



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

**Case No:** SUSU14-00029 Boulder Canyon Replat A  
**Application Type:** Resubdivision Combination  
**CPC Hearing Date:** April 24, 2014  
**Staff Planner:** Alfredo Austin, 915-212-1604, [austinaj@elpasotexas.gov](mailto:austinaj@elpasotexas.gov)  
**Location:** North of Belvidere and West of Westwind.  
**Acreage:** 7.21 acres  
**Rep District:** 1  
**Existing Use:** Vacant  
**Existing Zoning:** PR-II (Planned Residential II)  
**Proposed Zoning:** PR-II  
**Nearest School:** Polk Elementary (.15 mile)  
**Nearest Park:** Park Hills Park (.52 miles)  
**Park Fees:** **\$46,580.00**  
**Impact Fee Area:** Not in Impact Fee Area  
**Property Owner:** DVEP Land LLC  
**Applicant:** DVEP Land LLC  
**Representative:** CEA Group

### **SURROUNDING ZONING AND LAND USE**

**North:** C-2 (Commercial)/ Commercial development and PR-I/sc (Planned Residential I/special condition)/ Single-family development

**South:** C-1 (Commercial)/ Commercial development

**East:** P-R1/sc (Planned Residential I/special condition)/ Single-family development

**West:** A-2 (Apartments)/ Multi-family development

**THE PLAN FOR EL PASO DESIGNATION:** G4 Suburban Walkable

### **APPLICATION DESCRIPTION**

The applicant is proposing to replat 7.21 acres of vacant land into 59 single family lots. Lot sizes range from 2,487 to 4,138 square feet. Access to the subdivision is proposed from Westwind Drive. This development is being reviewed under the current subdivision ordinance.

The applicant has submitted a request for alternative subdivision improvement design to allow:

- Cross section featuring 4 foot chokers, 7 foot parkways, 5 foot sidewalks, no parking and a 20 foot paved roadway surface.
- Cross section featuring 20 foot residential lane, no parking, 20 foot paved roadway surface and 5 foot with no parking for Auto Courts A, B, C, E, F, G, H & I.
- Cross section featuring 25 foot residential lane, no parking, 25 foot paved roadway

surface and 5 foot parkway with no parking for Auto Court D only.

### **CASE HISTORY**

There was a Zoning Condition on this subdivision that limited the maximum number of units to twenty-six. In accordance with Section 19.03.040 the applicant submitted a Rezoning and Condition Release application requesting to release said condition and allowing for lot size under 4,000 sq. ft.

10/3/13 CPC approved Rezoning(PZRZ13-00007), condition release(PZCR13-00007 and detailed site plan applications(PZDS13-00025).

11/21/2013 CPC approved Boulder Canyon Replat A on a preliminary basis.

4/1/2014 the applicant submitted a modification to the detailed site plan in order to remove one lot from the proposed subdivision. Modification was administratively approved.

4/9/2014 City Council approved Rezoning(PZRZ13-00007), condition release(PZCR13-00007 and detailed site plan applications(PZDS13-00025).

### **DEVELOPMENT COORDINATING COMMITTEE**

The Development Coordinating Committee recommends **Approval** of the alternative subdivision improvement design based on compliance with Section 19.26.040 and **Approval** of Boulder Canyon Replat A on a **Resubdivision Combination** basis subject to the following conditions and requirements:

#### **City Development Department-Planning Division:**

**Approval** of the alternative subdivision improvement design based on compliance with Section 19.26.040 and **Approval** of Boulder Canyon Replat A on a Resubdivision Combination basis subject to the following conditions and requirements:

1. Provide correct name of subdivision on location map.
2. Proposed chokers must comply with page 10-4 of the Design Standards for Construction.
3. Provide end limits to all easements, e.g. 10' private drainage easements being vacated.

#### **City Development Department-Land Development:**

We have reviewed subject plats and recommend Approval.

The Developer/Engineer shall address the following comments.

1. No objections.

#### **Parks and Recreation Department:**

We have reviewed **Boulder Canyon Replat "A"**, a resubdivision combination plat map and offer Developer / Engineer the following comments:

Please note that this subdivision is composed of **59** lots zoned "P-RI" which meet the requirements for Single-family, Two-family and Multi-family dwelling use restricted to a maximum of 7 units per acre, therefore, "Park fees" will be assessed as follows:

**If** Applicant is proposing a Single-family dwelling use per lot, then restrictive covenant shall be provided and gross density waiver approval shall be obtained from the Planning Department or

designee; also, please note that "Park fees" in the amount of **\$34,250.00** were paid for the original Boulder Canyon Subdivision on June 17, 2008 – This will be credited to the final assessed fees.

Based on the following calculations, applicant shall be required to pay "Park fees" in the amount of **\$46,580.00**

59 P-R1 (Single-family dwelling) lots @ \$1,370.00 / Dwelling = \$80,830.00

Less paid fees for the original Boulder Canyon Subdivision = \$34,250.00

**Balance = \$46,580.00**

Please allocate generated funds under Park Zone: **NW-6**

Park(s) with-in Zone NW-6: **Irwin J. Lambka & Snow Heights**

Nearest park located within adjacent Zone NW-10: **Park Hills Park**

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

**El Paso Water Utilities:**

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

**EPWU-PSB Comments**

*EPWU-PSB accepted the improvement plans including the water and sanitary sewer plans on March 04, 2014, enclosed is a copy of the EPWU-PSB letter.*

**General:**

Private water pressure regulating devices will be required at the discharge side of each water meter. The Owner/Developer shall include in the sale of contract documents that the lot/home buyer shall acquire ownership of the above-described water pressure regulating devices to be located at the discharge side of the water meters. Additionally, the lot/home buyer shall be responsible for the operation and maintenance of the above-described privately-owned water pressure regulating devices.

**El Paso Fire Department:**

No comments received.

**911:**

No comments received.

**El Paso 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)

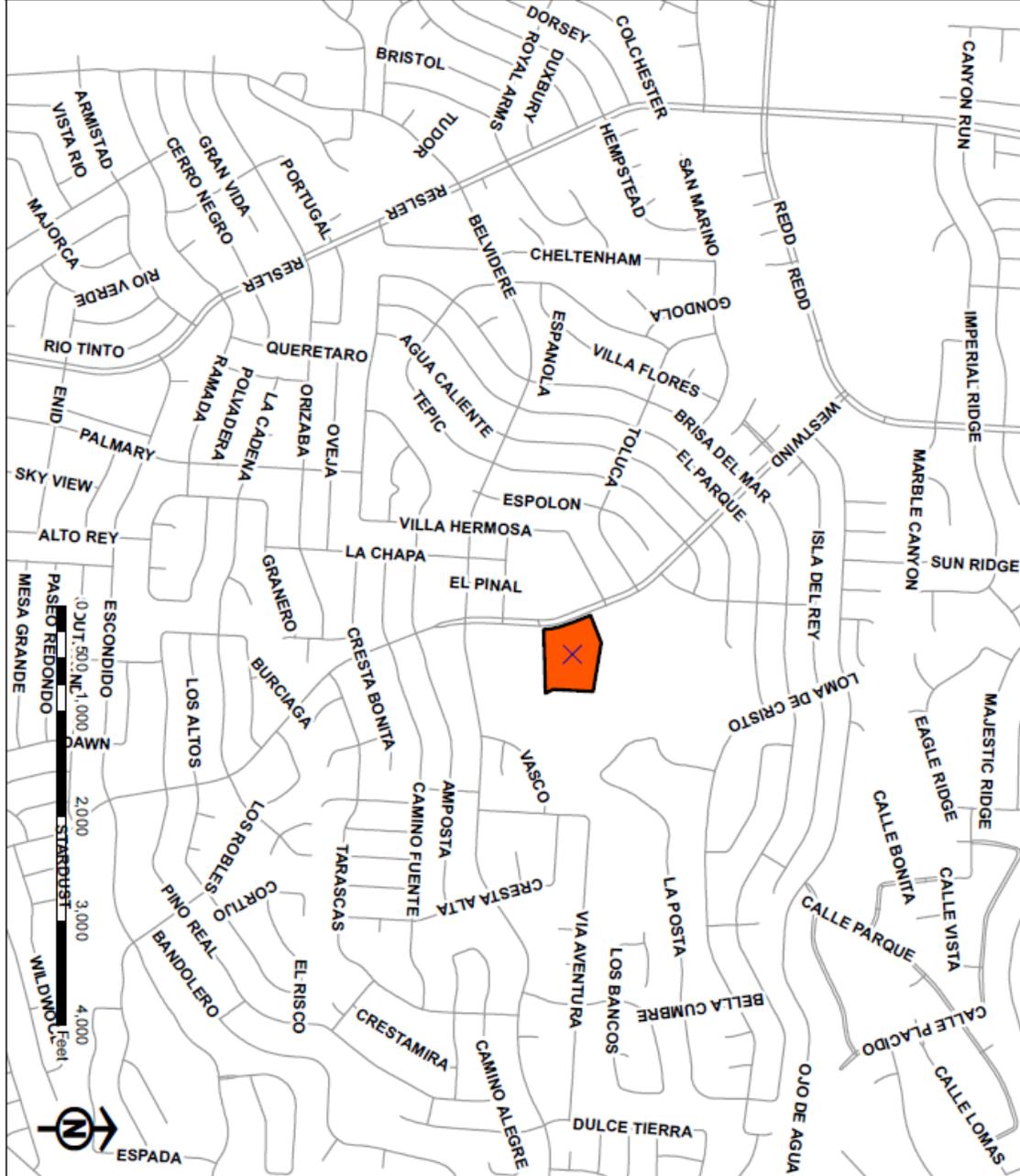
- b. Current proof of ownership
  - c. Release of access document, if applicable
  - d. Set of restrictive covenants, if applicable
  - e. Deed for property to be dedicated as parkland.
2. Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and 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. Alternative Design Request
6. Application

ATTACHMENT 1

**BOULDER CANYON REPLAY "A"**



ATTACHMENT 2





**ATTACHMENT 4**



ATTACHMENT 5



Castner Center @ Transmountain  
4712 Woodrow Bean, Ste. F  
El Paso, TX 79924  
Office: 915.544.5232  
Fax: 915.544.5233  
web: www.ceagroup.net

March 24, 2014

City of El Paso-City Development Department  
222 South Campbell Street  
El Paso, Texas 79901

Attention: Ms. Kimberly Forsyth  
Lead Planner

Reference: Boulder Canyon Subdivision  
Variance Request

Dear Ms. Forsyth:

On behalf of the developer for the above referenced development, we request three (3) variances to the City of El Paso Municipal Code-Subdivision Ordinance. Our variance requests are as follows:

- Revise the 32-foot local residential 3 cross section. Our proposed cross-section will introduce 4 foot choker's, 7' parkways, 5 foot sidewalks, no parking, and a 20 foot paved roadway surface and utilize standard concrete curb and gutter. The use of the choker's will serve as a traffic calming device.
- Utilize a 20-foot residential lane no parking cross section with a 20-foot paved roadway surface and 5-foot parkways with no parking for Auto Courts A, B, C, E, F, G, H, & I. This is only to allow access/egress to the residential owners.
- Utilize a 25-foot residential lane no parking cross section with a 25-foot paved roadway surface and 5-foot parkways with no parking for Auto Court D only. This is only to allow access/egress to the residential owners.

We look forward to your favorable consideration on our request. If you have any questions, please do not hesitate to call me at office number 915.544.5232 or mobile number 915.355.0583.

Sincerely,  
CEA Group

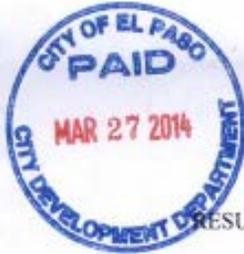
A handwritten signature in blue ink, appearing to read 'Jorge L. Azcarate', is written over the typed name.

Jorge L. Azcarate, P.E.  
Project Manager

letter-2060-026ld.19march14(modificationreq.)  
JLA/jla

engineers • architects • planners

**ATTACHMENT 6**



CITY PLAN COMMISSION APPLICATION FOR  
RESUBDIVISION COMBINATION SUBDIVISION APPROVAL

DATE: 3-12-2014

FILE NO. SUSU14-00029

SUBDIVISION NAME: Boulder Canyon Replat A

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)  
Being a Replat of Boulder Canyon Subdivision, an Addition to the City of El Paso, El Paso County, Texas

2. Property Land Uses:

	<u>ACRES</u>	<u>SITES</u>		<u>ACRES</u>	<u>SITES</u>
Single-family	<u>3.73</u>	<u>59</u>	Office		
Duplex	_____	_____	Street & Alley	<u>1.40</u>	<u>2</u>
Apartment	_____	_____	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____	Common Open Space	<u>2.08</u>	<u>8</u>
School	_____	_____		_____	_____
Commercial	_____	_____	Total No. Sites	_____	<u>69</u>
Industrial	_____	_____	Total (Gross) Acreage	<u>7.21</u>	_____

3. What is existing zoning of the above described property? E-R II 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 to proposed stormsewer infrastructure to be tied into the existing drainage infrastructure within the development
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  
Mid-Block Chokers for traffic calming
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 Title I (General Provisions) Chapter 1.04 - Vested Rights

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

- 12. Owner of record DVERP Land LLC 7910 Gateway East, Suite 102 El Paso, Tx. 79915 915-591-6319  
 (Name & Address) (Zip) (Phone)
- 13. Developer Same as Owner  
 (Name & Address) (Zip) (Phone)
- 14. Engineer CEA Group 4712 Woodrow Bean, Ste. F El Paso, Tx. 79924 915-544-5232  
 (Name & Address) (Zip) (Phone)

Refer to Schedule C for current fee.

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

**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