



City of El Paso – City Plan Commission Staff Report

Case No: SUSU13-00092 Paseo Del Este Unit 4
Application Type: Major Combination
CPC Hearing Date: October 31, 2013
Staff Planner: Alfredo Austin, (915) 541-4192, austinaj@elpasotexas.gov
Location: North of Eastlake and East of Darrington
Acreage: 8.623 acres
Rep District: ETJ
Existing Use: Vacant/ETJ East
Existing Zoning: ETJ East
Proposed Zoning: ETJ East
Nearest Park: Ranchos del Sol Park (4.04 miles)
Nearest School: Horizon Heights Elementary (.45 miles)
Park Fees Required: N/A
Impact Fee Area: This property is not located in an Impact Fee Service Area and not subject to impact fees.
Property Owner: Hunt Paseo Del Este, LLC
Applicant: Hunt Paseo Del Este, LLC
Representative: TRE & Associates, LLC

SURROUNDING ZONING AND LAND USE

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

PLAN EL PASO DESIGNATION: O5 Remote

APPLICATION DESCRIPTION

The applicant proposes to subdivide approximately 8.6 acres of vacant land for 43 single-family residential lots. The lot sizes are between 4,500 and 5,854 square feet. Access to the subdivision is proposed from Eastlake Blvd. This development is being reviewed under the current subdivision ordinance.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends **approval** of Paseo Del Este Unit 4 on a Major Combination basis, subject to the following comments.

Planning Division Recommendation:

Approval. 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 plan commission to provide a visual and physical separation between the development and the street.

City Development Department - Land Development

We have reviewed subject plats and recommend that the Developer/Engineer address the following comments.

1. On the preliminary plat, show existing and proposed drainage flow patterns within the subdivision and existing offsite drainage flow patterns.
2. Verify alignment of 20' foot D.E. and U.E. with abutting easement within subdivision Paseo Del Este U-1.
3. Remove pavement thickness values from all typical street cross sections. Add note "Final pavement design shall be determined by CBR report values."
4. Label all topographic contours.
5. Provide a note stating the entity responsible for maintenance of all stormwater management systems on the dedication statement of the Filing Plat.
6. On the Preliminary and the Filing Plat, need to label the pond as either "**Public**" or "Private" and verify dedication statement.
7. On the street cross-sections, please label the slope and direction.

El Paso Department of Transportation

No comments received.

Parks and Recreation Department

We have reviewed **Paseo Del Este Unit Four**, a resubdivision combination plat map and offer Developer / Engineer the following comments:

Please note that this is a residential subdivision composed of **43** lots and does not includes any "Parkland Areas" in the form of linear parks, trails, and or open space; nearest park/recreational amenities is located about one mile away.

Per City standards a total of \$58,910.00 in "Park fees" 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. 11.

El Paso Fire Department

No comments received.

Sun Metro

No comments received.

911

No comments received.

Central Appraisal District

Need to correct block numbers. Block 1 needs to be changed to block 21. Block 3 needs to be changed to block 22. Block 4 needs to be changed to block 23.

El Paso Electric Company

No comments received.

Texas Gas Company

No comments received.

Canutillo 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. Final plat
5. Application

ATTACHMENT 2

PASEO DEL ESTE UNIT 4



ATTACHMENT 4



ATTACHMENT 5



**CITY PLAN COMMISSION APPLICATION FOR
MAJOR SUBDIVISION COMBINATION APPROVAL**

DATE: 10/02/13 FILE NO. SUSU13-00092
 SUBDIVISION NAME: Paseo Del Este Unit 4

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
A portion of Section 21, Block 79, Township 3, Texas and Pacific Railway Company;
El Paso County Texas. Containing 8.623 Acres.±

2. Property Land Uses:

	<u>ACRES</u>	<u>SITES</u>		<u>ACRES</u>	<u>SITES</u>
Single-family	<u>4.802</u>	<u>43</u>	Office		
Duplex			Street & Alley	<u>2.220</u>	
Apartment			Ponding & Drainage	<u>1.801</u>	<u>1</u>
Mobile Home			Institutional		
P.U.D.			Other (specify below)		
Park					
School					
Commercial			Total No. Sites	<u>44</u>	
Industrial			Total (Gross) Acreage	<u>8.823</u>	

3. What is existing zoning of the above described property? N/A 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 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)
Storm sewer piped systems conveying runoff from both developed and undeveloped offsite through RCP pipes into retention ponds.

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: _____

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 Section 19.47- Vested Rights (See Attached).

		Hunt Paseo Del Este, LLC		
12.	Owner of record	4401 North Mesa, El Paso, Texas	79902	(915)533-1122
		(Name & Address)	(Zip)	(Phone)
		Hunt Paseo Del Este, LLC		
13.	Developer	4401 North Mesa, El Paso, Texas	79902	(915)533-1122
		(Name & Address)	(Zip)	(Phone)
		TRE & Associates, LLC		
14.	Engineer	801 N. El Paso Street, El Paso, Texas	79902	(915)852-9093
		(Name & Address)	(Zip)	(Phone)

CASHIER'S VALIDATION
 FEE: \$2,088.00

OWNER SIGNATURE: *[Handwritten Signature]*
 REPRESENTATIVE: *[Handwritten Signature]*

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

