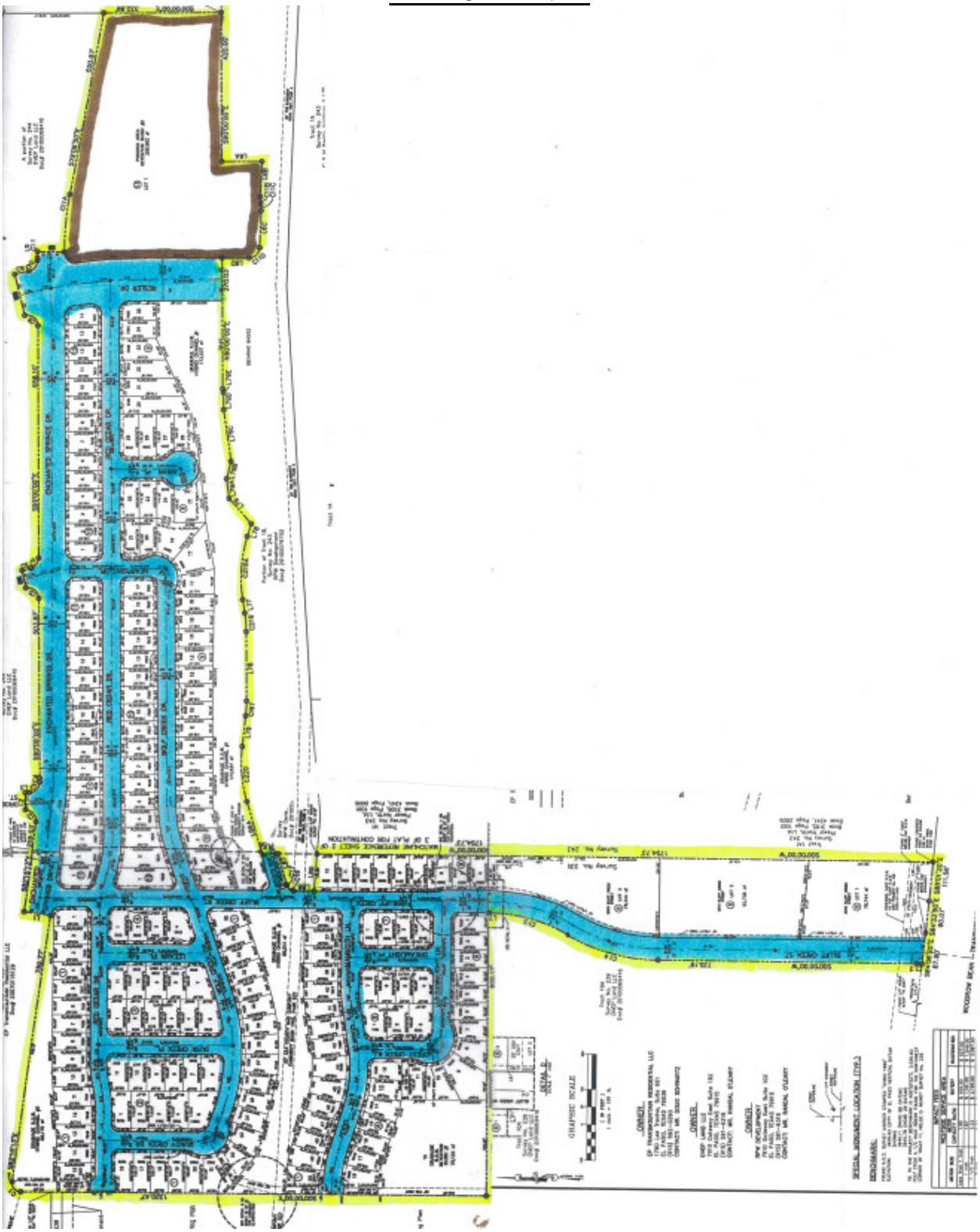
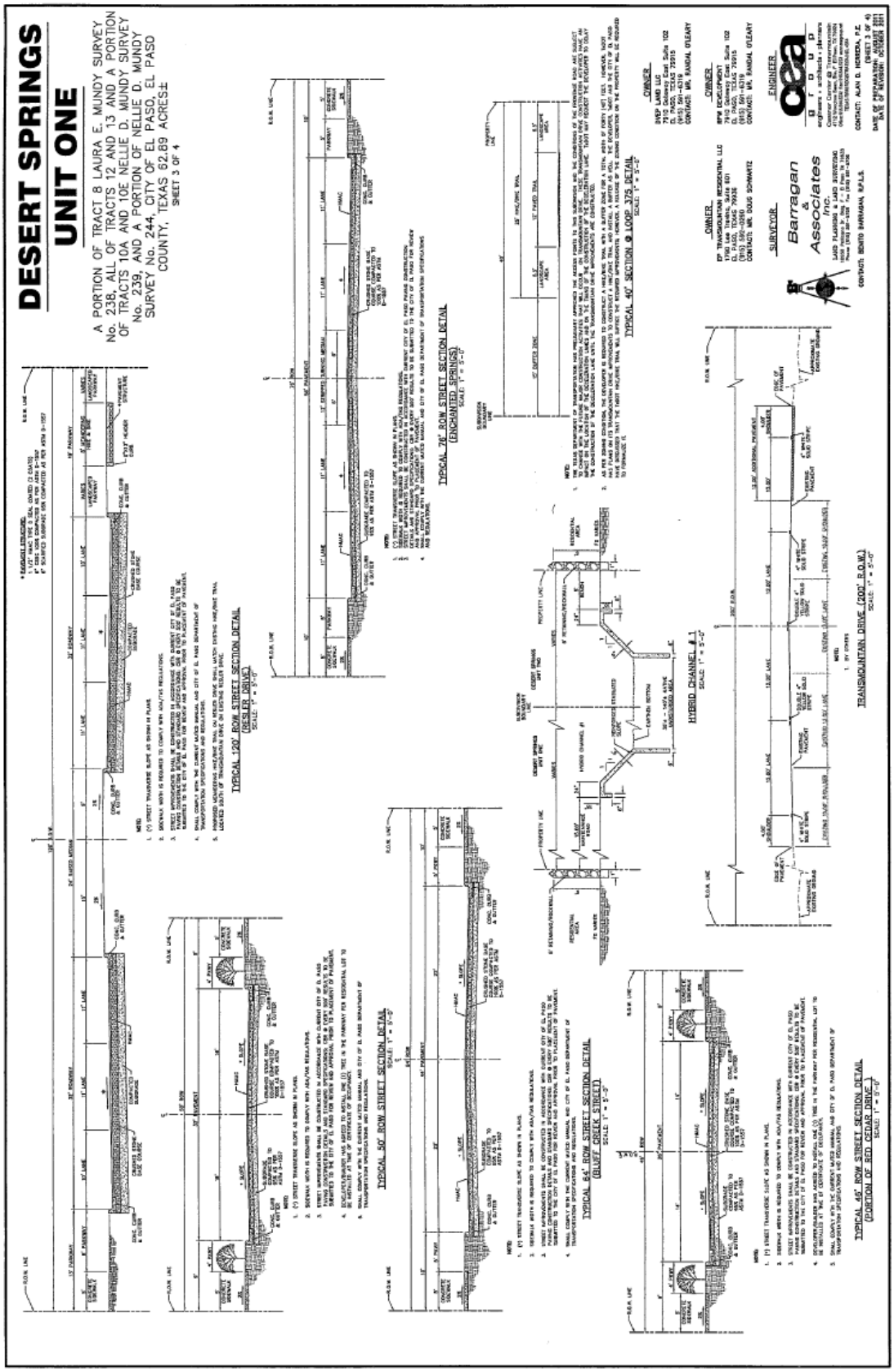


ATTACHMENT 5



ATTACHMENT 6

Castner Center @ Transmountain
4712 Woodrow Bean, Ste. F
El Paso, TX 79924
Office: 915.544.5232
Fax: 915.544.5233
web: www.ceagroup.net

November 30, 2011

City of El Paso - Development Services
Two Civic Center Plaza-5th Floor
El Paso, Texas 79901

Attention: Mr. Raul Garcia

Reference: Desert Springs Unit One

Dear Mr. Garcia:

On behalf of the Developer for the above referenced development, modifications are being requested. The modifications are as follows:

Modification No. 1: 46' R.O.W. Street
A modification to reduce right-of-way width from fifty-two (52') feet to a forty-five (46') feet is requested for a portion of Red Cedar Drive. The forty-six (46') foot right-of-way shall consist of twenty-eight (28') feet of pavement with fourteen (14') feet from center, two nine (9') foot parkways with five (5') foot sidewalks and six (6") inch standard curb and gutter.

Modification No. 2: 50' R.O.W. Street
A modification to reduce right-of-way width from fifty-two (52') feet to a typical fifty (50') feet is also requested. The typical fifty (50') foot right-of-way shall consist of thirty-two (32') feet of pavement with sixteen (16') feet from center, two nine (9') foot parkways with five (5') foot sidewalks and six (6") inch standard curb and gutter.

Modification No. 3: 76' R.O.W. Street
A modification to include a seventy-six (76') foot right-of-way width is also requested. The typical seventy-six (76') foot right-of-way shall consist of fifty-six (56') feet of pavement with twenty-eight (28') feet from center, two five (5') foot parkways with five (5') foot sidewalks and six (6") inch standard curb and gutter.

Modification No. 4: 120' R.O.W. Street
A modification to the right-of-way for the one-hundred-and-twenty (120') feet is requested. The one-hundred-and-twenty (120') foot modified right-of-way shall consist of thirty-two (32') feet of pavement (two eleven [11'] foot and one ten [10'] foot lanes) on both sides of the twenty-four (24') foot raised median. The center of the roadway (including the raised median) shall be offset three (3') feet from the right-of-way centerline. This shall provide a thirteen (13') foot parkway with a five (5') foot sidewalk and on the other side of the raised median a nineteen (19') foot parkway with an eight (8') foot meandering hike and bike trail. Our request for the right-of-way modification is based on Park's Department recommendation to extend and connect the existing hike and bike trail along Resler Drive.

Modification No. 5: Location Map Scale: A modification to provide for a better depiction of the surrounding area of the subject property, we are requesting a modification from the subdivision ordinance of the location map scale from 1"=600 ft to 1"=1000 ft.

Modification No. 6: Turning Heel: A modification to design the turning heel of 110 degree angle according to the alternative methods provided to us by the City of El Paso's Traffic Division. All proposed turning heel's will be designed with the minimum 70 ft distance between the control point at the property line and bisecting angle line, to the turning heel's property line, and maintain a turning radius between 70 degrees and 110 degrees.

Modification No. 7: Street Name: A modification to provide a mutual name and a combination of the two proposed developments in the area, Enchanted Hills Development and Desert Springs Development, the street name to be Enchanted Springs Drive.

Modification No. 8: Improvements To A Natural Arroyo: A modification to the preservation of a natural arroyo to allow public transportation connectivity is requested. Bluff Creek Street will cross a natural arroyo at two locations, one as a sixty-four (64') foot right-of-way along Flow Path 40 and the second as a fifty (50') foot right-of-way along Flow Path 41. Resler Drive will cross the arroyo as a one hundred and twenty (120') foot right-of-way street along Flow Path 41. The street crossings occur at strategic locations providing more undisturbed open space by reducing the street crossings. These street improvements are being proposed to cross the arroyos to protect the public health, its safety and welfare. In addition, stabilization measures, and erosion protection improvements are proposed to comply with storm water management guidelines.

If you have any questions regarding this issue, please do not hesitate to call me at office number 915.544.5232. We thank you for your cooperation on this issue and look forward to your favorable consideration to our request.

Sincerely,
CEA Group

Alan D. Herrera, P.E.
Project Engineer

I-2050-013-ld.rg.30nov2011

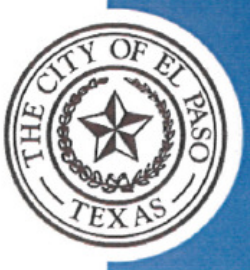
ADH/adh

ATTACHMENT 7

Dedicated to Outstanding Customer Service for a Better Community

SERVICE SOLUTIONS SUCCESS

ENGINEERING AND CONSTRUCTION
MANAGEMENT DEPARTMENT



MEMORANDUM

DATE: December 6, 2011

TO: Raul Garcia
Senior Planner

FROM: Alan Shubert P.E.
City Engineer, Floodplain Administrator

SUBJECT: Desert Springs Unit One

The City Engineer has made a determination that modification are required to a portion of the arroyo within the proposed Desert Springs Unit one Subdivision for the purpose of protecting the health, safety and welfare of the public, and recommends to the City Plan Commission that a modification be granted to the preservation of natural arroyos to allow some improvements provided that all Federal, State and local mandates are followed, and meets the requirements of Chapter 19.16.050 H(Preservation of Natural Arroyos) and permanent provisions for arroyo protection are provided and that any areas impacted by the proposed improvements, be reasonably safe from flooding and said improvements are included within the Subdivision Improvement Plans to be reviewed and approved by the Land Development Section of the Engineering and Construction Management.

Mayor
John F. Cook

City Council

District 1
Ann Morgan Lilly

District 2
Susie Byrd

District 3
Emma Acosta

District 4
Carl L. Robinson

District 5
Dr. Michiel R. Noe

District 6
Eddie Holguin Jr.

District 7
Steve Ortega

District 8
Cortney Carlisle Niland

City Manager
Joyce A. Wilson

Engineering and Construction Management Department
2 Civic Center Plaza, 4th floor - El Paso, Texas 79901 - (915) 541-4200

ATTACHMENT 8

CITY PLAN COMMISSION APPLICATION FOR
MAJOR SUBDIVISION COMBINATION APPROVAL

DATE:_____ FILE NO._____

SUBDIVISION NAME: Desert Springs Unit One

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
A Portion of Nellie D. Mundy Survey No. 238, No. 239 and No. 244, Tract 8, Lot 10A, 10E, 12, 13, City of El Paso, El Paso County, Texas; containing approximately 65.07 acres + -

2. Property Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	26.66	197	Office		
Duplex			Street & Alley	16.51	15
Apartment	1.80	1	Ponding & Drainage	16.00	5
Mobile Home			Institutional		
P.U.D.			Other (specify below)		
Park			Drainage ROW	0.16	3
School			Bike Trails & Buffer	0.21	2
Commercial	3.73	2	Total No. Sites	222	
Industrial			Total (Gross) Acreage	65.07	

3. What is existing zoning of the above described property? R-3A, A-O, C-3 Proposed zoning? R-3A, A-O, C-3

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 flow to proposed inlets into storm sewer infrastructure discharging to proposed hybrid channels, two detention basins, and one retention basin.

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 Modification for a 46' ROW street cross section with 5' sidewalk and no parkway on only one side & modification to turning heel

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 See Below
(Name & Address) (Zip) (Phone)

13. Developer
(Name & Address) (Zip) (Phone)

14. Engineer CEA Group 4712 Woodrow Bean Dr Ste. F 79924 915-544-5232
(Name & Address) (Zip) (Phone)

CASHIER'S VALIDATION
FEE: $2,088.00

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.

12. Owner of Record RPW Development 7910 Gateway East Ste. 102 79915 915-591-6319

OWNER SIGNATURE:

12. Owner of Record DVEP Land LLC 7910 Gateway East Ste. 102 79915 915-591-6319

OWNER SIGNATURE:

12. Owner of Record EP Transmountain Residential LLC ~~1790 Lee Trevino, Ste 604 79936~~ 6080 SURETT DR STE 300, 79905 915-592-0290

OWNER SIGNATURE: