City of El Paso – City Plan Commission Staff Report

Case No:	SUSU14-00068 West Desert Market Place
Application Type:	Major Combination
CPC Hearing Date:	September 11, 2014
Staff Planner:	Alfredo Austin, (915) 212-1606, austinaj@elpasotexas.gov
Location:	West of I-10 and South of Montoya
Acreage:	48.885 acres
Rep District:	1
Existing Use:	Vacant
Existing Zoning:	PR-II / C-3/c (Planned Residential / Commercial/conditions)
Proposed Zoning:	PR-II / C-3/c (Planned Residential / Commercial/conditions)
Nearest Park:	Sunset View Park (.20 miles)
Nearest School:	Hut Brown Middle (.39 miles)
Park Fees Required:	N/A
Impact Fee Area:	N/A
Property Owner(s):	Prime Desert Properties, LLC.
Applicant:	Quantum Engineering Consultants, Inc.
Representative:	Quantum Engineering Consultants, Inc.

SURROUNDING ZONING AND LAND USE

North: R-3 (Residential development); C-3/c (Commercial/ conditions)
South: M-1(Vacant)
East: M-1/ I-10
West: R-3 (Residential development)

PLAN EL PASO DESIGNATION: G3, Post-war

APPLICATION DESCRIPTION

The applicant proposes to subdivide approximately 48.885 acres of vacant land for 201 single-family lots ranging from 4,281 to 13,012 square feet. The applicant is also proposing a 3.15 acre ponding area and 2 parks totaling 1.55 acres. Primary access to the subdivision is proposed from Montoya Lane. The applicant is requesting the following exception:

- Exception request to Chapter 19.19.010. F. of the subdivision code to allow improvements to be placed within arroyos for the protection of the public health, safety, and welfare.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends **(recommendation pending)** of the exception request and **(recommendation pending)** of West Desert Market Place Subdivision on a Major Combination basis subject to the following comments:

Planning Division Recommendation:
Planning recommends **pending**.

City Development Department - Land Development
We have reviewed subject plats and recommend **Approval**.
The Developer/Engineer shall address the following comments.

1. EPWU requires retention of all developed storm-water runoff within the subdivision. In the drainage plan, provide the existing/proposed capacity of the pond: any existing/proposed ponding area shall have enough capacity to hold the developed runoff for a designed 100-yr storm event.
2. All downstream storm water management facilities should be in place prior to development of the subject subdivision.
3. Label all existing and proposed drainage infrastructure.
4. Show proposed contours and existing contours at five foot intervals for clarity.

Parks and Recreation Department

We have reviewed **West Desert Market Place,** a major combination plat map and offer a **denial recommendation** based on previous comments which were "not addressed" by the Developer / Engineer:

Please note that this subdivision consists of **201** Single-family dwelling lots, One large parcel of land (Lot 45, Block 5) which proposed use is unknown, and applicant is proposing to dedicate one **1.148 acre** "Main Park" site and one **0.396 acre** Pocket Park for a total "Parkland dedication" of **1.544 Acres.**

We provide the following comments that need to be addressed by the Engineer before Parks Department can recommend approval of this subdivision application

1. Proposed "Parkland Acreage" **does not meet** the minimum "Parkland" requirements by **0.466 acres** as required by Ordinance Title 19 – Subdivision & Development Plats **Chapter 19.20 - Parks & Open Space -** "See the following Parkland calculations.

West Desert Market Place = 201 Units requiring …….. 2.01 Acres of Parkland
West Desert Market Place is dedicating a total of …… 1.544 Acres of Parkland

Need to increase Parkland acreage by = 0.466 Acres of Parkland

2. Parkland deficiency (0.466 acres) may be accomplished by increasing the acreage to the "Main Park", to the "Pocket Park" or adding another "Pocket Park" of at least 0.466 acres in size placed along Vintage Street.

3. Disclose type of utilities (existing & proposed) with-in the 20' Utility Easement running thru the "Pocket Park" (Lot 27, Block 5) – If utilities in any way are an encumbrance to the development of the park, the acreage in this area will not be considered towards the required "Parkland" acreage.
4. Clarify existing or proposed zoning district; per GIS maps, all this area is with-in C-1 & C-3 districts.
5. Clarify acreage of the large parcel of land (Lot 45, Block 5) and state proposed use – If proposed use is a Non-residential, provide restrictive covenants and "Park fees" need to be paid at a rate of $1,000.00 per acre.
6. If vesting rights are being requested, provide copy of the vesting rights letter issued by the Planning Department.

We offer the following **informational comments** to assist Applicant in the design of the new Park's construction drawings.
Please note that design layout (Concept & Final) need to be coordinated with Parks Department for review and approval and are to include at minimum the following improvements:

1. Refer to Park's Design & Construction Standards as approved by Mayor and Council on 01/08/2013
2. Irrigation System shall be designed by a Licensed Irrigator Registered in the State of Texas, in good Standing, with a minimum 5 years experience, and with a minimum of 10 designs of comparable size systems.
3. Irrigation System must be designed to accommodate site static water pressure or a pump must be incorporated to accommodate design criteria.
4. Note for all park improvements (sidewalks, Ramps, etc) and paved Hike/Bike trails (if applicable) to be compliant with required accessibility criteria as set forth in ADAAG & TAS standards as mandated by Federal and State Governments.
5. Project(s) must be coordinated with TDLR to insure compliance with TAS requirements to include inspection, and certificate of substantial completion; approval of the subdivision/park improvement plans is subject to applicant providing proof of the project registration number (PLD # by the State Agency).
6. No signs, fire hydrants, lights, NDCBU's, electrical/water boxes, telephone pedestals, no obstructions in general, shall be placed into proposed perimeter sidewalk, nor shall any utility conduits be placed along the park site – Any utilities with-in the parkway need to be underneath the proposed sidewalk and buried at 5' minimum cover.
7. Provide frontage lighting along adjacent Public Street rights of way. Engineer to coordinate with E.P.E.Co., Land Development, and Parks Dept. light poles & conduit placement for perimeter lighting prior to street paving; perimeter street lighting shall be coordinated for light poles to be installed at max. 300' apart and/or at all street intersections along the park side and not along the residential side to prevent duplication of light poles.
8. Developer shall obtain soil samples (taken from proposed park site location finished ground) & provide complete analysis report (textural, minerals availability, water infiltration, detailed salinity, & PH conductivity test) with recommendations for soils amendments and preparation to insure existing soil conditions are suitable for turf,

shrubs, and tree growth; coordinate site visit with Parks staff for collection of soil samples.

9. Any unsuitable soil conditions shall be remedied to eliminate hard soils, stony soils, high caliche soils, clay soils and contaminated soils to a minimum depth of 12 inches and by shattering, in two directions, of hard pan caliche, clay soils, rocks to a depth of 36 inches below finished grade as required for proper planting as per Parks Design & Construction Standards.
10. Any unsuitable soil materials not approved by Parks Department are to be removed, disposed-off, and replaced with top soil to a minimum depth of 12 inches.
11. Any rock walls, retaining walls, or fences to be constructed along the park abutting residential sites need to be off of the Park and to be constructed by Developer if required in order to minimize disturbance to the park improvements.
12. Provide grading as flat as possible (2%-3% case by case) so that the park site does not sit lower than six inches (6”) from any top of curb elevation, throughout. Any low spot must have at minimum a surface area of 30,000 square feet to insure that any storm water is dispersed over a large area. Any sloped areas shall be at the max. 1 vertical : 20 horizontal (5%) and shall Insure that proposed grades will keep water away from hard surfaces.
13. Any sloped areas (if flatter areas are not feasible) along park’s frontages shall be at the max. 1 vertical : 20 horizontal (5%) and along residential or commercial areas at max. 1 vertical : 4 horizontal (25%) with a minimum 15 bench or as determined according to the park improvements review at adjacent properties.
14. If any slopes are required along residential sides there is a need to have a minimum five feet (5’) benches at top and toe of slopes and to be kept clear of any improvements such as rock walls, walk path or sidewalks.
15. Provide adequate cross-sections enough to better understand the finished improvements.
16. Grading and drainage plan for the site, to be reviewed and approved by Parks Department.
17. Applicant / Contractor are required to obtain irrigation and any other required permit(s) from Land Development Services and Building Permits & Inspections Division.
18. At minimum, a 7’ wide concrete sidewalk is required all along the park’s frontage.
19. Park improvements shall be in accordance with the most current Park and Open Space ordinance Section 19.20
20. Provide an age appropriate 2-5 or 5-12 years old play structure from approved vendors to each "Park".
21. Street trees shall be provided along the parkway spaced at maximum 20' on center.
22. Provide accessible picnic tables & benches on concrete pads as required by ordinance.
23. Construction of Park improvements need to be coordinated and inspected by Parks Department.
24. Park Site acceptance is contingent upon completion of all street improvements abutting the park.

Generated "Park fees" (if any) need to be allocated under Park Zone **NW-9**
Nearest Parks: **Ruby Coates (AKA Montoya Heights)** or **Sunset Terrace Unit 1**

El Paso Water Utilities

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

1. The 20' easement within Lot 28 shall be labeled PSB easement and is dedicated for the exclusive use of EPWU-PSB.

Water:

2. There is an existing 48-inch diameter transmission main located along Desert Boulevard South fronting the subject property. No direct service connections are allowed to this main as per the El Paso Water Utilities – Public Service Board Rules and Regulations. This water main is anticipated to be relocated in the vicinity of Montoya Road.

3. There is an existing 8-inch diameter water main along Montoya Lane that dead-ends at the western property line of the subject subdivision. A water main extension along the entire Montoya Lane frontage will be required. Additionally, a 12-inch diameter water main is required to be extended within the subdivision along the 25-foot PSB easement from Montoya Lane to the southern boundary line of the subdivision.

4. The subdivision is anticipated to be located within an intermediate pressure zone. Pressure reducing and pressure relief valves will be required within the water distribution system. In addition, private water pressure regulating devices will be required at the discharge side of each water meter within the subdivision. The Developer shall include in the sale of contract documents that the lot/home buyer shall acquire ownership of the above-described water pressure regulating devices to be located at the discharge side of the water meters. The lot/home buyer shall be responsible for the operation and maintenance of the above-described water pressure regulating devices. **Please include this requirement in the plat notes.**

Sewer:

5. There is an existing 12-inch diameter sanitary sewer main located along the vacated Edgar Road, within the reserved easement. This sewer main is required to be relocated due to the proposed residential lots.

General:

6. During the site improvement work, the Owner/Developer shall safeguard the existing water main sanitary and appurtenant structures. The Owner/Developer shall minimize changes in grade above or near the vicinity of the existing PSB facilities and is responsible for the cost of setting appurtenant structures to final grade.

7. All easements dedicated for public sanitary sewer facilities shall comply with the EPWU-PSB Easement Policy. The PSB easements shall be improved to allow the operation of EPWU maintenance vehicles. EPWU-PSB requires access to the proposed PSB facilities within the easements 24 hours a day, seven (7) days a week.

8. EPWU requires a new service application to serve the subject property. The following items are required at the time of application: hard copy of subdivision plat with street names and addresses; finalized set of street improvement plans, including storm sewer; digital copy of subdivision plat; benchmark check; and 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.

<u>Sun Metro</u>

Sun Metro recommends the placement of sidewalks and ADA compliant improvements

throughout the development to City standards to provide pedestrian accessibility to mass transit services.

El Paso Fire Department

No comments received.

El Paso Electric Company

No comments received.

El Paso Independent School District

No comments received.

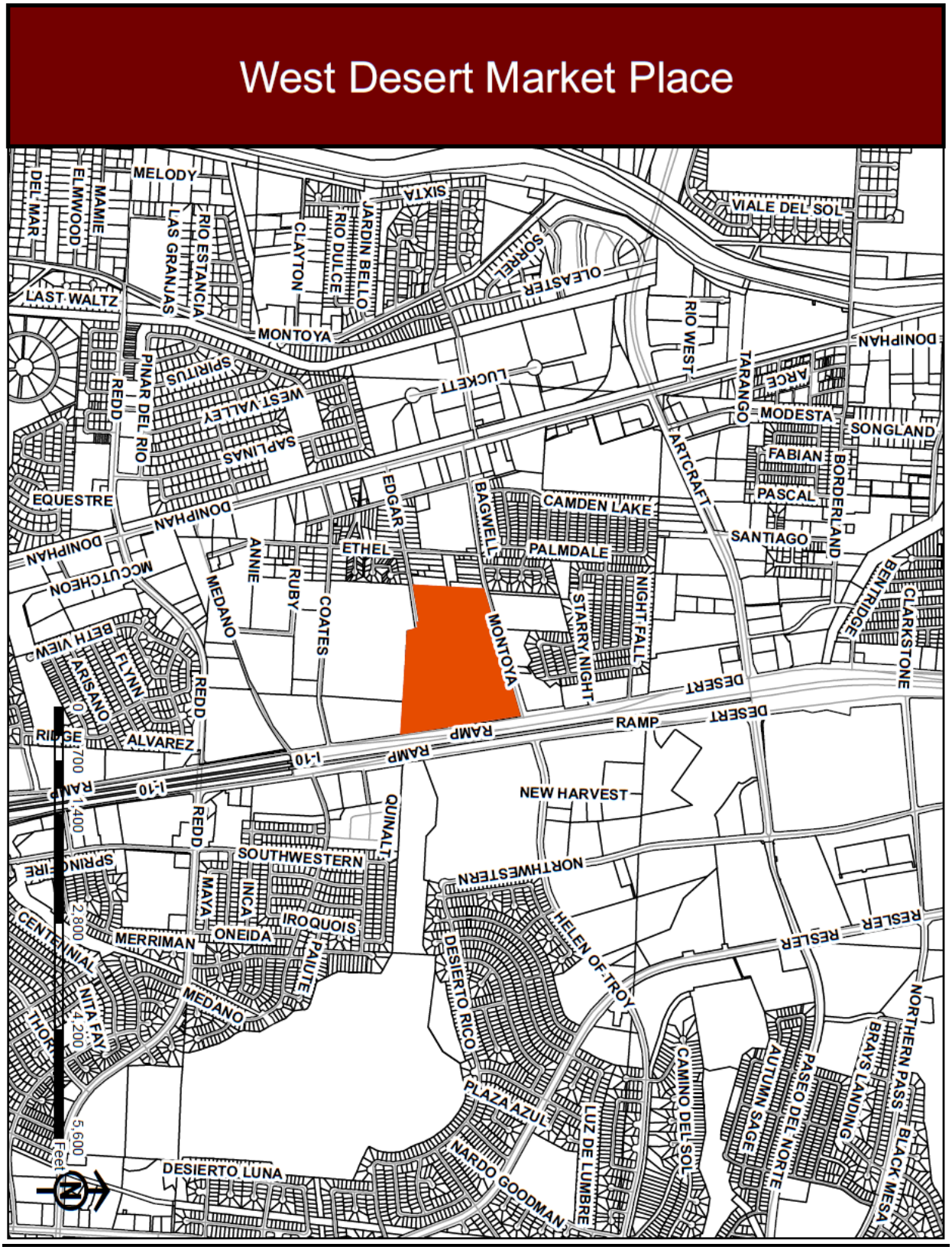
Additional Requirements and General Comments:

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.

Attachments

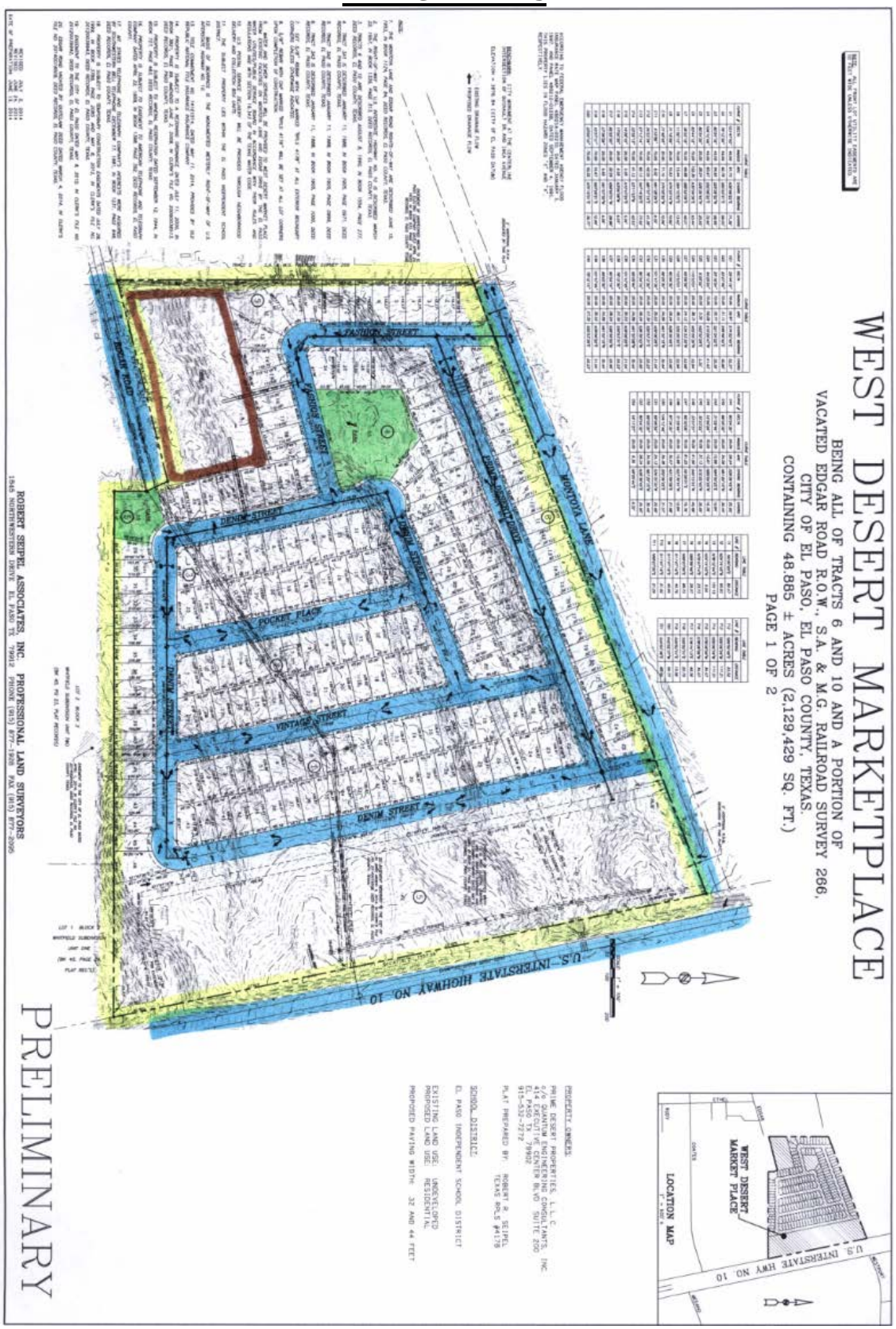
1. Location map
2. Aerial map
3. Preliminary plat
4. Final plat
5. Exception request letter
6. Application

ATTACHMENT 1



ATTACHMENT 2

ATTACHMENT 3



ATTACHMENT 4

ATTACHMENT 5

QUANTUM
engineering consultants incorporated

July 22, 2014

CITY OF EL PASO
City Development Department
218 N. Campbell, 2nd floor
El Paso, Texas 79901

Attn: Kareem Dallo, PE
Land Development Division Engineer

Re: Modification Request for Chapter 19.19.010.F
West Desert Marketplace Residential Subdivision
El Paso, Texas

Dear Mr. Dallo:

On behalf of the Developer for the reference subdivision, Quantum Engineering Consultants, Inc. (QEC) respectfully requests a modification to Chapter 19.19.010.F of the Subdivision Code: Chapter 19.19.010.F (Preservation of Natural Arroyos) of the subdivision code allows for improvements to be placed within arroyos for the protection of the public health, safety and welfare.

QEC is proposing a 203 lot residential development with an 11.465 acre commercial/retail parcel, two (2) neighborhood parks and a hike/bike trail. No part of this development lies within a floodplain.

Additionally, the US Army Corps of Engineers (USACE) issued an approved jurisdictional determination for this property (attached herewith). All stormwater runoff that was once being conveyed through this unnamed arroyo is now being diverted via a subsurface storm drainage system towards the Coates Dam. This diversion was accomplished as part of a City of El Paso project known as "Montoya Heights Drainage Improvements Phase III".

We respectfully request your consideration and support of our modification request for the construction of West Desert Marketplace Residential Subdivision.

If you have any questions regarding our request; please do not hesitate to contact me at office number 915-532-7272.

Sincerely,

Robert A. Gonzales, PE, CNU-A
President

Attachments (2)

cc: Alfred Fernandez, Prime Desert Properties, LLC

414 Executive Ctr. Blvd. Ste. 200
El Paso, Texas 79902
P 915.532.7272
F 915.532.7373
quantum@qeceng.com

ATTACHMENT 6

SUSU14-00068

CITY OF EL PASO PAID JUL 08 2014 DEVELOPMENT DEPARTMENT

CITY PLAN COMMISSION APPLICATION FOR
MAJOR COMBINATION SUBDIVISION APPROVAL

DATE:_____ FILE NO. SUSU14-00068

SUBDIVISION NAME: West Desert Market Place

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
Being all of Tracts 6 and 10 and a portion of vacated Edgar Rd R.O.W., SA & MG Railroad survey 266, City of El Paso, El Paso County, Texas

2. Property Land Uses:

		ACRES	SITES			ACRES	SITES
Single-family	±	24.28	201	Office			
Duplex				Street & Alley	±	27.70	N/A.
Apartment				Ponding & Drainage	±	3.15	1
Mobile Home				Institutional			
P.U.D.				Other (specify below)			
Park	±	1.55	2				
School							
Commercial				Total No. Sites		204	
Industrial				Total (Gross) Acreage		± 48.885	

3. What is existing zoning of the above described property? C-1, C-3 Proposed zoning? PR-II

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)
Underground storm sewer systems discharge into a regional retention pond.

7. Are special public improvements proposed in connection with development? Yes ✓ No _____

8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes _____ No ✓
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 _____

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 ✓

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) 541-4024

12. Owner of record Prime Desert Properties, LLC 5201 El Paso Dr. El Paso, TX 79905 (915)772-9090
(Name & Address) (Zip) (Phone)

13. Developer Prime Desert Properties, LLC 5201 El Paso Dr. El Paso, TX 79905 (915)772-9090
(Name & Address) (Zip) (Phone)

14. Engineer Robert A. Gonzales, PE, CNU-A Quantum Engineering Consultants, Inc. 414 Executive Ctr. Blvd. Ste 200 El Paso, TX 79902 (915)532-7272
(Name & Address) (Zip) (Phone)

Refer to Schedule C for current fee.

OWNER SIGNATURE: _____

REPRESENTATIVE: Robert A. Gonzales, PE, CNU-A
Quantum Engineering Consultants, Inc.

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