



City of El Paso – City Plan Commission Staff Report

Case No: SUSU14-00083 Homestead Meadows Unit 3 Replat B
Application Type: Resubdivision Combination
CPC Hearing Date: September 11, 2014
Staff Planner: Alfredo Austin, 915-212-1604, austinaj@elpasotexas.gov
Location: West of Krag and South of Bradley
Acreage: 5.0428 acres
Rep District: ETJ
Existing Use: Vacant
Existing Zoning: ETJ
Proposed Zoning: ETJ
Nearest School: Red Sands Head Start (2.65 miles)
Nearest Park: Tres Suenos #11 park (4.34 miles)
Park Fees: N/A
Impact Fee Area: This property is not located in an Impact Fee Service Area.
Property Owner: Mario Garcia
Applicant: Mario Garcia
Representative: SER Group

SURROUNDING ZONING AND LAND USE

North: ETJ/Vacant
South: ETJ/Residential development
East: ETJ/Residential development
West: ETJ/Vacant

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

APPLICATION DESCRIPTION

The applicant is proposing to replat 5.0428 acres of land into 10 single family residential lots. Access to the subdivision is proposed from Krag Street and Simpson Road. This development is being reviewed under the current subdivision ordinance.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends (**recommendation pending**) Homestead Meadows Unit 3 Replat B on a Resubdivision Combination basis.

City Development Department-Planning Division:

Staff's recommends (**recommendation pending**) of Homestead Meadows Unit 3 Replat B on a

Resubdivision Combination basis.

City Development Department-Land Development:

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

Parks and Recreation Department:

No comments received.

El Paso Water Utilities:

No comments received.

911:

No comments received.

Sun Metro:

No comments received.

El Paso Electric Company:

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. Application

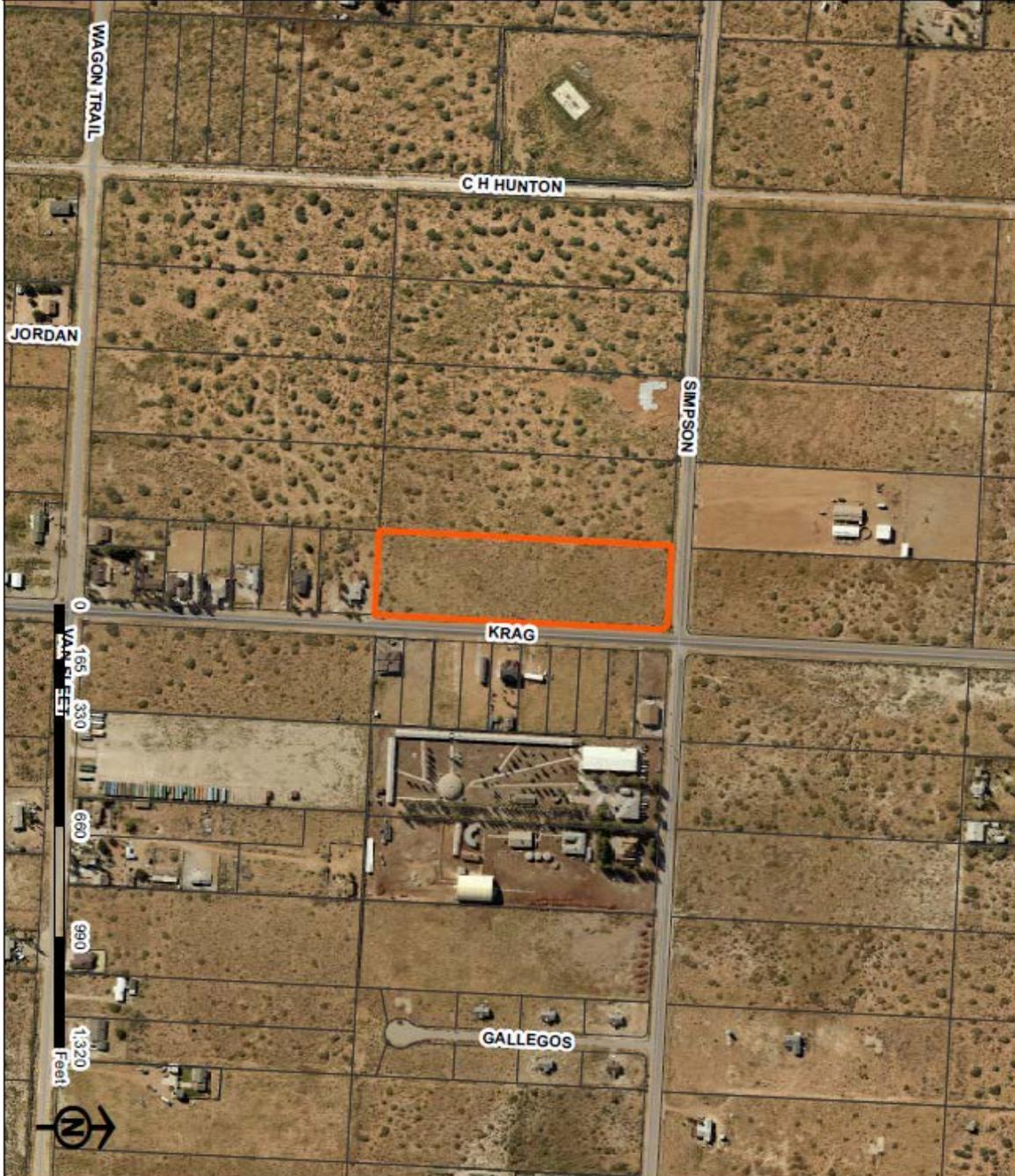
ATTACHMENT 1

Homestead Meadows Unit 3 Replat B



ATTACHMENT 2

Homestead Meadows Unit 3 Replat B



ATTACHMENT 4

NOTES:

1. THIS IS A REPLAT OF LOT 1, BLOCK 23, HOMESTEAD MEADOWS UNIT 3, AN ADDITION TO THE COUNTY OF EL PASO, TEXAS, CONTAINING 50.4228 ACRES.
2. THE REPLAT IS BEING MADE FOR THE PURPOSE OF SUBDIVIDING THE SAID LOT INTO 10 LOTS, EACH BEING APPROXIMATELY 5.04228 ACRES.
3. THE REPLAT IS BEING MADE IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 205, SUBCHAPTER A, OF THE TEXAS LAND TITLE ACT.
4. THE REPLAT IS BEING MADE FOR THE PURPOSE OF SELLING THE SAID LOTS TO THE PUBLIC.
5. THE REPLAT IS BEING MADE FOR THE PURPOSE OF DEVELOPING THE SAID LOTS FOR RESIDENTIAL USE.
6. THE REPLAT IS BEING MADE FOR THE PURPOSE OF IMPROVING THE SAID LOTS FOR RESIDENTIAL USE.
7. THE REPLAT IS BEING MADE FOR THE PURPOSE OF PROVIDING FOR THE BEST INTERESTS OF THE PUBLIC.
8. THE REPLAT IS BEING MADE FOR THE PURPOSE OF PROVIDING FOR THE BEST INTERESTS OF THE PUBLIC.
9. THE REPLAT IS BEING MADE FOR THE PURPOSE OF PROVIDING FOR THE BEST INTERESTS OF THE PUBLIC.
10. THE REPLAT IS BEING MADE FOR THE PURPOSE OF PROVIDING FOR THE BEST INTERESTS OF THE PUBLIC.

PLAT NOTES AND RESTRICTIONS:

1. THE REPLAT IS BEING MADE FOR THE PURPOSE OF SUBDIVIDING THE SAID LOT INTO 10 LOTS, EACH BEING APPROXIMATELY 5.04228 ACRES.

2. THE REPLAT IS BEING MADE IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 205, SUBCHAPTER A, OF THE TEXAS LAND TITLE ACT.

3. THE REPLAT IS BEING MADE FOR THE PURPOSE OF SELLING THE SAID LOTS TO THE PUBLIC.

4. THE REPLAT IS BEING MADE FOR THE PURPOSE OF DEVELOPING THE SAID LOTS FOR RESIDENTIAL USE.

5. THE REPLAT IS BEING MADE FOR THE PURPOSE OF IMPROVING THE SAID LOTS FOR RESIDENTIAL USE.

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LOCATION MAP

GENERAL NOTES:

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DESIGNER:

SER

CONCRETE & CIVIL ENGINEERS

1100 WEST 19TH STREET, SUITE 100

IRVING, TEXAS 75039

REGISTERED PROFESSIONAL ENGINEER

NO. 11000

STATE OF TEXAS

EXPIRES 09/01/2014

BARBICAN & ASSOCIATES INC.

REGISTERED PROFESSIONAL ENGINEER

NO. 11000

STATE OF TEXAS

EXPIRES 09/01/2014

GRAPHIC SCALE

1" = 500'

OWNER: JAMES L. BROWN & SONS, L.P.

1100 WEST 19TH STREET, SUITE 100

IRVING, TEXAS 75039

DATE: 08/28/2014

PROJECT: LOT 1, BLOCK 23, HOMESTEAD MEADOWS UNIT 3, AN ADDITION TO THE COUNTY OF EL PASO, TEXAS

SCALE: AS SHOWN

APPROVED FOR THE CITY:

CITY CLERK

APPROVED FOR THE STATE:

REGISTERED PROFESSIONAL ENGINEER

APPROVED FOR THE COUNTY:

COUNTY CLERK

APPROVED FOR THE STATE:

REGISTERED PROFESSIONAL ENGINEER

APPROVED FOR THE CITY:

CITY CLERK

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REGISTERED PROFESSIONAL ENGINEER

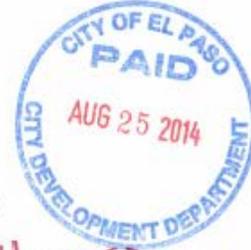
APPROVED FOR THE COUNTY:

COUNTY CLERK

APPROVED FOR THE STATE:

REGISTERED PROFESSIONAL ENGINEER

ATTACHMENT 5



CITY PLAN COMMISSION APPLICATION FOR
MAJOR COMBINATION SUBDIVISION APPROVAL

DATE: 8/22/14 FILE NO. SUSU14-00083
 SUBDIVISION NAME: HOMESTEAD MEADOWS UNIT 3 REPEAT "B"

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
LOT 1, BLOCK 23, HOMESTEAD MEADOWS UNIT 3, AN ADDITION TO
THE COUNTY OF EL PASO, TX.

2. Property Land Uses:

| | ACRES | SITES | | ACRES | SITES |
|---------------|---------------|-----------|-----------------------|---------------|-----------|
| Single-family | <u>5.0428</u> | <u>10</u> | Office | _____ | _____ |
| Duplex | _____ | _____ | Street & Alley | _____ | _____ |
| Apartment | _____ | _____ | Ponding & Drainage | _____ | _____ |
| Mobile Home | _____ | _____ | Institutional | _____ | _____ |
| P.U.D. | _____ | _____ | Other (specify below) | _____ | _____ |
| Park | _____ | _____ | | _____ | _____ |
| School | _____ | _____ | | _____ | _____ |
| Commercial | _____ | _____ | Total No. Sites | _____ | <u>10</u> |
| Industrial | _____ | _____ | Total (Gross) Acreage | <u>5.0428</u> | _____ |

3. What is existing zoning of the above described property? N/A Proposed zoning? N/A

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)
SHEET FLOW TOWARDS PROPOSED RETENTION POND FOR EACH
INDIVIDUAL LOT.

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) 541-4024

12. Owner of record MARIO HERRERA GARCIA 11526 JAMES GRANT DR.
 (Name & Address) EL PASO, TX 79936 915-667-8816
 (Zip) (Phone)
13. Developer SAME AS ABOVE
 (Name & Address) (Zip) (Phone)
14. Engineer SEI Group, LLC 221 N. KANSAS ST., SUITE 700
~~SEI~~ EL PASO, TX 79901 915-875-1990
 (Name & Address) (Zip) (Phone)

Refer to Schedule C for
current fee.

OWNER SIGNATURE: Mario Herrera Garcia
 REPRESENTATIVE: Luigi Castillo

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

City Development Department
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