

Dedicated to Outstanding Customer Service for a Better Community

S E R V I C E S O L U T I O N S S U C C E S S



OPEN SPACE ADVISORY BOARD
Wednesday, December 7, 2011, 1:30 P.M.
8th 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: November 9, 2011
 - b. Changes to the Agenda
 - c. Review and comment on current subdivision applications, as indicated below:
 - (1) SUSU11-00118: Enchanted Hills Unit Two - Being a portion of Tract 8, Laura E. Mundy Survey No. 238, City of El Paso, El Paso County, Texas

LOCATION: East of I-10 and North of Transmountain Road
PROPERTY OWNER: E.P. Transmountain Residential, L.L.C.
REPRESENTATIVE: Roe Engineering, L.C.
DISTRICT: 1
TYPE: Major Combination
STAFF CONTACT: Kevin Smith, (915) 541-4903,
smithkw@elpasotexas.gov
 - (2) SUSU11-00122: Montecillo Unit Three Replat A - Being a Replat of Lot 3, Block 9, Montecillo Unit Three Amending Plat, City of El Paso, El Paso County, Texas

LOCATION: West of Montecillo Boulevard and South of Castellano Drive

PROPERTY OWNER: EPT Mesa Development, LP
REPRESENTATIVE: Conde, Inc.
DISTRICT: 8
TYPE: Minor
STAFF CONTACT: Kevin Smith, (915) 541-4903,
smithkw@elpasotexas.gov

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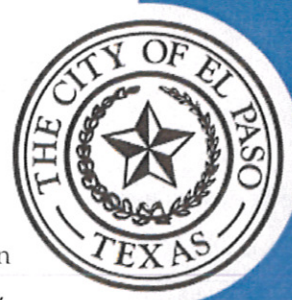
District 8
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S E R V I C E S O L U T I O N S S U C C E S S



- (3) SUSU11-00117: Franklin Hills Unit Eight – Being a portion of H.G. Foster Survey 262, City of El Paso, El Paso County, Texas
- LOCATION: East of Franklin Hills Street and North of High Ridge Drive
- PROPERTY OWNER: Sun 262 Partners, Ltd.
- REPRESENTATIVE: Quantum Engineering Consultants, Inc.
- DISTRICT: 1
- TYPE: Major Preliminary
- STAFF CONTACT: Justin Bass, (915) 541-4930, bassjd@elpasotexas.gov
- (4) SUSU11-00120: Desert Springs Unit One – A portion of Tract 8, Laura E. Mundy Survey No. 238, all of Tracts 12 and 13 and a portion of Tracts 10A and 10 E, Nellie D. Mundy Survey No. 239, and a portion of Nellie D. Mundy Survey No. 244, City of El Paso, El Paso County, Texas
- LOCATION: East of I-10 and North of Transmountain Road
- PROPERTY OWNER: RPW Development, DVEP Land LLC, EP Transmountain Residential LLC
- REPRESENTATIVE: CEA Group
- DISTRICT: 1
- TYPE: Major Combination
- STAFF CONTACT: Justin Bass, (915) 541-4930, bassjd@elpasotexas.gov
- (5) SUSU11-00121: Desert Springs Unit Two – A portion of Tract 10A, Nellie D. Mundy Survey No. 239, and a portion of Tract 1B, Nellie D. Mundy Survey No. 243, City of El Paso, El Paso County, Texas
- LOCATION: East of I-10 and North of Transmountain Road
- PROPERTY OWNER: RPW Development, DVEP Land LLC
- REPRESENTATIVE: CEA Group
- DISTRICT: 1
- TYPE: Major Combination
- STAFF CONTACT: Justin Bass, (915) 541-4930, bassjd@elpasotexas.gov

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d. Review and comment on current zoning applications, as indicated below:

(1) PZCR11-00004: Portion of H.G. Foster Survey 262, City of El Paso, El Paso County, Texas

LOCATION: East of the intersection of Franklin Dove Avenue and Franklin Bluff Drive

ZONING: P-RI (Planned Residential I)

REQUEST: Amend zoning condition imposed by Ordinance No. 016588, dated March 20, 2007. (Request to modify the walking trail shown on the conceptual plan submitted with the application for rezoning and approved per Ordinance No. 016588)

EXISTING USE: Vacant

PROPOSED USE: Single-family residential lots

PROPERTY OWNER: Hunt Communities, GP, LLC

REPRESENTATIVE: Quantum Engineering Consultants, Inc.

DISTRICT: 1

TYPE: Zoning Condition Amendment

STAFF CONTACT: Esther Guerrero, (915) 541-4720, guerreroex@elpasotexas.gov

4. **Discussion and Action:** Report from TxDOT on the plant selection used in the landscaping plan for Transmountain.
Contact: Ray Dovalina, TxDOT
5. **Discussion and Action** regarding Stormwater Utilities' changes to the Stormwater funding as reported to the Stormwater Advisory Committee.
Contact: Rudy Valdez, rvaldez@EPWU.org
6. **Discussion and Action:** Report from UTEP and EPWU regarding issues involved in providing water to Rio Bosque.
Contact: John Balliew, EPWU, jeballiew@epwu.org
7. **Discussion and Action** on bond funding for non-storm water open space.
Contact: Charlie Wakeem, charliewak@sbcglobal.net
8. **Discussion and Action:** Status update on the Mitigation Bank Subcommittee.
Contact: Kareem Dallo, (915) 541-4425, DalloKF@elpasotexas.gov
9. **Discussion, Information and Action** concerning the ASARCO West Regulating Plan.
Contact: Mathew McElroy, (915) 541-4193, McElroyMX@elpasotexas.gov

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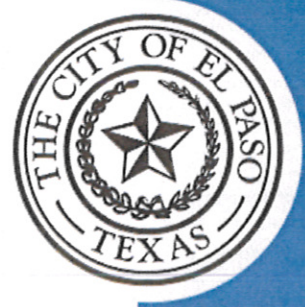


Planning & Economic Development

2 Civic Center Plaza • El Paso, Texas 79901 • (915) 541-4670

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10. Discussion and Action on the 2012 Open Space Advisory Board meeting schedule.
Contact: David A. Coronado, (915) 541-4632, CoronadoDA@elpasotexas.gov
11. Discussion and Action: Items for Future Agendas
12. 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 1st day of December, 2011 at 2:30
Basement Bulletin Board, City Hall, 2 Civic Center Plaza, by Armida Martinez, Planning and Economic Development

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ADVISORY BOARD MINUTES

Wednesday, November 9, 2011, 1:30 P.M.

8th Floor Conference Room

City Hall Building, 2 Civic Center Plaza

Members Present: 7

Katrina M. Martich (1:36 p.m.), James H. Tolbert, Richard L. Thomas, Andres Quintana, Bill G. Addington, Kevin von Finger, Charlie Wakeem, Chair

Members Absent: 2

Joanne Burt, Lois A. Balin

Planning and Economic Development Staff:

Mathew McElroy, Deputy Director; David Coronado, Lead Planner; Raul Garcia, Senior Planner; Todd Taylor, Planner; Frank Delgado, Planner

Others Present:

Lupe Cuellar, Assistant City Attorney; Marcia Tuck, Parks & Recreation; Richard Garcia, Parks & Recreation; Kareem Dallo, Engineering & Construction Management; Omar Soueidan, Engineering & Construction Management; Waleed Abuissa, Engineering & Construction Management; Rudy Valdez, EPWU-PSB; Gonzalo Cedillos, EPWU-PSB; Trish Tanner, Jobe; Judy Ackerman; Sal Alonzo, CSA Design Group; Heather McMurray; Jane, Fowler; John Sproul, UTEP-CERM; Daniel Borunda, IBWC; Efrain Esparza, TxDOT; Tony Uribe, TxDOT; Ray Dovalina, TxDOT

1. Meeting Called to Order

Chair Wakeem called the meeting to order at 1:31PM.

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

None.

3. Discussion and Action

a. Approval of Minutes: October 26, 2011

PAGE 1 OF 4, Members Absent

Mr. Coronado explained Staff inadvertently left off Mr. Thomas.

MOTION:

Motion made by Mr. von Finger, seconded by Mr. Thomas and CARRIED TO APPROVE THE MINUTES FOR OCTOBER 26, 2011, AS CORRECTED.

ABSTAIN: Mr. Thomas

NOT PRESENT: Ms. Martich

b. Changes to the Agenda

Mr. Coronado requested Board Members move Item 8 to the forefront of the agenda.

MOTION:

Motion made by Mr. von Finger, seconded by Mr. Tolbert and UNANIMOUSLY CARRIED TO APPROVE THE AGENDA MOVING NUMBER 8 TO THE FRONT.

NOT PRESENT: Ms. Martich

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

- (1) SURW11-00005: Resler Drive Street Vacation – being a 0.115-acres portion of Resler Drive Right-of-Way, City of El Paso, El Paso County, Texas
- LOCATION: North of Paseo del Norte Road at Resler Drive
- PROPERTY OWNER: City of El Paso
- REPRESENTATIVE: CSA Design Group
- DISTRICT: 1
- STAFF CONTACT: Frank Delgado, (915) 541-4238, delgadofx@elpasotexas.gov

Staff gave a presentation and Mr. Sal Alonzo, representing CSA Design Group, explained the reason for the street vacation.

Mr. Cedillos, EPWU-PSB Stormwater, stated EPWU-PSB had no issues with the request.

MOTION:

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

4. **Discussion and Action:** Report from TxDOT on the plant selection used in the landscaping plan for Transmountain. Contact: Tony Uribe, TxDOT, tony.uribe@txdot.gov

Mr. Ray Dovalina gave a presentation regarding the plant list for the Transmountain West project – Loop 375 from I-10 to Tom Mays Park entrance (copy of presentation on file).

Mr. von Finger asked Mr. Dovalina why TxDOT is not going to use native plants (from the Parks & Wildlife Department's recommended plant list) from I-10 to Paseo del Norte.

Mr. Dovalina responded that, in coordination with the City of El Paso and the Texas Parks & Wildlife Department, the goal was not to put a lot vegetation in the area from Paseo del Norte to the Park entrance.

MOTION:

Motion made by Mr. Addington, seconded by Mr. Tolbert that the OSAB recommend to City Council that the City Council encourage TxDOT to use native plants along this design.

Chair Wakeem suggested that the City of El Paso arborist, Mr. Brett Pearson, be present at the next OSAB meeting prior to the Board making any recommendations to City Council.

Following Chair Wakeem's suggestion, Mr. Tolbert withdrew his second to the motion.

Mr. Efrain Esparza, TxDOT/El Paso District Design Engineer, distributed a copy of the project plans, currently under contract.

For the next OSAB meeting, Chair Wakeem explained, the Board will hear a presentation from the city's arborist, in conjunction with perusing TxDOT's project plans.

Mr. Addington withdrew his motion.

Mr. von Finger would like to include an email from the Texas Parks & Wildlife Department, through Ms. Lois Balin, Urban Biologist, as part of the backup information.

Chair Wakeem requested the item be postponed to the next OSAB meeting. Staff will invite Mr. Pearson and someone from TxDOT to be present.

Ms. Martich requested City Staff email .pdf file copies of the TxDOT plan to Board Members.

ITEM WAS POSTPONED TWO WEEKS.

5. Discussion and Action: Report from UTEP and EPWU regarding issues involved in providing water to Rio Bosque.

a. John Sproul, UTEP-CERM, jsproul@utep.edu

Mr. Sproul confirmed he and Mr. Balliew met last week and discussed possible avenues. Mr. Balliew informed Mr. Sproul that he did want to meet with Mr. Archuleta prior to meeting with the Board.

b. John Balliew, EPWU, jeballiew@epwu.org

Mr. Valdez explained Mr. Balliew would like to meet with Mr. Ed Archuleta, President/CEO, EPWU-PSB, to discuss the Rio Bosque issues prior to coming before the OSAB. Additionally, Mr. Valdez explained there are many budgetary, permitting, contractual, and regulatory issues that must be addressed. Mr. Valdez will forward Board Member's comments and concerns to Mr. Balliew.

c. Judy Ackerman, Rio Bosque Volunteer

Ms. Ackerman commented on the delay concept and the effect on trees. She encouraged EPWU-PSB to eliminate any further delays.

- d. Robert Hood, Roberto R. Bustamante Wastewater Treatment

Mr. Hood was unable to attend the meeting.

- e. Jesus Reyes, El Paso County Water Improvement District #1

Mr. Reyes was unable to attend the meeting.

- f. Daniel Borunda, International Boundary and Water Commission

Mr. Borunda stated the International Boundary and Water Commission (IBWC) supports the Rio Bosque Wetlands Park. IBWC has provided in-kind services and financial support to UTEP (Mr. Sproul) to provide water to the Wetlands Park.

Mr. Borunda will forward, to Board Members, information regarding IBWC's efforts to develop an environmental water rights transaction framework, developing ways and means to transfer water to restoration sites or areas such as the Wetlands Park.

ITEM WAS POSTPONED TWO WEEKS.

- 6. **Discussion and Information:** Report on the policy of awarding park credits as it pertains to open space and trails.

Contact: Nanette Smejkal, (915) 541-4331, smejkalnl@elpasotexas.gov

Items 6 and 7 were discussed concurrently.

Mr. Richard Garcia gave a presentation regarding the City of El Paso's policy for awarding park credits to open space and trails (copy of presentation on file) and explained why a developer was not awarded park credits for certain projects. Mr. Garcia explained that Parks Department Staff evaluates each project individually.

Chair Wakeem read into the record an email he received from Mr. Rick Cordova (copy of email on file).

Staff will forward a copy of the email to all Board Members.

- 7. **Discussion and Action:** Issues regarding successfully receiving park credits for the inclusion of open space and trails in projects.

- a. Conrad Conde, Conde, Inc.

Mr. Conde felt awarding park credits was a policy issue rather than "one side versus the other side". He commented on the difficulty in developing Park Ponds and Open Space. Mr. Conde referred to issues regarding the seven acre arroyo within the Desert Trail Subdivision.

- b. Rick Cordova, RICOR Engineering

Mr. Cordova was unable to attend the meeting; however, Chair Wakeem read into the record an email sent to Chair Wakeem from Mr. Cordova (copy of email on file).

Mr. Garcia commented on the recently developed Saipan Park pond, park amenities and the size of the park. Additionally, Mr. Garcia responded to questions and/or comments from the Board.

NO ACTION WAS TAKEN.

8. **Discussion, Information and Action** concerning the ASARCO West Regulating Plan.
Contact: Mathew McElroy, (915) 541-4193, mcelroymx@elpasotexas.gov

MOTION:

Motion made by Mr. von Finger, seconded by Mr. Tolbert and UNANIMOUSLY CARRIED TO APPROVE THE AGENDA MOVING NUMBER 8 TO THE FRONT.

NOT PRESENT: Ms. Martich

Mr. McElroy asked the Chair what interest the Board has in the matter and what action the Board wants Staff/City Council to take.

Chair Wakeem explained that Mr. von Finger requested a section of ASARCO property, zoned T-4 under SmartCode, located in the wetlands area and adjacent to the Rio Grande River be zoned T-1.

Mr. McElroy explained the requirements necessary to change the SmartCode. He will ask Staff to take some photos of the site and to explain to the Board the Regulating Plan and how the Regulating Plan relates to the site. Mr. McElroy noted the question is whether or not the ASARCO Trustee is willing to change the transect zone. Mr. McElroy will ask Mr. Carlos Gallinar, Comprehensive Plan Manager, to contact the ASARCO Trustee regarding allowing public access and/or tours of the property.

In the interim, Chair Wakeem requested Staff verify whether or not Board Members would be allowed access to the property and, for the next OSAB meeting, Staff provide photographs.

Ms. Martich requested Staff mention to the Trustee that she is OSHA certified in Hazardous Waste Operations and Emergency Response (HAZWOPER), the requirement necessary to access the site.

NO ACTION WAS TAKEN.

9. **Discussion and Action:** Items for Future Agendas

Chair Wakeem:

1. Asked Staff to invite Mr. Brent Pearson, Arborist, to the next OSAB meeting to discuss the plant selection used in the landscaping plan for Transmountain.
2. Asked Staff to invite Mr. John Balliew, EPWU, to the next OSAB meeting to discuss issues involved in providing water to Rio Bosque.
3. Asked Mr. Valdez to update Board Members regarding the Stormwater Advisory Committee changes to the Stormwater funding.

Mr. Tolbert:

Asked Staff to update Board Members on the Mitigation Subcommittee.

Staff:

Staff will update Board Members regarding the ASARCO property.

Chair Wakeem asked if Board Members had any further comments or discussions.

MOTION:

Motion made by Mr. Tolbert, seconded by Mr. von Finger and UNANIMOUSLY CARRIED TO CANCEL THE OSAB MEETING IN TWO WEEKS AND MEET AGAIN FOUR WEEKS FROM NOW.

10. Adjournment

MOTION:

Motion made by Mr. von Finger, seconded by Mr. Tolbert and UNANIMOUSLY CARRIED TO ADJOURN AT 3:11PM.



City of El Paso – Open Space Advisory Board Staff Report

Case No: SUSU11-00118 Enchanted Hills Unit Two
Application Type: Major Combination

Staff Planner: Kevin Smith, 915-541-4903, smithkw@elpasotexas.gov
Location: East of I-10 and North of Transmountain Drive
Legal Description Acreage: 13.32 acres
Rep District: 1
Existing Use: Vacant
Existing Zoning: R-3/sp and R-5/sp
Proposed Zoning: N/A

Nearest School: Canutillo Elementary School (1.23 miles)
Nearest Park: Rio Grande River Trail #1 (1.40 miles)
Parkland Fees Required: Pending
Impact Fee Area: Located in Westside Impact Fee Area and will be subject to impact fees

Property Owner: E.P. Transmountain Residential, L.L.C.
Applicant: Roe Engineering, L.C.
Representative: Roe Engineering, L.C.

SURROUNDING ZONING AND LAND USE:

North: R-3/sp and R-5/sp (Residential with a special permit)/ Vacant
South: C-4/c and R-3A (Commercial with a condition and Residential)/ Vacant
East: R-3A (Residential)/ Vacant
West: R-3/sp (Residential with a special permit)/ Vacant

THE PLAN FOR EL PASO DESIGNATION: Industrial

APPLICATION DESCRIPTION

The applicant is proposing development of 15 residential lots. The largest lot is approximately 8,640 square feet in size and the smallest is approximately 5,580 square feet in size. The applicant is also proposing 5.05 acres of public open space that will also serve as a drainage easement, as well as a meandering hike and bike trail within an additional 0.275 acres of open space. Primary access will be from Enchanted Springs Drive.

This proposed subdivision is part of the Enchanted Hills Land Study which was approved by the City Plan Commission on June 5, 2008. This application is vested under the previous subdivision code.

The applicant is requesting the following modifications:

- To allow for a 52 foot right-of-way with 32 feet of pavement and 5 foot sidewalks, as in the current code.
- To allow for a 76 foot right-of-way with a meandering hike/bike trail.

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

CASE HISTORY

Enchanted Hills Unit Two was previously approved by the City Plan Commission on October 21, 2010 on a major preliminary basis.

CURRENT REQUEST

Enchanted Hills Unit Two has been submitted on a Major Combination basis. The changes from the original submittal include minor lot reconfiguration and the resolving of drainage concerns.

Development Coordinating Committee

Pending.

Planning Division Recommendation

Approval with modifications. In this case, Reason 3 is met because 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, vehicular access and pedestrian passage.

Engineering and Construction Management – Land Development

We have reviewed subject plan recommend **Approval**, however; developer/engineer needs to address the following comments:

1. Developer shall comply with the Ordinance Title 19 of the El Paso Municipal Code, Section 19.16.050H (Preservation of Natural Arroyo).

The Subdivision is within Flood Zones C, A1, and A2, Panel# 480214 0011 C, and Panel# 480214 0012 C dated February 5, 1986.

El Paso DOT

This subdivision was reviewed utilizing the previous version of Title 19. The Department of Transportation has no objections to the proposed plat or the modifications requests.

Notes: 1. Enchanted Hills Unit One shall be recorded and improved prior to Enchanted Hills Unit Two in order to provide access from Enchanted Springs Drive to the proposed subdivision.
2. All existing / proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) within public rights-of-way shall be in compliance with current ADA/TAS rules and regulations and the current City of El Paso Design Standards for Construction.

El Paso Water Utilities

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

1. The subject property is located within the City of El Paso Westside Impact Fee Service Area. Impact fees will be assessed at the time of the plat and collected by EPWU prior to the issuance of a Building Permit.

2. Existing water and sewer mains are located south of Transmountain Road and west of IH-10. EPWU has made provisions to provide water and sewer service to the subdivision. EPWU records indicate that the subject subdivision is within the boundaries of phase I as shown on the Enchanted Hills land study as submitted on December 1, 2009. Water service will be available for phase I, up to elevation 4060 (PSB Datum), by extending the existing 12-inch diameter water main along Northwestern Drive across Transmountain Road, then eastward parallel to Transmountain to the proposed Bluff Creek Lane within Desert Springs Unit 1. Also, a 16-inch diameter water main is required to be extended across IH-10 from the existing 16-inch diameter water main located west and parallel to IH-10, then along the proposed Enchanted Spring Drive. The Owner/Developer is responsible for the water main extension costs and the acquisition of the required off-site easements; including the extensions across IH-10 and Transmountain Road. Extension of off-site water mains shall be done within an off-site alignment that is graded to the future subgrade of a proposed paved roadway. Water and sanitary sewer service for the subdivision requires connection to the proposed water and sewer mains within Enchanted Hills Unit One. Water and sewer service is contingent on the construction of water and sewer mains within Enchanted Hills Unit 1.

3. Sanitary sewer service for phase I of the land study (including Enchanted Hills Unit 2) requires the extension of a 15-inch sewer main with horizontal tunneling across I-10, then along La Mesa Street to connect at 7th Street to the proposed Mowad sewer interceptor. This interceptor is anticipated to be operational early 2013. Temporary sewer service is available to phase I by connecting to the existing 15-inch sewer main along the west side of I-10. The Owner/Developer is responsible for the sewer main extension costs and the acquisition of the required off-site easements; including the extension across IH-10.

4. Transmountain and IH-10 are TXDOT right-of-ways. The installation of water/sewer mains within the right-of-way requires a utility installation permit from TXDOT. Service to the subdivision is contingent upon TXDOT issuing the permit.

5. The Owner will coordinate with EPWU to ascertain that the required water and sewer mains to serve the subject subdivision are installed in parallel with development and in coordination with the owner. The Owner/Developer is responsible for the main extension costs and for the acquisition of off-site easements.

6. Application for new water and sanitary sewer services should be made 6 to 8 weeks prior to construction to ensure water for construction work. New service applications are available at 1154 Hawkins, 3rd Floor. 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:

Enchanted Hills Unit 2 – Major Combination

1. Lot 1, Block 10 is located downstream of the proposed Flow Path 41A channel in the adjacent Desert Springs development. EPWU is concerned the adjacent Desert Springs 41A channel may create downstream erosion and sedimentation in the Lot 1 Enchanted Hills Unit 2 public open space area. EPWU and the Developer met on 11/18/11 to discuss the proposed Enchanted Hills Unit 2 development. As discussed, at the improvement plan stage include gabion structures for energy dissipation within Lot 1, Block 10.
2. Coordinate the drainage plan with the US Army Corps of Engineers and FEMA. EPWU approval of the subdivision improvement plans will be subject to US Army Corps of Engineers approval (if required), as well as FEMA approval of a CLOMR reflecting the revised drainage concept for Flow Path 41A.
3. During design of the subdivision improvements ensure that the crossings on Northwestern Drive (future extension) and Enchanted Springs Drive are large enough to convey the stormwater runoff and sediment from Flow Path 41A. Ensure that EPWU Stormwater Utility maintenance staff and equipment has access to properly maintain all public stormwater drainage structures. Undersized culverts and crossings in Northwest El Paso tend to clog easily and increase EPWU maintenance costs.
4. The proposed subdivision is located near a potential sediment flow source. EPWU requires that the Engineer account for sediment volume in all calculations used to size stormwater drainage structures. At the improvement plan stage provide appropriate stormwater infrastructure to prevent sediment from clogging the proposed crossings on Enchanted Springs Drive and Northwestern Drive.
5. The preliminary plat indicates stormwater runoff will flow off-site onto the adjacent property to the south. Provide written confirmation that the adjacent property owner accepts runoff from the proposed subdivision.

Parks and Recreation Department

No comments received.

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.

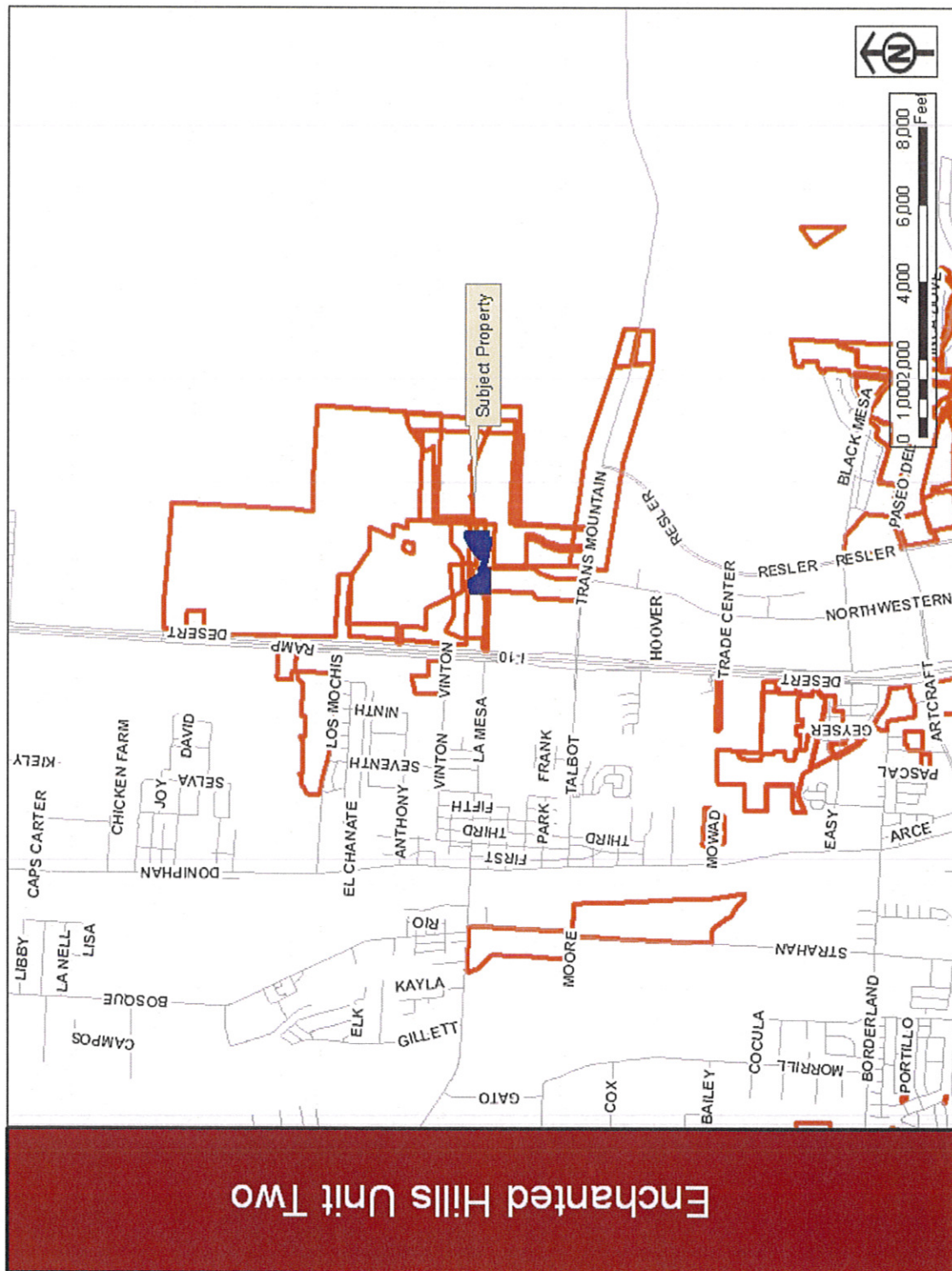
Additional Requirements and General Comments:

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.

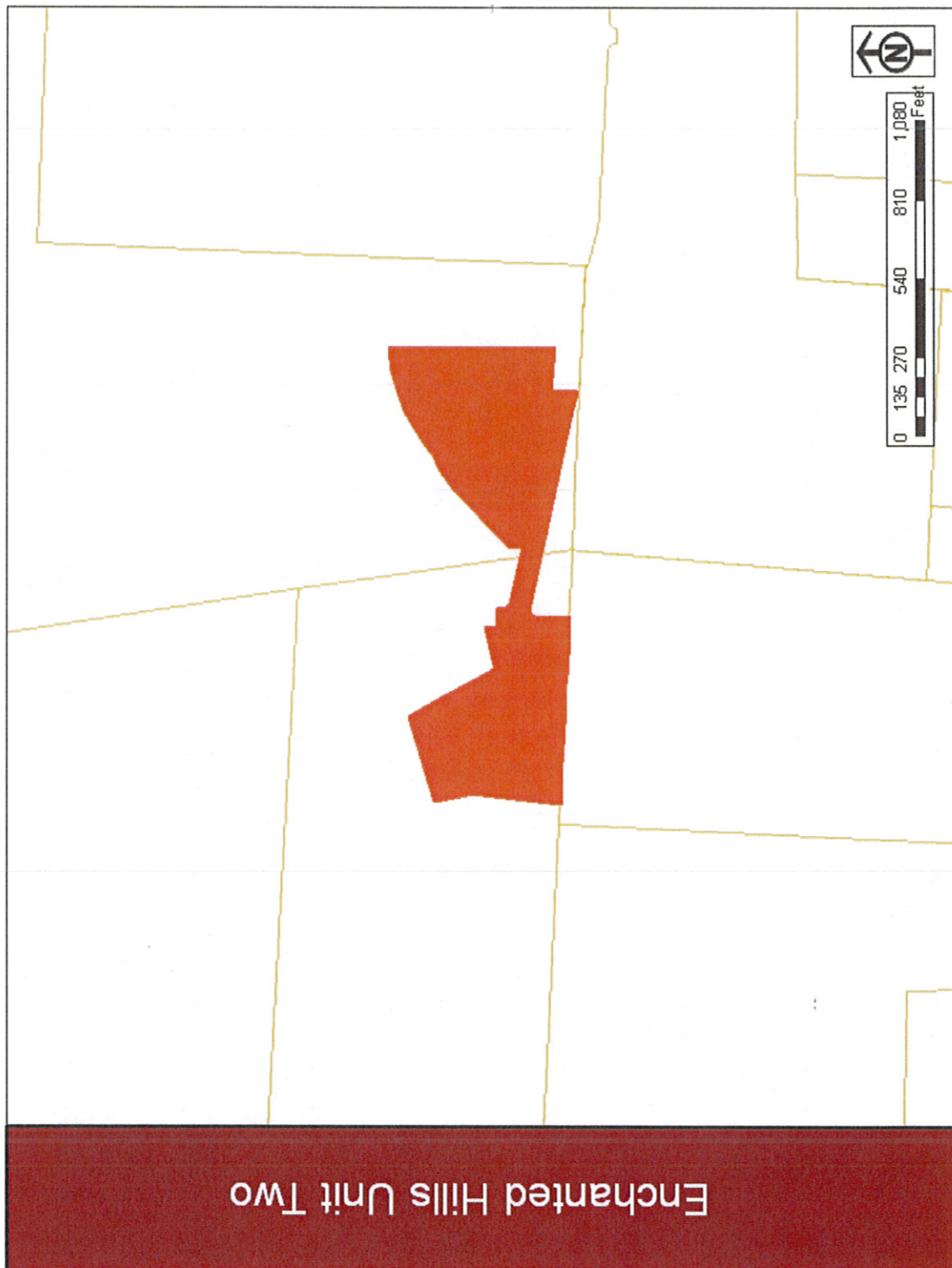
Attachments

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

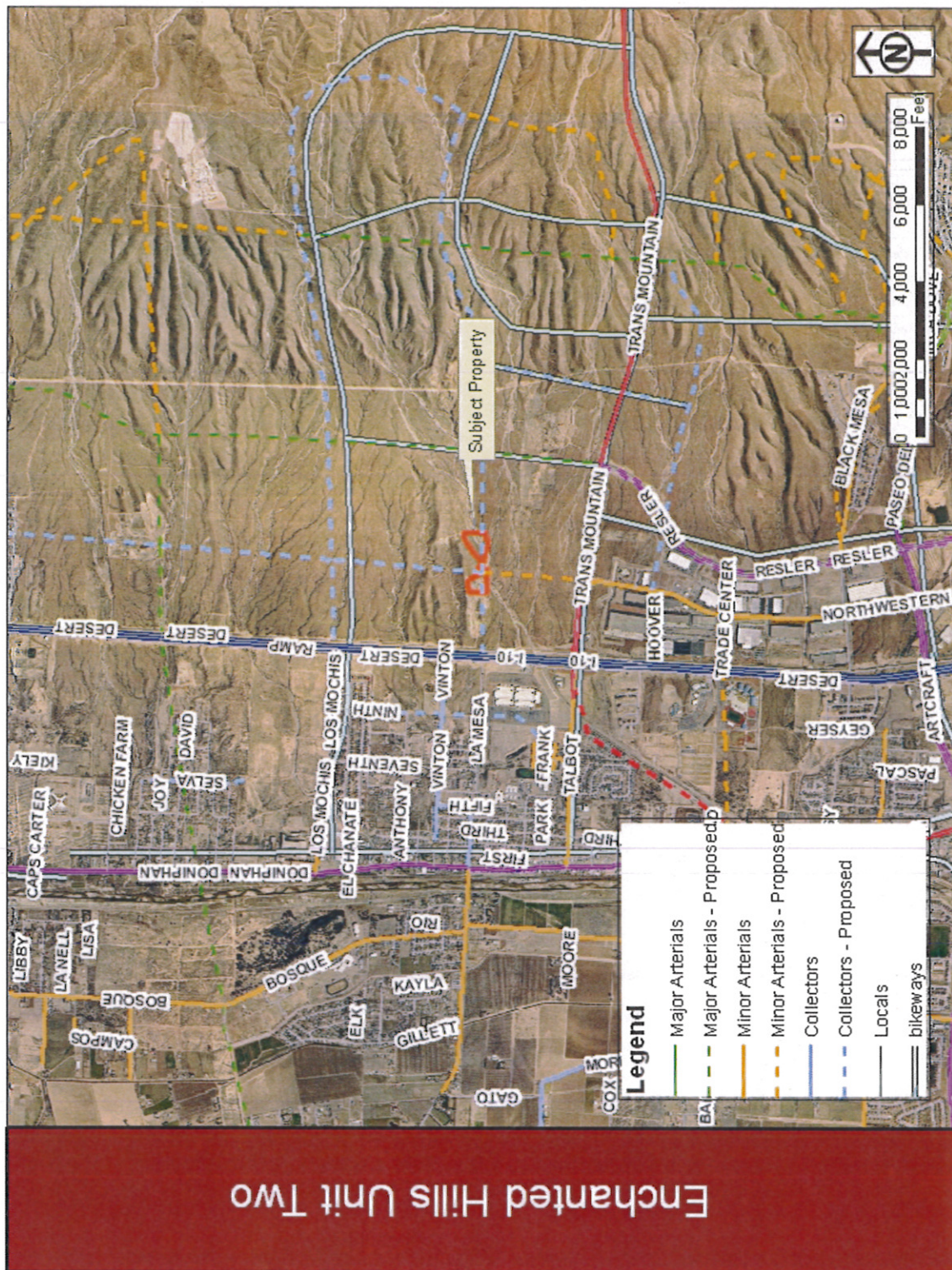
ATTACHMENT 1



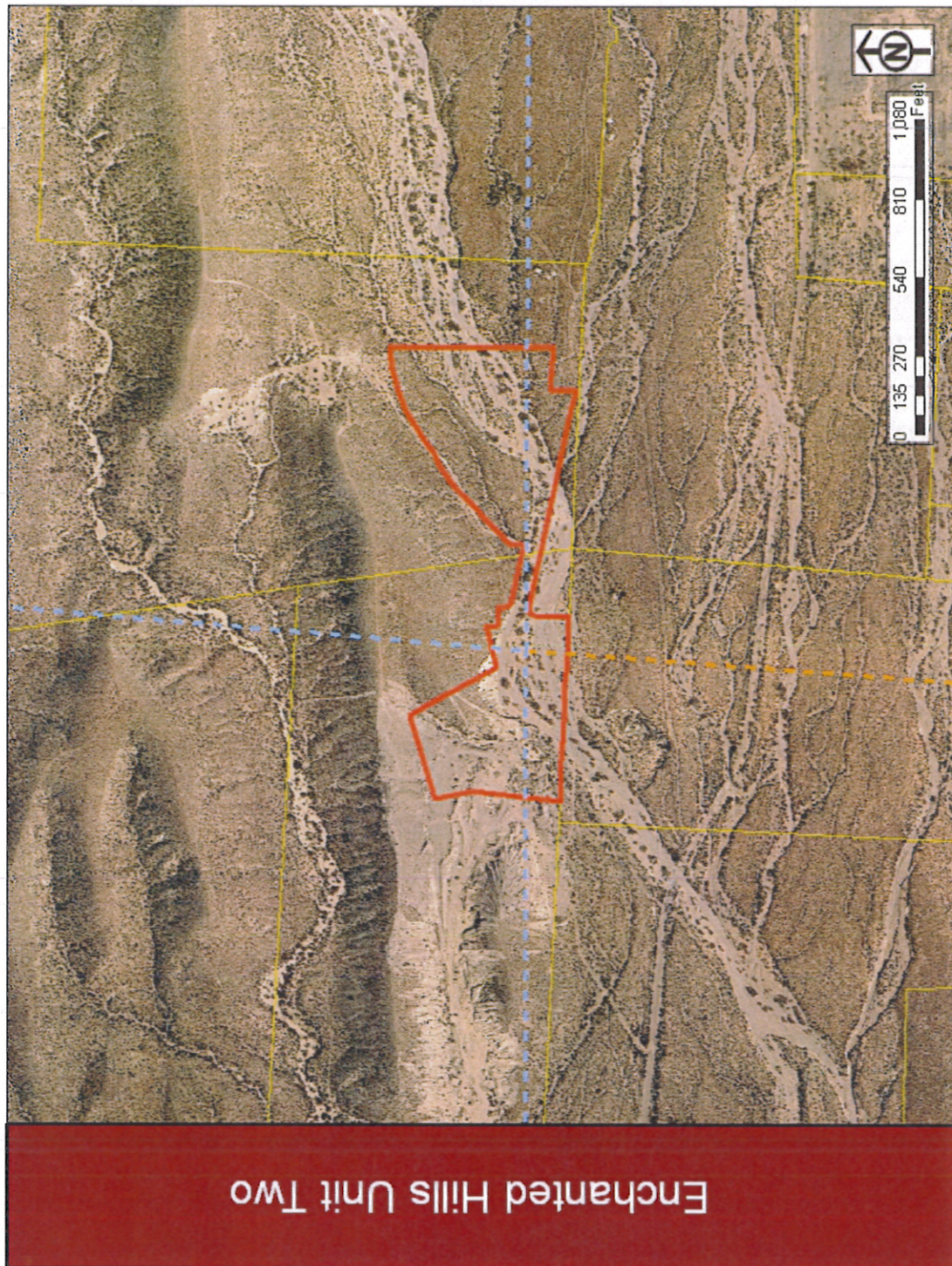
ATTACHMENT 2



ATTACHMENT 3



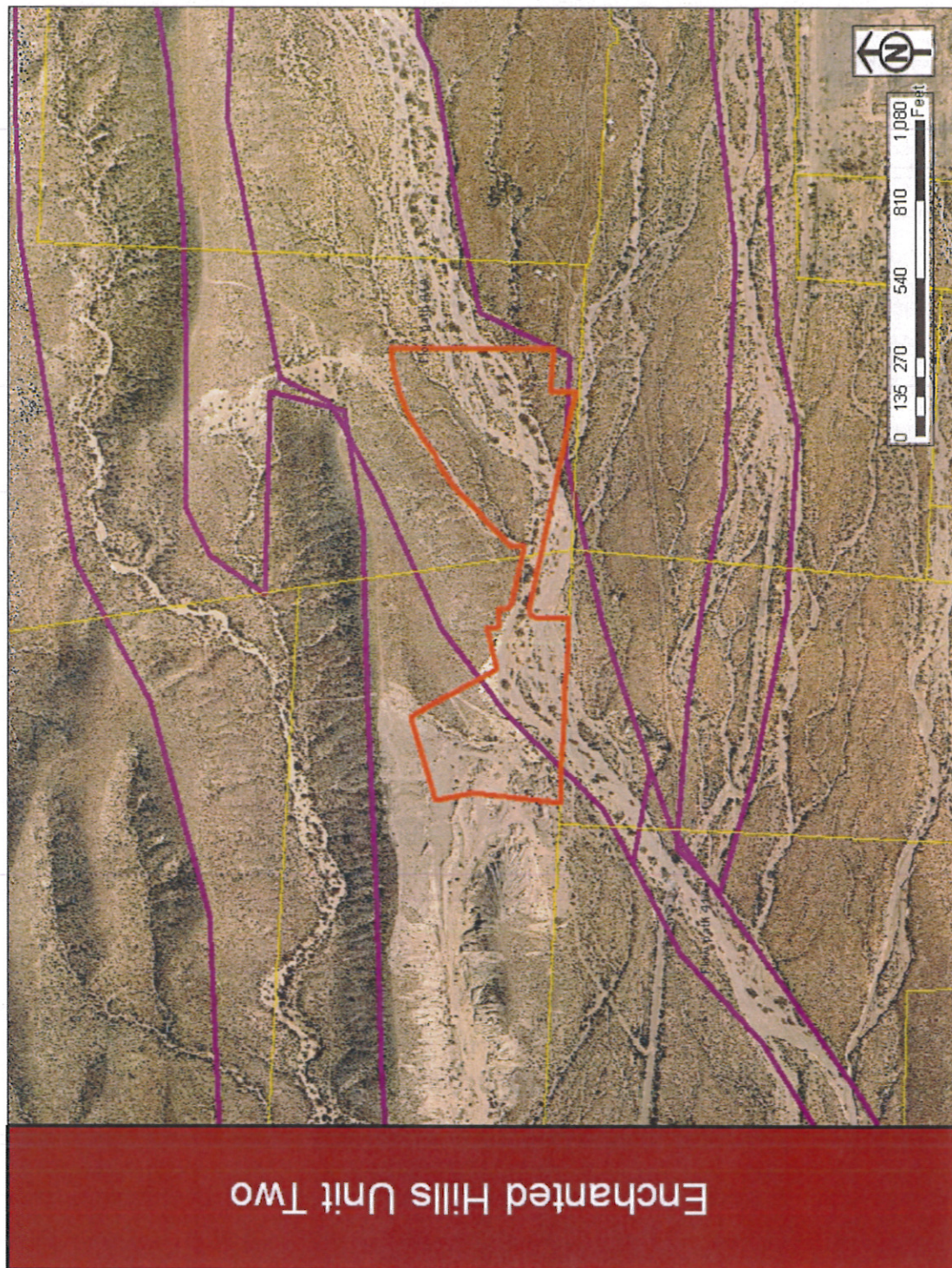
ATTACHMENT 4



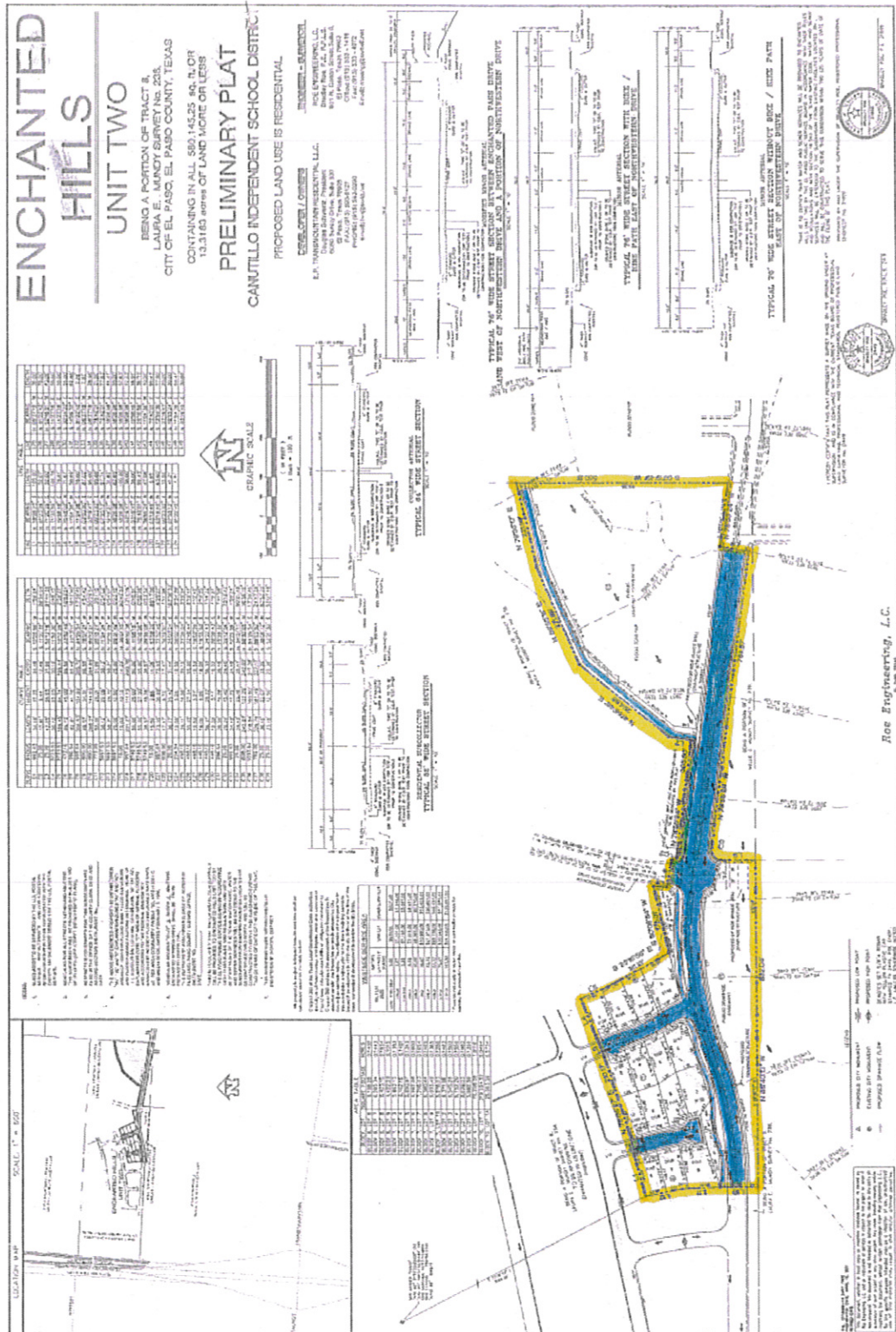
ATTACHMENT 5



ATTACHMENT 6



ATTACHMENT 7



ENCHANTED HILLS

UNIT TWO

BEING A PORTION OF TRACT & LAURA E. MANDY SURVEY
NO. 238, CITY OF EL PASO, EL PASO COUNTY, TEXAS
CONTAINING IN ALL 995.14529 AC. ±, OR
13,318.0 ACRES OF LAND MORE OR LESS

COMPILED BY JAMES A. HARRISON, CIVIL ENGINEER
COUNTY OF EL PASO

EXAMINED & APPROVED:
JAMES A. HARRISON, CIVIL ENGINEER
COUNTY OF EL PASO

BEFORE ME, THE UNDERSIGNED NOTARY, on this day personally appeared JAMES A. HARRISON, known to me to be the person whose name is subscribed to the foregoing plat, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

WITNESSES MY HAND AND SEAL OF OFFICE this _____ day of _____, 19____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
JAMES A. HARRISON, CIVIL ENGINEER
COUNTY OF EL PASO

APPROVED AND FORWARDED:
CITY PLANS COMMISSION
FOR THE BOARD OF CITY ENGINEERS AS TO THE CONFORMANCE OF THE
PLAT WITH THE REQUIREMENTS OF THE LOCAL GOVERNMENT CODE OF THE CITY
OF EL PASO, TEXAS.

APPROVED AND FORWARDED:
COUNTY CLERK'S RECORDS CONTROL
COUNTY CLERK OF EL PASO COUNTY, TEXAS

PLAT NO. 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765,

ATTACHMENT 9



CITY PLAN COMMISSION APPLICATION FOR MAJOR SUBDIVISION COMBINATION APPROVAL

DATE: 4/19/2011

FILE NO. SUSU11-00118

SUBDIVISION NAME: ENCHANTED HILLS UNIT TWO (REVISED)

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
BEING A PORTION OF TRACT 8, LAURA E. MUNDY SURVEY NO. 238
CITY OF EL PASO, EL PASO COUNTY, TEXAS

2. Property Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	<u>2.276</u>	<u>15</u>	Office		
Duplex			Street & Alley	<u>3.569</u>	
Apartment			Ponding & Drainage	<u>1.612</u>	<u>1</u>
Mobile Home			Institutional		
P.U.D.			Other (specify below)		
Park			<u>PUBLIC DRAINAGE/</u>	<u>5.861</u>	<u>3</u>
School			<u>OPEN SPACE</u>		
Commercial			Total No. Sites	<u>18</u>	
Industrial			Total (Gross) Acreage	<u>13.318</u>	

3. What is existing zoning of the above described property? R-5 Proposed zoning? R-5

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 X Overhead Combination of Both

6. What type of drainage is proposed? (If applicable, list more than one)
SURFACE TO STREET TO PUBLIC DRAINAGE / OPEN SPACE - DRAINAGE STRUCTURE CROSSING
AT ENCHANTED SPRINGS

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

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: 5' SIDEWALKS IN A 52' RIGHT-OF-WAY AND THROUGHOUT THE SUBDIVISION. MODIFICATION FOR THE CROSS SECTION OF THE 76' RIGHT-OF-WAY AS SHOWN ON PREL. PLAT TO INCLUDE BIKE/HIKE PATH.

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 Section 19.47- Vested Rights (See Attached).

LETTER DATED APRIL 10, 2009 REGARDING ENCHANTED HILLS BY VICTOR TORRES HAS ADDRESSED VESTED RIGHTS. THIS DEVELOPMENT WILL BE SUBJECT TO SUBDIVISION STANDARDS IN EFFECT PRIOR TO JUNE 1, 2008.

12.	Owner of record	E.P. TRANSMOUNTAIN RESIDENTIAL, L.L.C. 6800 SURETY DRIVE, SUITE 300, EL PASO, TEXAS 79905 915-592-0290	
		(Name & Address)	(Zip) (Phone)
13.	Developer	E.P. TRANSMOUNTAIN RESIDENTIAL, L.L.C. 6800 SURETY DRIVE, SUITE 300, EL PASO, TEXAS 79905 915-592-0290	
		(Name & Address)	(Zip) (Phone)
14.	Engineer	ROE ENGINEERING, L.C. 601 N. COTTON STREET, SUITE 6 EL PASO, TEXAS 79902 915-533-1418	
		(Name & Address)	(Zip) (Phone)

CASHIER'S VALIDATION
FEE: \$2,088.00

OWNER SIGNATURE: *[Signature]*
REPRESENTATIVE: *[Signature]*

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

DRAFT



City of El Paso – Open Space Advisory Board Staff Report

Case No: SUSU11-00122 Monticello Unit Three Replat A
Application Type: Minor

Staff Planner: Kevin Smith, 915-541-4903, smithkw@elpasotexas.gov
Location: South of Castellano Drive and West of Monticello Boulevard
Legal Description Acreage: 4.60 acres
Rep District: 8
Existing Use: Vacant
Existing Zoning: C-3, R-5, R-3A
Proposed Zoning: Smart Code Zone

Nearest Park: Galatzan Park (1.40 miles)
Nearest School: Morehead Middle School (1.22 miles)
Impact Fee Area: Not in Impact Fee Area and will not be subject to impact fees

Property Owner: EPT Mesa Development, LP
Applicant: Conde, Inc.
Representative: Conde, Inc.

SURROUNDING ZONING AND LAND USE:

North: C-3/c (Commercial with a condition)/ Vacant
South: R-3 (Residential)/ Utility station
East: C-3 (Commercial)/ Commercial Development
West: C-2 (Commercial)/ Vacant

THE PLAN FOR EL PASO DESIGNATION: Mixed Use

APPLICATION DESCRIPTION

The applicant is proposing the resubdivide the property to create two lots. The larger lot is approximately 4.50 acres in size and the smaller lot is approximately 0.10 acres in size. Primary access will be from Castellano Drive.

The applicant is submitting Monticello Unit Three Replat A on a Minor basis.

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

Planning Division Recommendation

Pending.

Engineering and Construction Management – Land Development

No comments received

El Paso DOT

No comments received.

El Paso Water Utilities

No comments received.

PSB - Stormwater

No comments received.

Parks and Recreation Department

No comments received

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.

Geographic Information Systems

No comments received.

El Paso Independent School District

No comments received.

Additional Requirements and General Comments:

1. Submit to the Planning & 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

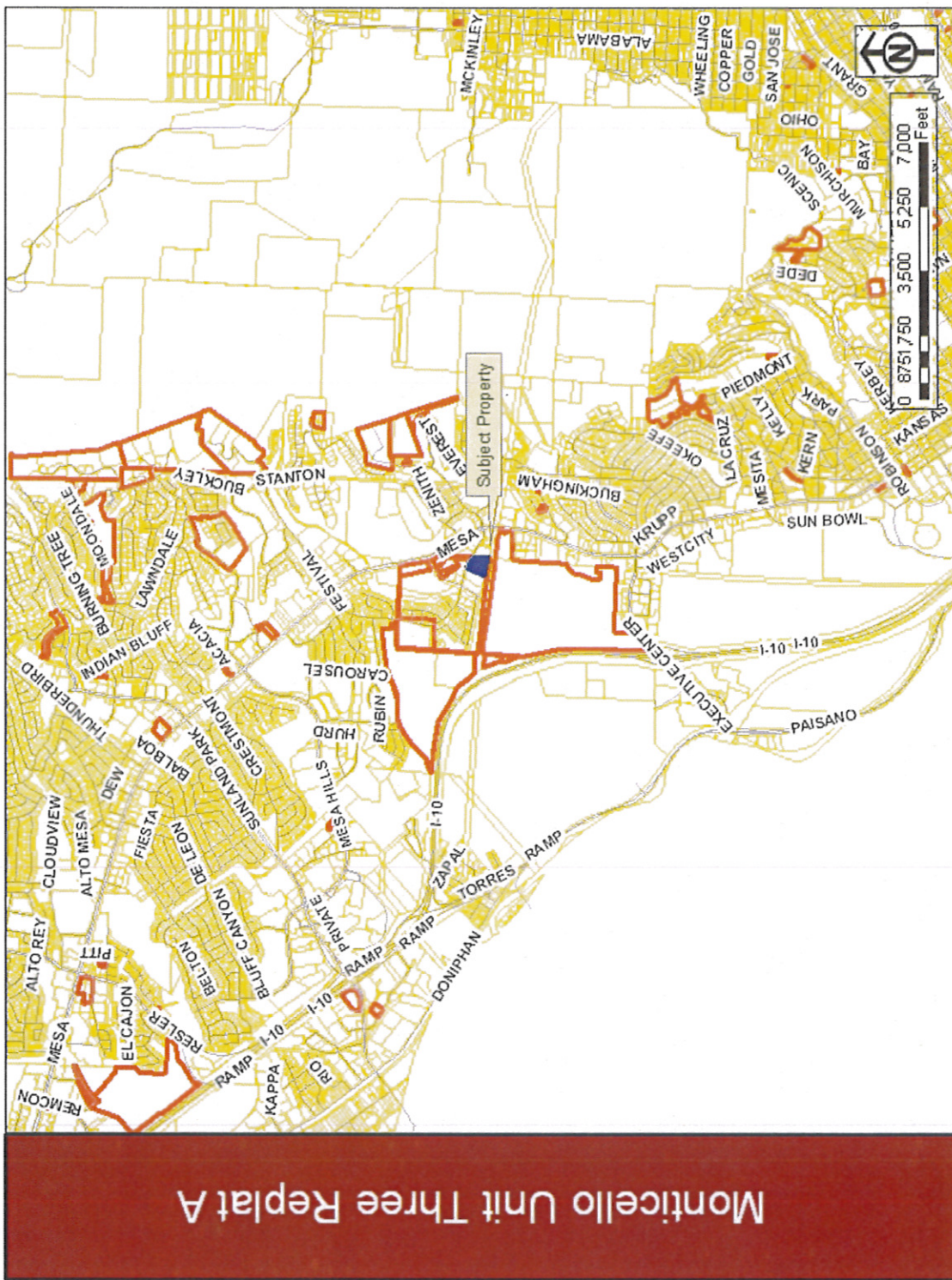
type and location of delivery service shall be subject to the approval of the United States Postal Service.

Attachments

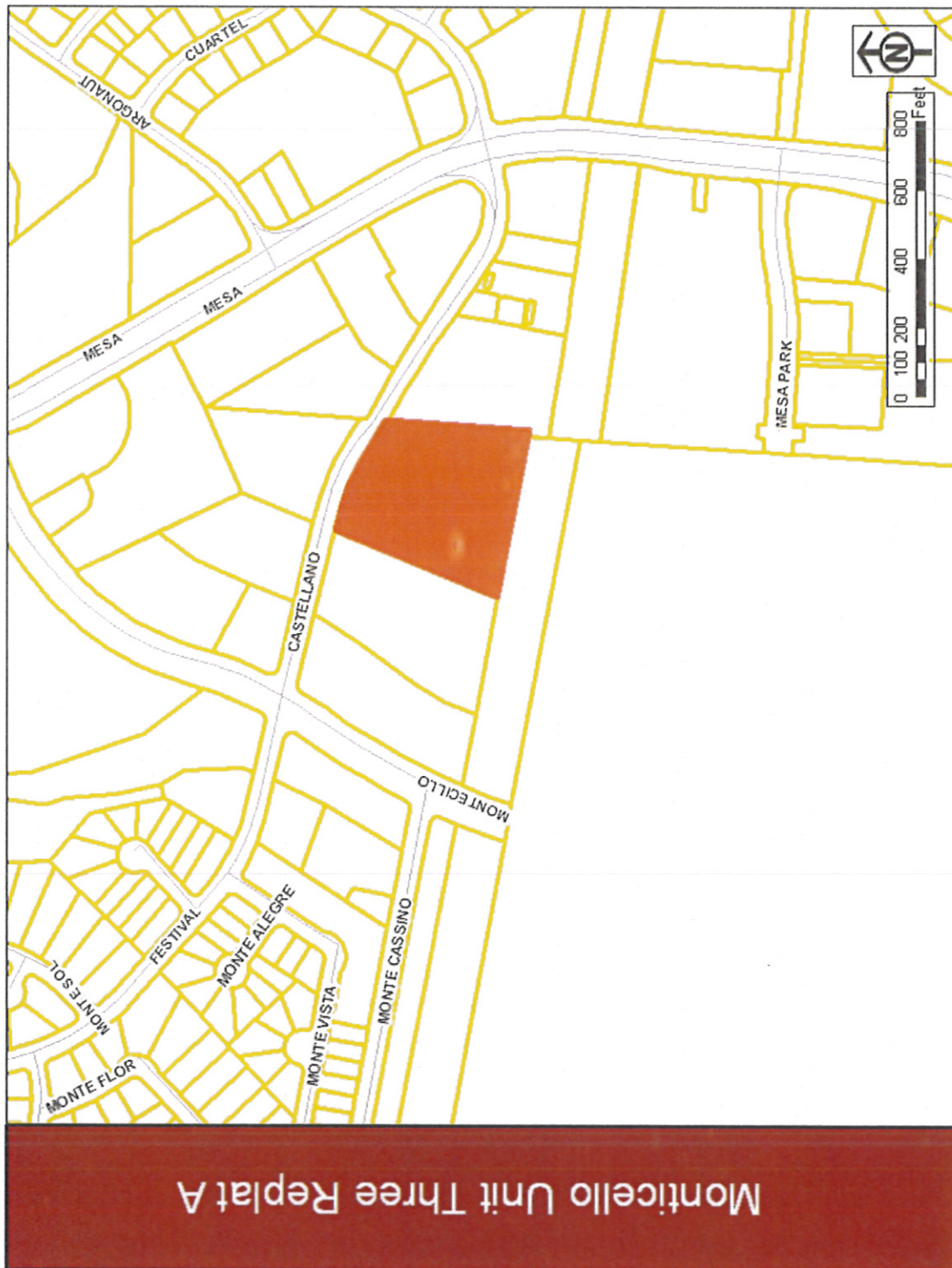
1. Location map zoomed out
2. Location map
3. Aerial map zoomed out
4. Aerial map
5. Arroyos map zoomed out
6. Arroyos map
7. Preliminary Plat
8. Final Plat
9. Application

DRAFT

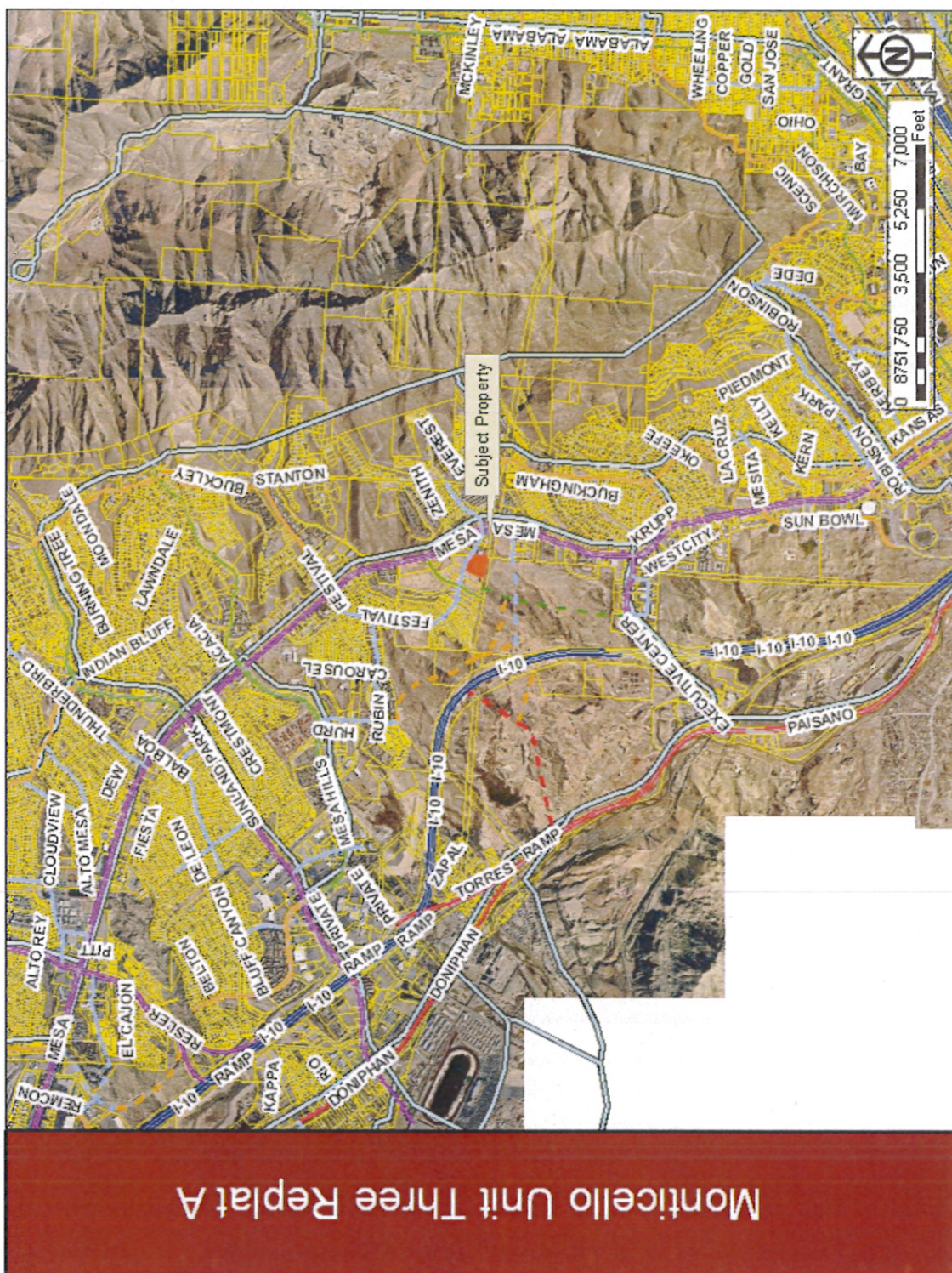
ATTACHMENT 1



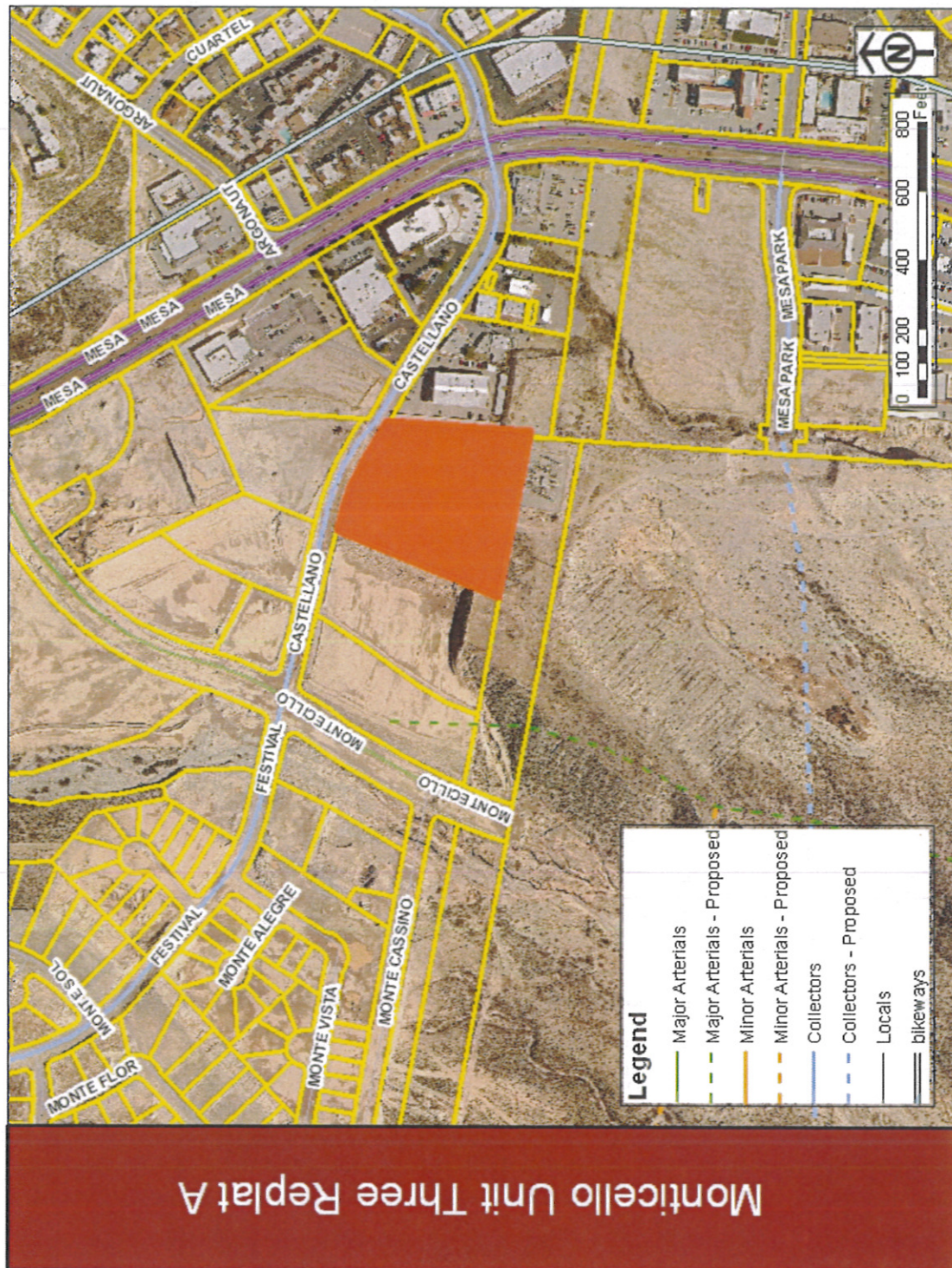
ATTACHMENT 2



ATTACHMENT 3



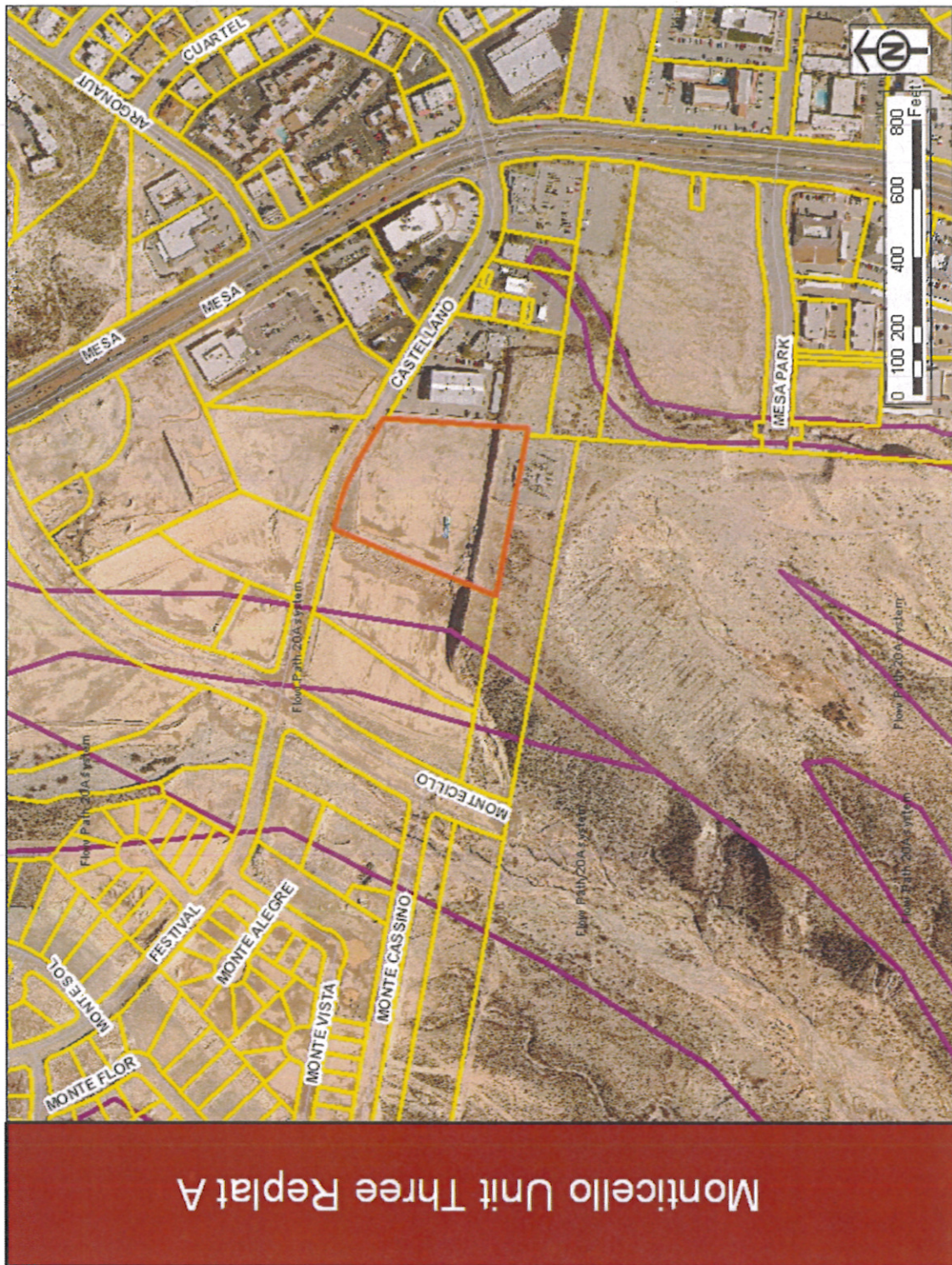
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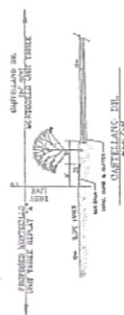
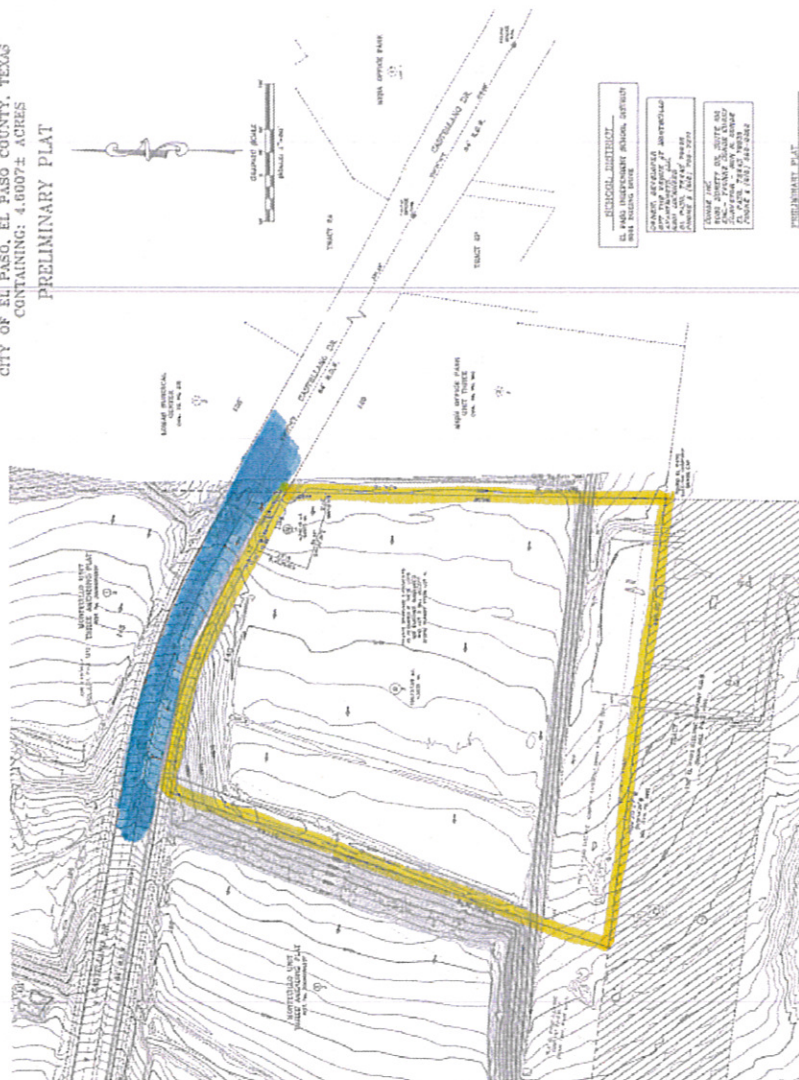
ATTACHMENT 5



ATTACHMENT 6



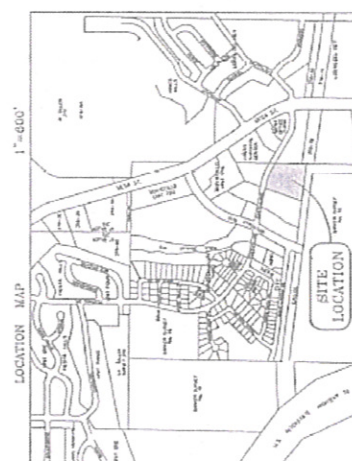
MONTECILLO UNIT THREE
REPLAT "A"
BEING A REPLAT OF LOT 3, BLOCK 3,
MONTICELLO SUBDIVISION, PLAT
CITY OF EL PASO, EL PASO COUNTY, TEXAS;
CONTAINING: 4.6007± ACRES
PRELIMINARY PLAT



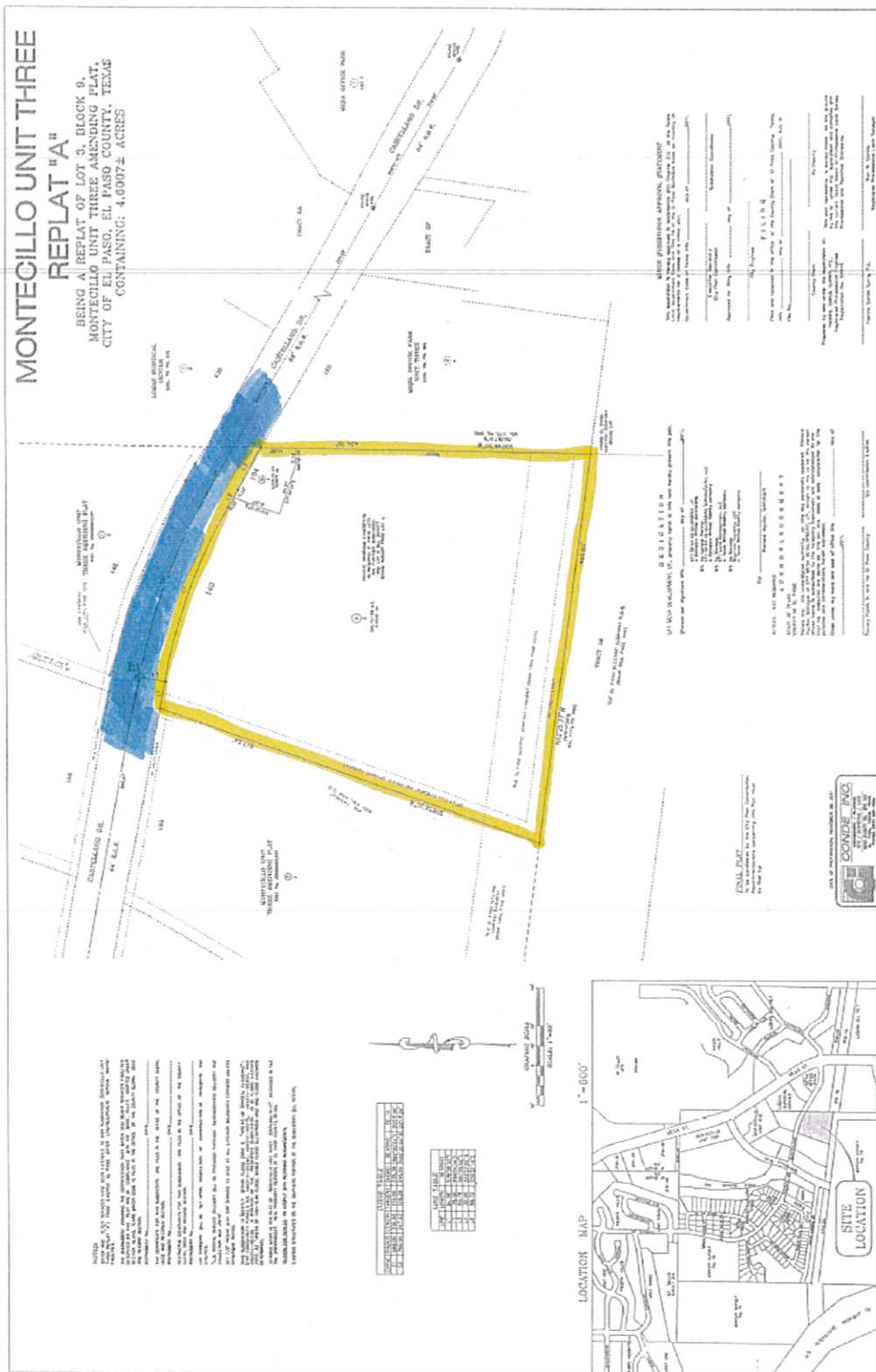
Background: Studies of self-reported alcohol consumption have shown that the prevalence of alcohol consumption is higher in men than in women, and that the prevalence of alcohol consumption is higher in men than in women. The purpose of this study was to examine the prevalence of alcohol consumption in men and women, and to examine the prevalence of alcohol consumption in men and women.

NAME	POSITION	DATE	TIME	LOCATION	REMARKS
JOHN DOE	DRIVER	10/10/2023	14:30	STATION A	ARRIVED
JANE SMITH	CONDUCTOR	10/10/2023	14:30	STATION A	ARRIVED
ALICE BROWN	CONDUCTOR	10/10/2023	14:30	STATION A	ARRIVED
BOB WHITE	CONDUCTOR	10/10/2023	14:30	STATION A	ARRIVED
CHARLIE GREEN	CONDUCTOR	10/10/2023	14:30	STATION A	ARRIVED
DAVID BLACK	CONDUCTOR	10/10/2023	14:30	STATION A	ARRIVED
EVE YELLOW	CONDUCTOR	10/10/2023	14:30	STATION A	ARRIVED
FRANK RED	CONDUCTOR	10/10/2023	14:30	STATION A	ARRIVED
GRACE BLUE	CONDUCTOR	10/10/2023	14:30	STATION A	ARRIVED
HELEN PURPLE	CONDUCTOR	10/10/2023	14:30	STATION A	ARRIVED
IGOR PINK	CONDUCTOR	10/10/2023	14:30	STATION A	ARRIVED
JACK ORANGE	CONDUCTOR	10/10/2023	14:30	STATION A	ARRIVED
JILL SILVER	CONDUCTOR	10/10/2023	14:30	STATION A	ARRIVED
JOHN GOLD	CONDUCTOR	10/10/2023	14:30	STATION A	ARRIVED
JANE IRON	CONDUCTOR	10/10/2023	14:30	STATION A	ARRIVED
ALICE STEEL	CONDUCTOR	10/10/2023	14:30	STATION A	ARRIVED
BOB COPPER	CONDUCTOR	10/10/2023	14:30	STATION A	ARRIVED
CHARLIE ZINC	CONDUCTOR	10/10/2023	14:30	STATION A	ARRIVED
DAVID BRASS	CONDUCTOR	10/10/2023	14:30	STATION A	ARRIVED
EVE ALUMINUM	CONDUCTOR	10/10/2023	14:30	STATION A	ARRIVED
FRANK SILICON	CONDUCTOR	10/10/2023	14:30	STATION A	ARRIVED
GRACE GERMANIUM	CONDUCTOR	10/10/2023	14:30	STATION A	ARRIVED
HELEN ARSENIC	CONDUCTOR	10/10/2023	14:30	STATION A	ARRIVED
IGOR SELENIUM	CONDUCTOR	10/10/2023	14:30	STATION A	ARRIVED
JACK TELLURUM	CONDUCTOR	10/10/2023	14:30	STATION A	ARRIVED
JILL BISMUTH	CONDUCTOR	10/10/2023	14:30	STATION A	ARRIVED
JOHN ANTIMONY	CONDUCTOR	10/10/2023	14:30	STATION A	ARRIVED
JANE ARSENIC	CONDUCTOR	10/10/2023	14:30	STATION A	ARRIVED
ALICE SELENIUM	CONDUCTOR	10/10/2023	14:30	STATION A	ARRIVED
BOB TELLURUM	CONDUCTOR	10/10/2023	14:30	STATION A	ARRIVED
CHARLIE BISMUTH	CONDUCTOR	10/10/2023	14:30	STATION A	ARRIVED
DAVID ANTIMONY	CONDUCTOR	10/10/2023	14:30	STATION A	ARRIVED
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GRACE TELLURUM	CONDUCTOR	10/10/2023	14:30	STATION A	ARRIVED
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JOHN TELLURUM	CONDUCTOR	10/10/2023	14:30	STATION A	ARRIVED
JANE BISMUTH	CONDUCTOR	10/10/2023	14:30	STATION A	ARRIVED
ALICE ANTIMONY	CONDUCTOR	10/10/2023	14:30	STATION A	ARRIVED
BOB ARSENIC	CONDUCTOR	10/10/2023	14:30	STATION A	ARRIVED
CHARLIE SELENIUM	CONDUCTOR	10/10/2023	14:30	STATION A	ARRIVED
DAVID					

LINE	LINE TYPE	LINE NO.
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ATTACHMENT 8



ATTACHMENT 9



CITY PLAN COMMISSION APPLICATION FOR MINOR SUBDIVISION COMBINATION APPROVAL

DATE: November 10, 2011

File No. SUSU11-00122

SUBDIVISION NAME: Montecillo Unit Three Replat "A"

1. Legal Description for the area included on this plat (Tract, Block, Grant, etc.)
Being a Replat of Lot 3, Block 9, Montecillo Unit Three Amending Plat, City of El Paso, El Paso County,
Texas
2. Proposed Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	_____	_____	Office	_____	_____
Duplex	_____	_____	Street & Alley	_____	_____
Apartment	_____	_____	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____		_____	_____
School	_____	_____		_____	_____
Commercial	<u>4.6007</u>	<u>2</u>	Total No. Sites	<u>2</u>	
Industrial	_____	_____	Total Acres (Gross) & Sites	<u>4.6007</u>	
3. What is existing zoning of the above described property? C-3 / R-5 / R-3A Proposed zoning? Smart Code
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)
Lots to streets to Pond
7. Are special public improvements proposed in connection with the development? Yes _____ No X
8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes _____ No X
If answer to is "Yes", please explain the nature of the modification or exception _____
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 X

If yes, please submit a vested rights petition in accordance with Section 19.47-Vested Rights (See Attached).

12. Owner of record EPT Mesa Development, LP 8201 Lockheed, Ste. 235 El Paso, Texas 79928 779-7271
(Name & Address) (Zip) (Phone)

13. Developer EPT Mesa Development, LP 8201 Lockheed, Ste. 235 El Paso, Texas 79928 779-7271
(Name & Address) (Zip) (Phone)

14. Engineer CONDE INC. 1790 Lee Trevino Suite 400 79936 915-592-0283
(Name & Address) (Zip) (Phone)

CASHIER'S VALIDATION
FEE: \$651.00

OWNER SIGNATURE: _____

Richard Aguilar, Manager

REPRESENTATIVE: _____

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



City of El Paso – City Plan Commission Staff Report

Case No: SUSU11-00117 Franklin Hills Unit Eight
Application Type: Major Preliminary
CPC Hearing Date: December 15, 2011

Staff Planner: Justin Bass, (915)541-4930, bassjd@elpasotexas.gov
Location: East of Franklin Hills Street and North of High Ridge Drive
Acreage: 21.23 acres
Rep District: 1
Existing Use: Vacant
Existing Zoning: P-R1/c (Planned Residential/ conditions)
Proposed Zoning: P-R1/c (Planned Residential/ conditions)

Nearest Park: Franklin Hills Park (0.46 mile)
Nearest School: Lundy Elementary School (0.81 mile)
Park Fees Required: N/A
Impact Fee Area: This property is not in an impact fee area and is not subject to impact fees.

Property Owner: Sun 262 Partners, LTD
Applicant: Hunt Communities Development Co., LLC
Representative: Quantum Engineering Consultants, INC

SURROUNDING ZONING AND LAND USE

North: P-R1/c (Planned Residential/ conditions)/ Vacant

South: R-3A (Residential)/ Arroyo

East: P-R1/c (Planned Residential/ conditions)/ Vacant

West: R-3A (Residential)/ Single-family Residential Development

THE PLAN FOR EL PASO DESIGNATION: Residential.

APPLICATION DESCRIPTION

The applicant is proposing an 82-lot single-family residential subdivision. The smallest lot measures approximately 5,775 square feet in size; the largest lot is approximately 15,869 square feet in size. The applicant is also proposing a 0.97-acre park site and a walking trail along the southern boundary of the subdivision. This trail is required per Ordinance 16588. Primary access to the development will be from Franklin Dove Avenue. The property is being reviewed under the previous subdivision code.

The applicant is also requesting the following modifications:

- To use a 52-ft right-of-way, with 32-ft of pavement, a 5-ft parkway, and 5-ft sidewalks
- To use a 56-ft right-of-way on Hidden Desert, with 36-ft of pavement, a 5-ft parkway,

and 5-ft sidewalks

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

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends **pending** of Franklin Hills Unit Eight on a **Major Preliminary** basis subject to the following conditions and requirements:

- Preliminary plat approval shall be conditioned on City Council approval of the corresponding zoning condition amendment. The final plat shall not be filed until said amendment has been approved by City Council.

Planning Division Recommendation:

Pending.

Engineering & Construction Management - Land Development:

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

1. Verify note number two.
2. Provide Lot number, and Block to the proposed Ponding Area.
3. Provide Improvements Legend to the plat.
4. Provide desilting basin at the end of street improvement.
5. Verify the location of the proposed outlet structure to the ponding area.
6. The Developer must comply with the section 19.16.050.
7. All develop storm water runoff shall be retained within the site and not allowed to drain into the Arroyo.

The subdivision is Flood Zone: C "Areas of minimal flooding", Panel # 480214-0017 C and 480214-0022 E.

EPDOT:

This subdivision was reviewed utilizing the previous version of Title 19.

The Department of Transportation has no objections to the proposed plat with the following condition: 1. Double frontage lots adjacent to Desert Night Street shall comply with Section 16.16.080.D (Double Frontage Lots).

Notes:

1. The following stub streets shall comply with Section 19.16.020.C (Stub Streets). Developer shall provide temporary end of road markers or Type III barricades at the end of Franklin Bluff, Franklin Dove, Desert Night and Desert Whisper.
2. All existing / proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) within public rights-of-way shall be in compliance with current ADA/TAS rules and regulations and the current City of El Paso Design Standards for Construction.

Should your office or the applicant have any questions or comments regarding these issues, please contact Sandra Hernandez at (915) 541-4152 or Michelle Padilla at (915) 541-4035.

Parks and Recreation Department:

We have reviewed **Franklin Hills #8** a major combination plat map, please note that this

subdivision is composed of 83 residential lots zoned (P-R1) thus meeting the requirements for Single-family, Two-family and Multi-family dwelling use restricted to a maximum of 7 units per acre and is proposing to dedicate a 0.972-acre "Park" & a 15' wide Hike & Bike Trail thence, we offer Developer / Engineer the following comments:

1. Differentiate the "Park's" limits from the 15' wide Hike & Bike Trail and provide separate acreages.
2. Parkland credits will not be granted for the 15' wide Hike & Bike Trail since it is a requirement imposed by zoning condition (ordinance #016588); therefore, park site acreage will be reduced to approximate 0.57-acres and will not meet the minimum parkland requirements for this subdivision.
3. Park site needs to be minimum one acre to comply with the Parks & Open Space ordinance.
4. Provide Hike & Bike Trail connectivity to Franklin Bluff Dr. and to the Franklin Mountains State National Park.
5. Delete easement in front of the proposed park site.
6. Provide covenants restricting the use to Single-family dwelling units per lot.
7. Provide cross section across the "Park / Hike & Bike Trail" all the way to the arroyo's flow path.

We offer the following **informational comments** to assist Applicant in the design of the new Park's construction drawings.

Please note that design layout (Concept & Final) need to be coordinated with Parks Department for review and approval and are to include at minimum the following improvements:

1. Refer to Park's Design & Construction Standards.
2. Irrigation System shall be designed by a Licensed Irrigator Registered in the State of Texas, in good Standing, with a minimum 5 years experience, and with a minimum of 10 designs of comparable size systems.
3. Irrigation System must be designed to accommodate site static water pressure or a pump must be incorporated to accommodate design criteria.
4. Note for all park improvements to be compliant with required accessibility criteria as set forth in ADAAG & TAS standards as mandated by Federal and State Governments.
5. Project(s) must be coordinated with TDLR to insure compliance with TAS requirements to include inspection, and certificate of substantial completion; approval of the subdivision/park improvement plans is subject to applicant providing proof of the project registration - PLD # (Registration Number) is provided.
6. No signs, fire hydrants, lights, NDCBU's, electrical/water boxes, telephone pedestals, no obstructions in general, shall be placed into proposed perimeter sidewalk, nor shall any utility conduits be placed along the park site unless previously discussed and approved by this Department.

7. Provide perimeter lighting to the park along adjacent Public Street rights of way. Engineer is to coordinate with E.P.E.Co., Department of Transportation, and Parks Dept. light poles & conduit placement for perimeter lighting prior to street paving; perimeter street lighting shall be coordinated for light poles to be installed at max. 300' apart and/or at all street intersections along the park side and not along the residential side to prevent duplication of light poles.
8. Developer shall obtain soil samples (taken from proposed park site location finished ground) & provide complete analysis report (textural, minerals availability, water infiltration, detailed salinity, & PH conductivity test) with recommendations for soils amendments and preparation to insure existing soil conditions are suitable for turf, shrubs, and tree growth; coordinate site visit with Parks staff for collection of soil samples.
9. Any unsuitable soil conditions shall be remedied to eliminate hard soils, stony soils, high caliche soils, clay soils and contaminated soils to a minimum depth of 12 inches as required for proper planting as per Parks Design & Construction Standards; if caliche soils are found they must be shattered to a minimum depth of 24 inches.
10. Any unsuitable soil materials not approved by Parks Department are to be removed, disposed-off, and replaced with top soil to a minimum depth of 12 inches.
11. Any rock walls, retaining walls, or fences to be constructed along the park abutting residential sites need to be off of the Park and to be constructed by Developer if required in order to minimize disturbance to the park improvements.
12. Provide grading so that the park site does not sit lower than six inches (6") from any top of curb elevation, throughout. Any low spot must have at minimum a surface area of 30,000 square feet to insure that any storm water is dispersed over a large area. Any sloped areas shall be at the max. 1 vertical : 20 horizontal (5%) and shall insure that proposed grades will keep water away from hard surfaces.
13. Grading and drainage plan for the site, to be reviewed and approved by Parks Department.
14. Applicant is required to obtain irrigation and any other required permit(s) from Development Services (BP&I) Building Permits & Inspections Division.
15. A 7' wide concrete sidewalk is required all along the park's frontage 7' from back of curb.
16. Provide street trees within a 7' wide parkway as required per ordinance #017528
17. Park and Hike & Bike trail improvements shall comply with current Parks and Open Space ordinance Chapter 19.20
18. Provide an age appropriate play structure.
19. Provide accessible picnic tables & benches on concrete pads as required by ordinance.
20. Construction of Park improvements need to be coordinated and inspected by Parks Department.

21. Park Site acceptance is contingent upon completion of all street improvements abutting the park.

El Paso Water Utilities:

1. EPWU does not object to this request.
2. On January 2009, EPWU designed water distribution and sanitary sewer collection systems to serve the subject property. A design fee invoice and a blank Development Agreement were forwarded to the Owner on January 12, 2009. No water or sanitary sewer lines were installed to serve the subject subdivision.
3. EPWU requests the Owner to submit a new application for water and sanitary sewer service along with a new set of city-approved improvement plans. Design fees are due from the Owner.

Water:

4. There are existing 8-inch diameter water mains along the portions of Franklin Bluff Drive and Franklin Dove Avenue within Franklin Hills Unit Seven. These water mains are part of a system that operates on the Coronado Country Club #3 (CCC3) pressure zone. This pressure system can provide a maximum of 55 pounds per square inch of pressure up to an approximate elevation of 4550 feet (PSB datum).
5. On-site water main extensions from the above referenced 8-inch mains are required along the streets within the proposed subdivision.

Sanitary Sewer:

6. There are existing 8-inch diameter sanitary sewer mains along the portions of Franklin Bluff Drive and Franklin Dove Avenue within Franklin Hills Unit Seven.
7. On-site sanitary sewer main extensions from the above referenced 8-inch mains are required along the streets within the proposed subdivision.

General:

8. 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.

Stormwater Division:

1. The subdivision proposes a Park/Pond facility to manage some of the developed stormwater runoff. Indicate whether the Pond lot will be privately or publicly maintained. Design of the pond shall meet all subdivision ordinance requirements for a retention basin.
2. At the improvement plan stage confirm that the existing sections of Franklin Dove Avenue and Franklin Bluff Drive (within Franklin Hills Unit Seven) have sufficient capacity to handle developed runoff from the proposed subdivision.
3. At the improvement plan stage, size all stormwater drainage structures to allow access for

EPWU maintenance staff and equipment. Undersized drainage structures in Northwest El Paso tend to clog easily and increase EPWU maintenance costs.

4. The proposed development is located near potential sediment debris sources as identified in the City of El Paso Stormwater Master Plan. (See the City of El Paso Stormwater Master Plan at epwu.org, Vol. 1 Section 4.0 and Vol. 2 Appendix C.) EPWU requires that the Engineer account for sediment volume in all calculations used to size stormwater drainage structures.

5. The preliminary plat indicates stormwater runoff from Block 26 will flow off-site. Provide off-site drainage easements and written confirmation that the adjacent property owners accept runoff from the proposed subdivision. Also, provide improvements at the proposed Block 26 outlet structure to prevent downstream erosion and sediment deposition at the Bear Ridge Channel. EPWU requires erosion control at all points of stormwater runoff concentration.

6. Provide improvements to protect the subject property (especially Blocks 24, 30 and 32) from damage due to stormwater runoff from the adjacent undeveloped terrain.

7. Incorporate principles of low impact development (such as recessed landscaping, rainwater harvesting, and porous pavements) to reduce the amount of developed stormwater runoff.

El Paso Fire Department:

No comments received.

911

No comments received.

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.

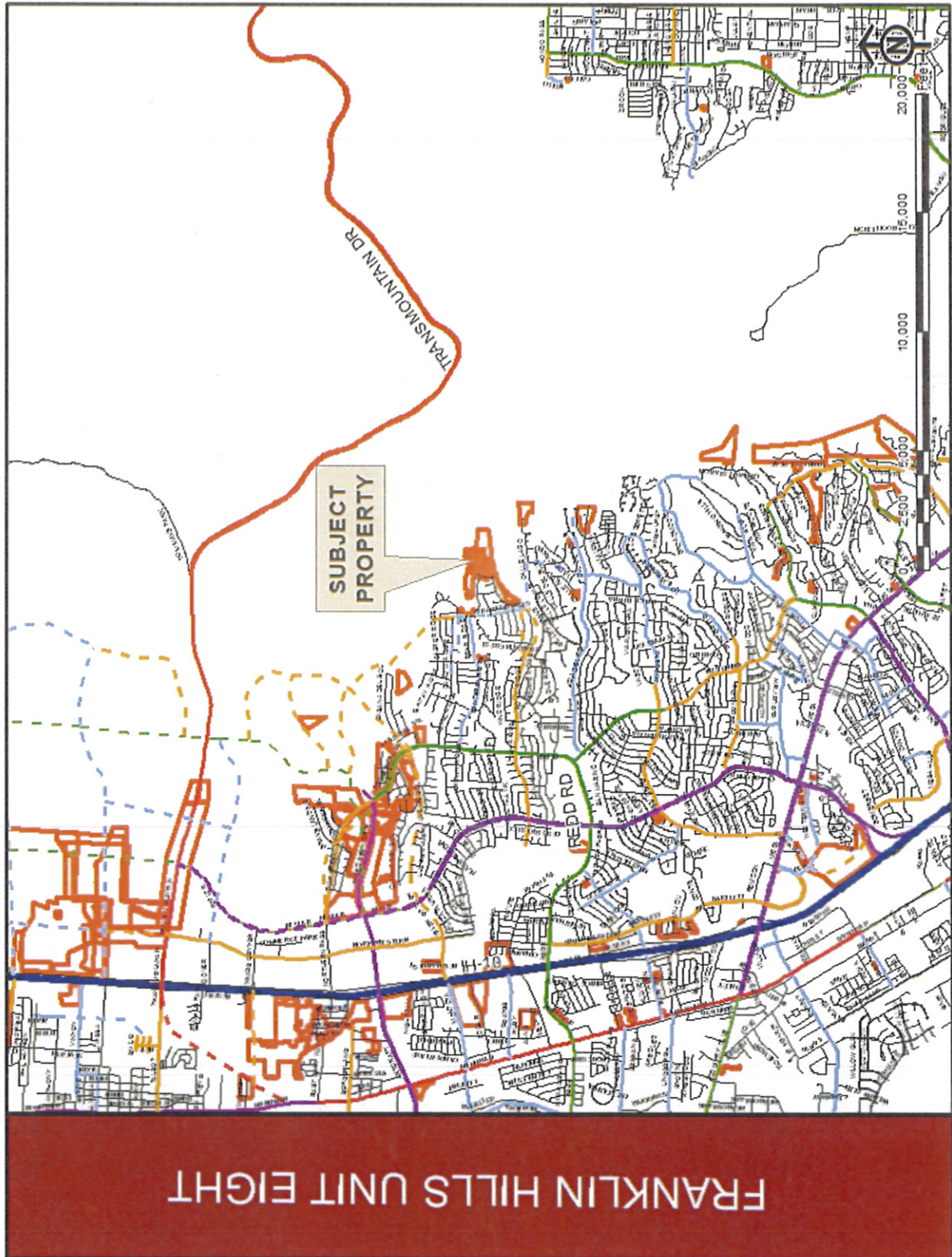
Additional Requirements and General Comments:

1. Submit to the Planning & 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.

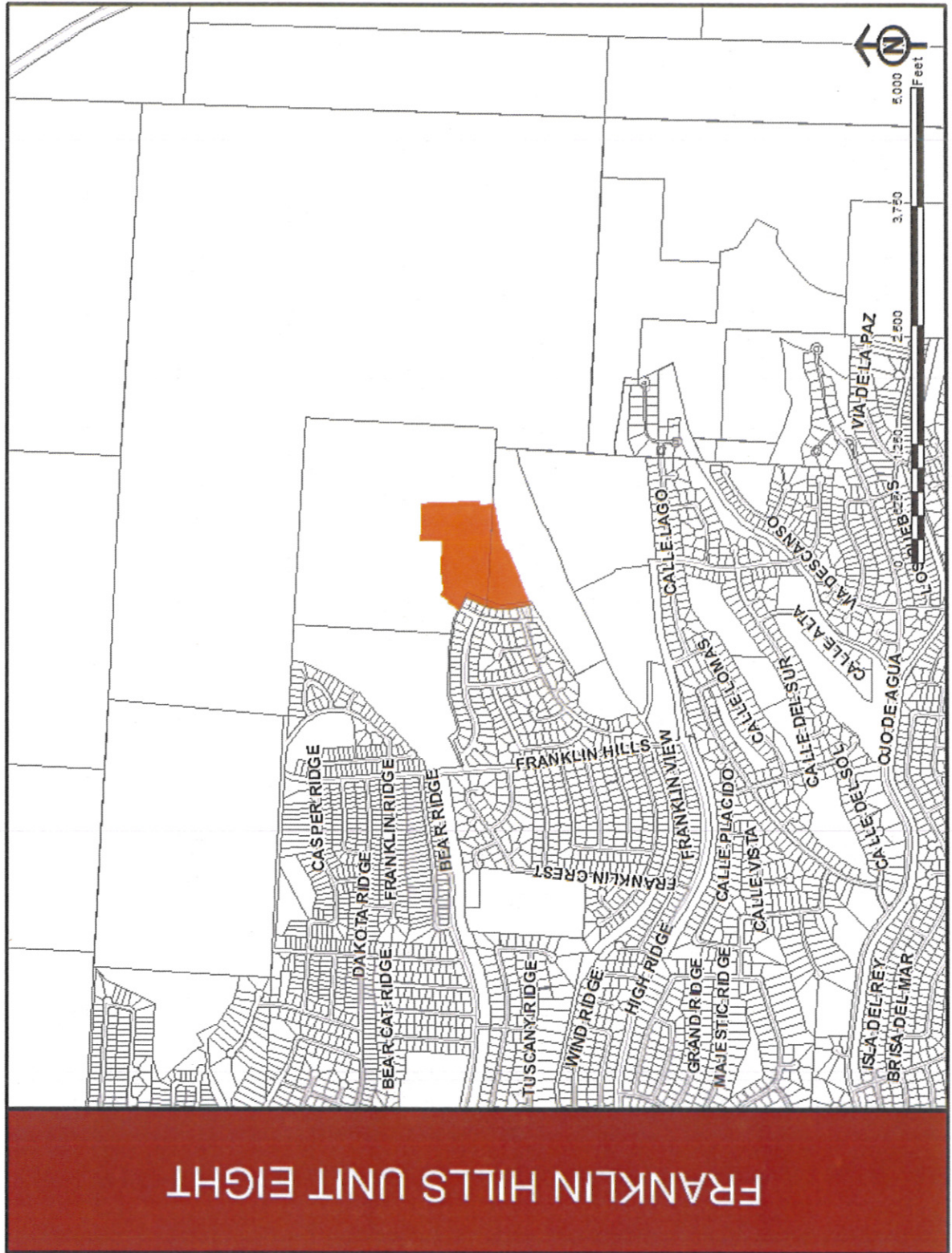
Attachments

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. Application

ATTACHMENT 1



ATTACHMENT 2



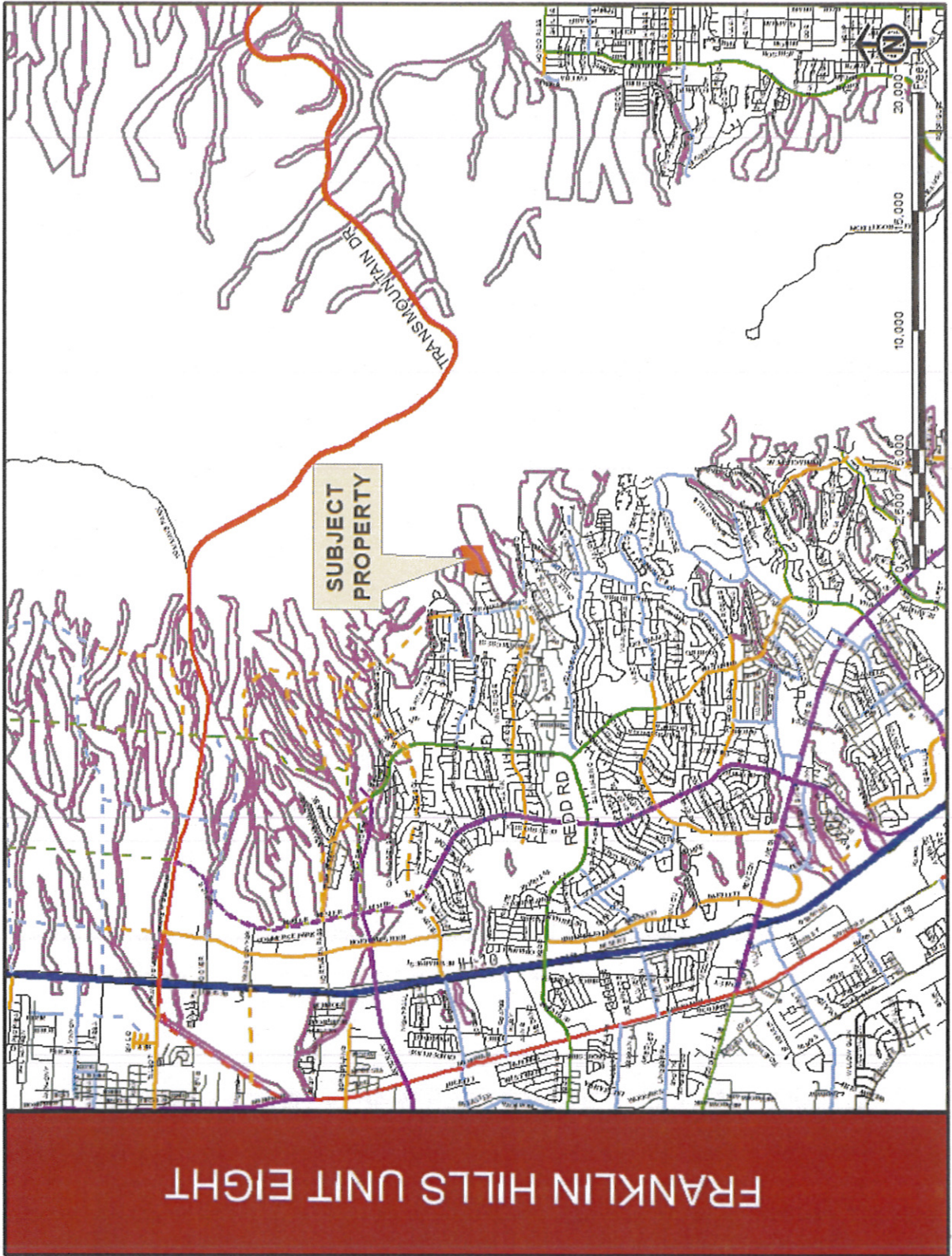
ATTACHMENT 3



ATTACHMENT 4



ATTACHMENT 5



ATTACHMENT 6



[illegible]

ATTACHMENT 8



CITY PLAN COMMISSION APPLICATION FOR MAJOR SUBDIVISION PRELIMINARY APPROVAL

DATE: _____ FILE NO. SUSU11-00117

SUBDIVISION NAME: FRANKLIN HILLS UNIT EIGHT

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
BEING A PORTION OF H.G. FOSTER SURVEY 262, CITY OF EL PASO, EL PASO
COUNTY, TEXAS

Property Land Uses:		ACRES	SITES		ACRES	SITES
Single-family		<u>14.048</u>	<u>82</u>	Office		
Duplex				Street & Alley	<u>5.266</u>	<u>—</u>
Apartment				Ponding & Drainage	<u>0.998</u>	<u>1</u>
Mobile Home				Institutional		
P.U.D.				Other (specify below)		
Park		<u>1.0</u>	<u>1.0</u>			
School						
Commercial				Total No. Sites		<u>84</u>
Industrial				Total (Gross) Acreage	<u>21.234</u>	

3. What is existing zoning of the above described property? P-R1 Proposed zoning? P-R1

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)
SURFACE FLOW VIA STREETS TO CURB/AREA INLETS AND SUBSURFACE
DRAINAGE SYSTEMS TO DETENTION FOND.

7. Are special public improvements proposed in connection with development? Yes ☒ No ☐ (Hike/Bike Trail)

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 _____

9. Remarks and/or explanation of special circumstances: ZONING CONDITION EXHIBIT MODIFICATION
RUNNING CONCURRENTLY WITH PRELIMINARY PLAT.

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. ~~Developer~~ ^{DEVELOPER} HUNT Communities Development Co, LLC
Owner of record 4401 N. MESA; EL PASO, TEXAS 79902 (915) 533-1122
(Name & Address) (Zip) (Phone)
12. ~~Developer~~ ^{OWNER of RECORD} SUN 262 PARTNERS, LTD., A TEXAS LIMITED LIABILITY COMPANY
4401 N. MESA; EL PASO, TEXAS 79902 (915) 533-1122
(Name & Address) (Zip) (Phone)
14. Engineer QUANTUM ENGINEERING CONSULTANTS, INC.
414 EXECUTIVE CENTER BLVD, SUITE 200; EL PASO, TEXAS, 79902
(Name & Address) (Zip) (915) 532-1272 (Phone)

CASHIER'S VALIDATION
FEE: \$1,901.00

OWNER SIGNATURE:

REPRESENTATIVE:

Wm C. Sanders, EVP
Wm C. SANDERS
Bobby Gonzales

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



City of El Paso – City Plan Commission Staff Report

Case No: SUSU11-00120 Desert Springs Unit One
Application Type: Major Combination
CPC Hearing Date: December 15, 2011
Staff Planner: Justin Bass, (915)541-4930, bassjd@elpasotexas.gov
Location: North of Transmountain Road and East of Interstate Highway 10
Acreage: 62.89 acres
Rep District: 1
Existing Use: Vacant
Existing Zoning: A-O (Apartment-Office), C-3/c (Commercial/condition), R-3 (Residential)
Proposed Zoning: A-O (Apartment-Office), C-3/c (Commercial/condition), R-3 (Residential)
Nearest Park: Westside Park (1.45 miles)
Nearest School: Canutillo Middle School (1.01 miles)
Park Fees: \$4,309
Impact Fee: The property is located in the Northwest impact-fee area and is subject to impact fees.
Property Owner: RPW Development, DVEP Land LLC, EP Transmountain Residential LLC
Applicant: RPW Development, DVEP Land LLC, EP Transmountain Residential LLC
Representative: CEA Group

SURROUNDING ZONING AND LAND USE

North: R-5 (Residential)/ Vacant

South: C-4 (Commercial)/ Vacant

East: R-3A (Residential), A-O (Apartment-Office), C-3 (Commercial)/ Vacant

West: C-4 (Commercial)/ Vacant

THE PLAN FOR EL PASO DESIGNATION: Mixed-Use and None

APPLICATION DESCRIPTION

The applicant is proposing 197 single-family residential lots, a 1.8-acre multi-family residential lot, a hike and bike trail, and two commercial sites totaling 3.7 acres.

The applicant has requested vesting rights under the previous subdivision code. On February 27, 2006, the applicant submitted the project under Sierra Vista Estates Unit One.

The applicant is requesting the following modifications:

1. To reduce right-of-way width from 52 feet to 46 feet for a portion of Red Cedar Drive. The 46-foot right-of-way shall consist of 28 feet of pavement, two nine-foot parkways with five-foot sidewalks and six-inch standard curb and gutter.
2. To reduce the right-of-way width from 52 feet to a typical 50 feet. The typical 50-foot right-of-way shall consist of 32 feet of pavement, two nine-foot parkways with five-foot sidewalks and six-inch standard curb and gutter.
3. To allow for a modified 120-foot modified right-of-way consisting of 64 feet of pavement with a 24' raised median, 5-foot sidewalk and 8-foot parkway on one side and an 8-foot meandering hike & bike trail with an 11-foot parkway on the other side.
4. A modification to Section 19.16.050.H. Preservation of Natural Arroyos allowing construction of improvements within an arroyo.
5. To allow for a turning heel radius between 10 and 110 degrees.
6. To allow a street name to exceed the 13-character limit for Enchanted Springs Drive.

CASE HISTORY

Desert Springs Unit One is part of the Desert Springs Land Study that was approved by the City Plan Commission on August 27, 2009.

On December 2, 2010 the City Plan Commission approved Desert Springs Unit One on a Major Preliminary basis granting the following modifications:

1. To reduce right-of-way width from 52 feet to 46 feet for a portion of Red Cedar Drive. The 46-foot right-of-way shall consist of 28 feet of pavement with 14 feet from center, two nine-foot parkways with five-foot sidewalks and six-inch standard curb and gutter.
2. To reduce the right-of-way width from 52 feet to a typical 50 feet. The typical 50-foot right-of-way shall consist of 32 feet of pavement with 16 feet from center, two nine-foot parkways with five-foot sidewalks and six-inch standard curb and gutter.
3. To allow for a modified 120-foot modified right-of-way consisting of 32 feet of pavement (two eleven-foot and one 10-foot lanes on both sides of the 24-foot raised median. The center of the roadway (including the raised median) shall be offset three feet from the right-of-way centerline. This shall provide a 13-foot parkway with a 5-foot sidewalk and on the other side of the raised median a 19-foot parkway with an eight-foot meandering hike-and-bike trail.
4. A modification to Section 19.16.050.H. Preservation of Natural Arroyos allowing construction of improvements

and subject to the following requirements and conditions:

- That Desert Springs #2 be recorded concurrently with Desert Springs #1 in order to provide for the parkland requirements of Desert Springs #1.

DEVELOPMENT COORDINATING COMMITTEE COMMENTS

The Development Coordinating Committee recommends **pending** of the modifications and **pending** of Desert Springs Unit One subdivision on a **Major Combination** basis subject to the

following conditions and requirements:

- Staff is also recommending that the City Plan Commission require the applicant to landscape the parkway area on the rear of double frontage lots, as stipulated under Section 19.16.080(D) *The city plan commission may require that a parkway at the rear of a double frontage lot be landscaped or other aesthetic treatment be provided by the subdivider, subject to the approval of the planning & economic development director or designee, to provide visual separation between the development and the street.* Staff also recommends that if the City Plan Commission requires landscaping, that the condition be coordinated with the El Paso Department of Transportation where it conflicts with site visibility standards, utilities, and parkway illumination. For the type of landscaping, staff recommends the developer select trees designated as median/street/right of way appropriate from the City's Plant and Tree List, to be placed 30-feet on centers.

PLANNING DIVISION RECOMMENDATION:

Pending

LAND DEVELOPMENT COMMENTS AND REQUIREMENTS:

Pending

DEPT. OF TRANSPORTATION:

Pending

FIRE DEPARTMENT COMMENTS:

Pending

PARKS DEPARTMENT COMMENTS:

Pending

EL PASO WATER UTILITIES:

Pending

STORMWATER:

Pending

SUN METRO COMMENTS:

Pending

911 DISTRICT COMMENTS:

Pending

EL PASO ELECTRIC COMPANY COMMENTS:

Pending

CANUTILLO INDEPENDENT SCHOOL DISTRICT COMMENTS :

Pending

TEXAS DEPARTMENT OF TRANSPORTATION COMMENTS

Pending

TEXAS GAS SERVICE COMMENTS

Pending

ADDITIONAL REQUIREMENTS AND GENERAL COMMENTS:

1. Prior to recording, please submit to Planning & Economic Development Department—Planning Division the following:

- a. tax certificates
- b. release of access document
- c. set of restrictive covenants

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.

3. This property is subject to impact fees. The table and respective language shall be included on the face of the final approved and recorded plat. Impact fees shall be calculated based on the table below:

Chapter 395 of the Texas Local Government Code authorizes the City of El Paso to adopt and impose water and wastewater impact fees. This plat note fulfills an obligation mandated by Chapter 395 and sets the assessment of the impact fees in accordance with the impact fee schedule adopted by City Council as set forth below. The collection of the impact fee for this subdivision shall be prior to the time a building permit is issued if development is within the city limits or at the time of the meter connection if development is outside the city limits.

Impact Fee Assessment Schedules

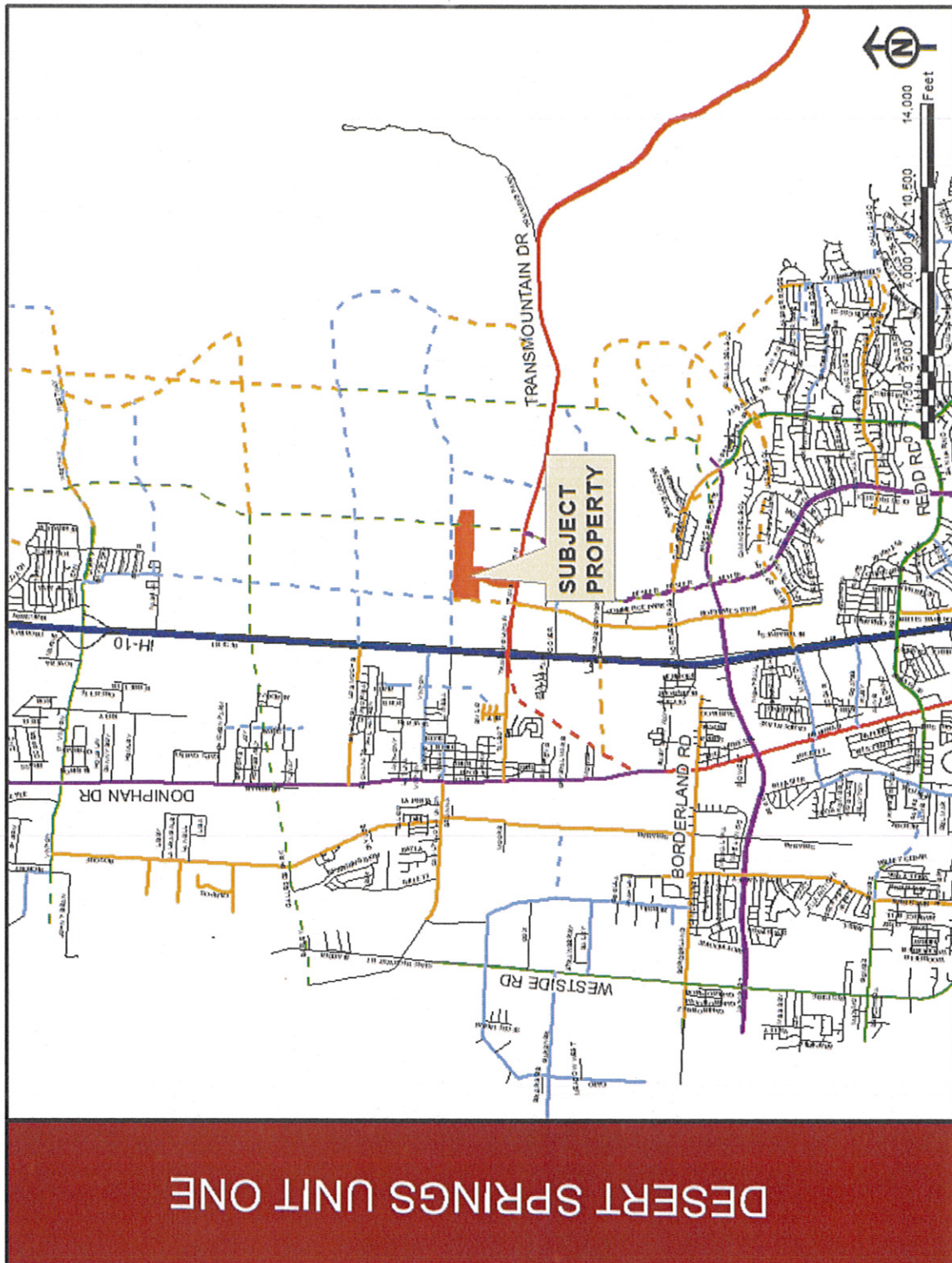
Westside Service Area Meter Size	Meter Capacity Ratio	Water*	Wastewater
Less than 1 inch	1.00	\$ 659	\$927
1 inch	1.67	\$1,101	\$1,548
1 1/2 inch	3.33	\$2,195	\$3,087
2 inch	5.33	\$3,514	\$4,941
3 inch	10.00	\$6,593	\$9,270
4 inch	16.67	\$10,990	\$15,453
6 inch	33.33	\$21,973	\$30,897
8 inch	53.33	\$35,158	\$49,437
10 inch	76.67	\$50,545	\$71,073
12 inch	143.33	\$94,490	\$132,867

***Fees do not apply to water meter or connections made for standby fire protection service.**

Attachments

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

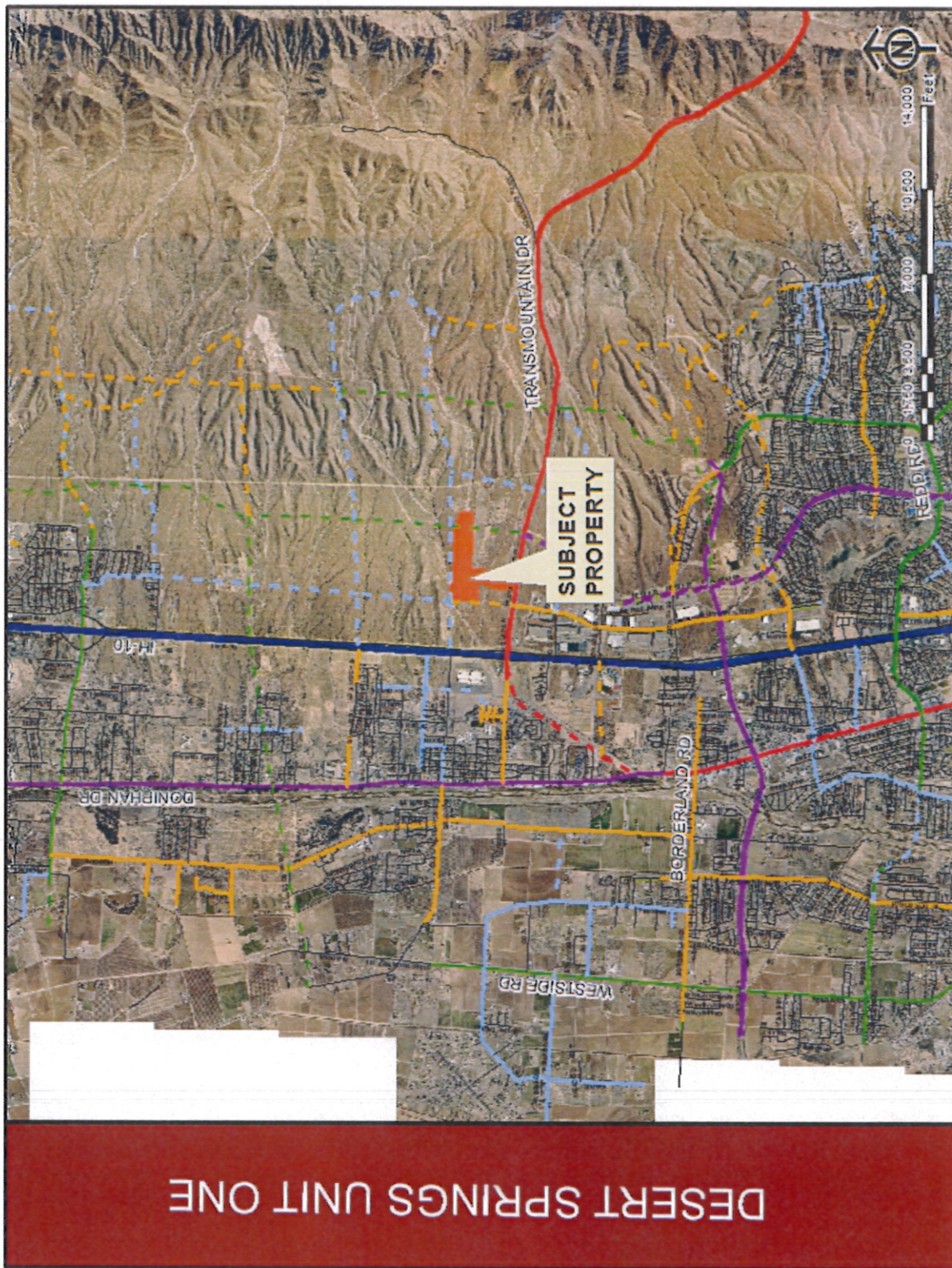
ATTACHMENT 1



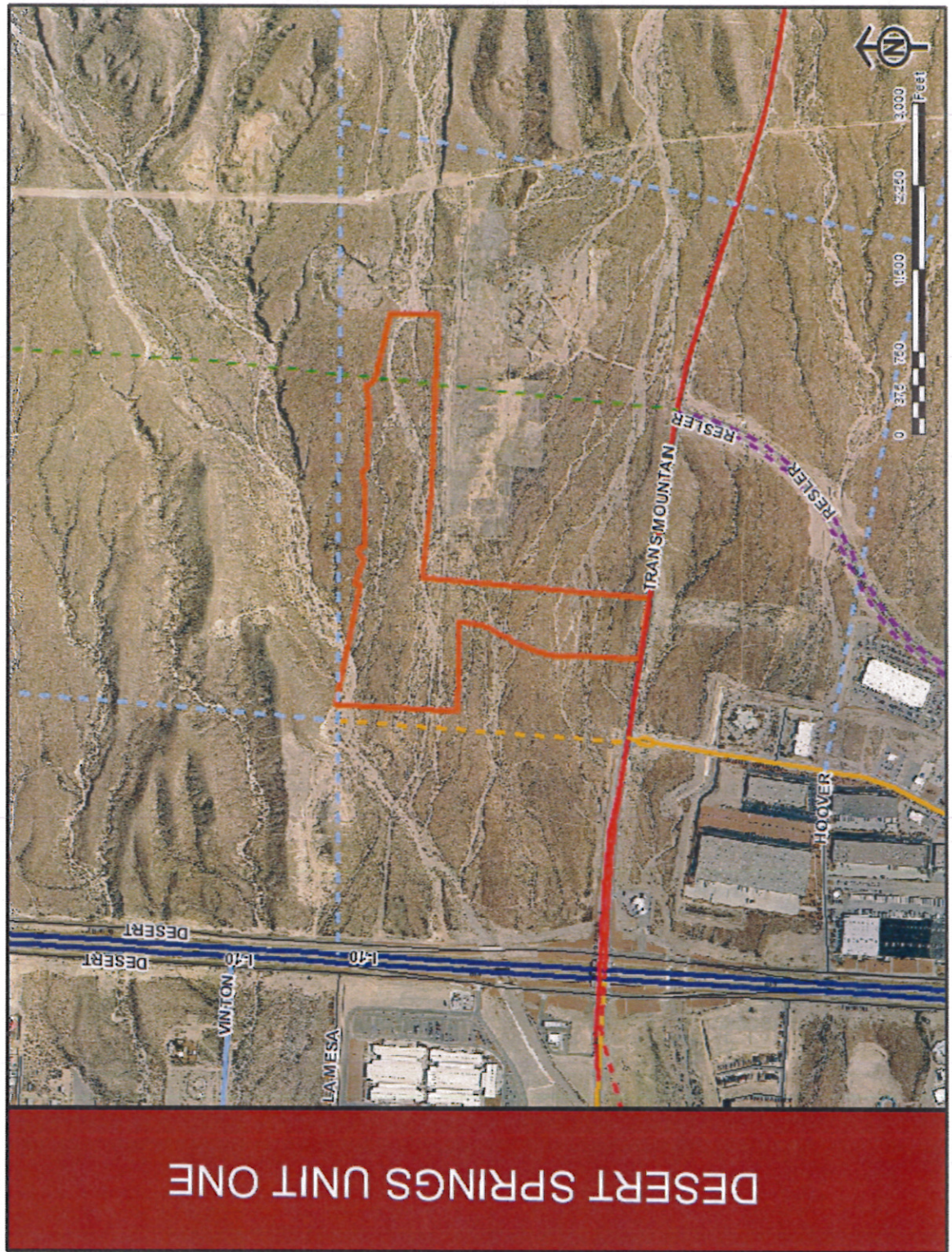
ATTACHMENT 2



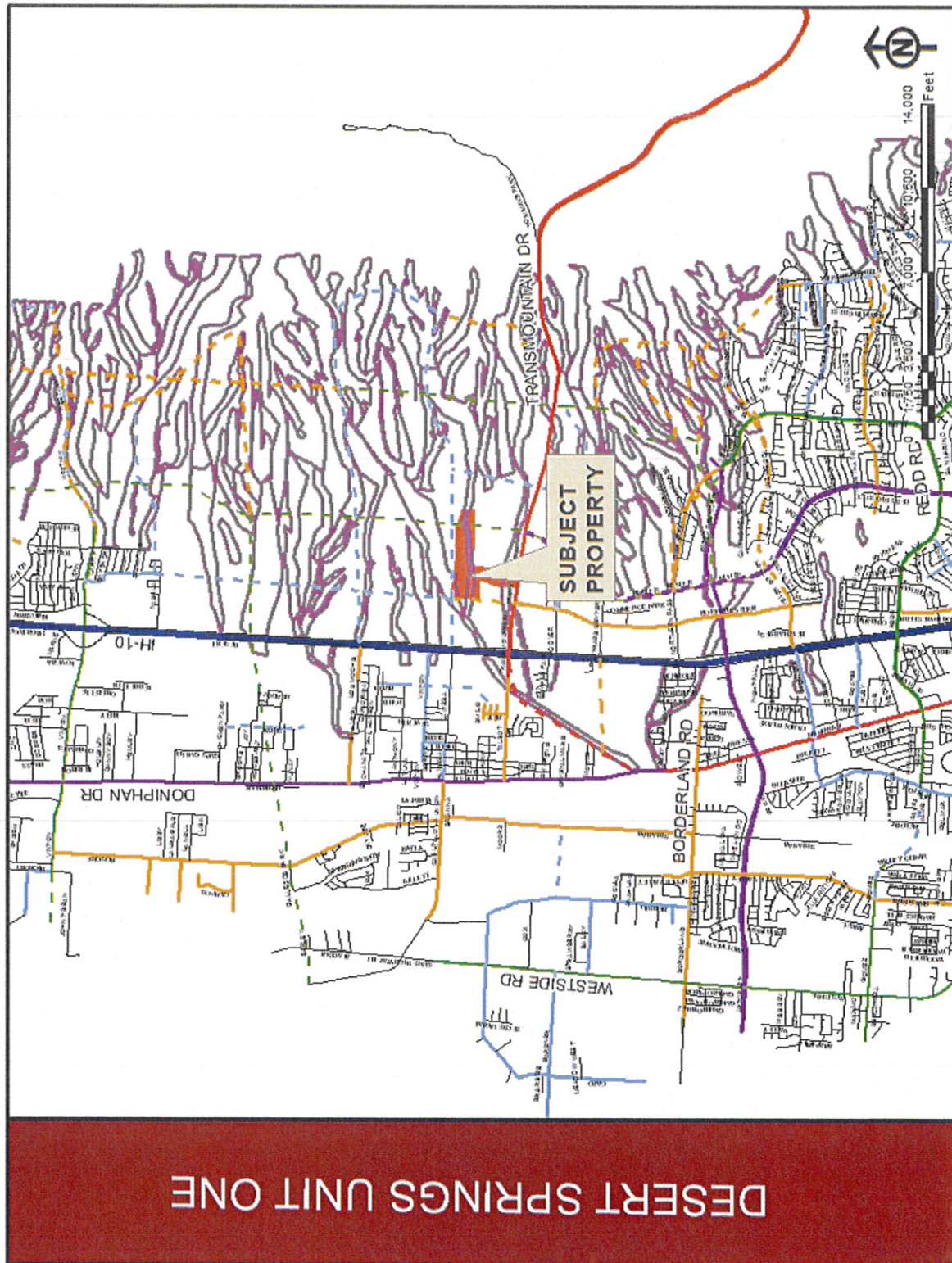
ATTACHMENT 3



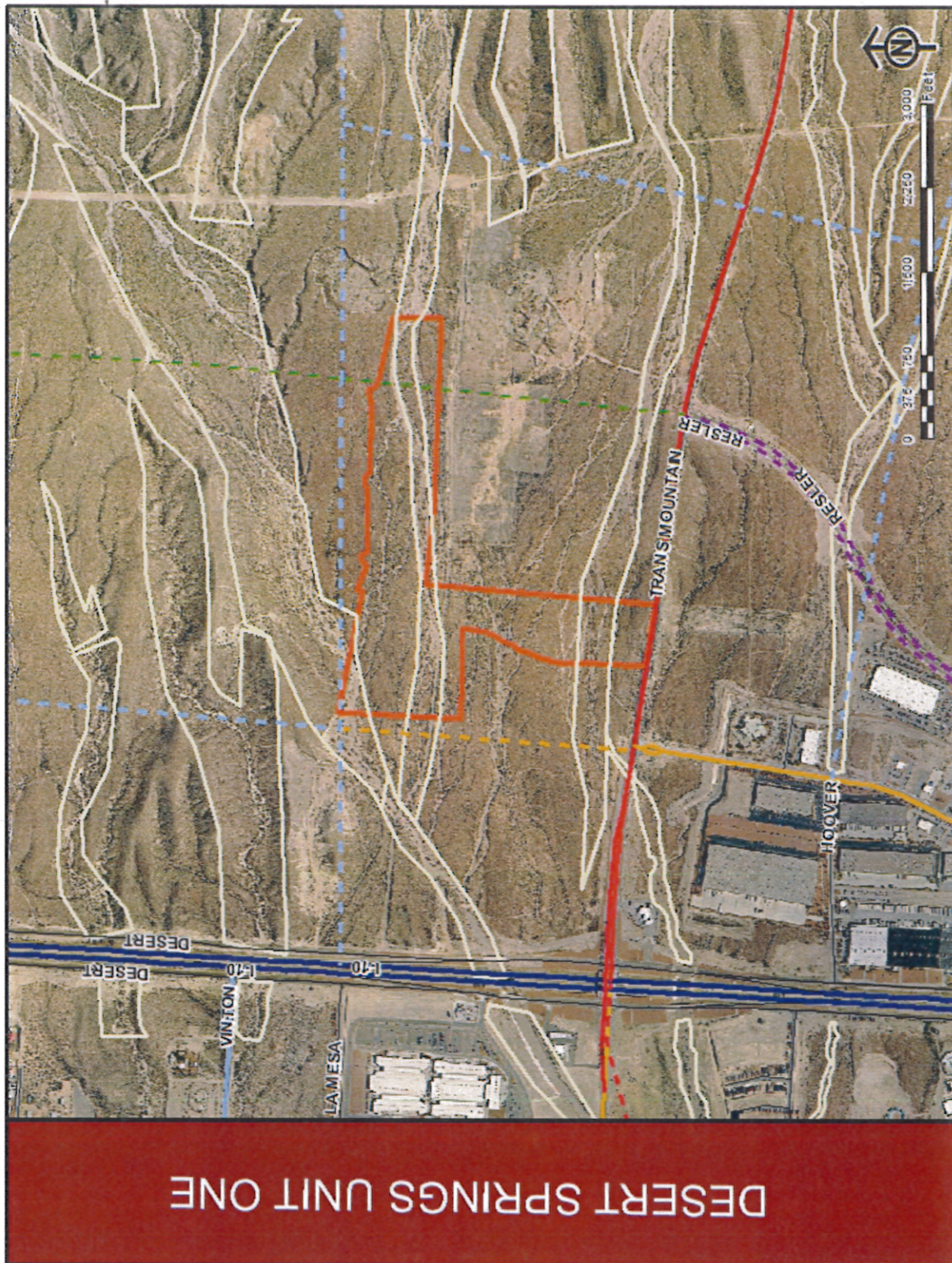
ATTACHMENT 4



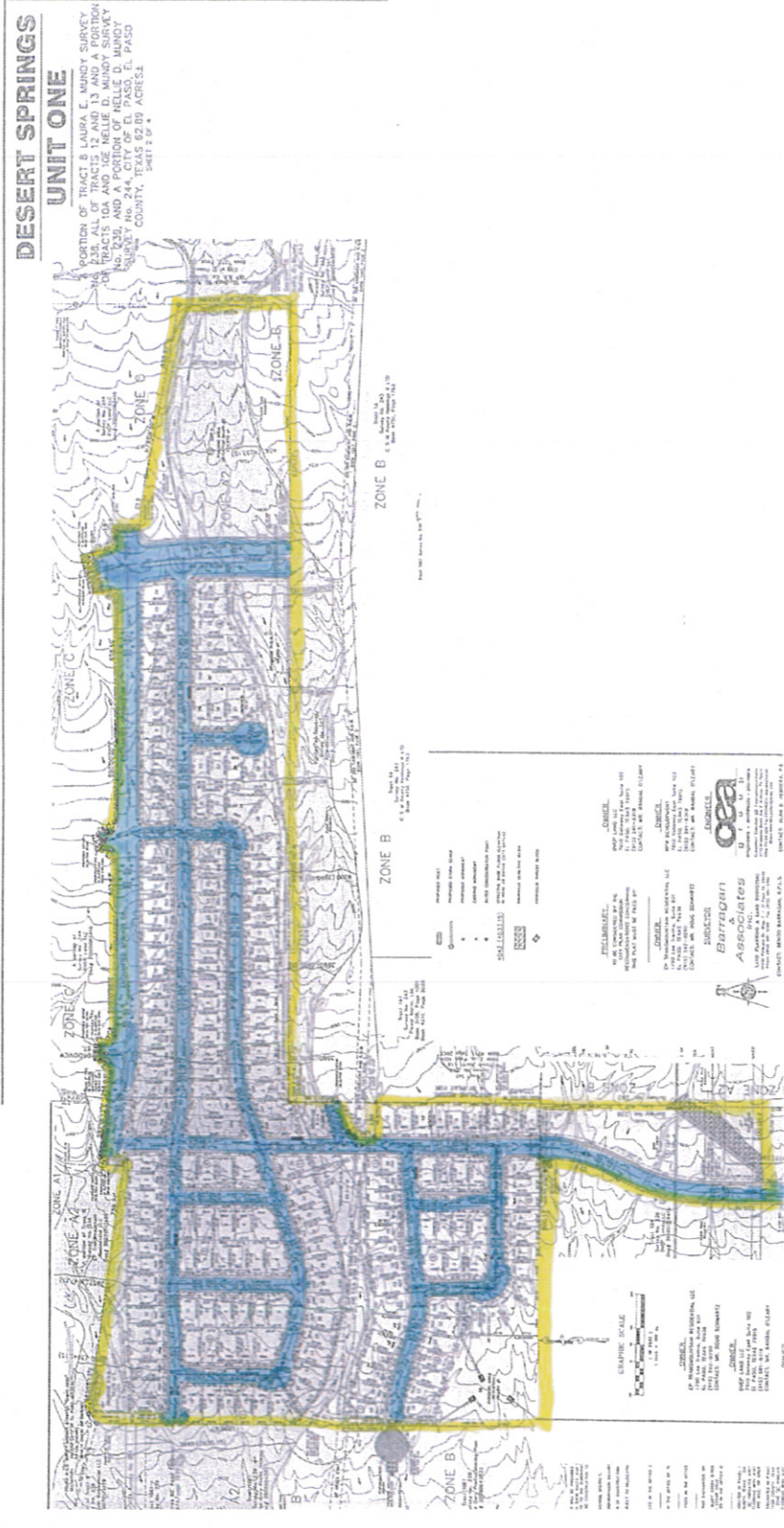
ATTACHMENT 5



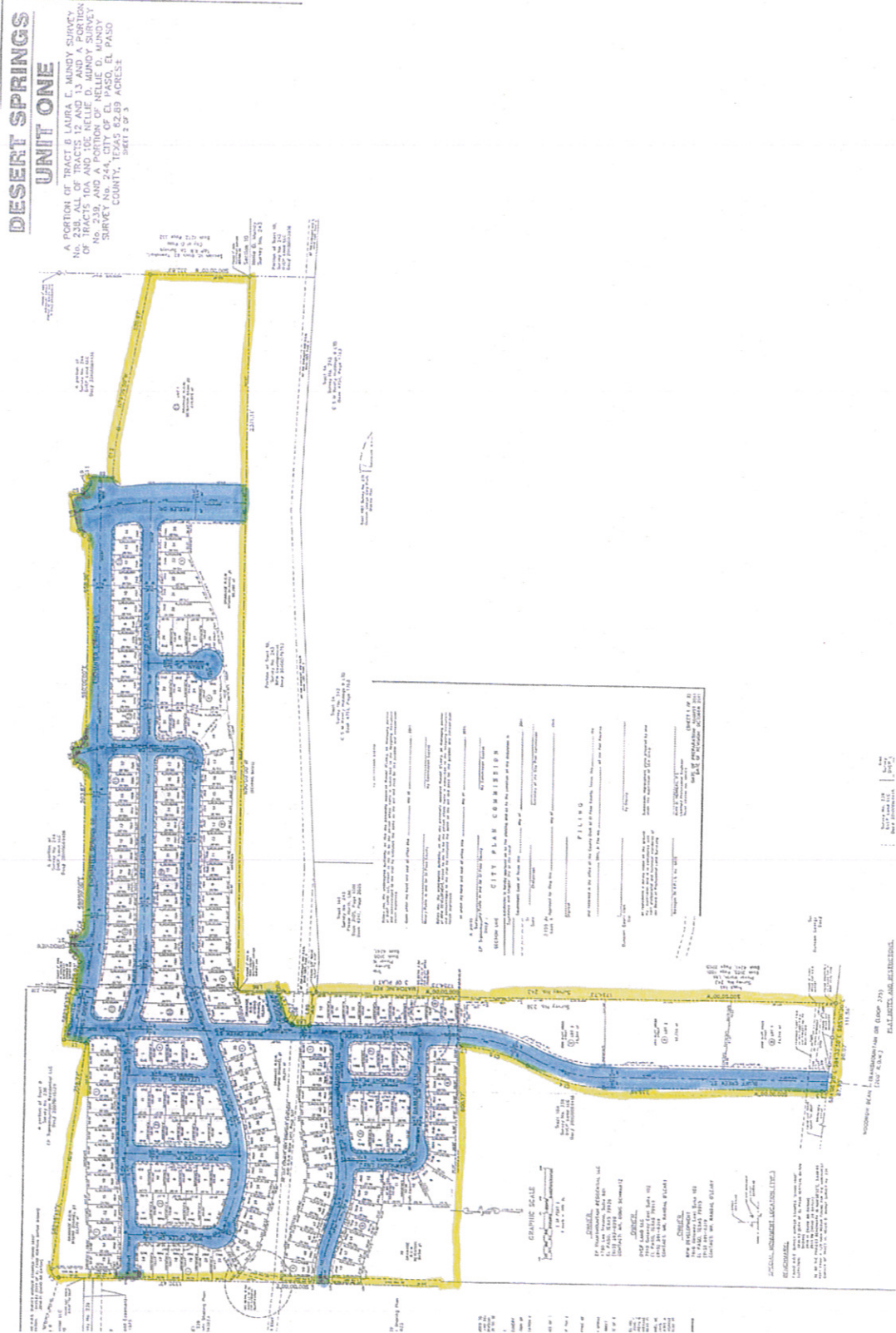
ATTACHMENT 6



ATTACHMENT 7



ATTACHMENT 8



ATTACHMENT 9



CITY PLAN COMMISSION APPLICATION FOR MAJOR SUBDIVISION COMBINATION APPROVAL

DATE: _____ FILE NO. SUSU11-00120

SUBDIVISION NAME: Desert Springs Unit One

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
A Portion of Nellie D. Mundy Survey No. 238, No. 239 and No. 244, Tract 8, Lot 10A, 10E, 12, 13,
City of El Paso, El Paso County, Texas; containing approximately 62.89 acres + -

2. Property Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	26.71	197	Office		
Duplex			Street & Alley	16.49	12
Apartment	1.80	1	Ponding & Drainage	13.83	6
Mobile Home			Institutional		
P.U.D.			Other (specify below)		
Park			Drainage ROW	0.12	2
School			Bike Trails & Buffer	0.21	2
Commercial	3.73	2	Total No. Sites		222
Industrial			Total (Gross) Acreage	62.89	

3. What is existing zoning of the above described property? R-3A, A-O, C-3 Proposed zoning? R-3A, A-O, C-3
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)
Surface flow to proposed inlets into storm sewer infrastructure discharging to proposed hybrid channels, two detention basins, and one retention basin.
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 Modification for a 46' ROW street cross section with 5' sidewalk and no parkway on only one side & modification to turning heel
9. Remarks and/or explanation of special circumstances: N/A
10. Improvement Plans submitted? Yes X 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 Section 19.47- Vested Rights (See Attached).

12. Owner of record See Below
 (Name & Address) (Zip) (Phone)

13. Developer _____
 (Name & Address) (Zip) (Phone)

14. Engineer CEA Group 4712 Woodrow Bean Dr Ste. F 79924 915-544-5232
 (Name & Address) (Zip) (Phone)

CASHIER'S VALIDATION
 FEE: \$2,088.00

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.

12. Owner of Record RPW Development 7910 Gateway East Ste. 102 79915 915-591-6319

OWNER SIGNATURE: 

12. Owner of Record DVEP Land LLC 7910 Gateway East Ste. 102 79915 915-591-6319

OWNER SIGNATURE: _____

12. Owner of Record EP Transmountain Residential LLC 1790 Lee Trevino Rd 79926 915-592-0290

OWNER SIGNATURE: 



City of El Paso – City Plan Commission Staff Report

Case No: SUSU11-00121 Desert Springs Unit Two
Application Type: Major Combination
CPC Hearing Date: December 15, 2011
Staff Planner: Justin Bass, (915) 541-4930, bassjd@elpasotexas.gov
Location: North of Transmountain Road and East of Interstate Highway 10

Legal Description Acreage: 12.06 acres
Rep District: 1
Existing Use: Vacant
Existing Zoning: R-3A (Residential)
Proposed Zoning: R-3A (Residential)

Nearest Park: Westside Park (1.69 miles)
Nearest School: Canutillo Middle School (1.30 miles)
Park Fees: N/A
Impact Fee: This property is located in the Westside Impact Fee area. The property is subject to impact fees.

Property Owner: RPW Development, DVEP Land LLC
Applicant: CEA Group
Representative: CEA Group

North: R-3A (Residential) / Vacant
South: R-3 (Residential) and C-4/c (Commercial/ conditions)/ Vacant
East: R-3 (Residential) / Vacant
West: R-3A (Residential) / Vacant

THE PLAN FOR EL PASO DESIGNATION: Mixed-Use

APPLICATION DESCRIPTION

The applicant is proposing to subdivide 12.06-acre parcel of property into 34 residential lots. The development will also provide a 1.34-acre park site and a linear park and open space along the southern boundary of the development. Primary access will be from Bluff Creek Lane, which will be developed as part of Desert Springs Unit One. The applicant is requesting vested rights under the subdivision code in effect prior to May 2011.

The applicant is also requesting the following exceptions:

- To use a 120-foot street cross-section out of the previous subdivision code.
- To allow for a block length in excess of 1,200 feet.
- To allow for a dead-end street in excess of 600 feet.

CASE HISTORY

On December 2, 2010 the City Plan Commission approved Desert Springs Unit Two on a Major Preliminary basis granting the following exceptions:

- To use a 120-foot street cross-section out of the previous subdivision code.
- To allow for a block length in excess of 1,200 feet.
- To allow for a dead-end street in excess of 600 feet.

and subject to the following requirements and conditions:

- That Desert Springs #1 be recorded concurrently with Desert Springs #2.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends **pending** of Desert Springs Unit Two on a **Major Combination** basis subject to the following conditions and requirements:

Planning Division Recommendation:

Pending.

Engineering & Construction Management - Land Development:

No comments received.

EPDOT:

No comments received.

Parks and Recreation Department:

No comments received.

El Paso Water Utilities:

No comments received.

Stormwater Division:

No comments received.

El Paso Fire Department:

No comments received.

911

No comments received.

Sun Metro:

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 Planning & 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.
3. This property is subject to impact fees. The table and respective language shall be included on the face of the final approved and recorded plat. Impact fees shall be calculated based on the table below:

Chapter 395 of the Texas Local Government Code authorizes the City of El Paso to adopt and impose water and wastewater impact fees. This plat note fulfills an obligation mandated by Chapter 395 and sets the assessment of the impact fees in accordance with the impact fee schedule adopted by City Council as set forth below. The collection of the impact fee for this subdivision shall be prior to the time a building permit is issued if development is within the city limits or at the time of the meter connection if development is outside the city limits.

Westside Service Area

Meter Size	Meter Capacity Ratio	Water*	Wastewater
Less than 1 inch	1.00	\$ 659.00	\$927.00
1 inch	1.67	\$1,101.00	\$1,548.00
1½ inch	3.33	\$2,195.00	\$3,087.00
2 inch	5.33	\$3,514.00	\$4,941.00
3 inch	10.00	\$6,593.00	\$9,270.00
4 inch	16.67	\$10,990.00	\$15,453.00
6 inch	33.33	\$21,973.00	\$30,897.00

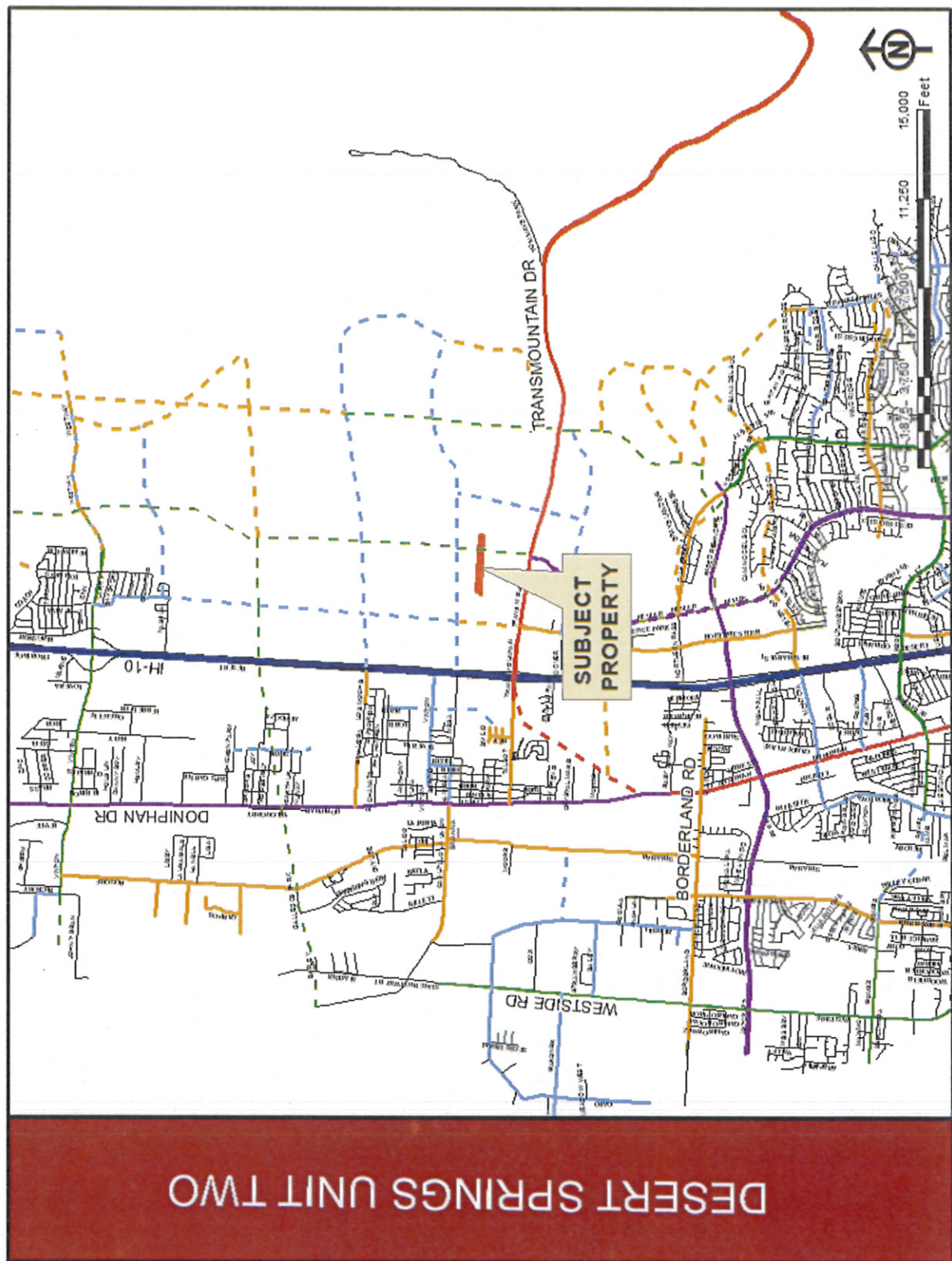
Attachments

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

DRAFT

ATTACHMENT 1



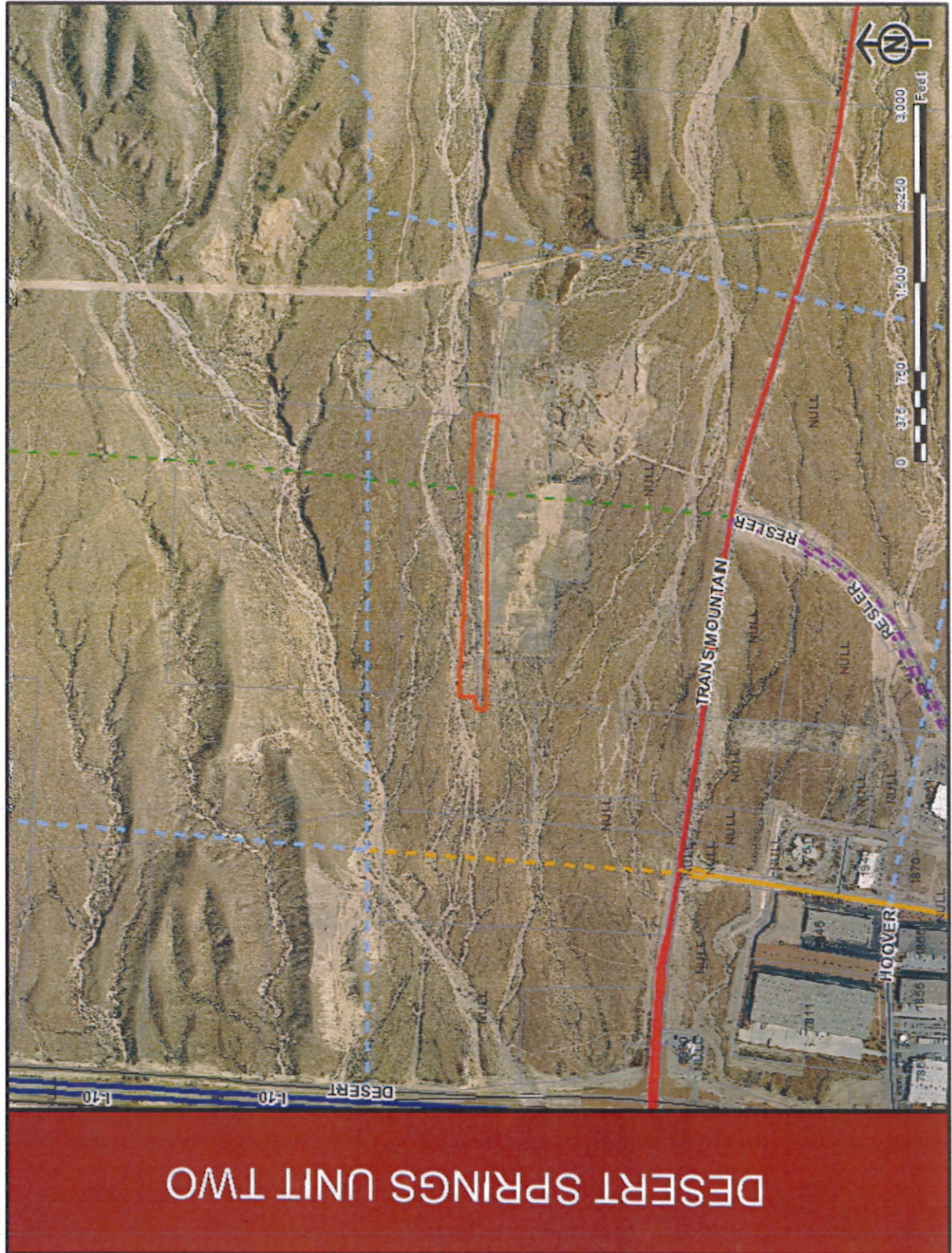
ATTACHMENT 2



ATTACHMENT 3



ATTACHMENT 4

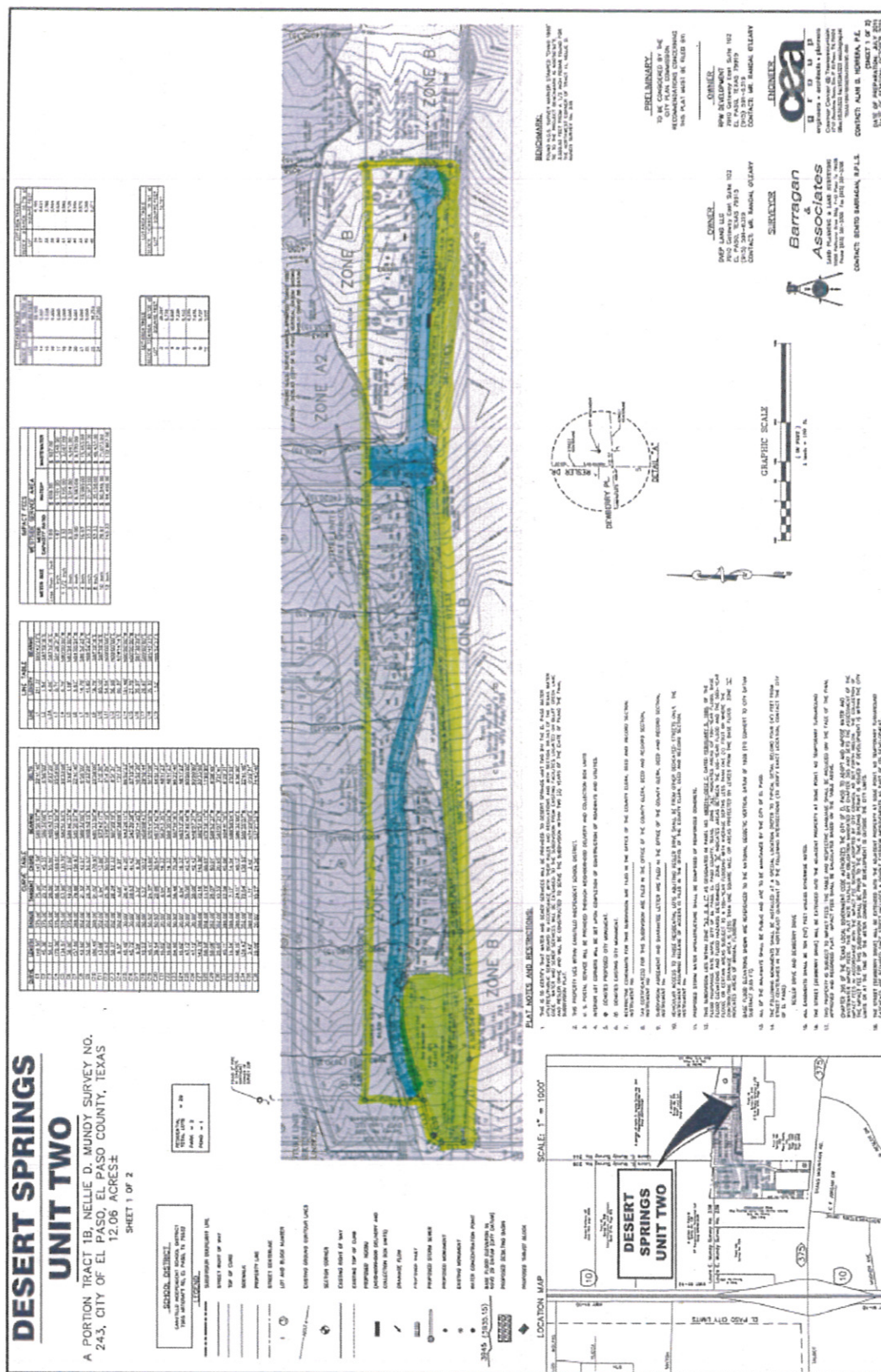


ATTACHMENT 5



ATTACHMENT 6





ATTACHMENT 9



CITY PLAN COMMISSION APPLICATION FOR MAJOR SUBDIVISION COMBINATION APPROVAL

DATE: _____

FILE NO. SUSU11-00121

SUBDIVISION NAME: Desert Springs Unit Two

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
A Portion of Tract 1B, Nellie D. Mundy Survey No. 243, City of El Paso, El Paso County, Texas;
containing approximately 12.06 acres + -
2. Property Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	<u>4.82</u>	<u>34</u>	Office		
Duplex			Street & Alley	<u>3.12</u>	<u>2</u>
Apartment			Ponding & Drainage	<u>1.49</u>	<u>1</u>
Mobile Home			Institutional		
P.U.D.			Other (specify below)		
Park	<u>1.34</u>	<u>1</u>	Open Space	<u>0.44</u>	<u>1</u>
School			Linear Park	<u>0.85</u>	<u>1</u>
Commercial			Total No. Sites	<u>40</u>	
Industrial			Total (Gross) Acreage	<u>12.06</u>	
3. What is existing zoning of the above described property? R-3A, A-O, C-3 Proposed zoning? R-3A, A-O, C-3
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)
Surface flow to proposed inlets into existing storm sewer infrastructure discharging to existing/proposed hybrid channels.
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 Modification for a 46' ROW street cross section with 28' pavement & modification to the allowed block length.
9. Remarks and/or explanation of special circumstances: N/A
10. Improvement Plans submitted? Yes X No 3C
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 Section 19.47- Vested Rights (See Attached).

12. Owner of record See Below
(Name & Address) (Zip) (Phone)
13. Developer _____
(Name & Address) (Zip) (Phone)
14. Engineer CEA Group 4712 Woodrow Bean Dr Ste. F 79924 915-544-5232
(Name & Address) (Zip) (Phone)

CASHIER'S VALIDATION
FEE: \$2,088.00

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.

12. Owner of Record RPW Development 7910 Gateway East Ste. 102 79915 915-591-6319

OWNER SIGNATURE: _____

12. Owner of Record DVEP Land LLC 7910 Gateway East Ste. 102 79915 915-591-6319

OWNER SIGNATURE: _____



City of El Paso – City Plan Commission Staff Report

Case No: PZCR11-00004
Application Type: Zoning Condition Release
OSAB Hearing Date: December 7, 2011
Staff Planner: Esther Guerrero, 915-541-4720, guerreroex@elpasotexas.gov

Location: East of the intersection of Franklin Dove Avenue and Franklin Bluff Drive
Legal Description: Portion of H.G. Foster Survey 262, City of El Paso, El Paso County, Texas
Acreage: 21.234 acres
Rep District: 1
Zoning: P-RI (Planned Residential I)
Existing Use: Vacant
Request: Amend zoning condition imposed by Ordinance No. 016588, dated March 20, 2007. (Request to modify the walking trail shown on the conceptual plan submitted with the application for rezoning and approved per Ordinance No. 016588)
Proposed Use: Single-family residential lots
Property Owner: Hunt Communities, GP, LLC
Representative: Quantum Engineering Consultants, Inc.

SURROUNDING ZONING AND LAND USE

North: R-3A (Residential) / vacant
South: R-3A (Residential) / vacant, school
East: PMD (Planned Mountain Development) / vacant
West: R-3A (Residential) / single-family, vacant

THE PLAN FOR EL PASO DESIGNATION: Residential (Northwest Planning Area)

Nearest Park: Franklin Mountains State Park (817 feet)

Nearest School: Lundy Elementary (4,499 feet)

NEIGHBORHOOD ASSOCIATIONS

Save the Valley, Upper Mesa Hills Neighborhood Association, Coronado Neighborhood Association, Upper Valley Improvement Association

NEIGHBORHOOD INPUT

Notices of the December 15, 2011 City Plan Commission public hearing were mailed to all property owners within 300 feet of the subject property on November 29, 2011.

APPLICATION DESCRIPTION

The applicant is requesting to release the special contract conditions imposed by Ordinance No. 016588 and contract dated March 20, 2007, (see Attachment 6). The condition imposed on the property is as follows:

"That a walking trail be provided varying in width from 10 to 15 feet as shown on the conceptual plan submitted with the application for rezoning."

The applicant is proposing to relocate the previously approved walking trail (see Attachment 4). The proposed walking trail will run approximately 15 ft. in width by 1,200 ft. in length along the southern boundary of the subdivision which proposes 83 single-family residential lots (see Attachment 3).

PLANNING AND ECONOMIC DEVELOPMENT-PLANNING DIVISION RECOMMENDATION

The Planning Division recommends approval of the zoning condition amendment.

The Plan for El Paso-City-Wide Land Use Goals

All applications for zoning condition release shall demonstrate compliance with the following criteria:

- a. Goal: develop a balanced and complete community which contains a mix of land uses and densities, housing types and styles, economic development, job opportunities, educational opportunities, and outlets for social and cultural expression.
- b. Goal: provided a wide range of housing types that respond to the needs of all economic segments of the community.
- c. Goal: protect residential areas from incompatible land uses and encroachment which may have a negative impact on the residential living environment.
- d. Goal: preserve, protect, and enhance the integrity, economic vitality and livability of the City's neighborhoods.

The purpose of the P-RI (Planned Residential I) district is to encourage planned developments as a means of creating a superior living environment through unified planning and building operations at lower residential densities. The regulations of the district are designed to encourage variety in housing needed to meet changing housing demands and to provide adequate community facilities well-located with respect to needs; to protect the natural beauty of the landscape; to encourage preservation and more efficient use of open space; and to offer an opportunity for design flexibility and encourage innovations which may result in improved relationships between uses of different types and between land uses and transportation facilities.

Development Coordinating Committee Review

The DCC reviewed and discussed the application for zoning condition amendment and offered no objections to Planning Staff's recommendation for approval.

Department of Transportation

Department of Transportation does not object to the request to amend zoning condition. However, Transportation has the following concern:

1. Previous walking trail provided enhanced connectivity in that the trail was longer than the proposed walking trail.

Note:

1. All existing / proposed paths of travel, accessible sidewalks, wheel chair access curb ramps and driveways within public right-of-ways shall be in compliance with current ADA /TAS rules and regulations and Current City of El Paso Design Standards for Construction.

Should your office or the applicant have any questions or comments regarding these issues, please contact Sandra Hernandez at 541-4152.

Engineering – Construction Management Division-Plan Review

Plan Review

Recommend approval.

Land Development

All develop storm water runoff shall be retained within the site and not allowed to drain into the Arroyo.

Fire Department

Recommend approval.

El Paso Water Utilities

1. EPWU does not object to this request.

EPWU-PSB Comments

Water:

2. There are existing 8-inch diameter water mains along the portions of Franklin Bluff Drive and Franklin Dove Avenue within Franklin Hills Unit Seven. These water mains are part of a system that operates on the Coronado Country Club #3 (CCC3) pressure zone. This pressure system can provide a maximum of 55 pounds per square inch of pressure up to an approximate elevation of 4550 feet (PSB datum).

3. On-site water main extensions from the above referenced 8-inch mains are required along the streets within the proposed development.

Sanitary Sewer:

4. There are existing 8-inch diameter sanitary sewer mains along the portions of Franklin Bluff Drive and Franklin Dove Avenue within Franklin Hills Unit Seven.

5. On-site sanitary sewer main extensions from the above referenced 8-inch mains are required along the streets within the proposed subdivision.

General:

6. On January 2009, EPWU designed water distribution and sanitary sewer collection systems to serve the subject property. A design fee invoice and a blank Development Agreement were forwarded to the Owner on January 12, 2009. No water or sanitary sewer lines were installed to serve the proposed Franklin Hills Unit 8. EPWU requests the Owner to submit a new application for water and sanitary sewer service along with a new set of city-approved improvement plans. Design fees are due from the Owner.

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.

CITY PLAN COMMISSION OPTIONS

The City Plan Commission may consider the following options and additional options that it identifies when reviewing the zoning condition release:

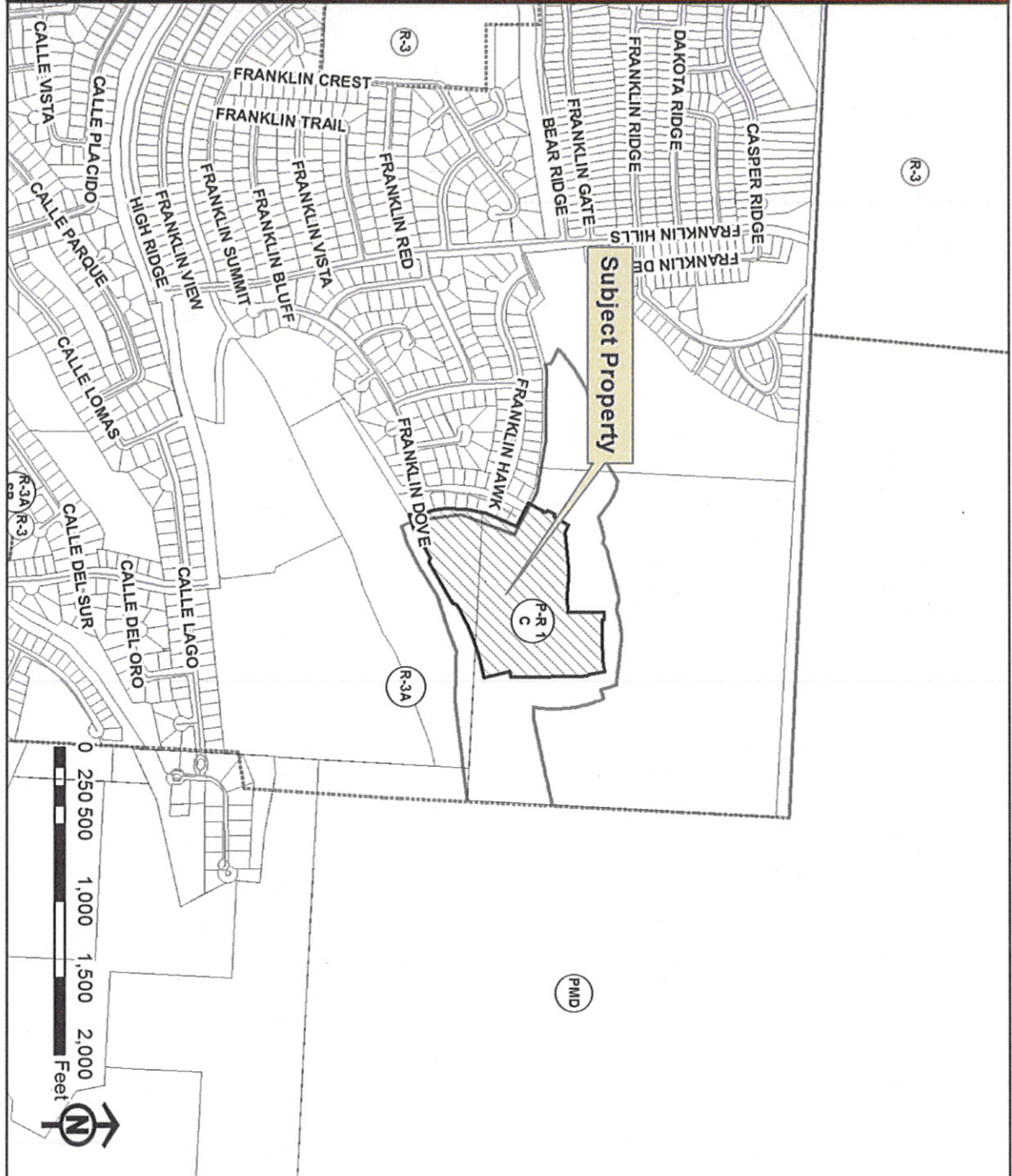
1. Recommend approval of the application finding that the zoning condition amendment is in conformance with the review criteria of The Plan for El Paso as reflected in CPC report or other criteria that the CPC identifies from the Plan.
2. Recommend approval of the application with modifications to bring the zoning condition amendment into conformance with the review criteria in The Plan for El Paso as reflected in CPC report or other criteria from the Plan as identified by the CPC.
3. Deny the application finding that the zoning condition amendment does not conform to the review criteria in The Plan for El Paso as reflected in CPC report or other criteria identified from the Plan by the CPC.

Attachments

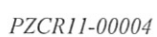
1. Zoning Map
2. Aerial Map
3. Revised Conceptual Walking Trail Site Plan
4. Conceptual Site Plan approved per Ordinance No. 016588
5. Proposed and future walking trail connectivity
6. Ordinance No. 016588

ATTACHMENT 1: ZONING MAP

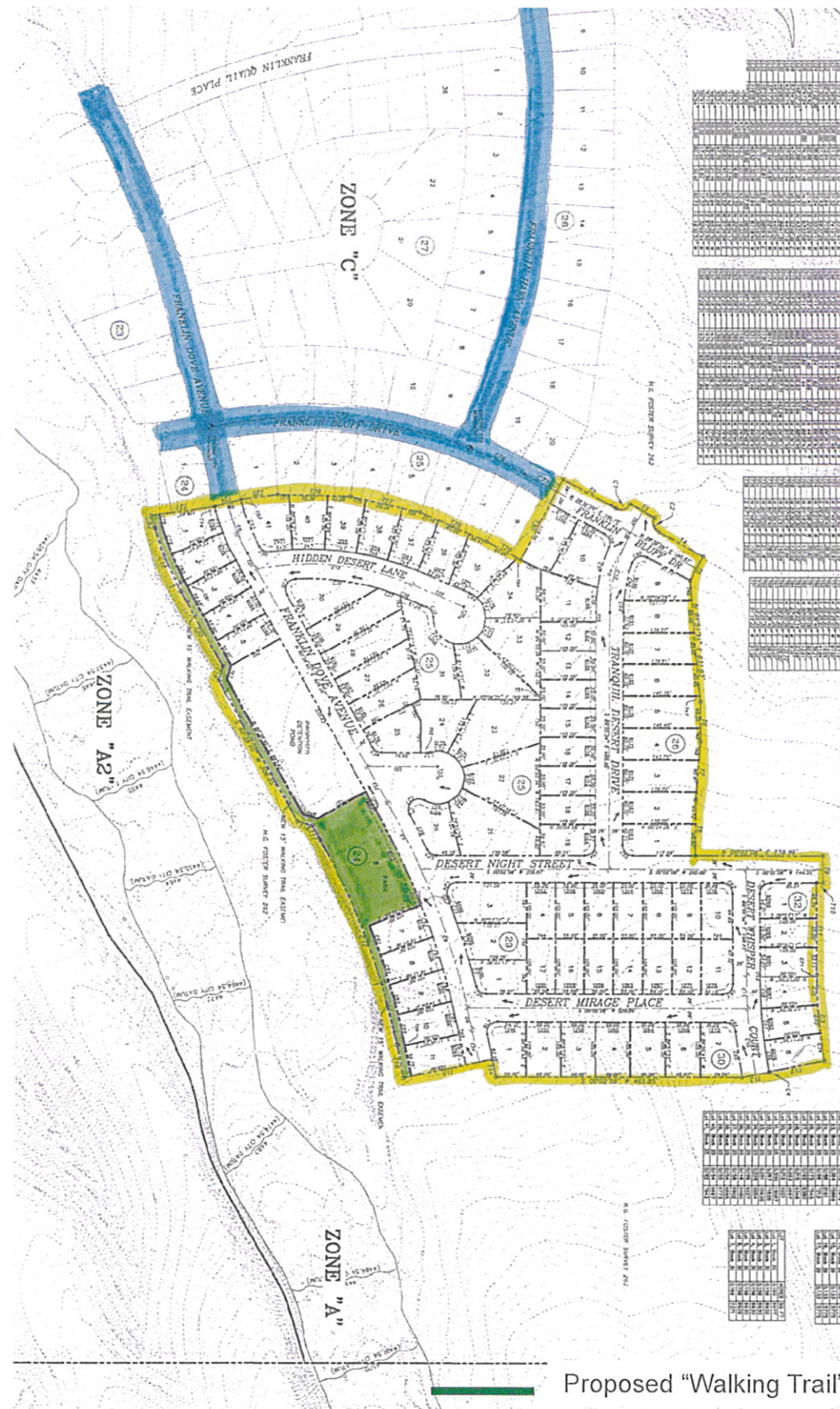
PZCR11-00004



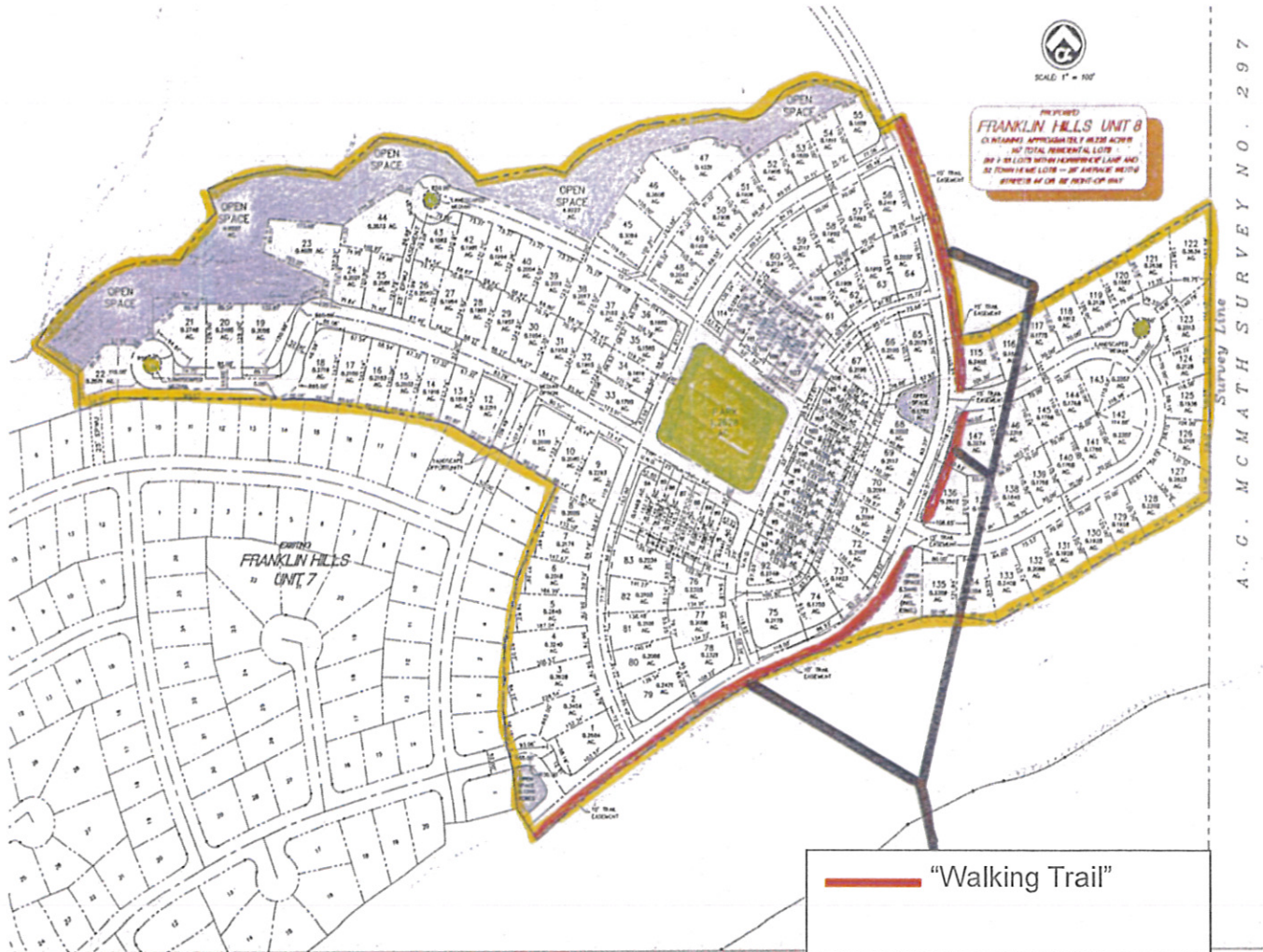
PZCR11-00004



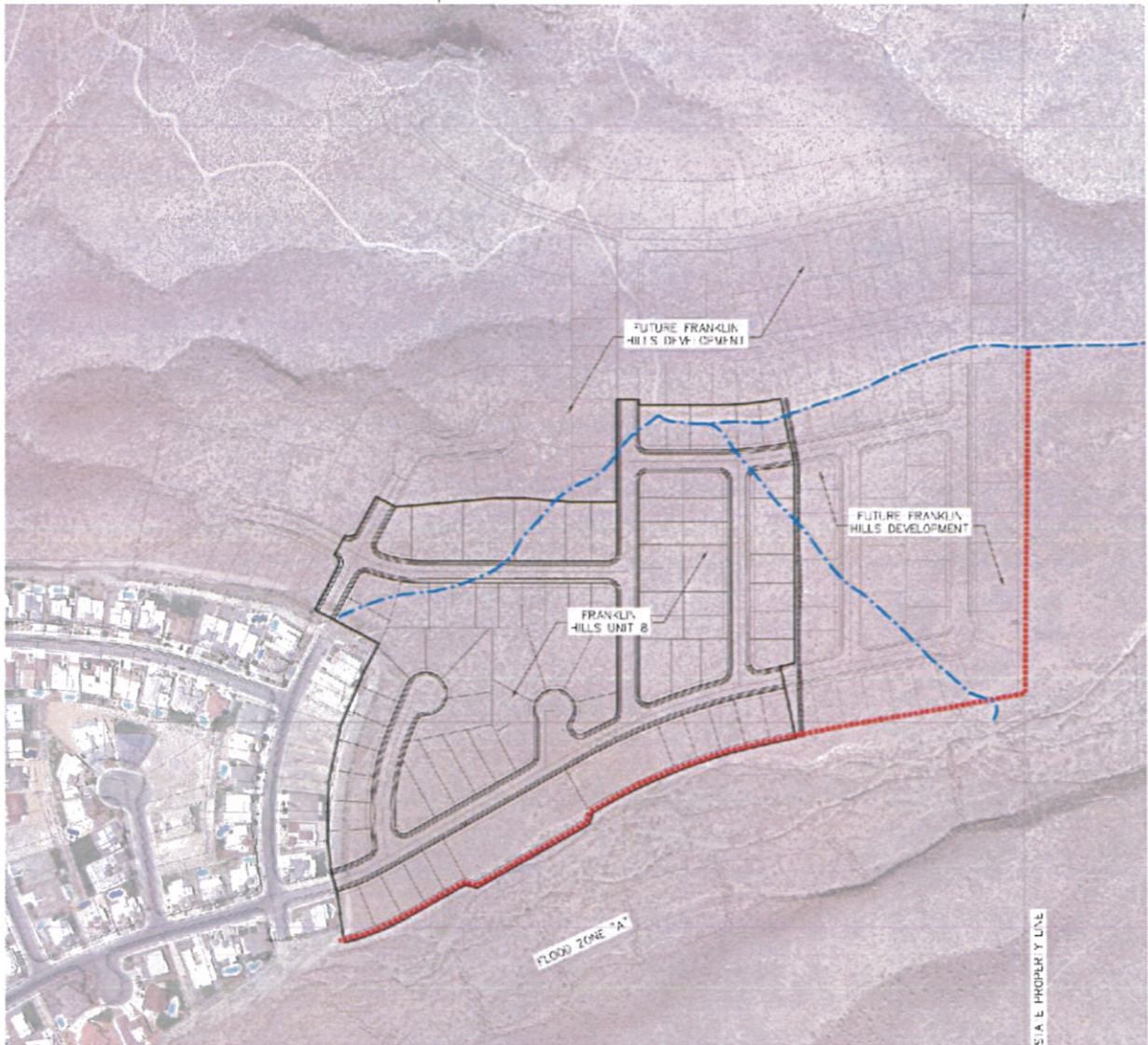
ATTACHMENT 3: REVISED CONCEPTUAL WALKING TRAIL SITE PLAN



ATTACHMENT 4: CONCEPTUAL SITE PLAN APPROVED PER ORDINANCE NO. 016588



ATTACHMENT 5: PROPOSED AND FUTURE WALKING TRAIL CONNECTIVITY



ATTACHMENT 6: ORDINANCE NO. 016588

ORDINANCE NO. 016588

AN ORDINANCE CHANGING THE ZONING OF A PORTION OF H.G. FOSTER SURVEY NO. 262, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM R-3A (RESIDENTIAL) TO P-R I (PLANNED RESIDENTIAL I), AND IMPOSING A CONDITION. THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.68 OF THE EL PASO CITY CODE.

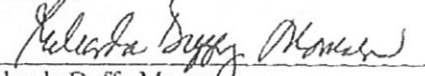
NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

That the zoning of a portion of H.G. Foster Survey No. 262, City of El Paso, El Paso County, Texas, and as more particularly described by metes and bounds on the attached Exhibit "A", incorporated by reference, be changed from R-3A (Residential) 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.

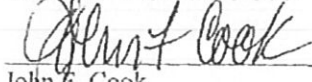
Further, that the property described above be subject to the following condition which is necessitated by and attributable to the increased density of use generated by the change of zoning in order to protect the health, safety and welfare of the adjacent property owners and the residents of this City: "That a walking trail be provided varying in width from 10 to 15 feet as shown on the conceptual plan submitted with the application for rezoning."

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

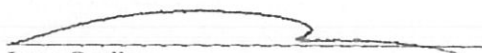
ATTEST:


Richarda Duffy Momsen
City Clerk

THE CITY OF EL PASO


John F. Cook
Mayor

APPROVED AS TO FORM:


Lupe Cuellar
Assistant City Attorney

APPROVED AS TO CONTENT:


For: Kimberly Forsyth, Senior Planner
Development Services Department

07 FEB 19 PM 3:02

Doc#28359 v1 - Planning/ORD/ZON06-00157/Rezoning Application/Composing Condition/LCUE

ORDINANCE NO. 016588

Zoning Case No: ZON06-00157



C-3. Allow private open space in select cases where development bonuses are granted.

In selected cases, the preserved open space may be designated as private open space only for the use of area residents. In such cases, the open space must be permanently preserved as part of the platting process. However, the open space must be visible from nearby public streets. Where the open space provides a critical linkage opportunity, accessible public trails should be provided.

Required Action – policy change to Subdivision Regulations
Recommended Timeframe – within six to twelve months.

C-4. Allow the waiving of development fees.

In exchange for open space, development fees may be waived on a case by case basis. While the value of this incentive is relatively small, it may still allow additional smaller pieces of open space to be preserved.

Required Action – policy change to Subdivision Regulations
Recommended Timeframe – within six to twelve months.

C-5. Deferral of property taxes.

In exchange for permanently preserved open space, and only in very specific cases, property taxes may be deferred or frozen for a contiguous property. Public benefits, such as access or preservation of view corridors may be required if appropriate.

Required Action – establish conditions and city policy for deferral.
Recommended Timeframe – establish policy within twelve months

D. Conservation Easements

The use of conservation easements exploded in the 1990's, and it is estimated that over 9 million acres of privately owned lands have been preserved nationwide. Conservation easements may well be replacing outright acquisition as the primary tool for preservation.

The major selling point of conservation easements is their price. The cost of easements varies, but can generally cost about half as much as fee simple acquisition. The reduction in the cost of long-term management is a further benefit. Parks require annual funding for a long period of time, whereas conservation easements are maintained by the original owner instead of the City. A park is a public expense for generations to come; on an easement property, the owner bears the bulk of the maintenance costs. In particular, conservation easements have proved to be an exceptional tool in the protection of agricultural landscapes.

D-1. Acquire development rights to key properties.

Prevent key properties from being developed by acquiring the development rights to each property. Conservation easements may also be used to preserve property. This technique is recommended for the preservation of farmland and orchards in key areas. Funding to acquire development rights must be identified.



Required Action – identify funding source for conservation easements, and identify possible properties for acquisition via conservation easement.

Recommended Timeframe – ongoing, no immediate timeframe.

Potential Funding Strategies

Funding to preserve open space is unlike other types of funding, in that it must be flexible in nature and able to respond quickly to acquisition opportunities as they arise. Valuable open space lands are disappearing every day, and once gone cannot be replaced.

In many other jurisdictions throughout the United States, funding has specifically been designated to preserve and protect dwindling open space. In some cases, this protects farmlands, and in other cases it serves to buy key open space tracts.

Several options for funding open space preservation are presented in this plan. Key conditions when considering how to fund open space acquisition are:

- **A balanced palette of funding sources is needed** – preserved lands benefit everyone, not just a few. They benefit all residents of El Paso County, as well as businesses and the City. Funding should come from both the City and El Paso County, from sources supported by all of the residents of the city and the county (i.e. bond funds supported by property taxes), from private sources such land

Funding Case Study – Albuquerque

Albuquerque has over 24,000 acres of open space that is owned or controlled by the City, and when combined with the 7,000 acres owned by Bernalillo County, provide almost 31,000 acres for the citizens of the region. Another 37,900 acres are contained in the Sandia Wilderness which is adjacent to city open space on the east side of Albuquerque.

Land acquisition began in the 1960's, and by 1968 over 6,500 acres had been acquired. As far back as 1969, a goal was established by the City to "preserve the unique natural features of the metropolitan area by achieving a pattern of development and open space respecting the river, land, mesa, mountains, volcanoes, and arroyos." In 1975 the City/County Comprehensive Plan was set in place, with The Plan for Major Open Space being one of three volumes of the Comprehensive Plan. The Plan for Major Open Space recommended the acquisition or public control of the major features of the city's natural setting. During the 1970's and early 1980's, land trades, general obligation bonds and federal matching funds through the Land and Water Conservation Fund resulted in obtaining control of all of the five volcanic cones, nearly 4,000 acres on top of the west mesa and volcanic escarpment; a 177-acre nature preserve parcel adjacent to the Rio Grande (Gandalaria Farm), and about 1,000 acres in the Sandia foothills. No propositions for local bond issue for open space acquisition failed during this time period.

A key ingredient of the open space system was the historic Elena Gallegos grant, an 8,000-acre parcel that comprised one fourth of the city's Sandia Mountain backdrop. After earlier attempts to secure the required \$26,000,000 in funding failed, a three year quarter cent sales tax was approved by the voters and the citizens. Most of the 8,000 acres was then turned over to the U.S. Forest Service in exchange for federal surplus lands, which were subsequently sold to fund a permanent open space trust fund. This fund provides a funding mechanism for development of appropriate park facilities and the ongoing management of open space.

In the 1980's, the State Legislature approved the creation of a state park along a 20 mile stretch of the Rio Grande through the middle of Albuquerque. Because of the trust fund, the city was able to take on the management of this park.

More recent actions include the Bosque Action Plan, approved in 1993 to jointly develop and manage bosque areas along the Rio Grande. A new quarter cent sales tax initiative approved in 1998 raised an additional \$36 million to purchase over 2,000 acres of new open space lands. Some of these included farm lands that are managed as cooperative farms by the Open Space Division.

The City created the Open Space Division, which manages and maintains Open Space lands. The Division includes three sections: Operations and Maintenance, Law Enforcement and Visitor Services. These three sections employ over 35 full time staff members.

Open Space and Park Ponds

Proposed Funding for Land Acquisition

FY 2008-09	\$1,700,000
FY 2009-10	\$1,500,000
FY 2010-11	\$1,500,000
FY 2011-12	\$1,500,000
Total	\$6,200,000

Projects

Open Space Land Acquisition	\$3,900,000
Saipan Park/Pond	\$ 364,000
Other Identified P/P projects and contingencies for acquisition	\$1,936,000*
Total	\$6,200,000

* Subject to City funding for their portion of park/pond development