



City of El Paso – City Plan Commission Staff Report

Case No: SULD15-00001 Gateway Estates Land Study
Application Type: Land Study
CPC Hearing Date: February 11, 2016
Staff Planner: Alfredo Austin, (915) 212-1604, austinaj@elpasotexas.gov
Location: East of Joe Battle and North of Vista Del Sol
Acreage: 275.80 acres
Rep District: ETJ
Existing Use: Vacant
Existing Zoning: ETJ
Proposed Zoning: ETJ
Nearest Park: Three parks proposed inside subdivision (10.73 acres)
Nearest School: Capt. Walter E. Clarke Middle (1.11 miles)
Park Fees Required: N/A
Impact Fee Area: This land study is within the Eastside Impact Fee Area
Property Owner: GFA, LLC
Applicant: GFA, LLC
Representative: CEA Group

SURROUNDING ZONING AND LAND USE

North: R-3 / Residential Development
South: ETJ / Vacant
East: ETJ / Industrial development
West: ETJ / Vacant

PLAN EL PASO DESIGNATION: O6, Potential Annexation

APPLICATION DESCRIPTION

The applicant proposes a land study for 275.80 acres of land located in the Eastside ETJ. The land study area is predominantly single family residential, parks and a school site. The major thoroughfare plan designates a residential collector and a minor arterial running north to south. Additionally, the major thoroughfare plan designates a major and a minor arterial running east to west. Gateway Estates land study is compliant with the major thoroughfare plan requirements. Access is proposed from Vista Del Sol Drive, Windermere Drive and Cherrington Street. The following land uses are proposed:

- 994 single family residential units within 219.10 acres. Lot sizes range from 5,000 square feet to over 6,000 square feet (ETJ)
- 1 School site totaling 32.60 acres (ETJ)

- 3 parks totaling 10.72 acres (ETJ)
- 5 ponding & drainage sites within 13.38 acres (ETJ)

The land study does provide a phasing plan and is slated for completion in 2023. This land study is being reviewed under the current subdivision code.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends **approval** of Gateway Estates land study with the following comments:

Planning Division Recommendation:

Staff recommends **approval** of Gateway Estates land study.

Land Development

We have reviewed subject plats and recommend **Approval**.

The Developer/Engineer shall address the following comments.

1. Clarify watersheds labeled WS-6 with notes stating if they are to retain their own water or specify runoff destination.
2. Show drainage flow pattern for the school site.

El Paso Department of Transportation

No objection.

Streets and Maintenance

Phase I (2017)

TIA shows that Vista Del Sol will be required to be improved from a 2-lane to a 4-lane road to add additional capacity and mitigate the congestion from the generated traffic.

Phase II (2019)

No mitigation required.

Phase III (2021)

The TIA shows that signal optimization is required to mitigate the traffic from the proposed development at Joe Battle at Vista Del Sol. Proportionate share (25.72%).

TIA shows that Amesbury extension to Joe Battle will be re-constructed and improved during Phase III to mitigate the generated traffic. Proportionate share (100%).

Phase IV (2023)

The TIA shows that signal optimization is required to mitigate the traffic from the proposed development at Joe Battle at Vista Del Sol. Proportionate share (23.56%).

The TIA shows that Windermere will be required to extend from existing pavement to the eastern limits of the development within Phase IV. Additionally, the existing roadway on Windermere will need to be widened to forty foot pavement. Proportionate share (50.0%). Developer is responsible for improving half of the roadway as applicable.

Phase V (2025)

The TIA shows that signal optimization is required to mitigate the traffic from the proposed development at Joe Battle at Vista Del Sol. Proportionate share (31.54%)

Capital Improvement Department - Parks

We have re-reviewed **Gateway Estates – Land Study**, and on behalf of CID Parks & Planning Division we offer Developer / Engineer the following “revised” comments:

1. Please note that this Land Study is located with-in the City of El Paso Extra Territorial Jurisdiction (ETJ) area and within the **Eastside Master Plan** area of potential annexation by the City, thus subject to the calculation for Parks & Open Space ordinance Title 19 Subdivisions, **Chapter 19.20** as noted below.

Section 19.20.020 - Dedication Required

- A. Dedication Required.** All subdivisions located within the corporate limits of the City of El Paso and within those areas designated in the City’s extra territorial jurisdiction (ETJ), as identified on an official map kept in the Development Services Department.

Also, Please note that this land study is proposing **994** Single-family residential lots and Applicant is dedicating **10.72 acres** of “Parkland” divided into three (3) sites therefore meeting and exceeding the minimum “Parkland requirements”.

2. Clarify if Land is being proposed to be annexed to the City of El Paso.
3. Clarify proposed zoning / use since subdivisions within the ETJ do not have a zoning district designation, and provide protective covenants restricting the proposed use(s).
4. Each phase (plat) needs to meet or exceed the minimum “Parkland requirements” based on proposed density therefore, Phase II and Phase III need to be combined or run and be approved concurrently by CPC

This Land Study is within Park Zone **E-10:**

Nearest Parks: **Mesquite Trails Off-site (Burning Mesquite)** & **Paseo Del Sol**

We offer the following **informational comments** to assist Applicant in the design of the new Park’s construction drawings.

Please note that design layout (Concept & Final) need to be coordinated with Parks Department for review and approval and are to include at minimum the following improvements:

1. Refer to Park’s Design & Construction Standards as approved by Mayor and Council on 01/08/2013
2. Irrigation System shall be designed by a Licensed Irrigator registered in the State of Texas, in good standing, with a minimum 5 years’ experience, and with a minimum of five (5) designs of comparable size systems.
3. Irrigation System must be designed to accommodate site static water pressure or a pump must be incorporated to accommodate design criteria.
4. Landscape plans shall be designed by a Landscape Architect registered in the State of Texas in good standing with a minimum 5 years’ experience and with a minimum of five

- (5) park designs of comparable size.
5. Note that all park improvements (sidewalks, Ramps, etc.) and paved Hike/Bike trails (if applicable) need to be compliant with required accessibility criteria as set forth in ADAAG & TAS standards as mandated by Federal and State Governments.
 6. Project(s) must be registered / coordinated with TDLR to insure compliance with TAS requirements to include plans review, inspection, and certificate of substantial completion; approval of the subdivision/park improvement plans is subject to applicant providing proof of the project registration - PLD # (Registration Number) is provided.
 7. No signs, fire hydrants, lights, NDCBU's, electrical/water boxes, telephone pedestals, no obstructions in general, shall be placed into proposed perimeter sidewalk and any utility conduits placed along the parkways shall be buried at least 4 feet deep.
 8. Provide Park perimeter lighting along adjacent Public Street rights of way. Engineer to coordinate with E.P.E.Co., Department of Transportation (now SAM), and Parks Dept. or designee light poles & conduit placement for perimeter lighting prior to street paving; perimeter street lighting shall be coordinated for light poles to be installed at max. 150' apart and/or at all street intersections along the park side and not along the residential side to prevent duplication of light poles.
 9. Developer shall obtain soil samples (taken from proposed park site location finished ground) & provide complete analysis report (textural, minerals availability, water infiltration, detailed salinity, & PH conductivity test) with recommendations for soils amendments and preparation to insure existing soil conditions are suitable for turf, shrubs, and tree growth; coordinate site visit with Parks staff or designee / Project Manager for collection of soil samples.
 10. Any unsuitable soil conditions shall be remedied to eliminate sandy soils, hard soils, stony soils, high caliche soils, clay soils and contaminated soils to a minimum depth of 12 inches and by shattering, in two directions of hard pan caliche, clay soils, rocks to a depth of 36 inches below finished grade as required for proper planting as per Parks Design & Construction Standards.
 11. Any unsuitable soil materials not approved by Parks Department or designee / Project Manager are to be removed, disposed-off, and replaced with top soil to a minimum depth of 12 inches.
 12. Any rock walls, retaining walls, or fences to be constructed along the park abutting residential sites need to be off of the Park and to be constructed by Developer if required in order to minimize disturbance to the park improvements.
 13. Provide grading so that the park site can harvest rain water or its own run-off however, depression shall not sit lower than six inches (6") from any top of curb elevation, throughout. Any low spot must have at minimum a surface area of 30,000 square feet (if possible) to insure that any storm water is dispersed over a large area. Any sloped areas shall be at the max. 1 vertical : 20 horizontal (5%) and shall insure that proposed grades will keep water away from hard surfaces.
 14. Any sloped areas along park's frontages shall be at the max. 1 vertical : 20 horizontal (5%) and along residential or commercial areas at max. 1 vertical : 4 horizontal (25%) with a minimum 15 bench or as determined according to the park improvements review at adjacent properties.
 15. If any slopes are required along residential sides there is a need to have a minimum five feet (5') benches at top and toe of slopes and to be kept clear of any improvements such

as rock walls, walk path or sidewalks.

16. Provide adequate cross-sections enough to better describe the finished improvements.
17. Grading and drainage plan for the site, to be reviewed and approved by Parks Department or designee / Project Manager.
18. Developer / Contractor are required to obtain irrigation, electrical, building and any other required permit(s) from Development Services (BP&I) Building Permits & Inspections Division.
19. A 7' wide minimum meandering concrete sidewalk is required all along the park's frontage.
20. Park improvements shall be in accordance to the requirements of the most current Park and Open Space ordinance Section 19.20 Parks and Open Space.
21. An age appropriate 2-5 or 5-12 years old play structure shall be provided and or other comparable amenities may be provided as described in the "Alternate Park Type Table" if a play structure already exists with-in a dedicated park with-in one-fourth mile walking distance.
22. Provide street trees at 20' on center within a 7' wide meandering parkway and additional shade trees if the park does not abut street ROW on all sides as required per ordinance.
23. Provide accessible shaded picnic tables / benches on concrete pads, trash cans and light pole at the playground or focal point as required by ordinance.
24. Construction of Park improvements need to be coordinated and inspected by Parks Department or designee / Project Manager.

Park Site improvements acceptance is contingent upon completion of all street improvements abutting the park.

TXDOT

1. TxDOT would request for right turn bays for all the proposed side streets connecting to Joe Battle.
2. Even though this subdivision is not directly on TxDOT ROW, TxDOT recommends making sure that Grading and Drainage will not change the historical flow in a manner that it will adversely impact TxDOT right of way, once street connections to Joe Battle Blvd. are ready to be built.
3. Developer shall coordinate with TxDOT once plans for the connection to Joe Battle are being prepare for review and approval and follow the comments sent previously.

El Paso Water Utilities

We have reviewed the above referenced land study and provide the following comments:

1. **EPWU records indicate that portions of the land study area are located within the boundaries of the Horizon Municipal Utility District. The properties must be de-annexed form the boundaries of the District before EPWU can provide service to these properties. The Owner/Developer is to provide to EPWU copies of the recorded Certificate of Order excluding the land.**
2. Water improvements (transmission mains) are required to serve the entire land study area. The existing small diameter mains in the vicinity of the subject property do not have the capacity to serve the entire land study area. A 24-inch diameter water main is anticipated to be constructed along Vista Del Sol Drive and along a portion of Joe Battle. The EPWU-PSB will construct the 24-inch water main in accordance with the Impact Fee Capital Improvement

Program. If the Owner/Developer is responsible for the extension of the 24-inch water main if the timing of the development does not coincide with the CIP schedule.

3. Small diameter mains are also required along Vista Del Sol and a 16-inch diameter water main will be required along the extension of Sunfire Boulevard.
4. EPWU-PSB requests master grading plans of the entire land study area to aid in the design of the sewer system to serve the property.
5. The Land Study area is located within the City of El Paso Eastside Impact Fee Service Area. Impact fees will be assessed at the time of the plat and collected by the El Paso Water Utilities after EPWU receives an application for water and sanitary sewer services.
6. The Owner is responsible for all water and sewer construction costs and the acquisition of easements if required.
7. Coordination between Owner/Developer, EPWU and The County of El Paso is required to ascertain that the water transmission mains and sewer improvements along Vista Del Sol are constructed ahead or in parallel with development.
8. EPWU-PSB requires a new service application to serve the subject property. 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.

El Paso Fire Department

No comments received.

Sun Metro

No comments received.

911

No comments received.

Central Appraisal District

No comments received.

El Paso Electric Company

No comments received.

Texas Gas Company

Our transmission main Easement crosses Amesbury Ave. ROW. We are requesting the consultant to coordinate their design as early as possible in order to comply with TGS standards.

Socorro Independent School District

No objection.

Additional Requirements and General Comments:

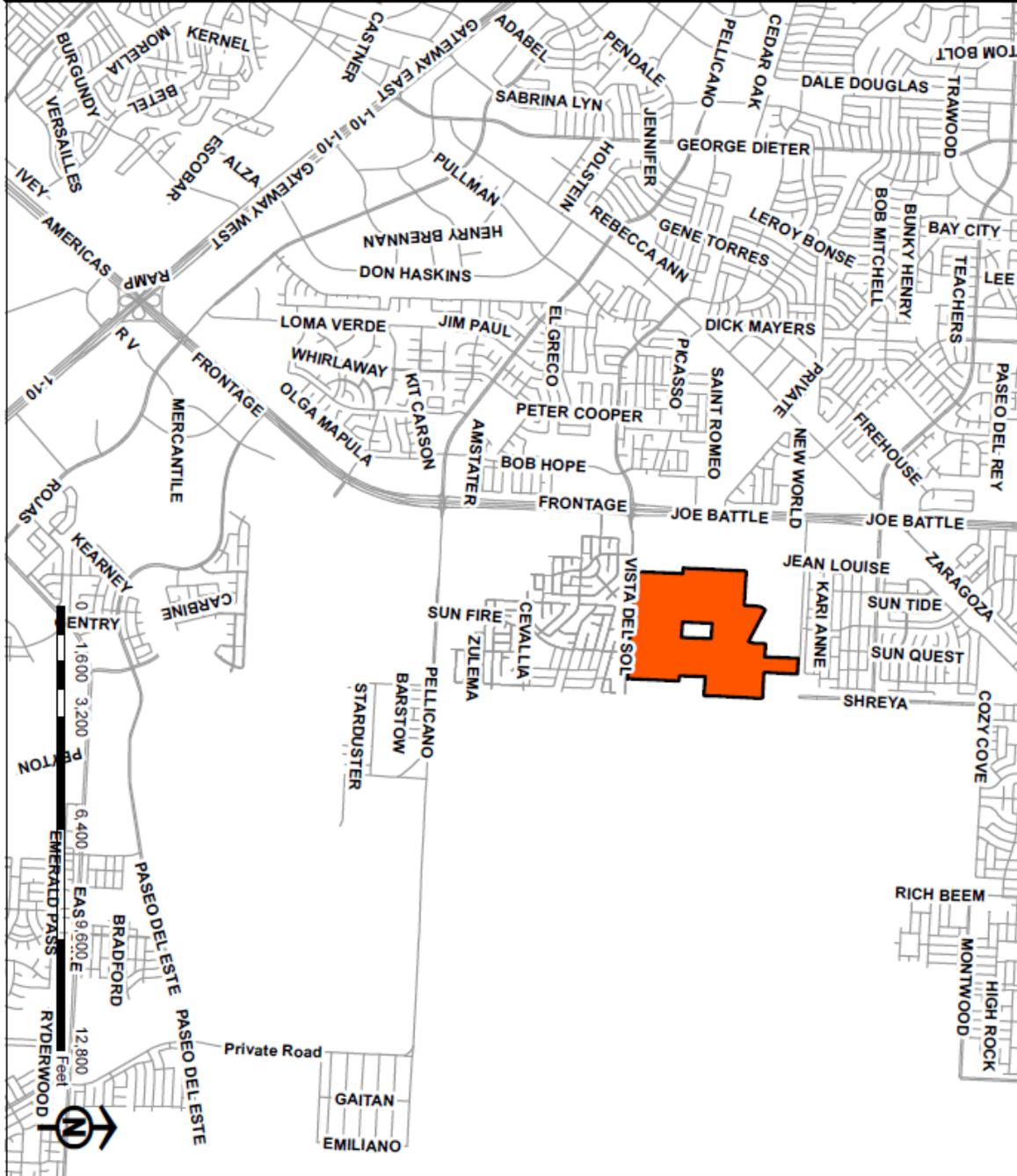
1. Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivision. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.

Attachments

1. Location map
2. Aerial map
3. Land Study
4. Application

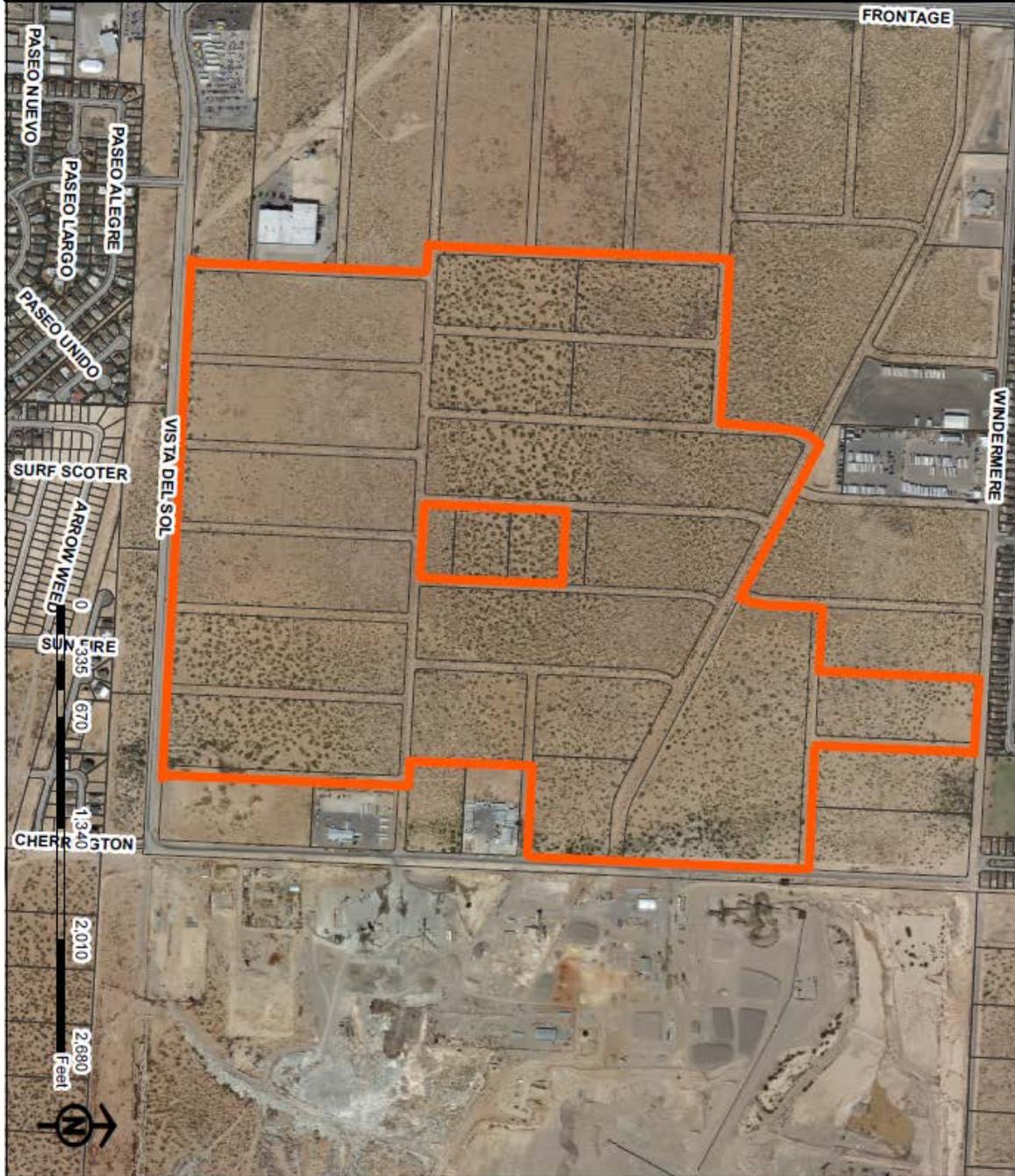
ATTACHMENT 1

GATEWAY ESTATES LAND STUDY

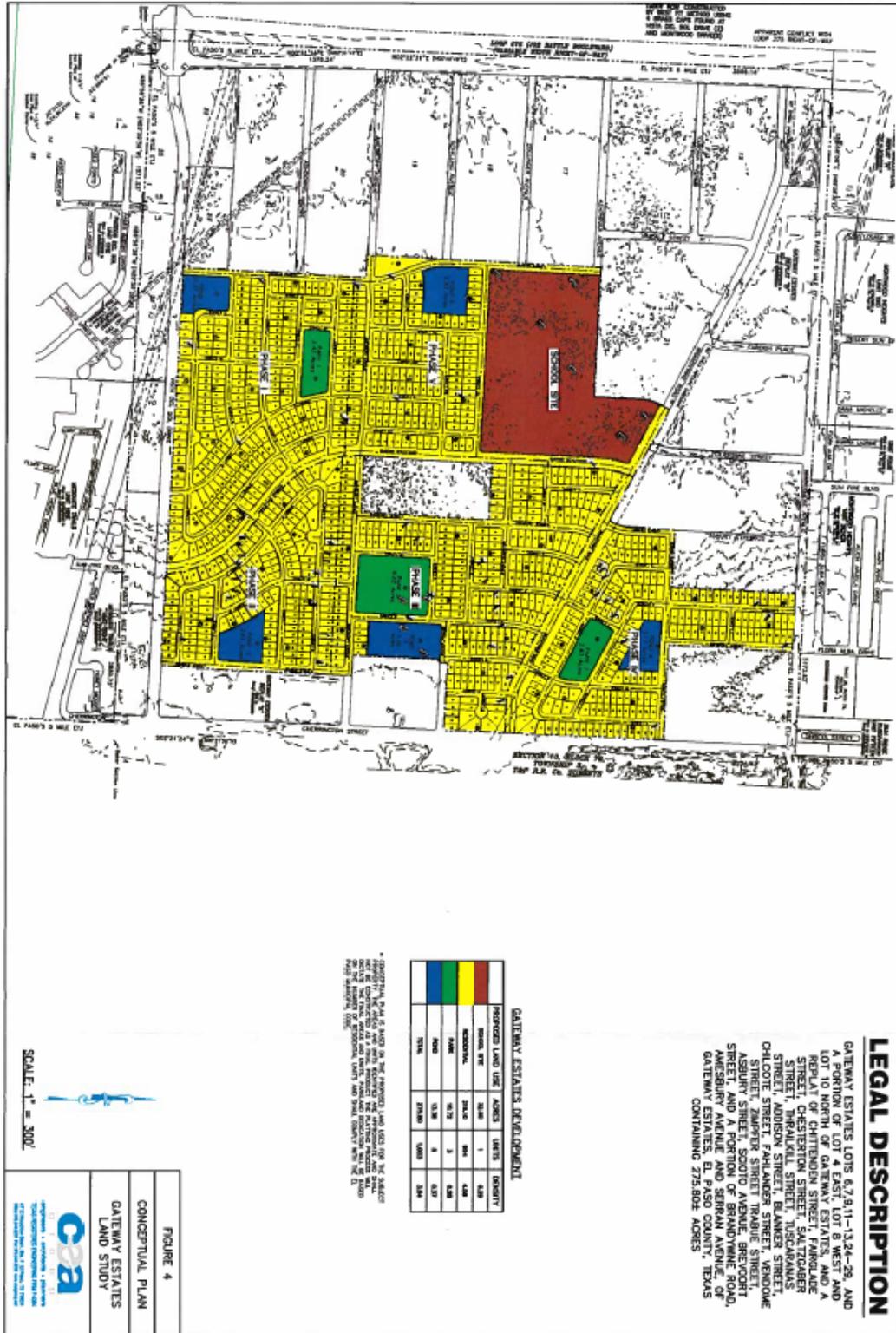


ATTACHMENT 2

GATEWAY ESTATES LAND STUDY



ATTACHMENT 3



ATTACHMENT 4



**CITY PLAN COMMISSION APPLICATION FOR
LAND STUDY APPROVAL**

DATE: 08/11/15 FILE NO. SULD15-00001
 SUBDIVISION NAME: GATEWAY ESTATES LAND STUDY

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
SEE ATTACHMENT

2. Property Land Uses:

| | <u>ACRES</u> | <u>SITES</u> | | <u>ACRES</u> | <u>SITES</u> |
|---------------|-------------------|-------------------|-----------------------|-------------------|-------------------|
| Single-family | <u>167.55</u> | <u>1,163</u> | Office | <u> </u> | <u> </u> |
| Duplex | <u> </u> | <u> </u> | Street & Alley | <u>82.94</u> | <u>46</u> |
| Apartment | <u> </u> | <u> </u> | Ponding & Drainage | <u>11.68</u> | <u>5</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>12.60</u> | <u>3</u> | | <u> </u> | <u> </u> |
| School | <u> </u> | <u> </u> | | <u> </u> | <u> </u> |
| Commercial | <u> </u> | <u> </u> | Total No. Sites | <u> </u> | <u>1,217</u> |
| Industrial | <u> </u> | <u> </u> | Total (Gross) Acreage | <u>274.77</u> | <u> </u> |

3. What is existing zoning of the above described property? ETJ Proposed zoning? ETJ

4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? N/A Yes 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 INTO STORM SEWER INFRASTRUCTURE TO DISCHARGE INTO ON-SITE POND

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 COUNTY VARIANCE PROPOSED FOR REDUCTION IN STREET R.O.W. AND REDUCTION IN LOT AREA SIZE

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

10. 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 No X

City Development Department
 811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 212-0085

- | | | |
|---------------------|---|----------------|
| 11. Owner of record | GFA, LLC 1525 GOODYEAR AVE. EL PASO TX 79936 | 915-598-1105 |
| | (Name & Address) | (City) (Phone) |
| 12. Developer | GFA, LLC 1525 GOODYEAR AVE. EL PASO TX 79936 | 915-598-1105 |
| | (Name & Address) | (City) (Phone) |
| 13. Engineer | CEA GROUP 4712 WOODROW BEAN STE. F EL PASO TX 79924 | 915-544-5232 |
| | (Name & Address) | (City) (Phone) |

**Effective September 1, 2014, a 3% technology fee has been added to all Planning application fees.*

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.

City Development Department
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