



City of El Paso – City Plan Commission Staff Report

Case No: SUSU15-00041 Horizon Marketplace
Application Type: Major Combination
CPC Hearing Date: July 30, 2015

Staff Planner: Alfredo Austin, 915-212-1604, austinaj@elpasotexas.gov
Location: North of I10 and West of Eastlake Blvd.
Acreage: 116.618 Acres
Rep District: ETJ

Existing Use: Vacant
Existing Zoning: ETJ (Extraterritorial Jurisdiction)
Proposed Zoning: ETJ (Extraterritorial Jurisdiction)

Nearest Park: Ranchos del Sol Park (2.5 miles)
Nearest School: Del Valle High School (2.65 miles)
Park Fees Required: N/A
Impact Fee Area: This property is not located in an Impact Fee Service Area.

Property Owner: HD Terra Grande Realty
Applicant: HD Terra Grande Realty
Representative: TRE & Associates

SURROUNDING ZONING AND LAND USE

North ETJ (Extraterritorial Jurisdiction)
South: ETJ (Extraterritorial Jurisdiction)
East: ETJ (Extraterritorial Jurisdiction)
West: ETJ (Extraterritorial Jurisdiction)

THE PLAN FOR EL PASO DESIGNATION: G-4, Suburban (Walkable)

APPLICATION DESCRIPTION

The applicant proposes to subdivide approximately 116.618 acres of vacant land for three commercial lots, two ponding areas and three well sites. Primary access to the subdivision is proposed from Gateway West, Eastlake, Rojas and Bill Burnett. This development is being reviewed under former subdivision ordinance.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommendation is pending for Horizon Marketplace Subdivision on a Major Combination basis.

Planning & Inspections Department-Planning Division Recommendation:

Staff recommendation is **pending**. Following comments need to be addressed:

1. Bill Burnet is a local street not a major arterial. Please revise.
2. Both Rojas & Eastlake are substandard. Asphalt width does not meet minimum DSC requirement. Per Section 19.10.050.A.1 The City Plan Commission may waive such requirements to provide rights-of-way or street improvements to adjacent substandard roads based on any of the following factors:
 - b. The plat is located within the City of El Paso's Extraterritorial Jurisdiction area, is not within the city's annexation path and written documentation from the County of El Paso has been received stating that the substandard road meets all County requirements and the County is willing to accept the dedication of the substandard road;
 - c. For all plats located in the City of El Paso's extraterritorial jurisdiction area, written concurrence from the County of El Paso is required prior to the waiver of any dedication and/or improvements.
3. Provide ROW improvement waiver letter and written documentation from the County of El Paso.
4. Reference the 10' Additional ROW Dedication on Eastlake Boulevard, subdivision boundary line should be located at the original deed line and additional ROW line should be measured from subdivision boundary line in.
5. Provide language for the dedication of additional ROW dedication on the dedication statement.
6. Address Land Development and EPWU comments.

Planning & Inspections Department-Land Development:

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

The Developer/Engineer shall address the following comments.

1. Lot 8 should be labeled "Public Drainage Right-of-way".
2. Dedication statement should include the "Pond".
3. Add to general notes on final plat: "All developed storm water runoff shall be addressed within the subdivision limits and shall comply with all provisions of (DSC, 19.19.010A and DDM, 11.1). Compensatory storm-water storage equal to fill displacement shall be provided within respective lots if grading within flood zone flow path."
4. Entire floodzone flowpath limits shall be illustrated on the preliminary plat. (The lower portion of the flow path is missing).
5. Applicant shall obtain approval from TxDOT for drainage and access.
6. Illustrate and label types of curbs applicable on street cross sections.
7. Provide a private drainage easement from lot 2 to lot 7.

EPWU-PSB Comments

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

EPWU-PSB respectfully requests for the plat to depict the 35-foot wide easement as well as the lift station easement found in document number 20070012767 of the El Paso County

Official Records.

Immediately north of Interstate Highway No. 10 (IH-10) west of Eastlake Boulevard there is an existing fifteen (15) inch diameter sanitary sewer main owned by the El Paso Water Utilities – Public Service Board (EPWU-PSB) [the PSB main]. This main accepts flows from a sanitary sewer main owned by the Paseo Del Este Municipal Utility District [the PDE MUD main] through a master meter. As per EPWU-PSB Records, both the PDE MUD main and the PSB main are located within an existing 35-foot wide easement located inside O. A. Danielson Survey No. 316. The described easement is found in document number 20070012767 of the El Paso County Official Records. In addition to the described mains, within O. A. Danielson Survey No. 316 there is an existing sanitary sewer pump station facility (lift station) located at approximately 960 feet west of Eastlake Boulevard. The described lift station is inside an easement described in document number 20070012767.

The PSB main is available for service at any location *upstream* from the sanitary sewer Master Meter Site “E” which is located at an existing manhole inside the 35-foot wide easement. The Master Meter Site “E” is located at approximately 570 feet west of Eastlake Boulevard.

EPWU-PSB cannot provide water service to this property. Along Bill Burnett Drive between Interstate Highway No. 10 (IH-10) and Rojas Drive there are existing water and sanitary sewer mains owned and operated by EPWU-PSB. These mains *are not* available for service.

Easement grantor shall indemnify, defend, and hold harmless the El Paso Water Utilities – Public Service Board from and against any and all claims, liability, actions, and damages for bodily injury and property damage to third parties or to the El Paso Water Utilities – Public Service Board which may be caused by or arise out of the maintenance and existence of said sanitary sewer mains in the easement area.

The PSB easement shall be improved to allow the operation of EPWU maintenance vehicles.

EPWU-PSB requires access to the sanitary sewer mains, appurtenances, and meters 24 hours a day, seven (7) days a week.

No building, reservoir, structure or other improvement, other than asphaltic paving (HMAC), shall be constructed or maintained on the above referenced El Paso Water Utilities - Public Service Board Easements (EPWU-PSB easements) without the written consent of EPWU-PSB.

Interstate Highway No. 10 (IH-10) is a Texas Department of Transportation (TxDOT) right-of-way. All proposed water and sanitary sewer work to be performed within Interstate Highway No. 10 (IH-10) right-of-way requires written permission from TxDOT.

The El Paso Water Utilities – Public Service Board (EPWU-PSB) requires a complete set of improvement plans, and grading plans for review and approval prior to any work pertaining to the portion of the property where the described EPWU-PSB sanitary sewer facilities are located. This is required in order to ascertain that the proposed improvements and/or grading will not adversely affect the EPWU-PSB sanitary sewer facilities.

The proposed subdivision is located within the East El Paso Extraterritorial Jurisdiction (ETJ) within one of the Paseo del Este Municipal Utility Districts (MUDs) service area. The Paseo Del Este MUD receives wholesale water and wastewater service from the El Paso Water Utilities – Public Service Board (EPWU-PSB) in accordance with the Paseo Del Este Wholesale Contract and EPWU-PSB Rules and Regulations No. 11.

Parks and Recreation:

We have reviewed **Horizon Marketplace**, a major combination plat map and offer Engineer / Consultant the following comments:

Please note that this is a Non-residential subdivision composed of **116.618 acres** subdivided into 8 lots.

Per City standards a total \$116,620.00 of "Park fees" would have been required however,

This subdivision is located with-in the City of El Paso east extra territorial jurisdiction (ETJ) area but not within the areas of potential annexation by the City, therefore, this subdivision application is excluded from the calculation for "Parkland Dedication" as it is not identified on the official map as described per ordinance Title 19 – Subdivision & Development Plats, **Chapter 19.20 - Parks & Open Space** as noted below.

El Paso Independent School District:

No comments received.

El Paso Fire Department:

No comments received.

911:

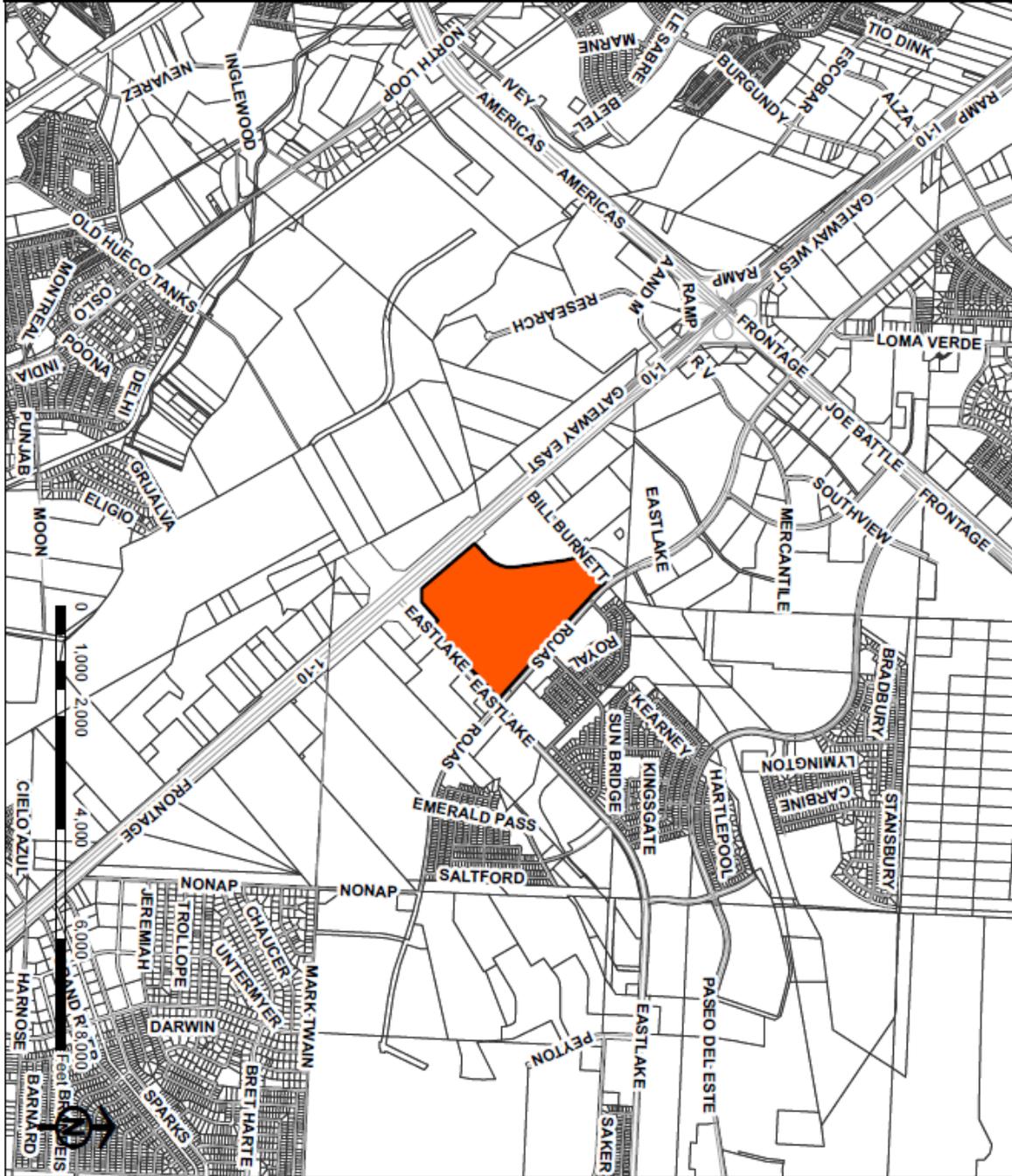
No comments received.

Attachments

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

ATTACHMENT 1

HORIZON MARKETPLACE



ATTACHMENT 2

HORIZON MARKETPLACE

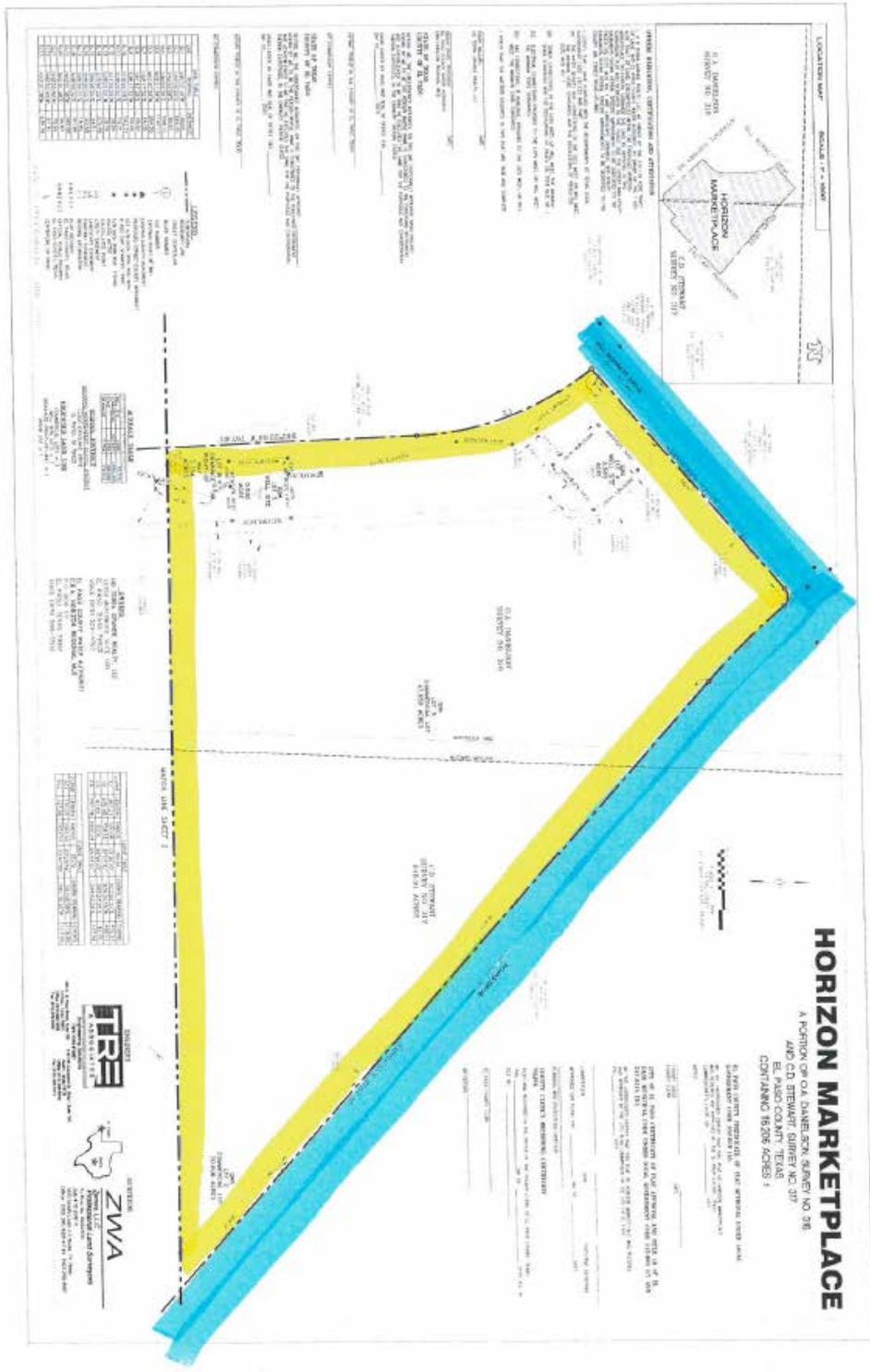


**HORIZON
MARKETPLACE**
A PORTION OF P.A. DANIELSON, BARRER NO. 316
AND C.D. STEWART, BARRER NO. 317
EL PASO COUNTY, TEXAS
CONTAINING 16.326 ACRES ±



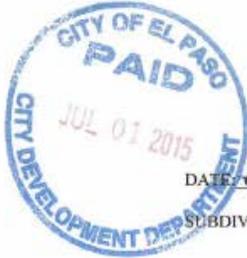
PRELIMINARY
TO BE REVIEWED BY THE
APPLICANT AND THE CITY OF EL PASO
BEFORE ANY PERMITS ARE OBTAINED.
THIS PLAN MUST BE FILED BY

ATTACHMENT 4





ATTACHMENT 5



CITY PLAN COMMISSION APPLICATION FOR
MAJOR COMBINATION SUBDIVISION APPROVAL

DATE: ~~6/29/2015~~ 7/1/2015 EMD

FILE NO. SUSU15-00041

SUBDIVISION NAME: Horizon Marketplace

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
A portion of O.A. Danielson, Survey No. 316, and C.D. Stewart, Survey No. 317 El Paso County, Texas
Containing 116.618 Acres ±.

 2. Property Land Uses:

	<u>ACRES</u>	<u>SITES</u>		<u>ACRES</u>	<u>SITES</u>
Single-family	_____	_____	Office	_____	_____
Duplex	_____	_____	Street & Alley	_____	_____
Apartment	_____	_____	Ponding & Drainage	<u>6.898</u>	<u>2</u>
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____	Well Site	<u>1.5</u>	<u>3</u>
School	_____	_____	Total No. Sites	_____	<u>8</u>
Commercial	<u>108.22</u>	<u>3</u>	Total (Gross) Acreage	<u>116.618</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 _____
 5. What type of utility easements are proposed: Underground _____ Overhead _____ Combination of Both _____
 6. What type of drainage is proposed? (If applicable, list more than one)
Storm sewer RCP system conveying runoff from the developed site into a retention pond and adjacent existing arroyo.
 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 _____ No X
If answer 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 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

- | | | | |
|-----|---|-------------------|----------------------|
| | HD Terra Grande Realty, LLC | | |
| 12. | Owner of record <u>12350 Montwood Ste., 100, El Paso, Texas</u> | <u>79928</u> | <u>(915)526-4763</u> |
| | (Name & Address) | (Zip) | (Phone) |
| | D Michaels Commercial Real Estate | | |
| 13. | Developer <u>12350 Montwood Ste. 100, El Paso, Texas</u> | <u>79928-5695</u> | <u>(915)526-4763</u> |
| | (Name & Address) | (Zip) | (Phone) |
| | TRE & Associates | | |
| 14. | Engineer <u>801 North El Paso, Ste. 150, El Paso, Texas</u> | <u>79902</u> | <u>(915)852-9093</u> |
| | (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

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|-----|-----------------|--|------------|---------------|
| 12. | Owner of record | Horizon Regional Municipal Utility District
14100 Horizon Blvd., El Paso, Texas | 79928 | (915)852-3917 |
| | | (Name & Address) | (Zip) | (Phone) |
| 13. | Developer | D Michaels Commercial Real Estate
12350 Montwood, Ste. 100, El Paso, Texas | 79928-5695 | (915)526-4763 |
| | | (Name & Address) | (Zip) | (Phone) |
| 14. | Engineer | TRE & Associates
801 North El Paso, Suite 150, El Paso, Texas | 79902 | (915)852-9093 |
| | | (Name & Address) | (Zip) | (Phone) |

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OWNER SIGNATURE: _____

REPRESENTATIVE: _____

*G.L. JARVIS
SECRETARY
Horizon Regional MUD*

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