



City of El Paso – City Plan Commission Staff Report

Case No: SUSU11-00100 Tres Sueños Unit Seven
Application Type: Major Combination
CPC Hearing Date: November 17, 2011
Staff Planner: Kevin Smith, 915-541-4903, smithkw@elpasotexas.gov
Location: North of Montana Avenue and West of Rich Beem Boulevard
Legal Description Acreage: 27.465 acres
Rep District: 5
Existing Use: Vacant
Existing Zoning: P-R 1
Proposed Zoning: N/A

Nearest School: Hurshel Antwine Elementary School (1.33-mile)
Nearest Park: Park within Tres Suenos Unit Four Amending plat (0.35-mile)
Parkland Fees Required: Not required
Impact Fee Area: Not in Impact Fee Area and will not be subject to impact fees

Property Owner: JNC Development, Inc.
Applicant: Conde, Inc.
Representative: Conde, Inc.

SURROUNDING ZONING AND LAND USE:

North: P-R 1 (Planned Residential District)/ Vacant
South: P-R 1 (Planned Residential District)/ Vacant
East: C-2/c (Commercial with a condition)/ Vacant
West: ETJ (Extraterritorial Jurisdiction)/ Vacant

THE PLAN FOR EL PASO DESIGNATION: No designation

APPLICATION DESCRIPTION

The applicant is proposing development of 144 single-family lots with the smallest lot approximately 4,300 square feet and the largest approximately 9,770 square feet in size. The applicant is also proposing one pond.

This subdivision is located within the Tres Sueños Land Study which was approved in 2006. Vested rights have been granted to utilize the previous subdivision code. The applicant has requested that Section 19.8.1 of the current subdivision code be used which would allow for the engineer to develop the water and wastewater plans.

The applicant is also requesting the following modifications:

- To allow for a revised cross section to have 5-foot sidewalks.
- To allow for a street name longer than 13 characters.
- To allow for a 50 foot right-of-way.

Development Coordinating Committee

The Development Coordinating Committee recommends *approval* of the modifications based on reason 3 of Section 19.04.170.A of the previous code and *approval* of Tres Sueños Unit Seven on a major combination basis.

Staff is also recommending that the City Plan Commission require the applicant to landscape the parkway area on Eastbrook Drive as stipulated under Section 19.16.080(D) *The city plan commission may require that a parkway at the rear of a double frontage lot be landscaped or other aesthetic treatment be provided by the subdivider, subject to the approval of the planning & economic development director or designee, to provide visual separation between the development and the street.* Staff also recommends that if the City Plan Commission requires landscaping, that the condition be coordinated with the El Paso Department of Transportation where it conflicts with site visibility standards, utilities, and parkway illumination. For the type of landscaping, staff recommends the developer select trees designated as median/street/right of way appropriate from the City's Plant and Tree List, to be placed 30-feet on centers.

Planning Division Recommendation

Approval with modifications. In this case, Reason 3 is met because the subdivider has demonstrated an alternative method of development that will improve the aesthetic value of the subdivision while giving equal emphasis to safety, economy, tax yield, maintenance cost, response time, drainage, vehicular access and pedestrian passage.

Engineering and Construction Management – Land Development

No objection.

El Paso DOT

Transportation does not object to the proposed subdivision. Transportation has the following notes for the applicant:

1. Double frontage lots along Eastbrook shall comply with Section 19.15.080.D (Double Frontage Lots).
2. Landscape, trees, vegetation and irrigation systems are to be provided within the proposed median on Rich Beem and the parkways on Eastbrook in accordance with Section 19.16.020.G (Streets-Medians).
3. Tony Barrego is spelled incorrectly (Tony Borrego).
4. Recommend the use of the current 50ft. cross sections to include five-foot sidewalks and five-foot parkways on the Local streets within the subdivision.
5. Foreseeing the future need, Transportation recommends the installation of two (2) two-inch underground conduits be installed within the proposed median on Rich Beem as part of the median improvements for median illumination (arterial lighting) communication systems.
6. Temporary end of road markers or Type III Barricades shall be provided at the ends of Rich Beem, Nestor Valencia, Robert Pena, Tony Barrego (sp), Pat Adatao and Nat Campos.

7. All existing/proposed paths of travel within public rights-of-way shall be in compliance with current ADA/TAS rules and regulations and the current City of El Paso Design Standards for Construction.

El Paso Water Utilities

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

1. The existing PSB easements that follow the alignment of Kiko Fierro and Eastbrook shall be shown on the plat.

Water:

2. There are existing water mains along Robert Nunez Lane and Kiko Fierro Place within Tres Suenos Subdivision Unit 2 Amending. There is an existing 12-inch diameter water main along Eastbrook Drive that dead-ends approximately 60-feet west of the eastern right-of-way line of Rich Beem Boulevard.

3. An 8-inch diameter main extension is required along the proposed Rich Beem Boulevard to connect to the existing water main along Eastbrook Drive. A 12-inch diameter water main extension is required along Eastbrook Drive.

Sewer:

4. There are existing sewer mains along Robert Nunez Lane and Kiko Fierro Place within Tres Suenos Subdivision Unit 2 Amending. Within the subdivision, there is an existing 8-inch diameter sanitary sewer main along a 20-foot PSB easement that follows the alignment of the proposed extension of Kiko Fierro Street. Also there is an existing 12-inch diameter sewer main along a 20-foot PSB easement that follows the alignment of the proposed Eastbrook Drive.

5. A 12-inch diameter sewer main extension is required along the proposed Pat Aduato Drive.

General:

6. There are water and sewer mains being constructed within Tres Suenos Unit 5. These mains will be available to serve the subject subdivision after EPWU issues a Final Acceptance of the water and sewer.

7. During the site improvement work, the Owner/Developer shall safeguard the existing sewer mains 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.

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

9. EPWU-PSB requires a new service application to serve the subdivision. New service applications should be made 6-8 weeks in advance of construction to ensure water for construction work. The following items, if applicable, are required at the time of application: (1) hard copy of site plan with street names and addresses; (2) finalized set of improvement plans,

including grading & drainage plans; (3) digital copy of site plan; (4) benchmark check; (5) construction schedule; and (6) a certificate of compliance. Service will be provided in accordance with the current El Paso Water Utilities – Public Service Board (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.

PSB - Stormwater

Below are comments for the subdivision referenced above.

Tres Suenos Unit 7 – Revised Major Combination

1. Design of the ponding area shall meet all subdivision ordinance requirements for a retention basin with access road. On the preliminary plat show the proposed basin contours and the location of the maintenance road, gate, and access ramp. Provide any preliminary geotechnical test results, especially any boring test results in the vicinity of the proposed ponding area.
2. Mitigate the amount of stormwater runoff on streets by extending an underground storm sewer system to capture street flow at critical points. Show all proposed drainage structures on the preliminary plat.
3. Identify the stormwater infrastructure proposed within the 15-foot wide drainage easement within Lot 10 adjacent to the pond. Change the drainage easement to a drainage right-of-way or redesign the system to eliminate the need for the Lot 10 drainage easement. Stormwater drainage facilities that are to be maintained by EPWU shall be encompassed within a designated City-owned property or right-of-way.
4. At the improvement plan stage protect the subject property from damage due to stormwater runoff from the adjacent undeveloped terrain.
5. Incorporate principles of low impact development (such as recessed landscaping, rainwater harvesting, and porous pavements) to reduce the amount of developed stormwater runoff.

Parks and Recreation Department

We have reviewed **Tres Sueños #7**, a revised major combination plat map and offer Applicant / Developer the following comments:

1. Please note that this subdivision is composed of **144** (PR-1) Single-family dwelling lots and does not include any parkland dedication however, this subdivision is part of the "Tres Sueños Land Study" and applicant has dedicated three (3) "Parks" for a total of 11.13 acres – Two (2) of the parks have already been constructed and accepted by this department.

Based on the following parkland calculations, this subdivision meets the minimum parkland requirements as per ordinance Chapter 19.20 - Parks and Open Space however, this plat increased the density from 52 units to 144 units therefore, Tres Suenos #8 which was recently submitted for a 5-Day review will not meet the minimum parkland requirements and will be required to include the adjacent park site as shown on the Land Study.

Parkland calculations:

Tres Sueños #1 Parkland Dedication	5.93 Acres	or	593 Dwelling Units
Tres Sueños #4 Parkland Dedication	2.57 Acres	or	257 Dwelling Units
Tres Sueños #5 Parkland Dedication	<u>2.63 Acres</u>	or	<u>263 Dwelling Units</u>
Total Parkland Dedication	11.13 Acres	or	1113 Dwelling Units

Tres Sueños #1 = 151 Units requires	1.51 Acres
Tres Sueños #2 = 128 Units requires	1.28 Acres
Tres Sueños #3 = 101 Units requires	1.01 Acres
Tres Sueños #4 = 172 Units requires	1.72 Acres
Tres Sueños #5 = 136 Units requires	1.36 Acres
Tres Sueños #6 = 138 Units requires	1.38 Acres
Tres Sueños #7 = 144 Units requires	<u>1.44 Acres</u>
Total Requirements	9.70 Acres

Total Parkland Dedication	11.13 Acres	or	1113 Dwelling Units
Total Requirements	<u>9.70 Acres</u>	or	<u>970 Dwelling Units</u>
Meets and exceeds the "Parkland Requirements" by 1.43 Acres or 143 Dwelling Units			

NOTE: Tres Sueños #8 is composed of 150 units required to dedicate 1.50 Acres of "Parkland", since there are only 1.43 acres of available "Parkland" credits therefore Unit 8 will not meet the minimum "Parkland" requirements.

Texas Gas Service

No comments received.

Central Appraisal District

No comments received.

El Paso Electric Company

No comments received.

911 District

The street with the name **VICTOR LOPEZ** currently exists within the 911 emergency response area. The District requests that this street be renamed and given a unique name.

Fire Department

No comments received.

Sun Metro

No comments received.

Geographic Information Systems

No comments received.

Socorro School District

No comments received.

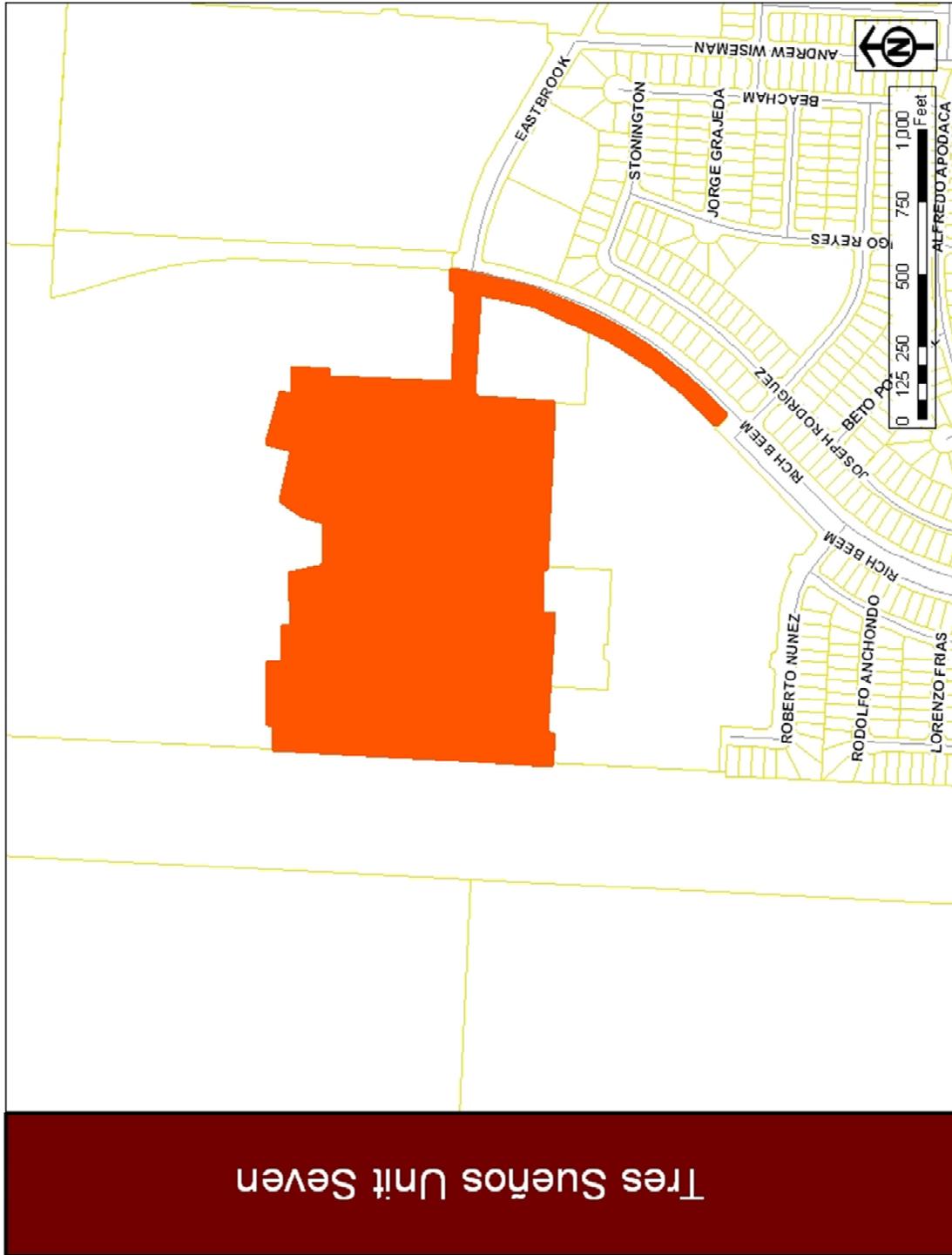
Additional Requirements and General Comments:

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. The following shall be addressed prior to the recording of the plat:
 - a. Correct suffix of Kiko A. Fierro to be Place.
 - b. Rename Victor Lopez Court as it already exists.
 - c. Change suffix of Pat Aduato to be Street.
 - d. Change suffix of Tony Barrego to be Street.
 - e. Change suffix of Tres Suenos to be Place.
 - f. Change suffix of Nestor Valencia to be Street.

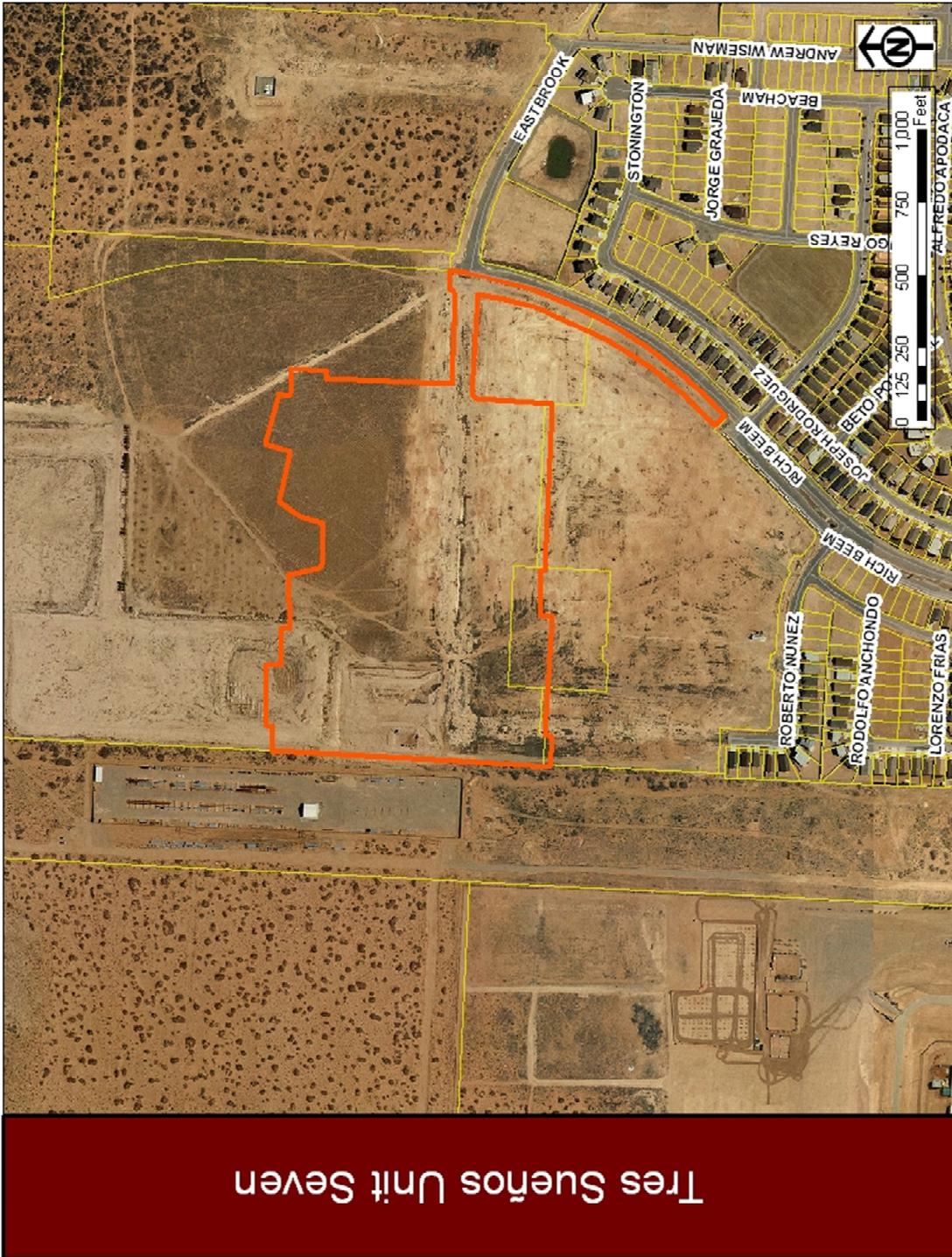
Attachments

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

ATTACHMENT 1



ATTACHMENT 2



ATTACHMENT 5



CONDE INC

October 5, 2011

Planning Department
#2 Civic Center Plaza
City of El Paso, Texas 79901

Attention: **Eddie Garcia**

Re: Modification Request – Tres Suenos Unit Seven

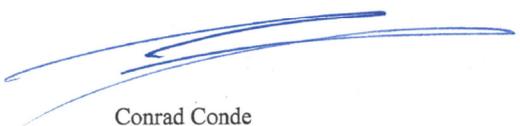
Dear Eddie,

As per your request and as per Title 19 Subdivision, Chapter 19.04 General Provisions, Sub-section 19.04.170 Modification of Conditions, we are submitting a formal request for the following modifications to the above mentioned subdivision as follows:

- Subdivision Improvement Design Standards Section 3-2 revised cross section to allow for a 5' sidewalk instead of a 4' sidewalk (for all Residential Sub-collector streets) in order to provide improved Pedestrian safety and mobility.
- Subdivision Ordinance Section 19.16.040-A2D to allow for street names with more than 13 characters in length.
- Subdivision Improvement Design Standards to allow for a 50'R. O. W. in order to improve vehicular mobility while protecting pedestrian movements.

If you have any questions or comments on the above please let me know. Thank you for your time and consideration in this matter.

Sincerely,



Conrad Conde
CONDE, INC.

ENGINEERING/PLANNING/SURVEYING

8080 SURETY DR., SUITE 100 / EL PASO, TEXAS 79905 / (915) 592-0283 / FAX (915) 592-0288

ATTACHMENT 6



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

DATE: October 28, 2011

File No. _____

SUBDIVISION NAME: TRIS SUENS UNIT 7

1. Legal Description for the area included on this plat (Tract, Block, Grant, etc.)
Being a portion of Section 27, Block 79, Township 2, Texas and Pacific Railway Company Surveys,
City of El Paso, El Paso County, Texas

2. Proposed Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	<u>20.25</u>	<u>144</u>	Office		
Duplex			Street & Alley	<u>5.429</u>	<u>1</u>
Apartment			Ponding & Drainage	<u>1.722</u>	<u>1</u>
Mobile Home			Institutional		
PHED			Other (specify below)		
Park					
School					
Commercial			Total No. Sites	<u>146</u>	
Industrial			Total Acres (Gross) & Sites	<u>27.465</u>	

3. What is existing zoning of the above described property? PR-1 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 assessments are proposed? Underground _____ Overhead _____ Combination of Both X

6. What type of drainage is proposed? (if applicable, list more than one)
Lots to streets in parking areas

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 X No _____
If answer to is "Yes", please explain the nature of the modification or exception "See Attached Letter"

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 Section 19.47-Vested Rights (See Attached).

12. Owner of record, JNC Development, Inc., 12200 Montwood Dr., El Paso, TX, 79928 915-855-1005
 (Name & Address) (Zip) (Phone)
13. Developer, JNC Development, Inc., 12200 Montwood Dr., El Paso, TX, 79928 915-855-1005
 (Name & Address) (Zip) (Phone)
14. Engineer, CONDE INC., 6080 Surety Dr., Ste. 100 79903 915-592-0283
 (Name & Address) (Zip) (Phone)

CARRIER'S VALIDATION
 FEE: \$1,000.00

OWNER SIGNATURE: 

REPRESENTATIVE: 