



City of El Paso – City Plan Commission Staff Report

Case No: SUSU14-00101 Boulder Canyon Replat B
Application Type: Resubdivision Combination
CPC Hearing Date: November 20, 2014
Staff Planner: Alfredo Austin, 915-212-1604, austinaj@elpasotexas.gov
Location: North of Belvidere and East 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: N/A
Impact Fee Area: Not in Impact Fee Area
Property Owner: RVE Unit 18, LTD
Applicant: RVE Unit 18, LTD
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.

As per Section 19.21.010.C.7 the applicant is requesting an exception to sidewalk requirements. The exception is being requested due to topographical constraints and will be limited to a roadway section between Auto Court B and the heel of Boulder Canyon Lane. The proposed cross section will consist of a 5 foot sidewalk, 5 foot parkway, 32 foot paved surface, no parkway, and no sidewalk adjacent to the Common Open Space.

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 parkways 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 parkways with no parking for Auto Court D only.

The alternative subdivision improvement design has been previously approved by CPC.

CASE HISTORY

Zoning Condition on this subdivision previously limited the maximum number of units to twenty-six. The applicant submitted Rezoning and Condition Release applications requesting to release said condition and allowing for lot size under 4,000 square feet. These applications were approved by City Council in April of 2014.

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).

4/24/2014 CPC approved of Boulder Canyon Replat A on a Resubdivision Combination basis.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends **Approval** of exception request and the alternative subdivision improvement design, and **Approval** of Boulder Canyon Replat B on a **Resubdivision Combination** basis subject to the following conditions and requirements:

City Development Department-Planning Division:

Planning recommends **Approval** of the exception request and alternative subdivision improvement design, and **Approval** of Boulder Canyon Replat B on a Resubdivision Combination basis subject.

City Development Department-Land Development:

We have reviewed subject plats and recommend Approval.

The Developer/Engineer shall address the following comments.

1. Please provide a copy of the drainage plan showing the connection to the existing Storm Sewer System. In recent assessment of the Storm Drainage System south of this subdivision, we have encountered the pipe to be severely damaged and corroded, making it unsafe to convey runoff.

Parks and Recreation Department:

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

Please note that this subdivision density is not being increased, as evidenced by the original subdivision and replat, therefore meeting the requirements to be excluded from the calculation for parkland dedication as per ordinance Title 19 – Subdivision & Development Plats, **Chapter 19.20 – Parks & Open Space** as noted below.

Section 19.20.060 - Exclusions from dedication requirement.

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:

- B. A replat or an amendment to a subdivision plat where the only change to the original subdivision plat is that easements or rights-of-way are eliminated, added or changed and there is no increase in density.

This Subdivision is with-in 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**

El Paso Water Utilities:

The Developer has entered into an agreement with the El Paso Water Utilities – Public Service Board (EPWU-PSB) to construct the proposed water and sanitary sewer mains to provide service to this subdivision. The Developer is presently constructing the water and sanitary sewer mains.

EPWU-PSB issued Conditional Acceptance on October 16, 2014 to the water and sanitary sewer mains constructed by the Developer

EPWU-PSB does not object to this request.

Sun Metro:

Sun metro does not oppose to this request.

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. Exception request area map
6. Exception & Alternative Design Request
7. Application

ATTACHMENT 2

BOULDER CANYON REPLAT B



BOLDER CANYON

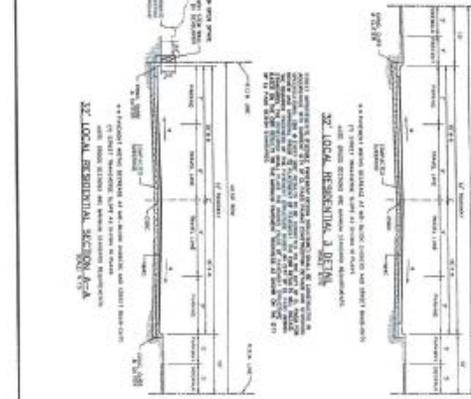
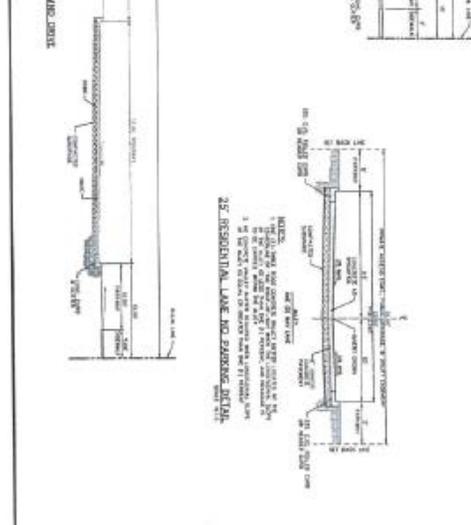
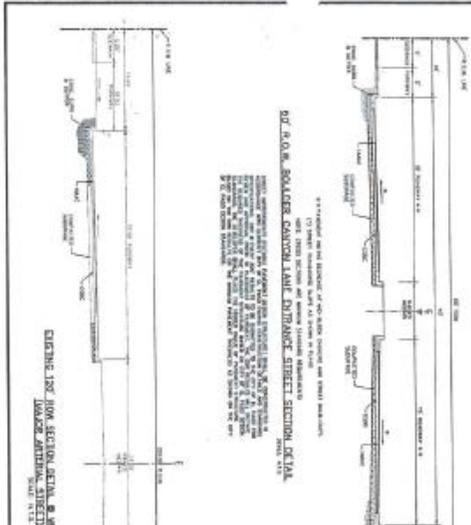
REPLAT "B" SUBDIVISION

IS A REPLAT OF BLOCK 1, LOTS 1-50, BLOCK 2, LOTS 1-17, BOLDER CANYON LANE AND RED CANYON SAGE LANE, ALL WITHIN BOLDER CANYON REPLAT A SUBDIVISION, CITY OF EL PASO, EL PASO COUNTY, TEXAS, CONTAINING 7.21 ACRES.
SHEET 2 OF 2

LOT NO.	ACRES	OWNER	REMARKS
1	0.10	...	...
2	0.10	...	...
3	0.10	...	...
4	0.10	...	...
5	0.10	...	...
6	0.10	...	...
7	0.10	...	...
8	0.10	...	...
9	0.10	...	...
10	0.10	...	...
11	0.10	...	...
12	0.10	...	...
13	0.10	...	...
14	0.10	...	...
15	0.10	...	...
16	0.10	...	...
17	0.10	...	...
18	0.10	...	...
19	0.10	...	...
20	0.10	...	...
21	0.10	...	...
22	0.10	...	...
23	0.10	...	...
24	0.10	...	...
25	0.10	...	...
26	0.10	...	...
27	0.10	...	...
28	0.10	...	...
29	0.10	...	...
30	0.10	...	...
31	0.10	...	...
32	0.10	...	...
33	0.10	...	...
34	0.10	...	...
35	0.10	...	...
36	0.10	...	...
37	0.10	...	...
38	0.10	...	...
39	0.10	...	...
40	0.10	...	...
41	0.10	...	...
42	0.10	...	...
43	0.10	...	...
44	0.10	...	...
45	0.10	...	...
46	0.10	...	...
47	0.10	...	...
48	0.10	...	...
49	0.10	...	...
50	0.10	...	...

LOT NO.	ACRES	OWNER	REMARKS
51	0.10	...	...
52	0.10	...	...
53	0.10	...	...
54	0.10	...	...
55	0.10	...	...
56	0.10	...	...
57	0.10	...	...
58	0.10	...	...
59	0.10	...	...
60	0.10	...	...
61	0.10	...	...
62	0.10	...	...
63	0.10	...	...
64	0.10	...	...
65	0.10	...	...
66	0.10	...	...
67	0.10	...	...
68	0.10	...	...
69	0.10	...	...
70	0.10	...	...
71	0.10	...	...
72	0.10	...	...
73	0.10	...	...
74	0.10	...	...
75	0.10	...	...
76	0.10	...	...
77	0.10	...	...
78	0.10	...	...
79	0.10	...	...
80	0.10	...	...

LOT NO.	ACRES	OWNER	REMARKS
81	0.10	...	...
82	0.10	...	...
83	0.10	...	...
84	0.10	...	...
85	0.10	...	...
86	0.10	...	...
87	0.10	...	...
88	0.10	...	...
89	0.10	...	...
90	0.10	...	...
91	0.10	...	...
92	0.10	...	...
93	0.10	...	...
94	0.10	...	...
95	0.10	...	...
96	0.10	...	...
97	0.10	...	...
98	0.10	...	...
99	0.10	...	...
100	0.10	...	...



ATTACHMENT 4



**BOULDER CANYON
REPLAT "B"
SUBDIVISION**

BEING A REPLAT OF BLOCK 1, LOTS 1-50, BLOCK 2, LOTS 1-17,
BOULDER CANYON LANE AND RED CANYON SADE LANE, ALL
WITHIN BOULDER CANYON REPLAT A SUBDIVISION,
CITY OF EL PASO, EL PASO COUNTY, TEXAS,
CONTAINING 7.21 ACRES ±.

SHEET 1 OF 2
RESIGATION

ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF EL PASO

I, _____, County Clerk, do hereby certify that the foregoing plat was filed for record in my office on this _____ day of _____, 2014.

County Clerk

CITY PLANNING COMMISSION

City of El Paso, Texas

Resolution No. _____

Adopted on this _____ day of _____, 2014.

City Planning Commission

FILING

This plat was filed for record in the office of the County Clerk, El Paso County, Texas, on this _____ day of _____, 2014.

County Clerk

PREPARED BY:

Surveyor

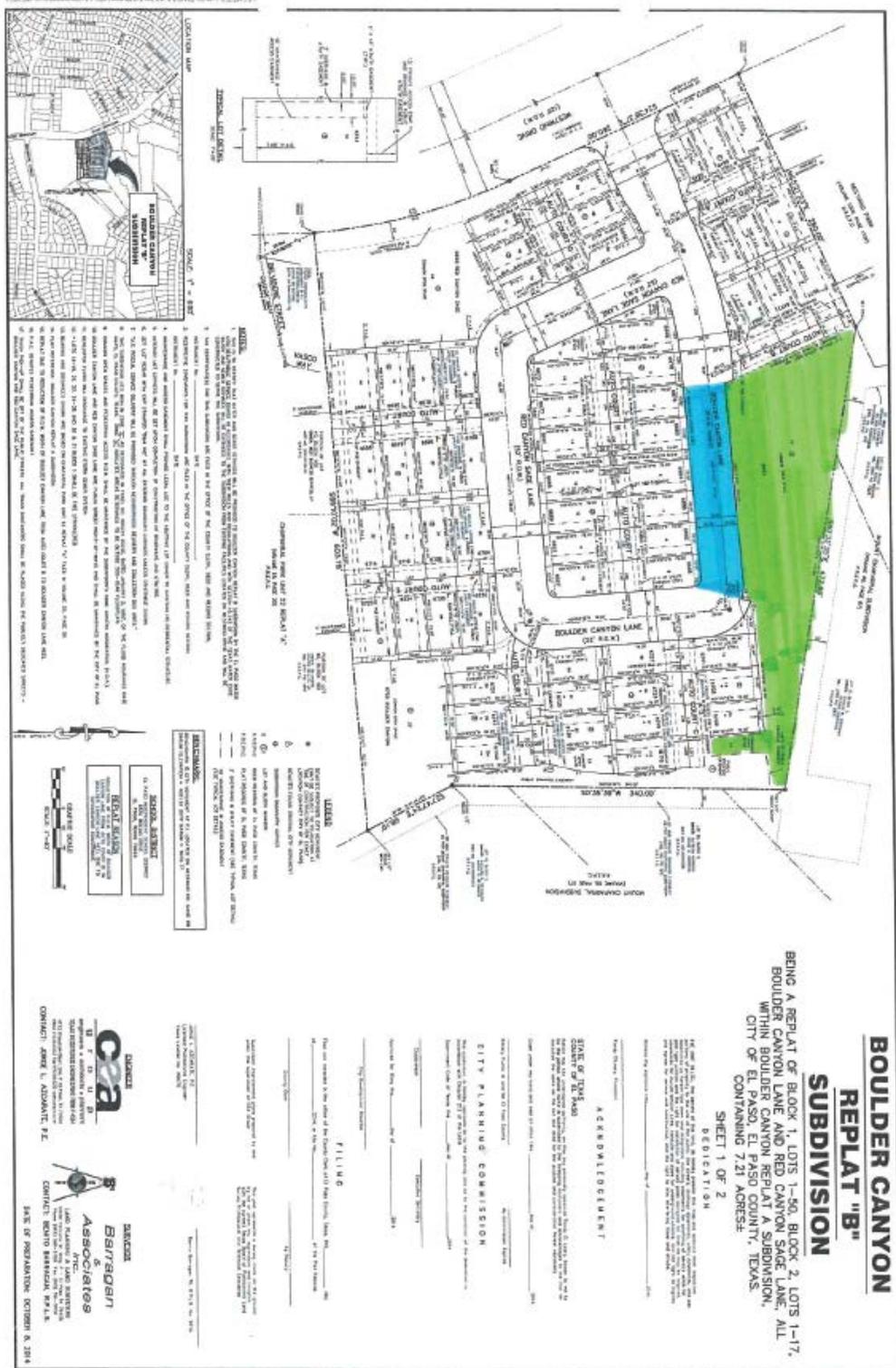
DESIGNED BY:

Surveyor

CONTRACTOR:

Barraquin Associates
1100 North Loop West, Suite 1100
El Paso, Texas 79902
CONTACT: JAMES L. ADAMS, P.E.
DATE OF PREPARATION: OCTOBER 8, 2014

ATTACHMENT 5



ATTACHMENT 6



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

October 23, 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 four (4) variances to the City of El Paso Municipal Code-Subdivision Ordinance. Our variance requests are as follows:

- Incorporation of traffic calming devices with the 32-foot local residential 3 cross section. Our proposed cross-section, at the traffic calming devices, 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.
- Revise the 52-foot residential right-of-way cross section to a 42.50-foot right-of-way because of topographic constraints. Our proposed 42.50-foot cross-section will consist of a 5 foot sidewalk, 5 foot parkway, 32-foot paved surface, no parkway, and no sidewalk adjacent to the Common Open Space. This roadway section will be limited from Auto Court B to the heel of Boulder Canyon Lane.
- 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

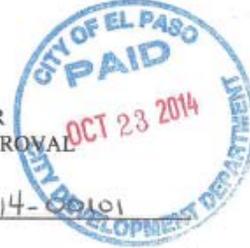
A handwritten signature in blue ink, appearing to read 'Jorge L. Azcarate', is written over the typed name.

Jorge L. Azcarate, P.E.
Project Manager

letter-2060-037ld.23october14(modificationreq.)
JLA/jla

engineers • architects • planners

ATTACHMENT 7



CITY PLAN COMMISSION APPLICATION FOR
RESUBDIVISION COMBINATION SUBDIVISION APPROVAL

DATE: _____ FILE NO. SUSU14-00101
SUBDIVISION NAME: Boulder Canyon Replat B

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
Being a replat of Block 1, Lots 1- 50, Block 2, Lots 1-17, Boulder Canyon Lane and
Red Canyon Sage Lane, all within Boulder Canyon Replat A subdivision
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>1.35</u>	<u>2</u>
Apartment	_____	_____	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)		
Park	_____	_____	<u>Common open space</u>	<u>2.13</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? PR-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 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 _____ 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 _____
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 RVE Unit 18, LTD. 7910 Gateway East, Ste 102, El Paso Texas 79915 (915) 591-6319
(Name & Address) (Zip) (Phone)
13. Developer SDC Development GP., LP. 7910 Gateway East, Ste 102, El Paso Tx. 79915 (915) 591-6319
(Name & Address) (Zip) (Phone)
14. Engineer CEA Group 4712 Woodrow Bean, Ste. F El Paso Texas 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