City of El Paso – City Plan Commission Staff Report

Case No:	SUSU12-00111 Mesquite Trails Unit Eight
Application Type:	Major Preliminary
CPC Hearing Date:	January 3, 2013
Staff Planner:	Nelson Ortiz, (915) 541-4931, ortiznx@elpasotexas.gov
Location:	South of Vista Del Sol and East of Joe Battle
Acreage:	16.94 acres
Rep District:	6
Existing Use:	Vacant
Existing Zoning:	R-3
Proposed Zoning:	R-3
Nearest Park:	Paseo Del Sol Park (.47 mile)
Nearest School:	John Drugan Elementary School (0.84 mile)
Park Fees Required:	N/A
Impact Fee Area:	N/A
Property Owner:	Americas Loop 375 Joint Venture
Applicant:	Tropicana Development
Representative:	CEA Group

SURROUNDING ZONING AND LAND USE

North: N/A / East ETJ / Vacant
South: R-3 / Vacant
East: N/A / East ETJ / Vacant
West: R-3 / Residential Development

PLAN EL PASO DESIGNATION: (G4) Suburban Walkable

APPLICATION DESCRIPTION

The applicant proposes to subdivide 16.94 acres of vacant land for 28 single-family residential lots; the smallest being approximately 6,160 square feet and the largest being approximately 28,100 square feet. Access to the subdivision will be primarily from Sun Fire Boulevard, a second point of access is planned from Cherrington Street.

This development is vested under the Paseos Del Sol Land Study and is being reviewed under the subdivision code in effect on November 2006 when the land study was approved. The applicant has requested to use Section 19.08.010 of the current subdivision code as it relates to submittal of water & wastewater plans.

The applicant is also requesting the following modifications:

- *To allow the use of a location map with a 1" = 100' scale.*
- *To allow for a turning heel angle greater than 70 degrees.*
- *To allow for an 81-foot right-of-way (Sun Fire Boulevard) as approved the during Paseos Del Sol Land Study application.*
- *To allow for a 60-foot right-of-way with 6-foot sidewalks, 6-foot parkways and 36 feet of pavement.*
- *To allow for a 50-foot right-of-way with 5-foot sidewalks, 4-foot parkways and 32 feet of pavement.*
- *To allow for a 48-foot right-of-way with 5-foot sidewalks, 5-foot parkways and 28 feet of pavement.*
- *To allow for a 46-foot right-of-way with 5-foot sidewalks, 4-foot parkways and 28 feet of pavement.*

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends **approval** of the modifications and **approval** of Mesquite Trails Unit Eight on a Major Preliminary basis, subject to the following conditions and requirements:

- That all double-frontage lots off Greg Martinez be landscaped within the rear parkway to comply with section 19.16.080.D (Double-Frontage Lots).
- The final plat approval is contingent upon the annexation of Cherrington Street.

Planning Division Recommendation:

Staff recommends **approval** with all specified modifications. As per section 19.04.170 (Modification 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.

City Development Department - Land Development

We have reviewed subject plan and recommend approval; no objections.

Planning – Transportation

- No objections to any of the modifications.

Notes:

1. Double-frontage lots shall comply with Section 19.16.080.D (Double-Frontage Lots).
2. Temporary end of road markers or Type III Barricades shall be required at the end of Sun Fire Boulevard and Cherrington Street.
3. 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.

Parks and Recreation Department

We have reviewed **Mesquite Trails #8,** a major preliminary plat map and offer **no objections** to this development, however; we provide Developer / Engineer the following comments:

1. Parks Department recommends for all areas shown with-in the "100' Wide Existing Gas Easement" to remain undisturbed.
2. Proposed "Open Space" area (Lot 2, Block 14) shall be improved and "Privately" maintained.

Also, please note that this subdivision is composed of 28 (R-3) 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 **4.05 acres** of parkland or **405 dwelling units** after this development 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 #7 (09/26/11) = 4.33 acres …or …. 433 Dwelling Units

Mesquite Trails #8 = 28 Dwelling Units Requiring .... (-) .28 acres ….or (-) 28 Dwelling Units

Remaining Credits after this development = **4.05 Acres** …or .... **405 Dwelling Units**

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

El Paso Water Utilities

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

1. EPWU does not object to this request.

EPWU-PSB Comments

Water:

2. There is an existing 16-inch diameter water main along Sun Fire Boulevard that dead-ends at the south property line of the subject subdivision. A 16-inch diameter water main extension is required along the proposed extension of Sun Fire Boulevard.

Sewer:

3. There is an existing 12-inch diameter sewer main along Sun Fire Boulevard that dead-ends at the south property line of the subject subdivision. A 12-inch diameter sanitary sewer main is required along the proposed extension of Sun Fire Boulevard.

4. 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

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

6. 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

Regarding **MESQUITE TRAILS UNIT EIGHT**, the **El Paso County 911 District** requests that the following address be modifications are made:

- **GREG MARTINEZ DRIVE**
  - All addresses on the north side of the street should be 5 digit ODD numbers.
- **RED ROBIN STREET**
  - Addressing should be 5 digit numbers
  - ODD/EVEN numbers should be interchanged so that NORTH side be ODD numbers and SOUTH side be EVEN
  - At a Southerly turn, addresses should continue to be 5 digit ODD numbers.

El Paso Department of Transportation
No comments received.

El Paso Fire Department
No comments received.

Sun Metro
No comments received.

Central Appraisal District
No comments received.

El Paso Electric Company
No comments received.

Texas Gas Company
No comments received.

Socorro 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.

Applicant shall address the following comments prior to recordation:

1. Red Robin Street shall be renamed as such name currently exists.
2. Specify party assigned to maintain the "Open Space" located in Lot 2 of Block 14 under restrictive covenants or on plat.

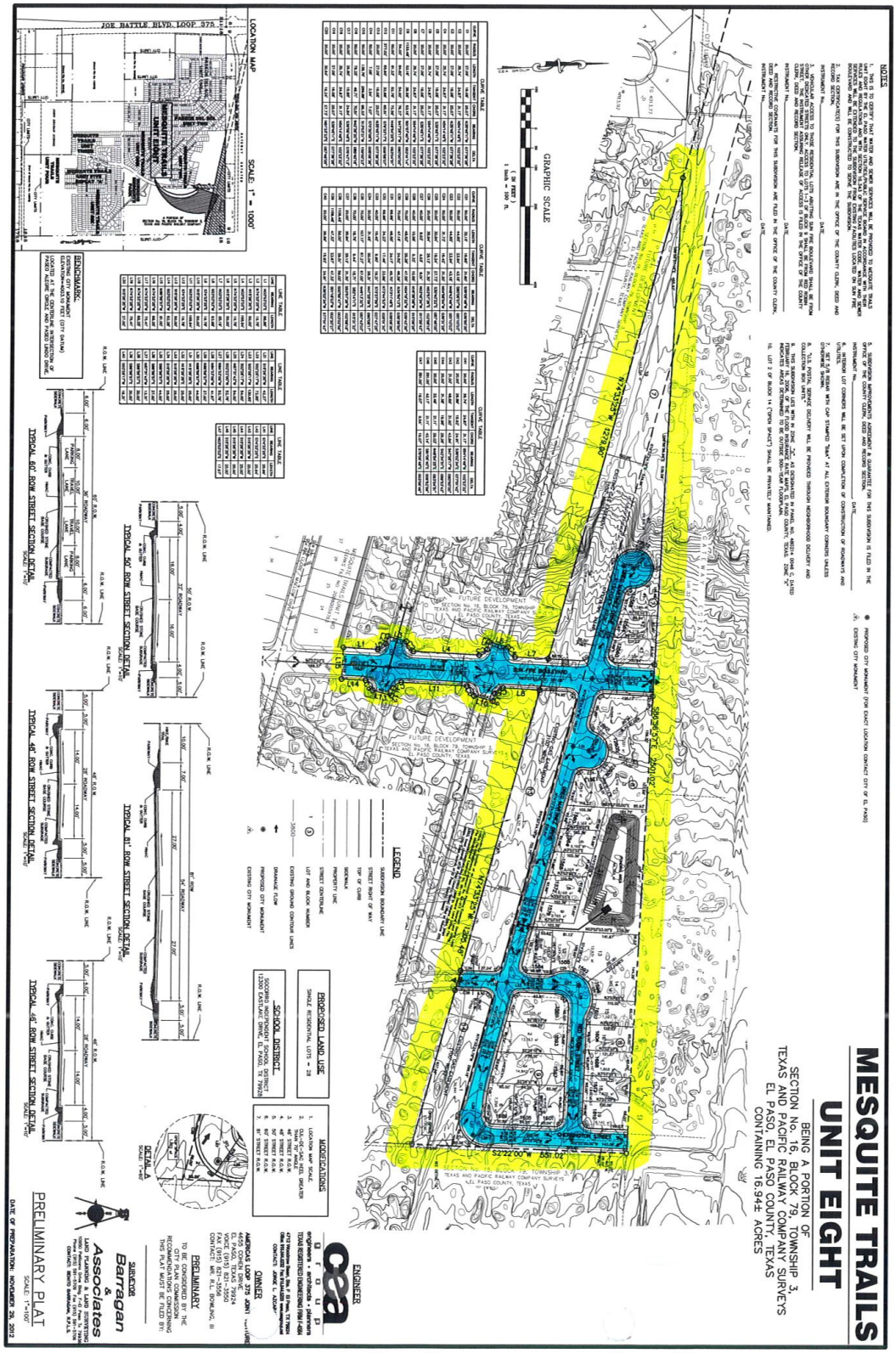
Attachments

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

ATTACHMENT 1

ATTACHMENT 2

ATTACHMENT 3



ATTACHMENT 4

CITY PLAN COMMISSION APPLICATION FOR
MAJOR SUBDIVISION PRELIMINARY APPROVAL

CITY OF EL PASO PAID NOV 29 2012 CITY DEVELOPMENT DEPARTMENT

DATE:_____ FILE NO. SUSU12-00111

SUBDIVISION NAME: Mesquite Trails Unit Eight

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	6.04	28	Office		
Duplex			Street & Alley	4.88	4
Apartment			Ponding & Drainage	1.06	1
Mobile Home			Institutional		
P.U.D.			Other (specify below)		
Park			Gas Easement	4.96	3
School					
Commercial			Total No. Sites	36	
Industrial			Total (Gross) Acreage	16.94	

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

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 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 to R.O.W. width, Location map scale of 1"=1,000', street modification.

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 Section 19.47- Vested Rights (See Attached).

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

12. 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)

CASHIER'S VALIDATION
FEE: $1,901.00

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.

ATTACHMENT 5

Castner Center @ Transmountain
4712 Woodrow Bean, Ste. F
El Paso, TX 79924
Office: 915.544.5232
Fax: 915.544.5233
web: www.ceagroup.net

November 29, 2012

City of El Paso – Planning and Economic Development Department
Two Civic Center Plaza – 5th Floor
El Paso, Texas 79901

Attention: Justin Bass

Reference: Mesquite Trails Unit Eight Subdivision
Modification Request

Dear Mr. Bass:

On behalf of the developer for the above referenced development, we request seven (7) modifications to the City of El Paso Municipal Code-Subdivision Ordinance. Our modification requests are as follows:

- Reduce the minor arterial right-of-way width from 84-feet to 81-feet (Sun Fire Blvd.). The 81-foot right-of-way width will allow the proposed pavement section to match the existing section, and will include two (2) twenty-seven (27) foot driving lanes, a ten (10) foot east parkway, and a seventeen (17) foot west parkway including a ten (10) foot hike/bike trail. The 81-foot street section was approved as part of the Paseos Del Sol Land Study.
- Allow for a 60-foot right-of-way width. The 60-foot right-of-way will include two (2) eighteen (18) foot driving lanes, two (2) twelve (12) foot parkways, sidewalks located within the parkway, and standard curb and gutter.
- Reduce the residential sub-collector right-of-way width from 52-feet to 50-feet. Our proposed cross-section will include two (2) sixteen (16) foot driving lanes, two (2) nine (9) foot parkways, sidewalks located within the parkway, and standard curb and gutter.
- Allow for a 48-foot right-of-way width. The 48-foot right-of-way will include two (2) ten (10) foot parkways, 28-foot roadway, sidewalks located within the parkway, and standard curb and gutter.
- Allow for a 46-foot right-of-way width. The 46-foot right-of-way will include two (2) nine (9) foot parkways, 28-foot roadway, sidewalks located within the parkway, and standard curb and gutter.
- Allow for a turning heel angle greater than 70°. The increased turning heel angle will be between 70°-110° and will accommodate an existing gas easement which runs through the proposed subdivision by allowing the proposed street (Greg Martinez Dr.) to run parallel to the easement.
- Allow for the location map scale to change from 1"=600' to 1"=1,000'. This change is requested in order to provide adequate coverage of the adjacent land uses and existing improvements.

We look forward to your favorable consideration of our requests. If you have any questions, please do not hesitate to call me at office number (915) 544-5232 or mobile number (915) 355-0583.

Sincerely,
CEA Group

Jorge L. Azcarate, P.E.
Project Manager

2000-145-I-modification-request (11-29-12)
JLA/cs