



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

**Case No:** SUSU16-00048 Tierra Del Este Unit Seventy Four  
**Application Type:** Major Preliminary  
**CPC Hearing Date:** July 28, 2016  
**Staff Planner:** Alfredo Austin, (915) 212-1604, austinaj@elpasotexas.gov  
**Location:** North of Montwood and East of John Hayes  
**Acreage:** 79.082 acres  
**Rep District:** 5  
**Existing Use:** Vacant  
**Existing Zoning:** R-5 (Residential)  
**Proposed Zoning:** R-5 (Residential)  
**Nearest Park:** Linear park proposed within subdivision (3.6607 acres)  
**Nearest School:** El Dorado 9<sup>th</sup> Grade High (0.63 miles)  
**Park Fees Required:** Pending  
**Impact Fee Area:** This property is located in an Impact Fee Service Area and subject to impact fees.  
**Property Owner:** Ranchos Real XV, LLC  
**Applicant:** Ranchos Real XV, LLC  
**Representative:** Conde, Inc.

### **SURROUNDING ZONING AND LAND USE**

**North:** R-5 (Residential)/Vacant  
**South:** R-5 (Residential)/Vacant  
**East:** R-5 (Residential)/Vacant  
**West:** R-5(Residential)/Residential Development

**PLAN EL PASO DESIGNATION:** O5, Remote

### **APPLICATION DESCRIPTION**

The applicant proposes to subdivide 79.082 acres of land for 269 single-family residential lots and a linear park. Lot sizes range from 7,193.25 to 20,860.96 square feet. Primary access to the subdivision is proposed from John Hayes. This development lies within the Development Plan approved for Tierra Del Este III Phase V and is being reviewed under the current subdivision code.

### **CASE HISTORY**

On March 8, 2016, City Council approved the development agreement for Tierra Del Este III Phase V.

On July 12, 2016, City Council approved the rezoning, comprehensive plan agreement and MTP amendment for Tierra Del Este III Phase V.

### **DEVELOPMENT COORDINATING COMMITTEE**

The Development Coordinating Committee's recommendation is pending subject to the following comments:

- Blocks 486 and 487 exceed maximum allowed block perimeter. Planning recommends reconfiguring blocks to comply with code requirements.
- Provide alternative design for Charles Foster and John Hayes.
- Park and Recreation requests that the linear park be measured from back of curve to back of curve.

### **Planning & Inspections Department- Planning Division**

Staff's recommendation is pending subject to the following comments:

- Blocks 486 and 487 exceed maximum allowed block perimeter. Planning recommends reconfiguring Blocks to comply with code requirements.
- Provide alternative design for Charles Foster and John Hayes.
- Park and Recreation requests that the linear park be measured from back of curve to back of curve.

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

The applicant's proposal meets the following goals of Plan El Paso:

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.

Goal 5.8: Provide a wide variety of neighborhood parks and recreational programs that are integrated with neighborhoods and accessible to most residents and visitors to El Paso.

Policy 5.8.1: The City shall strive to create extraordinary parks that express the natural beauty and cultural diversity of El Paso and will fund the park system at a level that corresponds to its significant importance to El Paso residents.

**Planning & Inspections Department - Land Development**

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

The Developer/Engineer shall address the following comments.

1. All downstream storm water management facilities should be in place prior to development of the subject subdivision.
2. Verify existing pond system from TDE U-55 capacity to safely contain proposed stormwater discharge volume.
3. Show maintenance access ramp location on proposed lower pond on preliminary plat.
4. Label the proposed pond as “Public Pond”.
5. Add note on final plat sheets: “The developed storm water runoff discharge volumes shall be retained within the subdivision limits and shall comply with all provisions of (DSC, 19.19.010A and DDM, 11.1).”

**Capital Improvement Department- Parks and Recreation**

Pending comments.

**El Paso Water Utilities**

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

*The subject property is located within the City of El Paso Eastside Impact Fee Service Area. Impact fees will be assessed at the time of plat and collected after the El Paso Water Utilities receives an application for water and sanitary sewer services.*

**EPWU-PSB Comments**

**Water:**

Along John Hayes Street between Charles Foster Avenue and Montwood Drive there is an existing twenty –four (24) inch diameter water transmission main. No direct service connections are allowed to this main as per the El Paso Water Utilities – Public Service Board (EPWU-PSB) rules and Regulations.

Along John Hayes Street between Charles Foster Avenue and Montwood Drive there is an existing twelve (12) inch diameter water main. This main is available for service.

At the intersection of Charles Foster Avenue and John Hayes Street along Charles Foster Avenue towards the east there is an existing sixteen (16) inch diameter water transmission main stub-out. The described stub-out dead ends approximately at the easternmost right-of-way line of John Hayes Street.

**Sanitary Sewer:**

Along John Hayes Street between Charles Foster Avenue and Early Morn Avenue there is an existing fifteen (15) inch diameter sanitary sewer main. This main is available for service.

Along John Hayes Street between Early Morn Avenue and Montwood Drive there is an existing twelve (12) inch diameter sanitary sewer main. This main is available for service.

At the intersection of Charles Foster Avenue and John Hayes Street along Charles Foster Avenue towards the east there is an existing twelve (12) inch diameter sanitary sewer stub-out. The described stub-out dead ends approximately at the easternmost right-of-way line of John Hayes Street.

**General:**

Water and sanitary sewer service is available by connecting the proposed on-site mains to the existing mains located along John Hayes Street and the proposed main extensions along Charles Foster Avenue.

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, 3<sup>rd</sup> 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.

**Streets & Maintenance**

No comments received.

**El Paso Fire Department**

No comments received.

**911**

No comments received.

**El Paso Electric 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.
3. Block perimeter length of blocks 484 and 488 shall be taken into consideration in future development as it appears they will exceed the maximum block perimeter code requirements.

**Attachments**

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



ATTACHMENT 2

TIERRA DEL ESTE UNIT SEVENTY FOUR







**ATTACHMENT 4**



*\$ 2279.39  
Fee Waived*

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

DATE: May 16, 2016 File No. SUSU16-00048  
 SUBDIVISION NAME: Tierra Del Este Unit 74

1. Legal Description for the area included on this plat (Tract, Block, Grant, etc.)  
Being a Portion of Section 48, 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>57.0673</u>	<u>269</u>	Office		
Duplex			Street & Alley	<u>15.816</u>	<u>1</u>
Apartment			Ponding & Drainage	<u>2.538</u>	<u>1</u>
Mobile Home			Institutional		
P.U.D.			Other (specify below)		
Park	<u>3.6607</u>	<u>3</u>			
School					
Commercial			Total No. Sites		
Industrial			Total Acres (Gross)	<u>79.082</u>	
3. What is existing zoning of the above described property? N/A Proposed zoning? R-5
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 Drainage Structure
7. Are special public improvements proposed in connection with the development? Yes Per Title 19.26.040 No \_\_\_\_\_
8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes X No \_\_\_\_\_  
 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 (vested per Development Agreement)  
 If yes, please submit a vested rights petition in accordance with Title I (General Provisions) Chapter 1.04 – Vested Rights

**CITY DEVELOPMENT DEPARTMENT**  
**WAIVED FEE**  
 City, State and Federal Property  
 Owned, Operated and Maintained  
*Ulricho Ziller*  
 BY \_\_\_\_\_ DATE \_\_\_\_\_

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

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

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

Ranchos Real XV, LLC

OWNER SIGNATURE:

Douglas A. Schwartz

REPRESENTATIVE:

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