



City of El Paso – City Plan Commission Staff Report

Case No: SUSU14-00028 Tierra Del Este Pebble Hills Pond
Application Type: Major Combination
CPC Hearing Date: April 24, 2014
Staff Planner: Alejandro Palma, (915) 212-1607, palmaaj@elpasotexas.gov
Location: North of Pebble Hills Boulevard and East of John Hayes Street
Acreage: 4.9165 Acres
Rep District: 5
Existing Use: Vacant
Existing Zoning: C-2 (Commercial)
Proposed Zoning: N/A
Nearest Park: Tierra Del Este Linear Park (adjacent)
Nearest School: El Dorado Ninth Grade Academy (.11 miles)
Park Fees Required: N/A
Impact Fee Area: Eastside Impact Fee Service Area
Property Owner: Ranchos Real XVI, LLC
Applicant: Conde, Inc.
Representative: Conde, Inc.

SURROUNDING ZONING AND LAND USE

North: R-5 (Residential) / Vacant
South: ETJ (Extraterritorial Jurisdiction) / Vacant
East: R-5 (Residential) Vacant
West: GMU (General Mixed Use) Vacant

PLAN EL PASO DESIGNATION: G4 Suburban (Walkable)

APPLICATION DESCRIPTION

The applicant is proposing to dedicate a 2.6374 acre retention pond, one 15-foot drainage easement and one 20-foot drainage easement. The applicant is also dedicating a portion of the future extension of Pebble Hills Boulevard and a 52-foot ROW. This application is being reviewed under the current subdivision code.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends **approval** of Tierra Del Este Pebble Hills Pond on a Major Combination basis subject to the following comments:

Planning Division Recommendation:

Planning recommends **approval**.

City Development Department - Land Development

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

The Developer/Engineer shall address the following comments.

1. Show proposed contours for proposed "retention pond".
2. Pond maintenance road needs to be provided directly from Street ROW.
3. Identify and delineate drainage areas to be contributing runoff to proposed retention pond (19.04.040).
4. Provide City monument at intersection of Pebble Hills Blvd. and Fred Roberts Drive.

Parks and Recreation Department

We have reviewed **Tierra Del Este Pebble Hills Pond**, a major combination plat map and offer Developer / Engineer the following comments:

Please note that this Subdivision is proposing a storm water ponding area which is considered a "Public facility" therefore, meeting the requirements to be excluded from the calculation for parkland dedication ordinance Title 19 – Subdivision & Development Plats, **Chapter 19.20 Parks and Open Space** as noted below:

19.20.060 - Exclusions from Dedication Requirements.

Exclusions. The following shall be excluded from the calculation for parkland dedication. In all instances, the burden of proof shall be on the subdivider to demonstrate that the plat meets the requirements of this chapter:

- H. Land shown within a subdivision, whether residential or nonresidential, which is designated for use as a "Public facility".

Furthermore, Parks offer the following comments:

1. On final plat, clarify and label the "Future" Tierra Del Este Linear Park boundary limits north of the proposed ponding area.
2. Parks request for a combination 2' rock wall and 4' high wrought iron fence be installed all along the north boundary line except for the portion along the basin which can be a 6' high rock wall or a combination 4' high rock wall and 2' wrought iron fence.

El Paso Water Utilities

We have reviewed the above referenced subdivision and provide the following comments:

Annexation fees are due at the time of new service application for individual water meters within the portion of the Property located within Section 37, Block 79, Township 2.

The portion of the property located within Section 48, Block 79, Township 2 is located within the Eastside Impact Fee Service 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 No. 017113 and the EPWU-PSB Rules and Regulation No. 16.

Impact fees are due at the time new service application for individual water meters within the portion of the property located within Section 48, Block 79, Township 2.

A portion of the proposed "Fred Roberts Drive" is located within the City of El Paso Eastside Impact Fee Service Area. Impact fees will be assessed at the time of the plat and collected by the El Paso Water Utilities after EPWU receives an application for water and sanitary sewer services.

The construction of the water and sanitary sewer mains pertaining to the portion of the TDE 69 subdivision located north of Pebble Hills Boulevard (Holly Springs Avenue, Long Shadow Avenue, etc.) has been completed by the Developer under an Agreement entitled: "Tierra Del Este Unit 69 Phase One". EPWU-PSB has issued final acceptance to the mains pertaining to "Tierra Del Este Unit 69 Phase One".

The Developer of the Tierra Del Este Unit Sixty Nine (69) [TDE 69] subdivision has entered into an agreement with the El Paso Water Utilities – Public Service Board (EPWU-PSB) to construct the proposed water and sanitary sewer mains along Pebble Hills Boulevard between John Hayes Street and the easternmost boundary of the Tierra Del Este Unit Sixty Nine (69) subdivision, under a development agreement titled: "Tierra Del Este Unit 69 Phase Two". The Developer is presently constructing the water and sanitary sewer mains pertaining to "Tierra Del Este Unit 69 Phase Two" as described in the following paragraphs.

EPWU does not object to this request.

Water

Along John Hayes Street between Lookout Point Drive and Pebble Hills Boulevard there is an existing twenty-four (24) inch diameter water transmission main. No direct service connections are allowed to this main as per the El Paso Water Utilities - Public Service Board (EPWU-PSB) Rules and Regulations.

Along John Hayes Street between Lookout Point Drive and Pebble Hills Boulevard there is an existing twelve (12) inch diameter water main. This main is available for service.

There is a proposed sixteen (16) inch diameter water transmission main along Pebble Hills Boulevard between John Hayes Street and the easternmost boundary of the Tierra Del Este Unit Sixty Nine (69). This main is under construction by the Developer of the Tierra Del Este Unit

Sixty Nine subdivision. No direct service connections are allowed to this main as per the El Paso Water Utilities - Public Service Board (EPWU-PSB) Rules and Regulations.

There is a proposed twelve (12) inch diameter water main along Pebble Hills Boulevard between John Hayes Street and the easternmost boundary of the Tierra Del Este Unit Sixty Nine (69). This main is under construction by the Developer of the Tierra Del Este Unit Sixty Nine subdivision.

Along Holly Springs Avenue between Woodhead Place and John Ruiz Street there is an existing eight (8) inch diameter water main.

Sanitary Sewer

Along John Hayes Street between Lookout Point Drive and Pebble Hills Boulevard there is an existing thirty-six (36) inch diameter sanitary sewer main. No direct service connections are allowed to this main as per the El Paso Water Utilities - Public Service Board (EPWU-PSB) Rules and Regulations.

There is a proposed fifteen (15) inch diameter sanitary sewer main along Pebble Hills Boulevard between John Hayes Street and the easternmost boundary of the Tierra Del Este Unit Sixty Nine (69). This main is under construction by the Developer of the Tierra Del Este Unit Sixty Nine subdivision.

Along Holly Springs Avenue between Woodhead Place and John Ruiz Street there is an existing eight (8) inch diameter sanitary sewer main.

General

Water and sanitary sewer main extensions are anticipated along the proposed Fred Roberts Drive.

EPWU requires a new service application to initialize design of the water and sanitary sewer main extensions to serve 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 appurtenances.

Sun Metro

Sun Metro does not oppose to this request.

El Paso Department of Transportation

No comments received.

El Paso Fire Department

No comments received.

911

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 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. Application

ATTACHMENT 1

Tierra Del Este Pebble Hills Pond



ATTACHMENT 2

Tierra Del Este Pebble Hills Pond



ATTACHMENT 5



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

DATE: March 5, 2014

File No. SUSU14-00028

SUBDIVISION NAME: Tierra Del Este Pebble Hills Pond

1. Legal Description for the area included on this plat (Tract, Block, Grant, etc.)
Being a Replat of a of a Portion of Lot 3, Block 391, Portion of Pebble Hills Blvd, Tierra Del Este Unit Sixty Nine, and a Portion of Sections 37 and 48, Block 79, Township 2, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas

2. Proposed Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	_____	_____	Office	_____	_____
Duplex	_____	_____	Street & Alley	<u>0.9703</u>	<u>1</u>
Apartment	_____	_____	Ponding & Drainage	<u>2.1765</u>	<u>1</u>
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____	_____	_____	_____
School	_____	_____	_____	_____	_____
Commercial	_____	_____	Total No. <u>2</u>	_____	_____
Industrial	_____	_____	Total Acres (Gross) <u>4.9165 ac</u>	_____	_____

3. What is existing zoning of the above described property? R-5 Proposed zoning? C-2

4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes _____ No _____ n/a

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)

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 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 _____ No X

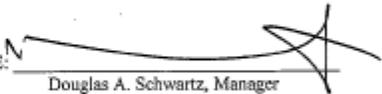
If yes, please submit a vested rights petition in accordance with Section 19.47-Vested Rights (See Attached).



- 12. Owner of record Ranchos Real XVI, LLC 6080 Surety Drive, Ste 300, El Paso, TX 79905 915-592-0290
 (Name & Address) (Zip) (Phone)
- 13. Developer Ranchos Real XVI, LLC 6080 Surety Drive, Ste 300, El Paso, TX 79905 915-592-0290
 (Name & Address) (Zip) (Phone)
- 14. Engineer CONDE INC. 6080 Surety Drive, Ste 100, El Paso, TX 79905 915-592-0283
 (Name & Address) (Zip) (Phone)

CASHIER'S VALIDATION
FEE: \$2,213.28

Ranchos Real XVI, LLC

OWNER SIGNATURE: 
 Douglas A. Schwartz, Manager

REPRESENTATIVE: 

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