



City of El Paso – City Plan Commission Staff Report

(Case will be postponed for an additional two weeks)

Case No: SUSU13-00089 – Sahara Subdivision Replat A
Application Type: Resubdivision Combination
CPC Hearing Date: October 31, 2013
Staff Planner: Nelson Ortiz, (915) 541-4931, ortiznx@elpasotexas.gov
Location: West of McCombs and South of Transmountain
Acreage: 1.7092 acres
Rep District: 4
Existing Use: Church / single-family
Existing Zoning: R-4 SP (Residential/ special permit)
Proposed Zoning: N/A
Nearest Park: Dolphin Park (0.39 mile)
Nearest School: Dolphin Terrace Elementary School (0.38 mile)
Park Fees Required: Pending
Impact Fee Area: N/A
Property Owner: Samuel & Juana Jacquez / North Union Congregation
Applicant: Samuel & Juana Jacquez / North Union Congregation
Representative: CAD Consulting Co.

SURROUNDING ZONING AND LAND USE

North: R-4 SP (Residential / special permit) / Single-family development
South: R-4 (Residential) / Single-family development
East: R-4 (Residential) / Single-family development
West: R-4 (Residential) / Single-family development

PLAN EL PASO DESIGNATION: G3 Post-War

APPLICATION DESCRIPTION

Currently being revised.

NEIGHBORHOOD INPUT

Notice of a Public Hearing was mailed to all property owners within 200 feet of the subject property and within the original subdivision on October 16, 2013. The Planning Division did receive two phone calls from residents asking for information about the project.

DEVELOPMENT COORDINATING COMMITTEE

Pending on revised submittal.

Planning Division Recommendation:

Pending on revised submittal.

City Development Department - Land Development

Pending

EPWU Stormwater Utility:

Pending

Parks and Recreation Department

Pending

El Paso Water Utilities

Pending

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

SAHARA SUBDIVISION REPLAT A



ATTACHMENT 2

SAHARA SUBDIVISION REPLAT A



ATTACHMENT 5



CITY PLAN COMMISSION APPLICATION FOR
RESUBDIVISION COMBINATION APPROVAL

DATE: 10/3/13 FILE NO. SUSU13-00089
SUBDIVISION NAME: SAHARA SUBDIVISION REPLAT A

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
LOTS 1, 2, 25, 26, 30, 31, 32 & 33 BLOCK 11
& A PORTIONS OF A 20 FT. ALLEY THEREOF
SAHARA SUBDIVISION

2. Property Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	_____	<u>2</u>	Office	_____	_____
Duplex	_____	_____	Street & Alley	_____	_____
Apartment	_____	_____	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____	<u>CHURCH</u>	_____	<u>1</u>
School	_____	_____	Total No. Sites	_____	<u>3</u>
Commercial	_____	_____	Total (Gross) Acreage	<u>1.7093</u>	_____
Industrial	_____	_____			

3. What is existing zoning of the above described property? RH-SP 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 n/a

6. What type of drainage is proposed? (If applicable, list more than one) n/a

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).

SAMUEL & JUANA JACQUEZ

12. Owner of record NORTH UNION CONGREGATION 598-8664
(Name & Address) (Zip) (Phone)
13. Developer _____
(Name & Address) (Zip) (Phone)
14. Engineer CAD CONSULTING CO. 633-6422
(Name & Address) (Zip) (Phone)

CASHIER'S VALIDATION
FEE: \$1,883.00

1147.98

OWNER SIGNATURE: Samuel Jacquez Juana Jacquez
REPRESENTATIVE: _____

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