



## *City of El Paso – City Plan Commission Staff Report*

**Case No:** SUSU13-00006 West Desert Market Place  
**Application Type:** Major Combination Subdivision  
**CPC Hearing Date:** March 7, 2013  
**Staff Planner:** George Pinal, 915-541-4152, [pinalg@elpasotexas.gov](mailto:pinalg@elpasotexas.gov)  
**Location:** West of Interstate 10 and South of Montoya Lane  
**Acreage:** 48.78 acres  
**Rep District:** 1  
**Existing Use:** Vacant  
**Existing Zoning:** C-1/c (Commercial /condition)/  
C-3 (Commercial/ Condition)  
**Nearest School:** Herrera Elementary (under construction) (0.55 miles)  
Roberts Elementary (2.2 miles)  
Lincoln Middle School (2 miles)  
**Nearest Park (Proposed):** Ruby Coates Park (0.48 miles)  
**Park Fees:** \$48,790.00 with gross density waiver  
**Impact Fee Area:** Not in Impact Fee Area  
**Property Owner:** Prime Desert Properties, LLC  
**Applicant:** Quantum Engineering Consultants, Inc.  
**Representative:** Quantum Engineering Consultants, Inc.

### **SURROUNDING ZONING AND LAND USE**

**North:** R-3 (Residential)/Single Family Residential, C-3/c (Commercial/condition) /  
Commercial Development  
**South** M-1 (Manufacturing)/ Manufacturing Development  
**East:** M-1 (Manufacturing)/ Manufacturing Development, R-3 (Residential)/Single Family  
Residential  
**West:** R-3 (Residential)/Single Family Residential

**THE PLAN FOR EL PASO DESIGNATION:** G3, Post-War

### **APPLICATION DESCRIPTION**

The applicant is proposing 2 commercial lots. The smallest lot measures 10.3 acres in size and the largest lot measures 35.247 acres in size. The applicant is also proposing a ponding area measuring 3.138 acres in size. Primary access will be from Montoya Lane. Edgar Road, a local street, is proposed to be vacated by this plat. Montoya Lane is a collector on the MTP. Applicant shall improve Montoya in accordance with the Traffic Impact Analysis.

This application has been granted vested rights making the development subject to the subdivision standards in effect prior to June 1, 2008.

**DEVELOPMENT COORDINATING COMMITTEE**

The Development Coordinating Committee recommends **pending** of West Desert Market Place on a **Major Combination Subdivision** basis subject to the following conditions and requirements:

**City Development- Land Development:**

No objections.

**City Development - Planning:**

**Pending** revisions to plat.

**City Development -Transportation:**

**Pending.** Approval subject to adjustments for street rights-of-way to include pavement, five foot sidewalks and 5 foot parkways and proper labeling for Montoya Lane, Desert Blvd, and Edgar Road that are in accordance to City of El Paso Design Standard for Construction.

Official hardcopies of the TIA are to be submitted promptly to City Development for review purposes before submission to the City of El Paso Department of Transportation.

Per City of El Paso Department of Transportation recommends **Denial** and the following are comments are to be addressed:

1. Use current ITE manual for trip generation.
2. Site trip distribution numbers do not add up.
3. Review Chapter 19.18 - TRAFFIC IMPACT ANALYSIS for acceptability criteria.
4. All mitigation recommendations must be specific.
5. Include proportionate share calculation for all proposed mitigation.
6. Specify in the TIA if Driveways or mitigation on TXDOT ROW have been approved or on their capital improvement plan.

Notes:

1. 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 Design Standards for Construction and be ADA/TAS compliant.

**Parks and Recreation Department:**

**Pending.** Restrictive covenants to be submitted for gross density waiver.

**EPWU-PSB Comments**

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

1. The 30' drainage easement shall be labeled Drainage and PSB easement.
2. A 25' wide by 200' long PSB easement will be required at the northeastern corner of the subject subdivision to accommodate the 48-inch diameter water main relocation that is required

to achieve EPWU's standards for pipeline cover due to the extension of Montoya Road and the proposed grades.

3. A 20' wide PSB easement will be required to be extended south of the proposed 30' wide PSB and Drainage easement and along the southern boundary line to accommodate a 12-inch water main extension.

4. EPWU does not object to the proposed vacation of Edgar Road since the existing sewer main within the right-of-way will be relocated to the proposed 20-foot wide easement located on the southern portion of the property

**Water:**

5. There is an existing 48-inch diameter transmission main located along Desert Boulevard South fronting the subject property. No direct service connections are allowed to this main as per the El Paso Water Utilities – Public Service Board Rules and Regulations.

6. There is an existing 8-inch diameter water main along Montoya Lane that dead-ends at the western property line of the subject subdivision. A water main extension along the entire Montoya Lane frontage will be required. Additionally, a 12-inch diameter water main is required to be extended within the subdivision along a dedicated easement from Montoya Lane to the southern boundary line of the subdivision.

7. 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 within the subdivision.

**Sewer:**

8. There is an existing 12-inch diameter sanitary sewer main located along Edgar Road. This sewer main is required to be relocated due to the proposed vacation of Edgar Road by this plat. Sanitary sewer service will require the extension of a public 8-inch diameter sewer main within the subdivision along a dedicated easement from Montoya Lane to the southern boundary of the subdivision.

**General:**

9. During the site improvement work, the Owner/Developer shall safeguard the existing water main sanitary 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.

10. All easements dedicated for public sanitary sewer facilities shall comply with the EPWU-PSB Easement Policy. The PSB easements shall be improved to allow the operation of EPWU maintenance vehicles. EPWU-PSB requires access to the proposed PSB facilities within the easements 24 hours a day, seven (7) days a week.

11. EPWU requires a new service application to serve the subject property. 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 Fire Department:**

No comments received.

**911**

No comments received.

**Sun Metro:**

No comments received.

**El Paso Electric Company:**

El Paso Electric has no objection to the release Edgar Road as shown on the plat “West Desert Market Place” or the 20’ utility running east off of I-10 a distance of 273.44’.

**Texas Gas Company:**

No comments received.

**Socorro Independent School District:**

No comments received.

**Central Appraisal District**

No comments received.

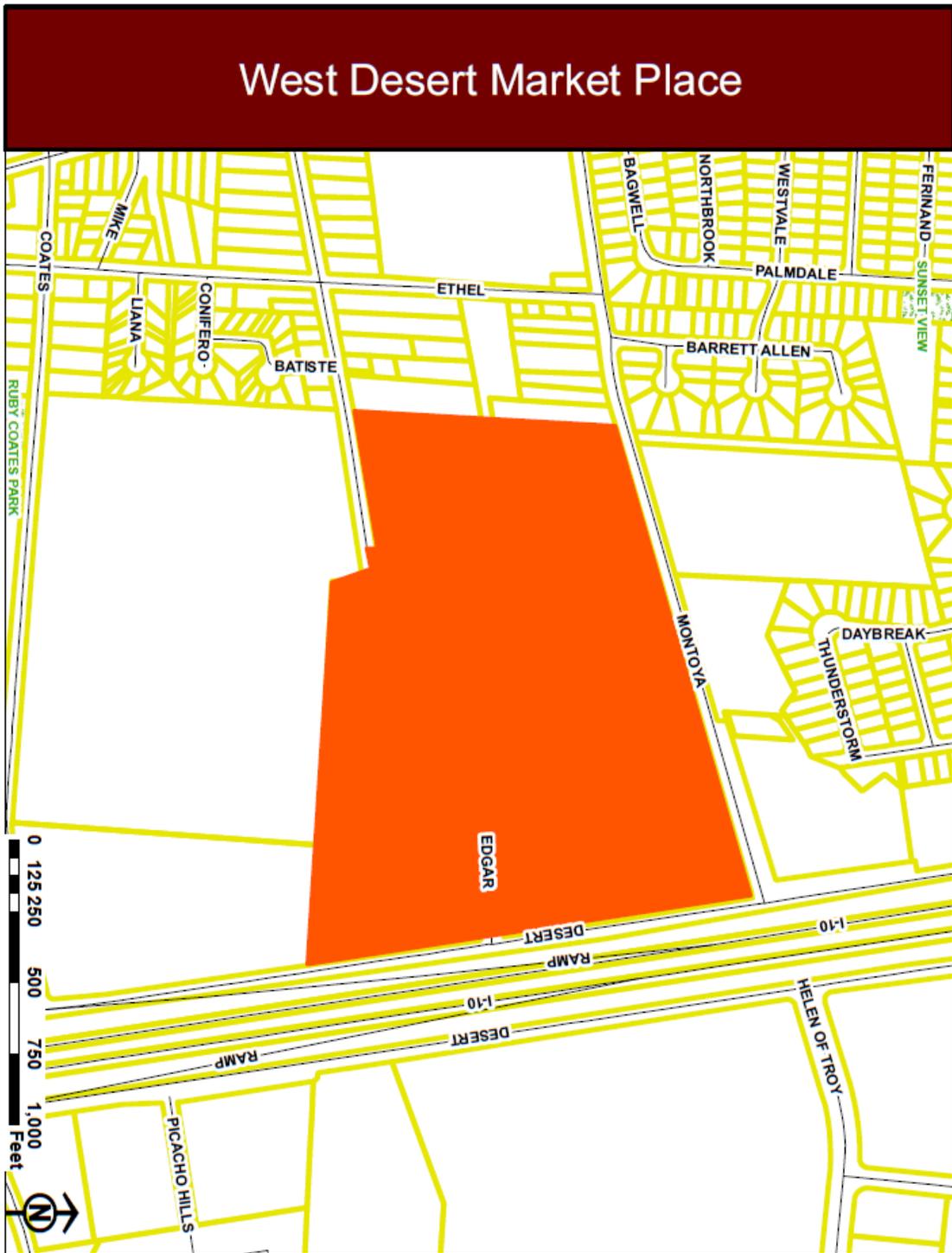
**Additional Requirements and General Comments:**

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
  - e. Deed for property to be dedicated as parkland.
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.

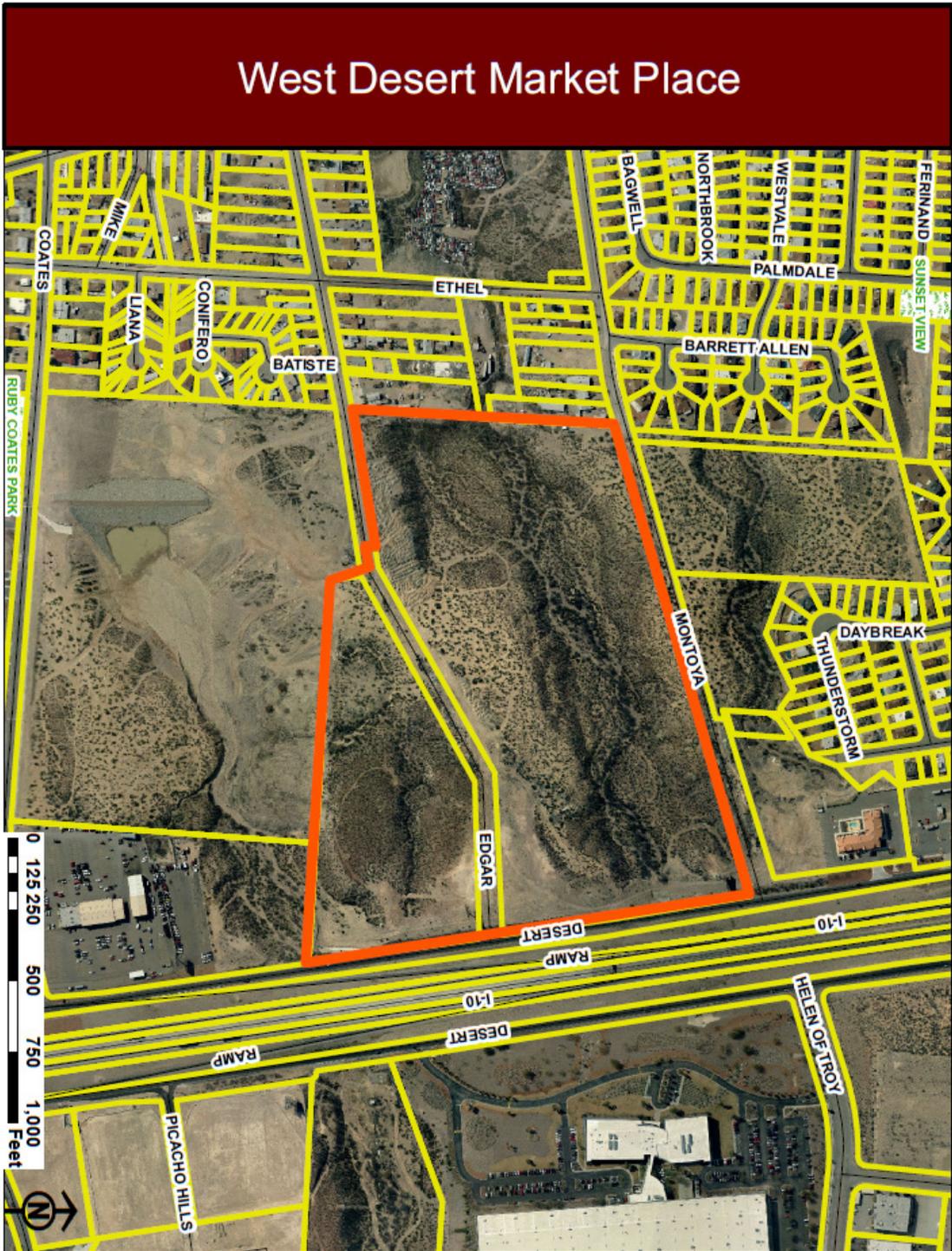
## **Attachments**

1. Location map
2. Aerial map
3. Preliminary plat
4. Final plat
5. Application

ATTACHMENT 1



ATTACHMENT 2





# ATTACHMENT 4



## WEST DESERT MARKET PLACE

BRING TRACTS 8 AND 10 S.A. & M.G. RT. CO.  
 SOUTHWEST CORNER OF PAPERSON OF EDGAR ROAD,  
 CITY OF EL PASO, EL PASO COUNTY, TEXAS  
 CONTAINING: 48,792 ACRES

**NOTES:**  
 1. ALL LOTS SHOWN ARE SUBJECT TO THE SUBDIVISION (LOTS 1-10) PLAT BY S.A. & M.G. RT. CO., DATED 11/11/11, AND THE SUBDIVISION (LOTS 1-10) PLAT BY S.A. & M.G. RT. CO., DATED 11/11/11. THE LOTS SHOWN ARE SUBJECT TO THE SUBDIVISION (LOTS 1-10) PLAT BY S.A. & M.G. RT. CO., DATED 11/11/11. THE LOTS SHOWN ARE SUBJECT TO THE SUBDIVISION (LOTS 1-10) PLAT BY S.A. & M.G. RT. CO., DATED 11/11/11.

**DEDICATION:**  
 THE DEDICATED AREAS SHOWN ON THIS PLAN ARE DEDICATED TO THE CITY OF EL PASO, TEXAS, FOR THE USE OF THE PUBLIC AS A MARKET PLACE. THE DEDICATION IS SUBJECT TO THE APPROVAL OF THE CITY OF EL PASO, TEXAS, AND THE CITY ENGINEER OF EL PASO, TEXAS.

**BY:** A. F. FARMER, PRESIDENT  
 A. F. FARMER, PRESIDENT  
 A. F. FARMER, PRESIDENT

**APPROVED:** CITY PLAN COMMISSION  
 CITY PLAN COMMISSION  
 CITY PLAN COMMISSION

**FILED:** 2013 MAR 7 AM 10:30  
 2013 MAR 7 AM 10:30  
 2013 MAR 7 AM 10:30

CONVERSE INC.  
 10000 W. HIGHTWAY 100, SUITE 100  
 EL PASO, TEXAS 79906  
 TEL: 972.766.1111  
 FAX: 972.766.1112  
 WWW.CONVERSEINC.COM

**ATTACHMENT 5**



CITY PLAN COMMISSION APPLICATION FOR  
MAJOR SUBDIVISION COMBINATION APPROVAL

DATE: \_\_\_\_\_ FILE NO. SUSU13-00006

SUBDIVISION NAME: WEST DESERT MARKET PLACE

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)  
BEING TRACTS 6 AND 10, S.A. & M.G. R.Y. CO. SURVEYS No. 266, AND A PORTION OF EDGAR ROAD, CITY OF EL PASO, EL PASO COUNTY, TEXAS

2. Property Land Uses:

	<u>ACRES</u>	<u>SITES</u>		<u>ACRES</u>	<u>SITES</u>
Single-family	_____	_____	Office	_____	_____
Duplex	_____	_____	Street & Alley	_____	_____
Apartment	_____	_____	Ponding & Drainage	<u>2.138</u>	<u>1</u>
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____	_____	_____	_____
School	_____	_____	Total No. Sites	_____	_____
Commercial	<u>45.640</u>	<u>2</u>	Total (Gross) Acreage	<u>48.78</u>	_____
Industrial	_____	_____			

3. What is existing zoning of the above described property? C-1E C-3 Proposed zoning? SAME

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

5. What type of utility easements are proposed: Underground \_\_\_\_\_ Overhead \_\_\_\_\_ Combination of Both

6. What type of drainage is proposed? (If applicable, list more than one)  
SUBSURFACE AND SURFACE DRAINAGE SYSTEMS TO RETENTION BASIN AND COATES DAM.

7. Are special public improvements proposed in connection with development? Yes  No \_\_\_\_\_ (DRAINAGE DIVERSION CULVERT)

8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes \_\_\_\_\_ No   
If answer 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

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 \_\_\_\_\_

If yes, please submit a vested \_\_\_\_\_ rights petition in accordance with Section 19.47- Vested Rights (See Attached).  
VESTED RIGHTS PETITION SUBMITTED

12. Owner of record PRIME DESERT PROPERTIES, LLC.  
5201 EL PASO DRIVE, EL PASO, TX 79905 (915) 712-9090  
 (Name & Address) (Zip) (Phone)
13. Developer PRIME DESERT PROPERTIES, LLC  
5201 EL PASO DRIVE, EL PASO, TX 79905 (915) 472-9090  
 (Name & Address) (Zip) (Phone)
14. Engineer QUANTUM ENGINEERING CONSULTANTS, INC.  
414 EXECUTIVE CENTER BLD, SUITE 200 79902 (915) 532-7272  
 (Name & Address) (Zip) (Phone)

CASHIER'S VALIDATION  
 FEE: \$2,088.00

OWNER SIGNATURE:   
 REPRESENTATIVE: QUANTUM ENGINEERING CONSULTANTS, INC.  
ROBERT A. GONZALES

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