



City of El Paso – City Plan Commission Staff Report

*****REVISED*****

Case No: SUSU15-00030 Desert Pass Unit 3
Application Type: Major Combination
CPC Hearing Date: February 11, 2016
Staff Planner: Joaquin Rodriguez, (915) 212-1608
rodriguezjx3@elpasotexas.gov
Location: North of I-10 and West of Resler
Acreage: 2.016
Rep District: 8
Existing Use: Vacant
Existing Zoning: C-3/sc (Commercial/special contract)
Proposed Zoning: N/A
Nearest Park: Keystone Heritage Wetlands (.64 mi)
Nearest School: Coronado High School (.9 mi)
Park Fees Required: N/A
Impact Fee Area: N/A
Property Owner: Camino Real Investments I LTD
Applicant: Camino Real Investments I LTD
Representative: Conde Inc

SURROUNDING ZONING AND LAND USE

North: C-3/sc (Commercial/special contract)
South: C-3/sc (Commercial/special contract)
East: C-3/sc (Commercial/special contract)
West: C-3/sc (Commercial/special contract)

PLAN EL PASO DESIGNATION: G4, Suburban Walkable

APPLICATION DESCRIPTION

This is a reconsideration of a previously approved application. The applicant is proposing to construct an extended section of GEM street, whereas the initial approval contained only a portion of this street.

The applicant proposes to subdivide approximately 2 acres of vacant land on the city's west side. The proposed subdivision consists of a .5 acre public park and a 1.5 acre portion of Gem Street. The public park dedicated by this plat partially satisfies the parkland dedication requirement for Desert Pass Unit 2, approved by the City Plan Commission on January 8, 2015. The applicant has requested an exception to allow for a temporary dead end street to exceed 300 feet.

This subdivision was reviewed under current code.

APPLICATION HISTORY

Desert Pass Unit 3 was initially approved on a major combination basis by the city plan commission May 21, 2015.

DEVELOPMENT COORDINATING COMMITTEE

Recommends **approval of exceptions and approval of Desert Pass Unit 3 on a major combination basis** subject to the following staff comments:

Planning Division Recommendation

Planning recommends approval

Planning and Inspections Department - Land Development

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

Parks and Recreation Department

We have reviewed **Desert Pass Unit 3**, a major combination plat map and offer no objections to this plat application.

Please note that proposed use for this Subdivision is for "Future Park"

Under the Municipal Code definitions is considered a "Public facility" therefore, meeting the requirements to be excluded from the calculation for parkland dedication ordinance Title 19 – Subdivision & Development Plats, **Chapter 19.20 Parks and Open Space** as noted below:

19.20.060 - Exclusions from Dedication Requirements.

Exclusions. The following shall be excluded from the calculation for parkland dedication. In all instances, the burden of proof shall be on the subdivider to demonstrate that the plat meets the requirements of this chapter:

H. Land shown within a subdivision, whether residential or nonresidential, which is designated for use as a "Public facility".

Also, please note that "Parkland Credits" in the amount of **0.50 acres** are granted for this subdivision to partially offset "Parkland" dedication requirements for Desert Pass unit 2 Subdivision.

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 of experience, and with a minimum of 10 designs of comparable size systems.

3. Provide for park to be named “**Desert Gem Park**”
4. Irrigation System must be designed to accommodate site static water pressure or a pump must be incorporated to accommodate design criteria.
5. Note for all park improvements (sidewalks, Ramps, etc.) and paved Hike/Bike trails (if applicable) 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 coordinated with TDLR to insure compliance with TAS requirements to include inspection, and certificate of substantial completion; approval of the subdivision /park improvement plans is subject to applicant providing proof of the project registration number (PLD # by the State Agency).
7. No signs, fire hydrants, lights, NDCBU’s, electrical/water boxes, telephone pedestals, no obstructions in general, shall be placed into proposed perimeter sidewalk, nor shall any utility conduits be placed along the park site – Any utilities with-in the parkway need to be underneath the proposed sidewalk and buried at 5' minimum cover.
8. Provide frontage lighting along adjacent Public Street rights of way. Engineer to coordinate with E.P.E.Co., Land Development, and Parks Dept. 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. 300’ 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 for collection of soil samples.
10. Any unsuitable soil conditions shall be remedied to eliminate 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 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. Any sloped areas (if flatter areas are not feasible) 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.

14. 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.
15. Provide adequate cross-sections enough to better understand the finished improvements.
16. Grading and drainage plan for the site, to be reviewed and approved by Parks Department.
17. Applicant / Contractor are required to obtain irrigation and any other required permit(s) from Land Development Services and Building Permits & Inspections Division.
18. At minimum, a 7' wide concrete sidewalk is required all along the park's frontage.
19. Park improvements shall be in accordance with the most current Park and Open Space ordinance Section 19.20
20. Provide an age appropriate 2-5 or 5-12 years old play structure from approved vendors.
21. Street trees shall be provided along the parkway spaced at maximum 20' on center.
22. Construction of Park improvements need to be coordinated and inspected by Parks Department.
23. Park Site acceptance is contingent upon completion of all street improvements abutting the park.

This subdivision is located with-in "Park Zone": NW-5
 Nearest Parks: H.T. Ponsford & Paul Harvey

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

El Paso Water Utilities

1. EPWU-PSB does not object to this request.

Water:

2. There is an existing 8-inch diameter water main along Desert Pass Street. This main is available for service to the proposed Lot 1, Block 3.
3. There are two (2) existing water main stub-outs aligned towards the proposed of Gem Street. Two 6-inch diameter water main extensions along Gem Street will be required to loop the water system and provide services to future developments.
4. The subdivision is anticipated to be located within an intermediate pressure zone. Pressure reducing and pressure relief valves will be required within the water distribution system. In addition, private water pressure regulating devices will be required at the discharge side of each water meter. The Owner/Developer shall include in the sale of contract documents that the lot buyer shall acquire ownership of the above-described water pressure regulating devices to be located at the discharge side of the water meters.

Sewer:

5. There is an existing 12-inch diameter sanitary sewer main extending along Desert Pass Street. This main is available for service to the proposed Lot 1, Block 3.

6. There is an existing 8-inch diameter sanitary sewer main stub-out aligned towards the proposed of Gem Street. Said main ends approximately 5-feet east of Desert Pass Street. The extension of an 8-inch diameter sewer main along Gem Street will be required to provide service to future developments.

General:

7. During the site improvement work, the Owner/Developer shall safeguard the existing sanitary sewer main and appurtenant structures. The Owner/Developer shall minimize changes in grade above or near the vicinity of the existing PSB facilities and is responsible for the cost of setting appurtenant structures to final grade.

8. EPWU requires a new service application to serve the subject property. New service applications are available at 1154 Hawkins, 3rd Floor. The following items are required at the time of application: (1) hard copy of subdivision plat with street names and addresses; (2) finalized set of street improvement plans, including storm sewer; (3) digital copy of subdivision plat; (4) benchmark check; and (5) construction schedule. Service will be provided in accordance with the current 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 Department of Transportation

No comments received.

El Paso County 911 District

No comments received.

El Paso Fire Department

No comments received

Central Appraisal District

No comments received.

El Paso Electric Company

No comments received.

Texas Gas Company

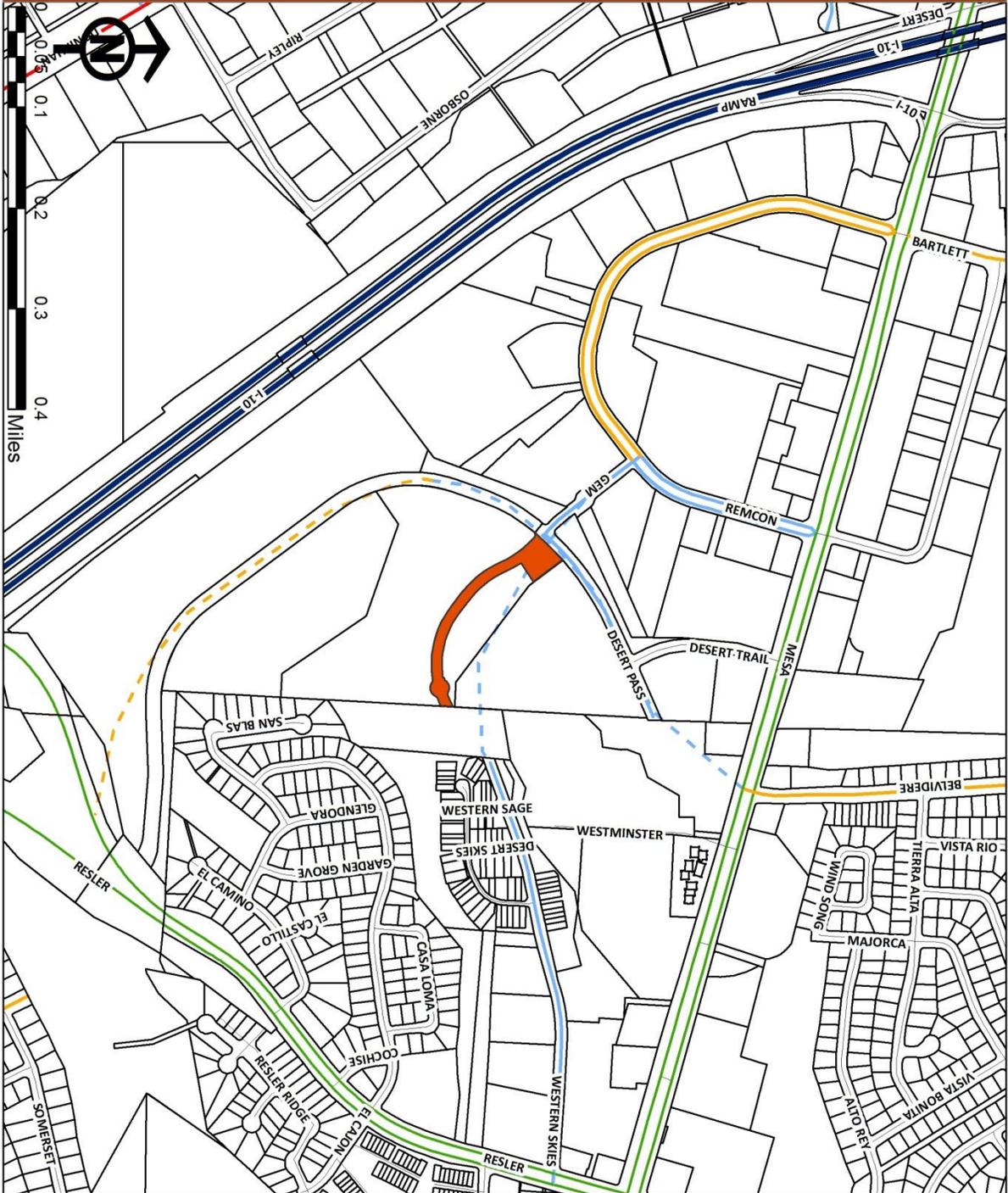
No comments received.

Attachments

1. Location map
2. Aerial map
3. Preliminary Plat
4. Final Plat
5. Application
6. Exception Request

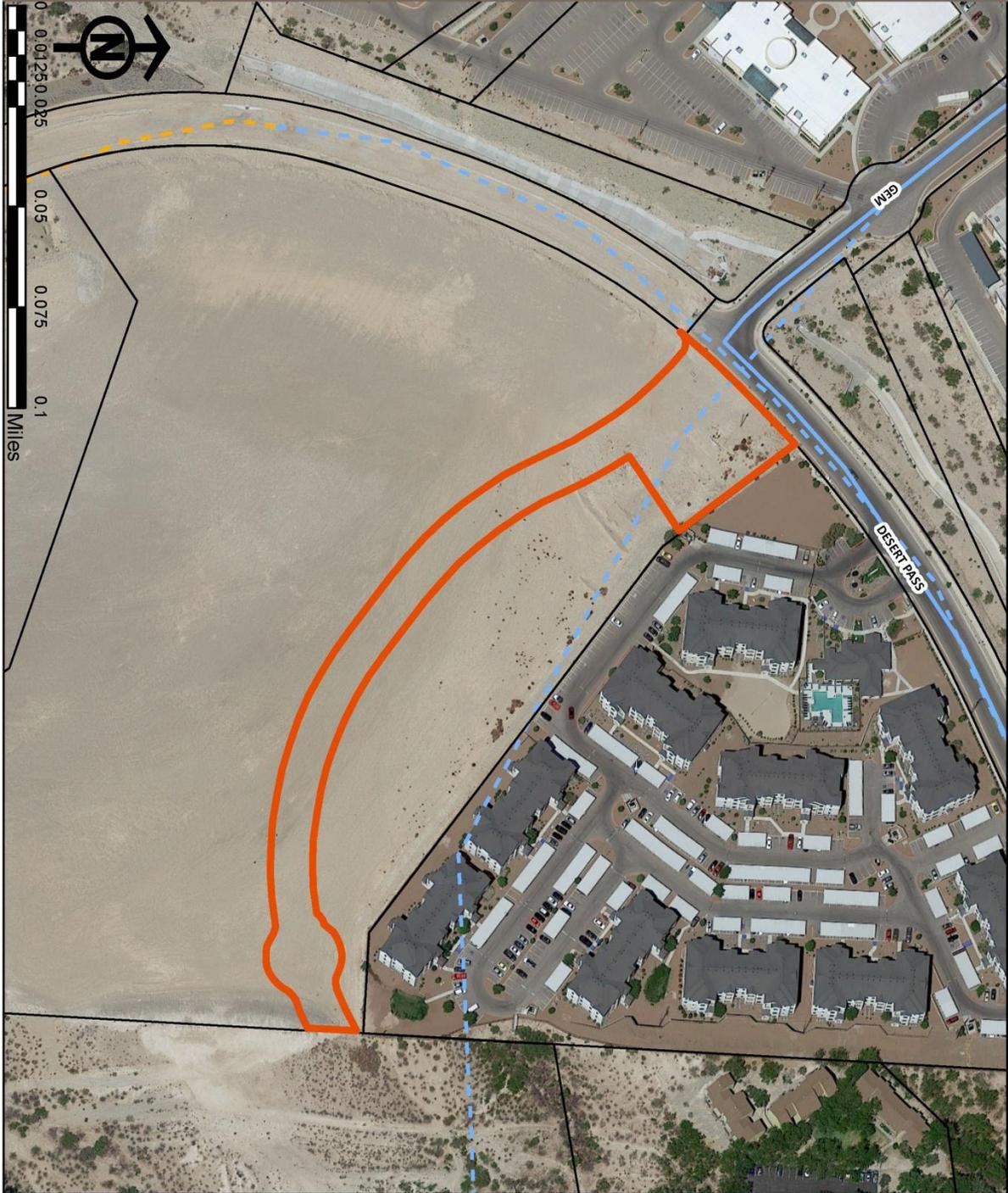
ATTACHMENT 1

Desert Pass Unit 3

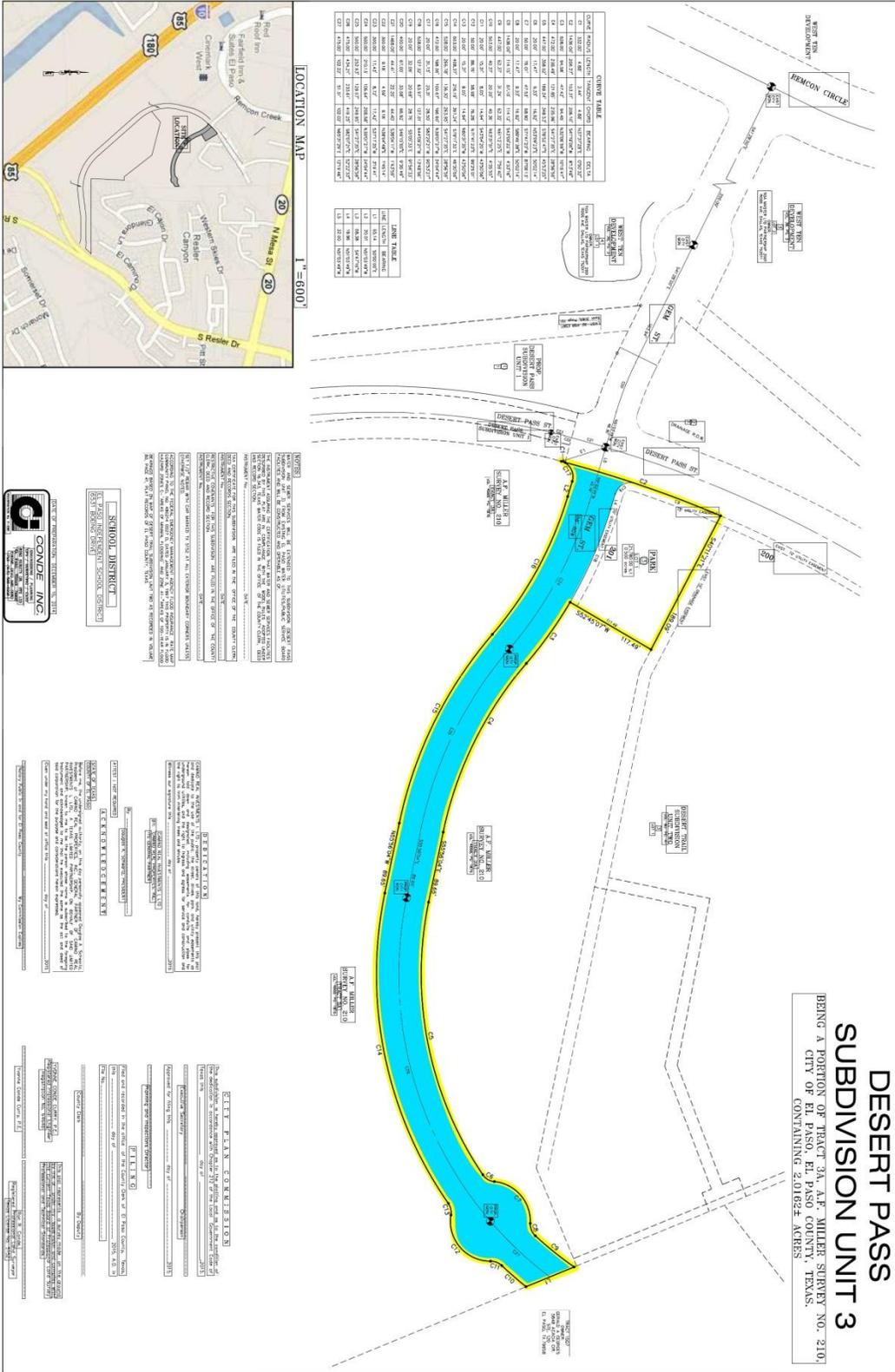


ATTACHMENT 2

Desert Pass Unit 3



ATTACHMENT 4



ATTACHMENT 5



CITY PLAN COMMISSION APPLICATION FOR
MAJOR COMBINATION SUBDIVISION APPROVAL

DATE: April 16, 2015 File No. SUSU15-00030
 SUBDIVISION NAME: Desert Pass Subdivision Unit 3

1. Legal Description for the area included on this plat (Tract, Block, Grant, etc.)
Being a portion of Tract 3A, A. F. Miller Survey No. 210, City of El Paso, El Paso County, Texas

2. Proposed Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	_____	_____	Office	_____	_____
Duplex	_____	_____	Street & Alley	<u>0.212</u>	<u>1</u>
Apartment	_____	_____	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	<u>0.500</u>	<u>1</u>	_____	_____	_____
School	_____	_____	_____	_____	_____
Commercial	_____	_____	Total No. Sites	<u>2</u>	_____
Industrial	_____	_____	Total Acres (Gross)	<u>0.7123</u>	_____

3. What is existing zoning of the above described property? C-3sc Proposed zoning? n/a
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)
Lots to drainage structures
7. Are special public improvements proposed in connection with the development? Yes _____ No X
8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes _____ No X
 If answer to is "Yes", please explain the nature of the modification or exception _____
9. Remarks and/or explanation of special circumstances: _____
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 _____ No X
 If yes, please submit a vested rights petition in accordance with Title I (General Provisions) Chapter 1.04 – Vested Rights

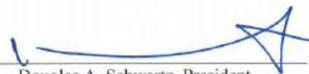


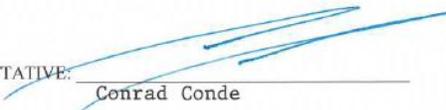
City Development Department
 811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 212-0085

- | | | | | |
|-----|-----------------|--------------------------------|--|--------------|
| 12. | Owner of record | Camino Real Investments I, LTD | 6080 Surety Drive, Ste. 300, El Paso, TX 79905 | 915-592-0290 |
| | | (Name & Address) | (Zip) | (Phone) |
| 13. | Developer | Camino Real Investments I, LTD | 6080 Surety Drive, Ste. 300, El Paso, TX 79905 | 915-592-0290 |
| | | (Name & Address) | (Zip) | (Phone) |
| 14. | Engineer | CONDE INC. | 6080 Surety Drive, Ste. 100, El Paso, TX 79905 | 915-592-0283 |
| | | (Name & Address) | (Zip) | (Phone) |

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

Camino Real Investments I, LTD
 By: Camino Real Properties, Inc.
 It's General Partners

OWNER SIGNATURE: 
 Douglas A. Schwartz, President

REPRESENTATIVE: 
 Conrad Conde

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

Attachment 6



CONDE INC

February 10, 2016

City of El Paso
Planning & Inspections – Planning Division
801 Texas Avenue
City of El Paso, Texas 79901

Attention: **Joaquin Rodriguez**

Re: Desert Pass Unit 3 Subdivision

Dear Joaquin,

As per your request, we are submitting a Request for Exception per Section 19.48 due to the requirements listed in Section 19.15.100 (B) Dead End Streets. The basis for our request is due to another Section of the Subdivision Code, Section 19.15.060 (B) Street Standards, we must comply with the City of El Paso MTP. Thus, per section 19.48, we are meeting the following conditions.

1. The circumstances causing the hardship do not similarly affect all or most properties in the vicinity of the applicants land;
2. The wavier or exception is necessary for the preservation and enjoyment of a substantial property right of the applicant;
3. Granting the waiver or exception will not be detrimental to the public health, safety or welfare, or injurious to other property within the area;
4. Granting the waiver or exception will not have the effect of preventing the orderly use and enjoyment of other land within the area in accordance with the provisions of this Chapter, or adversely affect the rights of owners or residents of surrounding property;
5. The hardship or inequity is not caused wholly or in substantial part by the applicant;
6. The request for a waiver or exception is not based exclusively on the applicant's desire for increased financial hardship; and
7. The degree of variation requested is the minimum amount necessary to meet the needs of applicant and to satisfy the standards in this section.

If you have any questions or comments on the above please let me know. Thank you for your time and consideration in this matter.

Sincerely,



Conrad Code
CONDE, INC.

ENGINEERING/PLANNING/SURVEYING

6060 SURETY DR., SUITE 100 / EL PASO, TEXAS 79905 / (915) 592-0283 / FAX (915) 592-0286