



## City of El Paso – City Plan Commission Staff Report

**REVISED**

**Case No:** SUSU15-00018 North Loop Gardens Unit 2 Replat A  
**Application Type:** Resubdivision Combination  
**CPC Hearing Date:** April 9, 2015  
**Staff Planner:** Alfredo Austin, 915-212-1604, [austinaj@elpasotexas.gov](mailto:austinaj@elpasotexas.gov)  
**Location:** South of North Loop and West of San Jose  
**Acreage:** 0.4683 acres  
**Rep District:** 7  
**Existing Use:** Vacant  
**Existing Zoning:** R-4 (Residential)  
**Proposed Zoning:** R-4 (Residential)  
**Nearest School:** Riverside High School (.91 mile)  
**Nearest Park:** Riverside Park (.91 miles)  
**Park Fees:** \$5,480  
**Impact Fee Area:** This property is not located in an Impact Fee Service Area  
**Property Owner:** Daniel Alderete  
**Applicant:** Daniel Alderete  
**Representative:** Daniel Alderete

### **SURROUNDING ZONING AND LAND USE**

**North:** R-4 (Residential)/Residential development  
**South:** R-F (Ranch & Farm)/ Residential development  
**East:** R-5 (Residential)/ Residential development  
**West:** R-5 (Residential)/ Residential development

**THE PLAN FOR EL PASO DESIGNATION:** G3, Post-War

### **APPLICATION DESCRIPTION**

The applicant is proposing to replat approximately 0.4683 acres of land into 1 duplex lot and 1 single family lot. Access to the subdivision is proposed from Milton Drive. This development is being reviewed under the current subdivision ordinance.

In accordance with Section 19.23.040.C. the applicant has submitted an exception request for a panhandle lot to be allowed. The panhandle measures 14 feet in width and 99 feet in length.

In accordance with Section 19.10.050.A.1 the applicant has submitted a request to waive requirements to provide rights-of-way or street improvements to Milton Drive. Fifty per cent of the lots within a quarter mile of the proposed development have already been developed and the

existing street improvements are in character with the neighborhood.

**NEIGHBORHOOD INPUT**

Notice of a Public Hearing was mailed to all property owners within 200 feet of the subject property on March 30, 2015. The Planning Division received one letter and one call in opposition, and multiple calls requesting additional information.

**DEVELOPMENT COORDINATING COMMITTEE**

The Development Coordinating Committee recommends **approval** of the exception & waiver requests and **approval** North Loop Gardens #2 Replat A on a **Resubdivision Combination** basis.

**Planning & Inspections Department-Planning Division:**

Staff recommends **approval** of the exception & waiver requests and **approval** North Loop Gardens #2 Replat A on a **Resubdivision Combination** basis.

**Planning & Inspections Department-Land Development:**

We have reviewed subject plats and recommend Approval.

**Parks and Recreation Department:**

We have reviewed North Loop Gardens #2 Replat "A", a resubdivision combination plat map and offer Developer / Engineer the following comments:

Please note that this subdivision is composed of two (2) lots zoned "R-4" meeting the requirements for Single-family & Two-family dwelling use however, therefore, "Park fees" will be assessed as follows:

1. If applicant is proposing a Two-family dwelling use or if subdivider fails to provide proof of the gross density waiver with the filing of the final plat or gross density waiver is not granted by the Planning Department or designee, then "Park fees" will be assessed based on Residential subdivisions with a Two-family dwelling use per lot, therefore, applicant shall be required to pay "Park fees" in the amount of \$5,480.00 calculated as follows:

$$2 \text{ (R-4) Two-family dwelling lots} = 4 \text{ Dwellings @ } \$1,370.00 / \text{ Dwelling} = \$5,480.00$$

Please allocate generated funds under Park Zone: MV-1

Nearest Parks: Mesa Drain Linear Trail & Green Lilac

If density/acreage is increased /decreased or the property zoning /use changes, then "Park fees" will be re-assessed based on applicable conditions.

**El Paso Water Utilities:**

1. EPWU does not object to this request.

**Water:**

2. There is an existing 6-inch diameter water main extending along Milton Road that is available for service, the water main is located approximately 11-ft south from the center line of the right-of-way.

3. EPWU records indicate a vacant water service connection (inactive meter) serving the subject property. The address for this service is 333 Milton Drive.

4. Previous water pressure from fire hydrant #2881 located approximately 800-ft east of San Jose Road has yielded a static pressure of 95 (psi), a residual pressure of 75 (psi), and a discharge of 1,300 gallons per minute.

5. The owner should, for his own protection and at his own expense, install at the discharge side of each water meter a pressure regulator, strainer and relief valve, to be set for pressure as desired by the customer. The Lot owner shall be responsible for the operation and maintenance of the above-described water pressure regulating device.

**Sanitary Sewer:**

6. There is an existing 8-inch diameter sanitary sewer main extending along Milton Road that is available for service, the water main is located approximately 10-ft north from the center line of the right-of-way. The depth of the sanitary sewer main Along Milton Road is approximately 6ft, sewer service to Lot 2 might be critical.

**General:**

7. 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.

**CAD:**

CAD requests that lot numbers are changed to from Lots 1 & 2, to Lots 26A & 26B.

**911:**

No comments received.

**El Paso Electric Company:**

No comments received.

**El Paso 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
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.

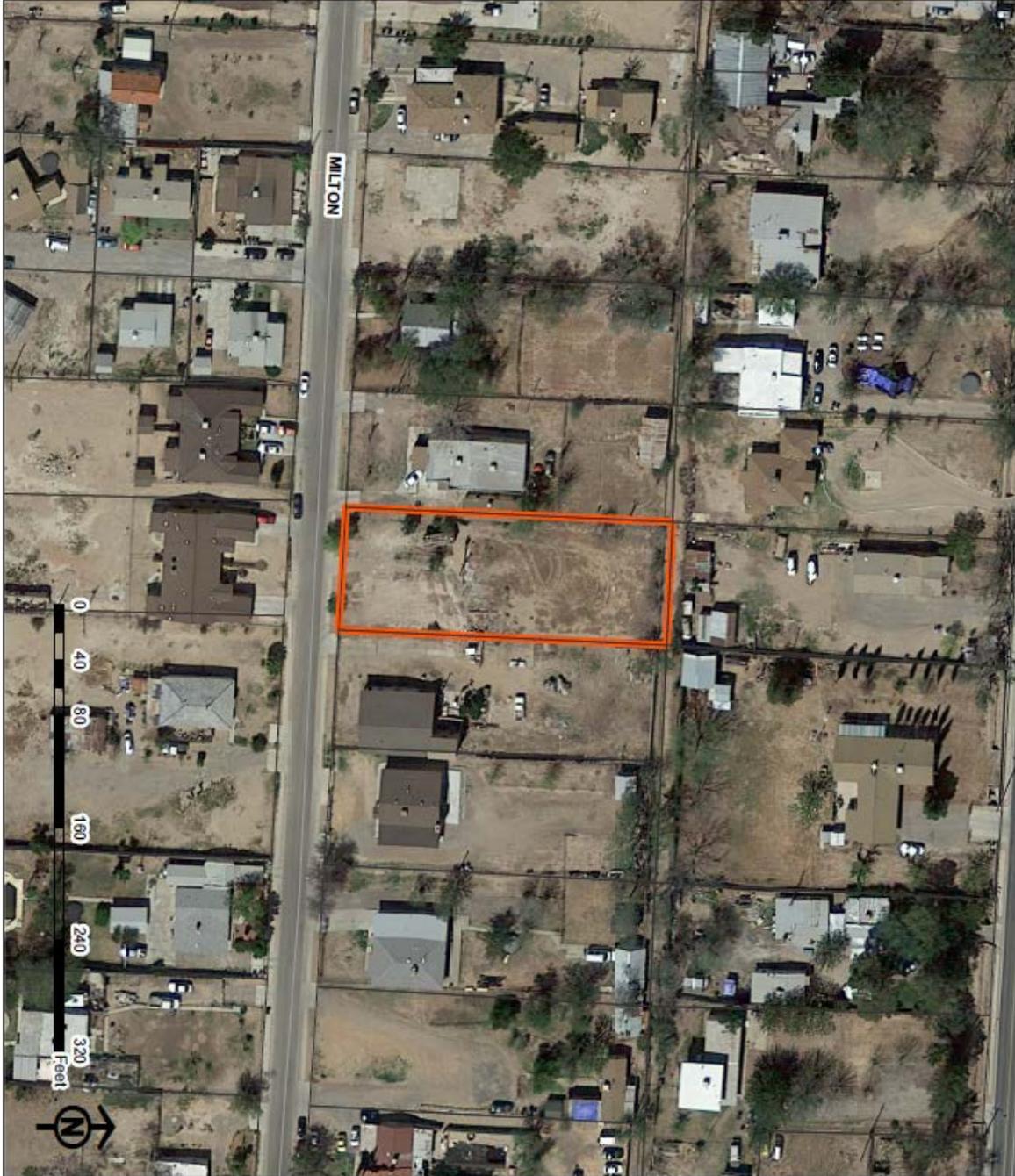
### **Attachments**

1. Location map
2. Aerial map
3. Preliminary Plat
4. Final Plat
5. Panhandle exception request letter
6. ROW dedication and improvement waiver request letter
7. Letter of opposition
8. Application

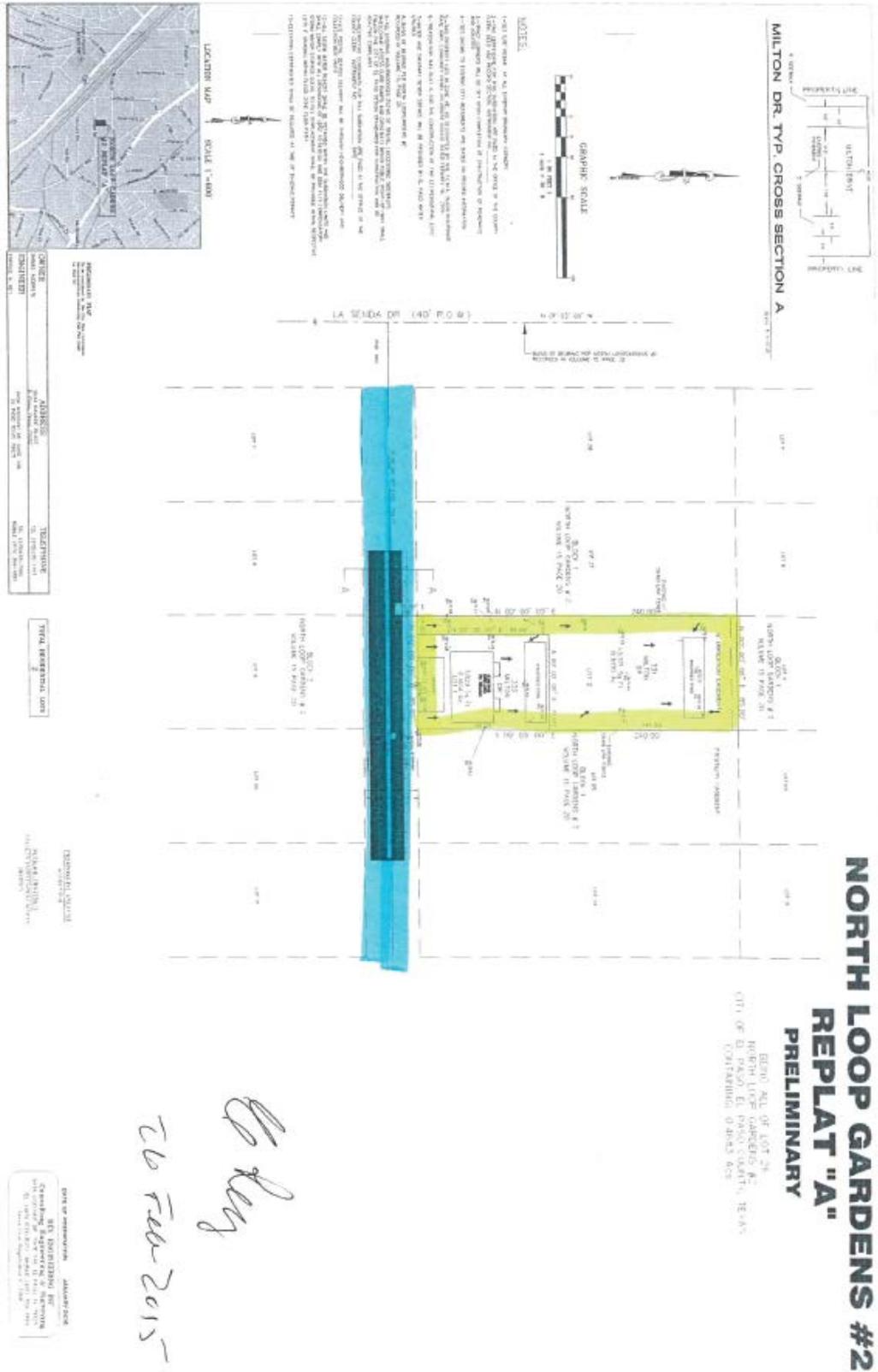


ATTACHMENT 2

North Loop Gardens Replat A



**ATTACHMENT 3**



*Handwritten signature and date:*  
 [Signature]  
 26 Feb 2015



**ATTACHMENT 5**

February 25, 2015

Jeff Howell  
City of El Paso Planning and Inspections  
City 3 801 Texas Ave  
El Paso, TX 79901

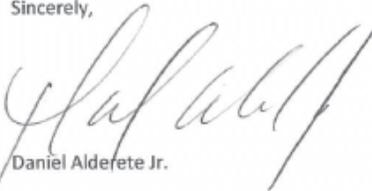
Re: North Loop Gardens #2 Replat "A"- Panhandle Lot Exception Request

Mr. Howell

As per section 19.23.040.C of the subdivision code, I, Daniel Alderete Jr., owner of the proposed North Loop Gardens #2 Subdivision Replat "A", respectfully request an exception for the proposed panhandle lot. Granting the waiver or exception will not be detrimental to public health, safety or welfare, or injurious to other property within the area and will not have the effect of preventing the orderly use and enjoyment of other land within the area in accordance with the provisions of this title, or adversely affect the rights of owners or residents of surrounding property.

I thank you all for your assistance.

Sincerely,



Daniel Alderete Jr.

ATTACHMENT 6

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February 25, 2015

Jeff Howell  
City of El Paso Planning and Inspections  
City 3 801 Texas Ave  
El Paso, TX 79901

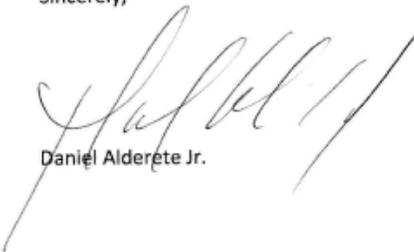
Re: North Loop Gardens #2 Replat "A"  
DSC Compliance of 6' ROW Dedication Waiver Request

Mr. Howell

I, Daniel Alderete Jr., owner of the proposed North Loop Gardens #2 Subdivision Replat "A", based on section 19.10.050.A of the El Paso Municipal Code (*Fifty per cent of the lots within a quarter mile of the proposed development have already been developed and the existing street improvements are in character with the neighborhood*) respectfully request an exception and allow for the dedication of an additional 6' ROW be waived allowing the roadway to remain in its current configuration (Sidewalk next to roadway, ROW width, sidewalk width). Granting the waiver or exception will not be detrimental to public health, safety or welfare, or injurious to other property within the area and will not have the effect of preventing the orderly use and enjoyment of other land within the area in accordance with the provisions of this title, or adversely affect the rights of owners or residents of surrounding property.

I thank you all for your assistance.

Sincerely,



Daniel Alderete Jr.

ATTACHMENT 7

PLANNING & Inspection Dept.  
P.O. Box 1890  
El Paso, TEXAS 79950-1890

X2

ATTN: Alfredo Austin PLANNER

I'm in receipt of the letter for a proposed re-subdivision.

I'm a resident of this neighborhood for over 77 yrs.

I disagree AND "Do NOT APPROVE this change"

MR D. Alderete - owner knew when he bought this property - LIME LOT AND ONE Dwelling - ONLY

My concern is: ① A short narrow street... NO signs of 20 or 30 mph, yet, some drivers fly through at over 60 MPH.

- ② Too many young children play in the street
- ③ Several old people live in this neighborhood, AND EVEN emergency vehicles have a hard time arriving to the needed residence.
- ④ Too many residents PARK on the street. Not enough street space to drive thru!
- ⑤ Mr D.A. built a small duplex studio, "presently unfinished" too-close to the street. He could have gone further in - AND started at the middle of his lot! Avoid problems AND headaches.

6) AN older resident - Requested permission <sup>2/2</sup>  
to set up a mobile trailer on his property,  
so he could work and fix his needed  
repairs on his house, "Temporary ONLY"  
Request denied"

7) Personally, my Dad hired AN attorney  
to divide his property to his children.  
"Request denied" 2 - lots to be broken down

8) ONE Dwelling per lot

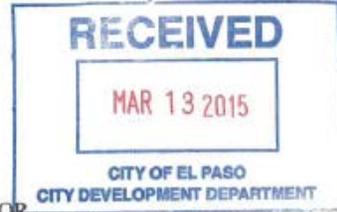
9) We all follow the city rules -  
so New Comers should Do So!

Thank You

MISS ALVARADO

Ms. Gloria Alvarado  
336 Milton Rd.  
El Paso, TX 79915-3317

**ATTACHMENT 8**



CITY PLAN COMMISSION APPLICATION FOR  
RESUBDIVISION COMBINATION SUBDIVISION APPROVAL

DATE: 3/13/2014 FILE NO. SUSU15-00018  
 SUBDIVISION NAME: North Loop Gardens Replat A

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)  
LOT 24 NORTH LOOP GARDENS #2  
Block 2

2. Property Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	—	—	Office	—	—
Duplex	—	—	Street & Alley	—	—
Apartment	—	—	Ponding & Drainage	—	—
Mobile Home	—	—	Institutional	—	—
P.U.D.	—	—	Other (specify below)	—	—
Park	—	—	_____	—	—
School	—	—	_____	—	—
Commercial	—	—	Total No. Sites	—	—
Industrial	—	—	Total (Gross) Acreage	<u>0.4683</u>	—

3. What is existing zoning of the above described property? R-4 Proposed zoning? R-4

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)  
on site ponding

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

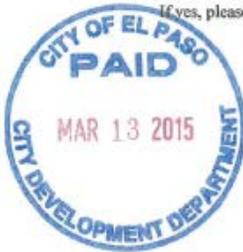
8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes  No   
 If answer is "Yes", please explain the nature of the modification or exception  
Parabundle waiver / ROW 6' dedication waiver

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 Title I (General Provisions) Chapter 1.04 - Vested Rights



City Development Department  
 811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 212-0085

12. Owner of record DANIEL ALDERETE 5644 N WARRIE 915  
 (Name & Address) (Zip) (Phone) 256  
EL PASO TX 79932 1913

13. Developer \_\_\_\_\_  
 (Name & Address) (Zip) (Phone)

14. Engineer \_\_\_\_\_  
 (Name & Address) (Zip) (Phone)

*\*Effective September 1, 2014, a 3% technology fee has been added to all Planning application fees.*

OWNER SIGNATURE: [Signature]  
 REPRESENTATIVE: [Signature]  
Daniel Alderete JR.

**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) 212-0085