



City of El Paso – City Plan Commission Staff Report

Case No: SUSU13-00043 Tierra Del Este 77
Application Type: Major Preliminary
CPC Hearing Date: July 11, 2013
Staff Planner: Nelson Ortiz, (915) 541-4931, ortiznx@elpasotexas.gov
Location: South of Edgemere and East of Zaragoza
Acreage: 54.033 acres
Rep District: 5
Existing Use: Vacant
Existing Zoning: R-5
Proposed Zoning: R-5
Nearest Park: Tim Foster (.83 mi.)
Nearest School: El Dorado 9th Grade High (1.32 miles)
Park Fees Required: N/A
Impact Fee Area: A portion located within Eastside Impact Fee Service Area.
Property Owner: Ranchos Real XIV, LLC
Applicant: Ranchos Real XIV, LLC
Representative: Conde, Inc.

SURROUNDING ZONING AND LAND USE

North: N/A / East ETJ / Vacant
South: R-5 / Vacant
East: N/A / East ETJ / Vacant
West: R-5 / Vacant

PLAN EL PASO DESIGNATION: G4 Suburban (Walkable)

APPLICATION DESCRIPTION

The applicant proposes to subdivide approximately 54 acres of vacant land for 224 residential lots (single-family and two-family dwellings proposed) averaging between 5,005 to 17,864 square feet. The applicant does not propose any commercial development. Primary access to the subdivision is proposed from Edgemere and Tim Floyd. This development lies within the Tierra Del Este Phase III amended land study, approved earlier this year; thus, the application is being reviewed under the current subdivision code.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends **approval** of Tierra Del Este Unit 77 subject to the applicant addressing the following items:

- The subdivision does not comply with Section 19.50.070 (Intersections, half-streets)

- Edgemere cross-section shall show improvements by the developer to the full width of the ROW.
- The applicant shall provide documentation from the gas company agreeing to a public street ROW crossing through their gas easement.

The plat is subject to the following condition and requirement:

- Tierra Del Este Units 71 and 75 shall be recorded prior or concurrently with this plat in order to comply with the master drainage plan.

Planning Division Recommendation:

Approval subject to addressing comments stated under the Development Coordinating Committee.

City Development Department - Land Development

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

1. As per section Code 19.08.010, section D, all drainage structures and ponding areas serving the subdivision are constructed as part of the initial phase of the development.
2. All downstream storm water management facilities should in place prior to, or concurrently with development of the subject subdivision (TDE U-71 & 75).
3. At the improvement plan stage, protect the subject property from stormwater runoff from the adjacent undeveloped terrain.

(Staff is requiring that Tierra Del Este Units 71 and 75 be recorded prior or concurrently with this plat in order to address the comments expressed by Land Development.)

Planning – Transportation

- Double frontage lots along Tim Floyd and Edgemere shall comply with Section 19.23.040.H (Double Frontage Lots).

Notes:

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

Parks and Recreation Department

We have reviewed **Tierra Del Este Unit Seventy Seven**, a major preliminary plat map and offer Engineer / Developer the following comments:

Please note that this subdivision is composed of **165** Single-family dwelling lots & **59** Two-family dwelling lots for a total of **283** dwelling units; even though a parks site is not being dedicated with-in this subdivision, is part of the Tierra Del Este III - Phase III Amended Land Study and the following shall apply:

Also, please note that the Developer's Participation Agreement for the Tierra Del Este "Off-site Linear Park" dedication has been approved and recorded, therefore, this subdivision complies with the minimum "Parkland" requirements as per ordinance Title 19 – Subdivision and Development Plats, **Chapter 19.20 – Parks and Open Space** and will exceed the requirements by **2.79 acres** or **279** dwelling units that can be applied towards sub-sequent subdivisions with-in

the approved Tierra Del Este III - Phase III "Amended Land Study" based on the following calculations:

Total Subdivisions & Number of Units to date:

Tierra Del Este #67 = 823 Units Requiring	8.23 Acres
Tierra Del Este #69 = 362 Units Requiring	3.62 Acres
Tierra Del Este #71 = 294 Units Requiring	2.94 Acres
Tierra Del Este #72 = 363 Units Requiring	3.63 Acres
Tierra Del Este #75 = 229 Units Requiring	2.29 Acres
Tierra Del Este #76 = 325 Units Requiring	3.25 Acres
Tierra Del Este #77 = <u>283</u> Units Requiring	<u>2.83 Acres</u>
Total = 2679 Units Requiring	26.79 Acres

Subdivisions Containing "Parkland":

Tierra Del Este #67 Parkland Dedication	6.94 Acres	or	694 Dwelling Units
Tierra Del Este #67 Parkland Dedication	1.39 Acres	or	139 Dwelling Units
Tierra Del Este #69 Parkland Dedication	3.59 Acres	or	359 Dwelling Units
Tierra Del Este #71 Parkland Dedication	3.74 Acres	or	374 Dwelling Units
Tierra Del Este #72 Parkland Dedication	4.08 Acres	or	408 Dwelling Units
Off-site Linear Park Dedication (Proposed)	<u>9.84 Acres</u>	or	<u>984 Dwelling Units</u>
Total Parkland Dedication	29.58 Acres	or	2958 Dwelling Units

Total Parkland Dedication	29.58 Acres = 2958 Dwelling Units
Total Requirements	<u>26.79</u> Acres = <u>2679</u> Dwelling Units
Meets & exceed the Requirements by	2.79 Acres or 279 Dwelling Units

El Paso Water Utilities

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

EPWU-PSB Comments

EPWU does not object to this request.

A portion of Tierra Del Este Unit Seventy Seven (77), the eastern portion of Tim Floyd Street (Section 18, Block 78, Township 2, Texas and Pacific Railway Company Surveys) is located within the Eastside Impact Fee Service Area.

Add Eastside Service Area Impact Fee Table and keep Annexation table.

Impact Fees will be assessed at the time of plat and collected by EPWU prior to the City of El Paso issuing a Building Permit in accordance with the City of El Paso's Ordinance No. 017113 and the EPWU-PSB Rules and Regulation No. 16.

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

Water

Water storage improvements to the existing system are required to enable service to the subject property. There is a sixteen (16) inch diameter water transmission main along Edgemere Boulevard between John Hayes Street and Mike Price Drive. The development of TDE 77 will require the extension of the described sixteen (16) inch diameter transmission main along Edgemere Boulevard between Mike Price Drive and Tim Floyd Street. This proposed sixteen (16) inch diameter water main will continue south along Tim Floyd Street to the southern boundary of Tierra Del Este Unit 77.

Water service to the subject property will be provided by a proposed elevated tank (reservoir) and the described sixteen (16) inch diameter water transmission main along the proposed extensions of Edgemere Boulevard and Tim Floyd Street fronting Tierra Del Este Unit 77. No direct service connections are allowed to the proposed 16-inch diameter water main as per the El Paso Water Utilities – Public Service Board Rules and Regulations. Water service is anticipated to be provided by on-site water distribution main extensions. The on-site water mains mentioned above must be constructed by the Developer to provide water service to the subject Property.

Sanitary Sewer

There is a thirty (30) inch diameter sanitary sewer interceptor along Edgemere Boulevard between Mike Price Drive and Nevil Shed Street. This main is under construction.

The Tierra Del Este Unit 77 will require the extension of a thirty (30) inch diameter sanitary sewer main along Edgemere Boulevard.

There is a twelve (12) inch diameter sanitary sewer main along Mike Price Drive located between Edgemere Boulevard and Ralph Seitsinger Drive.

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

- The El Paso County 911 District requests that **EDDIE MULLENS DR** be split into two separate streets with two separate names due to **ODD/EVEN addressing conflict**. This occurs where the north/south portion intersects with the east/west portion.

El Paso Department of Transportation

- Developer shall provide their proportionate share of traffic mitigation as approved on the Tierra Del Este Phase III amended land study and fees shall be assessed along with the final plat.

El Paso Fire Department

No comments received.

Sun Metro

- Recommend placement of sidewalks and ADA compliant improvements throughout the development to City standards to provide pedestrian accessibility to mass transit services.

Central Appraisal District

No objections.

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:

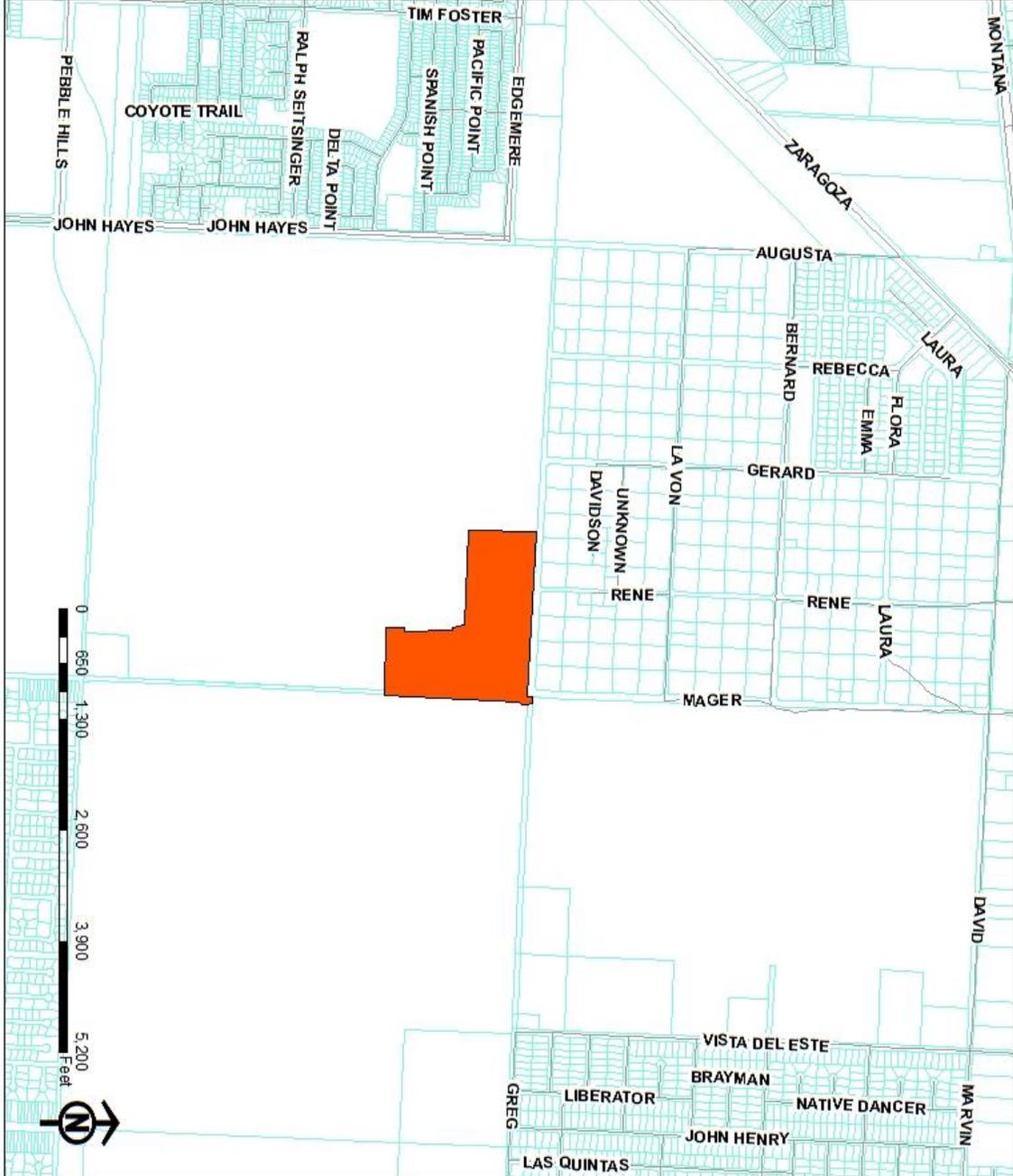
1. Submit to the City Development Department – Planning Division the following prior to recording of the subdivision.
 - a. Current certified tax certificate(s)
 - b. Current proof of ownership
 - c. Release of access document, if applicable
 - d. Set of restrictive covenants, if applicable
2. Every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

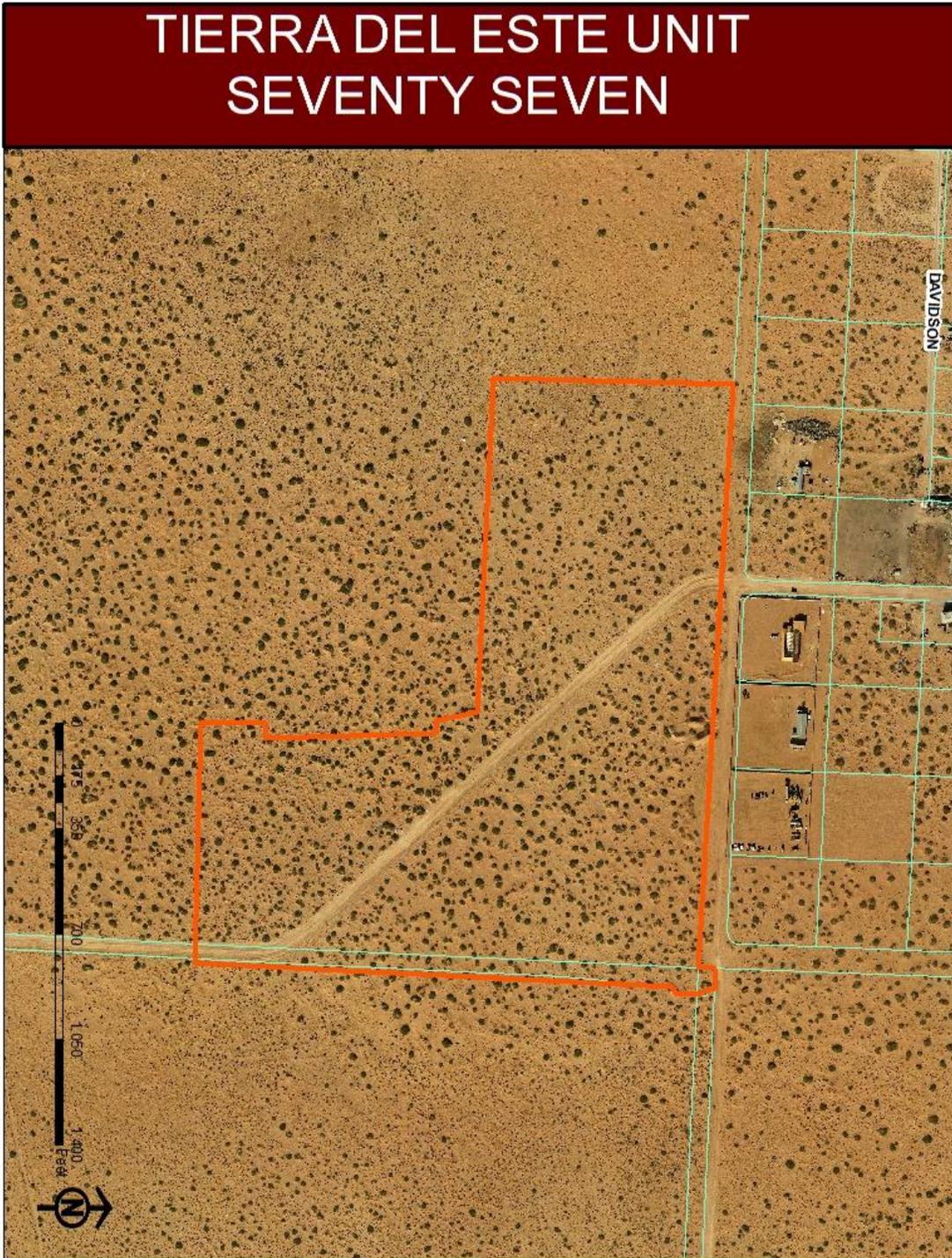
1. Location map
2. Aerial map
3. Preliminary plat
4. Application

ATTACHMENT 1

**TIERRA DEL ESTE UNIT
SEVENTY SEVEN**



ATTACHMENT 2



ATTACHMENT 4



**CITY PLAN COMMISSION APPLICATION FOR
MAJOR SUBDIVISION PRELIMINARY APPROVAL**

DATE: June 5, 2013

File No. SUSU13-00043

SUBDIVISION NAME: Tierra Del Este Unit 77

1. Legal Description for the area included on this plat (Tract, Block, Grant, etc.)
Being a portion of Section 18, Block 78, and a Portion of Section 37, Block 79, Township 2, Texas and Pacific Railway Co. Surveys, City of El Paso, El Paso County, Texas

2. Proposed Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	<u>27.4648</u>	<u>165</u>	Office		
Duplex	<u>11.7706</u>	<u>59</u>	Street & Alley	<u>10.8066</u>	<u>1</u>
Apartment			Ponding & Drainage		
Mobile Home			Institutional		
P.U.D.			Other (specify below)		
Park			<u>Gas Easement</u>	<u>3.991</u>	<u>1</u>
School					
Commercial			Total No.	<u>226</u>	
Industrial			Total Acres (Gross)	<u>54.033</u>	

3. What is existing zoning of the above described property? R-5 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 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)
Lots to street to Ponds

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 _____ 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 Section 19.47-Vested Rights (See Attached).

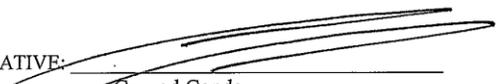
- | | | | | |
|-----|-----------------|------------------------------|--|---------------------|
| 12. | Owner of record | <u>Ranchos Real XVI, LLC</u> | <u>6080 Surety Drive, Ste 300, El Paso, TX 79905</u> | <u>915-592-0290</u> |
| | | (Name & Address) | (Zip) | (Phone) |
| 13. | Developer | <u>Ranchos Real XVI, LLC</u> | <u>6080 Surety Drive, Ste 300, El Paso, TX 79905</u> | <u>915-592-0290</u> |
| | | (Name & Address) | (Zip) | (Phone) |
| 14. | Engineer | <u>CONDE INC.</u> | <u>6080 Surety Drive, Ste 100, El Paso, TX 79905</u> | <u>915-592-0283</u> |
| | | (Name & Address) | (Zip) | (Phone) |

CASHIER'S VALIDATION
FEE: \$1,901.00

Ranchos Real XVI, 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**