



City of El Paso – City Plan Commission Staff Report

Case No: SUSU14-00008 Mesquite Hills Unit 10
Application Type: Resubdivision Combination
CPC Hearing Date: April 10, 2014
Staff Planner: Alfredo Austin, 915-212-1604, austinaj@elpasotexas.gov
Location: West of Dyer and North of Angora Loop
Acreage: 5.1767 acres
Rep District: 4
Existing Use: Vacant
Existing Zoning: R-5 (Residential)
Proposed Zoning: R-5 (Residential)
Nearest School: Desertaire Elementary (2.46 mile)
Nearest Park: Mesquite Hills #4 (.08 miles)
Park Fees: \$35,620
Impact Fee Area: This property is located in an Impact Fee Service Area and is subject to impact fees.
Property Owner: Direct Home Sales
Applicant: Direct Home Sales
Representative: AB Consultants

SURROUNDING ZONING AND LAND USE

North: R-5 (Residential)/Single-family development
South: R-F (Ranch & Farm)/ Single-family development
East: R-5 (Residential)/Single-family development
West: R-5 (Residential)/ Single-family development

THE PLAN FOR EL PASO DESIGNATION: G4, Suburban (Walkable)

APPLICATION DESCRIPTION

The applicant is proposing to replat 5.1767 acres of land into 26 single family lots. Access to the subdivision is proposed from Copper Hill. This development is being reviewed under the current subdivision ordinance.

NEIGHBORHOOD INPUT

Notice of a Public Hearing was mailed to all property owners within 200 feet of the subject property on March 13, 2014. The Planning Division did not receive any phone calls or comments from residents.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends **denial** of Mesquite Hills Unit 10 on a **Resubdivision Combination** basis until the following comments have been addressed:

City Development Department-Planning Division:

Staff recommends **denial** of Mesquite Hills Unit 10 on a **Resubdivision Combination** basis until the following comments have been addressed.

1. Subdivision boundaries need to be properly identified.
2. Under the approval statement, change “City Engineer” to “City Development Director.”
3. Provide cross-sections for “B” Drive, Copper Hill Place and for hammerheads at the end of “A” Drive.
4. Display street names included in subdivision.
5. Cross-section A-A needs to provide for 10’ parkway with 5’ sidewalks.
6. In order to meet the standards set forth in Section 19.15.050 of the current subdivision code, Lot 69, Block 28, Mesquite Hills #4 shall be included in this plat and dedicated as public ROW. Remove “Access Easement per Mesquite Hills Unit 4” wording from plat.
7. Owner of Lot 69, Block 28, Mesquite Hills #4 shall sign off on the replat. Provide proof of ownership.
8. Improvement plans shall be submitted with subdivision application. **Subdivision shall not be deemed complete and will not be accepted without submitted and accepted improvement plans.**
9. Proposed cul-de-sacs do not meet the minimum standards in the subdivision code. A minimum ROW width of 56’ shall be provided, to include 5’ sidewalks abutting the property line and 5’ parkways.
10. Cul-de-sac length exceeds maximum length allowed of 300’ for 52’ ROWs, therefore a 56’ ROW width is required for the cul-de-sacs.
11. Proposed hammerhead design does not comply with standards set forth in Section 3-17 of the Design Standards for Construction (DSC). Hammerhead design shall meet all minimum standards as shown in Section 3-17 of the DSC.
12. Staff proposes 20’ of pavement with 5’ parkways and 5’ sidewalks abutting the property line for portion of ROW connecting to Copper Hill Place. This cross-section would be in line with the 40’ residential lane cross-section in the current subdivision code.
13. Include square footage of each lot on preliminary and final plat.
14. This property is subject to impact fees. The table and respective language shall be included on the face of the final approved and recorded plat.
15. Provide correct block numbers.
16. Provide 8.5x11 copies of plat.

City Development Department-Land Development:

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

The Developer/Engineer address the following comments.

1. Subdivision boundary lines need to be solid phantom (double dashed lines).
2. Individual lot lines need to be solid lines.
3. Provide City monument at intersection of proposed roads.
4. Verify cross Section A-A sidewalk label and dimensions coincide.

5. Add to general notes on final plat: “The retention of the difference between Historic and Developed Storm-water runoff discharge volumes shall be retained within subdivision limits (DSC, 19.19.010A (DDM, 11.1)). Historic storm water runoff rates must not be exceeded.”

Parks and Recreation Department:

No comments received.

El Paso Water Utilities:

1. **EPWU requires for the access easement (Lot 69, Mesquite Hills Unit 4, Block 28) to be dedicated as a public right-of-way to allow for the installation of public water and sewer main extensions to serve the subject subdivision. Water and sanitary sewer mains will not be allowed to be constructed within the access easement.**
2. Sanitary sewer is critical for the southern portion of the subdivision. The Owner must grade the property to allow sewer service by gravity to the existing sewer main along Copper Hill Place.
3. The subject property is located within the City of El Paso Northeast Impact Fee Service Area. Impact fees will be assessed at the time of plat and collected by the El Paso Water Utilities prior to the issuance of a Building Permit by the City of El Paso.
4. Water and sewer service for the subject subdivision requires the extension of water and sewer mains from the existing mains within Copper Hill Place.

EPWU-PSB Comments

Water:

5. There is an existing 8-inch diameter water main extending along Copper Hills Place that is available for service, the water main is located approximately 8-ft east from the center line of the right-of-way.

Sewer:

6. There is an existing 8-inch diameter sanitary sewer main extending along Copper Hills Place that is available for service, the sewer main is located approximately 5-ft west from the center line of the right-of-way.

General

7. EPWU requires a new service application to serve 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 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 Fire Department:

No comments received.

CAD:

Please correct block numbers.

911

The El Paso County District requests that street names be displayed in **MESQUITE HILLS UNIT TEN SUBDIVISION PLAT.**

Sun Metro:

No comments received.

El Paso Electric Company:

No comments received.

El Paso 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.
3. This property is subject to impact fees. The table and respective language shall be included on the face of the final approved and recorded plat. Impact fees shall be calculated based on the table below:

Chapter 395 of the Texas Local Government Code authorizes the City of El Paso to adopt and impose water and wastewater impact fees. This plat note fulfills an obligation mandated by Chapter 395 and sets the assessment of the impact fees in accordance with the impact fee schedule adopted by City Council as set forth below. The collection of the impact fee for this subdivision shall be prior to the time a building permit is issued if development is within the city limits or at the time of the meter connection if development is outside the city limits.

Impact Fee Assessment Schedules

Northeast Service Area

Meter Size	Meter Capacity Ratio	Water*	Wastewater
Less than 1 inch	1.00	\$1,178.00	\$291.00
1 inch	1.67	\$1,967.00	\$486.00
1½ inch	3.33	\$3,921.00	\$969.00
2 inch	5.33	\$6,276.00	\$1,551.00
3 inch	10.00	\$11,775.00	\$2,910.00
4 inch	16.67	\$19,629.00	\$4,851.00
6 inch	33.33	\$39,246.00	\$9,699.00
8 inch	53.33	\$62,796.00	\$15,519.00
10 inch	76.67	\$90,279.00	\$22,311.00
12 inch	143.33	\$168,771.00	\$41,709.00

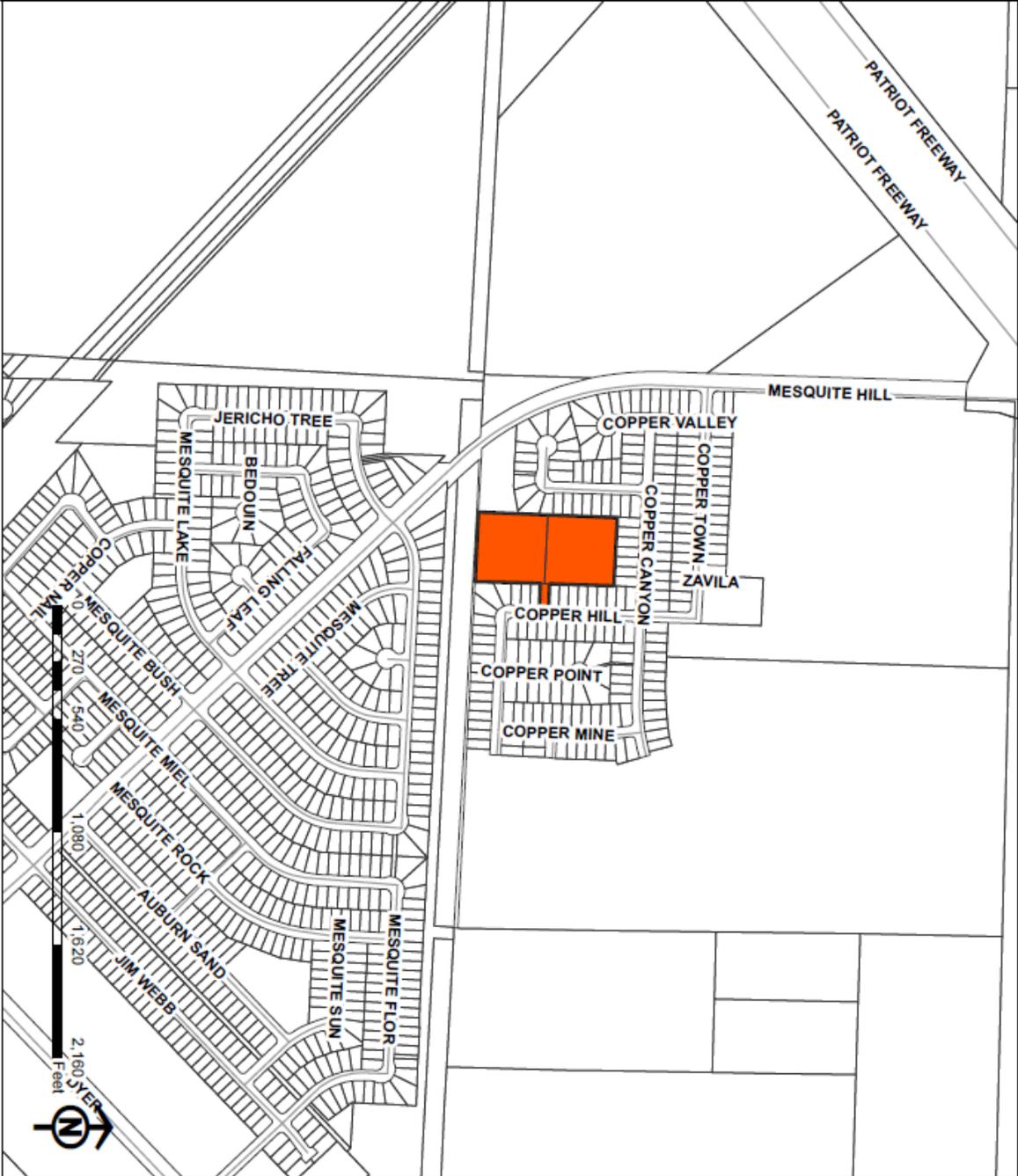
***Fees do not apply to water meter or connections made for standby fire protection service**

Attachments

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

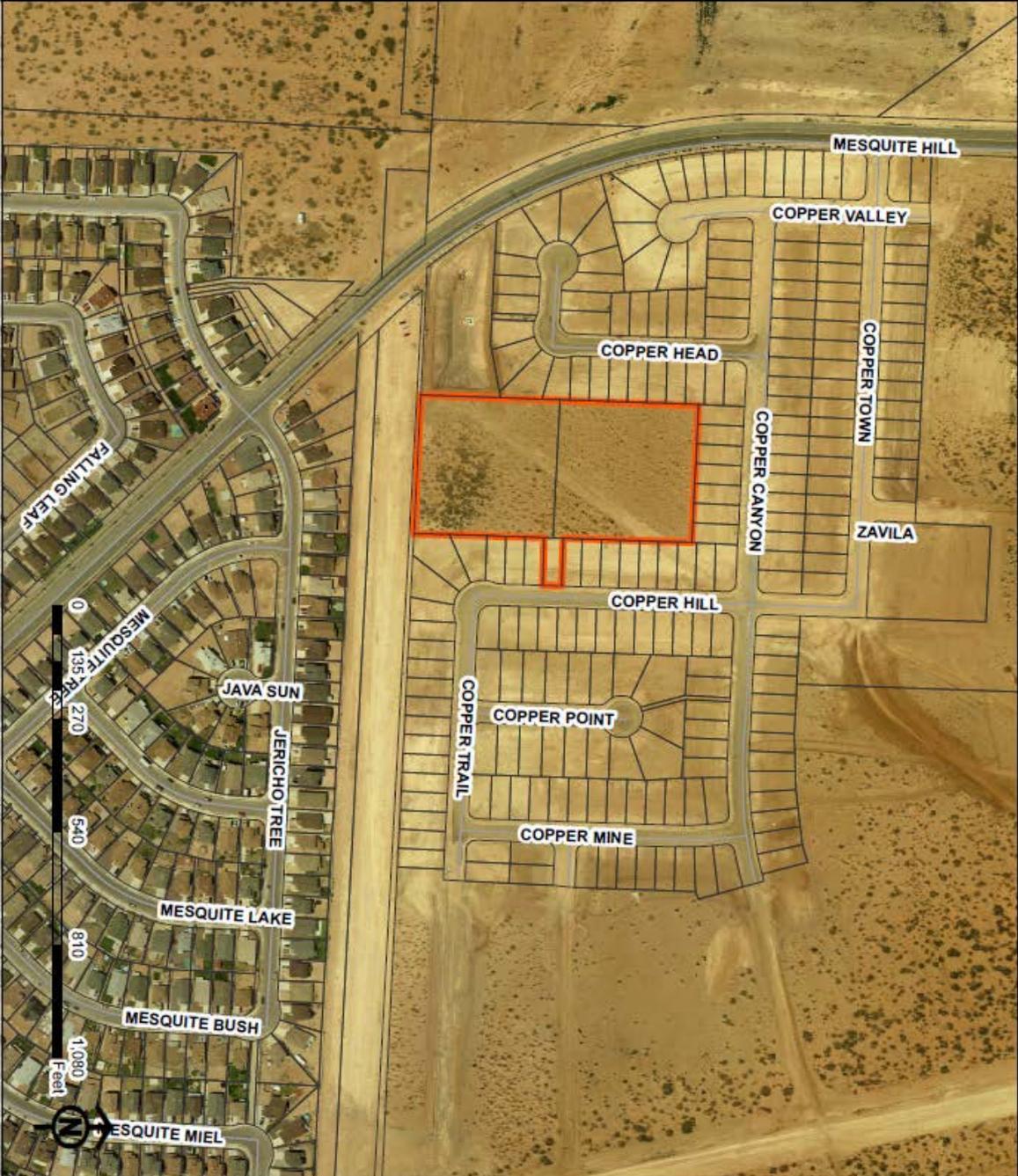
ATTACHMENT 1

Mesquite Hills Unit 10

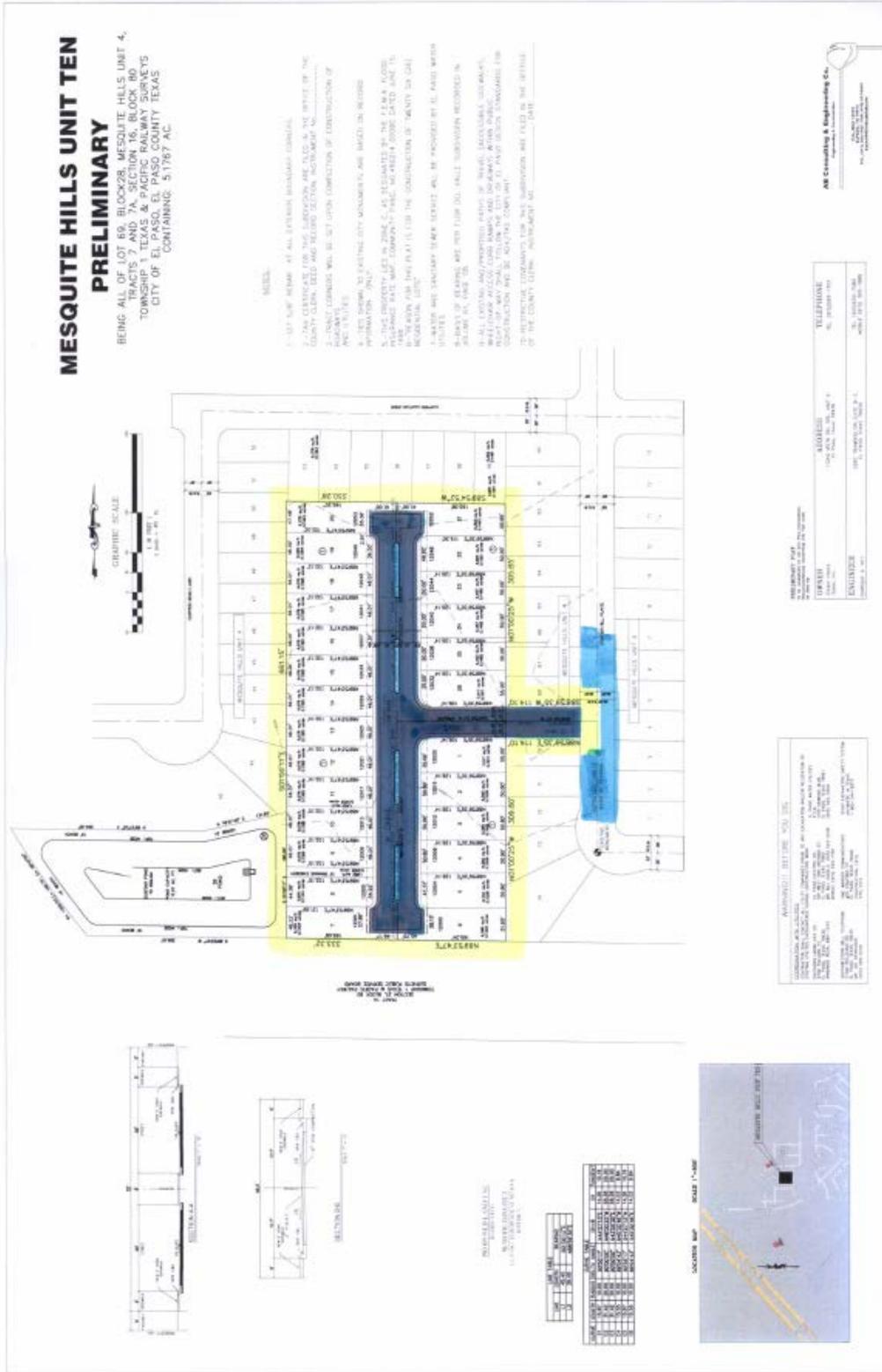


ATTACHMENT 2

Mesquite Hills Unit 10



ATTACHMENT 3



ATTACHMENT 5



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

DATE: 2-26-14 FILE NO. SUSU14-00008
 SUBDIVISION NAME: Mesquite Hills Unit 10

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
Being all of lot 69, Block 28, Mesquite Hills Unit 4
AND Tracts 7 and 7A, Section 16, Block 20, TSP1, TSP
RR SURVEYS, City of El Paso, El Paso County, Texas

2. Property Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	<u>3.8267</u>	<u>26</u>	Office	_____	_____
Duplex	_____	_____	Street & Alley	<u>1.35</u>	_____
Apartment	_____	_____	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____		_____	_____
School	_____	_____	Total No. Sites	_____	<u>26</u>
Commercial	_____	_____	Total (Gross) Acreage	<u>5.1767</u>	_____
Industrial	_____	_____			

3. What is existing zoning of the above described property? R-5 Proposed zoning? R5

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) lots to streets to 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 _____

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

12. Owner of record Direct Home Sales Inc 11240 Vista Del Sol STEA 593-7707
(Name & Address) (Zip) (Phone)
13. Developer _____
(Name & Address) (Zip) (Phone)
14. Engineer AB Consulting Engineering Co. P.O. Box 13314 El Paso TX 79913 383-1502
(Name & Address) (Zip) (Phone)

Refer to Schedule C for
 current fee.
 2,213.28

OWNER SIGNATURE: Rosella Hernandez
 REPRESENTATIVE: [Signature]

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