



City of El Paso – City Plan Commission Staff Report

****Revised****

Case No: SUSU16-00008 The Village of Cimarron Unit 2
Application Type: Major Combination
CPC Hearing Date: April 7, 2016
Staff Planner: Joaquin Rodriguez, (915) 212-1608
rodriguezjx3@elpasotexas.gov
Location: North of Paseo Del Norte and East of Resler Dr
Acreage: 28.241
Rep District: 1
Existing Use: Vacant
Existing Zoning: C-3/c (Commercial/condition)
Proposed Zoning: C-3/c (Commercial/condition)
Nearest Park: Cimarron Unit 1 City Park (0 Miles)
Nearest School: Silvestre and Caroline Reyes Elementary (.64 miles)
Park Fees Required: \$34,898
Impact Fee Area: N/A
Property Owner: Paseo Resler Developments, LLC
Applicant: Paseo Resler Developments, LLC
Representative: CSA Design Group

SURROUNDING ZONING AND LAND USE

North: C-3/c (Commercial/condition)
South: C-3/c (Commercial/condition)
East: R-3A (Residential) / Single Family
West: C-4 (Commercial) and C-4/sc (Commercial/special contract)

PLAN EL PASO DESIGNATION: G4, Suburban (Walkable)

APPLICATION DESCRIPTION

The applicant is proposing to subdivide 28.3 acres of vacant land in the City's Northwest Plan Area. The subdivision has access via Paseo del Norte, Resler Drive and Northern Pass. The proposed subdivision includes 6 large commercial lots, 1 public ponding area and 3 newly dedicated streets. This proposed subdivision lies within the Amended Ranchos Las Lomas Land Study, approved by this body September 18, 2003, and has been reviewed for compliance with that land study and with the subdivision ordinance that was in effect at the time of approval of the land study.

In accordance with the former code, the applicant is seeking approval of a number of modified street configurations characterized by the following features:

- 45 degree angled parking on one side of a portion of Cimarron Square and a portion of Cimarron Market;
- 45 degree angled parking on both sides of a portion of Cimarron Square and a portion of Cimarron Market;
- A 10 foot, asphalt, meandering hike and bike trail along a portion of Cimarron Market;
- A 22 foot landscape buffer along both sides of a portion of Cimarron Market.
- A traffic circle at the intersection of Cimarron Market and Cimarron Square including a 52 foot diameter raised landscape area.

DEVELOPMENT COORDINATING COMMITTEE

The development coordinating committee recommends approval of the modification request and approval of The Village of Cimarron Unit 2 on a major combination basis subject to the following staff comments.

Planning Division Recommendation

Planning recommends approval of the modification request, the proposed right-of-way configurations meet or exceed the minimum requirements of the former subdivision ordinance in accordance with 19.04.170(3);

The subdivider has demonstrated an alternative method of development that will improve the aesthetic value of the subdivision while giving equal emphasis to safety, economy, tax yield, maintenance cost, response time, drainage, dedication and improvement of parkland and open space amenities, and vehicular access and pedestrian passage.

Planning recommends approval of The Village of Cimarron Unit 2.

Planning and Inspections Department - Land Development

We have reviewed subject plats and recommend **Approval**.

Capital Improvement Program – Parks

We have reviewed **The Village at Cimarron Unit Two**, a major combination plat map and on behalf of CID Parks Planning Division we offer Developer / Engineer the following comments:

Please note that this subdivision is zoned “C-3/c” meeting the requirements for Non-residential use (Commercial) as well as for Multi-family dwellings use with a minimum lot area of 750 sq. ft. per dwelling however, applicant has submitted copy of preliminary covenants restricting the use to Non-residential (general commercial) purposes only for lots 2 & 3, block 1; for lots 1 & 2, block 2; for lot 1, block 3 and for lot 1, block 4 and restricted the use to Multi-family (apartments) for lot 1, block 1.

Furthermore, please note that this subdivision application is part of the Ranchos Las Lomas Amended Land Study and vesting rights have been granted under the 2003 City Subdivision regulations therefore, Applicant shall be required to pay “Park fees” in the amount of **\$34,898.00** calculated as follows:

Non-residential:

Total subdivision acreage = 28.21

Less apartments acreage (Lot 1, Block 1) = 10.03

18.21 Acres

18.21 acres at \$300.00 per acre or portion thereof = 5,463.00

Residential:

203 dwelling units at \$145.00 per unit = \$29,435.00

Combined park fees Non-residential (\$5,463.00) + Residential (\$29,435.00) = \$34,898.00

Please allocate generated funds under Park Zone: NW-10

Nearest Parks: Cimarron #1 & Cimarron Sage #1

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

Capital Improvement Program – Transportation

No comments received.

El Paso Water Utilities

EPWU has reviewed the above described subdivision and provides the following comments:

A loop water system extension will be required to provide service to Cimarron Market, Cimarron Plaza and Cimarron Square. All costs associated with the extensions of water mains are the responsibility of the Owner/Developer.

Water:

There is an existing 12-inch diameter water main extending along the south side of Northern Pass Drive, approximately 15-feet north of and parallel to the southern right-of-way line of Northern Pass Drive. This water main is available for service.

There is an existing 12-inch diameter water main extending along the south side of Paseo Del Norte Drive, approximately 35-feet north of and parallel to the southern right-of-way line of Paseo Del Norte. This water main is available for service.

There is an existing 24-inch diameter transmission water main extending along the west side of Resler Drive, approximately 16-feet east of and parallel to the western right-of-way line of Resler Drive. No direct service connections are allowed to this main as per the El Paso Water Utilities-Public Service Board rules and regulations.

There is an existing 8-inch diameter water main extending along the east side of Cimarron Park Drive, approximately 18-feet west of and parallel to the eastern right-of-way line. This water main is available for service.

EPWU records indicate four (4) active yard meters serving the subject property. The service address for these meters are 7498 Northern Pass Drive (1-inch), 1570 N. Resler Drive (1-1/2-inch), 7409 Paseo Del Norte Drive (2-inch) and 1655 Cimarron Park Drive (1-inch).

Reclaimed Water:

There is an existing 16-inch diameter reclaimed water main along the east side of Resler Drive, approximately 35-feet west of and parallel to the eastern of Resler Drive. This reclaimed main is not available for service.

There is an existing 12-inch diameter stub out reclaimed water main along the north side of Paseo Del Norte Drive that dead-ends approximately 55-feet west of Resler Drive. This reclaimed main is not available for service.

Sanitary Sewer:

There is an existing 15-inch diameter sanitary sewer main that extends along the north side of Paseo Del Norte Drive, approximately 45-feet south of and parallel to the northern right-of-way line of Paseo Del Norte. This sewer main is available for service.

There is an existing 12-inch diameter sanitary sewer main that extends along the east side of Resler Drive, approximately 52-feet west of and parallel to the eastern right-of-way line of Resler Drive that dead-ends approximately 190-feet north of Paseo Del Norte. This sanitary sewer main is available for service.

There is an existing 8-inch diameter sanitary sewer main that extends along the west side of Cimarron Park Drive, approximately 18-feet east of and parallel to the western right-of-way line of Cimarron Park Drive. This sanitary sewer main turns 90-degrees east, approximately 430-feet north of Paseo Del Norte Drive. The 8-inch sanitary sewer main ends approximately 5-feet east from the eastern right-of-way line of Cimarron Park Drive. There is an existing 8-inch diameter sanitary sewer main that extends along the west side of Cimarron Park Drive, approximately 21-feet east of and parallel to the western right-of-way line of Cimarron Park Drive. This sanitary sewer main turns approximately 90-degrees east, approximately 417-feet south of Northern Pass Drive. This sanitary sewer main is available for service,

There is an existing 12-inch diameter sanitary sewer main that extends along the north side of Northern Pass Drive, approximately 30-feet south of and parallel to the northern right-of-way line of Northern Pass Drive. This sanitary sewer main is available for service.

General:

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.

Streets and Maintenance Department

No comments received.

El Paso Electric Company

No comments Received.

Sun Metro

Sun Metro does not oppose this request.

El Paso County 911 District

No comments received.

El Paso Fire Department

No comments received.

Central Appraisal District

Central Appraisal district requests all block numbers within the subdivision be increased by 1.

Texas Gas Company

Texas Gas Service requires that all streets be public right-of-way and have dedicated utility easements. Texas Gas Service has no objections to the proposed project limits.

Mainline extensions, retirements, relocations or new service line requests would need to be directed to our Customer Development Department. Texas Gas Service recommends that a request for gas service be submitted as soon as possible (approx. 6 months prior to construction) followed by all required paperwork by Texas Gas Service.

Should you have any questions and/or comments, please refer them to the undersigned at (915) 680- 7366 or laura.ruiz@onegas.com and all new gas service requests to our Customer Development Group at elpasonewbusiness@txgas.com.

Additional Requirements and General Comments:

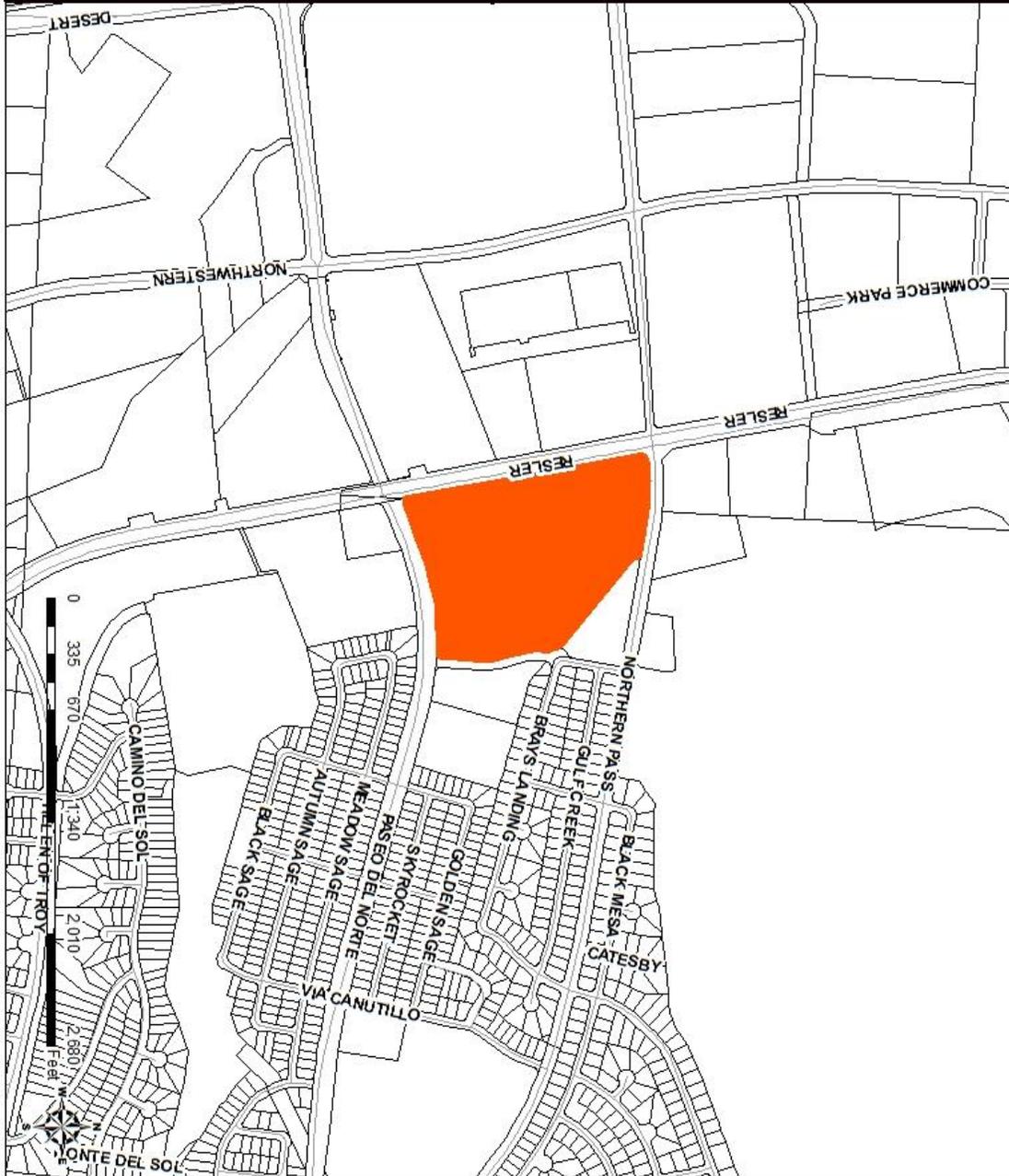
1. Submit to the Planning and Inspections Department – Planning Division the following prior to recording of the subdivision.
 - a. Current certified tax certificate(s)
 - b. Current proof of ownership
 - c. Release of access document, if applicable
 - d. Set of restrictive covenants, if applicable
2. 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. Preliminary Plat
5. Application
6. Modification Request

ATTACHMENT 1

THE VILLAGE AT CIMARRON UNIT TWO



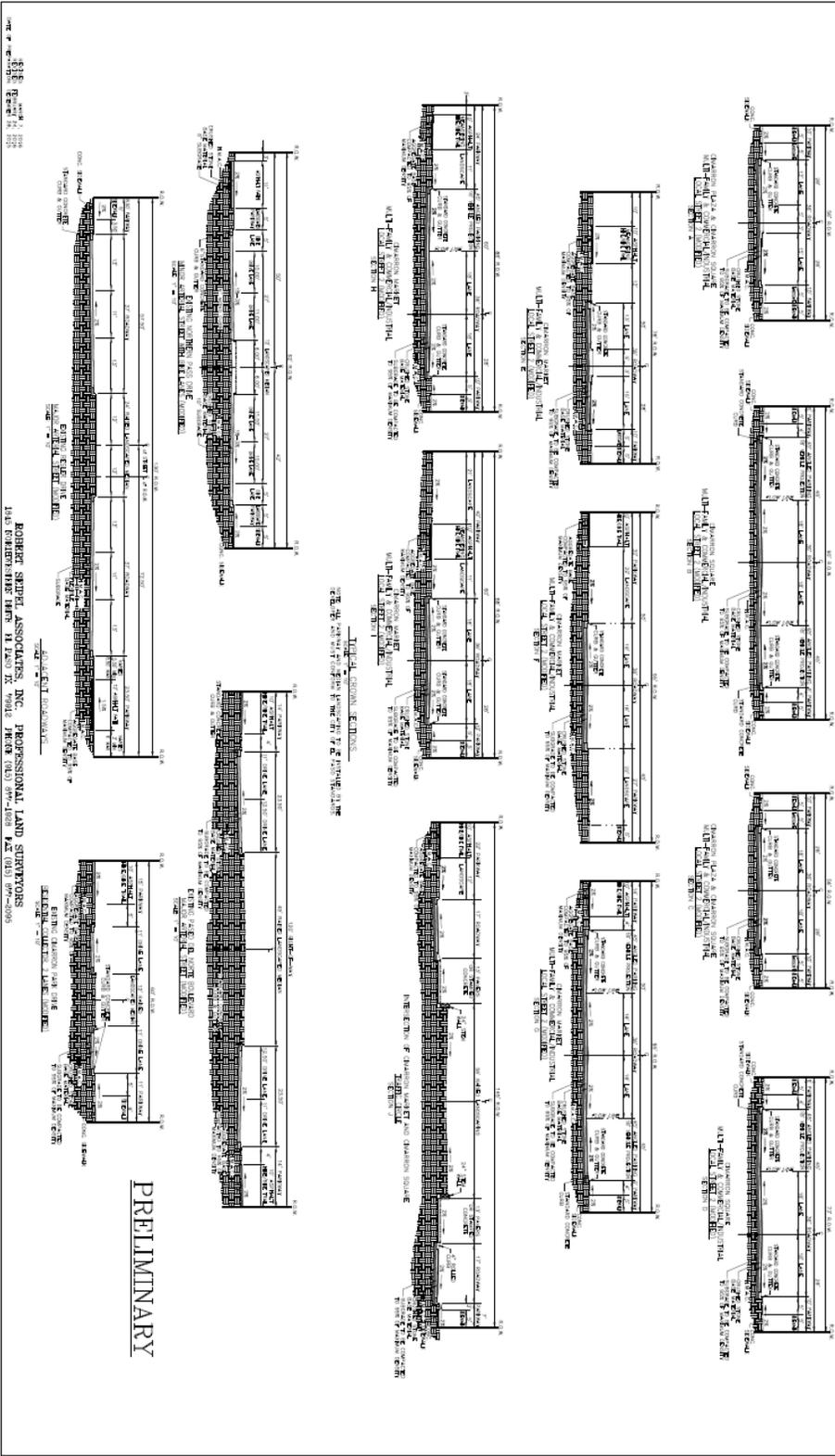
ATTACHMENT 2

THE VILLAGE AT CIMARRON UNIT TWO



THE VILLAGE AT CIMARRON UNIT TWO

BRING A PORTION OF VACATED RISSLER DRIVE RIGHT-OF-WAY TRACT 101, NELLIE
 D. MONDY SURVEY 242, LAND TRACTS 61D AND 62E, N.H. GLENN SURVEY 241,
 CITY OF EL PASO, EL PASO COUNTY, TEXAS.
 CONTAINING 28.241 ± ACRES (1,230,181 SQ. FT.)
 SHEET 2 OF 2



ALL DIMENSIONS UNLESS OTHERWISE NOTED TO BE IN FEET AND INCHES.
 DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

ROBERT SHIPLE ASSOCIATES, INC. PROFESSIONAL LAND SURVEYORS
 1025 FORT WORTH AVENUE, SUITE 1100, FORT WORTH, TEXAS 76102
 PHONE (817) 339-1000 FAX (817) 339-1005

PRELIMINARY

ATTACHMENT 5



CITY PLAN COMMISSION APPLICATION FOR MAJOR COMBINATION SUBDIVISION APPROVAL

DATE: March 8, 2016

FILE NO. SUSU16-00008

SUBDIVISION NAME: The Village at Cimarron Unit Two

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)

Being a portion of Vacated Resler Drive Right-of-Way, Tract 1B1, Nellie D. Mundy Survey 242, and Tracts 61D and 62E, W.H. Glenn Survey 241, City of El Paso, El Paso County, Texas.

2. Property Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	_____	_____	Office	_____	_____
Duplex	_____	_____	Street & Alley	<u>4.168</u>	<u>1</u>
Apartment	_____	_____	Ponding & Drainage	<u>0.929</u>	<u>1</u>
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____	<u>Monument Sign / C.O.S.</u>	<u>0.019</u>	<u>1</u>
School	_____	_____	Total No. Sites	_____	<u>9</u>
Commercial	<u>23.125</u>	<u>6</u>	Total (Gross) Acreage	<u>28.241</u>	_____
Industrial	_____	_____			

3. What is existing zoning of the above described property? C-3 C 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 _____ No _____ No Residential sites proposed.

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 to Private and Public Ponding Areas. Private storm sewer infrastructure incorporated accordingly.

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
Modifications Request Letter to be submitted at time of official application submittal for CPC action.

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 of the City of El Paso to the effective date of the current applicable standards? Yes X No _____

If yes, please submit a vested rights petition in accordance with Title I (General Provisions) Chapter 1.04 - Vested Rights
Vesting Rights Petition Letter approved by the City of El Paso on March 8, 2016.



City Development Department
111 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 541-4024

12. Owner of record Paseo Resler Development, LLC, 4401 N. Mesa, El Paso, TX 79902 915-298-0418
 (Name & Address) (Zip) (Phone)

13. Developer c/o
 (Name & Address) (Zip) (Phone)

14. Engineer CSA Design Group, Inc., 1845 Northwestern Dr. Ste C, El Paso, TX 79912 915-877-4155
 (Name & Address) aontiveros@csaengineers.com (Zip) (Phone)

Refer to Schedule C for
 current fee.

OWNER SIGNATURE: *Paseo Resler Development, LLC*
 REPRESENTATIVE: *A. Oantiveros*
CSA Design Group, Inc.

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

City Development Department
 811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 541-4024

ATTACHMENT 6

W

csa design group, inc.



www.csaengineers.com

1845 Northwestern Dr. Ste C
El Paso, Texas 79912

tel 915.877.4155
fax 915.877.4334

March 8, 2016

Mr. Raul Garcia,
Lead Planner
Planning & Inspections | City of El Paso
801 Texas
El Paso, TX 79901

Reference: **Street Cross-Section Modification Request**
The Village at Cimarron Unit Two

Dear Mr. Garcia:

On behalf of the Property Owner, we present this letter requesting a modification to the Subdivision Ordinance as follows:

As per section 19.04.170, we would like to request the approval of modifications to the currently accepted Multi-Family and Commercial/Industrial Local Street 2 (56' R.O.W) cross section. Modifications being proposed for approval include raised medians, a 10' hike/bike trail, angled parking, and a larger landscaped parkway. Please refer to the cross-section key map and cross sections located on the Preliminary plat for illustrative purposes.

Should you have any questions, please feel free to contact me at (915) 877-4155, ext. 121 at any time.

Thank you for your assistance with this matter.

Sincerely,

CSA DESIGN GROUP, INC.

Adrian I. Holguin-Ontiveros, E.I.T., CFM
Senior Project Engineer