City of El Paso – City Plan Commission Staff Report

REVISED

Case No:	SUSU15-00004 Tierra Del Este Unit Seventy Eight
Application Type:	Major Final
CPC Hearing Date:	February 12, 2015
Staff Planner:	Jeff Howell, (915) 212-1607, howelljb@elpasotexas.gov
Location:	South of Montwood and East of Rich Beem
Acreage:	127.83 acres
Rep District:	ETJ (Adjacent to District 5)
Existing Use:	Vacant
Existing Zoning:	N/A
Proposed Zoning:	N/A
Nearest Park:	Tierra Del Este #62 (.24 miles)
Nearest School:	El Dorado 9th Grade Academy (.77 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
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 to subdivide approximately 127.83 acres of vacant land into 674 single-family residential lots. Primary access to the subdivision is proposed from Montwood and Rich Beem. This subdivision lies within the Tierra Del Este III Phase IV Development Plan and the final plat is in conformance with the approved Development Plan. A preliminary plat was approved by City Plan Commission on December 18, 2014 and the final plat conforms to the approved preliminary plat. This subdivision is being reviewed under the current subdivision code.

The applicant is requesting a waiver for the following requirement:

- To allow for the use of 1”=1000’ scale for the location map.
- To allow for a block length in excess of 800’ along the Tim Foster arterial as specified in Section 19.15.080A.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends **approval** of the modifications and **approval** of Tierra Del Este Unit Seventy Eight on a Major Final basis subject to the following comments.

Planning Division Recommendation:

Staff recommends **approval** of the modifications and **approval** of Tierra Del Este Unit Seventy Eight on a Major Final basis.

Planning & Inspections Department - Land Development

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

Parks and Recreation Department

We have reviewed **Tierra Del Este Unit Seventy Eight,** a major final plat map and **offer no objections** to this subdivision application, just have the following comments:

Please note that this Subdivision is part of the **Tierra Del Este III Phase IV Amended Land Study**, is composed of **674 Single-family** dwelling lots, and does not includes any parkland dedication.

This subdivision and any other subsequent subdivisions with-in the amended land study comply with the minimum "Parkland" requirements of Title 19 – Subdivision and Development Plats, **Chapter 19.20 – Parks and Open Space** due to the following items agreed to between The Developer (Owner) and the City Of El Paso and entered into a Development Agreement:

1. Developer has agreed to donate to the City of El Paso a parcel of land of about **78.98 acres** for a Sports Complex; The City of El Paso has agreed to construct & make all improvements to the site.
2. Developer) has agreed to dedicate one "Park site" **(±1.56 acres)** to be included with-in the limits of Tierra Del Este #68 subdivision; Developer is only required to provide turf and irrigation improvements to the park (no amenities) and a five foot (5') sidewalk with-in the park.
3. Developer has agreed to donate a parcel of land of about **1.24 acres** for a Hike & Bike Trail abutting the Sports Complex parcel along Montwood Drive; Developer shall construct all the public improvements; Upon completion of the public improvements, the City of El Paso shall reimburse the Developer the cost of the project.
4. Developer shall 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.

5. Developer shall 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 (½) of the right-of-way width improvements.
6. After the effective date of the Agreement, the 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.
7. Once the City of El Paso adopts the ordinances for annexation and rezoning of the property, the Developer shall execute and deliver to the City of El Paso the "Donation Deeds"
8. Please refer to the Development Agreement approved by Mayor & Council.

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.

Tierra Del Este Unit Sixty Eight (68) subdivision is located immediately west and north of this proposed Tierra Del Este Unit Seventy Eight (78). The proposed Tierra Del Este Unit 68 improvement plans include water and sanitary sewer mains. The Developer of the Tierra Del Este Unit 68 entered into an agreement with EPWU-PSB to construct the water and sanitary sewer mains to serve Tierra Del Este Unit 68 (TDE 68) subdivision. The Developer is presently constructing the water and sanitary sewer mains. EPWU-PSB issued Conditional Acceptance on October 09, 2014 to the water and sanitary sewer mains pertaining to Tierra Del Este Unit 68.

There is an existing 24-inch diameter water transmission main along Rich Beem Boulevard south of Montwood Drive along the entire frontage of TDE 68. The development of the Tierra Del Este Unit 78 (TDE 78) subdivision will include the extension of a 24- inch diameter water transmission main along Rich Beem Boulevard.

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 Tim Foster Street between Bluesky Point Court and Montwood Drive there is an existing

twelve (12) inch diameter water main. This main dead-ends immediately north of Montwood Drive.

The proposed Tierra Del Este Unit 68 water main construction plans include water main stub-outs bordering this proposed Tierra Del Este Unit 78. Along Rich Beem Boulevard a twelve (12) inch diameter stub-out. Eight (8) inch diameter stub-outs along the following streets: Richard Wiles Avenue, Roy Vinson Place, Earl Chokiski Avenue, Ben Jenkins Place.

EPWU's water system expansion plan includes an existing twenty-four (24) inch diameter water transmission main along Rich Beem Boulevard south of Montwood Drive along the entire frontage of Tierra Del Este Unit Sixty Eight (68). The 24-inch diameter water main dead-ends at approximately 50 feet south of John Risinger Avenue at the southernmost boundary of the Tierra Del Este Unit 68 subdivision. No direct service connections are allowed to this main as per the El Paso Water Utilities - Public Service Board Rules & Regulations. The development of Tierra Del Este Unit 78 (TDE 78) will include the extension of a twenty-four (24) inch diameter water transmission main along Rich Beem Boulevard covering the entire frontage of TDE 78.

Sanitary Sewer
The proposed Tierra Del Este Unit 68 sanitary sewer main construction plans include sanitary sewer main stub-outs bordering this proposed Tierra Del Este Unit 78. A fifteen (15) inch diameter stub-out immediately west and parallel of Rich Beem Boulevard within an easement. Eight (8) inch diameter stub-outs along Richard Wiles Avenue, Roy Vinson Place, Earl Chokiski Avenue, Ben Jenkins Place.

General
EPWU-PSB requests a phasing plan for the construction of the entire development in order to determine impacts on the water supply system.

Coordination with the Developer is required to ascertain that the water transmission mains, storage improvements, and sewer interceptors are constructed in parallel with development.

EPWU requires a new service application to initialize design of the water and sanitary sewer main extensions 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; (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 County 911 District
No comments received.

Sun Metro
No comments received.

El Paso Department of Transportation
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.

Additional Requirements and General Comments:

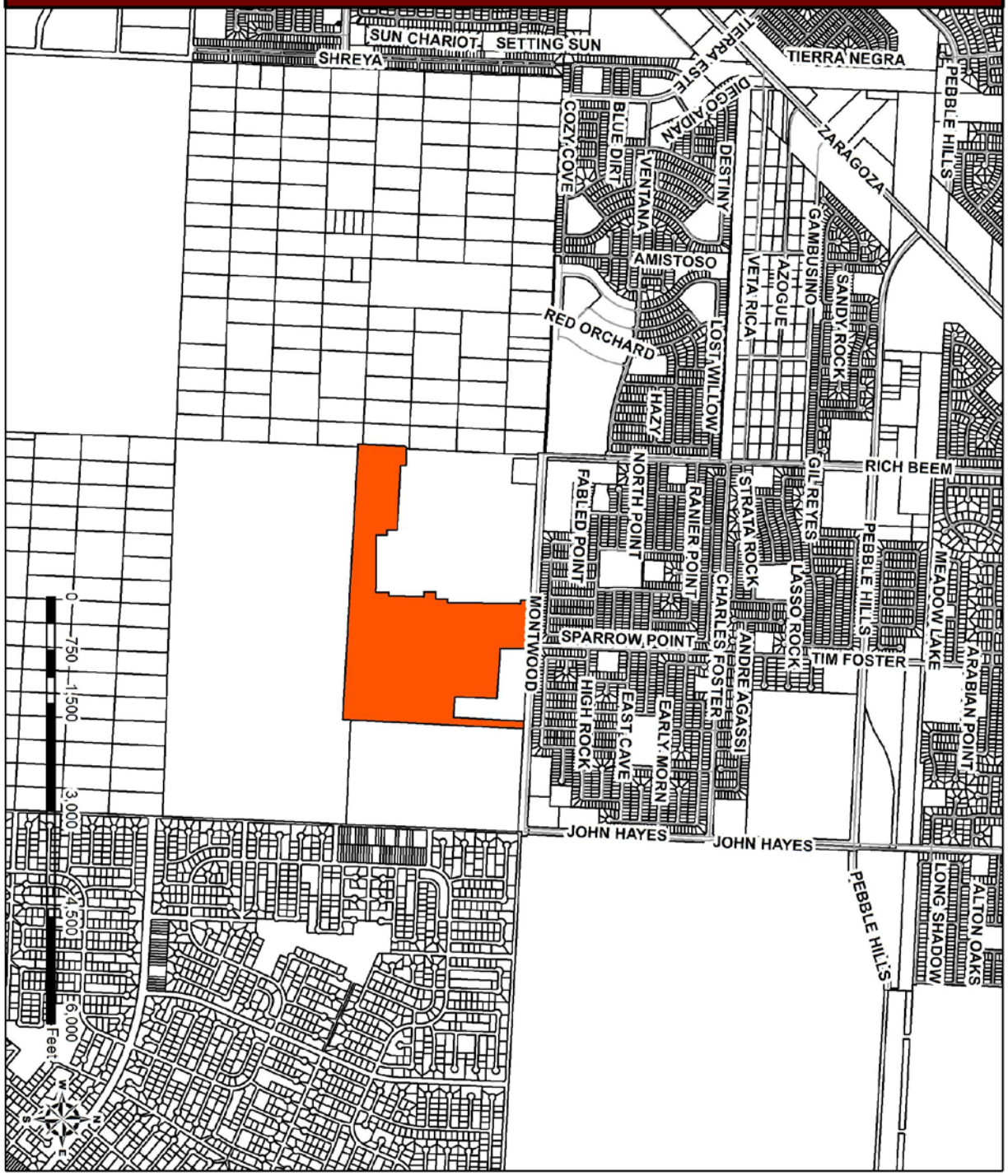
1. Submit to the Planning & Inspections Department – Planning Division the following prior to recording of the subdivision.
    a. Current certified tax certificate(s)
    b. Current proof of ownership
    c. Release of access document, if applicable
    d. Set of restrictive covenants, if applicable
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. All temporary dead end streets will terminate with temporary breakaway guard posts with retro-reflective end of road markers or Type III barricades.
4. 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.

Attachments

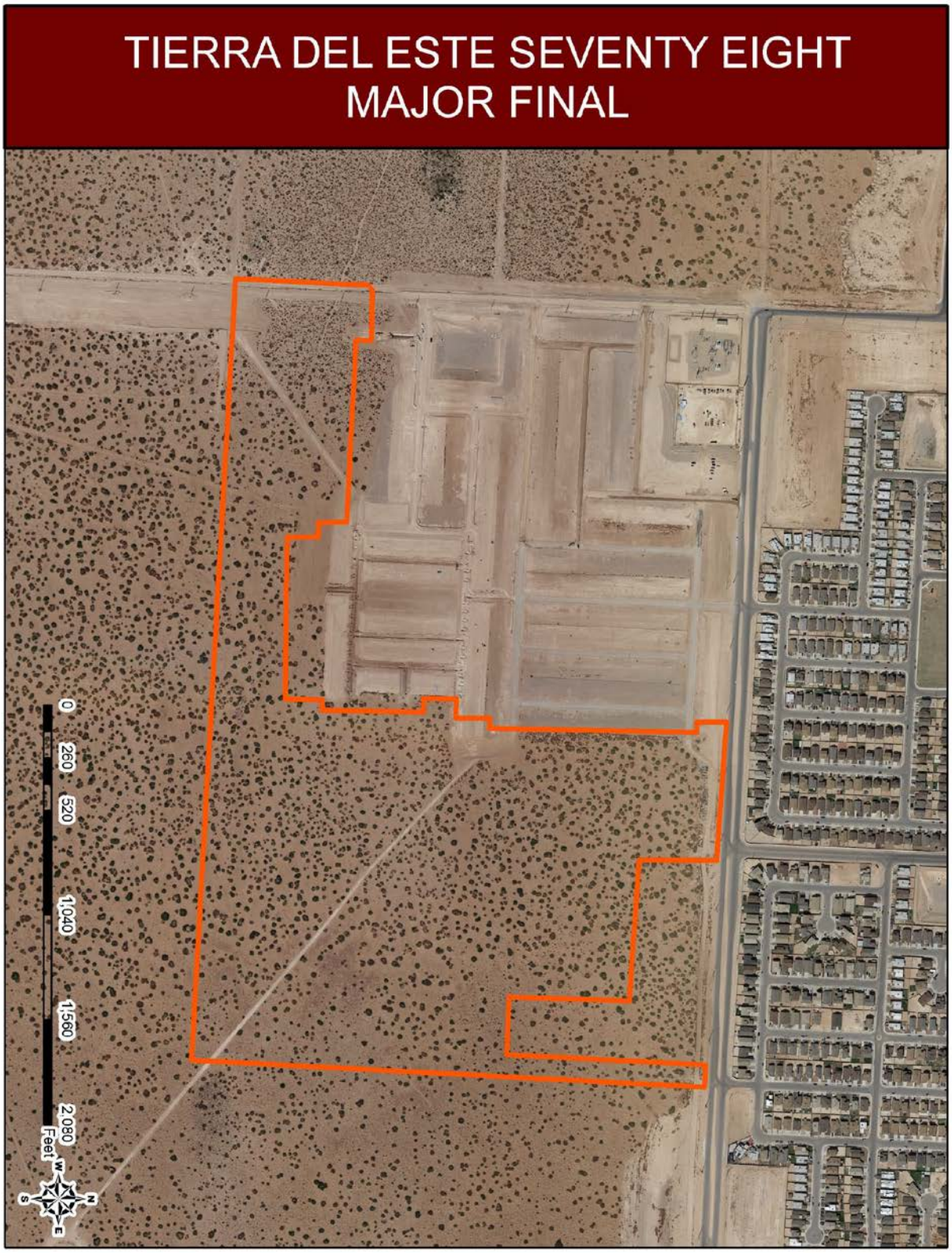
1. Location map
2. Aerial map
3. Final Plat
4. Modification Requests
5. Application

ATTACHMENT 1

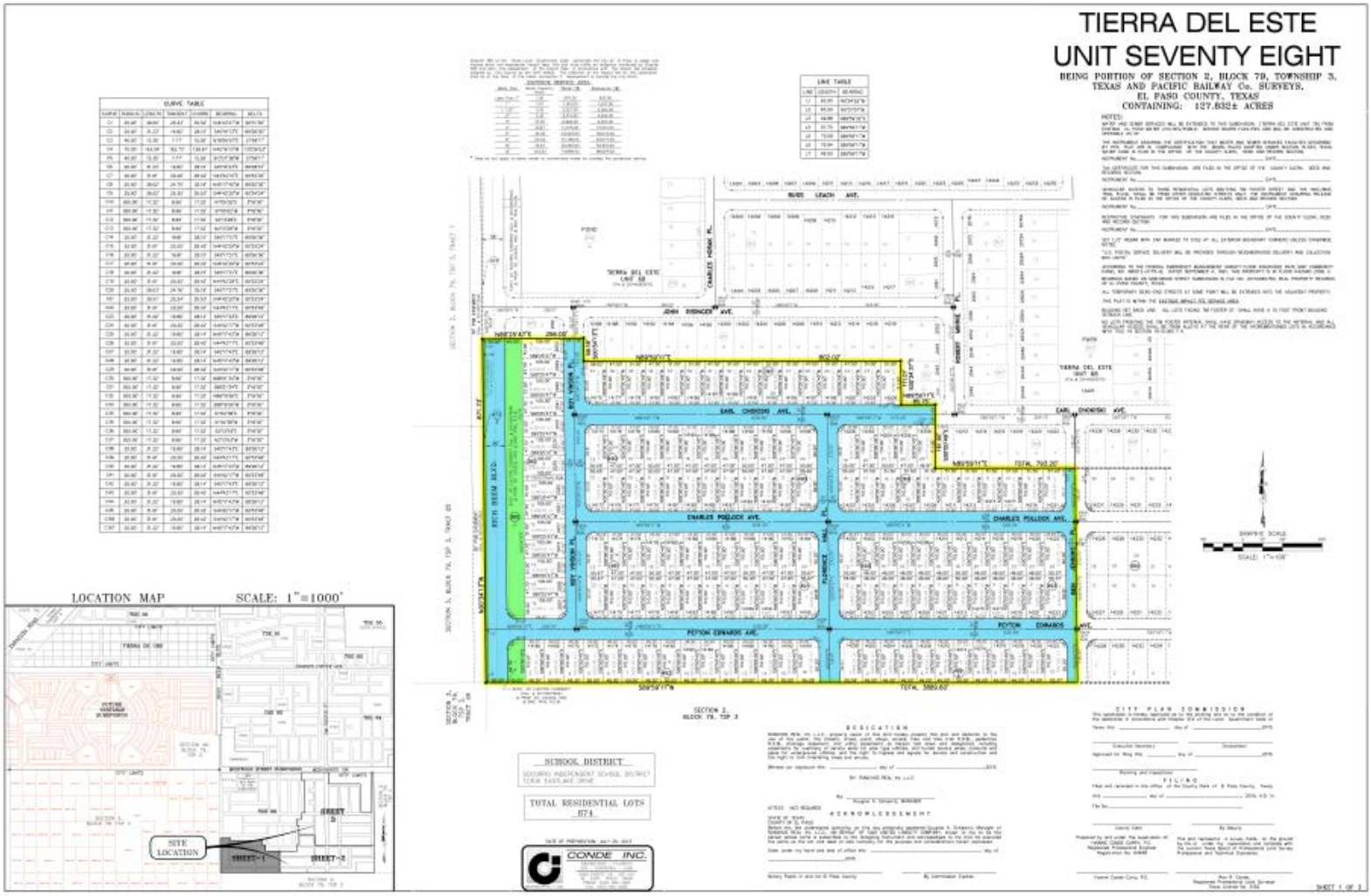
TIERRA DEL ESTE SEVENTY EIGHT MAJOR FINAL

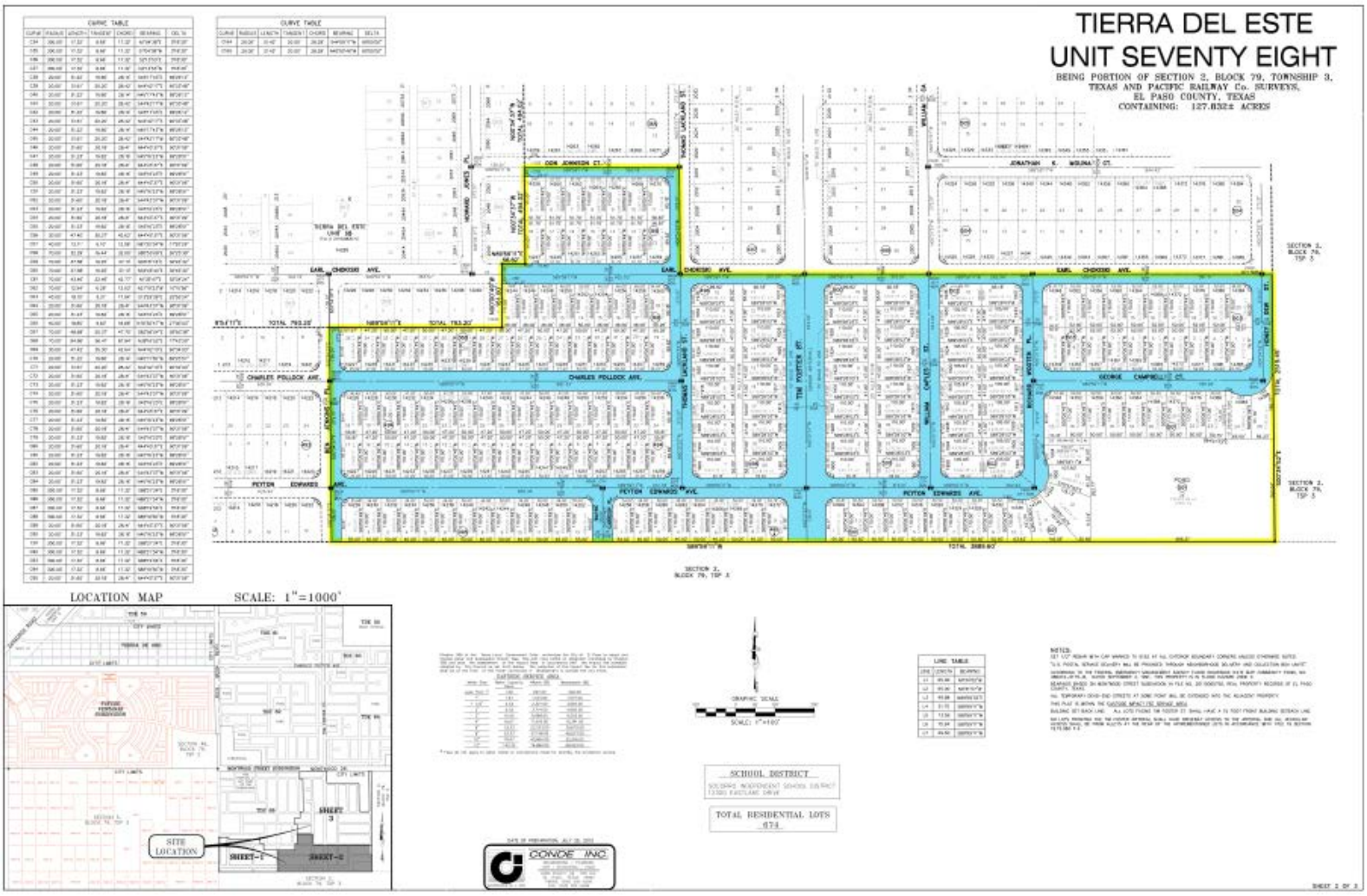


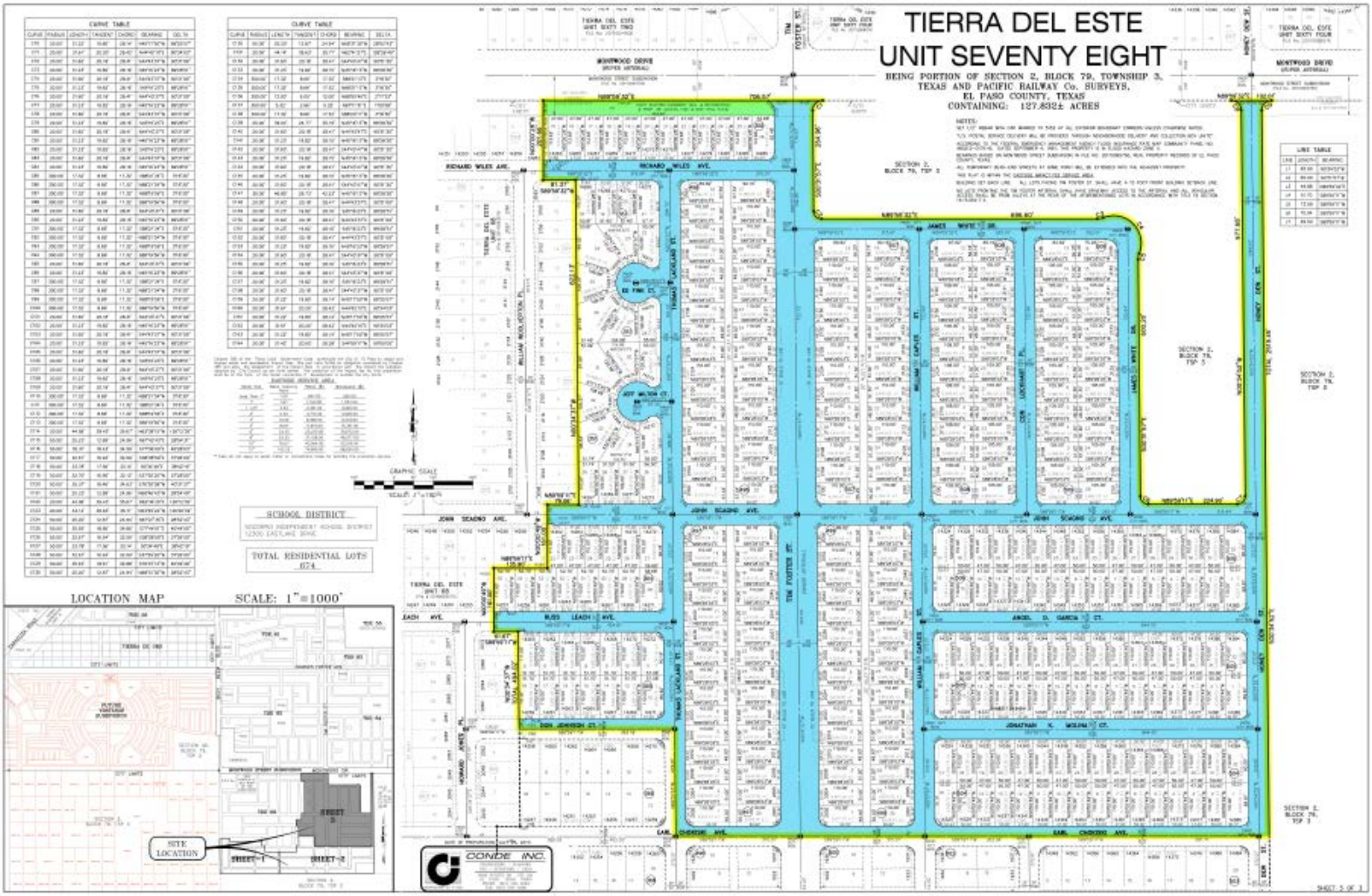
ATTACHMENT 2



ATTACHMENT 3




TIERRA DEL ESTE
UNIT SEVENTY EIGHT
BEING PORTION OF SECTION 2, BLOCK 79, TOWNSHIP 3,
TEXAS AND PACIFIC RAILWAY Co. SURVEYS,
EL PASO COUNTY, TEXAS
CONTAINING: 127.832± ACRES
CURVE TABLE
CURVE TABLE
EARL CHOKSKI AVE.
CHARLES POLLOCK AVE.
PEYTON EDWARDS AVE.
GEORGE CAMPBELL CT.
JONATHAN K. MOLINA CT.
TOTAL 2685.60'
SECTION 2, BLOCK 79, TSP 3
LOCATION MAP
SCALE: 1"=1000'
SITE LOCATION
SHEET-1
SHEET-2
SHEET 3
LINE TABLE
GRAPHIC SCALE
SCALE: 1"=100'
SCHOOL DISTRICT
TOTAL RESIDENTIAL LOTS
674
CONDOE INC
SHEET 2 OF 3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SCHOOL DISTRICT
TOTAL RESIDENTIAL LOTS
674
LOCATION MAP
SCALE: 1"=1000'
SITE LOCATION
SHEET-1
SHEET-2
SHEET-3
GRAPHIC SCALE
CONDE INC.
RICHARD WILES AVE.
JOHN SEADINO AVE.
RUSS LEACH AVE.
ANGEL D. GARCIA II CT.
JONATHAN K. MOLINA II CT.
EARL CHORDOS AVE.
TIM FOSTER ST.
SHEET 3 OF 3

ATTACHMENT 4

CONDE INC

January 27, 2015

City of El Paso
City Development-Planning Division
801 Texas Avenue
City of El Paso, Texas 79901

Attention: Alfredo Austin

Re: *Modification Request – Tierra Del Este Unit 78*

Dear Alfredo,

As per your request and as per Title 19 Subdivision, Chapter 19.04 General Provisions, Sub-section 19.04.170 Modification of Conditions, we are submitting a revised formal request for the following modifications to the above mentioned subdivision as follows:

- Subdivision Improvement Design Standards Section 19.15.080A to allow for a block length in excess of 800' for blocks fronting an arterial.
- Subdivision Improvement Design Standards Section 19.08-06 to allow for a location map scale of 1" = 1,000' instead of 1"=600' to provide a more legible location map.

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 Conde
CONDE, INC.

ENGINEERING/PLANNING/SURVEYING
6080 SURETY DR., SUITE 100 / EL PASO, TEXAS 79905 / (915) 592-0283 / FAX (915) 592-0286

ATTACHMENT 5

$1,961.12

CITY PLAN COMMISSION APPLICATION FOR
MAJOR FINAL SUBDIVISION APPROVAL

DATE: January 7, 2015 File No. SUSU15-00004

SUBDIVISION NAME: Tierra Del Este Unit 78

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	99.457	674	Office		
Duplex			Street & Alley	25.56	1
Apartment			Ponding & Drainage	2.815	1
Mobile Home			Institutional		
P.U.D.			Other (specify below)		
Park					
School					
Commercial			Total No. 676		
Industrial			Total Acres (Gross) 127.832		

3. What is existing zoning of the above described property? n/a 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 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 Section 19.47-Vested Rights (See Attached).

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

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