



City of El Paso – City Plan Commission Staff Report

Case No: SUSU12-00074 Paseo Del Norte Blvd. Unit Two
Application Type: Resubdivision Final
CPC Hearing Date: August 9, 2012

Staff Planner: Justin Bass, (915) 541-4930, bassjd@elpasotexas.gov
Location: East of Resler Drive and South of Northern Pass Drive
Acreage: 6.48 acres
Rep District: 1

Existing Use: Vacant
Existing Zoning: R-3A (Residential), C-1 (Commercial) and C-3/c (Commercial/conditions)
Proposed Zoning: R-3A (Residential), C-1 (Commercial) and C-3/c (Commercial/conditions)

Nearest Park: Cimarron Park (0.92 mile)
Nearest School: Kohlberg Elementary School (1.47 miles)
Park Fees Required: N/A
Impact Fee Area: This property is not in impact fee area and is not subject to impact fees.

Property Owner: Cimarron Hunt Communities, LLC. & City of El Paso
Applicant: Kimley-Horn and Associates, Inc.
Representative: Kimley-Horn and Associates, Inc.

SURROUNDING ZONING AND LAND USE

North: R-3A (Residential), C-1 (Commercial), & C-3/c (Commercial/ conditions)/ Vacant
South: R-3A (Residential) & C-3/c (Commercial/ conditions)/ Vacant
East: C-3/c (Commercial/ conditions)/ Vacant
West: R-3A (Residential)/ Vacant

PLAN EL PASO DESIGNATION: Suburban (Walkable).

APPLICATION DESCRIPTION

The applicant proposes to subdivide a 6.48-acre parcel of property, measuring approximately 120 feet in width by 2,400 feet in length. The subdivision will dedicate property for right-of-way to be developed as a portion of Paseo Del Norte Boulevard, from Northern Pass Drive westward. This project has been vested under the previous subdivision code; however, the applicant has elected to use Section 19.10.050 *Roadway Participation Policies* and Section 19.19 *Stormwater Management Requirements* of the current code.

The applicant is requesting the following modification:

- Modification to Section 19.16.020 to allow for a modified Major Arterial cross-section.

CASE HISTORY

The City Plan Commission approved Paseo Del Norte Blvd Unit Two on a preliminary basis on February 10, 2011 with the following modification:

- Modification to Section 19.16.020 to allow for a modified Major Arterial cross-section.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends **approval** of the modification requested based on Reason 3 of 19.04.170.A.3 of the previous Subdivision Ordinance and recommends **approval** of Paseo Del Norte Blvd. Unit Two on a **Resubdivision Final** basis subject to the following conditions and requirements:

Planning Division Recommendation:

Approval with modification. In this case, Reason 3 is met because the applicant has demonstrated an alternative method of development to include relocation of on-street bike lanes – required in the previous subdivision ordinance – to the parkway, in the form of two 10-foot hike and bike trails. Additionally, there is a transition of ROW width from 120 feet at the western end of this plat to 108 feet at the eastern end in accordance with the current subdivision code requirement for a Major Arterial. This alternative method of development will create continuity between the approved Paseo Del Norte Blvd. Unit One and Paseo Del Norte Blvd Unit Two. It will also improve the aesthetic value of the subdivision while giving equal emphasis to safety, vehicle and pedestrian passage.

City Development Department - Land Development

We have reviewed subject plan recommend **Approval**.

No Objection

Planning-Transportation

Comments:

1. Landscaping including vegetation is to be provided in the median and parkways.
2. Additional amenities such as trees with appropriate irrigation systems, landscaping, elevation changes, drinking fountains, illumination, shaded resting and sitting areas, trash receptacles, and dog stations be provided along the hike/bike trails. The areas could include depressions and conveyance properties that may serve as water harvesting areas.
3. Foreseeing the future need, the Transportation Department would like to request as part of the required median landscaping, the opportunity to have two 2 - inch underground conduits installed for future median illumination (arterial lighting), communication systems along Paseo Del Norte Boulevard and also traffic signal conduits with appropriate Type A junction boxes at the intersection of Paseo Del Norte Boulevard and Northern Pass.
4. Header curbs shall be provided along both ends of the hike/bike trail, in accordance with the Design Standards for Construction. Please provide a revised cross-section illustrating these requirements.
5. The subdivision improvement plans are under review in accordance with Section

19.04.040 (Criteria for Approval) of the subdivision code. The final subdivision plat approval is subject to the City Manager's determination that the Subdivision Improvement Plans comply with this and other City Ordinances.

Notes:

1. 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.

Parks and Recreation Department

We have reviewed **Paseo Del Norte Blvd. #2**, a resubdivision final plat map and offer **no objections** to this subdivision application.

1. Coordinate design and construction of the extension of the Hike & Bike Trail and landscaped parkways along Paseo Del Norte Blvd. with the Department of Transportation.

Please note that this subdivision meets the requirements to be considered 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.

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. The water and sanitary sewer mains are currently under construction and the El Paso Water Utilities has not accepted the mains for maintenance. Water and sanitary sewer services are not available at this time. Said mains will be available for service after EPWU issues final acceptance.

Water

3. There is an existing 30-inch diameter transmission main along Northern Pass Boulevard, the water main is located approximately 33-ft west from the center line of the right-of-way. No direct service connections are allowed to this main as per the El Paso Water Utilities – Public Service Board Rules & Regulations.

4. There is an existing 12-inch diameter water main extending along Northern Pass Boulevard, the water main is located approximately 23-ft west from the center line of the right-of-way.

5. The subdivision will be located within an intermediate pressure zone. Pressure reducing and pressure relief valves are required within the water distribution system. A private water pressure

regulating device will be required at the discharge side of each water meter within future developments located adjacent to portions of Paseo Del Norte Boulevard.

Sewer

6. There is an existing 15-inch diameter sanitary sewer main extending along Northern Pass Boulevard, the sewer main is located approximately 30-ft east from the center line of the right-of-way.

7. There is an existing 15-inch diameter sanitary sewer stub-out that is aligned with Paseo Del Norte Boulevard. This 15-inch sewer main will continue along the entire length of the proposed Paseo Del Norte Boulevard extension from the Northern Pass to Resler Drive.

General

8. EPWU-PSB requires a new service application to serve the subdivision. New service applications should be made 6-8 weeks in advance of construction to ensure water for construction work. The following items, if applicable, are required at the time of application: (1) hard copy of site plan with street names and addresses; (2) finalized set of improvement plans, including grading & drainage plans; (3) digital copy of site plan; (4) benchmark check; (5) construction schedule; and (6) a certificate of compliance. Service will be provided in accordance with the current El Paso Water Utilities – Public Service Board (EPWU-PSB) Rules and Regulations. The owner 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.

EPWU Stormwater Division

No objections.

El Paso Fire Department

No comments received.

911

No comments received.

Central Appraisal District

No comments received.

El Paso Electric Company

No comments received.

Texas Gas Company

No comments received.

Canutillo Independent School District

No comments received.

Additional Requirements and General Comments:

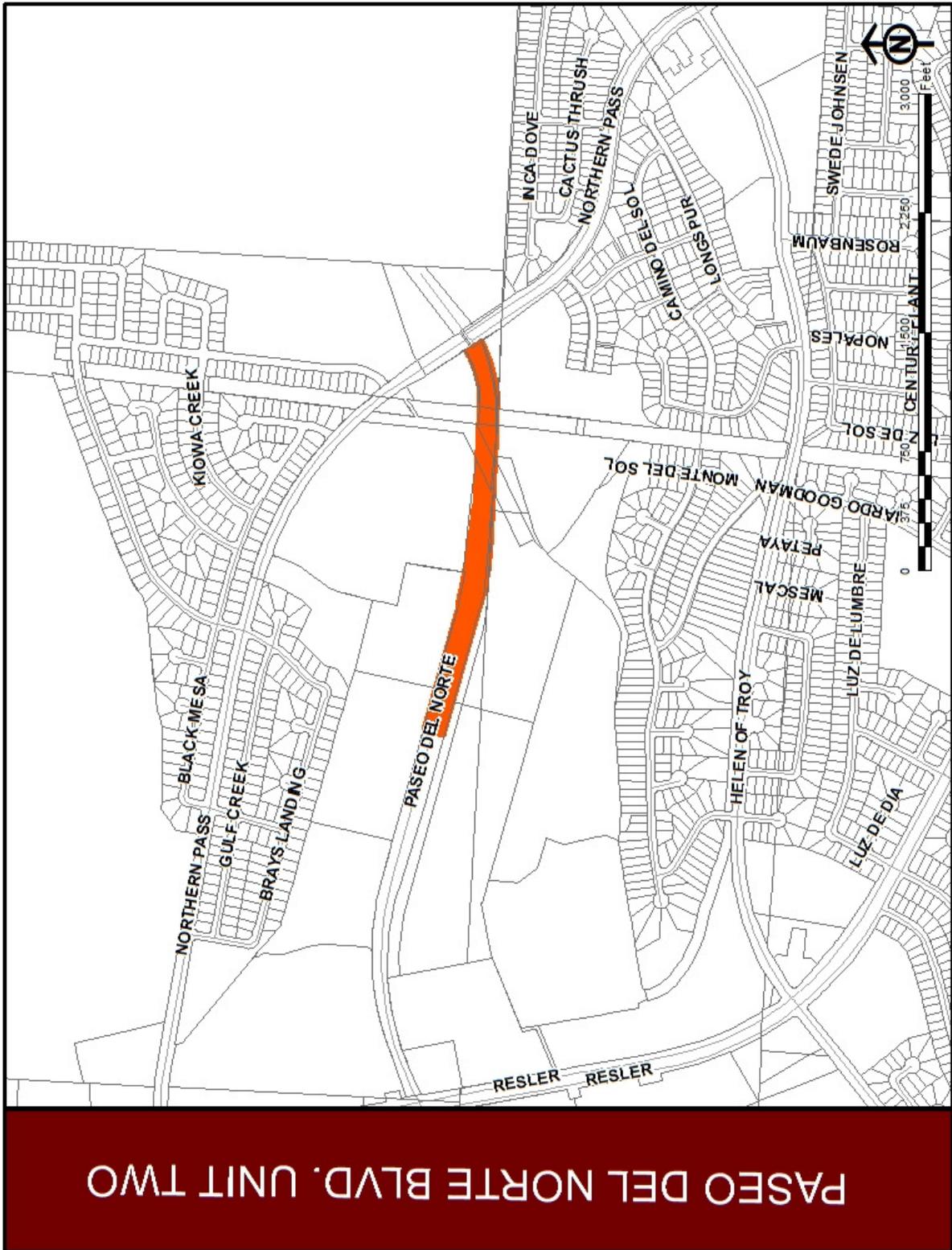
1. Submit to the City Development Department – Planning Division the following prior to recording of the subdivision.
 - a. Current certified tax certificate(s)
 - b. Current proof of ownership
 - c. Release of access document, if applicable

- d. Set of restrictive covenants, if applicable
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. Modification request
5. Cross-section
6. Application

ATTACHMENT 1



ATTACHMENT 2



ATTACHMENT 4



Kimley-Horn
and Associates, Inc.

The City of El Paso, Texas July 30, 2012

July 30, 2012

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

■
12700 Park Central Drive
Suite 1800
Dallas, Texas
75251

Attention: Mr. Raul Garcia,

**Re: Paseo del Norte Drive Phase Two
Modification Petition**

Dear Mr. Garcia,

This letter is to formally request a modification to the standards stated under the City of El Paso Subdivision Ordinance Chapter 19 of the applicable ordinance, and more specifically to section 19.16.020 (Streets).

This modification request is for the following:

- A modification of Section 19.16.020 to modify the section of a Major Arterial right-of-way.

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

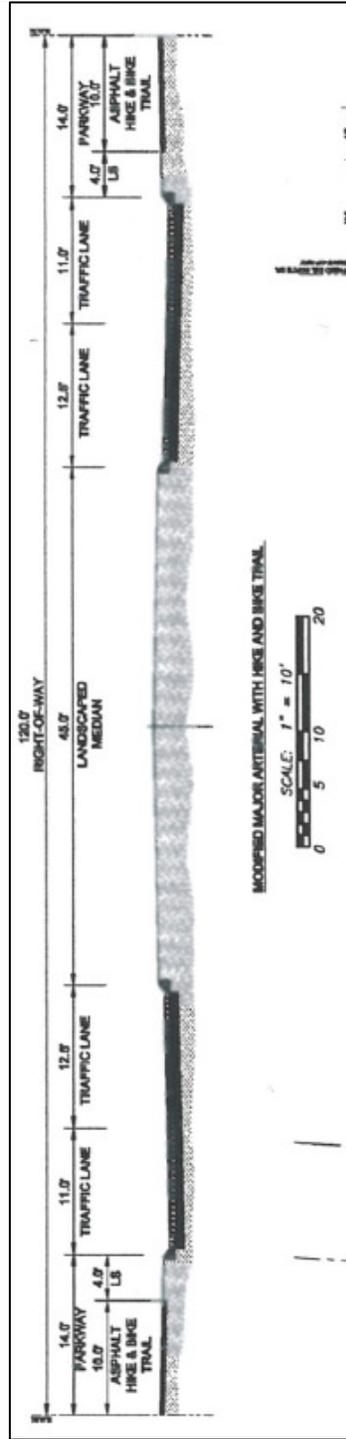
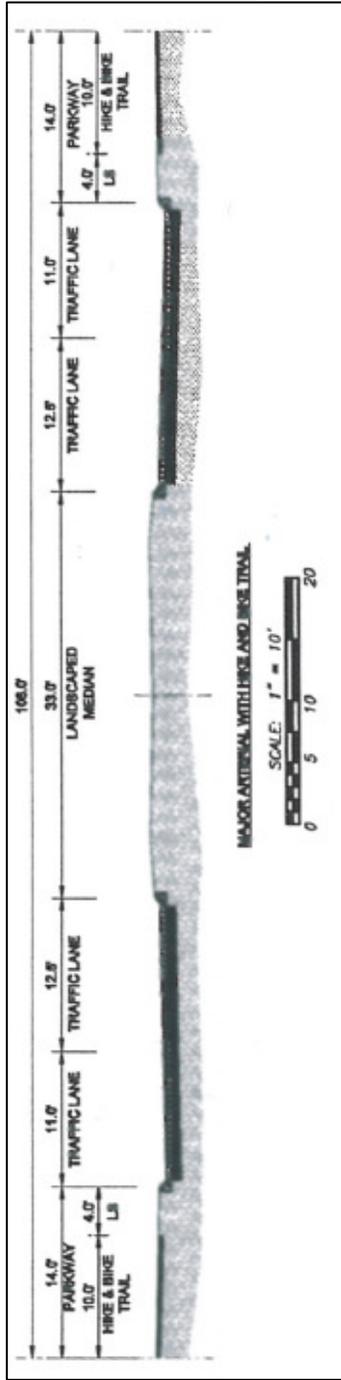
Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

A handwritten signature in black ink, appearing to read 'Hugo Morales', with a stylized flourish at the end.

Hugo Morales, P.E.
Project Manager

ATTACHMENT 5



ATTACHMENT 6



CITY PLAN COMMISSION APPLICATION FOR
RESUBDIVISION FINAL APPROVAL

DATE: 7/12/2012

FILE NO. SUSU12-00074

SUBDIVISION NAME: Paseo Del Norte Blvd. Unit Two

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
Being a portion of tracts 1, 1B1 and 1B4, Nellie D. Mundy survey 242 and a portion of northern pass pond 3, City of El Paso, El Paso County, Texas.

2. Property Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	_____	_____	Office	_____	_____
Duplex	_____	_____	Street & Alley	<u>6.477</u>	<u>1</u>
Apartment	_____	_____	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____	_____	_____	_____
School	_____	_____	_____	_____	_____
Commercial	_____	_____	Total No. Sites	_____	_____
Industrial	_____	_____	Total (Gross) Acreage	<u>6.477</u>	_____

3. What is existing zoning of the above described property? N/A 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

6. What type of drainage is proposed? (If applicable, list more than one)
Underground gravity system.

7. Are special public improvements proposed in connection with development? Yes No

8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes No
If answer is "Yes", please explain the nature of the modification or exception
Modification for the doad section for 120' ROW and 108' ROW

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

10. Improvement Plans submitted? Yes 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).

- 12. Owner of record Cimarron Hunt Communities, LLC 4401 N. Mesa St., El Paso, TX 79902 (915) 533-7900
 (Name & Address) (Zip) (Phone)
- 13. Developer Hunt Communities Holdings, LLC 4401 N. Mesa St., El Paso, TX 79902 (915) 533-7900
 (Name & Address) (Zip) (Phone)
- 14. Engineer Kimley-Horn and Associates, Inc. 12750 Merit Dr. Ste. 1000 Dallas, TX 75251 (972) 770-1300
 (Name & Address) (Zip) (Phone)

CASHIER'S VALIDATION
 FEE: \$932.00

OWNER SIGNATURE: *[Signature]*

REPRESENTATIVE: _____

CITY MANAGER *Joseph A. Miller*

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