



City of El Paso – City Plan Commission Staff Report

******REVISED******

Case No: SUSU16-00015 Gateway Estates Unit One Replat E
Application Type: Major Preliminary
CPC Hearing Date: May 5, 2016
Staff Planner: Vanessa Munoz, (915) 212-1644, munozv@elpasotexas.gov
Location: North of Vista Del Sol and East of Loop 375
Acreage: 60.86
Rep District: N/A
Existing Use: Vacant
Existing Zoning: ETJ
Proposed Zoning: ETJ
Nearest Park: Walter Clarke Park (0.58 miles)
Nearest School: Vista Del Futuro Charter School District (0.94 miles)
Park Fees Required: N/A
Impact Fee Area: Eastside Impact Fee Service Area
Property Owners: GFA, LLC
Applicant: GFA, LLC
Representative: CEA Group

SURROUNDING ZONING AND LAND USE

North: R-3A (Residential) / Residential Development

South: R-3 (Residential) / Residential Development

East: ETJ / Vacant

West: R-3 and C-4 (Residential and Commercial) / Residential and Commercial Development

PLAN EL PASO DESIGNATION: 06 Potential Annexation

APPLICATION DESCRIPTION

The applicant proposes to subdivide 60.86 acres of land in the city's extra territorial jurisdiction for 239 single-family lots, ranging between 5,413 to 15,911 square feet, a 2.43 acre park, and two public ponds that total 5.27 acres. The subdivision lies within the Gateway Estates Land Study. Primary access to the subdivision is proposed from Vista Del Sol Drive. This development was reviewed under the current subdivision code.

The applicant is requesting the following exceptions:

- To allow a block ~~length~~ **perimeter** that exceeds 2,400 feet due to topographical reasons.

- To allow a 90 foot roadway cross-section for Vista Del Sol.

CASE HISTORY

Gateway Estates Unit One Replat E lies within the Gateway Estates Land Study which was approved by the City Plan Commission on ~~March 14, 2016~~ February 11, 2016.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends **approval** of the exception requests as per Section 19.48.A.1. and Section 19.10.050.A.1.c. and **approval** of Gateway Estates Unit One Replat E on a major preliminary basis subject to the following conditions:

- That Lots 3 and 4, Block 17 face the proposed park pursuant to Section 19.20.050.A.4 (Standards for deeded parkland).
- Additionally, the DCC recommends that the City Plan Commission require the applicant landscape the rear of all double-frontage lots pursuant to Section 19.23.040.H.3.C. of the current subdivision code.

Planning Division Recommendation:

Approval of the exceptions requested. As per Section 19.48.030.A.1. (Criteria for approval) and 19.10.050.A.1.C. (Roadway participation policies – Improvements of roads and utilities within and or abutting the subdivision):

19.48.030.A.1.

A. *The following criteria shall be applied in deciding a waiver or exception:*

1. There are special circumstances or conditions arising from the physical surroundings, shape, topography or other feature affecting the land such that the strict application of the provisions of this title to the proposed use would create an unnecessary hardship or inequity upon or for the applicant, as distinguished from a mere inconvenience, in developing the land or deprive the applicant of the reasonable and beneficial use of the land;

19.10.050.A.1.C.

c. For all plats located in the City of El Paso's extraterritorial jurisdiction area, written concurrence from the County of El Paso is required prior to the waiver of any dedication and/or improvements.

Approval of Gateway Estates Unit One Replat E with the conditions as stated above.

El Paso County

- County stated that the proposed 48’ ROW’s would need to be widened to 54’ since this was originally the smallest ROW being proposed when it was first submitted. **(Applicant has addressed this concern.)**
- County concurs with the 90’ ROW for Vista Del Sol.

Planning and Inspections Department - Land Development

We have reviewed subject plats and recommend **Approval**.
The Developer/Engineer shall address the following comments.

1. Verify pond maintenance access ramp and gates align (DSC Section 2-3).
2. At the improvement plan stage, protect the subject property from stormwater runoff from the adjacent terrain.
3. Accommodations must be made for run-off into Vista Del Sol Dr.; this road is not designed to carry outside storm sewer flow. Developer will need to coordinate with the County of El Paso who is presently working on the street improvements.
4. Provide desilting basin at beginning upstream end of Sunfire.
5. The 25' Public Drainage & Access Easement into the proposed pond on the east side must be leveled for accessibility. Update contours on preliminary.

Parks and Recreation Department

We have reviewed **Gateway Estates Unit One Replat "E"**, a major preliminary plat map and on behalf of CID Parks Planning Division we offer Developer / Engineer the following the comments:

Please note that this Subdivision is part of the Gateway Estates Land Study, is composed of **240** Single-family dwelling lots, and applicant is proposing to dedicate a "**2.43 Acre Park**"; this subdivision application meets the minimum "Parkland" requirements per ordinance Title 19 – Subdivision and Development Plats, **Chapter 19.20 – Parks and Open Space** and exceeds the requirements by **0.03 Acres** or **3** dwelling units that can be applied towards sub-sequent subdivisions with-in the approved Land Study based on the following "Parkland" calculations:

Gateway Estates #1 Replat "E" – Is dedicating a "Park Site" for a total of 2.43-Acres
 Gateway Estates #1 = 244 dwelling units requiring a total of 2.40-Acres
Meets & Exceed the minimum "Parkland" requirements by 0.03-Acres

Also, we offer the following **informational comments** to assist Applicant in the design of the new Park improvements construction drawings.

Please note that design layout (Concept & Final) need to be coordinated with Parks Department and/or department liaison/designee for review and approval and are to include (not all inclusive) at minimum the following improvements:

1. Refer to Chapter 19.20 – Parks and Open Space as approved by Mayor and Council on 04/01/2014 and the Park's Design & Construction Standards for Park Facilities as approved by Mayor and Council on 01/08/2013
2. Irrigation System shall be designed by a Licensed Irrigator Registered in the State of Texas, in good Standing, with a minimum 5 years of experience, and with a minimum of 10 designs of comparable size systems.
3. Irrigation System must be designed to accommodate site static water pressure or a pump must be incorporated to accommodate design criteria.

4. Note for all park improvements (sidewalks, Ramps, etc.) and paved Hike/Bike trails (if applicable) to be compliant with required accessibility criteria as set forth in ADAAG & TAS standards as mandated by Federal and State Governments.
5. Project(s) must be coordinated with TDLR to insure compliance with TAS requirements to include inspection, and certificate of substantial completion; approval of the subdivision /park improvement plans is subject to applicant providing proof of the project registration number (PLD # by the State Agency).
6. No signs, fire hydrants, lights, NDCBU's, electrical/water boxes, telephone pedestals, no obstructions in general, shall be placed into proposed perimeter sidewalk, nor shall any utility conduits be placed along the park site – Any utilities with-in the parkway need to be underneath the proposed sidewalk and buried at 5' minimum cover.
7. Provide frontage lighting along adjacent Public Street rights of way. Engineer to coordinate with Parks Department and/or department liaison/designee, Planning and Inspections Engineering & Construction Management Division, SAM Dept., and E.P.E.Co., light poles type & conduit placement for perimeter lighting prior to street paving; perimeter street lighting shall be coordinated for light poles to be installed at max. 150' apart and /or at all street intersections along the park side and not along the residential side to prevent duplication of light poles.
8. Developer / Contractor shall obtain soil samples (taken from proposed park site location finished ground) & provide complete analysis report (textural, soils classification, minerals and nutrients availability, water infiltration/percolation, detailed salinity, & PH conductivity test) with recommendations for soils amendments and preparation to insure existing soil conditions are suitable for turf, shrubs, and tree growth; coordinate site visit with Parks staff for collection of soil samples.
9. Any unsuitable soil conditions shall be remedied to eliminate hard soils, stony soils, high caliche soils, clay soils and contaminated soils to a minimum depth of 12 inches and by shattering, in two directions, of hard pan caliche, clay soils, rocks to a depth of 36 inches below finished grade as required for proper planting as per Park's Design & Construction Standards for Park Facilities approved on 01/08/2013
10. Any unsuitable soil materials not approved by Parks Department and/or department liaison/designee are to be removed, disposed-off, and replaced with top soil to a minimum depth of 12 inches.
11. Any sloped areas (if flatter areas are not feasible) along park's frontages shall be at the max. 1 vertical : 20 horizontal (5%) and along residential or commercial areas at max. 1 vertical : 4 horizontal (25%) with a minimum 15 bench or as determined according to the park improvements review at adjacent properties.
12. Provide adequate cross-sections enough to better understand the finished improvements.
13. Grading and drainage plan for the site, to be reviewed and approved by Parks Department and/or department liaison/designee.
14. Developer / Contractor are required to obtain irrigation, building, electrical, and any other required permit(s) from Planning & Inspections One Stop Shop City Development Division.
15. At minimum, a 7' wide concrete sidewalk is required all along the park's frontage.
16. Park improvements shall comply with current "Alternative Design Standards" as per Chapter 19.20 – Parks and Open Space approved by Mayor and Council on 04/01/2014 and current Park's Design & Construction Standards for Park Facilities approved on 01/08/2013

17. Provide an age appropriate 2-5 or 5-12 years old play structure from approved vendors with a minimum 50'x50' user zone and shall include one aerial light.
18. Provide shaded picnic tables and or benches and trash cans on concrete pads.
19. Street trees shall be provided along the parkway spaced at maximum 20' on center.
20. Construction of Park improvements need to be coordinated and inspected by Parks Department and/or department liaison/designee.
21. Park Site acceptance is contingent upon completion of all street improvements abutting the park.

This subdivision is located with-in "Park Zone": **E-**

Nearest Parks: **Mesquite Hills #1** & **Mesquite Hills #7**

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

El Paso Water Utilities

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

1. Water improvements (transmission mains) are required to serve the entire Gateway Estates land study area. A 24-inch diameter water main is anticipated to be constructed along Vista Del Sol Drive and along a portion of Joe Battle. The EPWU-PSB will construct the 24-inch water main in accordance with the Impact Fee Capital Improvement Program. The Owner/Developer is responsible for the extension of the 24-inch water main if the timing of the development does not coincide with the CIP schedule.
2. An 8-inch diameter water main is also required along Vista Del Sol and a 16-inch diameter water main will be required along the extension of Sunfire Boulevard.
3. EPWU-PSB requests master grading plans of the entire Gateway Estates land study area to aid in the design of the sewer system to serve the property.
4. A sanitary sewer main extension is require along Vista Del Sol Drive. This sewer main will be extended with the County's Vista Del Sol Road Improvements. A 12-inch diameter sewer main will be required along a portion of Addison Street, Furlong Circle and Preakness Avenue to enable service to properties located west and north of the subdivision.
5. The subdivision 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.
5. The Owner is responsible for all water and sewer construction costs and the acquisition of easements if required.
6. Coordination between Owner/Developer, EPWU and The County of El Paso is required to ascertain that the water transmission mains and sewer improvements along Vista Del Sol are constructed ahead or in parallel with development.

7. EPWU-PSB requires a new service application to serve the subject property. New service applications should be made 6-8 weeks in advance of construction to ensure water for construction work. The following items, if applicable, are required at the time of application: (1) hard copy of site plan with street names and addresses; (2) finalized set of improvement plans, including grading & drainage plans; (3) digital copy of site plan; (4) benchmark check; (5) construction schedule; and (6) a certificate of compliance. Service will be provided in accordance with the current El Paso Water Utilities – Public Service Board (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 County 911 District

- Need other names for Trifecta St. and Winners Circle and revise “Jockey Club” to “Jockey Club”.
- Another name needs to be selected for the northerly portion of Breeder Cup Way.
- Regarding addressing on streets traveling north, it would be preferable for odds to be on the west side and evens on the east sides of these streets.
- Modify subdivision name. **(Applicant has addressed this concern.)**

Central Appraisal District

Modify subdivision name since name already exists. **(Applicant has addressed this concern.)**

Sun Metro

No comments received.

El Paso Department of Transportation

No comments received.

El Paso Electric Company

No comments received.

El Paso Fire Department

No comments received.

Texas Gas Company

No comments received.

Additional Requirements and General Comments:

1. Submit to the Planning and 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.
3. Provide release of access of double frontage lots or restrictive access easement on plat.

4. Specify that the subdivision lies in the ETJ and specify subdivision distance from the city limits.

Attachments

1. Location map
2. Aerial map
3. Preliminary plat
4. Exception Request
5. Application

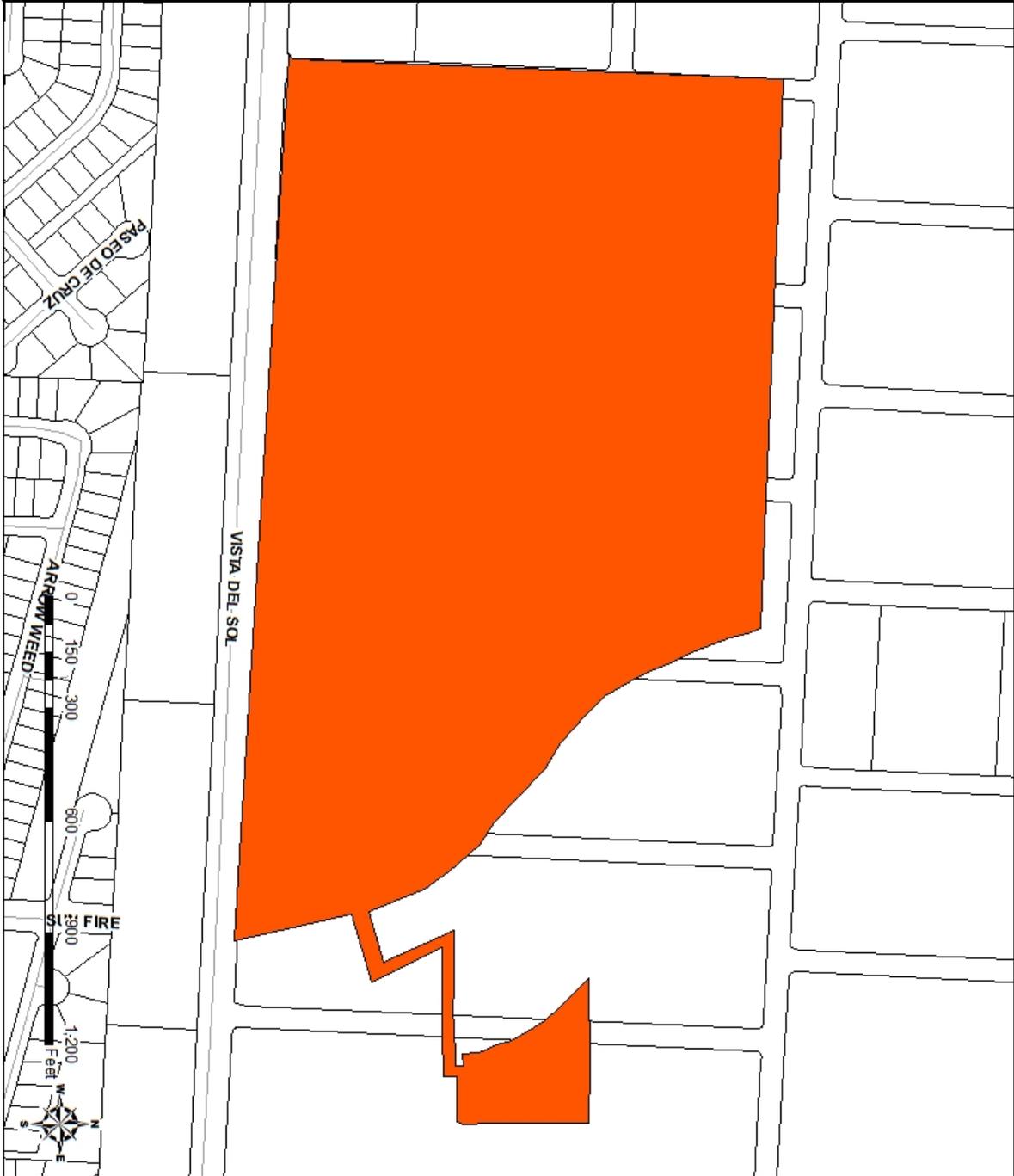
ATTACHMENT 1

GATEWAY ESTATES UNIT ONE REPLAT E



ATTACHMENT 2

GATEWAY ESTATES UNIT ONE REPLAT E



ATTACHMENT 4



Castner Center @ Transmountain
4712 Woodrow Bean, Ste. F
El Paso, TX 79924
Office: 915.544.5232
Fax: 915.544.5233
web: www.ceagroup.net

April 13, 2016

City of El Paso-Planning and Inspection Department
801 Texas Ave.
El Paso, Texas 79901

Attention: Mr. Nelson Ortiz
Lead Subdivision Planner

Reference: Gateway Estates Unit One-Exemption Request

Dear Mr. Ortiz:

On behalf of the developer, we respectfully, request an exemption to Chapter 19.15.080 (Street Length) of the City Municipal Code for the block length of 2,400 feet. Our exemption is based on topographic conditions and limitation along Vista Del Sol Drive and Sun Fire Blvd. with vertical grade differential of 20-25 feet.

In addition, we request an exemption to the construction of roadway improvements along Vista Del Sol Drive. The County of El Paso through the Camino Real Regional Mobility Authority (CRRMA) has completed the design of the roadway improvements and construction is expected to commence in the summer of 2016. The developer has agreed to have adequate pond capacity to allow the discharge of the roadway runoff into the ponds of Gateway estates Unit One.

If you have questions regarding our request, please do not hesitate to contact me at office number 915.544.5232 or mobile number 915.355.0583.

Sincerely,
CEA Group

A handwritten signature in black ink, appearing to read 'Jorge L. Azcarate', written over a horizontal line.

Jorge L. Azcarate, P.E.
Project Manager

L-2260-022LD.NO.13april16
JLA/jla

engineers • architects • planners

ATTACHMENT 5



CITY PLAN COMMISSION APPLICATION FOR MAJOR PRELIMINARY SUBDIVISION APPROVAL

DATE: _____ FILE NO. _____

SUBDIVISION NAME: Gateway Estates Unit One Parcel "E"

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
BEING A REPLAT OF A PORTION OF LOTS 24, 25, 26, 27 AND 28 AND PORTIONS OF RIGHT-OF-WAY OUT OF ADDISON STREET, BLANKNER STREET, CHILCOTE STREET, FAHLANDER STREET, AND VENDOME STREET, ALL WITHIN GATEWAY ESTATES, EL PASO COUNTY, TEXAS CONTAINING NEARLY ACRES

2. Property Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	33.71	226	Office	_____	_____
Duplex	_____	_____	Street & Alley	19.45	12
Apartment	_____	_____	Ponding & Drainage	6.27	2
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	2.43	1	_____	_____	_____
School	_____	_____	_____	_____	_____
Commercial	_____	_____	Total No. Sites	_____	254
Industrial	_____	_____	Total (Gross) Acreage	60.86	_____

3. What is existing zoning of the above described property? ET1 Proposed zoning? ET1

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)
Surface flow to proposed storm sewer infrastructure to discharge into proposed ponding area.

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

8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes x No _____
 If answer is "Yes", please explain the nature of the modification or exception See attachment

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) 541-4024

12. Owner of record GFA, LLC 1525 Goodyear Drive, El Paso, Texas 79936 915-548-1105
 (Name & Address) (Zip) (Phone)
13. Developer GFA, LLC 1525 Goodyear Drive, El Paso, Texas 79936 915-548-1105
 (Name & Address) (Zip) (Phone)
14. Engineer GFA Texas 4712 Victoria Street, El Paso, Texas 79924 915-544-6732
 (Name & Address) (Zip) (Phone)

Refer to Schedule C for
current fee.

OWNER SIGNATURE: _____

REPRESENTATIVE: _____

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

City Development Department
 811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 541-4024