



OPEN SPACE ADVISORY BOARD
Wednesday, December 8, 2010, 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 10, 2010
 - b. Changes to the Agenda
 - c. Presentation by Hunt Companies to add open space (two arroyos in the Franklin Hills Subdivision totaling approximately 100 acres in size) on Hunt property to the Priority Projects list for acquisition with the 10% funding from Stormwater.
Contact: Justin Chapman, Hunt Companies, Justin.chapman@huntcompanies.com
 - d. Status of stormwater funding for Open Space acquisition and restoration.
Contact: Nicholas J. Costanzo, EPWU, njcostanzo@epwu.org
 - e. An Ordinance Amending Title 2 (Administration and Personnel) Chapter 2.22 (Open Space Advisory Board), of the El Paso City Code to allow ex-officio members to be counted for quorums, to allow subcommittees, and to amend staff support for the Board.
Contact: Lupe Cuellar, Assistant City Attorney, (915) 541-4550,
cityattorney@elpasotexas.gov

Mayor
John F. Cook

City Council

District 1
Ann Morgan Lilly

District 2
Susannah M. Byrd

District 3
Emma Acosta

District 4
Carl L. Robinson

District 5
Rachel Quintana

District 6
Eddie Holguin Jr.

District 7
Steve Ortega

District 8
Beto O'Rourke

City Manager
Joyce A. Wilson



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

- (1) **SUB10-00100** Northern Pass Pond 3 – Being a portion of Tracts 1, 1B4, 2 and 3B1, Nellie D. Mundy Survey 242, and Tracts 1B5C and 1B5B2, S.J. Larkin Survey 266, and Northern Pass Drive Extension Unit Two, City of El Paso, El Paso County, Texas
LOCATION: East of Resler Drive and North of Northern Pass Drive
PROPERTY OWNER: Hunt Communities Holding, LLC
REPRESENTATIVE: CSA Design Group
DISTRICT: 1
APPLICATION TYPE: Resubdivision Combination
STAFF CONTACT: Justin Bass, (915) 541-4930, bassjd@elpasotexas.gov
- (2) **SUB10-00265** Paseo Del Norte Blvd #1 – Being a Portion of Tracts 1, 1B1, and 1B4, Nellie D. Mundy Survey 242, City of El Paso, El Paso County, Texas
LOCATION: East of Resler Drive and South of Northern Pass Road
PROPERTY OWNER: Cimarron Hunt Communities, LLC
REPRESENTATIVE: Kimley-Horn & Associates, Inc.
DISTRICT: 1
APPLICATION TYPE: Major Combination
STAFF CONTACT: Justin Bass, (915) 541-4930, bassjd@elpasotexas.gov
- (3) **SUB10-00247** Cumbre Estates #2 (Private) - Being a portion of Tract 1 and E.D. Strong Survey No. 217, City of El Paso, El Paso County, Texas
LOCATION: South of Zenith and West of Castellano
PROPERTY OWNER: Investment Builders Inc.
REPRESENTATIVE: Brock & Bustillos
DISTRICT: 1
APPLICATION TYPE: Major Combination
STAFF CONTACT: Raul Garcia, (915) 541-4935, garciar1@elpasotexas.gov
- (4) **SUB10-00268** Enchanted Hills #1- Being a portion of Tracts 8 and 9C, Laura E. Mundy Survey No. 238, City of El Paso, El Paso County, Texas
LOCATION: East of I10 and North of Transmountain
PROPERTY OWNER: E.P. Transmountain Residential
REPRESENTATIVE: Roe Engineering
DISTRICT: 1
APPLICATION TYPE: Major Combination
STAFF CONTACT: Raul Garcia, (915) 541-4935, garciar1@elpasotexas.gov



(5) **SUB10-00274** Coronado Springs Replat A - Being a replat of Coronado Springs
Subdivision, City of El Paso, El Paso County, Texas
LOCATION: North of Silver Springs and East of Thunderbird
PROPERTY OWNER: Issa Khlayel and Ahmed Ikhilail
REPRESENTATIVE: Del Rio Engineering
DISTRICT: 1
APPLICATION TYPE: Resubdivision Combination
STAFF CONTACT: Raul Garcia, (915) 541-4935, garciar1@elpasotexas.gov

4. **Discussion and Information** on the Saipan Park Pond Project.
Contact: Richard Garcia, (915) 240-3312, GarciaRG@elpasotexas.gov
5. **Discussion and Information** regarding the Mountain Development Vegetation Plan, the Native Plant Preservation Standard Plan, and the El Paso County Plant List for Re-vegetation on Restoration Projects.
Contact: Lois Balin, Texas Parks and Wildlife, Lois.Balin@tpwd.state.tx.us
6. **Discussion and Action** for the Chair to appoint a subcommittee to review and add Hillside Development Area standards to the Subdivision Ordinance.
Contact: Charlie Wakeem, OSAB Chair, charliewak@sbcglobal.net
7. **Discussion and Action** on the 2011 Open Space Advisory Board meeting schedule.
Contact: David A. Coronado, (915) 541-4632, CoronadoDA@elpasotexas.gov
8. **Discussion and Action:** Items for Future Agendas
9. **Adjournment**



EXECUTIVE SESSION

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

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





ADVISORY BOARD MINUTES

November 10, 2010

City Hall – 1:30 P.M.

8th Floor Conference Room

2 Civic Center Plaza, El Paso, Texas

Members Present: 7

Bill Addington (1:50), Terry Bilderback, James H. Tolbert, Charlie Wakeem, Richard Thomas, Kevin T. von Finger, Lois Anne Balin

Members Absent: 2

Luis Ruiz, Robert Ardovino

Member Vacancies: 0

Ex-Officio Members Present: 0

Planning and Economic Development Staff Present:

Mathew McElroy, Director – Planning; Philip Etiwe, Development Review Manager; Providencia Velazquez, Historic Preservation Officer, David Coronado, Lead Planner; Todd Taylor, Planner; Art Rubio, Senior Planner; Esther Guerrero, Planner; Andrew Salloum, Planner; Martha Macias, Accessibility Specialist; Justin Bass, Planner, Donna Martinez, Senior Secretary

Others Present:

Lupe Cuellar, Assistant City Attorney; Legal Department; Christina Montoya-Halter, Marketing and Communications Director, EPWU-PSB; Rudy Valdez, EPWU-PSB; Sal Masoud, Del Rio Engineering; Sal Alonzo and Melinda Banuelos, CSA Design Group, Inc.; Richard Marquez; Conrad Conde, Conde, Inc.; Oscar Perez, Brock & Bustillos; Glenn Keller; Georges Halloul, SLI Engineering, Inc.; Shamori R. Whitt, Open Space, Trails & Parks Coordinator; Trish Tanner, Jobe; Heather McMurray; Dr. Richard Bonart

1. Meeting Called to Order

Chair Wakeem called the meeting to order at 1:44 p.m.

2. Call to the public (for items not on the agenda)

None.

3. Discussion and Information: Presentation by Christina Montoya-Halter, El Paso Water Utilities. Contact: Christina Montoya-Halter, cmontoya@epwu.org

Ms. Montoya-Halter presented a video regarding the Northwest Master Plan.

4. Discussion and Action

- a. Approval of Minutes: October 27, 2010

Chair Wakeem asked Board Members if there were any additions/corrections/revisions.

- 1. Mr. von Finger requested:
Page 3, item 5, number 2 and the motion requested the words "air/land" be changed to "arid/land".
- 2. Ms. Balin:
Page 4, item 6, Ms. Balin stated she had emailed Chair Wakeem and Mr. Coronado documents, to be distributed and discussed at this meeting, regarding Standards for Native Plant Restoration. Chair Wakeem and Mr. Coronado did not receive the email.
- 3. Mr. Tolbert requested:
Page 2, item 2.c. under "**IN SUMMARY**", Mr. Tolbert stated he had not nominated himself; he explained he stated he would make himself available. Staff will delete the following from the minutes: "*Mr. Tolbert nominated himself to act as Vice-chair for the Board*".
- 4. Chair Wakeem requested:
Page 4, item 4. remove the "g" from *Baling*.

MOTION:

Motion made by Mr. Thomas, seconded by Ms. Balin and UNANIMOUSLY CARRIED TO APPROVE THE MINUTES FOR OCTOBER 27, 2010 WITH CHANGES AS READ INTO THE RECORD.

- b. Changes to the Agenda

There were no changes.

- c. An Ordinance Amending Title 2 (Administration and Personnel) Chapter 2.22 (Open Space Advisory Board), of the El Paso City Code to allow ex-officio members to be counted for quorums, to allow subcommittees, and to amend staff support for the Board. Contact: Lupe Cuellar, Assistant City Attorney, (915) 541-4550, cityattorney@elpasotexas.gov

Section 2.22.060 Subcommittees

Board Members revised the ordinance language to read:

" ... the number of non-board members can never exceed or equal the number of board members."

MOTION:

Motion made by Mr. Thomas, seconded by Mr. von Finger and UNANIMOUSLY CARRIED TO APPROVE CHANGING THE ORDINANCE LANGUAGE.

REZONING

Ms. Guerrero gave a PowerPoint presentation and noted ZON10-00085 and ZON10-00086 were related (presentation on file). Staff recommends approval; additionally, per the Transportation Department, the applicant is required to submit a revised TIA.

Mr. Sal Alonzo, CSA Design Group, Inc., had no comment.

Chair Wakeem noted the applicant has stated he would like to give a presentation to the Board regarding efforts to save the arroyo.

Chair Wakeem asked if members of the audience were present to comment on the request.

Ms. McMurray wondered how far away the quarry is from the parcels that will be rezoned R-3 (Residential).

MOTION:

Motion made by Mr. Tolbert, seconded by Mr. von Finger and UNANIMOUSLY CARRIED TO APPROVE ZON10-00085 AND ZON10-00086.

(3)	ZON10-00086	<u>Parcel 1:</u> Portion of Tracts 1 and 1A1, Nellie D. Mundy Survey 242, and Tracts 1B5C and 1B5B2, S.J. Larkin Survey 266, El Paso, El Paso County, Texas
		<u>Parcel 2:</u> Portion of Tracts 1 and 3A, Nellie D. Mundy Survey 242 and Tract 1B4C, S.J. Larkin Survey 266, El Paso, El Paso County, Texas
	LOCATION:	Paseo Del Norte Road, West of Northern Pass Drive
	ZONING:	C-3/c (Commercial/condition)
	REQUEST:	Release zoning condition imposed by Ordinance No. 15672 (See condition for Parcels 6 & 9 as per attached ordinance)
	EXISTING USE:	Vacant
	PROPERTY OWNER:	Hunt Communities Holdings, LLC & Hill 262 Partners, LTD
	REPRESENTATIVE:	CSA Design Group, Inc.
	DISTRICT:	1
	STAFF CONTACT:	Esther Guerrero, (915) 541-4720, GuerreroEX@elpasotexas.gov

Ms. Guerrero gave a PowerPoint presentation and noted ZON10-00085 and ZON10-00086 were related. (presentation on file) Staff recommends approval; additionally, per the Transportation Department, the applicant is required to submit a revised TIA.

Mr. Sal Alonzo, CSA Design Group, Inc., had no comment.

Chair Wakeem asked if members of the audience were present to comment on the request.

MOTION:

Motion made by Mr. Tolbert, seconded by Mr. von Finger and UNANIMOUSLY CARRIED TO APPROVE ZON10-00085 AND ZON10-00086.

- (4) **ZON10-00088:** All of Lot 10 and North 20 feet of Lot 9, Block 192, Alexander Subdivision, City of El Paso, El Paso County, Texas
- LOCATION:** 2419 N Stanton St
- ZONING:** C-1/NCO (Commercial/Neighborhood Conservancy Overlay)
- REQUEST:** Parking Reduction
- PROPOSED USE:** Retail
- PROPERTY OWNER:** Quality Co. Investments
- APPLICANT:** Gabriel Gonzalez
- REPRESENTATIVE:** Richard Marquez
- DISTRICT:** 1
- STAFF CONTACT:** Andrew Salloum, 915-541-4633, SalloumAM@elpasotexas.gov

Mr. Salloum gave a PowerPoint presentation; Ms. Macias provided sign language interpretation. The applicant is required to submit a parking study; following the submittal of the parking study, the request will be presented to the DCC (Development Coordinating Committee) for review. Staff recommends approval pending submittal of the parking study and a revised site plan.

Mr. Richard Marquez, representative, had no comment.

Chair Wakeem asked if members of the audience were present to comment on the request. There were none.

MOTION:

Motion made by Mr. von Finger, seconded by Ms. Balin and UNANIMOUSLY CARRIED TO APPROVE SUBJECT TO THE PARKING STUDY.

Chair Wakeem amended the motion to add "*subject to the traffic*".

Mr. Tolbert clarified the motion is to approve "*subject to the parking study*".

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

- (1) **SUB10-00230** Camelot Heights #2 Replat C – Being a Replat of Lot 12, Block 8, Camelot Heights #2 Replat B, City of El Paso, El Paso County, Texas
- LOCATION:** West of Stanton Street and North of Buckingham Drive
- PROPERTY OWNER:** Direct Home Sales, Inc.
- REPRESENTATIVE:** Conde, Inc.
- DISTRICT:** 1
- STAFF CONTACT:** Justin Bass, (915) 541-4930, BassJD@elpasotexas.gov

Mr. Bass gave a PowerPoint presentation and stated Staff recommends approval of the request.

Mr. Conrad Conde, Conde, Inc., had no comment.

Chair Wakeem asked if members of the audience were present to comment on the request. There were none.

MOTION:

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

(2) SUB10-00259 Coronado Ridge Estates Replat A - Being a replat of Lot 11, Block 1, Coronado Ridge Estates, City of El Paso, El Paso County, Texas
LOCATION: East of Stanton and South of Firedale
PROPERTY OWNER: Glenn S. & Margaret Keller
REPRESENTATIVE: Brock & Bustillos
DISTRICT: 1
STAFF CONTACT: Raul Garcia, (915) 542-4935, GarciaR1@elpasotexas.gov

Mr. Bass gave a PowerPoint presentation and noted the property is located within the Hillside Development Area (HDA). Staff recommends approval. He explained the overall density changes very slightly when a lot is subdivided.

Mr. Oscar Perez, Brock & Bustillos Inc., explained the percentage of the grade/slope varies, between 20% to 40%.

Chair Wakeem would like to see Design Standards for the HDA.

1ST MOTION:

Motion made by Mr. Addington to table the request until information regarding the percentage of the grade/slope can be presented to the Board. The Motion failed for lack of a second.

Chair Wakeem asked if members of the audience were present to comment on the request. There were none.

2ND AND FINAL MOTION:

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

NAY: Mr. Addington

ABSTAIN: Ms. Balin

(3) SUB10-00263: Tuscany At Ridgeview #2 Amending Plat – Being an Amending Plat of Lots 46 & 47, Block 41, Tuscany at Ridgeview #2, City of El Paso, El Paso County, Texas
LOCATION: West of Franklin Hills Street and North of Wind Ridge Drive
PROPERTY OWNER: Acro Developers II Limited Partnership
REPRESENTATIVE: SLI Engineering, Inc.
DISTRICT: 1
STAFF CONTACT: Justin Bass, (915) 541-4930, BassJD@elpasotexas.gov

Mr. Bass gave a PowerPoint presentation.

Mr. Georges Halloul, SLI Engineering, Inc., had no comments.

Chair Wakeem asked if members of the audience were present to comment on the request. There were none.

MOTION:

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

5. **Discussion and Action** regarding the Natural Open Space Ordinance Subcommittee progress and outcome. Contact: David A. Coronado, (915) 541-4632, CoronadoDA@elpasotexas.gov

Mr. McElroy gave background information regarding the original Natural Open Space ordinance language.

BOARD MEMBER CLARIFICATION/CONCERNS/COMMENTS:

1. **Section 6. Appendix A, Table of Permissible Uses "D" Livestock grazing**
Ms. Balin wondered how livestock grazing could be a permitted use.
For example, Mr. McElroy explained, Bowen Ranch could be preserved as an historic ranch under the new ordinance language.
2. **Section 1. 20.02.648 and Appendix A, Table of Permissible Uses "D" Garage or lot, parking (community)**
Mr. von Finger referred to the last sentence in 20.02.648, "Open space shall not include driveways, parking lots or other surfaces designed or intended for vehicular travel or storage" and noted "D" Garage or lot, parking (community)" and "D" Streets and ROW (public or private)" were permissible uses; he felt this was contradictory.
Ms. Cuellar concurred with Mr. von Finger that the language needed clarifying.
3. **20.02.651**
Mr. von Finger recommended revising the ordinance language to read:
"Natural Open Space is intended but not required to ..."
Board Members and Staff were in favor of the revision.
4. **20.10.385 Natural Open Space., C. Property Development Standards., 2. Screening Walls**
Mr. von Finger read the ordinance language into the record "No screening wall or fence shall be placed to impede normal flow of water or restrict visibility." He felt the language needed clarification as screening walls restrict visibility.
20.16.020 Mandatory walls. Mr. von Finger noted mandatory walls are also screening walls due to the construction material.
Definitions of "Screening wall" and "Perimeter wall" will be inserted in the ordinance.

Chair Wakeem asked if members of the audience were present to comment.

Ms. McMurray commented on transferring development rights and wondered if conservancy rights within the Natural Open Space would increase the value of the development by selling those conservancy rights.

MOTION:

Motion made by Mr. von Finger, seconded by Mr. Thomas and UNANIMOUSLY CARRIED TO ADOPT THE ORDINANCE AS CORRECTED.

6. **Discussion and Action** to designate a member to serve on the City Plan Commission subcommittee for the City's Comprehensive Plan Rewrite.
Contact: Fred Lopez, LopezAR@elpasotexas.gov

Mr. McElroy explained there are 19 members of the City's Comprehensive Plan Rewrite subcommittee.

Chair Wakeem volunteered himself as the Open Space Advisory Board member to serve on the City's Comprehensive Plan Rewrite subcommittee.

MOTION:

Motion made by Mr. Tolbert, seconded by Ms. Balin and UNANIMOUSLY CARRIED THAT CHAIR WAKEEM REPRESENT THE OPEN SPACE ADVISORY BOARD TO THE CITY'S COMPREHENSIVE PLAN REWRITE SUBCOMMITTEE.

7. **Discussion and Action** on the Open Space Advisory Board meeting schedule.
Contact: David A. Coronado, (915) 541-4632, CoronadoDA@elpasotexas.gov

Mr. Coronado referred to the 2010 and 2011 Open Space Advisory Board meeting schedules and asked Board Members if they would like to add/remove/cancel any meetings.

Chair Wakeem requested the November 24th OSAB meeting be deleted, the next OSAB meeting will be December 8, 2010.

MOTION:

Motion made by Mr. Tolbert, seconded by Ms. Balin and UNANIMOUSLY CARRIED TO CANCEL ONLY THE MEETING FOR NOVEMBER 24TH.

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

December 8, 2010

1. Ms. Balin requested Staff post an item for "Discussion and Information" regarding revegetation.
2. Mr. Tolbert requested an accounting update on the Saipan Project Stormwater Funding. Chair Wakeem added a representative from EPWU-PSB should be present.
3. Additionally, Mr. Tolbert requested an update regarding Dover-Kohl and the Transmountain Project. Mr. McElroy responded Council has not yet approved additional funding for Dover-Kohl projects. Chair Wakeem requested the item be placed on the agenda, tentatively.
4. Mr. von Finger requested city Staff discuss the status regarding stormwater funds for restoration of open space. Chair Wakeem stated the item would be discussed concurrent with the Saipan Project Stormwater Funding.

Ms. Balin asked if Board Members would be receiving a copy of the Dover-Kohl Comprehensive Plan rewrite. Mr. McElroy explained that was the Dover-Kohl ASARCO Plan and should not have been distributed.

Following the meeting, Mr. Coronado will email the Dover-Kohl charette meeting dates and times to Board Members.

9. **Adjournment**

MOTION:

Motion made by Mr. von Finger, seconded by Mr. Thomas and UNANIMOUSLY CARRIED TO ADJOURN THE MEETING AT 3:15 P.M.

Minutes prepared by Donna Martinez



City of El Paso – City Plan Commission Staff Report

Case No: SUB10-00100 Northern Pass Pond 3
Application Type: Resubdivision Combination
CPC Hearing Date: December 16, 2010
Staff Planner: Justin Bass, 915-541-4930, bassjd@elpasotexas.gov
Location: East of Resler Drive and North of Northern Pass Drive
Legal Description Acreage: 21.19 acres
Rep District: 1
Existing Use: Ponding Facility
Existing Zoning: R-3A/c, C-3/c, & A-O/c
Proposed Zoning: R-3A/c, C-3/c, & A-O/c
Nearest School: Hut Brown Middle School (1.50 miles)
Nearest Park: Cimarron Park (0.65 mile)
Impact Fee Area: A portion of this property is within the Westside Impact Fee Service Area and will be subject to impact fees.
Property Owner: Cimarron Hunt Communities, LLC
Applicant: CSA Design Group, Inc.
Representative: CSA Design Group, Inc.

SURROUNDING ZONING AND LAND USE

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

THE PLAN FOR EL PASO DESIGNATION: Parks and Open Space, Mixed-Use, Commercial, & Residential

APPLICATION DESCRIPTION

The subdivider proposes to dedicate a 22.29-acre retention pond and drainage right-of-way. The pond has been constructed in accordance with the Conditional Letter of Map Revision (CLOMR) submitted to FEMA. The purpose of this plat is to dedicate the pond to the City for maintenance.

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

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends *pending* of Northern Pass Pond 3 on a **Resubdivision Combination** basis subject to the following conditions and requirements:

Planning Division Recommendation:

Pending

Land Development:

We have reviewed subject plat and recommend **Approval**.

No Objections

El Paso Dept. of Transportation:

No objections to the subdivision. Additional information may be required regarding the crossing of Paseo del Norte (Artcraft).

Engineering Department-Floodplain:

Flood zone is a zone A2, B, and C. B And C are a low risk area-minimal flooding, where zone A3 is a special flood hazard area. Located on panel 480214-0017C.

Ponding area's improvements plans will need to be submitted for re-review to reflect the CLOMR submitted. The improvements of the flumes into the pond need to also be reviewed.

Parks and Recreation Department:

Please note that this Subdivision is being excluded from the calculation for parkland dedication ordinance **Title 19, Section 19.20 – Parks and Open Space** as noted below.

19.20.6 Exclusions from Dedication Requirements.

Exclusions. The following shall be excluded from the calculation for parkland dedication. In all instances, the burden of proof shall be on the subdivider to demonstrate that the plat meets the requirements of this section:

(8) Land shown within a subdivision, whether residential or nonresidential, which is designated for use as a public facility.

El Paso Water Utilities:

1. EPWU Planning & Development section does not object to this request.
2. The Portion of the subdivision north of Northern Pass Drive 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.

Stormwater Division:

We have no problem proceeding with this case. The Developer has relocated some mitigation easements of concern to us, and we will send revised comments early next week. Please proceed with the case.

Waiting on revised comments.

El Paso Fire Department:

No comments received.

911

No comments received.

Sun Metro:

No opposition.

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 Development Services Department – Planning Division the following prior to recording of the subdivision.
 - a. Current certified tax certificate(s)
 - b. Current proof of ownership
 - c. Release of access document, if applicable
 - d. Set of restrictive covenants, if applicable
 - e. Deed for property to be dedicated as parkland.
2. Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivision. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.
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

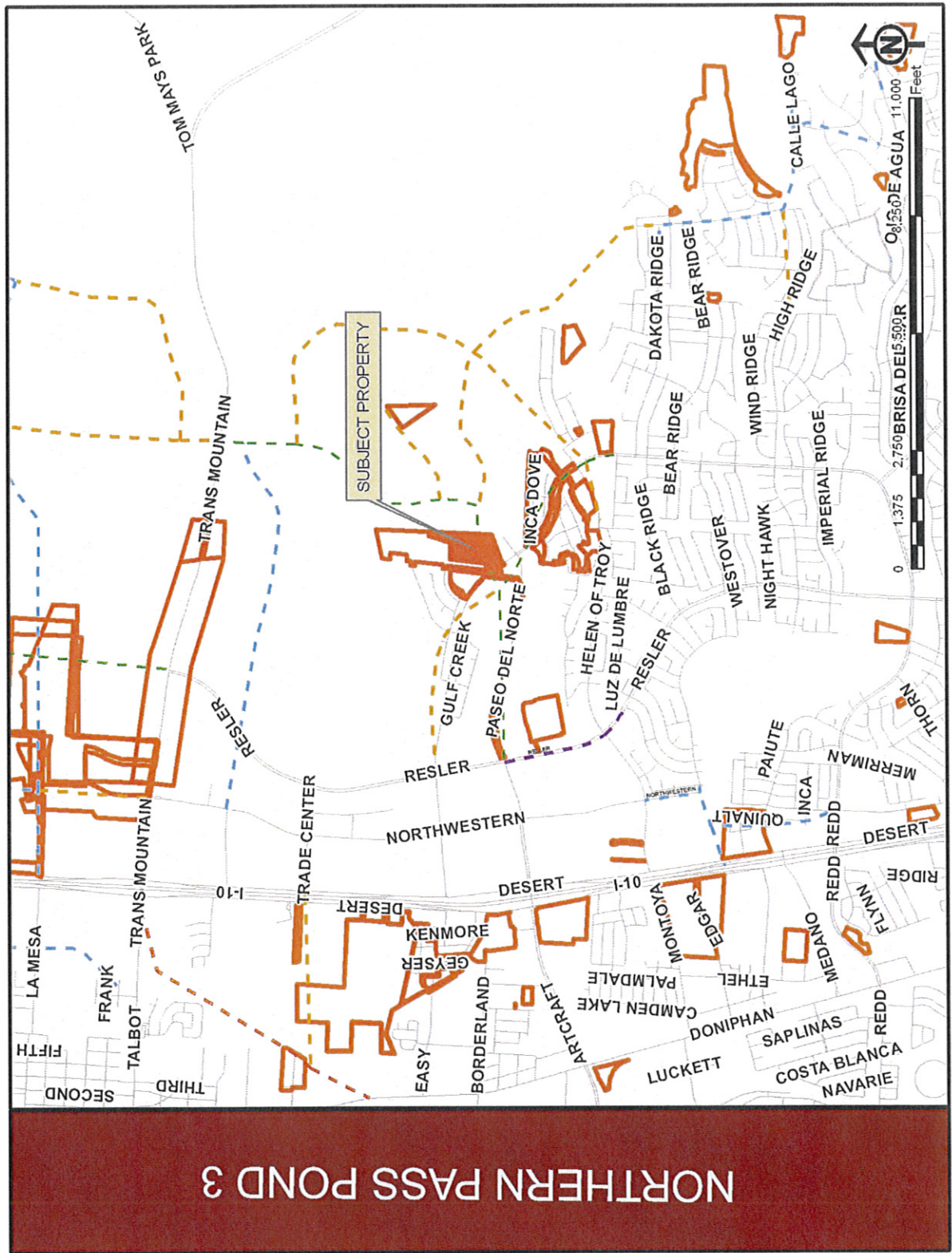
Meter Size	Meter Capacity Ratio	Water*	Wastewater
Less than 1 inch	1.00	\$ 659.00	\$927.00
1 inch	1.67	\$1,101.00	\$1,548.00
1½ inch	3.33	\$2,195.00	\$3,087.00
2 inch	5.33	\$3,514.00	\$4,941.00
3 inch	10.00	\$6,593.00	\$9,270.00
4 inch	16.67	\$10,990.00	\$15,453.00
6 inch	33.33	\$21,973.00	\$30,897.00

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

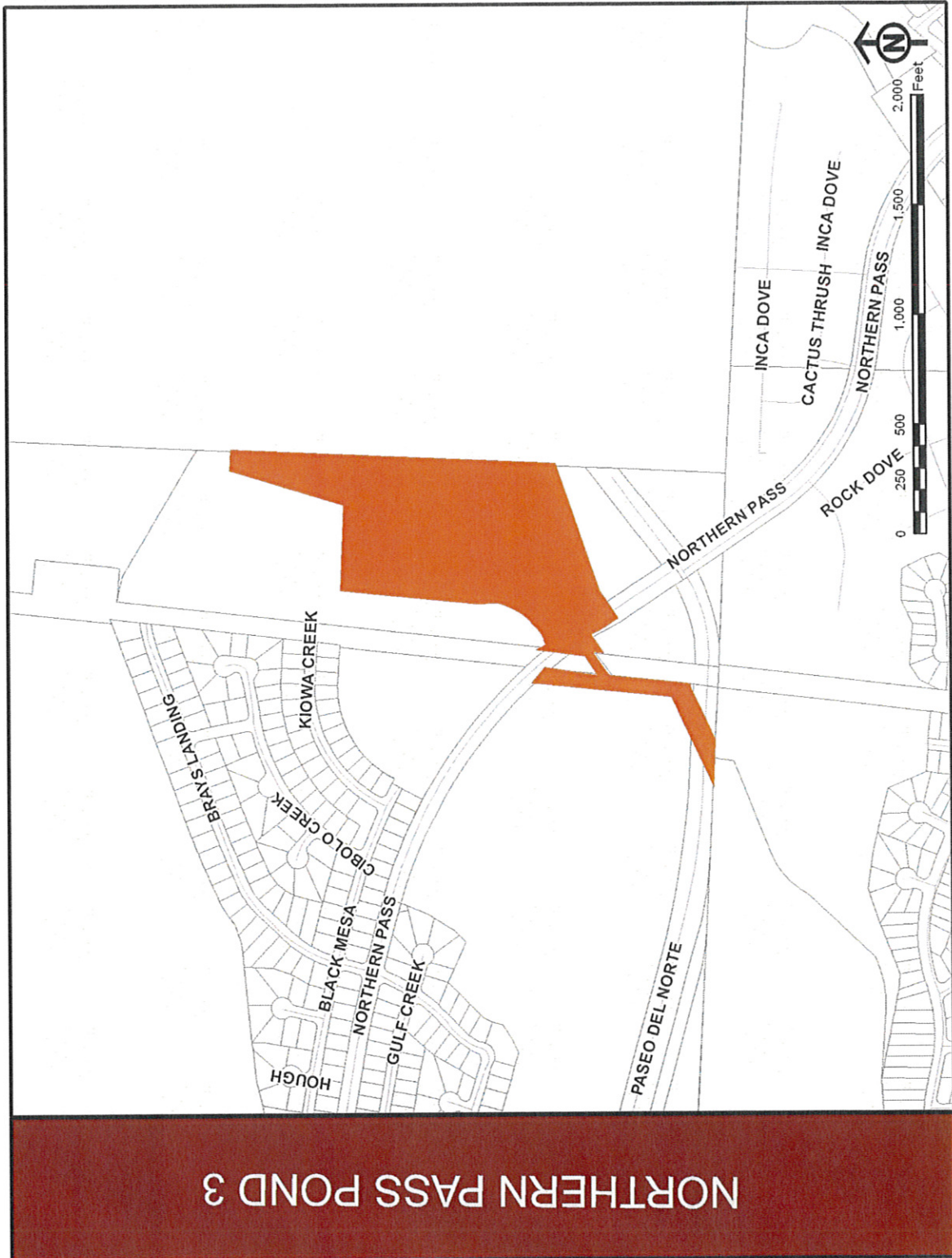
DRAFT

ATTACHMENT 1



NORTHERN PASS POND 3

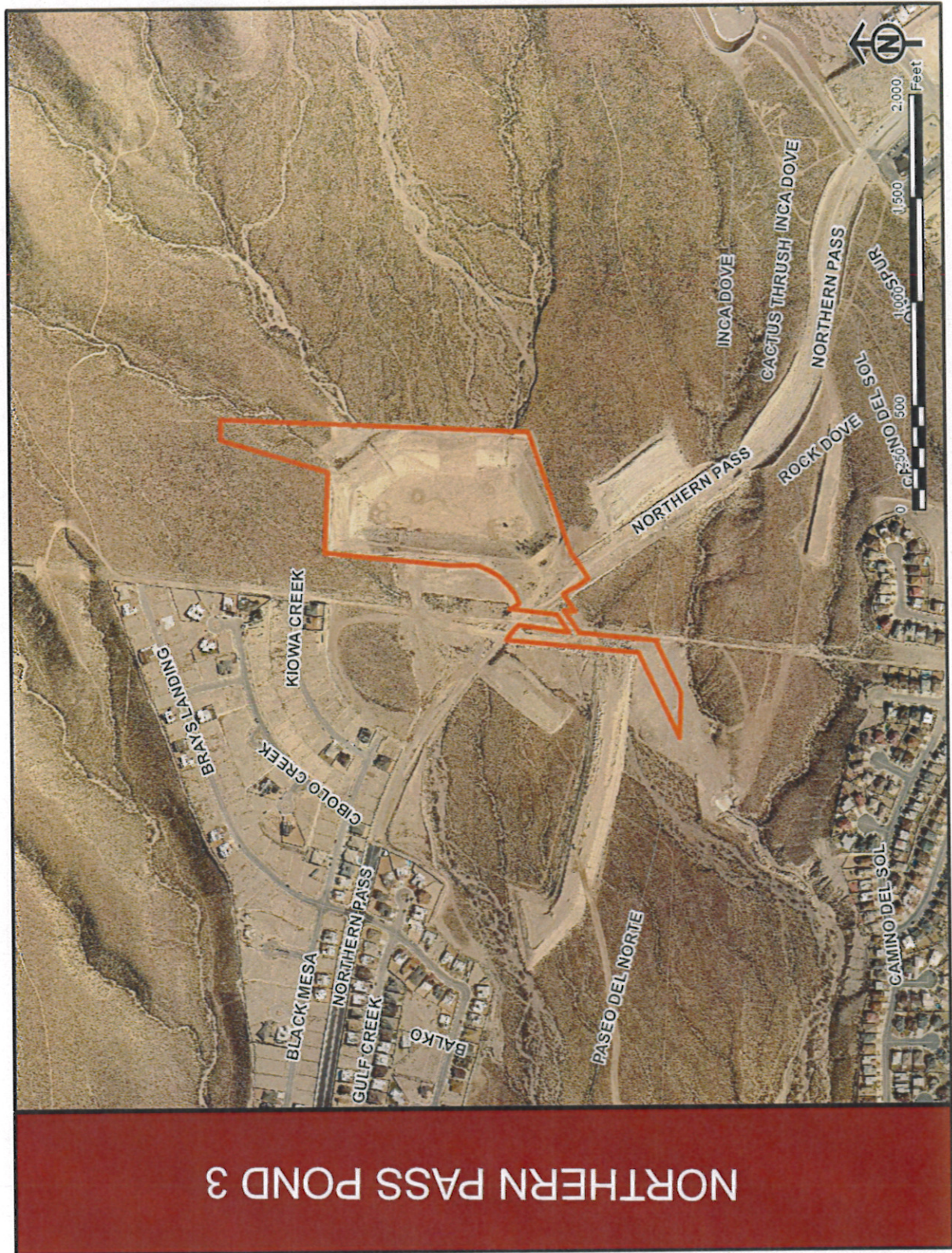
ATTACHMENT 2



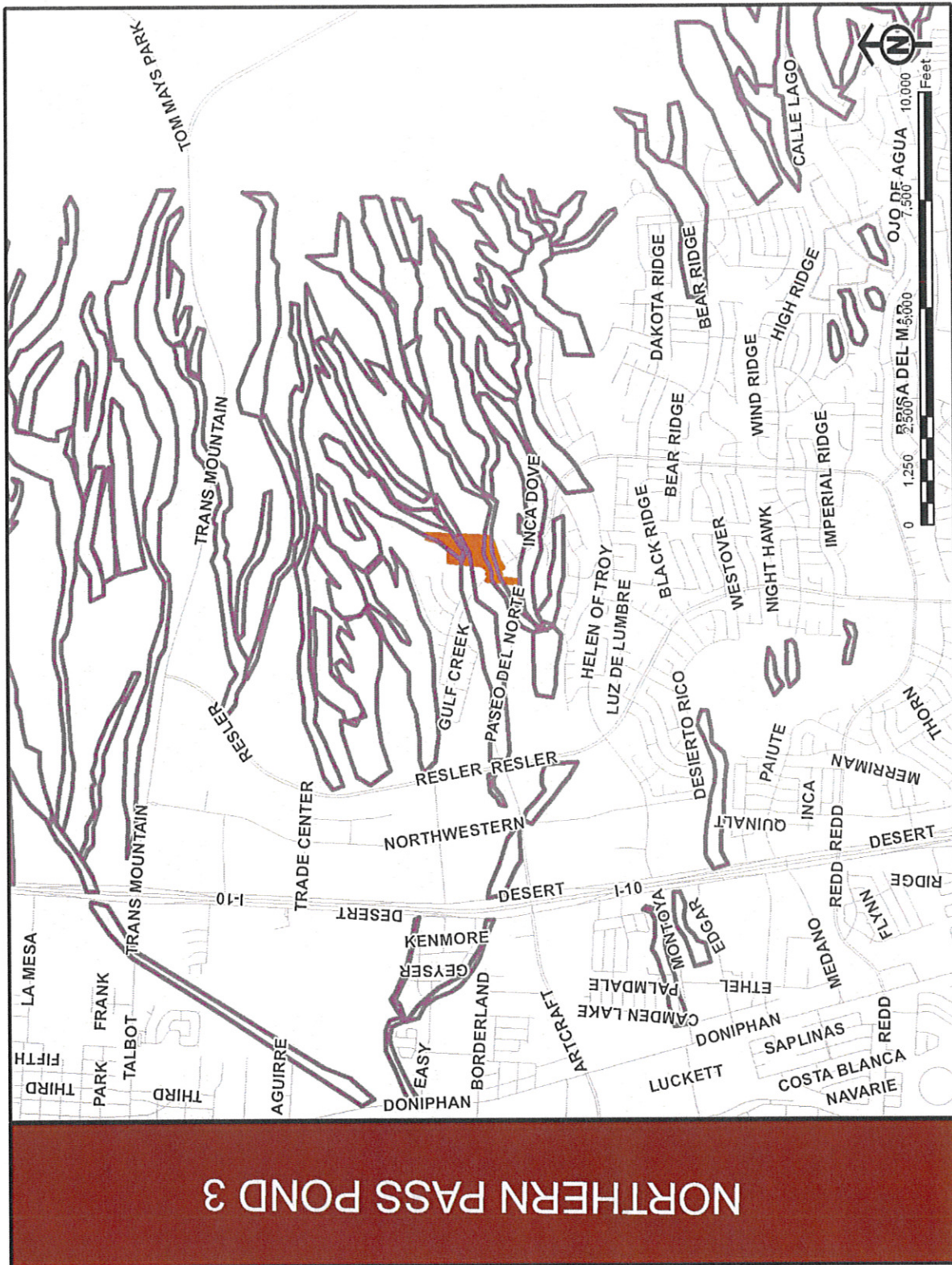
ATTACHMENT 3



ATTACHMENT 4

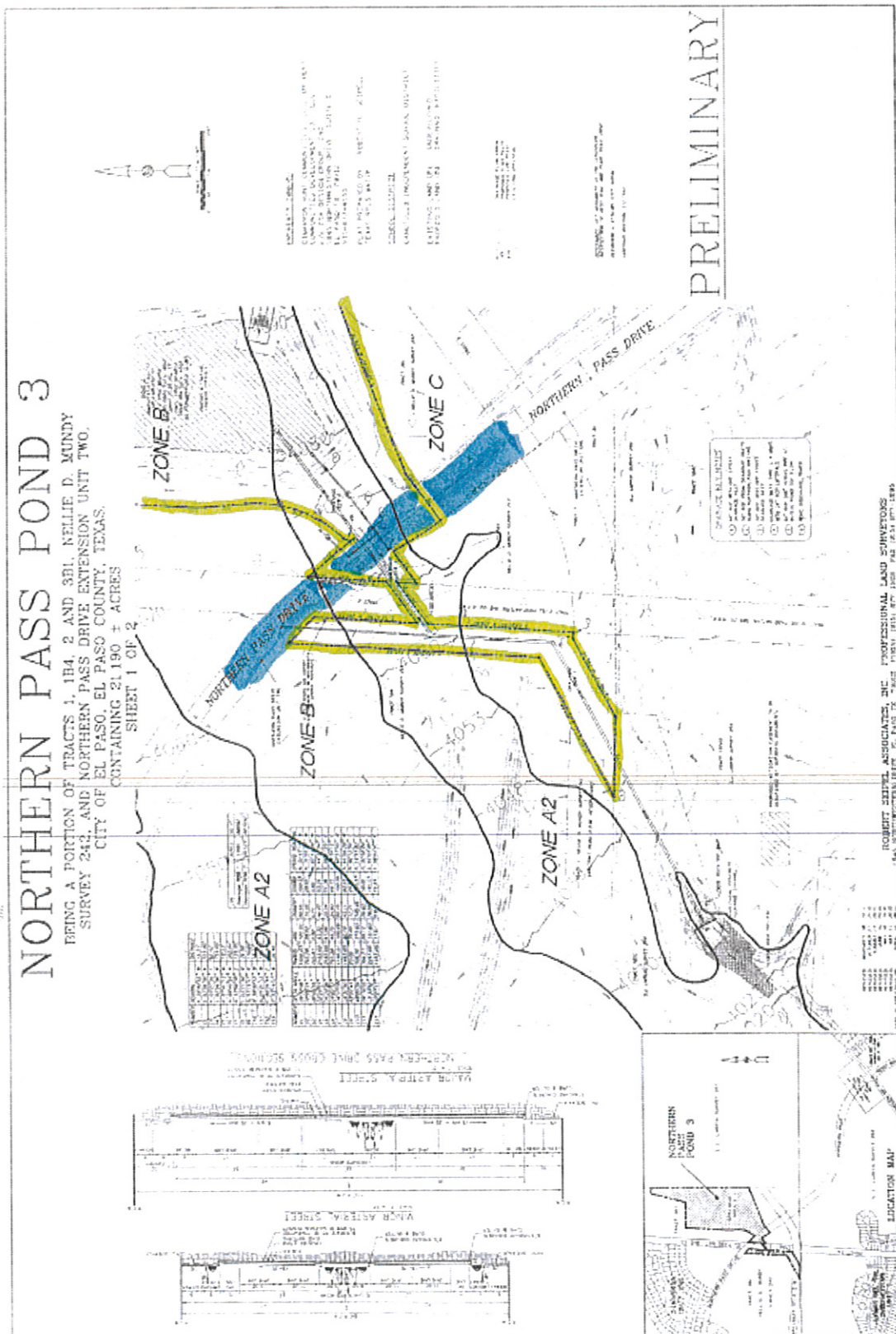


ATTACHMENT 5



ATTACHMENT 6



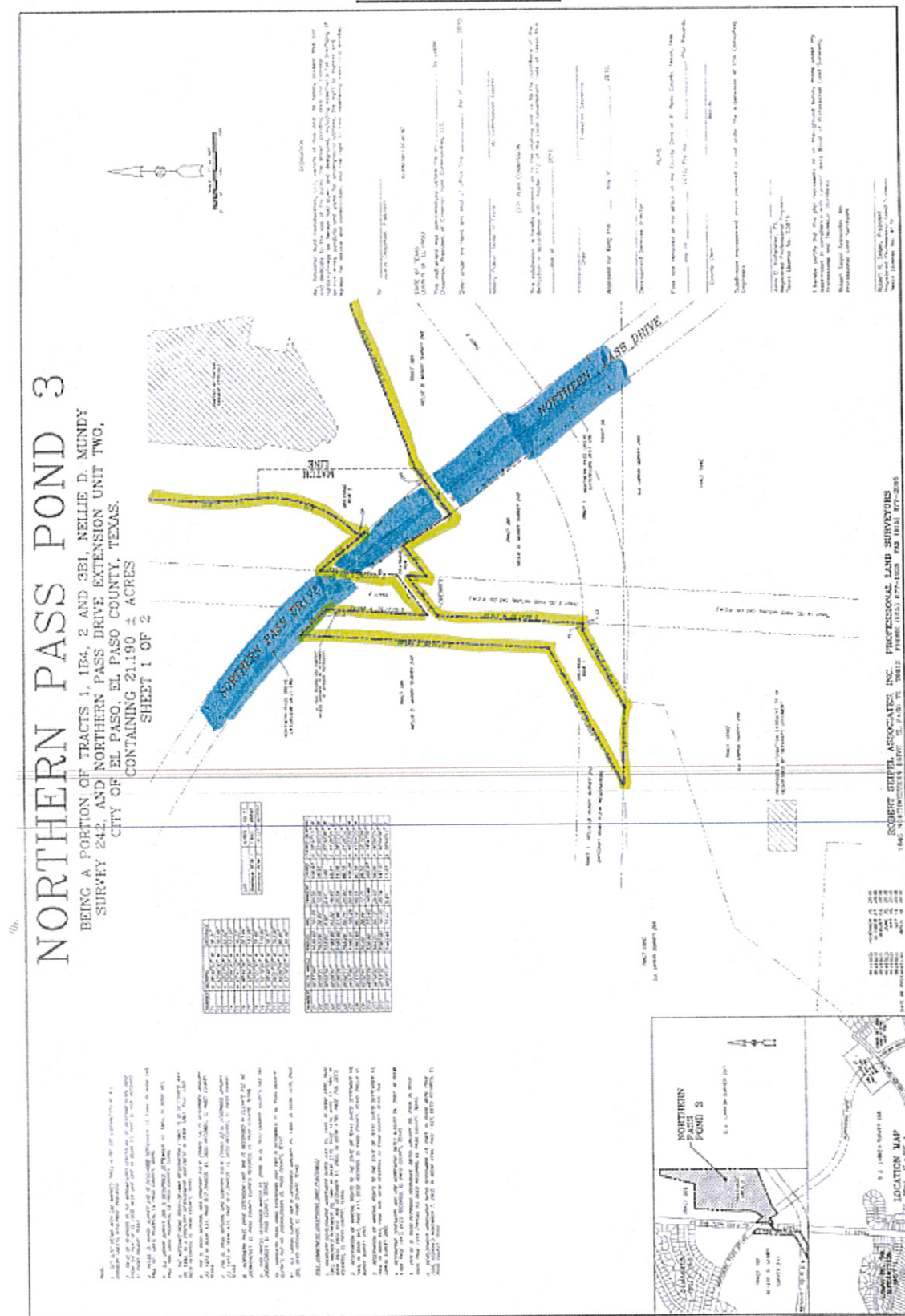


EL. PASS, EL. PASS CONT.
CONTAINING 21.90 ± ACRES
SHEET 2 OF 2

1. NAME : JOHN J. BROWN
 2. ADDRESS : 1234 MAIN ST.
 3. CITY : NEW YORK
 4. STATE : NY
 5. ZIP : 10001
 6. PHONE : 212-555-1234
 7. DATE : 10/25/78
 8. SIGNATURE : JOHN J. BROWN
 9. PRINTED NAME : JOHN J. BROWN
 10. DATE : 10/25/78
 11. TIME : 10:30 AM
 12. LOCATION : NEW YORK
 13. REMARKS : ALL INFORMATION IS TRUE AND CORRECT.
 14. SIGNATURE : JOHN J. BROWN
 15. PRINTED NAME : JOHN J. BROWN
 16. DATE : 10/25/78
 17. TIME : 10:30 AM
 18. LOCATION : NEW YORK
 19. REMARKS : ALL INFORMATION IS TRUE AND CORRECT.
 20. SIGNATURE : JOHN J. BROWN
 21. PRINTED NAME : JOHN J. BROWN
 22. DATE : 10/25/78
 23. TIME : 10:30 AM
 24. LOCATION : NEW YORK
 25. REMARKS : ALL INFORMATION IS TRUE AND CORRECT.

PRELIMINARY

ROBERT SWIFT ASSOCIATES, INC. PROFESSIONAL LAND SURVEYORS
20012 PROGRESS BLVD. #77-1000 P.O. BOX 1077, 3006
ALBUQUERQUE, NEW MEXICO 87112



10.17	10.18	10.19	10.20
10.21	10.22	10.23	10.24

ATTACHMENT 9



CITY PLAN COMMISSION APPLICATION FOR RESUBDIVISION COMBINATION APPROVAL

DATE: 6-14-16

FILE NO. SUB10-00100

SUBDIVISION NAME: Northern Pass Pond 3

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
Being a portion of Tracts 1, 1B4, 2 and 3B1, Nellie D. Mundy Survey 242, Tracts 1B5C and 1B5B2, S.J. Larkin Survey 266 and Northern Pass Extension Unit Two, City of El Paso, El Paso County, Texas.

2. Property Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	_____	_____	Office	_____	_____
Duplex	_____	_____	Street & Alley	<u>0.673</u>	<u>1</u>
Apartment	_____	_____	Ponding & Drainage	<u>21.620</u>	<u>2</u>
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	<u>7.858</u>	<u>6</u>
Park	_____	_____	<u>mitigation</u>	_____	_____
School	_____	_____	<u>areas</u>	_____	_____
Commercial	_____	_____	Total No. Sites	_____	_____
Industrial	_____	_____	Total (Gross) Acreage	<u>+/- 22.293</u>	_____

3. What is existing zoning of the above described property? C-1, C-3, R-3a Proposed zoning? _____

4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes X No _____

5. What type of utility easements are proposed: Underground _____ Overhead _____ Combination of Both X

6. What type of drainage is proposed? (If applicable, list more than one)
ponding, sheet flow, drainage system

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
please refer to attached letters

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).

12. Owner of record Hunt Communities Holding, LLC (c/14)
(Name & Address) (Zip) (Phone)

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

14. Engineer CSA Design Group, 1845 Northwestern Drive, Ste C 79912 877-4155
(Name & Address) (Zip) (Phone)
salonzo@csaengineers.com

CASHIER'S VALIDATION OWNER SIGNATURE: _____
FEE: \$1,083.00 REPRESENTATIVE: _____

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

DK



City of El Paso – City Plan Commission Staff Report

Case No: SUB10-00265 Paseo Del Norte Blvd. Unit One
Application Type: Major Combination
CPC Hearing Date: December 16, 2010
Staff Planner: Justin Bass, 915-541-4930, bassjd@elpasotexas.gov
Location: East of Resler Drive and South of Northern Pass Drive
Legal Description Acreage: 6.68 acres
Rep District: 1
Existing Use: Vacant
Existing Zoning: C-3/c & C-1
Proposed Zoning: C-3/c & R-3A
Nearest School: Hut Brown Middle School (0.75 mile)
Nearest Park: Cimarron Park (0.42 mile)
Impact Fee Area: Not in Impact Fee Area
Property Owner: Cimarron Hunt Communities, LLC
Applicant: Kimley-Horn and Associates, Inc.
Representative: Kimley-Horn and Associates, Inc.

SURROUNDING ZONING AND LAND USE

North: C-3/c (Commercial/ conditions)/ Vacant
South: C-3/c (Commercial/ conditions) & C-1 (Commercial)/ Vacant
East: C-3/c (Commercial/ conditions) & C-1 (Commercial)/ Vacant
West: C-4 (Commercial)/ Vacant

THE PLAN FOR EL PASO DESIGNATION: Mixed-Use & Commercial

APPLICATION DESCRIPTION

The applicant proposes to subdivide a 6.68-acre parcel of property, measuring approximately 120 feet by 1,090 feet. The subdivision will dedicate land for right-of-way to be developed as a portion of Paseo Del Norte Boulevard, from Resler Drive eastward. This project has been vested under the previous subdivision code.

The applicant is requesting the following modifications:

- Modification to Section 3-9 of the Subdivision Improvement Design Standards to allow for a modified Major Arterial cross-section.
- Modification of Section 19.16.050 with regard to submittal of Stormwater Design to submit plans under Section 19.19 of the current code.

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

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends *pending* of Paseo Del Norte Blvd. Unit One on a **Major Combination** basis subject to the following conditions and requirements:

Planning Division Recommendation:

Pending

Land Development:

We have reviewed subject plat and recommend **Approval**.

1. Applicant shall **continue** to coordinate with FEMA to comply with the requirements for developing in a Special Flood Hazard floodplain area.
2. Approval of CLOMR and LOMR applications shall be secured prior to approval of the subdivision improvement plans.
3. Developer / Engineer shall comply with section 18.60 Flood Damage Prevention of the El Paso Municipal Code prior to recording of the plat, if applicable.
4. Applicant shall **continue** to coordinate with the U.S. Army Corps of Engineers for the requirements and compliance of the Clean Water Act; 401 and/or 404 permits may be required.
5. The Subdivision Improvement Plans along with appropriate application shall be submitted, processed and approved prior to the plat being recorded.
6. Proposed street cross-section and classifications shall comply with City's Subdivision Standards and Ordinances, a design modification request shall be submitted to the Planning Division.
7. Provide print-out of the mathematical closure of the exterior boundary of the subdivision indicating the error of closure.

El Paso Dept. of Transportation:

Pending revised comments.

Engineering Department-Floodplain:

No comments received.

Parks and Recreation Department:

We have reviewed **Paseo Del Norte Blvd. #1**, a major combination plat map and offer no objections to this application.

Please note that this Subdivision is being excluded from the calculation for parkland dedication ordinance Title 19, Subdivisions, **Chapter 19.20 Parks and Open Space** as noted below.

19.20.060 - Exclusions from Dedication Requirements.

Exclusions. The following shall be excluded from the calculation for parkland dedication. In all instances, the burden of proof shall be on the subdivider to demonstrate that the plat meets the requirements of this chapter:

H. Land shown within a subdivision, whether residential or nonresidential, which is designated for use as a public facility. (*Ord. 16882 § 2 (part), 2008*)

El Paso Water Utilities:

1. EPWU Planning & Development section does not object to this request.

Water

2. There is an existing 36-inch diameter water transmission main along the western side of Resler Drive. There is an existing 24-inch diameter water main that connects from the 36-inch diameter main and extends towards the east within the limit of Paseo Del Norte Blvd for approximately 120-feet. No direct service connections are allowed to these mains as per the El Paso Water Utilities – Public Service Board Rules & Regulations.

Sewer

3. There is a proposed 15-inch diameter sanitary sewer main that is being constructed as part of the TXDOT project for the extension of Paseo Del Norte from Northwestern Drive to Resler Drive. This main will dead end approximately 30-feet east of the eastern right-of-way line of Resler Drive.

Reclaimed

4. There is an existing 20-inch diameter reclaimed water (non-potable) water main along the east side of Resler Drive.

General

5. Water and sanitary sewer main extensions are required along the proposed Paseo Del Norte Boulevard. The owner is responsible for all extension costs.

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

Stormwater Division:

No comments received.

El Paso Fire Department:

El Paso Fire Department has no objections.

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.

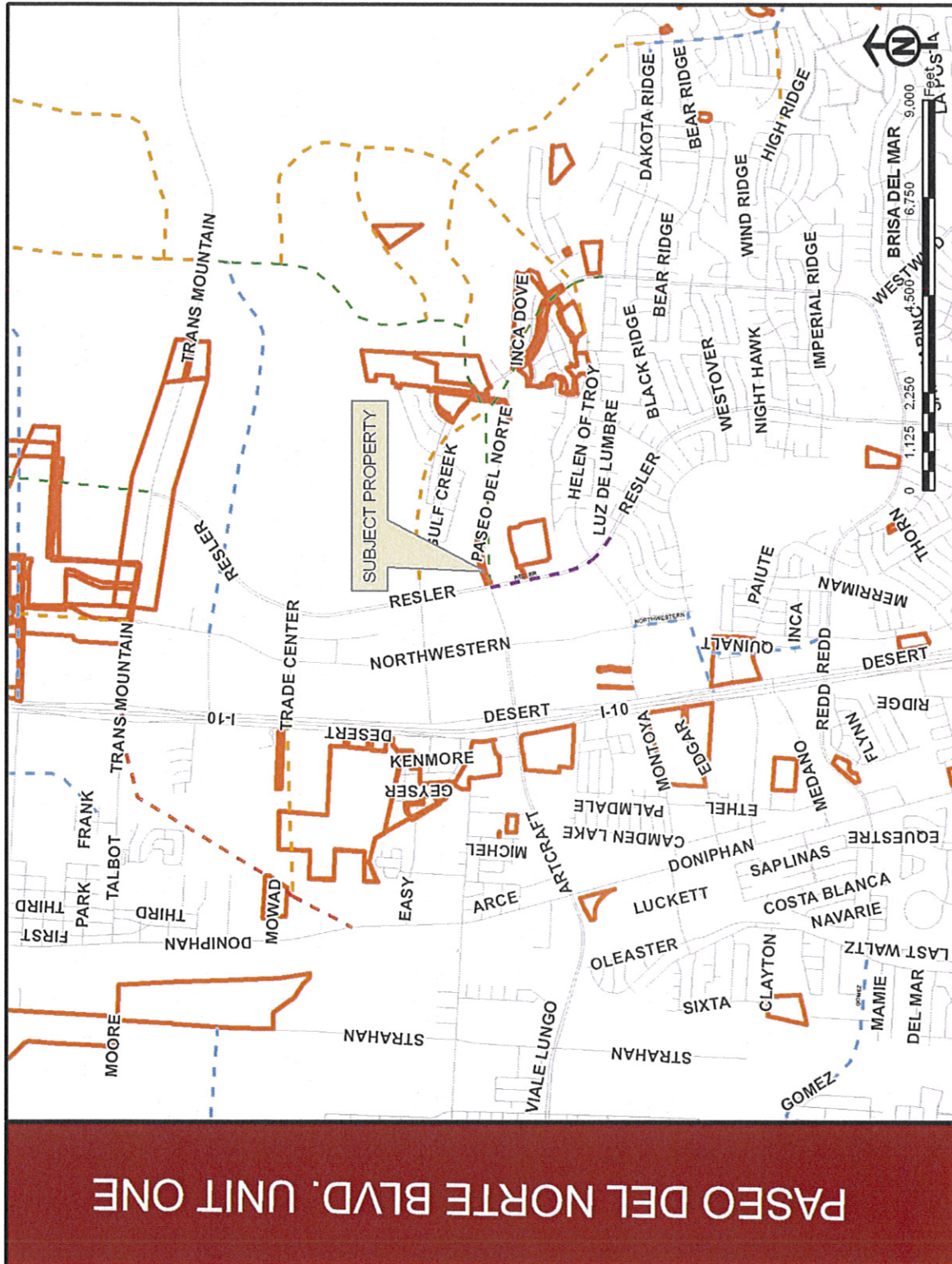
Additional Requirements and General Comments:

1. Submit to the Development Services Department – Planning Division the following prior to recording of the subdivision.
 - a. Current certified tax certificate(s)
 - b. Current proof of ownership
 - c. Release of access document, if applicable
 - d. Set of restrictive covenants, if applicable
 - e. Deed for property to be dedicated as parkland.
2. Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivision. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.

Attachments

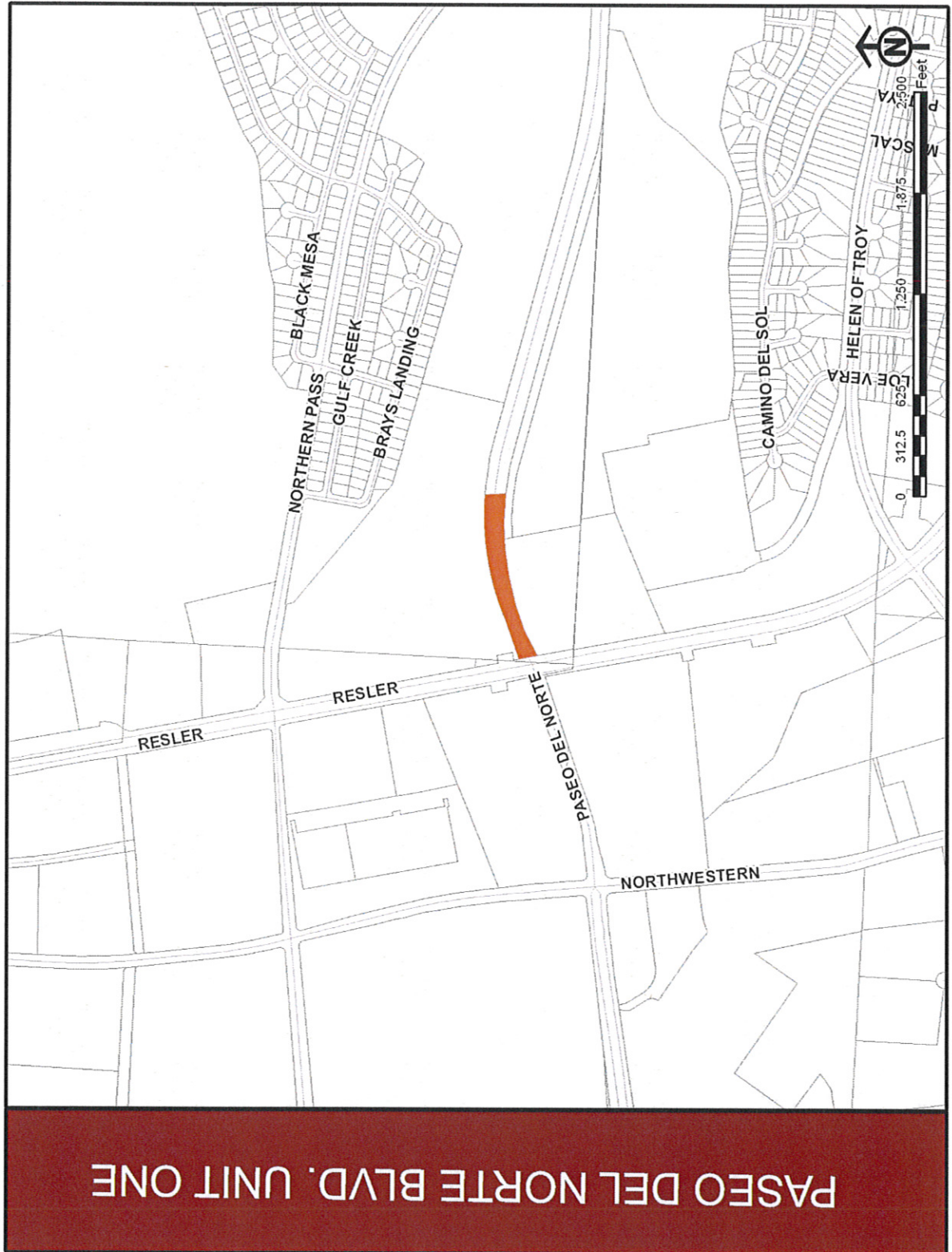
1. Location map zoomed out
2. Location map
3. Aerial map zoomed out
4. Aerial map
5. Arroyos map zoomed out
6. Arroyos map
7. Preliminary Plat
8. Final Plat
9. Application

ATTACHMENT 1

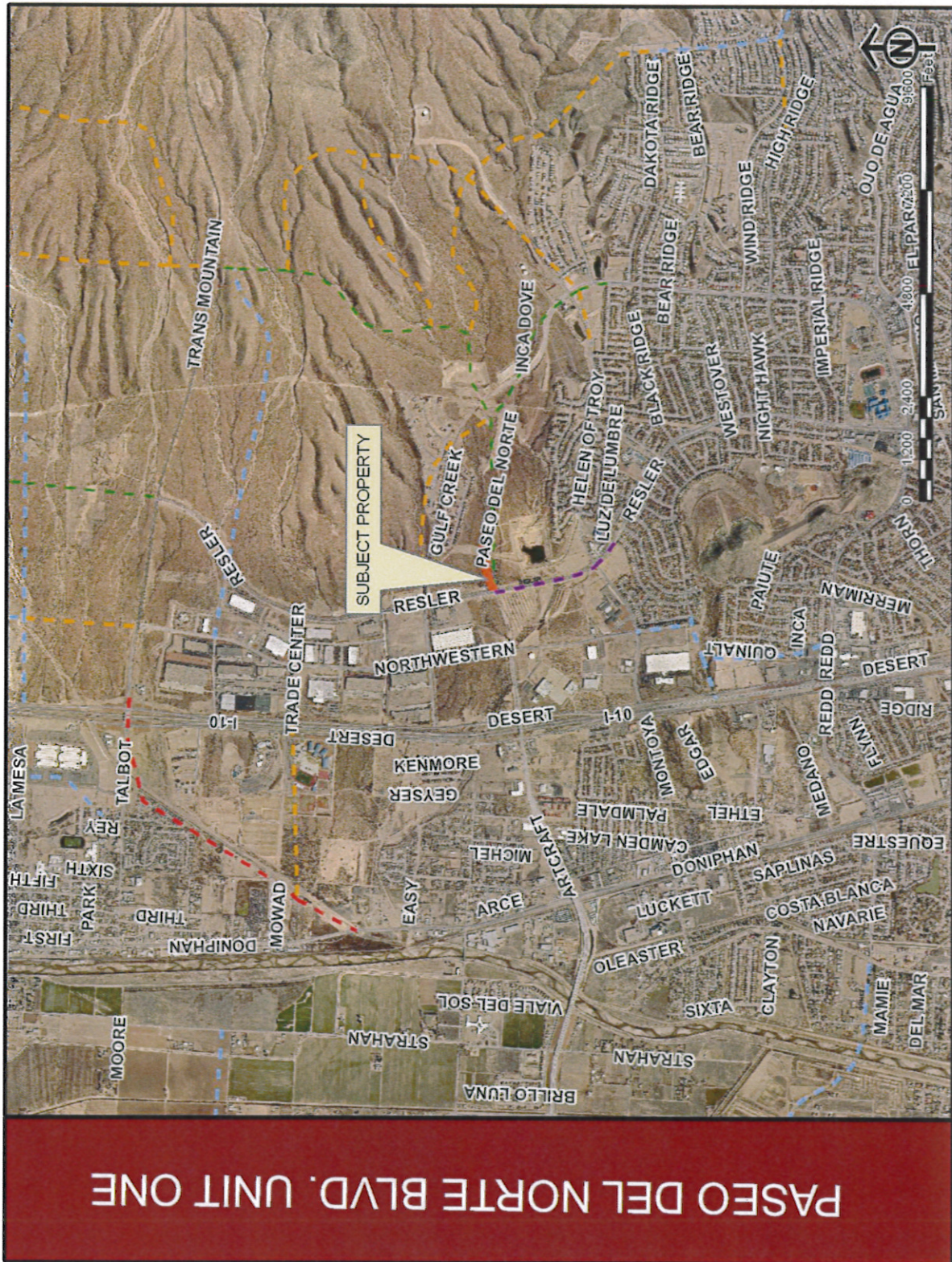


PASEO DEL NORTE BLVD. UNIT ONE

ATTACHMENT 2



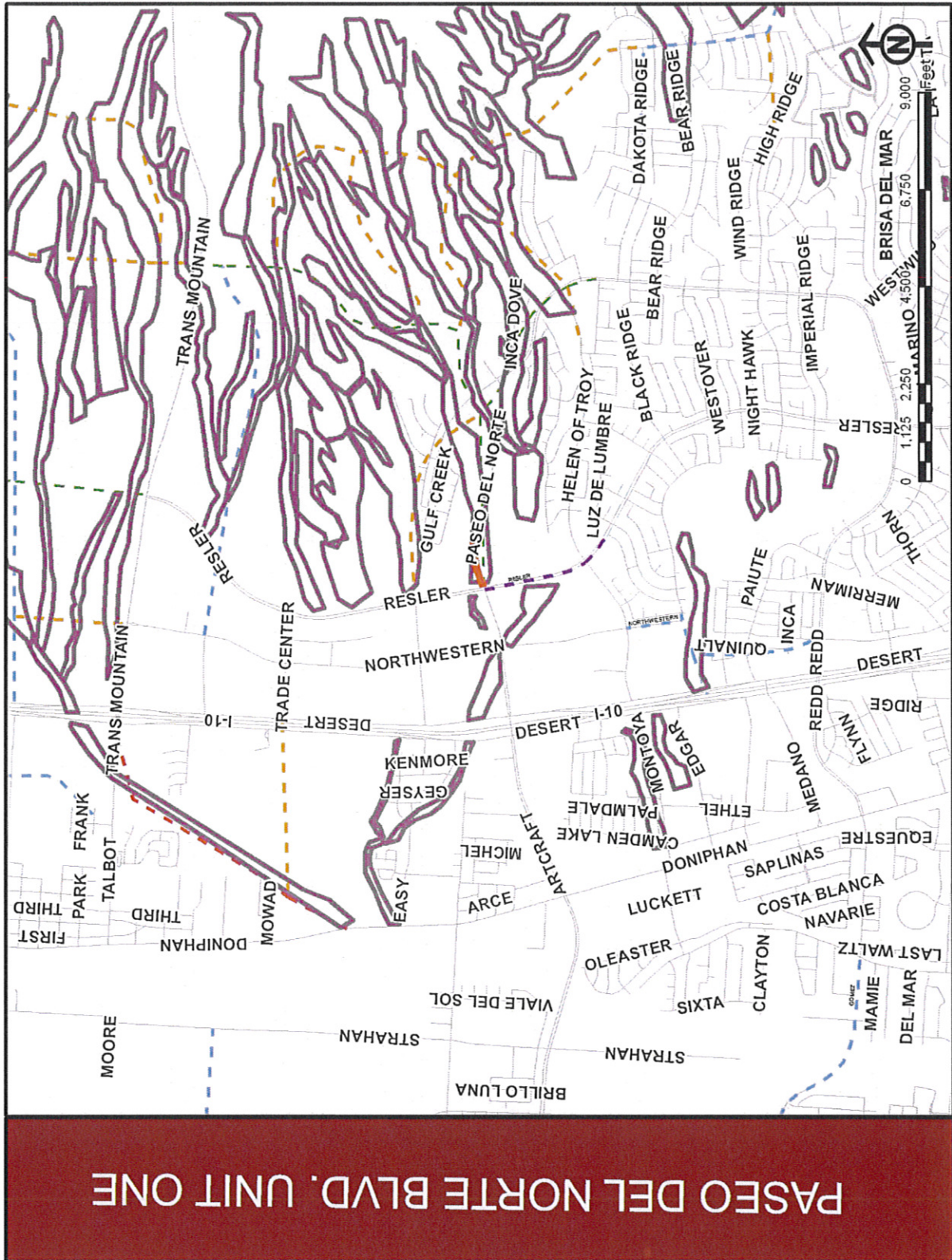
ATTACHMENT 3



ATTACHMENT 4



ATTACHMENT 5



ATTACHMENT 6



ATTACHMENT 9



CITY PLAN COMMISSION APPLICATION FOR MAJOR SUBDIVISION COMBINATION APPROVAL

DATE: October 27, 2010

FILE NO. SUB10-00265

SUBDIVISION NAME: Paseo Del Norte Blvd. Unit One

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

2. Property Land Uses:

	<u>ACRES</u>	<u>SITES</u>		<u>ACRES</u>	<u>SITES</u>
Single-family	_____	_____	Office	_____	_____
Duplex	_____	_____	Street & Alley	<u>6.682</u>	_____
Apartment	_____	_____	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____		_____	_____
School	_____	_____		_____	_____
Commercial	_____	_____	Total No. Sites	_____	_____
Industrial	_____	_____	Total (Gross) Acreage	<u>6.682</u>	_____

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

4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes 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)
Underground gravity system

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

8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes _____ No X
If answer is "Yes", please explain the nature of the modification or exception _____

9. Remarks and/or explanation of special circumstances: N/A

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).

12. Owner of record Cloarros Hunt Communities, LLC, 4001 N. Mesa Street, El Paso, TX, 79902 915) 533-7960
(Name & Address) (Zip) (Phone)
13. Developer Hunt Communities 6P WTC, LLC, 4401 N. Mesa Street, El Paso, TX, 79902 (915) 533-7960
(Name & Address) (Zip) (Phone)
14. Engineer Kisley-Horn and Associates, Inc., 12700 Park Central Dr., Suite 1000, Dallas, TX, 75261 (972) 770-1360
(Name & Address) (Zip) (Phone)

CASHIER'S VALIDATION
FEE: \$2,088.00

OWNER SIGNATURE: _____

REPRESENTATIVE: _____

[Signature]
Carmichael Hunt Communities, LLC

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: SUB10-00247 Cumbre Estates Unit Two
Application Type: Major Combination
CPC Hearing Date: December 16, 2010
Staff Planner: Raul Garcia, 915-541-4935, garcia1@elpasotexas.gov
Location: East of Argonaut Drive and North of Everest Drive
Legal Description Acreage: 15.48 acres
Rep District: 1
Existing Use: Vacant
Existing Zoning: PMD
Proposed Zoning: PMD
Nearest School: Morehead Middle School (2.42 miles)
Nearest Park: Galatzan Park (2.30 miles)
Impact Fee Area: Not in Impact Fee Area
Property Owner: Investment Builders Inc.
Applicant: Investment Builders Inc.
Representative: Brock & Bustillos Inc.

SURROUNDING ZONING AND LAND USE

North: PMD (Planned Mountain Development)/ Vacant
South: PMD (Planned Mountain Development)/ Vacant
East: PMD (Planned Mountain Development)/ Vacant
West: PMD (Planned Mountain Development)/ Vacant

THE PLAN FOR EL PASO DESIGNATION: Residential

APPLICATION DESCRIPTION

The applicant is proposing a one single family lot measuring 2.19 acres in size and one apartment lot measuring 3.16 acres in size. Primary access will be from Shasta Drive. The applicant is also providing one lot labeled as common open space and measuring 10.0763 acres in size.

This subdivision is located within the Mountain Development Area (MDA) and the applicant has submitted all required reports under Title 19.24.040 of the Subdivision Ordinance.

As part of the PMD open space requirements the applicant is required to provide a minimum of 50% open space. The applicant is providing 10.0763 acres of common open space, which translates to 50% of the subdivision remaining common open space.

DEVELOPMENT COORDINATING COMMITTEE

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

Planning Division Recommendation:

Pending.

Land Development:

The Subdivision Improvement Plans along with appropriate application shall be submitted, reviewed and approved prior to the plat being recorded

El Paso Dept. of Transportation:

1. How is hammerhead going to be built in two phases?
2. What is the triangle at the end of the hammerhead that is not being dedicated?
3. Lot 3 is landlocked.
4. Unit 1 Replat B shall be recorded prior to Cumbre Estates Unit 2 in order to provide access to this subdivision.
5. The end of the 25ft. private access easement does not comply with subdivision code requirements.

Engineering Department-Floodplain:

No comments received.

Parks and Recreation Department:

No comments received.

El Paso Water Utilities:

1. EPWU-PSB cannot approve the request at this time.
2. Sanitary sewer service for the proposed Lot 2 can be provided via the low pressure sanitary sewer system located within Cumbre Estates Unit1. The original sanitary sewer facility plans for the entire Cumbre Estates Subdivision were designed by an Engineering firm (the Engineer) retained by the Owner/Developer, and **not by the El Paso Water Utilities – Public Service Board (EPWU-PSB)**. EPWU-PSB requires the Owner/Developer to have his Engineer certify in writing that the design of the existing low pressure sanitary sewer system possesses the capacity to provide service to the additional lots proposed on Cumbre Estates Unit 1 Replat B and the proposed Lot 2 within Cumbre Estates Unit 2.
3. Sanitary sewer service can be provided to the proposed Lot 1 via a private service line/public main system. The public main will extend from the westernmost property line to existing public sewer mains along Gran Teton Drive. Offsite easements are required. The Owner/Developer is responsible for all the sewer main extension costs and the acquisition of offsite easements.
4. Add a note to the plat "Lot 2, Block 1 will be provided with private low pressure sanitary sewer system located within the limits of Lot 2. The grinder pump and the discharge pipeline up to the isolation valve located behind the curb adjacent to Lot 2 are to be maintained and operated by the Lot/Home Owner. The El Paso Water Utilities will not own, operate or maintain the sanitary sewer grinder pump station on Lot 2"

EPWU Comments

General

5. There is an existing 8-inch diameter water main that extends along Shasta Drive. This main dead-ends approximately 90 feet north of the intersection of Everest Drive and Shasta Drive. The Owner/Developer is responsible for all water main extension costs.

6. Special water service and fire protection requirements apply to the subject subdivision.

Stormwater:

SUB10-00247 Cumbre Estates Unit 2 (Private) – Major Combination

1. There is an existing storm drain pipe located in the northwest corner of the proposed subdivision. EPWU requires a 20-foot wide drainage easement to accommodate the existing stormwater infrastructure.

El Paso Fire Department:

El Paso Fire Department has not objections. Fire sprinkler requirement noted on plans.

911

No comments received.

Sun Metro:

Sun Metro recommends the placement of sidewalks and ADA compliant improvements throughout the development to City standards to provide pedestrian accessibility to mass transit services.

El Paso Electric Company:

No comments received.

Texas Gas Company:

No comments received.

El Paso Independent School District:

No comments received.

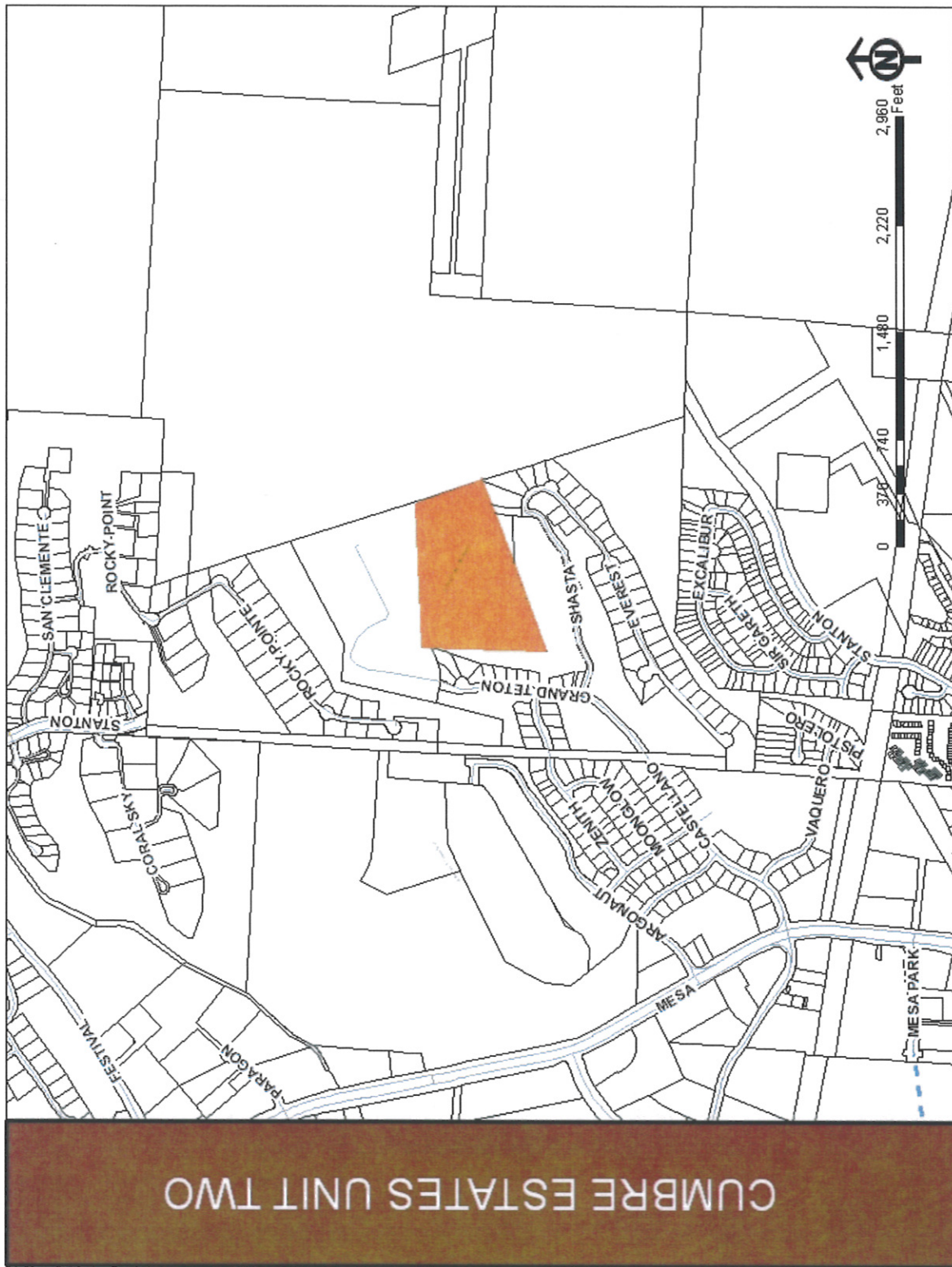
Additional Requirements and General Comments:

1. Submit to the Development Services Department – Planning Division the following prior to recording of the subdivision.
 - a. Current certified tax certificate(s)
 - b. Current proof of ownership
 - c. Release of access document, if applicable
 - d. Set of restrictive covenants, if applicable
 - e. Deed for property to be dedicated as parkland.
2. Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivision. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.

Attachments

1. Location map
2. Aerial map
3. Arroyos map
4. Subs in process
5. Preliminary Plat
6. Final Plat
7. Application

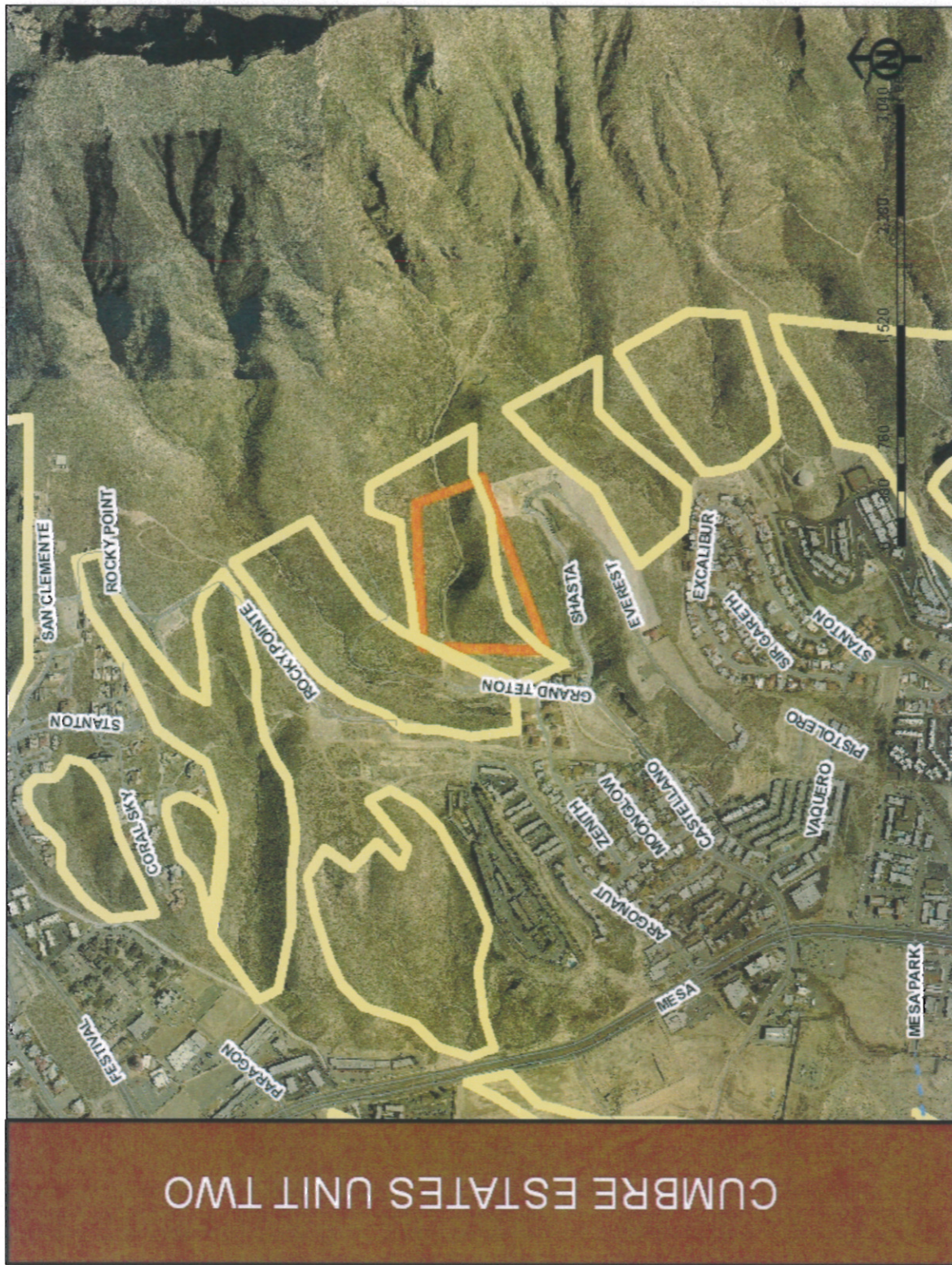
ATTACHMENT 1



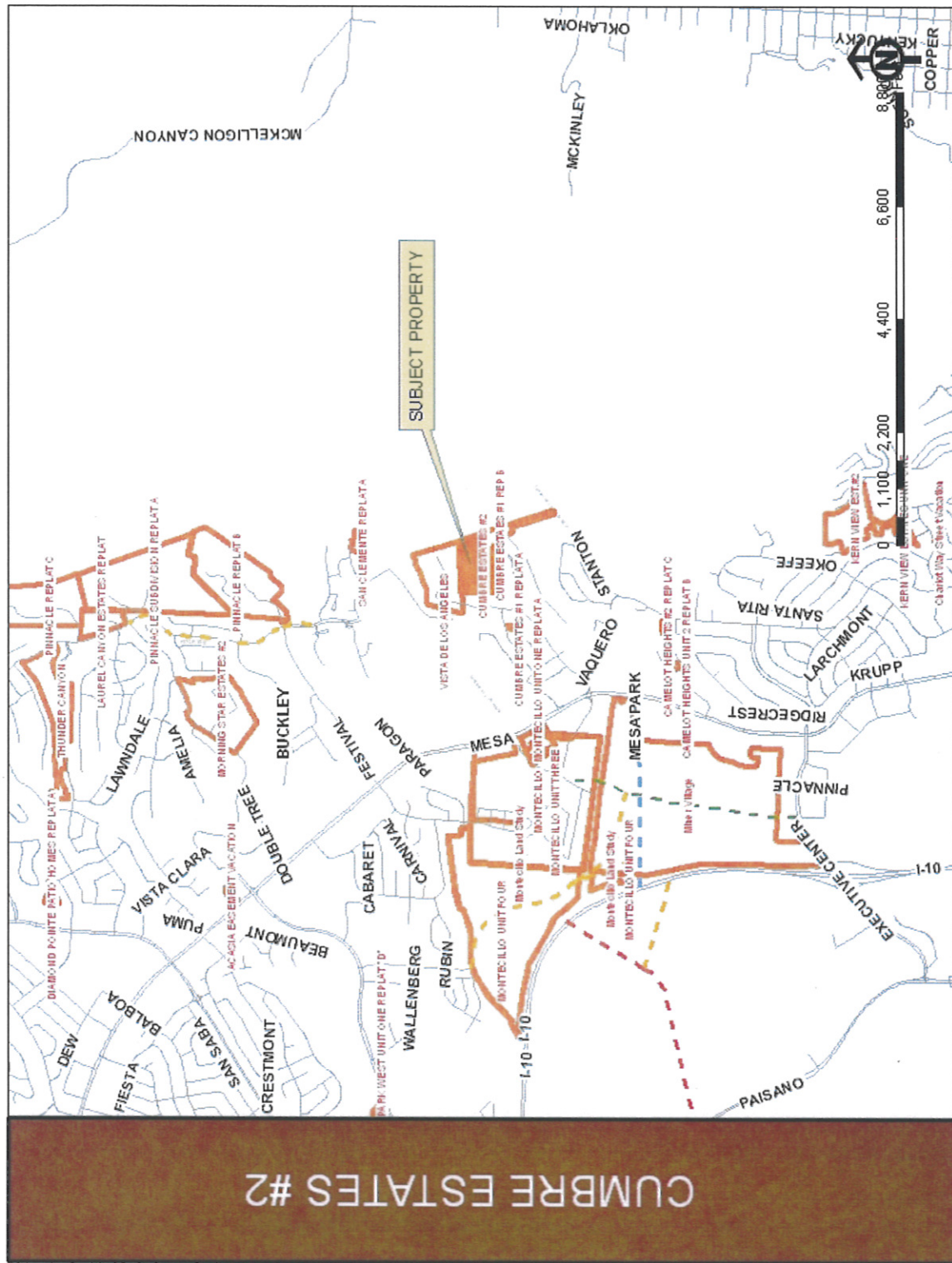
ATTACHMENT 2



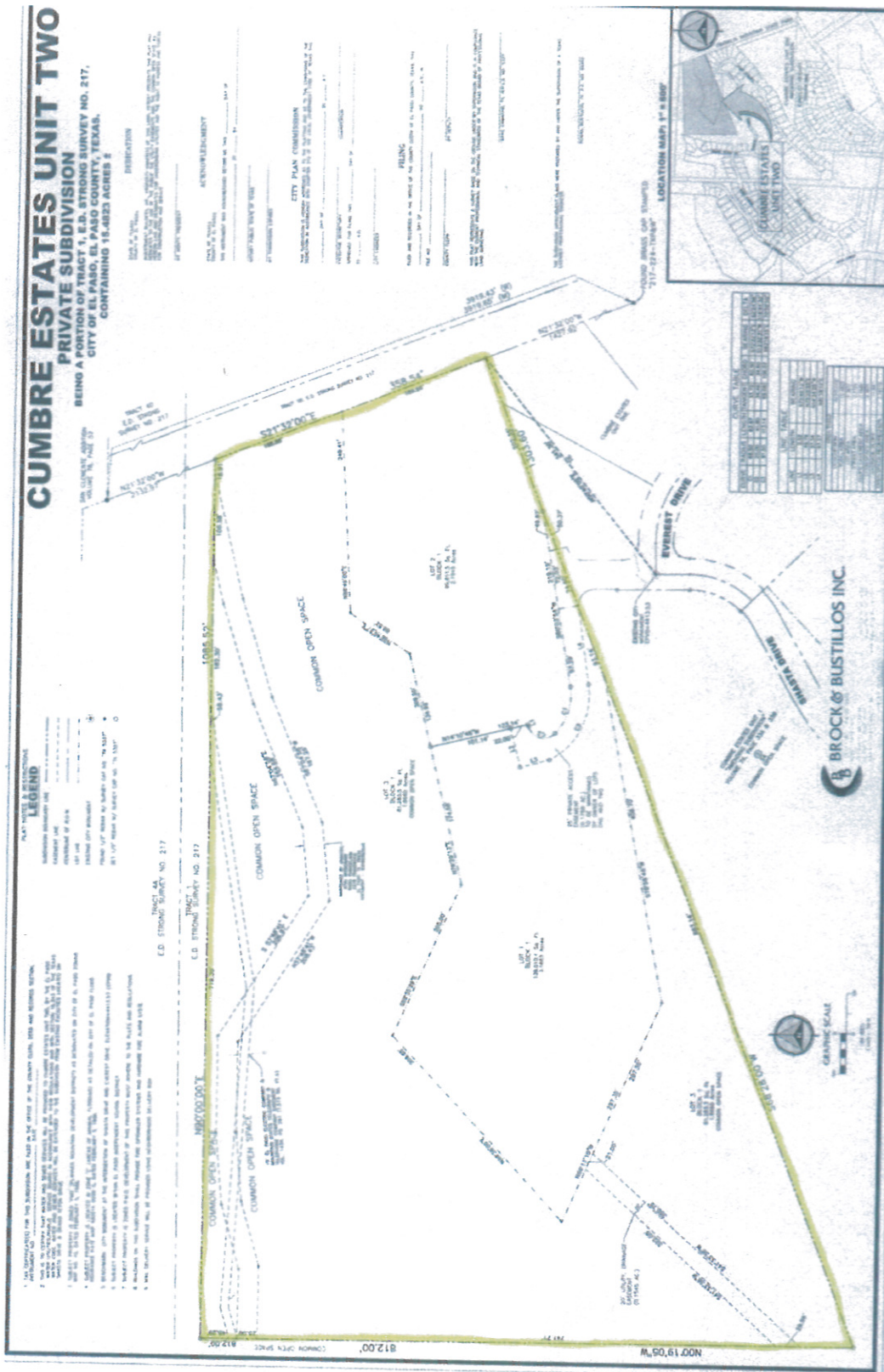
ATTACHMENT 3



ATTACHMENT 4



ATTACHMENT 6



ATTACHMENT 7



CITY PLAN COMMISSION APPLICATION FOR MAJOR SUBDIVISION COMBINATION APPROVAL

DATE: 10/12/2010

FILE NO. SUB10-00247

SUBDIVISION NAME: Cumbre Estates Unit Two (Private)

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
Being a portion of Tracts 1 and 1B, E.D. Strong Survey No. 217, City of El Paso, El Paso County, Texas
containing 15.4823 acre
2. Property Land Uses:
- | | ACRES | SITES | | ACRES | SITES |
|---------------|---------------|----------|--------------------------|---------------------|----------|
| Single-family | <u>2.1949</u> | <u>1</u> | Office | | |
| Duplex | | | Street & Alley (Private) | <u>0.1768</u> | <u>1</u> |
| Apartment | <u>3.1683</u> | <u>1</u> | Ponding & Drainage | | |
| Mobile Home | | | Institutional | | |
| P.U.D. | | | Other (specify below) | | |
| Park | | | Open Space | <u>9.9423</u> | <u>1</u> |
| School | | | | | |
| Commercial | | | Total No. Sites | | <u>4</u> |
| Industrial | | | Total (Gross) Acreage | <u>15.4823 acre</u> | |
3. What is existing zoning of the above described property? PMD Proposed zoning? Same
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-sheet flow
7. Are special public improvements proposed in connection with development? Yes No X
8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes No X
If answer 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 Investment Builders Inc. 8800 Yermoland, El Paso, Texas 79907 (915) 599-1245
(Name & Address) (Zip) (Phone)
13. Developer Investment Builders Inc. 8800 Yermoland, El Paso, Texas 79907 (915) 599-1245
(Name & Address) (Zip) (Phone)
14. Engineer Brock & Bustillos Inc. 417 Executive Center Blvd, El Paso, Texas 79902 (915) 542-4900
(Name & Address) (Zip) (Phone)

CASHIER'S VALIDATION
FEE: \$2,058.00

OWNER SIGNATURE: 

REPRESENTATIVE: 

EKE MONTY

OSCAR V. PEREZ
BROCK & BUSTILLOS INC.

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: SUB10-00268 Enchanted Hills Unit One
Application Type: Major Combination
CPC Hearing Date: December 16, 2010

Staff Planner: Raul Garcia, (915) 541-4935, garcia1@elpasotexas.gov
Location: East of I10 and North of Transmountain Road
Acreage: 25.71 acres
Rep District: 1

Existing Use: Vacant
Existing Zoning: R-5 (Residential)
Proposed Zoning: R-5 (Residential)

Nearest Park: RiverTrail Park (1.51 miles)
Nearest School: Canutillo High School (1.05 miles)
Park Credits: 0.88 acre
Impact Fee: This property is located in the Northwest impact fee area.

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

SURROUNDING ZONING AND LAND USE

North: R-5 (Residential)/ Vacant
South: C-4 (Commercial)/ Vacant
East: R-5 (Residential)/ Vacant
West: C-3 (Commercial)/ Vacant

THE PLAN FOR EL PASO DESIGNATION: Industrial

APPLICATION DESCRIPTION

The applicant is proposing 88 single-family residential lots and 2.54 acres of private open space. The smallest residential lot measures 5,283 square feet in size and the largest measures 7,974 square feet in size. Primary access will be from the proposed Enchanted Springs Dr.

The applicant has requested and been granted vesting rights making the development subject to the subdivision standards in effect prior to June 1, 2008.

The applicant is requesting the following modifications:

1. To allow for a modified 52' ROW cross-section to include 5' sidewalks.
2. To allow for two 15' pedestrian ROWs.
3. To allow for a modified 76' ROW cross-section to include a 10' wide meandering path

within the 20' wide Hike and Bike trail.

4. A modification to section 19.16.050.H *Preservation of Natural Arroyos* to allow for the construction of detention basin within an existing arroyo.

CASE HISTORY

This development is part of the Enchanted Hills Land Study approved by the City Plan Commission on June 5, 2008.

On May 6, 2010, the City Plan Commission approved Enchanted Hills Unit One on a Major Preliminary basis granting the following modifications:

1. To allow for a modified 52' ROW cross-section to include 5' sidewalks.
2. To allow for two 15' pedestrian ROWs.
3. To allow for a modified 76' ROW cross-section to include a 10' wide meandering path within the 20' wide Hike and Bike trail.
4. A modification to section 19.16.050.H *Preservation of Natural Arroyos* to allow for the construction of detention basin within an existing arroyo

CURRENT REQUEST

The applicant is now submitting Enchanted Hills Unit One on a Major Combination basis reflecting a change in the size of the ponding area from 1.75 acres to 2.61 acres and a change in the size of the private open space area from 3.25 acres to 2.54 acres.

DEVELOPMENT COORDINATING COMMITTEE COMMENTS

The Development Coordinating Committee recommends **pending** of the modifications based on reason #3 of the previous code and **pending** of Enchanted Hills Unit One on a Major Combination basis and subject to the following conditions and requirements:

Staff is recommending that the City Plan Commission require the applicant to landscape the parkway at the rear of the double frontage lots on Enchanted View Dr., as stipulated under Section 19.16.080.D of the previous subdivision code. *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 development services director or designee, to provide a visual separation between the development and the street.* For the type of landscaping, staff is recommending that the applicant choose from the following types of trees to be placed 25 feet on centers:

- Raywood Ash
- Arizona Ash
- Chinquapin Oak
- Bonita Ash
- Live Oak

Planning Division Recommendation:

Pending. In this case the applicant has demonstrated an alternative method of development to include a hike and bike trail, pedestrian rights-of-way and 5' sidewalks. This alternative method of development will improve the aesthetic value of the subdivision while giving equal emphasis to safety, and pedestrian passage.

Land Development:

1. Applicant shall coordinate with FEMA, for the requirements for developing in a Special Flood Hazard flood plain area, a CLOMR and LOMR may be required; the CLOMR application shall be submitted prior to approval of the subdivision improvement plans.
2. Developer / Engineer shall comply with section 18.60 Flood Damage Prevention of the El Paso Municipal Code prior to recording of the plat, if applicable.
3. Applicant shall coordinate with the U.S. Army Corps of Engineers for the requirements and compliance of the Clean Water Act; 401 and/or 404 permits may be required.
4. Provide print-out of the mathematical closure of the exterior boundary of the subdivision indicating the error of closure.
5. Coordinate with TxDOT regarding access and drainage.
6. Developer shall comply with the Ordinance Title 19 of the El Paso Municipal Code, Section 19.16.050H (Preservation of Natural Arroyo).
7. The subdivision is within an area in a Special Flood Hazard Area; this Division recommends to submit a complete drainage report.
8. Provide dimension/size of the proposed public drainage right-of-way and pond shown within the proposed ponding area, lot 26.
9. Erosion protection is required at the outlets located at arroyo during the design phase.
10. Verify flood zone designation.

(Comments have been addressed or will be addressed in the review of the subdivision improvements)

Dept. of Transportation:

1. No objections to the proposed major combination plat.
2. 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 Design Standards for Construction.
3. Temporary breakaway guard posts with retro-reflective end of road markers or Type III barricades shall be placed at the end of road markers at Enchanted Creek, Enchanted Brook, Enchanted Pass, Enchanted Trail, and Enchanted View.

Floodplain Administrator:

No comments received.

Parks and Recreation:

We have reviewed **Enchanted Hills #1**, a major combination plat map and offer no objections to this application, but offer Developer / Engineer the following comments:

Please note that this subdivision is proposing 88 (R-5) single-family residential lots; that the applicant is required to dedicate 0.88 acres of parkland and has obtained DCC & CPC approval for an off-site parkland dedication (\pm 1.4965 acres) along Northwestern Dr. "future" street extension.

Applicant will receive parkland credits from the offsite dedication and for landscaping and irrigation improvements (Bonus Reductions) to the Bike/hike trail along Enchanted Springs Drive within this development and will be used to meet the minimum parkland requirements for this subdivision and or future subsequent subdivisions.

1. Enchanted Hills off-site park dedication shall be recorded prior to or concurrently with this subdivision – Enchanted Hills #1.
2. Applicant shall provide documentation to the subdivision coordinator sufficient enough to establish the validity of the estimated cost(s) that will be used to determine the bonus reduction credits and shall accompany the request for a bonus reduction.
3. Enchanted Hills #1 (this subdivision) shall not be recorded until approval by the CPC and recordation of the Off-site park development agreement.

Preliminary Plat:

1. On Legend, delete one of the notes for "Proposed Park/Open Space Transition Area" (duplicate) and re-word the other note to read "Proposed Hike /Bike Path".

Final Plat:

1. Delineate the slope area(s) and clarify if a drainage easement needs to be provided for the proposed flume at the end of Abes Way.

El Paso Water Utilities:

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. 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. 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.

3. Sanitary sewer service for requires the extension of a 12-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 late 2011. Temporary sewer service is available to the subdivision by connecting to the existing 15-inch sewer main along the west side of I-10. The EPWU requests the Developer to obtain the elevation of the existing sanitary sewer main to confirm that connection of the proposed sanitary sewer main to the existing main can be accomplished. 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 phase I 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. EPWU requests a master grading plan for the entire Enchanted Hills Development to aid in the design of the sewer mains.

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.

Stormwater:

1. EPWU requires on-site retention of all developed stormwater runoff. Discharges of developed runoff to Lot 25, Block 1 (existing arroyo) and Lot 26, Block 1 (ponding area) are not allowed in accordance with section 19.16.050.H (*Stormwater Design-Preservation of Natural Arroyos*) of the subdivision code.

2. EPWU does not approve the location of the proposed ponding area within the existing arroyo. The proposed ponding area is a modification to a natural arroyo and therefore not in accordance with section 19.16.050.H (*Stormwater Design-Preservation of Natural Arroyos*) of the subdivision code. EPWU requires relocation of the ponding area.

3. Coordinate the drainage plan with the US Army Corps of Engineers and FEMA. EPWU approval of the drainage plan will be subject to US Army Corps of Engineers approval (if required), as well as FEMA approval of a CLOMR.

4. Lot 25, Block 1 is shown as private open space and a public drainage easement. EPWU requires Lot 25 to be a private drainage easement if the lot will be privately owned. If Lot 25 remains as private open space, confirm the lot will be owned by a Homeowner's Association.

5. Design of the ponding area shall meet all subdivision ordinance requirements for a retention/detention basin with access road. On the preliminary plat show the proposed pond contours and the location of the access road, gate, access ramp, and outlet structures. At the improvement plan stage provide a drainage plan showing the developed 100-year arroyo (Lot 25, Block 1 in Flood Zone "A") runoff flow rate and calculations used to size the ponding area.

6. Confirm the direction of flow along the proposed 36-inch diameter RCP pipe extending from the ponding area to 1-10. The drainage arrow appears to point in the opposite direction of flow.

7. EPWU recommends removing the Private Landscaped/Slope Area from Lots 16-24, Block 1 and adding it to the Open Space area in Lot 25, Block 1.

8. The proposed subdivision is located near a potential sediment debris source. (See the City of El Paso Stormwater Master Plan, 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. At the improvement plan stage provide a sediment transport model/analysis for this development that includes the expected volume of silt in the proposed drainage basin.

El Paso Fire Department:

El Paso Fire Department has no objections.

Sun Metro:

No comments received.

El Paso Electric Company:

No comments received.

Canutillo Independent School District:

No comments received.

TXDOT:

No comments received.

Texas Gas Service:

No comments received.

Additional Requirements and General Comments:

1. Prior to recording, please submit to Development Services 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
2. Aerial Map
3. Arroyo Aerial
4. Subs in process
5. Preliminary Plat
6. Final Plat
7. Modification Request
8. Modification Request for 19.16.050.H
9. Letter from Floodplain Administrator
10. Application

ATTACHMENT 1



ATTACHMENT 2

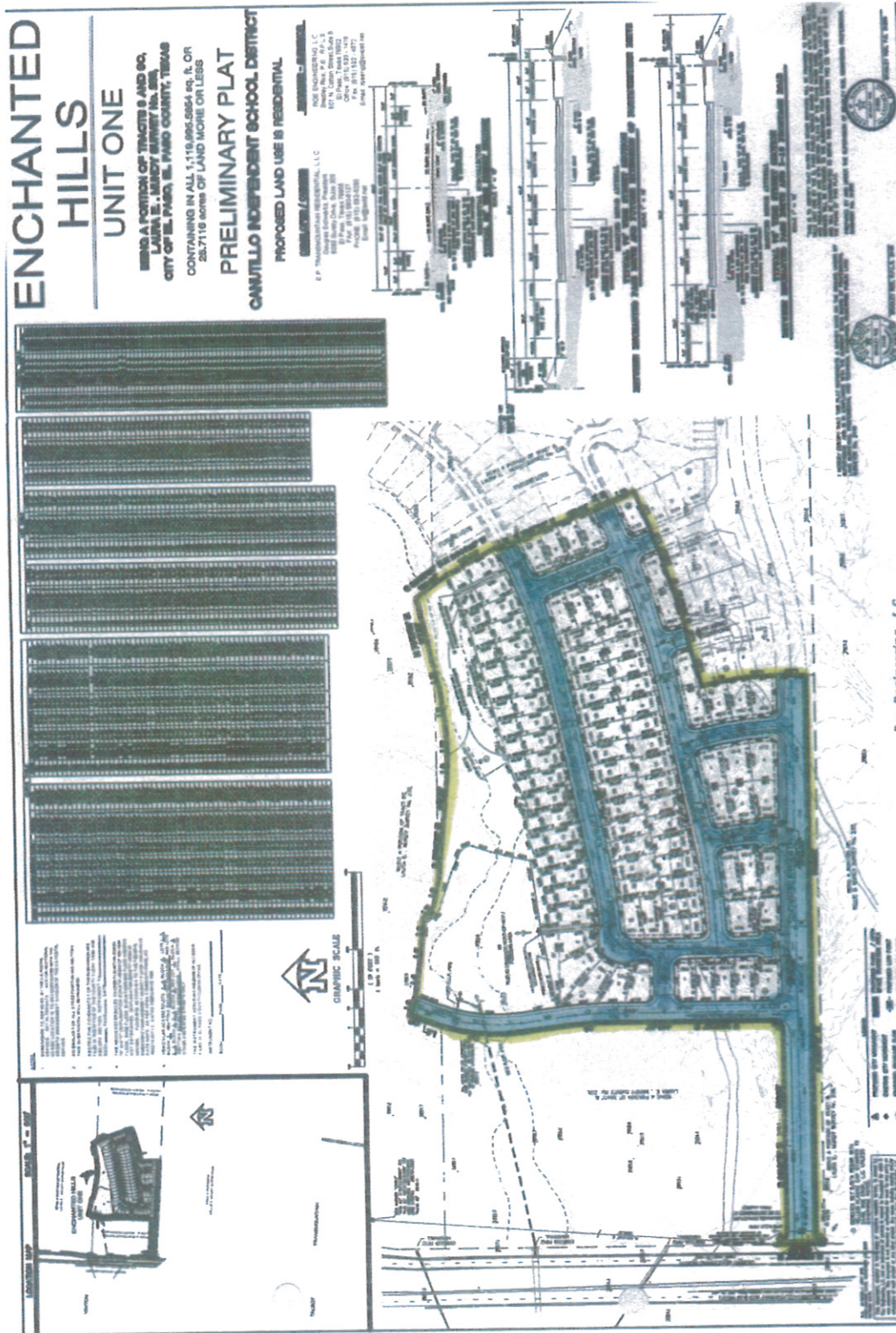


ATTACHMENT 3



[illegible]

ATTACHMENT 5



[illegible]

ATTACHMENT 7

Roe Engineering, L.C.

Civil Engineering • Land Development • Planning • Surveying

November 1, 2010

Mr. Frank Delgado
City of El Paso
Department of Planning - Subdivisions
2 Civic Center Plaza, 5th Floor
El Paso, Texas 79999

Re: Enchanted Hills Unit One Final Plat

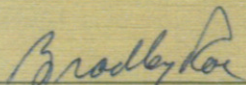
Dear Mr. Frank Delgado,

We are respectfully requesting the following modifications:

1. A modification for a 5 foot sidewalk within all the 52 foot wide public right-of-ways within the subdivision.
2. A modification for the Drainage right-of- ways and pedestrian access.
3. A modification for the standard 76 foot wide right-of-way to include a 10 foot wide meandering path within the 20 foot wide Bike / Hike area. As shown and approved on Preliminary Plat.
4. A modification for the standard 76 foot wide right-of-way to allow for a 10 foot deceleration /turn lane to commercial parcel on the north between Enchanted Pass Drive and I-10 frontage. As shown on Preliminary Plat.

We appreciate your assistance, if you have any questions please do not hesitate to call.

Sincerely,


Bradley Roe, P.E., R/P.L.S.

cc: Rick Cordova

FILE:EHI final plat_mod letter.wpd

601 N. Cotton Suite 6 • El Paso, Texas 79902 • (915)533-1418 • Fax (915) 533-4972

ATTACHMENT 8

Roe Engineering, L.C.

Civil Engineering • Land Development • Planning • Surveying

December 9, 2009

Mr. Frank Delgado, Senior Planner
City of El Paso
Department of Planning - Subdivisions
2 Civic Center Plaza, 5th Floor
El Paso, Texas 79999

via email: DelgadoFX@elpasotexas.gov

Re: Enchanted Hills Unit One Modification Request Section 19.04.170 - 19.050H.

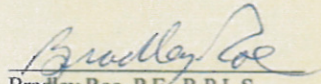
Dear Mr. Frank Delgado,

We are respectfully requesting a modification to allow for the construction of a Detention Basin within an existing arroyo.

The detention basin is shown on the plat, East of Encanted Pass Drive within the existing arroyo. Refer to the drainage report that was submitted.

We appreciate your assistance, if you have any questions please do not hesitate to call.

Sincerely,



Bradley Roe, P.E., R.P.L.S.

cc: Rick Cordova

FILE:EH1_mod letter arroyo.wpd

601 N. Cotton Suite 6 • El Paso, Texas 79902 • (915)533-1418 • Fax (915) 533-4972

ATTACHMENT 9

ENGINEERING DEPARTMENT


Dedicated to Outstanding Customer Service for a Better Community

SERVICE SOLUTIONS SUCCESS



Floodplain Administration

To: Frank Delgado
Senior Planner

From: Alan Shubert, P.E., CFM, 
City Engineer, Floodplain Administrator

Subject: Enchanted Hills Unit 1

Date: December 15, 2009

The City Engineer has made a determination that modifications are required to a portion of the arroyo within the proposed Enchanted Hills Unit One Subdivision for the purpose of protecting the health, safety and welfare of the public, and recommends to the City Plan Commission that an exception be granted to the preservation of natural arroyos to allow some improvements, provided that all Federal, State and local mandates are followed, and meets the requirements of Chapter 19.48 (Petition for waivers or exceptions) and permanent provisions for arroyo protection are provided and that any areas impacted by the proposed improvements, be reasonably safe from flooding and said improvements are included within the Subdivision Improvement Plans to be review and approved by the Land Development Section of the Planning Department.

Mayor
John F. Cook

City Council

District 1
Ann Morgan Lilly

District 2
Susie Byrd

District 3
Emma Acosta

District 4
Carl L. Robinson

District 5
Rachel Quintana

District 6
Eddie Holguin Jr.

District 7
Steve Ortega

District 8
Beto O'Rourke

City Manager
Joyce A. Wilson

000000 City Hall - El Paso, Texas 79901 - (915) 000-0000

ATTACHMENT 10

Print Form

RECEIVED
NOV 03 2010

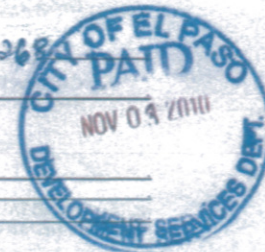


CITY PLAN COMMISSION APPLICATION FOR MAJOR SUBDIVISION FINAL APPROVAL

DATE: 10-19-2010

FILE NO. SUB10-000268

SUBDIVISION NAME: ENCHANTED HILLS UNIT ONE



1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
BEING A PORTION OF TRACTS 8 AND 9C, LAURA E. MUNDY SURVEY No. 238,
CITY OF EL PASO, EL PASO COUNTY TEXAS
2. Property Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	13.564	88	Office		
Duplex			Street & Alley	7.153	
Apartment			Ponding & Drainage	2.416	
Mobile Home			Institutional		
P.U.D.			Other (specify below)		
Park			OPEN SPACE	2.8488	
School					
Commercial			Total No. Sites		
Industrial			Total (Gross) Acreage	25.9816	
3. What is existing zoning of the above described property? R-3 SP Proposed zoning? R-3 SP
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 to street to proposed drainage / pedestrian access rights-of-ways to open space to public drainage
right-of-way open space
7. Are special public improvements proposed in connection with development? Yes ☒ No ☐
8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes ☒ No ☐
If answer is "Yes", please explain the nature of the modification or exception: 5' sidewalk in a 52' right-of-way, modification for drainage / pedestrian right-of-way, modification for the cross section of the 76' right-of-way (to include hike and bike path as approved on the prel. plat)
9. Remarks and/or explanation of special circumstances: Park credits for bike / hike path improvements on Enchanted Springs Drive
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).

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	<u>E.P. Transmountain Residential L.L.C.</u> <u>Douglas Schwartz, President</u> (Name & Address)	<u>1410 Montana Street</u> <u>El Paso, Texas</u> (Zip)	<u>915-592-0290</u> (Phone)
12.	Developer	<u>E.P. Transmountain Residential L.L.C.</u> <u>Douglas Schwartz, President</u> (Name & Address)	<u>1410 Montana Street</u> <u>El Paso, Texas</u> (Zip)	<u>915-592-0290</u> (Phone)
14.	Engineer	<u>Roe Engineering, L.C.</u> <u>Bradley Roe</u> (Name & Address)	<u>601 N. Cotton Street, Suite 6</u> <u>El Paso, Texas 79902</u> (Zip)	<u>915-533-1418</u> (Phone)

CASHIER'S VALIDATION
FEE: \$1,796.00

OWNER SIGNATURE: _____

REPRESENTATIVE: _____

[Handwritten Signature: Douglas Schwartz]
[Handwritten Signature: Bradley Roe]

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: SUB10-00274 Coronado Springs Replat A
Application Type: Resubdivision Combination
CPC Hearing Date: December 16, 2010
Staff Planner: Raul Garcia, 915-541-4935, garcia1@elpasotexas.gov
Location: North of Silver Springs and East of Thunderbird
Acreage: 5.7 acres
Rep District: 1
Existing Use: Vacant
Existing Zoning: PR-II/sc (Planned Residential/special contract)
Proposed Zoning: PR-II/sc (Planned Residential/special contract)
Nearest School: Western Hills Elementary School (0.75 mile)
Nearest Park: Snow Heights Park (0.79 mile)
Park Fees: \$35,360
Impact Fee Area: Not in Impact Fee Area
Property Owner: Issa Khlayel & Ahmad Ikhilail
Applicant: Galaxy Homes
Representative: Del Rio Engineering.

SURROUNDING ZONING AND LAND USE

North: R-3 (Residential)/ Single-family development
South: PR-II/sc (Planned Residential/special contract)/ Townhome development
East: R-3 (Residential)/ Single-family development
West: R-3 (Residential)/ Western Hills Elementary School

THE PLAN FOR EL PASO DESIGNATION: Residential

APPLICATION DESCRIPTION

The applicant is proposing one multi-family lot measuring 5.7 acres in size. Primary access will be from Silver Springs Dr. The applicant is also vacating the two rights-of-way that were on the original plat as well as some drainage and utility easements.

The applicant has requested and has been granted a vested rights petition for the subdivision Ordinance in effect prior to June 1, 2008. The applicant is not requesting any exceptions or modifications to the subdivision Ordinance.

The special contract imposed by Ordinance No. 6439 approved January 23, 1979 imposes the following conditions:

1. No building permits shall be issued for construction on the property until the following have been met:
 - (a) Detailed site plan approved by City Plan Commission
 - (b) Drainage easement and 120 foot wide street.
2. No more than ten dwelling units per acre.

The applicant has submitted a detailed site plan that is currently under review and pending the recordation of this subdivision. The drainage easement and ROW have been dedicated previously. Based on the 52 units proposed, the applicant is proposing less than 10 dwelling units per acre.

CASE HISTORY

On June 7, 2007, Coronado Springs was approved on a Major Combination basis. This plat proposed duplex uses. On February 3, 2010, the City Plan Commission approved Coronado Springs Replat A on a Resubdivision Combination basis. This plat reflected a change in use from the duplexes to multi-family uses. The time to submit the recording maps expired on this application

CURRENT REQUEST

The applicant is now submitting Coronado Springs Replat A on a Resubdivision Combination basis reflecting no changes from the previously approved Coronado Springs Replat A.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends **pending** of Coronado Springs Replat A on a **Resubdivision Combination** basis subject to the following conditions and requirements:

Planning Division Recommendation:

Pending.

Land Development:

1. Due to the subdivision being within an area in a Special Flood Hazard Area (A1), applicant shall coordinate with Floodplain Coordinator for the requirements and compliance of Special Flood Hazard Area.
2. Applicant shall coordinate with FEMA, for the requirements for developing in a Special Flood Hazard flood plain area, a CLOMR and LOMR may be required; the CLOMR application shall be submitted prior to approval of the subdivision improvement plans.
3. Provide print-out of the mathematical closure of the exterior boundary of the subdivision indicating the error of closure.

Dept. of Transportation:

1. Transportation Traffic does not object to the proposed resubdivision combination.
2. Transportation has the following notes for the applicants:
 - a. Driveways shall be coordinated with Traffic Engineering and shall comply with Driveway Design Standards.
 - b. Sidewalks shall be provided along Silver Springs Drive.
 - c. Coordinate median cuts for left turn bays with the Department of Transportation.
 - d. All existing/proposed paths of travel, accessible sidewalks, wheel chair access curb ramps and driveways within public rights-of-way shall be in compliance with current

ADA/TAS rules and regulations and current City of El Paso Design Standards for Construction.

Engineering Department-Floodplain:

No comments received.

Parks and Recreation Department:

We have reviewed Coronado Springs Replat "A", a resubdivision combination plat map and offer Developer / Engineer the following comments:

Please note that this is a residential replat zoned "P-RII" thus meeting the requirements for multi-family dwelling use restricted to a maximum of 14 dwelling units per acre, however, per Tidemark records, applicant is proposing 52 Multi-family dwelling units; Park fees will be assessed based on this requirement.

Also, please note that per Tidemark records, applicant has paid "park fees" in the amount of \$13,800.00 for the "original" subdivision on 12/28/2007 based on 46 duplexes at a rate of \$300.00 per unit.

Based on the following calculations, applicant shall be required to pay "Park fees" in the amount of **\$1,800.00** and shall be required to provide covenants restricting the number of dwelling units to 52 otherwise, fees will be re-assessed based on the maximum number of 14 dwelling units per acre as allowed per "P-RII" districts at a rate of \$300.00 per dwelling unit.

Please allocate funds under Park Zone: **NW-3**

Nearest park(s) within adjacent park zone NW-6: Snow Heights & Palo Verde

Fees calculated as follows:

52 Multi-family dwelling units @ \$300.00 per unit = **\$15,600.00**

Fees already paid for 46 units @ \$300.00 per unit = **\$13,800.00**

Balance = \$1,800.00

El Paso Water Utilities:

No comments received.

Stormwater:

1. Identify the discharge location for all stormwater runoff. Show all existing and proposed drainage structures.
2. Hydraulic drainage structures and easements will be required within the subject property to safely convey runoff from the existing structure located within the 15-foot wide drainage easement (between lots 28 and 29, Block 1, Thunderbird Mountain Estates Correction Plat). Show all proposed drainage easements on the subdivision plat. Drainage easements for underground storm sewer pipe shall be at least 20 feet wide. Provide a drainage plan for the proposed development.
3. Clarify the intent of the 20' x 40' public drainage easement near the easterly property line. Explain why the adjacent 15' x 15' public drainage easement will be vacated.
4. EPWU requires installation of permanent erosion controls to prevent transport of silt, sediment, and debris from the proposed subdivision to the abutting properties. Enhance slope vegetation to minimize erosion along the northern slopes.

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.

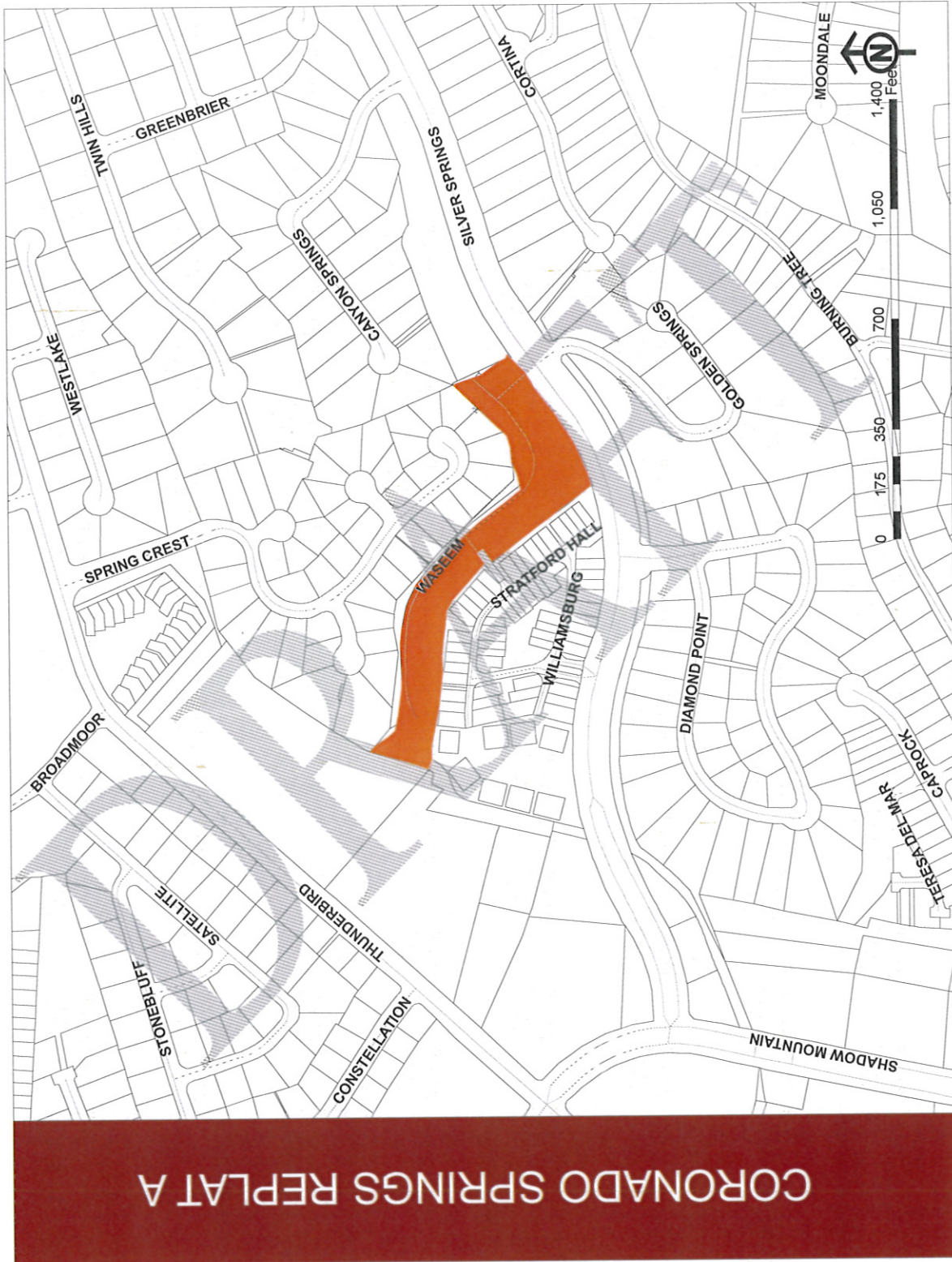
Additional Requirements and General Comments:

1. Submit to the Development Services Department – Planning Division the following prior to recording of the subdivision.
 - a. Current certified tax certificate(s)
 - b. Current proof of ownership
 - c. Release of access document, if applicable
 - d. Set of restrictive covenants, if applicable
 - e. Deed for property to be dedicated as parkland.
2. Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivision. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.

Attachments

1. Location map
2. Aerial map
3. Arroyo Aerial
4. Subs in process
5. Preliminary plat
6. Final Plat
7. Application

ATTACHMENT 1



ATTACHMENT 2



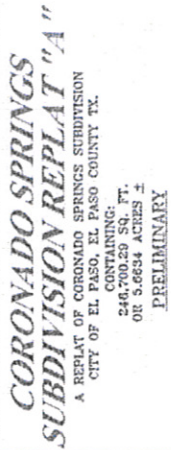
ATTACHMENT 3



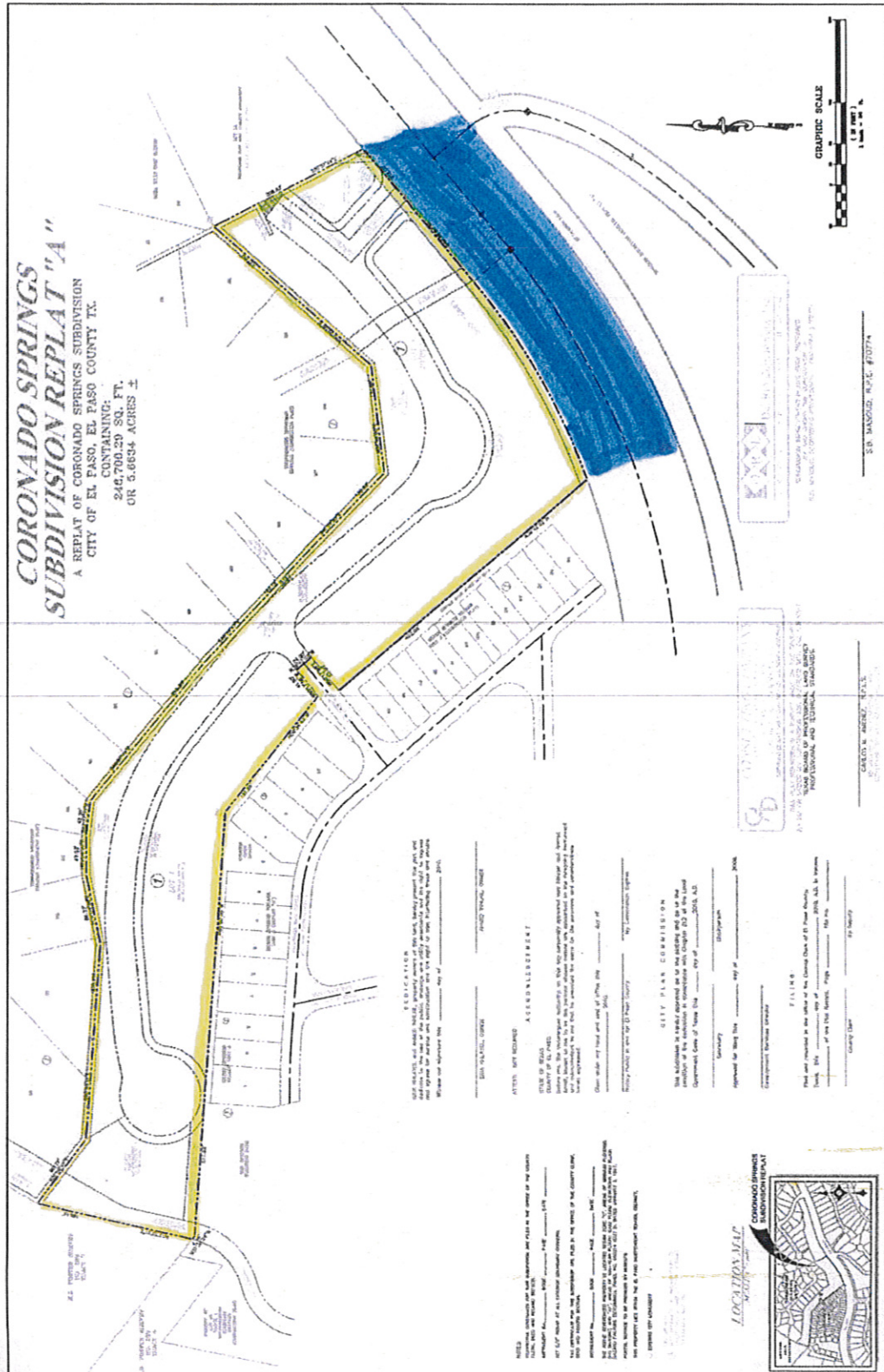
ATTACHMENT 4



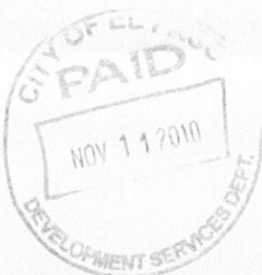
ATTACHMENT 5



ATTACHMENT 6



ATTACHMENT 7



CITY PLAN COMMISSION APPLICATION FOR RESUBDIVISION COMBINATION APPROVAL

DATE: 11-10-2010

FILE NO. SUB10-00274

SUBDIVISION NAME: CORONADO SPRINGS SUBDIVISION REPLAT A

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
CORONADO SPRINGS SUBDIVISION, CITY OF EL PASO, EL PASO COUNTY, TEXAS CONTAINING 246,700 SFT or 5.6634 ACRES ±
2. Property Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	_____	_____	Office	_____	_____
Duplex	_____	_____	Street & Alley	_____	_____
Apartment	<u>54634</u>	<u>52</u>	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____	_____	_____	_____
School	_____	_____	Total No. Sites	_____	_____
Commercial	_____	_____	Total (Gross) Acreage	_____	_____
Industrial	_____	_____			
3. What is existing zoning of the above described property? PR-II Proposed zoning? _____
4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes _____ No X
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)
OFF-SITE DRAINAGE PER MASTER PLAN
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
Reduction in ROW - LOT DEPTH REDUCTION
9. Remarks and/or explanation of special circumstances: _____
10. Improvement Plans submitted? Yes _____ No ✓
11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes ✓ No _____
If yes, please submit a vested rights petition in accordance with Section 19.47- Vested Rights (See Attached).

12. Owner of record ISSA KHLAYEL & AHMAD KHLAIL 619 Stanton 79901 274-1748
(Name & Address) (Zip) (Phone)
13. Developer GALAXY HOMES 619 Stanton, El Paso TX 79901 274-1748
(Name & Address) (Zip) (Phone)
14. Engineer SAL MASOUD 5941 FIESTA #A El Paso TX 79912 8332400
(Name & Address) (Zip) (Phone)

CASHIER'S VALIDATION
FEE: \$1,083.00

OWNER SIGNATURE
REPRESENTATIVE



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

Draft Mountain Development Vegetation Plan

Prepared by Lois Balin, Texas Parks and Wildlife, 2003

Vegetation Retention and Revegetation.

A. Vegetation Retention.

1. Existing trees with four (4) inch or greater trunk diameter and cacti will be preserved in their original locations, except for building sites and access and utilities serving building sites.
2. When retention of the above trees and cacti in their original locations is not possible due to building site location, the trees and cacti will be salvaged and replanted in areas requiring revegetation, whenever possible.

B. Revegetation. All cut or fill slopes which are $\leq 3:1$ will be revegetated in compliance with the following requirements.

1. All plants used in revegetation must be the same as the native vegetation on the site or any adjacent site prior to grading or clearing, whenever possible.
2. Revegetation will be accomplished with the following minimum requirements for plants.
 - a. Desert trees, a minimum of fifteen (15) gallon size with a minimum trunk diameter of two (2) inches measured at the soil level, or large specimen cactus will be placed at the same vegetation density found on the site prior to any clearing, grubbing, or grading.
 - b. Seeds for trees, desert shrubs, and grasses will be planted with a density adequate to control erosion and may use one of the following method of planting or any other method approved by the Mountain Planning Committee.
 - 1) Raked into the soil with appropriate mulch materials;
 - 2) Hydro seeding;
 - 3) Anchored mulches; or
 - 4) Established on jute, rolled straw, or similar material.

Draft Mountain Development Vegetation Plan

Prepared by Lois Balin, Texas Parks and Wildlife, 2003

3. Slope Stabilization. All slopes steeper than 3:1, with the exception of retaining walls, will be stabilized with properly engineered stone rip rapping or sculptured rock as follows.
 - A. Stone rip rapping will be hand-placed on the slope.
 - B. The stabilizing material used will blend with the natural appearance of the site or lot and the surrounding terrain.
 - C. Vegetation retention and revegetation should be used in conjunction with rip rapping.

Plant Materials.

- A. **Types of Plant Materials.** Indigenous plant material is to remain on development sites within the Mountain Development Area wherever possible. If any disturbance occurs during construction or prior to permit application, the development site is required to be revegetated with native plants indigenous to the site and the area must be reconstructed to look as natural as possible.

Native Vegetation. Native vegetation is defined as vegetation indigenous to the northern Chihuahuan Desert, however, plants native to the Franklin Mountains are preferred for revegetation efforts in the Mountain Development Area. Plants indigenous to the Franklin Mountains vary greatly in different areas of the Franklin Mountain Development Area due to changes in topographical elevation, soils, and available moisture. Due to the variability of native plant material, a general native plant list applicable to an individual site within the Mountain Development Area cannot be defined.

Therefore, when native vegetation is required on a project, project plans submitted for review must include a comprehensive list of native vegetation that exists on the site and in the immediate areas surrounding the site. Selection of plant material for use on the project will be from that comprehensive plant list whenever possible.

Native Seeds. To determine which seeds to use on a project when native seeds are required, a comprehensive list of native plants must be submitted. The types of seeds used for reseeding after grading and for revegetation are to be selected from species contained in the Protected Native Plant List for Plant Restoration Plans, a site by site native plant list or when necessary, a northern Chihuahuan Desert Plant list or an adapted plant drought tolerant seed list.

- B. **Seeding Programs.** In projects where seeding is required or is being utilized to meet a Native Plant Restoration Plan or Slope Stabilization Plan requirements, the items to address, in addition to seed selection, are irrigation requirements, site preparation, and an establishment guarantee. Site-specific situations will be

Draft Mountain Development Vegetation Plan

Prepared by Lois Balin, Texas Parks and Wildlife, 2003

addressed on a case-by-case basis. General guidelines are provided in this overlay plan; however, alternatives may be proposed to the staff reviewing the Native Plant Preservation and Restoration Plans.

Site Preparation. In order to attain the maximum benefit from seeded materials, it may be necessary to till the soil prior to seeding. The method and use of soil amendments, seeding, mulching, tackifiers, etc., will vary per site-specific situations. The applicant is expected to do whatever is necessary to prepare the site to guarantee plant establishment to the satisfaction of the Mountain Planning Committee and City Planning Department.

Irrigation. The sites that will require revegetation will vary considerably. Some sites with little slope may be candidates for water harvesting structures to capture rainfall that may provide plant irrigation. Some sites may require short-term irrigation to achieve plant establishment. Seed balls have been an effective method for slope vegetation in other arid regions. The applicant will not be required by the City to irrigate but will, however, be responsible for successful establishment of vegetation, using the appropriate seeding/irrigation method.

Plant Establishment Guarantee. A stand of vegetation shall be considered established when:

A minimum of one (1) perennial seeded species per square foot has rooted, developed true leaves, and is in a state of continual positive growth, and the interspace area between perennial species has a minimum of one (1) annual or perennial plant in any stage of development or growth other than seed.

C. Plant/Seed Lists.

Low Water Use/Drought Tolerant Plant Lists for use within the Mountain Development Areas are available from qualified Environmental Specialists, Texas Parks and Wildlife, Texas A&M Cooperative Extension and other professional botanists and ecologists.

Native Plant Preservation Standard Plan for the El Paso Mountain Development Committee
Prepared by Lois Balin, Texas Parks and Wildlife, 2003

General. This plan is established to assure that proper techniques are used in all aspects of conforming to the Mountain Development Plan's Native Plant Preservation section.

Requirement for Exceptions. The Mountain Planning Committee will review applications of exceptions from the Native Plant Preservation requirements. Submittal requirements for that procedure require documentation that the site does not contain, or the proposed project does not impact protected native plants. Submittal requirements shall consist of one (1) or more of the following items:

- A. A topographic map or an aerial photograph of the site taken within a minimum of three (3) years of submittal, of the site at a minimum 1" = 100' that delineates the site boundaries and clearly shows the absence of plants within those boundaries or a site plan or development plan that clearly show that construction will not impact any plants. Any aerial photograph submitted, which was taken more than one (1) year prior to submittal, shall be accompanied by a letter stating that the site is substantially unchanged from the date of the aerial photograph.
- B. A signed statement from one of the local plant professionals who has visited the site and verified that viable protected native plants are not located on the subject site.
- C. Other documentation which clearly indicates that the site does not contain, or the project will not impact protected native plants. Such documentation includes, but is not limited to, photographs of the site taken from all sides of the property and a signed statement from the property owner that protected native plants are not located on the subject site

Native Plant Preservation and Restoration Methodology. The applicant shall state on the plans and/or in the report which methodology has been chosen. One of the following four methodologies shall be utilized to prepare a native plant restoration plan for native plants on the project site:

- 1) Native Plant Inventory,
- 2) Plant Appraisal,
- 3) Set Aside Methodology
- 4) Combined Methodology (outside of set-aside areas).

I. Native Plant Inventory Methodology.

- A. A Native Plant Inventory containing the following elements:
 - 1. All viable protected native plants shall be tagged or flagged. Tagging is not required in those areas that are to remain undisturbed. If the sampling method is used to estimate protected native plants, only the protected native plants required to be either Preserved in Place (PIP) or Transplanted on Site (TOS) shall be tagged.
 - 2. A list of all protected native plants located on the site as designated in the development regulations for native plant restoration to include: all trees with a caliper of at least four (4) inches measured at six (6) inches for single-trunked specimens and twelve (12) inches for multi-trunked specimens above grade level at the base of the tree; all shrubs equal to or greater than

three (3) feet in height; all succulents equal to two (2) feet in height of greater; and all cacti. The list shall include the identification number, genus and species, and size. If the plant inventory methodology is chosen, then the native plant viability and transplant ability status of all protected native plants on the site shall be listed.

3. A topographic map or an aerial photograph, taken within a maximum of three (3) years of submittal, at a minimum 1" = 60', showing the site's boundaries, and the plants tagged for protection. Any aerial photograph submitted, which was taken more than one (1) year prior to submittal, shall be accompanied by a letter stating that the site is substantially unchanged from the date of the aerial photograph.
4. Areas of the site may be sampled to estimate representative numbers of protected native plants. These sampling techniques can be applied to any of the methodologies chosen to comply with the ordinance. Areas of the site must be inventoried by sampling different habitat types and estimating representative plant numbers per square acre of the total site area. The samples must be representative of the viable species found on-site and shall not be less than twenty (20) percent of the total site.
5. Sites that use the sampling method for inventory of protected native plants will require field tagging of those plants to be PIP or TOS. The total number of plants identified for PIP or TOS shall be listed by genus and species and must be tagged, flagged, and fenced. Protected native plants to be TOS may be identified individually or in a "pool count." Plants within a designated natural undisturbed open space (NUOS) area, under any method, do not require individual tagging or flagging since their boundaries will be fenced.

Native Plant Inventory Methodology - Viability and Transplant Status for the Plant.

The native plant viability and transplant status shall be determined for each native plant of the minimum size and shall be used to determine numbers and locations of plants required for preservation.

- A. Native Plant Viability Criteria: Plant viability is based upon plant health, age, and form. Plants rated low are not considered viable and are not required to be assessed according to the transplant ability criteria. Plants rated medium or high are considered viable and shall be assessed under the plant transplant ability criteria.
 1. High. A high plant viability rating shall be assigned to plants meeting the following criteria:
 - a. Health: plant health is good to excellent with no major infestations of pests or apparent diseases.
 - b. Age: plant is young or mature with a likely chance of long survival.
 - c. Form: plant is relatively undamaged with a healthy branching habit.
 2. Medium. A medium rating shall be assigned to plants which do not meet all

of the criteria for a high rating but have sufficient merit, in the opinion of the qualified professional conducting the inventory, to warrant preservation.

3. Low. A low plant viability rating shall be given to plants meeting any one or more of the following:
 - a. Health: plant health is poor. Generally the result of severe infestations of pests or diseases or lack of water over time.
 - b. Age: plant is in a state of decline, suggesting a low probability of lengthy survival.

Form: plant form and character is severely damaged.

B. **Plant Transplant Ability Criteria.** Plant transplant ability is based upon plant genus and species, size, soils, context, and topography. The following (5) categories shall be inventoried to determine the ability to salvage the viable plants which will not be preserved-in-place. Plants rated low for transplant ability should not be considered for salvage and transplant. Plants rated medium or high that are not preserved-in-place should be considered for salvage and transplant on-site or off-site.

1. High. A high rating for transplant ability shall be assigned to viable plants which also meet the following criteria:
 - a. Genus and species: known to have a high survival rate for reestablishment after transplant e.g. agaves, cacti, ocotillo, yucca and other succulents.
 - b. Size: overall plant dimensions are suitable for transplanting based upon the genus and species.
 - c. Soils: can be excavated, are cohesive, and seem capable of supporting the root-ball system.
 - d. Topography: permits access with the appropriate equipment needed to remove plants and their rootball systems.
 - e. Context: adjacent plants do not pose a likely interference with root systems or interference with plant removal.
2. Medium. A medium transplant ability rating shall be assigned to plants which do not meet all of the criteria for a high rating but have sufficient merit, in the opinion of the qualified professional conducting the inventory, to warrant transplanting.
3. Low. A low rating for transplant ability shall be assigned to plants which also meet the following criteria:

- f. Genus and species: known to have a low survival rate for reestablishment after transplant.
- g. Size: overall plant dimensions are not suitable for transplanting based upon the genus and species.
- h. Soils: too rocky, sandy, or shallow to excavate a cohesive root-ball system.
- i. Topography: seriously limits access to the specimen by the appropriate equipment (i.e., steep slopes, rock barriers).
- j. Context: adjacent plants interference with removal or present likely conflicts with the root-ball system.

Native Plant Inventory Methodology - Native Plant Analysis and Objectives.

- A. The analysis of the inventory shall discuss in writing the criteria used to determine which plants and groups of plants will be preserved-in-place, salvaged and transplanted on-site, removed from the site, or destroyed, according to the plant status determined by the native plant viability criteria and plant transplant ability criteria. Criteria may include, but are not limited to, health, vigor, wildlife value, environmental value, erosion control, soil structure, bedrock depth, slope, and the density and continuity of surrounding vegetation.
- B. Based upon the analysis, a site plan, subdivision plat, or development plan shall be prepared to maximize achievement of the following prioritized objectives:
 - 1. A site design which avoids disturbance of communities of protected native plants and promotes the preservation-in-place of individual protected native plants.
 - 2. Transplanting on-site of salvaged protected native plants into common areas.
 - 2. Salvage and transplanting off-site of any surplus protected native plants which cannot reasonably be transplanted on-site.

Native Plant Inventory Methodology - Plant Preservation and Salvage Plan.

- A. A Plant Preservation and Salvage Plan on a topographic map or an aerial photograph, taken within a maximum of three (3) years of submittal, at a minimum scale of 1"=60', showing the locations of
 - 1. Limits of all areas to be graded.
 - 2. Location of proposed roads and utility easements.
 - 3. Existing topographic contours at two (2) foot maximum contour intervals.

4. Disposition of all protected native plants keyed to the inventory list and showing the following designations.
 - a. Plants to be preserved-in-place (PIP).

- b. Plants to be salvaged and transplanted on-site (TOS). Plants should be transplanted directly to their permanent location on-site to the extent possible.
 - c. Plants to be salvaged and removed from the site.
 - d. Plants to be destroyed.
5. The location of a temporary holding nursery to be used for salvaged plants.

B. Salvage and Mitigation Report that details:

- 1. A summary by genus and species that details the total numbers of all to the extent possible inventoried.
- 2. The calculations used to determine, by genus and species, the numbers of replacement plants, if any, to be provided as mitigation for protected native plants transplanted on-site, removed from the site, or destroyed. For assistance in determining these calculations, see Appendix A, Native Plant Preservation Worksheet.
- 3. A schedule of salvage work to be accomplished including the timing and phasing of all tree boxing, tree and cacti salvage, and grading operations to take place on site.
- 4. A method and schedule for providing irrigation to salvaged plants in a temporary holding area. A method and schedule for providing irrigation to PIP, TOS, and mitigation plant materials
- 5. A method of protection from intrusion and damage for the natural vegetation outside the graded area. Specify fencing materials and methods for controlling access to the designated NUOS areas (minimum fencing requirements as specified in the plant preservation standard.

Salvage and Transplanting Methodology. These standards provide a general list of the many aspects of salvage and transplanting which shall be reviewed addressed by a contractor. The basic plant protection and salvage philosophy is to preserve-in-place as much native vegetation as possible and to utilize salvaged vegetation for landscaping in those areas that are graded or otherwise disturbed.

A. The Salvage Report should address the following items as applicable:

- 1. Season of the year.
- 2. Orientation of plants at the original site and in the holding nursery. All cacti should be sorted and transplanted in the same north- south orientation as they naturally grow in the desert.
- 3. Excavation of adequate root system.

4. Support of the plant during salvage and transport.
 5. Final planting techniques.
 6. Maintenance in temporary holding nursery.
 7. Long-term maintenance.
- B. Protected Native Plants that do not survive the salvage process shall be replaced on a one-to-one basis (same size and species).
- C. Tagging and Flagging Procedures. All protected native plants that require tagging and flagging shall be tagged with a method that allows each plant of concern to be easily identified. Plants within fenced NUOS areas do not require tagging or flagging. Plants which are not viable require no tagging or flagging.
1. Tags shall be located in a consistent, visible location on the plant of concern. The initial inspection by qualified personal will be performed once the tagging, flagging, and/or fencing of NUOS areas has been completed and an inspection request has been received by City staff.
 2. One affixed, the tags shall not be removed until the approved native plant preservation plan is implemented and a final inspection and sign-off has been performed by the project monitor and or other qualified persons. The tags shall be removed after final inspection.
- D. Fencing Standards.
1. Fencing shall be required during construction for all undisturbed natural desert areas of protected native plants and for individual PIP plants. The area to be fenced shall be beyond the "drip-line" of the plants by one-half the distance of the "drip-line" radius.
 2. The site developer shall include language in all contracts with contractors about the importance of staying out of all undisturbed natural desert areas and away from all individual protected native plants to be PIP.

II. **Plant Appraisal Methodology.** The Restoration requirements of the plant appraisal methodology shall be satisfied by the replacement of the monetary value of each genera and species of plants on the protected native plant list for plant restoration plan which are removed from the site, damaged, or destroyed with native plants of the same genera and species of equal value which are brought to the site in conformance with the following requirements. The provisions of this subsection may be combined, or used in conjunction, with the Plant Inventory Methodology or the Set-Aside Methodology, or Combined Methodologies.

- A. Site Appraisal. A plant appraisal shall be prepared which shall identify and state the financial value of each protected native plants which is proposed to be removed from the site, damaged, or

destroyed, and shall be keyed to the native plant inventory. The plant appraisal shall be conducted by a professional who can demonstrate competence in appraisal methodologies according to the most current methods and procedures accepted by landscape appraisers.

- B. Restoration Requirements. Protected native plants which are proposed to be or are moved from the site, damaged, or destroyed during development shall be replaced by plants of the same genus and species. The native plant restoration plan shall detail the size and value of replacement plants to demonstrate that the monetary value of replacement plants shall be equal to the monetary value of each genus and species of protected native plant which is removed from the site, damaged, or destroyed.
- C. Expiration of Appraisals. Appraisals shall be current within six (6) months of submittal of the native plant restoration plan and shall be valid for a period of two (2) years after the plan approval date.

III. **Set Aside Methodology.** The restoration requirements of the site shall be satisfied by the set aside of an area of the site as Natural Undisturbed Open Space (NUOS) in conformance with the following requirements. The provisions of this subsection may be combined, or used in conjunction, with the Plant Inventory Methodology and/or the Plant Appraisal Methodology.

- A. Site Assessment. An Environmental Resource Report (ERR) per development standard shall be prepared for the entire site to determine the general health, plant species richness (number of plant species), density, and frequency (dominance) of protected native plants within areas on the site. The report shall include an assessment of such areas of NUOS. Any area left undisturbed shall be shown in the report, and no other assessment need be done for such areas. The resource value for an area shall be assessed by the consideration of factors such as:
 - 1. Health, size, density, and variety of native plant species; and
 - 2. The visual resource value of the area(s); and
 - 3. Potential to maximize the restoration of contiguous areas of NUOS both on-and-off-site.
- B. Mitigation Requirements. A minimum of thirty (30) percent of the site shall be set aside in perpetuity as NUOS area. The set aside area shall consist of the area(s) with the highest resource value as determined by the ERR.
- C. Federal Endangered Species. The ERR shall include an inventory and analysis of all plants listed as Federal Endangered Species.
- D. Set Aside Protection. Boundaries of all set aside areas shall be clearly delineated on topographic maps, an aerial photograph and site plan, development plan, or subdivision plat and fenced per development standard for the duration of any construction activities.

IV. **Combined Methodologies**. The restoration requirements shall be satisfied by one of the following two options.

- A. Set Aside Methodology Combined with Inventory and/or Appraisal Methodologies. The restoration requirements shall be satisfied by the set aside of an area of the site as NUOS in conformance with the requirements found in Set Aside Methodology. An area of up to five (5) percent of the site area may be excluded from the thirty (30) percent set aside area. The excluded area must be contiguous to and within the outer perimeter of the thirty (30) percent set aside area. The excluded area restoration requirements shall be met by utilizing the Plant Inventory Methodology; Plant Appraisal Methodology; or Inventory/Appraisal Methodology.
- B. Inventory/Appraisal Methodology. Each genus and species of plants can be addressed by choosing either the Plant Inventory Methodology, or the Plant Appraisal Methodology. A summary table shall be submitted showing the methodology chosen for each genus and species of Protected Native Plants found on the site.

General Plant Standards. All replacement plants which are used on the site to satisfy the restoration requirements shall meet the following minimum size requirements.

- A. Minimum Size Requirements.
 - 1. Ocotillos shall be \geq four (4) feet in height, or if the replacement plants are salvaged and transplanted from the project site, then such plants shall be \geq two (2) feet in height.
 - 2. Trees shall be in at least fifteen (15) gallon containers.
 - 3. Barrel Cactus (*Ferocactus wislizenii*) shall be \geq one (1) foot in height or diameter.
 - k. All other cacti, excluding the genus *Mammillaria*, shall be at least three (3) inches in height.
 - 1. All yuccas and shrubs shall be grown in at least five (5) gallon containers.
- B. Plant Health Requirements. All native plants brought to the site to satisfy restoration requirements shall be in good health and condition and be provided with necessary irrigation and maintenance to ensure their establishment and good health for the duration of any stay in a temporary holding area and after placement is a permanent location on-site.
- C. Placement Requirements. All native plants shall be planted in locations able to support their long-term health and survival and shall be planted in densities and configurations to approximate the natural character of the northern Chihuahuan Desert foothill and mountain habitats.
- D. Salvage Requirements. All plants which are salvaged and transplanted on-site shall be viable and transplantable.
- E. Identification Requirements. Native plants which are to be salvaged shall be properly tagged.

Plant Protection during Development.

- A. Tagging Requirements. See Salvage and Transplanting Methodology.
- B. Fencing Requirements. See Salvage and Transplanting Methodology.
- C. On-Site Monitoring. On-site monitoring of all aspects of site clearing, grading, plant protection, restoration, and salvage shall be provided during project construction at the expense of the developer for all residential development that is over five (5) acres. The monitoring shall be performed by an individual who is qualified in arid lands native plant resource identification and protection as previously specified. The monitor shall provide periodic progress reports to the developer outlining the status of work accomplished and any problems encountered.
- D. Submittal Compliance. The monitor shall be responsible for an assessment of the condition of the site's plants one (1) year after the final inspection has been performed on the site. The monitor will visit the site and prepare a report on plant status, including general plant condition, the identification of plants under stress and the appropriate methods to relieve the stress, and recommendations for replacement of plants that are dead or dying. Dead or dying plants shall be replaced with the same size plant at a one-to-one (1:1) ratio of like genus and species. Copies of the report shall be submitted to the site owner/developer, the Mountain Planning Committee and to the City Planning Department.

El Paso County Plant List for Re-vegetation on Restoration Projects

Compiled by Lois Balin, Texas Parks and Wildlife

I. List of Native Grasses for Re-vegetation

- | | |
|--|--|
| 1) Purple Threeawn (<i>Aristida purpurea</i>) | 9) Tobosa (<i>Hilaria mutica</i>) |
| 2) Cane Bluestem (<i>Bothriochloa barbinodis</i>) | 10) Little Bluestem (<i>Schizachyrium scoparium</i>) |
| 3) Sideoats Grama (<i>Bouteloua curtipendula</i>) | 11) Plains Bristlegrass (<i>Setaria leucopila</i>) |
| 4) Blue Grama (<i>Bouteloua gracilis</i>) | 12) Alkali Sacaton (<i>Sporobolus airoides</i>) |
| 5) Showy Chloris (<i>Chloris virgata</i>) | 13) Spike Dropseed (<i>Sporobolus contracus</i>) |
| 6) Arizona Cottontop (<i>Digitaria californica</i>) | 14) Sand Dropseed (<i>Sporobolus cryptandrus</i>) |
| 7) Plains Lovegrass (<i>Eragrostis intermedia</i>) | 15) Slim Tridens (<i>Tridens muticus</i>) |
| 8) New Mexico Feathergrass (<i>Hesperostipa neomexicana</i>) | |

II. Rio Grande Valley alluvial soils, including alkaline-saline, mineralized soils and wet soils:

A. Grasses, Sedges and related plants

- 1) *Carex emoryi* – Emory sedge
- 2) *Distichlis spicata* – Saltgrass
- 3) *Elymus Canadensis* – Canadian Wild Rye
- 4) *Elytrigia (smithii)* – W. Wheatgrass
- 5) *Sporobolus airoides* – Alkali Sacaton
- 6) *Sporobolus wrightii* – Giant Sacaton

- 5) *Pulchea purpurascens* - Canela

C. Small shrubs and Perennials

- 1) *Allenrolfea occidentalis* – Pickleweed
- 2) *Amorpha fruticosa* – False Indigo
- 3) *Anemopsis californica* – Yerba Mansa
- 4) *Datura wrightii* (*D. meteloides*) – Sacred Datura
- 5) *Phyla nodiflora* var. *incisa* - Frogfruit
- 6) *Sesuvium verrucosum* – Winged Sea Purslane
- 7) *Sphaeralcea angustifolia* – Narrowleaf Globemallow
- 8) *Sphaeralcea hastulata* - Globemallow

B. Annuals, Biennials and short-lived Perennials

- 1) *Aster subulatus* - Aster
- 2) *Helianthus annuus* – Sunflower
- 3) *Ipomoea purpurea* – Purple Morning-glory
- 4) *Maurandya wislizeni* – Giant Snapdragon vine

III. Sand dune and deep sandy breaks of the Rio Grande:

A. Grasses

- 1) *Munroa squarrosa* – Sand mat
- 2) *Oryzopsis hymenoides* – Indian Ricegrass
- 3) *Sporobolus contractus* – Spike Dropseed
- 4) *Sporobolus cryptandrus* – Sand Dropseed
- 5) *Sporobolus flexuosus* - Mesa Dropseed
- 6) *Tridens pulchellus* – Fluff Grass

- 12) *Kallstroemia grandiflora* – Arizona Poppy
- 13) *Lepidum alyssoides* (*L. montanum*) – Pepperweed
- 14) *Machaeranthera canescens* – Purple Goldenweed
- 15) *Mentzelia multiflora* – Desert Blazing star
- 16) *Polanisia jamesii* - Crestpetal
- 17) *Nama hispidum* – Rough nama
- 18) *Pectis angustifolia* – Lemoncillo
- 19) *Pectis papposa* – Cinchweed
- 20) *Phacelia integrifolia* (*P. robusta*) - Bluecurls
- 21) *Psilostrophe tagetina* – Paperflower
- 22) *Sphaeralcea incana* – Globemallow
- 23) *Tidestromia lanuginosa* – Woolly Tidestrom
- 24) *Verbesina enceloides* – Cowpen Daisy

B. Annuals, Biennials and short-lived Perennials:

- 1) *Abronia angustifolia* – Sand verbena
- 2) *Allionia incarnata* – Trailing Four O'clock
- 3) *Baileya multiradiata* – Desert Marigold
- 4) *Croton texensis* – Doveweed
- 5) *Dimorphocarpa wislizeni* – Spectacle pod
- 6) *Erigeron bellidiastrum* – Western Fleabane
- 7) *Eriogonum annuum* – Wild Buckwheat
- 8) *Gaillardia pulchella* – Blanket flower
- 9) *Helianthus petiolaris* – Prairie Sunflower
- 10) *Heliotropium convolvulaceum* – Sand Heliotrope
- 11) *Ipomopsis longiflora* – Sand Trumpets

C. Small shrubs and Perennials:

El Paso County Plant List for Re-vegetation on Restoration Projects

Compiled by Lois Balin, Texas Parks and Wildlife

- 1) *Amsonia tomentosa* (A. arenaria) – Woolly slimpod
- 2) *Baccharis brachyphylla* – Sand Baccharis
- 3) *Dalea lanata* – Woolly Dalea
- 4) *Gutierrezia sarothrae* – Broomweed
- 5) *Ipomopsis wrightii* – Wright Gilia
- 6) *Oenothera pallida* – Pale Evening primrose
- 7) *Penstemon ambiguus* – Sand Penstemon
- 8) *Poliomintha incana* – Desert Rosemary
- 9) *Proboscidea altheaefolia* (P. arenaria) – Devil's claw
- 10) *Psoralea scoparius* – Broom Dalea
- 11) *Schrankia occidentalis* – Sensitive briar
- 12) *Senecio riddellii* – Sand groundsel

IV. Grasslands and Hueco Bolson surface:

A. Grasses:

- 1) *Bothriochloa barbinodis* – Cane Bluestem
- 2) *Bothriochloa laguroides* v. *torreyana* – Silver Bluestem
- 3) *Bouteloua curtipendula* – Sideoats grama
- 4) *Bouteloua gracilis* – Blue Grama
- 5) *Bouteloua eriopoda* – Black Grama
- 6) *Bouteloua hirsuta* – Hairy Grama
- 7) *Digitaria californica* – Arizona Cottontop
- 8) *Eragrostis intermedia* – Plains Lovegrass
- 9) *Hilaria mutica* - Tobosa
- 10) *Panicum obtusum* – Vine Mesquite
- 11) *Schizachyrium scoparium* – Little Bluestem
- 12) *Scleropogon brevifolius* (S. longisetus) - Burrograss
- 13) *Setaria leucopila* – Plains Bristlegrass
- 14) *Tridens muticus* – Slim Tridens

B. Annuals, biennials and short lived perennials:

- 1) *Argemone polyanthemus* – Prickly Poppy
- 2) *Calylophus hartwegii* v. *hartwegii* - Sundrops
- 3) *Coreopsis tinctoria* v. *tinctoria* – Plains Coreopsis
- 4) *Englemannia peristenia* – Englemann Daisy
- 5) *Erigeron modestus* – Plains fleabane
- 6) *Eriogonum polycladon* – Wild Buckwheat
- 7) *Erodium texanum* – Texas Filaree
- 8) *Erysimum capitatum* – Western Wallflower
- 9) *Gaillardia pulchella* – Firewheel

- 10) *Gaura suffulata* v. *nealleyi* - Beeblossom
- 11) *Helimeris (Viguiera) multiflora* – Goldeneye
- 12) *Linum lewisii* – Blue Flax
- 13) *Linum puberulum* – Plains Flax
- 14) *Oenothera albicaulis* – Prairie Evening Primrose
- 15) *Phacelia popei* – Purple Phacelia
- 16) *Proboscidea parviflora* – Devil's Claw
- 17) *Ratibida columnifera* – Mexican Hat
- 18) *Verbena plicata* – Vervain
- 19) *Vicia ludoviciana* v. *ludoviciana* – Slim Vetch

C. Small shrubs and perennials:

- 1) *Asclepias brachystephana* – Shortcrown Milkweed
- 2) *Asclepias oenotheroides* – Hierba de Zizotes
- 3) *Clematis drummondii* – Virgin's Bower
- 4) *Croton diocus* – Grassland Croton
- 5) *Delphinium wootonii* – Plains Larkspur
- 6) *Desmanthus illinoensis* – Bundleflower
- 7) *Froelichia arizonica* – Az. Snake-cotton
- 8) *Gaillardia pinnatifida* – Slender Gaillardia
- 9) *Gaura coccinea* – Scarlet Gaura
- 10) *Gutierrezia sarothrae* - Snakeweed
- 11) *Heliotropium greggii* – Fragrant Heliotrope
- 12) *Krameria lanceolata* – Trailing Krameria
- 13) *Mirabilis linearis* – Linearleaf Four O'clock
- 14) *Nyctaginea capitata* – Scarlet Musk-flower
- 15) *Sphaeralcea coccinea* – Scarlet Globemallow
- 16) *Zinnia grandiflora* – Plains Zinnia