



City of El Paso – City Plan Commission Staff Report

Case No: SUSU13-00111 Boulder Canyon Replat A
Application Type: Resubdivision Preliminary
CPC Hearing Date: December 19, 2013
Staff Planner: Alfredo Austin, 915-541-4192, austinaj@elpasotexas.gov
Location: North of Belvidere and West of Westwind
Acreage: 7.21 acres
Rep District: 1
Existing Use: Vacant
Existing Zoning: PR-I/c (Planned Residential I/condition)
Proposed Zoning: PR-II
Nearest School: Polk Elementary (.15 mile)
Nearest Park: Park Hills Park (.52 miles)
Park Fees: \$82,200
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 60 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.

There is a Zoning Condition on this subdivision that limits the maximum number of units to twenty-six. Proposed lot sizes do not meet the standards for P-R1 zone. In accordance with Section 19.03.040 the applicant has submitted a Rezoning and Condition Release application requesting to release said condition and allowing for lot size under the 4,000 sq. ft. minimum allowed by the current P-R1 zoning. Rezoning and Condition Release applications were approved by CPC on 10/3/13 and are scheduled for City Council on 1/2/2014.

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 Preliminary** basis subject to the following conditions and requirements:

1. Approval of the rezoning, condition release and detailed site plan by City Council prior to Final Plat approval.

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 Preliminary basis subject to the following conditions and requirements:

1. Approval of the rezoning, condition release and detailed site plan by City Council prior to Final Plat approval
2. Specify block numbers on face of plat.
3. Remove “residential sub-collector” from the proposed cross-sections. Such street does not exist in the current construction standards.
4. Provide correct name of subdivision on location map.
5. Proposed chokers must comply with page 10-4 of the Design Standards for Construction.
6. Provide end limits to all easements, e.g. 10’ private drainage easements being vacated.

City Development Department-Land Development:

No comments received.

Parks and Recreation Department:

No comments received.

El Paso Water Utilities:

EPWU-PSB requests for the proposed 30-foot wide private Access Easement and Utility Easement labeled “Auto Court D” to be widened to thirty – five (35) feet with a paved portion width of twenty – five (25) feet wide in order to accommodate the water mains, sanitary sewer mains, storm sewer mains and the other anticipated utilities (electric utilities, gas utilities, telephone utilities, cable utilities, etc.).

EPWU-PSB requires for the paved portion of “Auto Court D”, to be designated as “ 25 - foot wide PSB Easement ” . This is required in order to accommodate the proposed water mains, water services, and sanitary sewer mains.

If the proposed storm sewer located along “Auto Court D” is privately-owned, then the storm sewer is not to be placed within the PSB Easement.

EPWU-PSB requires for the paved portions of the following Private Access Easements: “Auto Court A”, “Auto Court B”, “Auto Court C”, “Auto Court E”, “Auto Court F”, “Auto Court G”, “Auto Court H” to be designated “ 20 - foot wide PSB Easement ”.

The proposed water distribution system shall require two (2) water feeds originating from Westwind Drive. Easements shall be acquired for the second

water feed. The easements shall be for exclusive use of EPWU-PSB and shall be designated "PSB Easements".

1. EPWU does not object to this request.

EPWU-PSB Comments

Water:

2. There is an existing 12-inch diameter water main along Westwind Drive fronting the subject property. This water main is located approximately 35 feet west of and parallel to the east Westwind Drive right-of-way line. On-site water main extensions are required from the existing 12-inch main on Westwind Drive. The Developer is responsible for all water main extension costs.

3. Previous water pressure readings from fire hydrant #5030 located on Westwind Drive approximately 405 feet south of Villa Hermosa have yielded a static pressure of 138 pounds per square inch, a residual pressure of 132 pounds per square inch and a discharge of 1174 gallons per minute.

4. Private water pressure regulating devices will be required within the proposed development. The 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. The lot/home buyer shall be responsible for the operation and maintenance of the above-described water pressure regulating devices.

Sanitary Sewer:

5. There is an existing 8-inch diameter sanitary sewer main along Westwind Drive fronting the subject property. This sanitary sewer main is located approximately 55 feet east of and parallel to the west Westwind Drive right-of-way line. On-site sanitary sewer main extensions are required from the existing 8-inch main on Westwind Drive. The Developer is responsible for all sanitary sewer main extension costs.

General:

6. The EPWU requires exclusive PBS easements in order to accommodate the public water and sanitary sewer mains when the public water and sanitary sewer mains are not located within a public street. This condition applies to the proposed lots fronting the proposed of access easements.

7. EPWU requires a new service application to initialize design of the on-site water and sanitary sewer main extensions to serve the subject property. New service applications are available at 1154 Hawkins, 3rd Floor. The following items are required at the time of application: (1) hard copy of subdivision plat with street names and addresses; (2) finalized set of street improvement plans, including storm sewer; (3) digital copy of subdivision plat; (4) benchmark check; and (5) construction schedule. Service will be provided in accordance with the current 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.

El Paso Fire Department:

Recommend approval,

Item number 11 in the ****NOTES**** section must be enforced, as well as the enforcement of the installation of a “hard wired alarm system” shall accompany the sprinkler requirement.

EPDoT:

No comments received.

Environmental Services Department:

No comments received.

911

The El Paso County 911 District requests that addressing be displayed on this plat

Sun Metro:

No comments received.

El Paso Electric Company:

No comments received.

Texas Gas Company:

No comments received.

El Paso Independent School District:

No comments received.

Additional Requirements and General Comments:

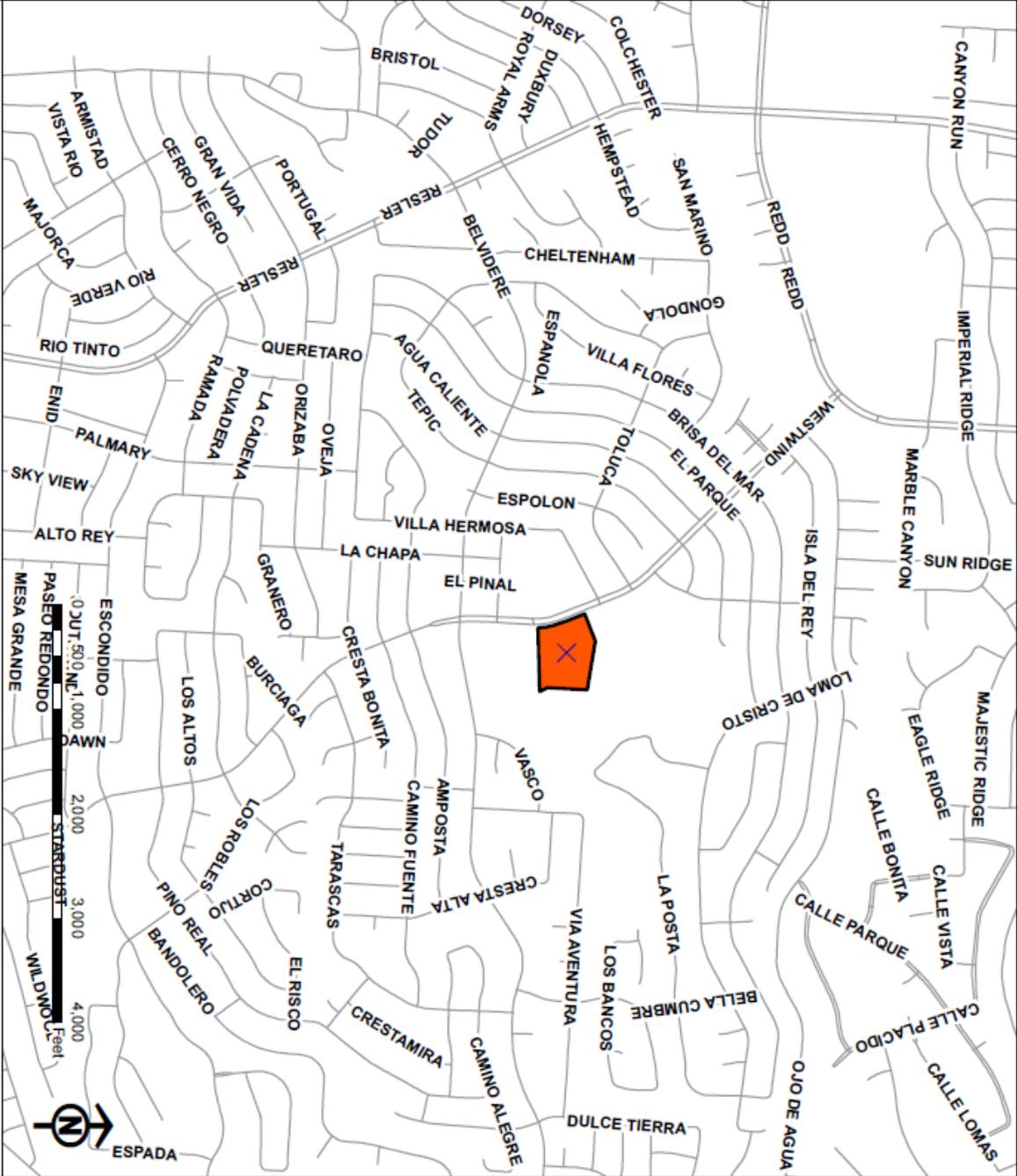
1. Submit to the City Development Department – Planning Division the following prior to recording of the subdivision.
 - a. Current certified tax certificate(s)
 - b. Current proof of ownership
 - c. Release of access document, if applicable
 - d. Set of restrictive covenants, if applicable
 - e. Deed 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. Special Condition
5. Alternative Design Request
6. Application

ATTACHMENT 1

BOULDER CANYON REPLAY "A"



ATTACHMENT 2



ATTACHMENT 3



ATTACHMENT 4

112

ORDINANCE NO. 016586

AN ORDINANCE CHANGING THE ZONING OF LOT 41, BLOCK 100, CHAPARRAL PARK UNIT 22 REPLAT A, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM C-2/C (COMMERCIAL/CONDITION) TO P-R I/C (PLANNED RESIDENTIAL I/CONDITION), AND IMPOSING A CONDITION. THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.68 OF THE EL PASO CITY CODE.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

That the zoning of Lot 41, Block 100, Chaparral Park Unit 22 Replat A, City of El Paso, El Paso County, Texas, be changed from C-2/c (Commercial/condition) to P-R I/c (Planned Residential I/condition), within the meaning of the zoning ordinance, and that the zoning map of the City of El Paso be revised accordingly.

Further, that the property described above be subject to the following condition which is necessitated by and attributable to the increased density of use generated by the change of zoning in order to protect the health, safety and welfare of the adjacent property owners and the residents of this City:

The maximum number of units shall not exceed twenty-six.

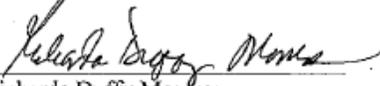
PASSED AND APPROVED this 20th day of March, 2007.

THE CITY OF EL PASO

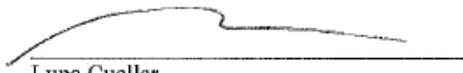

John F. Cook
Mayor

CITY CLERK DEPT.
07 FEB 16 AM 10:45

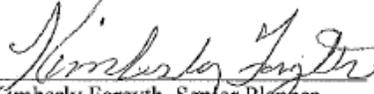
ATTEST:


Richarda Duffy Monsen
City Clerk

APPROVED AS TO FORM:


Lupe Cuellar
Assistant City Attorney

APPROVED AS TO CONTENT:


Kimberly Forsyth, Senior Planner
Development Services Department

Doc#27900 v2 - Planning/ORD/ZON06-00159/Rezoning Application/LCUE

ORDINANCE NO. 016586

Zoning Case No: ZON06-00159

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

December 10, 2013

City of El Paso-City Development Department
Tillman Center
222 South Campbell, 2nd Floor
El Paso, Texas 79901

Attention: Mr. Alfredo Austin

Reference: Boulder Canyon Subdivision
Alternative Design Request

Dear Mr. Austin:

On behalf of the developer for the above referenced development, we request the use of Section 19.26.040 (Alternative Subdivision Design Improvement) for the referenced subdivision. The subdivision provides a unique design that is not typically encountered within a regular subdivision. The development is proposing to utilize "auto-courts" for the service to the dwelling units.

We look forward to your favorable consideration to 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

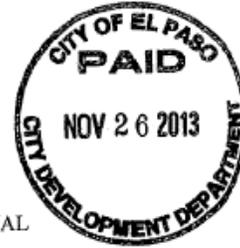
A handwritten signature in blue ink, appearing to read 'Jorge L. Azcarate', is written over the typed name.

Jorge L. Azcarate, P.E.
Project Manager

I-2060-026Id.aa.10december13
JLA/jla

engineers • architects • planners

ATTACHMENT 6



CITY PLAN COMMISSION APPLICATION FOR
RESUBDIVISION PRELIMINARY SUBDIVISION APPROVAL

DATE: 11-18-13

FILE NO. SUS013-00111

SUBDIVISION NAME: Boulder Canyon

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>3.77</u>	<u>60</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			<u>Common Open</u>	<u>2.04</u>	<u>8</u>
School			<u>Space</u>		
Commercial			Total No. Sites	<u>70</u>	
Industrial			Total (Gross) Acreage	<u>7.21</u>	

3. What is existing zoning of the above described property? P-R-I-C Proposed zoning? P-R II

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 (Zoning Application in process)

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

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 52' R.O.W. to include 2-16' Pavement sections, 2-5' Parkways and 2-5' Concrete Sidewalks

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 1 (General Provisions) Chapter 1.04 - Vested Rights

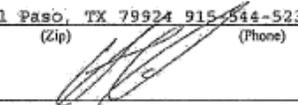
City Development Department
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 541-4024

12. Owner of record DEVP 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 CBA Group 4712 Woodrow Bean, Suite F El Paso, TX 79924 915-544-5232
(Name & Address) (Zip) (Phone)

Refer to Schedule C for
current fee.

OWNER SIGNATURE: 

REPRESENTATIVE: Art Elson

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