



City of El Paso – City Plan Commission Staff Report

Case No: SUSU14-00068 West Desert Market Place
Application Type: Major Combination
CPC Hearing Date: October 9, 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: 2 parks proposes within subdivision (2.352 acres)
Nearest School: Hut Brown Middle (.39 miles)
Park Fees Required: Pending
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 2.352 acres. Primary access to the subdivision is proposed from Montoya Lane.

The applicant is requesting the following exception:

- As per Section 19.48 the applicant is requesting an exception to Section 19.15.080 which requires that block faces shall not exceed one thousand feet and the full perimeter of a block shall not exceed two thousand four hundred feet except where topographic features

would justify an exception from this requirement. Block 6 perimeter measures approximately 2,640 feet with a block face of 1,195.72 feet. Block 1 perimeter measures approximately 2,714 feet with a block face of 1,087.61 feet.

- As per Section 19.20.060.B the applicant is requesting an alternative park design that has received a favorable recommendation from the parks director.
- As per Section 19.10.050.A the applicant is requesting a modification to Edgar Road ROW. In lieu of roadway improvements the applicant is proposing to design and build a hike and bike trail that will connect the existing Montoya Height neighborhood to West Desert Marketplace subdivision.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends **approval** of the exception, alternative park design and modification requests and **approval** of West Desert Market Place Subdivision on a Major Combination basis subject to the following comments:

Planning Division Recommendation:

Planning recommends **approval** of the exception, alternative park design and modification requests and **approval** of West Desert Market Place Subdivision on a Major Combination basis.

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

Pending updated comments.

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 EI

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.

Sun Metro

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:

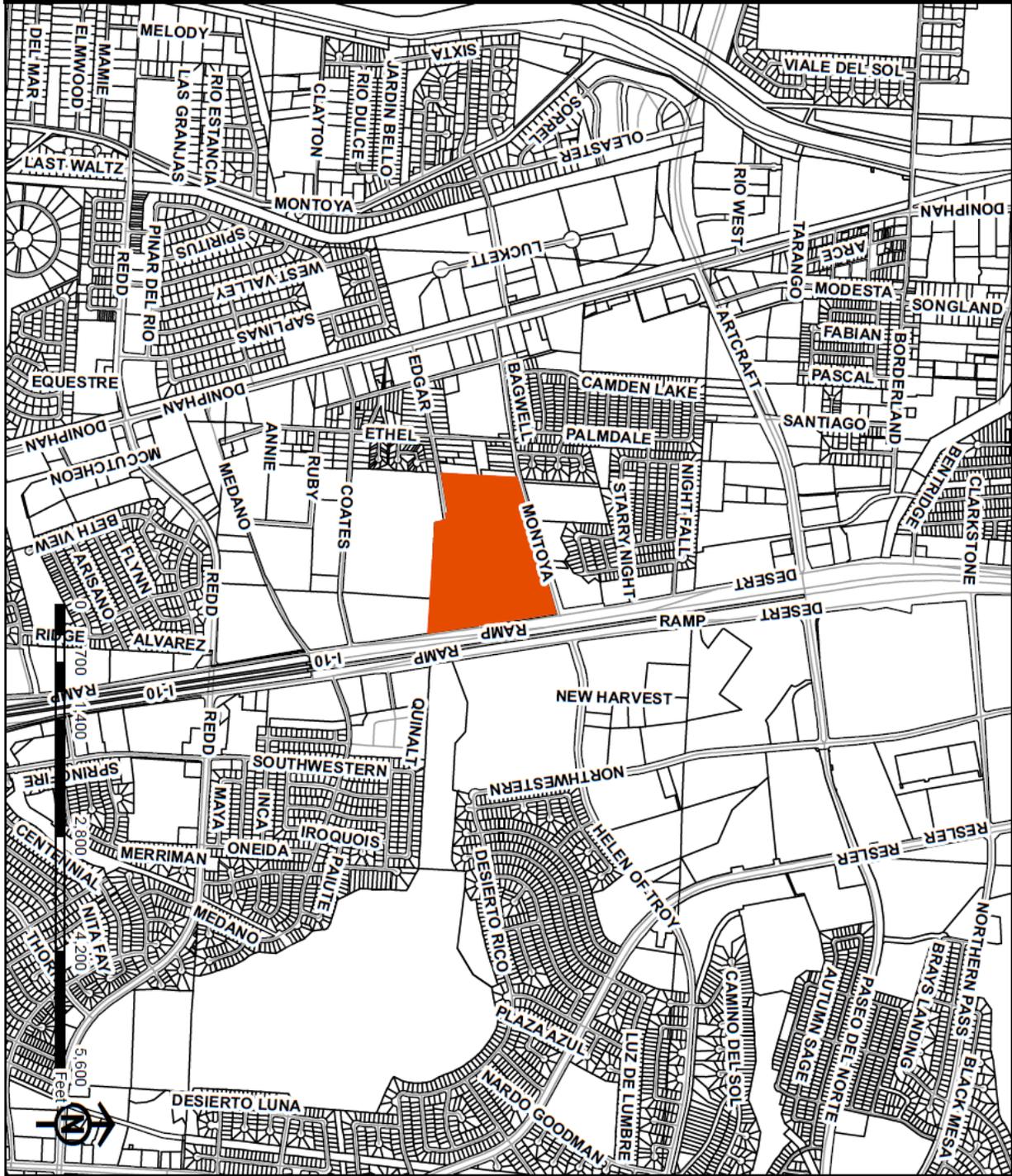
1. Submit to the City Development Department – Planning Division the following prior to recording of the subdivision.
 - a. Current certified tax certificate(s)
 - b. Current proof of ownership
 - c. Release of access document, if applicable
 - d. Set of restrictive covenants, if applicable
2. Every 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

West Desert Market Place



ATTACHMENT 2

West Desert Market Place



ATTACHMENT 3



THIS PLAN IS THE PROPERTY OF THE ENGINEER AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT HIS WRITTEN CONSENT.

WEST DESERT MARKETPLACE

BRING ALL OF TRACTS 6 AND 10 AND A PORTION OF
VACATED HOAR ROAD R.O.W., S.A. & M.G. RAILROAD SURVEY 208,
CITY OF EL PASO, EL PASO COUNTY, TEXAS,
CONTAINING 48,985 ± ACRES (2,129,429 SQ. FT.)

PAGE 1 OF 2

TRACT NO.	ACRES	SQ. FT.
1	1.2	82,900
2	1.5	103,625
3	1.8	125,175
4	2.1	144,525
5	2.4	165,075
6	2.7	185,825
7	3.0	206,700
8	3.3	227,775
9	3.6	249,000
10	3.9	270,375
11	4.2	291,900
12	4.5	313,575
13	4.8	335,400
14	5.1	357,375
15	5.4	379,500
16	5.7	401,775
17	6.0	424,200
18	6.3	446,775
19	6.6	469,500
20	6.9	492,375
21	7.2	515,400
22	7.5	538,575
23	7.8	561,900
24	8.1	585,375
25	8.4	609,000
26	8.7	632,775
27	9.0	656,700
28	9.3	680,775
29	9.6	705,000
30	9.9	729,375
31	10.2	753,900
32	10.5	778,575
33	10.8	803,400
34	11.1	828,375
35	11.4	853,500
36	11.7	878,775
37	12.0	904,200
38	12.3	929,775
39	12.6	955,500
40	12.9	981,375
41	13.2	1,007,400
42	13.5	1,033,575
43	13.8	1,059,900
44	14.1	1,086,375
45	14.4	1,113,000
46	14.7	1,139,775
47	15.0	1,166,700
48	15.3	1,193,775
49	15.6	1,221,000
50	15.9	1,248,375
51	16.2	1,275,900
52	16.5	1,303,575
53	16.8	1,331,400
54	17.1	1,359,375
55	17.4	1,387,500
56	17.7	1,415,775
57	18.0	1,444,200
58	18.3	1,472,775
59	18.6	1,501,500
60	18.9	1,530,375
61	19.2	1,559,400
62	19.5	1,588,575
63	19.8	1,617,900
64	20.1	1,647,375
65	20.4	1,677,000
66	20.7	1,706,775
67	21.0	1,736,700
68	21.3	1,766,775
69	21.6	1,797,000
70	21.9	1,827,375
71	22.2	1,857,900
72	22.5	1,888,575
73	22.8	1,919,400
74	23.1	1,950,375
75	23.4	1,981,500
76	23.7	2,012,775
77	24.0	2,044,200
78	24.3	2,075,775
79	24.6	2,107,500
80	24.9	2,139,375
81	25.2	2,171,400
82	25.5	2,203,575
83	25.8	2,235,900
84	26.1	2,268,375
85	26.4	2,301,000
86	26.7	2,333,775
87	27.0	2,366,700
88	27.3	2,399,775
89	27.6	2,433,000
90	27.9	2,466,375
91	28.2	2,500,000
92	28.5	2,533,775
93	28.8	2,567,800
94	29.1	2,602,075
95	29.4	2,636,600
96	29.7	2,671,375
97	30.0	2,706,400
98	30.3	2,741,675
99	30.6	2,777,200
100	30.9	2,812,975
101	31.2	2,849,000
102	31.5	2,885,275
103	31.8	2,921,800
104	32.1	2,958,575
105	32.4	3,000,000
106	32.7	3,041,675
107	33.0	3,083,600
108	33.3	3,125,775
109	33.6	3,168,200
110	33.9	3,210,875
111	34.2	3,253,800
112	34.5	3,297,075
113	34.8	3,340,600
114	35.1	3,384,375
115	35.4	3,428,400
116	35.7	3,472,775
117	36.0	3,517,500
118	36.3	3,562,575
119	36.6	3,607,900
120	36.9	3,653,575
121	37.2	3,700,000
122	37.5	3,746,775
123	37.8	3,793,900
124	38.1	3,841,375
125	38.4	3,889,200
126	38.7	3,937,375
127	39.0	3,985,800
128	39.3	4,034,575
129	39.6	4,083,700
130	39.9	4,133,175
131	40.2	4,182,900
132	40.5	4,232,975
133	40.8	4,283,300
134	41.1	4,333,875
135	41.4	4,384,700
136	41.7	4,435,775
137	42.0	4,487,100
138	42.3	4,538,675
139	42.6	4,590,500
140	42.9	4,642,575
141	43.2	4,694,900
142	43.5	4,747,475
143	43.8	4,800,300
144	44.1	4,853,375
145	44.4	4,906,700
146	44.7	4,960,275
147	45.0	5,014,100
148	45.3	5,068,275
149	45.6	5,122,700
150	45.9	5,177,375
151	46.2	5,232,300
152	46.5	5,287,475
153	46.8	5,342,900
154	47.1	5,398,575
155	47.4	5,454,500
156	47.7	5,510,675
157	48.0	5,567,100
158	48.3	5,623,775
159	48.6	5,680,700
160	48.9	5,737,975
161	49.2	5,795,500
162	49.5	5,853,275
163	49.8	5,911,300
164	50.1	5,969,575
165	50.4	6,028,100
166	50.7	6,086,875
167	51.0	6,145,900
168	51.3	6,205,175
169	51.6	6,264,700
170	51.9	6,324,475
171	52.2	6,384,500
172	52.5	6,444,775
173	52.8	6,505,300
174	53.1	6,566,075
175	53.4	6,627,100
176	53.7	6,688,375
177	54.0	6,749,900
178	54.3	6,811,675
179	54.6	6,873,700
180	54.9	6,935,975
181	55.2	7,000,000
182	55.5	7,064,275
183	55.8	7,128,800
184	56.1	7,193,575
185	56.4	7,258,600
186	56.7	7,323,875
187	57.0	7,389,400
188	57.3	7,455,175
189	57.6	7,521,200
190	57.9	7,587,575
191	58.2	7,654,300
192	58.5	7,721,375
193	58.8	7,788,700
194	59.1	7,856,275
195	59.4	7,924,100
196	59.7	7,992,275
197	60.0	8,060,700
198	60.3	8,129,375
199	60.6	8,198,300
200	60.9	8,267,575
201	61.2	8,337,100
202	61.5	8,406,875
203	61.8	8,476,900
204	62.1	8,547,175
205	62.4	8,617,700
206	62.7	8,688,475
207	63.0	8,759,500
208	63.3	8,830,775
209	63.6	8,902,300
210	63.9	8,974,075
211	64.2	9,046,100
212	64.5	9,118,375
213	64.8	9,190,900
214	65.1	9,263,675
215	65.4	9,336,700
216	65.7	9,410,075
217	66.0	9,483,700
218	66.3	9,557,575
219	66.6	9,631,700
220	66.9	9,706,075
221	67.2	9,780,700
222	67.5	9,855,575
223	67.8	9,930,700
224	68.1	10,006,075
225	68.4	10,081,700
226	68.7	10,157,575
227	69.0	10,233,700
228	69.3	10,310,075
229	69.6	10,386,700
230	69.9	10,463,575
231	70.2	10,540,700
232	70.5	10,618,075
233	70.8	10,695,700
234	71.1	10,773,575
235	71.4	10,851,700
236	71.7	10,930,075
237	72.0	11,008,700
238	72.3	11,087,575
239	72.6	11,166,700
240	72.9	11,246,075
241	73.2	11,325,700
242	73.5	11,405,575
243	73.8	11,485,700
244	74.1	11,566,075
245	74.4	11,646,700
246	74.7	11,727,575
247	75.0	11,808,700
248	75.3	11,890,075
249	75.6	11,971,700
250	75.9	12,053,575
251	76.2	12,135,700
252	76.5	12,218,075
253	76.8	12,300,700
254	77.1	12,383,575
255	77.4	12,466,700
256	77.7	12,550,075
257	78.0	12,633,700
258	78.3	12,717,575
259	78.6	12,801,700
260	78.9	12,886,075
261	79.2	12,970,700
262	79.5	13,055,575
263	79.8	13,140,700
264	80.1	13,226,075
265	80.4	13,311,700
266	80.7	13,397,575
267	81.0	13,483,700
268	81.3	13,570,075
269	81.6	13,656,700
270	81.9	13,743,575
271	82.2	13,830,700
272	82.5	13,918,075
273	82.8	14,005,700
274	83.1	14,093,575
275	83.4	14,181,700
276	83.7	14,270,075
277	84.0	14,358,700
278	84.3	14,447,575
279	84.6	14,536,700
280	84.9	14,626,075
281	85.2	14,715,700
282	85.5	14,805,575
283	85.8	14,895,700
284	86.1	14,986,075
285	86.4	15,076,700
286	86.7	15,167,575
287	87.0	15,258,700
288	87.3	15,350,075
289	87.6	15,441,700
290	87.9	15,533,575
291	88.2	15,625,700
292	88.5	15,718,075
293	88.8	15,810,700
294	89.1	15,903,575
295	89.4	16,000,000
296	89.7	16,096,075
297	90.0	16,192,700
298	90.3	16,289,575
299	90.6	16,386,700
300	90.9	16,484,075
301	91.2	16,581,700
302	91.5	16,679,575
303	91.8	16,777,700
304	92.1	16,876,075
305	92.4	16,974,700
306	92.7	17,073,575
307	93.0	17,172,700
308	93.3	17,272,075
309	93.6	17,371,700
310	93.9	17,471,575
311	94.2	17,571,700
312	94.5	17,672,075
313	94.8	17,772,700
314	95.1	17,873,575
315	95.4	17,974,700
316	95.7	18,076,075
317	96.0	18,177,700
318	96.3	18,279,575
319	96.6	18,381,700
320	96.9	18,484,075
321	97.2	18,586,700
322	97.5	18,689,575
323	97.8	18,792,700
324	98.1	18,896,075
325	98.4	19,000,000
326	98.7	19,104,575
327	99.0	19,209,700
328	99.3	19,315,075
329	99.6	19,420,700
330	99.9	19,526,575
331	100.2	

ATTACHMENT 5



August 21, 2014

CITY OF EL PASO - Planning Department
811 Texas Avenue
El Paso, Texas 79901

Attn: Alfredo J. Austin
Planner, Subdivisions

Re: Modification Request for Chapter 19.10.050
West Desert Marketplace Residential Subdivision
El Paso, Texas

Dear Mr. Austin:

On behalf of the Developer for the above referenced subdivision, Quantum Engineering Consultants, Inc. (QEC) respectfully requests a modification to Chapter 19.10.050(A) of the Subdivision Code: Chapter 19.10.050 (Roadway Participation Policies) of the Subdivision Code which discusses the requirements for improvements of roads and utilities within and/or abutting the subdivision.

QEC is proposing a 203 lot residential development with an 11.465 acre commercial/retail parcel, two (2) neighborhood parks, and a retention pond. This request is in reference to the 30-ft north half of the Edgar Rd. Right-of-Way (ROW) approximately 540-ft in length abutting the southerly property line of the proposed retention pond (see attached exhibit). The south 30-ft half of Edgar Road street Right-Of-Way is owned by the El Paso Water Utilities (EPWU).

The existing topography will make it extremely difficult to construct our proportionate share of the roadway improvements (i.e. ADA compliant sidewalks, curb/gutter, asphaltic pavement, etc.) in order to bring it to City standards. Additionally, since the existing Edgar Road Right-of-Way "dead-ends" into the westerly boundary line of one of the proposed new parks, and the fact that the referenced subdivision will not direct any vehicular traffic onto this segment of Edgar, it is our opinion that roadway improvements are not necessary. Therefore, on behalf of the property Owner/Developer we are requesting a waiver to the referenced Chapter of the El Paso Municipal Code in order to be able to design and build a hike/bike trail that will connect the existing Montoya Heights Neighborhood to the proposed new park located within the West Desert Marketplace Residential Subdivision. This is in lieu of the roadway improvements as described in Chapter 19.10.050 of the City of El Paso's Municipal Code.

It is our opinion that the hike/bike trail and associated landscaping makes better use of this dead-end section of the Edgar Road Right-of-Way than street/roadway improvements.

For the reasons stated herein, we respectfully request support of our waiver request. Should you have any questions, comments, or require additional information, please do not hesitate to contact our office.

Sincerely,

A handwritten signature in black ink, appearing to read 'R. Gonzales', written over a horizontal line.

Robert A. Gonzales, PE, CNU-A
President

Attachments

cc: Alfred Fernandez, Prime Desert Properties, LLC

414 Executive Ct. Bld. 500
El Paso, Texas 79902
P 915.532.7272
F 915.532.7373
quantum@qeceng.com

ATTACHMENT 6



SUSU14-00068



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

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