



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

**Case No:** SUSU12-00076 Haciendas Del Norte Replat C  
**Application Type:** Resubdivision Combination  
**CPC Hearing Date:** August 9, 2012  
**Staff Planner:** Nathaniel Baker, (915) 541-4192, [bakernt@elpasotexas.gov](mailto:bakernt@elpasotexas.gov)  
**Location:** West of Krag Street and north of Montana Avenue  
**Acreage:** 7.9 acres  
**Rep District:** ETJ  
**Existing Use:** 2 single-family houses  
**Existing Zoning:** ETJ  
**Proposed Zoning:** ETJ  
**Nearest Park:** Eastside Regional Park (8 miles)  
**Nearest School:** Red Sands Head Start (5 miles)  
**Park Fees Required:** N/A  
**Impact Fee Area:** N/A  
**Property Owner:** Gloria Rembao & Robert Winstead  
**Applicant:** Rey Engineering  
**Representative:** Rey Engineering

### SURROUNDING ZONING AND LAND USE

**North:** ETJ / Rural Settlement  
**South:** ETJ / Rural Settlement  
**East:** ETJ / Rural Settlement  
**West:** ETJ / Rural Settlement

**PLAN EL PASO DESIGNATION:** Rural Settlement (Remote)

### APPLICATION DESCRIPTION

The applicant proposes to resubdivide 7.9 acres of land into two residential lots. Access is proposed from Desert Willow Drive. This subdivision is being reviewed under the current subdivision Code.

The applicant requests a waiver for roadway improvements per section 19.10.050.

### DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends **approval** of the roadway improvement waiver and **approval** of Haciendas Del Norte Replat C on a Resubdivision Combination basis subject to the following conditions and requirements:

### **Planning Division Recommendation**

Planning recommends **approval** of the waiver request and **approval** of Haciendas Del Norte Replat C subject to the following comments below:

The waiver request complies with 19.10.050(A)1 of the subdivision code. The City Plan Commission may waive the requirement to dedicate and improve the substandard right-of-way if any of the following factors are met:

- a. *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 and have sufficient capacity to handle the increase in traffic to be generated by the proposed development; or,*
- b. *The plat 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;*
- c. *For all plats located in the City of El Paso's Extraterritorial Jurisdiction area, written concurrence from the County of El Paso is required prior to the waiver of any dedication and/or improvements.*

Factor (b) has been met.

### **City Development Department - Land Development**

No Objection

Verify flood zone designation (note: # 6) on Plat Notes and Restrictions.

### **Planning – Transportation**

1. The proposed subdivision complies with the waiver requirement of Section 19.10.050.A.1A (Roadway Participation) which allows for the waiver of improvements to Desert Willow Drive.
2. Coordinate driveway location for Lot 2, Block 1 to ensure compliance with sight visibility requirements.

#### **Note:**

1. All existing and/or proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) within public rights-of-way shall follow the City of El Paso Design Standards for Construction and be ADA/TAS compliant.

### **Parks and Recreation Department**

Please note that this is a residential subdivision located with-in the City of El Paso east extra territorial jurisdiction (ETJ) areas but not within the areas of potential annexation by the City, thus being excluded from the calculation for parkland as per ordinance Title 19 – Subdivision and Development Plats, **Chapter 19.20 - Parks & Open Space** as noted below.

### **Section 19.20.020 - Dedication Required**

**A. Dedication Required.** All subdivisions located within the corporate limits of the City of El Paso and within those areas designated in the City's extra territorial jurisdiction (ETJ), as identified on an official map kept in the Development Services Department.

### **El Paso Water Utilities**

1. EPWU does not object to this request.

2. Haciendas Del Norte Water Improvement District receives wholesale water service from the El Paso Water Utilities – Public Service Board (EPWU-PSB) in accordance with the Water Project Contract and EPWU-PSB Rules and Regulations No. 11. Because of the limited water supply in the area, the Contract stipulates that Haciendas Del Norte Water Improvement District agrees to limit the number of connections available within the boundaries of the District.

**EPWU Stormwater Division**

No objection.

**Sun Metro**

No comments received.

**El Paso Fire Department**

No comments received.

**911**

No comments received.

**Central Appraisal District**

No comments received.

**El Paso Electric Company**

No comments received.

**Texas Gas Company**

No comments received.

**Clint 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.

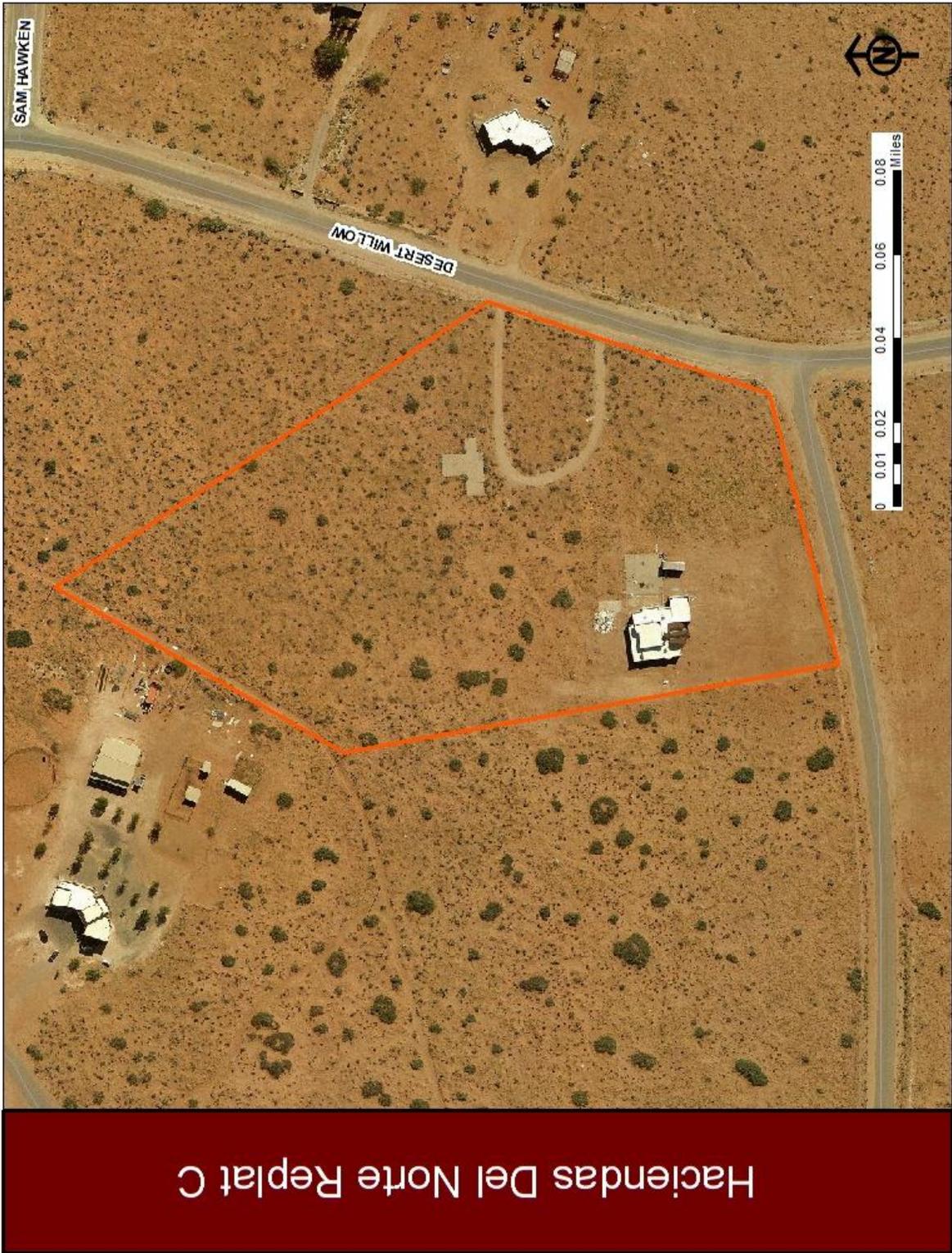
**Attachments**

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

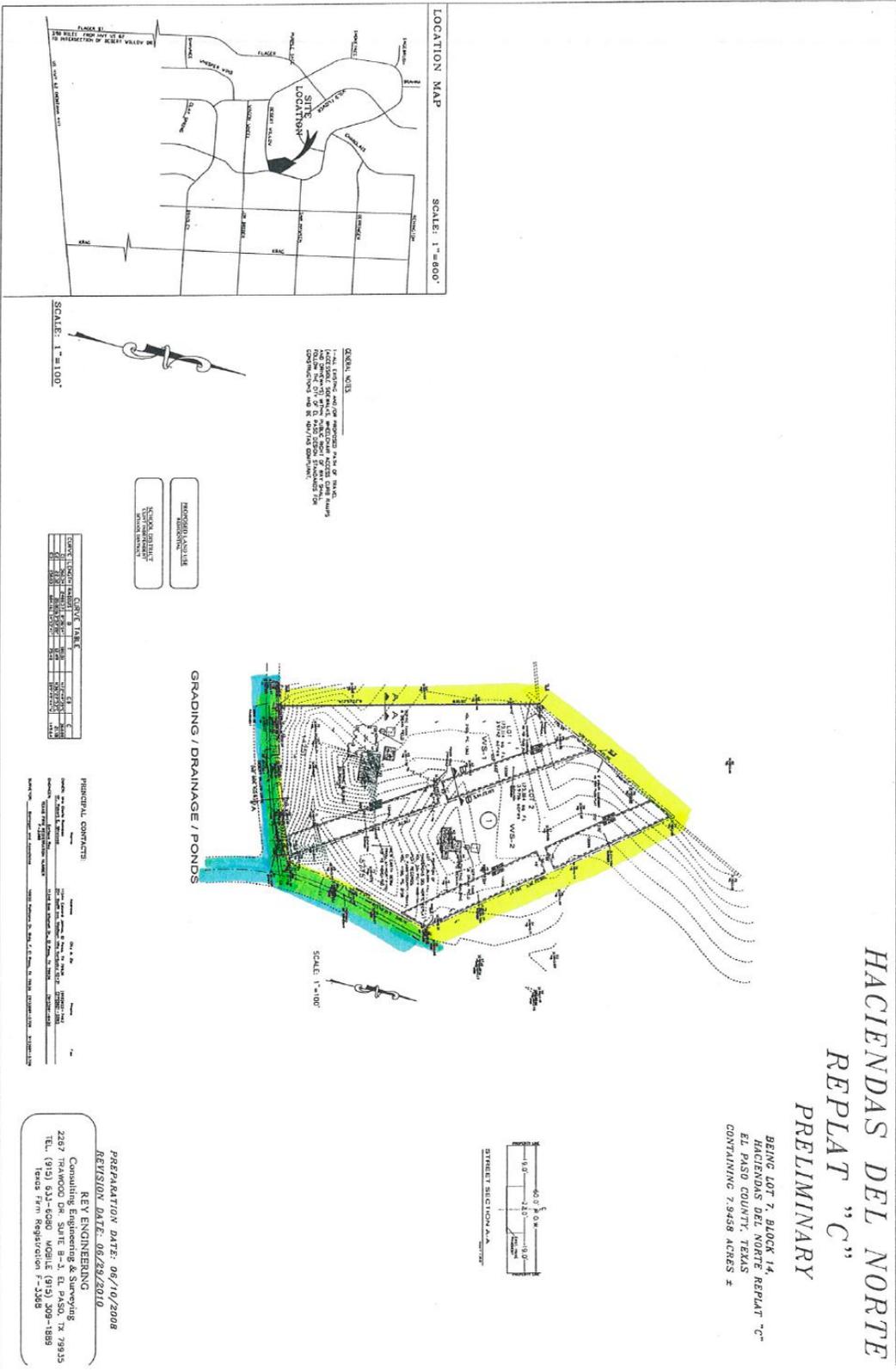
ATTACHMENT 1



ATTACHMENT 2



**ATTACHMENT 3**





# ATTACHMENT 5



## CITY PLAN COMMISSION APPLICATION FOR RESUBDIVISION COMBINATION APPROVAL

DATE: \_\_\_\_\_ FILE NO. SUSU12-00076  
 SUBDIVISION NAME: HACIENDAS DEL NORTE REPLAT C

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)  
BEING LOT 7, BLOCK 14, HACIENDAS DEL NORTE,  
EL PASO COUNTY, TEXAS

2. Property Land Uses:

	<u>ACRES</u>	<u>SITES</u>		<u>ACRES</u>	<u>SITES</u>
Single-family	<u>7.9458</u>	<u>2</u>	Office	_____	_____
Duplex	_____	_____	Street & Alley	_____	_____
Apartment	_____	_____	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____		_____	_____
School	_____	_____	Total No. Sites	_____	<u>2</u>
Commercial	_____	_____	Total (Gross) Acreage	<u>7.9458</u>	_____
Industrial	_____	_____			

3. What is existing zoning of the above described property? NR Proposed zoning? NR

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

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).

12. Owner of record GILBERT REMBAO  
ROBERT E. WINSTON  
 (Name & Address) (Zip) (Phone)
13. Developer \_\_\_\_\_  
 (Name & Address) (Zip) (Phone)
14. Engineer REY ENG. INC. 2267 IRWOOD, SUITE B-3 (915) 309-1889  
EL PASO, TX 79935  
 (Name & Address) (Zip) (Phone)

CASHIER'S VALIDATION  
 FEE: \$1,083.00

OWNER SIGNATURE: Robert E. Winston  
 REPRESENTATIVE: Rey

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