



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

**Case No:** SUSU16-00045 Pioneer Subdivision Replat A  
**Application Type:** Resubdivision Combination  
**CPC Hearing Date:** July 14, 2016  
**Staff Planner:** Armida Martinez, (915) 212-1605, [martinezar@elpasotexas.gov](mailto:martinezar@elpasotexas.gov)  
**Location:** North of Angora Loop and East of Dyer  
**Acreage:** 4.5967 acres  
**Rep District:** 4  
**Existing Use:** Vacant  
**Existing Zoning:** C-4 (Commercial)  
**Proposed Zoning:** C-4 (Commercial)  
**Nearest Park:** Jorge Montalvo (.70 miles)  
**Nearest School:** Desertaire Elementary (.24 miles)  
**Park Fees Required:** Pending  
**Impact Fee Area:** Northeast Impact Fee Service Area  
**Property Owner:** Camwind Family Limited Partnership  
**Applicant:** Camwind Family Limited Partnership  
**Representative:** Land Development Consultants

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

**North:** C-4 (Commercial) / salvage yard  
**South:** C-1 (Commercial) / convenient store / R-3 (Residential) / single-family development  
**East:** C-4 (Commercial) / vacant  
**West:** R-F (Ranch-Farm) / vacant / C-4 (Commercial) / hardware store

**PLAN EL PASO DESIGNATION:** G7, Industrial and/or Railyards

### **APPLICATION DESCRIPTION**

The applicant proposes to resubdivide 4.5967 acres. The purpose for the development is to combine eight lots and a 20ft. alley into two commercial lots. Additionally, the applicant does propose to vacate the unimproved alley through this replat. Access to the subdivision is from Dyer Street, South Angora Loop Avenue and Mohair Drive. This subdivision is being reviewed under the current subdivision code.

### **DEVELOPMENT COORDINATING COMMITTEE**

The Development Coordinating Committee recommends **approval** of Pioneer Subdivision Replat A on a Resubdivision Combination basis subject to the following conditions and requirements:

**Planning Division Recommendation:**

Planning recommends approval of Pioneer Subdivision Replat A as it complies with Title 19.

**Planning & Inspections Department - Land Development**

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

The Developer/Engineer shall address the following comments.

1. Modify subdivision property lines at street intersection of Dyer and South Angora Loop in order to avoid ROW encroachment at ADA ramp crossing.
2. At the improvement plan stage, protect the subject property from stormwater runoff from the adjacent terrain.
3. Label proposed ponds as private ponds.
4. Clarify street cross sections. Show location of proposed standard curb and gutter and parkway.
5. Remove pond delineation on final plat sheet only.

**Capital Improvement Department - Parks**

No comments received.

**El Paso Water Utilities**

No comments received.

**El Paso County 911 District**

No comments received.

**Street and Maintenance Department**

No objections.

**Texas Department of Transportation**

No objections.

**Central Appraisal 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

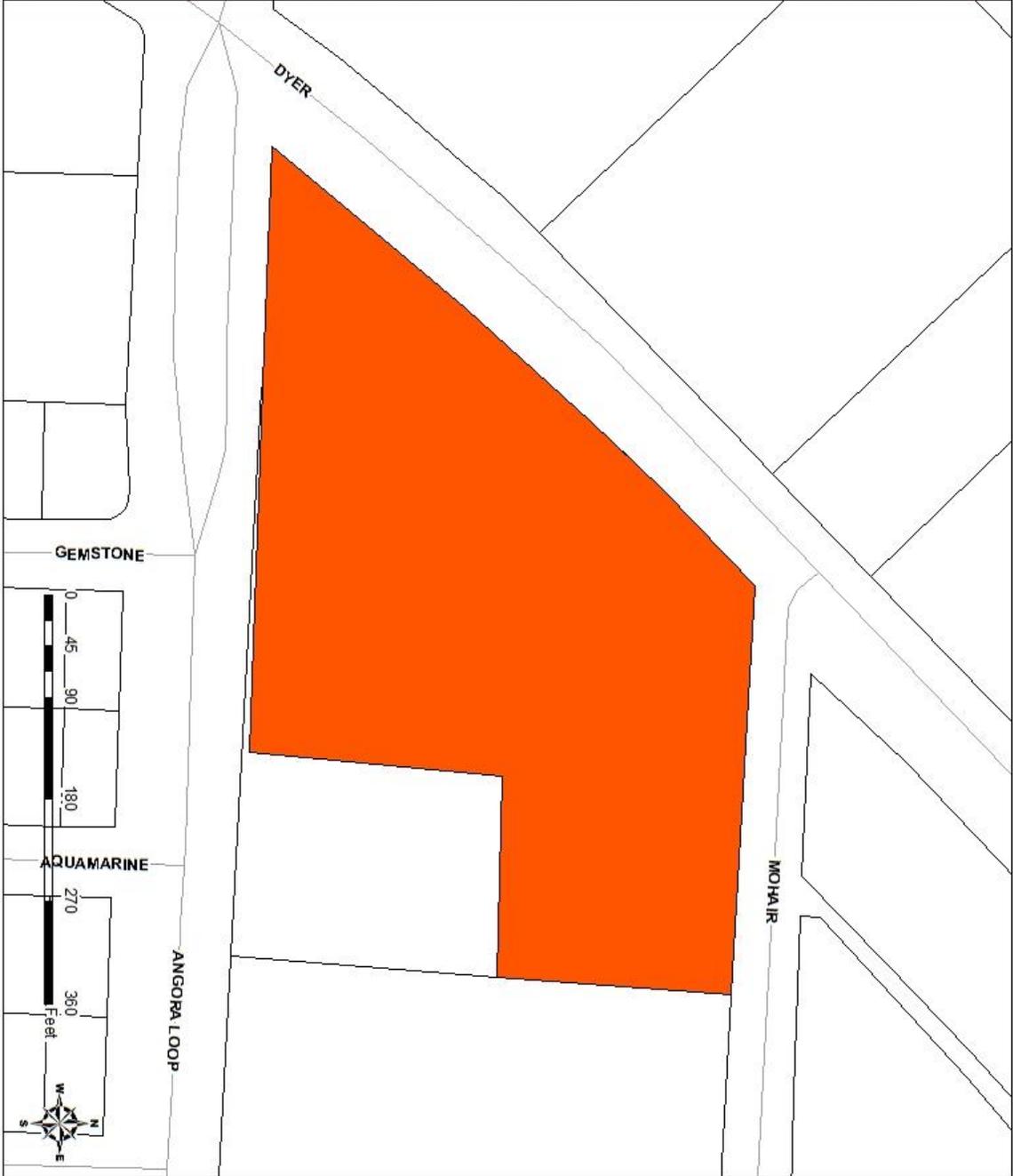
2. Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivision. In all cases, the type and location of delivery service shall 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. Application

ATTACHMENT 1

PIONEER SUBDIVISION REPLAT A



ATTACHMENT 2

PIONEER SUBDIVISION REPLAT A







# ATTACHMENT 5



## CITY PLAN COMMISSION APPLICATION FOR RESUBDIVISION COMBINATION SUBDIVISION APPROVAL

DATE: June 21, 2016 FILE NO. \_\_\_\_\_

SUBDIVISION NAME: Pioneer Subdivision

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)  
All of lots 1, 2, 3, 4, 5, 6, 7, and 8 and a 20 foot alley way, Block B, Pioneer Subdivision, an addition to the City of El Paso, El Paso County, Texas, according to the Plat thereof filed in volume 15, page 46, El Paso County Plat Records.

2. Property Land Uses:

	<u>ACRES</u>	<u>SITES</u>		<u>ACRES</u>	<u>SITES</u>
Single-family	_____	_____	Office	_____	_____
Duplex	_____	_____	Street & Alley	_____	_____
Apartment	_____	_____	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____		_____	_____
School	_____	_____		_____	_____
Commercial	<u>4.5967</u>	<u>2</u>	Total No. Sites	<u>2</u>	_____
Industrial	_____	_____	Total (Gross) Acreage	<u>4.5967</u>	_____

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

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 \_\_\_\_\_ N/A

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 x

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

9. Remarks and/or explanation of special circumstances: alley vacation is proposed

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) 212-0085

12. Owner of record Camwind Family Limited Partnership 5560 Fernwood Circle El Paso, TX 79932 (915) 585-3000  
 (Name & Address) (Zip) (Phone)
13. Developer Circle K Stores Inc. 1199 S. Beltline Rd Ste 160 Coppell, TX 75019 (972) 537-5898  
 (Name & Address) (Zip) (Phone)
14. Engineer Precision Land Surveyors 10441 Valle de Oro Dr. El Paso, TX 79927 (915) 227-5227  
 (Name & Address) (Zip) (Phone)

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

OWNER SIGNATURE: HAGAJ  
 REPRESENTATIVE: [Signature]

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

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