



City of El Paso – City Plan Commission Staff Report

REVISED

Case No: SUSU16-00053 Tim Floyd Subdivision
Application Type: Resubdivision Combination
CPC Hearing Date: August 11, 2016
Staff Planner: Alfredo Austin, (915) 212-1604, austinaj@elpasotexas.gov
Location: East of John Hayes and South of Edgemere
Acreage: 19.797 acres
Rep District: 5
Existing Use: Vacant
Existing Zoning: R-5 (Residential)
Proposed Zoning: R-5 (Residential)
Nearest Park: Tierra Del Este #69 Park (0.85 miles)
Nearest School: El Dorado 9th Grade High (1.31 miles)
Park Fees Required: N/A
Impact Fee Area: This property is located in an Impact Fee Service Area and subject to impact fees.
Property Owner: Ranchos Real XVI, LLC
Applicant: Ranchos Real XVI, LLC
Representative: Conde, Inc.

SURROUNDING ZONING AND LAND USE

North: ETJ (Extraterritorial Jurisdiction)/Vacant
South: R-5 (Residential)/Vacant
East: ETJ (Extraterritorial Jurisdiction)/Vacant
West: R-5(Residential)/Residential Development

PLAN EL PASO DESIGNATION: G4, Suburban (Walkable)

APPLICATION DESCRIPTION

The applicant proposes to resubdivide 19.797 acres of land for the extension of Tim Floyd. This extension will provide connectivity between Edgemere and Pebble Hills, and provide access to future developments. This subdivision 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 annexation, rezoning, comprehensive plan and MTP amendments for Tierra Del Este III Phase V.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends **approval** of Tim Floyd on a Resubdivision Combination basis subject to the following comments:

Planning & Inspections Department- Planning Division

Staff recommends **approval** of Tim Floyd on a Resubdivision Combination basis.

Plan El Paso Goals & Policies

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

Goal 4.5: El Paso’s network of major thoroughfares will become the “Great Streets” of tomorrow. They will be integral parts of the communities that surround them, allowing easy movement and providing physical space for social, civic, and commercial activities.

Policy 4.5.1: El Paso’s future transportation network will shape the City and its inhabitants. The network must meld all viable modes of transportation and carry out the goals of Plan El Paso.

Planning & Inspections Department - Land Development

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

The Developer/Engineer shall address the following comments.

1. Show proposed City monument locations on final plat.
2. At the improvement plan stage, protect the subject property from stormwater runoff from the adjacent terrain.
3. Provide written confirmation that the adjacent property owners accept runoff from the proposed subdivision from the discharge points along Tim Floyd St.

Capital Improvement Department- Parks and Recreation

No comment received.

El Paso Water Utilities

EPWater-PSB Comments

A portion of Tim Floyd Subdivision, the eastern portion of Tim Floyd Street (Section 18, Block 78, Township 2, Texas and Pacific Railway Company Surveys) is located within the Eastside Impact Fee Service Area.

Impact Fees will be assessed at the time of plat and collected by EPWater prior to the City of El Paso issuing a Building Permit in accordance with the City of El Paso’s Ordinance No. 017113 and the EPWater-PSB Rules and Regulation No. 16.

A portion of Tim Floyd Subdivision, the western portion of Tim Floyd Street (Section 37, Block 79, Township 2, Texas and Pacific Railway Company Surveys) is located within

the 2005 – 07 Annexation Area. Annexation fees are due at the time of new service application for individual water meters within the subject property.

Water

Water storage improvements to the existing system are required to enable service to the subject property. There is a sixteen (16) inch diameter water transmission main along Edgemere Boulevard between John Hayes Street and Mike Price Drive. The development of Tim Floyd Subdivision will require the extension of the described sixteen (16) inch diameter transmission main along Edgemere Boulevard between Mike Price Drive and Tim Floyd Street, as well as along Tim Floyd Street between Edgemere Boulevard and Pebble Hills Boulevard.

Water service to the subject property, as well as to the proposed Tierra Del Este subdivisions Units 77, 75 and 76 (located west of Tim Floyd Street) will be provided by a proposed elevated tank (reservoir) and the described sixteen (16) inch diameter water transmission main along Tim Floyd Street. No direct service connections are allowed to the proposed 16-inch diameter water main as per the El Paso Water – Public Service Board Rules and Regulations. This proposed 16-inch diameter water transmission main will be located along the westernmost portion of Tim Floyd Street.

In addition to the above-described 16-inch water transmission main, there is *second* proposed sixteen (16) inch diameter water transmission main to be located along the easternmost portion of Tim Floyd Street. This second transmission main will not interconnect with the westernmost water main; the second main will be located within a different pressure zone (East Montana Pressure Zone).

The Developer of Tierra Del Este Units 75 and 76 has entered into agreements with the El Paso Water – Public Service Board (EPWater-PSB) to construct the proposed water mains along the westernmost portion of Tim Floyd Street. The Developer is presently constructing the mains.

Sanitary Sewer

There is an existing thirty (30) inch diameter sanitary sewer interceptor along Edgemere Boulevard between Mike Price Drive and Nevil Shed Street.

The Tim Floyd Subdivision will require the extension of a thirty (30) inch diameter sanitary sewer main along Edgemere Boulevard.

There are proposed twelve (12) inch diameter sanitary sewer mains along Tim Floyd Street that pertain to the Tierra Del Este Units 77, 75 and 76.

The Developer of Tierra Del Este Units 75 and 76 has entered into agreements with the El Paso Water – Public Service Board (EPWater-PSB) to construct the proposed sanitary sewer mains located along Tim Floyd Street. The Developer is presently constructing the mains.

General

Coordination with the Developer is required to ascertain that the water transmission mains, storage improvements, and sewer interceptors are constructed in parallel with development.

EPWater 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.

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 Planning & 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.
3. Include the following language on the face of the plat “Property is within a Public Improvement District and subject to assessment.”
4. Verify legal description.

Attachments

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

ATTACHMENT 1

Tim Floyd Subdivision



ATTACHMENT 2

Tim Floyd Subdivision



ATTACHMENT 5



Fee waived

**CITY PLAN COMMISSION APPLICATION FOR
RESUBDIVISION COMBINATION SUBDIVISION APPROVAL**

ATE: April 15, 2016 File No. SUSU16-00053

SUBDIVISION NAME: Tim Floyd Replat Subdivision

1. Legal Description for the area included on this plat (Tract, Block, Grant, etc.)
Being a Portion of Sections 7, 18, & 19, Block 79, Township 2, Texas and Pacific Railway Co. Surveys, El Paso County, Texas

2. Proposed Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	_____	_____	Office	_____	_____
Duplex	_____	_____	Street & Alley	<u>19.797</u>	<u>1</u>
Apartment	_____	_____	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____		_____	_____
School	_____	_____	Total No. Sites	<u>1</u>	_____
Commercial	_____	_____	Total Acres (Gross)	<u>19.797</u>	_____
Industrial	_____	_____			

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)
Street to Ponding Area

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 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 _____ No X

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

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

Ranchos Real XVI, 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

 **CITY DEVELOPMENT DEPARTMENT**
WAIVED FEE
 City, State and Federal Property
 Owned, Operated and Maintained

BY  DATE 7-14-16

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