



## City of El Paso – City Plan Commission Staff Report

**REVISED**

**Case No:** SUSU14-00118 Homestead Meadows South Unit 2 Replat I  
**Application Type:** Resubdivision Combination  
**CPC Hearing Date:** December 18, 2014  
**Staff Planner:** Alfredo Austin, 915-212-1604, [austinaj@elpasotexas.gov](mailto:austinaj@elpasotexas.gov)  
**Location:** South of Montana and West of Desert Meadows  
**Acreage:** 5.011 acres  
**Rep District:** N/A-ETJ (Extraterritorial Jurisdiction)  
**Existing Use:** Vacant  
**Existing Zoning:** N/A -ETJ (Extraterritorial Jurisdiction)  
**Proposed Zoning:** N/A -ETJ (Extraterritorial Jurisdiction)  
**Nearest School:** Montana Vista Elementary (.45 mile)  
**Nearest Park:** Lomas Del Este Park 1 (3.25 miles)  
**Park Fees:** **\$32,640.00**  
**Impact Fee Area:** This subdivision is within an Impact Fee Area.  
**Property Owner:** Homestead Palms, LTD  
**Applicant:** Homestead Palms, LTD  
**Representative:** CEA Group

### **SURROUNDING ZONING AND LAND USE**

**North:** ETJ (Extraterritorial Jurisdiction)  
**South:** ETJ (Extraterritorial Jurisdiction)  
**East:** ETJ (Extraterritorial Jurisdiction)  
**West:** ETJ (Extraterritorial Jurisdiction)

**THE PLAN FOR EL PASO DESIGNATION:** O6, Potential Annexation

### **APPLICATION DESCRIPTION**

The applicant is proposing to replat approximately 5.011 acres of land into 3 multi-family lots. Access to the subdivision is proposed from Buntline Drive. This development is being reviewed under the current subdivision ordinance.

### **DEVELOPMENT COORDINATING COMMITTEE**

The Development Coordinating Committee recommends **Approval** of Homestead Meadows South Unit 2 Replat I on a **Resubdivision Combination** basis subject to the following comments.

**City Development Department-Planning Division:**

Planning Staff recommends **Approval** of Homestead Meadows South Unit 2 Replat I on a **Resubdivision Combination** basis.

**City Development Department-Land Development:**

We have reviewed subject plats and recommend Approval.

**Parks and Recreation Department:**

We have reviewed **Homestead Meadows South Unit 2 Replat "I"**, 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 East Extra Territorial Jurisdiction (ETJ) area and within the **South Montana** area of potential annexation by the City, thus subject to the calculation for "Parkland / fees" as it is identified in the official map as described per ordinance Title 19 – Subdivision & Development Plats, **Chapter 19.20 - Parks & Open Space** 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 area do not have a zoning district designation; however, Applicant has submitted covenants restricting the use to **48** Multi-family/townhome dwelling units combined for all three lots therefore, "Park fees" will be assessed as follows:

1. **If** gross density waiver is granted by the Planning Department or designee and a copy of the final recorded covenants is provided restricting the use to **48** Multi-family/townhome dwelling units combined for all three lots, then Applicant shall be required to pay "Park fees" in the amount of **\$32,640.00** based on Residential subdivision requirements calculated as follows:

48 Multi-family dwellings combined for all three lots @ a \$680.00 per unit =  
**\$32,640.00**

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

Nearest Parks with-in adjacent Park zone E-9: **Tierra Del Este #67 "A" & "B" & Tierra Del Este #69**

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

**EPDOT:**

A TIA is not required since the number of trips generated by the proposed development is less than the minimum threshold for the TIA.

**El Paso Water Utilities:**

We have reviewed the subdivision described above 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 plat and collected after the El Paso Water Utilities receives an application for water and/or sanitary sewer services.

**EPWU-PSB Comments**

**Water:**

2. There is an existing 8-inch diameter water main along Santiesteban Lane fronting the subject property. Also, there is an existing 6-inch diameter water main along Buntline Drive fronting the subject property.

3. EPWU will install the water meter(s) under an installation and service contract after all required charges and fees have been paid.

**Sewer:**

4. There are no public sanitary sewer mains fronting the subject property. 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**

5. EPWU-PSB requires a new service application to provide services to the subject subdivision. The following items, if applicable, are required at the time of application: (1) hard copy of site plan with street names and addresses; (2) finalized set of improvement plans, including grading & drainage plans; (3) digital copy of site plan; (4) benchmark check; (5) construction schedule; and (6) a certificate of compliance. Service will be provided in accordance with the current El Paso Water Utilities – Public Service Board (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:**

No comments received

**El Paso Fire Department:**

No comments received

**911:**

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

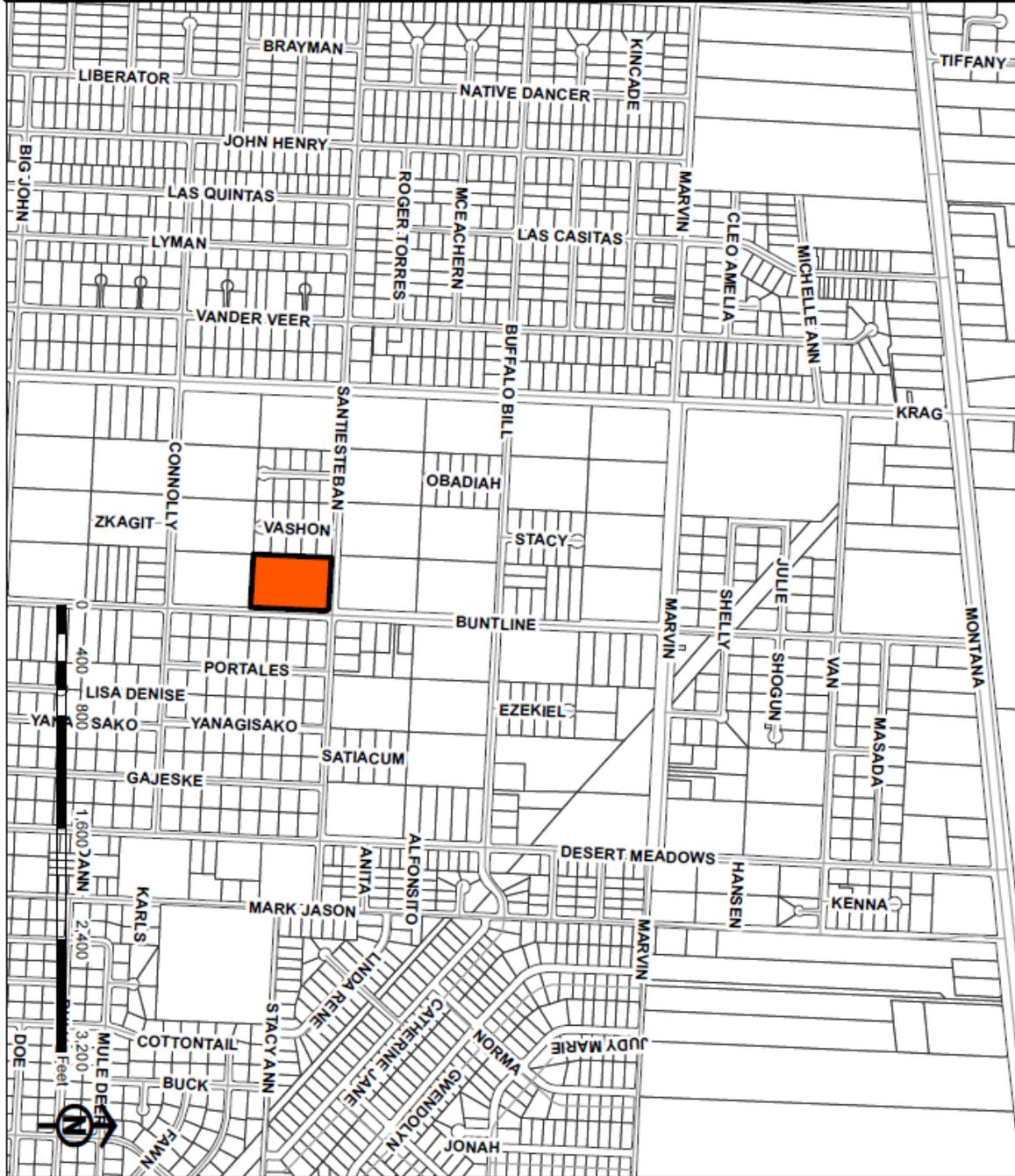
- d. Set of restrictive covenants, if applicable
  - e. Deed for property to be dedicated as parkland.
2. Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in determining the type of delivery 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

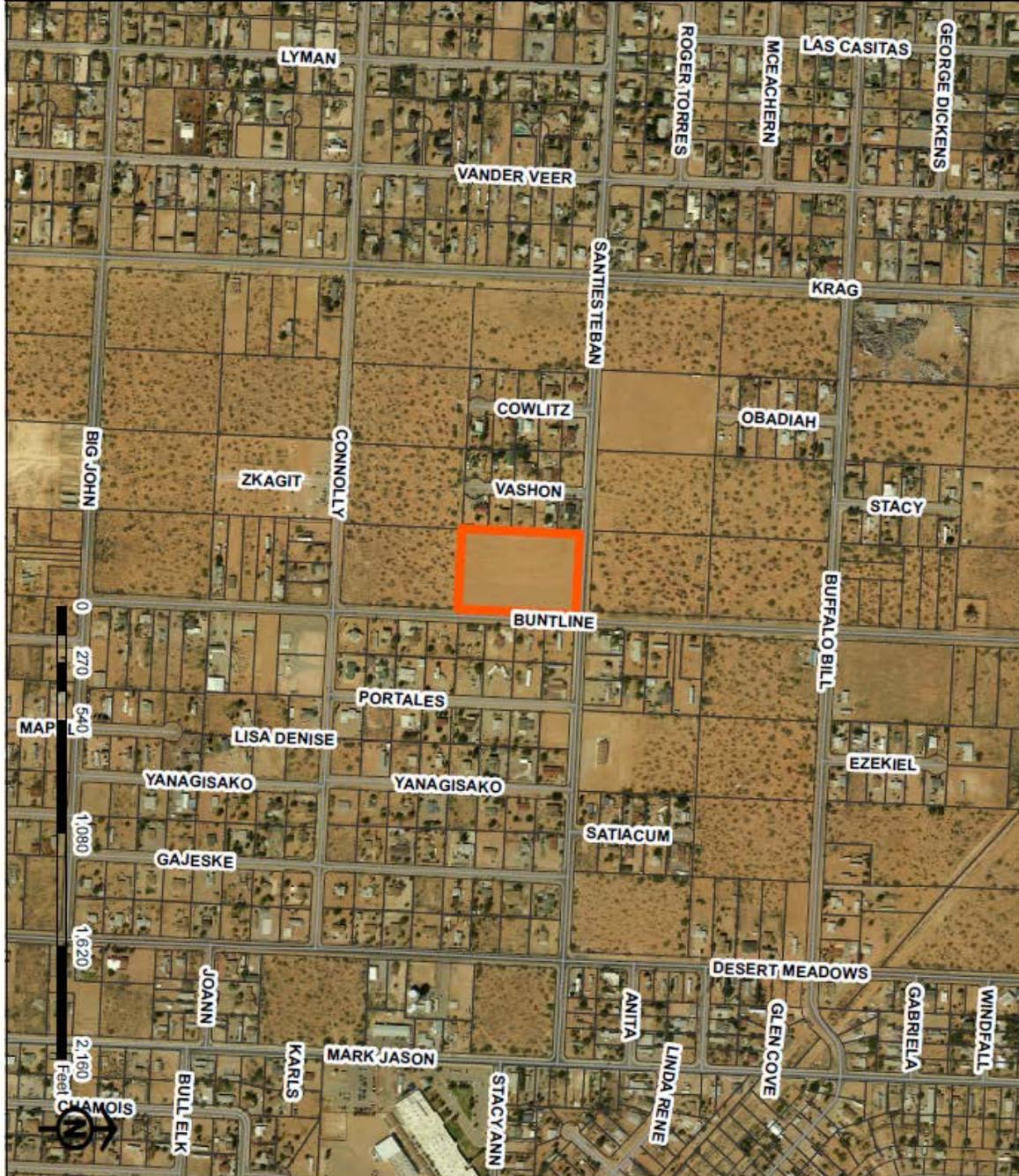
ATTACHMENT 1

**HOMESTEAD MEADOWS SOUTH  
UNIT 2 REPLAT 1**



ATTACHMENT 2

**HOMESTEAD MEADOWS SOUTH  
UNIT 2 REPLAT I**







## ATTACHMENT 5



### CITY PLAN COMMISSION APPLICATION FOR RESUBDIVISION COMBINATION SUBDIVISION APPROVAL

DATE: 11-25-14 FILE NO: SUSU14-00118

SUBDIVISION NAME: Homestead Meadows South Unit 2 Replat "I"

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)  
Being a replat of Lot 1, Block 6, Homestead Meadows South Unit 2, Replat A, El Paso County, Texas.

2. Property Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	_____	_____	Office	_____	_____
Duplex	_____	_____	Street & Alley	_____	_____
Apartment	<u>4.376</u>	<u>3</u>	Ponding & Drainage	<u>0.635</u>	<u>1</u>
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____		_____	_____
School	_____	_____		_____	_____
Commercial	_____	_____	Total No. Sites	<u>4</u>	_____
Industrial	_____	_____	Total (Gross) Acreage	<u>5.011</u>	_____

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

4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes N/A No \_\_\_\_\_

5. What type of utility easements are proposed: Underground \_\_\_\_\_ Overhead \_\_\_\_\_ Combination of Both X

6. What type of drainage is proposed? (If applicable, list more than one)  
Storm water infrastructure into an on-site private pond.

7. Are special public improvements proposed in connection with development? Yes \_\_\_\_\_ No X

8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes X No \_\_\_\_\_  
If answer is "Yes", please explain the nature of the modification or exception Modification to preserve the existing 5-ft sidewalk abutting the existing curb, and not relocate to the abutting property line

9. Remarks and/or explanation of special circumstances: N/A

10. Improvement Plans submitted? Yes \_\_\_\_\_ No X

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 X

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) 212-0085



- 12. Owner of record Homestead Palms, LTD. 4655 Cohen Ave. El Paso TX. 79924 (915) 821-3550  
(Name & Address) (Zip) (Phone)
- 13. Developer Homestead Palms, LTD. 4655 Cohen Ave. El Paso TX. 79924 (915) 821-3550  
(Name & Address) (Zip) (Phone)
- 14. Engineer CEA Group 4712 Woodrow Bean Ste. F El Paso TX. 79924 (915) 544-5232  
(Name & Address) (Zip) (Phone)

*\*Effective September 1, 2014, a 3% technology fee has been added to all Planning application fees.*

OWNER SIGNATURE: R. P. B. IV, Pres. - G.P.  
 REPRESENTATIVE: [Signature]

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

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