



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

**Case No:** SUSU14-00015 Desert Pass Subdivision Unit 2  
**Application Type:** Major Preliminary  
**CPC Hearing Date:** April 10, 2014  
**Staff Planner:** Alfredo Austin, (915) 212-1604, austinaj@elpasotexas.gov  
**Location:** North of I10 and West of Resler  
**Acreage:** 16.174 acres  
**Rep District:** 8  
**Existing Use:** Vacant  
**Existing Zoning:** C-3/sc C-4/sc R-3 (Commercial/Special Contract/Residential)  
**Proposed Zoning:** C-3/sc C-4/sc R-3 (Commercial/Special Contract/Residential)

**Nearest Park:** H.T. Ponsford Park (0.30 miles)  
**Nearest School:** Coronado High School (0.80 miles)  
**Park Fees Required:** \$16,170  
**Impact Fee Area:** This property is not located in an Impact Fee Service Area and not subject to impact fees.  
**Property Owner:** Camino Real Investments I, LTD  
**Applicant:** Camino Real Investments I, LTD  
**Representative:** CONDE, INC

**SURROUNDING ZONING AND LAND USE**

**North:** C-3/sc / Vacant  
**South:** C-4/sc / Vacant  
**East:** R-3 / Residential Development  
**West:** C-4/sc / Vacant

**PLAN EL PASO DESIGNATION:** G4, Suburban Walkable

**APPLICATION DESCRIPTION**

The applicant proposes to subdivide 16.174 acres of vacant land for 1 commercial lot. Access to the subdivision will be from Resler Drive. This subdivision is being reviewed under the current subdivision code.

## **DEVELOPMENT COORDINATING COMMITTEE**

The Development Coordinating Committee recommends **approval** of Desert Pass Subdivision Unit 2 on a Major Preliminary basis, subject to the following comments:

### **Planning Division Recommendation:**

Staff recommends **approval** of Desert Pass Subdivision Unit 2 on a Major Preliminary basis.

### **City Development Department - Land Development**

We have reviewed subject plats and recommend **Approval**.  
The Developer/Engineer shall address the following comments.

1. Verify RCP pipe size within 20' foot drainage easement as per approved Desert Pass Subdivision Unit 1 design (should be 42" RCP). Also verify proposed channel and other improvements as per approved subdivision. Verify drainage structure #3. Channel within flood zone should be concrete not geofabric lined earthen channel. Show drainage as per approved plans.

### **Parks and Recreation Department**

We have **re-reviewed** **Desert Pass Subd. Unit 2**, a major preliminary plat map and offer Engineer / Developer the following **revised** comments:  
Please note that this subdivision is zoned "C-3/sc" meeting the requirements for Single-family, Two-family & Multi-family dwellings use restricted to a maximum of 29 dwelling units per acre however, applicant has submitted preliminary covenants restricting the use to general commercial purposes and prohibiting the construction of Single-family, Two-family and Multi-family dwelling units, therefore, we offer the following comments:

1. **If** gross density waiver is granted by the Planning Department or designee and a copy of the final recorded covenants is provided restricting all residential uses, then applicant shall be required to pay "Park fees" in the amount of **\$16,170.00** based on Non-residential subdivision requirements, calculated as follows:

Non-residential acreage 16.17 (rounded to two decimals) @ \$1,000.00 per acre =  
**\$16,170.00**

Please allocate generated funds (if any) under Park Zone: **NW-5**

Nearest Parks: **H.T. Ponsford** & **Paul Harvey**

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

### **El Paso Water Utilities**

1. EPWU-PSB does not object to this request.
2. The Owner/Developer of Desert Pass Unit 1 has entered into a Development Agreement with the El Paso Water Utilities – Public Service Board (EPWU-PSB) to construct an 8-inch diameter water main along Desert Pass St. and an 8-inch diameter sewer main along a portion of Desert Pass St., south of the 20-ft drainage easement. These mains will be available for service after EPWU issues final acceptance.

**Water:**

3. There is an existing 8-inch diameter water main extending along Desert Pass Street that is available for service, the water main is located approximately 10-ft east from the center line of the right-of-way. The main ends approximately 22-ft south of Gem Street. Said main continues south following the same alignment fronting the proposed subdivision under Desert Pass Unit 1 Development Agreement. The main will be available for service after EPWU issues final acceptance.

4. 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. The Owner/Developer shall include in the sale of contract documents that the lot buyer shall acquire ownership of the above-described water pressure regulating devices to be located at the discharge side of the water meters.

**Sewer:**

5. There is an existing 12/15-inch diameter sanitary sewer main located within the existing 30-foot wide PSB Easement that extends along a portion of the proposed Desert Pass Drive. This main is available for service.

6. There is an existing 8-inch diameter sanitary sewer main extending along Desert Pass Street. The main is under Desert Pass Unit 1 Development Agreement. Said main extends 860 feet south of a manhole located approximately 1746-ft south of Gem Street and is located approximately 5-ft west from the center line of the right-of-way. The line will not be available for service after EPWU issues final acceptance.

**General:**

7. During the site improvement work, the Owner/Developer shall safeguard the existing sanitary sewer main 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.

8. EPWU requires a new service application to serve the subject property. New service applications are available at 1154 Hawkins, 3<sup>rd</sup> 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.

**El Paso Fire Department**

No comments received.

**Sun Metro**

No comments received.

**911**

The El Paso County 911 District requests that addressing be displayed on this plat.

**El Paso Electric Company**

No comments received.

## **El Paso Independent School District**

No comments received.

### **Additional Requirements and General Comments:**

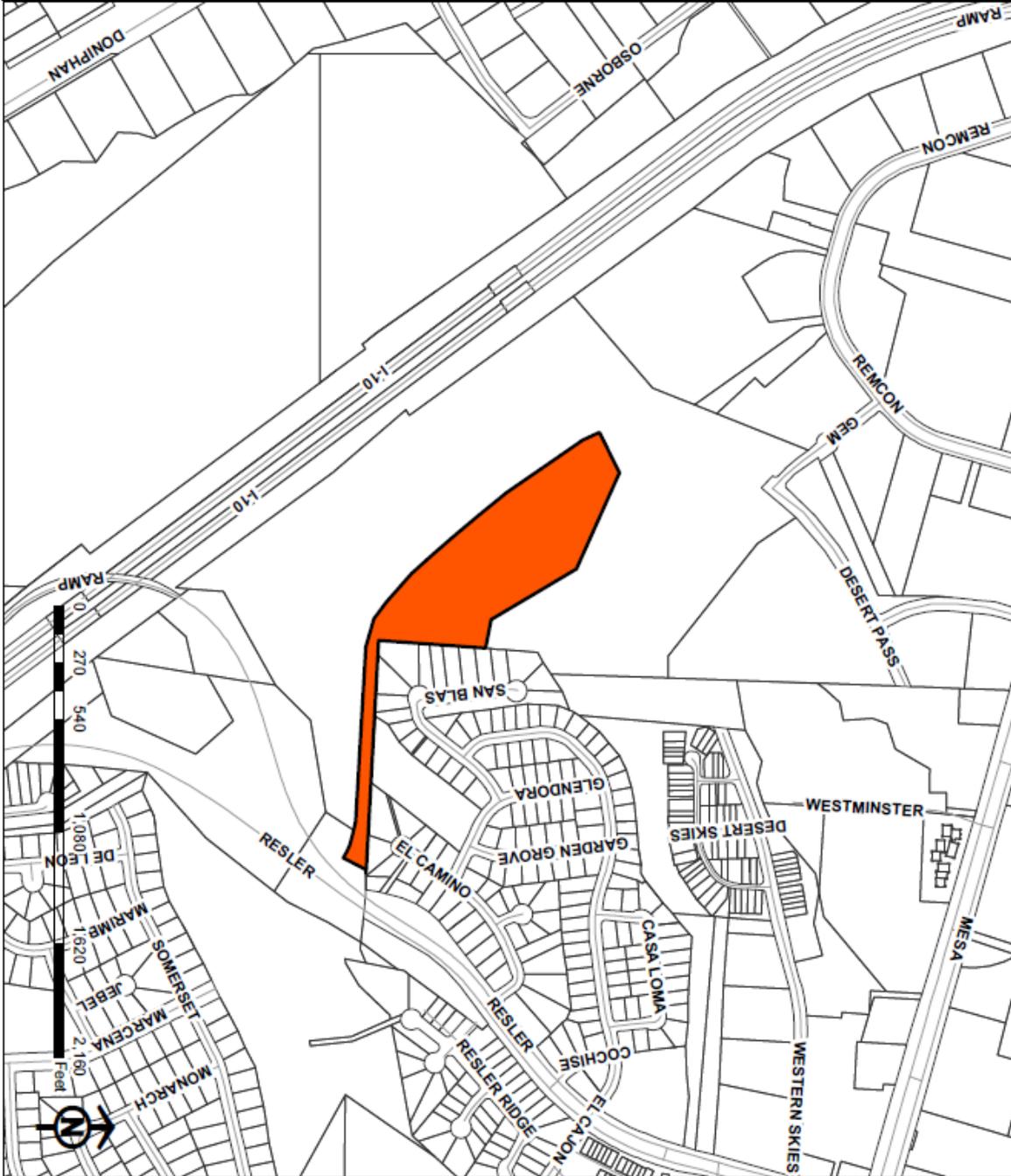
1. Submit to the City Development Department – Planning Division the following prior to recording of the subdivision.
  - a. Current certified tax certificate(s)
  - b. Current proof of ownership
  - c. Release of access document, if applicable
  - d. Set of restrictive covenants, if applicable
2. Every 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. Preliminary plat
4. Application

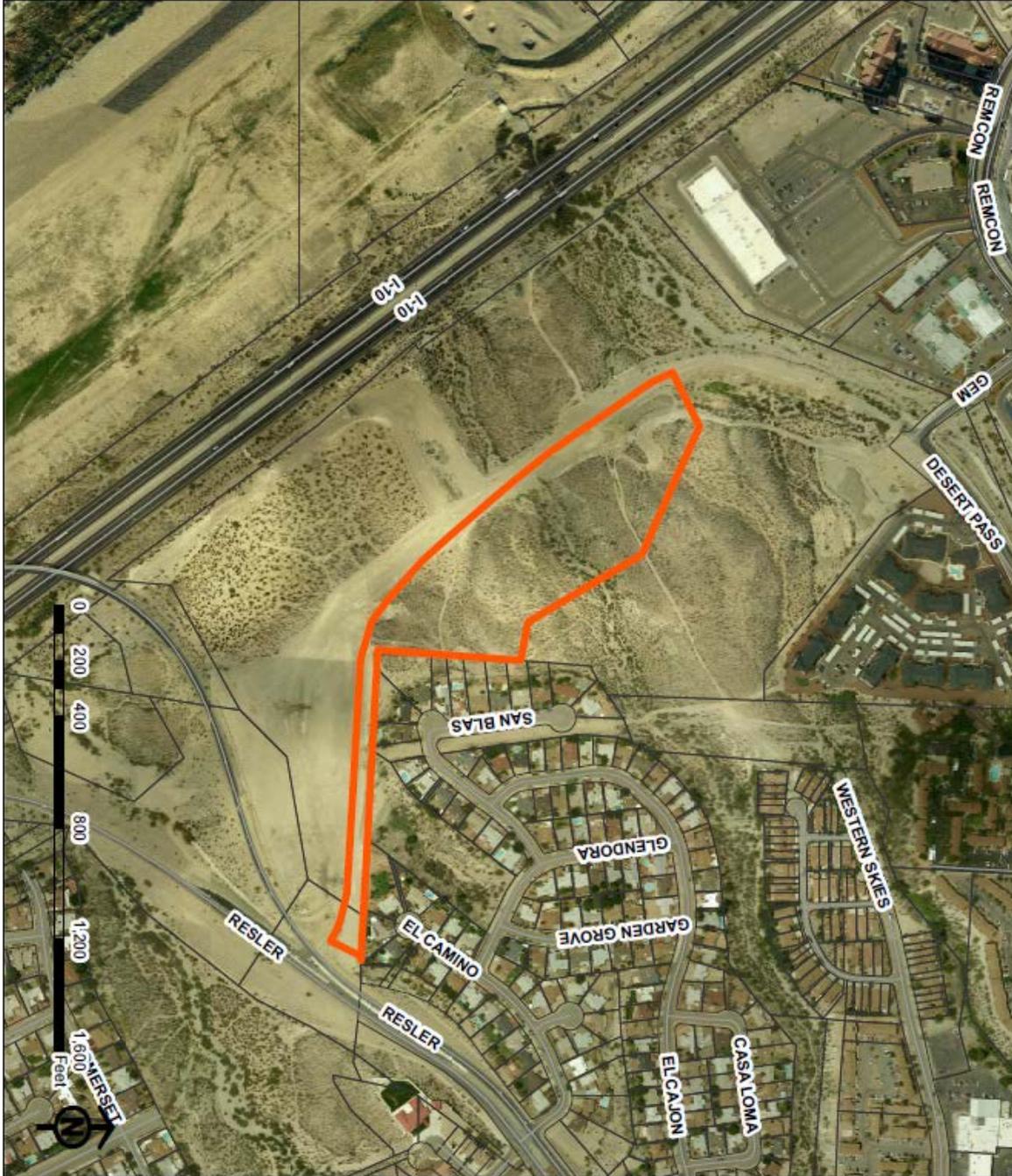
ATTACHMENT 1

**DESERT PASS SUBDIVISION UNIT 2  
SUSU14-00015**

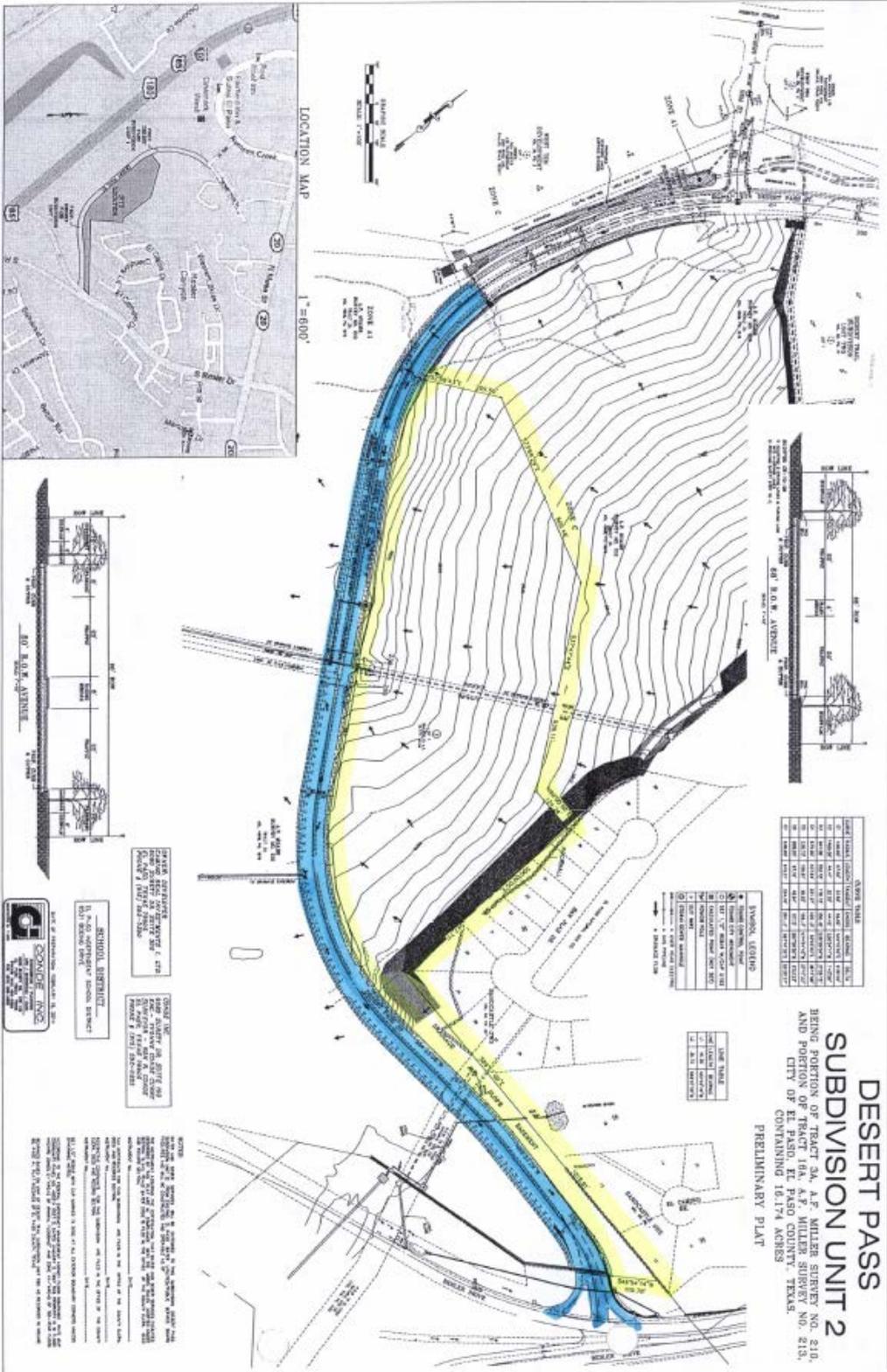


ATTACHMENT 2

**DESERT PASS SUBDIVISION UNIT 2  
SUSU14-00015**



**ATTACHMENT 3**



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**ATTACHMENT 4**



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

DATE: March 12, 2014 File No. \_\_\_\_\_

SUBDIVISION NAME: Desert Pass Unit 2 Subdivision

1. Legal Description for the area included on this plat (Tract, Block, Grant, etc.)  
Being a portion of Tract 3A, A. F. Miller Survey No. 210. And a Portion of Tract 16A, A.F. Miller Survey No. 213.  
City of El Paso, El Paso County, Texas

2. Proposed Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	_____	_____	Office	_____	_____
Duplex	_____	_____	Street & Alley	<u>3.2348</u>	<u>1</u>
Apartment	_____	_____	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____		_____	_____
School	_____	_____		_____	_____
Commercial	<u>12.9392</u>	<u>1</u>	Total No. Sites	<u>2</u>	
Industrial	_____	_____	Total Acres (Gross)	<u>16.174</u>	

3. What is existing zoning of the above described property? C-3 & C-4 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 drainage structures

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).

12. Owner of record Camino Real Investments I, LTD 6080 Surety Drive, Ste 300, El Paso, TX 79905 915-592-0290  
 (Name & Address) (Zip) (Phone)
13. Developer Camino Real Investments I, LTD 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)

CASHIER'S VALIDATION  
 FEE: \$2,015.06

Camino Real Investments I, LTD  
 By: Camino Real Properties, Inc.  
 Its General Partners

OWNER SIGNATURE:   
 Douglas A. Schwartz, President

REPRESENTATIVE: 

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

