



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

**Case No:** SUSU15-00023 Heritage Farms Subdivision Replat B  
**Application Type:** Resubdivision Combination  
**CPC Hearing Date:** April 23, 2015  
**Staff Planner:** Alfredo Austin, 915-212-1604, [austinaj@elpasotexas.gov](mailto:austinaj@elpasotexas.gov)  
**Location:** West of Upper Valley and South of Gomez Road  
**Acreage:** 10.286 acres  
**Rep District:** 1  
**Existing Use:** Residential  
**Existing Zoning:** P-R1/c (Planned Residential 1/conditions)  
**Proposed Zoning:** P-R1/c (Planned Residential 1/conditions)  
**Nearest School:** Lincoln Middle School (2.78 miles)  
**Nearest Park:** Valley Creek Park (.61 miles)  
**Park Fees:** \$49,320  
**Impact Fee Area:** This property is not located in an Impact Fee Service Area  
**Property Owner:** Societa Intelligente  
**Applicant:** Societa Intelligente  
**Representative:** Conde Inc.

### **SURROUNDING ZONING AND LAND USE**

**North:** R-3A (Residential)/Residential development  
**South:** R-2 (Residential)/ Residential development  
**East:** R-2A/R3A (Residential)/ Residential development  
**West:** R-1 (Residential)/ Residential development

**THE PLAN FOR EL PASO DESIGNATION:** G4, Suburban (Walkable)

### **APPLICATION DESCRIPTION**

The applicant is proposing to replat approximately 10.286 acres of land into 36 single family lots. The proposed subdivision is located west of Upper Valley Road and south of Gomez Road. Access to the subdivision is proposed from Upper Valley and River Run Street. The reason for the replat is to reduce lot sizes and create new lots within a portion of the previously approved Heritage Farms Replat A. The entire project measures 31.77 acres and has a condition stating that “the gross density shall not exceed 2.5 dwelling units to the acre.” Total density will be increasing from 63 to 75 dwelling units, resulting in a gross density of approximately 2.36 dwelling units to the acre. This development is being reviewed under the current subdivision ordinance.

## **CASE HISTORY**

City Plan Commission at its regular meeting of June 7, 2007, granting the plat modifications for the following:

1. To allow for an increase in turning heel angle on Heritage Farm drive and Heritage Circle from the required 90 degrees to 110 degrees.
2. To allow for the reduction in cross street from the required 36 feet to 32 feet. Paved roadway required 8 feet to 4 feet with no sidewalks.
3. To allow for cluster parking.
4. To allow for pedestrian easements.

City Plan Commission at its regular meeting of July 26, 2007, voted to approve the Heritage Farms subdivision on a Major Combination basis. 63 single family residential

City Plan Commission at this regular meeting of May 21, 2009, voted to approve Heritage Farms Replat A subdivision on a Resubdivision Combination basis.

## **NEIGHBORHOOD INPUT**

Notice of a Public Hearing was mailed to all property owners within 200 feet of the subject property on April 13, 2015. The Planning Division did not receive any communication in support or opposition.

## **DEVELOPMENT COORDINATING COMMITTEE**

The Development Coordinating Committee recommends **approval** of Heritage Farms Subdivision Replat B on a **Resubdivision Combination** basis.

### **Planning & Inspections Department-Planning Division:**

Staff recommends **approval** of Heritage Farms Subdivision Replat B on a **Resubdivision Combination** basis.

### **Planning & Inspections Department-Land Development:**

We have reviewed subject plats and recommend Approval.

### **Parks and Recreation Department:**

We have reviewed **Heritage Farms Subd. Replat "B"**, a major combination plat map and offer Developer / Engineer the following comments:

Please note that this subdivision density is being increased as evidenced by the original subdivision and replat, thus required to provide for the parkland needs of future residents as per Title 19 - Subdivision Regulations ordinance; Chapter 19.20 - Parks & Open Space.

Please note that this subdivision is composed of **36** lots zoned "P-R1/c" meeting the requirements for Single-family & Two-family dwelling use however, Applicant has submitted preliminary covenants restricting the use to a Single-family dwelling use per lot therefore, "Park fees" will be assessed as follows:

1. **If** gross density waiver is granted by the Planning Department or designee and a copy of the final recorded covenants are provided restricting the use to a Single-family dwelling unit per lot, then applicant shall be required to pay "park fees" in the amount of **\$49,320.00** based on Residential subdivisions requirements calculated as follows:

**36** (P-R1/c) lots restricted to Single-family dwellings @ \$1,370.00 per dwelling = **\$49,320.00**

Please allocate generated funds under Park Zone: **NW-8**

Nearest Parks: **Valley Creek** & **Little River**

**Note:** Please note that any paid fees for the original subdivision will be deducted from final "Park fess" with proof of receipt.

**El Paso Water Utilities:**

EPWU-PSB does not object to this request.

Water and sanitary sewer mains exist within Heritage Farms Subdivision.

The EPWU-PSB respectfully requests that the Owner/Developer provide to EPWU-PSB a plat drawing of Heritage Farms Subdivision depicting the following information:

**Water**

The location of the existing water services that are to remain.

The location of the existing water services that are to be eliminated (removed) as a result of this re-plat procedure.

The location of the new water services that are required as a result of this re-plat procedure.

EPWU-PSB will perform the elimination of the water services and the construction of the new services.

**Sanitary Sewer**

The location of the existing sanitary sewer services that are to remain.

The location of the existing sanitary sewer services that are to be eliminated (removed) as a result of this re-plat process. The sanitary sewer services are privately-owned; the plugging work is to be performed by the Owner/Developer at no cost to EPWU-PSB.

The location of the new sanitary sewer services that are required as a result of this replat procedure.

EPWU-PSB requests the Owner/Developer to show the location of the services with respect to the new lot boundary lines.

Please provide one drawing for the water services and one drawing for the sanitary sewer services.

Owner/Developer to submit the written request and application for the above-described work to be performed by EPWU-PSB.

Application for water and sanitary sewer services should be made 6 to 8 weeks prior to construction to ensure water for construction work. New service applications are available at 1154 Hawkins, 3<sup>rd</sup> Floor. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the property and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current EPWU – PSB Rules and Regulations. The applicant 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

**CAD:**

CAD does not object to this request.

**911:**

No comments received.

**El Paso Electric Company:**

No comments received.

**Canutillo Independent School District:**

No comments received.

**Additional Requirements and General Comments:**

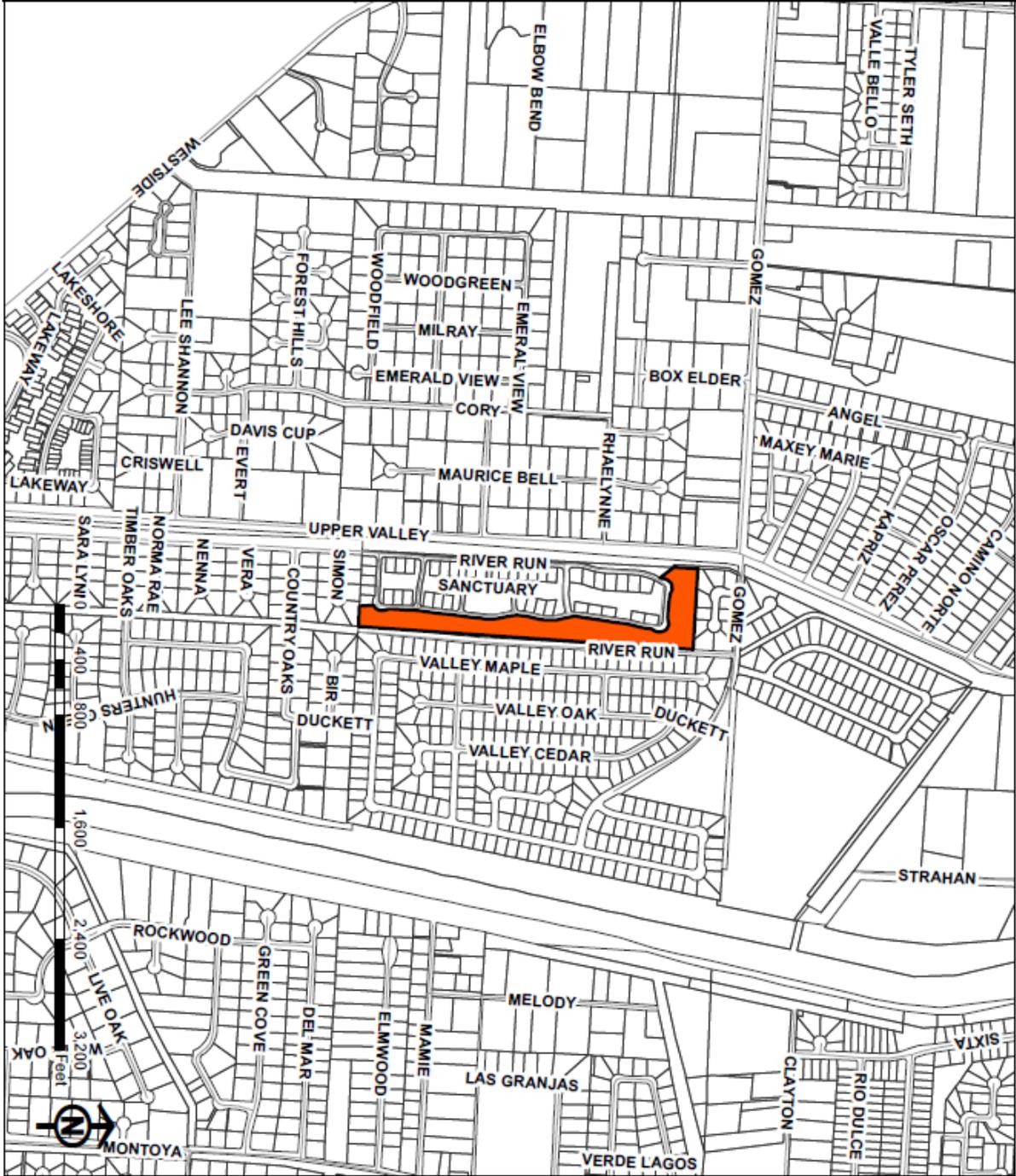
1. Submit to the Planning & Inspections Department – Planning Division the following prior to recording of the subdivision.
  - a. Current certified tax certificate(s)
  - b. Current proof of ownership
  - c. Release of access document, if applicable
  - d. Set of restrictive covenants, if applicable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

ATTACHMENT 1

**HERITAGE FARMS SUBDIVISION REPLAT B**



ATTACHMENT 2

**HERITAGE FARMS SUBDIVISION REPLAT B**

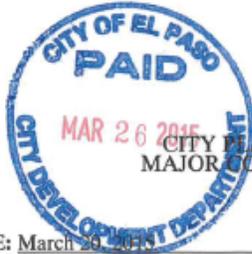


# ATTACHMENT 3





**ATTACHMENT 5**



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

DATE: March 20, 2015

File No. SUSU15-00023

SUBDIVISION NAME: Heritage Farms Subdivision Replat "B"

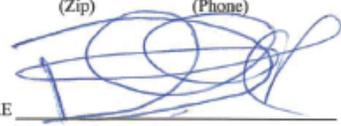
1. Legal Description for the area included on this plat (Tract, Block, Grant, etc.)  
Being a Replat of Heritage Farms Subdivision Replat "A", City of El Paso, El Paso County, Texas
  
2. Proposed Land Uses:
 

	ACRES	SITES		ACRES	SITES
Single-family	<u>8.0566</u>	<u>36</u>	Office	_____	_____
Duplex	_____	_____	Street & Alley	<u>2.1</u>	<u>1</u>
Apartment	_____	_____	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____	<u>Open Common Space</u>	<u>0.1294</u>	<u>1</u>
School	_____	_____	Total No. <u>38</u>	_____	_____
Commercial	_____	_____	Total Acres (Gross) <u>10.286</u>	_____	_____
Industrial	_____	_____			
  
3. What is existing zoning of the above described property? P-R1 c 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 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)  
Lots to street to Ponds
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 Title I (General Provisions) Chapter 1.04 - Vested Rights

City Development Department  
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 212-0085

- |     |   |                       |                                |
|-----|---|-----------------------|--------------------------------|
| 12. | Owner of record <u>Societa Intelligente, LP 8201 Lockheed, Ste. 235 El Paso, TX</u><br>(Name & Address) | <u>79915</u><br>(Zip) | <u>915-838-8100</u><br>(Phone) |
| 13. | Developer <u>Societa Intelligente, LP 8201 Lockheed, Ste. 235 El Paso, TX</u><br>(Name & Address)       | <u>79915</u><br>(Zip) | <u>915-838-8100</u><br>(Phone) |
| 14. | Engineer <u>CONDE INC. 6080 Surety Drive, Ste 100, El Paso, TX</u><br>(Name & Address)                  | <u>79905</u><br>(Zip) | <u>915-592-0283</u><br>(Phone) |

*\*Effective September 1, 2014, a 3% Technology fee has been added to all Planning application fees.*

OWNER SIGNATURE   
Richard Aguilar

REPRESENTATIVE:   
Conrad Conde

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

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