



City of El Paso – City Plan Commission Staff Report

Case No: SUSU13-00077 Tierra Del Este Unit Seventy Three
Application Type: Major Final
CPC Hearing Date: September 5, 2013
Staff Planner: Raul Garcia, (915)541-4935, garcia1@elpasotexas.gov
Location: East of John Hayes Street and south of Pebble Hills
Acreage: 40.4 acres
Rep District: ETJ
Existing Use: Undeveloped
Existing Zoning: ETJ
Proposed Zoning: ETJ
Nearest Park: Proposed linear park to the north (0.25 mile)
Nearest School: Pebble Hills High School (across John Hayes)
Park Fees Required: N/A
Impact Fee Area: Eastside Impact Fee Service Area
Property Owner: Ranchos Real XV, LLC.
Applicant: Conde Inc.
Representative: Conde Inc.

SURROUNDING ZONING AND LAND USE

North: R-5 (Residential) / Tierra Del Este Phase III Land Study and linear park
South: ETJ / Tierra Del Este Phase V Land Study and vacant land
East: ETJ / Tierra Del Este Phase V Land Study and vacant land
West: R-F (Ranch/Farm) / Pebble Hills High School

PLAN EL PASO DESIGNATION: O5 Remote

APPLICATION DESCRIPTION

The applicant proposes to subdivide 40.4 acres for 144 single-family lots generally ranging in size between 7,500 square feet and 8,000 square feet. Access is proposed from Pebble Hills Boulevard and John Hayes Street. The submitted subdivision plat lies within the Tierra Del Este Phase V Land Study. This application is being reviewed under the current subdivision code.

CASE HISTORY

On April 18, 2013, the City Plan Commission approved Tierra Del Este Unit 73 on a Major Preliminary basis. The applicant is now submitting the application on a Major Final basis with no proposed changes from the previously approved Preliminary Plat.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends **approval** of Tierra Del Este Unit Seventy Three on a Major Final basis and subject to the following comments and conditions:

Planning Division Recommendation

Approval.

City Development Department - Land Development

We have reviewed subject plats and recommend Approval. No objections.

Parks and Recreation Department

We have reviewed Tierra Del Este Unit Seventy Three, a major final plat map and offer No objections to this subdivision application.

Please note that subdivision is composed of 144 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 with-in 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:

El Paso Water Utilities

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

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

If the Property is not annexed into the city limits of the City of El Paso the EPWU will provide water and sanitary sewer service in accordance to the Public Service Board Rules and Regulations No. 11. Under the Public Service Board Rules and Regulations No. 11, the EPWU is not obligated to participate in cost sharing such as oversizing, offsite and boundary lines.

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 Pebble Hills Boulevard and Charles Foster Avenue 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 Pebble Hills Boulevard and Charles Foster Avenue there is an existing twelve (12) inch diameter water main.

Along Pebble Hills Boulevard east of John Hayes Street there are two (2) existing water mains fronting this Property; a twelve (12) inch diameter main and a sixteen (16) inch diameter water transmission main. No direct service connections are allowed from the described sixteen (16) inch diameter water transmission main as per the El Paso Water Utilities – Public Service Board Rules and Regulations.

Sanitary Sewer:

From the intersection of John Hayes Street and Pebble Hills Boulevard, along John Hayes Street

towards the south there is an existing eight (8) inch diameter sanitary sewer main. This main dead-ends at approximately 1,175 feet south of Pebble Hills Boulevard.

From the intersection of John Hayes Street and Charles Foster Avenue, along John Hayes Street towards the north there is an existing eight (8) inch diameter sanitary sewer main. This main dead-ends at approximately 500 feet north of Charles Foster Avenue.

Along Pebble Hills Boulevard east of John Hayes Street there is an existing fifteen (15) inch diameter sanitary sewer fronting this Property.

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 along Pebble Hills Boulevard.

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 Fire Department

No comments received.

911

No comments received.

Central Appraisal District

No comments received.

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. This property is subject to impact fees. The table and respective language shall be included on the face of the final approved and recorded plat. Impact fees shall be calculated based on the table below:

Chapter 395 of the Texas Local Government Code authorizes the City of El Paso to adopt and impose water and wastewater impact fees. This plat note fulfills an obligation mandated by Chapter 395 and sets the assessment of the impact fees in accordance with the impact fee schedule adopted by City Council as set forth below. The collection of the impact fee for this subdivision shall be prior to the time a building permit is issued if development is within the city limits or at the time of the meter connection if development is outside the city limits.

Eastside Service Area

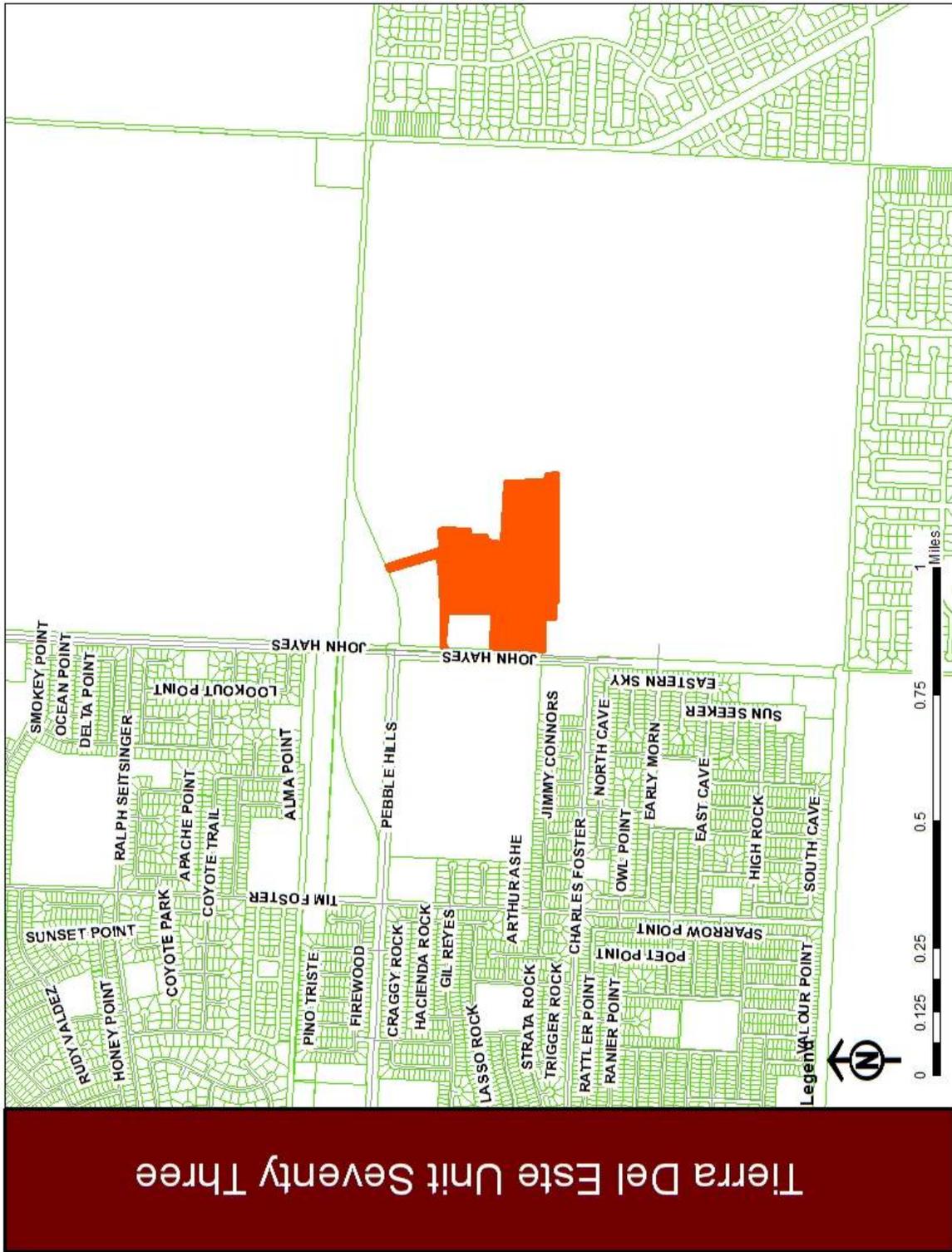
Meter Size	Meter Capacity Ratio	Water*	Wastewater
Less than 1 inch	1.00	\$697.00	\$920.00
1 inch	1.67	\$1,163.00	\$1,537.00
1½ inch	3.33	\$2,321.00	\$3,065.00
2 inch	5.33	\$3,714.00	\$4,905.00
3 inch	10.00	\$6,968.00	\$9,203.00
4 inch	16.67	\$11,615.00	\$15,341.00
6 inch	33.33	\$23,223.00	\$30,672.00
8 inch	53.33	\$37,158.00	\$49,077.00
10 inch	76.67	\$40,064.00	\$52,916.00
12 inch	143.33	\$74,899.00	\$98,924.00

***Fees do not apply to water meter or connections made for standby fire protection service**

Attachments

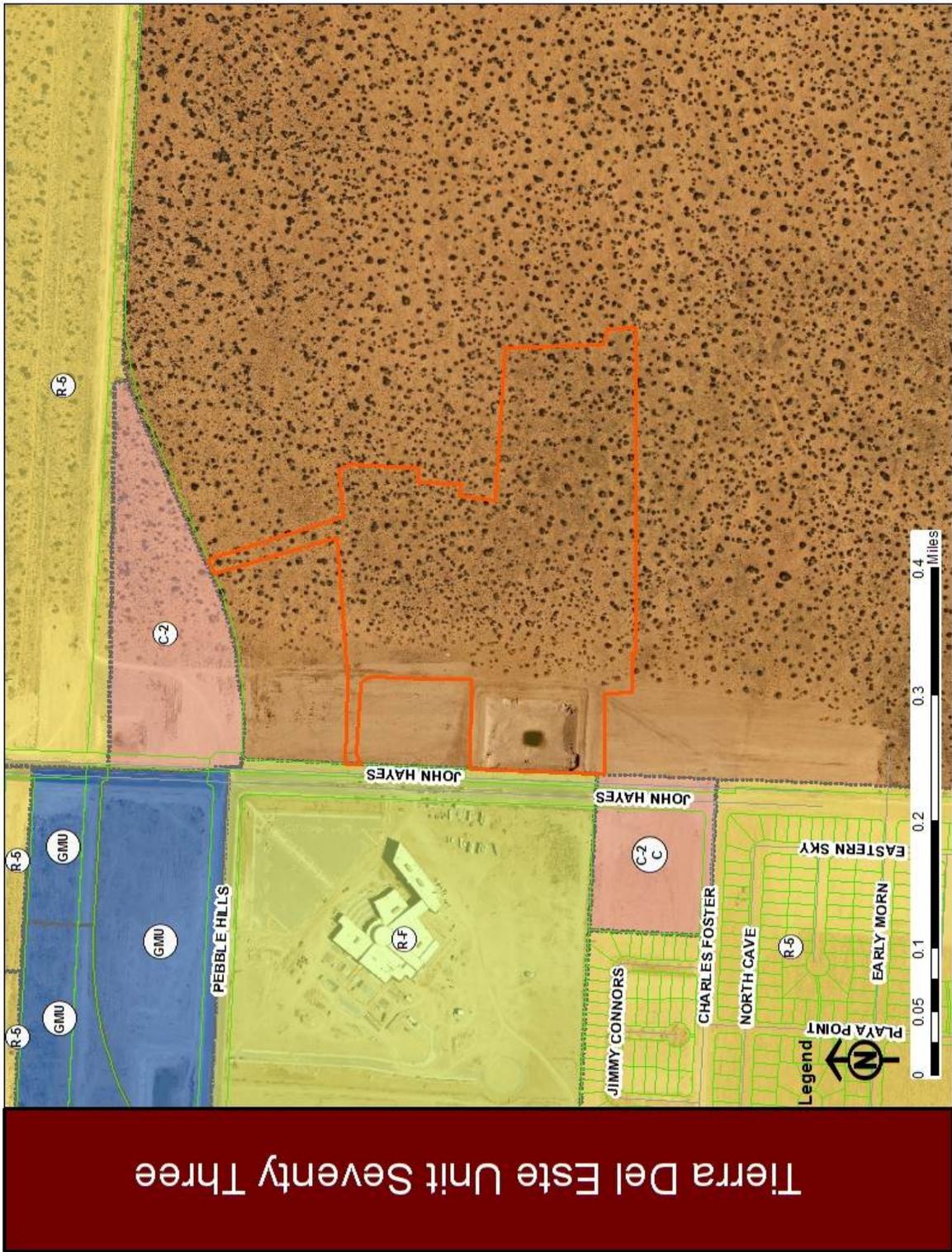
1. Location map
2. Aerial map
3. Final Plat
4. Application

ATTACHMENT 1

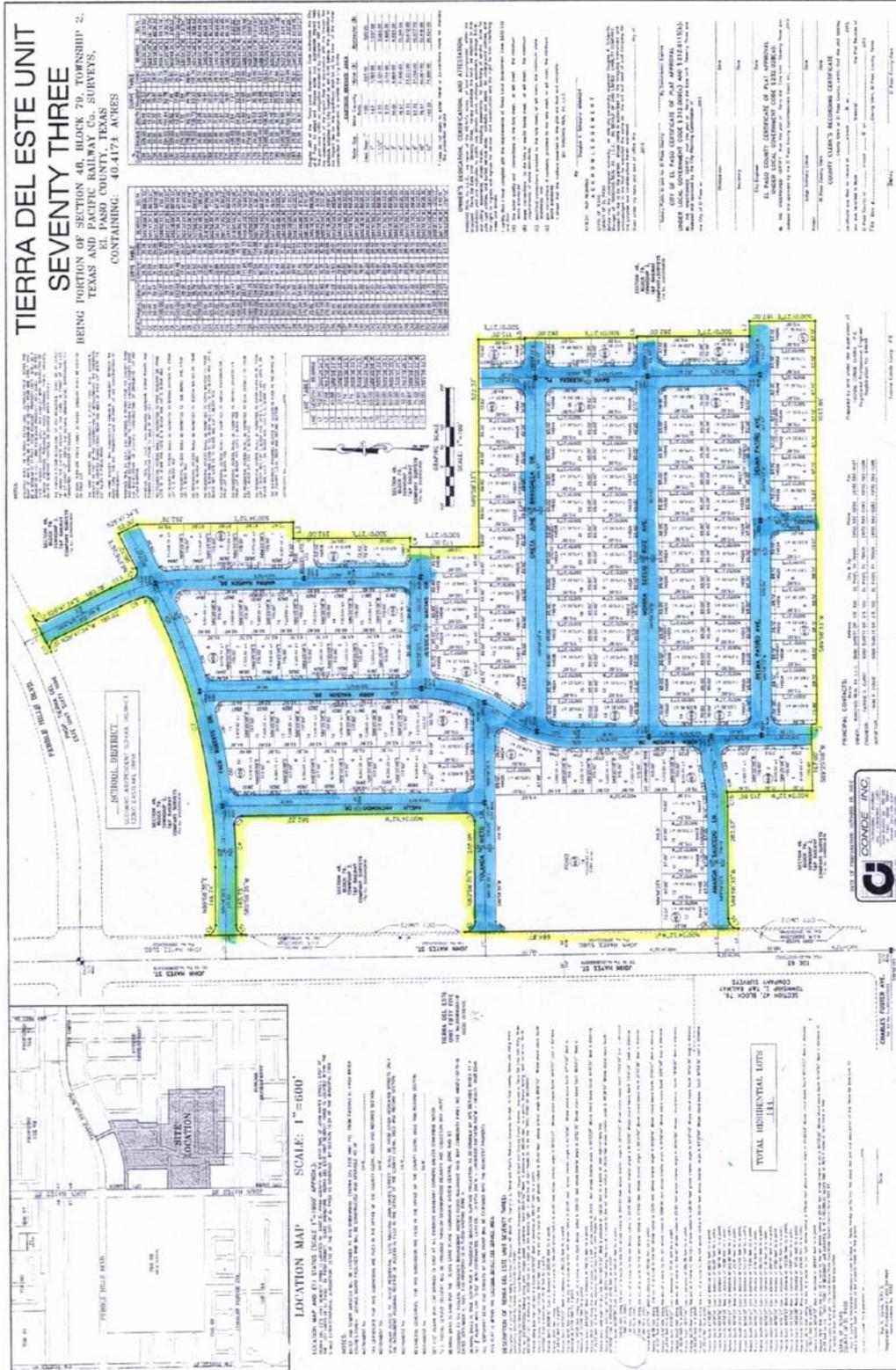


Tierra Del Este Unit Seventy Three

ATTACHMENT 2



ATTACHMENT 3



ATTACHMENT 4



CITY PLAN COMMISSION APPLICATION FOR
MAJOR SUBDIVISION FINAL APPROVAL

DATE: July 10, 2013

File No. SUSU13-00077

SUBDIVISION NAME: Tierra Del Este Unit 73

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>29.0496</u>	<u>144</u>	Office		
Duplex			Street & Alley	<u>8.0834</u>	<u>1</u>
Apartment			Ponding & Drainage	<u>3.284</u>	<u>1</u>
Mobile Home			Institutional		
P.U.D.			Other (specify below)		
Park					
School					
Commercial			Total No.	<u>146</u>	
Industrial			Total Acres (Gross)	<u>40.417</u>	

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

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

CASHIER'S VALIDATION
FEE: \$1,796.00

Ranchos Real XV, LLC

OWNER SIGNATURE: _____



Douglas A. Schwartz, Manager

REPRESENTATIVE: _____



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