



City of El Paso – City Plan Commission Staff Report

Case No: SUSU15-00049 Desert Meadows Estates Unit Two Replat A
Application Type: Resubdivision Combination
CPC Hearing Date: August 27, 2015

Staff Planner: Alfredo Austin, 915-212-1604, austinaj@elpasotexas.gov
Location: North of Montana and West of O’Leary
Acreage: 1.751 Acres
Rep District: ETJ

Existing Use: Residential Development
Existing Zoning: ETJ (Extra-territorial jurisdiction)
Proposed Zoning: N/A

Nearest Park: Lomas del Este #2 Park (5.6 miles)
Nearest School: Red Sands Elementary (.58 miles)
Park Fees Required: N/A
Impact Fee Area: This property is not located in an Impact Fee Service Area.

Property Owner: Quintero Alberto & Ramon
Applicant: Quintero Alberto & Ramon
Representative: G-3ENGINEERING

SURROUNDING ZONING AND LAND USE

North ETJ (Extra-territorial jurisdiction) / Vacant
South: ETJ (Extra-territorial jurisdiction) / Residential development
East: ETJ (Extra-territorial jurisdiction) / Vacant
West: ETJ (Extra-territorial jurisdiction) / Vacant

THE PLAN FOR EL PASO DESIGNATION: G-6, Rural Settlement (Remote)

APPLICATION DESCRIPTION

The applicant proposes to subdivide approximately 1.75 acres of land for two single-family residential lots. Primary access to the subdivision is proposed from Marina Drive. This development is being reviewed under the current subdivision ordinance.

Marina Drive is a substandard street located in the City of El Paso’s ETJ consisting of 60 feet of ROW, 24 feet of pavement, and no sidewalks. The applicant has requested waiver of improvements on Marina Drive. The applicant has provided written documentation from the County of El Paso stating that the substandard road meets County requirements and the County

is willing to accept the dedication of the substandard road.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends **approval** of the waiver of right of way improvements and **approval** of Desert Meadows Estates Unit Two Replat A Subdivision on a Resubdivision Combination basis.

Planning & Inspections Department-Planning Division Recommendation:

Staff recommends **approval** of the waiver of right of way improvements and **approval** of Desert Meadows Estates Unit Two Replat A Subdivision on a Resubdivision Combination basis.

Planning & Inspections Department-Land Development:

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

EPWU-PSB Comments:

We have reviewed the subdivision described above and provide the following comments:

1. EPWU does not object to this request.
2. EPWU-PSB does not provide retail water service to this property because is located outside of the limits of EPWU-PSB service area.
3. Water service to this area is provided by the East Montana Water System; which is managed by the El Paso County Roads and Bridges Department. An application for water service shall be completed and submitted to El Paso County Roads and Bridges Department. Cost for new ¾ inch service is estimated to cost \$4,400.50 not \$3,000 as stated in Sewage Service Description of the Utility plan.
4. If the County approves the installation of the water service(s), EPWU will process the applications for service. These meter(s) will then be deducted from the total meter allocation to the El Paso County East Montana Water System.
5. EPWU records indicate a 3/4-inch water meter serving the subject property. The service address for this meter is 15426 Marina Ave.

General:

6. EPWU requires a new service application to provide additional services 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.

Parks and Recreation:

We have reviewed Desert Meadows Estates Unit Two Replat “A”, a resubdivision combination plat map and on behalf of CID Parks & Planning Division we offer Applicant / Engineer / Consultant the following comments:

Please note that this is a Residential subdivision composed of 2 lots located with-in the City of El

Paso east extra territorial jurisdiction (ETJ) area but not within the areas of potential annexation by the City, therefore, this subdivision application meet the requirement to be excluded from the calculation for "Parkland Dedication" as it is not identified on the official map as described per Ordinance Title 19 – Subdivision & Development Plats, Chapter 19.20 - Parks & Open Space.

Clint Independent School District:

No comments received.

911:

No comments received.

Attachments

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

ATTACHMENT 1

**DESERT MEADOWS ESTATES UNIT TWO
REPLAT A**



ATTACHMENT 2

**DESERT MEADOWS ESTATES UNIT TWO
REPLAT A**



ATTACHMENT 4



May 25, 2015

Mr. Jeff Howell
City of El Paso – Planning Division
801 Texas Ave.
El Paso, TX 79901

RE: Desert Meadows Estates Unit Two Replat A
Replat of Lot 5, Block 16 Desert Meadows Estates Unit 2, El Paso County, Texas
Marina Drive Parkway & Sidewalk Waiver Request

Dear Mr. Howell:

G-3 Engineering, LLC has been contracted by Mr. Alberto Quintero and Mr. Ramon Quintero to replat the subject property. In accordance with Municipal Code 19.48 Petition for Waivers and Exceptions we respectfully request the existing cross-section at Marina Drive be allowed to remain in its current configuration since the conditions of Section 19.48.030.A apply. The existing cross-section has been constructed under the applicable code at the time.

We have attached a plat (pending approval) for your review. Please do not hesitate to contact us should you require additional information.

Sincerely,
G-3 Engineering, LLC¹

A handwritten signature in blue ink, appearing to read 'Luis A. Gutierrez', is written over the company name.

Luis A. Gutierrez, P.E.

cc: Mr. Alberto Quintero; Mr. Ramon Quintero; Job File
1 TBPE F-14940

1901 Arizona Suite 205 | El Paso, TX 79902
(915) 209-5141 | (915) 503-1969 Fax | info@G-3ng.com



**PUBLIC WORKS DEPARTMENT
COUNTY OF EL PASO**

800 E. OVERLAND STREET RM 407
EL PASO, TEXAS 79901
(915) 546-2015

July 27, 2015

To whom it may concern:

Subdivision Desert Meadows Estates Unit two Replat "A", will not require street improvements, sidewalks, curbs at this time.

If you have any question regarding this matter please contact the County of El Paso, at 546-2015.

Thank you

Luis Rodriguez
Lead Planner
County of El Paso

Equal Opportunity Employer

ATTACHMENT 6



CITY PLAN COMMISSION APPLICATION FOR RESUBDIVISION COMBINATION SUBDIVISION APPROVAL

DATE: July 30 2015 July 07, 2015 LA9 FILE NO. SUSU15-00049
SUBDIVISION NAME: Desert Meadows Estates Unit Two Replat A

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
Replat of Lot 5, Block 16 Desert Meadows Estates Unit 2, El Paso County, Texas

2. Property Land Uses: Table with columns for ACRES, SITES, and descriptions including Single-family, Duplex, Apartment, Mobile Home, P.U.D., Park, School, Commercial, Industrial, Office, Street & Alley, Ponding & Drainage, Institutional, Other (specify below), Total No. Sites, Total (Gross) Acreage.

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

4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes No X

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 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:

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 ALBERTO AND RAMON QUINTERO 15460 MARINA EL PASO TX 79938
(Name & Address) (Zip) (Phone)
13. Developer ALBERTO AND RAMON QUINTERO 15460 MARINA EL PASO TX 79938 (915) 261-4798
(Name & Address) (Zip) (Phone)
14. Engineer G-3 ENGINEERING 1901 ARIZONA EL PASO TX 79902 (915) 209-5141
(Name & Address) (Zip) (Phone)

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

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.

City Development Department
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