



## *City of El Paso – City Plan Commission Staff Report*

**Case No:** SUSU13-00014 Mesquite Trails Unit Seven  
**Application Type:** Major Preliminary  
**CPC Hearing Date:** April 4, 2013  
**Staff Planner:** Nathaniel Baker, (915) 541-4192, [bakernt@elpasotexas.gov](mailto:bakernt@elpasotexas.gov)  
**Location:** East of Joe Battle Blvd. and North of Pellicano Drive  
**Acreage:** 22.8 acres  
**Rep District:** 6  
**Existing Use:** Undeveloped  
**Existing Zoning:** R-3/A (Residential)  
**Proposed Zoning:** R-3/A (Residential)  
**Nearest Park:** Burning Mesquite Park (0.5 mile)  
**Nearest School:** John Drugan Elementary (0.6 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:** R-3/A (Residential) / Recently-developed single family housing

**South:** ETJ / Vacant

**East:** ETJ / Vacant

**West:** A-2 (Apartments) / Single-use apartment complex

**PLAN EL PASO DESIGNATION:** G4 Walkable Suburban

### **APPLICATION DESCRIPTION**

The applicant proposes to subdivide 22.8 acres for 134 single-family lots. Access is proposed from two local streets. The block lengths exceed those recommended by smart growth principles. The submitted subdivision plat lies within the Paseos del Sol Land Study. This application is being reviewed under the subdivision code in effect prior to June 1, 2008.

### **DEVELOPMENT COORDINATING COMMITTEE**

The Development Coordinating Committee recommends **approval** of Mesquite Trails Unit Seven best on compliance with regulations from the previous code and consistency with the Paseos del Sol Land Study:

**Planning Division Recommendation**

Planning recommends **approval** due to compliance with prior regulations and the Paseos del Sol Land Study.

**City Development Department - Land Development**

No objection.

**Parks and Recreation Department**

Please note that this subdivision is composed of **132** (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 **4.06 acres** of parkland or **406 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 #7 (02/25/13) = 4.33 acres ...or .... 433 Dwelling Units

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

Remaining Credits = **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**

1. EPWU does not object to this request.

**EPWU-PSB Comments**

**Water:**

2. There are existing 8-inch diameter water mains along the existing Sun Kings Street and Paseo Rae Avenue within Mesquite Trails Unit 6.

**Sewer:**

3. There are existing 8-inch diameter sewer mains along the existing Sun Kings Street and Paseo Rae Avenue within Mesquite Trails Unit 6.

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. Water and sewer service for the subject subdivision requires the extension of water and sewer main from the existing mains within Mesquite Trails Unit 6.

7. 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.

**EPWU Stormwater Division**

No comments received.

**Sun Metro**

No comments received.

**El Paso Fire Department**

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.

**School District**

No comments received.

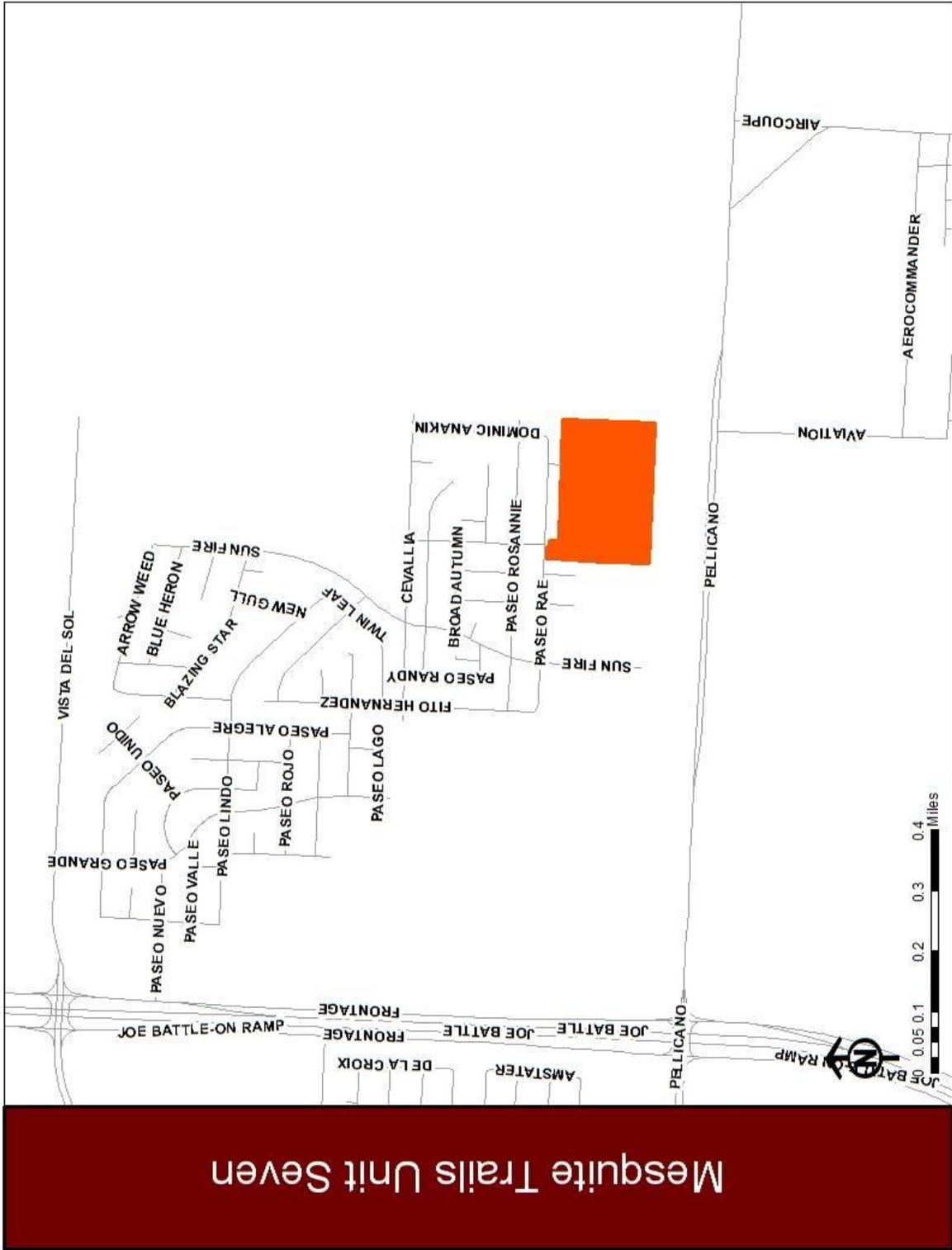
**Additional Requirements and General Comments:**

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. Application

ATTACHMENT 1



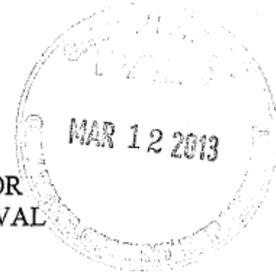
Mesquite Trails Unit Seven

ATTACHMENT 2





**ATTACHMENT 4**



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

DATE: 3/12/13 FILE NO. SUSU13-0004

SUBDIVISION NAME: Mesquite Trails Unit Seven

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)  
Being a portion of Section No. 16, Block 79, Township 3, Texas and Pacific  
Railway Company Surveys, El Paso, El Paso County, Texas. Containing  
22.841± acres.

2. Property Land Uses:

	<u>ACRES</u>	<u>SITES</u>		<u>ACRES</u>	<u>SITES</u>
Single-family	<u>17.85</u>	<u>132</u>	Office		
Duplex			Street & Alley	<u>4.991</u>	<u>6</u>
Apartment			Ponding & Drainage		
Mobile Home			Institutional		
P.U.D.			Other (specify below)		
Park					
School					
Commercial			Total No. Sites	<u>138</u>	
Industrial			Total (Gross) Acreage	<u>22.841 acres</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 into proposed inlet structures ultimately discharged  
into existing off-site 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 Location map scale of  
1"=1000', modified 52' R.O.W. street section

9. Remarks and/or explanation of special circumstances: N/A

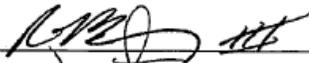
10. Improvement Plans submitted? Yes      No X

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 Dr. 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.