



City of El Paso – City Plan Commission Staff Report

Case No: SUSU12-00032 Valley Creek Unit Three
Application Type: Major Combination
CPC Hearing Date: May 3, 2012
Staff Planner: Nathaniel Baker, (915) 541-4192, bakernt@elpasotexas.gov
Location: East of Upper Valley Road and North of Gomez Road
Acreage: 22.79 acres
Rep District: 1
Existing Use: Vacant
Existing Zoning: R-3A/C (Residential/Conditions)
Proposed Zoning: ETJ
Nearest Park: Valley Creek Park (Abutting)
Nearest School: Lincoln Middle School (3.5 miles)
Park Fees Required: \$4,219.40
Impact Fee Area: N/A
Property Owner: Ham Management, LLC., The General Partner of Upper Valley Creek L.P.
Applicant: Ham Management, LLC., The General Partner of Upper Valley Creek L.P.
Representative: Roe Engineerings L.C.

SURROUNDING ZONING AND LAND USE

North: R-F (Ranch Farm) / Farmland

South: R-3A/C (Residential/Conditions) / Residential Neighborhood (Valley Creek Unit One)

East: R-3A/C (Residential/Conditions) / Valley Creek Park

West: R-2/C SP (Residential/Conditions) / Residential Neighborhoods

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

APPLICATION DESCRIPTION

The applicant proposes to subdivide 22.79 acres of land for 65 single family lots, as well as some road improvements and stormwater management infrastructure. Access is proposed from Gomez Road.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends **approval** of Valley Creek Unit Three.

Planning Division Recommendation

Planning recommends approval.

Engineering & Construction Management - Land Development

No Objection

The Subdivision is within Flood Zone “X”-Panel # 480212 0125B, dated September 4, 1991.

Planning – Transportation

- 1. It is recommended that an additional cut-through street connecting Juniper Creek and Valley Palm be added to serve as traffic calming within the proposed subdivision as both Valley Palm and Juniper Creek are long, straight streets conducive to speeding.

Note:

All existing/proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) within public right-of-way shall be in accordance with the City Design Standards for Construction and be ADA/TAS compliant.

Parks and Recreation Department

Please note that this subdivision is composed of 64 Single-family dwelling lots and that Owner/applicant has accrued parkland credits (Bonus Reductions) for recreational improvements to the City's Valley Creek Park in the amount of **\$99,880.60** or **332 Dwelling units** (based on the old code at a rate of \$300.00 per dwelling unit) according to the Parkland Improvements Agreement by and between Frontera Vista L.P. and the City of El Paso and approved by the City Plan Commission on November 17, 2005.

Based on the following calculations, applicant shall be required to pay "Park fees" in the amount of **\$4,219.40** in order for this subdivision application to meet the minimum requirement per Title 19 – Subdivision & Development Plats, **Chapter 19.20 Parks and Open Space**

"Park fees" calculated as follows:

Bonus Reductions (Parkland Improvements Agreement) = **\$99,880.60** or **332 Dwellings**

Valley Creek #1 = 142 dwelling units (old code) requires .. \$42,600.00 or 142 Dwellings
 Balance: \$57,280.60 or 190 Dwellings

Valley Creek #2 = 141 dwelling units (old code) requires .. \$42,300.00 or 141 Dwellings
 Balance: \$14,980.60 or 49 Dwellings

Valley Creek #3 = 64 dwelling units (old code) requires ... \$19,200.00 or 64 Dwellings
Balance Owed: - \$4,219.40 or - 15 Dwellings

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

Nearest Parks: **Valley Creek**

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

El Paso Water Utilities

- 1. EPWU does not object to this request
- 2. The Owner/Developer is responsible for any necessary main extension cost.

Water:

- 3. There is an existing 12-inch diameter water main along Gomez Road that is available for service. Said main is located about 12-ft north from the center line of the right-of-way.

4. There is an existing 8-inch diameter water main stub-out along the proposed Valley Palm Drive that is available for service. Said main is located approximately 8-ft east from the center line of the right-of-way. The water main ends about 43-ft north from the intersection of Gomez Road and Valley Palm Dive.

Sewer:

5. Along Gomez Road there is an existing 12-inch diameter sanitary sewer main that is available for service, the sewer main is located approximately 10 south from the center line of the right-of-way line.

6. There is an existing 8-inch diameter sanitary sewer main stub-out along the proposed Valley Palm Drive that is available for service. Said main is located approximately 30-ft east from the western property line of the right-of-way. The sewer main ends approximately 30-ft north from the intersection of Gomez Road and Valley Palm Dive.

General:

7. EPWU requires a new service application to provide service to the property. New service applications are available at 1154 Hawkins, 3rd floor and should be made 6 to 8 weeks in advance of construction to ensure water for construction work. 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.

EPWU Stormwater Division

1. Provide a copy of the deed restrictions required by Section 19.16.060L of the Subdivision Ordinance (March 11, 1997 – June 1, 2008).

2. At the improvement plan stage provide a drainage analysis for on-site ponding at corner lots that receive runoff from two street right-of-ways.

3. At the improvement plan stage include designs for alternate systems that may be used to improve percolation. In addition, all infiltration wells must be designed in coordination with the Texas Commission on Environmental Quality (TCEQ).

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.

El Paso Fire Department

No comments received.

911

The 911 District requests that addressing changes be made with addressing at the intersection of **VALLEY PALM DR** and **JUNIPER CREEK DR**.

There exists an **odd/even issue** beginning with Lots 21 and 22, being the NW end of **VALLEY PALM DR**.

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.

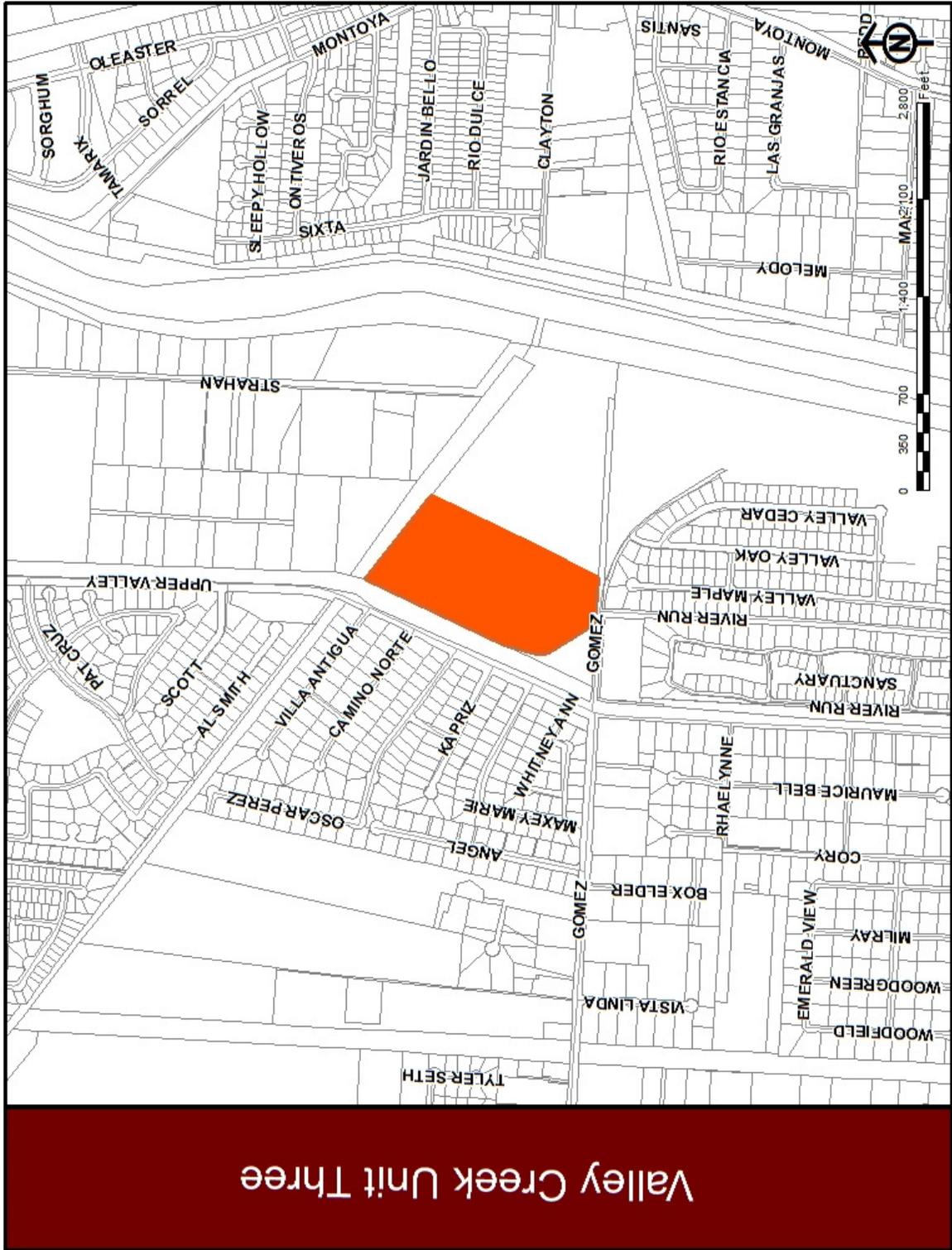
Additional Requirements and General Comments:

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.

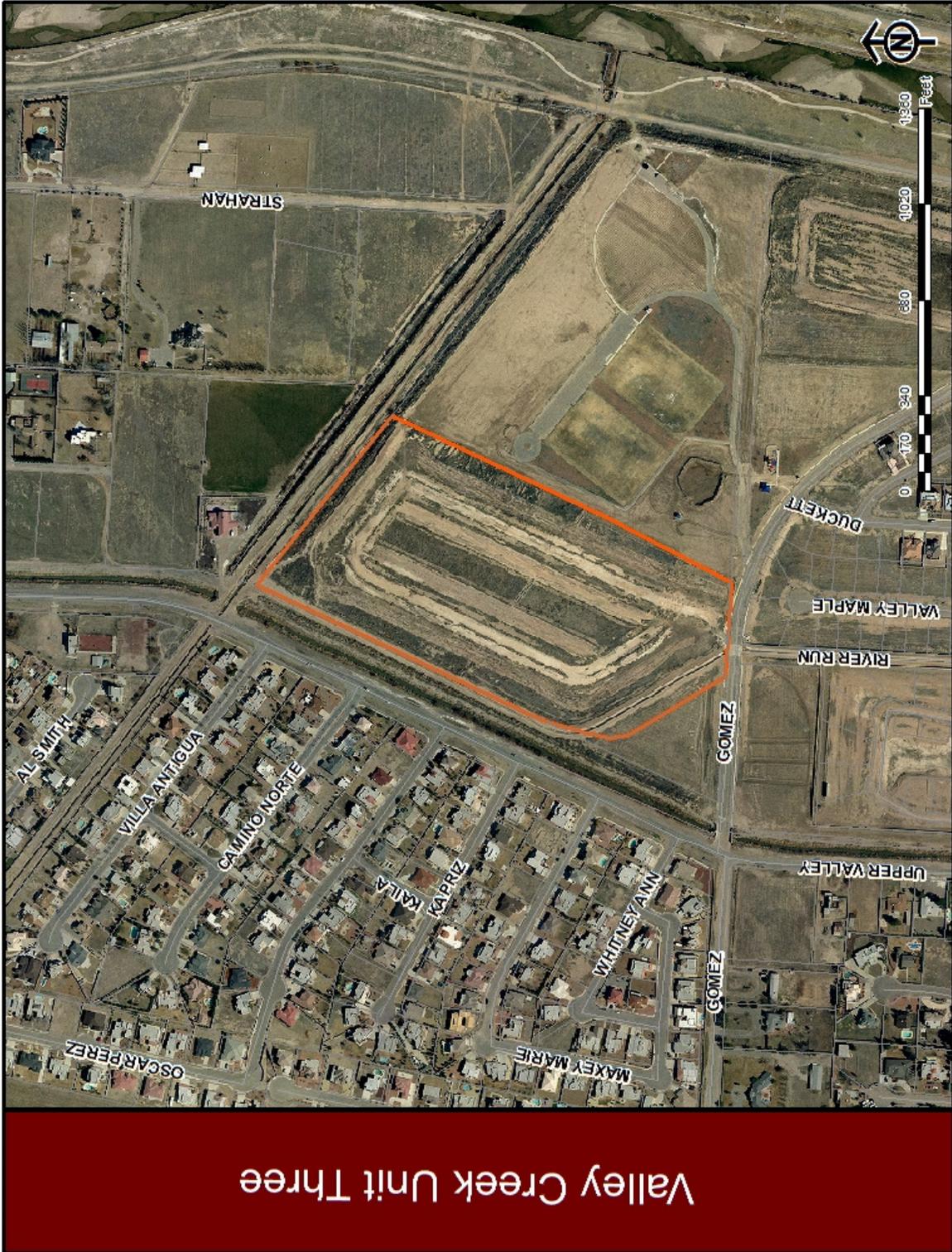
Attachments

1. Location map
2. Aerial map
3. Preliminary Plat
4. Final Plat
5. Application

ATTACHMENT 1



ATTACHMENT 2



ATTACHMENT 3

VALLEY CREEK UNIT THREE

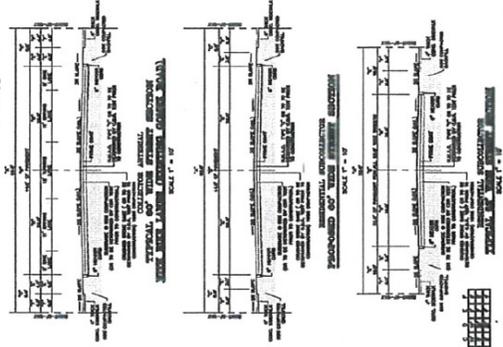
BEING A PORTION OF TRACT 1-A, BLOCK 17,
UPPER VALLEY SURVEYS,
CITY OF EL PASO, EL PASO COUNTY, TEXAS
CONTAINING IN ALL 982,784.25 SQUARE FEET
OR 22.7907 ACRES MORE OR LESS



GRAPHIC SCALE
1" = 100' - 0" (1/4")

PRELIMINARY PLAT CANUTILLO SCHOOL DISTRICT PROPOSED LAND USE IS RESIDENTIAL

FOR THE CITY OF EL PASO
H&M MANAGEMENT, L.L.C., THE GENERAL
MANAGER OF THE PROJECT
RUSSELL HANSON, MANAGER
401 N. GARDEN STREET, SUITE 6
EL PASO, TEXAS 79902
(915) 533-4872
Email: rhan@h&m.com



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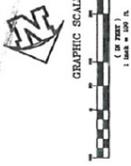
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ATTACHMENT 4

VALLEY CREEK UNIT THREE

BEING A PORTION OF TRACT 1-A BLOCK 11,
UPPER VALLEY SURVEYS,
CITY OF EL PASO, EL PASO COUNTY, TEXAS
CONTAINING IN ALL 982,764.25 SQUARE FEET
OR 22,7607 ACRES MORE OR LESS



PROPOSED SUBDIVISION IDENTIFICATION
COUNTY OF EL PASO
CITY OF EL PASO

I, RUSSELL HANSON, MANAGER OF HAN MANAGEMENT, L.L.C., THE GENERAL MANAGER OF UPPER VALLEY CREEK, L.P., THE PROPERTY OWNER OF THE LAND HEREBY PRESENTED, HAVE CAUSED THIS MAP AND INSTRUMENT TO BE DRAWN AND PREPARED BY ME OR UNDER MY SUPERVISION AND I HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

ACKNOWLEDGMENT
COUNTY OF EL PASO
CITY OF EL PASO

I, RUSSELL HANSON, MANAGER OF HAN MANAGEMENT, L.L.C., THE GENERAL MANAGER OF UPPER VALLEY CREEK, L.P., THE PROPERTY OWNER OF THE LAND HEREBY PRESENTED, HAVE CAUSED THIS MAP AND INSTRUMENT TO BE DRAWN AND PREPARED BY ME OR UNDER MY SUPERVISION AND I HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

CITY PLAN COMMISSION
COUNTY CLERK OF EL PASO COUNTY CERTIFY THAT THE PLAT BEARING THIS CERTIFICATE HAS BEEN FILED AND RECORDED UNDER THE INSTRUMENT NO. _____ OF THE RECORDS OF THE EL PASO COUNTY.

APPROVED FOR PLATS THIS _____ DAY OF _____, 2012 A.D.

COUNTY CLERK'S RECORDING CERTIFICATE
COUNTY CLERK OF EL PASO COUNTY CERTIFY THAT THE PLAT BEARING THIS CERTIFICATE HAS BEEN FILED AND RECORDED UNDER THE INSTRUMENT NO. _____ OF THE RECORDS OF THE EL PASO COUNTY.

NOTARY PUBLIC
I, _____, COUNTY CLERK OF EL PASO COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

PREPARED BY AND UNDER THE SUPERVISION OF _____, REGISTERED PROFESSIONAL ENGINEER, LICENSE NO. _____, STATE OF TEXAS.

THIS IS TO CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

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NOTE: ALL LOTS ARE SUBJECT TO ON-SITE FENCING



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ATTACHMENT 5



CITY PLAN COMMISSION APPLICATION FOR
MAJOR SUBDIVISION COMBINATION APPROVAL

DATE: March, 2012

FILE NO. SUSU12-00032

SUBDIVISION NAME: Valley Creek Unit Three



1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
Being a portion of Tract 1-A, Block 11, Upper Valley Surveys.
City of El Paso, El Paso County, Texas

2. Property Land Uses:

	<u>ACRES</u>	<u>SITES</u>		<u>ACRES</u>	<u>SITES</u>
Single-family	<u>19.203</u>	<u>64</u>	Office	_____	_____
Duplex	_____	_____	Street & Alley	<u>3.588</u>	_____
Apartment	_____	_____	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____	_____	_____	_____
School	_____	_____	Total No. Sites	_____	_____
Commercial	_____	_____	Total (Gross) Acreage	<u>22.7907</u>	_____
Industrial	_____	_____			

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

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

5. What type of utility easements are proposed: Underground _____ Overhead _____ Combination of Both

6. What type of drainage is proposed? (If applicable, list more than one)
All drainage to be on-site ponding to include the drainage from half (1/2) the street.

7. Are special public improvements proposed in connection with development? Yes No _____

8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes No _____
If answer is "Yes", please explain the nature of the modification or exception Proposed 52' wide public right-of-ways to have 32 foot of pavement and 5 foot sidewalk as per the new standards. See Letter.

9. Remarks and/or explanation of special circumstances: _____

10. Improvement Plans submitted? Yes _____ 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 _____

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

We are respectfully requesting that Valley Creek Unit Three to be vested under the subdivision ordinances that were in effect when the original major preliminary plat of Valley Creek was approved. Valley Creek major preliminary was approved by city plan commission on October 6, 2005.

- HAM MANAGEMENT, LLC., THE GENERAL PARTNER OF UPPER VALLEY CREEK L.P.
 RUSSELL HANSON, MANGER P.O. BOX 220630, El Paso, Texas 79913 915-478-7877
12. Owner of record _____
 (Name & Address) (Zip) (Phone)
13. Developer HAM MANAGEMENT, LLC., THE GENERAL PARTNER OF UPPER VALLEY CREEK L.P.
 RUSSELL HANSON, MANGER P.O. BOX 220630, El Paso, Texas 79913 915-478-7877
 (Name & Address) (Zip) (Phone)
14. Engineer Roe Engineering, L.C. 601 N. Cotton Street, Suite 600
 El Paso, Texas 79902 915-533-1418
 (Name & Address) (Zip) (Phone)

CASHIER'S VALIDATION
 FEE: \$2,088.00

OWNER SIGNATURE: *Russell Hanson*
 REPRESENTATIVE: *Bradley Roe Engr*

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