



City of El Paso – City Plan Commission Staff Report

Case No: SUSU12-00010 Cimarron Park Drive
Application Type: Resubdivision Combination
CPC Hearing Date: February 23, 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: 1.104 acres
Rep District: 1
Existing Use: Vacant
Existing Zoning: C-3/c and R-3A/c
Proposed Zoning: N/A

Nearest School: Hut Brown Middle School (0.98-mile)
Nearest Park: Cimarron Park (abutting this subdivision)
Parkland Fees Required: N/A
Impact Fee Area: Not in Impact Fee Area and will not be subject to impact fees

Property Owner: Cimarron Hunt Communities, LLC and the City of El Paso
Applicant: Hunt Communities, GP, LLC
Representative: Kimley-Horn and Associates

SURROUNDING ZONING AND LAND USE:

North: R-3A/c (Residential with a condition)/ Residential Development
South: R-3A (Residential)/ Vacant
East: C-3/c (Commercial with a condition)/ Vacant
West: C-3/c (Commercial with a condition)/ Vacant

THE PLAN FOR EL PASO DESIGNATION: Mixed Use

APPLICATION DESCRIPTION

The applicant is proposing to develop approximately 1.1 acres of property as a right-of-way connecting the existing Brays Landing Drive to the future extension of Paseo Del Norte Boulevard. The right-of-way would serve as a local commercial street.

The applicant has also submitted an alternative design request in accordance with 19.26.040 of the current subdivision code. The proposal is for a 60-foot right-of-way which will include 2 11-foot driving lanes, a 12-foot landscaped median, 11-foot parkway with 6-foot sidewalks on one side, and a 15-foot parkway with a 10-foot hike/bike trail. The alternative design also requests to allow for reduced spacing for median openings.

This is a residential replat that requires notice to be mailed to all owners within 200 feet of the property and within the original subdivision, pursuant to section 19.38.020 of the subdivision code. Notices were mailed and, as of the writing of this staff report, staff has not received any public support nor opposition for this resubdivision.

Development Coordinating Committee

The Development Coordinating Committee recommends *approval* of the alternative design request and *approval* of Cimarron Park Drive on a resubdivision combination basis.

Planning Division Recommendation

Approval with alternative subdivision design. The alternative design meets the requirements of section 19.26.040 of the subdivision code as the alternative design has demonstrated an equal or higher level of adequacy by providing narrower pavement, a raised landscaped median, a 6-foot sidewalk, and a 10-foot hike and bike trail.

Open Space Advisory Board

Recommended approval.

Engineering and Construction Management – Land Development

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

No Objection.

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 0016 C-and 480214 0017C, dated February 5, 1986. As designated by F.I.R.M., City of El Paso on June 08, 2011.

El Paso DOT

The Department of Transportation does not object to the alternative subdivision improvement design request.

Notes:

1. Applicant shall coordinate roundabout and its improvements with the Department of Transportation.
2. All proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) located within public rights-of-way shall be constructed in compliance with the current ADA/TAS regulations and City Design Standards for construction.

El Paso Water Utilities

1. EPWU does not object to this request
2. The EPWU has entered into a development Agreement with the developers of the future Paseo del Norte Boulevard to construct a 12-inch diameter water main, and a 15-inch diameter sanitary sewer main along Paseo Del Norte Blvd. Said mains will be available for service after EPWU issued final acceptance.

Water:

3. There is an existing 8-inch diameter water main extending along Brays Landing Drive that is available for service, the water main is located approximately 11-feet north from the center right-of-way line. Under the development agreement noted above an 8-inch diameter water main stub-out will be constructed to allow the extension of the future water main under a separated development agreement for the subject property

Sewer:

4. There is an existing 8-inch diameter sanitary sewer main extending along Brays Landing Drive that is available for service, the sewer main is located approximately 11-feet south from the center right-of-way line. Under the development agreement noted above an 8-inch diameter sanitary sewer main stub-out will be constructed to allow the extension of a future sanitary sewer main under a separate development agreement for the subject property.

General:

5. 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

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

Cimarron Park Drive – Resubdivision Combination

1. Provide off-site private easements for all off-site stormwater infrastructure proposed on adjacent private properties.
2. Incorporate principles of low impact development (such as recessed landscaping, rainwater harvesting, and porous pavements) to reduce the amount of developed stormwater runoff.

Parks and Recreation Department

We have reviewed **Cimarron Park Drive**, a resubdivision combination plat map and offer no objections to this application.

Please note that this Subdivision is being excluded from the calculation for parkland dedication ordinance Title 19 – Subdivision & Development Plats, **Chapter 19.20 - Parks and Open Space** as noted below.

19.20.060 - Exclusions from Dedication Requirements.

Exclusions. The following shall be excluded from the calculation for parkland dedication. In all instances, the burden of proof shall be on the subdivider to demonstrate that the plat meets the

requirements of this chapter:

H. Land shown within a subdivision, whether residential or nonresidential, which is designated for use as a public facility.

(Ord. 16882 § 2 (part), 2008)

Furthermore, please note that this is an extension of Cimarron Park Dr. thru Cimarron Park to provide greater connectivity between Paseo del Norte Blvd. and Brays Landing Dr. as well as a secondary access point for emergency vehicles into the park and adjacent residential areas as presented, approved and adopted by resolution on September 20, 2011 by Major and Council.

The intent of this resolution is not to un-dedicate said portion of the park but to have an overlay / alteration of use.

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

Sun Metro recommends the placement of sidewalks and ADA compliant improvements throughout the development to City standards to provide pedestrian accessibility to mass transit services.

Geographic Information Systems

No comments received.

Canutillo Independent School District

No comments received.

Additional Requirements and General Comments:

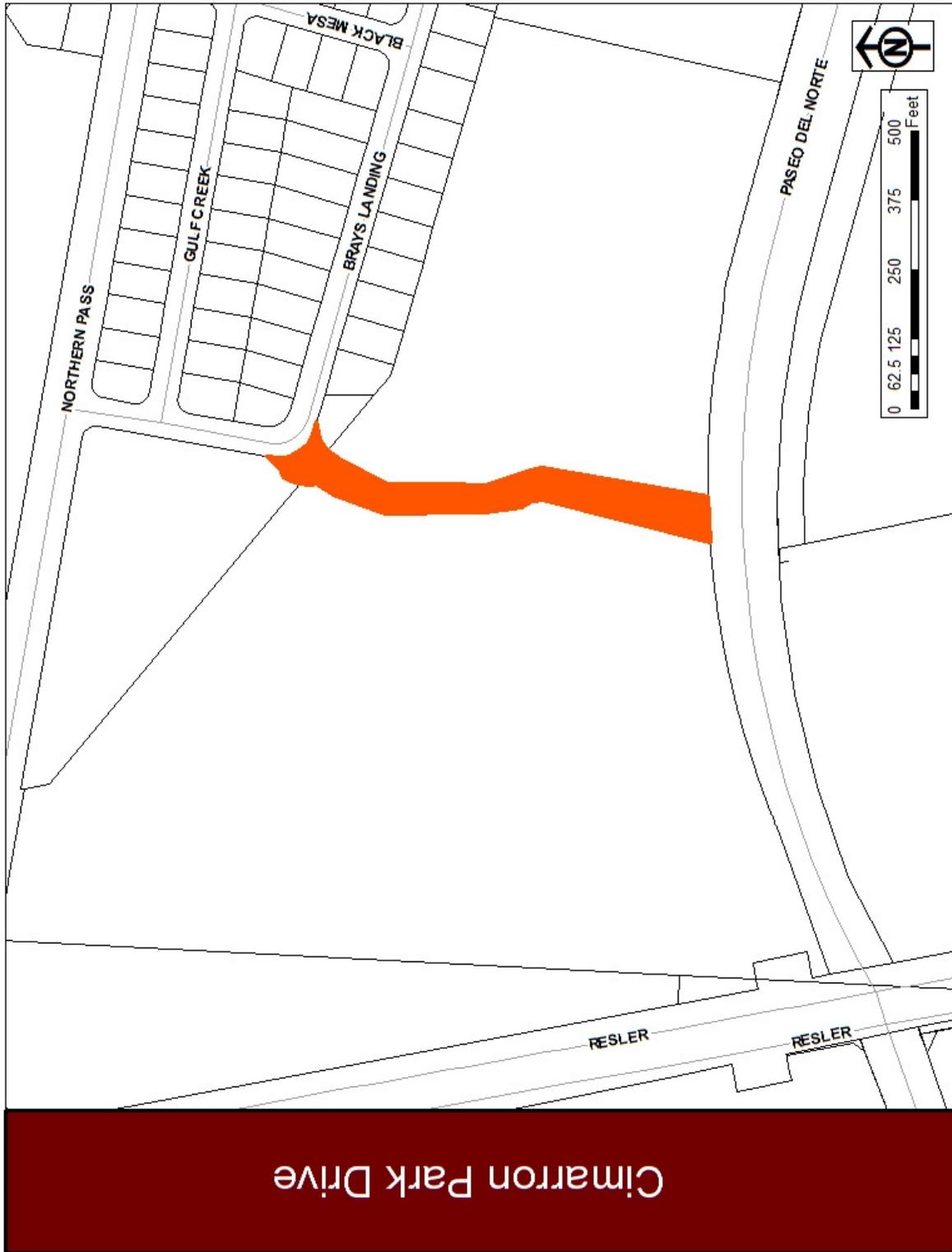
1. Submit to the Planning and Economic Development Department – Planning Division the following prior to recording of the subdivision.
 - a. Current certified tax certificate(s)
 - b. Current proof of ownership
 - c. Release of access document, if applicable

- 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.
3. The following shall be addressed prior to the recording of the subdivision:
 - a. Include the City of El Paso, acting as an additional property owner, under the dedication and the acknowledgement portion of the final plat.

Attachments

1. Location map
2. Aerial map
3. Preliminary Plat
4. Final Plat
5. Alternative Design Request
6. Application

ATTACHMENT 1



ATTACHMENT 2



ATTACHMENT 5



Kimley-Horn
and Associates, Inc.

The City of El Paso, Texas February 14, 2012

February 14, 2012

City of El Paso - Development Services Department
2 Civic Center Plaza – 5th Floor
El Paso, Texas 79901

Attention: Mr. Justin Bass

12700 Park Central Drive
Suite 1800
Dallas, Texas
75251

**Re: Cimarron Park Drive.
Alternative Subdivision Improvement Design Request.**

Dear Mr. Bass,

This letter is to formally request a modification to the City of El Paso Subdivision Regulations under section 19.26.040 for modification of section 19.15.011 "Street Width and Design" to allow for a modification of the current multi-family/Commercial/Industrial street section.

The proposed section is a two-lane divided road with 11-ft lanes, 12-ft landscaped median and 11-ft and 15-ft parkways. The 11-ft parkway will include a 6-ft sidewalk with 5-ft landscaping edge and the 15-ft parkway will include a 10-ft asphalt hike and bike trail and 5-ft landscaping edge.

Additionally, we request a modification to the median opening spacing requirements to allow for minimum median length of 140 linear feet without deceleration lane considering this is a local street and the medians are provided for pedestrian safety and enhancement of the proposed street.

The proposed Major Subdivision Combination application is submitted concurrently with the subdivision improvement plans as indicated in section 19.26.040.

Should you have any questions or comments concerning this request, please do not hesitate to contact me at 972-776-1788.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

A handwritten signature in black ink, appearing to read "Hugo Morales".

Hugo Morales, P.E.
Project Manager.

ATTACHMENT 6



CITY PLAN COMMISSION APPLICATION FOR
RESUBDIVISION COMBINATION APPROVAL

DATE: 01/17/2012 FILE NO. SUSU12-00010
SUBDIVISION NAME: Cimarron Park Drive

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
Being a portion of Lot 1, Block 1, Cimarron Unit One and Tracts 1 and 1B1,
Nellie D. Mundy Survey 242, City of El Paso, El Paso County, Texas.
Containing 1.104 +/- acres

2. Property Land Uses:

	<u>ACRES</u>	<u>SITES</u>		<u>ACRES</u>	<u>SITES</u>
Single-family	_____	_____	Office	_____	_____
Duplex	_____	_____	Street & Alley	<u>1.104</u>	<u>1</u>
Apartment	_____	_____	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____		_____	_____
School	_____	_____		_____	_____
Commercial	_____	_____	Total No. Sites	_____	<u>1</u>
Industrial	_____	_____	Total (Gross) Acreage	<u>1.104</u>	_____

3. What is existing zoning of the above described property? C-3 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 X 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)
Underground gravity.

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 street cross section.

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

10. Improvement Plans submitted? Yes X 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)



- Cimarron Hunt Communities, LLC*
12. Owner of record Hunt Communities, L.P.
 (Name & Address) (Zip) (Phone)
13. Developer Hunt Communities, GP, LLC
 (Name & Address) (Zip) (Phone)
14. Engineer Kimley Horn and Associates Dallas, TX 75251 (972) 770-1300
 (Name & Address) (Zip) (Phone)

CASHIER'S VALIDATION
 FEE: \$1,083.00

OWNER SIGNATURE: _____

REPRESENTATIVE: _____

Owner Signature: *James G. Fisher*
 (City of El Paso)

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

