SUBDIVISION

Tierra Del Este Unit Eighty Eight

City of El Paso — City Plan Commission — May 17, 2018

SUSU18-00031 — Major Combination

STAFF CONTACT:	Brenda Cantu, (915) 212-1642, cantubr@elpasotexas.gov
PROPERTY OWNER:	Idea Public Schools
REPRESENTATIVE:	Conde, Inc.
LOCATION:	South of Montana and East of Zaragoza
ACREAGE:	21.85
VESTED:	No
PARK FEES REQUIRED:	N/A
EXCEPTION/MODIFICATION REQUEST:	1. To allow a block perimeter that exceeds the maximum requirement of 2,400 feet and block faces that exceed the maximum required 1,000 feet for Block 596.
RELATED APPLICATIONS:	N/A
PUBLIC INPUT:	N/A
STAFF RECOMMENDATION:	Approval with condition

SUMMARY OF REQUEST: The applicant proposes to subdivide 21.85 acres of land into one lot for a school. The proposed subdivision lies within the Tierra Del Este III Phase VI Land Study. Access will be provided to the proposed subdivision via Edgemere Blvd. The proposed subdivision is being reviewed under the current subdivision code.

SUMMARY OF RECOMMENDATION: Planning staff's recommendation is **APPROVAL** of Tierra Del Este Unit Eighty Eight on a major combination basis subject to the following condition:

- Edgemere Extension shall be improved and accepted by the County and the Edgemere Extension plat (SUSU15-00024) shall be recorded prior to or concurrently with Tierra Del Este Unit Eighty Eight in order for the proposed lot to front on to an existing street as required in Section 19.23.040.B.2 (Lots-Determination and regulation of size).

CASE HISTORY

- This subdivision is part of the Tierra Del Este III Phase VI Land Study approved by City Plan Commission on January 4, 2018.

DESCRIPTION OF ANY EXCEPTIONS, MODIFICATIONS, OR WAIVERS

The applicant is requesting the following exceptions to exceed the maximum block length and perimeter for Block 596 as per Section 19.15.080 (Street length):

- Block faces abutting Summit and Essence Streets exceed the maximum requirement by approximately 6 feet.
- Block face abutting Method Avenue is exceeding the maximum requirement by approximately 274 feet.
- Block perimeter exceeds the maximum requirement by approximately 2,156 feet.

Section 19.15.080 (Street length) states the following:

The maximum length of any block or street segment (including a looped street) shall be one thousand six hundred feet along arterial streets, except that where lots are designed under Section 19.15.060 F.4. blocks may not exceed eight hundred feet. Block faces shall not exceed one thousand feet along other streets and the full perimeter of a block shall not exceed two thousand four hundred feet except when Table 19.15-3 specifies otherwise or where topographic features or parcels ***of one-half acre or larger would justify an exception from this requirement****. Cul-de-sac streets shall adhere to Table 19.15-1 or other requirements herein. Measurements shall be as measured along the centerline of the street from the centerline or center point of one intersection to the centerline or center point of the next intersection. For the purposes of measurement, either a full four-way intersection or a "T" three-way intersection shall be considered an intersection. Traffic calming may be provided by the developer or may be required in accordance with the adopted Neighborhood Management Policy and in accordance with the DSC by the city manager or designee.*

RELATION OF PROPOSED APPLICATION TO THE CITY'S COMPREHENSIVE PLAN

CONSISTENCY WITH PLAN EL PASO: Subject property is designated O6, Potential Annexation

GOAL 2.1:	
The City should change its growth pattern away from continuous outward expansion and toward integrated growth that minimizes environmental damage, reduces the need for excessive travel by private automobile, and can be served by public transportation.	
GOAL 2.3:	
The City of El Paso wishes to create complete networks of multimodal streets with ample shaded sidewalks and frequent on-street parking.	
POLICY	**DOES IT COMPLY?**
2.1.6: Development is encouraged along existing or planned bicycle networks where additional segments and/or secure bicycle storage can be added to the network.	Yes, the applicant is developing along a proposed buffered bike lane.
2.3.2.a : New neighborhood streets should connect to the existing street network in all adjoining areas where practical.	Yes, the applicant is developing streets that connect to existing streets.

NEIGHBORHOOD CHARACTER: Subject property is located within the City of El Paso's Extraterritorial Jurisdiction and within the path of annexation. The area immediately surrounding the subject property is currently vacant but will be developed as residential as per the approved land study. The nearest school is James P. Butler Elementary (1.63 miles). The nearest park is Miners Park (.41 miles). This property is located within the Eastside Impact Fee service area.

COMMENT FROM THE PUBLIC: N/A.

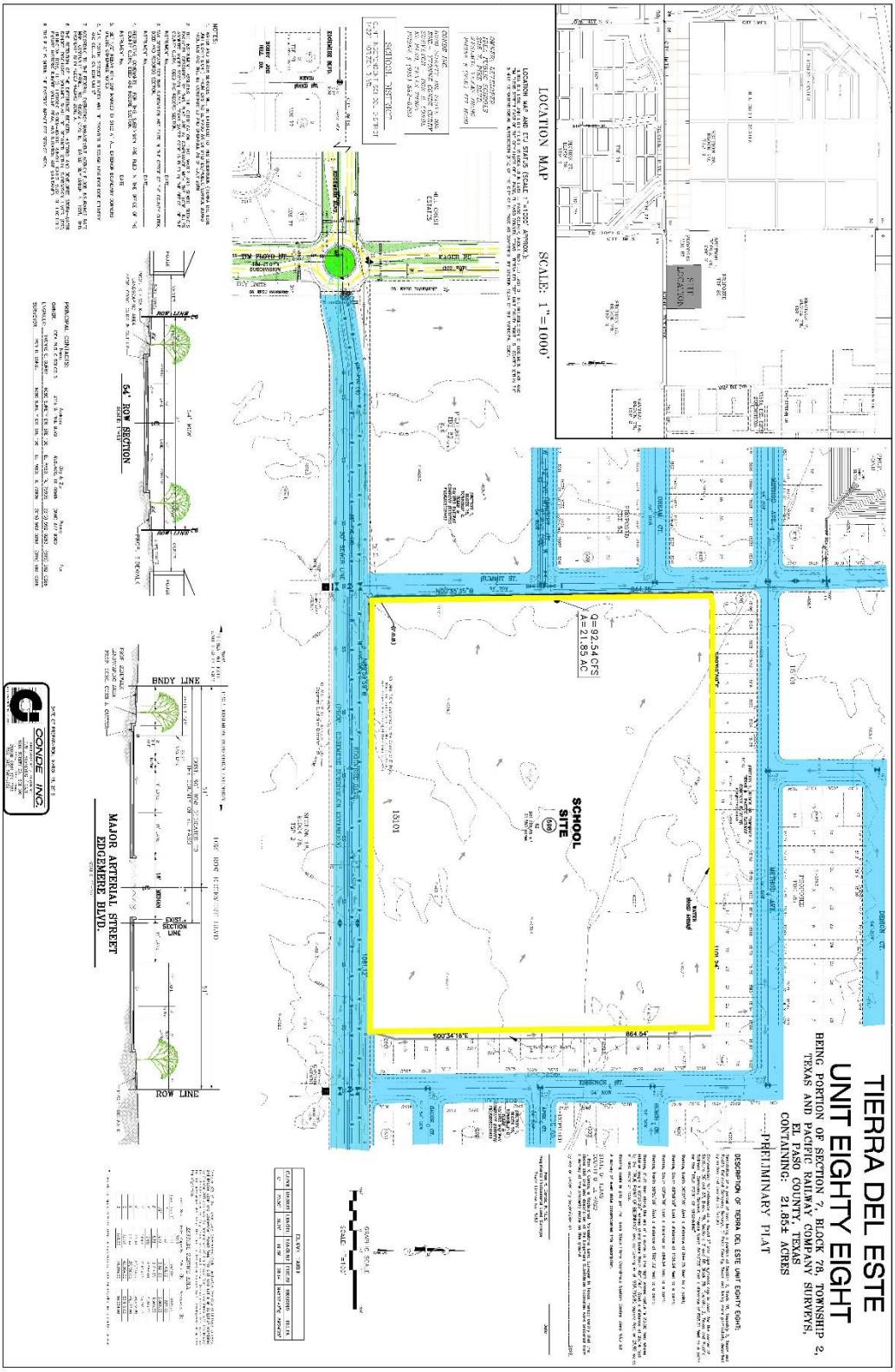
STAFF COMMENTS:
Staff recommends approval with condition of Tierra Del Este Unit Eighty Eight.

PLAT EXPIRATION:
This application will expire on **May 17, 2021**. If the final plat has not been recorded within the specified date, the final plat approval, unless extended in accordance with Chapter 19.41 (Expiration, extension and reinstatement), shall expire and the applicable plat shall be deemed null and void.

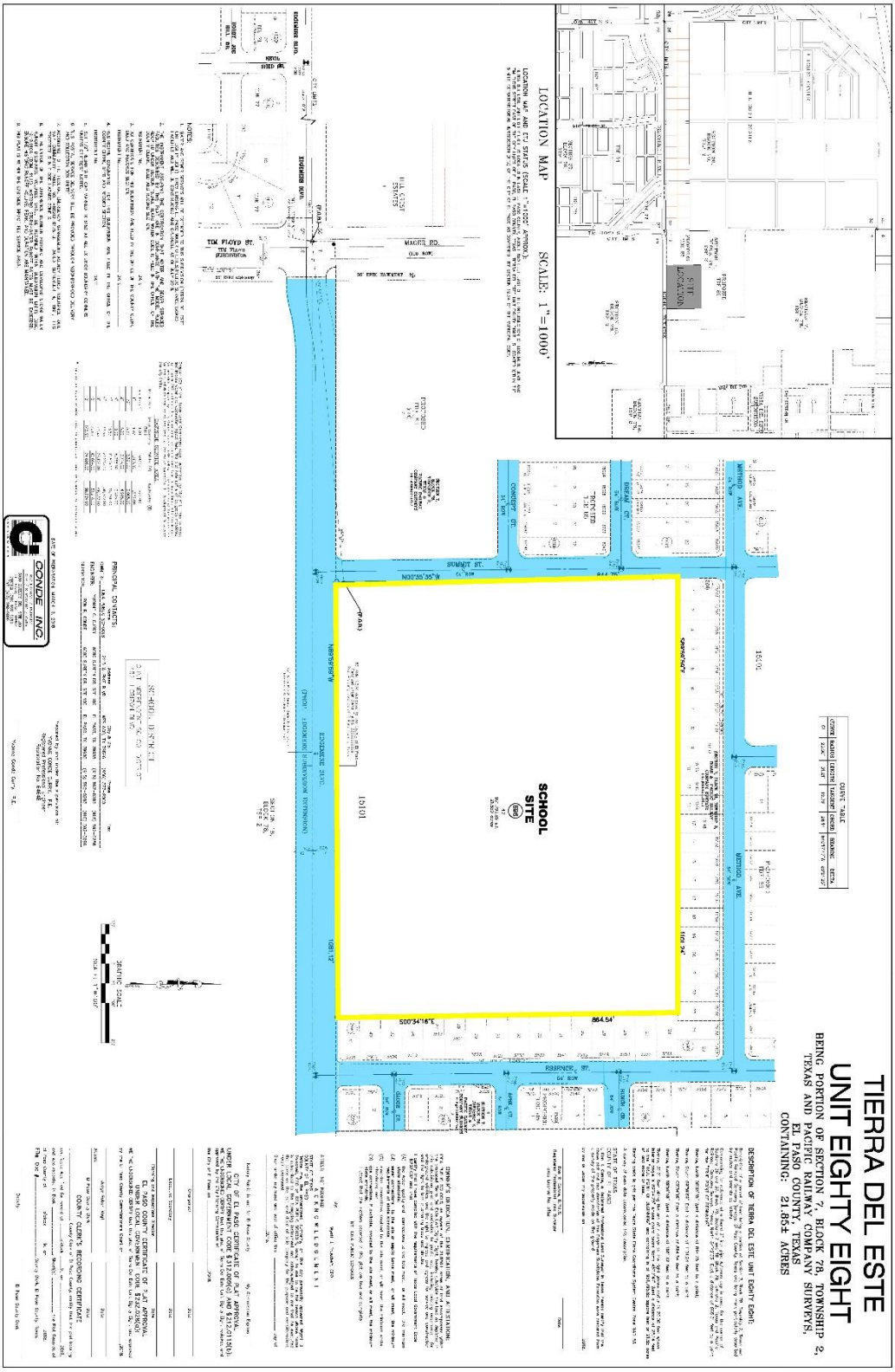
ATTACHMENTS:
1. Location Map
2. Preliminary plat
3. Final plat
4. Exception Request
5. Application
6. Department Comments

ATTACHMENT 1

ATTACHMENT 2



ATTACHMENT 3



ATTACHMENT 4

CONDE INC

April 3, 2018

City of El Paso
Planning & Inspections – Planning Division
801 Texas Avenue
City of El Paso, Texas 79901

Attention: **Vanessa Munoz**

Re: *Tierra Del Este Unit 88*

Dear Vanessa,

As per your request, we are submitting a Request for Exception per Section 19.48 due to the requirements listed in Chapter 19- Location Map Scale, Section 19.15.080. Thus, per section 19.48, we are meeting the following conditions.

1. The circumstances causing the hardship do not similarly affect all or most properties in the vicinity of the applicants land;
2. The wavier or exception is necessary for the preservation and enjoyment of a substantial property right of the applicant;
3. Granting the waiver or exception will not be detrimental to the public health, safety or welfare, or injurious to other property within the area;
4. Granting the waiver or exception will not have the effect of preventing the orderly use and enjoyment of other land within the area in accordance with the provisions of this Chapter, or adversely affect the rights of owners or residents of surrounding property;
5. The hardship or inequity is not caused wholly or in substantial part by the applicant;
6. The request for a waiver or exception is not based exclusively on the applicant's desire for increased financial hardship; and
7. The degree of variation requested is the minimum amount necessary to meet the needs of applicant and to satisfy the standards in this section.

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 Code
CONDE, INC.

ENGINEERING/PLANNING/SURVEYING
6080 SURETY DR., SUITE 100 / EL PASO, TEXAS 79905 / (915) 592-0283 / FAX (915) 592-0288

ATTACHMENT 5

CITY PLAN COMMISSION APPLICATION FOR
MAJOR COMBINATION SUBDIVISION APPROVAL

DATE: April 3, 2018 File No. SUSU18-00031

SUBDIVISION NAME: Tierra Del Este Unit 88

1. Legal Description for the area included on this plat (Tract, Block, Grant, etc.)
Being Portion of Section 7, Block 78, Township 2, Texas and Pacific Railway Company Surveys, El Paso County, Texas

2. Proposed Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family			Office		
Duplex			Street & Alley		
Apartment			Ponding & Drainage		
Mobile Home			Institutional		
P.U.D.			Other (specify below)		
Park					
School	21.85	1			
Commercial			Total No. Sites	1	
Industrial			Total Acres (Gross) &	21.85	

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____ 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)
Lot to street to Pond

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

12. Owner of record Idea Public Schools 2115 W. Pike Blvd., Weslaco, TX 78596 956-377-8000
(Name & Address) (Zip) (Phone)

13. Developer Idea Public Schools 2115 W. Pike Blvd., Weslaco, TX 78596 956-377-8000
(Name & Address) (Zip) (Phone)

14. Engineer CONDE INC. 6080 Surety Drive, Ste. 100 79905 915-592-0283
(Name & Address) (Zip) (Phone)

Effective September 1, 2014, a 3% Technology fee has been added to all Planning application fees.

Idea Public Schools

OWNER SIGNATURE: _____
Wyatt J. Truschkeit, CFO

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

ATTACHMENT 6

PLANNING AND INSPECTION DEPARTMENT – PLANNING:
Developer/Engineer shall address the following comments:

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

SUN METRO
No objections.

CENTRAL APPRAISAL DISTRICT:
No objections.

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

EPWU does not object to this request.

The subject property is located within the Eastside Impact Fee Service Area. Impact fees will be assessed at the time of plat and collected at the time the El Paso Water receives an application for water and sanitary sewer services.

Our records indicate that this property is located outside City limits.

Water:
The Owner/Developer has entered into a Development Agreement with the El Paso Water – Public Service Board (EPWater-PSB) to construct, a 12-inch diameter water main that extends along Concept Ct. From this main there is a 12-inch and 8-inch diameter stub-out extending north and south, respectively, along Summit Rd. An 8-inch diameter water main along Summit Rd to connect to the below described 16-inch diameter water main is also under construction. The Developer's utility contractor is currently installing the required water mains, which will be available for permanent service once EPWater-PSB issues a Letter of Final Acceptance of the facilities.

El Paso Water is installing a 16-inch diameter water transmission main along Edgemere Blvd. Estimated completion time for this main is May 2018. No direct service connections are allowed to this main as per the El Paso Water – Public Service Board (EPWU-PSB) Rules and Regulations.

Sewer:
The Owner/Developer has entered into a Development Agreement with the El Paso Water – Public Service Board (EPWater-PSB) to construct, a 15-inch and an 8-inch diameter sanitary sewer main along Tim Floyd and Concept Summit Rd. to provide service to the subject property. The Developer's utility contractor is currently installing the required sanitary sewer mains, which will be available for permanent service once EPWater-PSB issues a Letter of Final Acceptance of the facilities. Estimated completion date of this main is May 2018.

General:
EPWater 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 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 EPWater – 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.

CAPITAL IMPROVEMENTS DEPARTMENT – PARKS:
No comments received.

PLANNING AND INSPECTION DEPARTMENT – LAND DEVELOPMENT:
We have reviewed **Tierra Del Este Unit Eighty Eight**, a major combination plat map, and on behalf of CID Parks Planning Division we offer Applicant / Engineer the following comments:

Please note that this subdivision is composed one **21.85 Acre** lot and is part of the Tierra Del Este Phase VI Development Plan (Land Study) which shows this property to be used as a "future school site"; under the Municipal Code definitions this is considered a "Public facility" therefore, meets the requirements to be excluded from the calculation for parkland dedication ordinance Title 19 – Subdivision & Development Plats**, Chapter 19.20 Parks and Open Space** as noted below:

19.20.060 - Exclusions from Dedication Requirements.

Exclusions. The following shall be excluded from the calculation for parkland dedication. In all instances, the burden of proof shall be on the subdivider to demonstrate that the plat meets the requirements of this chapter:

H. Land shown within a subdivision, whether residential or nonresidential, which is designated for use as a "Public facility".

This subdivision is located with-in Park Zone**: E-12**
Nearest Park: **Miners Park (T.D.E. #71)**