



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

**Case No:** SUSU12-00078 Emerald Pass Unit One Replat “A”  
**Application Type:** Resubdivision Combination  
**CPC Hearing Date:** August 23, 2012

**Staff Planner:** Justin Bass, (915) 541-4930, [bassjd@elpasotexas.gov](mailto:bassjd@elpasotexas.gov)  
**Location:** East of Emerald Sands Drive and South of Eastlake Boulevard  
**Acreage:** 0.717-acre  
**Rep District:** ETJ  
**Existing Use:** Vacant  
**Existing Zoning:** ETJ  
**Proposed Zoning:** ETJ

**Nearest Park:** Ranchos Del Sol Park (5.10 miles)  
*Note: Emerald Pass Commercial Unit One, which includes a 3.15-acre park/pond lot, is located 0.40-mile east of this subdivision.*

**Nearest School:** Eastlake High School (0.28-mile)  
**Park Fees:** N/A  
**Impact Fee:** The property is not located in an Impact Fee Service Area and is not subject to impact fees.

**Property Owner:** RAKMR ,I Ltd.  
**Applicant:** CEA Group  
**Representative:** CEA Group

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

**North:** ETJ/ Vacant

**South:** ETJ/ Single-family residential development & Vacant

**East:** ETJ/ Vacant

**West:** ETJ/ Vacant

**PLAN EL PASO DESIGNATION:** Suburban (Walkable).

### **APPLICATION DESCRIPTION**

The applicant is proposing to resubdivide the single-family residential property in order to relocate lot lines and reduce the six originally platted lots into five lots. Access will be from Kestrel Avenue. The property is being reviewed under the current subdivision code.

The applicant is proposing some lots that do not meet the dimensional standards as set forth in section 19.11.030.A.1. *(Please note that the City attorney’s office has advised that the lot dimensions provided in Section 19.11.030.A.1 do not apply to subdivisions in the ETJ).*

## **CASE HISTORY**

Emerald Pass Unit One was approved on Major Final basis by the City Plan Commission on May 19, 2011, with the following exception:

- To allow for a modified cross-section along Emerald Pass Avenue (see Attachment 5)

And the following condition:

- The City Plan Commission requires the applicant to landscape the parkway at the rear of the double frontage lots off of Eastlake Blvd. and that the condition be coordinated with the El Paso Department of Transportation, the County of El Paso and the Paso Del Este Municipal Utility District No. 1 where it conflicts with site visibility standards, utilities, and parkway illumination. For the type of landscaping, staff recommends the developer select trees designated as median/street/right of way appropriate from the City's Plant and Tree List, to be placed 30-feet on centers.

## **DEVELOPMENT COORDINATING COMMITTEE RECOMMENDATION:**

The Development Coordinating Committee recommends *approval* of Emerald Pass Unit One Replat "A" on a **Resubdivision Combination** basis subject to the following conditions and requirements:

Staff is also recommending that the City Plan Commission require the applicant to landscape the parkway area on Eastlake Boulevard., as stipulated under Section 19.23.040(H) *The city plan commission may require that a parkway at the rear of a double frontage lot be landscaped or other aesthetic treatment be provided by the subdivider, subject to the approval of the city plan commission to provide a visual and physical separation between the development and the street.* Staff also recommends that if the City Plan Commission requires landscaping, that the condition be coordinated with the El Paso Department of Transportation where it conflicts with site visibility standards, utilities, and parkway illumination. For the type of landscaping, staff recommends the developer select trees designated as median/street/right of way appropriate from the City's Plant and Tree List, to be placed 30-feet on centers.

## **Planning Division Recommendation:**

*Approval.*

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

We have reviewed the subject plan and recommend **Approval**.

No Objection

## **EPWU Storm Utility Comments:**

No objections.

## **Planning-Transportation:**

### **Note:**

- All existing / proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) within public rights-of-way shall be in compliance with current ADA/TAS rules and regulations and the current City of El Paso Design Standards for Construction.

## **Parks and Recreation Department:**

We have reviewed **Emerald Pass #1 Replat "A"**, a resubdivision combination plat map and offer no objections to this subdivision application.

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

**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 office of the planning official.

**El Paso Water Utilities:**

1. EPWU does not object to this request.

**General**

2. The proposed subdivision is located within the East El Paso Extraterritorial Jurisdiction (ETJ) within one of the Paseo Del Este Municipal Utility Districts (MUDs) service area. The Paseo Del Este MUD receives wholesale water and wastewater service from the El Paso Water Utilities – Public Service Board (EPWU-PSB) in accordance with the Paseo del Este Wholesale Contract and EPWU-PSB Rules and Regulations No. 11.

**El Paso Fire Department:**

No comments received.

**911:**

No comments received.

**Sun Metro:**

No comments received.

**Central Appraisal District**

No adverse comments.

**El Paso Electric Company:**

No comments received.

**Texas Gas Company:**

No comments received.

**Socorro 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.

3. Applicant shall address the following comments prior to recordation:
  - Provide a note on the final plat stating the purpose of the replat.
  - Correct the scale graphic as it is not at the 1" = 40' calibration.
  - Include a statement in the final plat notes that indicates that postal delivery service within the subdivision will be provided using neighborhood delivery and collection box units.
  - Per Section 19.11.030(A)6, add a note to the final plat stating that no more than one single-family detached dwelling shall be located on each subdivision lot.

**Attachments**

1. Location map
2. Aerial map
3. Preliminary plat
4. Final plat
5. Cross-sections
6. Application

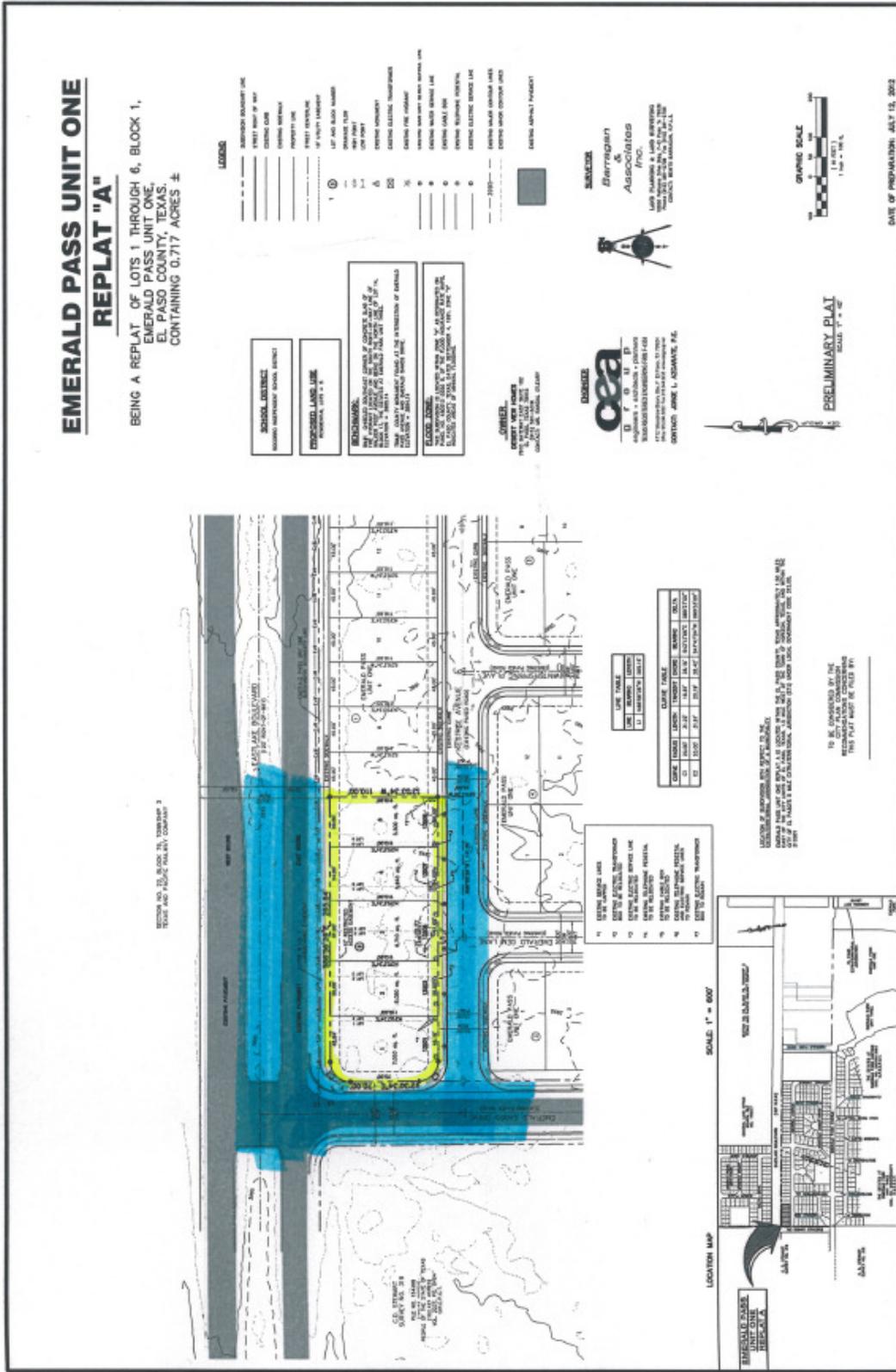
ATTACHMENT 1



ATTACHMENT 2

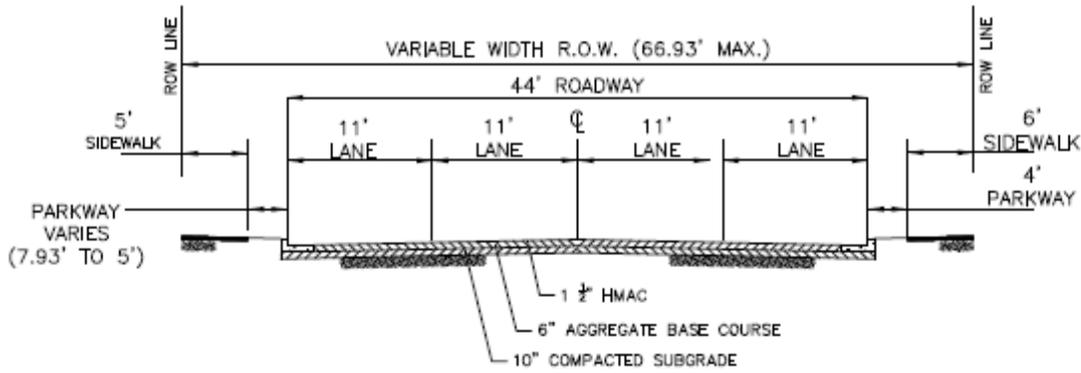


# ATTACHMENT 3

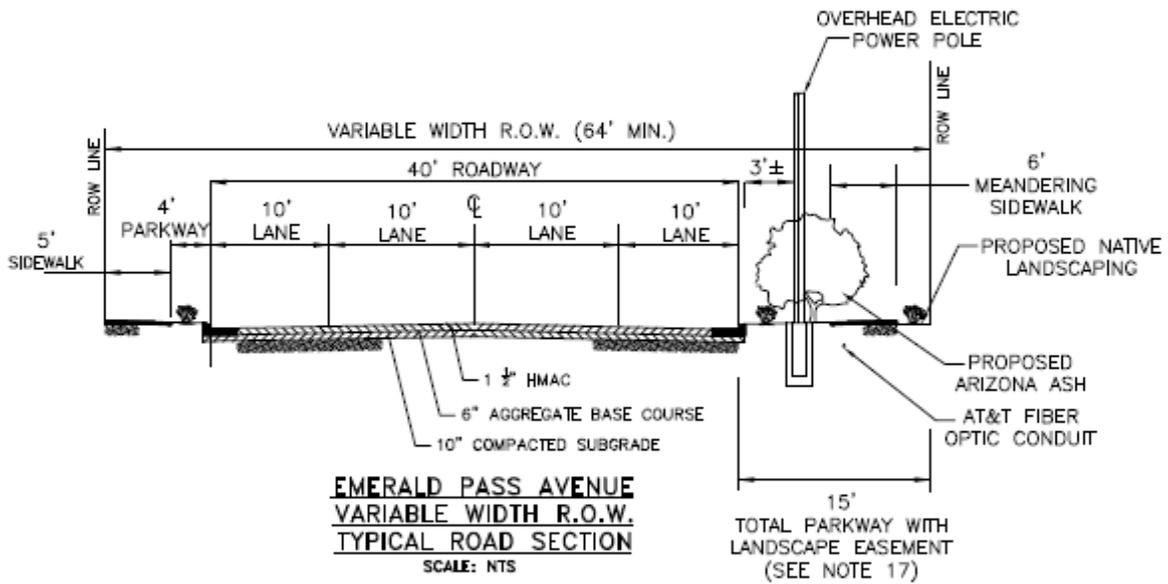




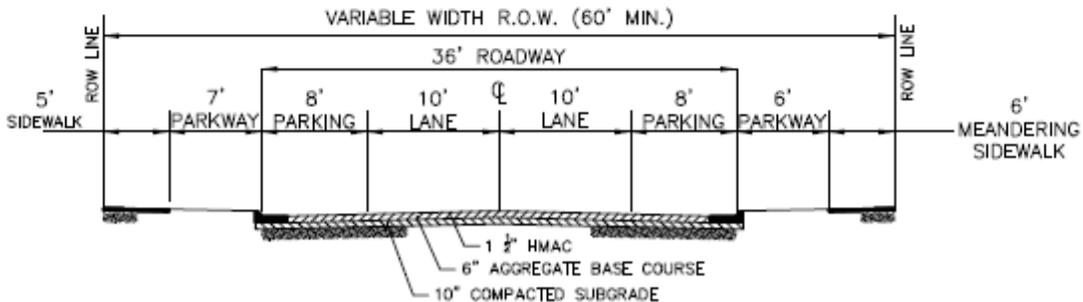
## ATTACHMENT 5



**EMERALD PASS AVENUE**  
**64' R.O.W. TYPICAL ROAD SECTION**  
 (FROM STA. 1+00.00 TO STA. 2+99.79)  
 SCALE: NTS



**EMERALD PASS AVENUE**  
**VARIABLE WIDTH R.O.W.**  
**TYPICAL ROAD SECTION**  
 SCALE: NTS



**EMERALD PASS AVENUE**  
**VARIABLE WIDTH R.O.W.**  
**TYPICAL ROAD SECTION**  
 SCALE: NTS

**ATTACHMENT 6**



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

DATE: July 12, 2012 FILE NO. SUSU12-00078

SUBDIVISION NAME: Emerald Pass Unit One Replat A

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)  
Being a Replat of Lots 1 through 6, Block 1, Emerald Pass Unit One, El Paso County, Texas

2. Property Land Uses:

|               | <u>ACRES</u> | <u>SITES</u> |                       | <u>ACRES</u> | <u>SITES</u> |
|---------------|--------------|--------------|-----------------------|--------------|--------------|
| Single-family | <u>0.717</u> | <u>5</u>     | Office                | _____        | _____        |
| Duplex        | _____        | _____        | Street & Alley        | _____        | _____        |
| Apartment     | _____        | _____        | Ponding & Drainage    | _____        | _____        |
| Mobile Home   | _____        | _____        | Institutional         | _____        | _____        |
| P.U.D.        | _____        | _____        | Other (specify below) | _____        | _____        |
| Park          | _____        | _____        | _____                 | _____        | _____        |
| School        | _____        | _____        | _____                 | _____        | _____        |
| Commercial    | _____        | _____        | Total No. Sites       | _____        | <u>5</u>     |
| Industrial    | _____        | _____        | Total (Gross) Acreage | <u>0.717</u> | _____        |

3. What is existing zoning of the above described property? N/A 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 X No \_\_\_\_\_

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 sheet flow towards Kestrel Avenue to ultimately discharge into an off-site retention basin.

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: N/A

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 Section 19.47- Vested Rights (See Attached).

12. Owner of record Desert View Homes 7910 Gateway East Suite 102  
 (Name & Address) El Paso, Texas 79915 (Zip) (915) 591-6319 (Phone)
13. Developer Desert View Homes 7910 Gateway East Suite 102  
 (Name & Address) El Paso, Texas 79915 (Zip) (915) 591-6319 (Phone)
14. Engineer CEA Group 4712 Woodrow Bean Suite F El Paso Texas 79924 (915) 544-5232  
 (Name & Address) (Zip) (Phone)

CASHIER'S VALIDATION  
 FEE: \$1,083.00

OWNER SIGNATURE: \_\_\_\_\_  
 REPRESENTATIVE: \_\_\_\_\_

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