



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

**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](mailto: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 9<sup>th</sup> Grade High (1.11 miles)  
**Nearest Park:** Park proposed within subdivision (1.562 acres)  
**Park Fees:** Pending  
**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:**

No comments received.

**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:**

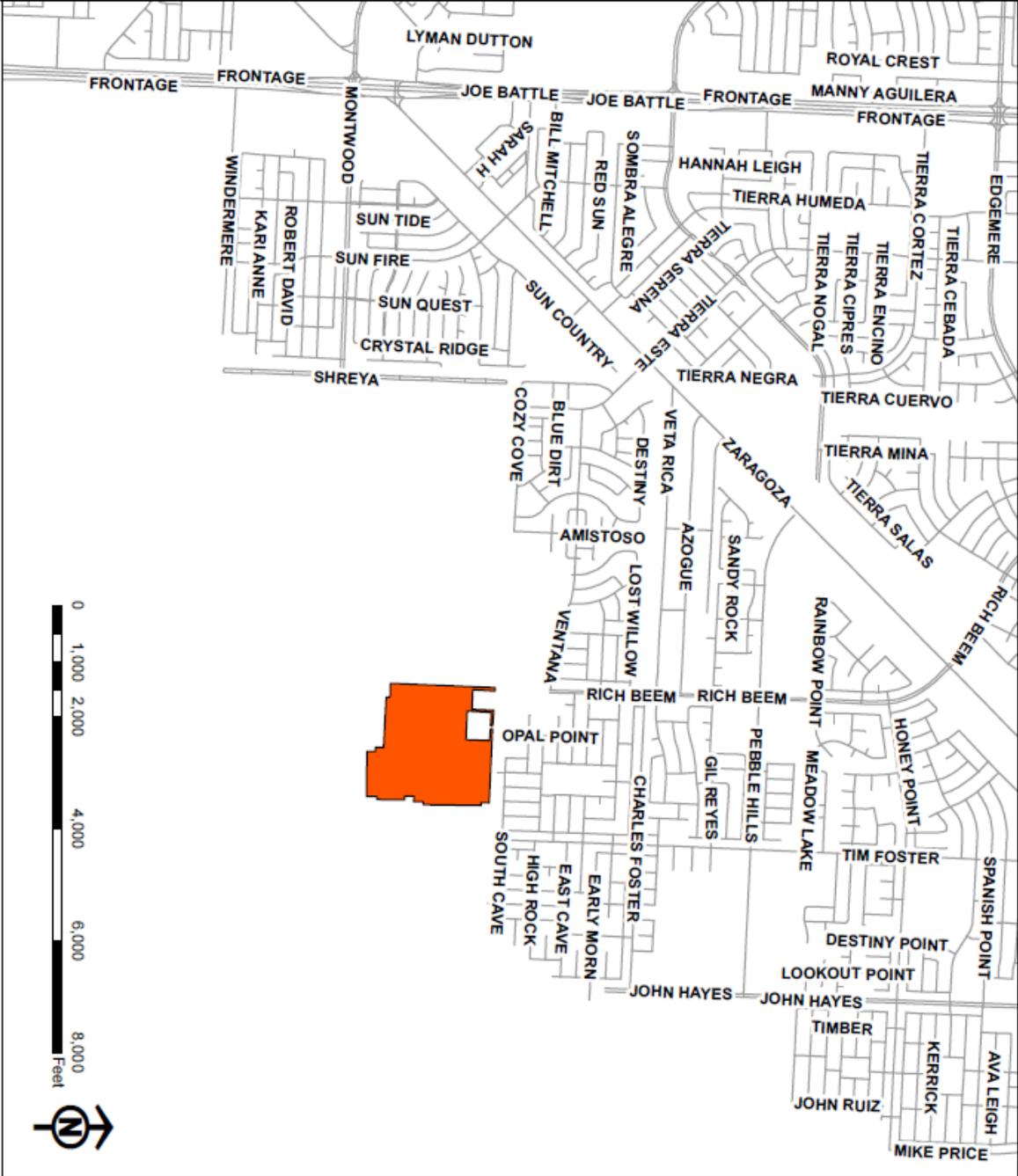
1. Submit to the City Development Department – Planning Division the following prior to recording of the subdivision.
  - a. Current certified tax certificate(s)
  - b. Current proof of ownership
  - c. Release of access document, if applicable
  - d. Set of restrictive covenants, if applicable
  - e.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

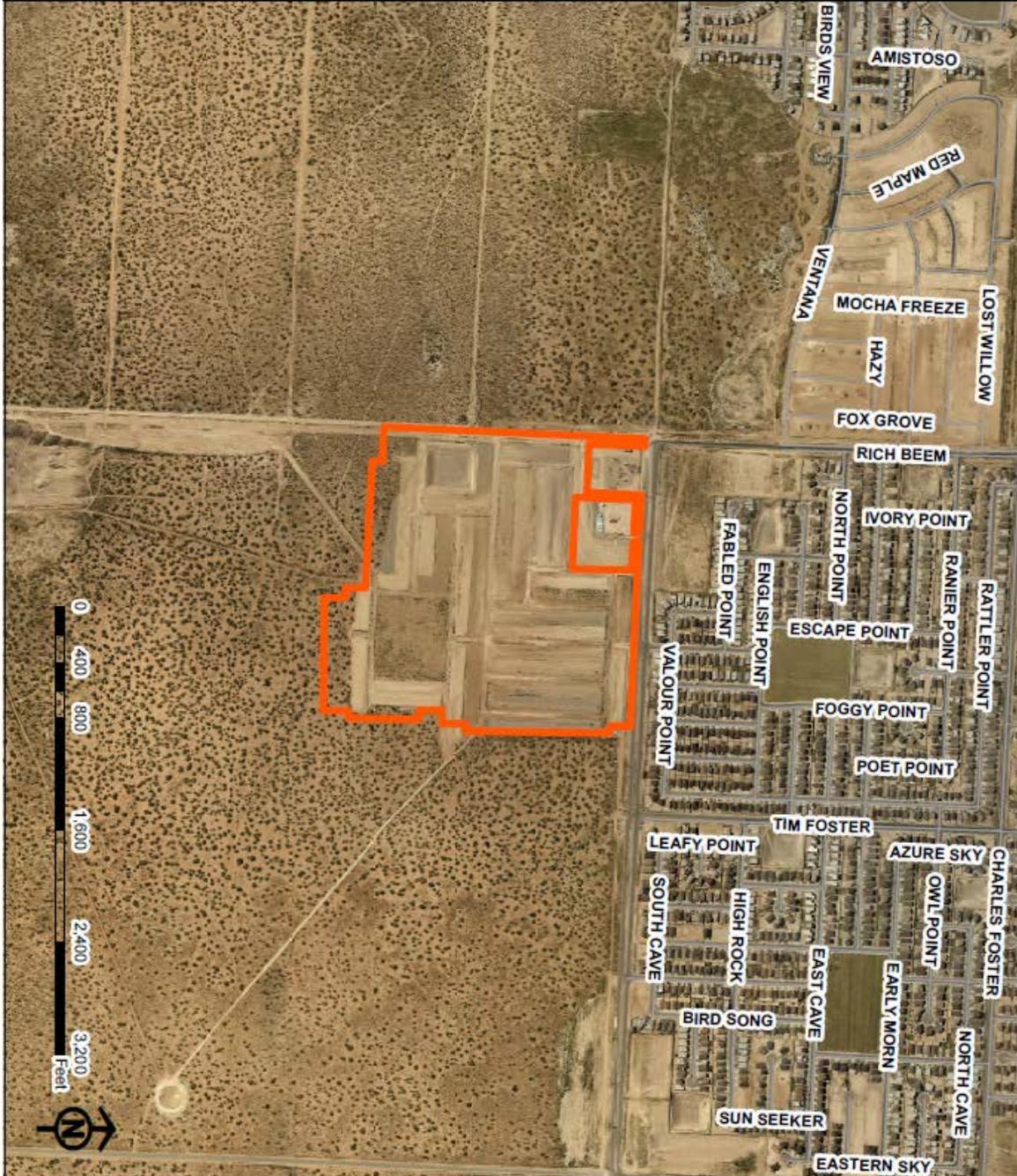
ATTACHMENT 1

**Tierra Del Este Unit 68**



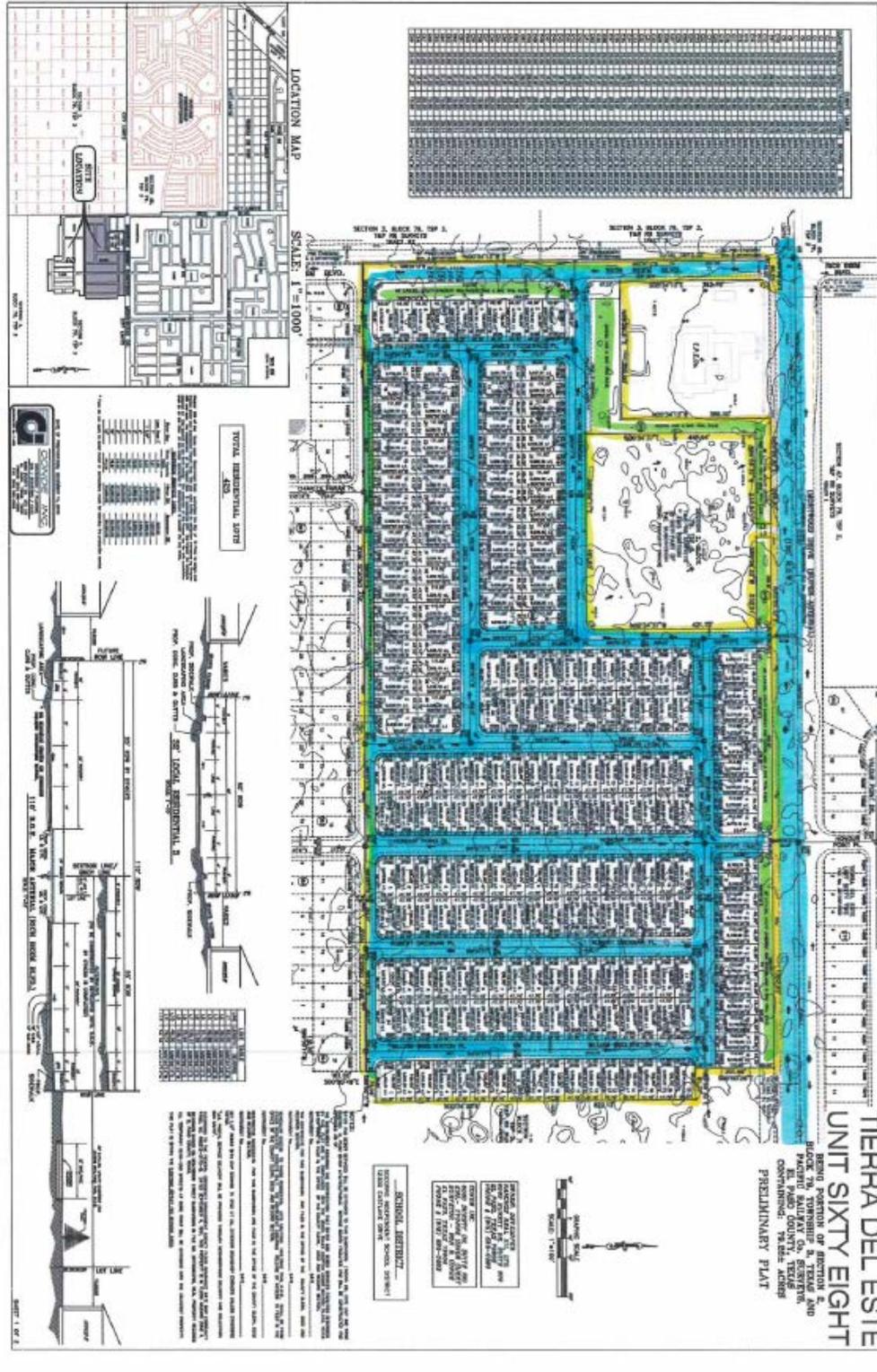
ATTACHMENT 2

Tierra Del Este Unit 68





# ATTACHMENT 4









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