

*Dedicated to Outstanding Customer Service for a Better Community*

**SERVICE SOLUTIONS SUCCESS**



**OPEN SPACE ADVISORY BOARD**  
Wednesday, February 15, 2012, 1:30 P.M.  
8<sup>th</sup> Floor Conference Room  
City Hall Building, 2 Civic Center Plaza

**AGENDA**

1. Meeting Called to Order
2. Call to the Public (items not listed on the agenda)
3. Discussion and Action
  - a. Approval of Minutes: February 1, 2012
  - b. Changes to the Agenda
  - c. Review and comment on current subdivision applications, as indicated below:
    - (1) **SUSU12-00010:** Cimarron Park Drive – Being a Portion of Lot 1, Block 1, Cimarron Unit One and Tracts 1 and 1B1, Nellie D. Mundy Survey 242, City of El Paso, El Paso County, Texas  
**LOCATION:** East of Resler Drive and South of Northern Pass Drive  
**PROPERTY OWNER:** Cimarron Hunt Communities, LLC  
**REPRESENTATIVE:** Kimley-Horn and Associates, Inc.  
**DISTRICT:** 1  
**TYPE:** Resubdivision Combination  
**STAFF CONTACT:** Kevin Smith, (915) 541-4903, [smithkw@elpasotexas.gov](mailto:smithkw@elpasotexas.gov)
4. Discussion and Action on the proposed Northwest Master Plan.  
Contact: Fred Lopez, [lopezar@elpasotexas.gov](mailto:lopezar@elpasotexas.gov)
5. Discussion and Action: Status report by the Parks and Recreation Department regarding the designated state trailheads approved by City Council on June 21, 2011.  
Contact: Marcia Tuck, (915) 541-4020, [TuckMJ@elpasotexas.gov](mailto:TuckMJ@elpasotexas.gov)
6. Discussion and Action: Update on recommendations made by OSAB in the last quarter of 2011.  
Contact: David A. Coronado, [CoronadoDA@elpasotexas.gov](mailto:CoronadoDA@elpasotexas.gov)
7. Discussion and Action on revisions to the Open Space Advisory Board Bylaws.  
Contact: Charlie Wakeem, [charliewak@sbcglobal.net](mailto:charliewak@sbcglobal.net)

**Mayor**  
John F. Cook

**City Council**

**District 1**  
Ann Morgan Lilly

**District 2**  
Susie Byrd

**District 3**  
Emma Acosta

**District 4**  
Carl L. Robinson

**District 5**  
Dr. Michiel R. Noe

**District 6**  
Eddie Holguin Jr.

**District 7**  
Steve Ortega

**District 8**  
Cortney Carlisle Niland

**City Manager**  
Joyce A. Wilson



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8. Discussion and Action: Items for Future Agendas
9. Adjournment

#### EXECUTIVE SESSION

The Open Space Advisory Board of the City of El Paso may retire into EXECUTIVE SESSION pursuant to Section 3.5A of the El Paso City Charter and the Texas Government Code, Chapter 551, Subchapter D, to discuss any of the items on this agenda, consistent with the terms of the Open Meetings Act. The Open Space Advisory Board will return to open session to take any final action.

Section 551.071	CONSULTATION WITH ATTORNEY
Section 551.072	DELIBERATION REGARDING REAL PROPERTY
Section 551.073	DELIBERATION REGARDING PROSPECTIVE GIFTS
Section 551.074	PERSONNEL MATTERS
Section 551.076	DELIBERATION REGARDING SECURITY DEVICES
Section 551.087	DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS

Posted this 9<sup>th</sup> day of February, 2012 at 9:00

*Basement Bulletin Board, City Hall, 2 Civic Center Plaza, by Armida Martinez, Planning and Economic Development*

**Mayor**  
John F. Cook

#### **City Council**

*District 1*  
Ann Morgan Lilly

*District 2*  
Susie Byrd

*District 3*  
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**City Manager**  
Joyce A. Wilson







## ADVISORY BOARD MINUTES

Wednesday, February 1, 2012, 1:30 P.M.  
 8<sup>th</sup> Floor Conference Room  
 City Hall Building, 2 Civic Center Plaza

### **Members Present: 8**

Katrina M. Martich, Joanne Burt, James H. Tolbert (1:41 p.m.), Richard L. Thomas, Lois A. Balin, Bill G. Addington, Kevin T. von Finger, Charlie S. Wakeem, Chair

### **Members Absent: 1**

Andres Quintana

### **Planning and Economic Development Staff:**

David Coronado, Lead Planner; Kim Forsyth, Lead Planner; Fred Lopez, Comprehensive Plan Manager; Todd Taylor, Planner; Justin Bass, Planner; Nathaniel Baker, Planner

### **Others Present:**

Lupe Cuellar, Assistant City Attorney, City Attorney's Office; Rudy Valdez, EPWU-PSB; Gonzalo Cedillos, EPWU-PSB; Pat Adatao, EPWU-PSB; Kareem Dallo, Engineering Division Manager; Bradley Roe, Roe Engineering, L.C.; John Sproul, UTEP-CERM; Jamie Ackerman, El Paso Native Plant Society; Chris Roberts, El Paso Times Staff

### **1. Meeting Called to Order**

Chair Wakeem called the meeting to order.

### **2. Call to the Public (items not listed on the agenda)**

None.

### **3. Discussion and Action**

- a. Approval of Minutes: January 18, 2012

#### **PAGE 4 OF 7, ITEM 7**

Chair Wakeem requested the following changes:

Revise from ~~Vespa~~ Canyon to **Avispa** Canyon

#### **MOTION:**

Motion made by Mr. von Finger, seconded by Ms. Balin and **UNANIMOUSLY CARRIED TO APPROVE THE MINUTES FOR JANUARY 18, 2012, AS CORRECTED.**

**NOT PRESENT FOR THE VOTE:** Mr. Tolbert

b. Changes to the Agenda

*None.*

c. Review and comment on current subdivision applications, as indicated below:

(1) SUET12-00001: Golden Springs Dr. Easement Vacation – Being a portion of Lots 16 & 17, Block 1, Shadow Mountain Heights “Replat A”, City of El Paso, El Paso County, Texas

LOCATION: East of Shadow Mountain Drive and South of Silver Springs Drive

PROPERTY OWNER: Stuart P. Shiloff & Nancy Shiloff

REPRESENTATIVE: Roe Engineering, L.C.

DISTRICT: 1

TYPE: Easement Vacation

STAFF CONTACT: Justin Bass, (915) 541-4930, [bassjd@elpasotexas.gov](mailto:bassjd@elpasotexas.gov)

**MOTION:**

*Motion made by Mr. Thomas, seconded by Mr. von Finger and UNANIMOUSLY CARRIED TO APPROVE.*

**NOT PRESENT FOR THE VOTE:** Mr. Tolbert

4. **Discussion and Action** on the proposed Northwest Master Plan.

Contact: Fred Lopez, [lopezar@elpasotexas.gov](mailto:lopezar@elpasotexas.gov)

Mr. Lopez presented a modified version of the Dover-Kohl Northwest Master Plan PowerPoint presented at the Saturday, January 28<sup>th</sup> public meeting and responded to questions and/or comments from Board Members.

The following asked questions of Staff and/or commented:

1. Ms. Balin
2. Mr. Addington
3. Chair Wakeem
4. Ms. Martich
5. Ms. Adaauto, EPWU-PSB
6. Mr. von Finger
7. Mr. Valdez, EPWU-PSB
8. Mr. Tolbert
9. Chair Wakeem

Chair Wakeem recommended approval of the plan with two conditions:

1. That the conservation easement is necessary on the open space; if not a conservation easement, at the very least, it should be turned over to the State Park;
2. FEMA 39 and FEMA 40 – no box culverts, bridges only



Following the Chair's recommendation the following asked questions of Staff and/or commented:

1. Ms. Martich
2. Chair Wakeem
3. Ms. Burt
4. Ms. Balin
5. Mr. von Finger
6. Mr. Addington
7. Mr. Tolbert
8. Mr. von Finger
9. Ms. Cuellar, Assistant City Attorney

Chair Wakeem called for the question. No objections from the Board.

**MOTION:**

*Motion made by Chair Wakeem, seconded by Mr. von Finger TO ACCEPT THE NEW OPTION, IN PRINCIPLE, AND RECOMMEND THAT CONSERVATION EASEMENTS BE USED TO PRESERVE OPEN SPACE; THAT BRIDGES BE USED TO CROSS ARROYOS, SPECIFICALLY WHERE PASEO DEL NORTE CROSSES FEMA 39 AND 40; THAT MORE POCKET PARKS BE CONSIDERED AND NOT LARGE NEIGHBORHOOD OR REGIONAL PARKS BE USED.*

Following the motion, the following commented:

1. Ms. Burt
2. Mr. Kareem Dallo, Engineering Division Manager
3. Mr. Gonzalo Cedillos, EPWU-PSB
4. Mr. Tolbert
5. Ms. Martich
6. Mr. Dallo

**AMENDED MOTION:**

*Motion made by Chair Wakeem, seconded by Mr. von Finger and CARRIED TO ACCEPT THE NEW OPTION, IN PRINCIPLE, AND RECOMMEND THAT CONSERVATION EASEMENTS BE USED TO PRESERVE OPEN SPACE; THAT BRIDGES BE USED TO CROSS ARROYOS, SPECIFICALLY WHERE PASEO DEL NORTE CROSSES FEMA 39 AND 40; THAT MORE POCKET PARKS BE CONSIDERED AND NOT LARGE NEIGHBORHOOD OR REGIONAL PARKS BE USED; THAT ENCROACHMENT INTO ARROYOS BE MINIMIZED TO THE EXTENT POSSIBLE BY LINING WITH LINEAR PARKS; AND THAT ARROYOS NOT BE LINED WITH CONCRETE.*

**NAY:** Mr. Addington

Motion passed. (7-1)

5. **Discussion and Action:** Timeline of the EPWU feasibility study that would provide a long term, sustainable supply of water to Rio Bosque.  
Contact: Rudy Valdez, [rvaldez@EPWU.org](mailto:rvaldez@EPWU.org)

Mr. Valdez explained EPWU-PSB Staff is working on the scope and felt it would be appropriate to place the item on the OSAB agenda in four weeks.

The following asked questions of Staff and/or commented:

1. Chair Wakeem
2. Mr. von Finger

**NO ACTION WAS TAKEN.**

6. **Discussion and Action** regarding the upcoming changes to the OSAB enabling ordinance.  
Contact: Charlie Wakeem, [charliewak@sbcglobal.net](mailto:charliewak@sbcglobal.net)

Chair Wakeem explained the Subcommittee members; Ms. Martich, Mr. Thomas, Mr. Tolbert and Chair Wakeem, met with Planning and Legal Staff. Copies of the proposed changes to the OSAB enabling ordinance were distributed to the Board and Staff.

The following commented:

1. Chair Wakeem
2. Ms. Cuellar, Assistant City Attorney
3. Mr. von Finger
4. Mr. Tolbert
5. Ms. Martich
6. Ms. Balin
7. Mr. Coronado

Prior to the vote, the following asked questions of Staff and/or commented:

1. Mr. Addington
2. Ms. Cuellar

Chair Wakeem called the question. No objections from the Board.

**MOTION:**

*Motion made by Mr. Tolbert, seconded by Mr. von Finger and **UNANIMOUSLY CARRIED TO APPROVE.***

7. **Discussion and Action** on bond funding for non-storm water open space.  
Contact: Charlie Wakeem, [charliewak@sbcglobal.net](mailto:charliewak@sbcglobal.net)

Mr. Coronado presented the Memorandum written by Chair Wakeem to be sent to City Council.

**MOTION:**

*Motion made by Mr. Tolbert, seconded by Mr. von Finger and **UNANIMOUSLY CARRIED THAT THE OSAB ACCEPTS THE MEMORANDUM AND THAT CHAIR WAKEEM SIGN THE MEMORANDUM.***



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## MEMORANDUM

On March 13, 2007, the City of El Paso adopted "Towards a Bright Future: Mountains to River: A Green Infrastructure Plan For El Paso; the Open Space Master Plan" as part of the City's Comprehensive Plan. The Open Space Master Plan serves as a guideline for the preservation of open space within the City of El Paso. Prior to the adoption of the Open Space Master Plan, numerous public meetings were held to receive public input on the preservation of open space. With the adoption of the Open Space Master Plan, the City recognized the importance of conserving, protecting, managing, restoring and enhancing areas that have a distinctive environmental, cultural, natural or wildlife character or attributes for various passive and recreational uses. The Open Space Master Plan identified bonds as one source of funding for the acquisition of open space and in 2007, recommended that at least 7 million in bond funding be allocated for the acquisition of open space.

The Quality of Life 2012 Bond Issue Public Outreach identifies parks, recreational facilities and trails as projects that can be considered for the bond election. The acquisition of open space identified in the Open Space Master Plan is one project that should be added that would provide for active and passive recreational activities, to include trails. For this reason, the Open Space Advisory Board recommends that the following project be placed on the Quality of Life 2012 Bond election.

Project: That no less than 9.1 million and no more than 14.9 million of general obligation bonds be issued for the acquisition of open space properties identified in the "Towards a Bright Future: Mountains to River: A Green Infrastructure Plan For El Paso; the Open Space Master Plan adopted by the City on March 13, 2007. The bonds are to be used for properties that are not eligible for acquisition using storm water drainage funds.

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### 8. Discussion and Action: Items for Future Agendas

Chair Wakeem requested:

1. Agenda Item 5. – postponed four (4) weeks
2. Update/Report from Parks & Recreation and EPWU-PSB Staff regarding trailheads, MOUs.
3. Revision to the Bylaws

Ms. Martich requested:

4. Rollup on recommendations from fourth quarter 2011.

### 9. Adjournment

#### **MOTION:**

*Motion made by Mr. von Finger, seconded by Mr. Tolbert and UNANIMOUSLY CARRIED TO ADJOURN.*







*City of El Paso – Open Space Advisory Board Staff Report*

**Case No:** SUSU11-00010 Cimarron Park Drive  
**Application Type:** Resubdivision Combination

**Staff Planner:** Kevin Smith, 915-541-4903, [smithkw@elpasotexas.gov](mailto:smithkw@elpasotexas.gov)  
**Location:** East of Resler Drive and South of Northern Pass Drive  
**Legal Description Acreage:** 1.104 acres  
**Rep District:** 1  
**Existing Use:** Vacant  
**Existing Zoning:** C-3/c and R-3A/c  
**Proposed Zoning:** N/A

**Nearest School:** Hut Brown Middle School (0.98-mile)  
**Nearest Park:** Cimarron Park (abutting this subdivision)  
**Parkland Fees Required:** N/A  
**Impact Fee Area:** Not in Impact Fee Area and will not be assessed impact fees

**Property Owner:** Cimarron Hunt Communities, LLC  
**Applicant:** Hunt Communities, GP, LLC  
**Representative:** Kimley-Horn and Associates

**SURROUNDING ZONING AND LAND USE:**

**North:** R-3A/c (Residential with a condition)/ Residential Development

**South:** R-3A (Residential)/ Vacant

**East:** C-3/c (Commercial with a condition)/ Vacant

**West:** C-3/c (Commercial with a condition)/ Vacant

**THE PLAN FOR EL PASO DESIGNATION:** Mixed Use

**APPLICATION DESCRIPTION**

The applicant is proposing to develop approximately 1.1 acres of property as a right-of-way which would connect Brays Landing Drive to the future extension of Paseo Del Norte Boulevard.

The applicant has also submitted an alternative design request in accordance with 19.26.040 of the current subdivision code. The proposal is for a 60-foot right-of-way which will include 2 11-foot driving lanes, a 12-foot landscaped median, and an 11-foot parkway with 6-foot sidewalks on the eastern portion of the right-of-way and a 15-foot parkway with a 10-foot hike/bike trail on the western portion of the right-of-way.

This subdivision is located within the Hillside Development Area (HDA).

**Development Coordinating Committee**

Pending.

**Planning Division Recommendation**

Approval.

**Engineering and Construction Management – Land Development**

We have reviewed subject plan recommend **Approval**; Developer/Engineer needs to address the following comments:

**No Objection.**

**The Subdivision is within Flood Zone C- “Areas of minimal flooding” (No shading), Zone B-“Areas between limits of the 100-year flood and 500-year flood”. Panel No. 480214 0016 C-and 480214 0017C, dated February 5, 1986. As designated by F.I.R.M., City of El Paso on June 08, 2011.**

**El Paso DOT**

The Department of Transportation does not object to the alternative subdivision improvement design request.

Notes:

1. All medians shall meet the spacing requirement set for in the Design Standards for Construction.
2. Applicant shall coordinate roundabout and its improvements with the Department of Transportation.
3. All proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) located within public rights-of-way shall be constructed in compliance with the current ADA/TAS regulations and City Design Standards for construction.

**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. Said mains will be available for service after EPWU issued final acceptance.

Water:

3. There is an existing 8-inch diameter water main extending along Brays Landing Drive that is available for service, the water main is located approximately 11-feet north from the center right-of-way line. Under the development agreement noted above an 8-inch diameter water main stub-out will be constructed to allow the extension of the future water main under a separated development agreement for the subject property



Sewer:

4. There is an existing 8-inch diameter sanitary sewer main extending along Brays Landing Drive that is available for service, the sewer main is located approximately 11-feet south from the center right-of-way line. Under the development agreement noted above an 8-inch diameter sanitary sewer main stub-out will be constructed to allow the extension of a future sanitary sewer main under a separate development agreement for the subject property.

General:

5. 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.

#### **PSB - Stormwater**

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

#### **Cimarron Park Drive – Resubdivision Combination**

1. Provide off-site private easements for all off-site stormwater infrastructure proposed on adjacent private properties.
2. Incorporate principles of low impact development (such as recessed landscaping, rainwater harvesting, and porous pavements) to reduce the amount of developed stormwater runoff.

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

We have reviewed **Cimarron Park Drive**, a resubdivision combination plat map and offer no objections to this application.

Please note that this Subdivision is being 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.

*(Ord. 16882 § 2 (part), 2008)*

**Furthermore**, please note that this is an extension of Cimarron Park Dr. thru Cimarron Park to provide greater connectivity between Paseo del Norte Blvd. and Brays Landing Dr. as well as a secondary access point for emergency vehicles into the park and adjacent residential areas as presented, approved and adopted by resolution on September 20, 2011 by Major and Council.

The intent of this resolution is not to un-dedicate said portion of the park but to have an overlay / alteration of use.

**Texas Gas Service**

No comments received.

**Central Appraisal District**

No comments received.

**El Paso Electric Company**

No comments received.

**911 District**

No comments received.

**Fire Department**

No comments received.

**Sun Metro**

No comments received.

**Geographic Information Systems**

No comments received.

**Canutillo Independent School District**

No comments received.

**Additional Requirements and General Comments:**

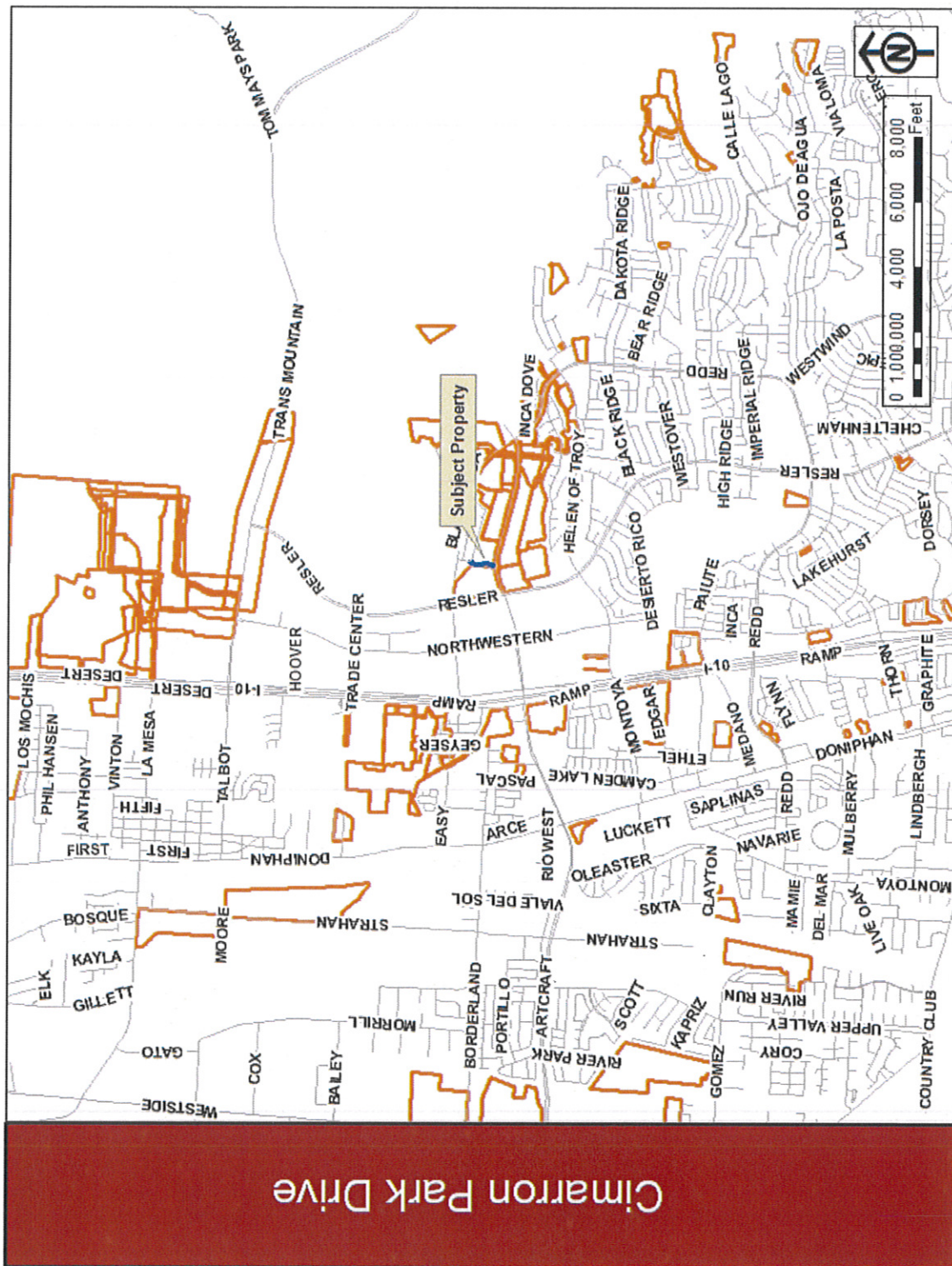
1. Submit to the Planning and Economic Development Department – Planning Division the following prior to recording of the subdivision.
  - a. Current certified tax certificate(s)
  - b. Current proof of ownership
  - c. Release of access document, if applicable
  - d. Set of restrictive covenants, if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



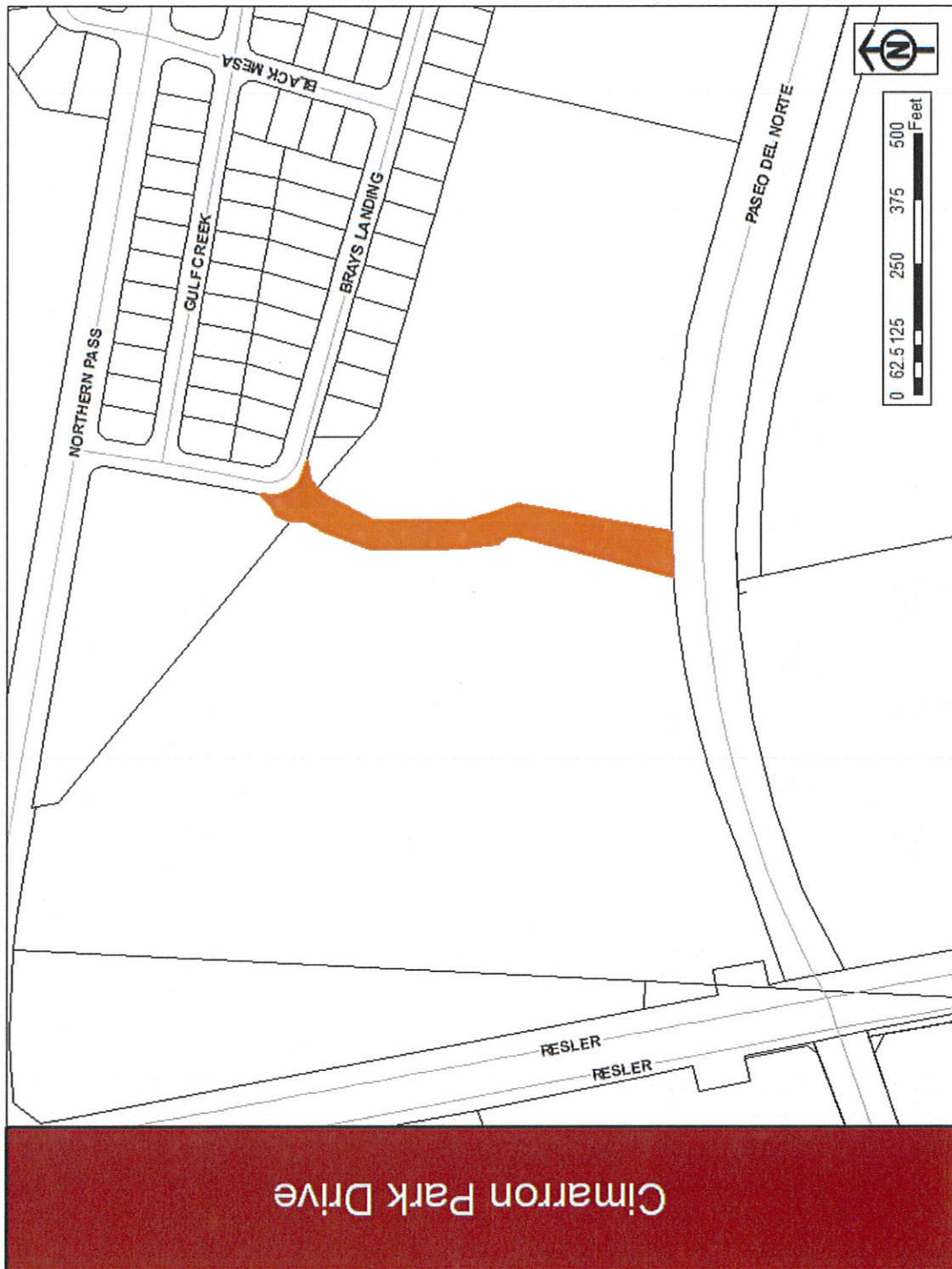
**Attachments**

1. Location map zoomed out
2. Location map
3. Aerial map zoomed out
4. Aerial map
5. Arroyos map zoomed out
6. Arroyos map
7. Preliminary Plat
8. Final Plat
9. Application

## ATTACHMENT 1

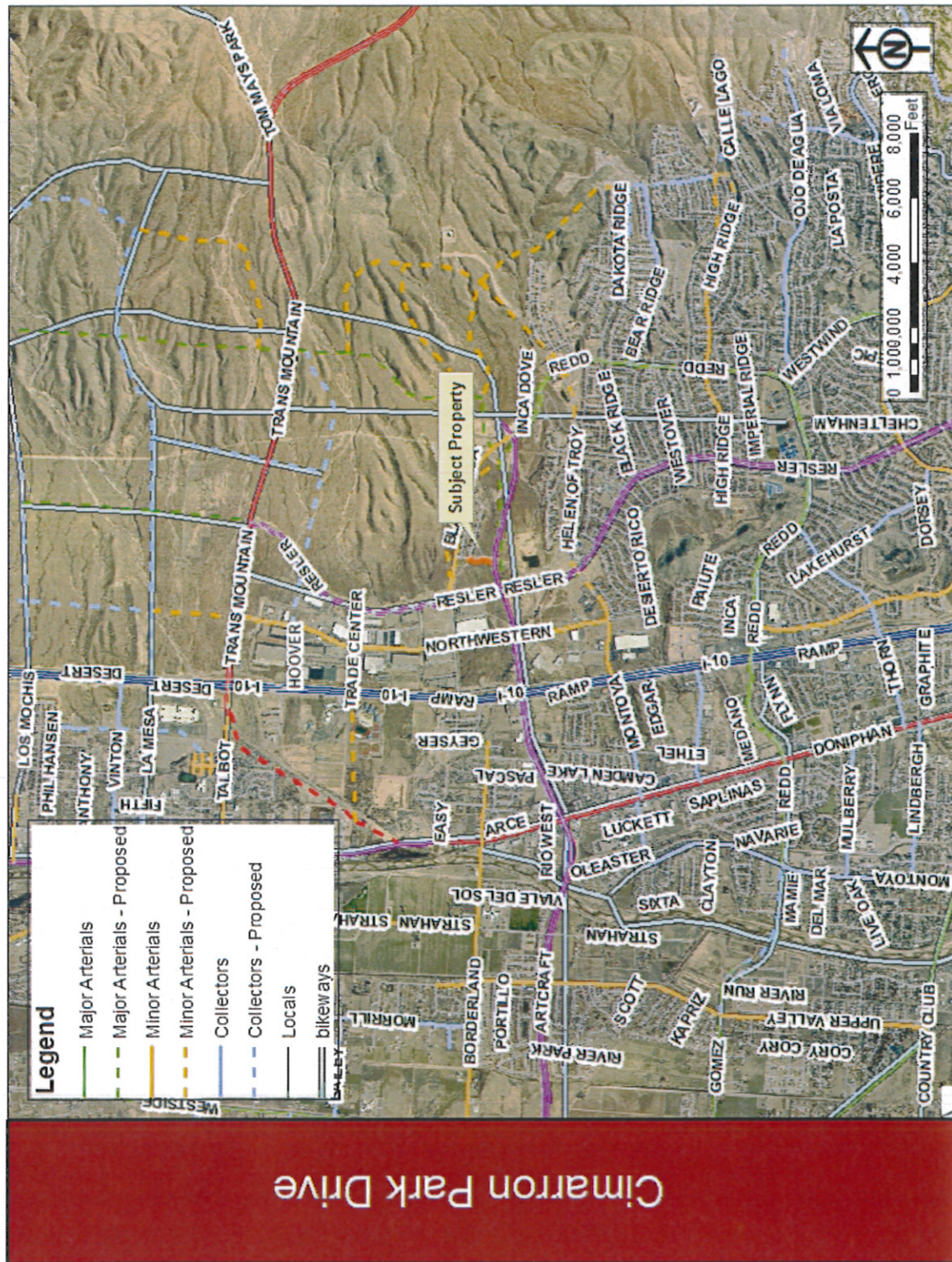


ATTACHMENT 2



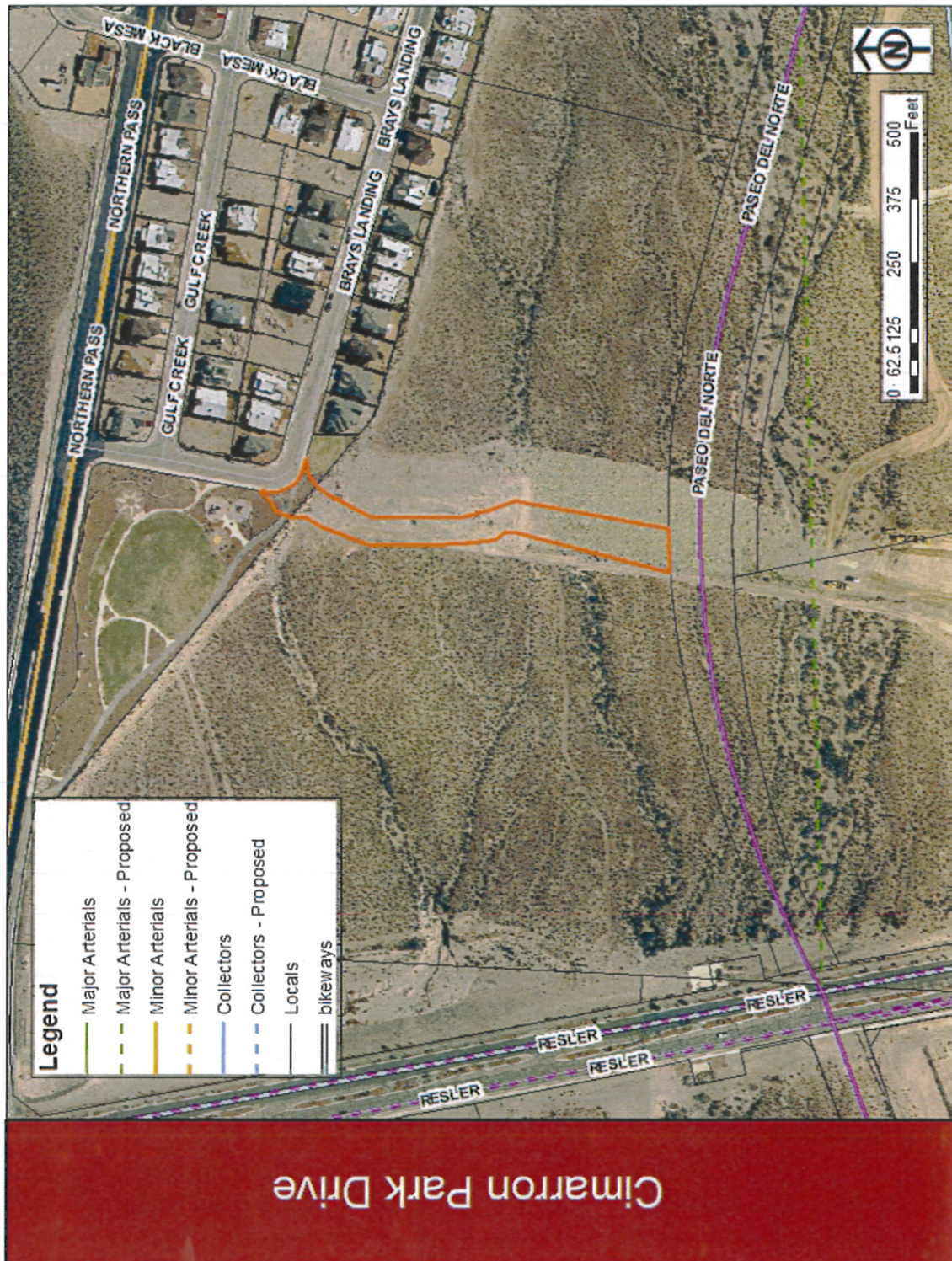


### ATTACHMENT 3





# ATTACHMENT 4





This map shows the area around Cimarron Park Drive. The subject property is highlighted in orange. The map includes the following street names and landmarks:

- Streets:** Cimarron Park Drive, Trans Mountain, Trade Center, Resler, Northwestern, Geysers, Easy, Arce, Niowest, Vale del Sol, Strahan, Portillo, Artcraft, River Park, Scott, Kapriz, Gomez, River Run, Cory, Upper Valley, Country Club, Del Mar, Mamie, Navarie, Redd, Sapling, Medano, Plan, Ramp, T-10, Inca, Redd, Lakehurst, Dorsey, Graphite, Lindbergh, Montoya, Line Oak, Del Mar, Mamie, Navarie, Redd, Sapling, Medano, Plan, Ramp, T-10, Inca, Redd, Lakehurst, Dorsey, Graphite, Lindbergh, Montoya, Line Oak.
- Landmarks:** Subject Property, Resler, Northwestern, Geysers, Easy, Arce, Niowest, Vale del Sol, Strahan, Portillo, Artcraft, River Park, Scott, Kapriz, Gomez, River Run, Cory, Upper Valley, Country Club, Del Mar, Mamie, Navarie, Redd, Sapling, Medano, Plan, Ramp, T-10, Inca, Redd, Lakehurst, Dorsey, Graphite, Lindbergh, Montoya, Line Oak.
- Scale:** 0 to 8,000 Feet.
- North Arrow:** Indicated by a circle with an 'N'.



ATTACHMENT 6



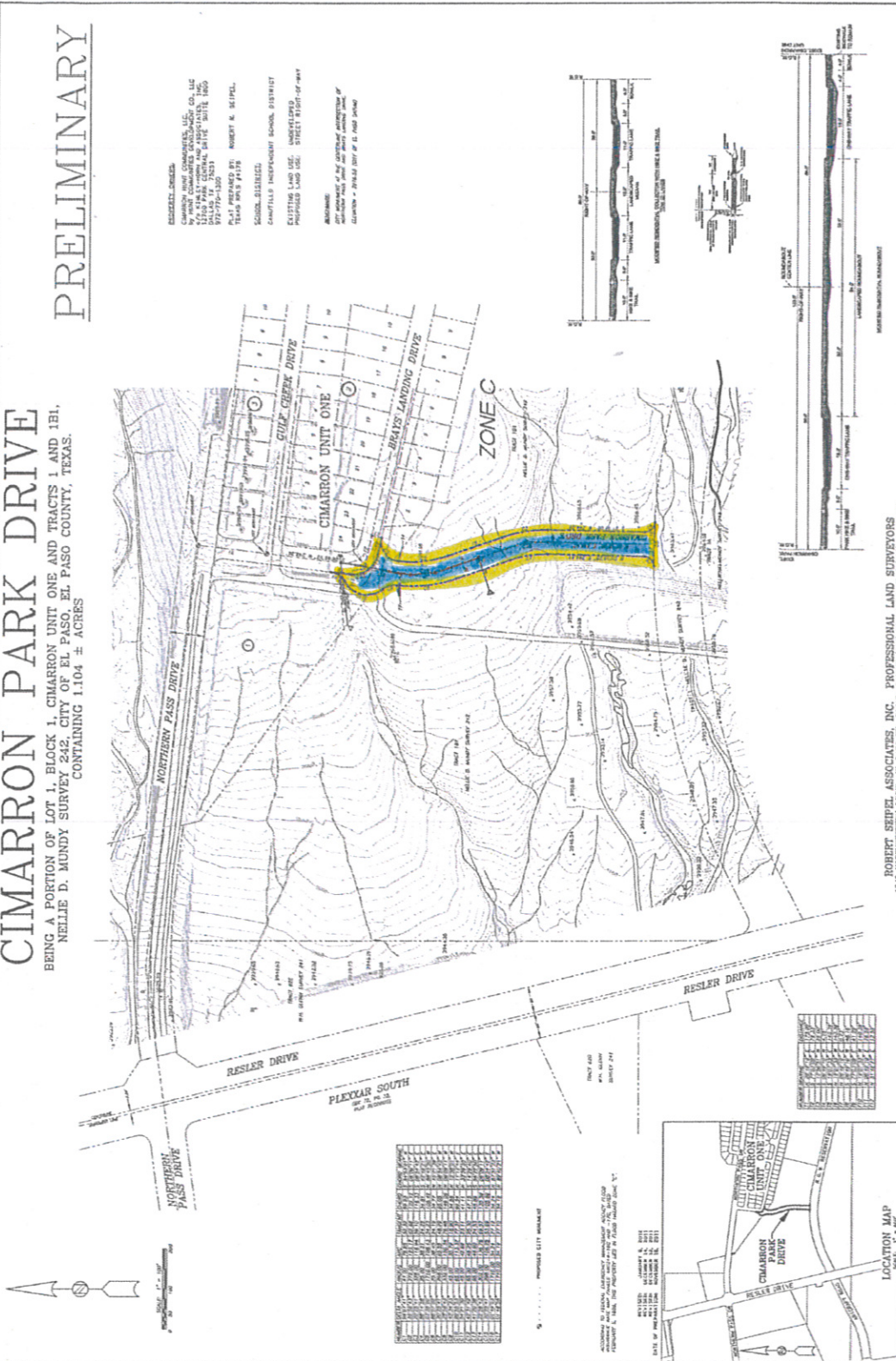


## ATTACHMENT 7

CIMARRON PARK DRIVE

BEING A PORTION OF LOT 1, BLOCK 1, CIMARRON UNIT ONE AND TRACTS 1 AND 1B1,  
NEILLIE D. MUNDY SURVEY 242, CITY OF EL PASO, EL PASO COUNTY, TEXAS.  
CONTAINING 1.104 ± ACRES

# PRELIMINARY



[illegible]

# ATTACHMENT 9



## CITY PLAN COMMISSION APPLICATION FOR RESUBDIVISION COMBINATION APPROVAL

DATE: 01/17/2012

FILE NO. SUSU12-00010

SUBDIVISION NAME: Cimarron Park Drive

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)  
Being a portion of Lot 1, Block 1, Cimarron Unit One and Tracts 1 and 1B1,  
Nellie D. Mundy Survey 242, City of El Paso, El Paso County, Texas.  
Containing 1.104 +/- acres
2. Property Land Uses:
 

	<u>ACRES</u>	<u>SITES</u>		<u>ACRES</u>	<u>SITES</u>
Single-family	_____	_____	Office	_____	_____
Duplex	_____	_____	Street & Alley	<u>1.104</u>	<u>1</u>
Apartment	_____	_____	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____		_____	_____
School	_____	_____	Total No. Sites	_____	<u>1</u>
Commercial	_____	_____	Total (Gross) Acreage	<u>1.104</u>	_____
Industrial	_____	_____			
3. What is existing zoning of the above described property? C-3 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 X 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
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 Alternative street cross section.
9. Remarks and/or explanation of special circumstances: \_\_\_\_\_
10. Improvement Plans submitted? Yes X 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  
Hunt Communities, L.P.  
(Name & Address) (Zip) (Phone)

13. Developer Hunt Communities, GP, LLC  
(Name & Address) (Zip) (Phone)

14. Engineer Kimley Horn and Associates Dallas, TX 75251 (972) 770-1300  
(Name & Address) (Zip) (Phone)

CASHIER'S VALIDATION  
FEE: \$1,083.00

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.

