



City of El Paso – City Plan Commission Staff Report

Case No: SUSU15-00024 Edgemere Subdivision Extension
Application Type: Major Combination
CPC Hearing Date: July 9, 2015
Staff Planner: Jeff Howell, (915) 212-1607, howelljb@elpasotexas.gov
Location: South of David and East of Tim Floyd
Acreage: 9.096 acres
Rep District: ETJ (Adjacent to District 5)
Existing Use: Vacant
Existing Zoning: N/A
Proposed Zoning: N/A
Nearest Park: Tierra Del Este #67B (.66 miles)
Nearest School: James P. Butler Elementary (1.45 miles)
Park Fees Required: N/A
Impact Fee Area: Eastside Impact Fee Service Area
Property Owner: Ranchos Real XV, LLC, El Paso County
Applicant: Ranchos Real XV, LLC, El Paso County
Representative: Conde, Inc.

SURROUNDING ZONING AND LAND USE

North: ETJ (Extraterritorial Jurisdiction) / Vacant
South: ETJ (Extraterritorial Jurisdiction) / Vacant
East: ETJ (Extraterritorial Jurisdiction) / Vacant
West: R-5 (Residential) / Vacant

PLAN EL PASO DESIGNATION: O6, Potential Annexation

APPLICATION DESCRIPTION

The applicant proposes to subdivide approximately 9.096 acres of vacant land and dedicate it as right-of-way. Primary access to the subdivision is proposed from Edgemere and Tim Floyd. The applicant has submitted an alternative design request for Edgemere Blvd. This subdivision is being reviewed under the current subdivision code.

The applicant is requesting the following modification:

- To allow for Edgemere to exceed the maximum street length of 1,600 ft.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends **approval** of the modification, alternative design and **approval** of Edgemere Subdivision Extension on a Major Combination basis subject to the following comments.

Planning Division Recommendation:

Staff recommends **approval** of the modification, alternative design in accordance with Section 19.26.040.A and **approval** of Edgemere Subdivision Extension on a Major Combination basis.

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

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.*

Planning & Inspections Department - Land Development

Provide complete notes for Water and Sewage Facilities, and Drainage Report for ETJ requirements in English and Spanish.

Parks and Recreation Department

We have re-reviewed **Edgemere Subd. Extension**, a major combination plat map and offer no objections to this plat application.

Please note that proposed use for this Subdivision is for the right-of-way extension of Edgemere Blvd. which under the Municipal Code definitions is considered a "Public facility" therefore, meeting the requirements to be excluded from the calculation for parkland dedication ordinance Title 19 – Subdivision & Development Plats, **Chapter 19.20 Parks and Open Space** as noted below:

19.20.060 - Exclusions from Dedication Requirements.

Exclusions. The following shall be excluded from the calculation for parkland dedication. In all instances, the burden of proof shall be on the subdivider to demonstrate that the plat meets the requirements of this chapter:

- H. Land shown within a subdivision, whether residential or nonresidential, which is designated for use as a "Public facility".

El Paso Water Utilities

The El Paso Water Utilities – Public Service Board (EPWU) does not object to this request.

*Edgemere Subdivision Extension is located within the Eastside Impact Fee Service Area. Impact fees are due at the time of new service application for individual water meters within Edgemere Subdivision Extension.
The deep sanitary sewer main and a water main along Edgemere Boulevard will be designed by the EPWU.*

Water

Water storage improvements to the existing system are required to enable service to the subject property.

The subject subdivision is located within the EPWU's East Montana Water Distribution pressure zone.

Water service to the subject development will require the construction of a sixteen (16) inch diameter water transmission main along Vista Del Este Street. The main will connect to the existing twenty-four (24) inch diameter water transmission main that is located along Montana Avenue's north right-of-way line. A bore procedure and installation of steel casing pipe across Montana Avenue will be required in order to enable the connection of this proposed 16-inch main to the described 24-inch main that extends along Montana Avenue. The proposed 16-inch water main will also extend along Edgemere Boulevard from Tim Floyd to Vista Del Este Street.

No direct service connections are allowed to this proposed sixteen (16) inch diameter water transmission main as per the El Paso Water Utilities - Public Service Board Rules & Regulations.

Sanitary Sewer

Along Edgemere Boulevard between John Hayes Street and Nevil Shed Street there is an existing thirty (30) inch diameter deep sanitary sewer interceptor. This main dead-ends at approximately 145 feet east of Nevil Shed Street.

The developments located east of TDE 67, Tierra Del Este Unit Seventy One (71) [TDE 71], as well as Tierra Del Este Unit Seventy Seven (77) [TDE 77] will include the extension of the described thirty (30) inch diameter deep sanitary sewer interceptor main along their respective portions of the proposed Edgemere Boulevard extensions.

The development of Edgemere Subdivision Extension will require the extension of the described thirty (30) inch diameter deep sanitary sewer interceptor along Edgemere Boulevard east of Tim Floyd Street along the entire length of Edgemere Subdivision Extension.

No direct service connections are allowed to this proposed thirty (30) inch diameter deep sanitary sewer interceptor main as per the El Paso Water Utilities - Public Service Board Rules & Regulations.

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, 3rd 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 County 911 District

No comments received.

Sun Metro

No comments received.

El Paso Department of Transportation

No comments received.

El Paso Fire Department

No comments received.

Central Appraisal District

No objections.

El Paso Electric Company

No comments received.

Texas Gas Company

No comments received.

Additional Requirements and General Comments:

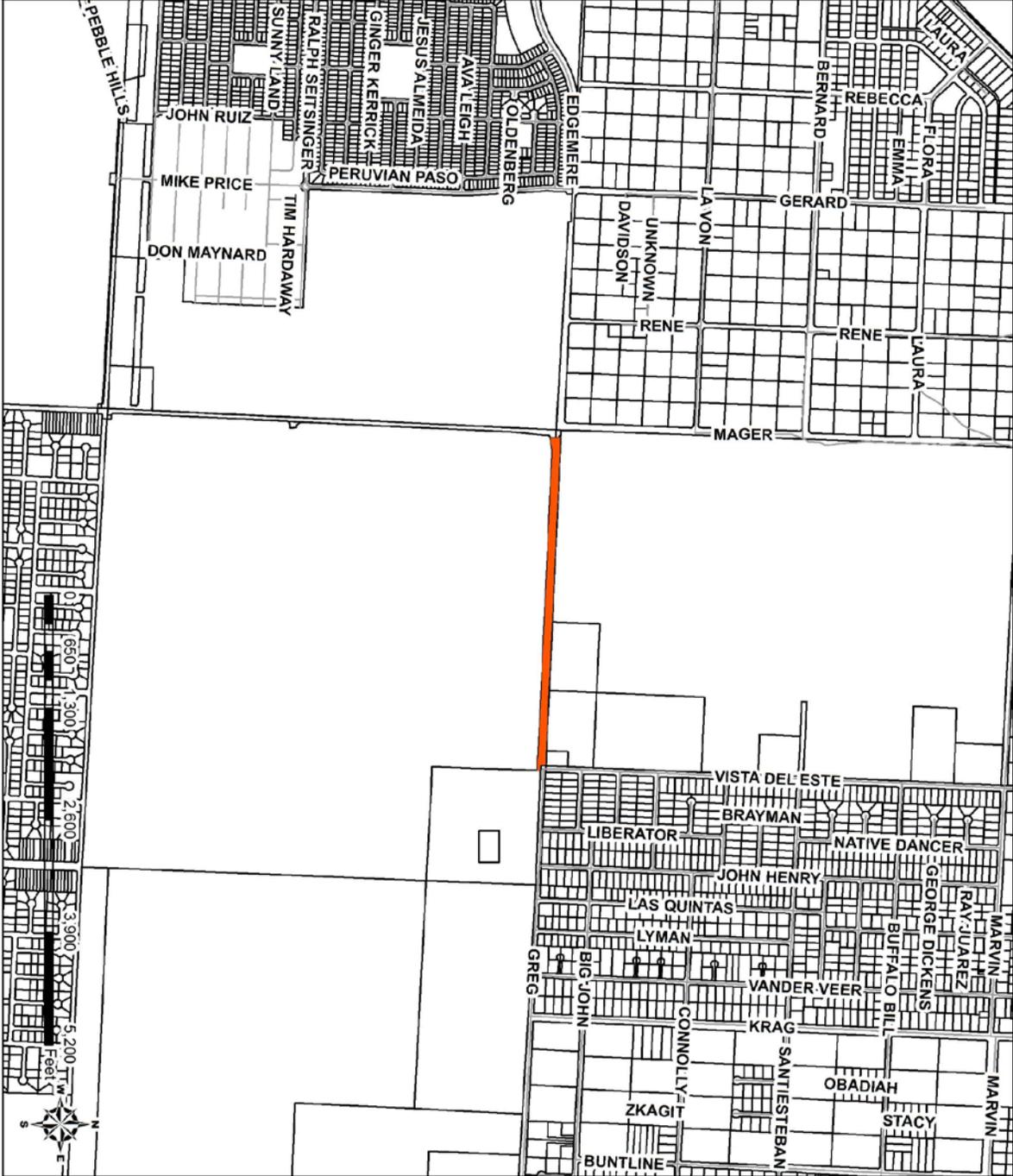
1. Submit to the Planning & Inspections Department – Planning Division the following prior to recording of the subdivision.
 - a. Current certified tax certificate(s)
 - b. Current proof of ownership
 - c. Release of access document, if applicable
 - d. Set of restrictive covenants, if applicable
2.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

ATTACHMENT 1

EDGEMERE SUBDIVISION EXTENSION



ATTACHMENT 2

EDGEMERE SUBDIVISION EXTENSION



ATTACHMENT 5



February 20, 2015

City of El Paso
City Development-Planning Division
801 Texas Avenue
City of El Paso, Texas 79901

Attention: Jeff Howell

Re: Modification Request – Edgemere Subdivision Extension

Dear Jeff,

As per your request and as per Title 19 Subdivision, Chapter 19.04 General Provisions, Sub-section 19.04.170 Modification of Conditions, we are submitting a revised formal request for the following modifications to the above mentioned subdivision as follows:

- Subdivision Improvement Design Standards Section 19.08-06 to allow for a location map scale of 1" = 1,000' instead of 1"=600' to provide a more legible location map.
- Design Standards for Construction, Section 3-1, to allow for a modified cross-section of a Major Arterial with Bike lanes.

If you have any questions or comments on the above please let me know. Thank you for your time and consideration in this matter.

Sincerely,



Conrad Conde
CONDE, INC.

ENGINEERING/PLANNING/SURVEYING

6080 SURETY DR., SUITE 100 / EL PASO, TEXAS 79905 / (915) 592-0283 / FAX (915) 592-0288



CONDE INC

June 30, 2015

Jeffery Howell
City of El Paso
Planning & Inspections Department
801 Texas Avenue
El Paso, Texas 79901

RE: Edgemere Subdivision Extension

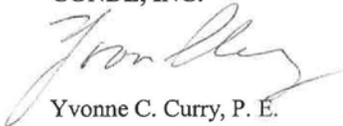
Dear Jeffery,

On behalf of Ranchos Real XV, LLC and the County of El Paso, we want to thank you for all of your assistance regarding the processing of the above referenced project. Please accept this letter as our formal waiver request as per Title 19.15.080.A. The waiver is being requested to allow Edgemere to exceed the maximum street length of 1,600 feet.

If you have any questions or need additional information, please feel free to contact us.

Sincerely,

CONDE, INC.

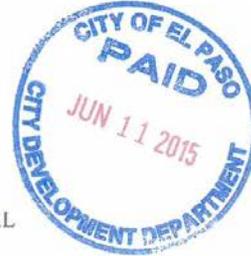


Yvonne C. Curry, P. E.

ENGINEERING/PLANNING/SURVEYING

8080 SURETY DR., SUITE 100 / EL PASO, TEXAS 79905 / (915) 592-0283 / FAX (915) 592-0288

ATTACHMENT 6



CITY PLAN COMMISSION APPLICATION FOR
MAJOR COMBINATION SUBDIVISION APPROVAL

DATE: February 12, 2015

File No. SUSU15-00024

SUBDIVISION NAME: EDGEMERE SUBDIVISION EXTENSION

1. Legal Description for the area included on this plat (Tract, Block, Grant, etc.)
Being a Portion of Section 7 and 18, Block 78, Township 2, El Paso County, Texas

2. Proposed Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	_____	_____	Office	_____	_____
Duplex	_____	_____	Street & Alley	_____	_____
Apartment	_____	_____	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____	Street	<u>9.222</u>	<u>1</u>
School	_____	_____	Total No. Sites	<u>1</u>	
Commercial	_____	_____	Total Acres (Gross)	<u>9.222</u>	
Industrial	_____	_____			

3. What is existing zoning of the above described property? n/a 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 _____ No _____ n/a _____

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)
Street to Drainage Structure

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 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 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

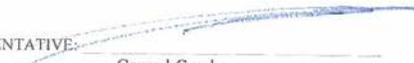
2015.0219

12.	Owner of record	Ranchos Real XV, LLC El Paso County (Name & Address)	6080 Surety Dr., Ste. 300, El Paso, TX 500 E. San Antonio, El Paso, TX (Zip)	79905 79901 (Zip)	915-592-0290 915-546-2015 (Phone)
13.	Developer	Ranchos Real XV, LLC (Name & Address)	6080 Surety Dr., Ste. 300, El Paso, TX (Zip)	79905 (Zip)	915-592-0290 (Phone)
14.	Engineer	CONDE INC. (Name & Address)	6080 Surety Drive, Ste 100, El Paso, TX (Zip)	79905 (Zip)	915-592-0283 (Phone)

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

El Paso County
OWNER SIGNATURE: 
Veronica Escobar, County Judge

Ranchos Real XV, LLC
OWNER SIGNATURE: _____
Douglas A. Schwartz, Manager

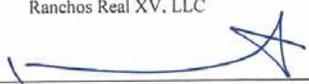
REPRESENTATIVE: 
Conrad Conde

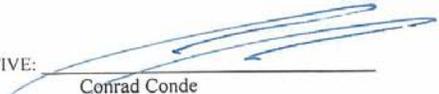
NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS

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Ranchos Real XV, LLC
OWNER SIGNATURE: 
Douglas A. Schwartz, Manager

REPRESENTATIVE: 
Conrad Conde

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