SUBDIVISION

Calcaterra Estates

City of El Paso — City Plan Commission — 7/12/2018

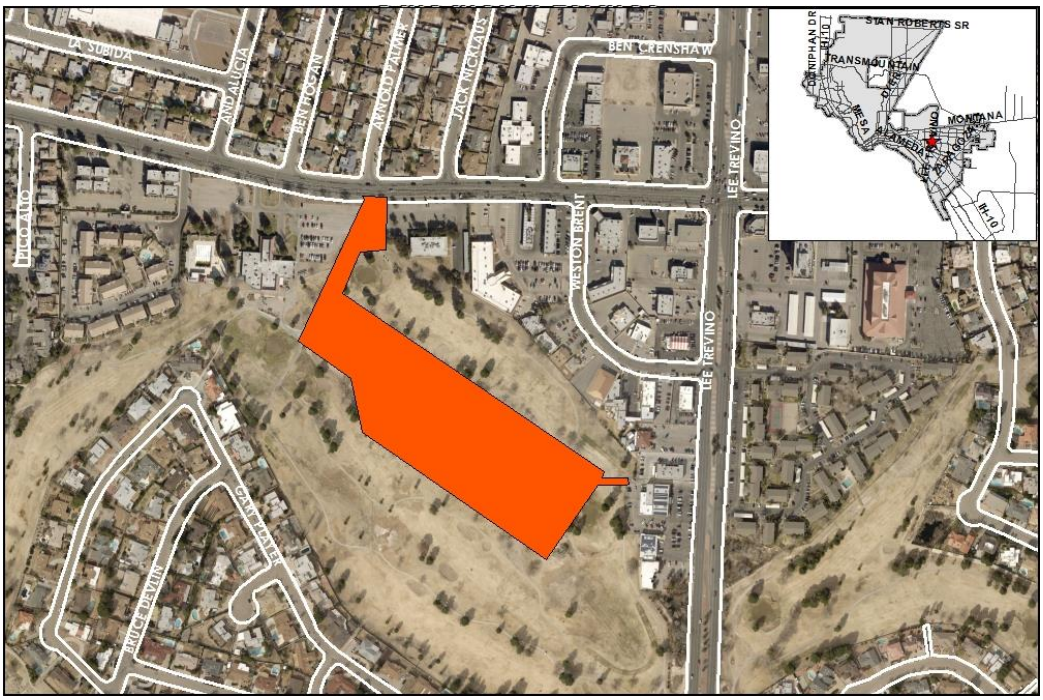
SUSU18-00038 — Resubdivision Combination - Revised

STAFF CONTACT:	Jovani Francia, (915) 212-1613, franciajx@elpasotexas.gov
PROPERTY OWNER:	Vista Hills Country Club
REPRESENTATIVE:	CAD Consulting
LOCATION:	South of Trawood and West of Lee Trevino, District 7
ACREAGE:	11.4094
VESTED:	No
PARK FEES REQUIRED:	$79,460.00
EXCEPTION/MODIFICATION REQUEST:	1: To allow an alternative design cross-section for Calcaterra Drive (Section D-D). 2: To allow an exception to waive the required DSC standards for Calcaterra Drive (Section C-C).
RELATED APPLICATIONS:	PZRZ17-00021 (Rezoning from R-F to P-R-I)
PUBLIC INPUT:	N/A
STAFF RECOMMENDATION:	Approval

SUMMARY OF REQUEST: The applicant proposes to subdivide 11.4094 acres of land into 58 residential lots and 1 open space lot. Primary access to the proposed subdivision is from Trawood Drive. This subdivision is a private development with private streets. This subdivision is being reviewed under the current subdivision code.

SUMMARY OF RECOMMENDATION: Planning staff recommends **Approval** of Calcaterra Estates on a Resubdivision Combination basis subject to the following condition:

- That the Legal Department approve the CCR's related to the private streets prior to recording of the final plat.

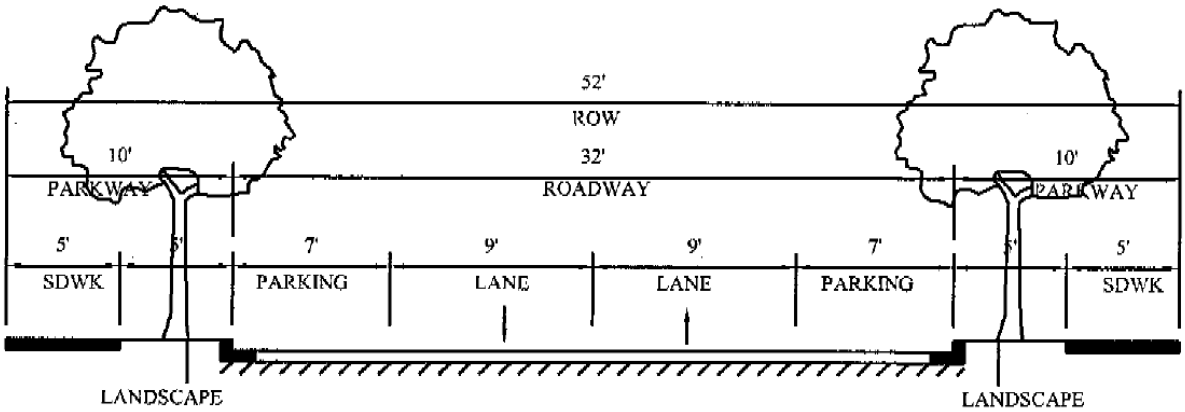


DESCRIPTION OF ANY EXCEPTIONS, MODIFICATIONS, OR WAIVERS

1: The applicant is requesting an Alternative Design for the proposed Cross-Section D-D as per 19.26.040 – Alternative subdivision improvement design.

- Per the DSC, the local street requires a 32' roadway with a 10' parkway consisting of a 5' landscape buffer and a 5' sidewalk.
- ~~The applicant proposes a 32' roadway with a 10' parkway consisting of a 9' golf cart path and a 1' retaining wall extension adjacent to the Vista Hills Country Club Unit 2 subdivision and a 10' parkway consisting of a 4' landscape buffer, a 5' sidewalk, and a 1' retaining wall extension adjacent to the Ascarate Grant tract (Hole 9).~~
- The applicant proposes a 32' roadway with a 10' parkway consisting of a 10' golf cart path adjacent to the Vista Hills Country Club Unit 2 subdivision and a 10' parkway consisting of a 5' landscape buffer and a 5' sidewalk adjacent to the Ascarate Grant tract (Hole 9).
- Streets and Maintenance has recommended approval of the alternative design request.
- This is a private street.

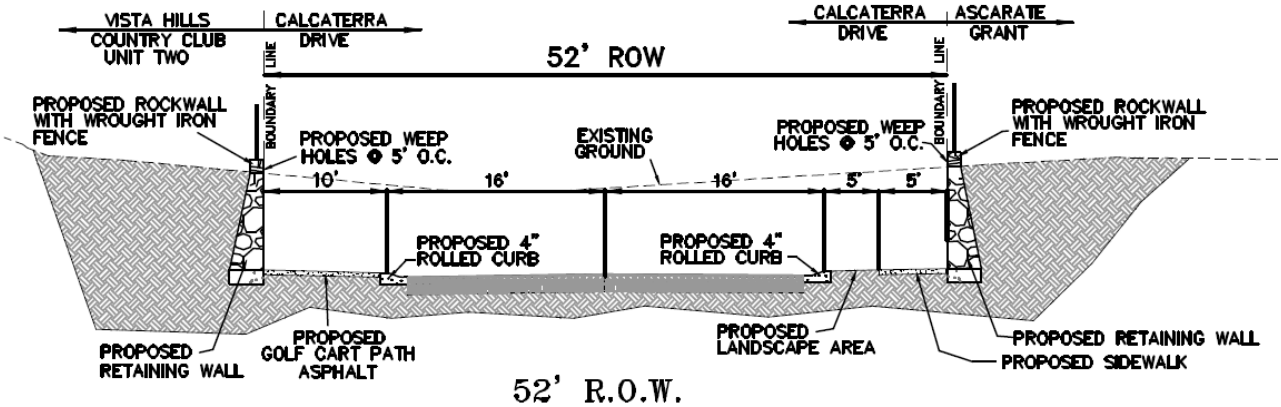
Required



32' LOCAL RESIDENTIAL 3

NOTE: CROSS SECTIONS ARE MINIMUM, STANDARD REQUIMENTS

Proposed



52' R.O.W.
LOCAL STREET

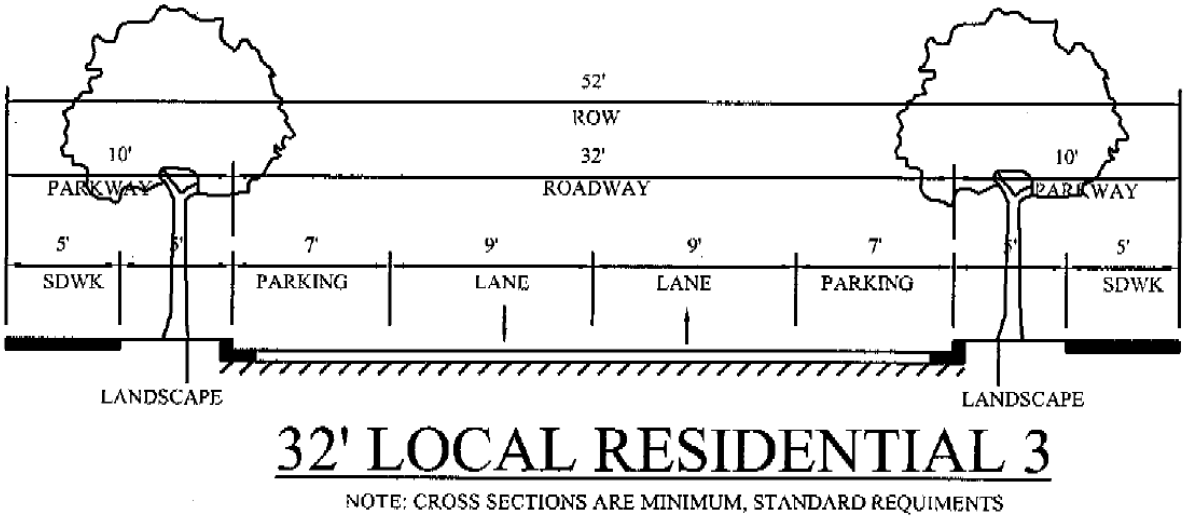
SCALE: NTS

SECTION D–D

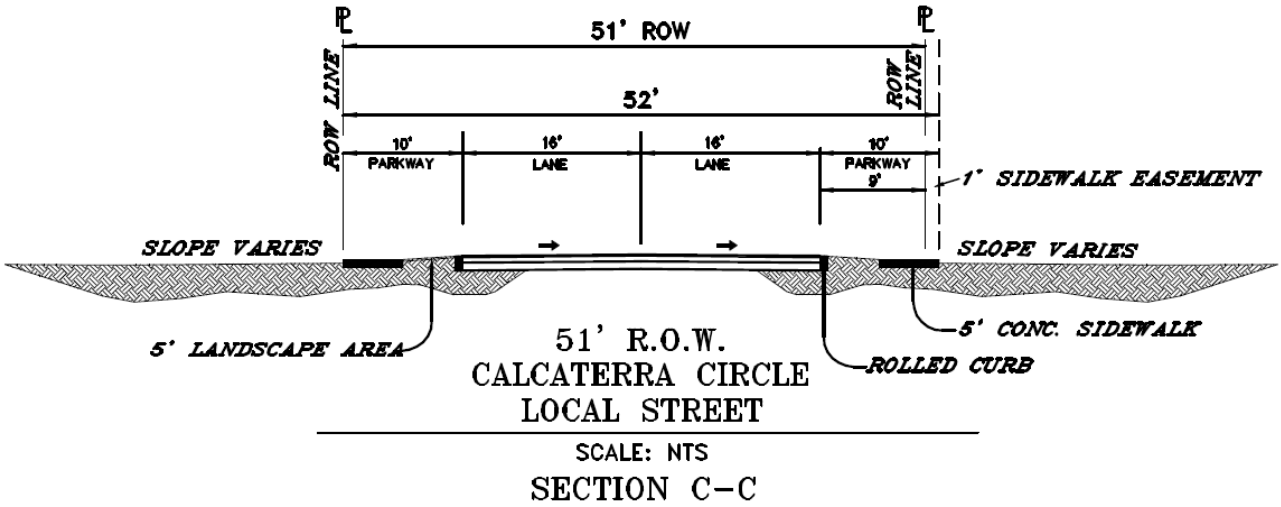
2: The applicant is requesting the following exception under 19.10.050-A (Roadway participation policies) for Cross-Section C-C:

- To waive 1' of the required 10' parkway from the north side of Blocks 2 and 3.
    - The parkway requires 10' consisting of a 5' landscape buffer and a 5' sidewalk. The proposed cross-section's parkway is a 5' landscape buffer and a 4' sidewalk.
    - An additional 1' of sidewalk is located on private property and will be available to the community through an access easement.
    - The appearance of the street will still be that of a 52' right-of-way as the sidewalk becomes 5' with the access easement.
    - This is a private street.

Required



Proposed

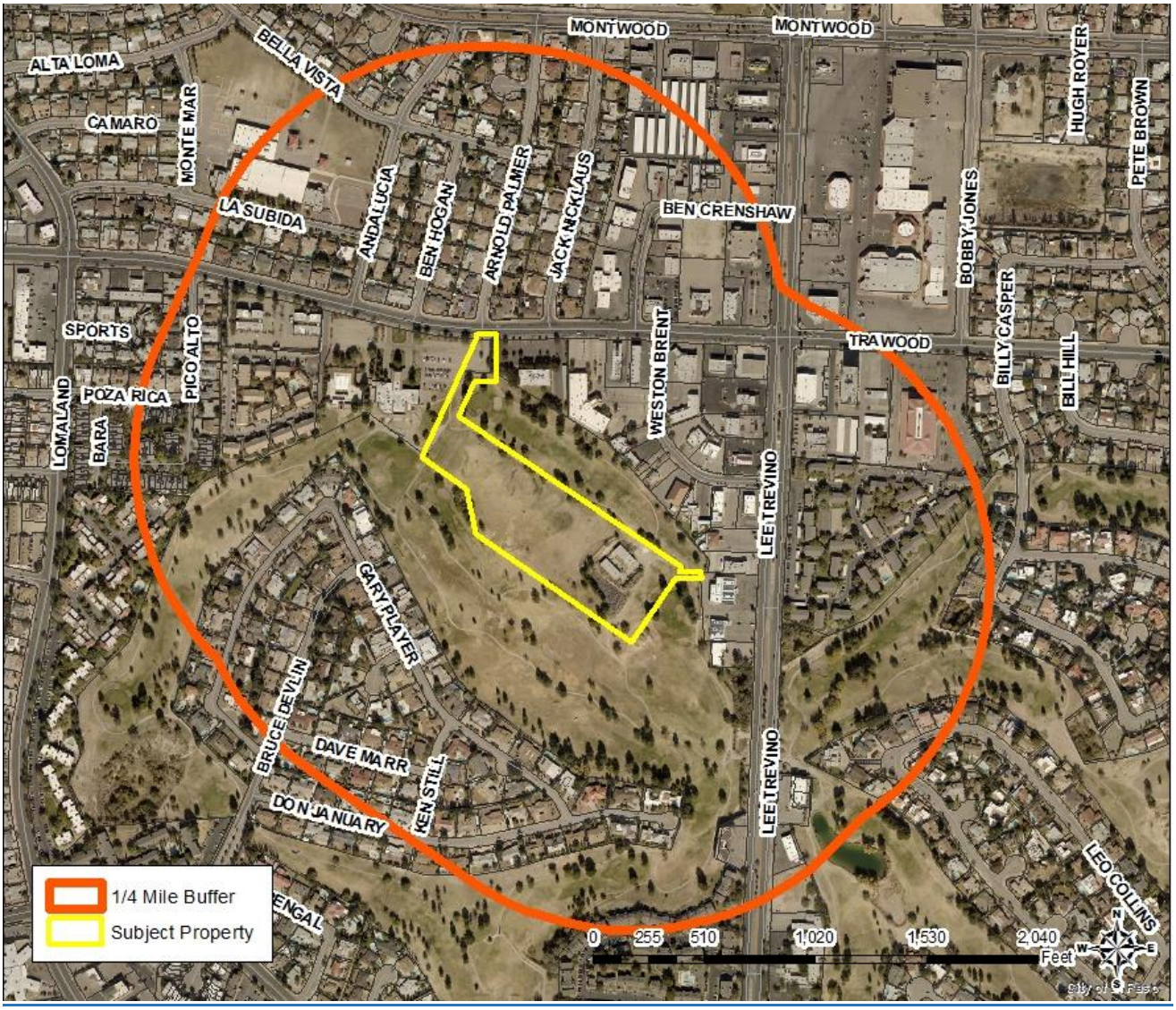


The applicant meets the intent of the DSC standard for Waiver #2 as the physical layout of the right of way will be to that of the DSC standard. The following criteria under Section 19.10.050 (Roadway participation policies – Improvement of roads and utilities within and or abutting the subdivision) is requested as the exception. The section reads as follows:

Section 19.10.050-A

1: The City Plan Commission may waive such requirements to provide rights-of-way or street improvements to adjacent substandard roads based on any of the following factors:

a: Fifty per cent of the lots within a quarter mile of the proposed development have already been developed and the existing street improvements are in character with the neighborhood.



RELATION OF PROPOSED APPLICATION TO THE CITY'S COMPREHENSIVE PLAN

CONSISTENCY WITH PLAN EL PASO: Subject property is designated O1, Preserve, and G4, Suburban (Walkable).

GOAL 2.2:	
The City of El Paso should change its growth pattern away from homogeneous land uses and return to a pattern of compact well-connected mixed-use neighborhoods.	
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?**
Policy 2.2.5.a: Ideally, 50% of new residences will be within a ¼ mile radius of at least 4 diverse uses such as community-serving retail, services, civic / community facilities, and food retail.	Yes, there is a diverse mixture of uses along the intersection of Lee Trevino and Trawood to which the subject property is located a ¼ mile from.
Policy 2.3.2.a: New neighborhood streets should connect to the existing street network in all adjoining areas when practical.	Yes, the proposed street will connect to Trawood and will be connected to Lee Trevino through an access easement. However, the proposed street will be a private street.

NEIGHBORHOOD CHARACTER: Subject property is zoned C-1 (Commercial) and P-R I (Planned Residential District I). Properties adjacent to the subject property are zoned C-1 (Commercial), C-1/sc (Commercial / Special Contract), and R-F (Ranch and Farm). Surrounding land uses are commercial, recreational, and residential. The nearest park is Reese McCord Park (.58 miles). This property is not located within any Impact Fee Service Areas.

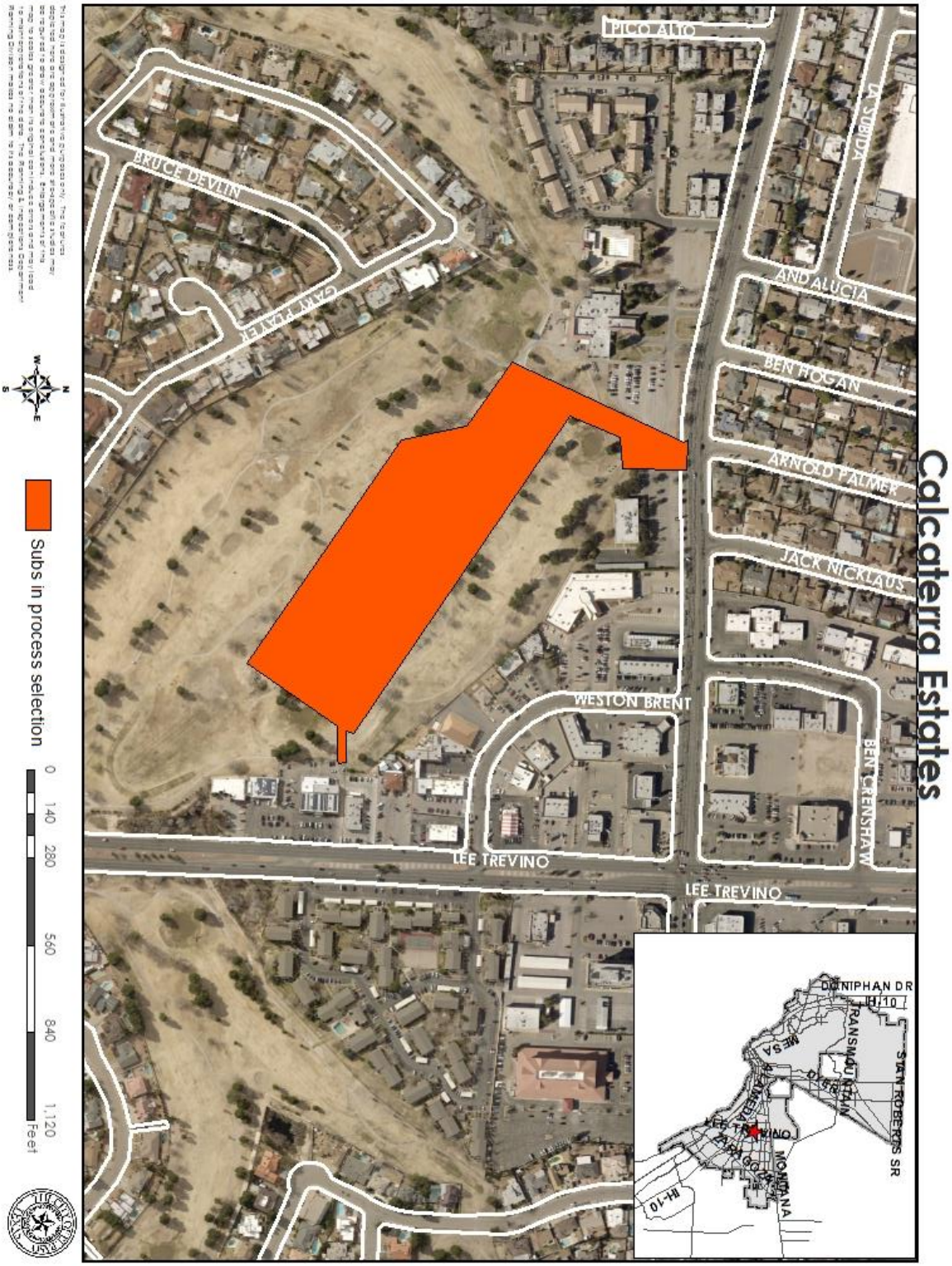
COMMENT FROM THE PUBLIC: N/A.

STAFF COMMENTS:
No objections to proposed subdivision.

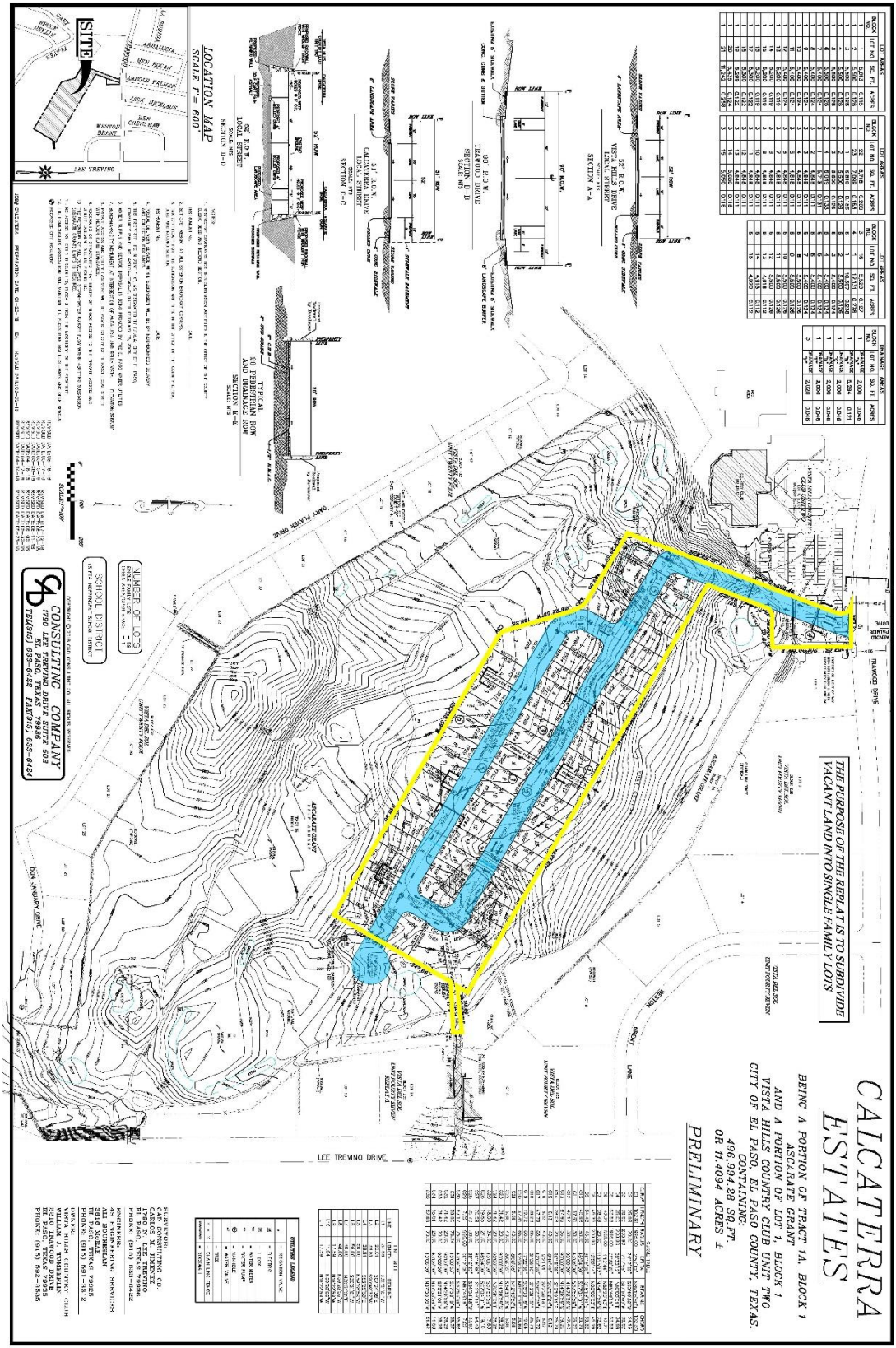
PLAT EXPIRATION:
This application will expire on **July 12, 2021**. If the final plat has not been recorded within the specified date, the final plat approval, unless extended in accordance with Chapter 19.41 (Expiration, extension and reinstatement), shall expire and the applicable plat shall be deemed null and void.

ATTACHMENTS:
1. Location Map
2. Preliminary Plat
3. Final Plat
4. Application
5. Waiver Request Letters
6. Department Comments

ATTACHMENT 1



ATTACHMENT 2



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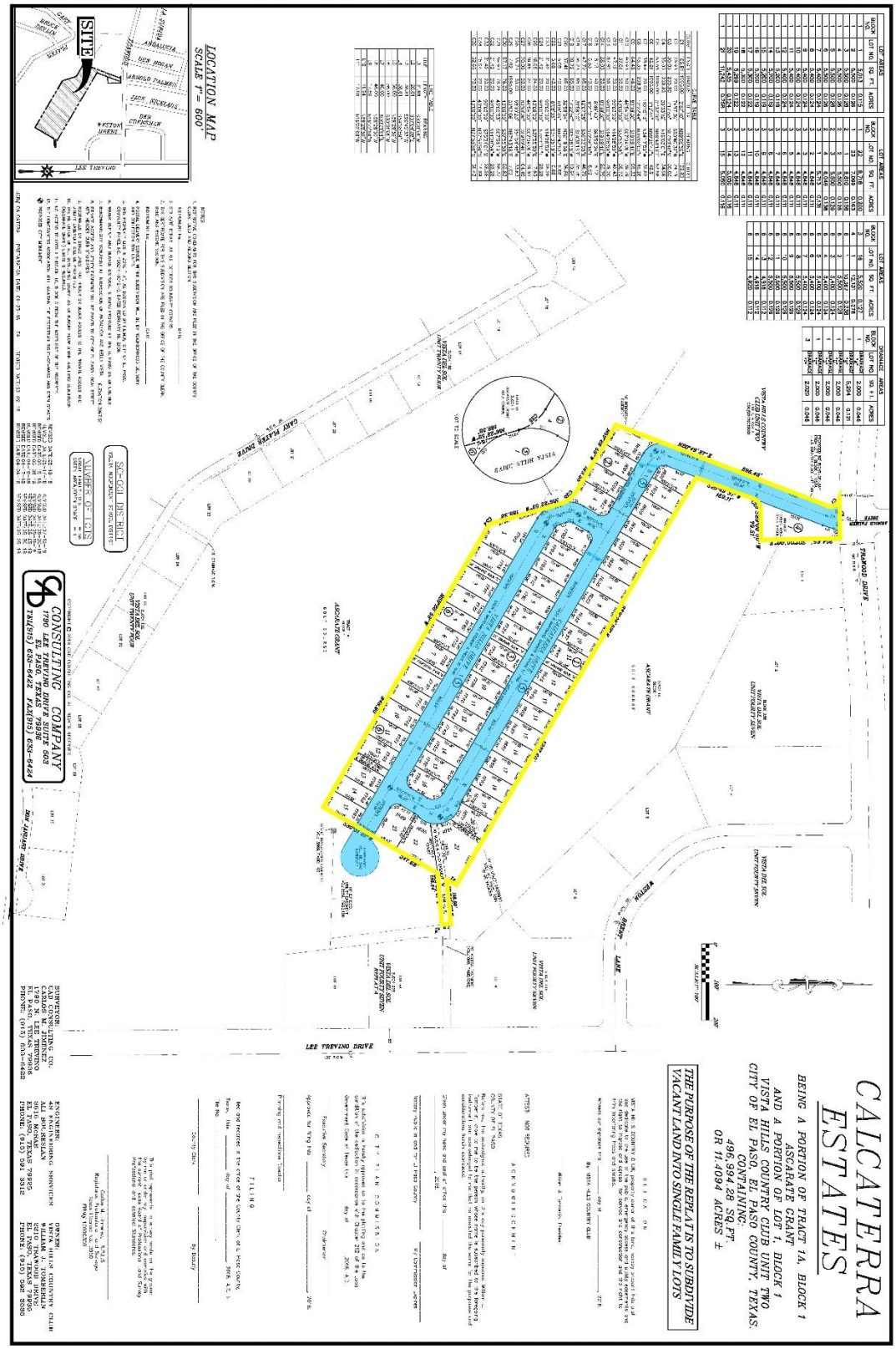
CALCATERRA ESTATES
BEING A PORTION OF TRACT 1A, BLOCK 1
ASCARATE GRANT
AND A PORTION OF LOT 1, BLOCK 1
VISTA HILLS COUNTRY CLUB UNIT TWO
CITY OF EL PASO, EL PASO COUNTY, TEXAS.
CONTAINING:
496,994.28 SQ.FT.
OR 11.4094 ACRES ±
THE PURPOSE OF THE REPLAT IS TO SUBDIVIDE VACANT LAND INTO SINGLE FAMILY LOTS
LOCATION MAP
SCALE 1" = 600'
SITE
SCHOOL DISTRICT
SALT MOUNTAIN POOL DRIVE
VICINITY MAP
CONSULTING COMPANY
LEE TREVINO DRIVE
TRANSMISSION DRIVE
VISTA HILLS DRIVE
CAMP MATHIS DRIVE
ASCARATE GRANT
VISTA HILLS COUNTRY CLUB UNIT TWO
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VISTA HILLS COUNT

ATTACHMENT 4

SUSU 18-00038

CITY PLAN COMMISSION APPLICATION FOR
RESUBDIVISION COMBINATION SUBDIVISION APPROVAL

DATE:_____ FILE NO._____

SUBDIVISION NAME: CALCATERRA ESTATES

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
A PORTION OF LOT 1, BLOCK 1
VISTA HILLS COUNTRY CLUB UNIT TWO
A PORTION OF TRACT IX, BLOCK 1, ASCARATE GRANT

2. Property Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	11.4094	59	Office		
Duplex			Street & Alley		
Apartment			Ponding & Drainage		
Mobile Home			Institutional		
P.U.D.			Other (specify below)		
Park					
School					
Commercial			Total No. Sites	59	
Industrial			Total (Gross) Acreage	11.4094	

3. What is existing zoning of the above described property? C1 & PR1 Proposed zoning?_____

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)
OFF SITE

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) 212-0085

12. Owner of record VISTA HILLS COUNTRY CLUB 592-3535
(Name & Address) (Zip) (Phone)

13. Developer _____
(Name & Address) (Zip) (Phone)

14. Engineer CAD CONSULTING CO. 633-6421
(Name & Address) (Zip) (Phone)

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

OWNER SIGNATURE: William Tomberlin

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

ATTACHMENT 5

May 10, 2018

Planning & Inspections Department
801 Texas
City of El Paso, Texas 79901

Attention: Nelson Ortiz

Re: ***Alternative Design Request-Calcaterra Estates***

Dear Nelson,

As per your request and as per Title 19 Subdivision, Chapter 19.26.040 Alternative Subdivision Improvement Design, we are submitting a formal request for the following modifications to the above mentioned subdivision as follows:

- To allow an alternative design for the local street with a golf cart path in the landscape buffer area.

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,

Carlos M. Jimenez
CAD Consulting Co.
915-633-6422

CONSULTING
COMPANY
LAND SURVEYORS

May 17, 2018

Planning & Inspections Department
801 Texas
City of El Paso, Texas 79901

Attention: Nelson Ortiz

Re: **Modification Request-*Calcaterra Estates***

Dear Nelson,

As per your request and as per Title 19 Subdivision, we are submitting a formal request for the following modification to the above mentioned subdivision as follows:

- To allow 51' right-of-way for a portion of the local street (Calcaterra Circle).

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,

Carlos M. Jimenez
CAD Consulting Co.
915-633-6422

Office: 915-633-6422 1790 N. Lee Treviño Ste. 503 El Paso, Texas 79936 Fax 915-633-6424

ATTACHMENT 6

Planning & Inspections Department- Planning Division
Developer / Engineer shall address the following comments:
1: The chain link fence must be removed entirely or relocated off of the public right-of-way and placed onto private property.
2: 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.
3: 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.
4: The easement that runs through lots 19 and 20 of Block 1 needs to have a note stating that the easement will be vacated by a separate instrument number. The separate instrument number must be recorded with the El Paso County Clerk's Office prior to the recording of the subdivision.

Capital Improvement - Parks:
We have reviewed **Calcaterra Estates**, a resubdivision combination plat map and on behalf of CID Parks & Planning Division we offer Developer / Engineer the following comments:

Please note that this subdivision is composed of **58 lots** zoned "PR-I & C1" required to comply with the parkland dedication ordinance Title 19 – Subdivision & Development Plats, **Chapter 19.20 - Parks & Open Space** in the form of "Park fees" based on requirements for residential subdivisions.

Applicant shall be required to pay "Park fees" in the amount of **$79,460.00** calculated as follows:

58 Single-family dwelling lots @ $1,370.00 / dwelling = **$79,460.00**

Please allocate generated funds under Park Zone**: E-4**
Nearest Park: **Reese McCord Park**

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

Central Appraisal:
No objections.

El Paso Water Utilities:
EPWater-PSB does not object to this request.

Change description from "PRIVATE 51' ROAD, UTILITY & MAINTANCE EASEMENT" to "UTILITY & MAINTANCE EASEMENT & PRIVATE 51' ROAD".

Water:
There is an existing 16-inch diameter water main that extends along the north side of Trawood Dr., approximately 35-feet south of and parallel to the northern right-of-way line of Trawood Dr. This water main is available for extensions.

Previous water pressure from fire hydrant #3728 located on the intersection of Trawood Dr. and Arnold Palmer Dr. has yield a static pressure of 54 (psi), a residual pressure of 52 (psi).

Sewer:
There is an existing 8-inch diameter sanitary sewer main that extends along the south side of Trawood Dr., approximately 40-feet north of and parallel to the southern right-of-way line of Trawood Dr. This sanitary sewer main is available for extensions.

General:
Offsite PSB easement is required and shall be dedicated by metes and bounds for the sanitary sewer main.

Alignment of offsite sanitary sewer easement to be coordinated with EPWater.

EPWater requires a new service application for services to 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.

Environmental Services:
It is our understanding that Calcaterra Road is a private road. We need to clarify what the trash collection service arrangement is for this subdivision. If the developer is expecting City service with our bins, we need to ensure that the road is accessible to our trash collection vehicles. If the community will be using private trash service, then we would expect to see dumpster service areas on the development plans.

Planning & Inspections - Land Development:
We have reviewed subject plats and recommend Approval. The Developer / Engineer shall address the following comments:

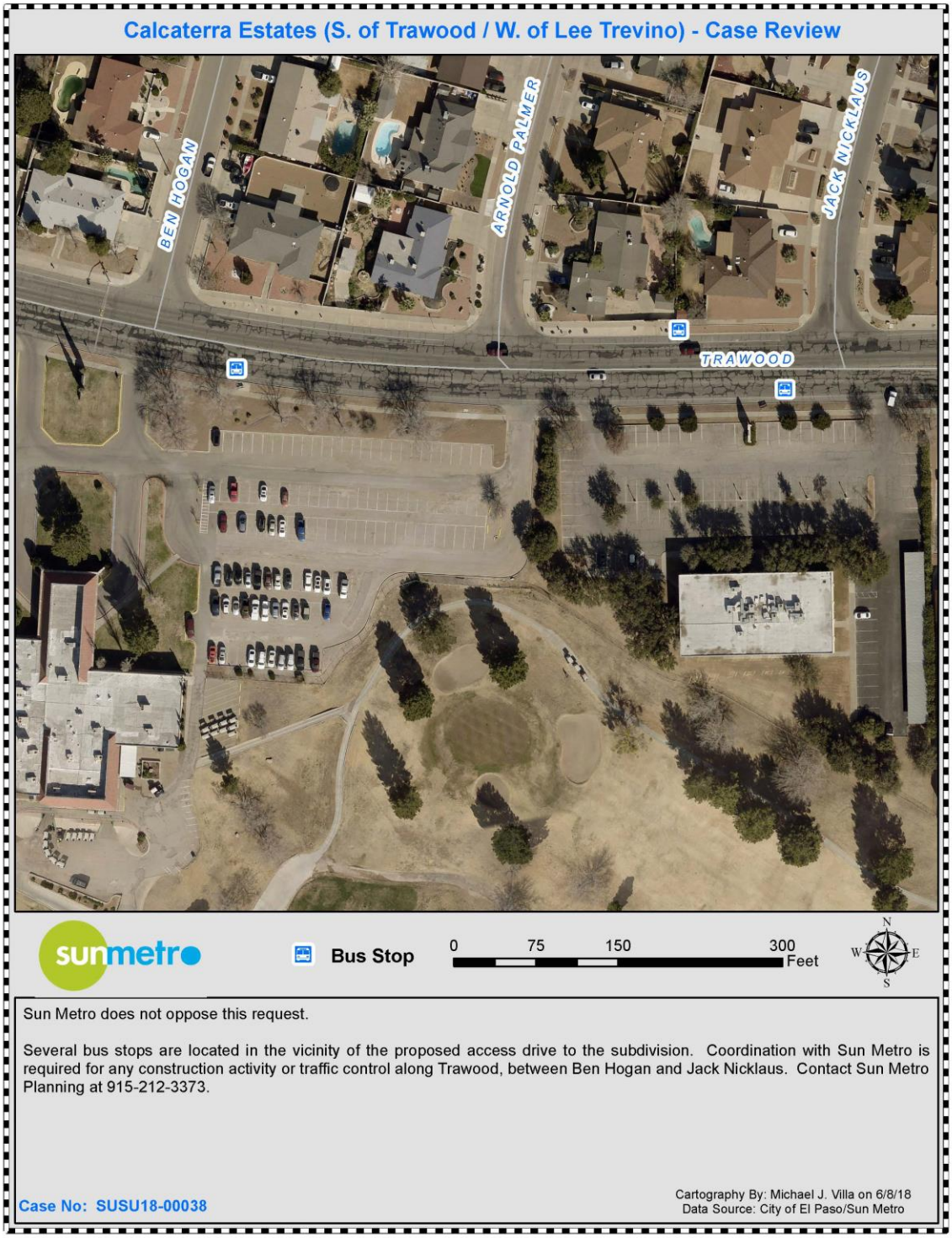
1: Provide a monument at the curved portion of Calcaterra Circle near Lot 1 Block 3.

2: Clarify if 20' access easement entirely lies within lot 21 or 22 by providing a solid lot line. Also define if it is to be a private or public access easement.

Streets & Maintenance:
~~Streets & Maintenance has no issue with the proposed alternative design. However, the applicant should be aware that should the subdivision, in the future, petition to have the streets made public, the process may be complicated by the right-of-way design, as it does not meet the DSC.~~

The proposed cross-section revision removes the rockwall from the private right-of-way. This is an acceptable modification. Streets & Maintenance has no issues with the proposed design.

Fire Department:
Recommends approval.

Sun Metro:
Sun Metro does not oppose this request.

Several bus stops are located in the vicinity of the proposed access drive to the subdivision. Coordination with Sun Metro is required for any construction activity or traffic control along Trawood, between Ben Hogan and Jack Nicklaus. Contact Sun Metro Planning at 915-212-3373.