



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

**Case No:** SUSU15-00052 Horizon Hills Estates Replat B  
**Application Type:** Resubdivision Combination  
**CPC Hearing Date:** September 24, 2015  
**Staff Planner:** Alfredo Austin, 915-212-1604, [austinaj@elpasotexas.gov](mailto:austinaj@elpasotexas.gov)  
**Location:** South of Rojas Drive and West of Nonap Road  
**Acreage:** 1.1530 acres  
**Rep District:** ETJ  
**Existing Use:** Vacant  
**Existing Zoning:** ETJ (Extraterritorial jurisdiction)  
**Proposed Zoning:** ETJ (Extraterritorial jurisdiction)  
**Nearest School:** Sparks Early School (1.7 miles)  
**Nearest Park:** Adjacent to proposed 2.5442 acre park  
**Park Fees:** N/A  
**Impact Fee Area:** N/A  
**Property Owner:** Horizon Hills, LLC  
**Applicant:** Horizon Hills, LLC  
**Representative:** Del Rio Engineering

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

**North:** ETJ (Extraterritorial jurisdiction) / Vacant  
**South:** ETJ (Extraterritorial jurisdiction) / Vacant  
**East:** ETJ (Extraterritorial jurisdiction) / Vacant  
**West:** ETJ (Extraterritorial jurisdiction) / Vacant

**THE PLAN FOR EL PASO DESIGNATION:** O5, (Remote)

### **APPLICATION DESCRIPTION**

The applicant is proposing to replat 1.1530 acres of land for one stormwater pond lot. Access to the subdivision is proposed from Nonap Road. This replat comes as the result of the applicant's coordination with County Public Works to enlarge the stormwater ponding area. Block 24 on the original subdivision consisted of 1 stormwater pond and 11 single family residential lots. The applicant has increased the pond from .8925 acres to 1.1530 acres. Additionally, 2 residential lots have been removed to allow for the increase of the ponding area. This development is being reviewed under the current subdivision ordinance.

**DEVELOPMENT COORDINATING COMMITTEE**

The Development Coordinating Committee’s recommendation is **pending** for Horizon Hills Estates Replat B.

**Planning & Inspections Department-Planning Division:**

Staff’s recommendation is **pending** for Horizon Hills Estates Replat B, subject to the following requirements:

- Provide an exception letter for the proposed 10 foot sidewalk and no landscape area.
- Approved of the exception by the County of El Paso.

**Planning & Inspections Department-Land Development:**

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

**Parks and Recreation Department:**

We have reviewed **Horizon Hills Estates Replat “B”**, a resubdivision combination plat map and offer **no objections** to this subdivision replat application.

Please note that this subdivision is composed of one (1) **Pending site**; this subdivision is 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, meets the requirements 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**

**El Paso Water Utilities:**

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

1. EPWU-PSB does not object to this request.
2. The proposed subdivision is located within the East El Paso Extraterritorial Jurisdiction (ETJ) within one of the El Paso County Lower Valley Water District service Area. The El Paso County Lower Valley Water District receives wholesale water and wastewater service from the El Paso Water Utilities – Public Service Board (EPWU-PSB) in accordance with the El Paso County Lower Valley Water District wholesale contract and EPWU-PSB Rules and Regulations No. 11.

**CAD:**

No comments received.

**911:**

No comments received.

**El Paso Electric Company:**

No comments received.

**Socorro Independent School District:**

No comments received.

**Additional Requirements and General Comments:**

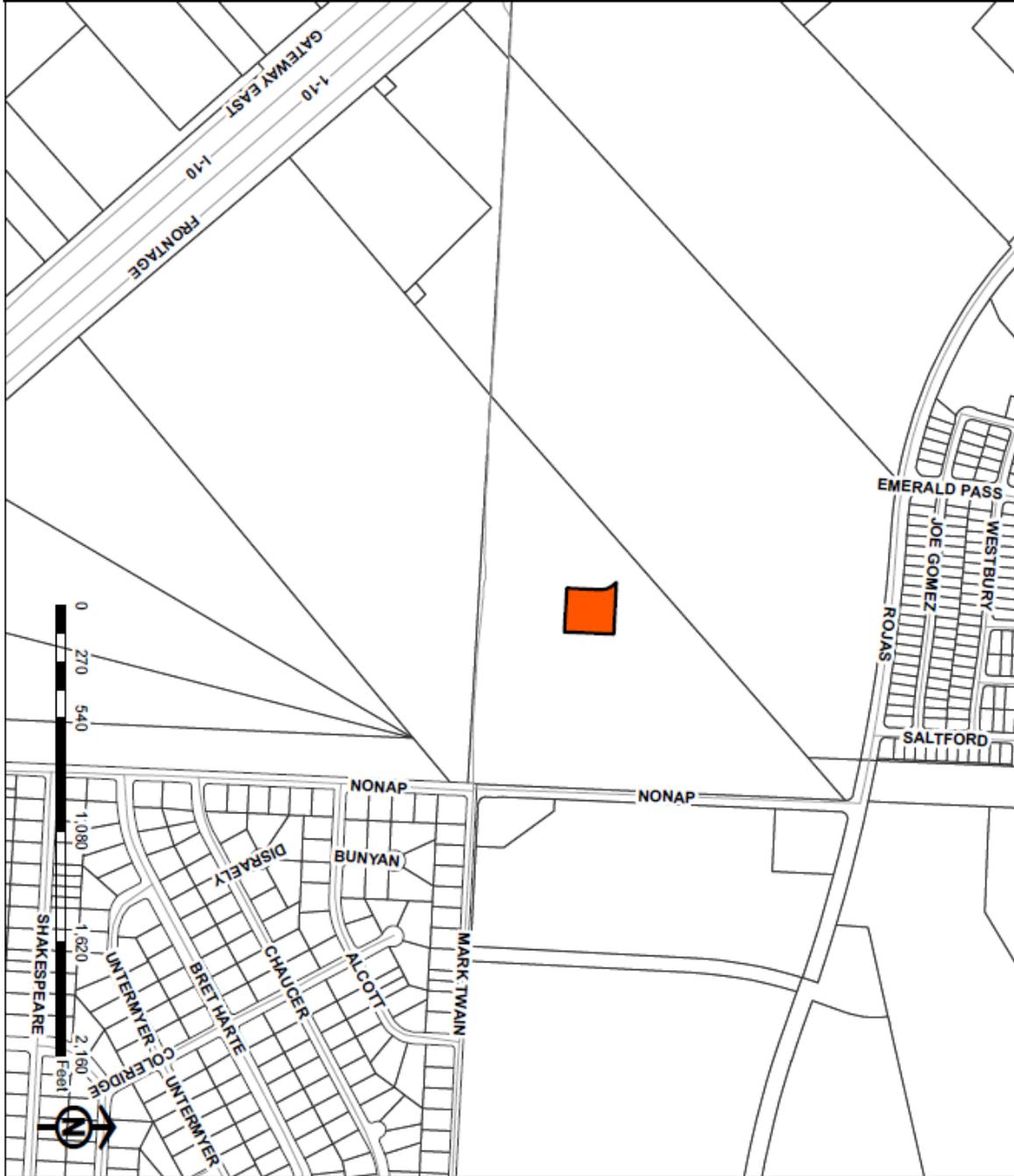
1. Submit to the Planning & Inspections Department – Planning Division the following prior to recording of the subdivision.
  - a. Current certified tax certificate(s)
  - b. Current proof of ownership
  - c. Release of access document, if applicable
  - d. Set of restrictive covenants, if applicable
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

**HORIZON HILLS ESTATES REPLAT B**



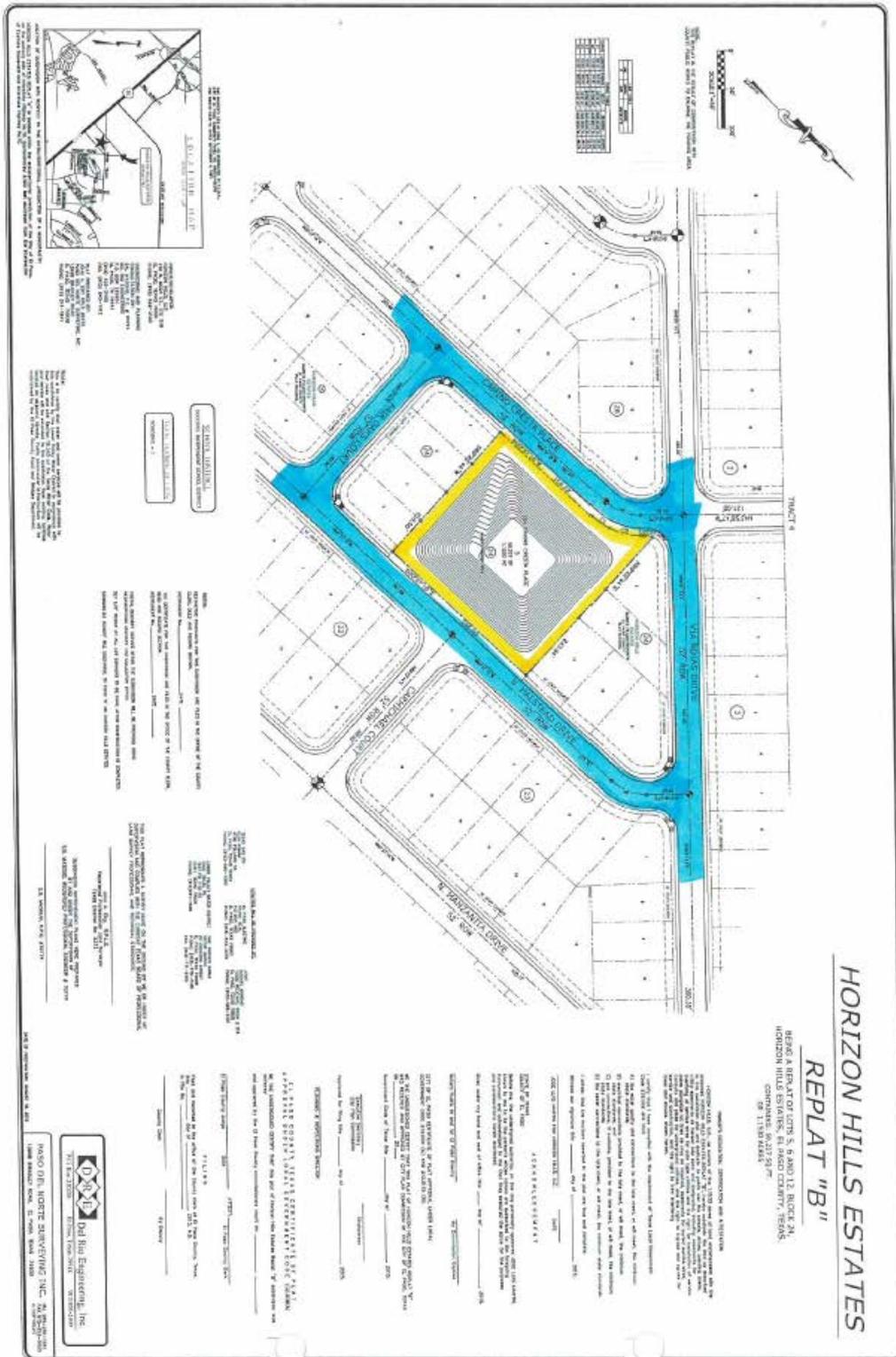
ATTACHMENT 2

**HORIZON HILLS ESTATES REPLAT B**





**ATTACHMENT 4**



**ATTACHMENT 5**



CITY PLAN COMMISSION APPLICATION FOR  
RESUBDIVISION COMBINATION SUBDIVISION APPROVAL

DATE: 8/26/15 FILE NO. SUSU15-00052  
SUBDIVISION NAME: Horizon Hills Estates Replat "B"

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)  
BEING A REPLAT OF BLOCK 24, LOTS 5, 6 AND 12, HORIZON HILLS ESTATES,  
EL PASO COUNTY, TEXAS.

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	<u>1.1530</u>	<u>1</u>
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____	_____	_____	_____
School	_____	_____	_____	_____	_____
Commercial	_____	_____	Total No. Sites	_____	<u>1</u>
Industrial	_____	_____	Total (Gross) Acreage	<u>1.1530</u>	_____

3. What is existing zoning of the above described property? n/a 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 \_\_\_\_\_

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)  
CENTRALIZED RETENTION POND

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 \_\_\_\_\_

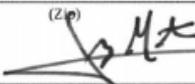
11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes \_\_\_\_\_ No

If yes, please submit a vested rights petition in accordance with 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 Horizon Hills, LLC 310 N. Mesa St. El Paso, TX 79901 915-532-3100  
 (Name & Address) (Zip) (Phone)
13. Developer Horizon Hills, LLC 310 N. Mesa St. El Paso, TX 79901 915-532-3100  
 (Name & Address) (Zip) (Phone)
14. Engineer Sal Masoud, PE Del Rio Engineering PO Box 220251 El Paso, TX 79913 915-833-2400  
 (Name & Address) (Zip) (Phone)

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

OWNER SIGNATURE:   
 REPRESENTATIVE: Jose L. Martin

**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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