



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

**REVISED**

**Case No:** SUSU13-00006 West Desert Market Place  
**Application Type:** Major Combination  
**CPC Hearing Date:** April 18, 2013  
**Staff Planner:** Raul Garcia, (915)541-4935, [garcia1@elpasotexas.gov](mailto:garcia1@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/c (Commercial/Condition)  
C-3 (Commercial)  
**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:** \$48,780.00  
**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  
**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 is proposed to be vacated by separate instrument.**

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 **approval** of West Desert Market Place on a **Major Combination Subdivision** basis subject to the following comments and conditions:

- The vacation of Edgar Road shall be approved by City Council prior to recording of West Desert Market Place.

**City Development- Land Development:**

We have reviewed subject plan recommend Approval;  
The Developer/Engineer needs to address the following comments.

No Objections.

1. Maintenance agreement shall be submitted before plat is recorded.

**City Development - Planning:**

Approval with condition that the Edgar Road vacation be approved by City Council prior to recording of the plat. All abutting rights-of-way shall meet the minimum requirements of the subdivision code.

**City Development -Transportation:**

Approval subject to abutting street rights-of-way being improved in accordance to City of El Paso Design Standard for Construction.

**City of El Paso Department of Transportation:**

No objections.

**Parks and Recreation Department:**

We have reviewed West Desert Market Place, a major combination plat map and offer Developer / Engineer the following comments:

Please note that this subdivision is zoned "C-1 & C-3" thus meeting the requirements for multi-family dwellings use restricted to a maximum of 29 dwelling units per acre, however, applicant has submitted preliminary covenants restricting all residential uses therefore, "Park fees" will be assessed based on requirements for Non-residential subdivisions as follows:

1. If gross density waiver is granted by the Planning Department or designee and the covenants are recorded, then applicant shall be required to pay "park fees" in the amount of \$48,790.00 based on the following calculations:

Non-residential acreage 48.79 (rounded to two decimals) @ \$1,000.00 per acre = \$48,790.00

Please allocate generated funds under Park Zone: NW-9

Nearest Parks: Sunset View & Montoya Heights

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

**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.

**Sun Metro:**

Sun Metro recommends the placement of sidewalks and ADA compliant improvements throughout the development to City standards to provide pedestrian accessibility to mass transit services. Coordinate with Sun Metro for the construction and suitable location of a 60'-100' bus pull-in bay with concrete pad and landing along South Desert Blvd.

**911**

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:**

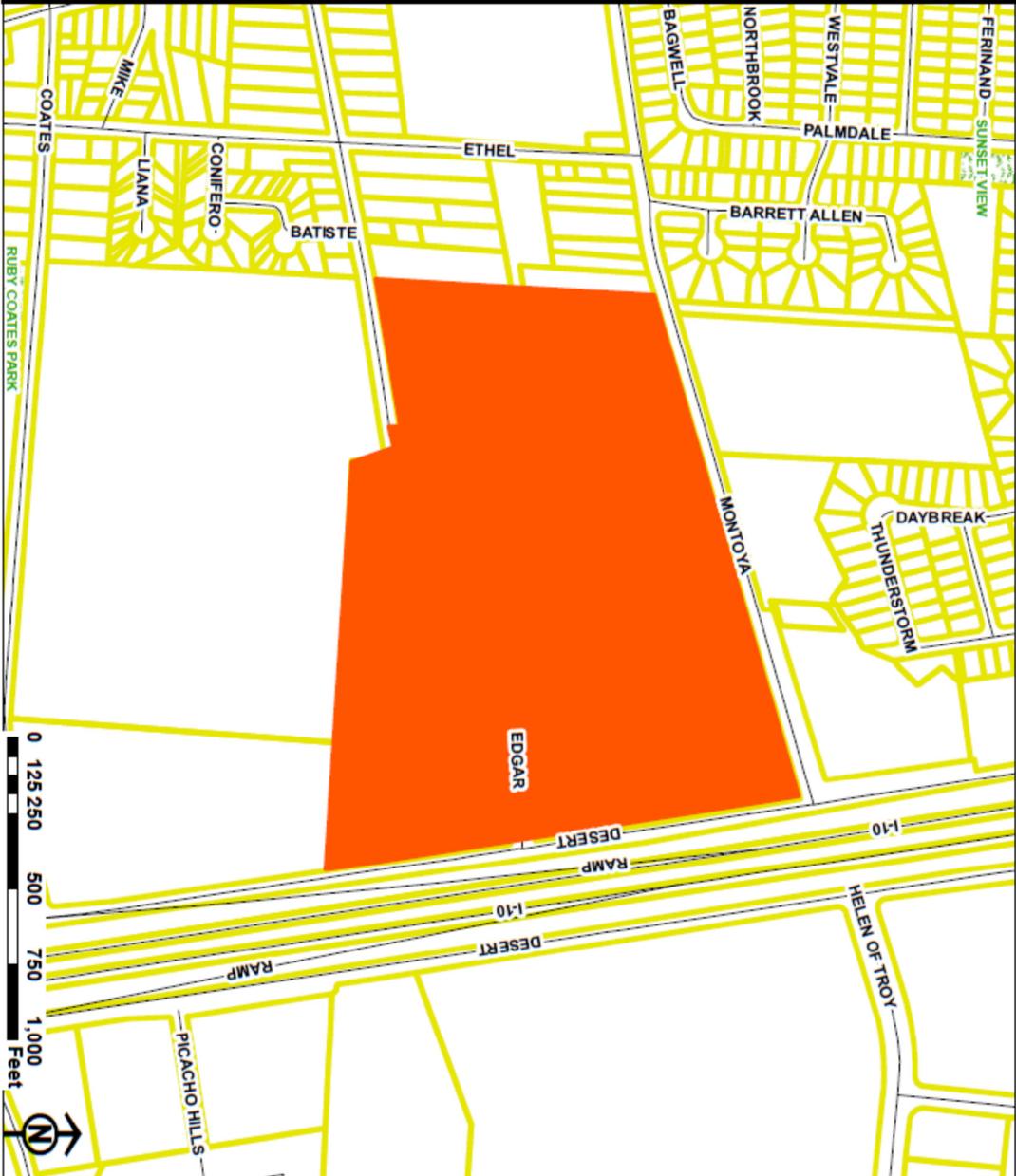
1. Submit to the City Development Department – Planning Division the following prior to recording of the subdivision.
  - a. Current certified tax certificate(s)
  - b. Current proof of ownership
  - c. Release of access document, if applicable
  - d. Set of restrictive covenants, if applicable
  - e.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

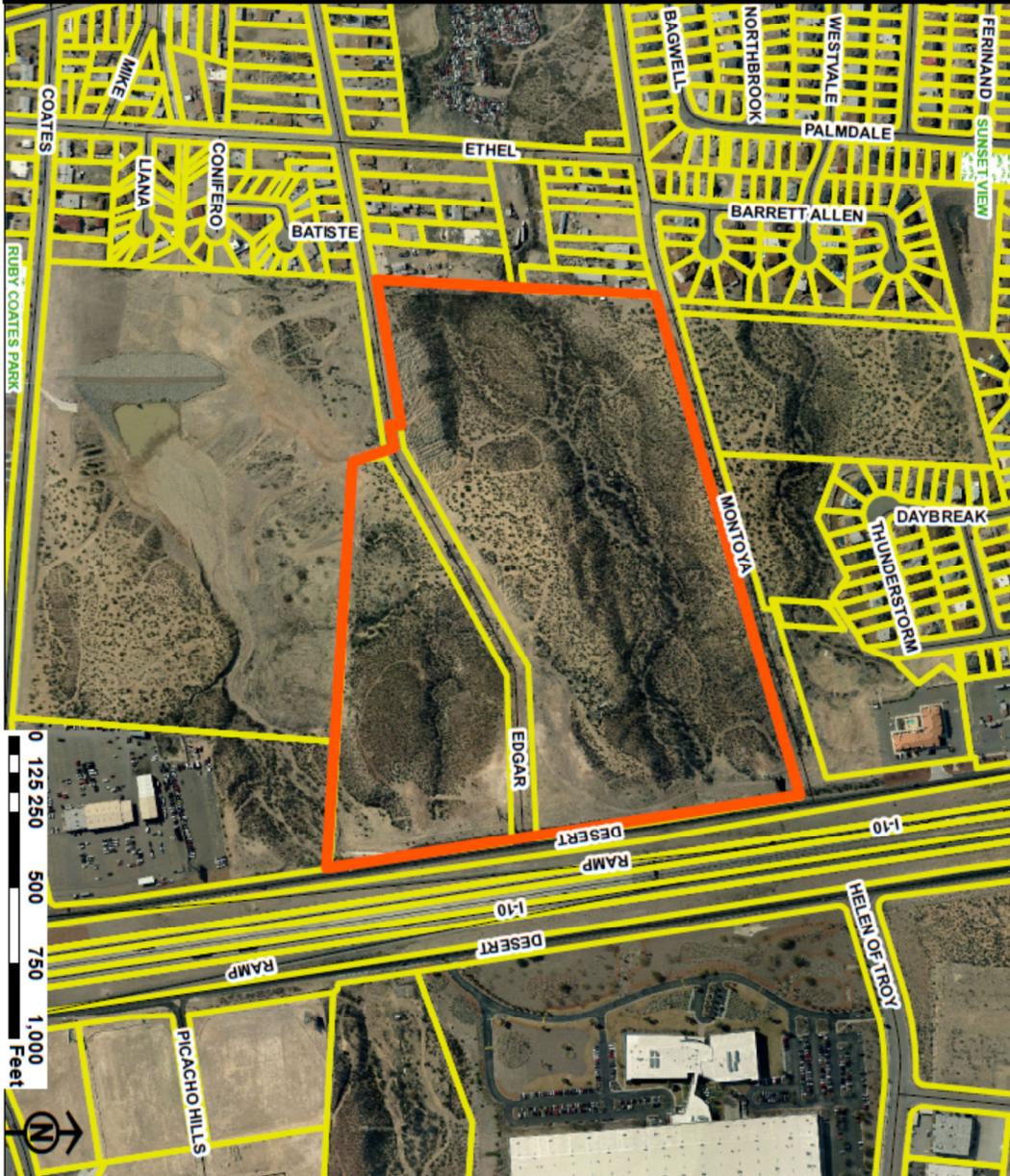
ATTACHMENT 1

# West Desert Market Place



ATTACHMENT 2

# West Desert Market Place





**ATTACHMENT 4**



# 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. & NG. EX. 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-1 & 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

- PRIME DESERT PROPERTIES, LLC.
12. Owner of record 5201 EL PASO DRIVE; EL PASO, TX 79905 (915) 712-9090  
 (Name & Address) (Zip) (Phone)
- PRIME DESERT PROPERTIES, LLC.
13. Developer 5201 EL PASO DRIVE; EL PASO, TX 79905 (915) 712-9090  
 (Name & Address) (Zip) (Phone)
- QUANTUM ENGINEERING CONSULTANTS, INC.
14. Engineer 414 EXECUTIVE CENTER BLDG, SUITE 2000 79902 (915) 532-7272  
 (Name & Address) EL PASO, TEXAS (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.