



City of El Paso – City Plan Commission Staff Report

Case No: SUSU12-00089 Mesquite Hills Unit 7
Application Type: Major Final
CPC Hearing Date: October 18, 2012
Staff Planner: Nathaniel Baker, (915) 541-4192, bakernt@elpasotexas.gov
Location: East of US-54 and north of Angora Loop
Acreage: 108.8 acres
Rep District: 4
Existing Use: Vacant
Existing Zoning: R-5 (Residential)
Proposed Zoning: R-5 (Residential)
Nearest Park: Park in Mesquite Hills Unit Four
Nearest School: Barron Elementary (4 miles)
Park Fees Required: N/A
Impact Fee Area: Northeast Impact Fee Service Area
Property Owner: Newman Ranch Partners, L.P.
Applicant: Conde Inc.
Representative: Conde Inc.

SURROUNDING ZONING AND LAND USE

North: R-F (Ranch-Farm) / Vacant
South: R-5/c (Residential/condition) / Residential Neighborhood
East: M-1 (Manufacturing) / Vacant
West: C-1 (Commercial) / Vacant

PLAN EL PASO DESIGNATION: Suburban (Walkable)

APPLICATION DESCRIPTION

The applicant proposes to subdivide 108.8 acres into a single-use development of 555 residential lots. There is a 6.9-acre park proposed within the development. Access is proposed from Mesquite Hill Drive. This application is being reviewed under the subdivision code in effect prior to June 1, 2008 as it is generally consistent with the approved Mesquite Hills Land Study.

The applicant is requesting the following modification:

- To allow for a modified street cross-section including a 50-foot right-of-way with 30 feet of pavement, 5-foot sidewalks, and 5-foot parkways.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends **approval** of the modification request and **approval** of Mesquite Hills Unit 7 on a Major Final basis and subject to the following conditions and requirements:

Staff is recommending that the City Plan Commission require the applicant to landscape the parkway area on all double frontage lots as stipulated under Section 19.16.080(D) *The city plan commission may require that a parkway at the rear of a double frontage lot be landscaped or other aesthetic treatment be provided by the subdivider, subject to the approval of the city development director or designee.*

Planning Division Recommendation

Because the application complies with Title 19 regulations of the previous code, Planning recommends **approval with modifications**. In this case, Reason 3 is met because 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, vehicular access, and pedestrian passage.

City Development Department - Land Development

No Objection

Access road shall align with gate/entrance for pond located on Block 28, Lot 130.

Planning – Transportation

Notes:

- Double frontage lots along Mesquite Hill Drive and Bold Eagle Lane shall comply with Section 19.16.080.D (Double Frontage Lots).
- Recommend curb extensions at Red Main Drive, Zavi Lane, Cherry Wood Lane and Copper Town Drive
- All existing and/or proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) within public rights-of-way shall follow the City of El Paso Design Standards for Construction and be ADA/TAS compliant.

Parks and Recreation Department

1. Please note that this Subdivision is part of the Mesquite Hills land study, is composed of 555 Single-family dwelling lots and applicant is proposing to dedicate 6.869 acres of Parkland therefore, complying with the minimum "Parkland" requirements as per ordinance Title 19 – Subdivision and Development Plats, Chapter 19.20 – Parks and Open Space.
2. We offer the following informational comments to assist Applicant in the design of the new Park's construction drawings.
3. Please note that design layout (Concept & Final) need to be coordinated with Parks Department for review and approval and are to include at minimum the following improvements:
4. Refer to Park's Design & Construction Standards as adopted by Mayor & Council on June 03, 2008
5. Irrigation System shall be designed by a Licensed Irrigator Registered in the State of Texas, in good Standing, with a minimum 5 years experience, and with a minimum of 10 designs of

comparable size systems.

6. Irrigation System must be designed to accommodate site static water pressure or a pump must be incorporated to accommodate design criteria.
7. Note for all park improvements to be compliant with required accessibility criteria as set forth in ADAAG & TAS standards as mandated by Federal and State Governments.
8. Project(s) must be coordinated with TDLR to insure compliance with TAS requirements to include inspection, and certificate of substantial completion; approval of the subdivision/park improvement plans is subject to applicant providing proof of the project registration - PLD # (Registration Number) is provided.
9. No signs, fire hydrants, lights, NDCBU's, electrical/water boxes, telephone pedestals, no obstructions in general, shall be placed into proposed perimeter sidewalk, nor shall any utility conduits be placed along the park site unless previously discussed and approved by this Department.
10. Provide perimeter lighting to the park along adjacent Public Street rights of way. Engineer to coordinate with E.P.E.Co., Department of Transportation, and Parks Dept. light poles & conduit placement for street frontage lighting prior to street paving; perimeter street lighting shall be coordinated for light poles to be installed at max. 300' apart and /or at all street intersections along the park side and not along the residential side to prevent duplication of light poles.
11. Developer shall obtain soil samples (taken from proposed park site location finished ground) & provide complete analysis report (textural, minerals availability, water infiltration, detailed salinity, & PH conductivity test) with recommendations for soils amendments and preparation to insure existing soil conditions are suitable for turf, shrubs, and tree growth; coordinate site visit with Parks staff for collection of soil samples.
12. Any unsuitable soil conditions shall be remedied to eliminate hard soils, stony soils, high caliche soils, clay soils and contaminated soils to a minimum depth of 12 inches as required for proper planting as per Parks Design & Construction Standards; if caliche soils are found they must be shattered to a minimum depth of 24 inches.
13. Any unsuitable soil materials not approved by Parks Department are to be removed, disposed-off, and replaced with top soil to a minimum depth of 12 inches.
14. Any rock walls, retaining walls, or fences to be constructed along the park abutting residential sites need to be off of the Park and to be constructed by Developer if required in order to minimize disturbance to the park improvements.
15. Provide grading so that the park site does not sit lower than six inches (6") from any top of curb elevation, throughout. Any low spot must have at minimum a surface area of 30,000 square feet to insure that any storm water is dispersed over a large area. Any sloped areas shall be at the max. 1 vertical : 20 horizontal (5%) and shall insure that proposed grades will keep water away from hard surfaces.
16. Grading and drainage plan for the site, to be reviewed and approved by Parks Department.
17. Applicant is required to obtain irrigation and any other required permit(s) from Development Services (BP&I) Building Permits & Inspections Division.

18. A 7' wide meandering concrete sidewalk is required all along the park's perimeter 7' from back of curb.
19. Provide street trees within a 7' wide parkway as required per ordinance #017528
20. Parks request for all park sites large enough to accommodate programmable fields be laser leveled.
21. Construction of Park improvements need to be coordinated and inspected by Parks Department.
22. Park Site acceptance is contingent upon completion of all street improvements abutting the park.

El Paso Water Utilities

1. EPWU does not object to this request.
2. The subject property is located within the City of El Paso Northeast Impact Fee Service Area. Impact fees will be assessed at the time of platting and collected by EPWU prior to the issuance of a Building Permit.

Water:

3. There is an existing 12-inch diameter water main along Mesquite Hills Drive fronting the subject subdivision that is available for service. Said main is located approximately 8-feet east from the center line of the right-of-way.
4. There is an existing 8-inch diameter water main along Copper Valley Ln that is available for service. Said main is located about 8-ft east from the center right-of-way line. The water main ends approximately 135-ft north from the intersection of Copper Town Drive and Copper Valley Ln.
5. There is an existing 8-inch diameter water main along Zavi Place that is available for service. Said main is located about 8-ft east from the center right-of-way line. The water main ends approximately 135-ft north from the intersection of Copper Town Drive and Zavi Place.
6. There is an existing 12-inch diameter water main along Copper Town Drive that is available for service. Said main is located approximately 8-ft north from the center right-of-way line. The water main ends approximately 275-ft east from the intersection of Copper Town Drive and Zavi Place.
7. There is an existing 8-inch diameter water main along Copper Canyon Drive that is available for service. Said main is located approximately 8-ft north from the center right-of-way line. The water main ends approximately 135-ft east from the intersection of Copper Canyon Drive and Copper Mine Ln.
8. There is an existing 8-inch diameter water main along Copper Sky Ct that is available for service. Said main is located approximately 8-ft north from the center right-of-way line. The water main ends approximately 135-ft east from the intersection of Copper Sky Ct and Copper Mine Ln.

9. There is an existing 8-inch diameter water main along Copper Trail Avenue that is available for service. Said main is located approximately 8-ft north from the center right-of-way line. The water main ends approximately 135-ft east from the intersection of Copper Trail Avenue and Copper Mine Ln.

10. On-site water main extensions will be required along the streets within the proposed subdivision. The Developer is responsible for all water main extension costs.

Sanitary Sewer:

11 There is an existing 8-inch diameter sanitary sewer main along Copper Valley Ln that is available for service. Said main is located approximately 5-ft west from the center right-of-way line. The sewer main ends approximately 141-ft north from the intersection of Copper Town Drive and Copper Valley Ln.

12. There is an existing 8-inch diameter sanitary sewer main along Zavi Place that is available for service. Said main is located approximately 5-ft west from the center right-of-way line. The sewer main ends approximately 140-ft north from the intersection of Copper Town Drive and Zavi Place.

13. There is an existing 12-inch diameter sanitary sewer main along Copper Town Drive that is available for service. Said main is located approximately 5-ft south from the center right-of-way line. The sewer main ends approximately 30-ft east from the intersection of Copper Town Drive and Copper Hill Place.

14. There is an existing 8-inch diameter sanitary sewer main along Copper Canyon Drive that is available for service. Said main is located approximately 5-ft south from the center right-of-way line. The sewer main ends approximately 136-ft east from the intersection of Copper Canyon Drive and Copper Mine Lane.

15. There is an existing 8-inch diameter sanitary sewer main along Copper Sky Ct that is available for service. Said main is located approximately 5-ft south from the center right-of-way line. The sewer main ends approximately 134-ft east from the intersection of Copper Sky Ct and Copper Mine Lane.

16. There is an existing 8-inch diameter sanitary sewer main extending along Copper Trail Avenue 750-feet east from the intersection of Copper Mine Lane and Copper Trail to an existing manhole. The sewer main continues south within a 20-foot PSB right-of-way located between Lots 103 and 104, Block 28.

17. There is an existing 18-inch diameter sanitary sewer main along Mesquite Hill Drive fronting the subject subdivision. Said main is located approximately 6-feet west from the center line of the right-of-way.

18. There is an existing 8-inch diameter sanitary sewer main extending along Copper Trail Avenue 750-feet east from the intersection of Copper Mine Lane and Copper Trail to an existing manhole. The sewer main continues south within a 20-foot PSB right-of-way located between Lots 103 and 104, Block 28.

19. On-site sanitary sewer main extensions will be required along the streets within the proposed subdivision. The Developer is responsible for all sewer main extension costs.

20. The EPWU requires a 20-ft easement within Lot 130 Block 28 (Pond), east of Lots 145 and 131, Block 28. EPWU requires a grading plan to determine if the 20-ft easement may be avoided. The Developer is responsible for the acquisition of all required on-site easements.

General:

21. All easements dedicated for public sanitary sewer facilities shall comply with the EPWU-PSB Easement Policy. The PSB easements shall be improved to allow the operation of EPWU maintenance vehicles. EPWU-PSB requires access to the proposed sanitary sewer facilities within the easement 24 hours a day, seven (7) days a week.

22. No building, reservoir, structure or other improvement, other than asphaltic paving (HMAC), shall be constructed or maintained on the above referenced El Paso Water Utilities - Public Service Board Easements (EPWU-PSB easements) without the written consent of EPWU-PSB. The Developer shall refrain from constructing rock walls, signs, or any structure that will interfere with the access to the PSB easements. There shall be at least 10-foot clearance from the mains to any sign or structure.

23. EPWU requires a new service application to initialize design of the on-site water and sanitary sewer main extensions 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.

EPWU Stormwater Division

1. EPWU recommends using principles of low impact development (such as recessed landscaping, rainwater harvesting, and porous pavements) to reduce the amount of developed stormwater runoff.

2. At the improvement plan phase, provide protection from the adjacent undeveloped terrain. EPWU also recommends reducing the pond maintenance ramp slope to 12% maximum to improve maneuverability for EPWU maintenance vehicles.

Sun Metro

Sun Metro recommends the placement of sidewalks and ADA compliant improvements throughout the development to City standards to provide pedestrian connectivity to mass transit services. **Coordinate with Sun Metro for the construction and suitable location of a 40' bus landing.**

El Paso Fire Department

No comments received.

911

The 911 District Requests that **BUCK SKIN PL** be **renamed**. This name currently exists inside the emergency response area.

Central Appraisal District

No comments received.

El Paso Electric Company

No comments received.

Texas Gas Company

No comments received.

Ysleta Independent School District

No comments received.

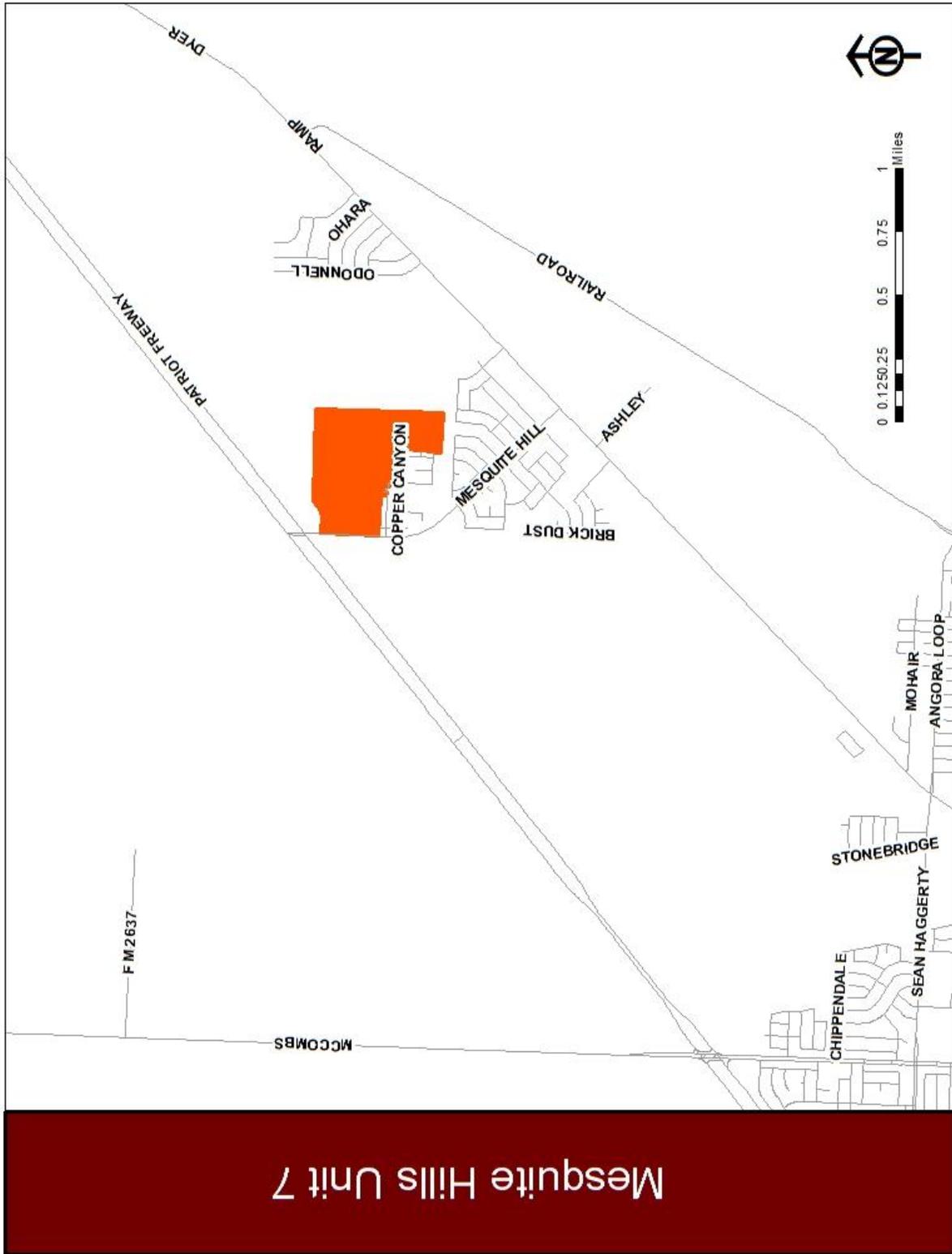
Additional Requirements and General Comments:

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. Application

ATTACHMENT 1



ATTACHMENT 2



ATTACHMENT 4



CITY PLAN COMMISSION APPLICATION FOR
MAJOR SUBDIVISION FINAL APPROVAL

DATE: September 13, 2012

File No. SUSU12-00089.

SUBDIVISION NAME: Mesquite Hills Unit 7

1. Legal Description for the area included on this plat (Tract, Block, Grant, etc.)
Being a portion of Tracts 5 and 6, Section 16, Block 80, Township 1, Texas and Pacific Railroad Company Surveys, City of El Paso, El Paso County, Texas

2. Proposed Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	<u>73.218</u>	<u>555</u>	Office	_____	_____
Duplex	_____	_____	Street & Alley	<u>21.756</u>	<u>1</u>
Apartment	_____	_____	Ponding & Drainage	<u>6.937</u>	<u>2</u>
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	<u>6.869</u>	<u>1</u>	_____	_____	_____
School	_____	_____	_____	_____	_____
Commercial	_____	_____	Total No. Sites	<u>559</u>	_____
Industrial	_____	_____	Total Acres (Gross) & Sites	<u>108.78</u>	_____

3. What is existing zoning of the above described property? R-5 Proposed zoning? n/a

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)
Lots to streets to Ponding areas

7. Are special public improvements proposed in connection with the development? Yes _____ No X

8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes X No _____
If answer to is "Yes", please explain the nature of the modification or exception _____

9. Remarks and/or explanation of special circumstances: _____

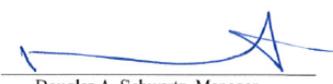
10. Improvement Plans submitted? Yes _____ No X

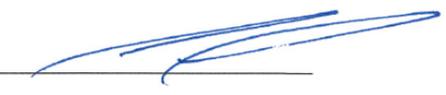
11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes X No _____
If yes, please submit a vested rights petition in accordance with Section 19.47-Vested Rights (See Attached).

- 12. Owner of record Newman Ranch Partners, LP 6080 Surety Drive, Ste. 300, El Paso, TX 79905 915-592-0290
 (Name & Address) (Zip) (Phone)
- 13. Developer Newman Ranch Partners, LP 6080 Surety Drive, Ste. 300, El Paso, TX 79905 915-592-0290
 (Name & Address) (Zip) (Phone)
- 14. Engineer CONDE INC. 6080 Surety Drive, Ste. 100 79936 915-592-0283
 (Name & Address) (Zip) (Phone)

CASHIER'S VALIDATION
FEE: \$1,796.00

Newman Ranch Partners, LP
 By: Newman Ranch, LLC
 Its General Partners

OWNER SIGNATURE: 
 Douglas A. Schwartz, Manager

REPRESENTATIVE: 

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