



City of El Paso – City Plan Commission Staff Report

Case No: SUSU14-00113 Desert Pass Subdivision Unit 2
Application Type: Major Final
CPC Hearing Date: December 18, 2014
Staff Planner: Jeff Howell, (915) 212-1607, howelljb@elpasotexas.gov
Location: North of I-10 and West of Resler
Acreage: 16.174 acres
Rep District: 8
Existing Use: Vacant
Existing Zoning: C-3/sc (Commercial/special contract), R-3 (Residential)
Proposed Zoning: C-3/sc (Commercial/special contract), R-3 (Residential)
Nearest Park: H.T. Ponsford Park (.28 miles)
Nearest School: Coronado High School (.78 miles)
Park Fees Required: \$16,170.00
Impact Fee Area: N/A
Property Owner: Camino Real Investments I, LTD.
Applicant: Conde, Inc.
Representative: Conde, Inc.

SURROUNDING ZONING AND LAND USE

North: C-3/sc (Commercial/special contract) / Vacant, R-3 (Residential) / Single-family homes
South: C-4/sc (Commercial/special contract) / Vacant
East: R-3 (Residential) / Single-family homes
West: C-4/sc (Commercial/special contract) / Vacant

PLAN EL PASO DESIGNATION: G4, Suburban (Walkable)

APPLICATION DESCRIPTION

The applicant proposes to subdivide 16.174 acres of vacant land into two (2) lots. Restrictive covenants limit the total number of apartment units that will occupy Lot 2 (14.847 acres) to 240 units, while Lot 1 will remain an improved slope (1.327 acres). Access to the subdivision will be primarily from Resler Drive and Desert Pass Street, which was previously approved as Desert Pass Subdivision Unit 1. This subdivision was reviewed under the current Subdivision Code, in conjunction with Desert Pass Subdivision Phasing Plan.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends **denial** of Desert Pass Unit 2 on a Major Final basis.

Planning Division Recommendation:

Staff recommends **denial** of Desert Pass Unit 2 on a Major Final basis. Per Section 19.020.030.A.1.b (Parkland calculation)

b. *Multifamily. One acre of parkland for every two hundred dwelling unit*

Unless a positive recommendation from the director of parks and recreation is given for Fee in lieu of parkland dedication as required by Section 19.20.110.

City Development Department - Land Development

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

Parks and Recreation Department

We have reviewed **Desert Pass Subdivision Unit 2**, a major final plat map and offer Engineer / Developer the following comments that need to be addressed before this Department can provide an approval recommendation:

Please note that this subdivision is part of the "Desert Pass Drive Subd." originally submitted as a preliminary plat (Total of 77.40 acres) on June 09, 2011 where Developer was proposing different uses for this development as commercial, offices, open space areas and 28 plus acres for Multi-family dwelling units therefore, we provide the following comments:

1. Provide concept plan for all proposed Multi-family dwelling units proposed not just on this plat but throughout the development in order to calculate the total amount of "Parkland" to be required.
2. For this subdivision, applicant has submitted preliminary covenants restricting the use to Multi-family dwellings use with a maximum of 240 units therefore, Applicant shall be required to provide at minimum 1.20 acres of "Public Parkland" – Coordinate Park(s) site location with this Department.
3. All areas meant to remain undisturbed (according to preliminary plat) or where existing ground is disturbed by cut or fill methods must be restored by introduction of vegetation and irrigation system.
4. If development is to be phased, each phase shall meet or exceed the minimum requirements for "Parkland Dedication".
5. Applicant may satisfy the required "Parkland" by providing one large "Park site" or smaller "Pocket Parks" with a minimum of one quarter (1/4) acre of functional park space.

This Development is located with-in Park Zone: **NW-5**

Nearest Parks: **H.T. Ponsford** & **Paul Harvey**

El Paso Water Utilities

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

1. EPWU-PSB does not object to this request.
2. The Owner/Developer of Desert Pass Unit 1 has entered into a Development Agreement with the El Paso Water Utilities – Public Service Board (EPWU-PSB) to construct an 8-inch diameter

water main along Desert Pass St. and an 8-inch diameter sewer main along a portion of Desert Pass St., south of the 20-ft drainage easement. These mains will be available for service after EPWU issues final acceptance.

Water:

3. An 8-inch diameter water main is being constructed along Desert Pass Street approximately 10-ft east from the center line of the right-of-way, under Desert Pass Unit 1 Development Agreement. The main will be available for service after EPWU issues final acceptance.

4. The subdivision is anticipated to be located within an intermediate pressure zone. Pressure reducing and pressure relief valves will be required within the water distribution system. In addition, private water pressure regulating devices will be required at the discharge side of each water meter. The Owner/Developer shall include in the sale of contract documents that the lot buyer shall acquire ownership of the above-described water pressure regulating devices to be located at the discharge side of the water meters.

Sewer:

5. There is an existing 12/15-inch diameter sanitary sewer main located within the existing 30-foot wide PSB Easement that extends along a portion of the proposed Desert Pass Drive. This main is available for service.

6. An 8-inch diameter sanitary sewer main is being constructed along Desert Pass Street under Desert Pass Unit 1 Development Agreement. Said main extends 860 feet south of a manhole located approximately 1746-ft south of Gem Street and is located approximately 5-ft west from the center line of the right-of-way. The line will be available for service after EPWU issues final acceptance.

General:

7. During the site improvement work, the Owner/Developer shall safeguard the existing sanitary sewer main and appurtenant structures. The Owner/Developer shall minimize changes in grade above or near the vicinity of the existing PSB facilities and is responsible for the cost of setting appurtenant structures to final grade.

8. EPWU requires a new service application 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 with street names and addresses; (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.

El Paso Fire Department

No comments received.

Sun Metro

No comments received.

TxDOT

No comments received.

Central Appraisal District

No comments received.

El Paso Electric Company

No comments received.

Texas Gas Company

No comments received.

El Paso 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
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. Final Plat
4. Application

ATTACHMENT 1

**DESERT PASS SUBDIVISION UNIT 2
MAJOR FINAL**



ATTACHMENT 2

DESERT PASS SUBDIVISION UNIT 2
MAJOR FINAL



ATTACHMENT 4



**CITY PLAN COMMISSION APPLICATION FOR
MAJOR FINAL SUBDIVISION APPROVAL**

DATE: October 30, 2014 File No. SUSU14-00113

SUBDIVISION NAME: Desert Pass Unit 2 Subdivision

1. Legal Description for the area included on this plat (Tract, Block, Grant, etc.)
Being a portion of Tract 3A, A. F. Miller Survey No. 210, And a Portion of Tract 16A, A.F. Miller Survey No. 213, City of El Paso, El Paso County, Texas

2. Proposed Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	_____	_____	Office	_____	_____
Duplex	_____	_____	Street & Alley	_____	_____
Apartment	<u>14.847</u>	<u>1</u>	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	<u>1.327</u>	<u>1</u>
Park	_____	_____	_____	_____	_____
School	_____	_____	_____	_____	_____
Commercial	_____	_____	Total No. Sites	<u>2</u>	_____
Industrial	_____	_____	Total Acres (Gross)	<u>16.174</u>	_____

3. What is existing zoning of the above described property? C-3, C-4 & R-3 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 _____ No _____ n/a

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 drainage structures

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 Title I (General Provisions) Chapter 1.04 - Vested Rights

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

12. Owner of record Camino Real Investments I, LTD 6080 Surety Drive, Ste 300, El Paso, TX 79905 915-592-0290
 (Name & Address) (Zip) (Phone)
13. Developer Camino Real Investments I, LTD 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.**

Camino Real Investments I, LTD
 By: Camino Real Properties, Inc.
 Its General Partners

OWNER SIGNATURE: 
 Douglas A. Schwartz, President

REPRESENTATIVE: 

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