



City of El Paso – City Plan Commission Staff Report

REVISED

Case No: SUSU14-00108 Hinojos Subdivision
Application Type: Major Combination
CPC Hearing Date: January 29, 2015
Staff Planner: Alfredo Austin, 915-212-1604, austinaj@elpasotexas.gov
Location: North of Montana and East of Oshea
Acreage: 23.811 acres
Rep District: ETJ
Existing Use: Vacant
Existing Zoning: ETJ (Extraterritorial jurisdiction)
Proposed Zoning: ETJ (Extraterritorial jurisdiction)
Nearest School: Red Sand Head Start (.08 miles)
Nearest Park: Eastside Regional Park (5.15 miles)
Park Fees: N/A
Impact Fee Area: Not in Impact Fee Area
Property Owner: Texas Conrete & Asphalt, Inc
Applicant: Texas Conrete & Asphalt, Inc
Representative: Bashar Abugelyon

SURROUNDING ZONING AND LAND USE

North: ETJ (Residential development)

South: ETJ (Vacant)

East: ETJ (Vacant)

West: ETJ (Vacant)

THE PLAN FOR EL PASO DESIGNATION: G6, Rural Settlement (Remote)

APPLICATION DESCRIPTION

The applicant is proposing to subdivide approximately 23.811 acres of land into 36 single-family lots. Access to the subdivision is proposed from Oshea Road, Los Reyes Street and Tamara Road. This development is being reviewed under the current subdivision ordinance.

As per Section 19.10.050.A the applicant has submitted a waiver request for roadway improvements and dedication of ROW along Oshea Road and Vechot Road. Oshea Road is a Minor Arterial requiring 78 foot ROW, including 58 foot roadway, 5 foot sidewalk and 5 foot landscape areas. Proposed cross section for Oshea consists of 60 foot ROW with 36 foot roadway, 5 foot sidewalks and 7 foot landscape areas. Vechot is a Local Street requiring 52 foot ROW, including 32 foot roadway, 5 foot sidewalk and 5 foot landscape areas. Proposed cross section for Vechot consists of 60 foot ROW, with 22 foot roadway, 5 foot sidewalks and 14 foot

landscape areas.

Hinojos Subdivision is located within the City of El Paso's Extraterritorial Jurisdiction area, is not within the city's annexation path and written documentation from the County of El Paso has been received stating that the substandard road meets all County requirements and the County is willing to accept the dedication of the substandard road.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends **Approval** of waiver request and **Approval** of Hinojos Subdivision on a **Major Combination** basis.

Planning & Inspections Department-Planning Division:

Planning Staff recommends **Approval** of waiver request and **Approval** of Hinojos Subdivision on a **Major Combination** basis.

Planning & Inspections 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 this tie shall be delineated on the plat. Provide location of proposed City monuments.
2. Provide cross section of proposed streets within the subdivision and include paving width, R.O.W. widths, and street classification.
3. Clarify subdivision limits and delineate subdivision boundary with bold lines.
4. Location map needs to be to the scale noted and with street names clearly labeled.
5. Provide sidewalks and header curbs on typical street cross sections.
6. Provide Final Engineering report notes for subdivision.
7. Provide complete notes for Water and Sewage Facilities, and Drainage Report for E.T.J. requirements in English and Spanish.

Parks and Recreation Department:

We have reviewed **Hinojos Subdivision**, a major combination plat map and offer Engineer / Consultant the following comments:

Please note that this is a Residential subdivision composed of **36 lots** located with-in the City of El Paso east extra territorial jurisdiction (ETJ) area but not within the areas of potential annexation by the City, therefore, this subdivision application is excluded from the calculation for "Parkland Dedication" as it is not identified in the official map as described per ordinance Title 19 – Subdivision & Development Plats, **Chapter 19.20 - Parks & Open Space**.

El Paso Water Utilities:

1. Modify plat note #2 to reflect the East Montana Water System as the water service provider on plat and preliminary plat pages and modify the acres on the Owner's dedication statement.

2. Water service to the general area is provided by the East Montana Water System; which is managed by the El Paso County Roads and Bridges Department. An application for water service shall be completed and submitted to El Paso County Roads and Bridges Department.

Water:

3. There is an existing 6-inch diameter water main extending along Vechot Road that is available for service, the water main is located approximately 10-ft south from the center line of the right-of-way.

4. There is an existing 12-inch diameter water main extending along Oshea Road that is available for service, the water main is located approximately 30-ft east from the center line of the right-of-way.

5. Water service to subject property requires the extension of a water distribution main along the proposed Hinojos Road from the existing main that extends along Oshea Drive. Due to the length of the proposed Hinojos Road, approximately 2,600 ft and the possibility of water pressure loss, a water main extension is required from an existing water main along Montana Avenue to the subdivision and also connecting to the existing water main located along Vechot Road at Los Reyes.

6. The water main extensions will be designed by EPWU and a design fee of 6% of the estimated construction cost will be due from the developer. The water main shall be constructed by the developer under the inspection of the County of El Paso's Road and Bridges Department and the EPWU. A development agreement between the developer and the County of El Paso will have to be executed prior to commencing construction of the water main. After the developer has constructed the main the County will issue final acceptance of the project and will take ownership of the main for operation and maintenance.

Sewer:

7. There are no public sanitary sewer mains fronting the subject property along Vechot Road and Oshea Road. A License of Approval for an on-site sewage disposal system, issued by the OSSF (On-Site Sewage Facility) Program of El Paso County, is required at the time of application for any water service.

General:

8. EPWU requires a new service application to provide service to the property. New service applications are available at 1154 Hawkins, 3rd floor and should be made 6 to 8 weeks in advance of construction to ensure water for construction work. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the property and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current EPWU – PSB Rules and Regulations. The applicant 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.

El Paso Fire Department:

No comments received.

911:

The above is a proposed subdivision in the county. It appears to be parcels X60600002101090 and X60600002101100. The proposed addressing does not follow the currently existing surrounding addressing. The addresses proposed are in the 800 block range. The surrounding addressing is in the 14900 to 15000 range. Please revise accordingly.

Clint Independent School District:

No comments received.

Additional Requirements and General Comments:

1. Submit to the Planning & 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
 - e. Deed for property to be dedicated as parkland.
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

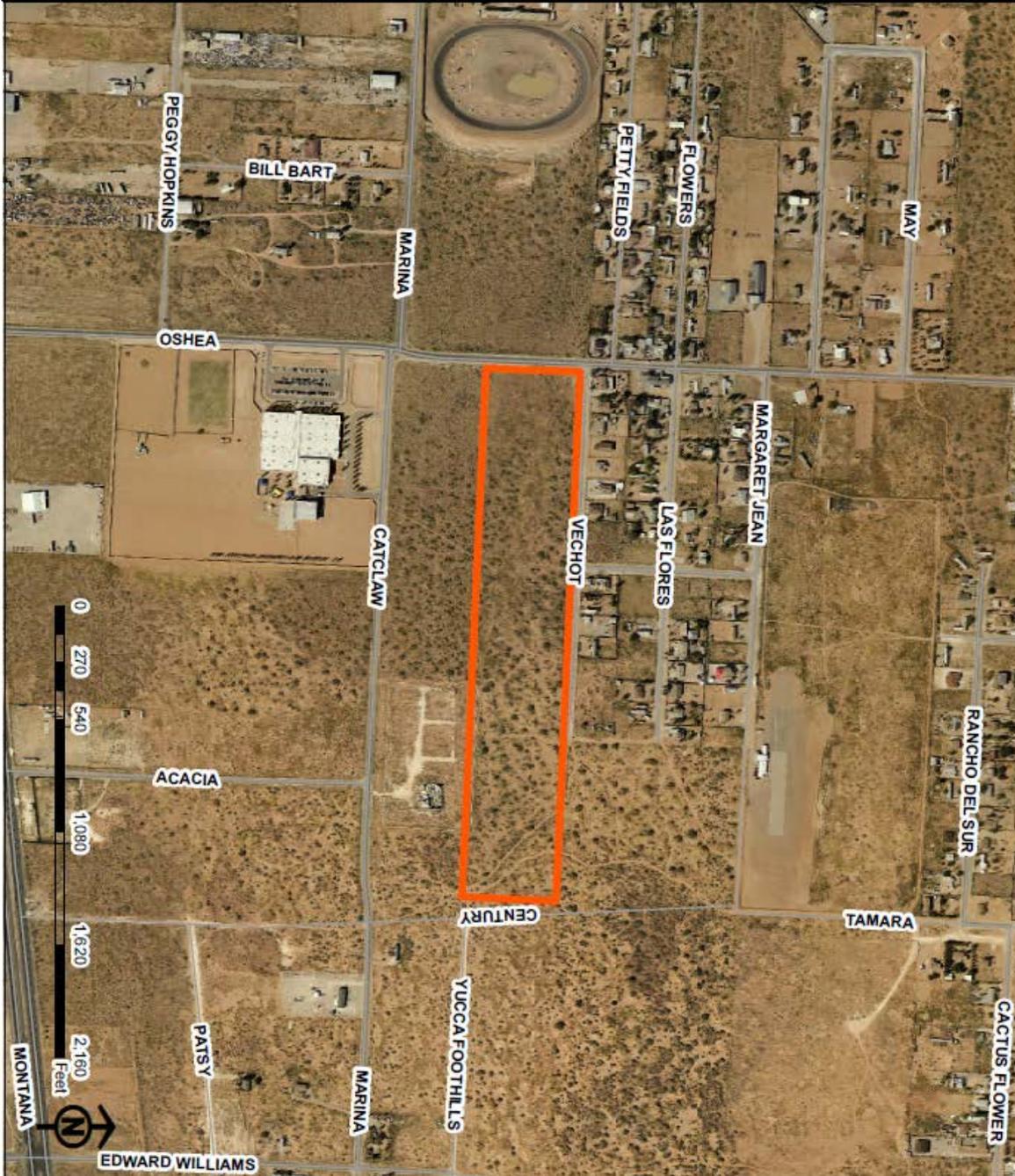
1. Location map
2. Aerial map
3. Preliminary plat
4. Final plat
5. Waiver request
6. County letter
7. Application

ATTACHMENT 1



ATTACHMENT 2

Hinojos Subdivision



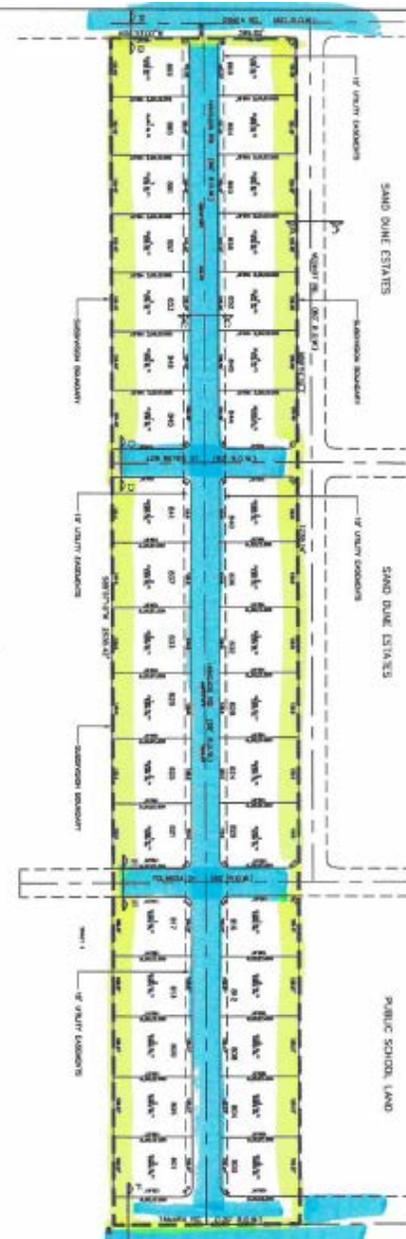
ATTACHMENT 3

HINOJOS SUBDIVISION

BLIND HILL OF TRACTS 2 AND 4, SECTION 21, T8S, R1E, S12W, CALIFORNIA 23,828 ACRES

1. TO BE CONSIDERED THE BASIS FOR THE LAYING OUT OF THE LOTS AND BLOCKS OF THIS SUBDIVISION.
2. TO BE CONSIDERED THE BASIS FOR THE LAYING OUT OF THE LOTS AND BLOCKS OF THIS SUBDIVISION.
3. TO BE CONSIDERED THE BASIS FOR THE LAYING OUT OF THE LOTS AND BLOCKS OF THIS SUBDIVISION.
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8. TO BE CONSIDERED THE BASIS FOR THE LAYING OUT OF THE LOTS AND BLOCKS OF THIS SUBDIVISION.
9. TO BE CONSIDERED THE BASIS FOR THE LAYING OUT OF THE LOTS AND BLOCKS OF THIS SUBDIVISION.
10. TO BE CONSIDERED THE BASIS FOR THE LAYING OUT OF THE LOTS AND BLOCKS OF THIS SUBDIVISION.

LOT NO.	ACRES	AREA	PERCENTAGE
1	0.10	0.10	0.42
2	0.10	0.10	0.42
3	0.10	0.10	0.42
4	0.10	0.10	0.42
5	0.10	0.10	0.42
6	0.10	0.10	0.42
7	0.10	0.10	0.42
8	0.10	0.10	0.42
9	0.10	0.10	0.42
10	0.10	0.10	0.42
11	0.10	0.10	0.42
12	0.10	0.10	0.42
13	0.10	0.10	0.42
14	0.10	0.10	0.42
15	0.10	0.10	0.42
16	0.10	0.10	0.42
17	0.10	0.10	0.42
18	0.10	0.10	0.42
19	0.10	0.10	0.42
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21	0.10	0.10	0.42
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26	0.10	0.10	0.42
27	0.10	0.10	0.42
28	0.10	0.10	0.42
29	0.10	0.10	0.42
30	0.10	0.10	0.42
31	0.10	0.10	0.42
32	0.10	0.10	0.42
33	0.10	0.10	0.42
34	0.10	0.10	0.42
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36	0.10	0.10	0.42
37	0.10	0.10	0.42
38	0.10	0.10	0.42
39	0.10	0.10	0.42
40	0.10	0.10	0.42
41	0.10	0.10	0.42
42	0.10	0.10	0.42
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44	0.10	0.10	0.42
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46	0.10	0.10	0.42
47	0.10	0.10	0.42
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52	0.10	0.10	0.42
53	0.10	0.10	0.42
54	0.10	0.10	0.42
55	0.10	0.10	0.42
56	0.10	0.10	0.42
57	0.10	0.10	0.42
58	0.10	0.10	0.42
59	0.10	0.10	0.42
60	0.10	0.10	0.42
61	0.10	0.10	0.42
62	0.10	0.10	0.42
63	0.10	0.10	0.42
64	0.10	0.10	0.42
65	0.10	0.10	0.42
66	0.10	0.10	0.42
67	0.10	0.10	0.42
68	0.10	0.10	0.42
69	0.10	0.10	0.42
70	0.10	0.10	0.42
71	0.10	0.10	0.42
72	0.10	0.10	0.42
73	0.10	0.10	0.42
74	0.10	0.10	0.42
75	0.10	0.10	0.42
76	0.10	0.10	0.42
77	0.10	0.10	0.42
78	0.10	0.10	0.42
79	0.10	0.10	0.42
80	0.10	0.10	0.42
81	0.10	0.10	0.42
82	0.10	0.10	0.42
83	0.10	0.10	0.42
84	0.10	0.10	0.42
85	0.10	0.10	0.42
86	0.10	0.10	0.42
87	0.10	0.10	0.42
88	0.10	0.10	0.42
89	0.10	0.10	0.42
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95	0.10	0.10	0.42
96	0.10	0.10	0.42
97	0.10	0.10	0.42
98	0.10	0.10	0.42
99	0.10	0.10	0.42
100	0.10	0.10	0.42



OWNER:
 HINOJOS SUBDIVISION
 HINOJOS ENGINEERING

AGENTS:
 1211 SANDHURST AVE
 SAN FRANCISCO, CA 94122
 415.774.1111

TRUSTEES:
 30. JEFFREY A. HINOJOS
 30. JEFFREY A. HINOJOS
 30. JEFFREY A. HINOJOS

DATE OF REVISION: MAY 1, 2013

NO.	DATE	DESCRIPTION
1	5/1/13	INITIAL DESIGN
2	5/1/13	REVISIONS
3	5/1/13	REVISIONS
4	5/1/13	REVISIONS
5	5/1/13	REVISIONS
6	5/1/13	REVISIONS
7	5/1/13	REVISIONS
8	5/1/13	REVISIONS
9	5/1/13	REVISIONS
10	5/1/13	REVISIONS

ENGINEER'S DECLARATION:
 I, the undersigned, a duly licensed Professional Engineer in the State of California, do hereby certify that I am the author of the above described subdivision and that the same complies with the provisions of the Subdivision Map Act, Chapter 469, of the California Government Code, and the provisions of the California Civil Code, and that the same is a true and correct copy of the original as filed with the County Clerk of the County of Santa Clara, California, on this 1st day of May, 2013.

DATE: 5/1/13
BY: [Signature]
TITLE: Professional Engineer

ATTACHMENT 5

A B Consulting & Engineering Co.
Engineering & Construction

Alfredo J. Austin

01/27/2015

Planner, Subdivisions

City Development | City of El Paso

Subject : HINOJOS SUBDIVISION (Waiver Letter Per section 19.10.050)

This letter to ask for a waiver for the improvement and dedication for OSHEA and VECHOT Road as per El Paso County request. Please see attached El Paso County Letter. If you have any questions please call me at 915- 383-1502.

Sincerely

Bashar Abugalyon P.E

Civil Engineer

6006 N. Mesa suite 805 El Paso Texas 79912

915- 383-1502

ATTACHMENT 6



**COUNTY OF EL PASO
PUBLIC WORKS DEPARTMENT
800 E. OVERLAND RM 407
EL PASO, TEXAS 79901
(915) 546-2015
(FAX) (915) 546-8194**

January 15, 2015

**Mr. Hector Hinojos
11311 Lindenwood Ave.
El Paso, Texas 79936**

Re: Hinojos Subdivision

Mr. Hinojos:

The County of El Paso will require additional 60-feet of Right-Of-Way (ROW) on Tamara Road to be consistent with previous dedications north and south of your development. Tamara Road should be a total 120' ROW width abutting the subject subdivision. Further, half of this arterial roadway should be constructed, as per City of El Paso requirements.

The County of El Paso will not require additional ROW or roadway improvements for the other abutting streets (O'shea Drive and Vechot Drive) with the condition that the roadway improvements on Tamara Road would be extended to Marina Avenue by this development.

Should you have any questions or need additional information, please feel free to call me at (915) 546-2015. Thank you.

Sincerely,

Gilbert Saldaña Jr., P.E.
Senior Civil Engineer

Cc: Mr. Bashar Abugalyon, P.E. (AB Consulting & Engineering Co.)

ATTACHMENT 7



CITY PLAN COMMISSION APPLICATION FOR MAJOR COMBINATION SUBDIVISION APPROVAL

DATE: 11-3-14 FILE NO. SUSU14-00108

SUBDIVISION NAME: Hinojas Subdivision

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.) Being all of Tracts 5, and 6 Section 21 Block 6 PUBLIC SCHOOL LAND, EL PASO County TX 23.8225 AC

Table with columns for Property Land Uses, ACRES, and SITES. Includes categories like Single-family, Duplex, Apartment, etc.

3. What is existing zoning of the above described property? None Proposed zoning? None

4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes [checked] No

5. What type of utility easements are proposed: Underground [checked] Overhead [checked] Combination of Both [checked]

6. What type of drainage is proposed? (If applicable, list more than one) On site ponding

7. Are special public improvements proposed in connection with development? Yes No [checked]

8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes No [checked]

9. Remarks and/or explanation of special circumstances: None

10. Improvement Plans submitted? Yes [checked] 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 [checked]

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 Texas Concrete & Asphalt, Inc 79928 851-2345
(Name & Address) (Zip) (Phone)
13. Developer Texas Concrete & Asphalt, Inc 79928 851-2345
(Name & Address) (Zip) (Phone)
14. Engineer Bashar Abugalyon 79912 383-1502
(Name & Address) (Zip) (Phone)

Refer to Schedule C for
current fee.

OWNER SIGNATURE: [Signature]
 REPRESENTATIVE: BASHAR ABUGALYON

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