



City of El Paso – City Plan Commission Staff Report

Case No: SUSU16-00003 Peyton Estates Unit Four
Application Type: Extension Request to Submit Recording Maps
CPC Hearing Date: February 25, 2016

Staff Planner: Armida Martinez, (915) 212-1605, martinezar@elpasotexas.gov
Location: South of Rojas and East of Nonap
Legal Description Acreage: 67.32 acres
Rep District: ETJ (Adjacent to District 6)
Existing Use: Vacant
Existing Zoning: N/A
Proposed Zoning: N/A

Nearest School: Mission Ridge Elementary School (next door)
Nearest Park: Park (2.40 acres) proposed within subdivision
Park Fees: N/A
Impact Fee: N/A

Property Owner: State of Texas
Applicant: State of Texas
Representative: Roe Engineering, L.C.

SURROUNDING ZONING AND LAND USE:

North: ETJ (Extraterritorial Jurisdiction) / Vacant
South: ETJ (Extraterritorial Jurisdiction) / Residential Development
East: ETJ (Extraterritorial Jurisdiction) / Vacant
West: ETJ (Extraterritorial Jurisdiction) / School

PLAN EL PASO DESIGNATION: G4, Suburban (Walkable)

APPLICATION DESCRIPTION

The applicant is requesting a third six-month extension in accordance with Section 19.08.060 Subsection H (Submission for Recording) of the previous subdivision code for Peyton Estates Unit Four subdivision plat, approved by the City Plan Commission on July 31, 2014. The subdivision plat was originally scheduled to expire on January 31, 2015. The first six-month extension was granted by City Plan Commission on March 12, 2015. The subdivision plat was scheduled to expire on July 31, 2015. The second six-month extension was granted by City Plan Commission on August 13, 2015. The subdivision plat was scheduled to expire on January 31, 2016. Subsection H reads as follows:

Within six (6) months following the date of final plat approval of the major subdivision application, the subdivider shall submit a recording plat subject to the requirements of Section 19.08.100 (Recording Plat Submission) to the Subdivision Coordinator; provided, however, that a six (6) month extension to submit the recording plat may be granted by the City Plan Commission in the event that a delay is caused by action of the City, a public utility, or other governmental entity. A request for extension shall be made in writing by the subdivider on or before the initial expiration, and shall include a detailed explanation as to the reasons which merit the granting of an extension. Subsequent extensions shall meet the same requirements as the initial six (6) month extension.

CASE HISTORY

The City Plan Commission approved Peyton Estates Unit Four on a Major Combination basis on July 31, 2014. The first six-month extension was granted and approved by City Plan Commission on March 12, 2015, extending the deadline to record to July 31, 2015. The second six-month extension was granted and approved by City Plan Commission on August 13, 2015, extending the deadline to record to January 31, 2016.

CURRENT REQUEST

The applicant is now requesting a third six-month extension to submit recording maps in accordance with Section 19.08.060(H) of the previous subdivision code.

- The extension is being requested due to installation of subdivision improvements required by the County prior to plat recording.

Planning has received concurrence from the County.

DEVELOPMENT COORDINATING COMMITTEE COMMENTS:

The Development Coordinating Committee recommends *approval* of the six month extension requested for Peyton Estates Unit Four to submit recording maps per Section 19.08.060.H – Submission for Recording of the former Subdivision Ordinance, as the delay is being caused by a governmental entity.

If approved, the extension will be valid until **August 31, 2016**. Failure to submit the recording maps by the expiration date of the extension will necessitate the resubmittal of the subdivision or an additional extension.

Planning Division Recommendation

Staff recommends approval of the six-month extension request.

El Paso County Comments

El Paso County concurs with the request and the cause of the delay.

ADDITIONAL REQUIREMENTS AND GENERAL COMMENTS:

1. Prior to recording, please submit to Planning and Inspections Department—Planning Division the following, if applicable:
 - a. Current certified tax certificates
 - b. Current proof of ownership
 - c. Release of access document
 - d. Set of restrictive covenants

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. Final Plat
4. Extension Request
5. Application

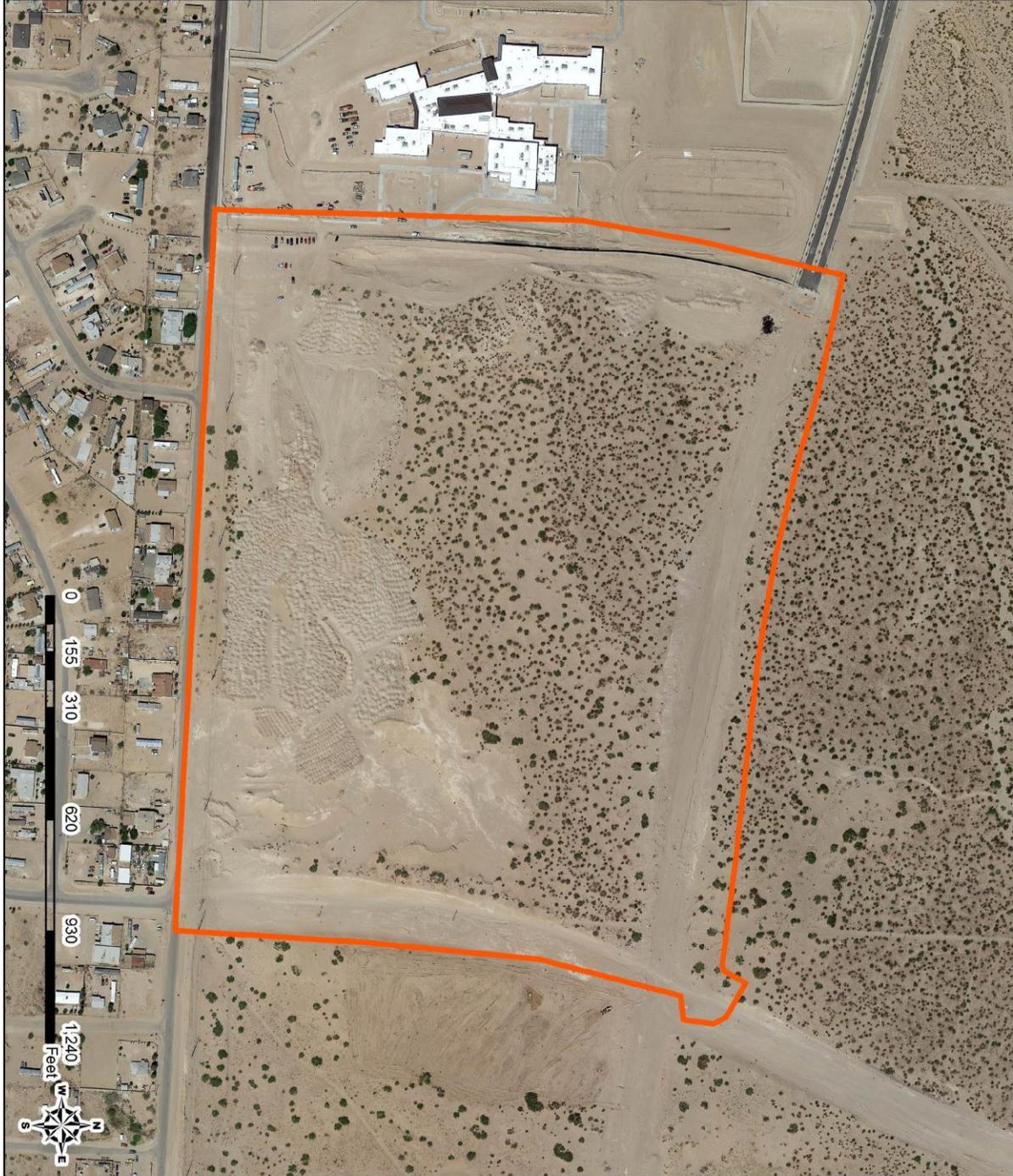
ATTACHMENT 1

PEYTON ESTATES UNIT FOUR



ATTACHMENT 2

PEYTON ESTATES UNIT FOUR



ATTACHMENT 3



ATTACHMENT 4



SUSU16-00003

January 27, 2016

City Development Department

801 Texas Avenue

El Paso, TX 79901

ATTN: Jeff Howell, Planner

Re: Peyton Estates Unit Four ETJ SUSU14-00067

Mr. Howell,

We received final plat approval for Peyton Estates Unit Four at CPC on July 31, 2014. The subdivision lies in the City of El Paso's 5 mile ETJ. This subdivision requires approval from both El Paso County and the City of El Paso before the Plat can be filed. El Paso County regulations state that all improvements and infrastructure must be constructed prior to filing of the plat.

The construction will not be complete in time and we request a full six month extension for filing.

If you have any questions please do not hesitate to call me

Sincerely,

A handwritten signature in blue ink, appearing to read 'Isaac Rodriguez', is written over a light blue horizontal line.

Isaac Rodriguez, EIT

ATTACHMENT 5

SUSU14-00067



CITY PLAN COMMISSION APPLICATION FOR
MAJOR SUBDIVISION PRELIMINARY APPROVAL

DATE: DEC. 23, 2013

FILE NO. SUSU14-00067

SUBDIVISION NAME: PEYTON ESTATES UNIT FOUR

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
BEING A PORTION OF C.D. STEWART SURVEY NO. 316, EL PASO COUNTY, TEXAS

2. Property Land Uses:

	<u>ACRES</u>	<u>SITES</u>		<u>ACRES</u>	<u>SITES</u>
Single-family	<u>37.28</u>	<u>299</u>	Office		
Duplex			Street & Alley	<u>21.50</u>	
Apartment			Ponding & Drainage	<u>1.87</u>	<u>1</u>
Mobile Home			Institutional		
P.U.D.			Other (specify below)		
Park	<u>2.40</u>	<u>1</u>	<u>OPEN SPACE</u>	<u>2.17</u>	<u>2</u>
School			Total No. Sites		
Commercial	<u>2.30</u>	<u>1</u>	Total (Gross) Acreage	<u>67.32</u>	
Industrial					

3. What is existing zoning of the above described property? N/A Proposed zoning? N/A 5 MILE ETJ

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)
SURFACE RUNOFF TO VARIOUS DRAINAGE STRUCTURES DISCHARGING TO A LOCAL POND

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 ROJAS DRIVE (80' R.O.W.) AND PEYTON DRIVE (110' R.O.W.) WILL HAVE 12' LANES IN LIEU OF 11' LANES

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 Section 19.47- Vested Rights (See Attached).

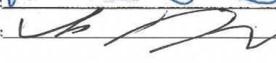
12. Owner of record: STATE OF TEXAS
(Name & Address) (Zip) (Phone)

12. Developer: _____
(Name & Address) (Zip) (Phone)

14. Engineer: Roe Engineering, L.C. 601 North Cotton Street, Suite 6 El Paso, Texas 79902 915-533-1418
(Name & Address) (Zip) (Phone)

CASHIER'S VALIDATION

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.