



City of El Paso – City Plan Commission Staff Report

Case No: SUSU12-00025 Tres Sueños Unit Nine
Application Type: Major Preliminary
CPC Hearing Date: April 19, 2012
Staff Planner: Nathaniel Baker, (915) 541-4192, bakernt@elpasotexas.gov
Location: East of Rich Beem Boulevard and North of Montana Avenue
Acreage: 12.75 acres
Rep District: 5
Existing Use: Vacant
Existing Zoning: C-2/C (Commercial/Condition) & PR-1 (Planned Residential)
Proposed Zoning: A-O (Apartment/Office)
Nearest Park: New park located in Tres Sueños Unit Four (0.4 miles)
Nearest School: Hurshel Antwine Elementary (1.4 miles)
Park Fees Required: \$135,320
Impact Fee Area: N/A
Property Owner: Tropicana Development
Applicant: Tropicana Development
Representative: CEA Group

SURROUNDING ZONING AND LAND USE

North: PR-1 (Planned Residential) / Vacant

South: PR-1 (Planned Residential) & C-2/C (Commercial) / Residential Neighborhood

East: PR-1 (Planned Residential) / Vacant

West: PR-1 (Planned Residential) & C-2/C (Commercial) / Vacant

THE PLAN FOR EL PASO DESIGNATION: Suburban (Walkable).

APPLICATION DESCRIPTION

The applicant proposes to subdivide 12.75 acres of land into one lot for an apartment complex with a maximum of 199 multifamily units. Access is proposed from streets currently labeled as Jamie Nicole, Zachary Ben, Rich Beem, and Eastbrook.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends **approval** of Tres Sueños Unit Nine.

Planning Division Recommendation

Planning recommends approval.

Engineering & Construction Management - Land Development

CPC Comments: No Objection

DCC Comments:

1. Provide Subdivision Improvements Plans for review and approval before final plat approval.
 2. Provide dedication, acknowledgement, city plan commission and filing statements.
 3. Place a note on both plats stating that the Drainage System of the proposed subdivision shall be privately maintained, and shall be complied with Chapter 19.19 Stormwater Management Requirements.
 4. All subdivision improvements (Streets, Driveways, Drainages, Stormwater runoff, Easements, and etc.) shall be complied with the Drainage Design Manual DDM and Design Standards for Construction DSC.
 5. Provide classification and cross-section of the proposed subdivision streets, include paving width and R.O.W. width to reflect location and dimensions of existing and/or proposed improvements, such as walkways, parkways, sidewalks, bike trails, acceleration lane(s), flumes, medians, and other related improvements.
 6. Tres Suenos Unit Eight Subdivision shall be recorded before or concurrent with Tres Suenos Unit Nine Subdivision to get complete Drainage System.
- The Subdivision is within Flood Zone "X"-Panel # 480212 0175B, dated September 4, 1991.

EPDOT

- Recommend the use of one name for Jamie Nicole or Zachary Ben as these streets will eventually connect.
- Coordinate improvements to Rich Been with the adjacent subdivision plat to ensure the proposed raised median is built together.

Note:

All existing / proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) within public rights-of-way shall be in compliance with current ADA/TAS rules and regulations and the current City of El Paso Design Standards for Construction.

Parks and Recreation Department

Please note that this subdivision is being rezoned from "C-2 & P-R1" to an "A-O" district, thus meeting the requirements for Multi-family (apartments) dwelling use and applicant has submitted preliminary covenants restricting the number of dwelling unit to 199, therefore, applicant is required to pay "Park fees" in the amount of **\$135,320.00** based on the following calculations:

199 Single-family dwelling units @ \$680.00 / dwelling unit= **\$135,320.00**

Please allocate funds under Park Zone: **E-8**

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

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

El Paso Water Utilities

1. EPWU does not object to this request.
2. During the site improvement work, the Owner/Developer shall safeguard all the existing sewer mains 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.

Water:

3. There is an existing 16-inch diameter water main along Andrew Wiseman Street that dead ends approximately 75-feet north of the intersection with Eastbrook Drive. There is an existing 12-inch diameter water main along Eastbrook Drive.
4. There is an existing 12-inch diameter stub-out along Eastbrook Drive that dead-ends approximately 22-feet east of the east right-of-way line of Andrew Wiseman Street. A 12-inch diameter water main extension from this main will be required along Rich Beem Boulevard.
5. On site water main extensions will be required to be looped to the proposed water main extension along Rich Beem Boulevard, the water main along Eastbrook Drive and the future 16-inch diameter water main extension along Andrew Wiseman Street within Tres Suenos Unit 8.

Sewer:

6. Sanitary sewer flows from the subdivision need to be conveyed to an existing 15-inch diameter sewer main that extends within an existing PSB easement that follows the alignment of the proposed 35-foot PSB Easement. Within the above mentioned 35-foot easement, there is an existing 12-inch diameter force main.

General:

7. Annexation fees are due at the time of new service application for individual water meters within the subject subdivision.
8. EPWU-PSB requires a new service application to serve the subdivision. New service applications should be made 6-8 weeks in advance of construction to ensure water for construction work. The following items, if applicable, are required at the time of application: (1) hard copy of site plan with street names and addresses; (2) finalized set of improvement plans, including grading & drainage plans; (3) digital copy of site plan; (4) benchmark check; (5) construction schedule; and (6) a certificate of compliance. Service will be provided in accordance with the current El Paso Water Utilities – Public Service Board (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.

EPWU Stormwater Division

1. EPWU requires all stormwater structures within the subdivision to be dedicated within drainage right-of-way.
2. At the improvement plan stage provide improvements to protect the subject property from stormwater runoff from the undeveloped terrain.
3. Incorporate principles of low impact development (such as recessed landscaping, rainwater harvesting, and porous pavements) to reduce the amount of developed stormwater runoff.

Sun Metro

No comments received.

El Paso Fire Department

IFC 2009 Section 501.3; Construction documents for proposed fire apparatus access, location of fire lanes, security gates across fire apparatus access and construction documents and hydraulic calculations for fire hydrants systems shall be submitted to fire department for review and approval prior to construction Ensure prior to any construction that IFC 2009, section 503.1.1 Access shall allow the extension within 150 feet of all portions of any facility or building. Section 503.2 Fire apparatus access roads shall be installed and arranged in accordance with section 503.2.1 Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, all weather surface. Section 507.1 Required water supply; an approved water supply shall be provided on premises prior to any building construction

911

No comments received.

Central Appraisal District

No comments received.

El Paso Electric Company

No comments received.

Texas Gas Company

No comments received.

Socorro Independent School District

No comments received.

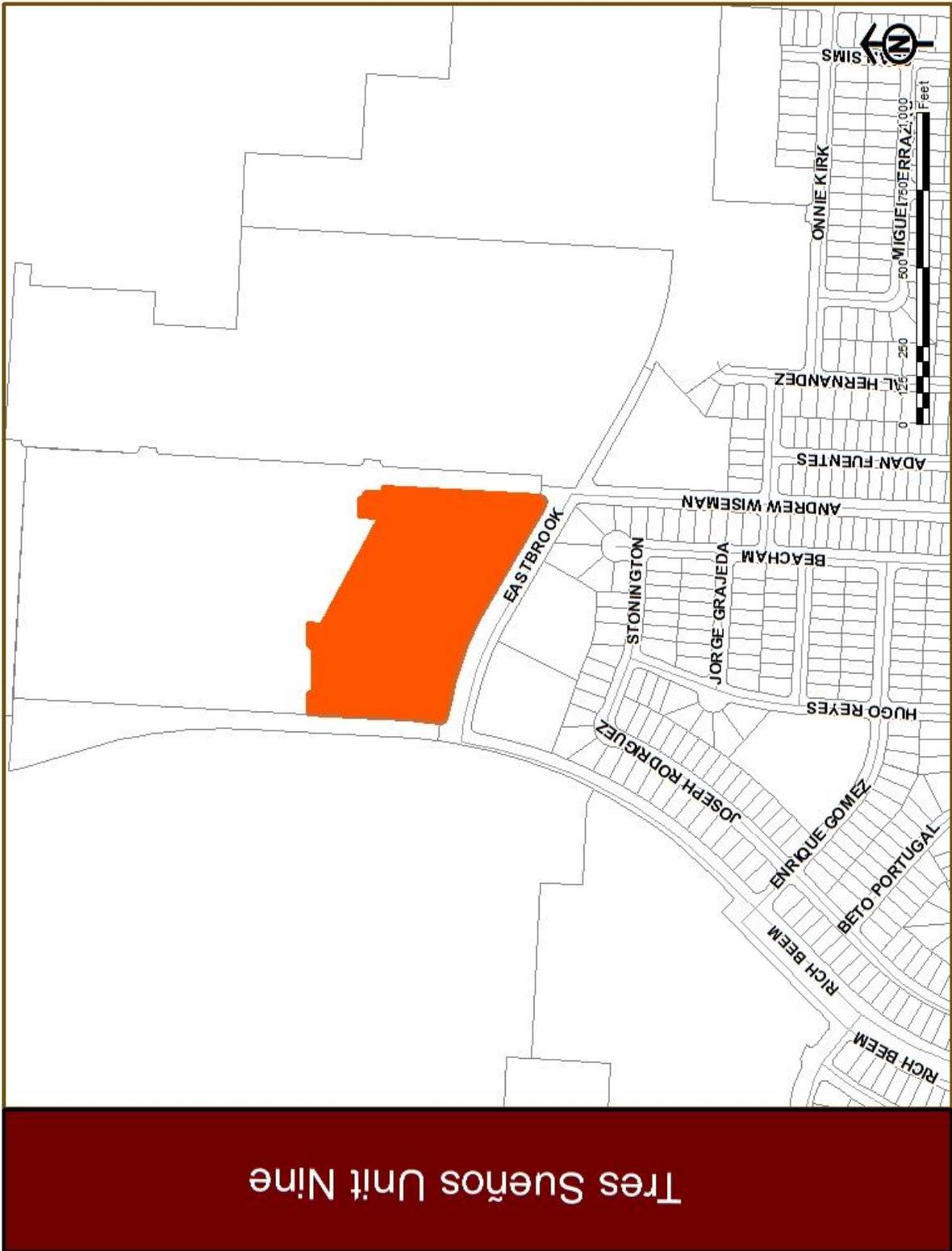
Additional Requirements and General Comments:

1. Submit to the Planning & Economic 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. Final plat
4. Application

ATTACHMENT 1



ATTACHMENT 2



ATTACHMENT 4



CITY PLAN COMMISSION APPLICATION FOR RESUBDIVISION PRELIMINARY APPROVAL

DATE: 3/19/2012

FILE NO. SVSV12-00025

SUBDIVISION NAME: Tres Sueños Unit Nine

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
A 12.75 ACRE TRACT OUT OF A 31.49 ACRE TRACT RECORDED IN DOCUMENT NUMBER 20080085098, REAL PROPERTY RECORDS OF EL PASO COUNTY TEXAS, AND BEING PORTION OF SECTION 27, BLOCK 79, TOWNSHIP 2, T&P R.R. COMPANY SURVEYS, AND A REPLAT OF A PORTION OF RICH BEEM BOULEVARD, TRES SUEÑOS UNIT FOUR AMENDING PLAT, CITY OF EL PASO, EL PASO COUNTY, TEXAS

2. Property Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	_____	_____	Office	_____	_____
Duplex	_____	_____	Street & Alley	1.49	5
Apartment	11.26	1	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____	_____	_____	_____
School	_____	_____	_____	_____	_____
Commercial	_____	_____	Total No. Sites	_____	_____
Industrial	_____	_____	Total (Gross) Acreage	12.75	_____

3. What is existing zoning of the above described property? PR Proposed zoning? AO
 Change of zoning in process
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)
Storm water run-off will be conveyed via sheet flow to a proposed storm drainage infrastructure that will ultimately discharge to an off-site retention basin.
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 _____ 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 Tropicana Development 4655 Cohen Drive, 79924 915-821-3550
 (Name & Address) (Zip) (Phone)
13. Developer Same as owner.
 (Name & Address) (Zip) (Phone)
14. Engineer CEA Group 4712 Woodrow Bean, 79924 915-544-5232
 (Name & Address) (Zip) (Phone)

CASHIER'S VALIDATION
 FEE: \$1,005.00

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.