



City of El Paso – City Plan Commission Staff Report

Case No: SUSU11-00130 Cimarron Sage Unit One
Application Type: Major Final
CPC Hearing Date: January 5, 2012
Staff Planner: Kevin Smith, 915-541-4903, smithkw@elpasotexas.gov
Location: East of Resler Drive and South of Northern Pass Drive
Legal Description Acreage: 61.11 acres
Rep District: 1
Existing Use: Vacant
Existing Zoning: R-3A
Proposed Zoning: N/A

Nearest Park: Proposed within this subdivision
Nearest School: Hut Brown Middle School (0.94 mile)
Impact Fee Area: Not in Impact Fee Area and will not be subject to impact fees

Property Owner: Cimarron Hunt Communities, LLC
Applicant: CSA Design Group
Representative: CSA Design Group

SURROUNDING ZONING AND LAND USE:

North: R-3A, C-3/c, and C-1 (Residential, Commercial with a condition, and Commercial)/ Vacant
South: R-3A (Residential)/ Residential development
East: R-3A (Residential)/ Vacant
West: R-3A and C-3/c (Residential and Commercial with a condition)/ Ponding area

THE PLAN FOR EL PASO DESIGNATION: Residential Use

APPLICATION DESCRIPTION

The applicant is proposing development of 223 single-family residential lots. The largest lot is approximately 12,000 square feet and the smallest lot is 5,250 square feet. The applicant is also proposing to dedicate 17.1 acres of open space and a one-acre park site. Primary access will be from the future extension of Paseo Del Norte Boulevard.

Vested rights have been granted to be reviewed under the subdivision code at the time of the Cimarron Sage Land Study application.

The applicant is also requesting the use of alternative subdivision design for Cimarron Sage Way. The cross-section will consist of a 54-foot Residential Collector right-of-way as required

under the current subdivision ordinance; however, the pavement width of each lane will be reduced to 10 feet from 11 feet and the median will be increased from 14 feet to 16 feet.

CASE HISTORY

Cimarron Sage Unit One is part of the Cimarron Sage Land Study which was approved by City Plan Commission on March 10, 2011 and it complies with that land study.

Cimarron Sage Unit One was approved by City Plan Commission on March 10, 2011 on a major preliminary basis with the following requirements and conditions:

Staff recommended that the City Plan Commission require the applicant to landscape the parkway area on Paseo Del Norte Blvd., as stipulated under Section 19.23.040(H) *The city plan commission may require that a parkway at the rear of a double frontage lot be landscaped or other aesthetic treatment be provided by the subdivider, subject to the approval of the city plan commission to provide a visual and physical separation between the development and the street.* The City Plan Commission requires that the applicant coordinate this landscaping with the El Paso Department of Transportation.

Development Coordinating Committee

The Development Coordinating Committee recommends **approval** of the alternative design request and **approval** of Cimarron Sage Unit One on a major final basis subject to the following condition:

- That Paseo Del Norte Boulevard Unit One be recorded prior to or concurrently with Cimarron Sage Unit One to provide adequate access.

Staff is also recommending that the City Plan Commission require the applicant to landscape the parkway area on Paseo Del Norte Boulevard, as stipulated under Section 19.23.040(H) *The city plan commission may require that a parkway at the rear of a double frontage lot be landscaped or other aesthetic treatment be provided by the subdivider, subject to the approval of the city plan commission to provide a visual and physical separation between the development and the street.* Staff also recommends that this be coordinated with the El Paso Department of Transportation regarding the location, spacing, and type of trees.

Open Space Advisory Board

Pending

Planning Division Recommendation

Approval with alternative subdivision design. This is based on Section 19.26.040.A-Alternative Subdivision Improvement Design-Intent that states “. . . It is in the intent of the alternative subdivision improvement design procedure to allow one or more alternative improvement designs to those required in this title and the DSC to be utilized in a comprehensive manner throughout a proposed development, provided the improvements meet the intent and have the same or higher level of service or adequacy of the original required improvement”

Engineering and Construction Management – Land Development

We have reviewed subject plan recommend **Approval**; Developer/Engineer needs to address the following comments:

1. **City Monuments** shall be proposed on **Meadow Sage Drive** and **Autumn Sage Drive** with **Cimarron Sage Way**.
2. Provide print-out of the mathematical closure of the exterior boundary of the subdivision indicating the error of closure.

The Subdivision is within Flood Zone C- “Areas of minimal flooding” (No shading), Zone B-“Areas between limits of the 100-year flood and 500-year flood”. Panel No. 480214 0017 C, dated February 5, 1986.

As designated by F.I.R.M., City of El Paso on June 08, 2011

El Paso DOT

This subdivision was reviewed utilizing the current version of Title 19.

The Department of Transportation has no objections to the proposed plat with the following conditions:

1. Per the TIA, the developer is responsible for 3.4% (\$7,220.00) of the traffic signal for mitigation at the intersection of Resler Drive and Northern Pass Drive, prior to the recording of the final plat.
2. Paseo Del Norte Boulevard Units One and Two shall be recorded prior to the recording of Cimarron Sage Unit One in order to provide access from Paseo Del Norte Drive.
3. Double frontage lots along Paseo Del Norte shall comply with Section 19.23.040 H (Double Frontage Lots) of the El Paso City Code.
4. A note shall be placed on the final plat clearly labeling any temporary dead-end streets that will at some point be extended into the adjacent property in conformance with Section 19.15.100 (Dead-End Streets).
5. Temporary Type III Barricades or breakaway guard posts with retro-reflective end of road markers shall be installed at the end of Canyon Wren.

Notes:

1. It is recommended that additional amenities such as trees with appropriate irrigation systems, landscaping, elevation changes, drinking fountains, illumination, shaded resting and sitting areas, trash receptacles, and dog stations be provided along the hike/bike trails. The areas could include depressions and conveyance properties that may serve as water harvesting areas.

All existing / proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) within public rights-of-way shall be in compliance with current ADA/TAS rules and regulations and the current City of El Paso Design Standards for Construction.

El Paso Water Utilities

1. EPWU does not object to this request

General:

2. Water and sanitary sewer service for the subject subdivision requires on-site main extension that will connect to the proposed water and sewer main extension along Paseo Del Norte

Boulevard. The Owner's Engineer is to coordinate with the Engineer of Paseo Del Norte Boulevard Units 1 and Unit 2 to assure that the stub-outs on Paseo Del Norte are aligned with the streets of Cimarron Sage Unit 1.

3. EPWU requires a new service application to provide service to the property. New service applications are available at 1154 Hawkins, 3rd floor and should be made 6 to 8 weeks in advance of construction to ensure water for construction work. 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 and sanitary sewer lines and appurtenances.

PSB - Stormwater

No comments received.

Parks and Recreation Department

We have reviewed **Cimarron Sage #1**, a major final plat map and offer **no objections** to this plat application.

Please note that this Subdivision is composed of 224 Single-family dwelling lots; includes a 1.0-Acre Park Site and 17.108 acres of Open Space Area. Developer will be dedicating the Open Space area to this department and will be granted the additional 1.24 acres of parkland credits in order to meet the minimum parkland requirements.

1. Any disturbance to the Open Space area needs to be stabilized, restored, and re-vegetated.

We offer the following **informational comments** to assist Applicant in the design of the new Park's construction drawings.

Please note that design layout (Concept & Final) need to be coordinated with Parks Department for review and approval and are to include at minimum the following improvements:

1. Refer to Park's Design & Construction Standards.
2. Note for all park improvements (sidewalks, Ramps, etc) and paved Hike/Bike trails (if applicable) to be compliant with required accessibility criteria as set forth in ADAAG & TAS standards as mandated by Federal and State Governments.
3. Project(s) must be registered with the Texas Department of Licensing & Registration (TDLR) to insure compliance with the Texas Accessibility Standards (TAS) requirements to include inspection, and certificate of substantial completion; approval of the subdivision/park improvement plans is subject to applicant providing proof of the project registration number (PLD #).
4. No signs, fire hydrants, lights, National Delivery & Collection Box Units (NDCBU's), electrical/water boxes, telephone pedestals, no obstructions in general, shall be placed into proposed perimeter sidewalk, nor shall any utility conduits be placed along the park site unless prior discussed and agreed too.

5. Provide frontage lighting along adjacent Public Street rights of way. Engineer to coordinate with E.P.E.Co., Department of Transportation, and Parks Dept. light poles & conduit placement for perimeter lighting prior to street paving; perimeter street lighting shall be coordinated for light poles to be installed at max. 300' apart and/or at all street intersections along the park side and not along the residential side to prevent duplication of light poles.
6. Developer shall obtain soil samples (taken from proposed park site location finished ground) & provide complete analysis report (textural, minerals availability, water infiltration, detailed salinity, & PH conductivity test) with recommendations for soils amendments and preparation to insure existing soil conditions are suitable for turf, shrubs, and tree growth; coordinate site visit with Parks staff for collection of soil samples.
7. Any unsuitable soil conditions shall be remedied to eliminate hard soils, stony soils, high caliche soils, clay soils and contaminated soils to a minimum depth of 12 inches as required for proper planting as per Parks Design & Construction Standards.
8. Any unsuitable soil materials not approved by Parks Department are to be removed, disposed-off, and replaced with top soil to a minimum depth of 12 inches.
9. Any rock walls, retaining walls, or fences to be constructed along the park abutting residential sites need to be off of the Park and to be constructed by Developer if required in order to minimize disturbance to the park improvements.
10. Provide grading so that the park site does not sit lower than six inches (6") from any top of curb elevation, throughout. Any low spot must have at minimum a surface area of 30,000 square feet to insure that any storm water is dispersed over a large area. Any sloped areas shall be at the max. 1 vertical : 20 horizontal (5%) and shall insure that proposed grades will keep water away from hard surfaces.
11. Grading and drainage plan for the site, to be reviewed and approved by Parks Department.
12. Applicant is required to obtain irrigation permit(s) from Development Services (BP&I) Building Permits & Inspections Division.
13. A 7' wide concrete sidewalk is required all along the park's frontage.
14. Park improvements shall meet the requirements of the current Park and Open Space ordinance Section 19.20
15. Provide an age appropriate play structures at park site.
16. Provide accessible picnic tables & benches at park site on concrete pads as required by ordinance.
17. Construction of Park improvements need to be coordinated and inspected by Parks Department.

Park Site acceptance is contingent upon completion of all street improvements abutting the park.

Texas Gas Service

No comments received.

Central Appraisal District

No comments received.

El Paso Electric Company

No comments received.

911 District

No comments received.

Fire Department

No comments received.

Sun Metro

No comments received.

Geographic Information Systems

No comments received.

Canutillo Independent School District

No comments received.

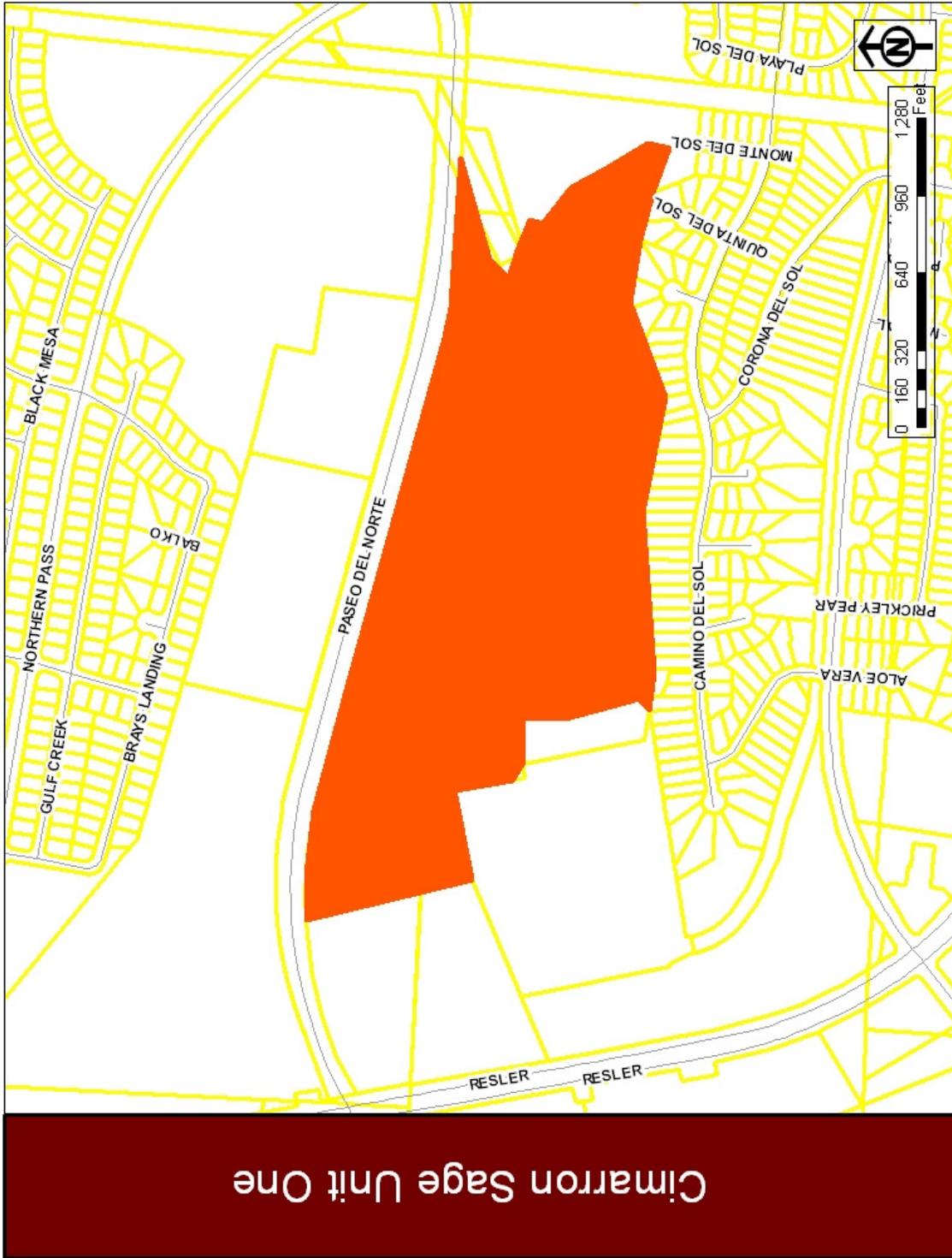
Additional Requirements and General Comments:

1. Submit to the Planning and Economic 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.

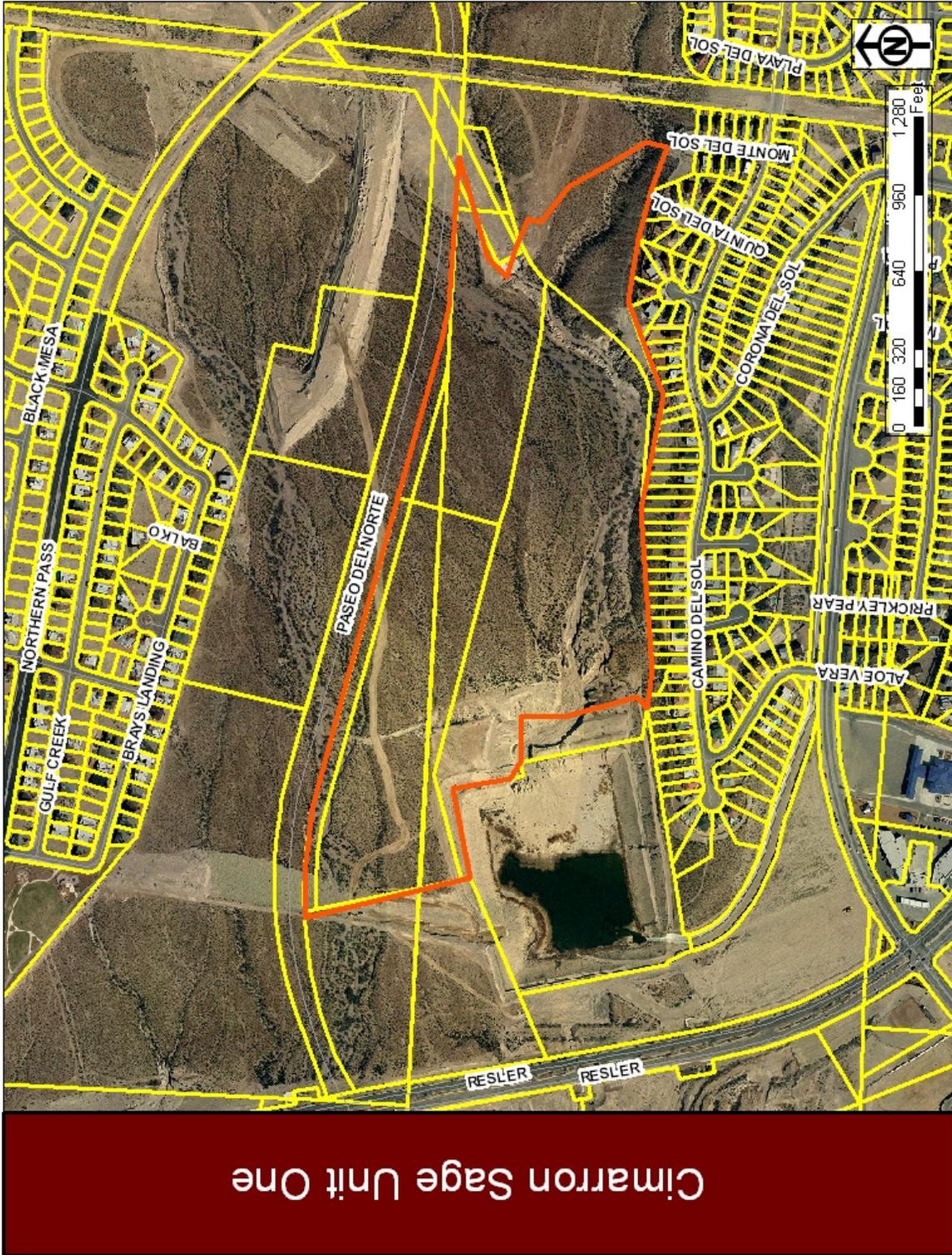
Attachments

1. Location map
2. Aerial map
3. Final Plat
4. Application

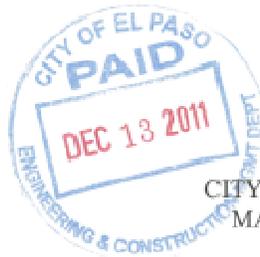
ATTACHMENT 1



ATTACHMENT 2



ATTACHMENT 4



CITY PLAN COMMISSION APPLICATION FOR
MAJOR SUBDIVISION FINAL APPROVAL

DATE: 12-13-11 FILE NO. SUSU11-00130

SUBDIVISION NAME: Carmen Sage Unit One

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
Being a portion of Tracts L, LA2, and LA1, Nellie D. Mundy Survey 242 and Tracts 1B5B2 and 1B5C, S.J. Larkin Survey 266, City of El Paso, El Paso County, Texas

2. Property Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	<u>30.84</u>	<u>223</u>	Office		
Duplex			Street & Alley	<u>10.08</u>	
Apartment			Ponding & Drainage	<u>1.74</u>	<u>4</u>
Mobile Home			Institutional		
P.U.D.			Other (specify below)		
Park	<u>1</u>	<u>1</u>	<u>Common Open Space</u>	<u>0.26</u>	<u>2</u>
School			<u>Open Space</u>	<u>17.89</u>	<u>1</u>
Commercial			Total No. Sites		
Industrial			Total (Gross) Acreage	<u>61.12</u>	

3. What is existing zoning of the above described property? R3A 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 X 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)
sheet flow, drainage structures

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
Alternative Design - see attached letter

9. Remarks and/or explanation of special circumstances: _____

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 Section 19.47- Vested Rights (See Attached).

12. Owner of record Cimarron Hunt Communities, LLC (4014)
 (Name & Address) (Zip) (Phone)

12. Developer [Signature], Justin Chapman
 (Name & Address) (Zip) (Phone)

14. Engineer CSA Design Group, 1845 Northwestern Dr. 79912 877-4155
 (Name & Address) (Zip) (Phone)

salonzo@csaengineers.com

CASHIER'S VALIDATION
 FEE: \$1,796.00

OWNER SIGNATURE: [Signature]
 REPRESENTATIVE: [Signature]

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