



City of El Paso – City Plan Commission Staff Report

Case No: SUSU12-00002 Homestead Meadows South Unit Two Replat
“D”

Application Type: Resubdivision Combination

CPC Hearing Date: April 19, 2012

Staff Planner: Nathaniel Baker, (915) 541-4192, bakernt@elpasotexas.gov

Location: East of Krag Street and North of Connolly Drive

Acreage: 5.0116 acres

Rep District: ETJ

Existing Use: Vacant

Existing Zoning: ETJ

Proposed Zoning: ETJ

Nearest Park: Eastside Regional Park (4.88 miles)

Nearest School: Montana Vista Elementary School (0.95 miles)

Park Fees Required: ~~\$8,320~~ \$6,580

Impact Fee Area: Eastside Impact Fee Area

Property Owner: Rodolfo Perez Jr.

Applicant: Rodolfo Perez Jr.

Representative: CAD Consulting

SURROUNDING ZONING AND LAND USE

North: ETJ / Vacant
South: ETJ / Single family homes
East: ETJ / Vacant
West: ETJ / Single family homes

THE PLAN FOR EL PASO DESIGNATION: Potential Annexation.

APPLICATION DESCRIPTION

The applicant proposes to resubdivide 5.01 acres of land for commercial and residential development. The applicant proposes ~~four~~ **six** commercial lots ranging between 0.5 and 0.76 acres and ~~four~~ **two** residential lots at 0.58 acres each. Access for all ~~four~~ **six** commercial lots is proposed from Krag Street. Access for the two residential lots is proposed from Connolly Drive.

DEVELOPMENT COORDINATING COMMITTEE

Applicant has requested the following exceptions:

-Under Section 19.10.050.A.1, “Fifty per cent of the lots within a quarter mile of the proposed

development have already been developed, and the existing street improvements are in character with the neighborhood and have the capacity to handle the increase in traffic to be generated by the proposed development, and the written concurrence from the County of El Paso has been received.”

The Development Coordinating Committee recommends approval of granting the exception for roadway improvements to Krag and Connoly, but does not recommend granting the exception to the requirement for sidewalks. The property exceeds five acres and comprises eight lots with approximately 900 feet of frontage. Sidewalks will provide pedestrian safety in the area, and already exist on the north side of this block.

~~Under Section 19.15.060.F, Where a subdivision abuts or contains an existing or proposed arterial street, the city manager or designee may require that single family lots shall not directly access an existing or proposed arterial and no residential lot frontage, other than the side of the lot with no access, shall be allowed on arterial streets, except where the proposed subdivision meets one or more of the following criteria as determined by the city plan commission: Where residential lot frontage is provided from an arterial street on an adjoining property, and the city plan commission determines that a public benefit would result from permitting the proposed development to be similarly designed; The DCC does not recommend granting this exception.~~

The DCC would recommend approval of Homestead Meadows South Unit Two Replat “D” on a Resubdivision Combination basis only if the applicant provides sidewalks ~~and does not have single family residential lots accessing the arterial (Krag).~~

Planning Division Recommendation

Applicant has requested the following exceptions:

-Under Section 19.10.050.A.1, “Fifty per cent of the lots within a quarter mile of the proposed development have already been developed, and the existing street improvements are in character with the neighborhood and have the capacity to handle the increase in traffic to be generated by the proposed development, and the written concurrence from the County of El Paso has been received.”

Planning recommends approval of granting the exception for roadway improvements to Krag and Connoly, but does not recommend granting the exception to the requirement for sidewalks. The property exceeds five acres and comprises eight lots with approximately 900 feet of frontage. Sidewalks will provide pedestrian safety in the area, and already exist on the north side of this block.

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Planning would recommend approval of the subdivision only if the applicant provides sidewalks and does not have single family residential lots accessing the arterial (Krag).

Engineering & Construction Management - Land Development

We have reviewed subject plan recommend **Approval**; Developer/Engineer needs to address the following comments:

DCC Comments:

1. Clarify Location Map Scale.
2. Provide a note on the face of the plat indicating that postal delivery service within the subdivision will be provided using neighborhood delivery and collection box units.
3. The City Engineer has reviewed the applicant's request per section 19.11.05 (Construction of Improvements in the ETJ) for waiver of the pavement, curb and gutter improvements or cash escrow in lieu of improvements and recommends approval of the waiver, based on the following information:
 - a) The Subdivision Coordinator for the County has submitted a letter in support of the applicant's request for waiver. The construction of a section of additional roadway with curb and gutter would not match up with the existing roadway.
 - b) The property, while it is in an area prioritized for annexation occurs, roadway improvements are unlikely to occur within the 10 year time frame specified in the code.

The Subdivision is within Flood Zone X-“Areas determined to be outside 500-year floodplain” – Panel # 480212 0175B, dated September 4, 1991.

EPDOT

1. Sidewalks adjacent to the property line shall be required along Krag Street and Connolly Drive as per Section 19.23 (Sidewalks). There are existing sidewalks within the area, and the proposed development is five acres in size. The sidewalks are to provide for safe pedestrian access to the nearby school.
2. No objections to the request to waive the proportionate share of roadway improvements (pavement) to Krag Street.
3. Cross sections for both streets shall be revised to reflect the installation of sidewalks.
- 4.
5. Notes:
6. Access and improvements to Krag and Connolly shall be coordinated and approved by El Paso County Roads and Bridges.
7. All existing and/or proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) within public rights-of-way shall follow the City of El Paso Design Standards for construction and be ADA/TAS compliant.

Parks and Recreation Department

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 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, applicant has submitted covenants restricting the use for Lots 1, & 2 Block 1 to a single-family dwelling unit per lot and Lots 3, 4, 5, 6, 7, and 8, Block 1 to general commercial use; "Park fees" will be assessed based on these two restrictions for a total amount of **\$6,580.00** based on the following calculations:

"Park Fees" calculated as follows:

2 lots restricted to one Single-family dwelling unit per lot @ \$1,370.00 / dwelling = **\$2,740.00**

Commercial acreage 3.84 (rounded to two decimals) @ \$1,000.00 per acre = **\$3,840.00**

Total "Park Fess" = \$6,580.00

Please allocate funds under Park Zone **E-9**:

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

If density/acreage is increased/decreased or the property zoning/use changes, then fees will be re-assessed based on applicable conditions.

El Paso Water Utilities

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

1. Revise plat note No. 1 to reflect that only water supply will be provided by El Paso Water Utilities.

2. Make the following changes on the Final Engineering Report Page:

- Replace Homestead Municipal Utility District with El Paso Water Utilities every time it appears on the text.

- Replace registered plumber/contractor with El Paso Water Utilities.

- Contact El Paso Water Utilities New Installation Department to obtain updated meter connection costs to be reflected on the Engineering Report.

- Revise proposed date for water connections to be installed.

3. 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 sanitary sewer services.

Water

4. There is an existing 6-inch diameter water main along Connolly Drive. Also, there is an existing 6-inch diameter water main along Krag Street.

Sanitary Sewer

5. There are no public sanitary sewer mains fronting the subject property along Desert Meadows Drive or Mark Jason Drive. 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 additional water service.

General:

6. Application for water services should be made 6 to 8 weeks prior to construction to ensure water for construction work. New service applications are available at 1154 Hawkins, 3rd Floor. 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 lines and appurtenances.

EPWU Stormwater Division

No comments received.

Sun Metro

No comments received.

El Paso Fire Department

No comments received.

911

No comments received.

Central Appraisal District

No comments received.

El Paso Electric Company

No comments received.

Texas Gas Company

No comments received.

Ysleta Independent School District

No comments received.

Additional Requirements and General Comments:

1. Submit to the Planning & Economic 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



ATTACHMENT 2



ATTACHMENT 5



CITY PLAN COMMISSION APPLICATION FOR
RESUBDIVISION COMBINATION APPROVAL

DATE: _____ FILE NO. SUSU12-00002
 SUBDIVISION NAME: HOMESTEAD MEADOWS SOUTH UNIT 2 REPLAT 0

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
LOT 5 BLOCK 6
HOMESTEAD MEADOWS SOUTH UNIT 2
REPLAT A

2. Property Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	<u>2.1754</u>	<u>4</u>	Office	_____	_____
Duplex	_____	_____	Street & Alley	_____	_____
Apartment	_____	_____	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____	_____	_____	_____
School	_____	_____	Total No. Sites	_____	<u>8</u>
Commercial	<u>2.8382</u>	<u>4</u>	Total (Gross) Acreage	_____	<u>5.0136</u>
Industrial	_____	_____			



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 Section 19.47- Vested Rights (See Attached).

12. Owner of record _____ RODOLFO PENEZ JR. 594-3851
(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: \$1,083.00

OWNER SIGNATURE: Rodolfo Penez Jr.
REPRESENTATIVE: [Signature]

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