



City of El Paso – City Plan Commission Staff Report

REVISED

Case No: SUSU14-00112 Tierra Del Este Unit 68
Application Type: Major Combination
CPC Hearing Date: December 4, 2014
Staff Planner: Alfredo Austin, 915-212-1604, austinaj@elpasotexas.gov
Location: South of Montwood and East of Rich Beem
Acreage: 79.28 acres
Rep District: ETJ
Existing Use: Vacant
Existing Zoning: ETJ (Extraterritorial jurisdiction)
Proposed Zoning: ETJ (Extraterritorial jurisdiction)
Nearest School: El Dorado 9th Grade High (1.11 miles)
Nearest Park: Park proposed within subdivision (1.562 acres)
Park Fees: N/A
Impact Fee Area: This subdivision is within an Impact Fee Area.
Property Owner: Ranchos Real XV
Applicant: Ranchos Real XV
Representative: Conde, Inc.

SURROUNDING ZONING AND LAND USE

North: C-2/R-5 (Residential)

South: ETJ (Vacant)

East: ETJ (Vacant)

West: ETJ (Vacant)

THE PLAN FOR EL PASO DESIGNATION: G4, Suburban (Walkable)

APPLICATION DESCRIPTION

The applicant is proposing to subdivide approximately 79.28 acres of land into 425 single-family lots ranging from 5,028 square feet to 6,351 square feet. One park, a hike and bike trail and a ponding area are also proposed. Access to the subdivision is proposed from Montwood Drive and Rich Beem Boulevard. This development is being reviewed under the current subdivision ordinance.

A plat for this property was previously approved by City Plan Commission in January 2012. The only change is to the configuration of the park site, which has been reduced in size to approximately 1.5 acres, and now includes residential lots fronting the park. This change occurred due to a development agreement and development plan that were approved by the CPC on Nov. 6, 2014 and by City Council on Nov. 18, 2014. The development agreement sets the

terms for annexation of approximately 310.6 acres, which includes this property as well as approximately 80 acres that will be dedicated to the city for a future sports complex site.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends **Approval** of Tierra Del Este Unit 68 on a **Major Combination** basis subject to the following comments.

City Development Department-Planning Division:

Planning Staff recommends **Approval** of Tierra Del Este Unit 68 on a Major Combination basis subject to the following comments. The plat complies with the approved Tierra del Este III Phase IV development agreement and development plan.

- Temporary breakaway guard posts with retro-reflective end of road markers or Type III barricades shall be placed at dead ends.

City Development Department-Land Development:

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

The Developer/Engineer shall address the following comments.

1. Provide Cross Section A-A.
2. Show proposed drainage flow patterns at the alleys and adjacent lots on typical alley cross-sections.

Parks and Recreation Department:

We have reviewed **Tierra Del Este Unit Sixty Eight**, a major combination plat map and offer no objections to this subdivision application, just have the following comments:

Please note that this Subdivision is part of the **Tierra Del Este III Phase IV Amended Land Study**, is composed of **425 Single-family** dwelling lots, and includes a **1.56 acre "Park site"**. This subdivision and any other subsequent subdivisions with-in the amended land study comply with the minimum "Parkland" requirements of Title 19 – Subdivision and Development Plats, **Chapter 19.20 – Parks and Open Space** due to the following items agreed to between The Developer (Owner) and the City Of El Paso and entered into a Development Agreement:

1. Developer has agreed to donate to the City of El Paso a parcel of land of about **78.98 acres** for a Sports Complex; The City of El Paso has agreed to construct & make all improvements to the site.
2. 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 (no amenities) and a five foot (5') sidewalk with-in the park.
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 along Montwood Drive; Developer shall construct all the public improvements; Upon completion of the public improvements, the City of El Paso shall reimburse the Developer the cost of the project.
4. Developer shall construct the required street improvements for the westerly fifty-five (55) foot width of John Hayes Street abutting the Sports Complex parcel including all required street lights as reflected in the cross section in the Development Plan; Upon completion

of the public improvements, the City of El Paso shall reimburse the Developer the cost of the project.

5. Developer shall construct all the required street improvements for the entire width of Honey Dew Street as reflected in the cross section in the Development Plan; Upon completion of the public improvements, the City of El Paso shall reimburse the Developer the cost for half (1/2) of the right-of-way width improvements.
6. Development Agreement needs to be presented to the City Plan Commission for review and recommendation.
7. After the effective date of the Agreement, the Developer shall submit an application for annexation and rezoning of the property; the City of El Paso will process the annexation and rezoning applications concurrently at the same City Planning Commission meeting and City Council meeting.
8. Once the City of El Paso adopts the ordinances for annexation and rezoning of the property, the Developer shall execute and deliver to the City of El Paso the "Donation Deeds"
9. Please refer to the Development Agreement approved by Mayor & Council.

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 Comments

The Developer has entered into an 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 this subdivision. The Developer is presently constructing the water and sanitary sewer mains. EPWU-PSB issued Conditional Acceptance on October 09, 2014 to the water and sanitary sewer mains constructed by the Developer

EPWU-PSB does not object to this request.

El Paso Fire Department:

No comments received.

911:

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.

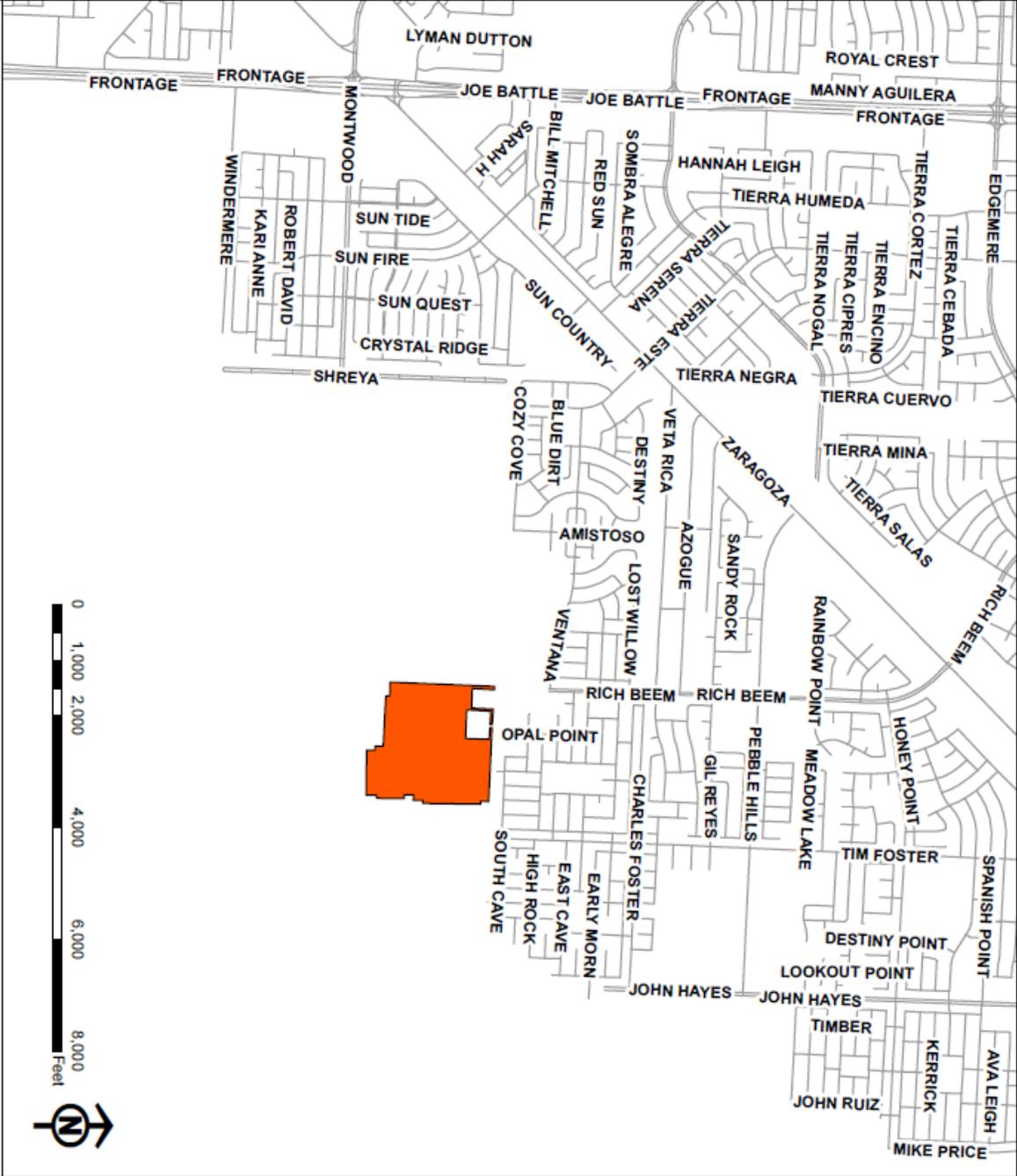
- a. Current certified tax certificate(s)
 - b. Current proof of ownership
 - c. Release of access document, if applicable
 - d. Set of restrictive covenants, if applicable
 - e. Deed for property to be dedicated as parkland.
2. Every subdivision shall provide for postal delivery service. The subdivider 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. Development plan
4. Preliminary plat
5. Final plat
6. Application

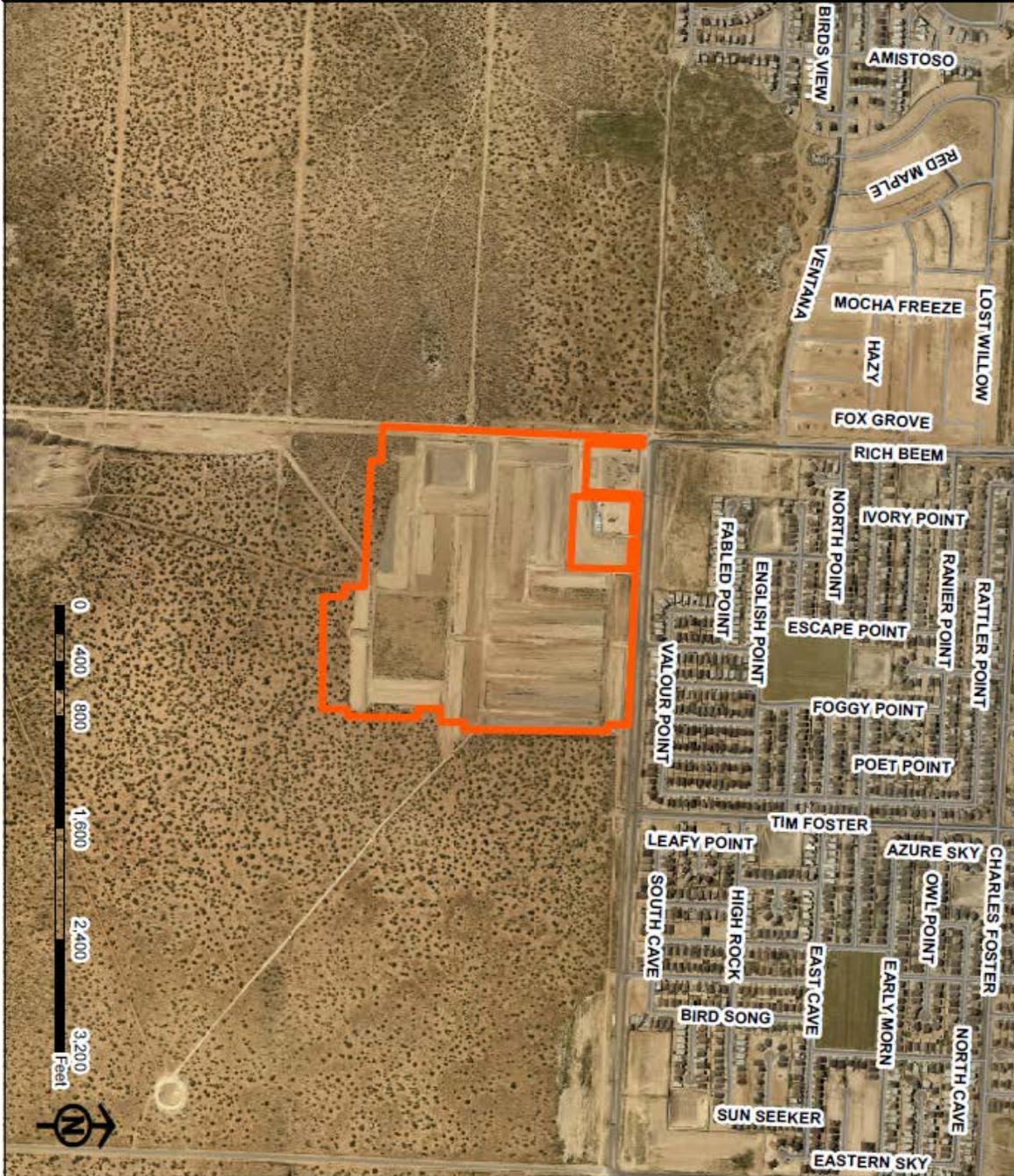
ATTACHMENT 1

Tierra Del Este Unit 68

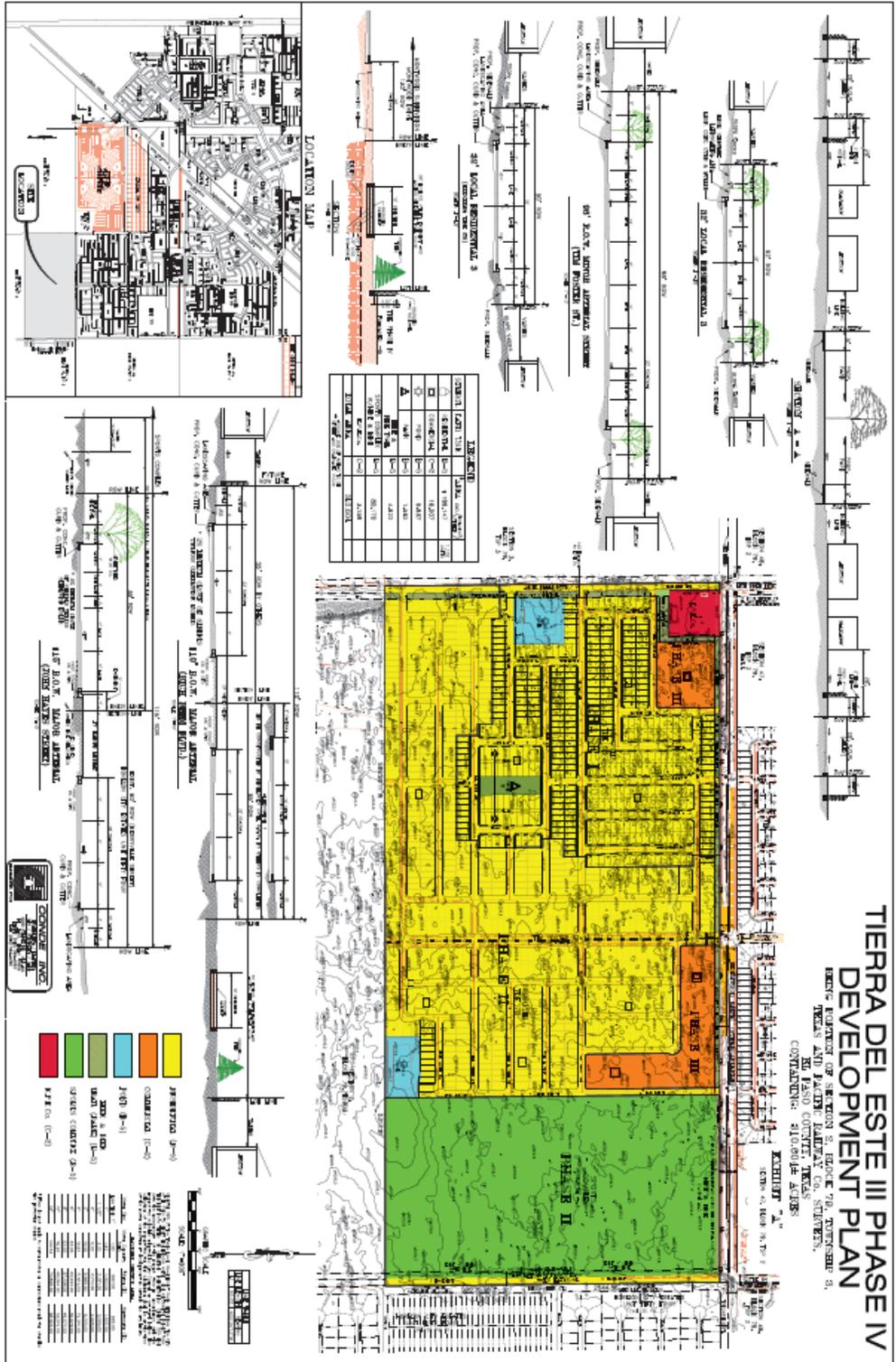


ATTACHMENT 2

Tierra Del Este Unit 68



ATTACHMENT 3



ATTACHMENT 6



CITY PLAN COMMISSION APPLICATION FOR MAJOR COMBINATION SUBDIVISION APPROVAL

DATE: November 05, 2014

File No. SUSU14-00112

SUBDIVISION NAME: Tierra Del Este Unit 68

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 Company Surveys,
El Paso County, Texas

2. Proposed Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	<u>58.7394</u>	<u>425</u>	Office		
Duplex	_____	_____	Street & Alley	<u>15.8556</u>	<u>1</u>
Apartment	_____	_____	Ponding & Drainage	<u>3.121</u>	<u>1</u>
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	<u>1.562</u>	<u>1</u>		_____	_____
School	_____	_____		_____	_____
Commercial	_____	_____	Total No. Sites	<u>428</u>	
Industrial	_____	_____	Total Acres (Gross)	<u>79.28</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)
Lot to street to Ponds

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

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 _____

9. Remarks and/or explanation of special circumstances: _____

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 _____ No X
If yes, please submit a vested rights petition in accordance with Title I (General Provisions) Chapter 1.04 --Vested Rights

- | | | | | |
|-----|-----------------|---|---|--------------------------------|
| 12. | Owner of record | <u>Ranchos Real XV, LLC</u>
(Name & Address) | <u>6080 Surety Drive, Ste 300, El Paso, TX 79905</u>
(Zip) | <u>915-592-0290</u>
(Phone) |
| 13. | Developer | <u>Ranchos Real XV, LLC</u>
(Name & Address) | <u>6080 Surety Drive, Ste 300, El Paso, TX 79905</u>
(Zip) | <u>915-592-0290</u>
(Phone) |
| 14. | Engineer | <u>CONDE INC.</u>
(Name & Address) | <u>6080 Surety Drive, Ste 100, El Paso, TX 79905</u>
(Zip) | <u>915-592-0283</u>
(Phone) |

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

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



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