



City of El Paso – City Plan Commission Staff Report

Case No: SUSU15-00003 Tierra Del Este Unit Seventy Nine
Application Type: Major Final
CPC Hearing Date: February 12, 2015
Staff Planner: Alfredo Austin, (915) 212-1604, austinaj@elpasotexas.gov
Location: South of Montwood and West of John Hayes
Acreage: 83.386 acres
Rep District: ETJ
Existing Use: Vacant
Existing Zoning: N/A
Proposed Zoning: N/A
Nearest Park: Tierra Del Este #64 (.27 miles)
Nearest School: El Dorado 9th Grade Academy (.60 miles)
Park Fees Required: N/A
Impact Fee Area: Eastside Impact Fee Service Area
Property Owner: Ranchos Real XV, LLC.
Applicant: Conde, Inc.
Representative: Conde, Inc.

SURROUNDING ZONING AND LAND USE

North: R-5 (Residential) / Single-Family Residential, C-2/c (Commercial/conditions) / Vacant
South: ETJ (Extraterritorial Jurisdiction) / Vacant
East: ETJ (Extraterritorial Jurisdiction) / Vacant
West: ETJ (Extraterritorial Jurisdiction) / Vacant

PLAN EL PASO DESIGNATION: G4, Suburban (Walkable)

APPLICATION DESCRIPTION

The applicant proposes approximately 78.98 acres of vacant land to be dedicated to the City as parkland for future development as a sports complex, as well as 1.407 acres abutting the sports complex for a future hike and bike trail. The applicant is also dedicating 55' of ROW for the extension of John Hayes Street. The Preliminary Plat was approved by City Plan Commission on December 4, 2014.

This property lies within an annexation development agreement for approximately 310.60 acres. The development agreement was unanimously approved by City Plan Commission on November 4, 2014 and approved by the City Council on November 18, 2014. This development lies within the Tierra Del Este III Phase IV Land Study, originally approved in 2010, and amended by a development plan that was approved with the development agreement.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends **approval** of Tierra Del Este Unit Seventy Nine on a Major Final basis.

Planning Division Recommendation:

This plat complies with the conditions and layout set forth in the development agreement approved by City Council. Staff recommends **approval**.

Planning & Inspections Department - Land Development

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

The Developer/Engineer shall address the following comments.

1. Provide a note stating the entity responsible for maintenance of all storm-water management systems.
2. Add to general notes on final plat: All developed storm water runoff shall be addressed within the subdivision limits and shall comply with all provisions of (DSC, 19.19.010A and DDM, 11.1).

Parks and Recreation Department

We have reviewed **Tierra Del Este Unit Seventy Nine**, a major final plat map and offer Applicant / Developer the following comments:

Please note that this Subdivision is part of the **Tierra Del Este III Phase IV Amended Land Study** and is composed of two (2) parcels of land one of about **1.19 acres** for a Hike & Bike Trail and one of about **78.98 acres** for a Sports Complex therefore, meeting the requirements to be excluded from the calculation for parkland requirements as per ordinance Title 19 – Subdivision and Development Plats, **Chapter 19.20 – Parks and Open Space**; also, the following items were agreed to between The Developer and the City Of El Paso and entered into a Development Agreement as follows:

1. Developer has agreed to construct all the public improvements along the 38' E.P.E.Co., Utility Easement and Access, Hike & Bike Trail R.O.W. noted on plat as Lot 30, Block 501 south of Montwood Dr. abutting the Sports Complex parcel and upon completion of the public improvements, the City of El Paso shall reimburse the Developer the cost of the project – Refer to the Development Agreement approved by Mayor & Council.
2. Developer has agreed to construct the required street improvements for the westerly fifty-five (55) foot width of John Hayes Street abutting the Sports Complex parcel including all required street lights as reflected in the cross section in the Development Plan; Upon completion of the public improvements, the City of El Paso shall reimburse the Developer the cost of the project - Refer to the Development Agreement approved by Mayor & Council.
3. Developer has agreed to construct all the required street improvements for the entire width of Honey Dew Street as reflected in the cross section in the Development Plan; Upon completion of the public improvements, the City of El Paso shall reimburse the

Developer the cost for half (1/2) of the right-of-way width improvements – Refer to the Development Agreement approved by Mayor & Council.

4. Developer has agreed to construct a wall as depicted on the Development Agreement Exhibit M on the eastern boundary of the Sports Complex; timing, design, length, and location is to be coordinated with Parks Department; Upon completion of the fencing, the City of El Paso shall reimburse the Developer the cost of the project - Refer to the Development Agreement approved by Mayor & Council.
5. After the effective date of the Agreement, the Owner (Developer) shall submit an application for annexation and rezoning of the property; the City of El Paso will process the annexation and rezoning applications concurrently at the same City Planning Commission meeting and City Council meeting.
6. Once the City of El Paso adopts the ordinances for annexation and rezoning of the property, the Owner (Developer/Donors) shall execute and deliver to the City of El Paso the "Donation Deeds"

El Paso Water Utilities

We have reviewed the above referenced subdivision and provide the following comments:

EPWU does not object to this request.

The subject property 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.

EPWU-PSB supports and encourages voluntary annexation to the City of El Paso.

Water

Water storage improvements to the existing system are required to enable service to the subject property. Water service to the subject property will be provided by a proposed elevated tank (reservoir) and the existing twenty-four (24) inch diameter water transmission mains located along John Hayes Street north of Montwood Drive, as well as along Montwood Drive west of John Hayes Street. The EPWU will construct the elevated tank as scheduled in EPWU's CIP. Along Montwood Drive between Honey Dew Street and John Hayes Street there is an existing twenty-four (24) inch diameter water transmission main. No direct service connections are allowed to this main as per the El Paso Water Utilities - Public Service Board Rules & Regulations.

Along Montwood Drive between Honey Dew Street and John Hayes Street there is an existing twelve (12) inch diameter water main. This main is available for service.

Sanitary Sewer

Along Montwood Drive between Honey Dew Street and John Hayes Street there is an existing twelve (12) inch diameter sanitary sewer main. This main is available for service.

General

Application for water and sanitary sewer services should be made 6 to 8 weeks prior to construction to ensure water for construction work. New service applications are available at 1154 Hawkins, 3rd Floor. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the property and a certificate-of-compliance are required at the time of

application. Service will be provided in accordance with the current EPWU – PSB Rules and Regulations. The applicant 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.

TxDOT

No comments received.

Central Appraisal District

No comments received.

El Paso Electric Company

No comments received.

Texas Gas Company

No comments received.

Socorro Independent School District

No comments received.

Additional Requirements and General Comments:

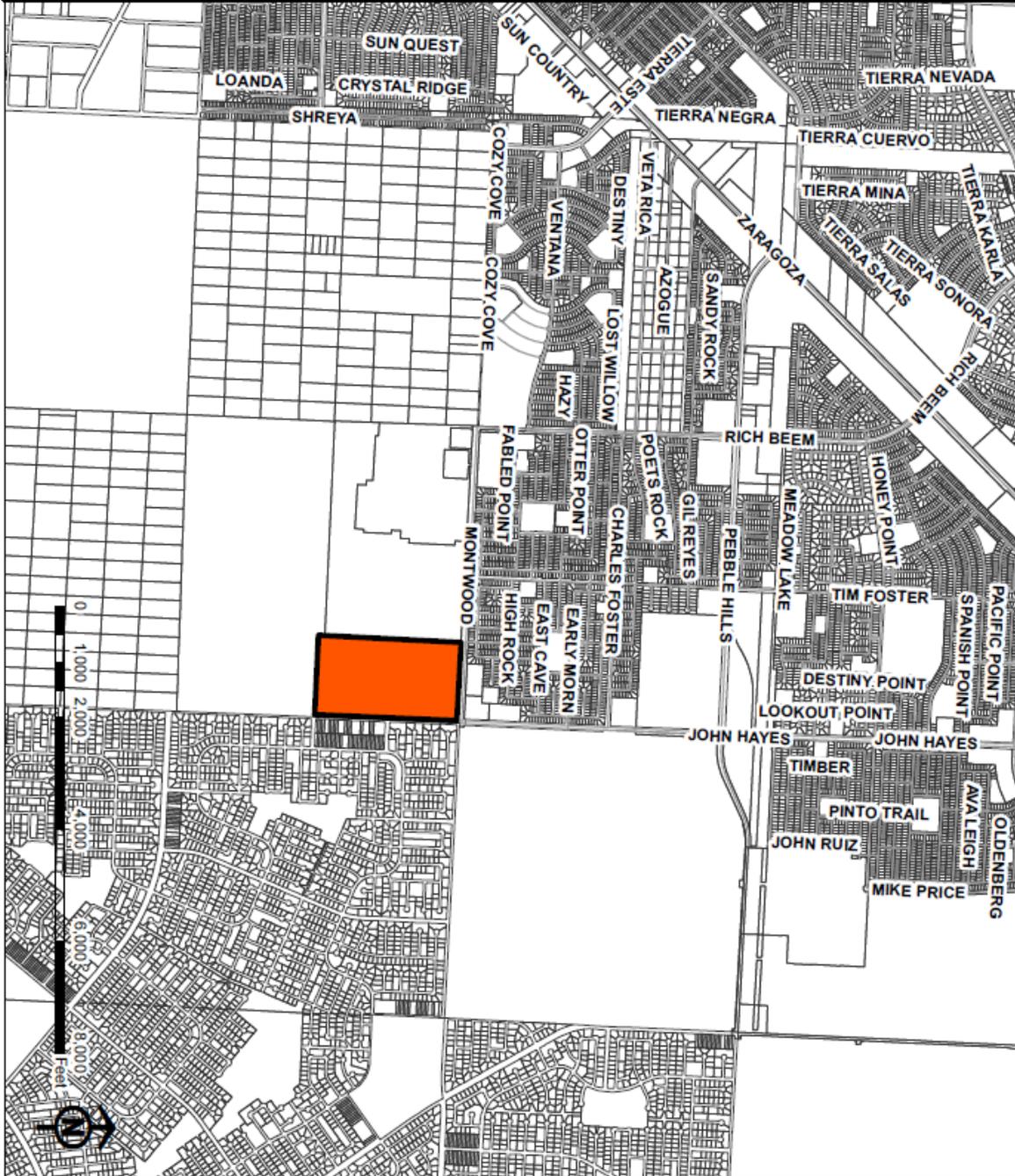
1. Submit to the Planning & Inspections Department – Planning Division the following prior to recording of the subdivision.
 - a. Current certified tax certificate(s)
 - b. Current proof of ownership
 - c. Release of access document, if applicable
 - d. Set of restrictive covenants, if applicable
2. 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.

Attachments

1. Location Map
2. Aerial Map
3. Final Plat
4. Application

ATTACHMENT 1

**TIERRA DEL ESTE
UNIT SEVENTYNINE**



ATTACHMENT 2

**TIERRA DEL ESTE
UNIT SEVENTYNINE**



ATTACHMENT 3





ATTACHMENT 4



CITY PLAN COMMISSION APPLICATION FOR MAJOR FINAL SUBDIVISION APPROVAL

SUSU15-00003

DATE: December 10, 2014

File No. ~~SUSU15-00003~~

SUBDIVISION NAME: Tierra Del Este Unit 79

1. Legal Description for the area included on this plat (Tract, Block, Grant, etc.)
Being a portion of Section 2, Block 79, Township 3, Texas and Pacific Railway Co. Surveys, El Paso County, Texas

2. Proposed Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	_____	_____	Office	_____	_____
Duplex	_____	_____	Street & Alley	<u>3.000</u>	<u>1</u>
Apartment	_____	_____	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____	Sports Complex	<u>78.979</u>	<u>1</u>
School	_____	_____	Hike & Bike	<u>1.407</u>	<u>1</u>
Commercial	_____	_____	Total No. <u>3</u>		
Industrial	_____	_____	Total Acres (Gross) <u>83.386</u>		

3. What is existing zoning of the above described property? n/a Proposed zoning? R-5

4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes _____ No _____ n/a

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 street to Ponds

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

- | | | | | |
|-----|-----------------|----------------------|---|--------------|
| 12. | Owner of record | Ranchos Real XV, LLC | 6080 Surety Drive, Ste 300, El Paso, TX 79905 | 915-592-0290 |
| | | (Name & Address) | (Zip) | (Phone) |
| 13. | Developer | Ranchos Real XV, LLC | 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) |

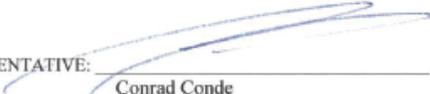
**Effective September 1, 2014, a 3% Technology fee has been added to all Planning application fees.*

Ranchos Real XV, LLC

OWNER SIGNATURE: _____


Douglas A. Schwartz, Manager

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