City of El Paso – City Plan Commission Staff Report

Case No:	SUSU13-00055 Tres Sueños Unit Ten
Application Type:	Resubdivision Final
CPC Hearing Date:	January 25, 2013
Staff Planner:	Nathaniel Baker, (915) 541-4192, bakernt@elpasotexas.gov
Location:	East of Andrew Wiseman Street and north of Montana Avenue
Acreage:	33.5 acres
Rep District:	5
Existing Use:	Vacant
Existing Zoning:	PR-1 (Planned Residential)
Proposed Zoning:	PR-1 (Planned Residential)
Nearest Park:	Park proposed within Tres Sueños Unit 10
Nearest School:	Hurshel Antwine Elementary (1.75 miles)
Park Fees Required:	N/A
Impact Fee Area:	N/A
Property Owner:	Carefree Homes II, LP
Applicant:	CEA Group
Representative:	CEA Group

SURROUNDING ZONING AND LAND USE

North: PR-1 (Planned Residential) / Vacant
South: PR-1 (Planned Residential) / New residential neighborhood
East: PR-1 (Planned Residential) / Vacant
West: PR-1 (Planned Residential) / Vacant and new residential neighborhood

PLAN EL PASO DESIGNATION: Suburban (Walkable)

APPLICATION DESCRIPTION

The applicant proposes to subdivide 33.5 acres into a single-use development of 164 residential lots. There is a 2.8-acre park proposed within the development. Access is proposed primarily via Eastbrook Drive and Mark Aviso Street. This application is being reviewed under the subdivision code in effect prior to June 1, 2008 as it lies within the approved Tres Sueños Land Study. As recommended in Plan El Paso, the applicant is proposing to front several residential lots onto the streets labeled 'collector arterials' with access provided through rear alleys and additional sidewalk and parkway width. Additionally, the applicant has agreed to provide street trees at 30-foot intervals in the parkway surrounding the park, provide street trees along streets labeled 'collector arterials,' and provide bulb-outs on Gabriel Anthony where it intersects with Eastbrook and Vincent Kalil in order to improve pedestrian accessibility.

The applicant is requesting the following modifications:

- To allow for a modified street cross-section including a 48-foot right-of-way with 28 feet of pavement, 5-foot sidewalks, and 5-foot parkways.
- To allow for a modified street cross-section including a 48-foot right-of-way with 28 feet of pavement, 5-foot parkways, and 5-foot sidewalks
- To allow for modified alley cross-sections.
- To allow for street names longer than 13 characters.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends **approval** of modification requests and **approval** of Tres Sueños Unit Ten on a Resubdivision Preliminary basis and subject to the following conditions and requirements:

Staff is recommending that the City Plan Commission require the applicant to landscape the parkway area on all double frontage lots as stipulated under Section 19.16.080(D) *The city plan commission may require that a parkway at the rear of a double frontage lot be landscaped or other aesthetic treatment be provided by the subdivider, subject to the approval of the city development director or designee.*

Planning Division Recommendation

Because the application complies with Title 19 regulations of the previous code, Planning recommends **approval with modifications.** In this case, Reason 3 is met because the subdivider has demonstrated an alternative method of development that will improve the aesthetic value of the subdivision while giving equal emphasis to safety, economy, tax yield, maintenance cost, response time, drainage, vehicular access, and pedestrian passage.

City Development Department - Land Development

We have reviewed subject plats and recommend **Approval**. 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. Abutting subdivisions receiving runoff from subject property shall be built prior to or concurrently.
3. All applicable drainage facilities serving the subdivision shall be required to accommodate adverse downstream drainage (Section 19.28.050.B).
4. 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.

Parks and Recreation Department

We have reviewed **Tres Sueños #10,** a resubdivision preliminary plat map and offer "No objections" to this subdivision application, just have the following comments:

Please note that this subdivision is composed of **164** (PR-1) Single-family dwelling lots, includes a 2.81 Acre Park and is part of the Tres Sueños Land Study.

Applicant has previously dedicated three (3) "Parks" for a total of 11.13 acres – Two (2) of them

have already been constructed and accepted by the Parks Department for maintenance and the third one is currently under construction;

Including the "park site" in this unit (Tres Sueños #10) this subdivision application meets and exceeds the minimum parkland requirements by **1.18 acres** or **118 Units** as required per ordinance Title 19 –Subdivision & Development Plats, **Chapter 19.20 – Parks and Open Space** which may be applied to subsequent subdivisions with-in the Tres Sueños Land Study.

Total Required "Parkland" Dedication:

Tres Sueños #1 = 151 Units requires …….. 1.51 Acres

Tres Sueños #2 = 128 Units requires ……..…… 1.28 Acres

Tres Sueños #3 = 101 Units requires ……..…… 1.01 Acres

Tres Sueños #4 = 172 Units requires ……..…… 1.72 Acres

Tres Sueños #5 = 136 Units requires ……..…… 1.36 Acres

Tres Sueños #6 = 138 Units requires ……..…… 1.38 Acres

Tres Sueños #7 = 144 Units requires ……..……... 1.44 Acres

Tres Sueños #8 = 142 Units requires ……..……... . 1.42 Acres

Tres Sueños #10 = 164 Units requires ……..……... 1.64 Acres

12.76 Acres

Total "Dedicated Parkland":

Tres Sueños #1 Parkland Dedication …… 5.93 Acres or 593 Dwelling Units

Tres Sueños #4 Parkland Dedication …… 2.57 Acres or 257 Dwelling Units

Tres Sueños #5 Parkland Dedication …… 2.63 Acres or 263 Dwelling Units

Tres Sueños #10 Parkland Dedication …….. 2.81 Acres or 281 Dwelling Units

13.94 Acres or **1394 Dwelling Units**

Total Parkland Dedication ……. 13.94 Acres or 1394 Dwelling Units

Total Requirements ……..……. 12.76 Acres or 1276 Dwelling Units

Meets the "Parkland Requirements" by ……... **1.18 Acres** or **118 Dwelling Unit**

El Paso Water Utilities

No objections regarding the plat

Water:

Page - C11.1

1. Remove valve at intersection of Vicent Kalil St. and Al Hernandez St.
2. Remove proposed valve at the intersection of Gabriel Anthony Pl. and Jasmin Dr.

3. Add a valve on the proposed water main (L29) at the tap to the existing water main on Onnie Kirk Ave.

4. Proposed 16-inch diameter water main (By others) on Mark Avizo St. shall be marked as such on the water index sheet. Proposed 16-inch water main shall extend from the existing 12-inch water main along Mark Avizo St.

5. Need to make interconnections from the 8-inch water line that is proposed along Mark Avizo St. to the proposed 16-inch water main at Fernando Zubia Ave. and Alyssa Maria Dr.

6. Water main extension along Jacklyn Marie St. east of Mark Avizo St.is not clear on plans.

7. Move proposed 8-inch diameter water main along Mark Avizo St. two feet east to allow for a larger spacing between the proposed 16-inch diameter water main and the proposed 8-inch diameter water main.

8. Replace 8-inch cross with 16-inch by 12-inch cross at Eastlake Dr. and Mark Avizo St.

9. Install 8-inch gate valve on Vincent Kalil St. at the 20-foot alley.

Sanitary Sewer:

10. Allow a minimum of six (6) feet separation between proposed storm sewer and proposed sanitary sewer on Alyssa Marie Dr., Gabriel Anthony Pl. and Fernando Zubia Ave.

11. Show proposed storm sewer crossing on profile for Line E at the intersection of Gabriel Anthony Pl. and Alyssa Marie Ave. (Page C12.4)

12. Sanitary sewer connections to manholes are not allowed. (Jaclyn Marie St. lots 6 & 11)

General:

13. Existing water and sewer main on Block 30, lot 20, shall be cut at the connecting main.

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

15. Water and sewer service for the subdivision requires extensions from the existing water and sewer mains within Tres Sueños Unit 6 and from the water and sewer mains within Tres Sueños Unit 8. The mains within Tres Sueños 8 are not available for permanent service until EPWU-PSB issues a Letter of Final Acceptance of the facilities.

16. 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
No comments received.

El Paso Fire Department
No comments received.

911
No comments received.

Central Appraisal District
No comments received.

El Paso Electric Company
No comments received.

Texas Gas Company
No comments received.

School District
No comments received.

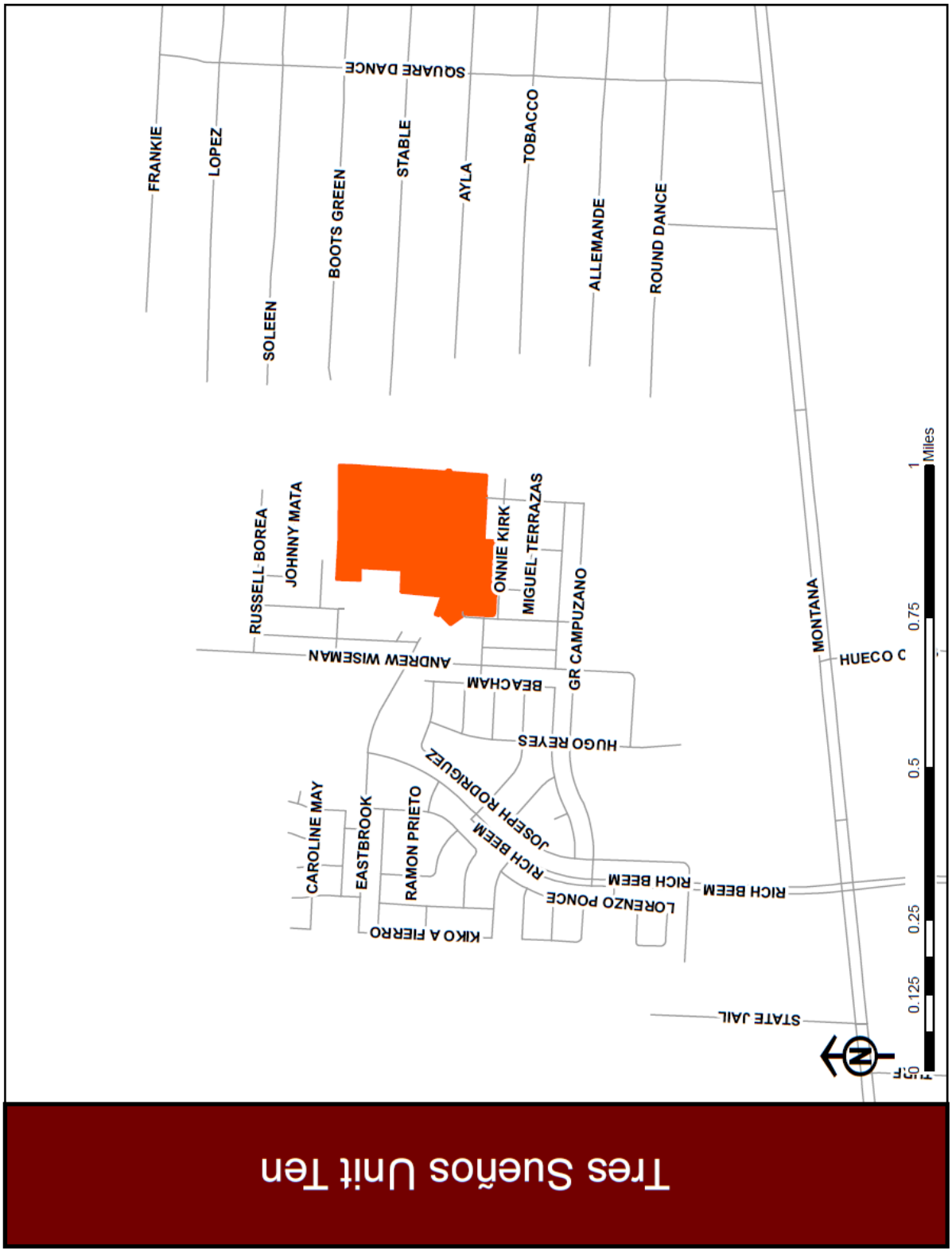
Additional Requirements and General Comments:

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.

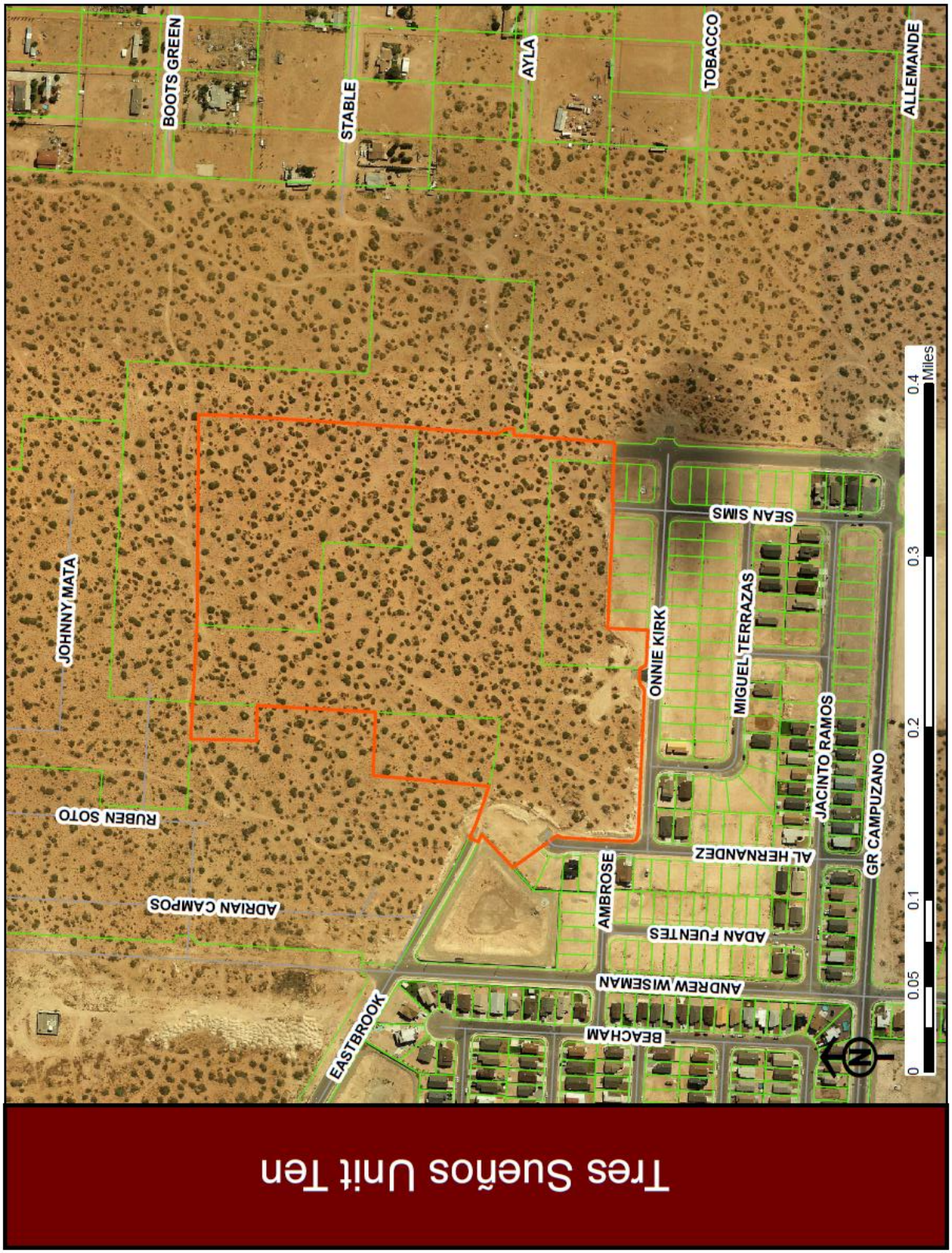
Attachments

1. Location map
2. Aerial map
3. Final Plat
4. Application

ATTACHMENT 1



ATTACHMENT 2



ATTACHMENT 3

ATTACHMENT 4

CITY PLAN COMMISSION APPLICATION FOR
RESUBDIVISION FINAL APPROVAL

DATE: 06-27-13 FILE NO. SUSU13-00055

SUBDIVISION NAME: Tres Sueños Unit Ten

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
A portion of Section 27, Block 79, Township 2, Texas and Pacific Railroad Company Surveys, and a replat of a portion of Onnie Kirk Avenue, Tres Sueños Unit Six, an addition to the city of El Paso, El Paso County, Texas

2. Property Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	20.387	162	Office		
Duplex			Street & Alley	10.313	
Apartment			Ponding & Drainage		
Mobile Home			Institutional		
P.U.D.			Other (specify below)		
Park	2.814	1			
School					
Commercial			Total No. Sites	163	
Industrial			Total (Gross) Acreage	33.514	

3. What is existing zoning of the above described property? P-R-1 Proposed zoning? P-R-1

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 existing 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 X No ____
If answer is "Yes", please explain the nature of the modification or exception 48-foot street R.O.W. with 5-foot sidewalk, 5-foot parkway, and 28-foot pavement, 52-foot street R.O.W. with 5-foot sidewalk, 5-foot parkway, and 32-foot pavement, 64-foot street R.O.W. with 6-foot sidewalk, 7-foot parkway, and 38-foot pavement, and allow for longer street names.

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 X No ____

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

12. Owner of record Carefree Homes II, LP 11427 Rojas Drive 79936 (915) 590-8511
(Name & Address) (Zip) (Phone)

13. Developer Carefree Homes II, LP 11427 Rojas Drive 79936 (915) 590-8511
(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: $932.00

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.