



City of El Paso – City Plan Commission Staff Report

Case No: SUSU14-00108 Hinojos Subdivision
Application Type: Major Combination
CPC Hearing Date: December 4, 2014
Staff Planner: Alfredo Austin, 915-212-1604, austinaj@elpasotexas.gov
Location: North of Montana and East of Oshea
Acreage: 23.811 acres
Rep District: ETJ
Existing Use: Vacant
Existing Zoning: ETJ (Extraterritorial jurisdiction)
Proposed Zoning: ETJ (Extraterritorial jurisdiction)
Nearest School: Red Sand Head Start (.08 miles)
Nearest Park: Eastside Regional Park (5.15 miles)
Park Fees: N/A
Impact Fee Area: Not in Impact Fee Area
Property Owner: Texas Conrete & Asphalt, Inc
Applicant: Texas Conrete & Asphalt, Inc
Representative: Bashar Abugelyon

SURROUNDING ZONING AND LAND USE

North: ETJ (Residential development)

South: ETJ (Vacant)

East: ETJ (Vacant)

West: ETJ (Vacant)

THE PLAN FOR EL PASO DESIGNATION: G6, Rural Settlement (Remote)

APPLICATION DESCRIPTION

The applicant is proposing to subdivide 23.811 acres of land into 40 single-family lots. Access to the subdivision is proposed from Oshea Road, Los Reyes Street and Tamara Road. This development is being reviewed under the current subdivision ordinance.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends **Denial** of Hinojos Subdivision on a **Major Combination** basis subject to the following comments.

City Development Department-Planning Division:

Planning Staff recommends **Denial** of Hinojos Subdivision on a **Major Combination** basis.

1. Blocks 3 and 4 exceed the maximum allowable block face and perimeter.

2. Provide and identify cross-sections for all street within and abutting this subdivision.
3. Oshea Road is classified as a Minor Arterial on the City's Major Thoroughfare Plan. Refer to the DSC for approved cross-sections.
4. Sidewalks and landscape shall be provided and identified on cross-sections.
5. City records indicate the easternmost abutting thoroughfare is named Century Drive not Tamara Road.
6. Temporary breakaway guard posts with retro-reflective end of road markers or Type III barricades shall be placed at dead ends.
7. Include lot addressing on final plat.
8. Update certification and acknowledgement statements to "2014".
9. Include date of plat preparation on both preliminary and final plats.
10. Application indicates the property owner as Texas Concrete & Asphalt Inc. The dedication statement and owner information on the plat lists the property owner as Hector Hinojos. Please clarify.

City Development Department-Land Development:

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

The Developer/Engineer shall address the following comments.

1. The subdivision shall be tied by bearing and distance to either a section corner, a survey line, a grant line, or other known and accepted survey points this tie shall be delineated on the plat. Provide location of proposed City monuments.
2. Provide cross section of proposed streets within the subdivision and include paving width, R.O.W. widths, and street classification.
3. Clarify subdivision limits and delineate subdivision boundary with bold lines.
4. Location map needs to be to the scale noted and with street names clearly labeled.
5. Provide sidewalks and header curbs on typical street cross sections.
6. Provide Final Engineering report notes for subdivision.
7. Provide complete notes for Water and Sewage Facilities, and Drainage Report for E.T.J. requirements in English and Spanish.

Parks and Recreation Department:

We have reviewed **Hinojos Subdivision**, a major combination plat map and offer Engineer / Consultant the following comments:

Please note that this is a Residential subdivision composed of **40 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 is excluded from the calculation for "Parkland Dedication" as it is not identified in the official map as described per ordinance Title 19 – Subdivision & Development Plats, **Chapter 19.20 - Parks & Open Space**.

El Paso Water Utilities:

1. Modify plat note #2 to reflect the East Montana Water System as the water service provider on plat and preliminary plat pages and modify the acres on the Owner's dedication statement.

2. Water service to the general 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.

Water:

3. There is an existing 6-inch diameter water main extending along Vechot Road that is available for service, the water main is located approximately 10-ft south from the center line of the right-of-way.

4. There is an existing 12-inch diameter water main extending along Oshea Road that is available for service, the water main is located approximately 30-ft east from the center line of the right-of-way.

5. Water service to subject property requires the extension of a water distribution main along the proposed Hinojos Road from the existing main that extends along Oshea Drive. Due to the length of the proposed Hinojos Road, approximately 2,600 ft and the possibility of water pressure loss, a water main extension is required from an existing water main along Montana Avenue to the subdivision and also connecting to the existing water main located along Vechot Road at Los Reyes.

6. The water main extensions will be designed by EPWU and a design fee of 6% of the estimated construction cost will be due from the developer. The water main shall be constructed by the developer under the inspection of the County of El Paso's Road and Bridges Department and the EPWU. A development agreement between the developer and the County of El Paso will have to be executed prior to commencing construction of the water main. After the developer has constructed the main the County will issue final acceptance of the project and will take ownership of the main for operation and maintenance.

Sewer:

7. There are no public sanitary sewer mains fronting the subject property along Vechot Road and Oshea Road. A License of Approval for an on-site sewage disposal system, issued by the OSSF (On-Site Sewage Facility) Program of El Paso County, is required at the time of application for any water service.

General:

8. EPWU requires a new service application to provide service 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.

El Paso Fire Department:

No comments received.

911:

The above is a proposed subdivision in the county. It appears to be parcels X60600002101090 and X60600002101100. The proposed addressing does not follow the currently existing surrounding addressing. The addresses proposed are in the 800 block range. The surrounding addressing is in the 14900 to 15000 range. Please revise accordingly.

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
 - e. Deed for property to be dedicated as parkland.
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

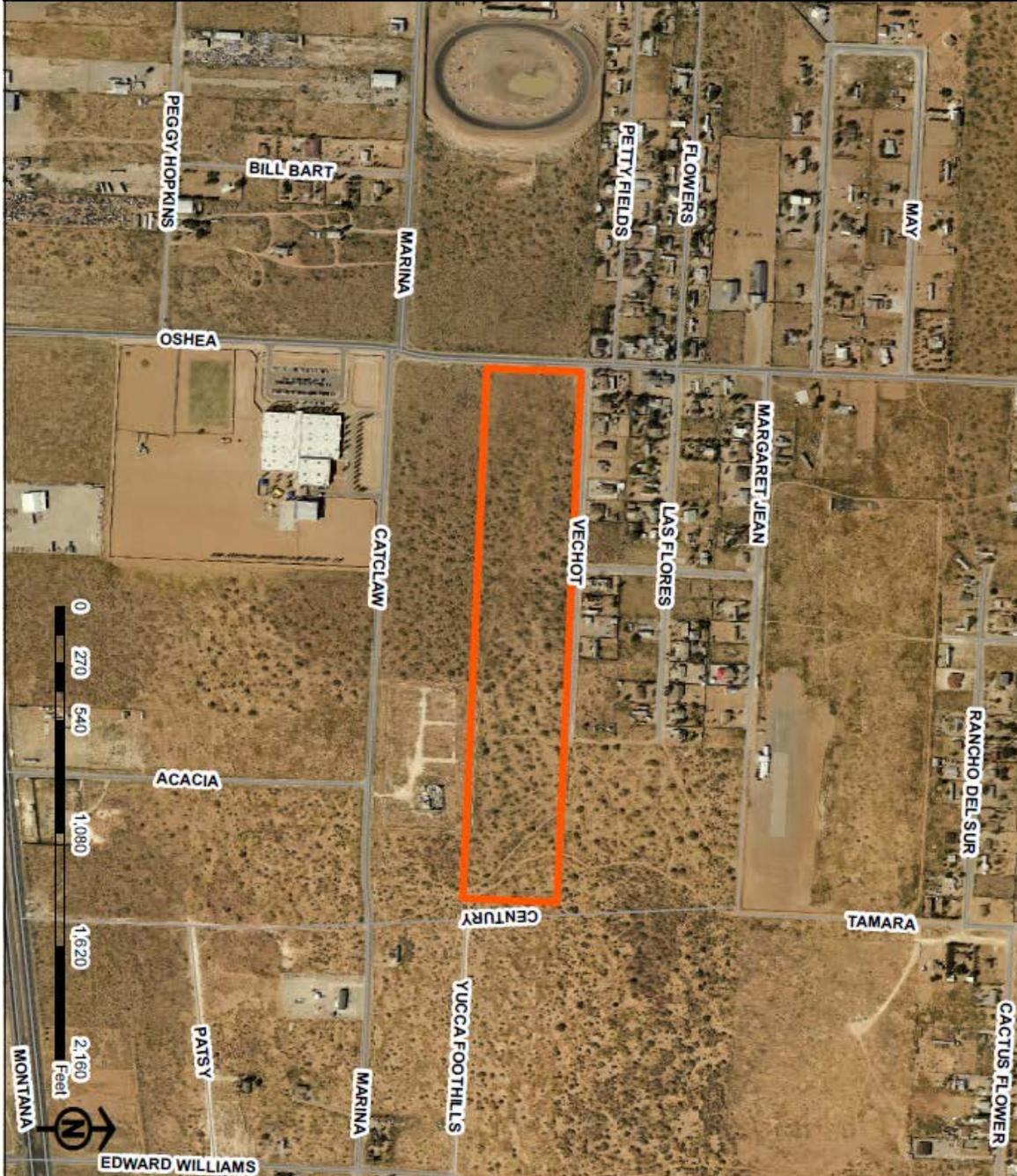
1. Location map
2. Aerial map
3. Preliminary plat
4. Final plat
5. Application

ATTACHMENT 1

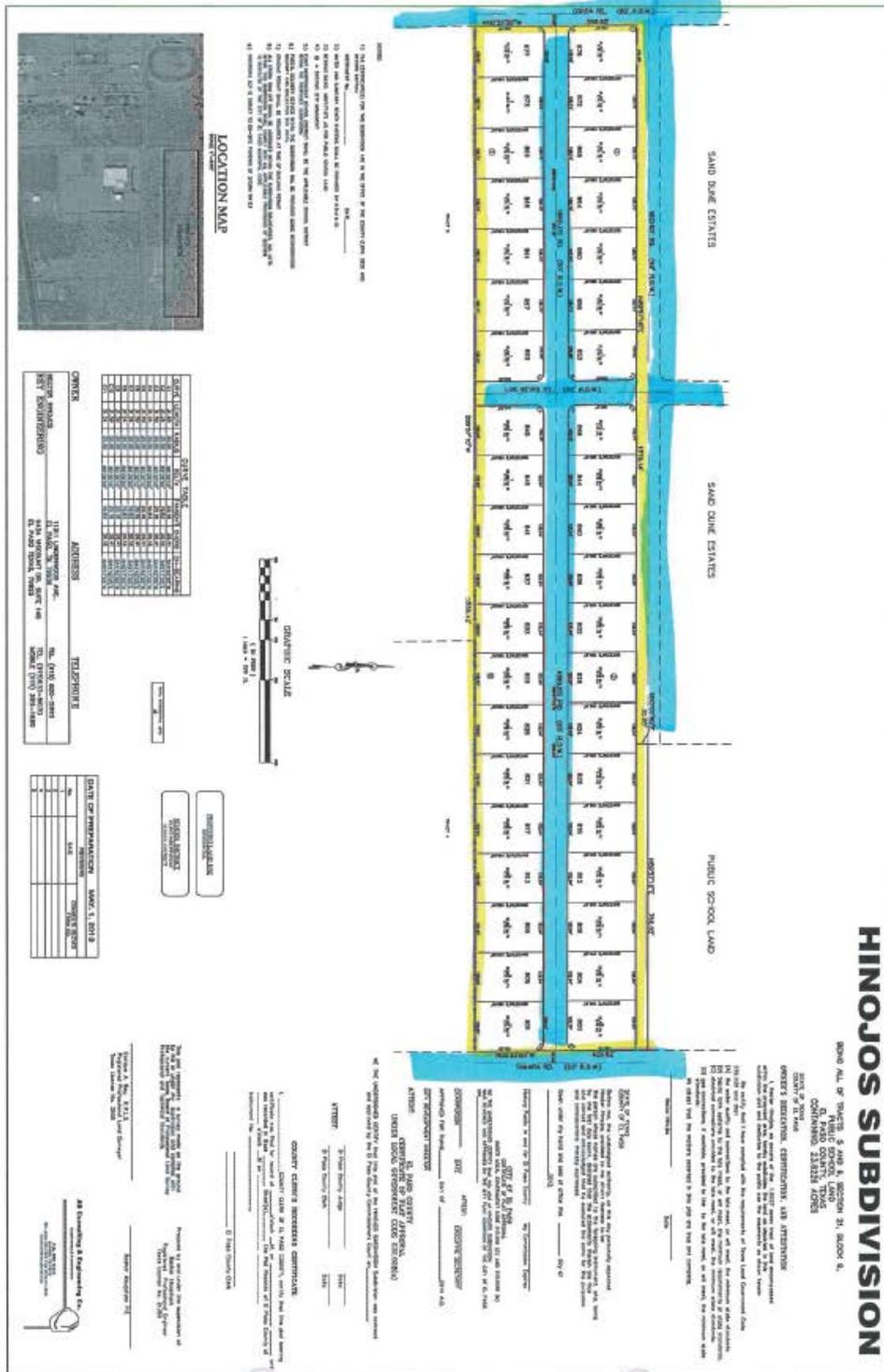


ATTACHMENT 2

Hinojos Subdivision



ATTACHMENT 4



ATTACHMENT 5



CITY PLAN COMMISSION APPLICATION FOR
MAJOR COMBINATION SUBDIVISION APPROVAL

DATE: 11-3-14 FILE NO. SUSU14-00108

SUBDIVISION NAME: Hinogas Subdivision

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
Being All of Tracts 5, and 6 Section 21 Block 6
PUBLIC SCHOOL LAND, EL PASO County Ta 23.8226
Ac

2. Property Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	<u>22.821</u>	<u>40</u>	Office	_____	_____
Duplex	_____	_____	Street & Alley	_____	_____
Apartment	_____	_____	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____	_____	_____	_____
School	_____	_____	Total No. Sites	_____	_____
Commercial	_____	_____	Total (Gross) Acreage	_____	_____
Industrial	_____	_____			

3. What is existing zoning of the above described property? None Proposed zoning? None

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 Ponding

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: None

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) 541-4024

12. Owner of record Texas Concrete & Asphalt, Inc 79928 851-2345
(Name & Address) (Zip) (Phone)
13. Developer Texas Concrete & Asphalt, Inc 79928 851-2345
(Name & Address) (Zip) (Phone)
14. Engineer Bashar Abugalyon 79912 383-1502
(Name & Address) (Zip) (Phone)

Refer to Schedule C for
current fee.

OWNER SIGNATURE: [Signature]
 REPRESENTATIVE: BASHAR ABUGALYON

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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