City of El Paso – City Plan Commission Staff Report

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, garciar1@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. The applicant is also proposing to vacate by this plat an unimproved portion of Edgar Road.

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 **denial** of West Desert Market Place on a **Major Combination Subdivision** basis:

City Development- Land Development:

Denial pending revisions to plat. Dedication statement may need to be modified to delete and/or include the items as applicable. (Pond must be labeled as a "Private Pond.") Maintenance agreement is required between property owners to direct runoff from lot 1, lot 2 and lot 3.

City Development - Planning:

Denial based on non-compliance with Section 19.19.020 - *Stormwater requirements for compliance with subdivision approval* as the stormwater management plan has been deemed non-compliant.

City Development -Transportation:

Approval subject to revisions for street rights-of-way 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.

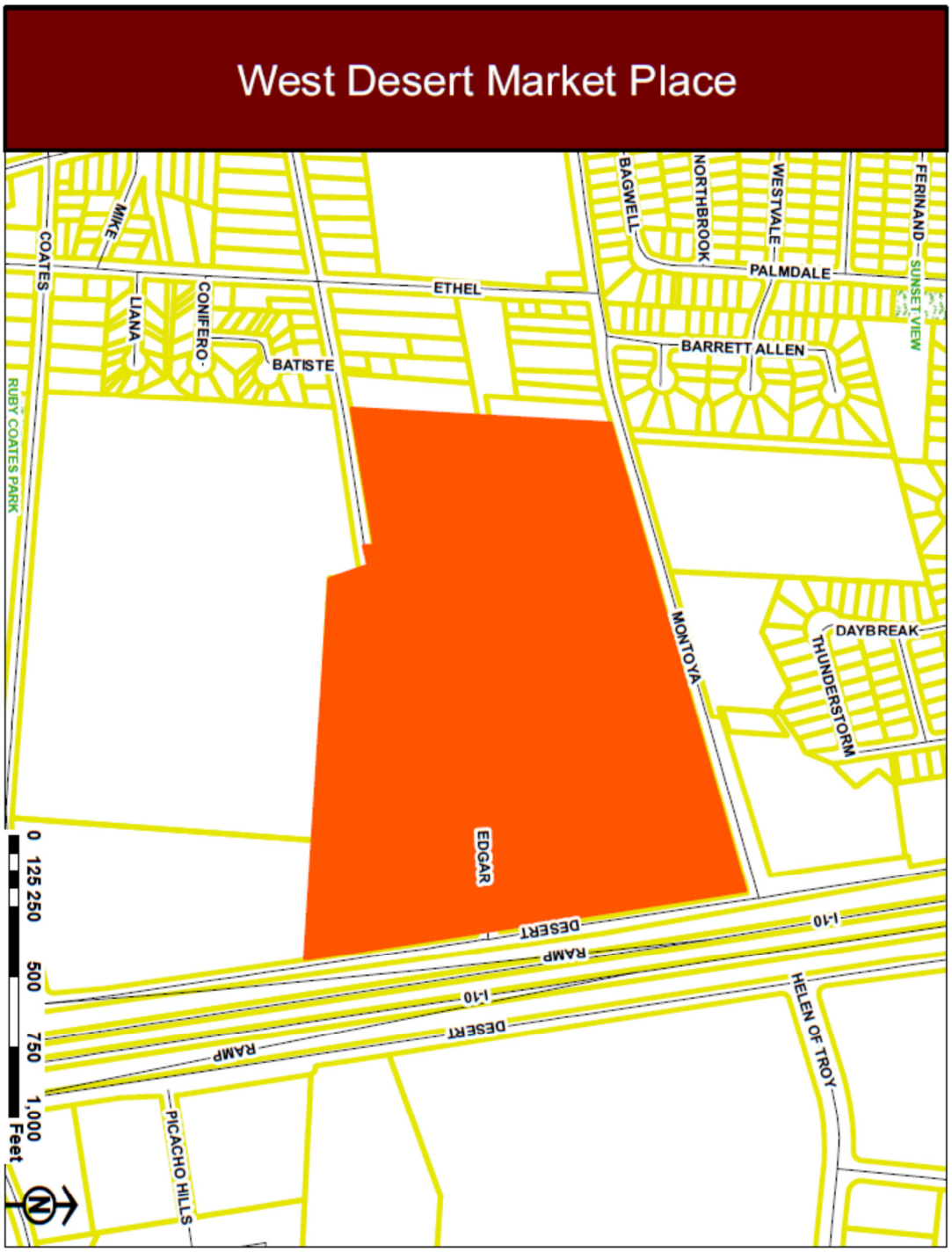
Additional Requirements and General Comments:

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.

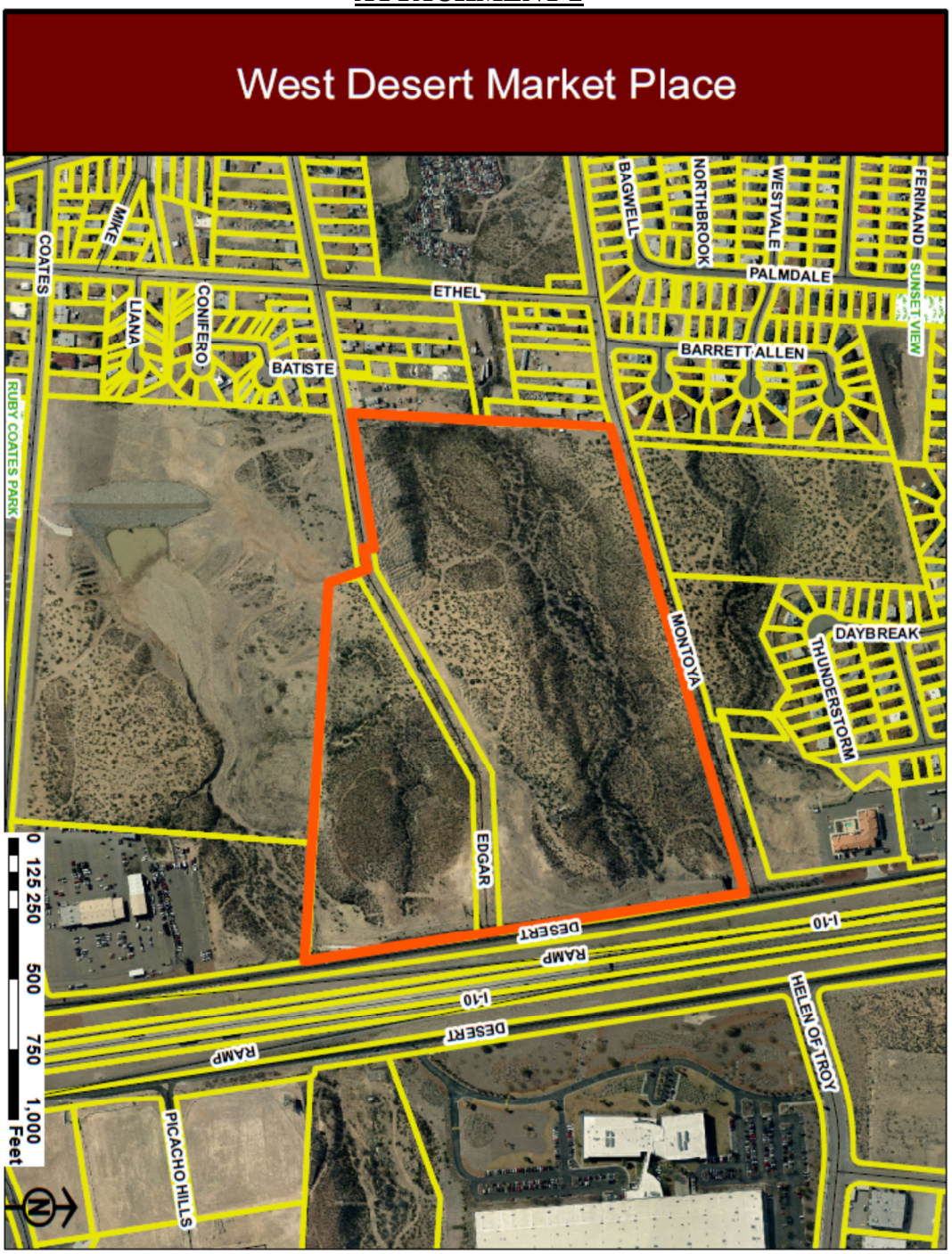
Attachments

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

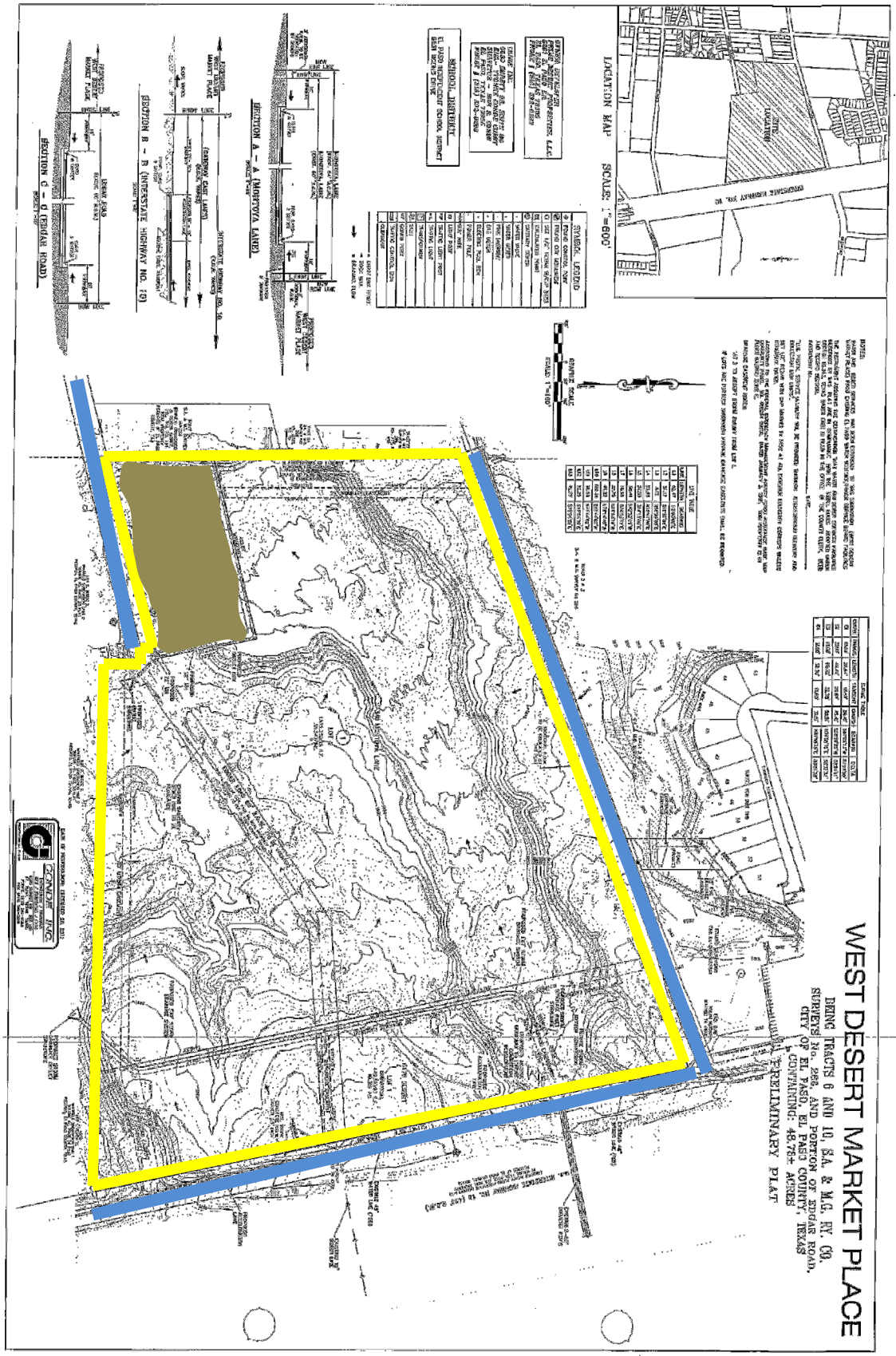
ATTACHMENT 1



ATTACHMENT 2



ATTACHMENT 3



ATTACHMENT 4

ATTACHMENT 5

CITY PLAN COMMISSION APPLICATION FOR
MAJOR SUBDIVISION COMBINATION APPROVAL

CITY OF EL PASO PAID FEB 14 2013 CITY DEVELOPMENT DEPARTMENT

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. & N.G. RY. CO. SURVEYS No. 266, AND A PORTION OF EDGAR ROAD, CITY OF EL PASO, EL PASO COUNTY, TEXAS

2. Property Land Uses:

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

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

12. Owner of record PRIME DESERT PROPERTIES, LLC. 5201 EL PASO DRIVE; EL PASO, TX 79905 (915) 772-9090
(Name & Address) (Zip) (Phone)

13. Developer PRIME DESERT PROPERTIES, LLC. 5201 EL PASO DRIVE; EL PASO, TX 79905 (915) 772-9090
(Name & Address) (Zip) (Phone)

14. Engineer QUANTUM ENGINEERING CONSULTANTS, INC. 414 EXECUTIVE CENTER BLVD, SUITE 200 EL PASO, TEXAS 79902 (915) 832-7272
(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.