



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

**Case No:** SUSU16-00046 Tres Suenos Unit Fifteen  
**Application Type:** Major Preliminary  
**CPC Hearing Date:** July 28, 2016  
**Staff Planner:** Vanessa Munoz, (915) 212-1644, [munozvx@elpasotexas.gov](mailto:munozvx@elpasotexas.gov)  
**Location:** North of Montana and East of Joe Battle  
**Acreage:** 22.02  
**Rep District:** 5  
**Existing Use:** Vacant  
**Existing Zoning:** P-R 1(Planned Residential District 1)  
**Proposed Zoning:** P-R 1(Planned Residential District 1)  
**Nearest Park:** Park proposed within subdivision  
**Nearest School:** Montana Elementary (0.73 miles)  
**Park Fees Required:** N/A  
**Impact Fee Area:** N/A  
**Property Owners:** JNC Development  
**Applicant:** JNC Development  
**Representative:** CEA Group

**SURROUNDING ZONING AND LAND USE**

**North:** P-R 1 / (Planned Residential District 1) / Vacant  
**South:** P-R 1 / (Planned Residential District 1) / Residential  
**West:** ETJ  
**East:** P-R 1 / (Planned Residential District 1) / Vacant

**PLAN EL PASO DESIGNATION:** G4, Suburban (Walkable)

**APPLICATION DESCRIPTION**

The applicant proposes to subdivide 22.02 acres of land for 122 single-family lots, ranging between 4,309 to 9,223 square feet, and one 3.05-acre park. Access to the subdivision is provided from multiple streets to include Rich Beem Boulevard. This development was reviewed under the former subdivision code and reviewed for its compliance with the Tres Suenos Land Study.

The applicant is requesting the following modifications:

- To allow a 50 foot roadway cross-section with (2) 16-foot paved driving lanes with 6-inch curb and gutter on both sides of the roadway, (2) 4-foot parkways abutting the curb

and (2) 5-foot concrete sidewalks.

- To allow a 52 foot roadway cross-section with (2) 16-foot paved driving lanes with 6-inch curb and gutter on both sides of the roadway, (2) 5-foot parkways abutting the curb and (2) 5-foot concrete sidewalks.
- To allow a 78 foot roadway cross-section with (4) 11-foot paved driving lanes with 6-inch curb and gutter on both sides of the roadway, (2) 5-foot parkways abutting the curb, (2) 5-foot concrete sidewalks and a 14-foot raised landscaped median.
- To allow a traffic circle on Rich Beem to allow for the transition of a major arterial to a minor arterial at Jaime Nicole Street.
- To allow a 15-foot pedestrian right-of-way to allow pedestrians to cross blocks in between lots to have easier access to the public park.
- To allow street names in excess of 13 characters as per Section 19.16.040.A.2.d.

### **CASE HISTORY**

This property is part of the Tres Suenos Land Study that was approved by the City Plan Commission on May 18, 2006.

On July 21, 2015, an administrative amendment to the Tres Suenos Land Study was approved revising Rich Beem's designation from a major arterial to a minor arterial. The request did not conflict with the City's Major Thoroughfare Plan or relocated any major circulation elements in the approved land study.

### **DEVELOPMENT COORDINATING COMMITTEE**

The Development Coordinating Committee recommends **approval** of the modifications requested as per Section 19.04.170.A.3 and **approval** of Tres Suenos Unit Fifteen on a major preliminary basis subject to the following conditions:

- Additionally, the DCC recommends that the City Plan Commission require the applicant landscape the rear of all double-frontage lots pursuant to Section 19.16.080.D. of the former subdivision code.

### **Planning Division Recommendation:**

**Approval** of the modifications requested. As per Section 19.04.170.A.3 (Modification of conditions):

*19.04.170.A.3*

*A-3. 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, dedication and improvement of parkland and open space amenities, and vehicular access and pedestrian passage.*

**Approval** of Tres Suenos Unit Fifteen with the condition as stated above.

## **Plan El Paso Goals & Policies:**

The applicant's proposal meets Goals 2.2, 2.3, and 2.5. of Plan El Paso:

Goal 2.2: The City of El Paso should change its growth pattern away from homogeneous land uses and return to a pattern of compact well-connected mixed-used neighborhoods.

Policy 2.2.4: Neighborhoods should strive to have a clearly defined center and edges that vary in intensity and character.

- a. Each new neighborhood should have a primary civic space such as a square or green near its physical center.

Goal 2.3: The City of El Paso wishes to create complete networks of multimodal streets with ample shaded sidewalks and frequent on-street parking.

Policy 2.3.2: Street networks should contain multiple paths for vehicular movement and should be designed using the following principles:

- a. New neighborhood streets should connect to the existing street network in all adjoining areas where practical.
- c. No single length of roadway should be completely straight for longer than 2,000 feet to slow the movement of vehicles, and provide visual terminations to streets to make them more appealing to walk. Challenging intersections can calm traffic, such as pinwheel intersections, small roundabouts, triangular intersections, and staggered intersections.

Goal 2.5: The City of El Paso wishes to supplement its neighborhood and regional park system with small civic spaces that are accessible to all citizens and are memorably placed in all new neighborhoods and mixed-use developments.

Policy 2.5.2: Civic spaces are outdoor gathering places for public use. Civic spaces can be defined by a combination of physical factors including their size, intended use, landscaping, and the character of their edges, as described in the Public Facilities Element. Civic spaces should not be designated in awkward locations on residual tracts of land that are left over during the subdivision process.

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

We have reviewed subject plats and recommend **Approval**.

The Developer/Engineer shall address the following comments.

1. Most of the stormwater for this subdivision is going to flow into Tres Suenos Unit 7, Lot 1, Block 34 pond and the area was considered in the drainage analysis, but the run-off coefficient used was (0.60) for barren land. Specify/label how additional developed run-off volume will be accounted for.
2. All downstream storm water management facilities should be in place prior to development of the subject subdivision.
3. The Proposed Park does not show the direction of the run-off; clarify if the park will retain its developed run-off or discharge it into the street.

4. Any discharge into undeveloped land (such as Rose Elise St. to the north) should be done through a desilting basin to avoid the undermining of the street.
5. At the improvement plan stage, protect the subject property from stormwater runoff from the adjacent terrain.
6. Missing street cross-section for Rich Beem Blvd.; a 110-ft. street.

**Parks and Recreation Department**

We have reviewed **Tres Sueños Unit Fifteen**, a major preliminary plat map and on behalf of CID Parks Planning Division we offer Developer / Engineer the following comments:

1. Recommend for entire “Park site” limits to be included with-in the boundaries of this subdivision.
2. Delete the park site name: Frank Anthony Castillo Park; to name a park, need to submit application to the Parks & Recreation Advisory Board and be approved by Mayor and Council.

Also, please note that this Subdivision is composed of **122** Single-family dwelling lots, and applicant is proposing to dedicate a **“3.04 Acre Park”**; this subdivision application meets the minimum "Parkland" requirements per ordinance Title 19 – Subdivision and Development Plats, **Chapter 19.20 – Parks and Open Space** and exceeds the requirements by **1.82 Acres** or **182** dwelling units that can be applied towards sub-sequent subdivisions with-in the approved Tres Sueños Land Study based on the following “Parkland” calculations:

Tres Sueños #15 – Is dedicating a "Park Site" for a total of 3.04-Acres  
 Tres Sueños #15 = 122 dwelling units requiring a total of 1.22-Acres  
**Meeting and exceeding “Parkland” requirements by 1.82-Acres**

Also, we offer the following **informational comments** to assist Applicant in the design of the new Park's construction drawings.

Please note that design layout (Concept & Final) need to be coordinated with Parks Department and/or department liaison/designee for review and approval and are to include at minimum the following improvements:

1. Refer to Chapter 19.20 – Parks and Open Space and the Park’s Design & Construction Standards for Park Facilities as approved by Mayor and Council.
2. Irrigation System must be designed to accommodate site static water pressure or a pump must be incorporated to accommodate design criteria.
3. Irrigation System must be designed to accommodate site static water pressure or a pump must be incorporated to accommodate design criteria.
4. Note for all park improvements (sidewalks, Ramps, etc.) and paved Hike/Bike trails (if applicable) to be compliant with required accessibility criteria as set forth in ADAAG & TAS standards as mandated by Federal and State Governments.

5. Project(s) must be coordinated with TDLR to insure compliance with TAS requirements to include inspection, and certificate of substantial completion; approval of the subdivision /park improvement plans is subject to applicant providing proof of the project registration number (PLD # by the State Agency).
6. No signs, fire hydrants, lights, NDCBU's, electrical/water boxes, telephone pedestals, no obstructions in general, shall be placed into proposed perimeter sidewalk, nor shall any utility conduits be placed along the park site – Any utilities with-in the parkway need to be underneath the proposed sidewalk and buried at 5' minimum cover.
7. Provide frontage lighting along adjacent Public Street rights of way. Engineer to coordinate with Parks Department and/or department liaison/designee, Planning and Inspections Engineering & Construction Management Division, SAM Dept., and E.P.E.Co., light poles type & conduit placement for perimeter lighting prior to street paving; perimeter street lighting shall be coordinated for light poles to be installed at max. 300' apart and/or at all street intersections along the park side and not along the residential side to prevent duplication of light poles.
8. Developer / Contractor shall obtain soil samples (taken from proposed park site location finished ground) & provide complete analysis report (textural, soils classification, minerals and nutrients availability, water infiltration/percolation, detailed salinity, & PH conductivity test) with recommendations for soils amendments and preparation to insure existing soil conditions are suitable for turf, shrubs, and tree growth; coordinate site visit with Parks staff for collection of soil samples.
9. Any unsuitable soil conditions shall be remedied to eliminate hard soils, stony soils, high caliche soils, clay soils and contaminated soils to a minimum depth of 12 inches and by shattering, in two directions, of hard pan caliche, clay soils, rocks to a depth of 36 inches below finished grade as required for proper planting as per Park's Design & Construction Standards for Park Facilities approved on 01/08/2013
10. Any unsuitable soil materials not approved by Parks Department and/or department liaison/designee are to be removed, disposed-off, and replaced with top soil to a minimum depth of 12 inches.
11. Any sloped areas (if flatter areas are not feasible) along park's frontages shall be at the max. 1 vertical : 20 horizontal (5%) or as determined according to the park improvements plan review.
12. Provide adequate cross-sections enough to better understand the finished improvements.
13. Grading and drainage plan for the site, to be reviewed and approved by Parks Department and/or department liaison/designee.
14. Developer / Contractor are required to obtain irrigation, building, electrical, and any other required permit(s) from Planning & Inspections One Stop Shop City Development Division.
15. At minimum, a 7' wide concrete sidewalk is required all along the park's frontage unless a Trail is required, then current Park Design Standards for Park Facilities shall apply.
16. Street trees shall be provided along the parkway spaced at maximum 20' on center.
17. Construction of Park improvements need to be coordinated and inspected by Parks Department and/or department liaison/designee.
18. Park Site acceptance is contingent upon completion of all street improvements abutting the park.

This subdivision is located with-in "Park Zone": **E-8**

Nearest Parks: **Eddy Hirby Beard** & **Ylairam Ruby Morga**

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

### **El Paso Water Utilities**

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

1. EPWU does not object to this request.

#### **Water:**

2. There is an existing 8-inch diameter water main along Margarita Talamantes Drive that dead-ends at the southern property line of the subdivision. Also, there is an existing 8-inch diameter water main along Marcella Santillana Street that dead-ends at the southern property line of the subdivision.

3. There is an existing 8-inch diameter water main along Vincent James Street that dead-ends at the southern property line of the subdivision. Also, there is an existing 8-inch diameter water main along Jennifer Claire Ln. that dead-ends at the southern property line of the subdivision.

4. There is an existing 8-inch diameter water main along Rose Elise Street that dead-ends at the southern property line of the subdivision. Also, there is an existing 8-inch diameter water main along Joe Castillo Street that dead-ends at the eastern property line of the subdivision.

5. On site water main extensions within the subdivision creating a looped system to a future water main along Rich Beem Boulevard, will be required. The Owner is responsible for the water main extension costs.

#### **Sewer:**

6. There is an existing 8-inch diameter sewer main along Margarita Talamantes Drive that dead-ends at the southern property line of the subdivision. Also, there is an existing 12-inch diameter sewer main along Marcella Santillana Street that dead-ends at the southern property line of the subdivision.

7. There is an existing 8-inch diameter sewer main along Vincent James Street that dead-ends at the southern property line of the subdivision. Also, there is an existing 8-inch diameter sewer main along Jennifer Claire Ln. that dead-ends at the southern property line of the subdivision.

8. There is an existing 8-inch diameter sewer main along Rose Elise Street that dead-ends at the southern property line of the subdivision. Also, there is an existing 8-inch diameter sewer main along Joe Castillo Street that dead-ends at the eastern property line of the subdivision.

9. On site sewer main extensions within the subdivision will be required. The Owner is responsible for the sewer main extension costs.

**General:**

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

11. EPWU requires a new service application to initialize design of the on-site water and sanitary sewer main extensions to serve the subject property. New service applications are available at 1154 Hawkins, 3<sup>rd</sup> Floor. The following items are required at the time of application: (1) hard copy of subdivision plat with street names and addresses; (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 objections.

**Central Appraisal District**

Please change block numbers for Block 40 and Block 39. They already exist in other units. Could use block number 48 and 49. **(Applicant has addressed this concern).**

**Texas Gas Company**

No comments received.

**Sun Metro**

No comments received.

**El Paso Department of Transportation**

No comments received.

**El Paso Electric Company**

No comments received.

**El Paso Fire Department**

No comments received.

**Additional Requirements and General Comments:**

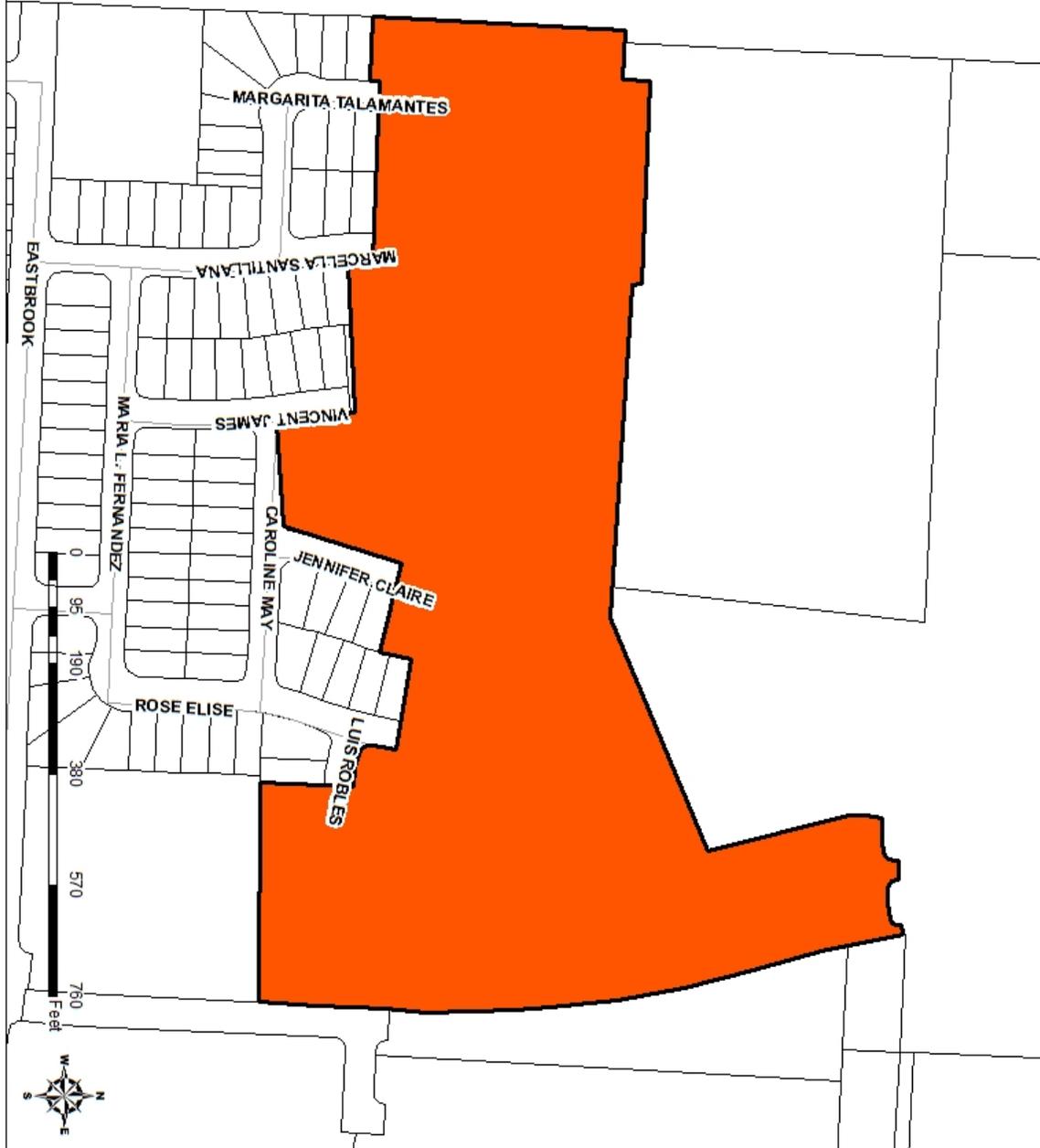
1. Submit to the Planning and Inspections Department – Planning Division the following prior to recording of the subdivision.
  - a. Current certified tax certificate(s)
  - b. Current proof of ownership
  - c. Release of access document, if applicable
  - d. Set of restrictive covenants, if applicable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

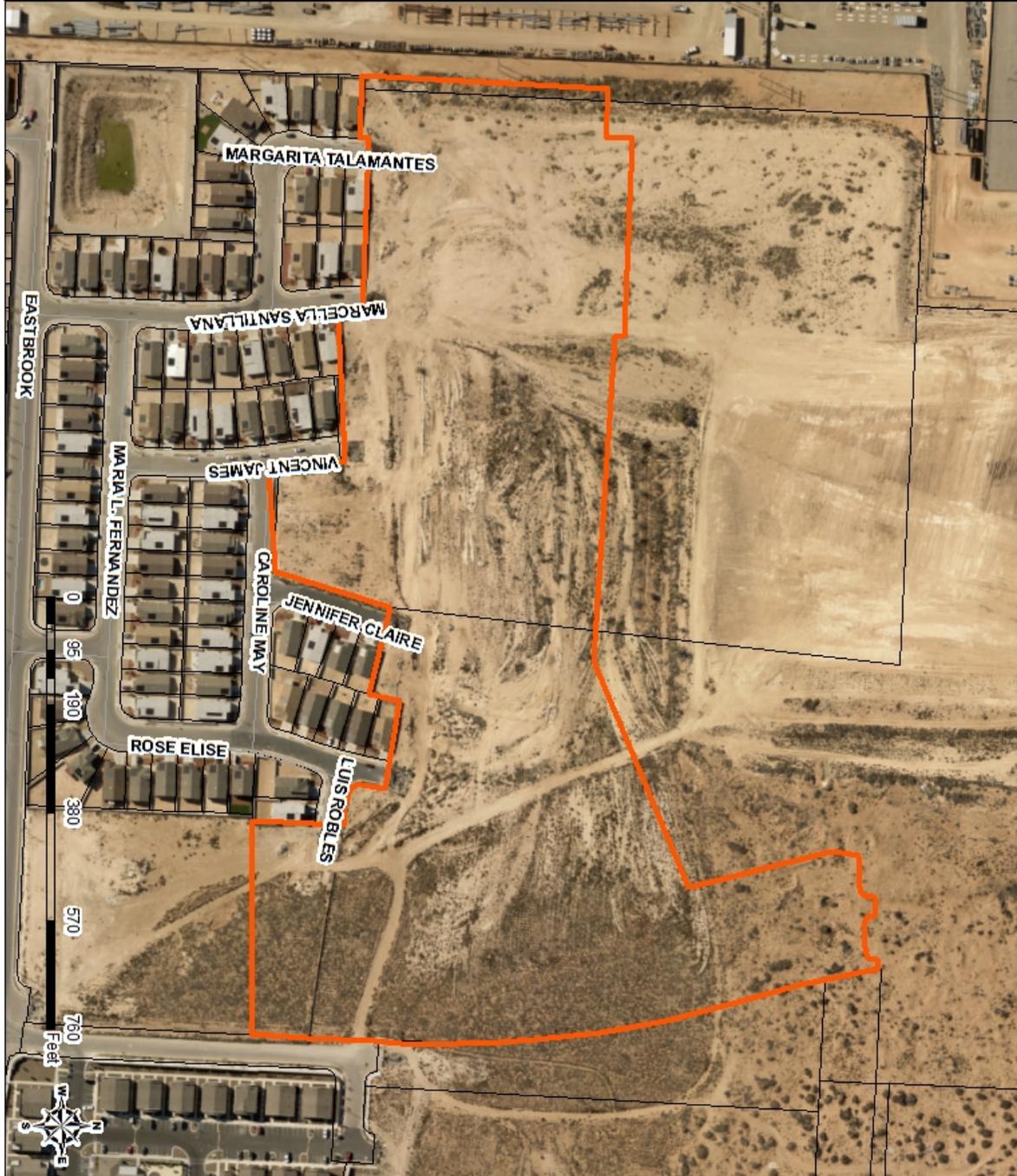
ATTACHMENT 1

TRES SUENOS UNIT FIFTEEN



ATTACHMENT 2

TRES SUENOS UNIT FIFTEEN







## ATTACHMENT 4



Castner Center @ Transmountain  
4712 Woodrow Bean, Ste. F  
El Paso, TX 79924  
Office: 915.544.5232  
Fax: 915.544.5233  
web: www.ceagroup.net

July 12, 2016

City of El Paso-Planning & Inspection Department  
801 Texas Ave.  
El Paso, TX. 79901

Attention: Mr. Nelson Ortiz

Reference: Tres Sueños Unit Fifteen – Modification Letter (REVISED)

Dear Mr. Ortiz:

On behalf of the Developer for the above referenced development, we are requesting a modification to the subdivision regulations. This modification will include the following adjustment:

Modification No. 1: 50 foot Roadway

This modification shall consist of a 50 foot roadway cross-sections with (2) 16-foot paved driving lanes with 6-inch curb and gutter on both sides of the roadway, (2) 4-foot parkways abutting the curb and (2) 5-foot concrete sidewalks. Our request is based on maintaining continuity from the already constructed and city accepted streets that lead to the development.

Modification No. 2: 52 foot Roadway

This modification shall consist of a 50 foot roadway cross-sections with (2) 16-foot paved driving lanes with 6-inch curb and gutter on both sides of the roadway, (2) 5-foot parkways abutting the curb and (2) 5-foot concrete sidewalks. Our request is based on maintaining continuity from the already constructed and city accepted streets that lead to the development.

Modification No. 3: 78 foot Roadway

This modification shall consist of a 78 foot roadway cross-sections with (4) 11-foot paved driving lanes with 6-inch curb and gutter on both sides of the roadway, (2) 5-foot parkways abutting the curb, (2) 5-foot concrete sidewalks and a 14-foot raised landscaped median.

Modification No. 4: Traffic Circle

This modification shall consist of a traffic circle on Rich Beem to allow for the transition of a major arterial to a minor arterial at Jaime Nicole Street.

Modification No. 5: Pedestrian Right-of-Way

This modification shall consist of a 15-foot pedestrian right-of-way to allow pedestrians to cross blocks in between lots to have easier access to the public park.

Modification No. 6: Street Name

This modification shall consist of allowing street names in excess of 13 characters as per Section 19.16.040.A.2.d of the previous subdivision code.

If you have any questions regarding this issue, please do not hesitate to call me at office number 915.544.5232. We thank you for your cooperation on this issue and look forward to your favorable consideration to our request.

Sincerely,  
CEA Group

Jorge L. Azcarate, P.E.  
Project Manager

I-2025-004id.cep\_mod.request.no\_12july16  
JLA/jla

engineers • architects • planners

# ATTACHMENT 5



## CITY PLAN COMMISSION APPLICATION FOR MAJOR PRELIMINARY SUBDIVISION APPROVAL

DATE: 6/27/16

FILE NO. SUSU16-00046

SUBDIVISION NAME: TRES SUEÑOS UNIT FIFTEEN

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 RAILWAYS SURVEY CITY OF EL PASO, EL PASO COUNTY, TEXAS CONTAINING 22.02+ A.C.

2. Property Land Uses:

	<u>ACRES</u>	<u>SITES</u>		<u>ACRES</u>	<u>SITES</u>
Single-family	<u>13.87</u>	<u>122</u>	Office		
Duplex	_____	_____	Street & Alley	<u>5.10</u>	<u>9</u>
Apartment	_____	_____	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	<u>3.05</u>	<u>1</u>		_____	_____
School	_____	_____		_____	_____
Commercial	_____	_____	Total No. Sites	<u>132</u>	_____
Industrial	_____	_____	Total (Gross) Acreage	<u>22.02+</u>	_____

3. What is existing zoning of the above described property? PR-1 Proposed zoning? PR-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 FLOW INTO EXISTING INLETS AND DISCHARGE INTO AN EXISTING OFF-SITE PONDING AREA

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 LOCATION MAP SCALE OF 1"=100'  
MODIFIED 52' R.O.W. STREET SECTION TO INCLUDE A 5' SIDEWALK & A 5' PARKWAY 32' PAVEMENT.

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

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 X No \_\_\_\_\_

If yes, please submit a vested rights petition in accordance with Title I (General Provisions) Chapter 1.04 - Vested Rights

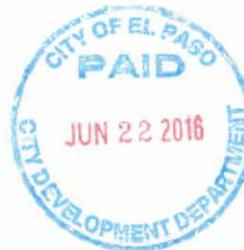
City Development Department  
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 212-0085

12. Owner of record JNC Development 12300 Montwood Dr. El Paso, Tx. 79928 915-849-0111  
 (Name & Address) (Zip) (Phone)
13. Developer JNC Development 12300 Montwood Dr. El Paso, Tx. 79928 915-849-0111  
 (Name & Address) (Zip) (Phone)
14. Engineer CEA Group 4712 Woodrow Bean Ste. F El Paso, Tx. 79924 915-544-5232  
 (Name & Address) (Zip) (Phone)

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

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.**



City Development Department  
 811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 212-0085