



## *City of El Paso – City Plan Commission Staff Report*

**Case No:** SUSU13-00095 Tierra Del Este Unit 78  
**Application Type:** Major Preliminary  
**CPC Hearing Date:** October 31, 2013  
**Staff Planner:** Alfredo Austin, (915) 541-4192, austinaj@elapastexas.gov  
**Location:** South of Montwood and West of Tim Foster  
**Acreage:** 127.832 acres  
**Rep District:** ETJ  
**Existing Use:** ETJ/Vacant  
**Existing Zoning:** ETJ  
**Proposed Zoning:** ETJ  
**Nearest Park:** Tierra Del Este #62 (0.18 miles)  
**Nearest School:** El Dorado 9<sup>th</sup> Grade High (0.76 miles)  
**Park Fees Required:** N/A  
**Impact Fee Area:** This property is located in an Impact Fee Service Area and subject to impact fees.  
**Property Owner:** Ranchos Real XV, LLC  
**Applicant:** Ranchos Real XV, LLC  
**Representative:** Conde Inc.

### **SURROUNDING ZONING AND LAND USE**

**North:** R-5/C-2 / Residential Development  
**South:** ETJ/Vacant  
**East:** ETJ/Vacant  
**West:** ETJ/Vacant

**PLAN EL PASO DESIGNATION:** G4, Suburban (Walkable)

### **APPLICATION DESCRIPTION**

The applicant proposes to subdivide 127.832 acres of vacant land for 709 residential lots (single-family dwellings proposed). The lot sizes vary between 4,935 to 10,792 square feet. The applicant does not propose any commercial development. Primary access to the subdivision is proposed from Rich Beem Blvd and Montwood Dr. The application is being reviewed under the current subdivision code.

## **DEVELOPMENT COORDINATING COMMITTEE**

The Development Coordinating Committee recommends **denial** of Tierra Del Este Unit 78 on a Major Preliminary basis because it does not comply with approved Tierra Del Este IV Land Study.

### **Planning Division Recommendation:**

**Denial**

### **City Development Department - Land Development**

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

The Developer/Engineer needs to address the following comments.

1. Label low points on Roy Vinson Pl. and Richard Wooten Pl.
2. As per section Code 18.08.010, section D, all drainage structures and ponding areas serving the subdivision are constructed as part of the initial phase of the development.
3. All downstream storm water management facilities from Tierra Del Este, Unit 78 should in place prior to development of the subject subdivision.
4. Provide runoff direction arrows on typical street cross sections including alleys, sidewalks, and hike & bike trails.

### **El Paso Department of Transportation**

No comments received.

### **Parks and Recreation Department**

We have reviewed **Tierra Del Este Unit Seventy Eight**, a major preliminary plat map and offer Applicant / Developer the following comments:

Please note that this Subdivision is part of the **Tierra Del Este Phase IV Amended Land Study**, is composed of **709** Single-family dwelling lots, and does not include any "Parkland" dedication; however, in order for this subdivision and any other subsequent subdivisions with-in the amended land study to comply with the minimum "Parkland" requirements as per ordinance Title 19 – Subdivision and Development Plats, **Chapter 19.20 – Parks and Open Space** the following items are being agreed to between The Developer (Owner) and the City Of El Paso and entered into a Development Agreement:

1. Developer has agreed to dedicate one "Park site" (**±1.56 acres**) to be included with-in the limits of Tierra Del Este #68 subdivision; Developer is only required to provide turf and irrigation improvements to the park and a five foot (5') sidewalk with-in the park.
2. Developer has agreed to donate to the City of El Paso a parcel of land of about **82.14 acres** for a Sports Complex; The City of El Paso has agreed to construct & make all improvements.
3. Developer has agreed to donate a parcel of land of about **1.24 acres** for a Hike & Bike Trail abutting the Sports Complex parcel for which the development improvements shall be at the City of El Paso's expense.
4. Owner shall only be obligated to construct the street improvements to John Hayes Street abutting the Sports Complex parcel, including all required street lights, for the westerly fifty-five feet (55') as reflected in the cross section thereof in the Development Plan and such development and construction shall be at the sole cost and expense of the City

5. Owner shall develop and construct all required street improvements for Honey Dew Street, to the extent it abuts the westerly boundary of the Sports Complex Parcel, and City agrees to pay one-half (½) of the development and construction costs and expenses.
6. Development Agreement needs to be finalized and recorded prior to or concurrently with this subdivision in order to comply with Chapter 19.20 requirements and approval recommendation by this department.

### **El Paso Water Utilities**

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

#### **EPWU-PSB Comments**

*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 the plat and collected by the El Paso Water Utilities after EPWU receives an application for water and sanitary sewer services.*

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

#### **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 an existing twenty-four (24) inch water transmission main that extends along Montwood Drive located between Rich Beem Boulevard and John Hayes Street. No direct service connections are allowed to this main as per the El Paso Water Utilities - Public Service Board Rules & Regulations. The EPWU will construct the elevated tank as scheduled in EPWU's CIP.

There is an existing twelve (12) inch diameter water main along Montwood Drive between Rich Beem Boulevard and Honour Point Place.

Along Montwood Drive between John Hayes Drive and Honey Dew Street there is an existing twelve (12) inch diameter water main.

Along Tim Foster Street north of Montwood Drive there is an existing twelve (12) inch diameter water main. This main dead-ends immediately north of Montwood Drive.

EPWU's water system expansion plan includes a *proposed* twenty-four (24) inch diameter water transmission main along Rich Beem Boulevard south of Montwood Drive along the entire frontage of Tierra Del Este Unit Sixty Eight (68) and Tierra Del Este Unit Seventy Eight (78). No direct service connections are allowed to this main as per the El Paso Water Utilities - Public Service Board Rules & Regulations.

The Tierra Del Este Unit Sixty Eight (68) [TDE 68] *proposed* water distribution system includes a twelve (12) inch diameter water main along Rich Beem Boulevard south of Montwood to cover the entire frontage of TDE 68. Additionally, includes eight (8) inch diameter water main stub-outs along the following streets Richard Wiles Street, John Scagno Avenue, Russ Leach Avenue, Don Johnson Court, Earl Chokiski Avenue, Ben Jenkins Place and Roy Vinson Place. The described proposed mains are under construction by the Developer of Tierra Del Este Unit 68 subdivision

Water service to Tierra Del Este Unit 78 is anticipated by the extensions of twelve (12) inch

diameter water mains along Rich Beem Boulevard, Tim Foster Street, and Peyton Edwards Avenue and 8-inch and 6-inch diameter on-site water mains.

#### Sanitary Sewer

Along Rich Beem Boulevard between Montwood Drive and Ventana Avenue there is an existing fifteen (15) inch diameter sanitary sewer main. This main flows from Montwood Drive to Ventana Avenue.

Along Montwood Drive between Rich Beem Boulevard and the proposed Lawrence Robey Street there is an existing eight (8) inch diameter sanitary sewer main. This eight (8) diameter sanitary sewer main in turn, discharges into the above-described fifteen (15) inch diameter sanitary sewer main that extends along Rich Beem Boulevard.

Along Montwood Drive between Honey Dew Street and John Hayes Street there is an existing twelve (12) inch diameter sanitary sewer main. This main extends along the southern portion of Montwood Drive.

The Tierra Del Este Unit Sixty Eight (68) [TDE 68] *proposed* sanitary sewer collection system includes a fifteen (15) inch diameter sanitary sewer main along Rich Beem Boulevard south of Montwood to cover the entire frontage of TDE 68. Additionally, the plans include a second fifteen (15) inch diameter sanitary sewer main along John Scagno Avenue between Rich Beem Boulevard and William Wolverton Place. The plan include eight (8) inch diameter sanitary sewer main stub-outs along the following streets Richard Wiles Street, Russ Leach Avenue, Don Johnson Court, Earl Chokiski Avenue, and Roy Vinson Place.

These described mains are under construction by the Developer of Tierra Del Este Unit 68 subdivision. Easements have been secured along the western portion of Rich Beem Boulevard from Montwood Drive towards the south to accommodate the described proposed fifteen (15) inch diameter sanitary sewer main.

Sanitary sewer service to Tierra Del Este Unit 78 is anticipated by the extension of a fifteen (15) inch diameter sanitary sewer main along Rich Beem Boulevard, John Scagno Avenue, and Thomas Lackland Street and smaller diameter on-site sanitary sewer mains.

#### 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, 3<sup>rd</sup> 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.

**Sun Metro**

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.

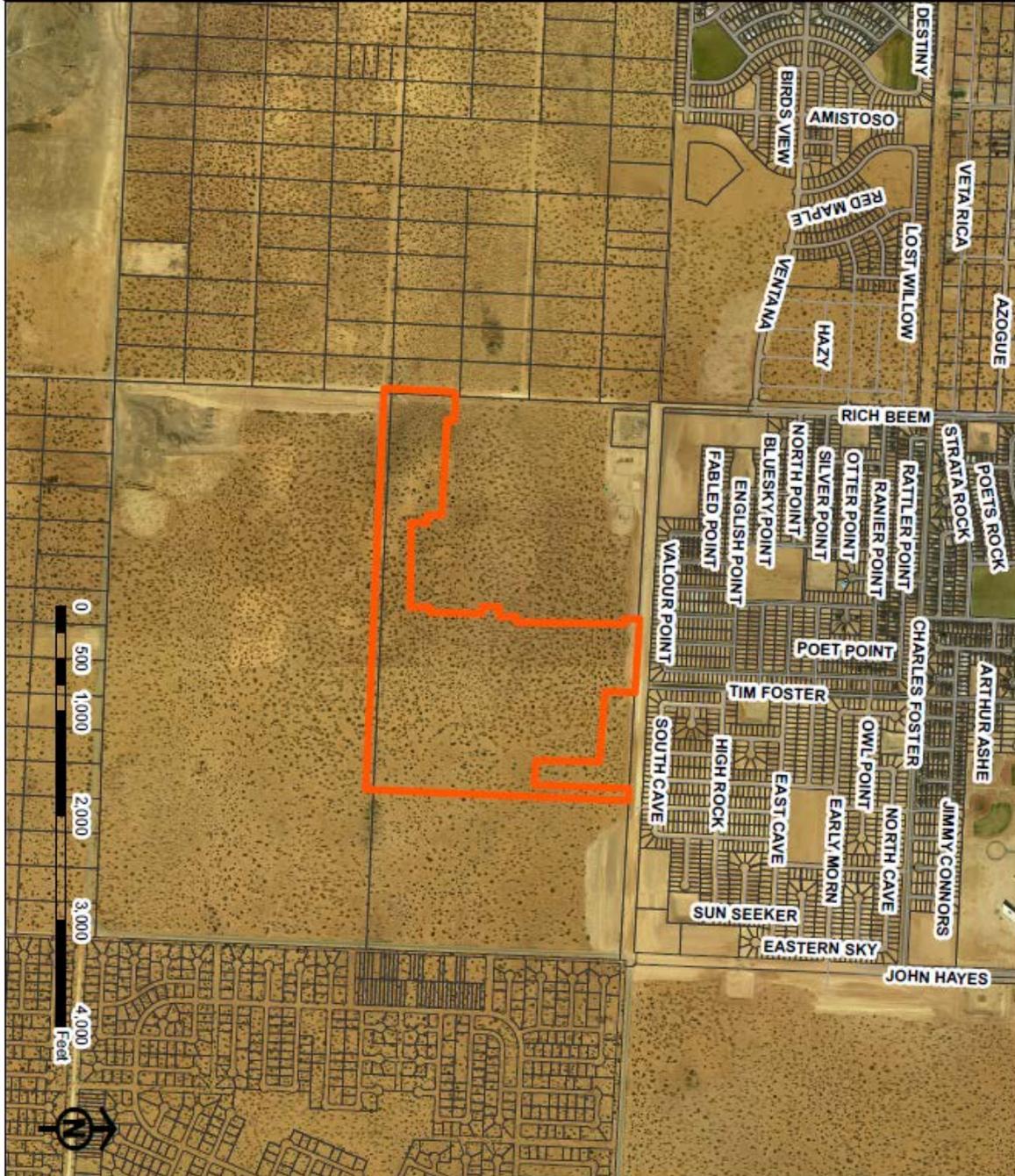
**Attachments**

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



ATTACHMENT 2

TIERRA DEL ESTE UNIT 78









**ATTACHMENT 4**



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

DATE: October 3, 2013

File No. SUSU13-00095

SUBDIVISION NAME: Tierra Del Este Unit 78

1. Legal Description for the area included on this plat (Tract, Block, Grant, etc.)  
Being a portion of Section 2, Block 79, Township 3, Texas and Pacific Railway Co. Surveys, El Paso County, Texas

2. Proposed Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	<u>99.457</u>	<u>709</u>	Office		
Duplex			Street & Alley	<u>25.56</u>	<u>1</u>
Apartment			Ponding & Drainage	<u>2.815</u>	<u>1</u>
Mobile Home			Institutional		
P.U.D.			Other (specify below)		
Park					
School					
Commercial			Total No. <u>711</u>		
Industrial			Total Acres (Gross) <u>127.832</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 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 | Ranchos Real XV, LLC | 6080 Surety Drive, Ste 300, El Paso, TX 79905 | 915-592-0290 |
|     |                 | (Name & Address)     | (Zip)   | (Phone)      |
| 13. | Developer       | Ranchos Real XV, LLC | 6080 Surety Drive, Ste 300, El Paso, TX 79905 | 915-592-0290 |
|     |                 | (Name & Address)     | (Zip)   | (Phone)      |
| 14. | Engineer        | CONDE INC.           | 6080 Surety Drive, Ste 100, El Paso, TX 79905 | 915-592-0283 |
|     |                 | (Name & Address)     | (Zip)   | (Phone)      |

**CASHIER'S VALIDATION**  
**FEE: \$2,015.06**

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**