City of El Paso – City Plan Commission Staff Report

Case No:	SUSU14-00081 Peyton Estates Unit Five
Application Type:	Major Preliminary
CPC Hearing Date:	September 11, 2014
Staff Planner:	Alfredo Austin, (915) 212-1604, austinaj@elpasotexas.gov
Location:	South of Rojas and East of Eastlake
Acreage:	66.7568 acres
Rep District:	ETJ
Existing Use:	ETJ/Vacant
Existing Zoning:	ETJ
Proposed Zoning:	ETJ
Nearest Park:	1 Park (2.17 acres) proposed within subdivision.
Nearest School:	Sparks Early (0.70 miles)
Park Fees Required:	N/A
Impact Fee Area:	This property is not located in an Impact Fee Service Area.
Property Owner:	State of Texas General Land Office
Applicant:	Hunt Peyton Estates, LLC
Representative:	Roe Engineering

SURROUNDING ZONING AND LAND USE

North: ETJ/ Vacant
South: ETJ/Residential development
East: ETJ/Vacant
West: ETJ/Vacant

PLAN EL PASO DESIGNATION: G4, Suburban (Walkable)

APPLICATION DESCRIPTION

The applicant proposes to subdivide 66.7568 acres of vacant land for 290 single-family residential lots ranging between 4,732 and 12,727 square feet. One commercial lot, one park, three open spaces and two retention ponds are also proposed. Access to the subdivision will be from Mark Twain Avenue, Peyton Drive and Rojas Drive. The subdivision is vested and is being reviewed under the former subdivision code.

The applicant is requesting the following modifications:

1.- A modification for the standard 54 foot wide right-of-way residential collector to allow for a 5 foot wide sidewalk , 5 foot parkway, and 34 feet of pavement within all the 54 foot wide public

right-of –ways within the subdivision.

2.- A modification for the standard 76 foot wide right-of-way minor arterial street (Rojas Drive) to an 80 foot wide right-of-way to allow for 12 foot wide driving lanes.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends **approval** of the modification request and **approval** of Peyton Estates Unit Five on a Major Preliminary basis, subject to the following condition:

- Staff recommends that the City Plan Commission require that all parkways at the rear of double frontage lots be landscaped, to provide a visual and physical separation between the development and the street.

Planning Division Recommendation:

Staff recommends **approval** with conditions stated above and 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 plats and recommend **Approval**.

The Developer/Engineer shall address the following comments.

1. The subdivision shall be tied by bearing and distance to either a section corner, a survey line, a grant line, or other known and accepted survey points delineated on the final plat by bearing and distance.
2. All downstream storm-water management facilities should be in place prior to or concurrently with the development of the subject subdivision (Title 19.01.010).

Parks and Recreation Department

We have reviewed **Peyton Estates Unit Five,** a major preliminary plat map and have no objections to this development, only offer Developer / Engineer the following comments:

1. For informational purposes, the subdivision improvement plans shall also include the improvement plans for the proposed "Park site" area.

Please note that this subdivision is composed of **290** lots**,** includes a **2.17** acre "Park", three (3) Common Open Space areas **and 2.14** acres for commercial purposes.

Per City standards a total of 2.90 acres of "Parkland" and "Park fees" in the amount of $2,140.00 for the commercial parcel would have been required however,

This subdivision is 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**.

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. 1

El Paso Fire Department

No comments received.

Sun Metro

No comments received.

911

The El Paso County 911 District requests that an address be assigned to Lot 18 in Block 6.

El Paso Electric Company

No comments received.

Texas Gas Company

No comments received.

Socorro Independent School District

No comments received.

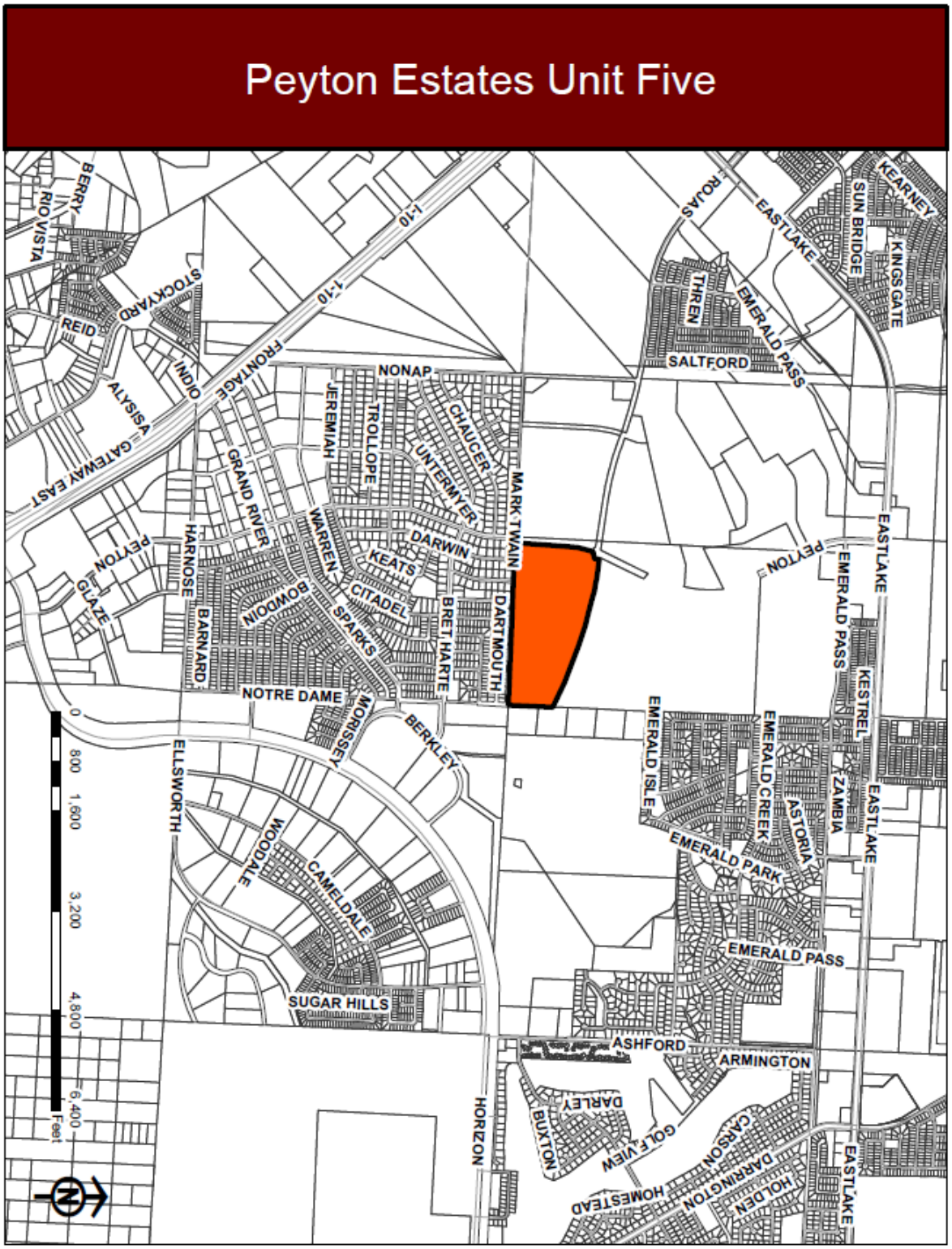
Additional Requirements and General Comments:

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. Preliminary plat
4. Modification Letter
5. Application

ATTACHMENT 1



ATTACHMENT 2

ATTACHMENT 3

PEYTON ESTATES

UNIT FIVE

BEING A PORTION OF C. D. STEWART SURVEY No. 318,
EL PASO COUNTY, TEXAS
CONTAINING IN ALL 2,907,924.75 SQ. FT. OR
66.7588 ACRES OF LAND MORE OR LESS

METES AND BOUNDS DESCRIPTION

ROJAS DRIVE (80' RIGHT-OF-WAY)

RESIDENTIAL SUB-COLLECTOR (54' RIGHT-OF-WAY)

MARK TWAIN DRIVE (56' RIGHT-OF-WAY)

PEYTON ESTATES UNIT FIVE
PRELIMINARY PLAT - SHEET 2

SHEET 2 of 3

PEYTON ESTATES

UNIT FIVE

BEING A PORTION OF C. D. STEWART SURVEY No. 318,
EL PASO COUNTY, TEXAS
CONTAINING IN ALL 2,907,924.75 SQ. FT. OR
66.7568 ACRES OF LAND MORE OR LESS

PRELIMINARY PLAT

DRAINAGE REPORT

REPORTE DE DRENAJE

TYPICAL LOT DRAINAGE DETAIL

WATER FACILITIES DESCRIPTION:

DESCRIPCIÓN DE LAS INSTALACIONES DE AGUA

DESCRIPCIÓN DEL SERVICIO DE ALCANTARILLADO

SEWAGE SERVICE DESCRIPTION:

TYPICAL WATER AND SANITARY SEWER SERVICE DETAIL

PEYTON ESTATES UNIT FIVE
PRELIMINARY PLAT - SHEET 3

SHEET 3 of 3

ATTACHMENT 4

ROE ENGINEERING, LC

CIVIL ENGINEERING
PLANNING
LAND DEVELOPMENT
SURVEYING
WATER
WASTEWATER

August 20, 2014

City Development Department
222 S. Campbell
P.O. Box 1890
El Paso, TX 79950-1890

ATTN: Alejandro Palma Planner

Re: Peyton Estates Unit Five Combination Plat; 5-Day Review ETJ

Mr. Palma:

We are respectfully requesting the following modifications:

1 A modification for the standard 54 foot wide right-of-way residential collector to allow for a 5 foot wide sidewalk, 5 foot wide parkway, and 34 feet of pavement within all the 54 foot wide public right-of-ways within the subdivision. (See sections on sheet 2 of plat)

2. A modification for the standard 76 foot wide right-of-way minor arterial street (Rojas Drive) to an 80 foot wide right-of-way to allow for 12 foot wide driving lanes. (See sections on sheet 2 of plat)

We appreciate your assistance, If you have any questions, you may contact me by email at the following address: irodriguez@roe-engineering.com or by telephone at 915-533-1418

Sincerely,

Isaac Rodriguez EIT

601 N. Cotton St. Suite 6 | El Paso, TX 79902 | P (915) 533-1418 | F (915) 533-4972 | roe-engineering.com

ATTACHMENT 5

SU14-00081

CITY PLAN COMMISSION APPLICATION FOR
MAJOR SUBDIVISION PRELIMINARY APPROVAL

DATE: JUNE 30, 2014 FILE NO. SUSU14-00081

SUBDIVISION NAME: PEYTON ESTATES UNIT FIVE

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
BEING A PORTION OF C.D. STEWART SURVEY NO. 318, EL PASO COUNTY, TEXAS

2. Property Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	37.77	290	Office		
Duplex			Street & Alley	18.57	
Apartment			Ponding & Drainage	3.90	2
Mobile Home			Institutional		
P.U.D.			Other (specify below)		
Park	2.17	1	OPEN SPACE	2.21	3
School					
Commercial	2.14	1	Total No. Sites		
Industrial			Total (Gross) Acreage 66.7568		

3. What is existing zoning of the above described property? N/A Proposed zoning? N/A 5 MILE ETJ

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 RUNOFF TO VARIOUS DRAINAGE STRUCTURES DISCHARGING TO A LOCAL POND

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 ROJAS DRIVE (80' R.O.W.) AND RESIDENTIAL SUBCOLLECTORS 54' WIDE RIGHT OF WAY

9. Remarks and/or explanation of special circumstances:

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).

TEXAS GERNAL LAND OFFICE

12. Owner of record STATE OF TEXAS 1700 N. CONGRESS AVE AUSTIN, TX 78701 1-800-998-4456
(Name & Address) (Zip) (Phone)

13. Developer HUNT PEYTON ESTATES, L.L.C. 4401 N. MESA EL PASO, TX 79902 915-545-2613
(Name & Address) (Zip) (Phone)

14. Engineer ROE ENGINEERING 601 N. COTTON STE 6, EL PASO, TX 79902 915-533-1418
(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 OF EL PASO
PAID
AUG 20 2014
CITY DEVELOPMENT DEPARTMENT

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