



City of El Paso – City Plan Commission Staff Report

Case No: SUSU16-00063 Horizon Marketplace Subdivision
Application Type: Major Combination
CPC Hearing Date: October 6, 2016

Staff Planner: Armida Martinez, (915) 212-1605, martinezar@elpasotexas.gov
Location: North of I10 and West of Eastlake Blvd.
Acreage: 116.202
Rep District: ETJ

Existing Use: Vacant
Existing Zoning: ETJ (Extraterritorial Jurisdiction)
Proposed Zoning: ETJ (Extraterritorial Jurisdiction)

Nearest Park: Ranchos Del Sol (2.10 miles)
Nearest School: Mission Ridge Elementary (.90 miles)
Park Fees Required: N/A
Impact Fee Area: N/A

Property Owner: Horizon Regional MUD, ROP Eastlake, Nethanya Investments, Sunshine Coast Capital, Eilat Investments, Tabria Investments, Ariel Investments, HD Terra Grande Realty

Applicant: Horizon Regional MUD, ROP Eastlake, Nethanya Investments, Sunshine Coast Capital, Eilat Investments, Tabria Investments, Ariel Investments, HD Terra Grande Realty

Representative: TRE & Associates

SURROUNDING ZONING AND LAND USE

North: ETJ (Extraterritorial Jurisdiction) / Residential
South: ETJ (Extraterritorial Jurisdiction) / Interstate 10
East: ETJ (Extraterritorial Jurisdiction) / SISD Administrative Office / convenient store
West: ETJ (Extraterritorial Jurisdiction) / Texas Department of Transportation

PLAN EL PASO DESIGNATION: G-4, Suburban (Walkable)

APPLICATION DESCRIPTION

The applicant proposes to subdivide 116.202 acres of vacant land for 7 commercial lots, 1 pond, and 3 well sites. Access to the subdivision is proposed from Gateway West, Eastlake, Rojas and Bill Burnett. This development has been granted vested rights under the previous subdivision code.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee’s recommendation is pending subject to the following comments:

- Provide written updated documentation from the County of El Paso stating acceptance of substandard roads.
- Provide a 5’ sidewalk along the frontage road abutting Horizon Marketplace Subdivision.

Planning Division Recommendation:

Staff’s recommendation is pending approval subject to the conditions as stated above.

Plan El Paso Goals & Policies

The applicant’s proposal meets Goal 1.6 Extraterritorial Jurisdiction:

Goal 1.6: The City of El Paso will use the limited authority granted by Texas law to regulate the subdivision of land within its ETJ in order to shape future growth in accordance with *Plan El Paso*.

Planning & Inspections Department - Land Development

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

The Developer/Engineer shall address the following comments.

Add to general notes on final plat: "All developed storm water runoff shall be addressed within the subdivision limits and shall comply with all provisions of (DSC, 19.19.010A and DDM, 11.1). Compensatory storm-water storage equal to fill displacement shall be provided within respective lots if grading within flood zone flow path."

Capital Improvement Department - Parks

We have reviewed **Horizon Marketplace**, a major combination plat map, and on behalf of CID Parks Planning Division we offer Applicant / Engineer the following comments:

Please note that this is a Non-residential subdivision composed of **116.202 acres** divided into 7 lots; Per City Standards a total of **\$116,200.00** would have been required in "Park fees" however

This subdivision is located with-in the City of El Paso Extra Territorial Jurisdiction (ETJ) area but not with-in the areas of potential annexation by the City, therefore meeting the requirements to be excluded from the calculation for "Parkland / fees" as **IT IS NOT** identified on the official map as described per ordinance Title 19 – Subdivision & Development Plats.

El Paso Water

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

EPWU-PSB does not object to this request.

The proposed subdivision is located within the East El Paso Extraterritorial Jurisdiction (ETJ) within one of the Paseo del Este Municipal Utility Districts (MUDs) service area. The Paseo Del Este MUD receives wholesale water and wastewater service from the El Paso Water Utilities –

Public Service Board (EPWU-PSB) in accordance with the Paseo Del Este Wholesale Contract and EPWU-PSB Rules and Regulations No. 11.

Immediately north of Interstate Highway No. 10 (IH-10) west of Eastlake Boulevard there is an existing fifteen (15) inch diameter sanitary sewer main owned by the El Paso Water Utilities – Public Service Board (EPWU-PSB) [the PSB main]. This main accepts flows from a sanitary sewer main owned by the Paseo Del Este Municipal Utility District [the PDE MUD main] through a master meter. As per EPWU-PSB Records, both the PDE MUD main and the PSB main are located within an existing 35-foot wide easement located inside O. A. Danielson Survey No. 316. The described easement is found in document number 20070012767 of the El Paso County Official Records.

The PSB main is available for service at any location *upstream* from the sanitary sewer Master Meter Site “E” which is located at an existing manhole inside the 35-foot wide easement. The Master Meter Site “E” is located at approximately 570 feet west of Eastlake Boulevard.

EPWU-PSB cannot provide water service to this property. Along Bill Burnett Drive between Interstate Highway No. 10 (IH-10) and Rojas Drive there are existing water and sanitary sewer mains owned and operated by EPWU-PSB. These mains *are not* available for service.

Easement grantor shall indemnify, defend, and hold harmless the El Paso Water Utilities – Public Service Board from and against any and all claims, liability, actions, and damages for bodily injury and property damage to third parties or to the El Paso Water Utilities – Public Service Board which may be caused by or arise out of the maintenance and existence of said sanitary sewer mains in the easement area.

The PSB easement shall be improved to allow the operation of EPWU maintenance vehicles.

EPWU-PSB requires access to the sanitary sewer mains, appurtenances, and meters 24 hours a day, seven (7) days a week.

No building, reservoir, structure or other improvement, other than asphaltic paving (HMAC), shall be constructed or maintained on the above referenced El Paso Water Utilities - Public Service Board Easements (EPWU-PSB easements) without the written consent of EPWU-PSB.

Interstate Highway No. 10 (IH-10) is a Texas Department of Transportation (TxDOT) right-of-way. All proposed water and sanitary sewer work to be performed within Interstate Highway No. 10 (IH-10) right-of-way requires written permission from TxDOT.

The El Paso Water Utilities – Public Service Board (EPWU-PSB) requires a complete set of improvement plans, and grading plans for review and approval prior to any work pertaining to the portion of the property where the described EPWU-PSB sanitary sewer facilities are located. This is required in order to ascertain that the proposed improvements and/or grading will not adversely affect the EPWU-PSB sanitary sewer facilities.

El Paso County 911 District

No comments received.

Central Appraisal District

No comments received.

El Paso Electric Company

No comments received.

Texas Gas Company

No comments received.

Additional Requirements and General Comments:

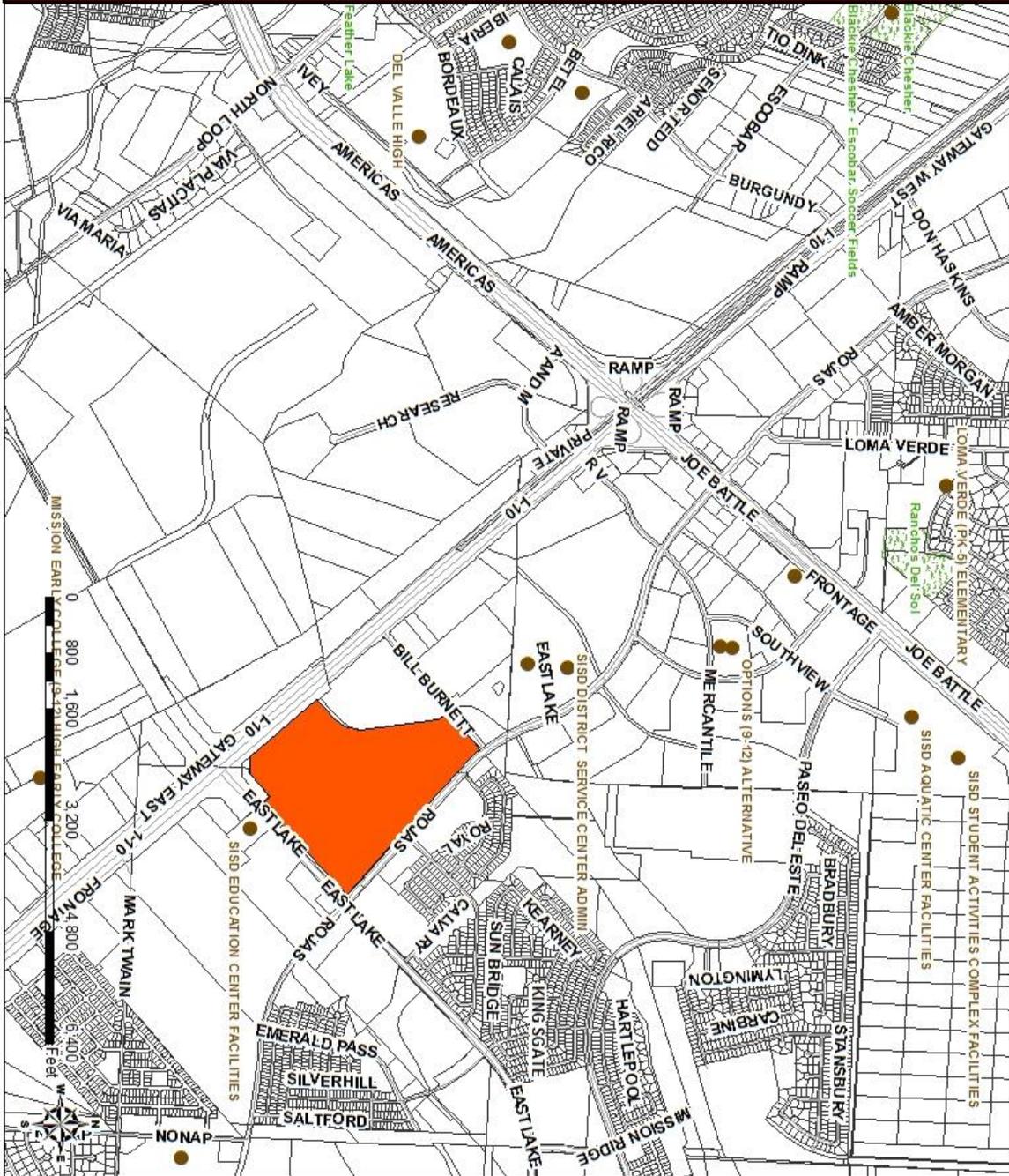
1. Submit to the Planning & Inspections Department – Planning Division the following prior to recording of the subdivision.
 - a. Current certified tax certificate(s)
 - b. Current proof of ownership
 - c. Release of access document, if applicable
 - d. Set of restrictive covenants, if applicable
2. 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. Eastlake cross section shows 10' additional ROW dedication, please provide recording information as it was previously stated ROW would be recorded by separate instrument. Was it recorded, if so, correct dedication statement? Is there street ROW being dedicated?
4. Verify if Lot 8 is a Lot or Drainage ROW? If so, remove "Lot 8".
5. Verify signature lines, there are no signature lines shown for ROP and MUD.
6. Consider including "access" in MUD easement label.

Attachments

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

ATTACHMENT 1

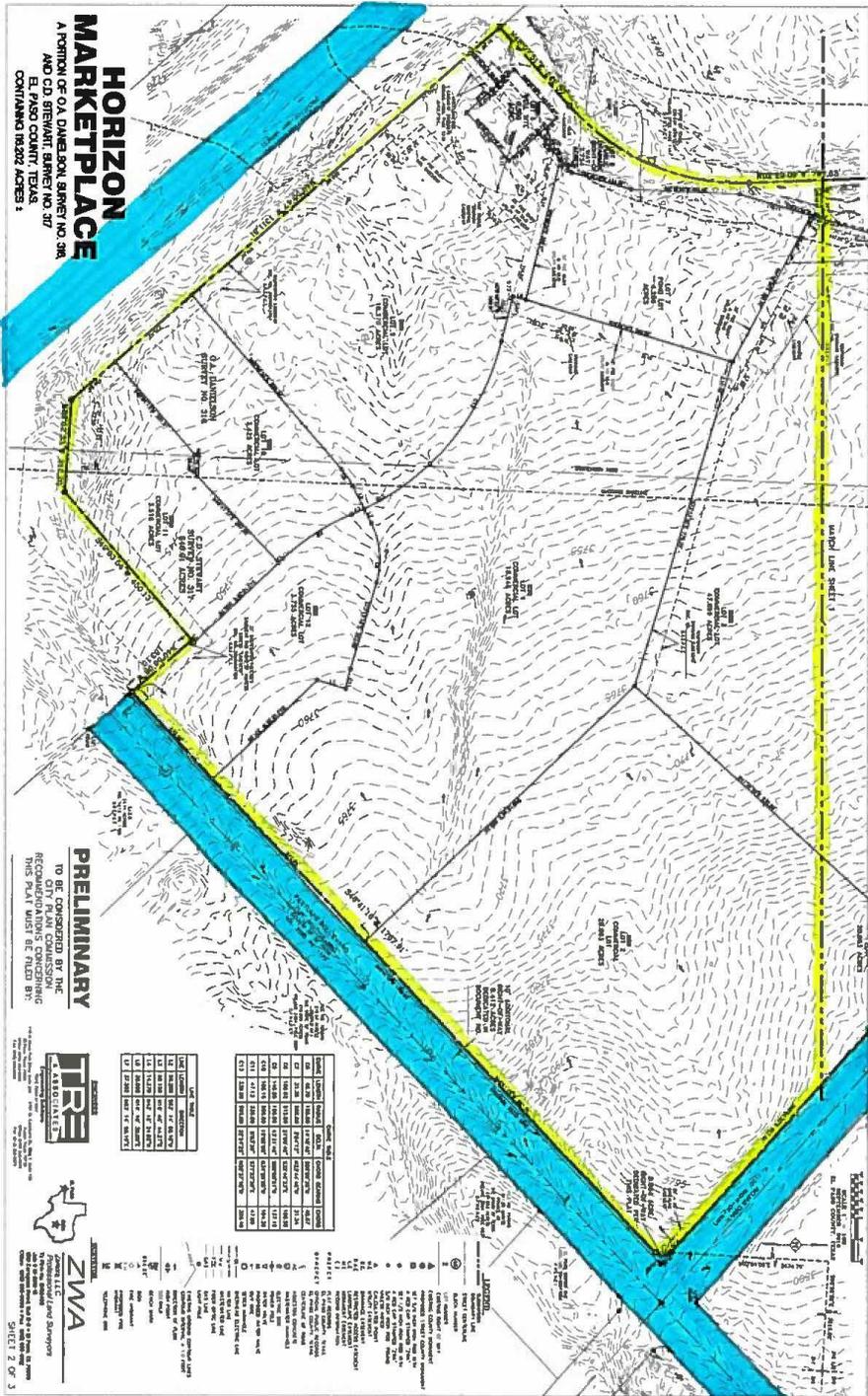
HORIZON MARKETPLACE

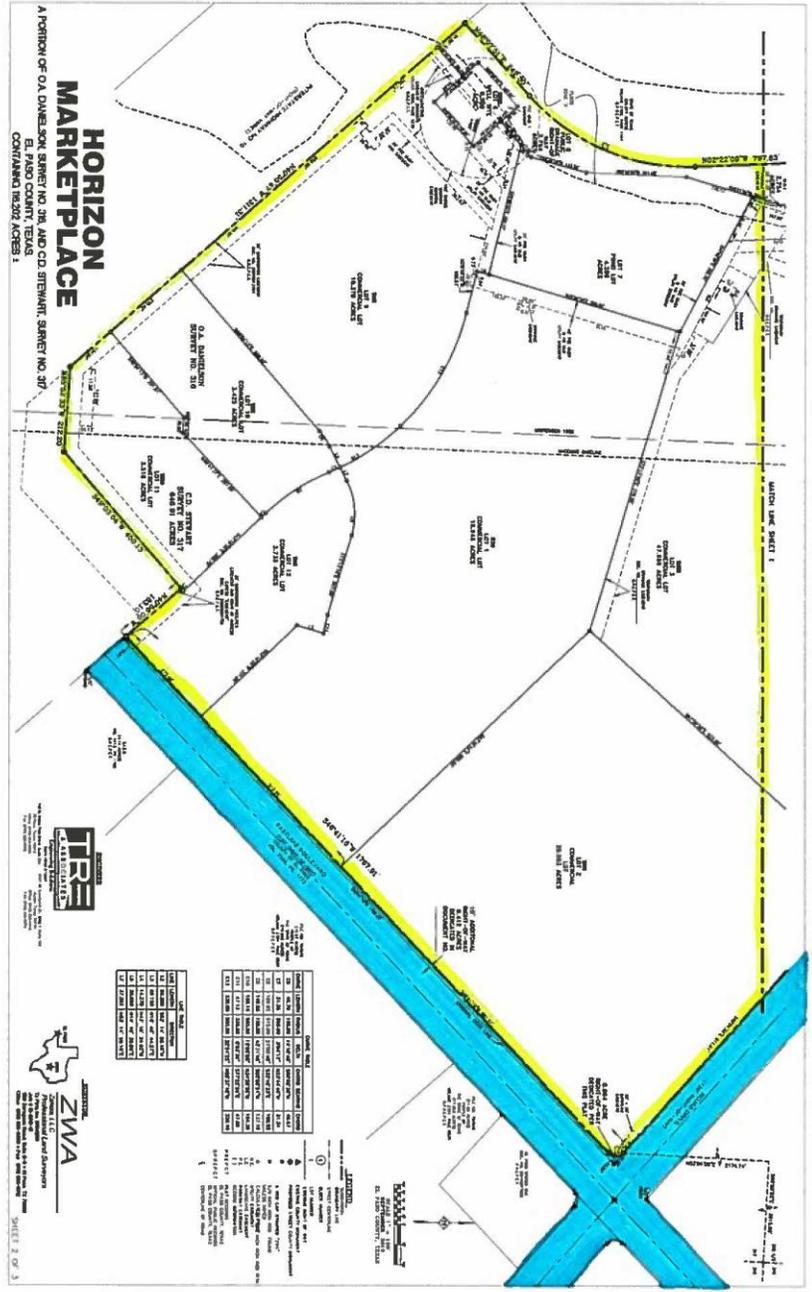


ATTACHMENT 2

HORIZON MARKETPLACE







ATTACHMENT 5



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

DATE: 09/15/2016 ^{19 cc} FILE NO. SUSU16-00063
 SUBDIVISION NAME: Horizon Marketplace

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
A portion of O.A. Danielson, Survey No. 316, and C.D. Stewart, Survey No. 317 El Paso County, Texas
Containing 116.202 ± Acres

2. Property Land Uses:

	<u>ACRES</u>	<u>SITES</u>		<u>ACRES</u>	<u>SITES</u>
Single-family	_____	_____	Office	_____	_____
Duplex	_____	_____	Street & Alley	_____	_____
Apartment	_____	_____	Ponding & Drainage	<u>7.040</u>	<u>2</u>
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____	Well Site	<u>1.5</u>	<u>3</u>
School	_____	_____		_____	_____
Commercial	<u>107.662</u>	<u>7</u> ^{RR}	Total No. Sites	_____	<u>216</u>
Industrial	_____	_____	Total (Gross) Acreage	<u>116.202</u>	_____

3. What is existing zoning of the above described property? N/A 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 _____ 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)
Storm sewer RCP system conveying runoff from the developed site into a retention pond and adjacent existing arroyo.

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

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

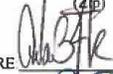
If yes, please submit a vested rights petition in accordance with Title I (General Provisions) Chapter 1.04 - Vested Rights

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

Jaw

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|-----|-----------------|---|------------|----------------|
| 12. | Owner of record | ROP Eastlake, LLC
106 Mesa Park Dr., El Paso, TX | 79912 | (915) 225-5700 |
| | | (Name & Address) | (Zip) | (Phone) |
| 13. | Developer | D Michaels Commercial Real Estate
12350 Montwood, Ste. 100, El Paso, Texas | 79928-5695 | (915)526-4763 |
| | | (Name & Address) | (Zip) | (Phone) |
| 14. | Engineer | TRE & Associates
110 Mesa Park Dr., Suite 200, El Paso, Texas | 79912 | (915)852-9093 |
| | | (Name & Address) | (Zip) | (Phone) |

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

OWNER SIGNATURE 
 REPRESENTATIVE 

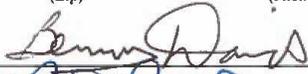
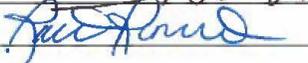
NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS.

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	Horizon Regional MUD		
12.	Owner of record	15001 Horizon Blvd., Horizon City, TX	
		(Name & Address)	
		79928	(915) 852-3917
		(Zip)	(Phone)
13.	Developer	D Michaels Commercial Real Estate 12350 Montwood, Ste. 100, El Paso, Texas	
		(Name & Address)	
		79928-5695	(915) 526-4763
		(Zip)	(Phone)
14.	Engineer	TRE & Associates 110 Mesa Park Dr., Suite 200, El Paso, Texas	
		(Name & Address)	
		79912	(915) 852-9093
		(Zip)	(Phone)

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		Sunshine Coast Capital, LLC 12350 Montwood Ste., 100, El Paso, Texas	79928	(915) 526-4763
		Nethanya Investments, LLC 12350 Montwood Ste., 100, El Paso, Texas	79928	(915) 526-4763
		Eilat Investments, LLC 12350 Montwood Ste., 100, El Paso, Texas	79928	(915) 526-4763
		Tiberia Investments, LLC 12350 Montwood Ste., 100, El Paso, Texas	79928	(915) 526-4763
		Ariel Investments, LLC 12350 Montwood Ste., 100, El Paso, Texas	79928	(915) 526-4763
12.	Owner of record	HD Terra Grande Realty, LLC 12350 Montwood Ste., 100, El Paso, Texas	79928	(915) 526-4763
		(Name & Address)	(Zip)	(Phone)
13.	Developer	D Michaels Commercial Real Estate 12350 Montwood, Ste. 100, El Paso, Texas	79928	(915) 526-4763
		(Name & Address)	(Zip)	(Phone)
14.	Engineer	TRE & Associates, LLC 110 Mesa Park Dr., Suite 200, El Paso, Texas	79912	(915) 852-9093
		(Name & Address)	(Zip)	(Phone)

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