City of El Paso – City Plan Commission Staff Report

REVISED

Case No:	SUSU14-00117 – Tierra del Este 78
Application Type:	Major Preliminary
CPC Hearing Date:	December 18, 2014
Staff Planner:	Joaquin Rodriguez, (915) 212-1608 rodriguezjx3@elpasotexas.gov
Location:	South of Montwood and West of Tim Foster
Acreage:	127.83
Rep District:	ETJ
Existing Use:	Vacant
Existing Zoning:	N/A ETJ
Proposed Zoning:	N/A ETJ
Nearest Park:	Tierra del Este #62 (.52 mi)
Nearest School:	El Dorado 9th Grade Academy (1.07 mi.)
Park Fees Required:	N/A
Impact Fee Area:	East Side Impact Fee Area
Property Owner:	Ranchos Real XV, LLC
Applicant:	Ranchos Real XV, LLC
Representative:	Conde Inc

SURROUNDING ZONING AND LAND USE

North: R-5 / Residential
South: ETJ Vacant
East: ETJ Vacant
West: ETJ Vacant

PLAN EL PASO DESIGNATION: G4 Suburban Walkable

APPLICATION DESCRIPTION

The applicant proposes to subdivide approximately127.8 acres for a total of 674 residential lots in the city's east side extra territorial jurisdiction and east side impact fee area. The proposed subdivision is phase II of the Tierra del Este III Phase IV Development Plan. Access to the proposed subdivision is via Montwood Dr and Rich Beem Blvd. This application is being reviewed under current subdivision code.

The applicant is requesting the following exceptions:

1. The use of a scale of 1"=1000' for the location maps on the preliminary plat.
2. To allow a block length in excess of 800' along the Tim Foster arterial as specified in section 19.050.80

CASE HISTORY

This subdivision application is Phase II of the Tierra del Este III Phase IV Development Plan approved by the City Plan Commission on Nov 6, 2014 and city council on Nov 18, 2014. This application is in conformance with the approved development plan.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends **approval of exceptions** and **approval with conditions of Tierra del Este 78 on a major preliminary** basis subject to the following condition and comments.

1. Staff recommends that the City Plan Commission require that the engineer include a note on the face of the final plat stating that no lots fronting the Tim Foster Arterial shall have driveway access to the arterial and all vehicular access shall be from alleys at the rear of the aforementioned lots in accordance with Title 19 section 19.15.060 F.4.

Planning Division:

Planning recommends **approval** with **exceptions and conditions** on a major preliminary basis subject to the following staff comments:

1. All temporary dead end streets will terminate with temporary breakaway guard posts with retro-reflective end of road markers or Type III barricades.

2. All existing and/or proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) within public rights-of-way shall follow the City of El Paso Design Standards for Construction and be ADA/TAS compliant.

City Development Department - Land Development

We have reviewed subject plats and recommend Approval.

The Developer/Engineer shall address the following comments.

1. No objections.

Parks and Recreation Department

We have reviewed Tierra Del Este Unit Seventy 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 674 Single-family dwelling lots, and does not includes any parkland dedication.

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 (½) 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 supports and encourages voluntary annexation to the City of El Paso.

Tierra Del Este Unit Sixty Eight (68) subdivision is located immediately west and north of this proposed Tierra Del Este Unit Seventy Eight (78). The proposed Tierra Del Este Unit 68 improvement plans include water and sanitary sewer mains. The Developer of the Tierra Del Este Unit 68 entered into an agreement with EPWU-PSB to construct the water and sanitary sewer mains to serve Tierra Del Este Unit 68 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 pertaining to Tierra Del Este Unit 68.

EPWU does not object to this request.

Water
Water storage improvements to the existing system are required to enable service to the subject property. Water service to the subject property will be provided by a proposed elevated tank (reservoir) and the existing twenty-four (24) inch diameter water transmission mains located along John Hayes Street north of Montwood Drive, as well as along Montwood Drive west of John Hayes Street. The EPWU will construct the elevated tank as scheduled in EPWU's CIP.

Along Tim Foster Street between Bluesky Point Court and Montwood Drive there is an existing twelve (12) inch diameter water main. This main dead-ends immediately north of Montwood Drive.

The proposed Tierra Del Este Unit 68 water main construction plans include water main stub-outs bordering this proposed Tierra Del Este Unit 78. Along Rich Beem Boulevard a twelve (12) inch diameter stub-out. Eight (8) inch diameter stub-outs along the following streets: Richard Wiles Avenue, Roy Vinson Place, Earl Chokiski Avenue, Ben Jenkins Place.

Sanitary Sewer
The proposed Tierra Del Este Unit 68 sanitary sewer main construction plans include sanitary sewer main stub-outs bordering this proposed Tierra Del Este Unit 78. A fifteen (15) inch diameter stub-out immediately west and parallel of Rich Beem Boulevard within an easement. Eight (8) inch diameter stub-outs along Richard Wiles Avenue, Roy Vinson Place, Earl Chokiski Avenue, Ben Jenkins Place.

General
EPWU-PSB requests a phasing plan for the construction of the entire development in order to determine impacts on the water supply system.

Coordination with the Developer is required to ascertain that the water transmission mains, storage improvements, and sewer interceptors are constructed in parallel with development.

EPWU requires a new service application to initialize design of the water and sanitary sewer main extensions to serve the subject property. New service applications are available at 1154 Hawkins, 3rd Floor. The following items are required at the time of application: (1) hard copy of subdivision plat; (2) finalized set of street improvement plans, including storm sewer; (3) digital copy of subdivision plat; (4) benchmark check; and (5) construction schedule. 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.

Sun Metro

Sun Metro does not object to this request

El Paso Department of Transportation

No Comments Received

El Paso County 911 District

No comments received.

El Paso Fire Department

No comments received.

Central Appraisal District

No comments received.

El Paso Electric Company

No comments received.

Texas Gas Company

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
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. This property is subject to impact fees. The table and respective language shall be included on the face of the final approved and recorded plat. Impact fees shall be calculated based on the table below:

Chapter 395 of the Texas Local Government Code authorizes the City of El Paso to adopt and impose water and wastewater impact fees. This plat note fulfills an obligation mandated by Chapter 395 and sets the assessment of the impact fees in accordance with the impact fee schedule adopted by City Council as set forth below. The collection of the impact fee for this subdivision shall be prior to the time a building permit is issued if development is within the city limits or at the time of the meter connection if development is outside the city limits.

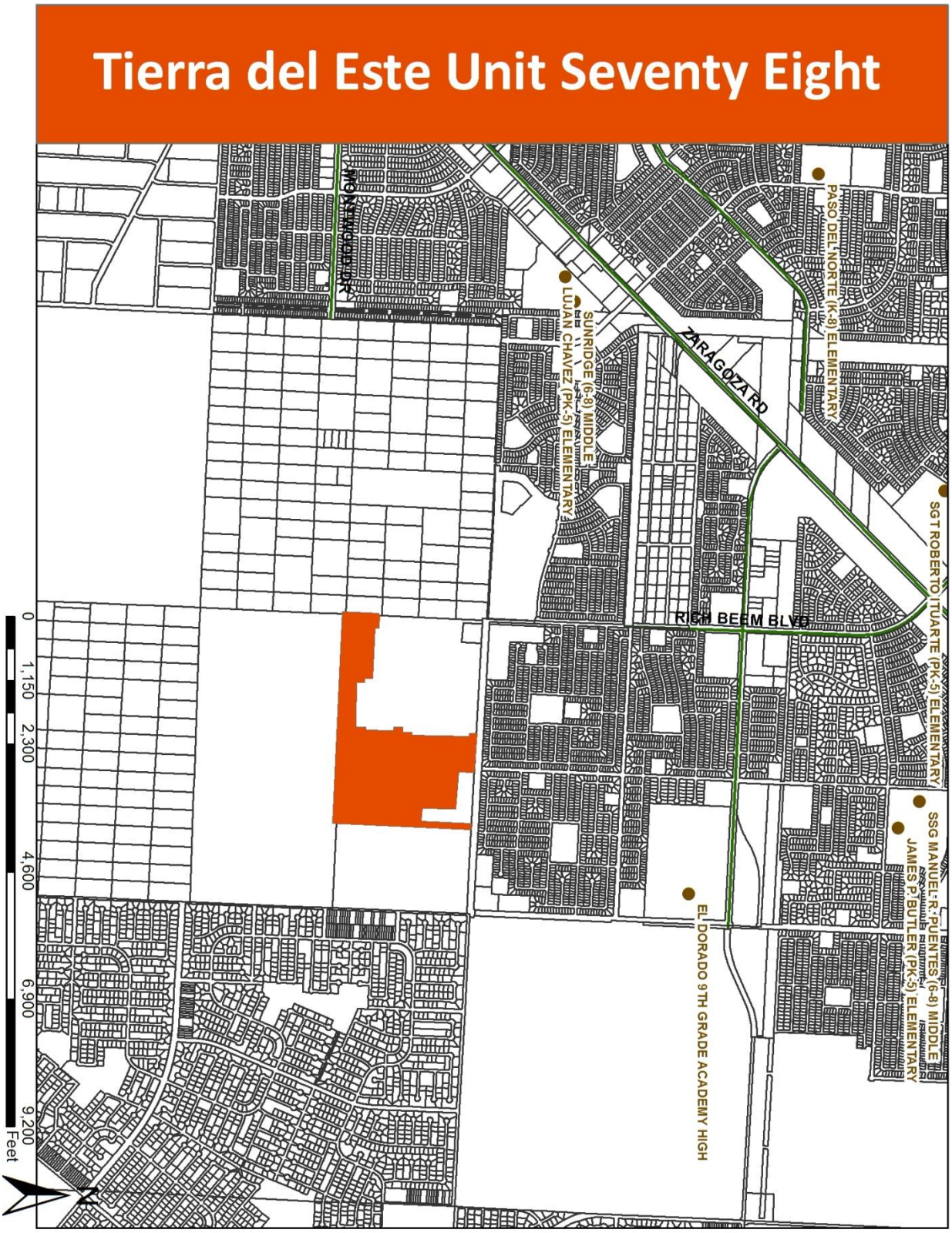
Westside Service Area

Meter Size	Meter Capacity Ratio	Water*	Wastewater
Less than 1inch	1.00	$ 659.00	$927.00
1 inch	1.67	$1,101.00	$1,548.00
1½ inch	3.33	$2,195.00	$3,087.00
2 inch	5.33	$3,514.00	$4,941.00
3 inch	10.00	$6,593.00	$9,270.00
4 inch	16.67	$10,990.00	$15,453.00
6 inch	33.33	$21,973.00	$30,897.00

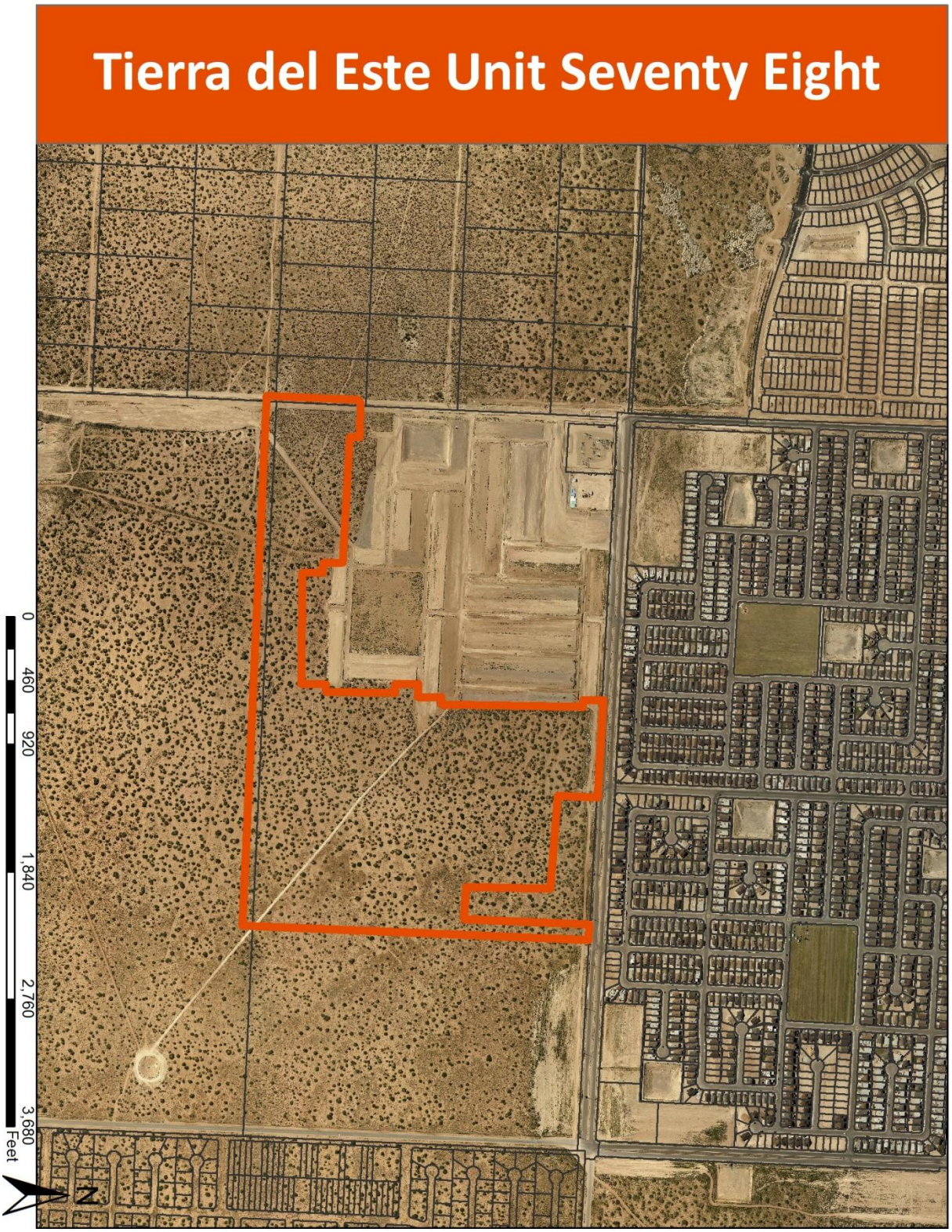
Attachments

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

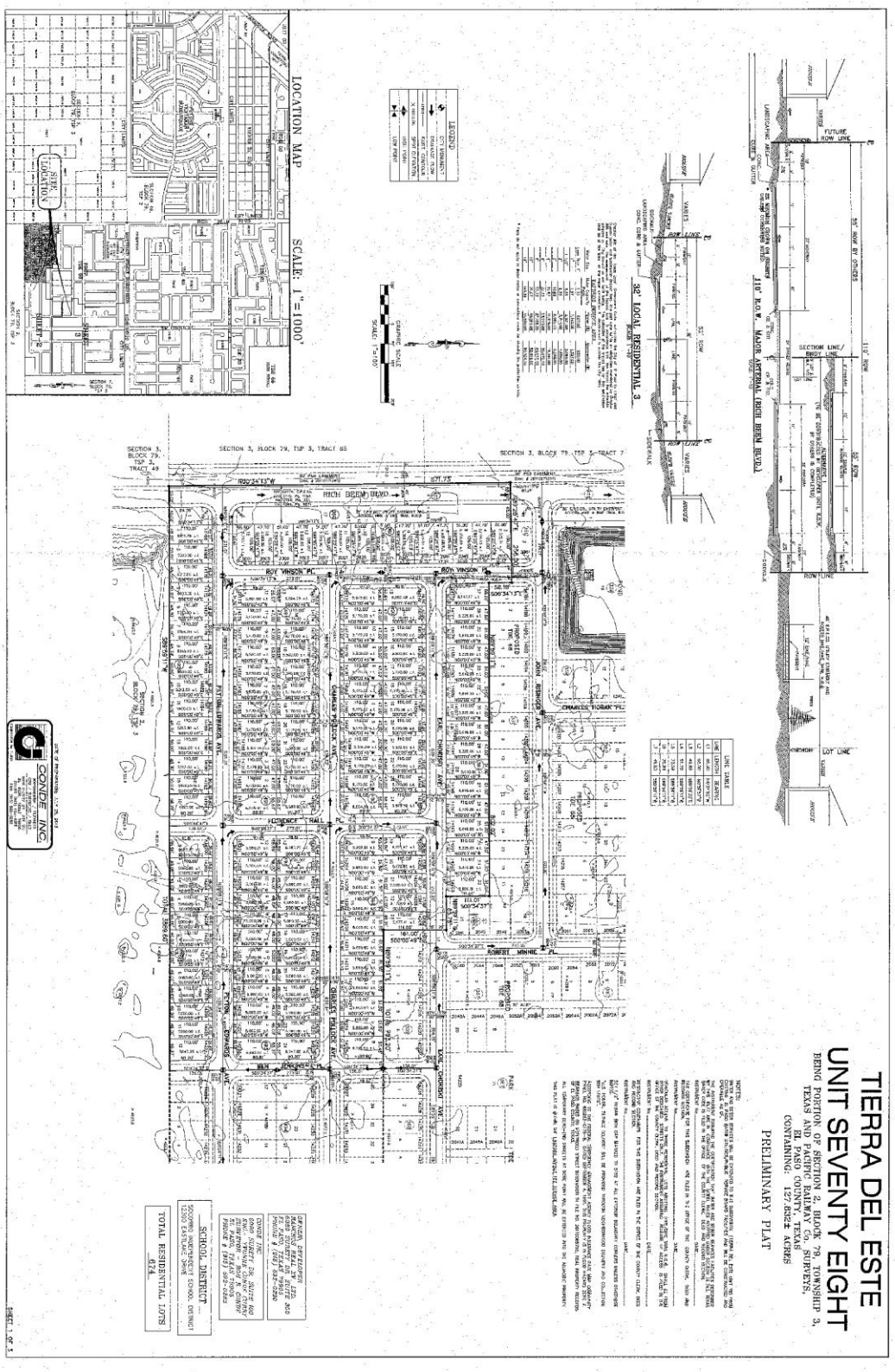
ATTACHMENT 1



ATTACHMENT 2

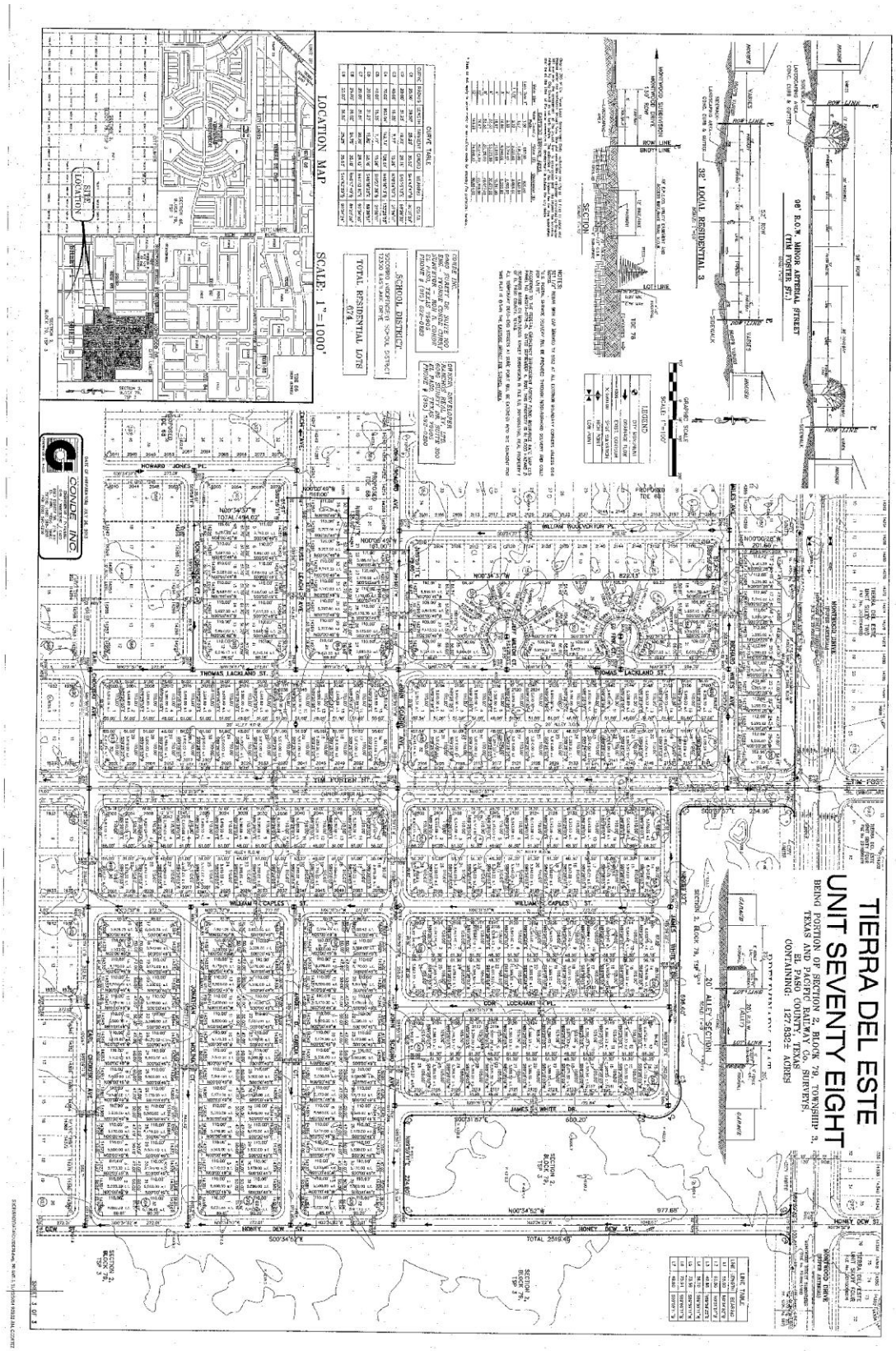


ATTACHMENT 3



TIERRA DEL ESTE
UNIT SEVENTY EIGHT
BEING PORTION OF SECTION 2, BLOCK 79, TOWNSHIP 3, TEXAS AND PACIFIC RAILWAY CO. SURVEYS, EL PASO COUNTY, TEXAS
CONTAINING: 127.6324 ACRES
PRELIMINARY PLAT
LOCATION MAP
SCALE: 1"=1000'
98' R.O.W. MINOR ARTERIAL STREET (TIM FOSTER ST.)
32' LOCAL RESIDENTIAL S.
20' ALLEY SECTION
LEGEND
SCHOOL DISTRICT
TOTAL RESIDENTIAL LOTS
574
CONDE INC.

c


TIERRA DEL ESTE
UNIT SEVENTY EIGHT
BEING PORTION OF SECTION 2, BLOCK 79, TOWNSHIP 3,
TEXAS AND PACIFIC RAILWAY Co. SURVEYS,
EL PASO COUNTY, TEXAS
CONTAINING: 127.8324 ACRES
LOCATION MAP
SCALE: 1"=1000'
SITE LOCATION
SCHOOL DISTRICT
TOTAL RESIDENTIAL LOTS
CONDE INC.
THOMAS LACKLAND ST.
TIM FOSTER ST.
WILLIAM CAPLES ST.
HONEY DEW ST.
JAMES WHITE DR.
COR LOCKHART PL.
HOWARD JONES PL.
WILLIAM ROCKVERTON PL.
20' ALLEY SECTION
32' LOCAL RESIDENTIAL 3
90' R.O.W. MINOR ARTERIAL STREET
(TIM FOSTER ST.)
SECTION
LEGEND
GRAPHIC SCALE
SCALE: 1"=100'
LINE TABLE
SHEET 3 OF 3

ATTACHMENT 4

CONDE INC

December 11, 2014

City of El Paso
City Development-Planning Division
801 Texas Avenue
City of El Paso, Texas 79901

Attention: **Joaquin Rodriguez**

Re: *Modification Request – Tierra Del Este Unit 78*

Dear Joaquin,

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 revised formal request for the following modifications to the above mentioned subdivision as follows:

- Subdivision Improvement Design Standards Section 19.15.080 to allow for a block length in excess of 800' for blocks fronting an arterial.

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,

Yvonne C. Curry, P.E.
CONDE, INC.

ENGINEERING/PLANNING/SURVEYING
6080 SURETY DR., SUITE 100 / EL PASO, TEXAS 79905 / (915) 592-0283 / FAX (915) 592-0286

CONDE INC

December 10, 2014

City of El Paso
City Development-Planning Division
801 Texas Avenue
City of El Paso, Texas 79901

Attention: **Joaquin Rodriguez**

Re: *Modification Request – Tierra Del Este Unit 78*

Dear Joaquin,

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 revised formal request for the following modifications to the above mentioned subdivision as follows:

- Subdivision Improvement Design Standards Section 19.08-06 to allow for a location map scale of 1" = 1,000' instead of 1"=600' to provide a more legible location map.

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) 592-0286

ATTACHMENT 5

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

Preliminary or

DATE: November 20, 2014 File No. SUSU14-00117

SUBDIVISION NAME: Tierra Del Este Unit 78

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 Co. Surveys, El Paso County, Texas

2. Proposed Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	99.457	674	Office		
Duplex			Street & Alley	25.56	1
Apartment			Ponding & Drainage	2.815	1
Mobile Home			Institutional		
P.U.D.			Other (specify below)		
Park					
School					
Commercial			Total No. 676		
Industrial			Total Acres (Gross) 127.832		

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)
Lots to street to Ponds

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 ____ No X
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 ____ 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 ____ No X

If yes, please submit a vested rights petition in accordance with Section 19.47-Vested Rights (See Attached).

CITY OF EL PASO PAID NOV 20 2014 CITY DEVELOPMENT DEPARTMENT

12. Owner of record Ranchos Real XV, LLC 6080 Surety Drive, Ste 300, El Paso, TX 79905 915-592-0290
(Name & Address) (Zip) (Phone)

13. Developer Ranchos Real XV, LLC 6080 Surety Drive, Ste 300, El Paso, TX 79905 915-592-0290
(Name & Address) (Zip) (Phone)

14. Engineer CONDE INC. 6080 Surety Drive, Ste 100, El Paso, TX 79905 915-592-0283
(Name & Address) (Zip) (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: _____
Conrad Conde

NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS