



City of El Paso – City Plan Commission Staff Report

Case No: SUSU14-00016 Homestead Meadows South Unit Two
Replat G

Application Type: Resubdivision Combination

CPC Hearing Date: March 27, 2014

Staff Planner: Alejandro Palma, (915) 212-1607, palmaaj@elpasotexas.gov

Location: South of Montana and East of Buntline

Acreage: 5.0112 Acres

Rep District: ETJ

Existing Use: Vacant/ Residential

Existing Zoning: N/A

Proposed Zoning: N/A

Nearest Park: Tierra Del Este # 60 (.029 miles)

Nearest School: Montana Vista Elementary (.47 miles)

Park Fees Required: \$10,960.00

Impact Fee Area: \$2,390.00

Property Owner: Juan & Luz Hernandez

Applicant: CAD Consulting

Representative: CAD Consulting

SURROUNDING ZONING AND LAND USE

North: ETJ / Vacant
South: ETJ/ Single Family Residential
East: ETJ/ Single Family Residential
West: ETJ/ Vacant

PLAN EL PASO DESIGNATION: O6, Potential Annexation

APPLICATION DESCRIPTION

The applicant proposes to replat 5.0112 acres of land in order to create eight single-family lots. Primary access to the subdivision is proposed from Buntline Drive and Buffalo Bill Drive. This application is being reviewed under the current subdivision code.

The applicant is requesting the following waiver:

- *Roadway improvements as per section 19.10.050 of the current code.*

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends **approval** of the waiver of improvements, and **approval** of Homestead Meadows South Unit Two Replat G on a Resubdivision basis, subject to the following comments.

Planning Division Recommendation:

Approval. Please address the following:

1. Remove "major arterial" from both cross-sections on preliminary plat; ROW's are local residential.

City Development Department - Land Development

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

The Developer/Engineer shall address the following comments.

1. Sidewalks are incorrectly shown elevated above finished grade on typical street cross sections A-A & B-B. Illustrate five foot sidewalk top surface at grade sloping toward front of lots away from street crown.

Parks and Recreation Department

We have reviewed **Homestead Meadows South Unit 2 Replat "G"**, a resubdivision combination plat map and offer Developer / Engineer the following comments:

Please note that this subdivision is located with-in the City of El Paso Extra Territorial Jurisdiction (ETJ) area and within the **South Montana** area of potential annexation by the City, thus subject to the "Parkland/fees" calculation for Parks & Open Space ordinance Title 19 Subdivision & Development Plats, **Chapter 19.20** as noted below.

Section 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 Development Services Department.

Also, please note that subdivisions within the ETJ do not have a zoning district designation, however, per **Plat Notes & Restrictions** applicant is proposing Eight (8) Single-family dwelling residential lots; park fees will be assessed based on this restriction however, applicant shall provide covenants restricting the number of dwelling units to one per residential lot.

Based on the following calculations, Applicant shall be required to pay "park fees" in the amount of **\$10,960.00**

8 lots restricted to one Single-family dwelling unit per lot @ \$1,370.00 / dwelling = **\$10,960.00**

Please allocate generated funds under Park Zone **E-12:**

Nearest park is with-in adjacent zone E-9: **Tim Foster Park** & **Tierra Del Este Unit 50-A & B Parks**

El Paso Water Utilities

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

1. EPWU-PSB does not object to this request.
2. The subject property is located within the City of El Paso Eastside Impact Fee Service Area. Impact fees will be assessed at the time of Replat and collected after the El Paso Water Utilities receives an application for water and/or sanitary sewer services.
3. Water connection and installation fees are due to EPWU prior to the installation of any water meter. The estimated cost for the installation of a ¾-inch water meter is approximately \$2,390. (Additional charges will be due if street repaving is required)
4. Please keep in mind that the estimates provided are preliminary in nature and may vary depending on actual field conditions. An application for service shall be completed and submitted to EPWU to provide more accurate cost estimates

EPWU-PSB Comments

Water:

5. There is an existing 6-inch diameter water main that extends along Buntline Dr. located approximately 15 feet east of the street centerline. This main is available for service.
6. There is an existing 6-inch diameter water main that extends along Buffalo Bill Dr. located approximately 20 feet north of the street centerline. This main is available for service.
7. EPWU records indicate an existing ¾-inch sanitary service connection serving the subject property. The address for the service is 14601 Buffalo Bill Dr. (Lot 1)

Sanitary Sewer:

8. There are no public sanitary sewer mains fronting the subject property along Buntline Dr. and Buffalo Bill Dr. 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:

9. EPWU requires a new service application to provide services to the property. New service applications are available at 1154 Hawkins, 3rd Floor. The following items are required at the time of application: (1) hard copy of subdivision plat; (2) finalized set of street improvement plans, including storm sewer; (3) digital copy of subdivision plat; (4) benchmark check; and (5) construction schedule. Service will be provided in accordance with the current EPWU – PSB Rules and Regulations. The owner 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.

Sun Metro

Sun Metro recommends the placement of sidewalks and ADA compliant improvements throughout the development to City standards to provide pedestrian accessibility to mass transit services.

911

The EL PASO COUNTY 911 DISTRICT requests that lot 4 be consistent in range as that with lot 5. 14599 is actually the range for the street segment west of BUNTLINE DRIVE. The segment range in the area for this plat is in the 24601- 14631 range.

El Paso Fire Department

No comments received.

El Paso Electric Company

No comments received.

Texas Gas Company

No comments received.

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
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

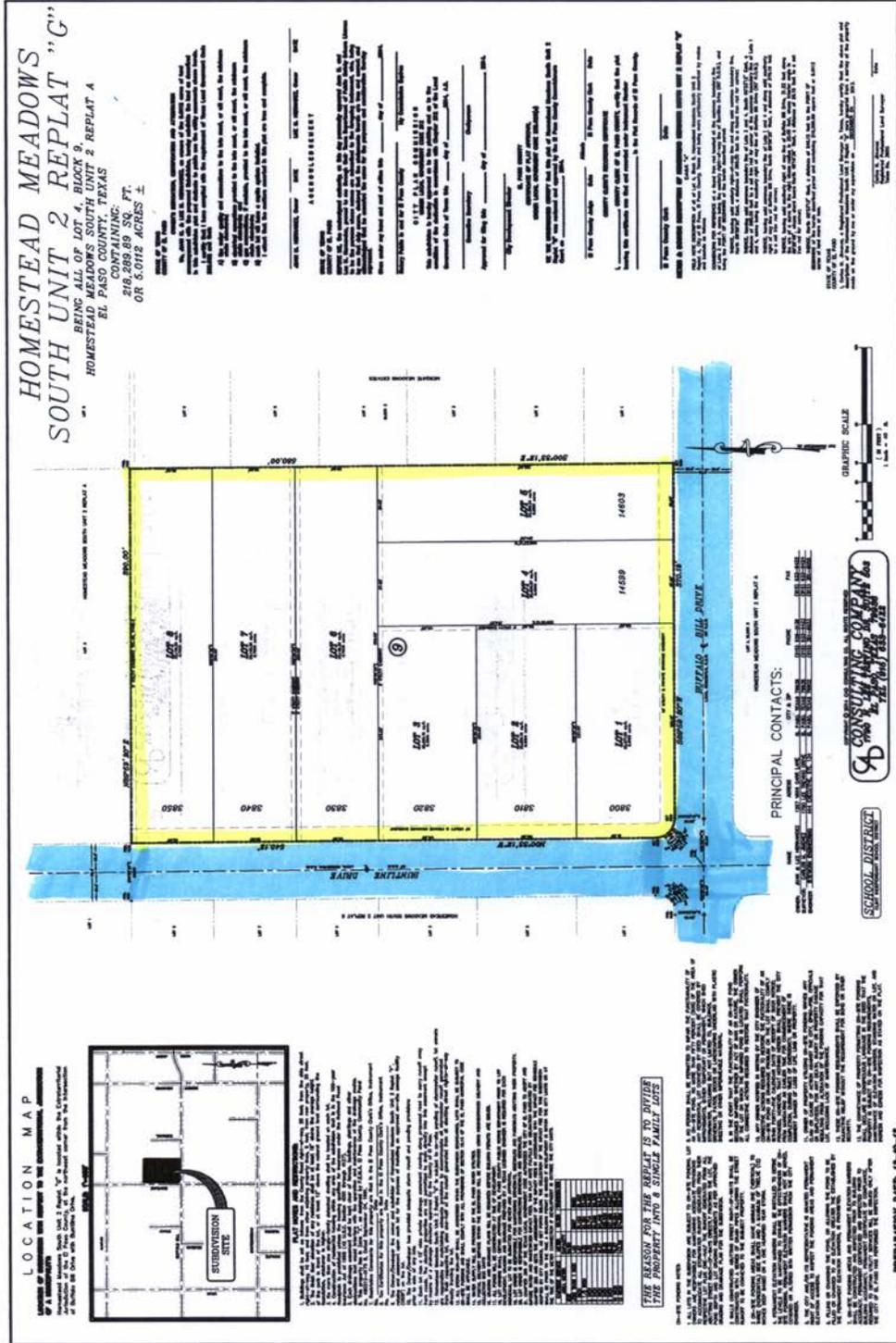
1. Location map
2. Aerial map
3. Preliminary plat
4. Final plat
5. Waiver Request
6. Application

ATTACHMENT 1

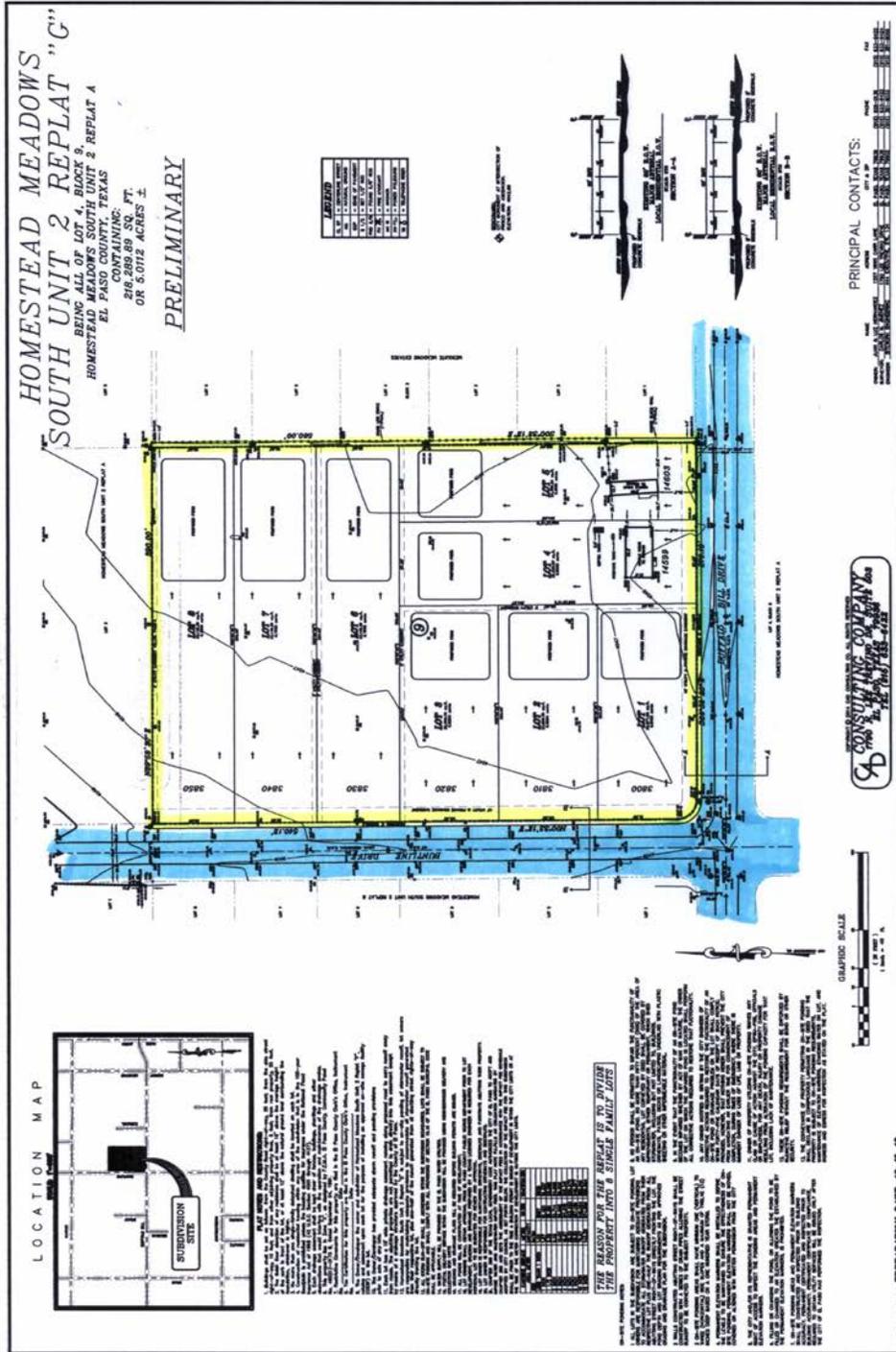
Homestead Meadows South Unit Two Replat G



ATTACHMENT 3



ATTACHMENT 4



ATTACHMENT 5



February 25, 2014

To: City of El Paso Development Services Department
Att: Raul Garcia

This is a request for a waiver for Homestead Meadows South Unit 2 Replat "G" on the request from the City of El Paso R.O.W. improvements including sidewalks. This is because there are no existing curb or sidewalks around this area.

If you have any questions, please call me at 633-6422.

Thank You

Enrique Ayala

Office: 915-633-6422

1790 N. Lee Treviño Ste. 503 El Paso, Texas 79936

Fax 915-633-6424

ATTACHMENT 6



CITY PLAN COMMISSION APPLICATION FOR
RESUBDIVISION COMBINATION SUBDIVISION APPROVAL

DATE: _____ FILE NO. SUSU14-00016
 SUBDIVISION NAME: HOMESTEAD MEADOWS SOUTH UNIT 2 REPLAT 6

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
LOT 4 BLOCK 9
HOMESTEAD MEADOWS SOUTH UNIT 2 REPLAT A

2. Property Land Uses:

	<u>ACRES</u>	<u>SITES</u>		<u>ACRES</u>	<u>SITES</u>
Single-family	<u>5.0112</u>	<u>8</u>	Office	_____	_____
Duplex	_____	_____	Street & Alley	_____	_____
Apartment	_____	_____	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____	_____	_____	_____
School	_____	_____	_____	_____	_____
Commercial	_____	_____	Total No. Sites	_____	<u>8</u>
Industrial	_____	_____	Total (Gross) Acreage	<u>5.0112</u>	_____

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 _____

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: _____

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 1 (General Provisions) Chapter 1.04 - Vested Rights

12. Owner of record JUAN M. HERNANDEZ / LUZ M. HERNANDEZ 929-0136
(Name & Address) (Zip) (Phone)

13. Developer _____
(Name & Address) (Zip) (Phone)

14. Engineer CAO CONSULTING CO. 633-6428
(Name & Address) (Zip) (Phone)

Refer to Schedule C for
current fee.

OWNER SIGNATURE:

LUZ HERNANDEZ
Juan Hernandez

REPRESENTATIVE:

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