



City of El Paso – City Plan Commission Staff Report

(REVISED)

Case No: SUSU13-00024 Tierra Del Este Unit Seventy Five
Application Type: Major Combination
CPC Hearing Date: May 2, 2013
Staff Planner: Nelson Ortiz, (915) 541-4931, ortiznx@elpasotexas.gov
Location: South of Edgemere and East of John Hayes
Acreage: 38.956 acres
Rep District: 5
Existing Use: Vacant
Existing Zoning: R-5
Proposed Zoning: R-5
Nearest Park: Ranchos Del Sol (0.61 miles)
Nearest School: Development abuts a future school site
Park Fees Required: N/A
Impact Fee Area: This property is not located in an Impact Fee Service Area and not subject to impact fees.
Property Owner: Ranchos Real XVI, LLC
Applicant: Ranchos Real XVI, LLC
Representative: Conde, Inc.

SURROUNDING ZONING AND LAND USE

North: R-5 / Vacant
South: R-5 / Vacant
East: N/A / Vacant
West: R-5 / Vacant

PLAN EL PASO DESIGNATION: G4 Suburban (Walkable)

APPLICATION DESCRIPTION

The applicant proposes to subdivide approximately 39 acres of vacant land for 229 single-family residential lots. The lot sizes are between 5,000 and 6,000 square feet. Access to the subdivision is proposed from Tim Floyd Street and Mike Price Drive. This development falls within the Tierra Del Este Phase III Amended Land Study approved earlier this year and is being reviewed under the current subdivision ordinance.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends **approval** of Tierra Del Este Unit

Seventy Five on a Major Combination basis, subject to the following condition and requirement

- Tierra Del Este Unit 71 shall be recorded prior or concurrently with this plat in order to comply with the master drainage plan.

Planning Division Recommendation:

Approval. The plat meets the requirement of title 19 and is consistent with the Tierra Del Este Phase III Amended Land Study.

Planning – Transportation

- Double frontage lots along Tim Floyd Street shall comply with Section 19.23.040.H (Double Frontage Lots).

Note:

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

City Development Department - Land Development

We have reviewed subject plats and recommends **Approval**, Developer/Engineer address the following comments.

On the preliminary plat, provide direction of flow of all watercourses, location, type, material and size of any existing and proposed storm water drainage structures or facilities.

1. Protect the subject property from damage due to stormwater runoff from the adjacent undeveloped terrain.
2. As per section Code 18.08.010, section D, all drainage structures and ponding areas serving the subdivision are constructed as part of the initial phase of the development.

EPWU Stormwater

Provide a note stating that the offsite drop inlet is to be privately maintained until that portion of the system is dedicated or conveyed for public use.

All downstream storm water management facilities should in place prior to development of the subject subdivision.

EPWU recommends using principles of low impact development (such as recessed landscaping, rainwater harvesting, and porous pavements) to reduce the amount of developed stormwater runoff.

Parks and Recreation Department

We have reviewed **Tierra Del Este Unit Seventy Five**, a major combination plat map and offer Engineer / Developer the following comments:

Please note that this subdivision is composed of **229** Single-family dwelling lots and even though a parks site is not being dedicated with-in this subdivision, is part of the Tierra Del Este III - Phase III Amended Land Study and the following shall apply:

1. **If** applicant finalizes the Tierra Del Este "Off-site Linear Park" dedication and the plat is recorded prior to this subdivision (Tierra Del Este #75) or run concurrently & the Developer's Participation Agreement is approved and recorded, then this subdivision will comply with the minimum "Parkland" requirements as per ordinance Title 19 – Subdivision

and Development Plats, **Chapter 19.20 – Parks and Open Space** and will exceed the requirements by **9.00 acres** or **900** dwelling units that can be applied towards sub-sequent subdivisions with-in the approved "Amended Land Study" based on the following calculations:

Total Subdivisions to date:

Tierra Del Este #67 = 823 Units	Requiring 8.23 Acres
Tierra Del Este #69 = 362 Units	Requiring 3.62 Acres
Tierra Del Este #71 = 294 Units	Requiring 2.94 Acres
Tierra Del Este #72 = 363 Units	Requiring 3.63 Acres
Tierra Del Este #75 = <u>229</u> Units	Requiring <u>2.29 Acres</u>
Total = 2071 Units	Requiring 20.71 Acres

Parkland calculations:

Tierra Del Este #67 Parkland Dedication	6.94 Acres	or	694 Dwelling Units
Tierra Del Este #67 Parkland Dedication	1.39 Acres	or	139 Dwelling Units
Tierra Del Este #69 Parkland Dedication	3.59 Acres	or	359 Dwelling Units
Tierra Del Este #71 Parkland Dedication	3.74 Acres	or	374 Dwelling Units
Tierra Del Este #72 Parkland Dedication	4.08 Acres	or	408 Dwelling Units
Off-site Linear Park Dedication	<u>9.84 Acres</u>	or	<u>984 Dwelling Units</u>
Total Parkland Dedication	29.58 Acres	or	2958 Dwelling Units
Total Parkland Dedication	29.58 Acres =		2958 Dwelling Units
Total Requirements	<u>20.71 Acres</u> =		<u>2058 Dwelling Units</u>
Meets & exceed the Requirements by	8.87 Acres	or	887 Dwelling Unit

1. **If applicant does not** finalize the Tierra Del Este "Off-site Linear Park" dedication, then this subdivision application does not meet the minimum parkland requirements as per ordinance Chapter 19.20 - Parks and Open Space by **0.84 acres** or **84 Units** based on the following calculations:

Total Subdivisions to date:

Tierra Del Este #67 = 823 Units	Requiring 8.23 Acres
Tierra Del Este #69 = 362 Units	Requiring 3.62 Acres
Tierra Del Este #71 = 294 Units	Requiring 2.94 Acres
Tierra Del Este #72 = 363 Units	Requiring 3.63 Acres
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Tierra Del Este #72 Parkland Dedication	<u>4.08 Acres</u>	or	<u>408 Dwelling Units</u>
Total Parkland Dedication	19.74 Acres	or	1974 Dwelling Units
Total Requirements	20.71 Acres	=	2071 Dwelling Units
Total Parkland Dedication	<u>19.74 Acres</u>	=	<u>1974 Dwelling Units</u>
Does not meet the Requirements by	0.97 Acres	or	97 Dwelling Unit

El Paso Water Utilities

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

EPWU-PSB Comments

Annexation fees are due at the time of new service application for individual water meters within the subject property.

Water

Water storage improvements to the existing system are required to enable service to the subject property. Water service to the subject property will be provided by a proposed elevated tank (reservoir) and a sixteen (16) inch diameter water transmission main along the proposed extension of Edgemere Boulevard.

No direct service connections are allowed to the proposed 16-inch diameter water main as per the El Paso Water Utilities – Public Service Board Rules and Regulations. Water service is anticipated to be provided by on-site water distribution main extensions connecting to the proposed 16-inch diameter transmission main. The on-site water mains mentioned above must be constructed by the Developer to provide water service to the subject Property.

Sanitary Sewer

A thirty (30) inch diameter sanitary sewer interceptor is required along the proposed extension of Edgemere Boulevard. This sanitary sewer main is in the construction phase.

Service to this property will consist of on-site sewer main extensions that include sanitary sewer collectors along Mike Price Drive and Tim Floyd Street.

EPWU-PSB requests master grading plans of the entire land study area to aid in the design of the sewer system to serve the property.

General

Coordination with the Developer is required to ascertain that the water transmission mains, storage improvements, and sewer interceptors are constructed in parallel with development.

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.

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.

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 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.

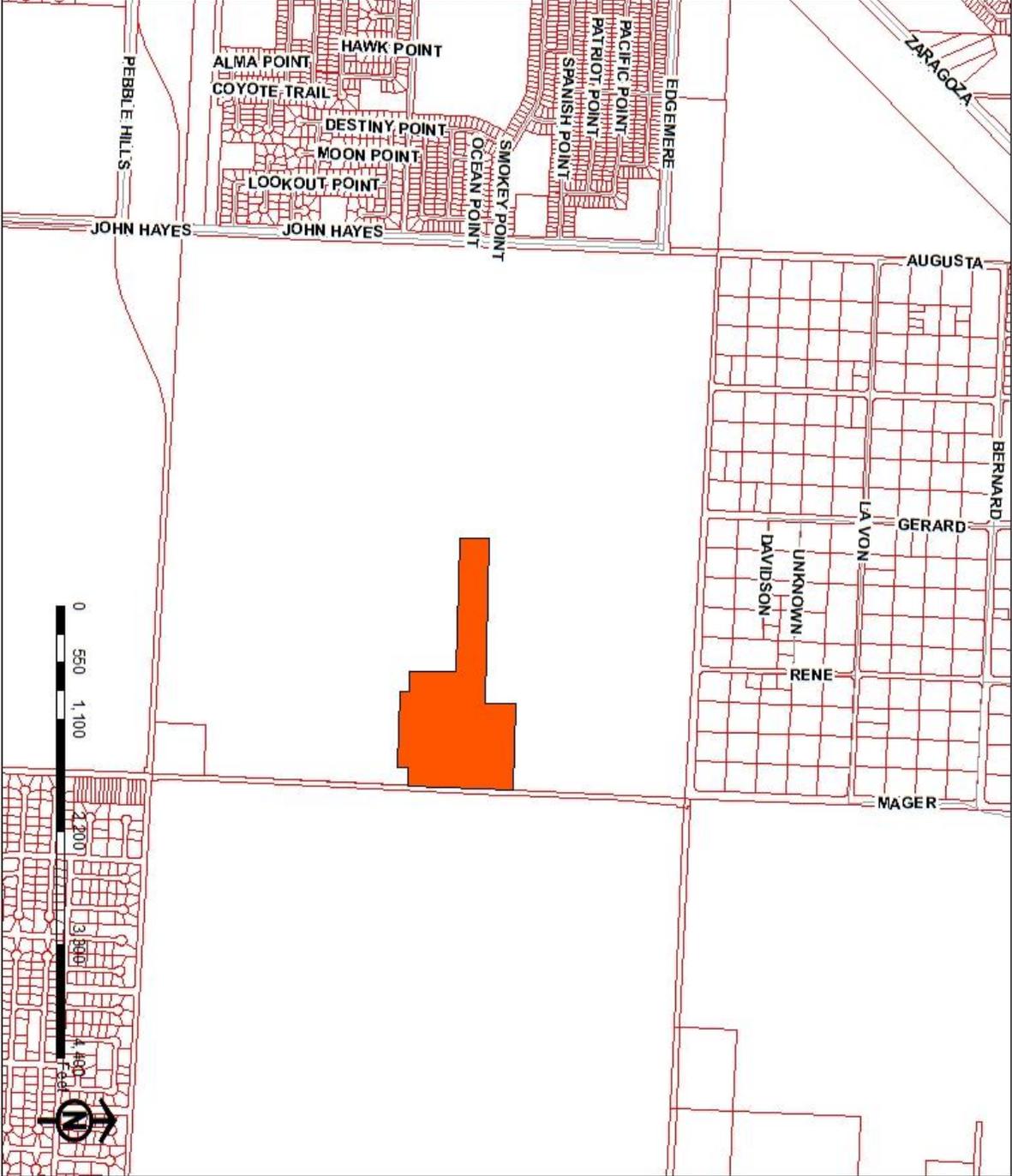
Attachments

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

5. Application

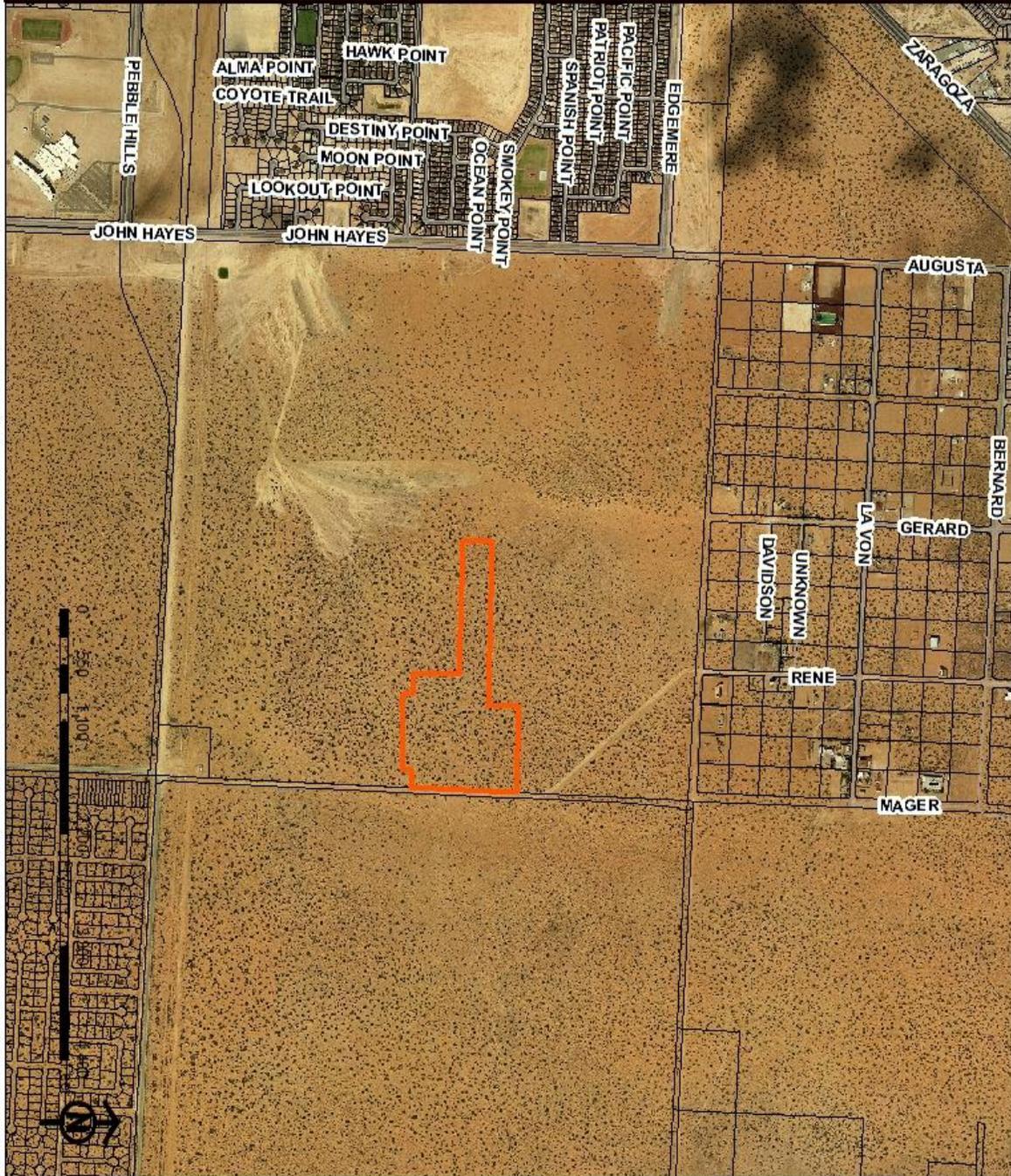
ATTACHMENT 1

TIERRA DEL ESTE UNIT 75

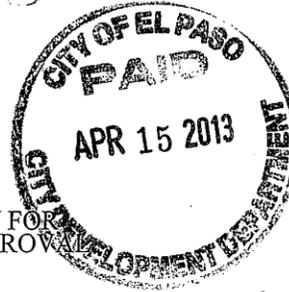


ATTACHMENT 2

TIERRA DEL ESTE UNIT 75



ATTACHMENT 5



CITY PLAN COMMISSION APPLICATION FOR
MAJOR SUBDIVISION COMBINATION APPROVAL
(Revised)

DATE: 4/15/13

File No. SUSU13-00024

SUBDIVISION NAME: Tierra Del Este Unit 75

1. Legal Description for the area included on this plat (Tract, Block, Grant, etc.)
Being portion of Section 18, Block 78, Township 2, and a Portion of Section 37, Block 79, Township 2, Texas and Pacific Railway Co. Surveys, City of El Paso, El Paso County, Texas

2. Proposed Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	<u>31.165</u>	<u>229</u>	Office	_____	_____
Duplex	_____	_____	Street & Alley	<u>7.791</u>	<u>1</u>
Apartment	_____	_____	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____	_____	_____	_____
School	_____	_____	Total No. <u>230</u>	_____	_____
Commercial	_____	_____	Total Acres (Gross) <u>38.956</u>	_____	_____
Industrial	_____	_____			

3. What is existing zoning of the above described property? R-5 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)
Lot 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

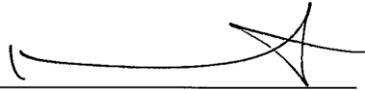
If yes, please submit a vested rights petition in accordance with Section 19.47-Vested Rights (See Attached).

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

CASHIER'S VALIDATION
FEE: \$2,088.00

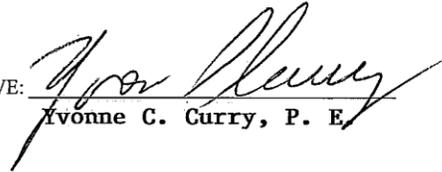
Ranchos Real XVI, LLC

OWNER SIGNATURE:



Douglas A. Schwartz, Manager

REPRESENTATIVE:



Yvonne C. Curry, P. E.

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