City of El Paso – City Plan Commission Staff Report

REVISED

Case No:	SUSU12-00101 Sunset Terrace Unit Four
Application Type:	Resubdivision Combination
CPC Hearing Date:	November 15, 2012
Staff Planner:	George Pinal, 915-541-4152, pinalg@elpasotexas.gov
Location:	West of I-10 and North of Borderland Road
Legal Description Acreage:	19.473 acres
Rep District:	1
Existing Use:	Vacant
Existing Zoning:	R-3A/sc and C-4/sc
Proposed Zoning:	N/A
Nearest School:	Jose H. Damian Elementary School (2.18 miles)
Nearest Park:	Proposed park (0.29-mile)
Parkland Fees Required:	$6,600.00
Impact Fee Area:	Westside Impact Fee Area – This development is subject to impact fees.
Property Owner:	Tropicana Development
Applicant:	CEA Group
Representative:	CEA Group

SURROUNDING ZONING AND LAND USE:
North: R-3A and C-3 (Residential and Commercial)/ Vacant
South: R-3A/sc and C-4/sc (Residential with a special contact and Commercial with a special contract)/ Undeveloped Residential Development
East: C-4/sc (Commercial with a special contract)/ I-10
West: R-3A and M-1/sc (Residential and Manufacturing with a special contract)/ Vacant

THE PLAN FOR EL PASO DESIGNATION: Residential and Industrial

APPLICATION DESCRIPTION

The applicant is proposing development of 55 residential lots with the smallest being 5,070 square feet and the largest approximately 14,750 square feet in size. Also proposed is an 11-foot meandering hike and bike trail, and common open space which will be privately owned and maintained. City Vested rights have been granted to this subdivision. The applicant will utilize section 19.08.010.C from the current subdivision code which allows the developers engineer to design and submit the water and wastewater plans. The applicant is also proposing the following modifications:

- To allow for a 50-foot right of way with 4-foot parkways and 5-foot sidewalks with 32 feet of pavement.
- To allow for improvements in an arroyo in accordance with Section 19.16.050(H) *Preservation of Natural Arroyos* of the previous code.

CASE HISTORY

This subdivision was part of a preliminary plat submission on May 7, 2008.

This subdivision is part of La Puesta Del Sol Land Study that was approved by the City Plan Commission on September 23, 2010.

Sunset Terrace Unit Four was approved on a Resubdivision Preliminary basis by the City Plan Commission on December 16, 2010.

Sunset Terrace Unit Four was approved as a Resubdivision Combination basis by the City Plan Commission on September 8, 2011

CURRENT REQUEST

The recording maps were not submitted within the six month requirement per section 19.08.060 (H). The application has been resubmitted on a re-subdivision combination basis. There have been no changes from the previous submittal. The application conforms to the approved land study.

Development Coordinating Committee

The Development Coordinating Committee recommends **approval** of the modifications based on reason #3 from section 19.04.170.A of the previous subdivision code and **approval** of Sunset Terrace Unit Four on a **Resubdivision Combination** basis.

Planning Division Recommendation

Approval with modifications**.** In this case the applicant has demonstrated an alternative method of development to include a hike and bike trail, a pedestrian right-of-way and 5' sidewalks. This alternative method of development will improve the aesthetic value of the subdivision while giving equal emphasis to safety, and pedestrian passage.

City Development Department - Land Development

Land Development has reviewed subject plan and recommends approval.

The Engineering Division Manager has made a determination that modification is required to a portion of the arroyo within the proposed Sunset Terrace Unit 4 Subdivision. The reason of the modification is for the purpose of protecting the health, safety and welfare of the public. Therefore, my recommendation to the City Plan Commission is that an exception should be granted to the preservation of natural arroyos to allow some improvements. These improvements shall comply with all Federal, State, Local mandates and meet the requirements of Chapter 19.16.050 (Preservation of Natural Arroyos). Any areas impacted by the proposed improvements, shall be reasonably safe from flooding and said improvements are included

within the Subdivision Improvement Plan to be reviewed and approved by the Land Development Section of the City Development.

City Development – Transportation

1. Sidewalks are required on TXDOT ROW.

The following comments are provided:
1. TXDOT approval is required for access and improvements to Desert Boulevard South.
2. Temporary breakaway guard posts with retro-reflective end of road markers or Type III barricades shall be required at the end of Bellwoode, Berringer, and Westfield.
3. All existing and/or proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) within public rights-of-way shall follow the City of El Paso Design Standards for Construction and be ADA/TAS compliant.

El Paso Water Utilities
We have reviewed the subdivision referenced above and provide the following comments:

1. The subject property is located within the City of El Paso Westside Impact Fee Service Area. Impact fees will be assessed by the City of El Paso at the time of platting and collected by EPWU prior to the issuance of a Building Permit.

2. During the site improvement work, the Owner/Developer shall safeguard the existing water and sanitary sewer mains and appurtenant structures located within the subdivision. The Owner/Developer shall minimize changes in grade above or near the vicinity of the existing PSB facilities and is responsible for the costs of setting appurtenant structures to final grade.

3. The Owner/Developer has entered into a Development Agreement with the El Paso Water Utilities – Public Service Board (EPWU-PSB) to construct the proposed water and sanitary sewer mains to provide service to the subdivision. The Developer's utility contractor is installing the required water and sanitary sewer mains. These mains are not available for permanent service until EPWU-PSB issues a Letter of Final Acceptance of the facilities.

EPWU Comments
Water:
4. There is an existing 60-inch diameter water transmission main located along Desert South Boulevard. No direct service meter connections are allowed to this 60-inch water main as per the El Paso Water Utilities-Public Service Board Rules and Regulations. The Owner/Developer shall minimize any grading above or near the existing 60-inch diameter water transmission main.

5. The subject property will 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. The Owner/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. Additionally, the lot/home buyer shall be

responsible for the operation and maintenance of the above-described privately-owned water pressure regulating devices.

Sanitary Sewer:
6. There is an existing 24-inch diameter sewer gravity force main along the existing 40-foot wide PSB easement/ROW. Also, there is an existing 8-inch diameter sanitary sewer main along the above mentioned 40-foot easement/ROW that starts just east of the western property line of Lot 11 and continues west along Bellwood Drive, then south along Berringer Road to connect to an existing main along Nordstrom Avenue.

General:
7. All easements dedicated for public water and 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 sanitary sewer facilities within the easement 24 hours a day, seven (7) days a week.

Parks and Recreation Department
We have reviewed **Sunset Terrace #4,** a resubdivision combination plat map and offer Developer / Engineer the following comments:

Please note that this subdivision is composed of **57** (R-3A/sc) Single-family dwelling lots and applicant is proposing to dedicate an eleven feet (11') wide Hike/Bike trail for a total of **0.18 acres.**

Based on the following calculations, applicant shall be required to dedicate the **0.18 acres** of Hike/Bike Trail & pay park fees in the amount of **$6,600.00** in order to comply with the minimum parkland requirements:

57 lots, vested under the "old" ordinance at a rate of 1-Acre/200 Units = …... **0.29 Acres**
Credits for Dedication of Hike/Bike Trail with-in E.P.E.Co. Easement = …. **(-) 0.18 Acres**
Parkland balance = 0.11 Acres
Parkland balance of 0.11 Acres at a rate of 1-Acre/200 Units = ……. 22 dwelling units
22 dwelling units at a rate of $300.00 per dwelling unit (old ordinance) = …… **$6,600.00**

We offer the following **informational comments** to assist Applicant in the design of the new Park's construction drawings.

1. Construction of the Hike & Bike trail shall be in accordance with the City of El Paso Park Design and Construction Standards as adopted by Council on June 03, 2008
2. Parks Department request that any “sloped areas” & 20' beyond each way be provided with the construction of a 24" high stem wall (from high side) to minimize erosion and wash-outs onto the trail.

Recommend for all areas beyond the proposed Hike/Bike trail to remain undisturbed.

Texas Gas Service
No comments received.

Central Appraisal District
No comments received.

El Paso Electric Company
No comments received.

911 District
No comments received.

Fire Department
No comments received.
Geographic Information Systems
No comments received.

Canutillo School District
No comments received.

Additional Requirements and General Comments:

1. Submit to the Planning and Economic 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.
3. This property is subject to impact fees. The table and respective language shall be included on the face of the final approved and recorded plat. Impact fees shall be calculated based on the table below:
   Chapter 395 of the Texas Local Government Code authorizes the City of El Paso to adopt and impose water and wastewater impact fees. This plat note fulfills an obligation mandated by Chapter 395 and sets the assessment of the impact fees in accordance with the impact fee schedule adopted by City Council as set forth below. The collection of the impact fee for this subdivision shall be prior to the time a building permit is issued if development is within the city limits or at the time of the meter connection if development is outside the city limits.

Westside Service Area

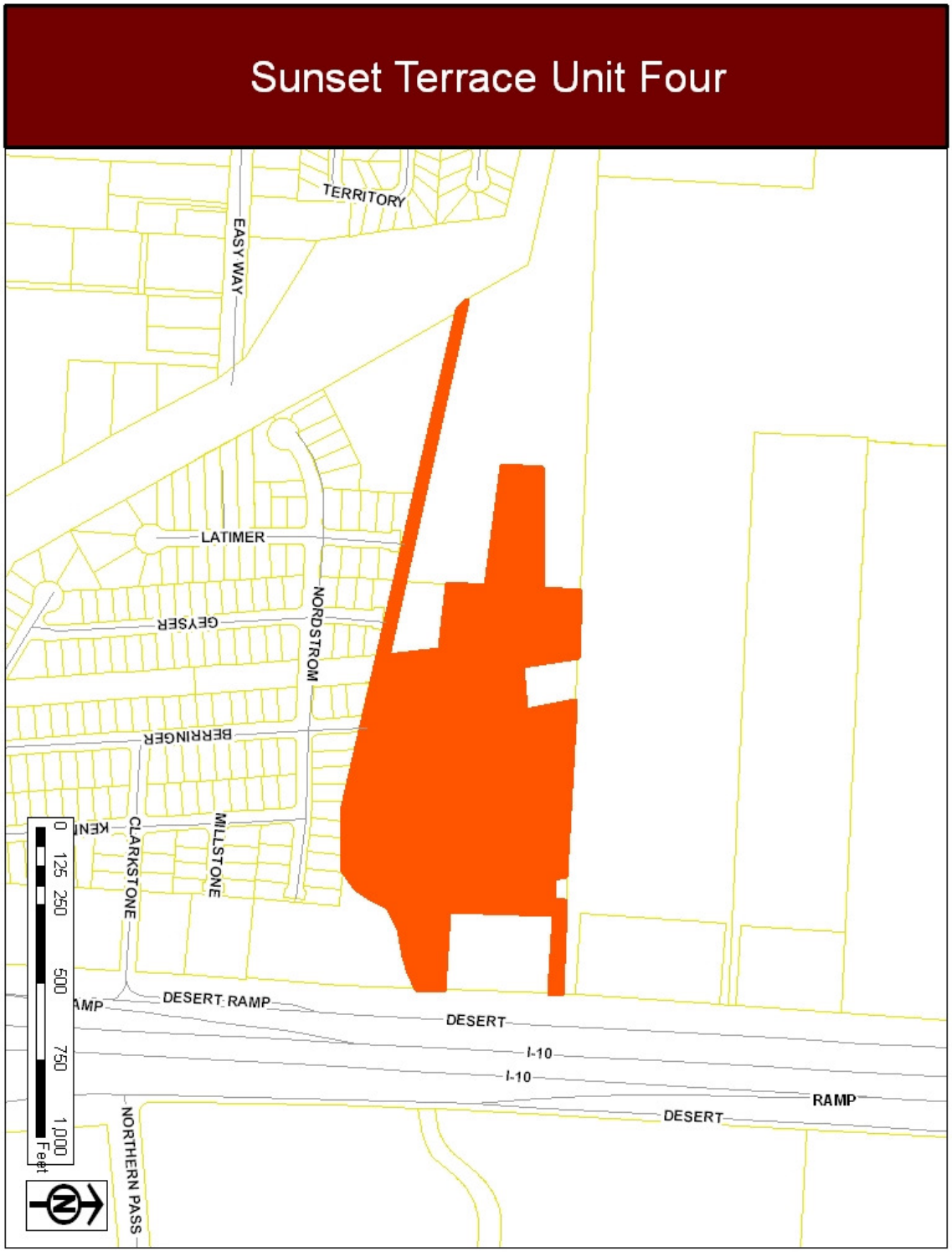
Meter Size	Meter Capacity Ratio	Water*	Wastewater
Less than 1inch	1.00	$ 659.00	$927.00
1 inch	1.67	$1,101.00	$1,548.00
1½ inch	3.33	$2,195.00	$3,087.00
2 inch	5.33	$3,514.00	$4,941.00
3 inch	10.00	$6,593.00	$9,270.00
4 inch	16.67	$10,990.00	$15,453.00
6 inch	33.33	$21,973.00	$30,897.00
8 inch	53.33	$35,158.00	$49,437.00
10 inch	76.67	$50,545.00	$71,073.00
12 inch	143.33	$94,490.00	$132,867.00

***Fees do not apply to water meter or connections made for standby fire protection service**

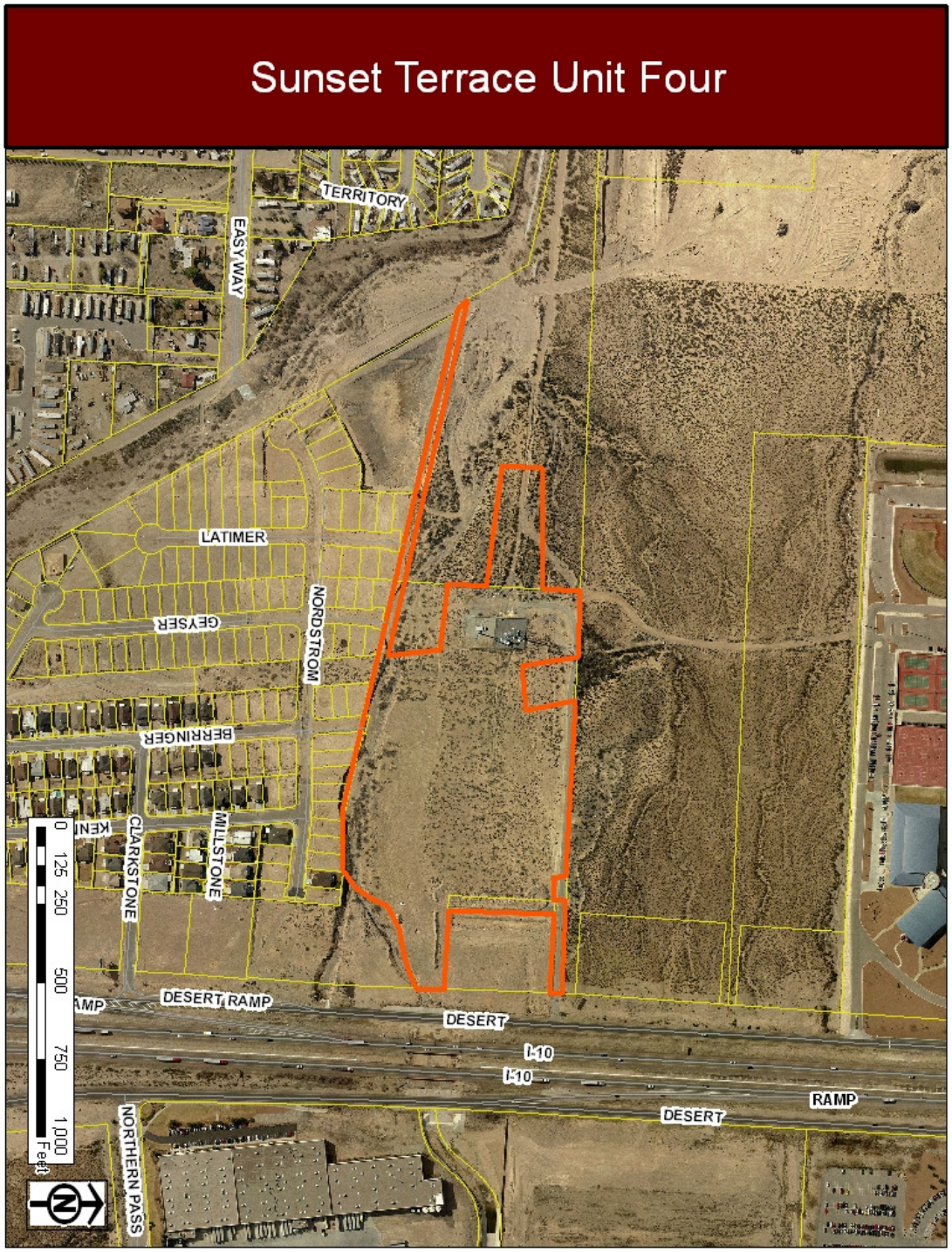
Attachments

1. Location map
2. Aerial map
3. Preliminary Plat
4. Final Plat
5. Modification Request
6. Application

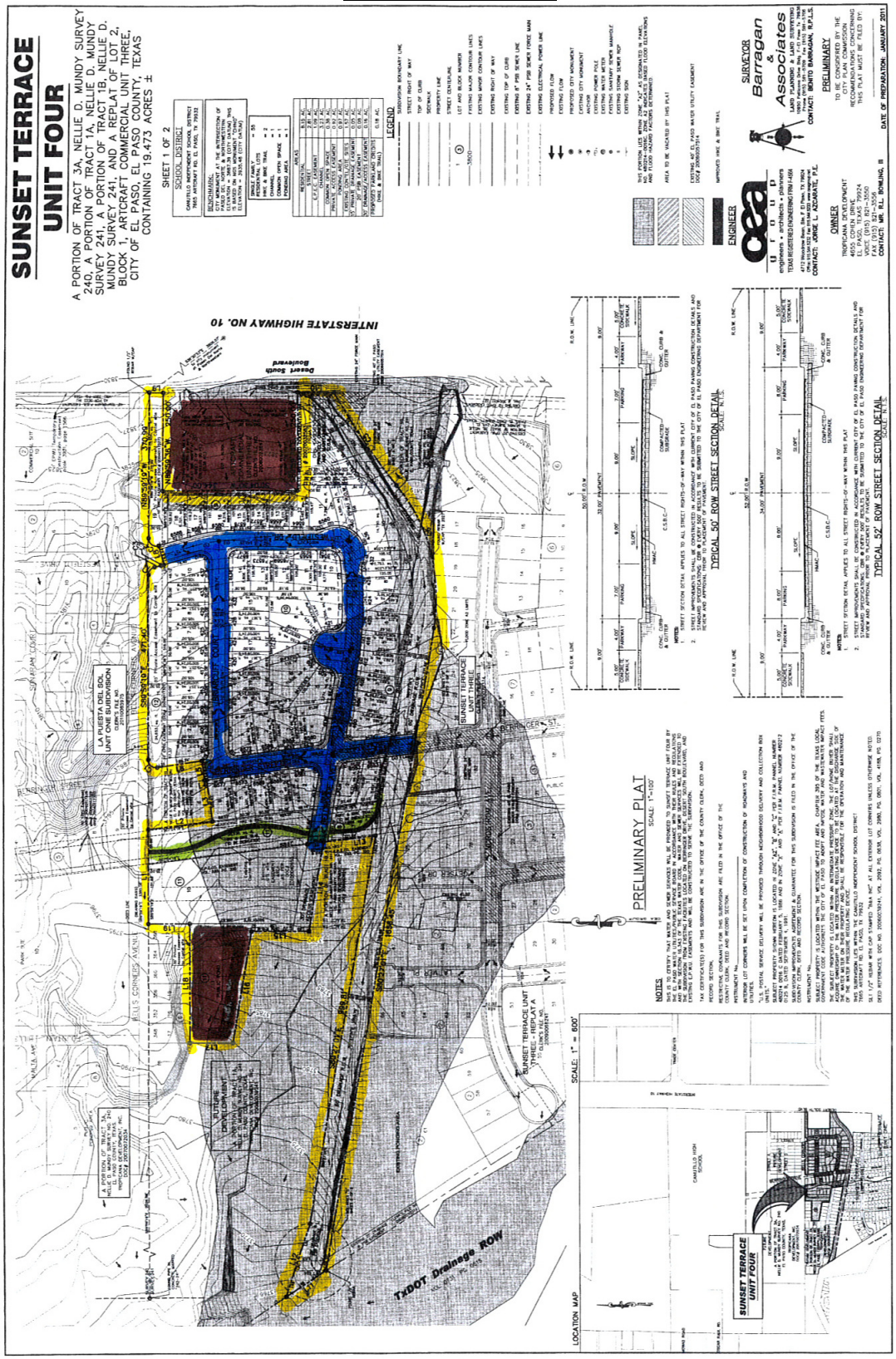
ATTACHMENT 1



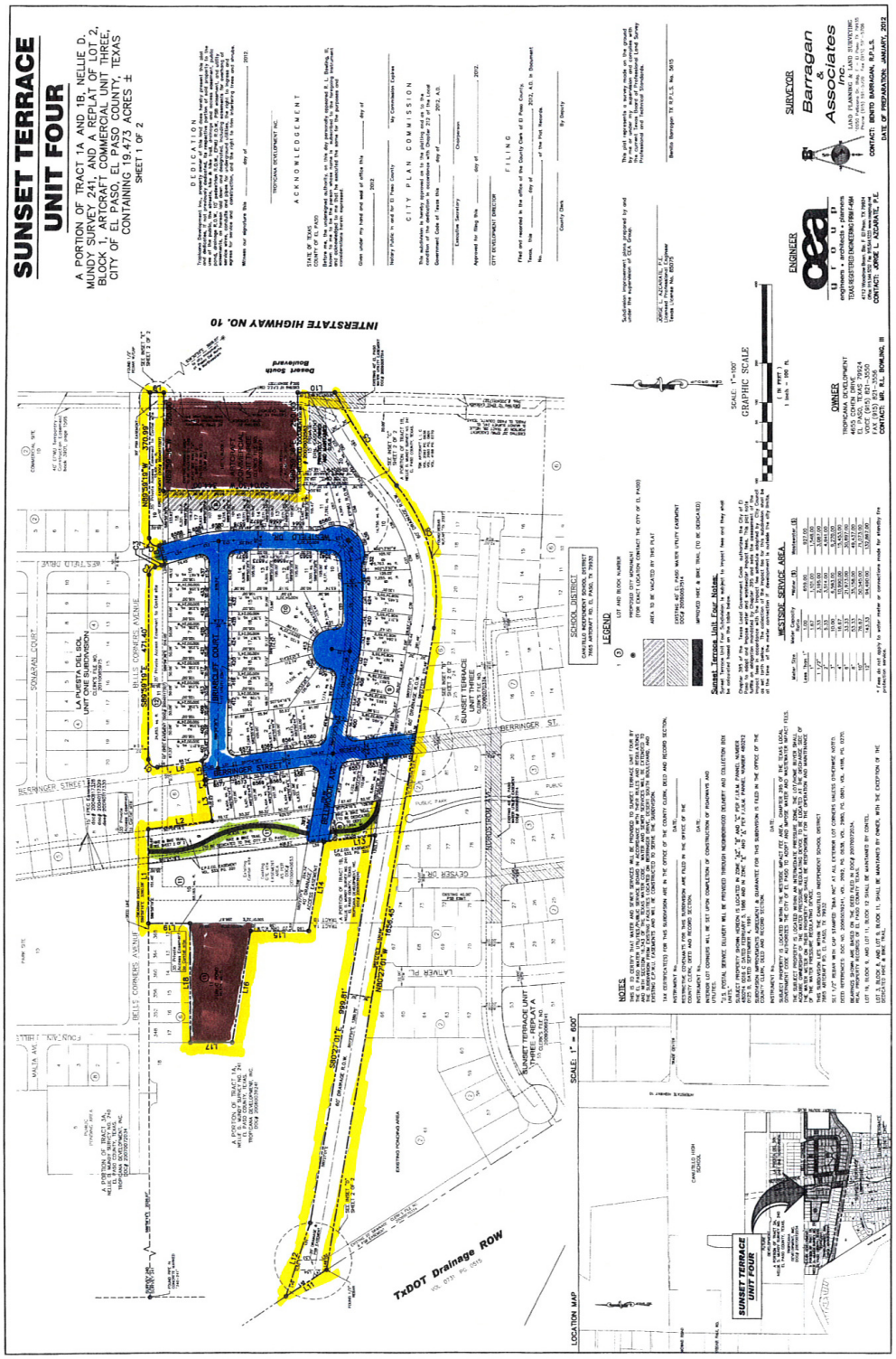
ATTACHMENT 2



ATTACHMENT 3



ATTACHMENT 4



ATTACHMENT 5

Castner Center @ Transmountain
4712 Woodrow Bean, Ste. F
El Paso, TX 79924
Office: 915.544.5232
Fax: 915.544.5233
web: www.ceagroup.net

October 18, 2012

City of El Paso-Planning & Economic Development
Two Civic Center Plaza-5th Floor
El Paso, Texas 79901

Attention: Mr. Justin Bass
Planner

Reference: Sunset Terrace Unit Four–Modification Letter

Dear Mr. Bass:

On behalf of the Developer for the above referenced development, we are requesting modifications to the subdivision regulations. These modifications will include the following adjustments:

Modification No. 1: 50 foot Roadway
This modification shall consist of a 50 foot roadway cross-sections with 2-16 foot paved driving lanes with 6 inch curb and gutter on both sides of the roadway, 2-4 foot parkways abutting the curb and 2-5 foot concrete sidewalks.

Modification No. 2: Hike & Bike Trail
This modification shall consist of an 11 foot wide hike & bike trail cross section with 2- 6 inch x 12 inch concrete header curbs at the outer limits, and consisting of a 1-1/2 inch HMAC top surface, a 6" compacted aggregate base course with 8" compacted subgrade foundation.

Modification No. 3: Pedestrian R.O.W.
This modification shall consist of a 10 foot wide pedestrian row with 6-ft high rock walls at the r.o.w. line, and with a cross-section of 2- 6 inch x 12 inch concrete header curbs at the outer limits, and consisting of a 1-1/2 inch HMAC top surface, a 6" compacted aggregate base course with 8" compacted subgrade foundation.

If you have any questions regarding this issue, please do not hesitate to call me at office number 915.544.5232. We thank you for your cooperation on this issue and look forward to your favorable consideration to our request.

Sincerely,
CEA Group

Jorge Grajeda, E.I.T.
Design Engineer

Reviewed by:

Jorge L. Azcarate, P.E.
Project Manager

I-2000-123ld.cep_ks.18oct.31
Jg/jia

ATTACHMENT 6

CITY PLAN COMMISSION APPLICATION FOR
RESUBDIVISION COMBINATION APPROVAL

CITY OF EL PASO PAID OCT 18 2012 CITY DEVELOPMENT DEPARTMENT

DATE: 9/27/12 FILE NO. SUSU12-00101

SUBDIVISION NAME: Sunset Terrace Unit Four

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
A portion of Tract 3A, Nellie D. Mundy Survey 240, A portion of Tract 1A, Nellie D. Mundy Survey 241, A portion of Tract 1B, Nellie D. Mundy Survey 241 and a replat of Lot 2, Block 1, Artcraft Commercial Unit 3, City of El Paso, El Paso County Texas.

2. Property Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	8.15	55	Office		
Duplex			Street & Alley	2.81	4
Apartment			Ponding & Drainage		
Mobile Home			Institutional		
P.U.D.			Other (specify below)		
Park	1.09	2	C.O.S.	0.38	1
School			Existing Contel/GTE Sites	1.57	1
Commercial			Total No. Sites		
Industrial			Total (Gross) Acreage	19.47	

3. What is existing zoning of the above described property? R3A, C4 Proposed zoning? R3A, C4

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)
Surface flow, Storm sewer, public pond and a 60ft. Drainage R.O.W. channel improvements

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 X No ____
If answer is "Yes", please explain the nature of the modification or exception Hike & bike trail from 5ft wide to 11ft. wide and 10ft. pedestrian R.O.W.

9. Remarks and/or explanation of special circumstances: N/A

10. **Improvement Plans submitted?** Yes X 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 X No ____

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

12. Owner of record Tropicana Development 4655 Cohen Dr. 79924 (915) 821-3550
(Name & Address) (Zip) (Phone)

13. Developer Tropicana Development 4655 Cohen Dr. 79924 (915) 821-3550
(Name & Address) (Zip) (Phone)

14. Engineer CEA Group 4712 Woodrow Bean, Ste. F 79924 (915) 544-5232
(Name & Address) (Zip) (Phone)

CASHIER'S VALIDATION
FEE: $1,083.00

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.