



## *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 29, 2015  
**Staff Planner:** Jeff Howell, (915) 212-1607, [howelljb@elpasotexas.gov](mailto: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, 3<sup>rd</sup> 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.

**Attachments**

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

ATTACHMENT 1

# MESQUITE TRAILS UNIT ELEVEN MAJOR FINAL



ATTACHMENT 2

MESQUITE TRAILS UNIT ELEVEN  
MAJOR FINAL





**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

A handwritten signature in blue ink, appearing to read 'Jorge L. Azcarate', is written over the typed name.

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

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:

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

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

City Development Department  
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 541-4024

- |     |   |
|-----|---|
| 12. | Owner of record <u>Americas Loop 375 Joint Venture, 4655 Cohen Dr., El Paso, TX 79924,</u><br>(Name & Address) (Zip) (915) 821-3550,<br>(Phone) |
| 13. | Developer <u>Tropicana Development, 4655 Cohen Dr., El Paso, TX 79924,</u><br>(Name & Address) (Zip) (915) 821-3550,<br>(Phone)                 |
| 14. | Engineer <u>CEA Group, 4712 Woodrow Bean, Ste. F, El Paso, TX 79924</u><br>(Name & Address) (Zip) (915) 544-5232,<br>(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.**

City Development Department  
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 541-4024