City of El Paso – City Plan Commission Staff Report

SECOND REVISED

Case No:	SULD12-00001 Tierra Del Este Phase V
Application Type:	Land Study
CPC Hearing Date:	March 7, 2013
Staff Planner:	Nathaniel Baker, (915) 541-4192, bakernt@elpasotexas.gov
Location:	East of John Hayes and South of Pebble Hills
Acreage:	611.4 acres (0.96 of a square mile)
Rep District:	ETJ (adjacent to District 5)
Existing Use:	Vacant
Existing Zoning:	ETJ
Proposed Zoning:	ETJ
Nearest Park:	Linear Park on Mike Price Drive
Nearest School:	Adjacent School on the SW corner of John Hayes and Pebble Hills
Park Fees Required:	N/A
Impact Fee Area:	Eastside Impact Fee Service Area
Property Owner:	Ranchos Real Land Holdings, LLC
Applicant:	Conde Ltd
Representative:	Conde Inc.

SURROUNDING ZONING AND LAND USE

North: R-5 (Residential) / Vacant (Tierra Del Este III Land Study)
South: ETJ / Vacant
East: ETJ / Vacant
West: R-5 (Residential) / Residential Neighborhood (Tierra Del Este II Land Study)

PLAN EL PASO DESIGNATION: O-5 Remote – Remote land in the desert and mountains. City regulations and policy decisions should not encourage urban development until at least 2030.

APPLICATION DESCRIPTION

The applicant proposes a land study for 611.4 acres of land in the eastern ETJ. The land study is a predominantly single-use development of residential housing and proposes the following land uses:

Land Use	Area*	# Units (Residential)	Total Percentage
Residential	534.2	1,700 - 2,700	87%
Commercial	18.2		3%
Mixed Use	0		0%
Park	12		2%
Pond	12		2%
School	35		6%
Total	611.4		100%

*Includes street paving

Access is proposed via the following thoroughfares:

- Montwood Drive
- Pebble Hills Boulevard
- Rich Beem Drive
- John Hayes Boulevard

The applicant proposes two parks, including a 60' wide linear park within the median of Mike Price Drive. The school site is proposed to be for a combined elementary and middle school. Charles Foster Avenue, Pebble Hills Boulevard, Tim Floyd Street, and Montwood Drive are roads on the major thoroughfare plan within Tierra Del Este Phase V. This land study is being reviewed under the current subdivision code and Plan El Paso.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends **pending** of the Tierra Del Este Phase V Land Study:

Planning Division Recommendation

Planning recommends **pending** due to the need to review the land study's compliance with the Future Land Use Map (FLUM) and Plan El Paso.
Block perimeter lengths shall not exceed 2400 feet in length per the current code.

City Development Department - Land Development

No objection

Planning – Transportation

No objection

Parks and Recreation Department

Please note that this land study is proposing to develop between 1700 and 2700 residential units, 18.17 acres of commercial property; a 35.00 acre "School site"; a 60' wide median linear "Park" and one "Park / Pond" for a total of 12.00 acres.

Also, please note that this development is located with-in the City of El Paso east extra territorial jurisdiction (ETJ) areas but not within the areas of potential annexation by the City, thus being excluded from the calculation for parkland as per ordinance Title 19 – Subdivision & Development Plats**, Chapter 19.20 - Parks & Open Space** as noted below.

<u>Section 19.20.020</u> - 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.

1. Parks Department recommends a median "Linear park" be provided along Charles Foster Ave., same as the one along Mike Price Dr.
2. Parks Department recommends for centrally located parks (minimum of one acre) be provided with-in the northeast, northwest and southwest quadrants.
3. Verify total park acreage (12.00) as noted on "Legend" – Per scale dimensions of proposed park sites, only 9.4 acres of parkland were able to be accounted for.
4. Applicant needs to provide covenants restricting the use to a Single-family dwelling unit per lot since subdivisions within the ETJ do not have a district designation.
5. Applicant needs to provide covenants restricting the use to general commercial only for all commercial areas (± 18.17 acres) since subdivisions within the ETJ do not have a district designation.
6. Parks Department requests for all proposed "Parks" to be designed and constructed in accordance to the most current "Ordinance" and the most current "Parks Design and Construction Standards".

The following **informational comments** are offered to assist Applicant in the design of the new Park(s) construction drawings:

1. Refer to Park's Design & Construction Standards as approved by Mayor & Council on 06/03/2008
2. 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.
3. Coordinate project (s) 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 - PLD # (Registration Number) is provided.
4. No signs, fire hydrants, lights, NDCBU's, electrical/water boxes, telephone pedestals, no obstructions in general, be placed into proposed perimeter sidewalk, nor shall any utility conduits be placed along the park site.
5. Provide perimeter lighting along adjacent Public Street rights of way; Engineer to coordinate with E.P.E.Co., Department of Transportation, 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.
6. 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 as required for proper planting as per Parks Design & Construction Standards.

7. 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 as required for proper planting.
8. Provide grading so that the park site does 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 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.
9. 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.
10. Applicant / Contractor is required to obtain irrigation, building, electrical and any other required permit(s) from Development Services (BP&I) Building Permits & Inspections Division – If applicable.
11. A 7’ wide concrete sidewalk is required all along the park’s perimeter.
12. Provide an age appropriate play structure for each park site.
13. Provide accessible picnic tables & benches for each park site on concrete pads.
14. Provide street trees within a 7' wide parkway.

El Paso Water Utilities

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

Tierra Del Este Phase V Land Study area which is located within Section 48, Block 79, 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. Add Impact fee rate table.

Water

Water storage improvements to the existing system are required to enable service to the subject property.

Along John Hayes Street between Edgemere Boulevard and Charles Foster Avenue there is an existing twenty-four (24) inch diameter water transmission main. No direct service connections are allowed to these water mains as per the El Paso Water Utilities – Public Service Board Rules and Regulations.

Along John Hayes Street between Lookout Point Drive and Montwood Drive there is an existing twelve (12) inch diameter water main.

Along John Hayes Street between Charles Foster Avenue and Montwood Drive there is a proposed twenty-four (24) inch diameter water transmission main. No direct service connections are allowed to these water mains as per the El Paso Water Utilities – Public Service Board Rules and Regulations.

Water service for the Tierra Del Este Phase V Land Study area is *anticipated* to be provided by a proposed elevated tank (reservoir) and the construction of the following mains:

A proposed twelve (12) inch diameter water main along Pebble Hills Boulevard between John Hayes Street and Tim Floyd Street.

A proposed sixteen (16) inch diameter water transmission main along Pebble Hills Boulevard between John Hayes Street and Tim Floyd Street. No direct service connections are allowed to these water mains as per the El Paso Water Utilities – Public Service Board Rules and Regulations.

Sanitary Sewer

Along John Hayes Street between Edgemere Boulevard and Pebble Hills Boulevard there is an existing deep thirty-three (33) inch diameter sanitary sewer main. The size of this main south of Lookout Point Drive and Pebble Hills Boulevard increases to thirty-six (36) inches in diameter. No direct service connections are allowed to these sanitary sewer mains as per the El Paso Water Utilities – Public Service Board Rules and Regulations.

From the intersection of John Hayes Street and Pebble Hills Boulevard along John Hayes Street towards the south there is an existing eight (8) inch diameter sanitary sewer main. This main dead-ends at approximately 1, 115 feet south of Pebble Hills Boulevard.

From the intersection of Charles Foster Avenue and John Hayes Street along Charles Foster Avenue towards the north there is an existing eight (8) inch diameter sanitary sewer main. This main dead-ends at approximately 500 feet north of Charles Foster Avenue.

Along John Hayes Street between Charles Foster Avenue and Early Morn Avenue there is an existing fifteen (15) inch diameter sanitary sewer main.

Along John Hayes Street between Early Morn Avenue and Montwood Drive there is an existing twelve (12) inch diameter sanitary sewer main.

Sanitary sewer service to the Tierra Del Este Phase V Land Study area is *anticipated* to be provided with the construction of the following mains:

A proposed fifteen (15) inch diameter sanitary sewer main along Pebble Hills Boulevard between John Hayes Street and Tim Floyd Street and connection to the sanitary sewer main that extends along John Hayes Street.

General

In addition to the above described water and sanitary sewer mains, service to the Tierra Del Este Phase V Land Study area is to be provided by on-site water distribution mains and sanitary sewer collection mains that are to connect to the above-described mains. The on-site water and sanitary sewer mains must be constructed by the Developer to provide service to the Tierra Del Este Phase V Land Study area.

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.

DOT

The proportionate share of mitigation for the Tierra Del Este V land study TIA Table (6-2) shows traffic signalization is required at the following intersections at a cost of $212,345 per intersection.

- Edgemere at Tim Foster (17.16%) = $36,438.00
- Ralph Seitsinger at Rich Beem (15.62%) = $33,168.00
- Pebble Hills at Rich Beem (25.68%) = $54,531.00
- Pebble Hills at Tim Foster (24.33%) = $56,446.00
- Pebble Hills at John Hayes (37.47%) = $79,566.00
- Charles Foster at Tim Foster (35.84%) = $76,104.00

The TIA also shows mitigation and proportionate share of improvements for a four-way stop and restriping at the following intersections. However, based on best practices, four-way stops are not recommended for arterial intersections. Alternative acceptable mitigation including a roundabout or a traffic signal would be required. Total cost per signal is $212,345.

- Edgemere at John Hayes (17.65%) = $37,479.00
- Ralph Seitsinger at John Hayes (16.09%) = $34,166.00
- Charles Foster at John Hayes (80.37%) = $170,662.00

The TIA also shows mitigation and proportionate share of improvements for signal optimization for the intersection of Rich Beem at Zaragoza. Proposed signal timimg must include the entire coordinated system (10 signals) at a total cost of $30,000.00

- Rich Beem at Zaragoza (8.06%) = $2,418.00

EPWU Stormwater Division

No comments received.

Sun Metro

No comments received.

El Paso Fire Department

No comments received.

911

No comments received.

Central Appraisal District
No comments received.

El Paso Electric Company
No comments received.

Socorro Independent School District
No comments received.

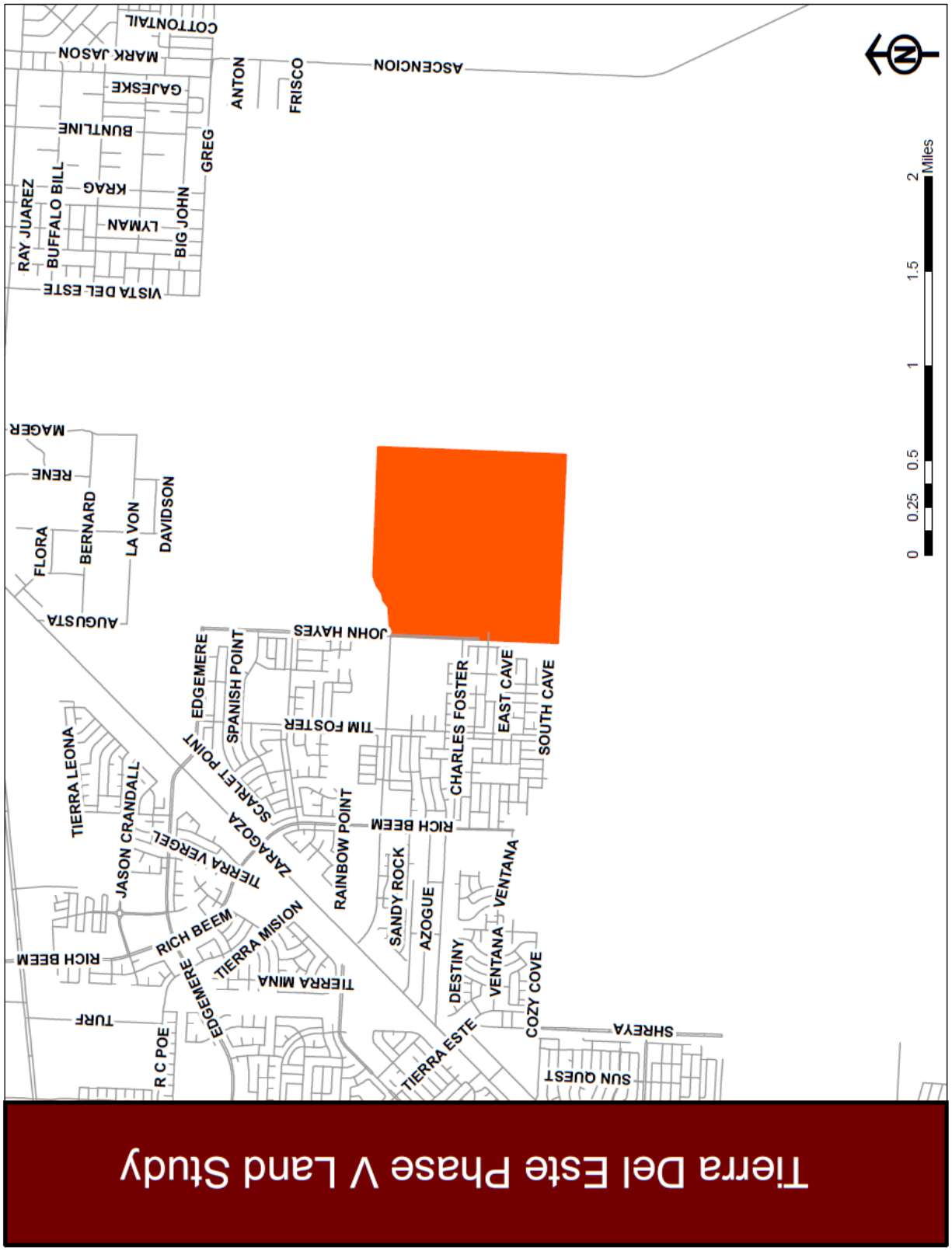
Additional Requirements and General Comments:

1. Submit to the City Development 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.

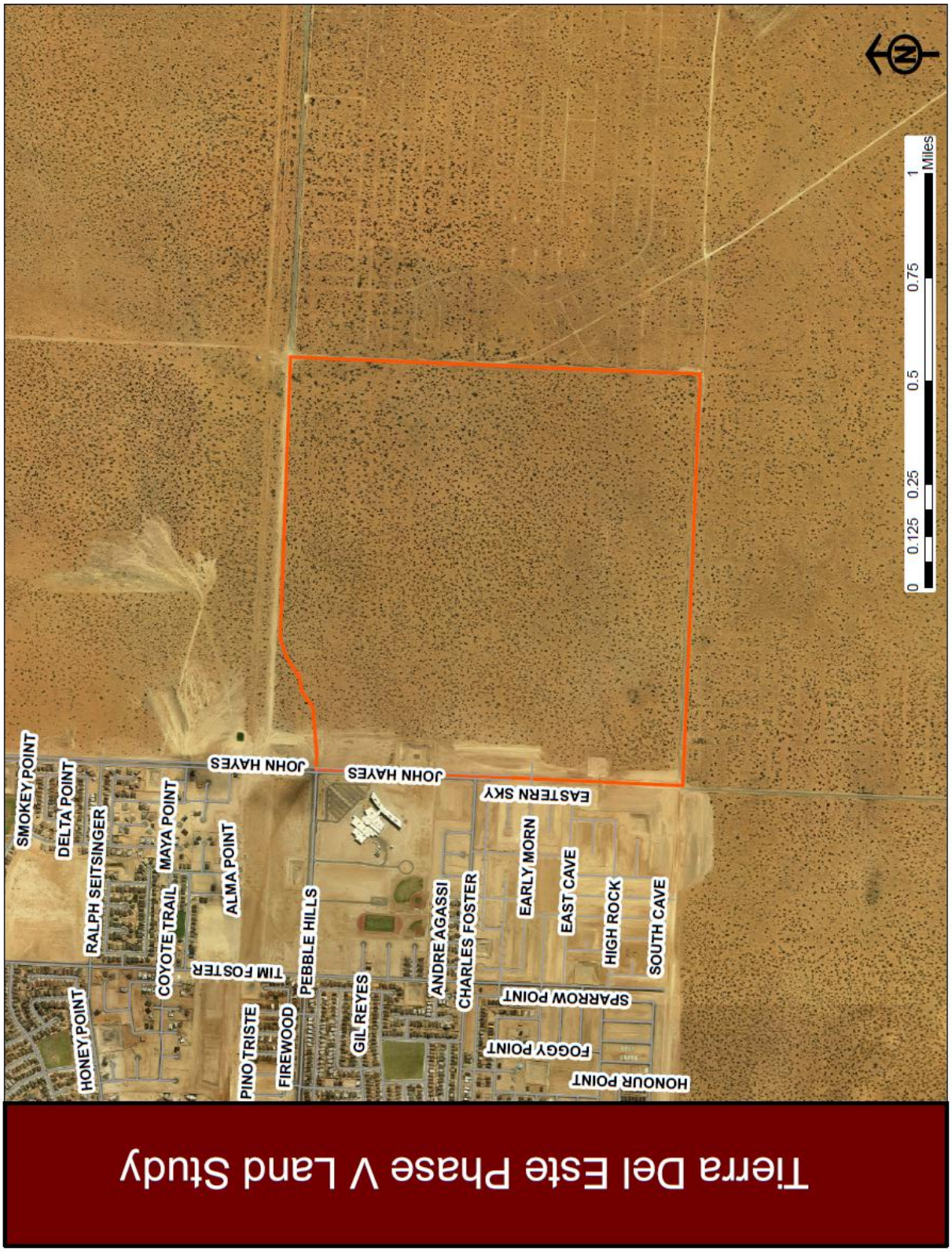
Attachments

1. Location map
2. Aerial map
3. Land Study Map
4. Phasing Plan
5. Application

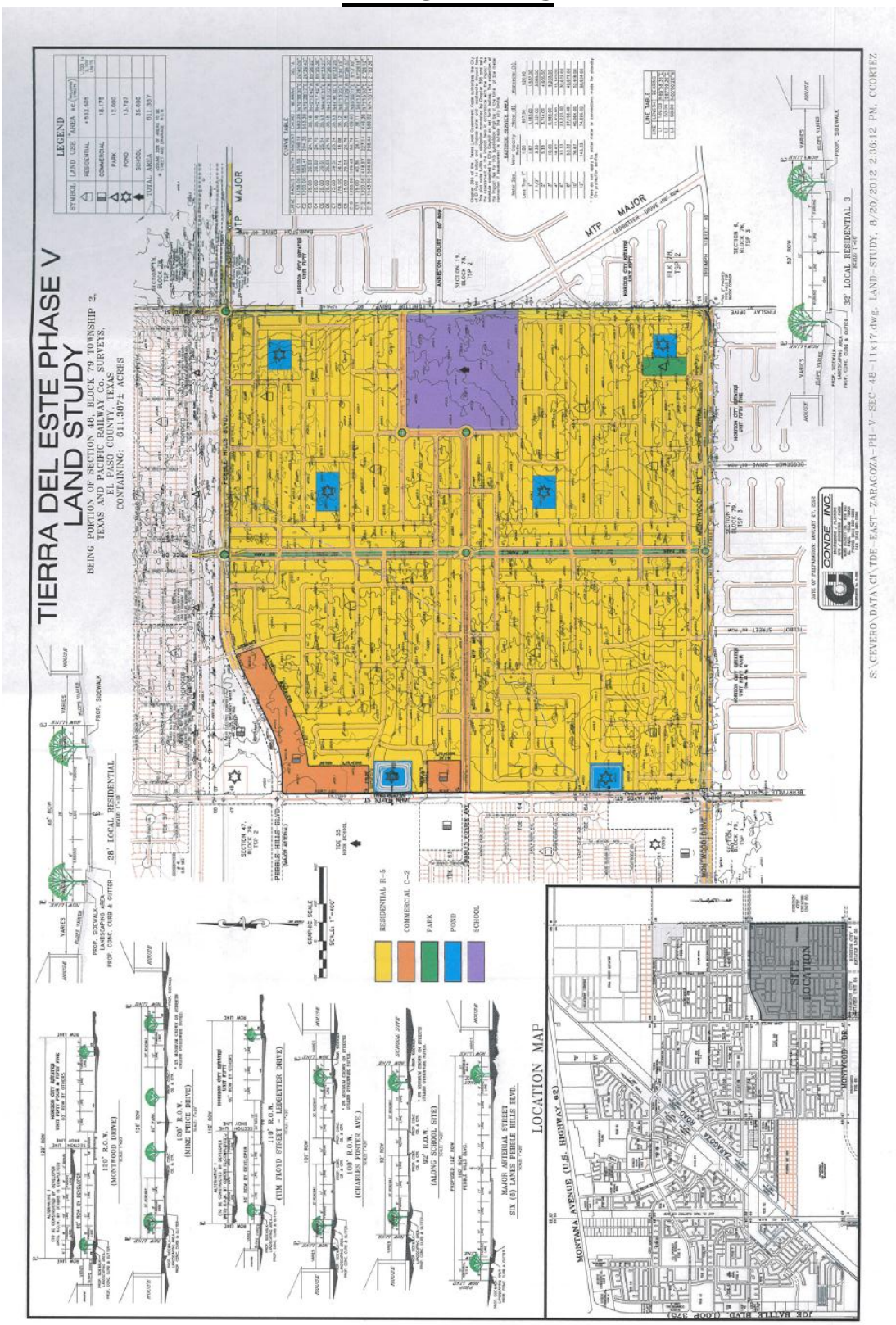
ATTACHMENT 1



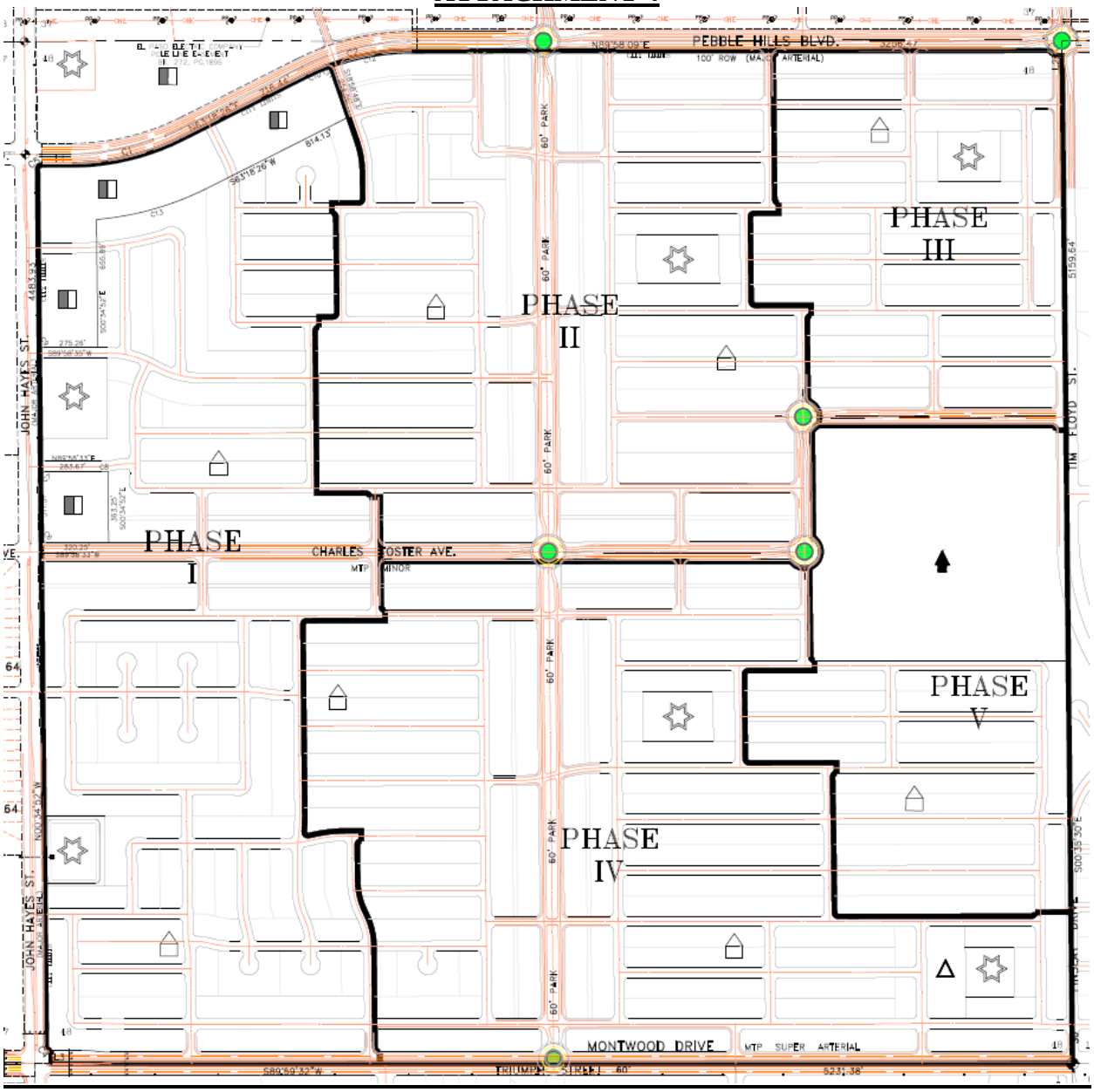
ATTACHMENT 2



ATTACHMENT 3



ATTACHMENT 4



ATTACHMENT 5

CITY OF EL PASO
PAID
AUG 21 2012
CITY DEVELOPMENT DEPARTMENT

CITY PLAN COMMISSION APPLICATION FOR
LAND STUDY APPROVAL

DATE: August 15, 2012 File No. SULD12-00001

SUBDIVISION NAME: Tierra Del Este Phase V Land Study

1. Legal Description for the area included on this plat (Tract, Block, Grant, etc.)
Being a Portion of Section 48, Block 79, Township 2, Texas and Pacific Railway Co. Surveys, El Paso County, Texas

2. Proposed Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	410.2276	1,700-2,700	Office		
Duplex			Street & Alley	122.2774	1
Apartment			Ponding & Drainage	13.707	6
Mobile Home			Institutional		
P.U.D.			Other (specify below)		
Park	12.000	1			
School	35.000	1			
Commercial	18.175	2	Total No. Sites		
Industrial			Total (Gross) Acres 611.387		

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____ 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 streets 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 X No____.
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).

12. Owner of record Ranchos Real Land Holdings, LLC 6080 Surety Dr., Ste 300 79905 915-592-0290
(Name & Address) (Zip) (Phone)

13. Developer Ranchos Real Land Holdings, LLC 6080 Surety Dr., Ste 300 79905 915-592-0290
(Name & Address) (Zip) (Phone)

14. Engineer CONDE INC. 6080 Surety Dr., Ste. 100 79905 915-592-0283
(Name & Address) (Zip) (Phone)

CASHIER'S VALIDATION
FEE: 0.0 to 300 acres $4,456.00
301 to 600 acres $6,570.00
601 to 900 acres $8,409.00
901+acres $11,001.00

APPLICATION MUST BE COMPLETED & VALIDATED PRIOR TO SUBDIVISION PROCESSING

Ranchos Real Land Holdings, LLC

OWNER SIGNATURE: _____
Douglas A. Schwartz, ~~Vice-President~~ MANAGER

REPRESENTATIVE: _____

NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS