



City of El Paso – City Plan Commission Staff Report

Application Type:	Development Agreement (prior to annexation)
CPC Hearing Date:	February 25, 2016
Staff Planner:	Kimberly Forsyth, (915) 212-1563, forsythkl@elpasotexas.gov
Location:	East of John Hayes and South of Pebble Hills Blvd.
Acreage:	618.73 acres
Rep District:	ETJ (adjacent to District 5)
Existing Use:	Vacant
Existing Zoning:	ETJ
Proposed Zoning:	ETJ
Nearest Park:	Within proposed development area
Nearest School:	Pebble Hills High School & within proposed development
Park Fees Required:	N/A
Impact Fee Area:	This property is within the impact fee area and is subject to impact fees.
Property Owner:	Ranchos Real IV, LTD.
Applicant:	Conde Inc.
Representative:	Conde Inc.

SURROUNDING ZONING AND LAND USE

North: R-5/ Single-family residential

South: ETJ/ Vacant

East: ETJ/ Vacant

West: R-5 (Residential), S-D (Special Development) and C-2 (Commercial) / Single-family residential, High School

THE PLAN FOR EL PASO DESIGNATION: 05- Remote

APPLICATION DESCRIPTION

The applicant proposes to annex approximately 618.7 acres, to be privately developed in accordance with the attached development plan. This property was previously reviewed and approved by the CPC on March 21, 2013 as Tierra del Este III Phase V Land Study. The previously-approved land study was designed in accordance with county development standards, annexation was not proposed at that time.

The development plan has been revised to incorporate parkland to be dedicated in accordance with City standards. The development plan also shows a proposed change to the Major Thoroughfare Plan (MTP) to accommodate median parks within two collector roadways that bisect the development area. The two collector roadways provide better connectivity and will amend the existing MTP, which shows one Minor Arterial running east-west through the development area. The proposed development plan includes 510.61 acres for residential use (between 1,700 - 2,700 dwelling units), 19.898 acres for commercial use, between 17-27 acres of parkland (depending on number of dwelling units), 14.879 acres of ponds, and a 35 acre proposed school site. If the development agreement is approved by City Council, the property owner will submit applications to amend the Major Thoroughfare Plan, annex and rezone the property in accordance with the development plan.

The developer has agreed to donate seven (7) acres of land to the city for future public facilities to serve the area. A five-acre site for emergency services (Police and Fire) is proposed to be located at Pebble Hills and Tim Foster, combined with a previously-committed site of four acres at this location for a total nine acres. A two-acre site will be donated within the development area along John Hayes. In consideration of the value of this donated property, the owner and City propose various reductions and modifications to development fees and standards. The subject property has been granted vested rights as of August 2008 based on approvals for water service by the EPWU and ongoing development (TDE III Phase III and TDE III Phase IV). The property is subject to impact fees for the Eastside Service Area.

An important component of the development agreement is the City's and owner's concurrence to pursue a Public Improvement District (PID) and a Tax Increment Reinvestment Zone (TIRZ) for the property. Funding from the PID and TIRZ will be utilized for improvements to parks and other public facilities as determined by City Council to serve the area.

Other major provisions of the development agreement are:

- The revised Development Plan shall amend the previously-approved land studies.
- The owner/developer shall submit applications to amend the Future Land Use Map in Plan El Paso and the Major Thoroughfare Plan, to annex and rezone the property upon approval of the development agreement.
- City annexation fees and other land development fees (for applications required under Titles 19 and 20) shall be waived.
- The Traffic Impact Analysis submitted with the original Land Study shall satisfy requirements for Traffic Impact studies for development within the property as shown in the Development Plan.
- The City will waive the owner's portion of off-site traffic mitigation (approximately \$325,093) required in the previously-approved TDE III Phase V Land Study, and the remaining off-site traffic mitigation fees (approx. \$36,353) in the TDE III Phase III Land Study.
- The El Paso Water Utility will waive up to \$180,625 in plan checking fees.
- Owner shall install street lights on arterial streets not to exceed one light per three hundred lineal feet. The City may elect to install additional lights at city's expense.
- The median in the annexed portion of Tim Floyd (Attachment 7) shall require only rock

and/or chat landscape due to utility easements.

DEVELOPMENT COORDINATING COMMITTEE COMMENTS:

The Development Coordinating Committee recommends *Approval* of the development agreement as presented, subject to the following conditions and requirements:

Planning Division Recommendation:

Planning recommends approval of the development agreement. The development plan is consistent with City Council direction and the City’s annexation policy. The development plan is significantly improved over the previously-approved Land Study and incorporates several smart growth elements including smaller blocks, high connectivity, alley-loaded lots fronting median parks, bikeways, and a school site providing a terminated vista. The owner’s agreement to donate land for public facilities and to cooperate with the City to seek a PID and TIRZ to fund future public improvements provides a significant benefit to the area.

Transportation Planning

Include the following language under the Agreement Definitions for the MTP: “Major Thoroughfare Plan” or “MTP” shall refer to the thoroughfare plan element of the comprehensive plan including the "2025 Thoroughfare System Map" as amended, and all other adopted thoroughfare plans of the City of El Paso.

Land Development

No comments received.

El Paso Streets and Maintenance

SAM recommends that right-of-way construction and improvements include the arterial illumination as required by Subdivision Ordinance; the proposed street lights on wooden poles will not provide the adequate illumination of the Arterials.

Comment: As per the agreement, the mitigation proportionate money that will not be collected for off-site traffic signalization as per the TIA on file for the Land Study previously submitted is approx. \$325,093. In the future the City will have to allocate additional funding for the construction and installation of warranted traffic signal infrastructure in the area.

Parks and Recreation Department

Include various park typologies and include park/ponds if feasible. Parks recommends that developer provide a 12’ meandering hike and bike path within the proposed median parks. Proposed parks shall comply with the minimum "Parkland" requirements as per ordinance Title 19 – Subdivision and Development Plats, **Chapter 19.20 – Parks and Open Space.**

El Paso Water Utilities

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.

Payment of the water and/or wastewater fee shall be due from the applicant and collected by the El Paso Water Utilities prior to the installation of a water meter (including domestic and/or irrigation) and/or prior to EPWU providing sanitary sewer service.

El Paso Police Department

EPPD recommends that the City require additional land, adjoining the site previously identified in TDE III Phase I, for a future emergency service complex to serve the area. City will coordinate with developer on design of this site to be compatible with adjacent mixed-use development.

El Paso Fire Department

The Fire Department has no objections to the annexation or with any of the attached documents.

Sun Metro

Sun Metro does not oppose this request.

Sun Metro requests/recommends the applicant coordinate with staff to identify the potential placement and construction of a bus stop site or sites, and accommodate major roadways and roundabouts for potential public transit services where 40 and 60-foot Sun Metro buses can maneuver safely.

El Paso Electric Company

No comments received.

Texas Gas Company

No comments received.

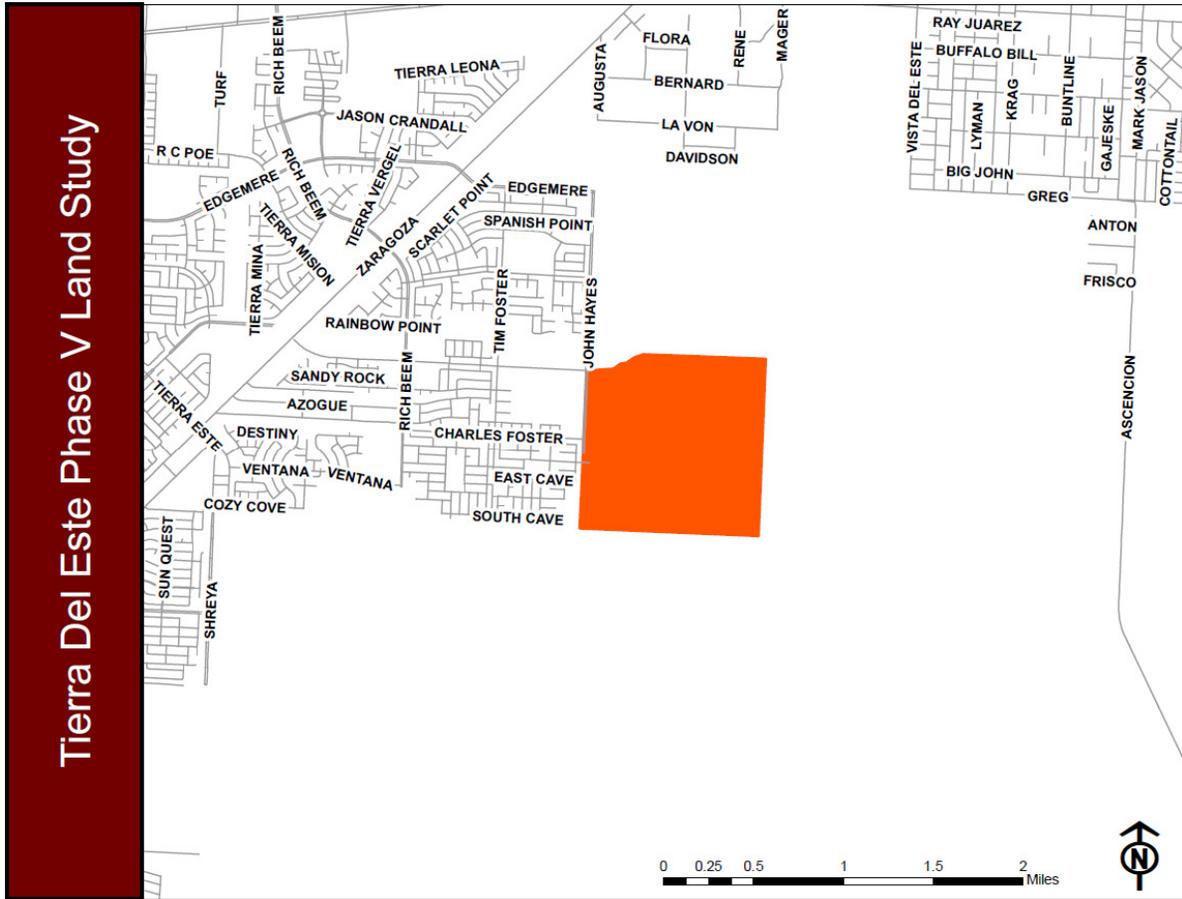
Socorro Independent School District

No comments received.

Attachments

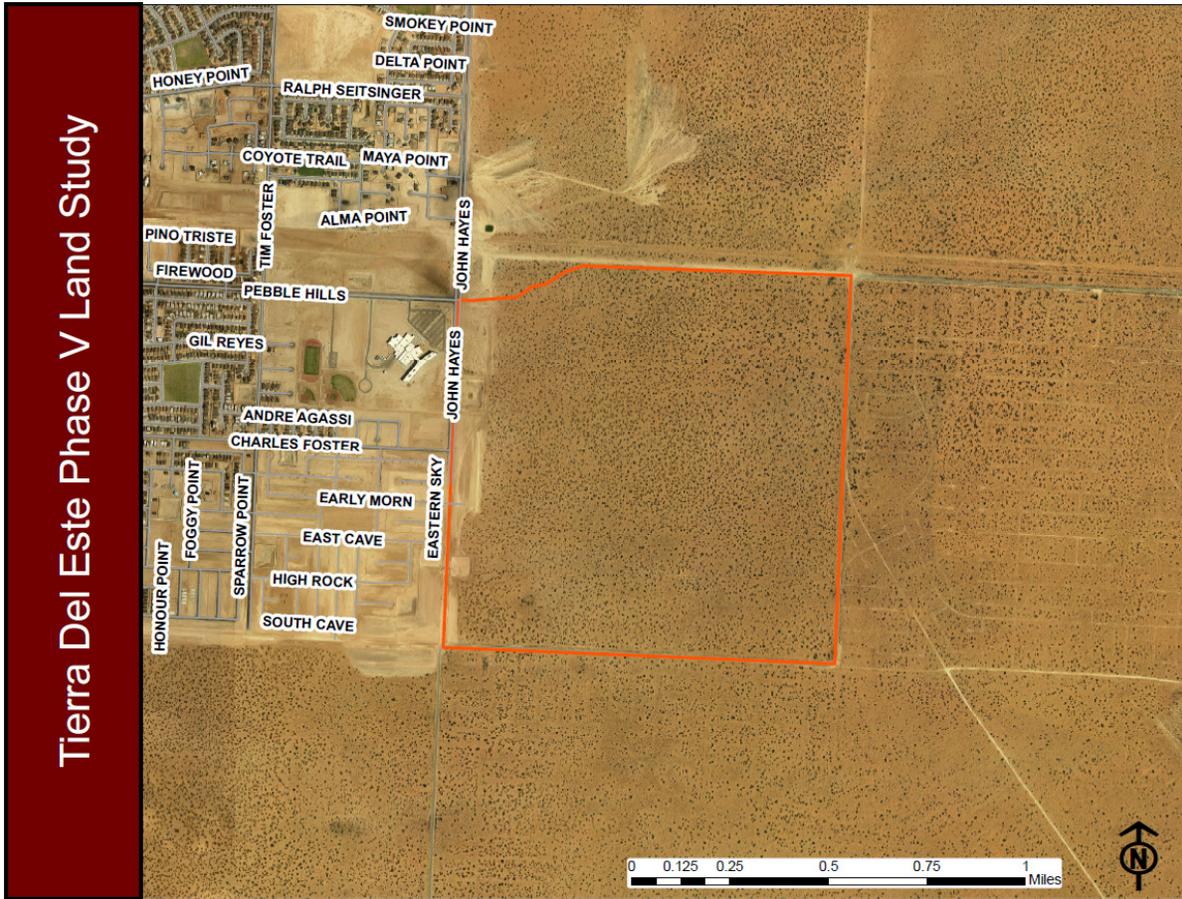
- 1 – Location Map
- 2 – Aerial
- 3 – Major Thoroughfare Plan (existing)
- 4 – Proposed Development Plan
- 5 – Previously approved TDE III Phase V Land Study
- 6 – Previously approved TDE III Phase III Land Study
- 7 – Proposed cross-section of Tim Floyd
- 8 – Overall TDE Development Plan
- 9 – Development Agreement and Exhibits

ATTACHMENT 1
(Location Map)

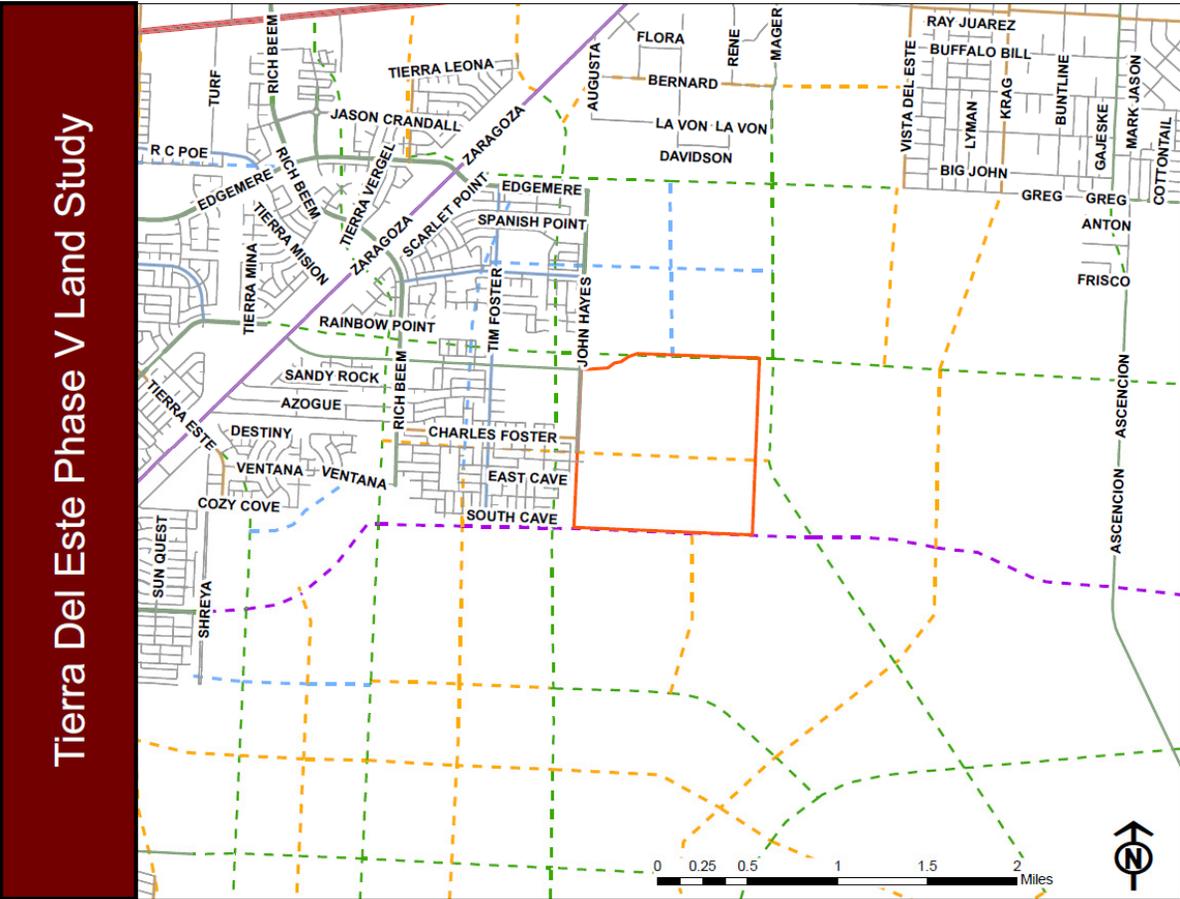


Tierra Del Este Phase V Land Study

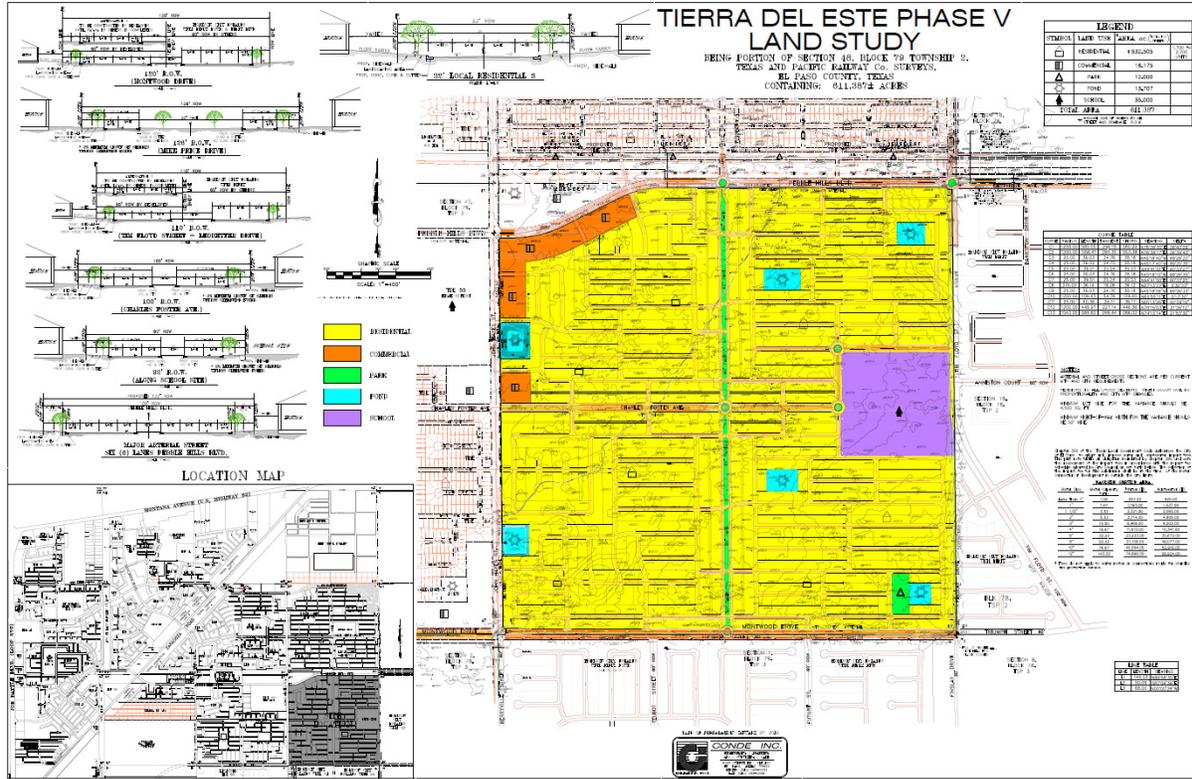
ATTACHMENT 2
(Aerial)



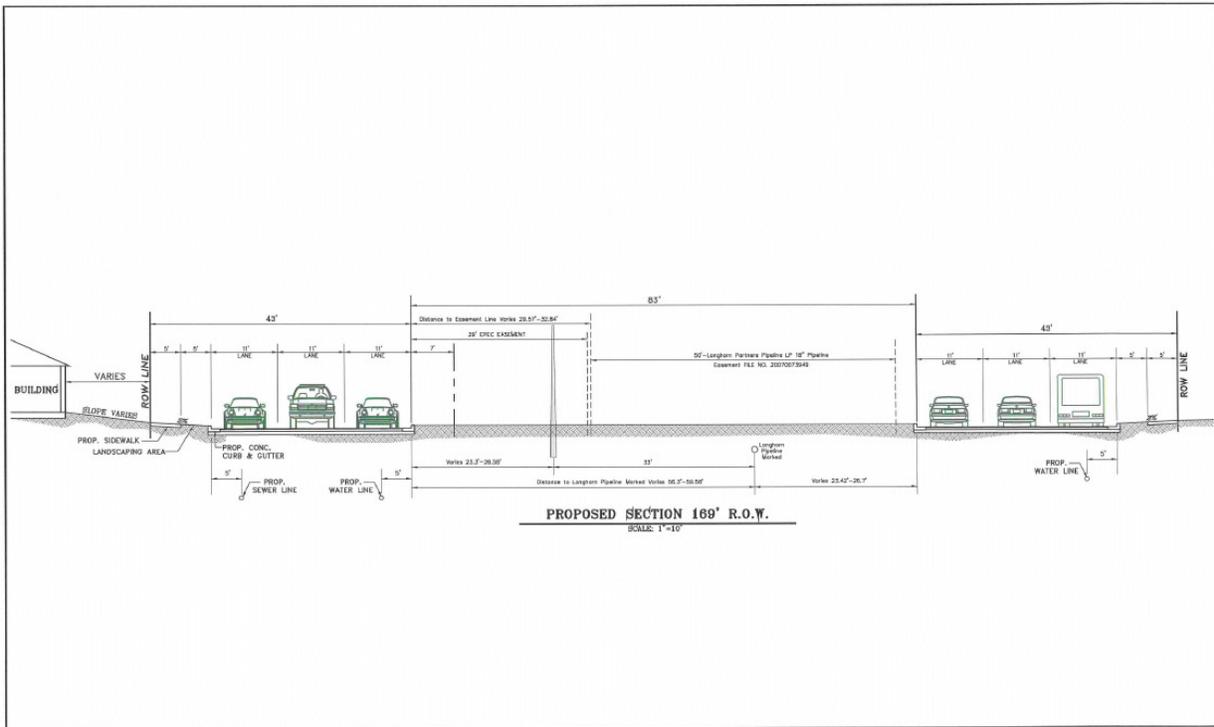
ATTACHMENT 3
(Major Thoroughfare Plan)



ATTACHMENT 5
(TDE III Phase V - approved by CPC March 21, 2013)

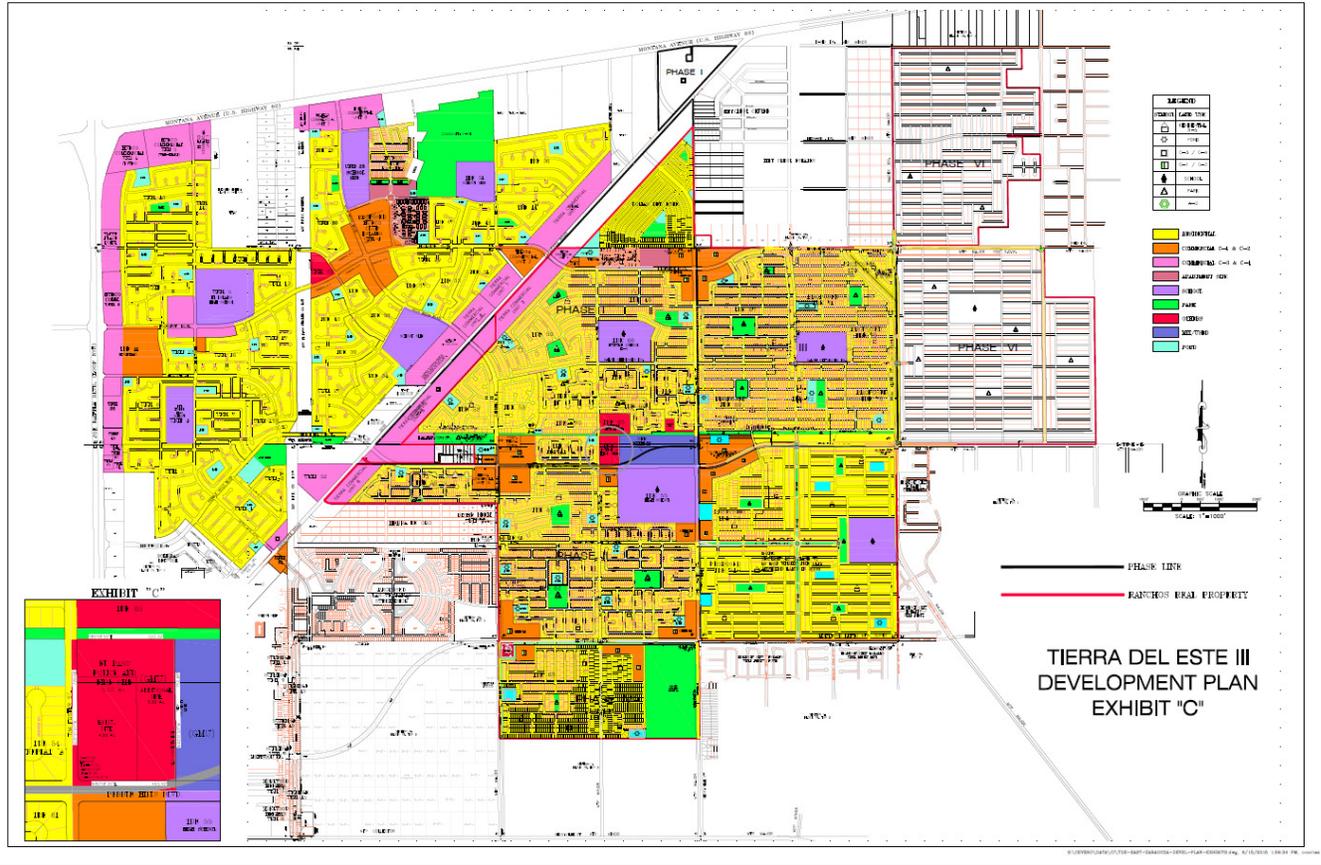


ATTACHMENT 7
(proposed Tim Floyd cross-section)



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ATTACHMENT 8
(Overall TDE Development)



ATTACHMENT 9

DEVELOPMENT AGREEMENT

(revisions pending)