City of El Paso – City Plan Commission Staff Report

(REVISED)

Case No:	SUSU13-00012 Mesquite Trails Unit Eight
Application Type:	Major Final
CPC Hearing Date:	April 18, 2013
Staff Planner:	Nelson Ortiz, (915) 541-4931, ortiznx@elpasotexas.gov
Location:	South of Vista Del Sol and East of Joe Battle
Acreage:	16.94 acres
Rep District:	6
Existing Use:	Vacant
Existing Zoning:	R-3
Proposed Zoning:	R-3A
Nearest Park:	Paseo Del Sol Park (.47 mile)
Nearest School:	John Drugan Elementary School (0.84 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: N/A / East ETJ / Vacant
South: R-3 / Vacant
East: N/A / East ETJ / Vacant
West: R-3 / Residential Development

PLAN EL PASO DESIGNATION: (G4) Suburban Walkable

APPLICATION DESCRIPTION

The applicant proposes to subdivide 16.94 acres of vacant land for 28 single-family residential lots; the smallest being approximately 6,160 square feet and the largest being approximately 28,100 square feet. Access to the subdivision will be primarily from Sun Fire Boulevard, a second point of access is planned from Cherrington Street.

The subdivision lies within the Paseos Del Sol Land Study. The application is being reviewed under the subdivision code in effect on November 2006 when the land study was approved. The applicant has requested to use Section 19.08.010 of the current subdivision code as it relates to submittal of water & wastewater plans.

The applicant is also requesting the following modifications:

- *To allow for a turning heel angle greater than 70 degrees.*
- *To allow for an 81-foot right-of-way (Sun Fire Boulevard) as approved the during Paseos Del Sol Land Study application.*
- *To allow for a 60-foot right-of-way with 6-foot sidewalks, 6-foot parkways and 36 feet of pavement.*
- *To allow for a 50-foot right-of-way with 5-foot sidewalks, 4-foot parkways and 32 feet of pavement.*
- *To allow for a 48-foot right-of-way with 5-foot sidewalks, 5-foot parkways and 28 feet of pavement.*
- *To allow for a 46-foot right-of-way with 5-foot sidewalks, 4-foot parkways and 28 feet of pavement.*

DEVELOPMENT COORDINATING COMMITTEE

~~The Development Coordinating Committee recommends **denial** of Mesquite Trails Unit Eight, based on the following requirement:~~

- ~~Applicant shall provide proof of an agreement indicating that both parties (developer and gas company) agree on street improvements over the 100' gas easement.~~

~~If the agreement is provided, the DCC recommends approval with all specified modifications and subject to the following conditions and requirements:~~

The Development Coordinating Committee recommends **approval** of the modifications and **approval** of Mesquite Trails Unit Eight, based on the following conditions and requirements:

- Recording of the final plat is contingent upon the annexation of Cherrington Street.
- That all double-frontage lots off Greg Martinez be landscaped within the rear parkway to comply with section 19.16.080.D (Double-Frontage Lots).

Planning Division Recommendation:

~~Staff recommends denial pending proof of an agreement between the developer and the gas company allowing street improvements over the 100' gas easement.~~

~~If the agreement is provided,~~ Staff recommends **approval** with all specified modifications based on reason A-3 under Section 19.04.170 (Modifications of conditions) and subject to the following conditions and requirements:

- Recording of the final plat is contingent upon the annexation of Cherrington Street.
- That all double-frontage lots off Greg Martinez be landscaped within the rear parkway to comply with section 19.16.080.D (Double-Frontage Lots).

City Development Department - Land Development

We have reviewed subject plan and recommend approval; no objections.

Planning – Transportation

- No objections to any of the modifications.

Notes:

1. Double-frontage lots shall comply with Section 19.16.080.D (Double-Frontage Lots).
2. Temporary end of road markers or Type III Barricades shall be required at the end of Sun Fire Boulevard and Cherrington Street.
3. All existing and/or proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) within public rights-of-way shall follow the City of El Paso Design Standards for Construction and be ADA/TAS compliant.

Parks and Recreation Department

We have reviewed **Mesquite Trails Unit Eight,** a major final plat map and offer **no objections** to this development, however; we provide Developer / Engineer the following comments:

1. Delete the "Public Park" & "Pedestrian ROW" from the "Dedication Statement"
2. Label proposed "Open Space" area (Lot 2, Block 14) as "Private"

Also, please note that this subdivision is composed of 28 (R-3) 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 **4.05 acres** of parkland or **405 dwelling units** after this development 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 (09/26/11) = 4.33 acres …or …. 433 Dwelling Units

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

Remaining Credits after this development = **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

We have reviewed the subdivision referenced above and provide the following comments:

1. EPWU does not object to this request.

EPWU-PSB Comments

Water:

2. There is an existing 16-inch diameter water main along Sun Fire Boulevard that dead-ends at the south property line of the subject subdivision. A 16-inch diameter water main extension is required along the proposed extension of Sun Fire Boulevard. EPWU requests complete plans on AutoCAD format for EPWU to prepare the design plans for this 16-inch diameter water main.

Sewer:

3. There is an existing 12-inch diameter sewer main along Sun Fire Boulevard that dead-ends at

the south property line of the subject subdivision. A 12-inch diameter sanitary sewer main is required along the proposed extension of Sun Fire Boulevard.

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. 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.

911 District
No comments received.

El Paso Department of Transportation
No comments received.

El Paso Fire Department
No comments received.

Sun Metro
Sun Metro recommends the placement of sidewalks and ADA compliant improvements throughout the development to City Standards to provide pedestrian connectivity to mass transit services.
(The applicant is proposing sidewalks on all ROWs. Comment has been addressed.)

Central Appraisal District
Please correct the following block numbers:

- Block identified as 13 should be changed to Block 34
- Block identified as 14 should be changed to Block 35

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.

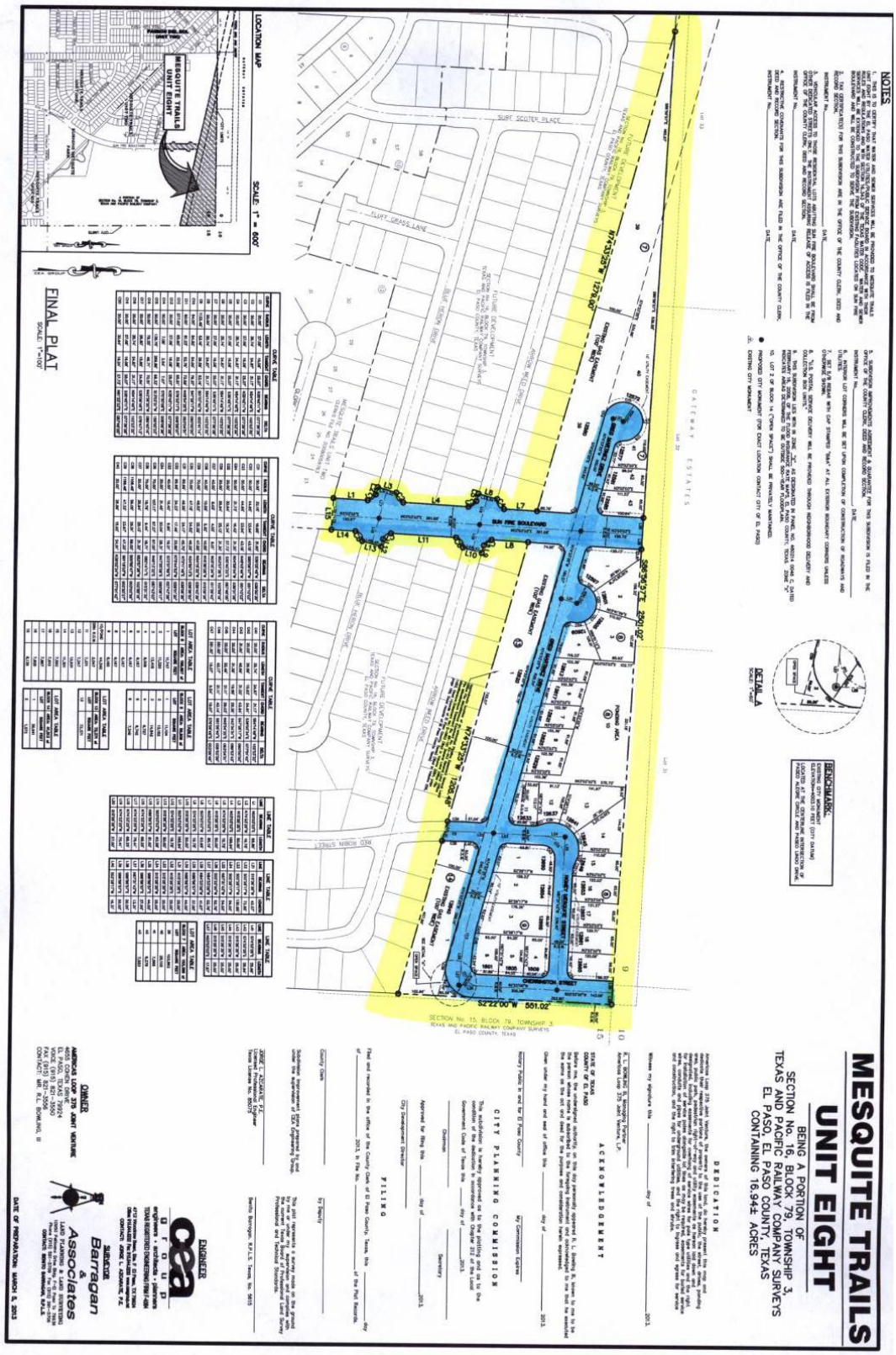
Attachments

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

ATTACHMENT 1

ATTACHMENT 2

ATTACHMENT 3



ATTACHMENT 4

SUSU13-00012

CITY PLAN COMMISSION APPLICATION FOR
MAJOR SUBDIVISION FINAL APPROVAL

DATE:_____ FILE NO._____.

SUBDIVISION NAME: Mesquite Trails Unit Eight.

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:

	ACRES	SITES		ACRES	SITES
Single-family	6.04	28	Office		
Duplex			Street & Alley	4.88	4
Apartment			Ponding & Drainage	1.06	1
Mobile Home			Institutional		
P.U.D.			Other (specify below)		
Park			Gas Easement	4.96	3
School					
Commercial			Total No. Sites	36	
Industrial			Total (Gross) Acreage	16.94	

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

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 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 to street R.O.W. width.

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

10. **Improvement Plans submitted?** Yes X 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 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, Ste. F, El Paso, TX 79924 (915) 544-5232
(Name & Address) (Zip) (Phone)

CASHIER'S VALIDATION
FEE: $1,796.00

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.

ATTACHMENT 5

Castner Center @ Transmountain
4712 Woodrow Bean, Ste. F
El Paso, TX 79924
Office: 915.544.5232
Fax: 915.544.5233
web: www.ceagroup.net

March 7, 2013

City of El Paso – Planning and Economic Development Department
Two Civic Center Plaza
El Paso, Texas 79901

Attention: Nelson Ortiz, Planner

Reference: Mesquite Trails Unit Eight Subdivision
Modification Request

Dear Mr. Ortiz:

On behalf of the developer for the above referenced development, we request seven (6) modifications to the City of El Paso Municipal Code-Subdivision Ordinance. Our modification requests are as follows:

- Reduce the minor arterial right-of-way width from 84-feet to 81-feet (Sun Fire Blvd.). The 81-foot right-of-way width will allow the proposed pavement section to match the existing section, and will include two (2) twenty-seven (27) foot driving lanes, a ten (10) foot east parkway, and a seventeen (17) foot west parkway including a ten (10) foot hike/bike trail. The 81-foot street section was approved as part of the Paseos Del Sol Land Study.
- Allow for a 60-foot right-of-way width. The 60-foot right-of-way will include two (2) eighteen (18) foot driving lanes, two (2) twelve (12) foot parkways, sidewalks located within the parkway, and standard curb and gutter.
- Reduce the residential sub-collector right-of-way width from 52-feet to 50-feet. Our proposed cross-section will include two (2) sixteen (16) foot driving lanes, two (2) nine (9) foot parkways, sidewalks located within the parkway, and standard curb and gutter.
- Allow for a 48-foot right-of-way width. The 48-foot right-of-way will include two (2) ten (10) foot parkways, 28-foot roadway, sidewalks located within the parkway, and standard curb and gutter.
- Allow for a 46-foot right-of-way width. The 46-foot right-of-way will include two (2) nine (9) foot parkways, 28-foot roadway, sidewalks located within the parkway, and standard curb and gutter.
- Allow for a turning heel angle greater than 70°. The increased turning heel angle will be between 70°-110° and will accommodate an existing gas easement which runs through the proposed subdivision by allowing the proposed street (Greg Martinez Dr.) to run parallel to the easement.

We look forward to your favorable consideration of our requests. If you have any questions, please do not hesitate to call me at office number (915) 544-5232 or mobile number (915) 497-9535.

Sincerely,
CEA Group

Jorge Grajeda, E.I.T.
Design Engineer

2000-145-I-modification-request (3-7-13)
Jg/Jg