



City of El Paso – City Plan Commission Staff Report

Case No: SUSU13-00085 Tierra Del Este 76
Application Type: Major Final
CPC Hearing Date: September 19, 2013
Staff Planner: Alejandro Palma, (915) 541-4152, palmaaj@elpasotexas.gov
Location: North of Pebble Hills Blvd. and East of John Hayes St.
Acreage: 86.09 acres
Rep District: 5
Existing Use: Vacant
Existing Zoning: R-5 (Residential)
Proposed Zoning: R-5 (Residential)
Nearest Park: Linear park proposed within subdivision
Nearest School: Adjacent to future school site
Park Fees Required: N/A
Impact Fee Area: A portion located within Eastside Impact Fee Service Area.
Property Owner: Ranchos Real XVI, LLC
Applicant: Ranchos Real XVI, LLC
Representative: Conde, Inc.

SURROUNDING ZONING AND LAND USE

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

PLAN EL PASO DESIGNATION: G4 Suburban (Walkable)

APPLICATION DESCRIPTION

The applicant proposes to subdivide approximately 86 acres of vacant land for 325 residential lots averaging between 5,000 to 9,400 square feet and one linear park site to include a jogging path; dedicated through separate instrument on 12/18/12. The applicant does not propose any commercial development. Primary access to the subdivision is proposed from Pebble Hills and Tim Floyd. This development lies within the Tierra Del Este Phase III amended land study, approved earlier this year; thus, the application is being reviewed under the current subdivision code.

CASE HISTORY

The City Plan Commission, at its regular meeting of May 30, 2013, voted to approve Tierra del Este Unit Seventy Six on a Major Preliminary application basis with the condition that Tierra del

Este Unit Seventy Two shall be recorded prior to or concurrently with Tierra del Este Unit Seventy Six in order to comply with the master drainage plan. With this application, the applicant is seeking approval of the final plat which has no major changes from the preliminary plat.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends **approval** of Tierra Del Este Unit 76 on subject to the following conditions and requirements.

- Tierra Del Este 72 shall be recorded prior or concurrently with this plat in order to comply with the master drainage plan.

Planning Division Recommendation:

Recommend **Approval**; mitigation fees, as shown in EPDOT comments section, must be paid prior to recording.

City Development Department - Land Development

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

1. All downstream storm water management facilities should in place prior to, or concurrently with development of the subject subdivision.
2. Clarify if stormwater management facilities are to be dedicated within “drainage R.O.W.” or “drainage easement” as shown on lot 8 next to lot 7 on block 441.

Parks and Recreation Department

We have reviewed **Tierra Del Este Unit Seventy Six**, a major final plat map and offer Engineer / Developer the following comments:

Please note that this subdivision is composed of **325** Single-family dwelling lots and even though a parks site is not being dedicated with-in this subdivision, is part of the Tierra Del Este III - Phase III Amended Land Study and the following shall apply:

1. Also, please note that the Developer's Participation Agreement is approved and recorded, therefore, this subdivision complies with the minimum "Parkland" requirements as per ordinance Title 19 – Subdivision and Development Plats, **Chapter 19.20 – Parks and Open Space** and will exceed the requirements by **2.79 acres** or **279** dwelling units that can be applied towards sub-sequent subdivisions with-in the approved Tierra Del Este III - Phase III "Amended Land Study" based on the following calculations:

Total Subdivisions & Number of Units to date:	
Tierra Del Este #67 = 823 Units Requiring	8.23 Acres
Tierra Del Este #69 = 362 Units Requiring	3.62 Acres
Tierra Del Este #71 = 294 Units Requiring	2.94 Acres
Tierra Del Este #72 = 363 Units Requiring	3.63 Acres
Tierra Del Este #75 = 229 Units Requiring	2.29 Acres
Tierra Del Este #76 = 325 Units Requiring	3.25 Acres
Tierra Del Este #77 = <u>283</u> Units Requiring	<u>2.83</u> Acres
Total = 2679 Units Requiring	26.79 Acres

Subdivisions Containing "Parkland":

Tierra Del Este #67 Parkland Dedication	6.94 Acres	or	694 Dwelling Units
Tierra Del Este #67 Parkland Dedication	1.39 Acres	or	139 Dwelling Units
Tierra Del Este #69 Parkland Dedication	3.59 Acres	or	359 Dwelling Units
Tierra Del Este #71 Parkland Dedication	3.74 Acres	or	374 Dwelling Units
Tierra Del Este #72 Parkland Dedication	4.08 Acres	or	408 Dwelling Units
Off-site Linear Park Dedication (Proposed)	9.84 Acres	or	984 Dwelling Units
Total Parkland Dedication	29.58 Acres	or	2958 Dwelling Units

Total "Parkland" Calculations:

Total Parkland Dedication	29.58 Acres = 2958 Dwelling Units
Total Requirements	26.79 Acres = 2679 Dwelling Units
Meets & exceed the Requirements by	2.79 Acres or 279 Dwelling Units

El Paso Water Utilities

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

EPWU-PSB Comments

A portion of the both the proposed Pebble Hills Boulevard, as well as a portion of the proposed Tim Floyd Street are located within the Eastside Impact Fee Service Area. Impact Fees will be assessed at the time of plat and collected by EPWU 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 EPWU-PSB Rules and Regulation No. 16.

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

Add Eastside Service Area Impact Fee Table.

Water

Water storage improvements to the existing system are required to enable service to the subject property. Water service to the subject property will be provided by a proposed elevated tank (reservoir) and a sixteen (16) inch diameter water transmission main along the proposed extensions of Edgemere Boulevard and Tim Floyd Street.

EPWU-PSB anticipates the extensions of sixteen (16) inch diameter and twelve (12) inch diameter water mains along Pebble Hills Boulevard.

No direct service connections are allowed to the proposed 16-inch diameter water mains as per the El Paso Water Utilities – Public Service Board Rules and Regulations. Water service is anticipated to be provided by on-site water distribution main extensions connecting to the proposed 16-inch diameter transmission main. The on-site water mains mentioned above must be constructed by the Developer to provide water service to the subject Property.

Sanitary Sewer

A thirty (30) inch diameter sanitary sewer interceptor is required along the proposed extension of Edgemere Boulevard. This sanitary sewer main is in the construction phase.

Service to this property will consist of on-site sewer main extensions that include sanitary sewer collectors along Pebble Hills Boulevard.

EPWU-PSB requests master grading plans of the entire land study area to aid in the design of the sewer system to serve the property.

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.

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

1. Per the TIA, the developer is responsible for the proportionate share of traffic signals at the following intersections:

	Development proportionate share
• Rich Beem at Ralph Seitsinger	\$908.82
• Pebble Hills at Rich Beem	\$908.82
• Pebble Hills at Tim Foster	\$2726.47
• Pebble Hills at John Hayes	\$4544.12

El Paso Fire Department

No comments received.

Sun Metro

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:

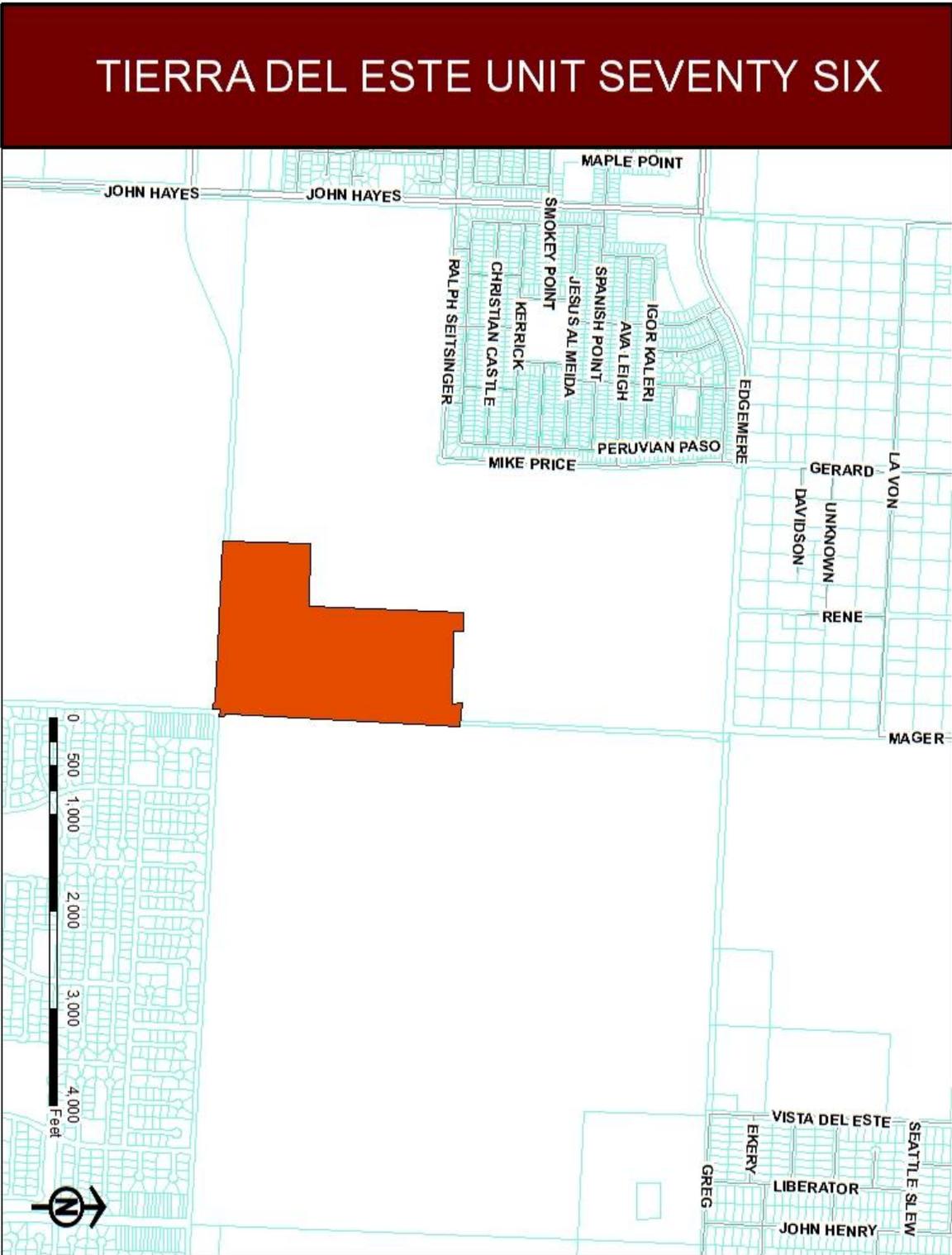
1. Submit to the City Development Department – Planning Division the following prior to recording of the subdivision.

- 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.

Attachments

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

ATTACHMENT 1

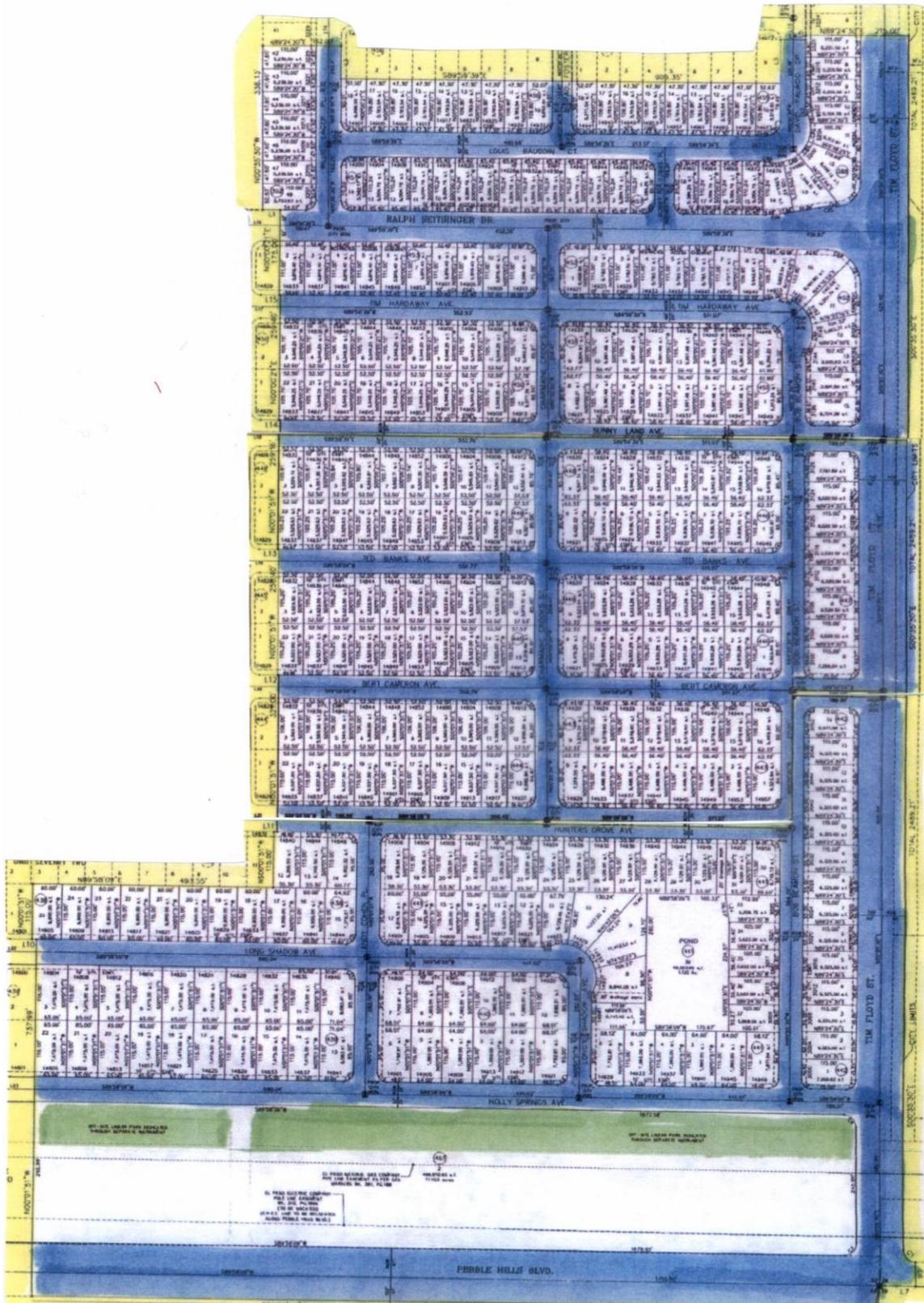


ATTACHMENT 2

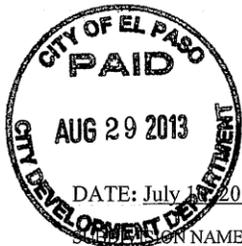
TIERRA DEL ESTE UNIT SEVENTY SIX



ATTACHMENT 3



ATTACHMENT 4



CITY PLAN COMMISSION APPLICATION FOR
MAJOR SUBDIVISION FINAL APPROVAL

DATE: July 1, 2013

File No. SUSU13-00085

PROJECT NAME: Tierra Del Este Unit 76

1. Legal Description for the area included on this plat (Tract, Block, Grant, etc.)
Being portion of Section 18, Block 78, and Portion of Sections 37 and 48, Block 79, Township 2, Texas and Pacific Railway Co. Surveys, City of El Paso, El Paso County, Texas

2. Proposed Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	<u>56.417</u>	<u>325</u>	Office		
Duplex			Street & Alley	<u>17.218</u>	<u>1</u>
Apartment			Ponding & Drainage	<u>1.002</u>	<u>1</u>
Mobile Home			Institutional		
P.U.D.			Other (specify below)		
Park			<u>Electric Easement</u>	<u>11.453</u>	<u>1</u>
School					
Commercial			Total No. <u>328</u>		
Industrial			Total Acres (Gross) <u>86.09</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

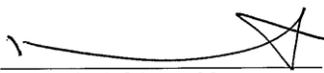
11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes No X

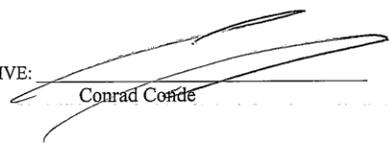
If yes, please submit a vested rights petition in accordance with Section 19.47-Vested Rights (See Attached).

- | | | | | |
|-----|-----------------|------------------------------|--|---------------------|
| 12. | Owner of record | <u>Ranchos Real XVI, 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 XVI, 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 XVI, 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**