



City of El Paso – City Plan Commission Staff Report

Case No: SUSU12-00098 Homestead Meadows South Unit 2 Replat “F”
Application Type: Resubdivision Combination
CPC Hearing Date: November 1, 2012

Staff Planner: Nelson Ortiz, (915) 541-4931, ortiznx@elpasotexas.gov
Location: East of Krag and North of Connolly
Acreage: 5.0115 acres
Rep District: East ETJ

Existing Use: Vacant
Existing Zoning: N/A
Proposed Zoning: N/A

Nearest Park: East Side Regional Park (3.53 mile)
Nearest School: Montana Vista Elementary School (0.51 mile)
Park Fees Required: \$10,960.00
Impact Fee Area: Eastside Service Area

Property Owner: ADE Joint Venture
Applicant: CAD Consulting Co.
Representative: CAD Consulting Co.

SURROUNDING ZONING AND LAND USE

North: N/A / Vacant
South: N/A / Vacant
East: N/A / Vacant
West: N/A / Single Family Development

PLAN EL PASO DESIGNATION: (O6) Potential Annexation

APPLICATION DESCRIPTION

The applicant is proposing to resubdivide a 5 acre property into 8 single-family residential lots of varying size. Access will be from both Buntline Drive and Buffalo Bill Drive. The applicant has submitted a waiver for roadway/sidewalk improvements. The existing right-of-ways on both streets are 60 feet with 24 feet of pavement and 18 foot parkways on either side.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends *approval* of the waiver request and *approval* of Homestead Meadows South Unit 2 Replat F on a Resubdivision Combination basis, subject to the following conditions and requirements:

- Applicant shall provide five feet of sidewalk abutting the development along Buntline Drive and Buffalo Bill Drive within the existing R-O-W per section 19.21 (Sidewalks).

Planning Division Recommendation:

Staff recommends **approval** of the waiver request as it complies with reason *a.* stated below under section **19.10.050 - A(1)**:

The City Plan Commission may waive such requirements to provide rights-of-way or street improvements to adjacent substandard roads based on any of the following factors:

- a. Fifty percent 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 sufficient capacity to handle the increase in traffic to be generated by the proposed development; or,*
- b. The plat is located within the City of El Paso's Extraterritorial Jurisdiction area, is not within the city's annexation path and written documentation from the County of El Paso has been received stating that the substandard road meets all County requirements and the County is willing to accept the dedication of the substandard road;*
- c. For all plats located in the City of El Paso's Extraterritorial Jurisdiction area, written concurrence from the County of El Paso is required prior to the waiver of any dedication and/or improvements.*

However, staff recommends that sidewalks be required along Buntline Drive and Buffalo Bill Drive. Staff also recommends **approval** of Homestead Meadows South Unit 2 Replat F.

City Development Department - Land Development

We have reviewed subject plan and recommend approval, no objections.

Planning – Transportation

Applicant shall provide five feet of sidewalk abutting the development along Buntline Drive and Buffalo Bill Drive per section 19.21 (Sidewalks).

Note:

- Access from and improvements to Buntline Drive and Buffalo Bill Drive shall be coordinated and approved by El Paso County.
- 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

We have reviewed **Homestead Meadows South #2 Replat 'F'**, 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 "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 **\$10,960.00** based on the following calculations:

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

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

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

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 sanitary sewer services.

Water

2. There is an existing 6-inch diameter water main extending along Buffalo Bill Drive fronting the southern boundary of the subject property. This water main is available for service.

3. There is an existing 6-inch diameter water main extending along Buntline Drive fronting the eastern boundary of the subject property. This water main is available for service.

Sanitary Sewer

4. There are no public sanitary sewer mains fronting the subject property along Buffalo Bill Drive or Buntline 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:

5. 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.

El Paso Department of Transportation

No comments received.

El Paso Fire Department

No comments received.

Sun Metro

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.

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.
3. Remove “Major Arterial” from street cross-section callout as neither streets are major arterials.
4. Add note on final plat for filing restrictive covenants with the county.
5. This property is subject to impact fees. The table and respective language shall be included on the face of the final approved and recorded plat. Impact fees shall be calculated based on the table below:

Chapter 395 of the Texas Local Government Code authorizes the City of El Paso to adopt and impose water and wastewater impact fees. This plat note fulfills an obligation mandated by Chapter 395 and sets the assessment of the impact fees in accordance with the impact fee schedule adopted by City Council as set forth below. The collection of the impact fee for this subdivision shall be prior to the time a building permit is issued if development is within the city limits or at the time of the meter connection if development is outside the city limits.

Eastside Service Area

Meter Size	Meter Capacity Ratio	Water*	Wastewater
Less than 1 inch	1.00	\$697.00	\$920.00
1 inch	1.67	\$1,163.00	\$1,537.00
1½ inch	3.33	\$2,321.00	\$3,065.00
2 inch	5.33	\$3,714.00	\$4,905.00
3 inch	10.00	\$6,968.00	\$9,203.00
4 inch	16.67	\$11,615.00	\$15,341.00
6 inch	33.33	\$23,223.00	\$30,672.00
8 inch	53.33	\$37,158.00	\$49,077.00
10 inch	76.67	\$40,064.00	\$52,916.00
12 inch	143.33	\$74,899.00	\$98,924.00

***Fees do not apply to water meter or connections made for standby fire protection service**

Attachments

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

ATTACHMENT 1

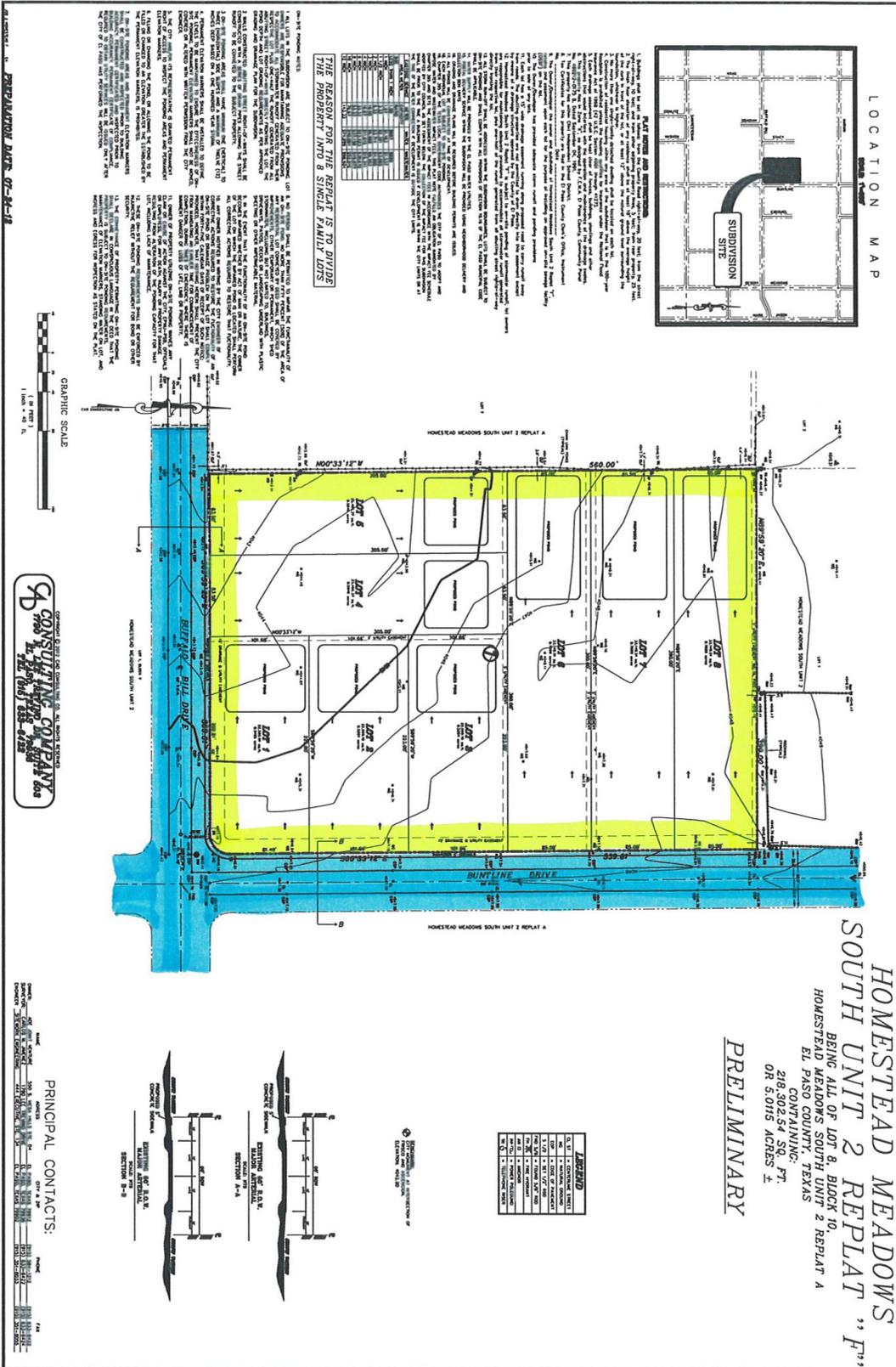


ATTACHMENT 2

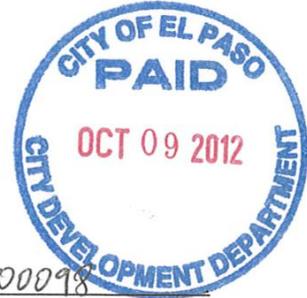
HOMESTEAD MEADOWS SOUTH
UNIT 2 REPLAT "F"



ATTACHMENT 3



ATTACHMENT 5



CITY PLAN COMMISSION APPLICATION FOR
RESUBDIVISION COMBINATION APPROVAL

DATE: 10/9/12

FILE NO. SUSU12-00098

SUBDIVISION NAME: HOMESTEAD MEADOWS SOUTH UNIT 2 REPLAT F

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
LOT 8, BLOCK 10
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>5.0115</u>	<u>8</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	_____	_____	Total (Gross) Acreage	<u>5.0115</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 ADE JOINT VENTURE 584-1212
 (Name & Address) (Zip) (Phone)
13. Developer _____
 (Name & Address) (Zip) (Phone)
14. Engineer CAD CONSULTING CO. 633-0427
 (Name & Address) (Zip) (Phone)

CASHIER'S VALIDATION
 FEE: \$1,083.00

OWNER SIGNATURE: *How Barrett*
 REPRESENTATIVE: ~~_____~~

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