City of El Paso – City Plan Commission Staff Report

(REVISED)

Case No:	SULD13-00001 Sierra Del Puerte
Application Type:	Land Study
CPC Hearing Date:	February 12, 2015
Staff Planner:	Nelson Ortiz, (915) 212-1606, ortiznx@elpasotexas.gov
Location:	North of Titanic and West of Magnetic
Acreage:	175.45 acres
Rep District:	4
Existing Use:	Vacant
Existing Zoning:	PMD (Planned mountain development) and P-R-1 (Planned residential I)
Proposed Zoning:	PMD (Planned mountain development) and P-R-1 (Planned residential I)
Nearest Park:	Sunrise Park (.49 mile)
Nearest School:	Canyon Hills Middle (.85 mile)
Park Fees Required:	$31,510.00
Impact Fee Area:	N/A
Property Owner:	Daniel T. Knapp, Palo Verde Properties, LP and GCGOHL, LLC
Applicant:	Daniel T. Knapp, Palo Verde Properties, LP and GCGOHL, LLC
Representative:	Roe Engineering, L.C.

SURROUNDING ZONING AND LAND USE

North: PMD / Vacant
South: P-R-1 and R-2 **/** Residential development
East: R-2 and R-4 / Residential development
West: PMD / Vacant

PLAN EL PASO DESIGNATION: (O2) Natural

APPLICATION DESCRIPTION

The applicant proposes a land study for 175.45 acres of land located in the Northeast. The land study area is predominantly single family residential and common open space areas intended for the preservation of natural arroyos. Access is proposed from Zircon Drive and Edgar Park Avenue. The following land uses are proposed:

- 296 single family residential units within 62.68 acres (PMD)
- 9 common open space parcels within 87.71 acres (PMD)

- 23 residential units within 7.85 acres (P-R-1)

The land study does provide a phasing plan and is slated for completion in 2019. This land study is being reviewed under the current subdivision code.

The applicant is requesting the following code exceptions, which must be included in each subdivision application for approval:

- To allow for cul-de-sacs which exceed the maximum length requirement for phases 3 and 6 through 9. (Section 19.15.080.B)
- To allow the length of a block exceed the maximum length requirement for phases 5, 6 and 8. (Section 19.15.080.A)
- To allow the block perimeter exceed the maximum length requirement in phase 6. (Section 19.15.080.A)
- To allow private streets in phases 3 and 6 through 9. (Section 19.15.150)
- To allow subdivisions with a single point of access that have roadways that exceed three hundred feet or sixty dwelling units from the access point or an average daily traffic (ADT) of greater than one thousand two hundred for phases 3 through 9. (Section 19.15.050.A)
- To allow a roadway network connectivity of less than 1.4 throughout the land study. (Section 19.15.050.B)

The applicant cites limitations in topography, density restrictions, PMD zoning and MDA requirements and existing surrounding features (adjacent to Sunrise Dam and Mountain Park Dam) as factors for the exceptions request.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends **approval** of the exceptions due to the limitations in topography, density restrictions, PMD zoning and MDA requirements for open space and existing surrounding features and **approval** of Sierra Del Puerte land study with the following comments:

Planning Division Recommendation:

Approval of exceptions and land study.

Land Development

We have reviewed subject land study and recommend that the Developer/Engineer shall address the following comments.

1. The development is located within an existing natural arroyo. Applicant shall comply with the requirements of Preservation of Natural Arroyos (Section 19.19.010.F).
2. EPWU also requires drainage rights-of-ways in lieu of any proposed drainage easements.
3. Sunrise Dam & Mountain Park Dam are USACE structures therefore any and all proposed subdivision improvement plans must be coordinated and approved by USACE through EPWU Storm-water Operations Manager prior to final City approval (See Attachment #3 & 4).

El Paso Department of Transportation

No objections.

~~Comments on the revised TIA.~~

- ~~The latest version of ITE trip generation manual was not used in the TIA.~~
- ~~Figure 3 is missing intersection 11~~
- ~~Need to provide discussion regarding Figure 4 trip distribution to intersection 7 EBLT at 0%.~~
- ~~The signal timing parameters for signalized intersections in the TIA do not reflect actual timing.~~
- ~~The existing unsignalized intersection data sheets only show ICU LOS. Need to provide LOS calculation datasheet for unsignalized intersections.~~

Parks and Recreation Department

We have reviewed **Sierra Del Puerte – Revised Land Study** and offer Engineer / Developer the following comments:

Please note that this "Land Study" is composed of **296** Single-family dwelling units with-in the area zoned PMD,

23 Residential Units with-in the area zoned PR-1 and includes **87.71** acres of "Common Open Space" areas.

Most of this development is located with-in the Planned Mountain Development (PMD) area which does not require complying with the "Parkland Dedication" ordinance **Chapter 19.20 Parks and Open Space** therefore, we offer the following comments:

All 23 lots located with-in the area zoned PR-1- shall be required to pay "Park fees" at a rate of $1,370.00 per dwelling unit for a total amount of **$31,510.00**

1. Clarify if the portion of the "Proposed Channel" from the southwest corner of this development to the limits of the Franklin Mountains area is to be constructed /included in this development; where possible, arroyo paths should be left in its natural state/undisturbed.
2. A trailhead / Hike & Bike trail needs to be discussed /coordinated with the Parks Open Space Coordinator (Marcia J. Tuck) for a connection from the southwest corner of this development along the proposed channel to the limits of the Franklin Mountains area - Park's Open Space coordinator will coordinate location of the trailhead with the Franklin Mountain State Park ranger.
3. Label all "Common Open Space" areas as "Private" and clarify the maintenance responsible party.
4. Parks Department previously had requested from the Developer to identify all existing trails with-in this development as well as adjacent trails with-in the Franklin Mountains and the Castner Range areas and as per meeting on April 18, 2013, Developer stated that there were no trails only some graded access.

El Paso Water Utilities

We have reviewed the above referenced Land Study and provide the following comments:

1. Water service can only be provided to Lots with finished floor elevations up to 4550 feet (PSB datum).

a) Extend the Proposed 20’ PSB easement to tie into Gunnison Dr.

b) Due to TCEQ regulations, EPWU discourages the installation of dead end mains. Two 8-inch diameter water main extensions along all cul-da-sacs will be required to loop the water system.

c) A water main extension will be required to serve the Phases 3, 6, 7, 8, and 9 from Zircon Dr.

d) Another water main extension will be required along Edgar Park Avenue to Virgo Lane.

e) Owner/Developer is responsible for all water extension costs.

2. Sanitary sewer is critical for portions of the development. EPWU cannot commit to providing sewer service to the entire land study area until further review of the grading plans.

a) A sanitary sewer extension will also be necessary to connect to the existing sanitary sewer system at Zircon Dr. to provide service for Phases 3, 6, 7, 8, and 9.

b) A 25 foot PSB easement will be required for the sanitary sewer extension along the common open space between phase 6 and Zircon Dr.

c) A lift station along with associated force main will be required to provide service for Phase 7.

d) Owner/Developer is responsible for all sanitary sewer extension costs.

Water:

3. There are existing water mains along Virgo Lane and along Zircon Drive between Mountain Laurel Drive and Mountain Wind Drive These water mains originate from the Mountain Park One pressure system. This system can only provide service to properties with finished floor elevations up to 4275 feet (PSB datum).

4. There are existing water mains along Zircon Drive, west of Mountain Wind Drive and along Gunnison Drive. These water mains originate from the Mountain Park Two pressure system. This pressure system can only provide service to properties with finished floor elevations up to 4550 feet (PSB datum). The existing main capacity will only allow service to a limited portion of the proposed development.

5. Properties with finished floor elevations between 4275 feet and 4410 feet will be located within an intermediate pressure zone. Pressure reducing and pressure relief valves will be required within the water distribution system. In addition, private water pressure regulating devices will be required at every lot within the properties. The Developer shall include in the sale of contract documents that the lot/home buyer shall acquire ownership of the above-described water pressure regulating devices to be located at the discharge side of the water meters. The lot/home buyer shall be responsible for the operation and maintenance of the above-described water pressure regulating devices.

6. Close coordination with EPWU is required as to schedule/construct the required major water infrastructure improvements in parallel with development. Water storage improvements are required to service the Mountain Park One pressure zone. The improvements are listed on the current EPWU's Capital Improvement Program (CIP); Mountain Park 1C -2 MG and Rosemont Reservoir - 2.5 MG (2019-2020) and upgrades to Joe Caro Booster Station (2020-2021). The site of the Mountain Park 1C storage tank is yet to be determined. The EPWU's 10-year CIP does not list improvements for the Mountain Park Two pressure zone.

Sanitary Sewer:

7. There are existing sewer mains along Zircon Drive, Gunnison Dr. and Virgo Lane.

General:

8. EPWU-PSB requests a Master grading plan of the proposed development in order to determine impacts on the water supply and sanitary sewer systems. EPWU requires reviewing the grading plans and estimated lot density before committing to provide service to the subject property.

9. Off-site main extensions are anticipated. The Owner is responsible for acquiring all off-site easements in order to accommodate the off-site extensions.

10. All private streets shall be designated as full width utility easements when designated by plat.

General:

11. Application for service 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 lines and appurtenances.

El Paso Fire Department

Recommend approval subject to applicant complying with all applicable subdivision code requirements.

In particular please note the following sections of the subdivision code: 19.24.030 Mountain Development Standards and 19.15.090 Cul-de-Sacs.

Request that the applicant coordinate with the EPFD to ensure these particular requirements are addressed during the Subdivision Plat Phase:

- Building construction within the area of the cul-de-sac beyond the six hundred feet distance shall be fire sprinklered and a note shall be added to the recording plat and the subdivision improvement plans indicating that buildings are required to be sprinklered within the subdivision, and which lot numbers have such requirement.
- Additional modifications may be required by the city plan commission upon recommendation by the fire marshall's office including intermediate turnarounds (eyebrows) to accommodate emergency vehicles being provided at a maximum distance of six hundred feet;
- Where a street grade exceeds eleven percent, buildings on lots fronting and accessed by the street shall be required to be sprinklered by the city plan commission when recommended by the city manager, or designee and the fire chief.
- If the only access to a subdivision is by a street with a grade exceeding eleven percent, then all structures in the subdivision are considered to be accessed by a street exceeding eleven percent and required to be sprinklered. A note shall be placed on the subdivision improvement plans which indicates whether or not buildings within the subdivision are

required to be sprinklered based on the requirements of this subsection.

- Fire Protection. All lots shall be supplied with adequate fire protection in the form of fire hydrants capable of sustaining a flow rate as follows (as evidenced by flow tests), and spaced at intervals of not more than five hundred feet:

Sun Metro
Sun Metro does not oppose this request.

911
No comments received.

Central Appraisal District
No comments received.

El Paso Electric Company
No comments received.

Texas Gas Company
No comments received.

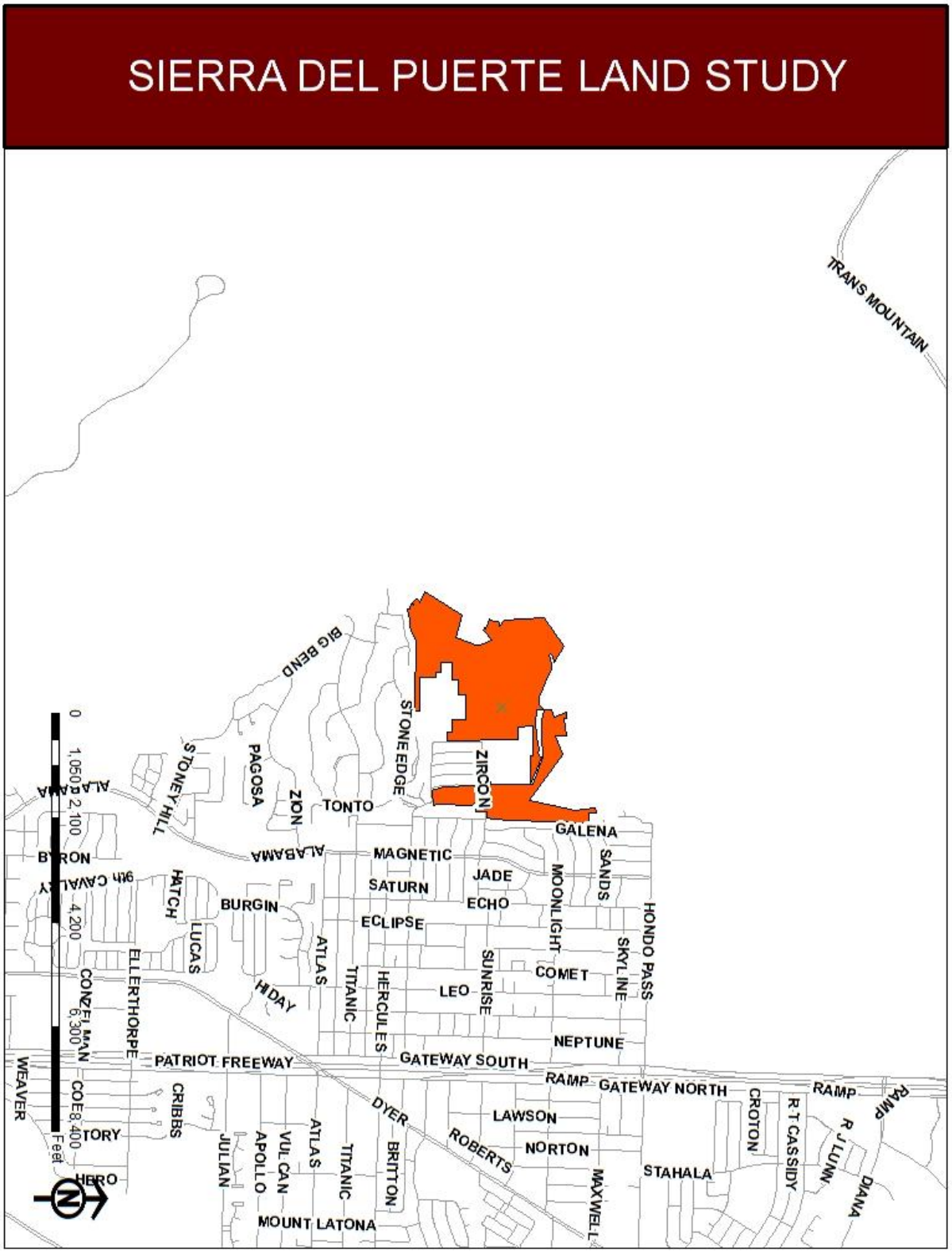
El Paso Independent School District
No objections.

Additional Requirements and General Comments:

1. 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.

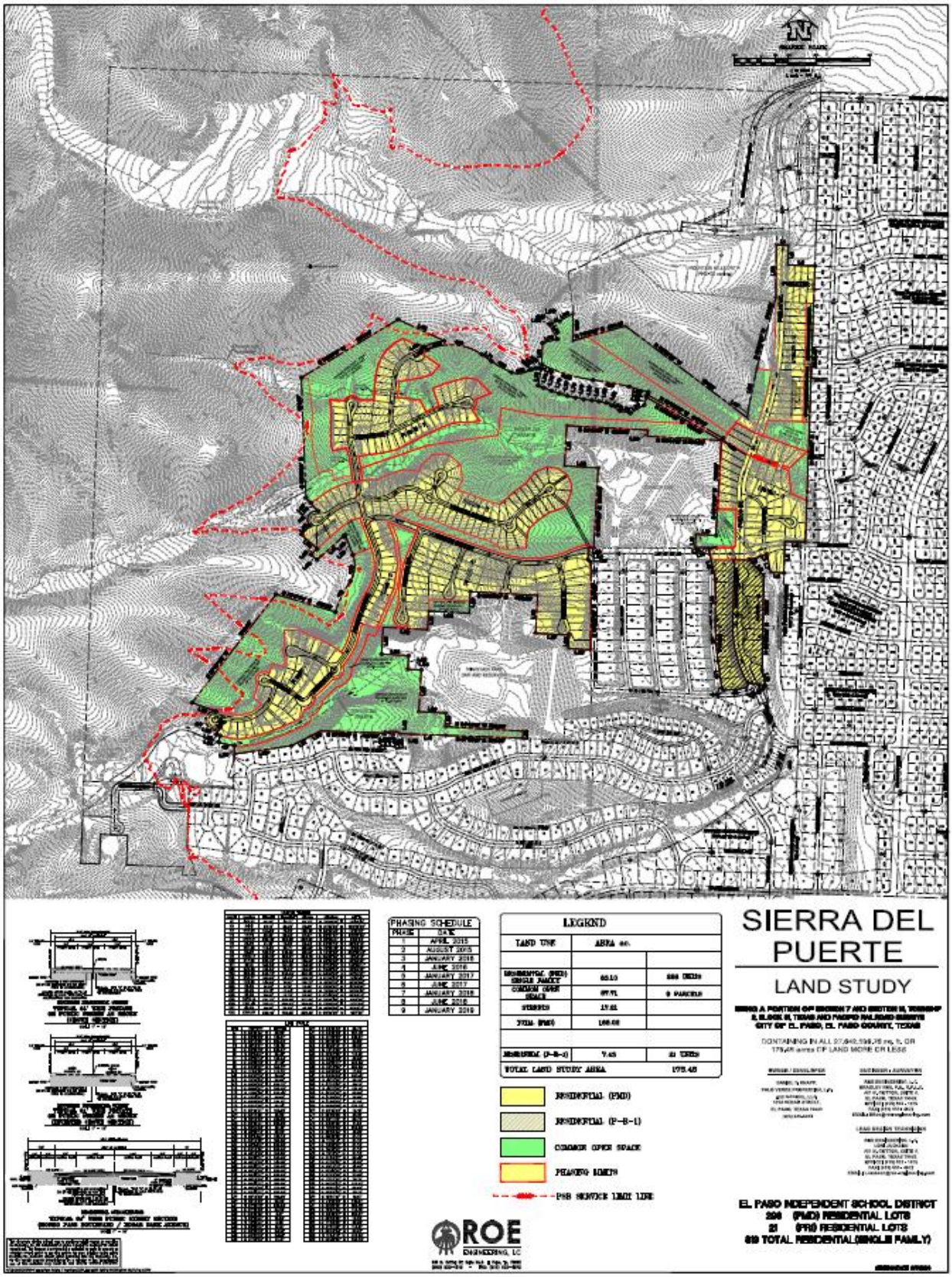
Attachments
1. Location map
2. Aerial map
3. Land Study
4. Exception request
5. Application

ATTACHMENT 1



ATTACHMENT 2

ATTACHMENT 3



ATTACHMENT 4

ROE ENGINEERING, LC

CIVIL ENGINEERING
PLANNING
LAND DEVELOPMENT
SURVEYING
WATER
WASTEWATER

February 2, 2015

City of El Paso
Kimberly Forsyth, AICP CNU-A
Lead Planner
City Development Dept.
801 Texas Avenue
El Paso, Texas 79901

Re: Sierra Del Puerte

Dear Ms. Forsyth:

We are asking for various exceptions for the Land Study due to topographic features limited grading, reduced density of two residential units per acres, existing MDA Zoning 50% open space and the existing physical features of the Sunrise Dam and Mountain Park Dam which are contigious to the referenced property.

1. Maximum length of cul-de-sac as per 19.15.050 B in phases in Phase 3 and 6-9, and maximum block length as per 19.15.080 A in phases 5,6,8. Maximum block perimeter in phase 6.

2. Request private streets as per 19.15.150 for Phase 3 and 6-9.

3. Request exception approach road as per 19.15.050 A for phases 3-9.

4. Request exception as per 19.15.050 B roadway network connectivity of less than 1.4.

If you have any questions or concerns about this matter, please do not hesitate to call me.

Sincerely,

Bradley Roe

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

601 N. Cotton St. Suite 6 | El Paso, TX 79902 | P (915) 533-1418 | F (915) 533-4972 | roe-engineering.com

ATTACHMENT 5

CITY PLAN COMMISSION APPLICATION FOR
LAND STUDY APPROVAL

DATE: 9 - 17- 2014 FILE NO. _____

SUBDIVISION NAME: RESUBMITTED SIERRA DEL PUERTE LAND STUDY

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
BEING A PORTION OF SECTION 7 AND 14, TOWNSHIP 2, BLOCK 8, TEXAS AND PACIFIC RAILROAD SURVEYS, CITY OF EL PASO

2. Property Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	63.10	298	Office		
Duplex			Street & Alley	17.21	
Apartment			Ponding & Drainage		
Mobile Home			Institutional		
P.U.D.			Other (specify below)		
Park / COMMON OPEN SPACE	87.71		RESIDENTIAL PR1	7.43	21
School					
Commercial			Total No. Sites		
Industrial			Total (Gross) Acreage 175.45		

3. What is existing zoning of the above described property? PMD / PR1 Proposed zoning? PMD / PR1

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 to street to existing Detentison Ponds (Sunrise Dam and Mountain Park Dam

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 Proposed Modified Street Cross Sections (See attached plan for reference) (31' wide street right-of-way) (64' street right-of-way).
Proposed Modified lenght of panhandle lots.

9. Remarks and/or explanation of special circumstances: _____

10. 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

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

11. Owner of record DANIEL T. KNAPP, PALO VERDE PROPERTIES, L.P. and GCGOHL, LLC. 1014 CEDAR STREET, EL PASO, TEXAS 79903 (323) 868-8645
(Name & Address) (Zip) (Phone)

12. Developer DANIEL T. KNAPP, PALO VERDE PROPERTIES, L.P. and GCGOHL, LLC. 1014 CEDAR STREET, EL PASO, TEXAS 79903 (323) 868-8645
(Name & Address) (Zip) (Phone)

13. Engineer ROE ENGINEERING, L.C. 601 N. COTTON STREET, SUITE 6, EL PASO, TEXAS 79936 (915)533-1418
(Name & Address) (Zip) (Phone)

Refer to Schedule C for current fees.

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.