



City of El Paso – City Plan Commission Staff Report

Case No: SUSU14-00033 Mesquite Trails Unit Ten
Application Type: Major Preliminary
CPC Hearing Date: May 8, 2014
Staff Planner: Nelson Ortiz, (915) 212-1606, ortiznx@elpasotexas.gov
Location: East of Sun Fire and North of Pellicano
Acreage: 23.139 acres
Rep District: 6
Existing Use: Vacant
Existing Zoning: R-3A (Residential)
Proposed Zoning: R-3A (Residential)
Nearest Park: Adjacent to Burning Mesquite Park
Nearest School: John Drugan Elementary School (.3 mi.)
Park Fees Required: N/A
Impact Fee Area: N/A
Property Owner: Americas Loop 375 Joint Venture
Applicant: Americas Loop 375 Joint Venture
Representative: CEA Group

SURROUNDING ZONING AND LAND USE

North: R-3A/ Vacant

South: R-3A / Single-Family Development / Burning Mesquite Park

East: N/A / ETJ / Vacant

West: R-3A / Single-Family Development / Burning Mesquite Park

PLAN EL PASO DESIGNATION: G4 Suburban (Walkable)

APPLICATION DESCRIPTION

The applicant proposes to subdivide approximately 23 acres of vacant land for 142 single-family residential lots averaging between 5,025 to 8,940 square feet. Primary access to the subdivision is proposed from Sun Fire Boulevard and Cevalia Avenue. This development lies within the Paseos Del Sol land study and is vested under the former subdivision code.

The applicant is requesting the following modification:

- To allow a 52-foot right-of-way with 32 feet of pavement and 5-foot sidewalks and parkways on both sides.

CASE HISTORY

The City Plan Commission, at its regular meeting of April 18, 2013, voted to approve Mesquite Trails Unit Eleven (now Mesquite Trails Unit Ten) on a Major Preliminary basis. With this application, the applicant is seeking approval of the preliminary plat since the original expired on October 18, 2013.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends **approval** of the modification and **approval** of Mesquite Trails Unit Ten subject to the following requirement and condition;

- That prior to approval of the final plat, construction of a second point of access (Cherrington Street) to Vista Del Sol as shown in the Paseos Del Sol Land Study shall be filed and completed.

Planning Division Recommendation:

Approval of the modification and condition. 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.

City Development Department - Land Development

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

The Developer/Engineer shall address the following comments.

1. Correct the narrative under the Plat’s name to reflect City of El Paso (if annexed); at this time it shows the subdivision to be outside the City.

Parks and Recreation Department

We have reviewed **Mesquite Trails Unit Ten**, a major preliminary plat map and offer **no objections** to this development, just have the following comments:

Please note that this subdivision is composed of **142** (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 **1.64 acres** of "Parkland" or **164 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 #8 (10/09/13) = 4.11 acres ...or 411 Dwelling Units

Mesquite Trails #9 = 105 Dwelling Units Requiring (-) 1.05 acres .. or (-) 105 Dwelling Units

Balance = 3.06 acres or 306 Dwelling Units

Mesquite Trails #10 = 142 Dwelling Units Requiring. (-) 1.42 acres .. or (-) 142 Dwelling Units
Remaining Credits = 1.64 Acres ...or 164 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 12-inch diameter water main that extends along Cevallia Ave. located approximately 22 feet north of the street centerline.
3. There is an existing 16-inch diameter water main that extends along Sun Fire Blvd. located approximately 20.5 feet east of the street centerline.

Sewer:

4. There is an existing 12-inch diameter sanitary sewer main that extends along Cevallia Ave. located approximately 12 feet south of the street centerline.
5. There is an existing 15-inch diameter sanitary sewer main that extends along Sun Fire Blvd. located approximately 10 feet west of the street centerline.
6. 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

7. Annexation fees are due at the time of new service application for individual water meters within the subject property.
8. 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 and Mesquite Trails Unit 1 subdivisions.
9. 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 County 911 District

- Requests that **PASEO RAE AVE**, be renamed because it exists in **MESQUITE TRAILS UNIT 5**. With **DOMINIC ANAKIN DR** makes it impossible to connect the two **PASEO RAE AVES**.

Sun Metro

No comments received.

El Paso Department of Transportation

No comments received.

El Paso Fire Department

No comments received.

Central Appraisal District

No objections.

El Paso Electric Company

No comments received.

Texas Gas Company

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. As per Section 19.16.020.I (Intersections), “streets shall be laid out so as to intersect as nearly as possible at right angles. No intersection shall be less than an included angle of seventy degrees and no more than one hundred ten degrees.” Please note that the all proposed intersections shall meet the aforementioned criteria.

Attachments

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

ATTACHMENT 1

MESQUITE TRAILS UNIT TEN

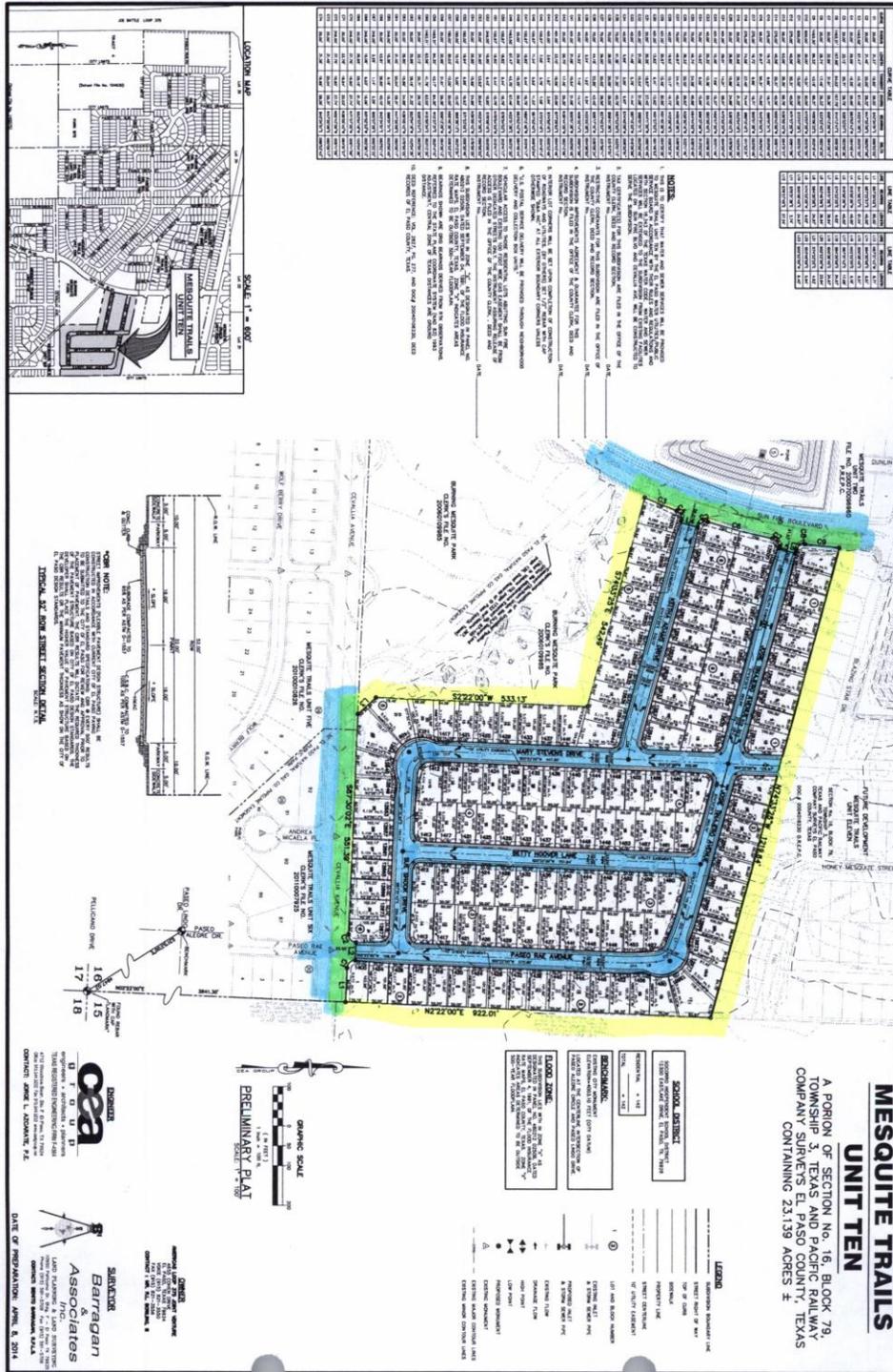


ATTACHMENT 2

MESQUITE TRAILS UNIT TEN



ATTACHMENT 3



ATTACHMENT 4



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

April 08, 2013

City of El Paso-Development Department
Tillman Center
222 South Campbell St., 2nd Floor
El Paso, Texas 79901

Attention: Mr. Nelson Ortiz
Planner

Reference: Mesquite Trails Unit Ten Preliminary Plat – Modification Letter

Dear Mr. Ortiz:

On behalf of the Developer for the above referenced development, we are requesting modifications to the subdivision regulations. These modifications will include the following adjustment:

Modification No. 1: 52 foot Roadway

This modification shall consist of a 52 foot roadway cross-sections with (2) 16-foot paved driving lanes with 6-inch curb and gutter on both sides of the roadway, (2) 5-foot parkways abutting the curb and (2) 5-foot concrete sidewalks.

If you have any questions regarding this issue, please do not hesitate to call me at office number 915.544.5232. We thank you for your cooperation on this issue and look forward to your favorable consideration to our request.

Sincerely,
CEA Group

A handwritten signature in black ink, appearing to read 'Jorge L. Azcarate', is written over the typed name.

Jorge L. Azcarate, P.E.
Project Manager

I-2000-1811d.cep_mod.preplat.no_10_modification request
Aol/Ac

ATTACHMENT 5



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

DATE: MARCH 28, 2014

FILE NO. SUSU14-00033

SUBDIVISION NAME: MESQUITE TRAILS UNIT TEN

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
A PORTION OF SECTION No. 16, BLOCK 79, TOWNSHIP 3, TEXAS AND PACIFIC
RAILWAY COMPANY SURVEYS EL PASO EL PASO COUNTY, TEXAS

2. Property Land Uses:

	<u>ACRES</u>	<u>SITES</u>		<u>ACRES</u>	<u>SITES</u>
Single-family	<u>17.693</u>	<u>142</u>	Office		
Duplex			Street & Alley	<u>5.446</u>	<u>6</u>
Apartment			Ponding & Drainage		
Mobile Home			Institutional		
P.U.D.			Other (specify below)		
Park					
School					
Commercial			Total No. Sites		<u>148</u>
Industrial			Total (Gross) Acreage	<u>23.139</u>	

3. What is existing zoning of the above described property? R-3A Proposed zoning? R3-A
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)
ON-STREET SURFACE FLOW TO INLETS AND UNDERGROUND STORM SEWER SYSTEM
THAT TIES INTO RETENTION POND LOCATED ON MESQUITE TRAILS UNIT ONE
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 52 FT STREET ROW TO INCLUDE TWO-16 FT PAVEMENTS,
TWO-5 FT SIDEWALKS AND PARKWAYS
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 Title I (General Provisions) Chapter 1.04 - Vested Rights



City Development Department

AMERICAS LOOP 375

12. Owner of record JOINT VENTURE 4655 COHEN DR. EL PASO TEXAS 79924 (915) 821-3550
(Name & Address) (Zip) (Phone)
13. Developer SAME AS ABOVE
(Name & Address) (Zip) (Phone)
14. Engineer CEA GROUP 4712 WOODROW BEAN, STB.F 79924 (915) 544-5232
(Name & Address) (Zip) (Phone)

Refer to Schedule C for
current fee.

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.