



City of El Paso – City Plan Commission Staff Report

Case No: SUSU11-00119 Tres Suenos Unit Eight
Application Type: Major Preliminary
CPC Hearing Date: December 15, 2011
Staff Planner: Raul Garcia, 915-541-4935, garcia1@elpasotexas.gov
Location: North of Montana Avenue and East of Rich Beem Boulevard
Acreage: 31 acres
Rep District: 5
Existing Use: Vacant
Existing Zoning: PR-1 (Planned Residential)
Proposed Zoning: PR-1 (Planned Residential)
Nearest School: Hurschel Antwine Elementary School (1.47 miles)
Nearest Park: Tres Suenos #4 Park (0.26 mile)
Park Fees: N/A
Impact Fee Area: Not in Impact Fee Area
Property Owner: Tropicana Development
Applicant: Tropicana Development
Representative: CEA Group

SURROUNDING ZONING AND LAND USE

North: PR-1 (Planned Residential)/ Vacant
South: PR-1 (Planned Residential)/ Single-family development
East: PR-1 (Planned Residential)/ Vacant
West: PR-1 (Planned Residential)/ Vacant

THE PLAN FOR EL PASO DESIGNATION: No Designation

APPLICATION DESCRIPTION

The applicant is proposing 142 single-family lots with the smallest lot measuring 4,725 square feet in size and the largest measuring 10,522 square feet in size. Primary access will be from the proposed extension of Andrew Wiseman Street. Two ponding areas are also proposed measuring 2.0 and 2.6 acres in size.

The applicant has been granted a vested rights petition in part making the development subject to the subdivision standards in effect prior to June 1, 2008. The applicant will be applying one section from the new code, Section 19.08.01 allowing the developer's engineer to design the water and wastewater plans for the subject development. As part of the requirements under section 19.08.01, subdivision improvement plans will be required at the time of final plat submittal.

The applicant is requesting the following modifications:

1. To allow for a modified 52-foot ROW that will include 5-foot sidewalks and 5-foot parkways and 32 feet of pavement.
2. To allow for a turning heel between 70 feet and 110 feet.
3. To allow for a street name in excess of the 13 character limit.

CASE HISTORY

This property is part of the Tres Suenos Land Study that was approved by the City Plan Commission on May 18, 2006.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends **approval** of the modifications based on reason number 3 of the former subdivision code and **approval** of Tres Suenos Unit Eight on a **Major Preliminary** basis subject to the following conditions and requirements:

Staff is recommending that the City Plan Commission require landscaping within the parkway at the rear of all double frontage lots, as stipulated under Section 19.16.080.D. of the previous subdivision code. Staff recommends that if the City Plan Commission requires landscaping, that the El Paso Department of Transportation and the Developer be provided the flexibility to coordinate the location, spacing, and tree types utilizing the recommendations and information provided in the City of El Paso Approved Plant and Tree List. Additionally, the developer shall take into consideration the location of existing or future utilities, illumination, line of sight visibility standards, the long-term impact of trees, the trees' influence on the landscape palate; and provide trees and plants that will provide colorful foliage year-round, with staggered bloom cycles that will provide a balance of environmental, shade, and overall visual effects.

Planning Division Recommendation:

Approval with modifications. In this case the applicant has demonstrated an alternative method of development to include 5' sidewalks, 5' parkways and reduced pavement width. This alternative method of development will improve the aesthetic value of the subdivision while giving equal emphasis to safety, vehicle and pedestrian passage.

Engineering & Construction Management-Land Development:

No objections.

Department of Transportation:

This subdivision was reviewed utilizing the previous version of Title 19.

The Department of Transportation does not object to the proposed plat with the following condition:

1. Double frontage lots along Andrew Wiseman shall comply with Section 19.16.080.D (Double Frontage Lots).

Notes:

1. Temporary end of road markers or Type III barricades shall be provided at the end of the following streets: a. North of Russell Borrea b. Michael Torres Drive c. East of Adrian Campos Street
2. All existing and proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) within public rights-of-way shall comply with the City Design Standards for Construction and be ADA/TAS compliant.

Should your office or the applicant have any questions or comments regarding these issues, please contact Sandra Hernandez at (915) 541-4152 or Michelle Padilla at (915) 541-4035.

Parks and Recreation Department:

We have reviewed Tres Sueños #8, a major preliminary plat map and offer "No objections" to this subdivision application.

Please note that this subdivision is composed of 142 (PR-1) Single-family dwelling lots and does not include any parkland dedication however, this unit 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 them have already been constructed and accepted by this department therefore, this subdivision complies with the minimum parkland requirements as per ordinance Chapter 19.20 - Parks and Open Space based on the following calculations:

Parkland calculations:

Tres Sueños #1 Parkland Dedication5.93 Acres or 593 Dwelling Units
Tres Sueños #4 Parkland Dedication2.57 Acres or 257 Dwelling Units
Tres Sueños #5 Parkland Dedication2.63 Acres or 263 Dwelling Units
Total Parkland Dedication11.13 Acres or 1113 Dwelling Units

Tres Sueños #1 = 151 Units requires1.51 Acres
Tres Sueños #2 = 128 Units requires1.28 Acres
Tres Sueños #3 = 101 Units requires1.01 Acres
Tres Sueños #4 = 172 Units requires1.72 Acres
Tres Sueños #5 = 136 Units requires1.36 Acres
Tres Sueños #6 = 138 Units requires1.38 Acres
Tres Sueños #7 = 144 Units requires1.44 Acres
Tres Sueños #8 = 142 Units requires1.42 Acres

Total Requirements11.12 Acres

Total Parkland Dedication11.13 Acres or 1113 Dwelling Units
Total Requirements11.12 Acres or 1112 Dwelling Units
Meets the "Parkland Requirements" by0.01 Acres or 1 Dwelling Unit

El Paso Water Utilities:

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

1. EPWU does not object to this request.
2. A 16-inch diameter water main extension will be required along Andre Wiseman Street and along Russell Borea Avenue.

Water:

3. There is an existing 16-inch diameter water main along Andrew Wiseman Street that dead ends approximately 75-feet north of the intersection with Eastbrook Drive. This water main needs to continue north within the subdivision.
4. There is an existing 12-inch diameter stub-out along Eastbrook Drive that dead-ends approximately 22-feet east of the east right-of-way line of Andrew Wiseman Street.

Sewer:

5. Sanitary sewer flows from the subdivision need to be conveyed to an existing 15-inch diameter sewer main that extends within and easement that follows the alignment of the future street located immediately east of Andrew Wiseman Street. From this main, there is an existing 5-foot stub-out (12-inches in diameter) that is aligned with the proposed Gilbert Minjares Avenue. A 12-inch diameter sewer main extension is required along Russell Borea Avenue, Andrew Wiseman Street to connect to the stub-out.

General:

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

7. 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.

Stormwater:

1. Design of the two (2) ponding areas shall meet all subdivision ordinance requirements for retention basins. Provide any preliminary geotechnical test results, especially any boring test results in the vicinity of the proposed ponding areas.

2. On the preliminary plat show all off-site existing drainage flow patterns, and protect the subject property from stormwater runoff from the undeveloped terrain.

3. At the improvement plan stage mitigate the amount of stormwater runoff on streets by extending the underground storm sewer system to capture street flow at critical points.

4. EPWU recommends using principles of low impact development (such as recessed landscaping, rainwater harvesting, and porous pavements) to reduce the amount of developed stormwater runoff.

El Paso Fire Department:

No comments received.

911

The 911 District requests a name changes for RUBEN VILLA DR and MICHAEL TORRES DR as streets with these names already exist within the emergency response area.

Sun Metro:

No comments received.

El Paso Electric Company:

No comments received.

Texas Gas Company:

No comments received.

Socorro Independent School District:

No comments received.

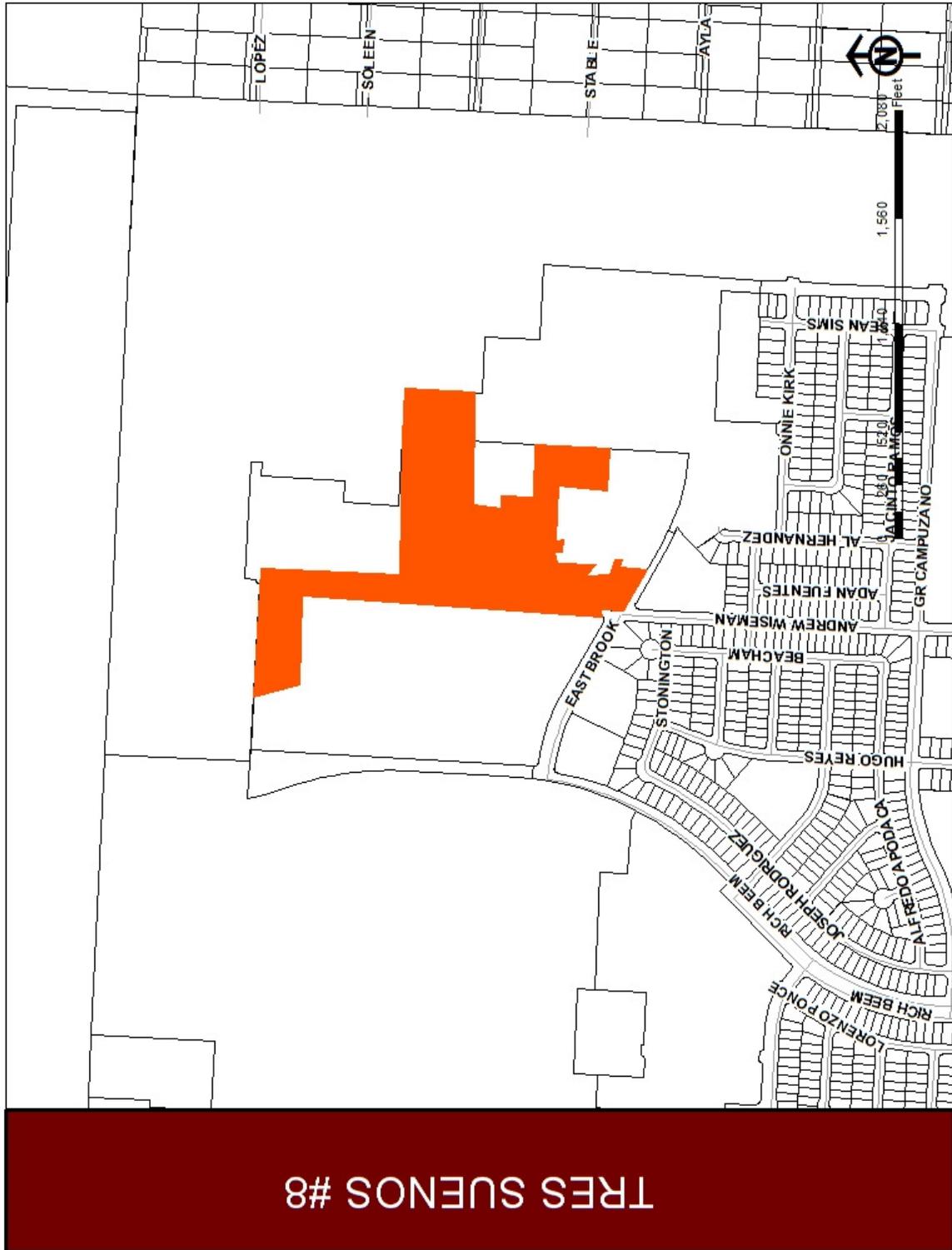
Additional Requirements and General Comments:

1. Submit to the Planning & 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
 - 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.

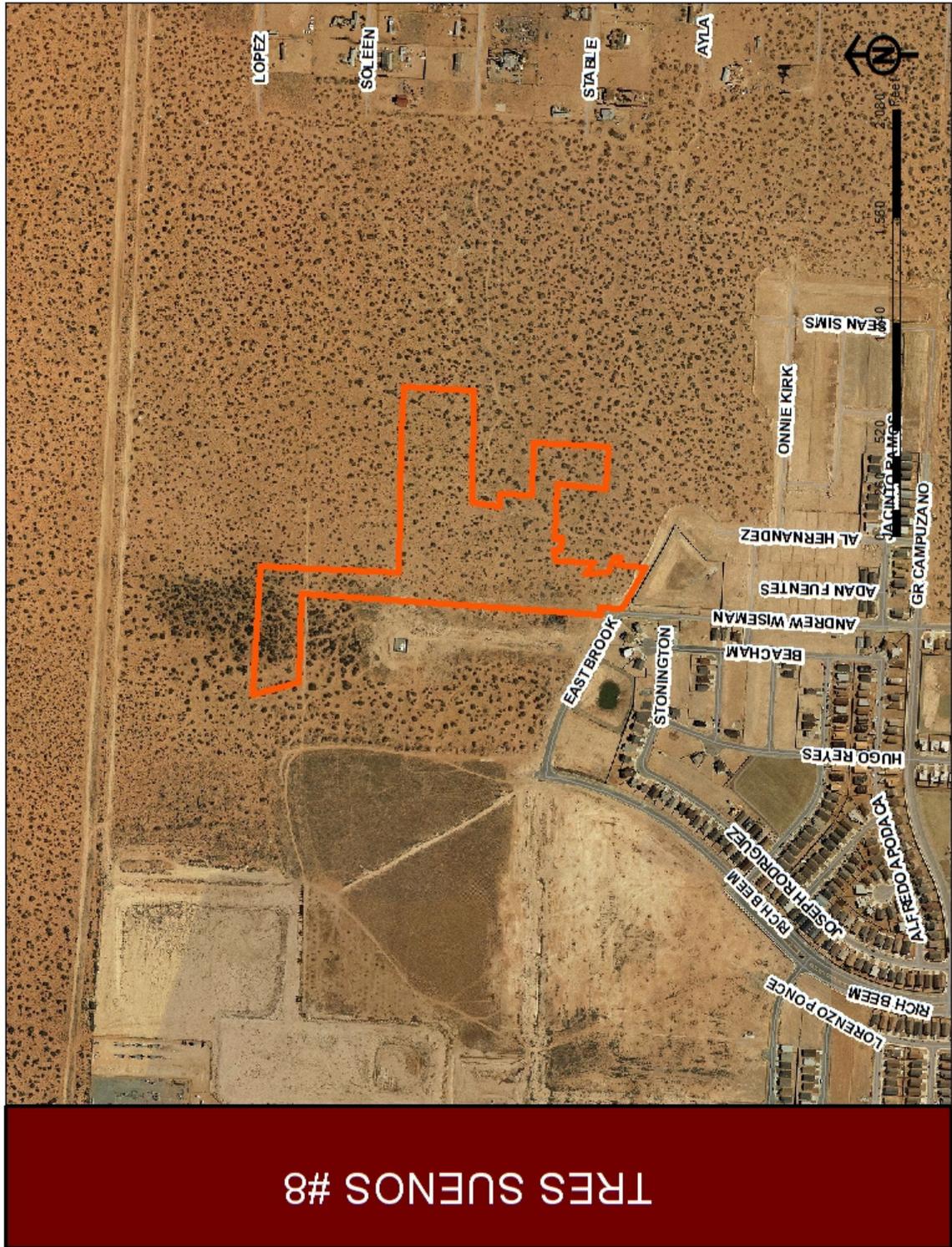
Attachments

1. Location map
2. Aerial map
3. Preliminary plat
4. Modification Request
5. Application

ATTACHMENT 1



ATTACHMENT 2



ATTACHMENT 4



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

November 16, 2011

City of El Paso-Planning and Economic Department
Two Civic Center Plaza-5th Floor
El Paso, Texas 79903

Attention: Mr. Raul Garcia

Reference: Tres Sueños Unit Eight
Modification Request

Dear Mr. Garcia:

On behalf of the developer for the above referenced development, we request three (3) modifications to the City of El Paso Municipal Code-Subdivision Ordinance. Our modification requests are as follows:

Modification No. 1: 52 foot Roadway

This modification shall consist of a 52 foot roadway cross-section with 2-16 foot paved driving lanes with 6 inch curb and gutter on both sides of the roadway, 2-5 foot parkways abutting the curb and 2-5 foot concrete sidewalks.

Modification No. 2: Turning Heel

To allow for alternative turning heel design on George Fernandez Drive and Ruben Villa Drive. An 89°59'24" turning heel is being proposed with a minimum 70 feet distance between the control point at the property line and bisecting angle line, to the turning heel's property line.

Modification No. 3: Street Name Length

Allow for street names longer than 13 characters.

We look forward to your favorable consideration on our request. If you have any questions, please do not hesitate to call me at office number 915.544.5232 or mobile number 915.355.0583.

Sincerely,
CEA Group

A handwritten signature in black ink, appearing to read 'Jorge L. Azcarate', is written over the typed name.

Jorge L. Azcarate, P.E.
Project Manager

I-2000-134ld eg 16nov11(modificationreq)
JLA/jh

ATTACHMENT 5



CITY PLAN COMMISSION APPLICATION FOR
MAJOR SUBDIVISION PRELIMINARY APPROVAL

DATE: 11/10/11 FILE NO. SUSU11-00119

SUBDIVISION NAME: TRES SUEÑOS UNIT EIGHT

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 Railways Surveys, City of El Paso, El Paso
County, Texas; containing 30.481± acres

2. Property Land Uses:

| | <u>ACRES</u> | <u>SITES</u> | | <u>ACRES</u> | <u>SITES</u> |
|---------------|--------------|--------------|------------------------|---------------|--------------|
| Single-family | <u>17.10</u> | <u>142</u> | Office | _____ | _____ |
| Duplex | _____ | _____ | Street & Alley | <u>9.3</u> | _____ |
| Apartment | _____ | _____ | Ponding & Drainage | <u>4.64</u> | <u>2</u> |
| Mobile Home | _____ | _____ | Institutional | _____ | _____ |
| P.U.D. | _____ | _____ | Other (specify below) | _____ | _____ |
| Park | _____ | _____ | <u>Drainage R.O.W.</u> | <u>0.05</u> | <u>1</u> |
| School | _____ | _____ | | _____ | _____ |
| Commercial | _____ | _____ | Total No. Sites | _____ | <u>145</u> |
| Industrial | _____ | _____ | Total (Gross) Acreage | <u>31.095</u> | _____ |

3. What is existing zoning of the above described property? PR-1 Proposed zoning? PR-1

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 street flow and underground drainage structures that flow into two retention ponds

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 Modify width of street sections to allow for 52-foot R.O.W. with 5-foot sidewalk and 34-foot pavement.

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

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).

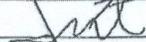


12. Owner of record Tropicana Development 4655 Cohen Drive 79924 (915) 821-3550
(Name & Address) (Zip) (Phone)

12. Developer Tropicana Development 4655 Cohen Drive 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: \$1,901.00

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.

12. Owner of record Care Free Homes, LP 11427 Roias 79936 (915)590-8511

OWNER SIGNATURE: 