



City of El Paso – City Plan Commission Staff Report

Case No: SUSU13-00054 Tierra Del Este 74
Application Type: Major Preliminary
CPC Hearing Date: August 8, 2013
Staff Planner: Nelson Ortiz, (915) 541-4931, ortiznx@elpasotexas.gov
Location: North of Montwood and East of John Hayes
Acreage: 55.458 acres
Rep District: East ETJ
Existing Use: Vacant
Existing Zoning: N/A
Proposed Zoning: N/A
Nearest Park: Tierra Del Este #64 (.12 mi.)
Nearest School: El Dorado 9th Grade High (.09 mi.)
Park Fees Required: N/A
Impact Fee Area: A portion located within Eastside Impact Fee Service Area.
Property Owner: Ranchos Real XV, LLC
Applicant: Ranchos Real XV, LLC
Representative: Conde, Inc.

SURROUNDING ZONING AND LAND USE

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

PLAN EL PASO DESIGNATION: O5 Remote

APPLICATION DESCRIPTION

The applicant proposes to subdivide approximately 55 acres of vacant land for 175 residential lots averaging between 7,000 to 19,000 square feet. 20' alleys and a retention pond are also proposed; while no commercial development or green spaces are included. Primary access to the subdivision is proposed from John Hayes and Charles Foster. This development lies within the Tierra Del Este Phase V 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 74 subject to the applicant addressing the following items:

Planning Division Recommendation:

Approval as it complies with the general layout of Tierra Del Este Phase V land study and with Title 19.

City Development Department - Land Development

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

1. On the preliminary plat, provide proposed contours.
2. Verify drainage areas and street high points.
3. Protect the subject property from damage due to stormwater runoff from the adjacent undeveloped terrain.
4. Provide an acceptable stormwater management plan in accordance with Section 19.19.030 of the current subdivision ordinance.
5. On the Preliminary Plat, show the proposed drainage flow patterns and identify the discharge location for stormwater runoff on the northern portion of subdivision for Audria Wauson Dr., Eva Vazquez Dr., and Charles Foster Ave. north of Michele A. Sanchez Ave. All downstream storm water management facilities should be in place prior to development of the northern portion of subject subdivision.
6. 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.

Planning – Transportation

- Double frontage lots along John Hayes 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 Four**, a major preliminary plat map and offer No objections to this subdivision application.

Please note that subdivision is composed of **175 Units** and is part of the **Tierra Del Este III Phase V** land study which is located with-in the City of El Paso east extra territorial jurisdiction (ETJ) areas but not within the areas of potential annexation by the City, thus meeting the requirements to be 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.

Section 19.20.020 - Dedication Required

- A. Dedication Required.** All subdivisions located within the corporate limits of the City of El Paso and within those areas designated in the City’s extra territorial

jurisdiction (ETJ), as identified on an official map kept in the Development Services Department.

El Paso Water Utilities

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

EPWU-PSB Comments

EPWU-PSB supports and encourages voluntary annexation to the City of El Paso.

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.

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 Foster 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.

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

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 Foster 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, 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

No comments received.

El Paso Department of Transportation

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

El Paso Fire Department

No comments received.

Sun Metro

No comments received.

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:

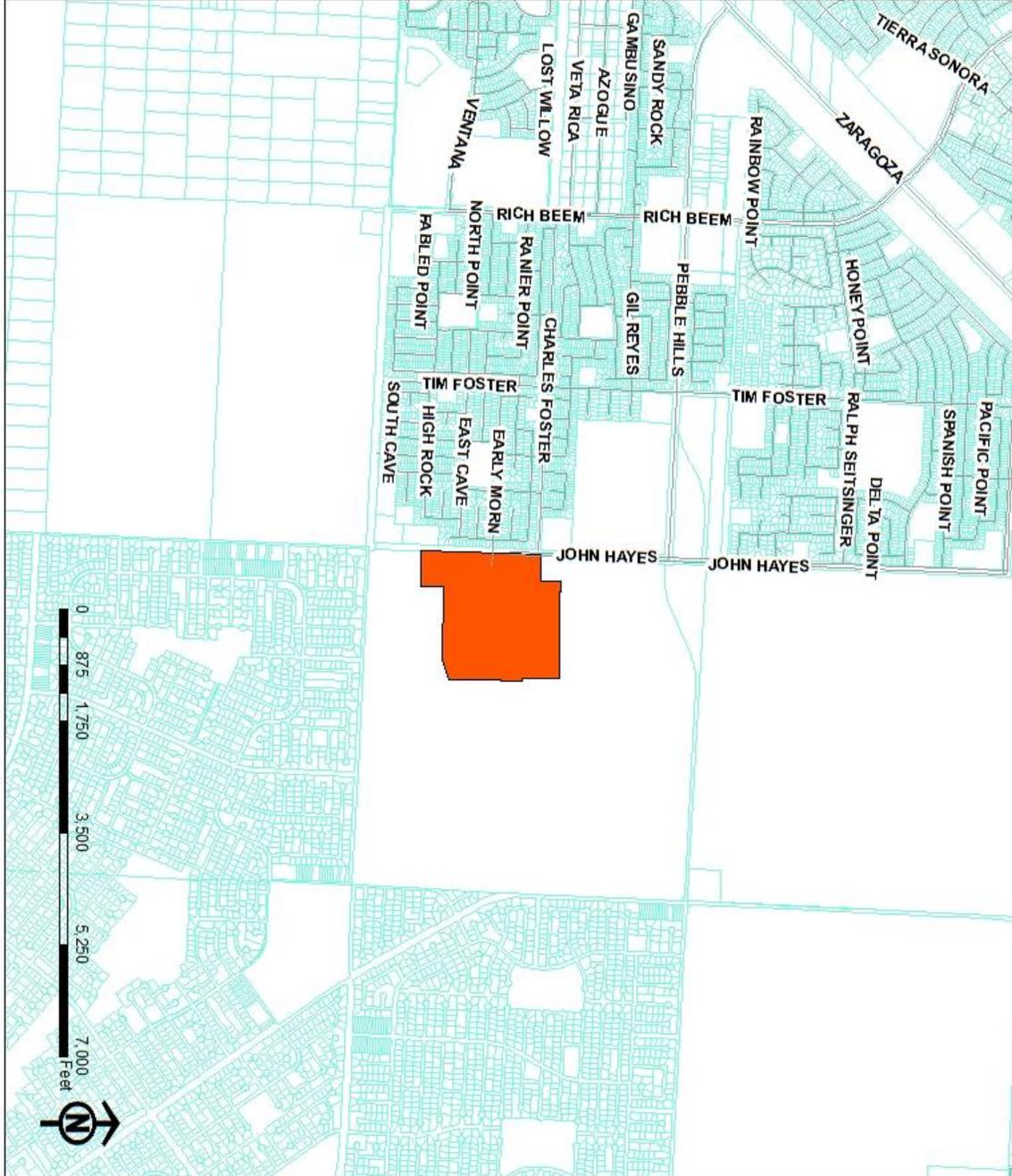
1. Submit to the City Development Department – Planning Division the following prior to recording of the subdivision.
 - a. Current certified tax certificate(s)
 - b. Current proof of ownership
 - c. Release of access document, if applicable
 - d. Set of restrictive covenants, if applicable
2. Every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

Attachments

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

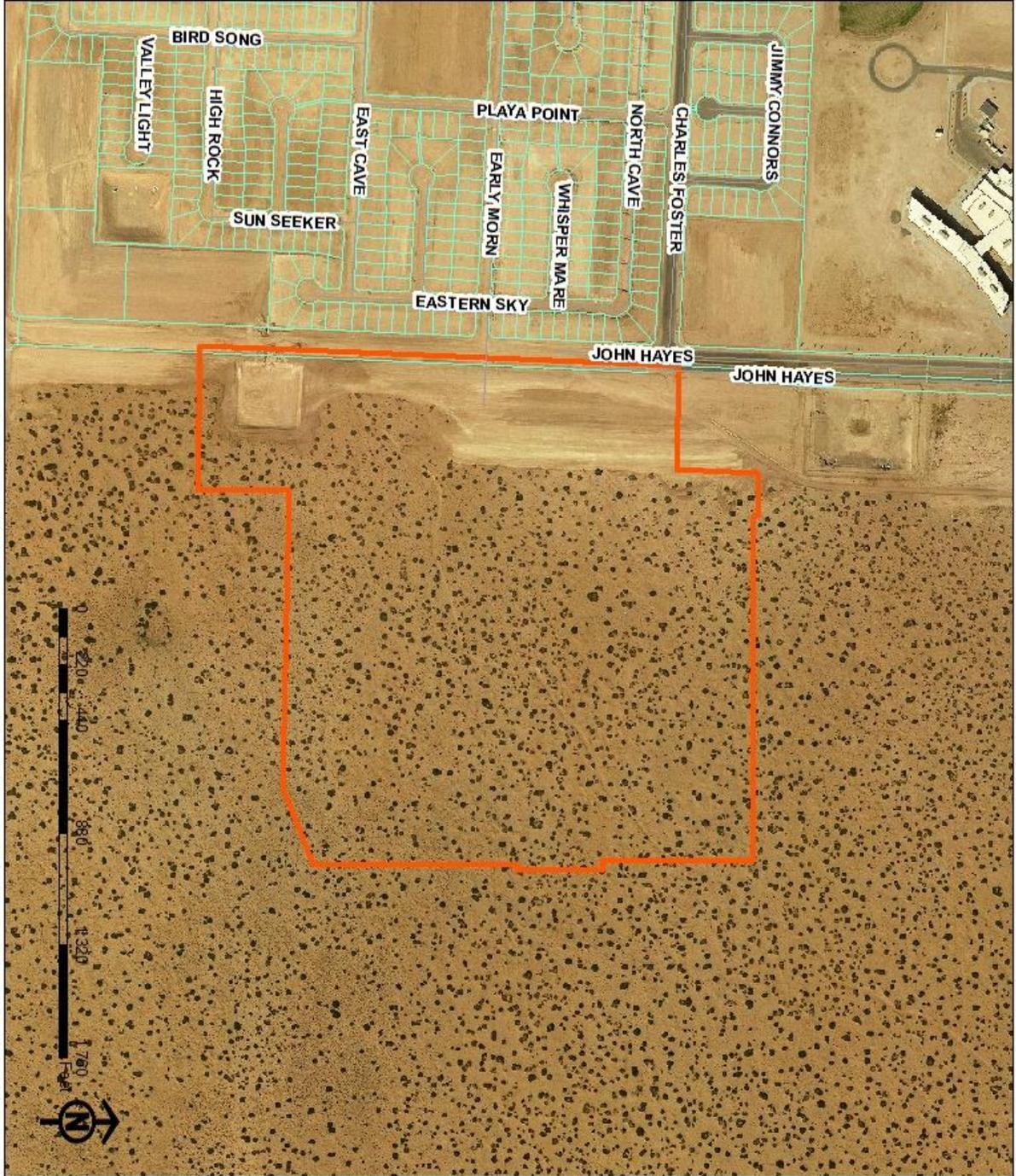
ATTACHMENT 1

TIERRA DEL ESTE UNIT SEVENTY FOUR



ATTACHMENT 2

TIERRA DEL ESTE UNIT SEVENTY FOUR



ATTACHMENT 4



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

DATE: June 18, 2013

File No. SUSU13-00054

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, El Paso County, Texas

2. Proposed Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	<u>41.8284</u>	<u>175</u>	Office	_____	_____
Duplex	_____	_____	Street & Alley	<u>11.0916</u>	<u>1</u>
Apartment	_____	_____	Ponding & Drainage	<u>2.538</u>	<u>1</u>
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____	_____	_____	_____
School	_____	_____	Total No.	_____	_____
Commercial	_____	_____	Total Acres (Gross)	<u>55.458</u>	_____
Industrial	_____	_____			



3. What is existing zoning of the above described property? R-5 Proposed zoning? via

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).

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

CASHIER'S VALIDATION
FEE: \$1,901.00

Ranchos Real XV, 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**