



City of El Paso – City Plan Commission Staff Report

Case No: SUSU14-00119 Sky View Estates Unit 1
Application Type: Major Combination
CPC Hearing Date: January 8, 2015

Staff Planner: Alfredo Austin, (915) 212-1604, austinaj@elpasotexas.gov
Location: East of Joe Battle and South of Pellicano
Acreage: 26.2527
Rep District: N/A- ETJ (Extraterritorial Jurisdiction)

Existing Use: ETJ/ Airport
Existing Zoning: N/A- ETJ (Extraterritorial Jurisdiction)
Proposed Zoning: N/A- ETJ (Extraterritorial Jurisdiction)

Nearest Park: 1 park (2.1827 acres) proposed within subdivision.
Nearest School: John Drugan Elementary (0.70 miles)
Park Fees Required: N/A
Impact Fee Area: This property is located in an Impact Fee Service Area and subject to impact fees.

Property Owner: DVEP Land, LLC
Applicant: DVEP Land, LLC
Representative: Del Rio Engineering

SURROUNDING ZONING AND LAND USE

North: ETJ/Vacant
South: ETJ/Vacant
East: ETJ/Vacant
West: ETJ/Vacant

PLAN EL PASO DESIGNATION: O6, Potential Annexation/O5, Remote

APPLICATION DESCRIPTION

The applicant proposes to subdivide approximately 26.2527 acres of land for 121 single-family residential lots and 1 park. Access to the subdivision will be from Mission Ridge Drive. This subdivision is being reviewed under current subdivision code.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends **Approval** of Sky View Estates Unit 1 on a Major Combination basis, subject to the following comments:

Planning & Inspections Department - Planning Division:

Staff recommends **Approval** of Sky View Estates Unit 1 on a Major Combination basis.

Planning & Inspections Department - Land Development

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

The Developer/Engineer shall address the following comments.

1. Show all existing and proposed street and drainage improvements, drainage flow patterns and structures, drainage easements, etc. within and abutting this Subdivision. On the preliminary plat, show and label the proposed pond location within the lot.
2. On preliminary plat show bearing & delta.
3. On the street cross-sections, need to verify labels for the slope and direction.

Parks and Recreation Department

We have reviewed **Sky View Estates**, a major combination plat map, and offer Developer / Engineer the following comments:

1. Please note that this subdivision is located with-in the City of El Paso Extra Territorial Jurisdiction (ETJ) area and within the **Eastside Master Plan** area of potential annexation by the City, thus subject to the calculation for Parks & Open Space ordinance Title 19 Subdivisions, **Chapter 19.20** as noted below.

Section 19.20.020 - Dedication Required

- A. Dedication Required.** All subdivisions located within the corporate limits of the City of El Paso and within those areas designated in the City’s extra territorial jurisdiction (ETJ), as identified on an official map kept in the Development Services Department.

Also, please note that subdivisions within the ETJ do not have a zoning district designation however, per plat application / notes applicant is proposing **121** Single-family residential lots and is proposing to dedicate one 2.18 **acre** "Park sites" therefore, meeting and exceeding the minimum parkland requirements.

2. Excess “Parkland” acreage (0.97) will not be able to be carried over to any adjacent subdivisions, as there is no mechanism in the Subdivision Ordinance to do it. The application will have to be submitted as a “Land Study” or the “Park site will need to meet the requirements to be dedicated as an “Off-Site”.
3. Provide for proposed, "Park site" (Lot 1, Block 5) east of Aviation Way to be named "Aviation Park" in the Subdivision Improvement Plans.
4. Provide covenants restricting the use to one Single-family dwelling unit per lot.

This subdivision is within Park Zone **E-11**:

Nearest Parks with-in adjacent Park zone **E-10**: **West Texas Estates** & **Mesquite Trails Off-site**

We offer the following **informational comments** to assist Applicant in the design of the new Park's construction drawings.

Please note that design layout (Concept & Final) need to be coordinated with Parks Department for review and approval and are to include at minimum the following improvements:

1. Refer to Park's Design & Construction Standards as approved by Mayor and Council on 01/08/2013
2. Irrigation System shall be designed by a Licensed Irrigator Registered in the State of Texas, in good Standing, with a minimum 5 years experience, and with a minimum of 10 designs of comparable size systems.
3. Irrigation System must be designed to accommodate site static water pressure or a pump must be incorporated to accommodate design criteria.
4. Note for all park improvements (sidewalks, Ramps, etc) and paved Hike/Bike trails (if applicable) to be compliant with required accessibility criteria as set forth in ADAAG & TAS standards as mandated by Federal and State Governments.
5. Project(s) must be coordinated with TDLR to insure compliance with TAS requirements to include inspection, and certificate of substantial completion; approval of the subdivision/park improvement plans is subject to applicant providing proof of the project registration number (PLD # by the State Agency).
6. No signs, fire hydrants, lights, NDCBU's, electrical/water boxes, telephone pedestals, no obstructions in general, shall be placed into proposed perimeter sidewalk, nor shall any utility conduits be placed along the park site – Any utilities with-in the parkway need to be underneath the proposed sidewalk and buried at 5' minimum cover.
7. Provide frontage lighting along adjacent Public Street rights of way. Engineer to coordinate with E.P.E.Co., Land Development, and Parks Dept. light poles & conduit placement for perimeter lighting prior to street paving; perimeter street lighting shall be coordinated for light poles to be installed at max. 300' apart and/or at all street intersections along the park side and not along the residential side to prevent duplication of light poles.
8. Developer shall obtain soil samples (taken from proposed park site location finished ground) & provide complete analysis report (textural, minerals availability, water infiltration, detailed salinity, & PH conductivity test) with recommendations for soils amendments and preparation to insure existing soil conditions are suitable for turf, shrubs, and tree growth; coordinate site visit with Parks staff for collection of soil samples.
9. Any unsuitable soil conditions shall be remedied to eliminate hard soils, stony soils, high caliche soils, clay soils and contaminated soils to a minimum depth of 12 inches and by shattering, in two directions, of hard pan caliche, clay soils, rocks to a depth of 36 inches below finished grade as required for proper planting as per Parks Design & Construction Standards.
10. Any unsuitable soil materials not approved by Parks Department are to be removed, disposed-off, and replaced with top soil to a minimum depth of 12 inches.
11. Any rock walls, retaining walls, or fences to be constructed along the park abutting residential sites need to be off of the Park and to be constructed by Developer if required in order to minimize disturbance to the park improvements.
12. Provide grading as flat as possible (2%-3% case by case) so that the park site does not sit lower than six inches (6") from any top of curb elevation, throughout. Any low spot must

have at minimum a surface area of 30,000 square feet to insure that any storm water is dispersed over a large area. Any sloped areas shall be at the max. 1 vertical : 20 horizontal (5%) and shall insure that proposed grades will keep water away from hard surfaces.

13. Any sloped areas (if flatter areas are not feasible) along park's frontages shall be at the max. 1 vertical : 20 horizontal (5%) and along residential or commercial areas at max. 1 vertical : 4 horizontal (25%) with a minimum 15 bench or as determined according to the park improvements review at adjacent properties.
14. If any slopes are required along residential sides there is a need to have a minimum five feet (5') benches at top and toe of slopes and to be kept clear of any improvements such as rock walls, walk path or sidewalks.
15. Provide adequate cross-sections enough to better understand the finished improvements.
16. Grading and drainage plan for the site, to be reviewed and approved by Parks Department.
17. Applicant / Contractor are required to obtain irrigation and any other required permit(s) from Land Development Services and Building Permits & Inspections Division.
18. At minimum, a 7' wide meandering concrete sidewalk is required all along the park's frontage.
19. Park improvements shall be in accordance with the most current Park and Open Space ordinance Section 19.20
20. Provide an age appropriate 2-5 or 5-12 years old play structure from approved vendors to each "Park".
21. Street trees shall be provided along the parkway spaced at maximum 20' on center.
22. Provide accessible picnic tables & benches on concrete pads as required by ordinance.
23. Construction of Park improvements need to be coordinated and inspected by Parks Department.
24. Park Site acceptance is contingent upon completion of all street improvements abutting the park.

El Paso Water Utilities

1. EPWU does not object to this request.
2. The subject property is located within the City of El Paso *Eastside Impact Fee Service Area*. Impact fees will be assessed at the time of plat and collected after the El Paso Water Utilities receives an application for water and sanitary sewer services.

Water:

3. There is an existing 12-inch diameter water main extending along Mission Ridge Drive. The water main is located approximately 15-ft east from the center line of the right-of-way. The main dead-ends approximately 900-ft south of Pellicano Drive. A 12-inch diameter water main extension from the existing 12-inch water main will be required to serve the subject property. The proposed 12-inch water main will extended along Mission Ridge Drive along the entire western frontage of Sky View Estates Unit 1. All costs associated to the extension of on-site and off-site water mains are the responsibility of the Owner/Developer.

Sanitary Sewer:

4. There is an existing 42-inch diameter interceptor extending along Mission Ridge Drive, the depth of the main is approximately 32-ft. The sewer main is located approximately 65-ft west from the western subject property line. No direct service connections are allowed to this main as per the El Paso Water Utilities – Public Service Board Rules and Regulations.

5. The construction of a shallower manhole and the extension of a 12-inch diameter sanitary sewer main along Mission Ridge Drive will be require to provide service to the proposed Sky View Estates Unit 1. All cost associated to the extension of on-site and off-site sanitary sewer mains are the responsibility of the Owner/Developer.

General:

6. Area outside City Limits - water and sewer service will be provided in accordance to EPWU Public Service Board Rules and Regulations No. 11.

7. EPWU requires a new service application to provide service 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; (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 appurtenance.

EPDOT

Recommend approval.

The TIA shows that the addition of a traffic signal is recommended to mitigate the traffic from the proposed development at the following intersection:

-Pellicano & Aviation Way in 2030

-Pellicano & Air Coupe in 2020

The TIA shows that improving Pellicano to a four lane divided roadway from Aviation Way to Air Coupe is recommended in 2030 to mitigate the traffic from the proposed development.

El Paso Fire Department

No comments received.

911

Please verify with El Paso County range and direction of subdivision addresses.

El Paso Electric Company

No comments received.

Socorro Independent School District

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

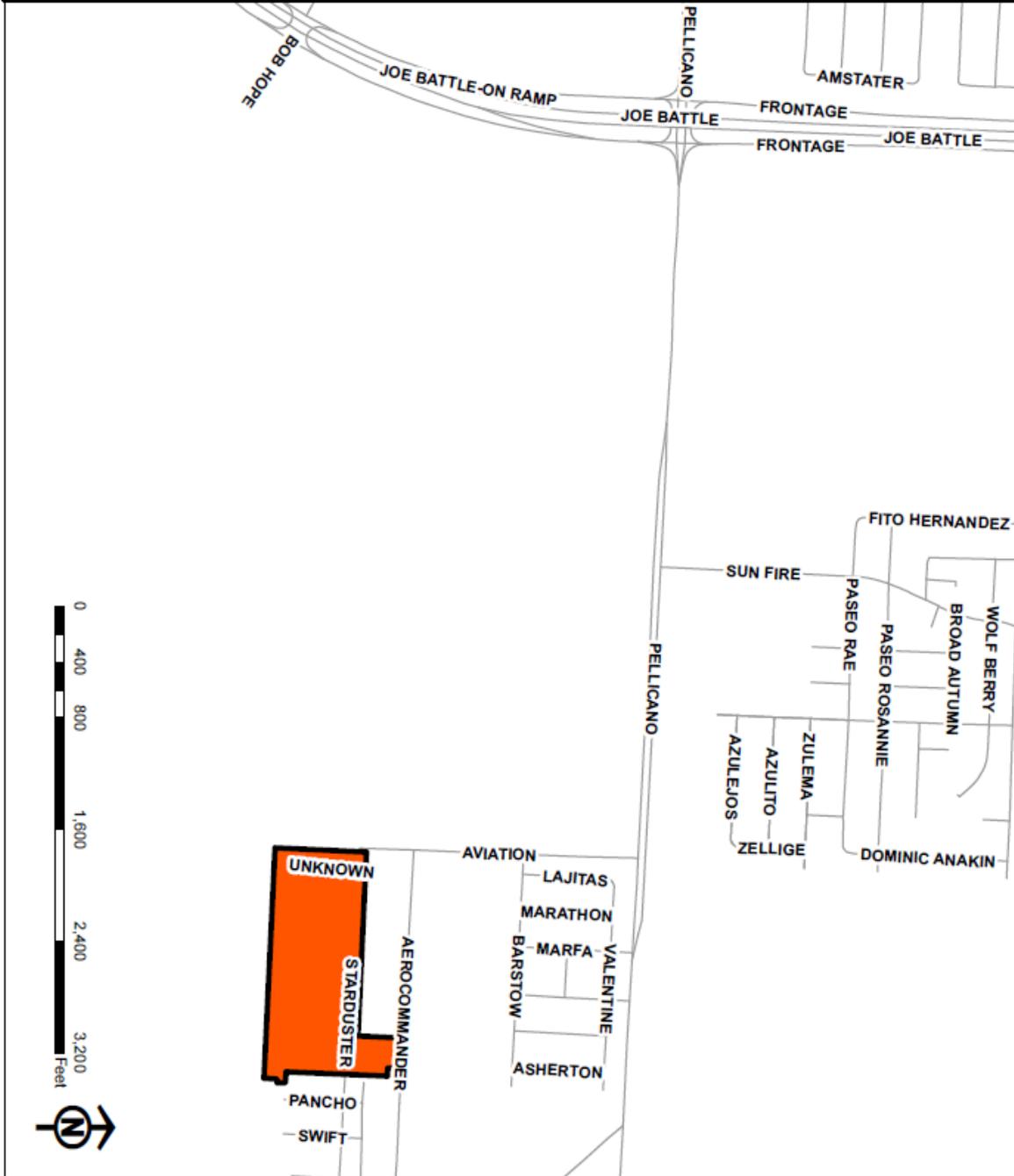
2. Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivision. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.

Attachments

1. Location map
2. Aerial map
3. Preliminary plat
4. Application

ATTACHMENT 1

SKY VIEW ESTATES UNIT I

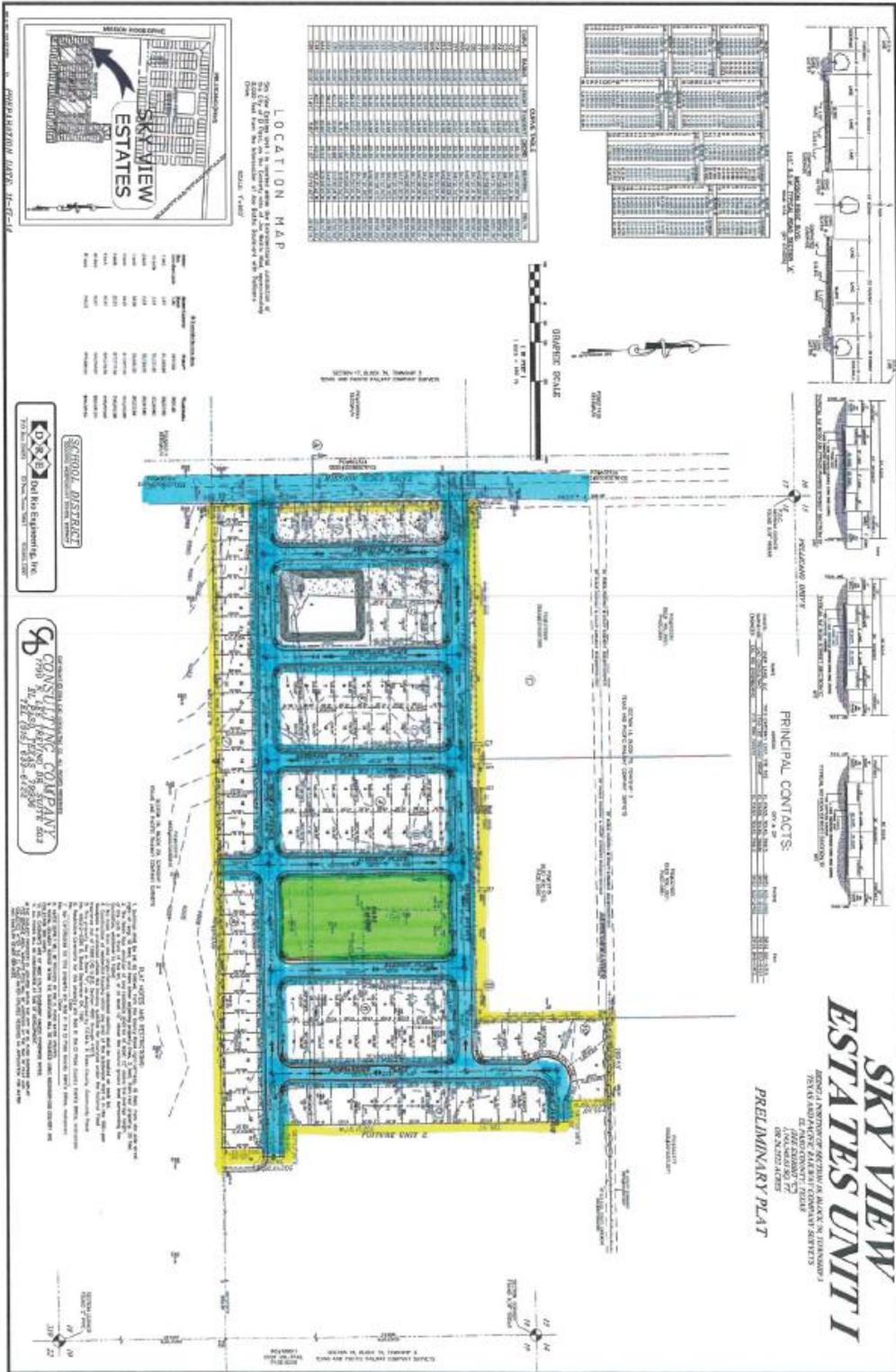


ATTACHMENT 2

SKY VIEW ESTATES UNIT I



ATTACHMENT 3



ATTACHMENT 5



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

DATE: 11/26/14 FILE NO: SUSU14-00119
 SUBDIVISION NAME: Sky View Unit 1

1. Legal description for the area included on this plan (Tract, Block, Grant, etc.)
 PARCEL 1: SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18, BLOCK 78, TOWNSHIP 3 TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS PARCEL 2: SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 AND THE SOUTH 1/2 OF THE NORTH 1/2 SOUTHWEST 1/4 OF THE NORTHWEST 1/4, SECTION 18, BLOCK 78, TOWNSHIP 3 TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS PARCEL 3: SOUTH 655 FEET OF THE NORTHEAST 1/4 SECTION 18, BLOCK 79, TOWNSHIP 3 TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS CITY OF EL PASO, EL PASO COUNTY, TX.

2. Property Land Uses:

	<u>ACRES</u>	<u>SITES</u>		<u>ACRES</u>	<u>SITES</u>
Single-family	<u>14.8276</u>	<u>121</u>	Office	_____	_____
Duplex	_____	_____	Street & Alley	_____	_____
Apartment	_____	_____	Ponding & Drainage	<u>1.1721</u>	<u>1</u>
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	<u>2.1827</u>	<u>1</u>	_____	_____	_____
School	_____	_____	_____	_____	_____
Commercial	_____	_____	Total No. Sites	_____	<u>122</u>
Industrial	_____	_____	Total (Gross) Acreage	<u>26.2527</u>	_____

3. What is existing zoning of the above described property? R-1/A 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)
Retention Ponds & Detention
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
ROAD WIDTH 60' DEED TO 54' WIDTH
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 DVEY LAND, LLC 7910 GATEWAY BLVD STE 102 EL PASO, TX 79936 (915) 591-6319
 (Name & Address) (Zip) (Phone)
13. Developer _____
 (Name & Address) (Zip) (Phone)
14. Engineer SAL MARGOLD, PE PO BOX 270251 EL PASO, TX 79913 (915) 832-2400
 (Name & Address) (Zip) (Phone)

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

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.

\$ 2,277.39

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