



City of El Paso – City Plan Commission Staff Report

Case No: SUSU13-00017 Horizon Hills Estates
Application Type: Major Preliminary
CPC Hearing Date: April 18, 2013
Staff Planner: Nelson Ortiz, (915) 541-4931, ortiznx@elpasotexas.gov
Location: North of I-10 and East of Eastlake
Acreage: 104.76 acres
Rep District: East ETJ
Existing Use: Vacant
Existing Zoning: N/A
Proposed Zoning: N/A
Nearest Park: Two park/ponds proposed within subdivision
Nearest School: Adjacent to future school site (SISD Peyton Estates Elementary)
Park Fees Required: N/A
Impact Fee Area: N/A
Property Owner: Althon Investment, LLC
Applicant: Althon Investment, LLC
Representative: Del Rio Engineering, Inc.

SURROUNDING ZONING AND LAND USE

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

PLAN EL PASO DESIGNATION: O5 (Remote)

APPLICATION DESCRIPTION

The applicant proposes to subdivide 104.76 acres of vacant land for 460 residential lots averaging between 4,700 to 5,500 square feet, 6 commercial lots of varying size, two park/ponds with a combined 5.721 acres, and one 2.5-acre retention pond. Primary access to the subdivision is proposed from Frontage Road. This application is being reviewed under the current subdivision code.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee's recommendation is **pending** adjustments to the TIA per EPDOT comment and review and approval from the County of El Paso.

Planning Division Recommendation:

Pending comments from the County of El Paso and receipt of modification request.

City Development Department - Land Development

We have reviewed subject plan recommend **Approval**; Developer/Engineer needs to address the following comments:

CPC Comments:

No Objection.

DCC Comments:

No Objection.

1. Applicant shall coordinate with TxDOT for access and drainage on Gateway Blvd. West.
2. Clarify Note 1.
3. Provide dedication statement.
4. Provide Flood Zone Designation.
5. Clarify note on plat regarding Block 7 is subject to on site ponding.

EPWU Storm Utility Comments:

1. Provide a note on the plat indicating the entity responsible for maintenance of public stormwater infrastructure.
2. Provide the Federal Emergency Management Flood Insurance Rate Map information not given on preliminary plat.
3. On the preliminary plat, a note is stating that Block 7 is subject to on-site ponding; show within the drainage plan/report (Block 7 was shown as Block 5 on previous review).
4. EPWU recommends using principles of low impact development (such as recessed landscaping, rainwater harvesting, and porous pavements) to reduce the amount of developed stormwater runoff.

Planning – Transportation

1. Provide a modification request to use the proposed cross-section for a residential collector (Section ‘D’). Coordination with county is required for proposed cross-section.
2. Provide release of access note or document as applicable.

Notes:

1. TxDOT approval/ coordination is required for access from Frontage and I-10.
2. 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 **Horizon Hills Estates**, a major plat map; please note that this is a residential /

commercial subdivision located with-in the City of El Paso east extra territorial jurisdiction (ETJ) area but not within the areas of potential annexation by the City.

Please note that this subdivision is composed of **460** lots, **and** includes a **3.33** acre "Park / Pond" and another **2.39** acre "Park / Pond" totaling **5.72** acres of "Park / Pond"

Per City standards 4.60 acres of "Park" would have been required, however,

This subdivision is excluded from the calculation for "Parkland Dedication" as described per ordinance Title 19 – Subdivision & Development Plats, **Chapter 19.20 - Parks & Open Space** as noted below.

Section 19.20.020 - Dedication Required

- A. Dedication Required.** All subdivisions located within the corporate limits of the City of El Paso and within those areas designated in the City’s extra territorial jurisdiction (ETJ), as identified on an official map kept in the Development Services Department.

El Paso Water Utilities

No comments received.

El Paso County 911 District

Regarding **HORIZON HILLS ESTATES**.

- **ISABELLA WAY** currently exists within the El Paso County 911 District. The District requests that a new street be chosen.
(Applicant has addressed this comment on a revised submittal.)
- The District is requesting addresses to be displayed on the next plat submittal.
- This plat is difficult to read because of smaller than standard print scale.

El Paso Department of Transportation

Recommend approval pending receipt of the following information included with the final TIA report.

1. Missing Pass-by and Internal capture worksheets.
2. Missing timesheet showing traffic signal settings.
3. Missing calculation for LOS/Delay for signalized intersections.

El Paso Fire Department

No comments received.

Sun Metro

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.

Applicant shall address the following comments prior to recordation:

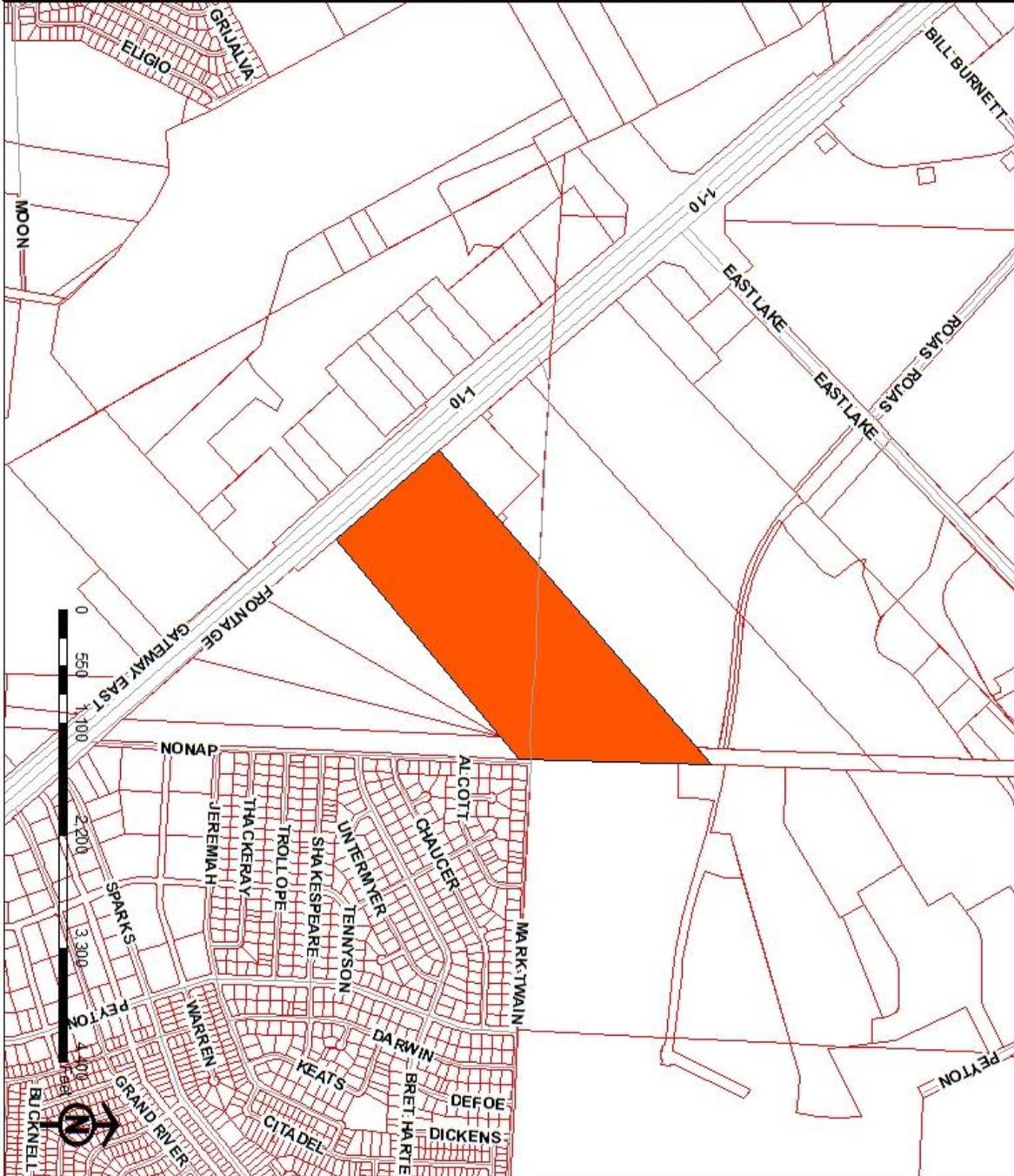
1. Submit release of access as applicable.
2. Provide addresses for all lots on the plat.

Attachments

1. Location map
2. Aerial map
3. Preliminary plat
4. Application

ATTACHMENT 1

HORIZON HILLS ESTATES



ATTACHMENT 2

HORIZON HILLS ESTATES



ATTACHMENT 4

SUSU13-00017



CITY PLAN COMMISSION APPLICATION FOR
MAJOR SUBDIVISION PRELIMINARY APPROVAL

DATE: 03-20-2013 FILE NO. SUSU13-00017
SUBDIVISION NAME: Horizon Hills Estates

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
Being all of Tract C.D. Stewart Survey #324 and all of
Tract C.D. Stewart Survey #317, EP County TX.

2. Property Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	55.3636	466	Office	_____	_____
Duplex	_____	_____	Street & Alley	_____	_____
Apartment	_____	_____	Ponding & Drainage	_____	1
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park/Pond	8.144	2	_____	_____	_____
School	_____	_____	_____	_____	_____
Commercial	26.558	6	Total No. Sites	_____	_____
Industrial	_____	_____	Total (Gross) Acreage	_____	_____

3. What is existing zoning of the above described property? N/A Proposed zoning? _____
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)
Centralized Ponding / Park 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 Section 19.47- Vested Rights (See Attached).

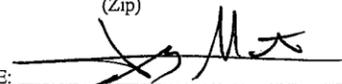


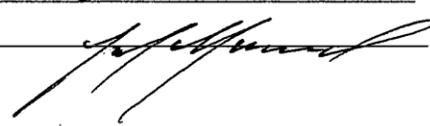
12. Owner of record Althon Investment, LLC (915) 532 3100
(Name & Address) (Zip) (Phone)

12. Developer Althon Investment, LLC
(Name & Address) (Zip) (Phone)

14. Engineer Del Rio Eng. Inc 7922 915/853-2400
(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.