City of El Paso – City Plan Commission Staff Report

Case No:	SUSU14-00125 Mesquite Trails Unit Eleven
Application Type:	Major Final
CPC Hearing Date:	January 22, 2015
Staff Planner:	Jeff Howell, (915) 212-1607, howelljb@elpasotexas.gov
Location:	East of Joe Battle and South of Vista Del Sol
Acreage:	27.85 acres
Rep District:	6
Existing Use:	Vacant
Existing Zoning:	R-3A (Residential)
Proposed Zoning:	R-3A (Residential)
Nearest Park:	Burning Mesquite Park (.18 mi.)
Nearest School:	John Drugan Elementary School (.62 mi.)
Park Fees Required:	N/A
Impact Fee Area:	N/A
Property Owner:	Americas Loop 375 LP
Applicant:	Americas Loop 375 LP
Representative:	CEA Group

SURROUNDING ZONING AND LAND USE

North: R-3 (Residential) / Single-Family Development
South: R-3A (Residential) / Vacant / Burning Mesquite Park
East: N/A / ETJ / Vacant
West: R-3 (Residential) / Single-Family Development

PLAN EL PASO DESIGNATION: G4, Suburban (Walkable)

APPLICATION DESCRIPTION

The applicant proposes to subdivide approximately 27.85 acres of vacant land for 159 single-family residential lots ranging from 5,025 to 9,661 square feet. Primary access to the subdivision is proposed from Sun Fire Boulevard and Cherrington Street. This development lies within the Paseos Del Sol Land Study and is vested under the former subdivision code. A preliminary plat was approved by City Plan Commission on June 19, 2014 and the final plat conforms with the approved preliminary plat.

The applicant is requesting the following modification:

- To allow a 52-foot right-of-way with 32 feet of pavement and 5-foot sidewalks and 5-foot parkways. (This is consistent with the current code requirements).

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends **approval** of the modification and **approval** of Mesquite Trails Unit Eleven on a Major Final basis subject to the following comments.

Planning Division Recommendation:

Staff recommends **approval** of the modification and **approval** of Mesquite Trails Unit Eleven on a Major Final basis

Staff recommends approval based on following sections of code, specifically:

Section 19.04.170.A.3 (Modifications of conditions):

A.3. The subdivider has demonstrated an alternative method of development that will improve the aesthetic value of the subdivision while giving equal emphasis to safety, economy, tax yield, maintenance cost, response time, drainage dedication and improvement of parkland and open space amenities, and vehicular access and pedestrian passage.

Planning & Inspections Department - Land Development

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

Parks and Recreation Department

We have reviewed **Mesquite Trails Unit Eleven,** a major final plat map and offer **no objections** to this development, only provide the following comments:

Please note that this subdivision is composed of **159** (R-3A) Single-family dwelling lots and does not include any parkland dedication with-in this plat, however, applicant previously dedicated and constructed an 11.10-acre Off-site Park (Burning Mesquite Park) as part of the Paseos Del Sol Land Study.

Based on the following calculations, this development meets the minimum "Parkland" requirements and applicant still has a credit balance of **0.05 acres** of "Parkland" or **5 dwelling units** that can be applied towards any subsequent subdivisions with-in the approved Paseos Del Sol Land Study.

Parkland calculations are as follows:

Parkland Credit Balance up to Mesquite Trails #9 (12/20/13) = 3.06 acres …or …. 306 Dwelling Units

Mesquite Trails #10 = 142 Dwelling Units Requiring ...…..... (-) 1.42 acres .. or (-) 142 Dwelling Units

Credits = 1.64 Acres …or .... 164 Dwelling Units

Mesquite Trails #11 = 159 Dwelling Units Requiring ...…..... (-) 1.59 acres .. or (-) 159 Dwelling Units

Remaining Credits = 0.05 Acres …or ..... 5 Dwelling Units

Nearest Parks within zone **E-1**: **Mesquite Trails Off-site (Burning Mesquite) & Paseo Del Sol**

El Paso Water Utilities

1. EPWU does not object to this request.

Water:

2. There is an existing 16-inch diameter water main along Sun Fire Blvd. located approximately 20 feet east of the street center line. No direct service connections are allowed to the water main as per the El Paso Water Utilities – Public Service Board Rules and Regulations.
3. There are existing 8-inch diameter stub-outs from the existing 16-inch diameter main along Sun Fire Blvd. east to Arrow Weed Dr., Blue Heron Dr., Globe Mallow Dr. and Blazing Star Dr.

Sanitary Sewer:

4. There are existing 12-inch and 8-inch diameter sanitary sewer mains that extends along Sun Fire Blvd. located approximately 14 feet west of the street centerline.
5. There is an existing 8-inch diameter stub-out from the existing 12-inch diameter sanitary sewer main along Sun Fire Blvd. east to Globe Mallow Dr.

6. There is an existing 18-inch diameter stub-out east to Blazing Star. This 18-inch main is to be extended east to connect to the 42-inch sewer interceptor.

7. There is an existing 42-inch diameter sewer interceptor located approximately 5-feet east of the eastern boundary line of the subdivision. No direct service connections are allowed to this sewer main as per the El Paso Water Utilities – Public Service Board Rules and Regulations.

General:

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

9. An 18-inch diameter sanitary sewer main extension is necessary from Sun Fire Blvd. along Blazing Star Dr. to the existing 42-inch diameter interceptor to provide service to the subdivision.

10. 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 County 911 District

No comments received.

Sun Metro

No comments received.

El Paso Department of Transportation

No comments received.

El Paso Fire Department
No comments received.

Central Appraisal District
No objections.

El Paso Electric Company
No comments received.

Texas Gas Company
No comments received.

Additional Requirements and General Comments:

1. Submit to the Planning & Inspections 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. As per Section 19.16.020.I (Intersections), "streets shall be laid out so as to intersect as nearly as possible at right angles. No intersection shall be less than an included angle of seventy degrees and no more than one hundred ten degrees." Please note that the all proposed intersections shall meet the aforementioned criteria.
4. Revise dates on all signature blocks and statements to reflect 2015.

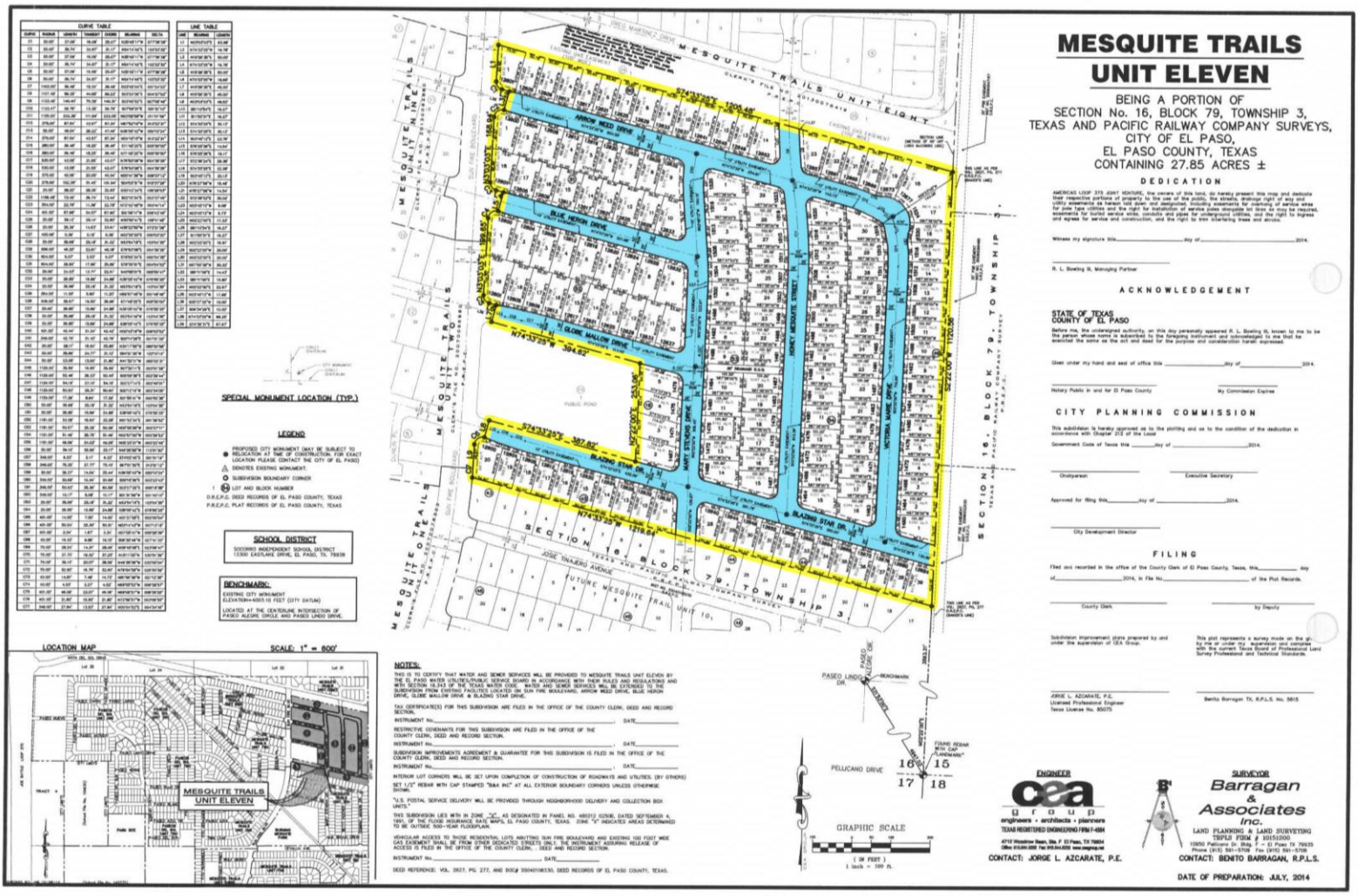
Attachments

1. Location map
2. Aerial map
3. Final Plat
4. Modification Request
5. Application

ATTACHMENT 1

ATTACHMENT 2

ATTACHMENT 3



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

December 15, 2014

City of El Paso-Development Department
One-Stop-Shop
811 Texas Avenue
El Paso, Texas 79901

Attention: Mr. Jeff Howell
Planner

Reference: Mesquite Trails Unit Eleven Final Plat – Modification Letter

Dear Mr. Howell:

On behalf of the Developer for the above referenced development, we are requesting modifications to the subdivision regulations. These modifications will include the following adjustment:

Modification No. 1: 52 foot Roadway
This modification shall consist of a 52 foot roadway cross-sections 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.

If you have any questions regarding this issue, please do not hesitate to call me at office number 915.544.5232. We thank you for your cooperation on this issue and look forward to your favorable consideration to our request.

Sincerely,
CEA Group

Jorge L. Azcarate, P.E.
Project Manager

I-2000-182d.cep_mod.preplat.ap-modification request
Ac/Ac

ATTACHMENT 5

CITY PLAN COMMISSION APPLICATION FOR
MAJOR FINAL SUBDIVISION APPROVAL

CITY OF EL PASO PAID DEC 18 2014 CITY DEVELOPMENT DEPARTMENT

DATE: 12/18/14 FILE NO. SUSU14-00125

SUBDIVISION NAME: Mesquite Trails Unit Eleven

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
A portion of Section 16, Block 79, Township 3, Texas and Pacific Railway Company Surveys, El Paso, El Paso County, Texas

2. Property Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	20.69	159	Office		
Duplex			Street & Alley	7.07	7
Apartment			Ponding & Drainage		
Mobile Home			Institutional		
P.U.D.			Other (specify below)		
Park			Drainage R.O.W	.093	1
School					
Commercial			Total No. Sites	167	
Industrial			Total (Gross) Acreage	27.85	

3. What is existing zoning of the above described property? R-3A Proposed zoning? R-3A

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 flow and storm drain to existing ponding area.

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 Modification request on a 52' right-of-way, with 5' parkway, 5' sidewalk & 32' 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 Title I (General Provisions) Chapter 1.04 - Vested Rights

12. Owner of record Americas Loop 375 Joint Venture, 4655 Cohen Dr., El Paso, TX 79924, (915) 821-3550.
(Name & Address) (Zip) (Phone)

13. Developer Tropicana Development, 4655 Cohen Dr., El Paso, TX 79924, (915) 821-3550.
(Name & Address) (Zip) (Phone)

14. Engineer CEA Group, 4712 Woodrow Bean, Ste. F, El Paso, TX 79924 (915) 544-5232.
(Name & Address) (Zip) (Phone)

Refer to Schedule C for current fee.

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.