



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

**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](mailto: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 **pending** 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:**

**Pending** until Land Development and Park comments are addressed.

**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 **Denial**, Developer/Engineer address the following comments.

1. 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.
2. Protect the subject property from damage due to stormwater runoff from the adjacent undeveloped terrain.
3. 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.

19.08.010 - Subdivision improvement plans.

D. Phasing Plan. Where phasing is proposed for the construction and installation of the required subdivision improvements, approval of a phasing plan shall be required, provided, that all of the subdivision improvements are completed within the time period specified herein. The city manager or designee may approve, disapprove or conditionally approve the phasing proposed if the proposed phasing will provide for the orderly development of the subdivision with adequate access to all improvements, except that no phasing plan shall be approved unless the required drainage structures and ponding areas serving the subdivision are constructed as part of the initial phase of the development. Where the city manager or designee disapproves a phasing plan, the subdivider may appeal the decision to the city plan commission upon a written request submitted to the city manager or designee. Whether or not the city manager or designee approves phasing at the time of the construction plan submission, a subdivider may request phasing and submit a phasing plan at any time prior to the expiration of the time period for completion of the subdivision improvements, or any authorized extension. A phasing plan submitted and approved by the city manager or designee after the approval of the construction plan submission, shall be considered an authorized amendment to the subdivision improvement plans and such approved phasing plan shall be attached to and incorporated as part of the approved subdivision improvement plans.

**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.

2. All downstream storm water management facilities should in place prior to development of the subject subdivision.
3. At the improvement plan phase, protect the subject property from stormwater runoff from the adjacent undeveloped terrain.
4. 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 park 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>
<b>Total = 2071 Units .....</b>	<b>Requiring 20.71 Acres</b>

**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 ..... 20.71 Acres = 2058 Dwelling Units

**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

Tierra Del Este #75 = 229 Units ..... Requiring 2.29 Acres

**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

**Total Parkland Dedication ..... 19.74 Acres or 1974 Dwelling Units**

Total Requirements ..... 20.71 Acres = 2071 Dwelling Units

Total Parkland Dedication ..... 19.74 Acres = 1974 Dwelling Units

**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, 3<sup>rd</sup> 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.

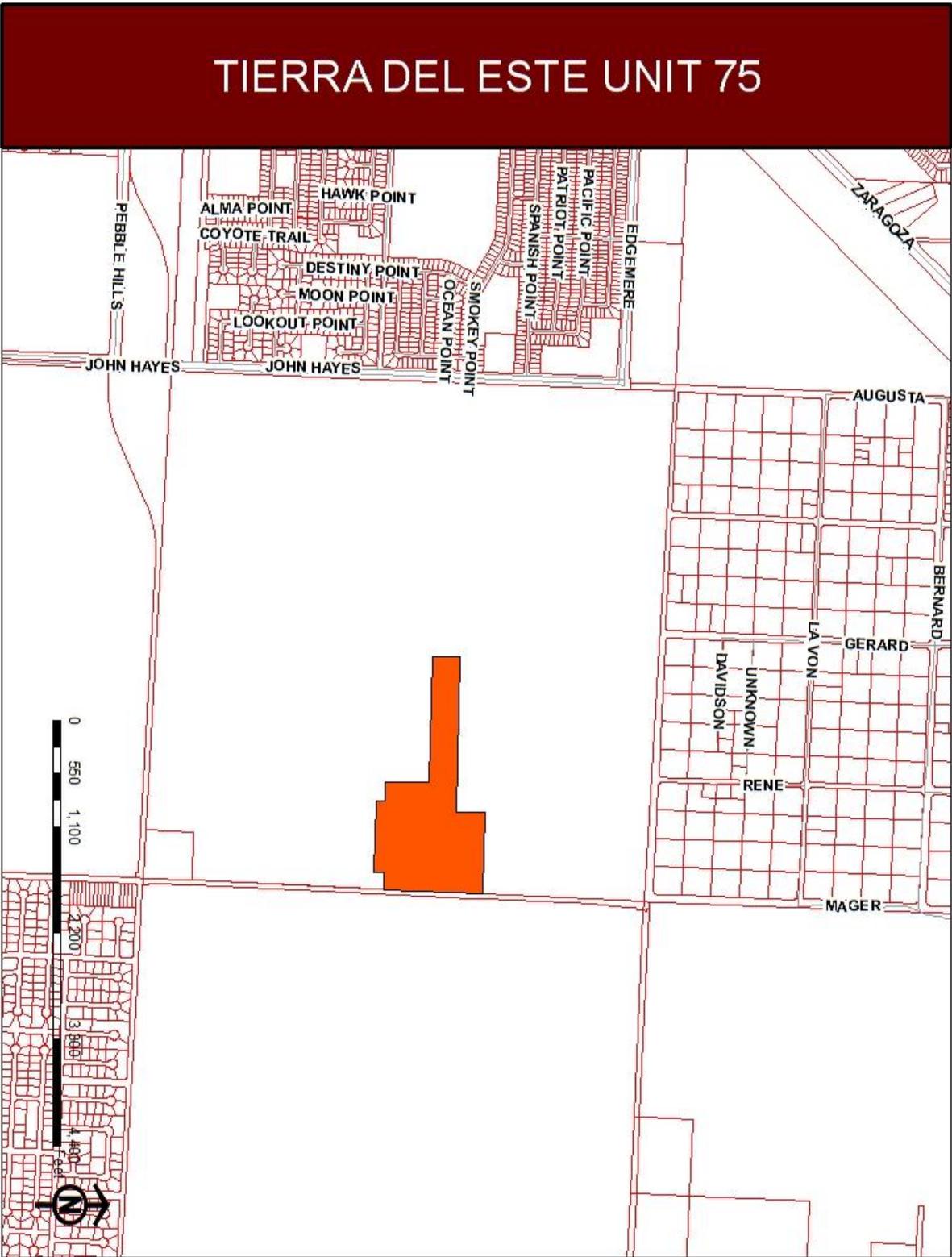
**Additional Requirements and General Comments:**

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



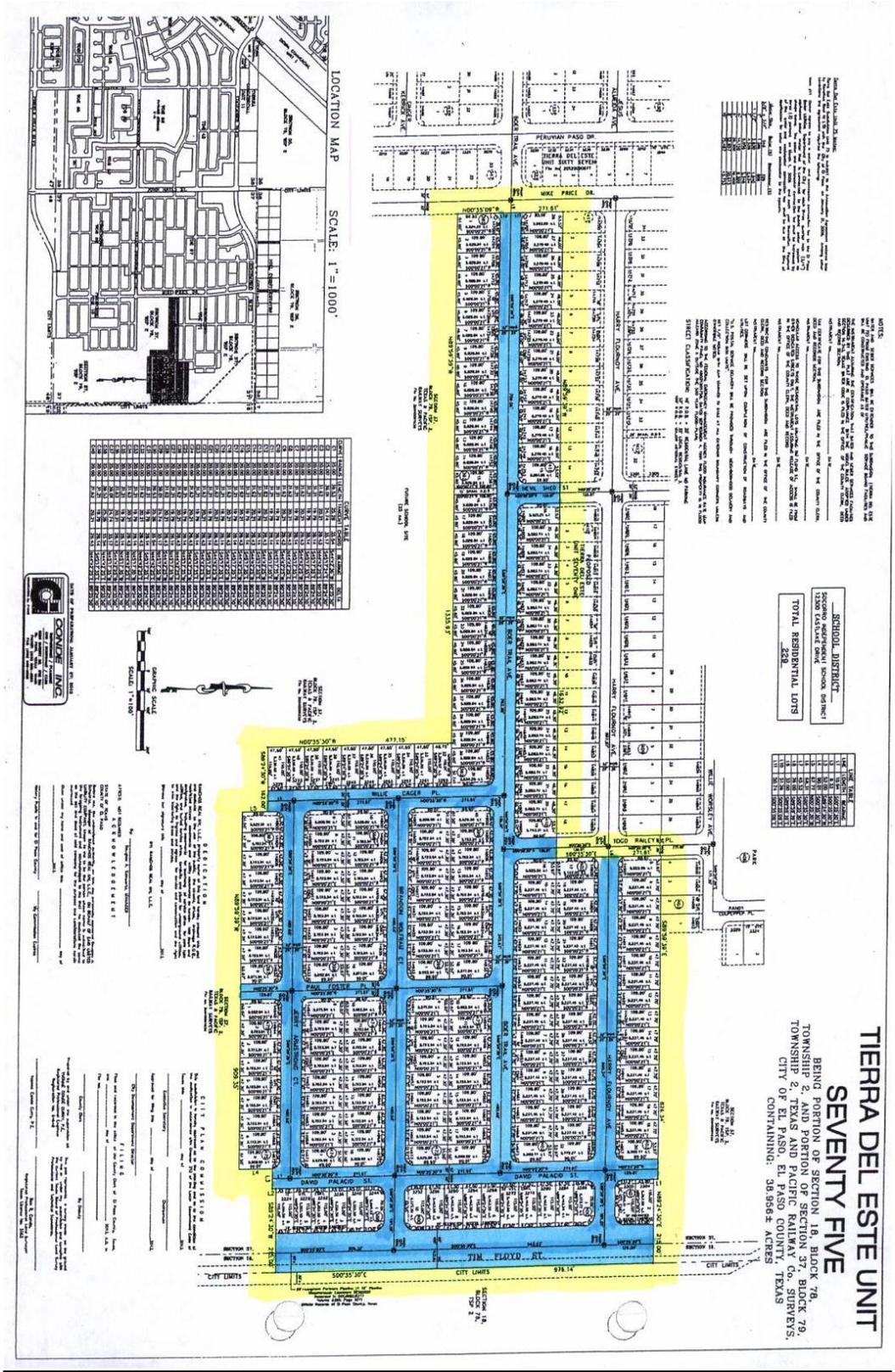
ATTACHMENT 2

TIERRA DEL ESTE UNIT 75

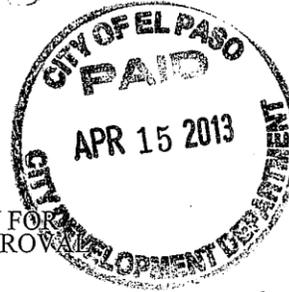




# ATTACHMENT 4



**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					
Commercial			Total No. <u>230</u>		
Industrial			Total Acres (Gross) <u>38.956</u>		

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

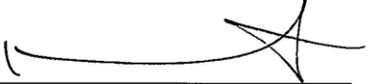
11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes      No X

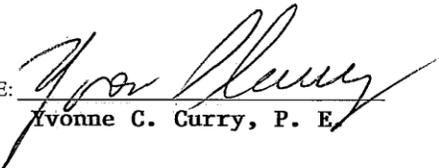
If yes, please submit a vested rights petition in accordance with Section 19.47-Vested Rights (See Attached).

- |     |                 |                       |   |              |
|-----|-----------------|-----------------------|---|--------------|
| 12. | Owner of record | 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: \$2,088.00**

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**