



City of El Paso – City Plan Commission Staff Report

Case No: SUSU14-00084 Sky View Estates
Application Type: Major Preliminary
CPC Hearing Date: September 25, 2014
Staff Planner: Alfredo Austin, (915) 212-1604, austinaj@elpasotexas.gov
Location: East of Joe Battle and South of Pellicano
Acreage: 89.8468
Rep District: ETJ
Existing Use: ETJ/ Airport
Existing Zoning: ETJ
Proposed Zoning: ETJ
Nearest Park: 2 parks (4.9135 acres) proposed within subdivision.
Nearest School: John Drugan Elementary (0.70 miles)
Park Fees Required: Pending
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/Vacant
South: ETJ/Vacant
East: ETJ/Vacant
West: ETJ/Vacant

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

APPLICATION DESCRIPTION

The applicant proposes to subdivide 89.8468 acres of vacant land for 457 single-family residential lots and 2 parks. Residential lots range between 4,935 and 11,537 square feet. Access to the subdivision will be from Mark Twain Avenue, Peyton Drive and Rojas Drive. This subdivision is being reviewed under current subdivision code.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends (**pending revisions**) of Sky View Estates on a Major Preliminary basis, subject to the following comments and condition:

1. Traffic Impact Analysis (TIA) is required as per Section 19.18.010.

2. Submit modification request letter with official submittal.
3. Proposed development is located in the Eastside Impact Fee Area. Add corresponding Impact Fee table.
4. Block perimeters for Blocks 10, 11 and 12 exceed 2400 feet which is the allowed maximum as per Section 19.15.080.A. Smaller perimeters are required for these blocks.

Planning Division Recommendation:

Staff recommends (**pending revisions**) of Sky View Estates on a Major Preliminary basis.

City Development Department - Land Development

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

The Developer/Engineer shall address the following comments:

1. Show existing and proposed drainage flow patterns on the preliminary plat. Identify the discharge location for all storm-water runoff.
2. Add note to plats: All storm-water runoff shall be retained within the subdivision limits.

Parks and Recreation Department

Pending.

El Paso Water Utilities

1. EPWU does not object to this request.
2. 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 Utilities receives an application for water and sanitary sewer services.

Water:

3. There is an existing 12-inch diameter water main extending along Mission Ridge Drive. The water main is located approximately 15-ft east from the center line of the right-of-way. The main dead-ends approximately 900-ft south of Pellicano Drive. A 12-inch diameter water main extension from the existing 12-inch water main will be required to serve the subject property. The proposed 12-inch water main will be extended along Mission Ridge Drive along the entire western frontage of Sky View Estates. All costs associated to the extension of on-site and off-site water mains are the responsibility of the Owner/Developer.
4. There is an existing 24-inch diameter water main extending along Pellicano Drive, the water main dead-ends at the intersection of Pellicano Drive and Air Coupe Way. The 24-inch diameter water main shall be extended east for approximately 3986-ft to provide service to the subject property. The extension of a 12-inch diameter water main from Pellicano Drive and along Air Coupe Way (easement) shall be extended to loop the water system with the 12-inch diameter line along Mission Ridge Drive.

Sanitary Sewer:

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

the responsibility of the Owner/Developer.

General:

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

8. 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.

El Paso Fire Department

No comments received.

911

No comments received.

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. Application

ATTACHMENT 2

Sky View Estates Subdivision



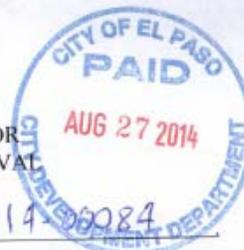
ATTACHMENT 3



ATTACHMENT 4



ATTACHMENT 5



CITY PLAN COMMISSION APPLICATION FOR
MAJOR PRELIMINARY SUBDIVISION APPROVAL

DATE: 8/27/2014 FILE NO. SUSU14-00084
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 SOUTHERN 1/4 OF THE NORTHWEST 1/4 AND THE SOUTH 1/2 OF THE NORTH 1/2 SOUTHWEST 1/4 OF THE NORTHWEST 1/4 SECTION 18, BLOCK 79, TOWNSHIP 3 TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS. PARCEL 3: SOUTH 1/2 FEET OF THE NORTHEAST 1/4 SECTION 18, BLOCK 79 TOWNSHIP 3 TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS

2. Property Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	<u>57.3011</u>	<u>457</u>	Office	_____	_____
Duplex	_____	_____	Street & Alley	_____	_____
Apartment	_____	_____	Ponding & Drainage	<u>244.13</u>	<u>2</u>
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	<u>4.7135</u>	<u>2</u>		_____	_____
School	_____	_____	Total No. Sites	_____	<u>461</u>
Commercial	_____	_____	Total (Gross) Acreage	<u>89.3468</u>	_____
Industrial	_____	_____			

3. What is existing zoning of the above described property? W/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 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)
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 ROAD WITH 60' ROW TO 54' ROW
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 _____ 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 BLD E STE 102 EL PASO, TX 79936 (915) 591-6219
(Name & Address) (Zip) (Phone)

13. Developer _____
(Name & Address) (Zip) (Phone)

14. Engineer SAL MASOUD, PE PO BOX 220251 EL PASO, TX 79913 (915) 833-2400
(Name & Address) (Zip) (Phone)

Refer to Schedule C for
current fee.
\$ 2,015.06

OWNER SIGNATURE: [Signature]
REPRESENTATIVE: Land Director D.V. Home

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