



City of El Paso – City Plan Commission Staff Report

Case No: SUSU14-00007 Peyton Estates Unit Four
Application Type: Major Preliminary
CPC Hearing Date: February 27, 2014
Staff Planner: Alfredo Austin, (915) 212-1604, austinaj@elpasotexas.gov
Location: North of Mark Twain Ave and East of Nonap Rd
Acreage: 67.32 acres
Rep District: N/A
Existing Use: ETJ/Vacant
Existing Zoning: ETJ
Proposed Zoning: ETJ
Nearest Park: 1 Park (2.40 acres) proposed within subdivision.
Nearest School: Sparks Early (0.65 miles)
Park Fees Required: N/A
Impact Fee Area: This property is not located in an Impact Fee Service Area and not subject to impact fees.
Property Owner: People of the State of Texas
Applicant: Roe Engineering, L.C.
Representative: Roe Engineering, L.C.

SURROUNDING ZONING AND LAND USE

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

PLAN EL PASO DESIGNATION: G4, Suburban Walkable

APPLICATION DESCRIPTION

The applicant proposes to subdivide 67.32 acres of vacant land for 299 single-family residential lots ranging between 4,701 and 10,943 square feet. One commercial lot, one park, two open spaces, and a retention pond are also proposed. Access to the subdivision will be from Mark Twain Avenue, Rojas Drive and Peyton Drive. The subdivision is vested and is being reviewed under the former subdivision code.

The applicant is requesting the following modifications:

1.- A modification for the standard 54 foot wide right-of-way residential collector to allow for a 5 foot wide sidewalk, 5 foot wide parkway, and 34 feet of pavement. (See sections on sheet 2 of the plat)

2.- A modification for the standard 54 foot wide right-of-way residential collector (Stockeld Park) to a 67 foot wide right-of-way to allow for a 5 foot wide sidewalk, 5 foot wide parkway, a 13 foot wide median, and 34 feet of pavement. (See sections on sheet 2 of plat)

3. - A modification for the standard 76 foot wide right-of-way minor arterial street (Rojas Drive) to an 80 foot wide right-of-way to allow for 12 foot wide driving lanes. (See sections on sheet 2 of plat)

4.- A modification for the standard 98 foot wide right-of-way major arterial street (Peyton Drive) to a 110 foot wide right-of-way to allow for a 5 foot wide sidewalk, 5 foot wide parkway, 12 foot wide driving lanes, and an 18 foot wide median. (See sections on sheet 2 of plat)

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends **approval** of the modification request and **approval** of Peyton Estates Unit Four on a Major Preliminary basis, subject to the following comments:

- Staff recommends that the City Plan Commission require that all parkway at the rear of double frontage lots be landscaped, to provide a visual and physical separation between the development and the street.

Planning Division Recommendation:

Staff recommends **approval** with 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.

- Staff recommends that the City Plan Commission require that all parkway at the rear of double frontage lots be landscaped, to provide a visual and physical separation between the development and the street.

City Development Department - Land Development

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

The Developer/Engineer address the following comments.

1. Label the type of easement (if any) that is located within lot 30, of block 1 and within lot 12, of block 13.
2. Label the parcel between 21 & 22 and the parcel between lots 27 & 28, in block 1 as a "Drainage Right-of-Way".
3. Label offsite drainage areas contributing to this subdivision.
4. Provide easements or ROWs for RCP pipe crossing into pond.

Parks and Recreation Department

We have reviewed **Peyton Estates Unit Four**, a major preliminary plat map and have no objections to this development, only offer Developer / Engineer the following comments:

1. For informational purposes, the subdivision improvement plans shall also include the improvement plans for the proposed "Park site" area.

Please note that this subdivision is composed of **299** lots, includes a **2.4** acre "Park", two (2) Common Open Space areas for a total of **2.18** acres **and 2.3** acres for commercial purposes. **Per City standards a total of 2.99 acres of "Parkland" and "Park fees" in the amount of \$2,300.00 for the commercial parcel would have been required** however, this subdivision is excluded from the calculation for "Parkland Dedication" as **it is not** identified on the official map as described per ordinance Title 19 – Subdivision & Development Plats, **Chapter 19.20 - Parks & Open Space**.

El Paso Water Utilities

1. EPWU does not object to this request.

General

2. The proposed subdivision is located within the East El Paso Extraterritorial Jurisdiction (ETJ) within one of the Paseo Del Este Municipal Utility Districts (MUDs) service area. The Paseo Del Este MUD receives wholesale water and wastewater service from the El Paso Water Utilities – Public Service Board (EPWU-PSB) in accordance with the Paseo del Este Wholesale Contract and EPWU-PSB Rules and Regulations No. 1

El Paso Fire Department

No comments received.

Sun Metro

No comments received.

911

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:

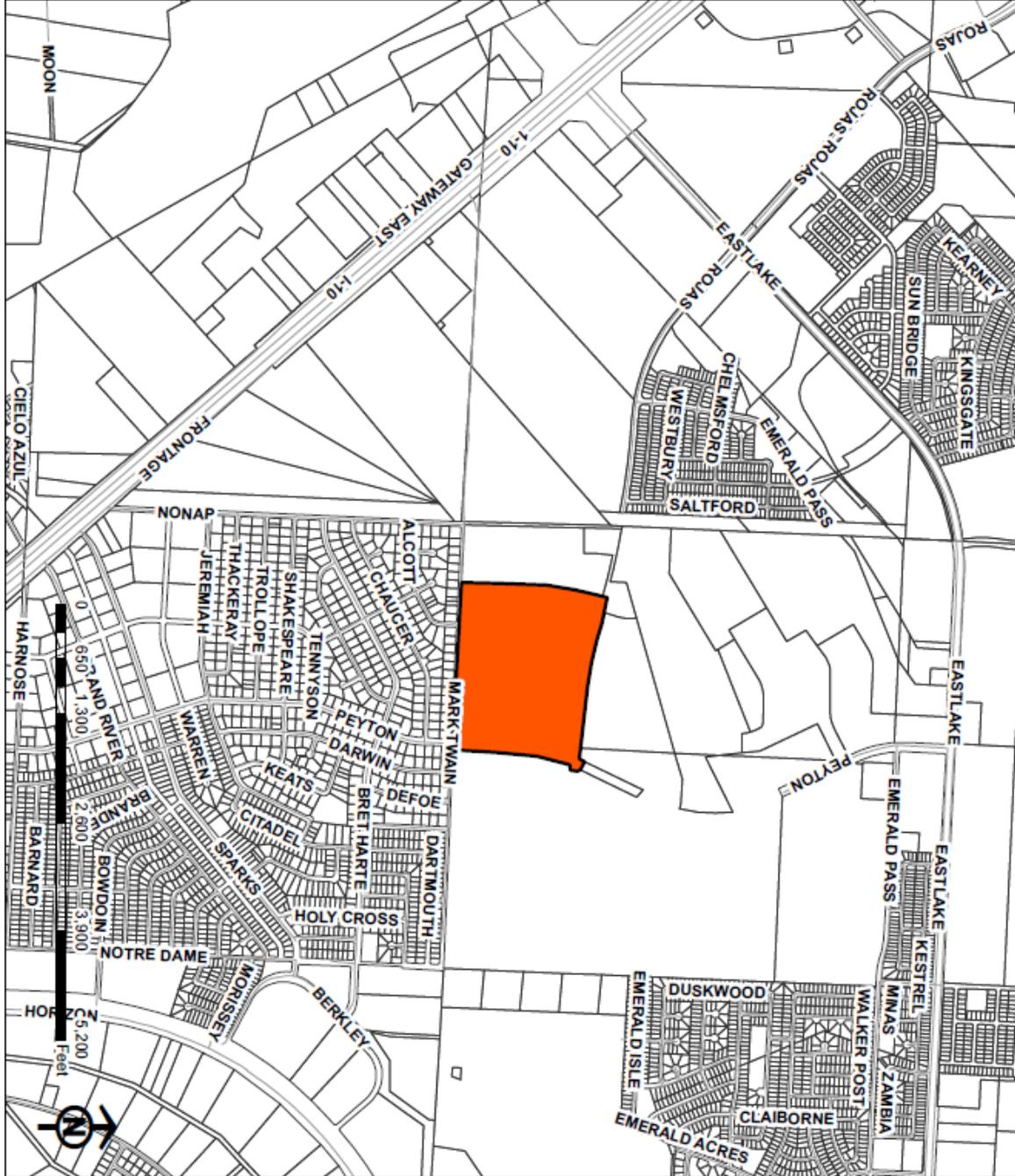
1. Submit to the City Development Department – Planning Division the following prior to recording of the subdivision.
 - a. Current certified tax certificate(s)
 - b. Current proof of ownership
 - c. Release of access document, if applicable
 - d. Set of restrictive covenants, if applicable
2. Every 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.

Attachments

1. Location map
2. Aerial map
3. Preliminary plat
4. Vesting Letter
5. Modification Letter
6. Application

ATTACHMENT 1

**PEYTON ESTATES UNIT FOUR
SUSU14-00007**



ATTACHMENT 2

**PEYTON ESTATES UNIT FOUR
SUSU14-00007**



ATTACHMENT 4



February 4, 2014

City Development Department
222 S. Campbell
P.O. Box 1890
El Paso, TX 79950-1890

ATTN: Nelson Ortiz

Re: Peyton Estates Unit Four; 5-Day Review ETJ

Mr. Ortiz:

Pursuant to Section 19.31.020 of the El Paso City Code, we are submitting our vested rights petition to you. Under Section 1.04.070 of the El Paso City Code, we are requesting a determination that the referenced proposed subdivision is vested to the subdivision ordinance of the City of El Paso that was in effect in 2002. This request is made pursuant to Chapter 245 of the Texas Local Government Code and the documents set forth in the "Vesting Package for Paseo del Este (Mission Ridge)" available upon request.

A copy of the preliminary subdivision plat for Peyton Estates Unit Four is attached. Peyton Estates Unit Four is a residential subdivision with 299 lots. The subdivision is located in within MUD 6, designated for single family dwellings. Based on its vesting status, Peyton Estates Unit Four will comply with the subdivision regulations of the El Paso City Code in effect in September 2002.

If you have any questions, you may contact me by email at the following address: roeeng_issacr@swbell.net or by telephone at 915-533-1418

Sincerely,

Isaac Rodriguez EIT

CC Bradley Roe, PE

Jose L Lares, PE – Hunt Communities LLC

ATTACHMENT 5



February 4, 2014

City Development Department
222 S. Campbell
P.O. Box 1890
El Paso, TX 79950-1890

ATTN: Nelson Ortiz

Re: Peyton Estates Unit Four; 5-Day Review ETJ

Mr. Ortiz:

We are respectfully requesting the following modifications:

1. A modification for the standard 54 foot wide right-of-way residential collector to allow for a 5 foot wide sidewalk, 5 foot wide parkway, and 34 feet of pavement within all the 54 foot wide public right-of-ways within the subdivision. (See sections on sheet 2 of plat)
2. A modification for the standard 54 foot wide right-of-way residential collector (Stockeld Park) to a 67 foot wide right-of-way to allow for a 5 foot wide sidewalk, 5 foot wide parkway, a 13 foot wide median, and 34 feet of pavement. (See sections on sheet 2 of plat)
3. A modification for the standard 76 foot wide right-of-way minor arterial street (Rojas Drive) to an 80 foot wide right-of-way to allow for 12 foot wide driving lanes. (See sections on sheet 2 of plat)
4. A modification for the standard 98 foot wide right-of-way major arterial street (Peyton Drive) to a 110 foot wide right-of-way to allow for a 5 foot wide sidewalk, 5 foot wide parkway, 12 foot wide driving lanes, and an 18 foot wide median. (See sections on sheet 2 of plat)

We appreciate your assistance, if you have any questions please do not hesitate to call.

Sincerely,


Isaac Rodriguez EIT

601 N. Cotton St. Suite 6 | El Paso, TX 79902 | P (915) 533-1418 | F (915) 533-4972 | roe-engineering.com

ATTACHEMENT 6



CITY PLAN COMMISSION APPLICATION FOR
MAJOR SUBDIVISION PRELIMINARY APPROVAL

DATE: DEC. 23, 2013

FILE NO. SUSU14-00007

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. 318, EL PASO COUNTY, TEXAS

2. Property Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	<u>37.28</u>	<u>299</u>	Office		
Duplex			Street & Alley	<u>21.50</u>	
Apartment			Ponding & Drainage	<u>1.67</u>	<u>1</u>
Mobile Home			Institutional		
P.U.D.	<u>2.40</u>	<u>1</u>	Other (specify below)	<u>2.17</u>	<u>2</u>
Park			<u>OPEN SPACE</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).

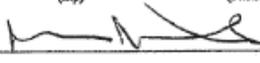
Handwritten signature/initials

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

12. Developer: _____
(Name & Address) (Zip) (Phone)
Roa Engineering, L.C. 801 North Cotton Street, Suite 6

14. Engineer: _____
(Name & Address) (Zip) (Phone)
El Paso, Texas 79902 915-533-1418

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.