



City of El Paso – City Plan Commission Staff Report

Case No: SUSU15-00082 Desert Springs Unit Four
Application Type: Major Combination
CPC Hearing Date: January 28, 2015
Staff Planner: Armida Martinez, (915) 212-1605, martinezar@elpasotexas.gov
Location: North of Transmountain and East of I10
Acreage: 63.076 acres
Rep District: 1
Existing Use: Vacant
Existing Zoning: R-3A (Residential)
Proposed Zoning: R-3A (Residential)
Nearest Park: Desert Springs Unit 2 Park (.15 miles)
Nearest School: Alderete Middle School (1.30 miles)
Park Fees Required: None
Impact Fee Area: Westside Impact Fee Area
Property Owner: DVEP Land LLC
 EP Transmountain Residential LLC
 City of El Paso
Applicant: DVEP Land LLC
Representative: CEA Group

SURROUNDING ZONING AND LAND USE

North: R-3/ R-5/sp (Residential / special permit) / vacant
South: R-3 (Residential) / single-family development
East: R-3 (Residential) / vacant
West: R-5/sp (Residential / special permit) / single-family development

PLAN EL PASO DESIGNATION: G4, Suburban (Walkable)

APPLICATION DESCRIPTION

The applicant proposes to subdivide 63.076 acres. The development includes 186 single family lots, a 1.04 acre park, 3 ponding and drainage sites, and 2 hike and bike trails. The subdivision has access from Resler Drive and Enchanted Springs Drive. The property has been granted vested rights under the previous subdivision code.

Double Frontage Lots: *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 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 center.

Additionally all existing and/or proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) within public rights-of-way shall follow the City of El Paso Design Standards for Construction and be ADA/TAS compliant.

Planning & Inspections Department - Land Development

We have reviewed subject plats and recommend **Approval**.
The Developer/Engineer shall address the following comments.

1. No objections.

Parks and Recreation Department

We have reviewed **Desert Springs Unit Four**, a major combination plat map consisting of **186** Single-family dwelling lots and Developer is proposing to dedicate a **1.04-acre "Park Site"** & a **15' Wide Hike & Bike Trail / Maintenance Road** with-in the Hybrid Channel.

On behalf of CID Parks Planning Division we offer **no objections** to this development, only have the following comments:

Please note that this development is part of the Desert Springs Land Study (Aka: Trans mountain Land Study) which is vested under the "Old-Old" ordinance at a required "Parkland" dedication rate of one acre of "Parkland" per every two hundred (200) dwelling units.

This plat meets and exceeds the minimum "Parkland" dedication requirements by **0.11 acres** per the following "Parkland" calculations:

Desert Springs #4 – Dedicating **1.04 Ac** of Parkland
Desert Springs #4 = 186 Units at One acre /200 Units requires **0.93 Ac** of Parkland
Exceeds Parkland Dedication Requirements by = 0.11 Ac of Parkland

Also, please note that Park improvement plans for the dedicated **1.04 Ac. Park site** have been reviewed and approved on 02/17/2015

El Paso Water Utilities

1. 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.

2. Water service can be made available to the subdivision up to elevation 4060 (PSB Datum); two 6-inch diameter water main extensions along the proposed cul-de-sacs will be required to loop the water system.

Sun Metro

Sun Metro recommends the placement of sidewalks and ADA-compliant improvements throughout the development to City standards.

Coordinate with Sun Metro for the construction and suitable location of a 60'-100' bus pull-in bay with concrete pad and landing.

El Paso Electric Company

EPE requests the extension of the utility easements to allow proper continuous construction of EPE facilities.

El Paso Department of Transportation

No comments received.

El Paso Fire Department

No comments received.

Central Appraisal District

No objections.

Texas Gas Company

No comments received.

Additional Requirements and General Comments:

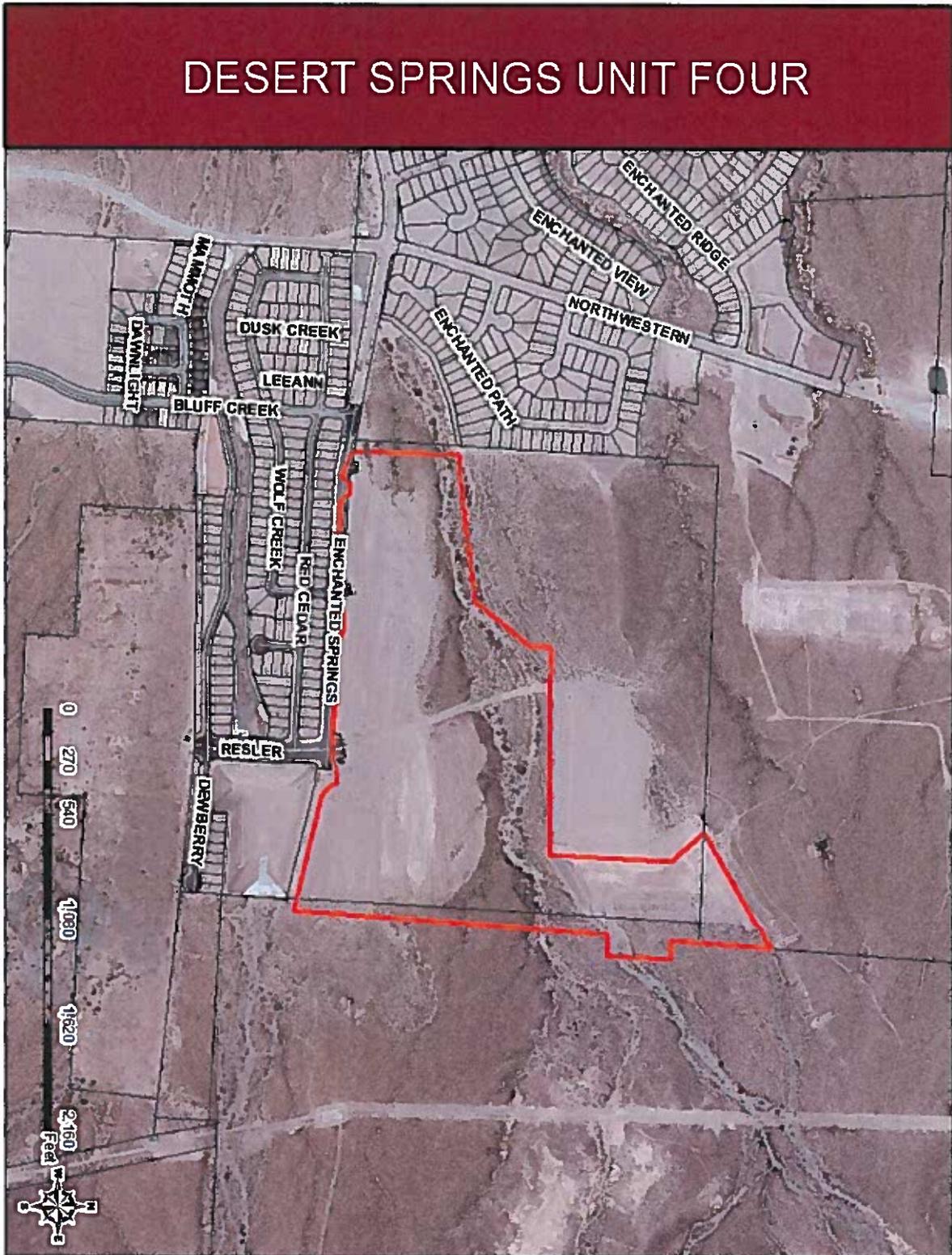
1. Submit to the Planning & Inspections Department – Planning Division the following prior to recording of the subdivision.
 - a. Current certified tax certificate(s)
 - b. Current proof of ownership
 - c. Release of access document, if applicable
 - d. Set of restrictive covenants, if applicable
2. 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. Verify minimum lot widths as there are multiple lots that do not meet the minimum lot width for R-3A.

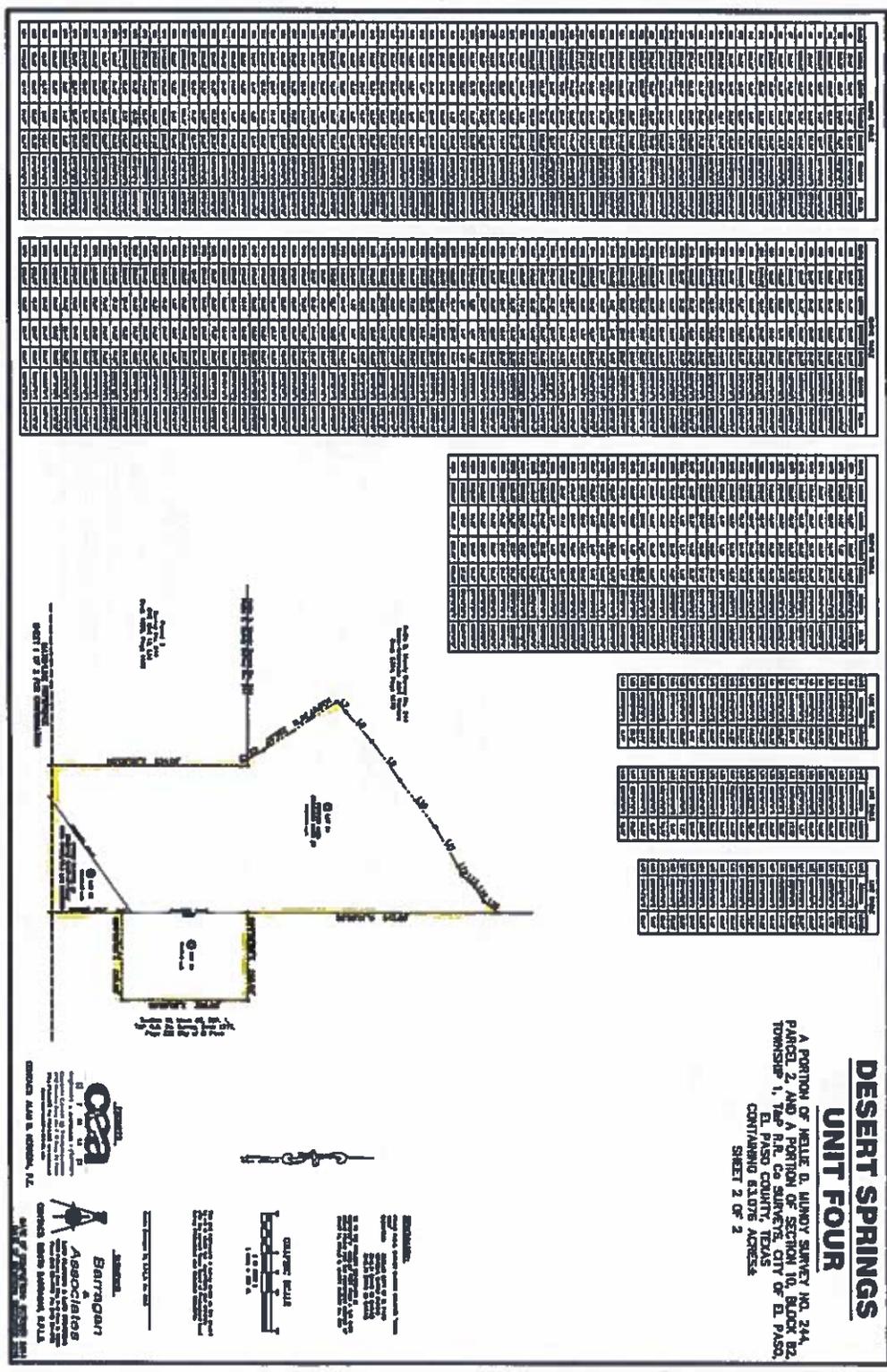
Attachments

1. Location map
2. Aerial map
3. Preliminary plat
4. Final Plat
5. Cross-Sections
6. Waiver Request
7. Application

ATTACHMENT 2

DESERT SPRINGS UNIT FOUR





DESERT SPRINGS
UNIT FOUR

A PORTION OF HEULE D. WILSON SURVEY NO. 244,
PARCEL 2, AND A PORTION OF SECTION 10, BLOCK B2,
TOWNSHIP 1, RANGE 10, COUNTY OF EL PASO,
CONTAINING 63.076 ACRES.
SHEET 2 OF 2

DESIGNER
Barragan
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www.barraganassociates.com

DATE: 01/28/2016

PROJECT: DESERT SPRINGS UNIT FOUR

SCALE: AS SHOWN



ATTACHMENT 6



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

December 17, 2015

City of El Paso – Planning & Inspections Department
801 Texas Ave.
El Paso, Texas 79901

Attention: Mr. Joaquin Rodriguez

Reference: Desert Springs Unit Four

Dear Mr. Rodriguez:

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

Modification No. 1: 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. 2: 76' R.O.W. Street

A modification to include a seventy-six (76') foot right-of-way width in lieu of a sixty four right-of-way width (64'). 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. 3: 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. 4: 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. 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.

engineers • architects • planners

ATTACHMENT 7



CITY PLAN COMMISSION APPLICATION FOR MAJOR COMBINATION SUBDIVISION APPROVAL

DATE: 12/17/2015 FILE NO. SUSU15-00082
 SUBDIVISION NAME: Desert Springs Unit Four

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
A portion of Nellie A. Mundy Survey No. 244, Parcel 2, and a Portion of Section 10, Block 82, Township 1, T&P R.R. Co Surveys, City of El Paso, El Paso County, Texas, containing approximately 63.08 acres

2. Property Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	24.31	188	Office		
Duplex	_____	_____	Street & Alley	11.74	11
Apartment	_____	_____	Ponding & Drainage	24.75	3
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)		
Park	1.04	1	Hike/Bike Trail	1.19	2
School	_____	_____	AT&T Lot	0.05	1
Commercial	_____	_____	Total No. Sites	257	
Industrial	_____	_____	Total (Gross) Acreage	63.08	

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

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 at storm sewer infrastructure discharging to proposed hybrid channel

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 _____

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) 212-0085