



City of El Paso – City Plan Commission Staff Report

Case No: SUSU13-00108 Sereno Valley Estates
Application Type: Major Preliminary
CPC Hearing Date: December 5th, 2013
Staff Planner: Alfredo Austin, (915) 541-4192, austinaj@elpasotexas.gov
Location: North of Tyler Seth Ave and East of Westside Road
Acreage: 16.54 acres
Rep District: 1
Existing Use: R-2-C/Vacant
Existing Zoning: R-2-C
Proposed Zoning: R-2-C
Nearest Park: Valley Creek Park (1.14 miles)
Nearest School: Jose H Damian Elementary (1.54 miles)
Park Fees Required: N/A
Impact Fee Area: This property is not located in an Impact Fee Service Area and not subject to impact fees.
Property Owner: C&R Properties, and Rio Aqua Dulce, LP
Applicant: C&R Properties, and Rio Aqua Dulce, LP
Representative: Sitework Engineering LLC

SURROUNDING ZONING AND LAND USE

North: P-R1/Vacant
South: R-2/Residential Development
East: R-F/ Ranch
West: R-F/R2/Residential Development

PLAN EL PASO DESIGNATION: O3, Agriculture

APPLICATION DESCRIPTION

The applicant proposes to subdivide 16.54 acres of vacant land for 42 single-family residential lots, a 0.37-acre pocket park and a linear park totaling 0.68 acres. Access to the subdivision will be from Tyler Seth Ave. The subdivision is being reviewed under the current subdivision code.

The existing zoning condition limits the density to 2.5 units per acre. **Based on the number of units and the total acreage of the plat this condition is being exceeded by one lot.**

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends **Approval** of Sereno Valley Estates on a Major Preliminary basis subject to the following comments and conditions:

1. Applicant shall remove one lot in order to meet zoning condition that limits density to 2.5 units per acre, or;
2. Applicant shall request and City Council approve the release of zoning condition that limits density to 2.5 units per acre.

Planning Division Recommendation:

Staff recommends **Approval**, subject to one of the following conditions being met prior to submittal of final plat:

1. Applicant shall remove one lot in order to meet zoning condition that limits density to 2.5 units per acre, or;
2. Applicant shall request and City Council approve the release of zoning condition that limits density to 2.5 units per acre.

City Development Department - Land Development

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

The Developer/Engineer needs to address the following comments.

1. No objections.
2. Provide typical cross section for 30' Park showing proposed runoff directions.
3. Provide the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) panel information; it is not given on Preliminary Plat.
4. Identify the discharge location for the stormwater runoff; show the proposed pond locations within each lot or provide a standard detail.

Parks and Recreation Department

We have reviewed Sereno Valley Estates, a major preliminary plat map which is composed of 42 (R-2/c) Single-family residential dwelling lots and includes a 0.37 acre "Pocket Park" and & 0.681 acres of "Linear Parks" in 4 Sections.

Please note that this subdivision meets and exceeds the minimum "Parkland" requirements as per ordinance Title 19 – Subdivisions and Development Plats, Chapter 19.20 – Parks and Open Space therefore, Parks Department recommends approval of this subdivision.

This subdivision is located within "Park Zone": NW-8
Nearest Parks: Valley Creek & River Park West #1

If density/acreage is increased /decreased or the property zoning /use changes, then "Parkland / fees" will be re-assessed based on applicable conditions.

El Paso Water Utilities

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

1. EPWU-PSB does not object to this request.
2. EPWU-PSB is interested in leasing the water rights of this subdivision. Please contact Jim Shelton at 594-5511.

EPWU - PSB Comments

Water:

2. There is an existing 12-inch diameter water main along Westside Drive. This main is available for service.
3. There is an existing 8-inch diameter water main along Tyler Seth Avenue. This main is available for service.

Sanitary Sewer:

4. There is an existing 15-inch diameter sanitary sewer main along Westside Drive. This main is available for service.
5. There is an existing 8-inch diameter sanitary sewer main along Tyler Seth Avenue. This main is available for service.
6. Sanitary sewer service is critical due to the topography of the property. EPWU-PSB requires complete final grading plans before committing to provide sanitary sewer service.

General

7. EPWU-PSB anticipates providing water and sanitary sewer service by on-site main extensions. EPWU-PSB requests that site be graded so that sanitary sewer may be provided by gravity. All water and sanitary sewer main extension costs are the responsibility of the Owner/Developer.
8. EPWU-PSB requires access to the proposed water, sanitary sewer facilities, appurtenances, and meters within the proposed PSB easement(s) 24 hours a day, seven (7) days a week. No building, reservoir, structure or other improvement, other than asphaltic paving (HMAC), shall be constructed or maintained on the above referenced El Paso Water Utilities - Public Service Board Easements (PSB easements) without EPWU's written consent. The proposed PSB easements shall be improved to EPWU-PSB easement improvement standards.
9. Frontage fees may be due from the Owner/Developer for the above described existing water and sanitary sewer mains. EPWU-PSB will determine the amount due once the Owner/Developer makes an official new service application with EPWU. The Owner/Developer is responsible for all frontage fees, as well as water and sanitary sewer installation costs.
10. Dewatering is required for the installation of water mains, sanitary sewer mains and related appurtenant structures.
11. EPWU-PSB requires a new service application to initialize design of the on-site water and sanitary sewer main extensions to serve the subject property. New service applications should be made 6-8 weeks prior to any 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) certificate of compliance. 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

The El Paso County District requests that addressing be displayed on this plat and also replace the name DAPHNE PL because it currently exists within the emergency response area. Please note this is the third comment for this plat.

(Street name change to occur prior to recording of the plat.)

Central Appraisal District

No comments received.

El Paso Electric Company

No comments received.

Texas Gas Company

No comments received.

Canutillo Independent School District

School District shall to be changed from “El Paso Independent School District” to “Canutillo Independent School District.”

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

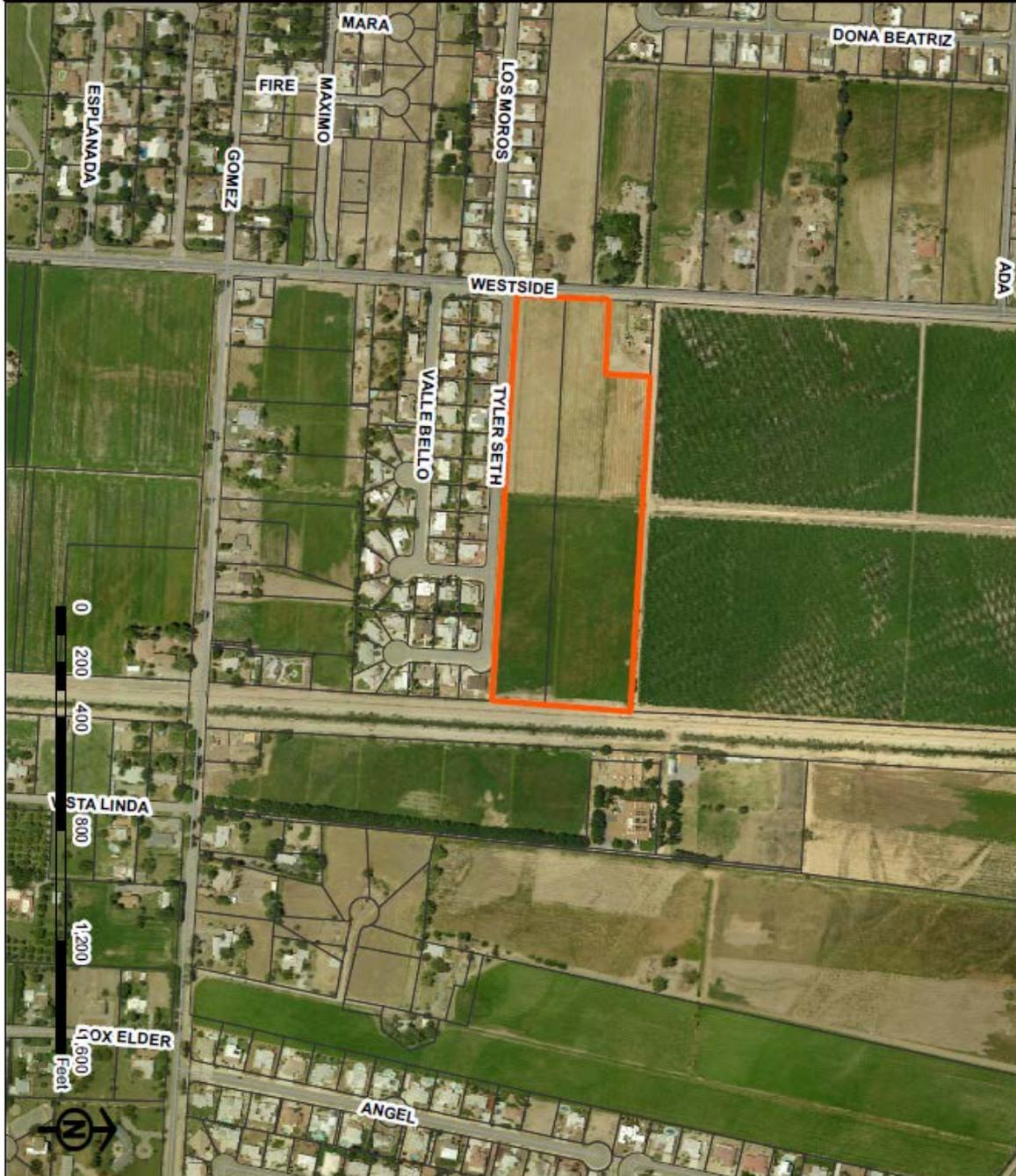
ATTACHMENT 1

SERENO VALLEY ESTATES



ATTACHMENT 2

SERENO VALLEY ESTATES



ATTACHMENT 4



CITY PLAN COMMISSION APPLICATION FOR
MAJOR PRELIMINARY SUBDIVISION APPROVAL

DATE: 11/18/13 FILE NO. SUSU13-00108
SUBDIVISION NAME: SERENO VALLEY ESTATES

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
TRACTS 1-L-1 & 1-L-2, BLOCK 10
UPPER VALLEY SURVEYS

2. Property Land Uses:

	<u>ACRES</u>	<u>SITES</u>		<u>ACRES</u>	<u>SITES</u>
Single-family	<u>12.95</u>	<u>42</u>	Office		
Duplex			Street & Alley	<u>2.54</u>	<u>5</u>
Apartment			Ponding & Drainage		
Mobile Home			Institutional		
P.U.D.			Other (specify below)		
Park	<u>1.053</u>	<u>5</u>			
School					
Commercial			Total No. Sites		
Industrial			Total (Gross) Acreage	<u>16.54</u>	

3. What is existing zoning of the above described property? R2C Proposed zoning? R2C

4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes No

5. What type of utility easements are proposed: Underground Overhead Combination of Both

6. What type of drainage is proposed? (If applicable, list more than one)
ON-SITE LOT PONDING

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

8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes No
If answer 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

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

If yes, please submit a vested rights petition in accordance with Title I (General Provisions) Chapter 1.04 - Vested Rights



City Development Department
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 541-4024

- ① C.E.R. PROPERTIES
303 N. OREGON SUITE 200, ELP TX 79901
- ② RIO AGUA DULCE, LP
664 SUNLAND PARK DRIVE, ELP TX 79912
12. Owner of record _____
(Name & Address) (Zip) (Phone)
13. Developer _____
(Name & Address) (Zip) (Phone)
14. Engineer SITWORK ENGINEERING LLC
444 EXECUTIVE CENTER SUITE 134, ELP 79902 915-3518033
(Name & Address) (Zip) (Phone)

Refer to Schedule C for
current fee.

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.

City Development Department
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