



City of El Paso – City Plan Commission Staff Report

Case No: SUSU13-00044 Peyton Pass Commercial
Application Type: Major Final
CPC Hearing Date: July 11, 2013
Staff Planner: Raul Garcia, (915)541-4935, garcia1@elpasotexas.gov
Location: South of Eastlake Boulevard and East of Peyton Drive
Legal Description Acreage: 13.73 acres
Rep District: Eastern ETJ
Existing Use: Vacant
Existing Zoning: ETJ
Proposed Zoning: ETJ

Nearest Park: Proposed Park (0.37 miles)
Nearest School: Eastlake High School (adjacent to south)
Park Fees: N/A
Impact Fee: The property is not located in an impact-fee area.

Property Owner: Hunt Peyton Estates, LLC
Applicant: Hunt Peyton Estates, LLC
Representative: TRE & Associates, LLC

SURROUNDING ZONING AND LAND USE

North: ETJ/ Vacant

South: ETJ/ Eastlake High School

East: ETJ/ Vacant

West: ETJ / Vacant

THE PLAN FOR EL PASO DESIGNATION: Residential

APPLICATION DESCRIPTION

The applicant is proposing commercial development on this 13.73-acre parcel and is proposing nine lots. The smallest lot is 1.06 acres. The largest lot is 3.35 acres. The subdivision is also dedicating an additional 10 feet of ROW on Eastlake Boulevard. This application was submitted in accordance with Section 19.03.10.B which allows the submittal of a final plat in lieu of a preliminary plat.

CASE HISTORY

On June 16, 2011, the City Plan Commission approved the Peyton Pass Commercial subdivision on a Major Preliminary basis. This preliminary plat expired as the final plat was not approved within the 2 years after preliminary plat approval. In lieu of re-submitting the preliminary plat, the applicant submitted this subdivision on a Major Final basis as allowed by Section 19.03.10.B. The final plat does not propose any changes from the previously approved and expired

preliminary plat and final subdivision improvement plans for this subdivision have been submitted and approved.

DEVELOPMENT COORDINATING COMMITTEE COMMENTS

The Development Coordinating Committee recommends **approval** of Peyton Pass Commercial subdivision on a Major Final basis.

City Development Department-Planning:

Approval.

City Development Department-Land Development:

We have reviewed subject plats and recommend approval. Developer/Engineer shall address the following comments.

1. No objections.

Parks & Recreation Department:

We have reviewed Peyton Pass Commercial, a major final plat map and offer Developer / Engineer the following comments:

Please note that this is a non-residential subdivision located with-in the City of El Paso extra territorial jurisdiction (ETJ) areas but not with-in the areas of potential annexation by the City, thus being excluded from the calculation for "Parkland Dedication" as it is not identified on the official map as described per ordinance Title 19 – Subdivision & Development Plats, Chapter 19.20 - Parks & Open Space as noted below.

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 office of the planning official.

El Paso Water Utilities:

1. EPWU does not object to this request.

General

2. The proposed subdivision is located within the East El Paso Extraterritorial Jurisdiction (ETJ) within one of the Paseo Del Este Municipal Utility Districts (MUDs) service area. The Paseo Del Este MUD receives wholesale water and wastewater service from the El Paso Water Utilities – Public Service Board (EPWU-PSB) in accordance with the Paseo del Este Wholesale Contract and EPWU-PSB Rules and Regulations No. 11.

Fire Department:

No comments received.

Sun Metro:

No comments received.

911 District:

No comments received.

El Paso Electric Company:

No comments received.

Socorro Independent School District:

No comments received.

Texas Gas Service:

No comments received.

Additional Requirements and General Comments:

1. Prior to recording, please submit to the City Development Department—Planning Division the following:
 - a. tax certificates
 - b. release of access document
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. Preliminary Plat
4. Application

ATTACHMENT 1



PEYTON PASS COMMERCIAL

ATTACHMENT 2



ATTACHMENT 4



CITY PLAN COMMISSION APPLICATION FOR
MAJOR SUBDIVISION FINAL APPROVAL

DATE: 06/13/2013 FILE NO. SUSU13-00044
SUBDIVISION NAME: Peyton Pass Commercial

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
A Portion of C. D. Stewart Survey No. 319, El Paso County, Texas
Containing 13.733 Acres±

2. Property Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	_____	_____	Office	_____	_____
Duplex	_____	_____	Street & Alley	_____	_____
Apartment	_____	_____	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____	_____	_____	_____
School	_____	_____	Total No. Sites	_____	_____
Commercial	13.733	9	Total (Gross) Acreage	13.733	_____
Industrial	_____	_____			

3. What is existing zoning of the above described property? N/A Proposed zoning? N/A
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)
Storm sewer run-off conveyed via RCP to Retention 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 Hunt Peyton Estates, LLC 4401 N. Mesa El Paso, TX 79902 (915)533-1122
(Name & Address) (Zip) (Phone)
12. Developer Hunt Peyton Estates, LLC 4401 N. Mesa El Paso, TX 79902 (915)533-1122
(Name & Address) (Zip) (Phone)
14. Engineer TRE & Associates, LLC 801. N. El Paso Street, Ste. 150 El Paso, TX 79902 (915) 852-9093
(Name & Address)

CASHIER'S VALIDATION
 FEE: \$1,796.00

OWNER SIGNATURE:

REPRESENTATIVE:

Hunt Peyton Estates LLC
[Signature]
Resident

NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS.