



City of El Paso – City Plan Commission Staff Report

Case No: SUSU13-00062 Mountain Hills Estates Unit 3 Replat G
Application Type: Resubdivision Combination
CPC Hearing Date: August 8, 2013
Staff Planner: Raul Garcia, 915-541-4935, garcia1@elpasotexas.gov
Location: South of Hondo Pass and West of Magnetic
Acreage: 0.67 acre
Rep District: 4
Existing Use: Single-family
Existing Zoning: PR-Ic (Planned Residential/condition)
Proposed Zoning: PR-Ic (Planned Residential/condition)
Nearest School: Canyon Hills Middle School (0.8 mile)
Nearest Park: Sunrise Park (1.8 miles)
Park Fees: N/A Exempted
Impact Fee Area: Not in Impact Fee Area
Property Owner: Cynthia Crouse, Robert Prati, Robert A. Horwedel, City of El Paso
Applicant: Cynthia Crouse, Robert Prati, Robert A. Horwedel, City of El Paso
Representative: Conde, Inc.

SURROUNDING ZONING AND LAND USE

North: PR-Ic (Planned Residential/condition)/ Single-family
South: PR-Ic (Planned Residential/condition)/ Single-family
East: PR-Ic (Planned Residential/condition)/ Single-family
West: PR-Ic (Planned Residential/condition)/ ROW

THE PLAN FOR EL PASO DESIGNATION: G3 Post-War

APPLICATION DESCRIPTION

The applicants are replatting two lots to vacate an existing utility & construction easement and to vacate a portion of unimproved ROW. The lots measure 15,484 and 13,764 square feet in size and their access is off of Virgo Lane. The vacations are necessary to address existing encroachments. This plat is being reviewed under the current subdivision code and is located within the Mountain Development Area (MDA).

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends **approval** of Mountain Hills Estates Unit 3 Replat G on a Resubdivision Combination basis subject to the following conditions and requirements:

City Development Department-Planning Division:

Approval.

City Development Department-Land Development:

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

1. Verify legal description for future Hondo Pass Drive and 9 Mountain Hills Estates #4.

Parks and Recreation Department:

We have reviewed Mountain Hills Estates Unit Three Replat "G", a resubdivision combination plat map and offer Developer / Engineer the following comments:

Please note that this subdivision density is not being increased, as evidenced by the original subdivision and replat, therefore meeting the requirements to be excluded from the calculation for parkland dedication as required per ordinance Title 19 – Subdivision & Development Plats, Chapter 19.20 – Parks & Open Space as noted below.

Section 19.20.060 - Exclusions from dedication requirement.

Exclusions. The following shall be excluded from the calculation for parkland dedication. In all instances, the burden of proof shall be on the subdivider to demonstrate that the plat meets the requirements of this chapter:

- A. A residential replat of an area where the density has not been increased from the original subdivision, as evidenced by the original subdivision and replat. In the case of a replat where parkland was not originally provided, the parkland requirements shall prevail;

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 Virgo Ln. that is available for service, the main is located approximately 4.5 feet east of the street centerline.

Sewer:

3. There is an existing 8-inch diameter sanitary sewer main extending along Virgo Ln. that is available for service, the sewer main is located approximately 4.5 feet west of the street center line.

General:

4. EPWU requires a new service application to initialize design of the 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; (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 appurtenance.

El Paso Fire Department:

El Paso Fire Department has no objections.

911

No comments received.

Sun Metro:

No comments received.

El Paso Electric Company:

No comments received.

Texas Gas Company:

No comments received.

El Paso 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
 - 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.

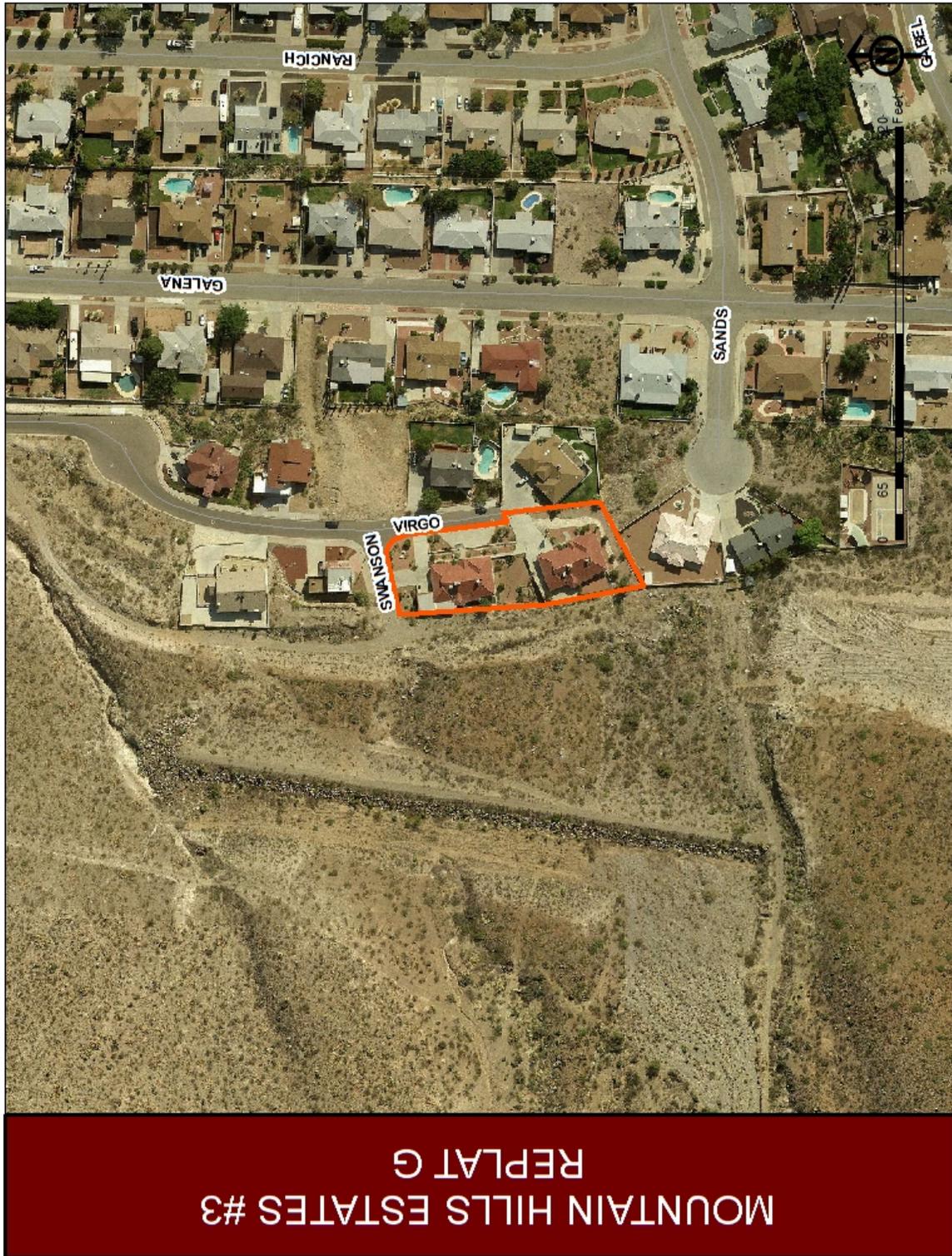
Attachments

1. Location map
2. Aerial map
3. Preliminary plat
4. Final Plat
5. Application

ATTACHMENT 1

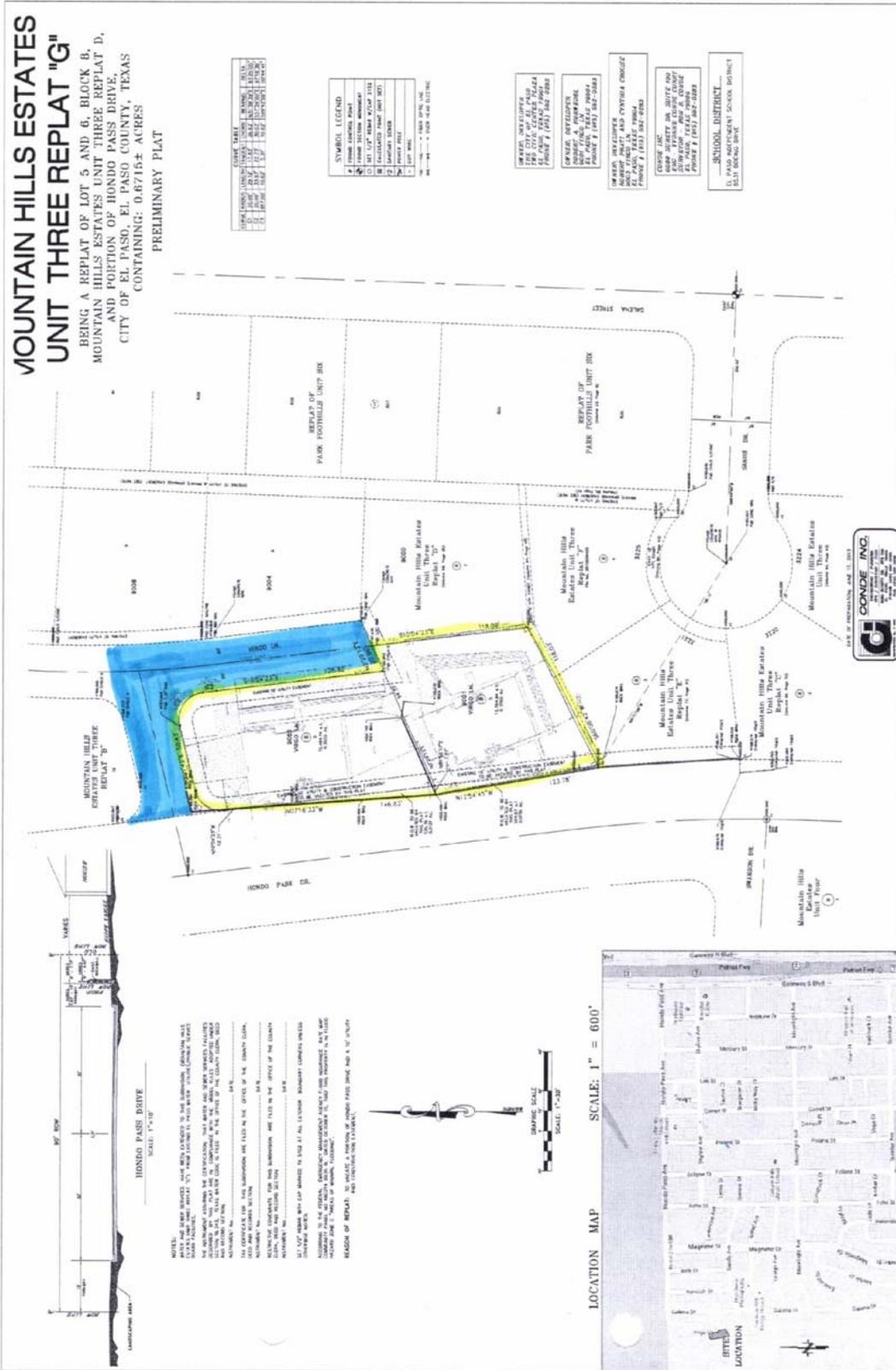


ATTACHMENT 2



MOUNTAIN HILLS ESTATES #3
REPLAT G

ATTACHMENT 3



ATTACHMENT 5



**CITY PLAN COMMISSION APPLICATION FOR
RESUBDIVISION COMBINATION APPROVAL**

DATE: June 26, 2013

File No. SUSU13-00062

SUBDIVISION NAME: Mountain Hills Estates Unit Three Replat "G"

1. Legal Description for the area included on this plat (Tract, Block, Grant, etc.)
Being a Replat of Lot 5 and 6, Block 8, Mountain Hills Estates Unit Three Replat D, and a Portion of Hondo Pass Drive, City of El Paso, El Paso County, Texas

2. Proposed Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	<u>.06715</u>	<u>2</u>	Office	_____	_____
Duplex	_____	_____	Street & Alley	_____	_____
Apartment	_____	_____	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____	_____	_____	_____
School	_____	_____	_____	_____	_____
Commercial	_____	_____	Total No. Sites	<u>2</u>	_____
Industrial	_____	_____	Total Acres (Gross) & Sites	<u>0.6715</u>	_____

3. What is existing zoning of the above described property? PR-1 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 _____ n/a

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)
Lot to Drainage structures

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 _____ No X
If answer to is "Yes", please explain the nature of the modification or exception _____

9. Remarks and/or explanation of special circumstances: Replat to Vacate a portion of ROW and existing 10' Drainage & Utility Easement.

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).

	City of El Paso	2 Civic Center Plaza	El Paso, TX	79901	
	Cynthia Crouse	9003 Virgo Lane	El Paso, TX	79904	
	Robert Prati	9003 Virgo Lane	El Paso, TX	79904	
12.	Owner of record <u>Robert A. Horwedel</u>	<u>9001 Virgo Lane</u>	<u>El Paso, TX</u>	<u>79904</u>	<u>915-592-0283</u>
	(Name & Address)		(Zip)		(Phone)
13.	Developer _____				
	(Name & Address)		(Zip)		(Phone)
14.	Engineer <u>CONDE INC.</u>	<u>6080 Surety Drive, Ste. 100</u>	<u>79905</u>	<u>915-592-0283</u>	
	(Name & Address)		(Zip)		(Phone)

CASHIER'S VALIDATION
FEE: \$1,083.00

City of El Paso

OWNER SIGNATURE: *Joyce Wilson*
 Joyce Wilson, City Manager

OWNER SIGNATURE: *Robert A. Horwedel*
 Robert A. Horwedel

OWNER SIGNATURE: *Robert Prati*
 Robert Prati

OWNER SIGNATURE: *Cynthia Crouse*
 Cynthia Crouse

REPRESENTATIVE: *Conrad Conde*
 Conrad Conde

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