



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

**Case No:** SUSU11-00107 Arbour Green Unit 3  
**Application Type:** Minor – Approval of Escrow Deposit with the City for the following subdivision in accordance with 19.15.030.B of the subdivision code.  
**CPC Hearing Date:** January 12, 2012  
**Staff Planner:** Kevin Smith, 915-541-4903, [smithkw@elpasotexas.gov](mailto:smithkw@elpasotexas.gov)  
**Location:** West of Joe Battle Boulevard and North of Edgemere Boulevard  
**Legal Description Acreage:** 6.00 acres  
**Rep District:** 5  
**Existing Use:** Vacant  
**Existing Zoning:** C-4/c (Commercial with condition)  
**Proposed Zoning:** N/A  
**Nearest Park:** Chester Jordan Park (0.52 mile)  
**Nearest School:** Jane A. Hambric Elementary School (0.71 mile)  
**Park Fees:** \$6,000.00  
**Impact Fee:** This property is not located within an impact fee service area and is not subject to impact fees.  
**Property Owner:** JNC Development, Inc.  
**Applicant:** Conde, Inc.  
**Representative:** Conde, Inc.

**SURROUNDING ZONING AND LAND USE:**

**North:** R-5/c/sp (Residential with condition and special permit)/ Residential Development  
**South:** C-4/c (Commercial with condition)/ Vacant  
**East:** C-4/c (Commercial with condition)/ Vacant  
**West:** R-5/c/sp (Residential with condition and special permit)/ Residential Development

**THE PLAN FOR EL PASO DESIGNATION:** Commercial and Residential

**APPLICATION DESCRIPTION**

The applicant is proposing to subdivide a 6.0-acre parcel of property into four commercial lots. Primary access will be from Joe Battle Boulevard.

The proposed development requires that the developer provide monies to the City to mitigate the impact on the existing transportation network in the amount of \$15,395.01.

Per Section 19.15.030(B) of the subdivision code, the amount to be paid to the City “*shall be reviewed and approved by the CPC upon recommendation by the city manager or designee, and shall be paid prior to recording of the final plat.*”

**Planning Division Recommendation**

***Approval.***

**EPDOT**

This subdivision was reviewed utilizing the current version of Title 19. The Department of Transportation has the following comments regarding the subdivision:

1. No additional median cuts will be provided along Edgemere Boulevard.
2. Provide complete cross sections including existing/proposed hike and bike lanes on Edgemere and Joe Battle.
3. Per the TIA, the developer is responsible for the following proportionate share of the cost for traffic signal mitigation at the following intersections: a. \$4,692.82 (2.21%) Intersection 5 (Edgemere at Tower Arms) b. \$4,438.01 (2.09%) Intersection 9 (Edgemere at Tierra Zafiro) c. \$6,264.18 (2.95%) Intersection 10 (Edgemere at Tierra Cobre/Tierra Palma)
4. Sidewalks shall be provided along Edgemere Boulevard and Joe Battle Drive.

Recommendations: 1. A deceleration lane on Joe Battle Blvd. to remove vehicles from the main traffic flow as they enter the proposed development. The deceleration lane shall be coordinated with and approved by TXDOT. 2. Shared access driveways for the proposed development to reduce the number of curb cuts along Joe Battle Blvd. Note: 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.

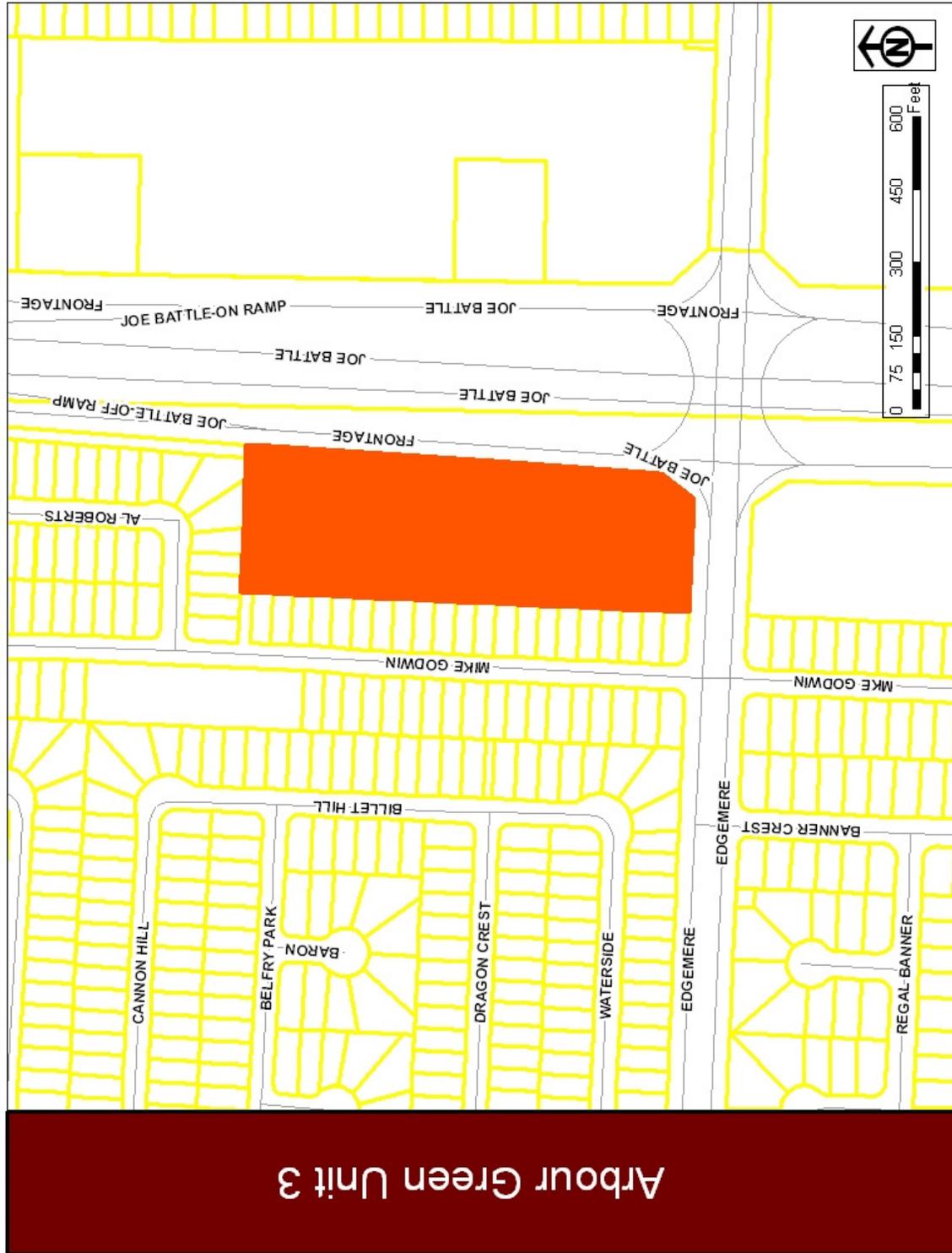
**ADDITIONAL REQUIREMENTS AND GENERAL COMMENTS:**

1. Prior to recording, please submit to Planning & Economic Development Department— Planning Division the following:
  - a. tax certificates
  - b. release of access document
  - c. set of restrictive covenants
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.

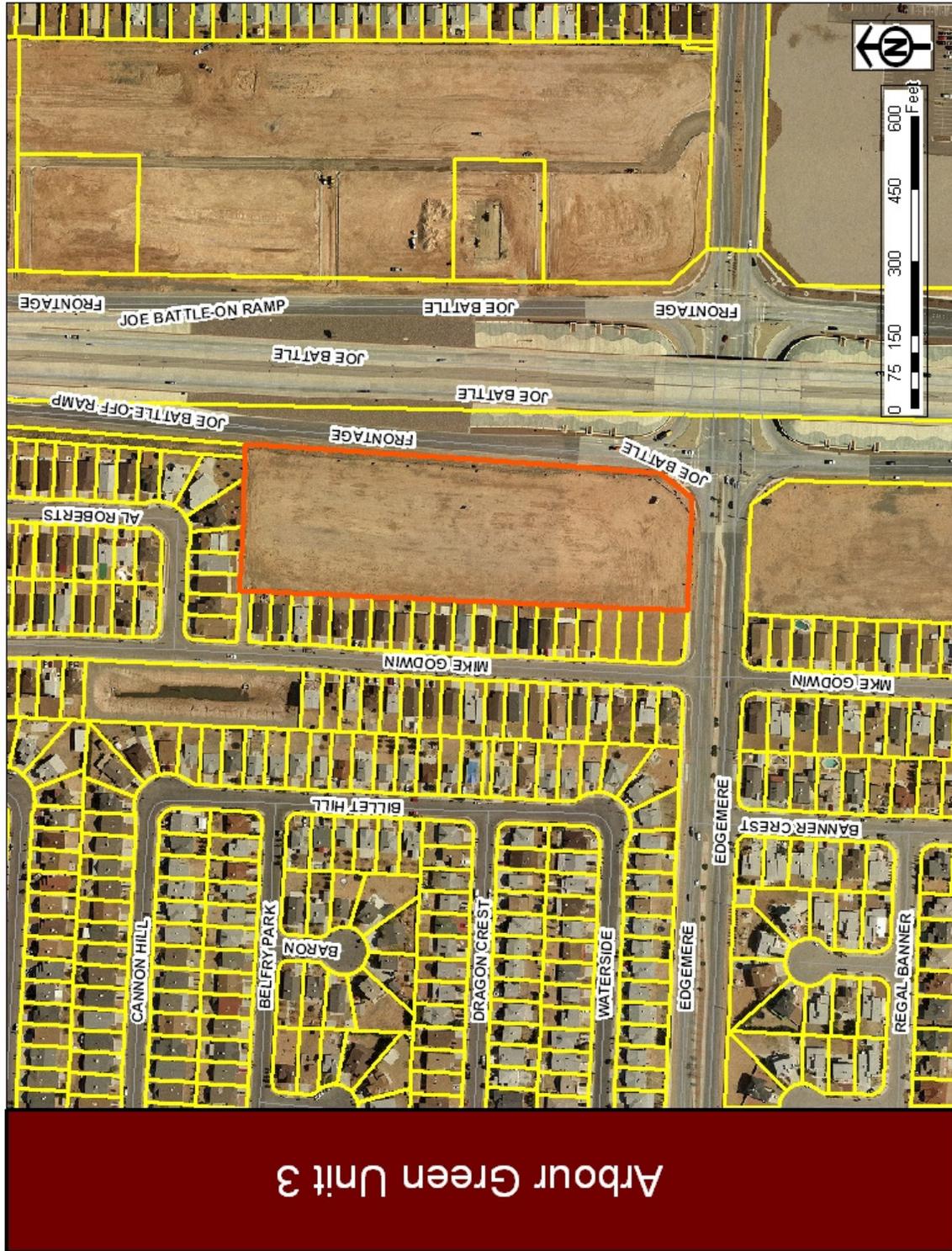
**Attachments**

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

**ATTACHMENT 1**

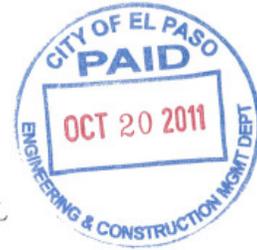


ATTACHMENT 2





**ATTACHMENT 4**



CITY PLAN COMMISSION APPLICATION FOR  
MINOR SUBDIVISION COMBINATION APPROVAL

DATE: August 22, 2011

File No. SUSU11-00107

SUBDIVISION NAME: ARBOUR GREEN UNIT 3

1. Legal Description for the area included on this plat (Tract, Block, Grant, etc.)  
Being a portion of Tract 1H, Section 41, Block 79, Township 2, Texas and Pacific Railway Company Surveys, City of El Paso, Paso County, Texas

2. Proposed Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	_____	_____	Office	_____	_____
Duplex	_____	_____	Street & Alley	_____	_____
Apartment	_____	_____	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____	_____	_____	_____
School	_____	_____	_____	_____	_____
Commercial	<u>6.000</u>	<u>4</u>	Total No. Sites <u>4</u>		
Industrial	_____	_____	Total Acres (Gross) <u>6.000</u>		

3. What is existing zoning of the above described property? C-4c Proposed zoning? n/a

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 X

6. What type of drainage is proposed? (If applicable, list more than one)  
Lot to street to Ponds

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

8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes \_\_\_\_\_ No X  
If answer to 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 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	<u>JNC Development, Inc</u>	<u>12300 Montwood Drive</u>	<u>79936</u>	<u>(915) 855-1005</u>
		(Name & Address)	(Zip)	(Phone)	
13.	Developer	<u>JNC Development, Inc</u>	<u>12300 Montwood Drive</u>	<u>79936</u>	<u>(915) 855-1005</u>
		(Name & Address)	(Zip)	(Phone)	
14.	Engineer	<u>CONDE INC.</u>	<u>6080 Surety Drive, Ste 100, El Paso, TX</u>	<u>79905</u>	<u>915-592-0283</u>
		(Name & Address)	(Zip)	(Phone)	

CASHIER'S VALIDATION  
 FEE: \$651.00

JNC Development, Inc.

OWNER SIGNATURE: \_\_\_\_\_

C. D. Bombach, President

REPRESENTATIVE: \_\_\_\_\_

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