



City of El Paso – City Plan Commission Staff Report

Case No: SUSU14-00021 Desert Springs Unit Three
Application Type: Major Combination
CPC Hearing Date: April 10, 2014
Staff Planner: Alejandro Palma, (915) 212-1607, palmaaj@elpasotexas.gov
Location: North of Transmountain and East of Northwestern
Acreage: 18.23 Acres
Rep District: 1
Existing Use: Vacant
Existing Zoning: C-3/ c (Commercial/conditions) / A-O (Apartment/Office)
Proposed Zoning: N/A
Nearest Park: Desert Springs # 2 Park (.096 miles)
Nearest School: Canutillo High School (.89 miles)
Park Fees Required: \$39,802.00
Impact Fee Area: Westside Service Area
Property Owner: RVE 18, Ltd.
Applicant: CEA Group
Representative: CEA Group

SURROUNDING ZONING AND LAND USE

North: R-3A (Residential) / Vacant
South: C-4/c (Commercial/conditions) / Vacant
East: C-4/c (Commercial/conditions) / Vacant
West: C-4/c (Commercial/conditions) / Vacant

PLAN EL PASO DESIGNATION: G4 Suburban (Walkable)

APPLICATION DESCRIPTION

The applicant proposes to subdivide 18.23 acres of vacant land in order to create one commercial lot, one lot for apartments and one drainage ROW. Primary access to the subdivision is proposed from Bluff Creek Street. This development is vested under the subdivision code in effect prior to June 1, 2008. The applicant is requesting the following modification:

- Modification request to Chapter 19.16.050. H. of the previous subdivision code to allow improvements to be placed within arroyos for the protection of the public health, safety, and welfare.

CASE HISTORY

- The Desert Springs Amending Land Study was approved on July 20, 2010 by Subdivision Coordinator.
- The City Plan Commission at its regular meeting of August 9, 2012, voted to approve Desert Springs Unit Three on a Major Combination basis.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends **approval** of the modification and **approval** of Desert Springs Unit Three on a Major Combination basis subject to the following comments and conditions:

Planning Division Recommendation:

Planning recommends **approval** of the modification as it complies with Chapter 19.16.050, section H of the previous subdivision code. Planning has also received written support for these improvements from the Flood Plain Administrator as it complies with Chapter 19.16.050 section H.

1. Access to Transmountain ROW is subject to TXDOT approval.

City Development Department - Land Development

We have reviewed subject plats and recommend **Approval**.

The Developer/Engineer shall address the following comments.

1. Add to general notes on final plat: "The retention of the difference between Historic and Developed Storm-water runoff discharge volumes for (Lot 1 Block 1) shall be retained on site. Historic storm water runoff rates must not be exceeded." (DSC, 19.19.010A (DDM, 11.1)).
2. The proposed subdivision lies within the following FIRM panels: 480214 0011 C, 480214 0012 C 480214 0016 C and 480214 0017 C. Correct note 9 of the Plat Notes and Restrictions to reflect these panels on both the final and preliminary plat.

Parks and Recreation Department

We have reviewed **Desert Springs Unit Three** a major combination plat map and offer Developer / Engineer the following comments:

Please note that Lot 1, Block 2 is zoned "A/O" thus meeting the requirements for multi-family dwellings use with the minimum unit area of 1,750 sq. ft. per dwelling however, applicant has submitted preliminary covenants restricting the number of dwelling units to 265; also, Lot 1, Block 1 is zoned "C-3" also meeting the requirements for multi-family dwelling use restricted to a maximum of 29 dwelling units per acre however, applicant has submitted preliminary covenants restricting the use to commercial purposes only.

Park fees will be assessed based on proposed above mentioned uses and applicant shall be required to pay "Park fees" in the amount of **\$39,802.00** if gross density waiver is granted by the Planning Department or designee and a copy of the final recorded restrictive covenants is provided based on the following calculations:

Lot 1, Block 2 - Apartments: 10.74 acres restricted to 265 dwelling units

265 dwellings @ \$145.00 (vested under the Old-Old ordinance) per dwelling = **\$38,425.00**

Lot 1, Block 1 – Commercial: 4.59 acres restricted to non-residential uses

Acreage 4.59 @ \$300.00 (vested under the Old-Old ordinance) per acre = **\$1,377.00**

Total combined park fees = **\$39,802.00**

Please allocate funds under Park Zone: **NW-12**

Nearest Park: **Westside Sports Complex** located with-in zone **NW-9**

Nearest Parks within adjacent Park Zone **NW-10**: **Cimarron #1** & **South Dakota**

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

El Paso Water Utilities

1. EPWU does not object to this request

2. The property is located within the City of El Paso Westside Impact Service Fee Area. Impact fees will be assessed at the time of plat and collected by EPWU prior to the City of El Paso issuing a Building Permit in accordance with the City of El Paso's Ordinance # 017113 and the EPWU-PSB Rules and Regulation No. 16.

3. Woodrow Bean Drive is a Texas Department of Transportation (TxDOT) right-of-way. All proposed water and sanitary sewer work to be performed within Woodrow Bean Drive right-of-way requires written permission from TxDOT.

4. The Owner/Developer is responsible for main extension costs and for the acquisitions of on-site and off-site easements.

Water:

5. There is an existing 8-inch diameter water main extending along Bluff Creek Street that is available for service, the water main is located approximately 8-ft east from the center line of the right-of-way.

6. There is an existing 24-inch diameter water main extending along Bluff Creek Street, the water main is located approximately 12-ft east from the center line of the right-of-way. No direct service connections are allowed to this main as per the El Paso Water Utilities – Public Service Board Rules and Regulations.

7. There is an existing 12-inch diameter water main extending along Woodrow Bean that is available for service, the water main is located approximately 16-ft south from the southern property line. The water line changes to a southern direction approximately 550-ft west of Bluff Creek St.

Sewer:

8. There is an existing 8-inch diameter sanitary sewer main extending along Bluff Creek Street that is available for service, the sewer main is located approximately 5-ft west from the center line of the right-of-way. This main dead-ends at approximately 540-ft north of Woodrow Bean

Drive. This sewer main is available to provide service to the eastern portion of Lot 1 Block 2 Desert Springs Unit 3.

9. There is an existing 8-inch diameter sewer main extending along a 20-foot PSB easement within the subject property that is available for service. This main is located approximately 6.5' feet east from the western property line. Said main dead-ends approximately 29-ft south from the northwestern property line. An Extension of an 8-inch diameter sanitary sewer line along the western boundary line of Lot 1 Block 2 is required to provide service to the western portion of Lot 1 Block 2.

10. There is an existing 12-inch diameter sanitary sewer main along Loop-375 (Woodrow Bean) that is available for service, the sewer main is located approximately 4-ft south from the southern property line. Said line increases to an 18-inch diameter main west of a manhole located approximately 200-ft east, from the western property line. The main continues in a western direction and ends approximately 1800-ft west of the western property line.

11. Sanitary sewer service to Lot 1 Block 1 requires the continuation of the 18-inch diameter sewer main parallel to IH-10 from Loop-375 (Woodrow Bean) to Enchanted Springs Drive. An Easement maybe required to accommodate the sewer main.

General:

12. 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 24 hours a day, seven (7) days a week.

13. No building, reservoir, structure or other improvement, other than asphaltic paving (HMAC), shall be constructed or maintained on the above referenced EPWU-PSB easements without the written consent of EPWU-PSB. The Developer shall refrain from constructing rock walls, signs, buildings, or any structure that will interfere with the access to the PSB easements. There shall be at least 5-foot setback from the easement line to any sign or structure.

14. EPWU requires a new service application to provide service 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 appurtenance.

Sun Metro

Sun Metro recommends the placement of sidewalks and ADA compliant improvements throughout the development to City standards. Coordinate with Sun Metro for the construction and suitable location of a 60'-100' bus pull-in bay with concrete pad and landing.

El Paso Fire Department

No comments received.

911

No comments received.

El Paso Electric Company

No comments received.

Texas Gas Company

No comments received.

Canutillo 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. Final plat
5. Modification Request
6. Application

ATTACHMENT 1

Desert Springs Unit Three

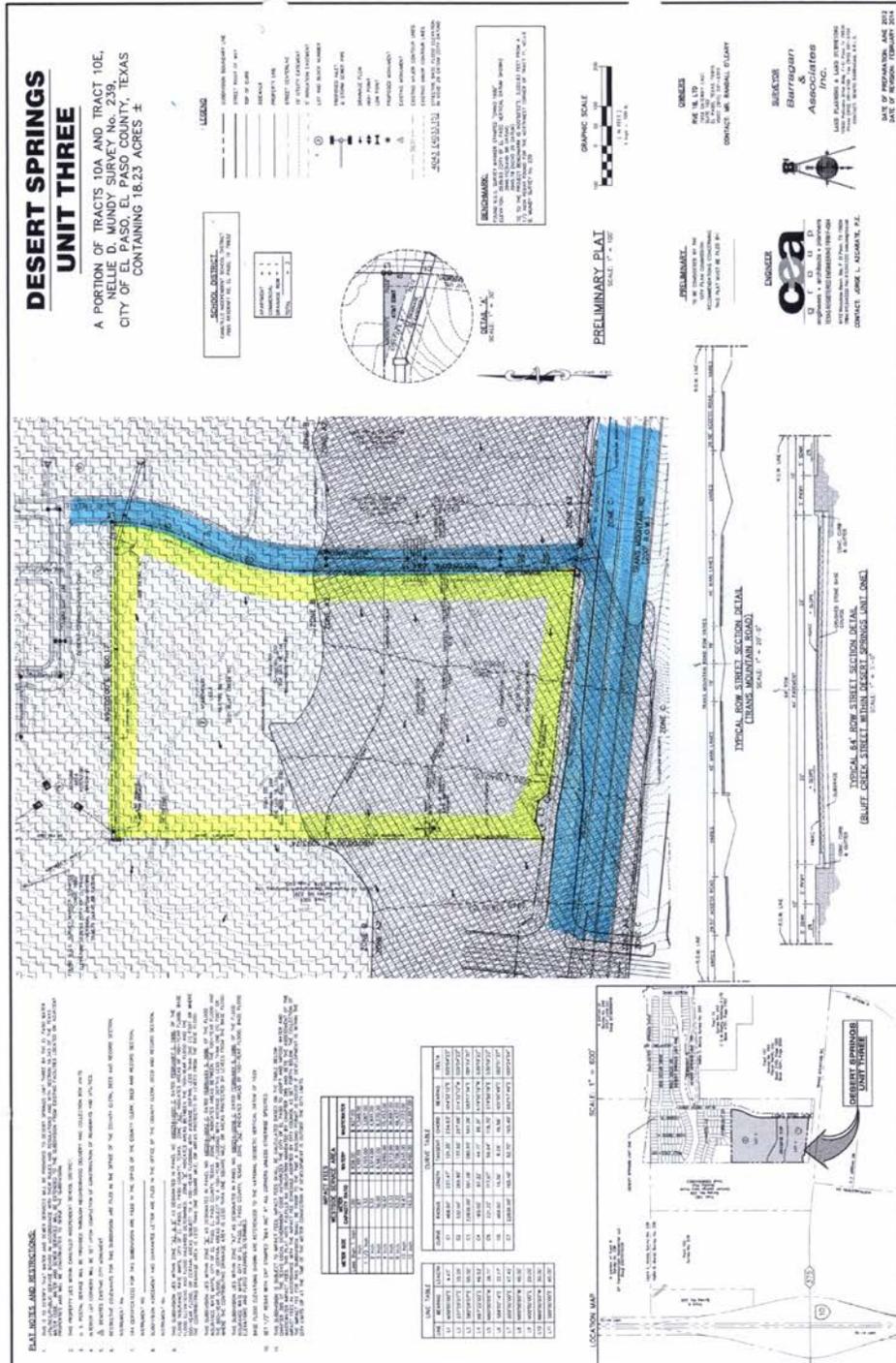


ATTACHMENT 2

Desert Springs Unit Three



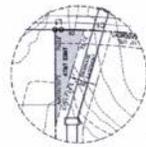
ATTACHMENT 3



**DESERT SPRINGS
UNIT THREE**
A PORTION OF TRACTS 10A AND TRACT 10E,
NELLIE D. MUNDY SURVEY No. 239,
CITY OF EL PASO, EL PASO COUNTY, TEXAS
CONTAINING 18.23 ACRES ±

- LEGEND**
- 10' EASEMENT
 - 15' EASEMENT
 - 20' EASEMENT
 - 25' EASEMENT
 - 30' EASEMENT
 - 35' EASEMENT
 - 40' EASEMENT
 - 45' EASEMENT
 - 50' EASEMENT
 - 55' EASEMENT
 - 60' EASEMENT
 - 65' EASEMENT
 - 70' EASEMENT
 - 75' EASEMENT
 - 80' EASEMENT
 - 85' EASEMENT
 - 90' EASEMENT
 - 95' EASEMENT
 - 100' EASEMENT

SECTIONAL DIVISIONS
THIS SURVEY IS IN ACCORDANCE WITH THE
PROVISIONS OF THE SUBDIVISION ACT, TEXAS
AND THE SUBDIVISION ACT, TEXAS
AND THE SUBDIVISION ACT, TEXAS



BENCHMARK
ELEVATION OF BENCHMARK IS 5,100.00 FEET
ELEVATION OF BENCHMARK IS 5,100.00 FEET

PRELIMINARY PLAN
SCALE: 1" = 40.00'

DESIGNER
cra
CITY OF EL PASO
1000 WEST 10TH STREET
EL PASO, TEXAS 79901
CONTACT: JAMES T. AUSTIN, P.E.

DATE OF PREPARATION: JAN 2014
DATE OF REVISION: FEBRUARY 2014

- STATE NOTES AND REVISIONS:**
1. THIS PLAN IS A PRELIMINARY PLAN AND IS NOT TO BE USED FOR CONSTRUCTION.
 2. THE CITY OF EL PASO HAS REVIEWED THIS PLAN AND HAS APPROVED IT FOR RECORDATION.
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 10. THE CITY OF EL PASO HAS REVIEWED THIS PLAN AND HAS APPROVED IT FOR RECORDATION.

LOT	AREA (SQ. FT.)	AREA (ACRES)	PERCENT OF TOTAL AREA
1	1,234,567	0.028	0.15%
2	1,234,567	0.028	0.15%
3	1,234,567	0.028	0.15%
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50	1,234,567	0.028	0.15%



ATTACHMENT 5



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 25, 2014

City of El Paso-City Development
222 South Campbell
El Paso, Texas 79901

Attention: Mr. Kareem Dallo, P.E.
Land Development Division Engineer

Reference: Desert Springs Unit Three-Modification Request for Chapter 19.16.050.H.

Dear Mr. Dallo:

On behalf of the developer for the reference subdivision, we respectfully request a modification request to Chapter 19.16.050.H. of the previous subdivision code. Chapter 19.16.050.H (Stormwater Design-Preservation of Natural Arroyos) of the previous subdivision code, allows for improvements to be placed within arroyos for the protection of the public health, safety and welfare. As part of the on-going discussions with your department, we are proposing the placement of rock wire-tied rip-rap to provide stabilization of the channel slopes and channel bottom to avoid any potential migration of the arroyo. In addition, we are proposing gabion boxes to minimize velocities in erosive state. The design and details of the improvements will be provided as part of the subdivision improvement plans for review and comment.

We respectfully request your consideration and support of our modification request for the construction of channel improvements within Flow Path 40. If you have any questions regarding our request, please do not hesitate to contact me at office number 915.544.5232 or mobile number 915.355.0583.

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-2060-015ld.ap.25march14
JLA/jja

ATTACHMENT 6



SUSU14-00021



CITY PLAN COMMISSION APPLICATION FOR
MAJOR SUBDIVISION COMBINATION APPROVAL

DATE: _____

FILE NO. SUSU14-00021

SUBDIVISION NAME: Desert Springs Unit Three

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
A Portion of Nellie D. Mundy Survey, No. 239, Lot 10A, 10E, City of El Paso, El Paso County, Texas;
containing approximately 18.23 acres

2. Property Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	_____	_____	Office	_____	_____
Duplex	_____	_____	Street & Alley	_____	_____
Apartment	<u>10.74</u>	<u>1</u>	Ponding & Drainage	<u>2.90</u>	<u>1</u>
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____	_____	_____	_____
School	_____	_____	Total No. Sites	_____	<u>3</u>
Commercial	<u>4.59</u>	<u>1</u>	Total (Gross) Acreage	<u>18.23</u>	_____
Industrial	_____	_____			

3. What is existing zoning of the above described property? A-O, C-3 Proposed zoning? A-O, C-3

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)
Surface flow to proposed inlets at storm sewer infrastructure discharging to a proposed concrete lined channel.

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 _____ No X
If answer is "Yes", please explain the nature of the modification or exception _____

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

10. Improvement Plans submitted? Yes X 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 X No _____

If yes, please submit a vested rights petition in accordance with Section 19.47- Vested Rights (See Attached).

12. Owner of record RVE 18, Ltd. 7910 Gateway East Ste. 102 El Paso TX. 79915 (915) 591-6319
 (Name & Address) (Zip) (Phone)
13. Developer _____
 (Name & Address) (Zip) (Phone)
14. Engineer CEA Group 4712 Woodrow Bean Ste. F El Paso TX. 79924 (915) 544-5232
 (Name & Address) (Zip) (Phone)

CASHIER'S VALIDATION
 FEE: \$2,088.00

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.