



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

**Case No:** SUSU13-00038 – Mesquite Trails Unit Nine  
**Application Type:** Major Preliminary  
**CPC Hearing Date:** June 27, 2013  
**Staff Planner:** Nelson Ortiz, (915) 541-4931, [ortiznx@elpasotexas.gov](mailto:ortiznx@elpasotexas.gov)  
**Location:** East of Joe Battle and South of Vista Del Sol  
**Acreage:** 17.737 acres  
**Rep District:** 6  
**Existing Use:** Vacant  
**Existing Zoning:** R-3 (Residential)  
**Proposed Zoning:** R-3 (Residential)  
**Nearest Park:** Paseo Del Sol Park (0.34 mile)  
**Nearest School:** John Drugan Elementary School (0.59 mile)  
**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:** N/A / East ETJ / Vacant

**South:** R-3 (Residential)/ Single-Family Development

**East:** R-3 (Residential) / Vacant

**West:** R-3A/SP (Residential/Special Permit) / Single-Family Development

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

### **APPLICATION DESCRIPTION**

The applicant proposes to subdivide 17.73 acres of vacant land for 91 single-family residential lots ranging between 6,110 and 14,470 square feet. Primary access to the subdivision is proposed from Sun Fire Boulevard.

This development is vested under the Paseos Del Sol Land Study and 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 52' residential right-of-way consisting of 32' of pavement, 5' sidewalks and parkways (consistent with current code).*

- To allow a turning heel angle greater than 70 degrees.
- To allow for a location map scale of 1" = 1,000'.

**DEVELOPMENT COORDINATING COMMITTEE**

The Development Coordinating Committee recommends **approval** of the modifications and **approval** of Mesquite Trails Unit Nine on a Major Preliminary basis, subject to the following conditions and requirements:

- Recording of the final plat is contingent on the completion of Cherrington Street and Mesquite Trails Unit Eight improvements.

**Planning Division Recommendation:**

Staff recommends **approval** with all specified modifications and conditions. 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 that the Developer/Engineer address the following comments.

1. As per section Code 18.08.010, Section D, all drainage structures and ponding areas serving the subdivision are constructed as part of the initial phase of the development (Mesquite Trails Unit-8).

**EPWU Stormwater Utility:**

1. All downstream storm water management facilities (Mesquite Trails Unit 8) should in place prior to development of the subject subdivision.
2. 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.

**Parks and Recreation Department**

We have reviewed **Mesquite Trails Unit Nine**, 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 **91** (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 **1.73 acres** of "Parkland" or **173 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 (02/25/13) = 4.06 acres ...or .... 406 Dwelling Units

Mesquite Trails #11 = 142 Dwelling Units (03/13/13) ..... (-) 1.42 acres .. or (-) 142 Dwelling Units

Balance = 2.64 Acres ...or .... 264 Dwelling Units

Mesquite Trails #9 = 91 Dwelling Units Requiring ..... (-) 0.91 acres .. or (-) 91 Dwelling Units

**Remaining Credits = 1.73 Acres or 173 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 8-inch diameter water main along Snowy Plover St.
3. There is an existing 8-inch diameter water main along Surf Scoter Pl.
4. A 16-inch diameter water main along Sun Fire Boulevard will be constructed with Mesquite trails Unit 8. An 8-inch diameter water main stub out will be built with this main to Blue Heron Dr. and Arrow Weed Dr. On-site water main extensions will be required along the streets within the proposed subdivision. The Developer is responsible for all water main extension costs.

#### **Sewer:**

5. There is an existing 8-inch diameter sanitary sewer main along Snowy Plover St.
6. There is an existing 8-inch diameter sanitary sewer main along Surf Scoter Pl.
7. A 12-inch diameter sewer main along Sun Fire Boulevard will be constructed with Mesquite Trails Unit 8. An 8-inch diameter stub-out will be built with this main to Blue Heron Dr. and Arrow Wee Dr. On-site water main extensions will be required along the streets within the proposed subdivision. The Developer is responsible for all water main extension costs.

#### **General**

8. Annexation fees are due at the time of new service application for individual water meters within the subject property.
9. 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.

**911**

No comments received.

**El Paso Department of Transportation**

No comments received.

**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:**

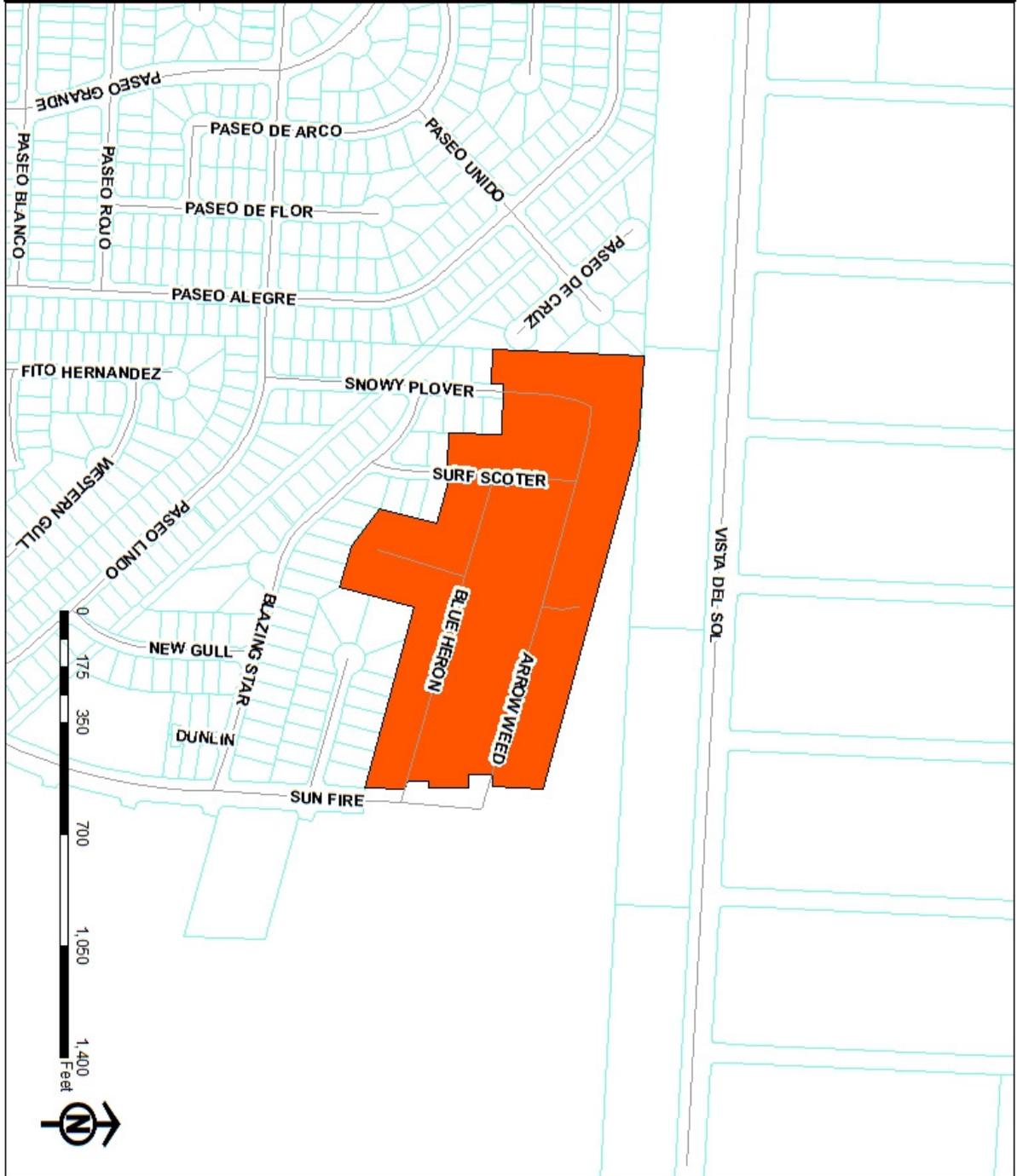
1. Submit to the City Development Department – Planning Division the following prior to recording of the subdivision.
  - a. Current certified tax certificate(s)
  - b. Current proof of ownership
  - c. Release of access document, if applicable
  - d. Set of restrictive covenants, if applicable
2. Every 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.

**Attachments**

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

ATTACHMENT 1

MESQUITE TRAILS UNIT NINE



ATTACHMENT 2

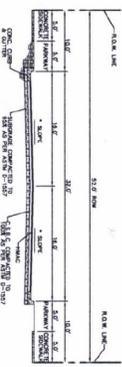
MESQUITE TRAILS UNIT NINE





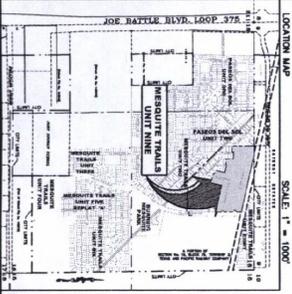
**MESQUITE TRAILS  
UNIT NINE**

BEING A PORTION OF SECTION 16, BLOCK 79,  
TOWNSHIP 3, TEXAS AND PACIFIC RAILROAD SURVEY,  
CITY OF EL PASO, EL PASO COUNTY, TEXAS  
CONTAINING 17.737 ACRES ±  
SHEET 2 OF 2



LOT #	AREA	ACRES												
1	1.0000	0.0227	11	1.0000	0.0227	21	1.0000	0.0227	31	1.0000	0.0227	41	1.0000	0.0227
2	1.0000	0.0227	12	1.0000	0.0227	22	1.0000	0.0227	32	1.0000	0.0227	42	1.0000	0.0227
3	1.0000	0.0227	13	1.0000	0.0227	23	1.0000	0.0227	33	1.0000	0.0227	43	1.0000	0.0227
4	1.0000	0.0227	14	1.0000	0.0227	24	1.0000	0.0227	34	1.0000	0.0227	44	1.0000	0.0227
5	1.0000	0.0227	15	1.0000	0.0227	25	1.0000	0.0227	35	1.0000	0.0227	45	1.0000	0.0227
6	1.0000	0.0227	16	1.0000	0.0227	26	1.0000	0.0227	36	1.0000	0.0227	46	1.0000	0.0227
7	1.0000	0.0227	17	1.0000	0.0227	27	1.0000	0.0227	37	1.0000	0.0227	47	1.0000	0.0227
8	1.0000	0.0227	18	1.0000	0.0227	28	1.0000	0.0227	38	1.0000	0.0227	48	1.0000	0.0227
9	1.0000	0.0227	19	1.0000	0.0227	29	1.0000	0.0227	39	1.0000	0.0227	49	1.0000	0.0227
10	1.0000	0.0227	20	1.0000	0.0227	30	1.0000	0.0227	40	1.0000	0.0227	50	1.0000	0.0227

LINE	BEARING	LENGTH												
1	N 89° 59' 51" W	144.81	16	S 89° 59' 51" E	144.81	31	N 89° 59' 51" W	144.81	46	S 89° 59' 51" E	144.81	61	N 89° 59' 51" W	144.81
2	N 89° 59' 51" W	144.81	17	S 89° 59' 51" E	144.81	32	N 89° 59' 51" W	144.81	47	S 89° 59' 51" E	144.81	62	N 89° 59' 51" W	144.81
3	N 89° 59' 51" W	144.81	18	S 89° 59' 51" E	144.81	33	N 89° 59' 51" W	144.81	48	S 89° 59' 51" E	144.81	63	N 89° 59' 51" W	144.81
4	N 89° 59' 51" W	144.81	19	S 89° 59' 51" E	144.81	34	N 89° 59' 51" W	144.81	49	S 89° 59' 51" E	144.81	64	N 89° 59' 51" W	144.81
5	N 89° 59' 51" W	144.81	20	S 89° 59' 51" E	144.81	35	N 89° 59' 51" W	144.81	50	S 89° 59' 51" E	144.81	65	N 89° 59' 51" W	144.81



DATE OF PREPARATION: MAY 14, 2013

## 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

May 29, 2013

City of El Paso – Planning and Economic Development Department  
Two Civic Center Plaza – 5<sup>th</sup> Floor  
El Paso, Texas 79901

Attention: Nelson Ortiz

Reference: Mesquite Trails Unit Nine Subdivision  
**Modification Request**

Dear Mr. Ortiz:

On behalf of the developer for the above referenced development, we request three (3) modifications to the City of El Paso Municipal Code-Subdivision Ordinance. Our modification requests are as follows:

- Utilize the current residential sub-collector right-of-way width of 52-feet. Our proposed cross-section will include two (2) sixteen (16) foot driving lanes, two (2) ten (10) foot parkways, 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° at Snowy Plover and Arrow Weed Drive
- Allow for the location map scale to change from 1"=600' to 1"=1,000'. This change is requested in order to provide adequate coverage of the adjacent land uses and existing improvements.

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) 355-0583.

Sincerely,  
CEA Group

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

Jorge L. Azcarate, P.E.  
Project Manager

2000-169-I-modification-request.no.05-29-13  
JLA/cs

## ATTACHMENT 5



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

DATE: May 15, 2013

FILE NO. SUSU13-00038

SUBDIVISION NAME: Mesquite Trails Unit Nine

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)  
Being a portion of section 16, block 79, township 3, Texas and Pacific Railroad  
survey, City of 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>13.94</u>	<u>91</u>	Office	<u>3.793</u>	<u>5</u>
Duplex	_____	_____	Street & Alley	_____	_____
Apartment	_____	_____	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____		_____	_____
School	_____	_____		_____	_____
Commercial	_____	_____	Total No. Sites	<u>96</u>	_____
Industrial	_____	_____	Total (Gross) Acreage	<u>17.737</u>	_____

3. What is existing zoning of the above described property? R3 Proposed zoning? R3

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 to proposed inlets at storm sewer infrastructure discharging to an  
existing retention basin located at Mesquite Trails Unit Two.

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 Foot street  
ROW to include two-16ft pavements, two-5ft sidewalks & parkways. Location Map scale to  
1"=1000'

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 Joint Venture 4655 Cohen Dr. El Paso Tx. 79924 (915) 821-3550  
(Name & Address) (Zip) (Phone)
12. Developer Same as Above  
(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: \$1,901.00

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.**