City of El Paso – City Plan Commission Staff Report

REVISED

Case No:	SUSU16-00036 Cimarron Canyon Unit One Subdivision
Application Type:	Major Combination
CPC Hearing Date:	July 14, 2016
Staff Planner:	Alfredo Austin, 915-212-1604, *austinaj@elpasotexas.gov*
Location:	East of Resler and North of Northwestern
Acreage:	97.393 Acres
Rep District:	1
Existing Use:	Residential & Commercial
Existing Zoning:	R-3A/c & C-3/c (Residential & Commercial)
Proposed Zoning:	R-3A/c & C-3/c (Residential & Commercial)
Nearest Park:	3 parks proposed within subdivision (4.228 acres)
Nearest School:	Canutillo High School (1.79 miles)
Park Fees Required:	N/A
Impact Fee Area:	West Side Impact Fee Service Area.
Property Owner:	Cimarron Hunt Communities, LLC
Applicant:	Cimarron Hunt Communities, LLC
Representative:	CSA Design Group, Inc.

SURROUNDING ZONING AND LAND USE

North R3-A/c (Residential)/Vacant
South: R3-A/c (Residential)/Vacant
East: R3-A/c (Residential)/Vacant
West: C-3/c (Commercial) /Vacant

THE PLAN FOR EL PASO DESIGNATION: G-4, Suburban (Walkable)

APPLICATION DESCRIPTION

The applicant proposes to subdivide 97.393 acres of land for 332 single family lots and 3 parks. The residential lots range from 5,880 square feet to 27,579 square feet. Primary access to the subdivision is proposed from Resler Drive and Northern Pass Drive. This development lies within the Amended Ranchos Las Lomas Land Study and is being reviewed under the former subdivision ordinance.

The applicant is requesting the following modifications:

- To allow modifications to local residential, non-residential collector, residential collector

and minor arterial street with hike/bike cross sections. The modifications include raised medians, a 10' asphalt path, a meandering sidewalk, and a larger landscaped parkway. The proposed modifications meet and/or exceed current Design Standards for Construction requirements.

- To allow for the approval of Block 2 and Block 10 which exceed the length requirements under former Subdivision Code. This request is based on topographical constraints, including drastic elevation changes along proposed Cimarron Gap Drive and Wooden Nickel Drive.
- To allow for the use of traffic calming devises along Cimarron Gap Drive in order to mitigate the length of the street.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends **approval** of the modification requests and **approval** of Cimarron Canyon Unit One basis on a Major Combination basis.

Planning & Inspections Department-Planning Division Recommendation

Planning recommends **approval** of the ROW modification requests. As per Section 19.04.170 (Modification of conditions):

A.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 block length modification requests. As per Section 19.04.170 (Modification of conditions):

A.2 Because of the particular physical surroundings, shape or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations is carried out.

Planning recommends **approval** of Cimarron Canyon Unit One on a Major Combination basis.

Plan El Paso Goals & Policies

The applicant's proposal meets Goal 2.5 of Plan El Paso:

Goal 2.5: The City of El Paso wishes to supplement its neighborhood and regional park system with small civic spaces that are accessible to all citizens and are memorably placed in all new neighborhoods and mixed-use developments.

> Policy 2.5.2: Civic spaces are outdoor gathering places for public use. Civic spaces can be defined by a combination of physical factors including their size, intended use, landscaping, and the character of their edges, as described in the Public Facilities Element. New neighborhoods should be designed around optimal locations for civic spaces. Civic spaces should not be designated in awkward locations on residual tracts of land that are left over during the subdivision process.

Planning & Inspections Department-Land Development

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

The Developer/Engineer shall address the following comments.

~~1. No grading shall be allowed outside of the subdivision limits (Chapter 18.44). Proposed grading to make a Retention/Detention Pond or Dam upstream of Bobcat Hollow Drive to serve this subdivision is shown to the N.W. outside of this subdivision boundary lines.~~

~~1. Complete drainage infrastructure serving this subdivision must be built within subdivision limits (Chapter 19.08.010).~~

~~2.~~1. Delineate and dimension proposed pond boundary limits by bearing and distance and label whether it is to be a retention or detention pond and either public or private. Update dedication statement if necessary.

~~3. TXDOT approval required for all runoff onto and through I-10 ROW.~~

~~4. At the improvement plan stage, protect the subject property from stormwater runoff from the adjacent terrain and convey the existing watercourses through the subdivision.~~

~~5.~~2. The developer shall be responsible for maintenance of all offsite stormwater management facilities unless drainage easements or rights-of-way with adequate access are provided for EPWU Stormwater Utility; run-off flowing from street ROW into undeveloped terrain or from terrain into subdivision, must do so through a temporary desilting/catch basin to avoid erosion of either the street or terrain.

~~6.~~3. The proposed subdivision is located near a potential sediment flow source. At the improvement plan stage EPWU requires the Engineer to account for sediment volume in all calculations used to size stormwater drainage structures to prevent sediment from clogging the proposed crossings. Provide sufficient access for mechanized maintenance equipment and vehicles. Drainage key item 1 must be at least 18" per DDM.

~~7.~~4. At the Improvement Plan stage, the developer shall provide the design and calculations for the Retention/Detention Pond or Dam upstream of Bobcat Hollow Dr., for review and approval. Show entire extents of offsite contributing watershed areas.

~~8.~~5. Some of the drainage easements or ROW's are not identified as "Public" or "Private; please label them accordingly.

~~9.~~6. Show existing contours as dashed lines and leave the proposed as solid lines.

~~10.~~7. All ROW improvements shall comply with ADA and TAS.

EPWU-PSB Comments

1. EPWU does not object to this request
2. The subject property is located within the Westside Impact Fee Service Area. Impact fees for will be assessed and collected at the time the El Paso Water Utilities receive an application for water and sanitary sewer services.
3. Water main extensions will be required within the subdivision creating a looped system.
4. Owner is to coordinate with EPWU on the water main extension alignments.

Water:

5. There is an existing 24-inch diameter water main extending along Resler Drive, fronting the subject subdivision. This water main is part of the C.C.C. 1 Pressure Zone and can provide water service at 50-psi at elevation 4,060-feet.
6. There is an existing 12-inch diameter water main extending along Northern Pass Drive, from

Resler Drive to Black Mesa Drive. This water main is part of the C.C.C. 1 Pressure Zone and can provide water service at 50-psi at elevation 4,060-feet.

7. There is an existing 8-inch diameter water main extending along High Plains Drive. This water main is located in the Falls at Cimarron Unit 1 Subdivision, northeast of the subject property. This water main is part of the Sierra Hills 1 Intermediate Pressure Zone.
8. Water pressure between 35-psi and 50-psi is expected between ground elevation 4,094-feet and 4,060-feet. The EPWU requests that the Developer construct single level houses between ground elevation 4,060-feet and 4,094-feet, until a high pressure water main that will extend from the C.C.C. 2 Pressure Zone is constructed. Water service to lots located above elevation 4,094-feet cannot be provided until the high pressure water main is installed.

Sewer:

9. There is an existing 8-inch diameter sanitary sewer main extending along North Pass Drive that is available for service.
10. There is an existing 15-inch diameter sanitary sewer main extending along Resler Drive.

Reclaim:

11. There is an existing 16-inch diameter reclaim water main extending along Resler Drive. This water main is not available for service.

General:

12. 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.

Parks and Recreation

We have reviewed **Cimarron Canyon Unit One,** 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 composed of **332** Single-family lots, includes a 3.32 acre "Main Park Site" and two (2) "Pocket Parks/Trail Heads" (0.55 acre & 0.35 acre) for a total of 4.22 Acres of Parkland.

This subdivision is part of the Ranchos Las Lomas Amended Concept Plan and is vested under the "Old Code" at a required rate of one acre of "Parkland" per every 200 units; per "Old Code" requirements, dedicated parks need to be at minimum one acre in size to receive "Parkland credits" however, Applicant/Engineer agreed to dedicate proposed "Pocket Parks" above and beyond the minimum requirements with No "Parkland credits" and Parks Department will accept the dedication and maintenance of said "Pocket Parks/ Trail Heads".

This subdivision meets and exceed the minimum "Parkland" requirements per ordinance Title 19 – Subdivision and Development Plats, **Chapter 19.20 – Parks and Open Space** and exceeds the requirements by **1.66 Acres** or **332** dwelling units that can be applied towards sub-sequent subdivisions with-in the Cimarron Canyon development and phasing plan based on the following "Parkland" calculations:

Cimarron Canyon #1 – Is dedicating a "Main Park Site" for a total of 3.32-Acres
Cimarron Canyon #1 is proposing 332 units requiring a total of 1.66-Acres
Meets and exceeds "Parkland" requirements by 1.66-Acres

Also, Developer needs to provide "Pocket Parks/Trail Heads" as depicted throughout the Cimarron Canyon development and phasing plan with the understanding that one of them needs to be at least one-acre in size within units 2, 4, 5 or 7 as discussed.

This subdivision is located with-in "Park Zone"**: NW-10**
Nearest Parks: **Cimarron #1** **&** **Cimarron Sage #1**

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

CAD

No objections.

Canutillo Independent School District:

No comments received.

911:

The district request that streets traveling south to north be addressed so that the addressing increases from south to north as these streets should try to follow addressing on N Resler. Previous addressing increases in the opposite direction but is not consistent. Those addresses tend to be in the 7300 or 7400 range. Follow the example of addressing for The Falls at Cimarron Unit 2.

Regarding addressing on Mule Team Dr, the District recommends that addressing for lots 8 – 12 and 16 – 18 also have addressing in the 7300 range or the street be split into two street names to allow for different addressing schemas.

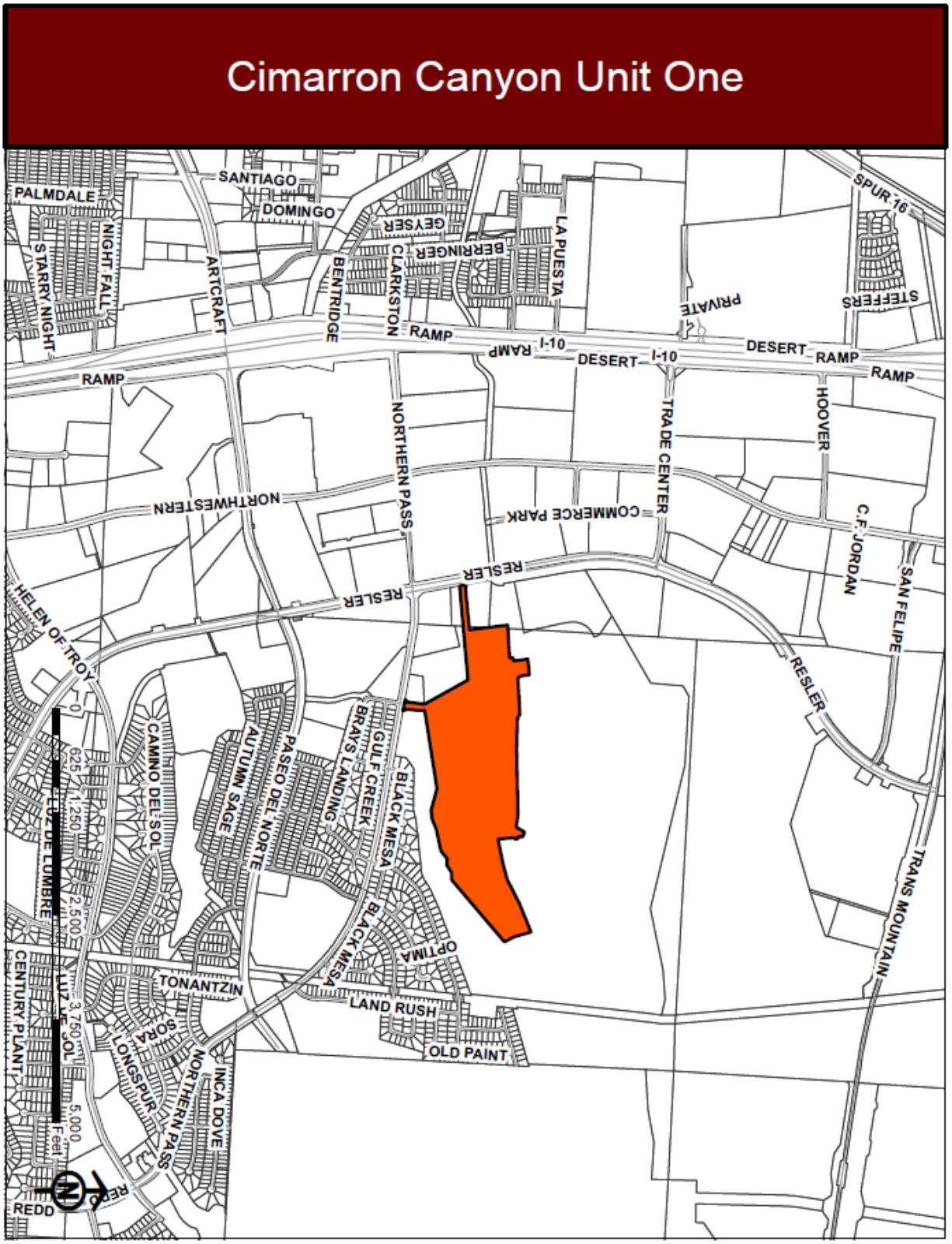
Additional Requirements and General Comments:

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. Preliminary Plat
4. Final Plat
5. Modification request
6. Application

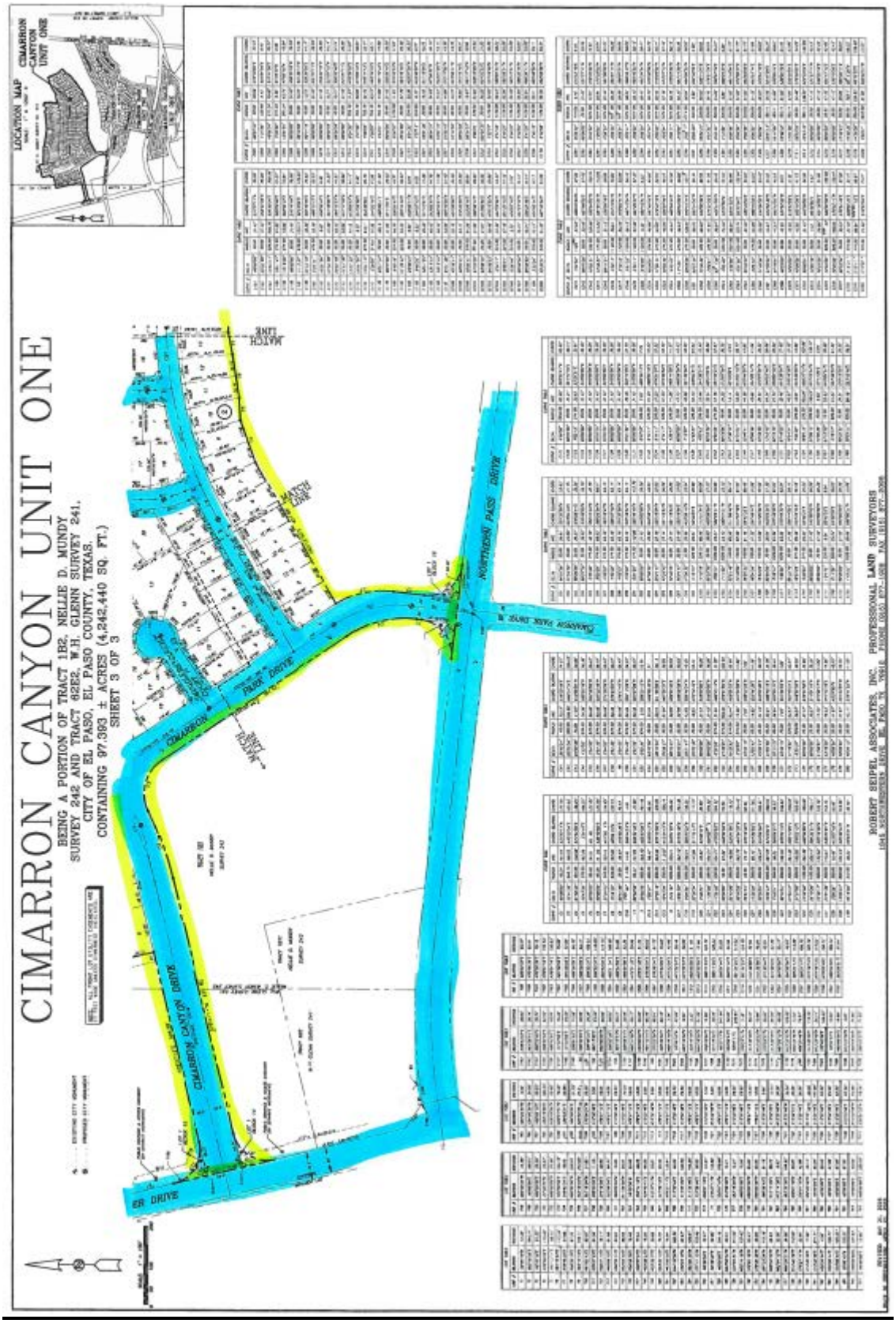
ATTACHMENT 1



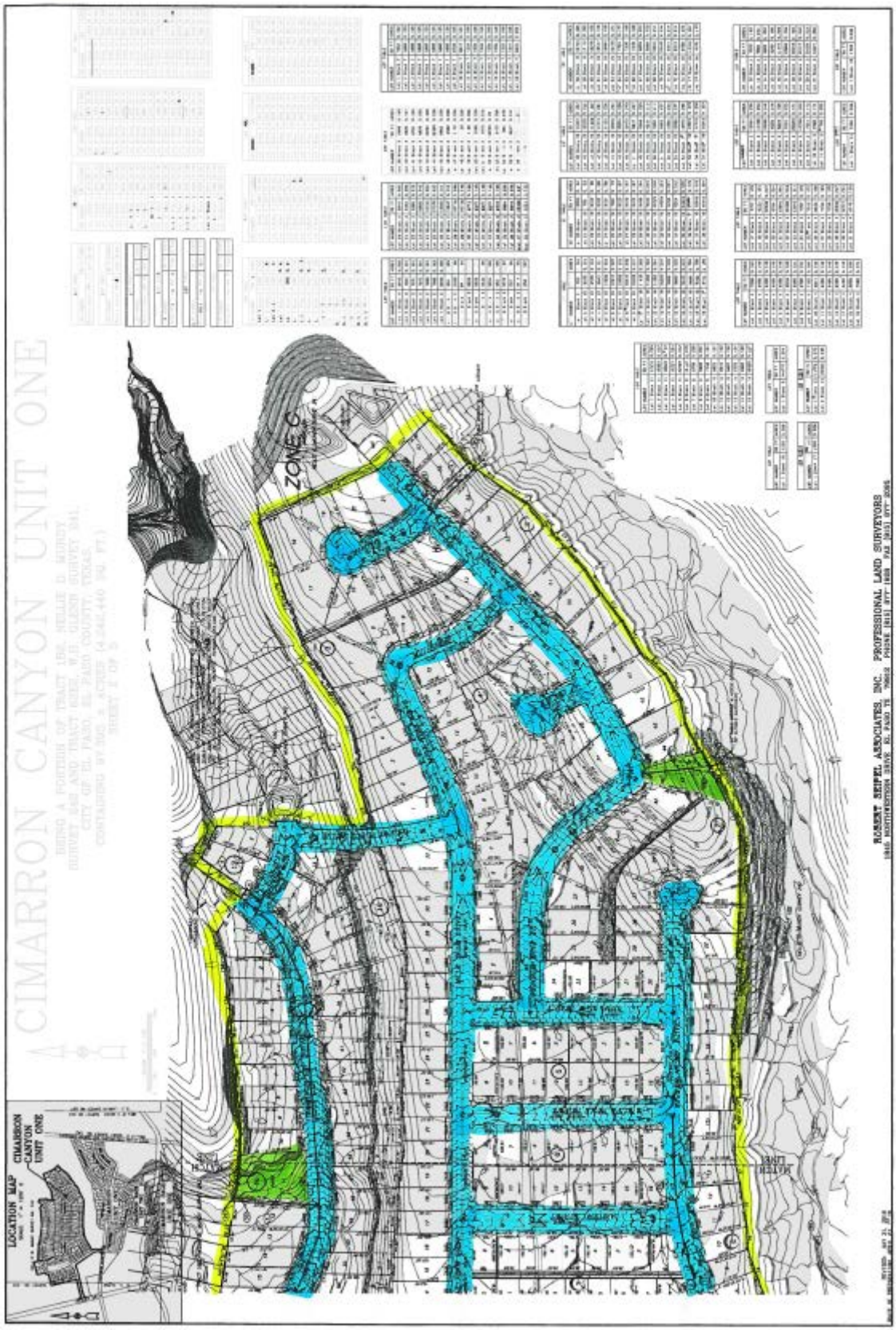
ATTACHMENT 2

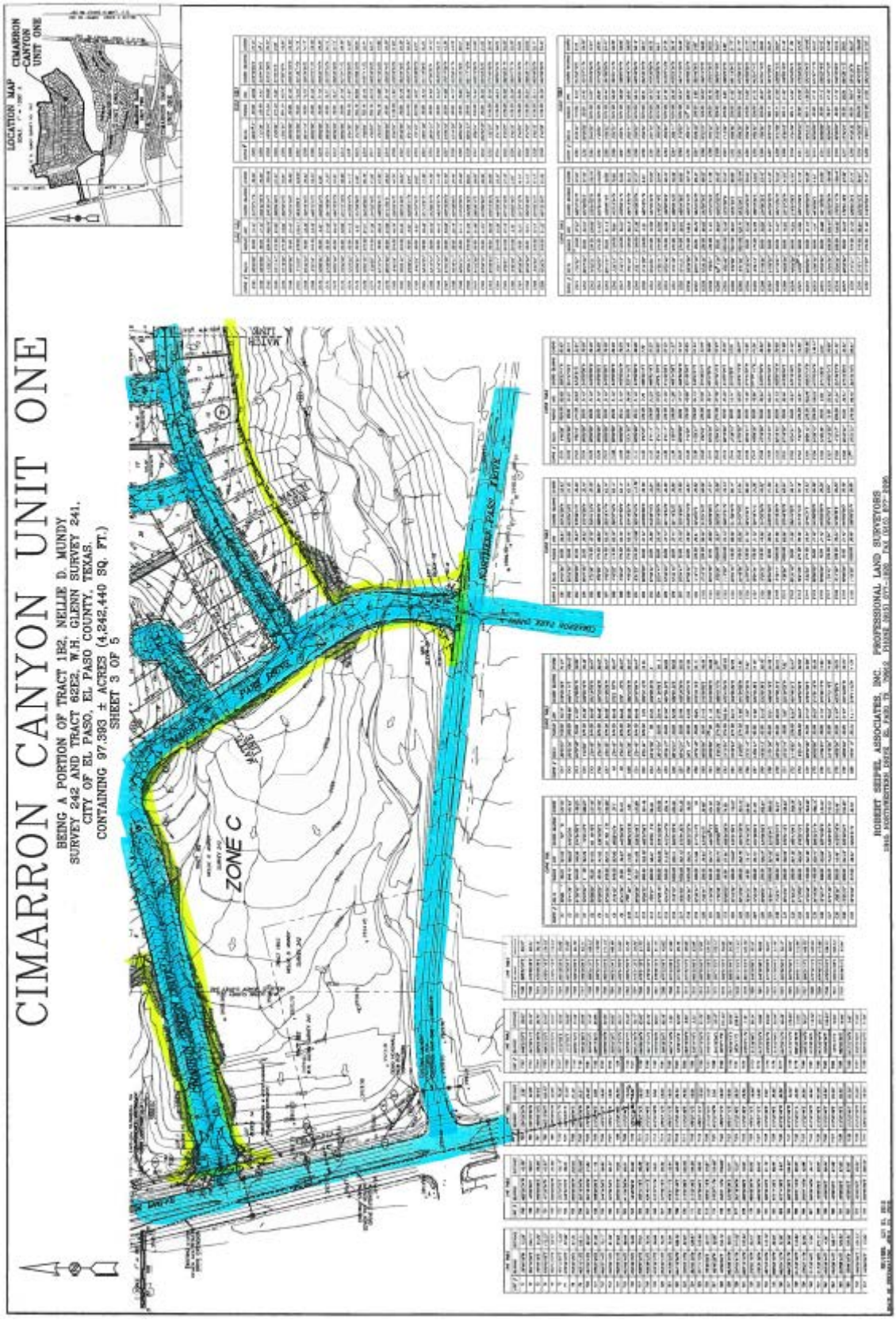
ATTACHMENT 3

CIMARRON CANYON UNIT ONE
BEING A PORTION OF TRACT 182, NELLIE D. MUNDY
SURVEY 242 AND TRACT 6222, W.H. GLENN SURVEY 241,
CITY OF EL PASO, EL PASO COUNTY, TEXAS.
CONTAINING 97.393 ± ACRES (4,242,440 SQ. FT.)
SHEET 2 OF 3
LOCATION MAP
CIMARRON CANYON UNIT ONE
MATCH LINE
MATCH LINE
ROBERT SEIPEL ASSOCIATES, INC. PROFESSIONAL LAND SURVEYORS


CIMARRON CANYON UNIT ONE
BEING A PORTION OF TRACT 1B2, NELLIE D. MUNDY
SURVEY 242 AND TRACT 62E2, W.H. GLENN SURVEY 241,
CITY OF EL PASO, EL PASO COUNTY, TEXAS.
CONTAINING 97.393 ± ACRES (4,242,440 SQ. FT.)
SHEET 3 OF 3
LOCATION MAP
CIMARRON CANYON UNIT ONE
MATCH LINE
CIMARRON CANYON DRIVE
NORTHGATE PASS DRIVE
ROBERT SEIPEL ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS

ATTACHMENT 4


CIMARRON CANYON UNIT ONE
ZONE 6
LOCATION MAP
CIMARRON CANYON UNIT ONE
ROBERT SEIFEL ASSOCIATES, INC. PROFESSIONAL LAND SURVEYORS


CIMARRON CANYON UNIT ONE
BEING A PORTION OF TRACT 182, NELLIE D. MUNDY
SURVEY 242 AND TRACT 6252, W.H. GLENN SURVEY 241,
CITY OF EL PASO, EL PASO COUNTY, TEXAS.
CONTAINING 97.593 ± ACRES (4,242,440 SQ. FT.)
SHEET 3 OF 5
ZONE C
LOCATION MAP
CIMARRON CANYON UNIT ONE
ROBERT SEIFEL ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS

ATTACHMENT 5

csa design group, inc.
1845 Northwestern Dr. Ste C
El Paso, Texas 79912
www.csaengineers.com
tel 915.877.4155
fax 915.877.4334

June 29, 2016 (REVISED)

Mr. Alfredo J. Austin
Planner, Subdivisions
Planning & Inspections - Planning Division | City of El Paso
801 Texas
El Paso, TX 79901

Reference: **Street Cross-Section & Plat Modification Request** - REVISED
Cimarron Canyon Unit One

Dear Mr. Austin:

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

As per section 19.04.170, we would like to request the approval of modifications to the following right-of-ways currently accepted by the City of El Paso:

- 32' Local Residential 3
- Non-Residential 4 Lane Collector
- Residential Collector
- Minor Arterial Street with Bike/Hike

Modifications being proposed for approval includes raised medians, a 10' asphalt path, a meandering sidewalk, and a larger landscaped parkway. The proposed right-of-way modifications meet and/or exceed the currently accepted right-of-way cross sections. Please refer to sheets 4 and 5 of the preliminary plat package for a visual representation of cross sections and their associated modifications being proposed for acceptance by the City of El Paso.

In addition to the proposed street right-of-way modifications, we request that the requirement for a location map with a scale of 1"=600' be waived for this subdivision plat. As the boundary of the subdivision is large, providing a location map with the required 600' scaling will result in reduced space for other pertinent plat related information. A location map with a scaling of 1"=1200' has been provided on the preliminary and final plats for this subdivision and is requested to be accepted by the City of El Paso Planning Department.

We request the approval for longer block lengths within this subdivision. Excessive block lengths are a result of topographic conditions, including but not limited to, drastic elevation changes and existing mountain-like site conditions. City approved traffic calming measures have been implemented into the design to aid in breaking the excessive block length into smaller portions.

As the previous subdivision design standards in effect at the time of the land study did not include the availability for the use of traffic calming measures, a modification is requested to allow for the implementation of traffic calming measures within this subdivision. As previously stated, these measures will be used to mitigate excessive block lengths being proposed within this subdivision as well as to aid in the safety of pedestrians.

Lastly, in order to accommodate a 20 foot wide "Drainage, Utility, & Access ROW" within each of the 'T' cul-de-sacs proposed within this subdivision, a modification is requested to allow for a width of 79 feet. The current design standards allow for a 60 foot wide 'T' cul-de-sac. It should be noted that our design exceeds the minimum requirements of the currently adopted design standards. The "Drainage, Utility, & Access ROW" is intended to be used solely for drainage and utility 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
Project Manager

ATTACHMENT 6

CITY PLAN COMMISSION APPLICATION FOR
MAJOR COMBINATION SUBDIVISION APPROVAL

DATE: May 31, 2016 FILE NO. SUSU16-00036

SUBDIVISION NAME: Cimarron Canyon Unit One

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

Being a Portion of Tract 1B2, Nellie D. Mundy Suvey 242 and Tract 62E2,
W.H. Glenn Survey 241, City of El Paso, El Paso County, Texas.

2. Property Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	69.835	332	Office		
Duplex			Street & Alley	22.440	1
Apartment			Ponding & Drainage	0.449	6
Mobile Home			Institutional		
P.U.D.			Other (specify below)		
Park	4.228	3	C.O.S.	0.441	6
School					
Commercial			Total No. Sites		348
Industrial			Total (Gross) Acreage	97.393	

3. What is existing zoning of the above described property? R-3A-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 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)
Private Drainage Easements, Public Drainage Easements, Subsurface Storm Sewer System

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
Please see Modifications Request Letter included with this application package.

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 X No

If yes, please submit a vested rights petition in accordance with Title I (General Provisions) Chapter 1.04 - Vested Rights

Please see attached ***REVISED*** Vested Rights Petition Letter.

CITY OF EL PASO PAID JUN 02 2016 CITY DEVELOPMENT DEPARTMENT

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

12. Owner of record Cimarron Hunt Communities, 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: Cimarron Hunt Communities, LLC President

REPRESENTATIVE: CSA Design

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