City of El Paso – City Plan Commission Staff Report

REVISED

Case No:	SUSU16-00040 Sky View Estates
Application Type:	Major Preliminary
CPC Hearing Date:	July 28, 2016
Staff Planner:	Alfredo Austin, (915) 212-1604, austinaj@elpasotexas.gov
Location:	East of Joe Battle and South of Pellicano
Acreage:	63.957 acres
Rep District:	ETJ
Existing Use:	Vacant
Existing Zoning:	ETJ (Extraterritorial Jurisdiction)
Proposed Zoning:	ETJ (Extraterritorial Jurisdiction)
Nearest Park:	3 parks proposed within subdivision (1.623 acres)
Nearest School:	John Drugan Elementary (1.95 miles)
Park Fees Required:	$38,360
Impact Fee Area:	This property is located in an Impact Fee Service Area and subject to impact fees.
Property Owner:	DVEP Land, LLC
Applicant:	DVEP Land, LLC
Representative:	Del Rio Engineering

SURROUNDING ZONING AND LAND USE

North: ETJ (Extraterritorial Jurisdiction) /Vacant
South: ETJ (Extraterritorial Jurisdiction) /Vacant
East: ETJ (Extraterritorial Jurisdiction) /Vacant
West: ETJ(Extraterritorial Jurisdiction) /Vacant

PLAN EL PASO DESIGNATION: O6, Potential Annexation/O5, Remote

APPLICATION DESCRIPTION

The applicant proposes to subdivide 63.957 acres of land for 324 single-family residential lots and 3 park sites. Lot sizes range from 4,935 to 14,044 square feet. Access to the subdivision is proposed from Aircoupe Way. The proposed Major Preliminary will serve as a phasing plan for Sky View Estates Units II, III, and IV. This subdivision is being reviewed under current subdivision code.

CASE HISTORY

On September 25, 2014, CPC approved Sky View Estates on a Major Preliminary Basis.

On January 8, 2015, CPC approved Sky View Estates Unit I on a Major Combination Basis.

On January 9, 2016, the applicant resubmitted Sky View Estates Major Preliminary in order to modify the proposed subdivision layout.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends **approval** of Sky View Estates on a Major Preliminary basis subject to the following comments:

Planning & Inspections Department - Planning Division

Staff recommends **approval** of Sky View Estates on a Major Preliminary basis subject to the following comments:

- Provide proposed completion dates for each phase.

Planning & Inspections Department - Land Development

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

The Developer/Engineer shall address the following comments.

1. Add to general notes on both preliminary and final plats: "The retention of all historic and developed storm-water runoff discharge volume is required within this subdivision's limits in compliance with all provisions of (DSC, 19.19.010A and DDM, 11.1)."
2. Show the proposed drainage infrastructure on the Preliminary Plat.
3. Show maintenance access road location for each of the ponds.
4. Remove pavement values on typical street cross section views.

   Add to general notes: "Actual pavement thickness values to be determined by CBR report."

Capital Improvements Department - Parks and Recreation

We have reviewed **Sky View Estates,** a major preliminary plat map and on behalf of CID Parks Planning Division we offer Developer / Engineer the following comments:

1. Please note that this subdivision is located with-in the City of El Paso Extra Territorial Jurisdiction (ETJ) area and about half of the development (246 lots) falls within the **Eastside Master Plan** area of potential annexation by the City, thus subject to the calculation for Parks & Open Space ordinance Title 19 Subdivisions**, Chapter 19.20** 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.

Also, please note that subdivisions within the ETJ do not have a zoning district designation however, per plat note and restrictions applicant is proposing a total of **446 Single-family lots;** the dedication of a **2.18-Acre Park** site with-in Sky View Estates #1 subdivision and with-in the annexation path; and another park (no acreage shown) Lot 8, Block 26 NOT with-in the annexation path.

2. In order for this development to comply with the minimum "Parkland /Fees" per ordinance **Chapter 19.20 - Parks and Open Space** requirements, applicant shall be required to develop and dedicate to the City of El Paso the 2.18-Acre park with-in Sky View Estates #1 subdivision, pay "Park fees" in the amount of **$15,070.00** for Sky View Estates #2 subdivision **and** pay "Park fees" in the amount of **$23,290.00** for Sky View Estates #3 subdivision based on the following calculations:

- Dedicated Parkland with-in Sky View Estates #1 = 2.18 Acres or 218 Units
  Sky View Estates #1 = 121 Units requiring . . . . . 1.21 Acres
  Balance = 0.97 Acres or 97 Units

- Sky View Estates #2 = 108 Units requiring . . . . . 1.08 Acres
  Less Parkland credits of 0.97 Acres or 97 Units
  Owed balance = 0.11 Acres or 11 Units

  11 Units at $1,370.00 per dwelling unit = **$15,070.00**

- Sky View Estates #3 = 112 Units however, only **17 Units** are located with-in the annexation path requiring to pay fees at $1,370.00 /dwelling = **$23,290.00**

- Sky View Estates #4 = 105 Units however, none of the lots are with-in the annexation path therefore meeting the requirements to be excluded from the "Parkland" requirements.

NOTE: Applicant needs to coordinate improvements to the Park site: Lot 8, Block 26 (unknown acreage) with-in Sky View Estates #4 subdivision with El Paso County which is the maintenance responsible party and have jurisdiction in this area; the City of El Paso, Park Department will not be the maintenance responsible party for this park.

Please allocate generated funds under "Park Zone"**: E-11**
Nearest Parks: **West Texas Estates** **&** **Mesquite Trails Off-Site**

If density/acreage is increased /decreased or the property zoning /use changes, then "Parkland / fees" will be re-assessed based on applicable conditions.

El Paso Water Utilities

1. EPWater will provide the water and sanitary sewer to the subject property.
2. The subject property is located within the City of El Paso Eastside Impact Fee Service Area.

Water:

3. Water extensions will be required from the proposed 24-inch diameter water main that is being installed along Mission Ridge. The extension of a 12-inch diameter water main from Pellicano Drive along Air Coupe Way (easement) shall also be extended to loop the water system with the 12-inch diameter line within Sky View Development that originates on Mission Ridge.

Sanitary Sewer:

4. There is an existing 42-inch diameter interceptor extending along Mission Ridge Drive, the depth of the main is approximately 32-ft. The sewer main is located approximately 65-ft west from the western subject property line. No direct service connections are allowed to this main as per the El Paso Water Utilities – Public Service Board Rules and Regulations.

5. The construction of a shallower manhole and the extension of a 12-inch diameter sanitary sewer main along Mission Ridge Drive will be require to provide service to the proposed Sky View Estates Unit 1. All cost associated to the extension of on-site and off-site sanitary sewer mains are the responsibility of the Owner/Developer.

General:

6. Area outside City Limits - water and sewer service will be provided in accordance to EPWU Public Service Board Rules and Regulations No. 11.

7. EPWU requires a new service application to provide service to 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; (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 appurtenance.

Streets and Maintenance

Pending revised comments.

The TIA shows that the addition of a traffic signal is recommended to mitigate the traffic from the proposed development at the following intersection:

-Pellicano & Aviation Way in 2030
-Pellicano & Air Coupe in 2020

The TIA shows that improving Pellicano to a four lane divided roadway from Aviation Way to Air Coupe is recommended in 2030 to mitigate the traffic from the proposed development.

911

No comments received.

Socorro Independent School District

No comments received.

<u>Additional Requirements and General Comments</u>:

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 locate on of delivery service shall be subject to the approval of the United States Postal Service.
3. Provide proposed completion dates for each phase.

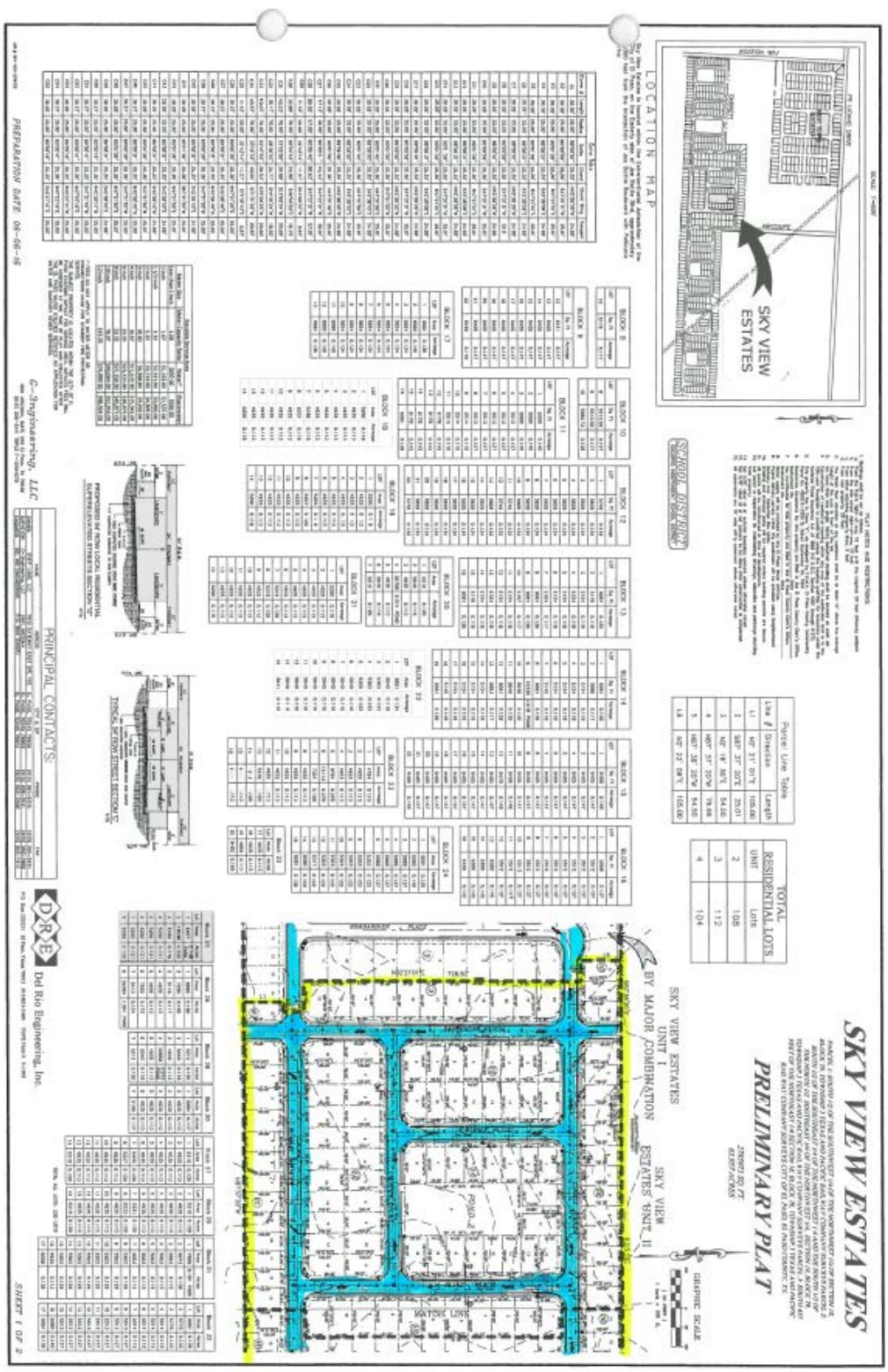
Attachments

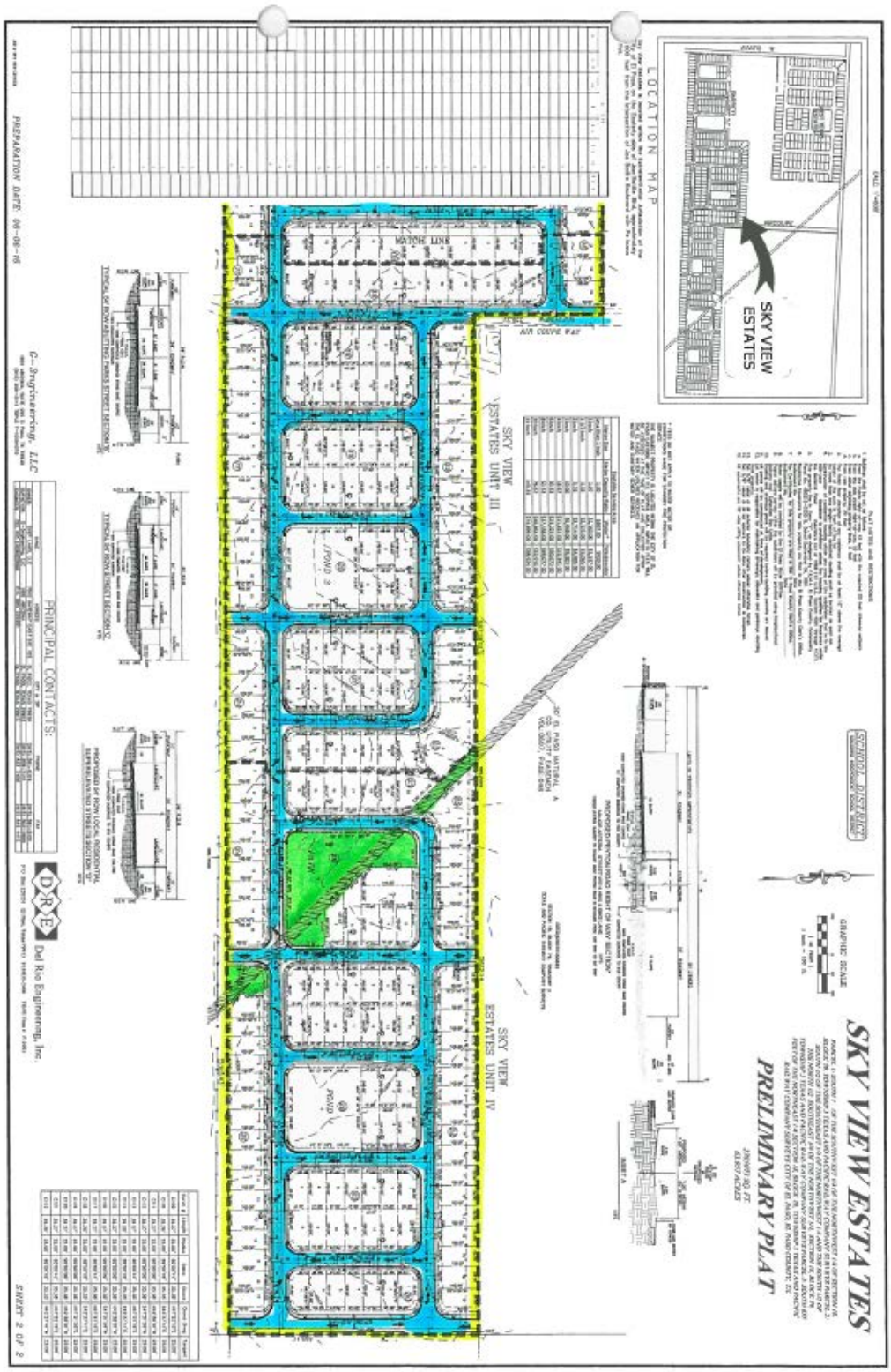
1. Location map
2. Aerial map
3. Preliminary plat
4. Application

ATTACHMENT 1

ATTACHMENT 2

ATTACHMENT 3




SKY VIEW ESTATES
LOCATION MAP
SKY VIEW ESTATES
PRELIMINARY PLAT
SKY VIEW ESTATES UNIT III
SKY VIEW ESTATES UNIT IV
MATCH LINE
AIR COURT WAY
SCHOOL DISTRICT
GRAPHIC SCALE
PREPARATION DATE 09-08-16
PRINCIPAL CONTACTS:
Del Rio Engineering, Inc.
SHEET 2 OF 2

ATTACHMENT 4

CITY PLAN COMMISSION APPLICATION FOR
MAJOR PRELIMINARY SUBDIVISION APPROVAL

DATE: 6/9/16 FILE NO. SUSU 16-00040

SUBDIVISION NAME: Sky View Estates

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
PARCEL 1: SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18, BLOCK 79, TOWNSHIP 3 TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS PARCEL 2: SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE SOUTH 1/2 OF THE NORTH 1/2 SOUTHEAST 1/4 OF THE NORTHWEST 1/4, SECTION 18, BLOCK 79, TOWNSHIP 3 TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS PARCEL 3: SOUTH 655 FEET OF THE NORTHEAST 1/4 SECTION 18, BLOCK 79, TOWNSHIP 3 TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS CITY OF EL PASO, EL PASO COUNTY, TX.

2. Property Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	41.3042	324	Office		
Duplex			Street & Alley	18.1697	
Apartment			Ponding & Drainage	2.8464	3
Mobile Home			Institutional		
P.U.D.			Other (specify below)		
Park	1.6232	1			
School					
Commercial			Total No. Sites	330	
Industrial			Total (Gross) Acreage	63.9570	

3. What is existing zoning of the above described property?_____ 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 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)
Central Retention Pond Design

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
Lot Frontage Min to 47' Wide and Road width from 60' ROW to 54' ROW

9. Remarks and/or explanation of special circumstances:

10. **Improvement Plans submitted?** Yes X 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 X

If yes, please submit a vested rights petition in accordance with Title I (General Provisions) Chapter 1.04 - Vested Rights

City Development Department
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890| (915) 541-4024

12. Owner of record DVEP Land, LLC 7910 Gateway East Ste. 102 El Paso, TX 79915 915-591-6319
(Name & Address) (Zip) (Phone)

13. Developer DVEP Land, LLC 7910 Gateway East Ste. 102 El Paso, TX 79915 915-591-6319
(Name & Address) (Zip) (Phone)

14. Engineer Sal Musoud PO Box 220251 El Paso, TX 79913 915-833-2400
(Name & Address) (Zip) (Phone)

Refer to Schedule C for current fee.

OWNER SIGNATURE:

REPRESENTATIVE: DAVID BALLARD
AUTHORIZED REP.

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

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