



City of El Paso – City Plan Commission Staff Report

Case No: SUSU15-00080 Sierra Del Puerte Unit Three
Application Type: Resubdivision Combination
CPC Hearing Date: March 10, 2016
Staff Planner: Alfredo Austin, (915) 212-1604, austinaj@elpasotexas.gov
Location: South of Hondo Pass and West of Dyer
Acreage: 19.816 acres
Rep District: 4
Existing Use: Vacant
Existing Zoning: PMD / R-2 (Planned Mountain Development / Residential)
Proposed Zoning: PMD / R-2 (Planned Mountain Development / Residential)
Nearest Park: Sunrise Park (.45 miles)
Nearest School: Canyon Hill Middle (.71 miles)
Park Fees Required: \$1,370.00
Impact Fee Area: This property is not located in an Impact Fee Service Area.
Property Owner: GCGOHL, LLC.
Applicant: GCGOHL, LLC.
Representative: Roe Engineering

SURROUNDING ZONING AND LAND USE

North: PMD (Planned Mountain Development)/Vacant
South: PMD / R-2 (Planned Mountain Development / Residential)/Residential development
East: R4 (Residential)/Residential development
West: PMD (Planned Mountain Development)/Vacant

PLAN EL PASO DESIGNATION: O2, Natural

APPLICATION DESCRIPTION

The applicant proposes to subdivide 19.816 acres of vacant land for 38 single family lots, including 10.20 acres of open space. The lots range between 5,204 and 13,175 square feet. The proposed density and open space meets or exceeds the minimum requirements of 20.10.370 for mountain development.

The proposed subdivision lies within the mountain development area, the applicant has provided all required soils, grading drainage and erosion, and vegetation preservation and protection reports in accordance with 19.24.040.

Access to the subdivision is proposed from Edgar Park Avenue. This development is being reviewed under current subdivision ordinance, and reviewed for its compliance with the Sierra del Puerte Land Study.

The applicant has requested the following exceptions:

1. To allow cul-de-sacs in excess of 300'
2. To allow for a roadway connectivity index of less than 1.4.

CASE HISTORY

On 2/12/2015, CPC approved Sierra del Puerte Land Study. (Reference case SULD13-00001)

On 8/20/2015, CPC approved minor changes to Sierra Del Puerte Land Study. (Reference case SULD13-00001)

DEVELOPMENT COORDINATING COMMITTEE

Recommendation is pending applicant addressing staff comments.

- The recording of the Sierra del Puerte Unit Three will be subject to prior recording of Sierra del Puerte Unit 2 to provide vehicular access.

Planning Division Recommendation:

Planning recommends **approval** of the request to allow a roadway connectivity index of less than 1.4, and to allow cul-de-sacs in excess of 300'. Sierra del Puerte Unit 3 is constrained by severe topographical conditions to the west and existing development to the east through which no access can be provided. The city plan commission may approve such an exception in accordance with 19.15.050, provided the subdivision is approved by at least three fourths of all members of the city plan commission.

- A. *The city plan commission may grant exceptions to these requirements only upon a finding that the development is constrained by topographic features, existing development or other impassible features. The grant of the exception requires the affirmative vote of at least three fourths of all members of the city plan commission.*
- I. *The city plan commission may grant exceptions to these requirements in cases where the proposed subdivision is constrained by topographic features, existing development, or other impassable features, as determined by the city manager or designee.*

Planning recommends **approval** of the request to allow cul-de-sacs in excess of 300'. The city plan commission may approve such an exception in accordance with Chapter 19.48.

Recommendation for the approval of the subdivision is pending applicant addressing staff comments.

Applicant shall address the following comments:

1. Review and address objection from EPWU.
2. Review and address comments from other departments.
3. Cul-de-sacs and hammerheads shall comply with DSC cross-section standards.

Planning & Inspections Department - Land Development

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

The Developer/Engineer shall address the following comments.

1. **This Subdivision proposes modification to an existing USACE structure (a new 18” RCP from Dalea Dr. to go into the Fort Bliss Diversion Channel); A 408 permit application must be submitted to and approved by the USACE, prior to COEP subdivision approval.**
2. Include a Legend Table with: flow arrows, proposed and existing structures symbols and description.
3. The proposed subdivision is located near a potential sediment flow source. At the improvement plan stage, EPWU requires the Engineer to account for sediment volume in all calculations used to size stormwater drainage structures to prevent sediment from clogging the proposed crossings. Provide sufficient access for mechanized maintenance equipment and vehicles.
4. As per the DDM, inverted residential street rights-of-way require a valley gutter at the inverted crown as shown on Detail 3-12 of the City of El Paso’s Design Standards for Construction.
5. Need to make the 20’ PSB ROW (block 3, lot 13) drive-able.
6. Identify lot 5, block 3; is it a residence, a park, or common open space? The drainage & PSB easement that transverses through lot 5, block 3 should also be labeled as “access” easement; we need to access & maintain the area in front of the dam.
7. Lot 6, block 3 corner, is encroaching into the proposed drainage easement; no permanent structures are to be built on it.
8. All proposed City monuments shall be illustrated on the plat.
9. Remove note 8 from general notes since it does not apply anymore.
10. Verify if sidewalk is required on typical street cross sectional views for Zircon and Edgar Park Avenues.
11. Verify dedication statement to include all easement types being dedicated on final plat.
12. Fully dimension PSB, drainage, and utility easements at the end of Indigo Court by bearing and distance.

Capital Improvement Program – Parks

We have reviewed **Sierra Del Puerte Unit Three**, a major combination plat map and on behalf of CID Parks Planning Division we offer Developer / Engineer the following comments:

Please note that this Subdivision is composed of **38** residential lots and is located within the Planned Mountain Development District (PMD) thus meeting the requirements to be excluded from the calculation for parkland dedication ordinance Title 19 – Subdivision & Development Plats, **Chapter 19.20 Parks and Open Space** as noted below:

19.20.060 - Exclusions from Dedication Requirements.

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

F. All property within a subdivision which is zoned planned mountain development district (PMD) whether for residential or nonresidential uses, as evidenced by the official zoning map.

Also, please note that one (1) of the proposed 38 lots is zoned R-2 subject to the parkland dedication ordinance Title 19 – Subdivision & Development Plats, **Chapter 19.20 - Parks & Open Space** in the form of "Park fees" based on requirements for Residential subdivisions therefore, Applicant shall be required to pay **\$1,370.00** calculated as follows:

1 (R-2) Single-family dwelling lot @ \$1,370.00 / dwelling = **\$1,370.00**

Please allocate generated funds under Park Zone: **NE-1**

Nearest Park(s): **Sunrise Park**

EPWU

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

1. EPWU objects to this request. A 30-foot PSB and Drainage right-of-way will be needed between Lot 6 & 7 Block 4 for the sanitary sewer and water main extension and storm sewer.
2. The Owner/Developer has entered into a Development Agreement with the El Paso Water Utilities – Public Service Board (EPWU-PSB) to construct, an 8-inch diameter water mains to provide service to Sierra Del Puerte Unit 2 subdivision. The Developer’s utility contractor is currently installing the required water mains which will be available for permanent service once EPWU-PSB issues a Letter of Final Acceptance of the facilities.

Water:

3. A loop water system extension will be necessary to provide service to Dalea Dr., Moonpod Ct., and Indigo Ct. An 8-inch diameter water main extension will need to be extended north along Edgar Park, then loop east along Dalea Dr, Moonpod Ct. and Indigo Ct. The water main shall be extended north to the end of the subdivision. All costs associated with the extensions of water mains are the responsibility of the Owner/Developer.

Sanitary Sewer:

4. There is an existing 8-inch diameter sanitary sewer main extending along Zircon then south along Edgar Park Ave. This main is available for service for lots 1-5 in Block 3. An extension of an 8-inch diameter sanitary sewer line is required to provide service to the subdivision. All costs associated with the extensions of sanitary sewer mains are the responsibility of the Owner/Developer.

General:

5. All easements dedicated for public water and sanitary sewer facilities shall comply with the EPWU-PSB Easement Policy. EPWU-PSB requires access to water and sanitary sewer facilities and appurtenances within an easement 24 hours a day, seven days a week. No building, reservoir, structure or other improvement, other than asphaltic paving (HMAC), shall be constructed or maintained on the above referenced El Paso Water Utilities - Public Service Board Easements (EPWU-PSB easements) without the written consent of EPWU-PSB.
6. EPWU requires a new service application to initialize design of the water and sanitary

sewer main extensions to serve the subject property. New service applications are available at 1154 Hawkins, 3rd Floor. The following items are required at the time of application: (1) hard copy of subdivision plat; (2) finalized set of street improvement plans, including storm sewer; (3) digital copy of subdivision plat; (4) benchmark check; and (5) construction schedule. Service will be provided in accordance with the current EPWU – PSB Rules and Regulations. The owner is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenance.

CAD

CAD requests that Block 5 on adjacent subdivision to the north be changed to Block 3.

911

The District recommends that the proposed street name, Dalea Dr be changed. There currently exists a street named Dalia Ln that could be confused with Dalea Dr.

Canutillo Independent School District

No comments received.

Additional Requirements and General Comments:

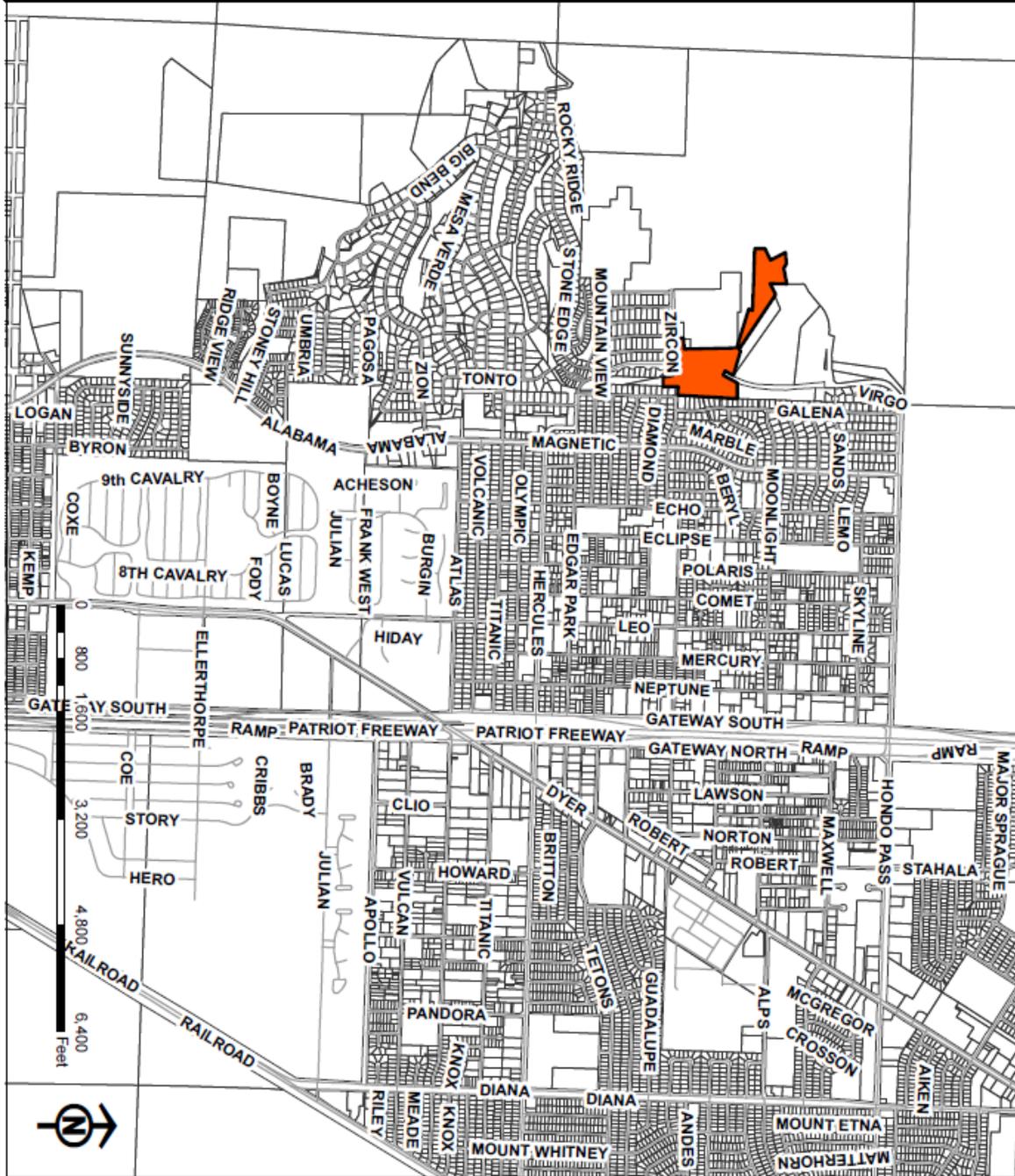
1. Submit to the Planning and Inspections Department – Planning Division the following prior to recording of the subdivision.
 - a. Current certified tax certificate(s)
 - b. Current proof of ownership
 - c. Release of access document, if applicable
 - d. Set of restrictive covenants, if applicable
2.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

Attachments

1. Location map
2. Aerial map
3. Preliminary plat
4. Final plat
5. Waiver request
6. Application

ATTACHMENT 1

SIERRA DEL PUERTE UNIT THREE

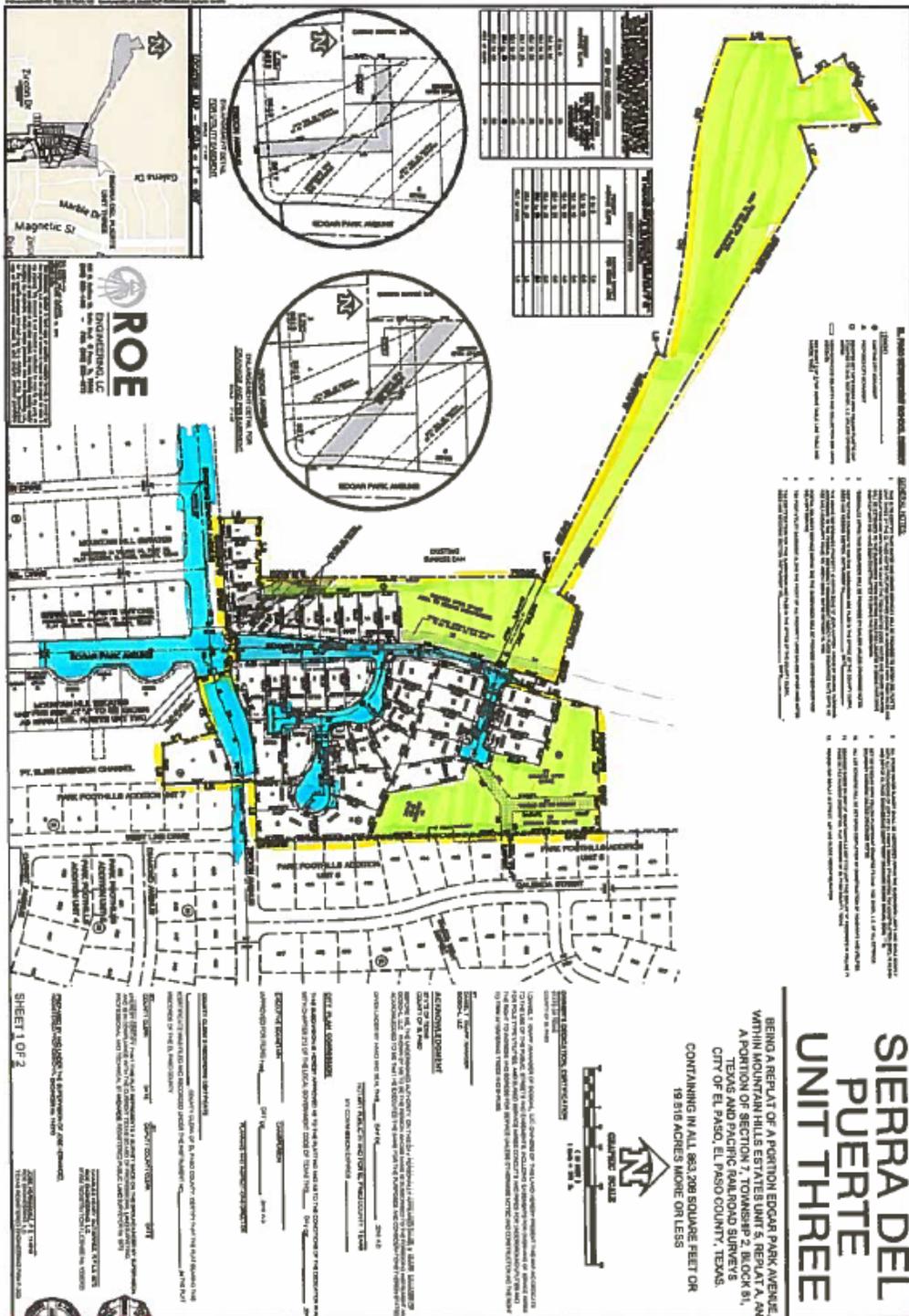


ATTACHMENT 2

SIERRA DEL PUERTE UNIT THREE



ATTACHMENT 4



ATTACHMENT 5



December 11, 2015

City of El Paso
Planning and Inspections Department
Planning Division
City 3, 801 Texas Avenue
El Paso, TX 79901

Attn: Nelson Ortiz, Senior Planner

Re: Sierra Del Purete Unit Three - Exception

Mr. Ortiz:

We are respectfully requesting exception:

We are respectfully requesting for exception to allow cul-de-sacs in excess of 300', as they were approved on the land study. (Section 19.15.080.B).

We are respectfully requesting for exception to allow subdivisions with a single point of access that have roadways that exceed three hundred feet, Due to only access Edgar Park. (Section 19.15.050.A). See attached letter.

We are respectfully requesting for exception to allow a roadway network connectivity of less than 1.4, Due to existing development to the East and topographic features to the West. (Section 19.15.050.B). See attached letter.

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

Sincerely,



Steve Morgan, P.E.

File:SDPU3_mod letter.docx

ATTACHMENT 6



**CITY PLAN COMMISSION APPLICATION FOR
RESUBDIVISION COMBINATION SUBDIVISION APPROVAL**

DATE: _____ FILE NO. _____

SUBDIVISION NAME: SIERRA DEL PUERTE UNIT THREE

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
BEING A REPLAT OF A PORTION EDGAR PARK DRIVE, WITHIN MOUNTAIN HILLS ESTATES UNIT 5, REPLAT A,
AND A PORTION OF SECTION 7, TOWNSHIP 2, BLOCK 81, TEXAS AND PACIFIC RAILROAD SURVEYS,
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	<u>7.16</u>	<u>38</u>	Office	_____	_____
Duplex	_____	_____	Street & Alley	<u>2.01</u>	_____
Apartment	_____	_____	Ponding & Drainage	<u>0.48</u>	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____	Common Open Space	<u>10.20</u>	_____
School	_____	_____		_____	_____
Commercial	_____	_____	Total No. Sites	_____	<u>38</u>
Industrial	_____	_____	Total (Gross) Acreage	<u>19.818</u>	_____

3. What is existing zoning of the above described property? PMD / R2 Proposed zoning? PMD / R2

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 drainage structures and a proposed drop inlet.

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 Approve Varying Width of Right-of-way for Edgar Park Avenue (approved by City on October 20, 2015)

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 Title I (General Provisions) Chapter 1.04 - Vested Rights

City Development Department
 1111 El Paso Street, El Paso, Texas 79960 (915) 313-0085

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|-----|-----------------|---|-------------------------------|---------------------------|
| 12. | Owner of record | GCGOHL, LLC., DANIEL T. KNAPP, MANAGER
1014 CEDAR STREET, EL PASO, TEXAS
(Name & Address) | 79903
(Zip) | (915) 487-0383
(Phone) |
| 13. | Developer | GCGOHL, LLC., DANIEL T. KNAPP, MANAGER
1014 CEDAR STREET, EL PASO, TEXAS
(Name & Address) | 79903
(Zip) | (915) 487-0383
(Phone) |
| 14. | Engineer | Roe Engineering, L.C.,
601 N. Cotton Street, Suite 6
(Name & Address) | El Paso, Texas 79902
(Zip) | (915) 533-1418
(Phone) |

**Effective September 1, 2014, a 3% technology fee has been added to all Planning application 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.

City Development Department

811 Texas Blvd., Box 1990 | El Paso, Texas 79902 | 9001 / (915) 212-0005