



City of El Paso – City Plan Commission Staff Report

REVISED

Case No: SUSU16-00010 Tres Suenos Unit Twelve
Application Type: Resubdivision Preliminary
CPC Hearing Date: April 7, 2016
Staff Planner: Alfredo Austin, (915) 212-1604, austinaj@elpasotexas.gov
Location: North of Montana and East of Rich Beem
Acreage: 17.10 acres
Rep District: 5
Existing Use: Vacant
Existing Zoning: PR-1/C-2 (Planned Residential/Commercial)
Proposed Zoning: PR-1/C-2 (Planned Residential/Commercial)
Nearest Park: Tres Suenos #11 Park (.15 miles)
Nearest School: Hurshel Antwine Elementary (1.16 miles)
Park Fees Required: N/A
Impact Fee Area: This property is not located in an Impact Fee Service Area.
Property Owner: Tropicana Development Inc.
Applicant: Tropicana Development Inc.
Representative: CEA Group

SURROUNDING ZONING AND LAND USE

North: PR-1 (Planned Residential)/Vacant
South: A-O (Apartment-Office)/Apartment complex
East: PR-1 (Planned Residential)/Residential development
West: PR-1 (Planned Residential)/Vacant

PLAN EL PASO DESIGNATION: G4, Suburban (Walkable)

APPLICATION DESCRIPTION

The applicant proposes to subdivide 17.10 acres of vacant land for 83 single family lots. The lots range between 4,683 and 12,793 square feet. Access to the subdivision is proposed from Rich Beem Boulevard and Drew Wiseman Street. This development is being reviewed under the former subdivision ordinance, and reviewed for its compliance with the Tres Suenos Land Study.

As per section 19.04.170, the applicant is requesting the following modifications:

- To allow a 52 foot roadway cross-section with (2) 16-foot paved driving lanes with 6-inch curb and gutter on both sides of the roadway, (2) 5-foot parkways abutting the curb and (2) 5-foot concrete sidewalks.
- To allow a 78 foot roadway cross-section with (4) 11-foot paved driving lanes with 6-inch curb and gutter on both sides of the roadway, (2) 5-foot parkways abutting the curb, (2) 5-foot concrete sidewalks and a 14-foot raised landscape median.
- To allow a traffic circle on Rich Beem to allow for the transition to a minor arterial at Jaime Nicole Street.

CASE HISTORY

This property is part of the Tres Suenos Land Study that was approved by the City Plan Commission on May 18, 2006.

On July 21, 2015, an administrative amendment to the Tres Suenos Land Study was approved revising Rich Beem's designation from a major arterial to a minor arterial. The request did not conflict with the City's Major Thoroughfare Plan or relocated any major circulation elements in the approved land study.

NEIGHBORHOOD INPUT

Public and personal notice of this hearing was given in accordance with 19.38.010 and 19.38.020. Staff received no communication in support or opposition to this request.

DEVELOPMENT COORDINATING COMMITTEE

The development coordinating committee recommends approval of the modification requests and approval of Tres Suenos Unit Twelve on a resubdivision preliminary basis subject to the following conditions and staff comments:

- Include Jamie Nicole as part of the replat language on the legal description.
- Reconfigure lots 12 & 15, Block 4 to comply with the minimum lot depth per PR-1 requirements.

Planning Division Recommendation:

Staff recommends approval of the modification requests. As per section 19.04.170.A.3, the subdivider has demonstrated an alternative method of development that will improve the aesthetic value of the subdivision while giving equal emphasis to safety, economy, tax yield, maintenance cost, response time, drainage, vehicular access, and pedestrian passage.

Staff recommends approval of Tres Suenos Unit Twelve on a resubdivision preliminary basis subject to the following conditions and staff comments:

- Include Jamie Nicole as part of the replat language on the legal description.
- Reconfigure lots 12 & 15, Block 4 to comply with the minimum lot depth per PR-1 requirements.

Planning & Inspections Department - Land Development

We have reviewed subject plats and recommend Approval.

The Developer/Engineer shall address the following comments.

1. Label lot 1, block 38 on the adjacent subdivision as “Public Pond”. The stormwater for this subdivision is flowing into this pond and the area was considered in the drainage analysis of Tres Suenos Unit 8, but the run-off coefficient used was for barren land. Explain how you will account for the developed run-off.
2. At the improvement plan stage, protect the subject property from stormwater runoff from the adjacent terrain.
3. Remove pavement thickness values from all typical street cross sections.

Capital Improvement Program – Parks

We have reviewed **Tres Sueños #12**, a resubdivision preliminary plat map and on behalf of CID Parks Planning Division we offer Developer / Engineer the following comments:

Please note that this subdivision is composed of **83** (PR-1) Single-family dwelling lots and does not include any parkland dedication however, this subdivision is part of the Tres Sueños Land Study and Developer(s) have dedicated enough “Parkland” to comply with the minimum parkland requirements for this plat application and still have **1.95 Acres** or **195 Dwelling Units** of “Parkland credits” that can be applied towards sub-sequent subdivisions with-in the approved Land Study.

Developer(s) have dedicated & constructed five (5) "Parks" within the Land Study which have been inspected and accepted for maintenance by the City of El Paso Parks & Recreation Department therefore, based on the following parkland calculations, this subdivision meets the minimum parkland requirements per ordinance Chapter 19.20 - Parks and Open Space.

Total Dedicated Parkland calculations:

Tres Sueños #1	5.93 Acres	or	593 Dwelling Units
Tres Sueños #4	2.57 Acres	or	257 Dwelling Units
Tres Sueños #5	2.63 Acres	or	263 Dwelling Units
Tres Sueños #10	2.81 Acres	or	281 Dwelling Units
Tres Sueños #11	2.01 Acres	or	201 Dwelling Units
Total Parkland Dedication Credits:		15.95 Acres	or 1595 Dwelling Units

Total Required Parkland calculations:

Tres Sueños #1 = 151 Units requires	1.51 Acres
Tres Sueños #2 = 128 Units requires	1.28 Acres
Tres Sueños #3 = 101 Units requires	1.01 Acres
Tres Sueños #4 = 172 Units requires	1.72 Acres
Tres Sueños #5 = 136 Units requires	1.36 Acres

Tres Sueños #6 = 138 Units requires 1.38 Acres
 Tres Sueños #7 = 144 Units requires 1.44 Acres
 Tres Sueños #8 = 150 Units requires 1.50 Acres
 Tres Sueños #9 = 150 Units requires 1.50 Acres
 Tres Sueños #10 = 150 Units requires 1.50 Acres
 Tres Sueños #11 = 150 Units requires 1.50 Acres
 Tres Sueños #12 = 150 Units requires 1.50 Acres
 Total Requirements **14.04Acres**

Total Parkland Dedication Credits: **15.95 Acres** or **1595 Dwelling Units**
 Total Requirements **14.04 Acres** or **1404 Dwelling Units**
 Remaining Parkland Credits: **1.95 Acres** or **195 Dwelling Units**

This subdivision is located with-in "Park Zone": **E-8**

Nearest Parks: **Tres Sueños #4** & **Tres Sueños #1**

If density/acreage is increased /decreased or the property zoning /use changes, then "Parkland / fees" will be re-assessed based on applicable conditions.

EPWU

1. EPWU does not object to this request.
2. During the site improvement work, the Owner/Developer shall safeguard all the existing water and sanitary sewer mains and appurtenant structures mentioned in the water and sanitary sewer section below. 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.

Water:

3. There is an existing 8-inch diameter water main along Estoria Street that dead-ends at the southern property line of the subdivision. Also, there is an existing 8-inch diameter water main along Randall Joseph Street that dead-ends at the southern property line of the subdivision.
4. There is an existing 12-inch diameter water main along Rich Beem Boulevard that dead ends just north of the intersection with Jamie Nicole Street.
5. On site water main extensions will be required to be looped to the existing water mains. Dual water mains to avoid dead-end lines will be required along the Estoria Street cul-d-sac and along Cabrini Circle. The Owner is responsible for the water main extension costs.

Sewer:

6. Sanitary sewer flows from the subdivision need to be conveyed to an existing 15-inch diameter sewer main that discharges into the lift station site. This sewer main extends along an existing PSB easement that follows the alignment of the proposed Randall Joseph Street and is located approximately 5-feet west of the street centerline. There is also existing 12-inch diameter force main located along the proposed Randall Joseph Street that is located approximately 10-feet east of the western right-of-way line.
7. On site sewer main extensions within the subdivision will be required. The Owner is

responsible for the sewer main extension costs.

General

8. Annexation fees are due at the time of new service application for individual water meters within the subject subdivision.

9. EPWU requires a new service application to initialize design of the on-site 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 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.

911

There currently exists a street in the county with the name Forsyth. Propose another name instead of Forsyth.

There currently exists a street in the county named Astoria. The pronouncing of Astoria and Estoria are too similar. Choose another name instead of Estoria.

CAD

Central Appraisal District requests continuity of block numbers from adjacent subdivisions.

Socorro Independent School District

No comments received.

Additional Requirements and General Comments:

1. Submit to the Planning and 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. Preliminary plat
4. Waiver request
5. Application

ATTACHMENT 1

TRES SUENOS UNIT TWELVE



ATTACHMENT 2

TRES SUENOS UNIT TWELVE



ATTACHMENT 4



Castner Center @ Transmountain
4712 Woodrow Bean, Ste. F
El Paso, TX 79924
Office: 915.544.5232
Fax: 915.544.5233
web: www.ceagroup.net

March 16, 2016

City of El Paso-Planning & Inspection Department
801 Texas Ave.
El Paso, TX. 79901

Attention: Mr. Raul Garcia
Lead Subdivision Planner

Reference: Tres Sueños Unit Twelve – Modification Letter

Dear Mr. Garcia:

On behalf of the Developer for the above referenced development, we are requesting a modification to the subdivision regulations. This modification will include the following adjustment:

Modification No. 1: 52 foot Roadway

This modification shall consist of a 52 foot roadway cross-sections with (2) 16-foot paved driving lanes with 6-inch curb and gutter on both sides of the roadway, (2) 5-foot parkways abutting the curb and (2) 5-foot concrete sidewalks. Our request is based on maintaining continuity from the already constructed and city accepted subdivisions in the area.

Modification No. 2: 78 foot Roadway

This modification shall consist of a 78 foot roadway cross-sections with (4) 11-foot paved driving lanes with 6-inch curb and gutter on both sides of the roadway, (2) 5-foot parkways abutting the curb, (2) 5-foot concrete sidewalks and a 14-foot raised landscaped median.

Modification No. 3: Traffic Circle

This modification shall consist of a traffic circle on Rich Beem to allow for the transition of a major arterial to a minor arterial at Jaime Nicole Street.

If you have any questions regarding this issue, please do not hesitate to call me at office number 915.544.5232. We thank you for your cooperation on this issue and look forward to your favorable consideration to our request.

Sincerely,
CEA Group

A handwritten signature in blue ink, appearing to read 'Jorge L. Azcarate', is written over the typed name.

Jorge L. Azcarate, P.E.
Project Manager

I-2000-194ld.ccp_mod.request.rg_16march,16
RO/ro

ATTACHMENT 5



**CITY PLAN COMMISSION APPLICATION FOR
RESUBDIVISION PRELIMINARY SUBDIVISION APPROVAL**

DATE: 3/14/16

FILE NO. SUSU16-00010

SUBDIVISION NAME: TRES SUEÑOS UNIT TWELVE SUBDIVISION

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
A REPLAT OF A PORTION OF RICH BEEB BOULEVARD, TRES SUEÑOS UNIT 9, AND A PORTION OF SECTION 27, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILWAYS SURVEY CONTAINING 17.10±A.C.

2. Property Land Uses:

	<u>ACRES</u>	<u>SITES</u>		<u>ACRES</u>	<u>SITES</u>
Single-family	<u>11.65</u>	<u>83</u>	Office		
Duplex			Street & Alley	<u>5.45</u>	<u>7</u>
Apartment			Ponding & Drainage		
Mobile Home			Institutional		
P.U.D.			Other (specify below)		
Park					
School					
Commercial			Total No. Sites		<u>90</u>
Industrial			Total (Gross) Acreage	<u>17.10</u>	

3. What is existing zoning of the above described property? PR-1 Proposed zoning? PR-1

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)
PROPOSED STROM SEWER INFRASTRUCTURE TO CAPTURE AND ULTIMATELY DISCHARGE RUN-OFF INTO AN EXISTING OFF-SITE PONDING AREA.

7. Are special public improvements proposed in connection with development? Yes _____ No X

8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes X No _____
If answer is "Yes", please explain the nature of the modification or exception LOCATION MAP SCALE OF 1"=100'. MODIFIED 52' R.O.W. STREET SECTION TO INCLUDE A 5' SIDEWALK & A 5' PARKWAY 32' PAVEMENT

9. Remarks and/or explanation of special circumstances: N/A

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 X No _____

If yes, please submit a vested rights petition in accordance with Title I (General Provisions) Chapter 1.04 - Vested Rights

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

- 12. Owner of record Tropicana Development Inc. 4712 Woodrow Bean, Ste. A El Paso Tx. 79924 915-757-1802
(Name & Address) (Zip) (Phone)
- 13. Developer Tropicana Development Inc. 4712 Woodrow Bean, Ste. A El Paso Tx. 79924 915-757-1802
(Name & Address) (Zip) (Phone)
- 14. Engineer CEA Group 4712 Woodrow Bean Ste. F El Paso Tx. 79924 915-544-5232
(Name & Address) (Zip) (Phone)

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

OWNER SIGNATURE 
 REPRESENTATIVE 

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