



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

### REVISED

**Case No:** SUSU15-00036 Desert Heaven Estates  
**Application Type:** Major Combination  
**CPC Hearing Date:** June 4, 2015  
**Staff Planner:** Jeff Howell, (915) 212-1607, [howelljb@elpasotexas.gov](mailto:howelljb@elpasotexas.gov)  
**Location:** South of Alameda and West of Ventura  
**Acreage:** 6.197 acres  
**Rep District:** 6  
**Existing Use:** Vacant  
**Existing Zoning:** C-1 (Commercial)  
**Proposed Zoning:** C-1 (Commercial)  
**Nearest Park:** Ysleta Park (.36 miles)  
**Nearest School:** Ysleta Community Learning Center (.09 miles)  
**Park Fees Required:** \$39,820.00  
**Impact Fee Area:** N/A  
**Property Owner:** D' Roman LLC  
**Applicant:** G-3 Engineering, LLC  
**Representative:** G-3 Engineering, LLC

### **SURROUNDING ZONING AND LAND USE**

**North:** C-1 / Commercial Development  
**South:** R-5 / Single-family homes  
**East:** A-2 / Apartments, R-5 / Single-family homes  
**West:** R-F / Vacant

**PLAN EL PASO DESIGNATION:** G3, Post-War

### **APPLICATION DESCRIPTION**

The applicant proposes to subdivide 6.197 acres of vacant land into two commercial lots. Access to the subdivision is proposed from Ysleta Lane and Snelson Drive. The applicant has submitted a request to waive ROW improvements on Ysleta Lane, allowing the current configuration to remain with the sidewalk adjacent to the roadway and substandard parkway width (2'). The applicant has also submitted an alternative design request for the cul-de-sac (turn-around) at the end of Snelson Drive. The applicant is proposing to dedicate additional ROW in order to accommodate the turn-around, as well as a 45' access easement from Ysleta Lane. The subdivision was reviewed under the current subdivision code.

## **DEVELOPMENT COORDINATING COMMITTEE**

The Development Coordinating Committee recommends **approval** of Desert Heaven Estates on a Major Combination basis subject to the following comments:

### **Planning Division Recommendation:**

Staff recommends **approval** of request to waive ROW requirements, the alternative design for a cul-de-sac in accordance with Section 19.10.050.A.1 and 19.26.040.A, and **approval** of Desert Heaven Estates on a Major Combination basis.

Staff recommends approval based on following sections of code, specifically:

**Section 19.10.050.A.1.** (Roadway participation policies—Improvement of roads and utilities within and or abutting the subdivision)

1. *The City Plan Commission may waive such requirements to provide rights-of-way or street improvements to adjacent substandard roads based on any of the following factors:*
  - a. *Fifty percent of the lots within a quarter mile of the proposed development have already been developed and the existing street improvements are in character with the neighborhood*

**Section 19.26.040.A.** (Alternative subdivision improvement design)

- A. *Intent. This chapter contains the regulations for the alternative subdivision improvement design procedure. These regulations are supplemented and qualified by additional general regulations appearing elsewhere in this title, which are incorporated as part of this chapter by reference. It is in the intent of the alternative subdivision improvement design procedure to allow one or more alternative improvement designs to those required in this title and the DSC to be utilized in a comprehensive manner throughout a proposed development, provided the improvements meet the intent and have the same or higher level of service or adequacy of the original required improvement. It is not the intent of the alternative subdivision improvement design procedure to allow an inferior improvement to the original one required by this title for the purpose of reducing costs.*

Staff has received approval from Fire and Emergency Services regarding the alternative design.

## **Planning & Inspections Department - Land Development**

Recommend **Approval**.

## **Parks and Recreation Department**

We have re-reviewed **Desert Heaven Estates**, a major combination plat map and offer Developer / Engineer the following “**revised**” comments:

Please note that this subdivision is zoned "C-1" meeting the requirements for Non-residential uses as well as for Multi-family dwellings use restricted to a maximum of 29 dwelling units per acre however, Applicant has submitted copy of **revised** preliminary covenants restricting the use for Lot 1, Block 1 to General Commercial (Non-residential) and for Lot 2, Block 1 to Multi-family use with a maximum density of 15 dwelling units per acre.

**If** gross density waiver is granted by the Planning Department or designee and copy of final recorded covenants **is** provided restricting abovementioned uses and densities, then Applicant shall be required to pay “Park fees” in the amount of **\$39,820.00** based on the following calculations:

**Lot 1, Block 1** Non-residential acreage 2.42 (rounded to two decimals) @ \$1,000.00 per acre = **\$2,420.00**

**Lot 2, Block 1** Multi-family @ Max. Of 15 Units per acre (3.722) = 55 units @ \$680.00 per unit = **\$37,400.00**

**Balance = \$39,820.00**

Please allocate generated funds under Park Zone: **MV-4**

Nearest Parks: **Ysleta & Capistrano**

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. El Paso Water Utilities (EPWU) does not object to this request.

#### **Water:**

2. There is an existing 6-inch diameter water main extending along the 20-foot PSB easement that follows the alignment of Snelson Dr. This main is available for service.
3. There is an existing 6-inch diameter water main extending along Ysleta Ln. This main dead-ends approximately 21-feet east of the eastern property line. This main is available for service.
4. Previous water pressure tests from fire hydrant # 6829 located in Ysleta Ln. approximately 306 feet east of Ventura, have yielded a static pressure of 98 (psi) pounds per square inch, a residual pressure of 82 (psi) pounds per square inch, and a discharge of 1074 (gpm) gallons per minute. The owner should, for his own protection and at his own expense, install at the discharge side of each water meter a pressure regulator, strainer and relief valve, to be set for pressure as desired by the customer. The Lot owner shall be responsible for the operation and maintenance of the above-described water pressure regulating device.

#### **Sanitary Sewer:**

5. There is an existing 8-inch diameter sewer main extending along the 20-foot PSB easement that follows the alignment of Snelson Dr. This sewer main is approximately 5 feet deep.
6. There is an existing 8-inch diameter sewer main extending along Ysleta Ln. This main dead-ends approximately 25-feet east of the eastern property line. This main is available for service and is approximately 5 feet deep.
7. The owner/developer is to grade the subject property to allow sewer service by gravity to the above mentioned sewer mains.

#### **General:**

8. No building, reservoir, structure or other improvement, other than asphaltic paving (HMAC), shall be constructed or maintained on the above referenced El Paso Water Utilities - Public Service Board Easement without EPWU's written consent. EPWU-PSB requires access to the existing water and sanitary sewer facilities within the easement, 24

hours a day, seven (7) days a week.

9. 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.

**El Paso County 911 District**

No comments received.

**Sun Metro**

Sun Metro does not oppose this request.

**El Paso Department of Transportation**

The TIA shows that the addition of a traffic signal at Alameda/Ventura in 2020 is recommended to mitigate the traffic from the proposed development. Proportionate share (\$12,990). The TIA shows that converting intersection of Ventura/Ysleta to four way stop is recommended in 2020 to mitigate the traffic from the proposed development.

**El Paso Fire Department**

The EPFD does not have any objections to plans as shown.

**Environmental Services Department**

No objections.

**Central Appraisal District**

No comments received.

**El Paso Electric Company**

No comments received.

**Texas Gas Company**

No comments received.

**Additional Requirements and General Comments:**

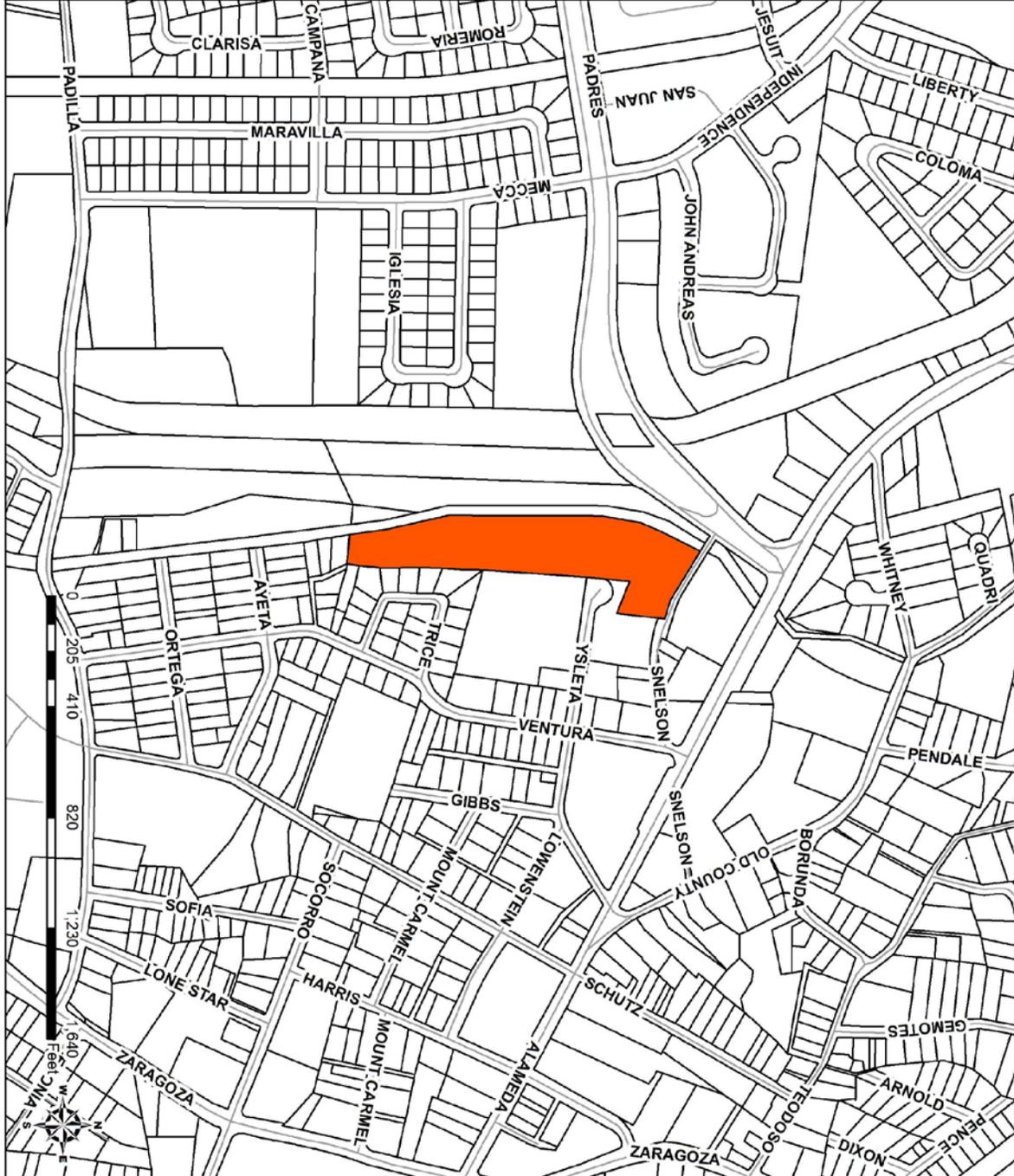
1. Submit to the Planning & Inspections Department – Planning Division the following prior to recording of the subdivision.
  - a. Current certified tax certificate(s)
  - b. Current proof of ownership
  - c. Release of access document, if applicable
  - d. Set of restrictive covenants, if applicable
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.

**Attachments**

1. Location map
2. Aerial map
3. Preliminary plat
4. Final Plat
5. Waiver Request
6. Application

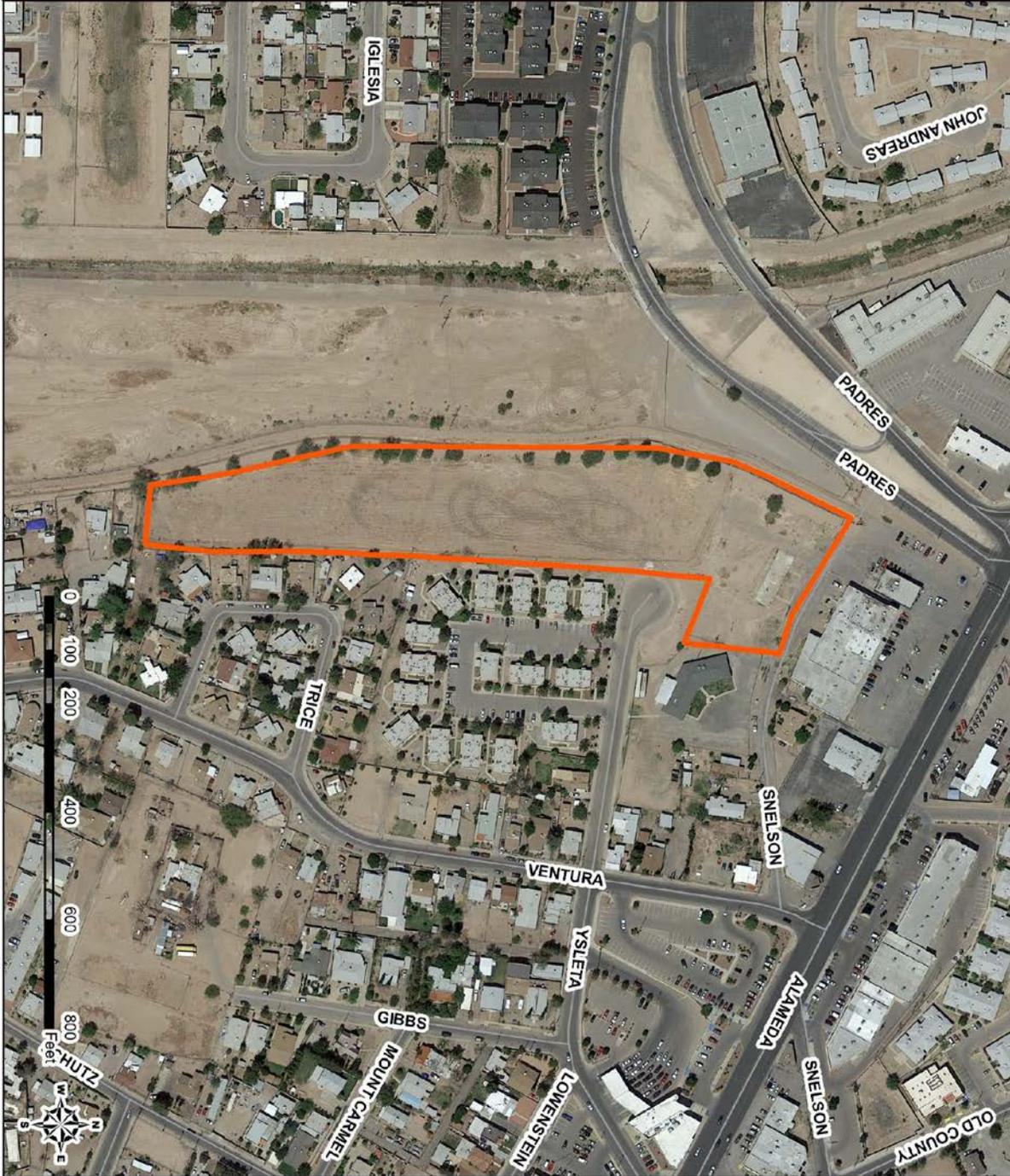
ATTACHMENT 1

DESERT HEAVEN ESTATES



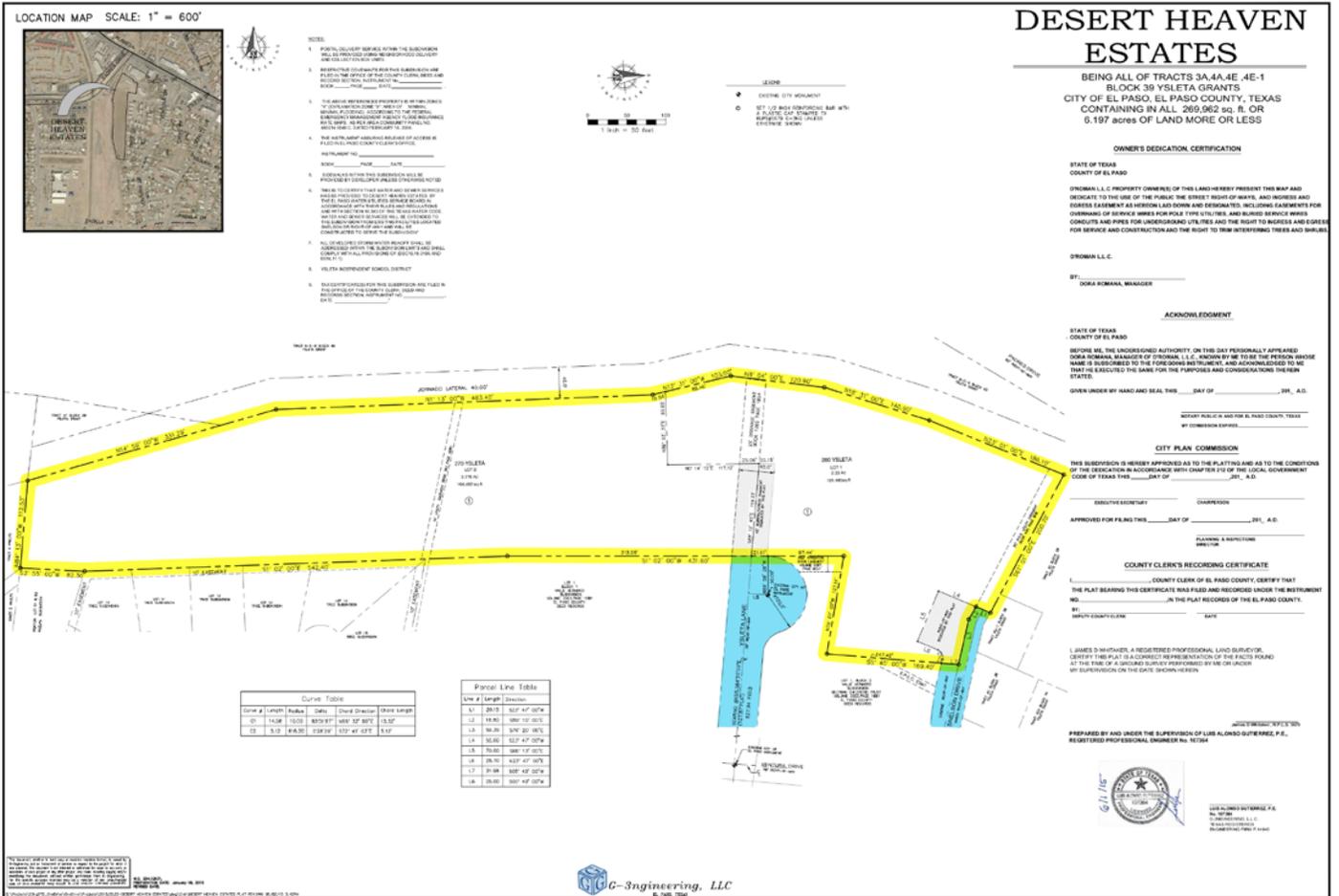
ATTACHMENT 2

DESERT HEAVEN ESTATES





# ATTACHMENT 4



**ATTACHMENT 5**



May 6, 2015

City Development Department  
7968 San Paulo Dr.  
El Paso, TX 79907

RE: Desert Heaven Estates  
BEING ALL OF TRACTS 3A, 4A, 4E AND 4E-1 BLOCK 39 YSLETA GRANTS  
Ysleta Ln Turnaround Parkway & Sidewalk Exception Request

Dear Sir or Madam:

G-3 Engineering, LLC has been contracted by D’Roman, LLC to plat and provide the Civil design for a Daycare and future residential apartments at the subject property. In accordance with Municipal Code 19.48 Petition for Waivers and Exceptions we respectfully request the existing turnaround cross-section at the west end of Ysleta Ln be allowed to remain unchanged.

We have attached a plat (pending approval) for your review. Please do not hesitate to contact us should you require additional information.

Sincerely,  
G-3 Engineering, LLC<sup>1</sup>

A handwritten signature in blue ink, appearing to read 'Luis A. Gutierrez', is written over the typed name below.

Luis A. Gutierrez, P.E.

cc: D’Roman, LLC; Job File  
1 TBPE F-14940

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1901 Arizona Suite 205 | El Paso, TX 79902  
(915) 209-5141 | (915) 503-1969 Fax | [info@G-3ng.com](mailto:info@G-3ng.com)



May 26, 2015

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City Development Department  
7968 San Paulo Dr.  
El Paso, TX 79907

RE: Desert Heaven Estates  
BEING ALL OF TRACTS 3A, 4A, 4E AND 4E-1 BLOCK 39 YSLETA GRANTS  
Snelson Drive Turnaround Waiver Request

Dear Sir or Madam:

G-3 Engineering, LLC has been contracted by D’Roman, LLC to plat and provide the Civil design for a Daycare and future residential apartments at the subject property. We respectfully request the proposed turn-a-around design at Snelson Drive be permitted. The property will be serviced by two points of access: Snelson Drive & Ysleta Lane.

We have attached the plat for your review. Please do not hesitate to contact us should you require additional information.

Sincerely,  
G-3 Engineering, LLC<sup>1</sup>

Luis A. Gutierrez, P.E.

cc: D’Roman, LLC; Job File  
1 TBPE F-14940

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1901 Arizona Suite 205 | El Paso, TX 79902  
(915) 209-5141 | (915) 503-1969 Fax | info@G-3ng.com

**ATTACHMENT 6**



CITY PLAN COMMISSION APPLICATION FOR  
MAJOR COMBINATION SUBDIVISION APPROVAL

DATE: 5/7/15 FILE NO. SUSU15-00036  
SUBDIVISION NAME: Desert Heaven Estates

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)  
BEING ALL OF TRACTS 3A, 4A, 4E AND 4E-1  
BLOCK 39 YSLETA GRANTS  
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	_____	_____	Office	_____	_____
Duplex	_____	_____	Street & Alley	_____	_____
Apartment	_____	_____	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____	_____	_____	_____
School	_____	_____	_____	_____	_____
Commercial	<u>x</u>	_____	Total No. Sites	_____	_____
Industrial	_____	_____	Total (Gross) Acreage	<u>6.20</u>	_____

3. What is existing zoning of the above described property? C-1 Proposed zoning? \_\_\_\_\_

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

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) on site ponding

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

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 Scale 1"=50'

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) 212-0085



12. Owner of record D'ROMAN, L.L.C. 615 San Juan lane, Suite 300 79907 915 422-8142  
(Name & Address) (Zip) (Phone)
13. Developer D'ROMAN, L.L.C. San Juan Lane, Suite 300 79907  
(Name & Address) (Zip) (Phone)
14. Engineer G-3ngineering, LLC 1901 Arizona Suite 206 79902 915 209-5141  
(Name & Address) (Zip) (Phone)

*\*Effective September 1, 2014, a 3% Technology fee has been added to all Planning application fees.*

OWNER SIGNATURE: *Daan Roman*  
REPRESENTATIVE: *lsh info@G-3ng.com*

**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) 212-0085