



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

**Case No:** SUSU16-00055 Sky View Estates Unit II  
**Application Type:** Major Final  
**CPC Hearing Date:** August 25, 2016  
**Staff Planner:** Joaquin Rodriguez, (915) 212-1608  
[rodriguezjx3@elpasotexas.gov](mailto:rodriguezjx3@elpasotexas.gov)  
**Location:** East of Joe Battle and South of Pellicano  
**Acreage:** 20.543 acres  
**Rep District:** N/A  
**Existing Use:** Vacant  
**Existing Zoning:** ETJ (Extraterritorial Jurisdiction)  
**Proposed Zoning:** ETJ (Extraterritorial Jurisdiction)  
**Nearest Park:** Sky View Estates Unit 4 Park (.37 miles)  
**Nearest School:** John Drugan Elementary (1.1 miles)  
**Park Fees Required:** \$15,070  
**Impact Fee Area:** Eastside  
**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 Platted Residential

**PLAN EL PASO DESIGNATION:** O6, Potential Annexation.

### **APPLICATION DESCRIPTION**

The applicant proposes to subdivide approximately 20 acres in the city's eastside ETJ. The subdivision will include 108 single family dwelling sites between 5,000 and 6,500 square feet. This is the second phase of the recently approved Sky View Estates Preliminary Plat. This subdivision was reviewed under current subdivision ordinance.

### **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.
- On July 28, 2016 the CPC approved Sky View Estates Major Preliminary which provided phasing for Sky View Estates Unit II, III and IV

**DEVELOPMENT COORDINATING COMMITTEE**

The Development Coordinating Committee recommends approval of Sky View Estates Unit II on a major final basis subject to the following staff comments.

**Planning Division Recommendation**

Planning recommends approval of Sky View Estates Unit II on a major final basis.

**Planning and Inspections Department - Land Development**

No objections.

**Capital Improvement Program – Parks**

We have reviewed Sky View Estates Unit II, a major final 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 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 notes applicant is proposing 108 Single-family lots and although it doesn’t include any parkland dedication this subdivision is phase II of the Sky View Estates development and Developer has previously dedicated a 2.18 acre Park site with-in Sky View Estates #1 subdivision and still have 0.97 Acres or 97 Units of “Parkland credits” that can be applied towards this subdivision application.

2. Applicant shall be required to pay “Park fees” in the amount of \$15,070.00 based on the following “Parkland / Fees” calculations in order for this subdivision to meet the minimum parkland requirements per ordinance Chapter 19.20 - Parks and Open Space.

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

Remaining balance = 0.11 Acres or 11 Units

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

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.

**Capital Improvement Program – Transportation**

No comments received.

**El Paso Water Utilities**

We have reviewed the subdivision referenced above and provide the following comments:

The Developer has entered into an agreement with the El Paso Water – Public Service Board (EPWater-PSB) to construct the proposed water and sanitary sewer mains to provide service to Sky View Estates Unit I. The Developer is presently constructing the water and sanitary sewer mains. These mains will be available for extensions into Sky View Estates Unit II after EPWater issues final acceptance to the facilities within Sky View Estates Unit I.

The subject property is located within the City of El Paso Eastside Impact Fee Service Area. Impact fees will be assessed at the time of plat and collected after the El Paso Water receives an application for water and sanitary sewer services.

**Streets and Maintenance Department**

No comments received.

**El Paso Electric Company**

No comments received.

**Sun Metro**

No comments received.

**El Paso County 911 District**

No comments received.

**El Paso Fire Department**

No comments received.

**Central Appraisal District**

No objections.

**Texas Gas Company**

No comments received.

**Additional Requirements and General Comments:**

1. Submit to the Planning and Inspections 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. Application

ATTACHMENT 1



ATTACHMENT 2

SKY VIEW ESTATES UNIT II





**ATTACHMENT 4**



CITY PLAN COMMISSION APPLICATION FOR  
MAJOR FINAL SUBDIVISION APPROVAL

DATE: 8/2/2016 FILE NO. SUSU16-00055  
 SUBDIVISION NAME: Sky View Estates Unit II

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)  
Texas and Pacific Railway Company Surveys  
El Paso, County, Texas
  
2. Property Land Uses:
 

	<u>ACRES</u>	<u>SITES</u>		<u>ACRES</u>	<u>SITES</u>
Single-family	<u>14.24</u>	<u>108</u>	Office		
Duplex			Street & Alley	<u>5.2843</u>	
Apartment			Ponding & Drainage	<u>1.0178</u>	<u>1</u>
Mobile Home			Institutional		
P.U.D.			Other (specify below)		
Park					
School					
Commercial			Total No. Sites		<u>109</u>
Industrial			Total (Gross) Acreage	<u>20.542</u>	
  
3. What is existing zoning of the above described property? N/A 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 \_\_\_\_\_ 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)  
Central Ponding
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: Subdivision is within ETJ of the City of El Paso
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 Title I (General Provisions) Chapter 1.04 - Vested Rights

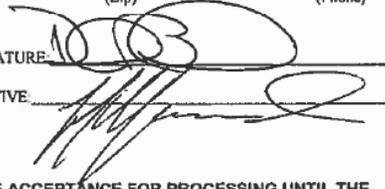
City Development Department  
 811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 541-4024

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 915-591-6319  
(Name & Address) (Zip) (Phone)
14. Engineer Del Rio Engineering PO Box 220251 El Paso, Tx 79913 915-833-2400  
(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.**

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