



City of El Paso – City Plan Commission Staff Report

Case No: SUSU12-00058 Tres Sueños Unit Nine
Application Type: Major Final
CPC Hearing Date: June 28, 2012
Staff Planner: Nathaniel Baker, (915) 541-4192, bakernt@elpasotexas.gov
Location: East of Rich Beem Boulevard and north of Montana Avenue
Acreage: 12.75 acres
Rep District: 5
Existing Use: Vacant
Existing Zoning: PR-1 (Planned Residential) & C-2/c (Commercial/condition)
Proposed Zoning: A-O (Apartment/Office)
Nearest Park: New Park Located in Tres Suenos Unit Four (0.4 Miles)
Nearest School: Hurshel Antwine Elementary (1.4 Miles)
Park Fees Required: \$135,320
Impact Fee Area: N/A
Property Owner: Tropicana Development Inc.
Applicant: CEA Group
Representative: CEA Group

SURROUNDING ZONING AND LAND USE

North: PR-1 (Planned Residential) / Vacant
South: PR-1 (Planned Residential) & C-2/C (Commercial) / Residential Neighborhood
East: PR-1 (Planned Residential) / Vacant
West: PR-1 (Planned Residential) & C-2/C (Commercial) / Vacant

PLAN EL PASO DESIGNATION: Suburban (Walkable)

APPLICATION DESCRIPTION

The applicant proposes to subdivide 12.75 acres of land into one lot for an apartment complex with a maximum of 199 multifamily units. Access is proposed from streets labeled as Jamie Nicole, Zachary Ben, Rich Beem, and Eastbrook. This subdivision is being reviewed under the current subdivision code.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends **approval** of Tres Suenos Unit Nine on a Major Final basis subject to the following condition and comments:

- Stormwater facilities shall be installed prior to the recordation of the plat as per 19.08.020 of the El Paso Municipal Code

Planning Division Recommendation

Planning recommends **approval** with the stated condition.

City Development Department - Land Development

All facilities shall be installed prior to the recordation of the plat as per 19.08.020 of the El Paso Municipal Code.

Planning – Transportation

Comments:

Coordinate improvements to Rich Beem with the adjacent subdivision plat to ensure the proposed raised median is built together.

Note:

1. All existing/proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) within public rights-of-way shall be in compliance with current ADA/TAS rules and regulations and the current City of El Paso Design Standards for Construction.

Parks and Recreation Department

Please note that this subdivision is being rezoned from "C-2 & P-R1" to an "A-O" district, thus meeting the requirements for Multi-family (apartments) dwelling use and applicant has submitted preliminary covenants restricting the number of dwelling units to 199, therefore, applicant is required to pay "Park fees" in the amount of **\$135,320.00** based on the following calculations:

$$199 \text{ Single-family dwelling units @ } \$680.00 / \text{ dwelling unit} = \mathbf{\$135,320.00}$$

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

Nearest Parks: **Tres Sueños #4** & **Tres Sueños #1**

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

El Paso Water Utilities

1. EPWU does not object to this request.

2. During the site improvement work, the Owner/Developer shall safeguard all the existing sewer mains and appurtenant structures. The Owner/Developer shall minimize changes in grade above or near the vicinity of the existing PSB facilities and is responsible for the cost of setting appurtenant structures to final grade.

Water:

3. There is an existing 16-inch diameter water main along Andrew Wiseman Street that dead ends approximately 75-feet north of the intersection with Eastbrook Drive. There is an existing 12-inch diameter water main along Eastbrook Drive.

4. There is an existing 12-inch diameter stub-out along Eastbrook Drive that dead-ends approximately 22-feet east of the east right-of-way line of Andrew Wiseman Street. A 12-inch diameter water main extension from this main will be required along Rich Beem Boulevard.

5. On site water main extensions will be required to be looped to the proposed water main extension along Rich Beem Boulevard, the water main along Eastbrook Drive and the future 16-inch diameter water main extension along Andrew Wiseman Street within Tres Suenos Unit 8.

Sewer:

6. Sanitary sewer flows from the subdivision need to be conveyed to an existing 15-inch diameter sewer main that extends within an existing PSB easement that follows the alignment of the proposed 35-foot PSB Easement. Within the above mentioned 35-foot easement, there is an existing 12-inch diameter force main.

General:

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

8. EPWU-PSB requires a new service application to serve the subdivision. 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.

EPWU Stormwater Division

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.

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

IFC 2009 Section 501.3; Construction documents for proposed fire apparatus access, location of fire lanes, security gates across fire apparatus access and construction documents and hydraulic calculations for fire hydrants systems shall be submitted to fire department for review and approval prior to construction ** Note, A more detailed reviewed will be done by fire plan review during the permitting process .

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.

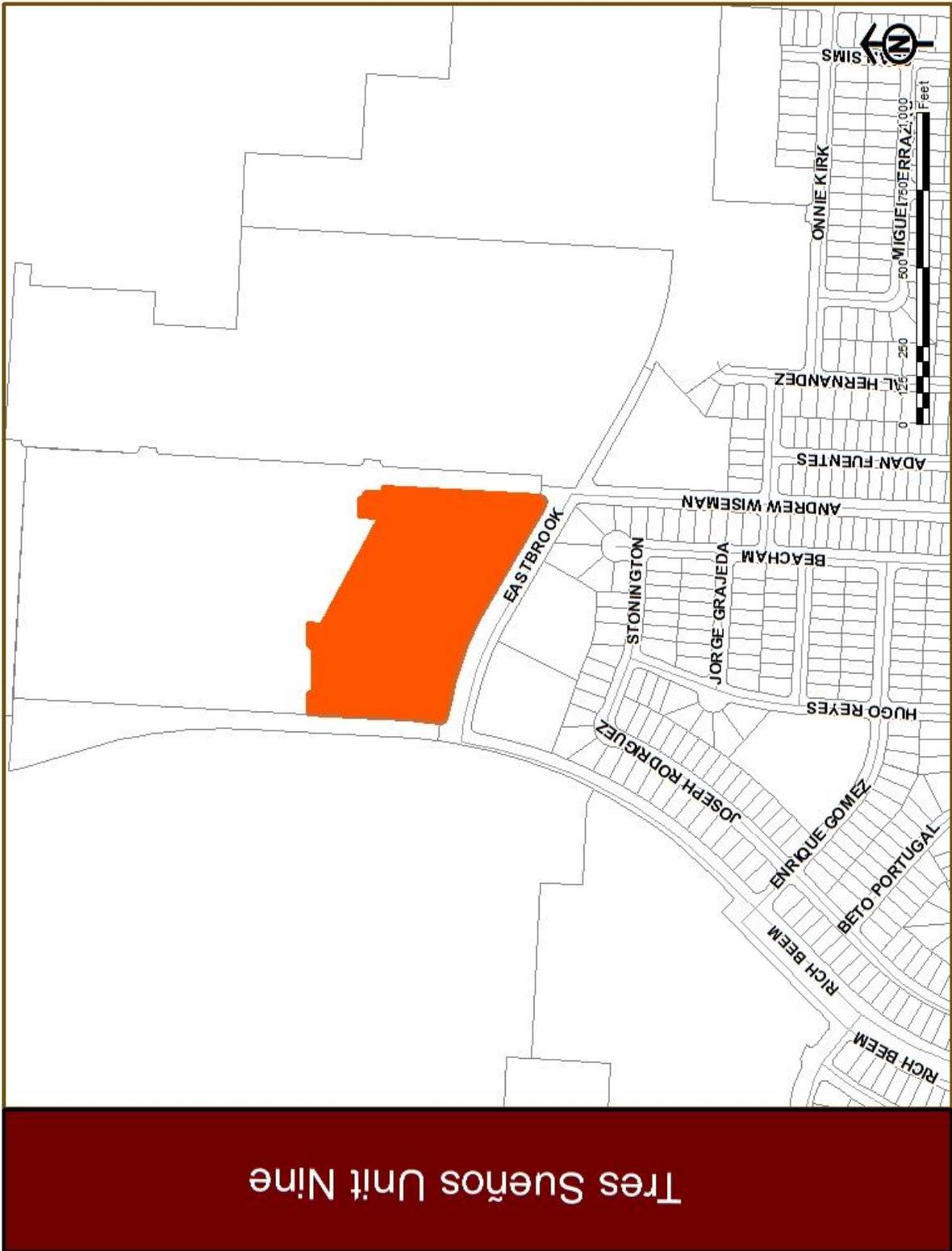
Additional Requirements and General Comments:

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. Final Plat
4. Application

ATTACHMENT 1



ATTACHMENT 2



ATTACHMENT 4



CITY PLAN COMMISSION APPLICATION FOR
MAJOR SUBDIVISION FINAL APPROVAL

DATE: 06/05/12

FILE NO. SUSU12-00058

SUBDIVISION NAME: TRES SUEÑOS UNIT NINE

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
A 12.75 ACRE TRACT OUT OF A 31.49 ACRE TRACT RECORDED IN DOCUMENT NUMBER 20080085098, REAL
PROPERTY RECORDS OF EL PASO COUNTY TEXAS, AND BEING PORTION OF SECTION 27, BLOCK 79,
TOWNSHIP 2, T&P R.R. COMPANY 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	_____	_____	Office	_____	_____
Duplex	_____	_____	Street & Alley	<u>1.204</u>	_____
Apartment	<u>11.541</u>	<u>1</u>	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____	_____	_____	_____
School	_____	_____	_____	_____	_____
Commercial	_____	_____	Total No. Sites	<u>1</u>	_____
Industrial	_____	_____	Total (Gross) Acreage	<u>12.745</u>	_____

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

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 sheet flow and existing underground drainage structures that flow into two retention ponds

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 _____ No X
 If answer is "Yes", please explain the nature of the modification or exception _____

9. Remarks and/or explanation of special circumstances: N/A

10. **Improvement Plans submitted?** Yes X 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 X

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

- | | | | | |
|-----|-----------------|--|-------|----------------|
| 12. | Owner of record | Tropicana Development 4655 Cohen Drive | 79924 | (915) 821-3550 |
| | | (Name & Address) | (Zip) | (Phone) |
| 12. | Developer | Tropicana Development 4655 Cohen Drive | 79924 | (915) 821-3550 |
| | | (Name & Address) | (Zip) | (Phone) |
| 14. | Engineer | CEA Group 4712 Woodrow Bean, Ste F | 79924 | (915) 544-5232 |
| | | (Name & Address) | (Zip) | (Phone) |

CASHIER'S VALIDATION
 FEE: \$1,796.00

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.