



City of El Paso – City Plan Commission Staff Report

Case No: SUSU12-00097 Homestead Meadows South Unit 2 Replat “E”
Application Type: Resubdivision Combination
CPC Hearing Date: November 1, 2012
Staff Planner: Nathaniel Baker, (915) 541-4192, bakernt@elpasotexas.gov
Location: North of Connolly Drive and east of Krag Street
Acreage: 5.0 acres
Rep District: ETJ
Existing Use: Vacant
Existing Zoning: ETJ
Proposed Zoning: ETJ
Nearest Park: Eastside Regional Park (4.8 miles)
Nearest School: Montana Vista (1 mile)
Park Fees Required: \$5,480
Impact Fee Area: Eastside Impact Fee Service Area
Property Owner: MJ Real Properties
Applicant: CAD Consulting Company
Representative: CAD Consulting Company

SURROUNDING ZONING AND LAND USE

North: ETJ / Single-family housing
South: ETJ / Rural housing
East: ETJ / Undeveloped
West: ETJ / Undeveloped

PLAN EL PASO DESIGNATION: Potential Annexation

APPLICATION DESCRIPTION

The applicant proposes to subdivide 5 acres of land into 4 equal-sized lots. Access is proposed from Connolly Drive. This application is being reviewed under the subdivision code in effect as of June 1, 2008.

The applicant is requesting a waiver to the requirement to construct roadway improvements per section 19.10.050 of the code.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends **approval** of the waiver for roadway improvements per 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;

However, staff recommends that sidewalks be required within existing ROW along Connolly Drive. The DCC recommends **approval** of Homestead Meadows South Unit 2 Replat E on a Resubdivision Combination basis and subject to the following conditions and requirements:

Planning Division Recommendation

Because the application complies with Title 19 regulations of the current code, Planning recommends **approval** of Homestead Meadows South Unit 2 Replat E and **approval** of the waiver for roadway improvements as long as the requirement for construction of the sidewalk remains.

City Development Department - Land Development

No objections.

Planning – Transportation

- Sidewalks shall be required along 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.
- No objections to the request to waive the proportionate share of roadway improvements (pavement) to Connolly Drive.
- Notes:
- Access and improvements to Connolly shall be coordinated and approved by El Paso County Roads and Bridges.
- 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 "Park Fees" as per ordinance Title 19 - Subdivision & Development Plats, **Chapter 19.20 - Open Space** ordinance 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 Single-family dwelling units per lot; Park fees will be assessed based on this restriction subject to applicant providing final covenants restricting the number of dwelling units to one per residential lot.

Applicant shall be required to pay "Park fees" in the amount of **\$5,480.00** based on the following calculations:

4 Lots restricted to one Single-family dwelling unit per lot @ \$1,370.00 / dwelling =

\$5,480.00

Please allocate funds under Park Zone **E-12** (new zone):

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

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

El Paso Water Utilities

1. 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.

Water

2. There is an existing 6-inch diameter water main along Connolly Drive fronting the subject subdivision.

Sanitary Sewer

3. There are no public sanitary sewer mains fronting the subject property along Connolly 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 water service.

General:

4. 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.

School District

No comments received.

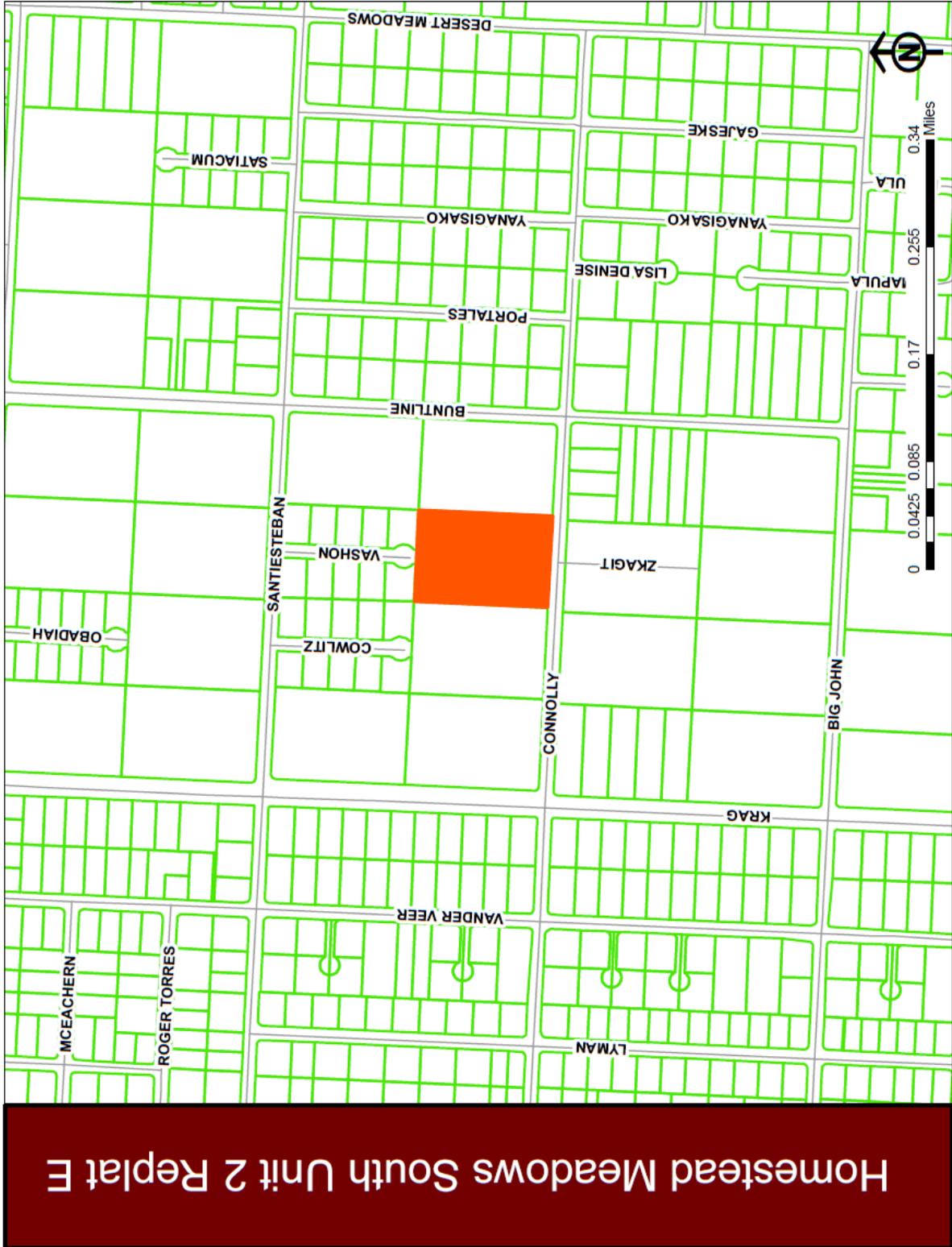
Additional Requirements and General Comments:

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. Application

ATTACHMENT 1



Homestead Meadows South Unit 2 Replat E

ATTACHMENT 2



Homestead Meadows South Unit 2 Replat E

ATTACHMENT 5



CITY PLAN COMMISSION APPLICATION FOR
RESUBDIVISION COMBINATION APPROVAL

DATE: 10/9/12

FILE NO. SUSU12-00097

SUBDIVISION NAME: HOMESTEAD MEADOWS SOUTH UNIT 2 REPLAT. E

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
LOT 7, BLOCK 6
HOMESTEAD MEADOWS SOUTH UNIT 2 REPLAT. A

2. Property Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	<u>5.0135</u>	<u>4</u>	Office	_____	_____
Duplex	_____	_____	Street & Alley	_____	_____
Apartment	_____	_____	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____		_____	_____
School	_____	_____		_____	_____
Commercial	_____	_____	Total No. Sites	_____	<u>5</u>
Industrial	_____	_____	Total (Gross) Acreage	<u>5.0135</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 Section 19.47- Vested Rights (See Attached).

12. Owner of record MS REAL PROPERTIES, INC. 590-2444
(Name & Address) (Zip) (Phone)
13. Developer _____
(Name & Address) (Zip) (Phone)
14. Engineer CAD CONSULTING CO. 633-6420
(Name & Address) (Zip) (Phone)

CASHIER'S VALIDATION
FEE: \$1,083.00

OWNER SIGNATURE: Michael Johnson

REPRESENTATIVE: ~~_____~~

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