

Boardwalk at the Outlet

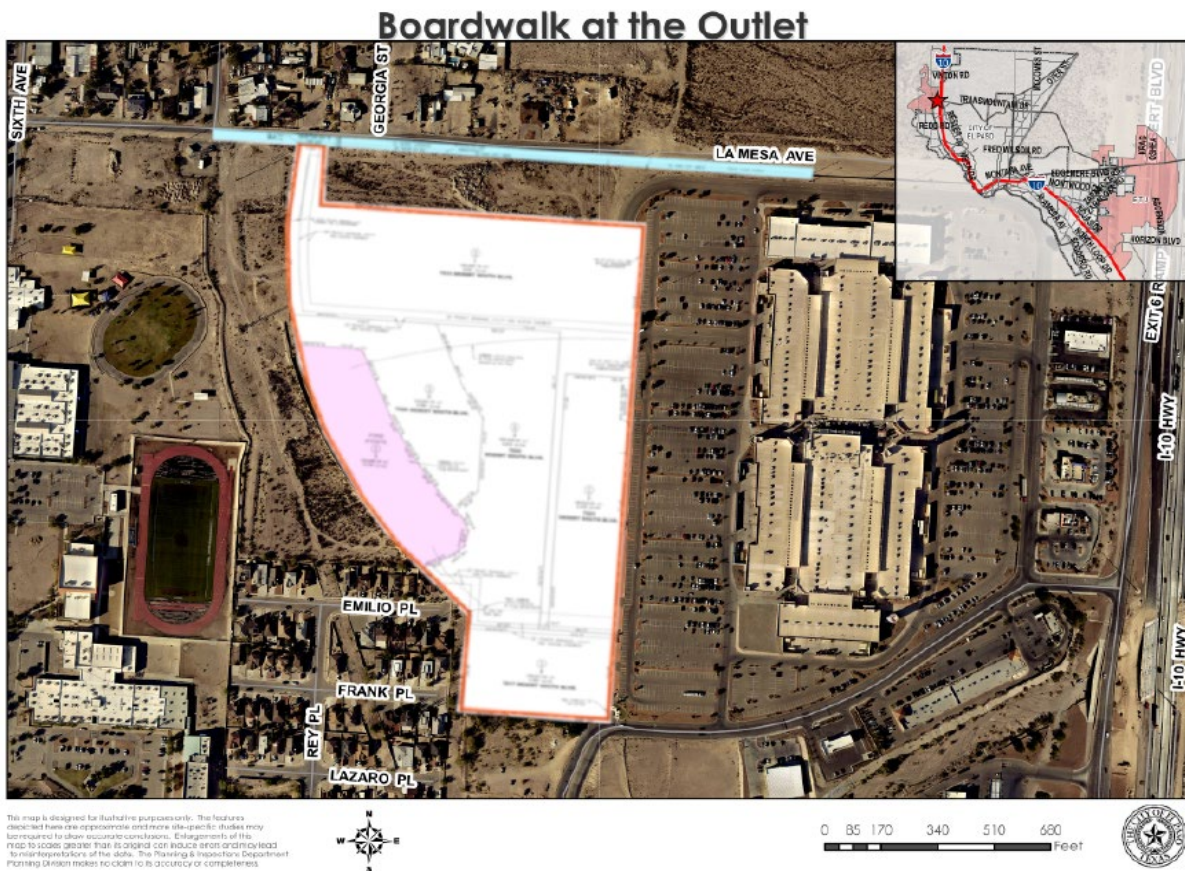
City Plan Commission — March, 27, 2025



CASE NUMBER/TYPE:	SUSU25-00018 – Major Final
CASE MANAGER:	Saul Fontes, (915) 212-1606, FontesSA@elpasotexas.gov
PROPERTY OWNER:	Sangiovese, LLC
REPRESENTATIVE:	Conde, Inc.
LOCATION:	West of Interstate 10 and North of Talbot Ave. (District 1)
PROPERTY AREA:	26.37 acres
VESTED RIGHTS STATUS:	Not Vested
PARK FEES:	\$208,290.00
ZONING DISTRICT(S):	R-F (Ranch and Farm)
RELATED APPLICATIONS:	SUSU24-00068 Boardwalk at the Outlet, PZR24-00021

SUMMARY OF RECOMMENDATION: Staff recommends **APPROVAL WITH CONDITION** of Boardwalk at the Outlet on a Major Final basis subject to the following condition.

- That the Major Thoroughfare Plan amendment be approved by City Council prior to the recordation of the final plat.



DESCRIPTION OF REQUEST: Applicant is proposing to subdivide 26.37 acres of land into 5 lots for general mixed uses, 2 private access easements, and 1 pond. Lots range from 2.49 acres to 9.09 acres. The pond is 3.10 acres in size and will provide drainage for the subdivision. Primary access to the subdivision shall be accessed from La Mesa Avenue. Per the Major Thoroughfare Plan (MTP), there is a proposed collector arterial running through the subdivision, the applicants are proposing to remove the arterial, the amendment to the MTP for removal will be required prior to recordation of this plat. This application is being reviewed under the current subdivision code.

CASE HISTORY/RELATED APPLICATIONS: On November 7, 2024, the City Plan Commission approved SUSU24-00068 -Boardwalk at the Outlet with exceptions and condition on a Major Preliminary basis.

Rezoning application PZRZ24-00021 has been submitted and is under review, with a proposal to rezone to G-MU.

NEIGHBORHOOD CHARACTER: Surrounding neighborhood characteristics are identified in the following table.

Surrounding Zoning and Use	
North	Extraterritorial Jurisdiction (ETJ) /Residential development
South	R-F (Ranch and Farm) / Vacant
East	C-4 (Commercial) / Commercial development (Shopping mall)
West	Extraterritorial Jurisdiction (ETJ) / Vacant
Nearest Public Facility and Distance	
Park	Enchanted Hills Park (0.22 mi.)
School	Canutillo Elementary (0.01 mi.)
Plan El Paso Designation	
G-4 Suburban (Walkable)	
Impact Fee Service Area	
Westside	

PUBLIC COMMENT: N/A

PLAT EXPIRATION: This application will expire on **March 27, 2028**. If the final plat has not been recorded within the specified date, the final plat approval, unless extended in accordance with El Paso City Code Chapter 19.41 (Expiration, extension and reinstatement), shall expire and the applicable plat shall be deemed null and void.

CITY PLAN COMMISSION OPTIONS:

Subdivision

City Plan Commission (CPC) has sole and final authority on subdivision matters. Subdivision applications in conformance with all applicable code provisions shall be approved by the CPC. When a plat is brought forward to the CPC for review, the Commission may take any of the following actions:

1. **Approval:** The CPC finds that the proposed plat is in conformance with all applicable requirements of Title 19 of the El Paso City Code.
2. **Approval with Conditions:** The CPC may impose conditions that bring the proposed plat into conformance with all applicable requirements of Title 19 of the El Paso City Code. **(Staff Recommendation)**
3. **Denial:** The CPC finds that the proposed plat is not in conformance with all applicable requirements of Title 19 of the El Paso City Code.

ATTACHMENTS:

1. Aerial Map
2. Final Plat
3. Application
4. Department Comments

ATTACHMENT 1

Boardwalk at the Outlet



Subject Property



This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required to allow accurate comparisons. Arrangements of this map are for informational purposes only and do not constitute a lead to misinterpretations of the data. The Planning & Inspections Department Planning Division makes no claim to its accuracy or completeness.

ATTACHMENT 3



MAJOR FINAL APPLICATION

DATE: 2/10/25 FILE NO. _____

SUBDIVISION NAME: BOARDWALK AT THE OUTLET

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
Being a Portion of Tract 8, Nellie D. Mundy Survey No. 239, City of El Paso, El Paso
County, Texas

2. Property Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	_____	_____	Office	<u>2.490</u>	<u>1</u>
Duplex	_____	_____	Street & Alley	_____	_____
Apartment	<u>9.091</u>	<u>1</u>	Ponding & Drainage	<u>3.106</u>	<u>1</u>
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below):	_____	_____
Park	_____	_____	<u>Retail & Live Work</u>	<u>5.203</u>	<u>1</u>
School	_____	_____	<u>Townhome</u>	<u>3.403</u>	<u>1</u>
Commercial	<u>3.084</u>	<u>1</u>	Total No. Sites:	<u>6</u>	_____
Industrial	_____	_____	Total (Gross) Acreage:	<u>26.376</u>	_____

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

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)
To existing Pond

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 _____


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 Title I (General Provisions) Chapter 1.04 - Vested Rights

12. Owner of record Sangiovese, LLC 7525 N. Loop, El Paso, TX 79915
(Name & Address) (Zip) (Phone)
13. Developer Sangiovese, LLC 7525 N. Loop, El Paso, TX 79915
(Name & Address) (Zip) (Phone)
14. Engineer Conde, Inc. 6080 Surety Dr., Ste. 100, El Paso, TX 79905 915-592-0283
(Name & Address) (Zip) (Phone)

OWNER SIGNATURE: 

REPRESENTATIVE SIGNATURE: 

REPRESENTATIVE CONTACT (PHONE): 915-592-0283

REPRESENTATIVE CONTACT (E-MAIL): cconde@condeinc.com

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

Planning & Inspections Department
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 212-0085

ATTACHMENT 4

Planning and Inspections Department- Planning Division

Developer / Engineer shall address the following comments:

1. Submit to the Planning & Inspections Department – Planning Division the following prior to recording of the subdivision:
 - a. Current certificate tax certificate(s)
 - b. Current proof of ownership.
 - c. Release of access document, if applicable.
 - d. Set of restrictive covenants, if applicable. If not applicable remove note from plat.
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. Per the condition, the Major Thoroughfare Plan is to be amended prior to the recordation of the final plat to ensure that the proposed development is compliant with MTP requirements.
4. Ensure all easements and document numbers are legible on plat.
5. Update City Plan Commission approval year on plat.

Planning and Inspections Department- Land Development Division

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

The Developer/Engineer shall address the following comments.

Provide an approval from EPWater-Stormwater Department, and complete improvement plans for all public improvements.

Provide and label On-site ponding notes on Final plat.

Sidewalk shall be required along R.O.W. (La Mesa St.) at the time of grading permit.

Provide directional ramps on the corners.

Clarify the proposed Drainage System is outside of the 25' Private Drainage, utility and access easement area.

Parks and Recreation Department

We have reviewed **Boardwalk at the Outlet Subdivision** a final plat map and on behalf of Parks & Recreation Department, we offer Developer / Engineer the following comments:

Please note that this subdivision is zoned "R-F" meeting the requirements for Non-residential uses (General commercial) as well as for Single-family residential dwellings use. Applicant is proposing a rezoning to GMU with residential and non-residential uses. **Restrictive have not yet been provided.**

Therefore, "Park fees" will be assessed using gross density and proposed use. Applicant shall be required to pay **\$208,290.00** on "Park fess" calculated as follows:

1. Lot 1 is composed of **9.09 acres** and the proposed use is residential (apartment). Covenants need to be provided restricting the number of multi-family dwelling units. Park fees will be assessed at rate of \$680 per dwelling unit, for a total amount of **\$153,680.00** based on the following calculations:

9.09 acres (x) 43560 Sq. Ft. = **395,960.40 Sq. Ft.**

395,960.40 Sq. Ft. divided by minimum lot area of **1,750 Sq. Ft.** = **226** multi-family dwelling units

226 multi-family dwelling units @ rate of = **\$680** per unit = **\$153,680.00**

2. Lot 2 is composed of **3.08 acres** and the proposed use is non-residential (commercial). Park fees will be assessed at rate of \$1000 per acre, for a total amount of **\$3,080.00** based on the following calculations:

3.08 acres non-residential @ rate of \$1,000 per acre = **\$3,080.00**

3. Lot 4 is composed of **5.20 acres** and the proposed use is non-residential (commercial). Park fees will be assessed at rate of \$1000 per acre, for a total amount of **\$5,200.00** based on the following calculations:

3.08 acres non-residential @ rate of \$1,000 per acre = **\$5,200.00**

4. Lot 5 is composed of **3.40 acres** and the proposed use residential (townhouse). Covenants need to be provided restricting the number of dwelling units. Parks fees will be assessed at rate of \$1,370 per dwelling unit, for a total amount of **\$43,840.00** based on the following calculations:

3.40 acres (x) 43560 Sq. Ft. = **148,104 Sq. Ft.**

148,104 Sq. Ft. divided by minimum lot area of **4,500 Sq. Ft.** = **32** single-family/townhouse dwelling units.

32 single-family/townhouse @ rate of = **\$1,370** per unit = **\$43,840.00**

5. Lot 6 is composed of **2.49 acres** and the proposed use is non-residential (office). Park fees will be assessed at rate of \$1000 per acre, for a total amount of **\$2,490.00** based on the following calculations:

2.49 acres non-residential @ rate of \$1,000 per acre = **\$2,490.00**

Please allocate generated funds under Park Zone: **NW-13**

Nearest Park: **Westside Sports Complex**

If density/acreage is increased /decreased or the property zoning /use changes, then "Park fees" will be re-assessed based on applicable conditions.

Streets and Maintenance Department

Traffic Engineering:

- No objections to application

Contract Management:

- Indicate that any type of water valve, manhole must have a concrete apron. and any city monuments if disturbed must be restored by a licensed surveyor.
- Indicate that any infrastructure that is on city right of way must be done as per Design Standards for Construction and Municipal Code
- Indicate that new asphalt or any new concrete structures must be compliant before acceptance and any type of damages must be restored before doing the final walkthrough.

Street Lights:

Does not object to the request.

Street Lights Department requires that all projects that involves a roadway is to be evaluated for lighting requirements based on the City of El Paso Street Design Manual (SDM) and the Design Standards for Construction (DSC) according to City of El Paso Codes (cited below). While developing a project or construction area the existing street illumination system shall be protected and preserved. Complete survey for street illumination system shall be shown on plans. Any change on existing street illumination systems shall be coordinated with Street Lights Department.

For the development of the subdivision a complete set of plans shall be submitted to Street Lights Department for review showing the minimum requirements for street illumination proposals**. The submission shall contain but shall not necessarily be limited to plans indicating the location on the premises of all lighting fixtures, both proposed and existing on the site***. The description of all lighting fixtures, both proposed and existing. Photometric data. Plans shall show street illumination design and details. El Paso city code is applicable to this process, Street Design Manual (SDM)* and any other applicable standards or requirements of the city.

El Paso Water

El Paso Water-PSB (EPWater-Public Service Board) does not object to this request.

The subject property is located within the City of El Paso Westside Annexation Area. Annexation fees will be collected after the El Paso Water processes an application for water and/or sanitary sewer services.

The subject property is located within the Vinton intermediate pressure zone. Private water pressure regulating devices will be required at the discharge side of each water meter. The lot owner shall be responsible for the operation and maintenance of the above-described water pressure regulating devices.

Water:

There is an existing 8-inch diameter water main within a 25-foot/ 40-foot easement east of the subject property. This main can be extended to provide service.

There is an existing 8-inch diameter water main that extends along La Mesa St. This main can be extended to provide service.

There is an existing 6-inch diameter water main that extends along Emilio Pl. This main can be extended to provide service.

Previous water pressure from fire hydrant #9877 located within the Retail Outlet Mall adjacent to the subject property, has yielded a static pressure of 82 psi, a residual pressure of 74 psi, and a discharge of 1,061 gallons per minute. The owner should, for his own protection and at his own expense, install at the discharge side of each water meter a pressure regulator, strainer, and relief valve, to be set for pressure as desired by the customer. The Owner shall be responsible for the operation and maintenance of the above-described water pressure regulating device.

Sanitary Sewer:

There is an existing 8-inch diameter sanitary sewer main that extends along Emilio Pl. This main is available for service and main extension.

There is an existing 12-inch diameter sanitary sewer main that extends along La Mesa St. This main is available for main extension.

General:

Water and sanitary sewer main extensions may be required to provide service. Easements may be required. Owner is responsible for main extension and easement acquisition costs.

EPWater requires a new service application to provide service to the property. 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 EPWater – 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. Provide a conceptual Drainage Plan indicating existing and proposed major stormwater facilities as per Section 19.02.020 of the Municipal Code.
2. At the improvement plan stage, provide protection to the subdivision from all offsite storm water runoff that may have an adverse impact on any improvements and convey the existing watercourse through the subdivision.
3. As per the Municipal Code: new developments and redevelopments are required to maintain the pre-development hydrologic response in their post-development state as nearly as practicable to reduce flooding. The code also encourages the use of nonstructural storm water management such as the preservation of green space, water harvesting, and other conservation efforts, to the maximum extent practicable, per Section 19.19.010.
4. This property may be required to retain its storm sewer runoff onsite, to mitigate any flooding on the streets.

Texas Gas

In reference to case SUFR25-00014 - Boardwalk at the Outlet, Texas Gas Service will need an easement to provide service to these properties and to provide two-way feed.

Disclaimer: Texas Gas Service does not allow permanent structures nor trees to be installed on top of TGS gas mains or service lines. If a conflict is anticipated, the developer, contractors or owner representative should contact TGS to relocate the gas main and/or service at the developer's expense.

El Paso Electric

We have no comments for the Boardwalk at the Outlet.

Sun Metro

No comments received.

Fire Department

No comments received.

Capital Improvement Department

No comments received.

El Paso County 911 District

No comments received.

Texas Department of Transportation

No comments received.

El Paso County

No comments received.

El Paso County Water Improvement District #1

No comments received.