



City of El Paso – City Plan Commission Staff Report

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
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:
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 Bluntline 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:

No comments received

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:

No comments received

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.

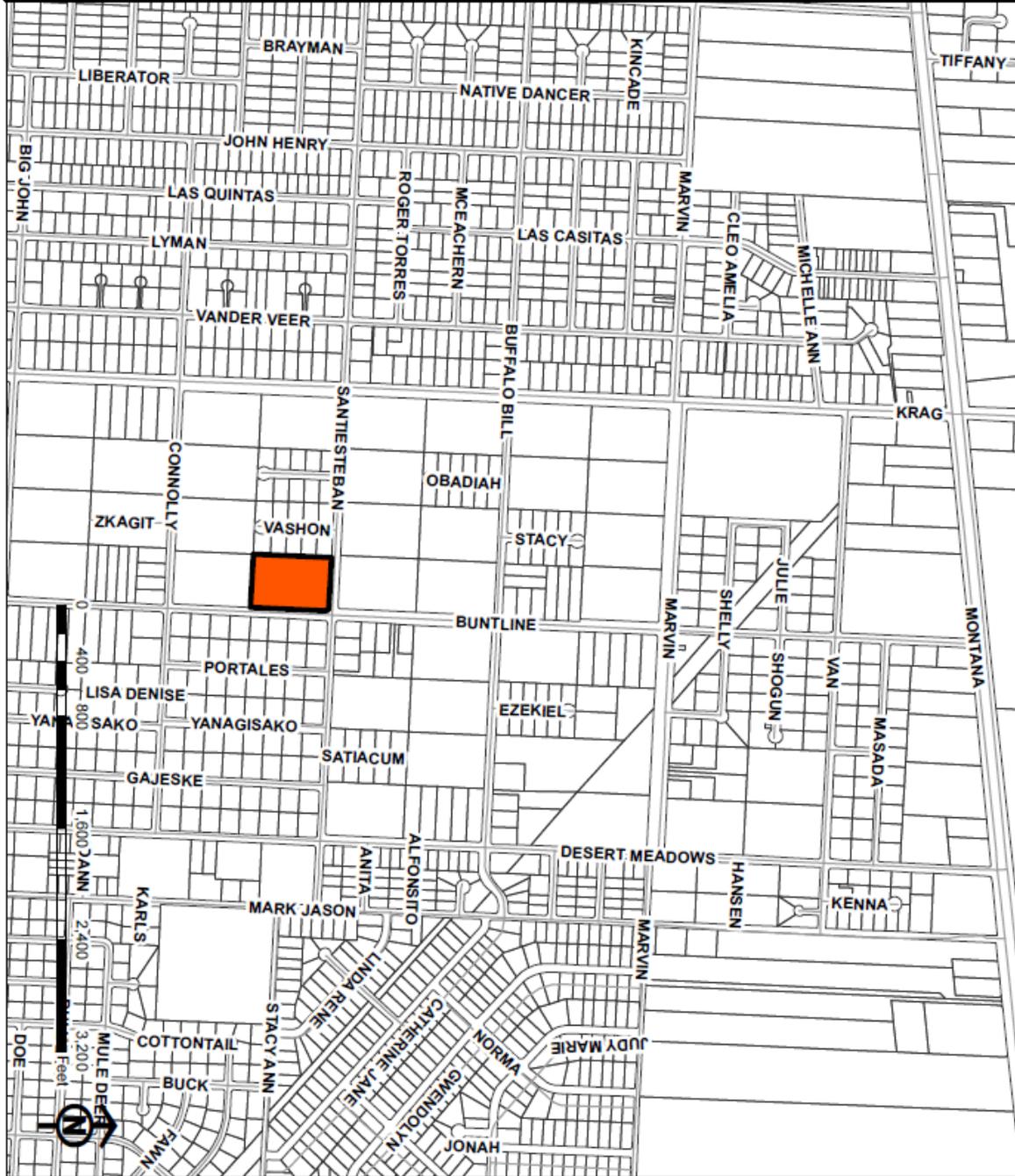
2. Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivision. In all cases, the type and location of delivery service shall 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

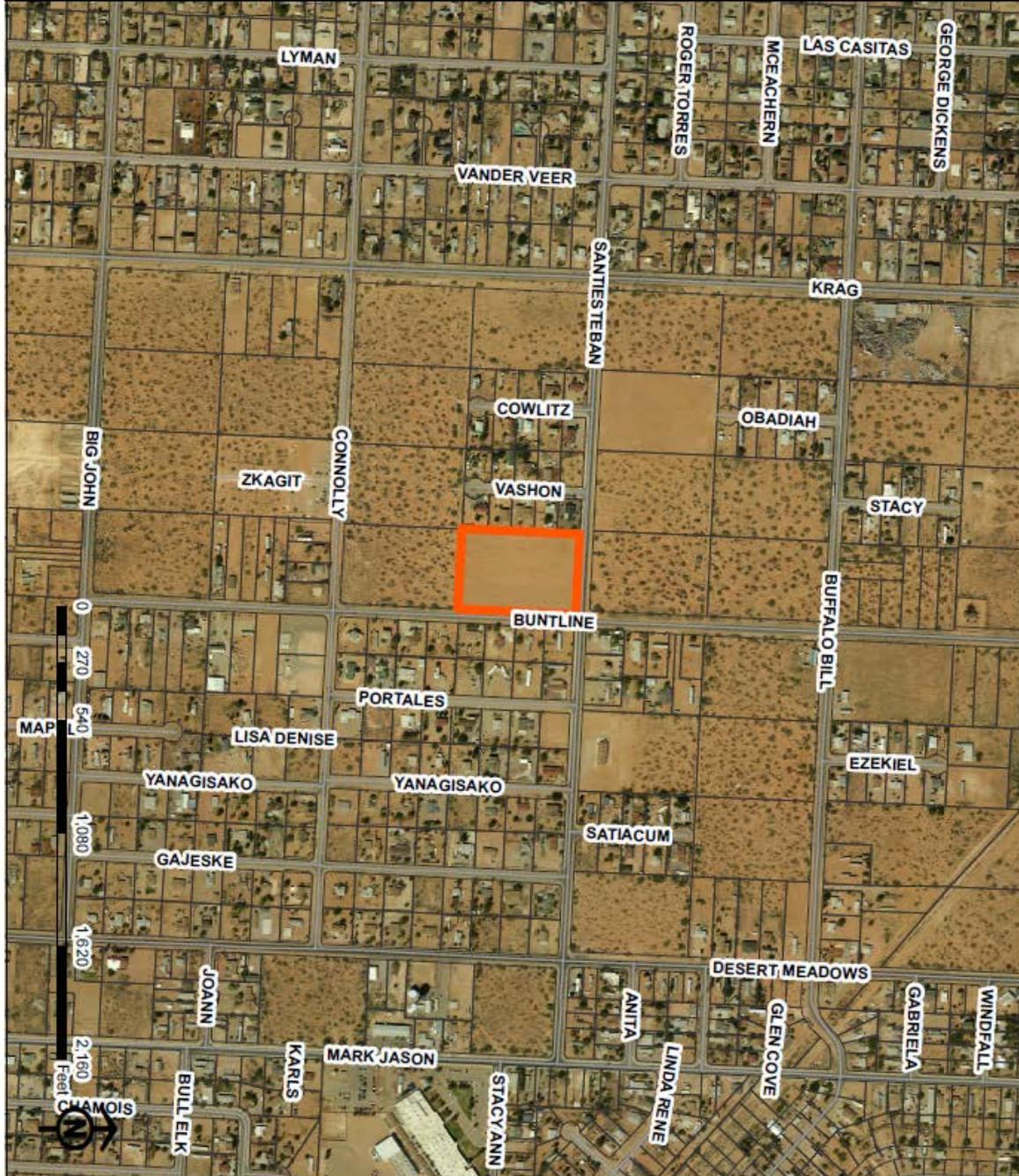
ATTACHMENT 1

**HOMESTEAD MEADOWS SOUTH
UNIT 2 REPLAT 1**



ATTACHMENT 2

**HOMESTEAD MEADOWS SOUTH
UNIT 2 REPLAT 1**



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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