City of El Paso – City Plan Commission Staff Report

Case No:	SUSU13-00050 Mesquite Trails Unit Seven
Application Type:	Major Final
CPC Hearing Date:	July 11, 2013
Staff Planner:	Nelson Ortiz, (915) 541-4931, ortiznx@elpasotexas.gov
Location:	North of Pellicano and East of Sunfire
Acreage:	22.84 acres
Rep District:	6
Existing Use:	Vacant
Existing Zoning:	R-3A
Proposed Zoning:	R-3A
Nearest Park:	Paseo Del Sol Park (.47 mile)
Nearest School:	John Drugan Elementary School (0.18 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

South: N/A / East ETJ / Vacant
North: R-3A / Vacant / Residential Development - Proposed
East: N/A / East ETJ / Vacant
West: A-2 / Residential Development

PLAN EL PASO DESIGNATION: (G4) Suburban Walkable

APPLICATION DESCRIPTION

The applicant proposes to subdivide 22.84 acres of vacant land for 134 single-family residential lots ranging between 5,346 and 12,254 square feet. Access to the subdivision will be primarily from Paseo Rae Avenue.

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 52-foot roadway consisting of two 16-foot driving lanes, 5-foot parkways*

and sidewalks.

- *To allow for the location map scale of 1" = 1000'.*

CASE HISTORY

The City Plan Commission, at its regular meeting of April 4, 2013, voted to approve Mesquite Trails Unit Seven on a Major Preliminary application. With this application, the applicant is seeking approval of the final plat which has no major changes from the preliminary plat.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends **approval** of the modifications and **approval** of Mesquite Trails Unit Seven, based on the following requirement:

Planning Division Recommendation:

Staff recommends **approval** with all specified modifications. 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 plan and recommend approval; no objections.

Parks and Recreation Department

No comments received.

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 are existing 8-inch diameter water mains along the existing Sun Kings Street and Paseo Thomas Place within Mesquite Trails Unit 6.

Sewer:

3. There are existing 8-inch diameter sewer mains along the existing Sun Kings Street and Paseo Thomas Place within Mesquite Trails Unit 6.

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. 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.

7. 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

- Requests that **AZULEJOS STREET be divided into two separate streets with two separate street names** because of an address numbering conflict. Efficiency with emergency response is potentially at risk when a single street name has four (4) digit address numbers neighbor with five (5) digit address numbers.

El Paso Department of Transportation
No comments received.

El Paso Fire Department
No comments received.

Sun Metro

- Recommends the placement of sidewalks and ADA compliant improvements throughout the development to City standards to provide pedestrian accessibility to mass transit services.

Central Appraisal District
- Please change Block 30 to Block 42

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.

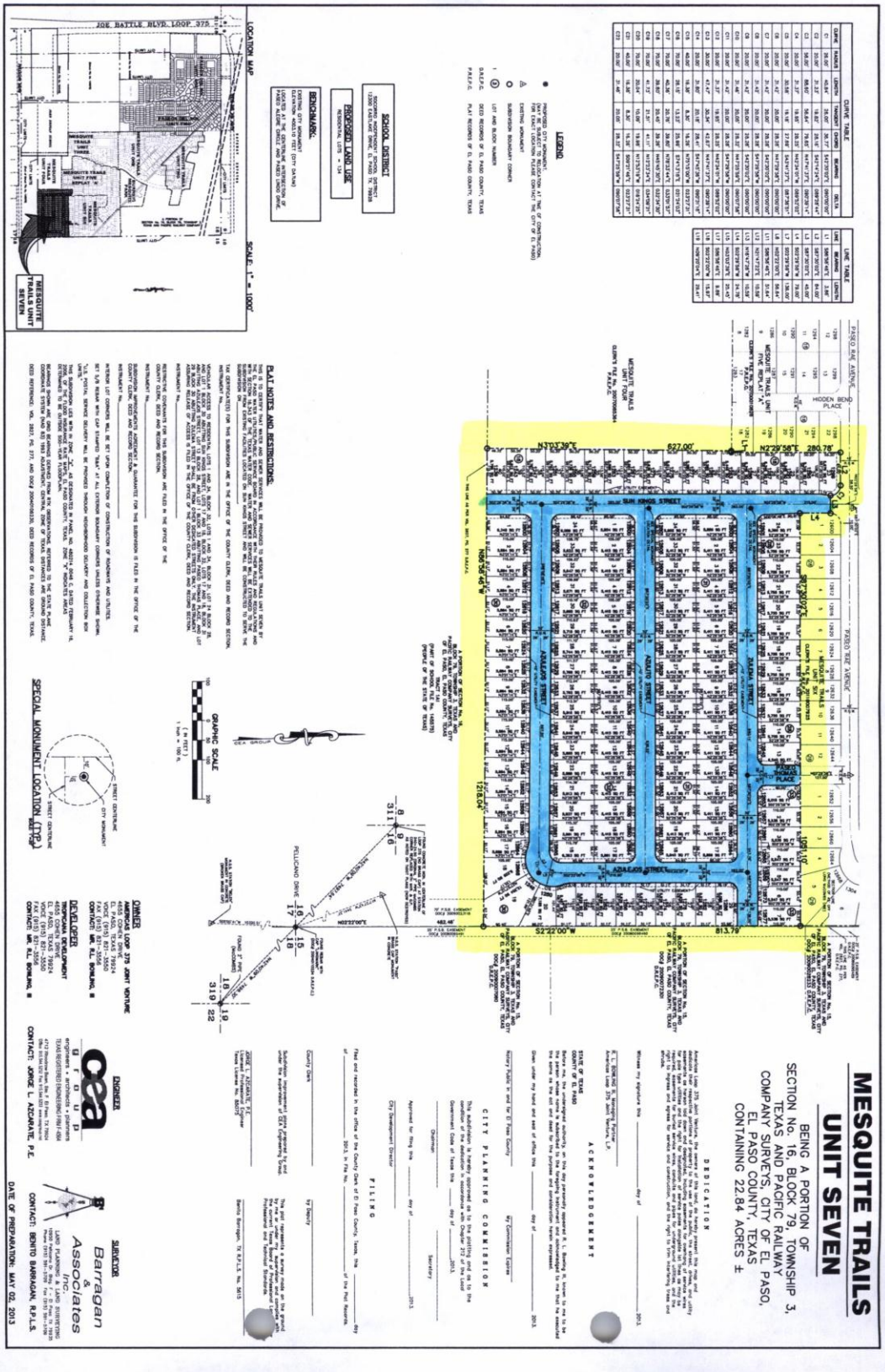
Attachments

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

ATTACHMENT 1

ATTACHMENT 2

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

June 20, 2013

City of El Paso-Planning & Economic Development
222 South Campbell St.
El Paso, Texas 79901

Attention: Mr. Nathaniel Baker,
Planner

Reference: Mesquite Trails Unit Seven Final Plat – Modification Letter

Dear Mr. Baker:

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

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.

Modification No. 2: 76 foot Roadway
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.

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

Jorge Grajeda, E.I.T.
Project Engineer

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Jg/Jg

ATTACHMENT 5

CITY PLAN COMMISSION APPLICATION FOR
MAJOR SUBDIVISION FINAL APPROVAL

DATE:_____ FILE NO. SUSU13-00050

SUBDIVISION NAME: Mesquite Trails Unit Seven

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
Being a portion of Section No. 16, Block 79, Township 3, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas containing 22.84 Acres+

2. Property Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	17.618	134	Office		
Duplex			Street & Alley	5.223	6
Apartment			Ponding & Drainage		
Mobile Home			Institutional		
P.U.D.			Other (specify below)		
Park					
School					
Commercial			Total No. Sites	140	
Industrial			Total (Gross) Acreage	22.84±	

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

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 into proposes inlet structures to ultimately discharge into an existing Off-Site ponding area located in Mesquite Trails Unit Three

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 Location map scale of 1"=1000', modified 52' R.O.W. street section to include a 5' sidewalk and 5' parkway, and 32' pvmt.

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 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 Dr. 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.

CITY OF EL PASO
PAID
JUN 20 2013
CITY DEVELOPMENT DEPARTMENT