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 24, 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 37 single family lots, including 10.44 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. Access to the subdivision is proposed from Edgar Park Avenue, a previously dedicated, unimproved right-of-way. A portion of Edgar Park Avenue will be vacated by this plat. This development is being reviewed under current subdivision ordinance, and reviewed for its compliance with the Sierra del Puerte Land Study.

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.

The applicant has requested the following exceptions:

1. To allow for a roadway connectivity index of less than 1.4.
2. To allow for parking on a mountain residential street.

NEIGHORHOOD INPUT

Public and personal notice of this hearing was given in accordance with 19.38.010 and 19.38.020. Staff received no communication in support or opposition to this request. Staff did receive one request for information regarding the proposed resubdivision.

CASE HISTORY

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

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

DEVELOPMENT COORDINATING COMMITTEE

The development coordinating committee recommends approval of the exception requests and approval of Sierra del Puerte Unit 3 on a resubdivision combination basis subject to the following conditions and 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. 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 for on street parking within the Mountain Development Area along Edgar Park. The proposed street configuration and 31' foot right-of-way width of Edgar Park is significantly reduced when compared to the existing platted right-of-way width which varies from 70 to 90 feet. The on-street parking will provide traffic calming in the event of increased traffic if Edgar Park is extended to Hondo Pass in the future.

Planning recommends **approval** of Sierra del Puerte Unit 3 on a resubdivision combination basis.

Planning & Inspections Department - Land Development

We have reviewed subject plats and recommend Approval.

The Developer/Engineer shall address the following comments:

1. Provide response and approval letter from the Army Corps of Engineers for the 408 application submitted February 3, 2016, which applies to unit 3 which needs to be built prior to or concurrently with Unit 4.
2. 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.

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

1. EPWU does not object to this request.

Water:

2. There is an existing 8-inch diameter water main that extends along Edgar Park Ave. and terminates just south of Sierra Del Puerte Unit 3 Subdivision. An 8-inch diameter water main extension will be needed along Edgar Park Ave. to provide service to the

subdivision. A loop water system will be necessary along Chamisa Dr., Moonpod Ct. and Indigo Ct. The water main shall be extended north to the end of the subdivision along Edgar Park Ave. All costs associated with the extensions of water mains are the responsibility of the Owner/Developer.

Sanitary Sewer:

3. There is an existing 8-inch diameter sanitary sewer main that extends along Edgar Park Ave. This main ends just south of Sierra Del Puerte Unit 3 Subdivision. An 8-inch diameter sanitary sewer main extension 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.
4. There is an existing 8-inch diameter sanitary sewer main extending along Zircon. This main is available for service for lots 1-5 in Block 3.

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.

El Paso Fire Department

EPFD recommends approval. EPFD recommends all buildings on lots fronting and accessed by a street where the grades exceeds 11 percent to be sprinklered.
Please note the following sections of the subdivision code: 19.24.030 Mountain Development Standards and 19.15.090 Cul-de-Sacs.

- 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 such requirement.
- 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.

CAD

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

911

No objections.

El Paso Independent School District

No comments received.

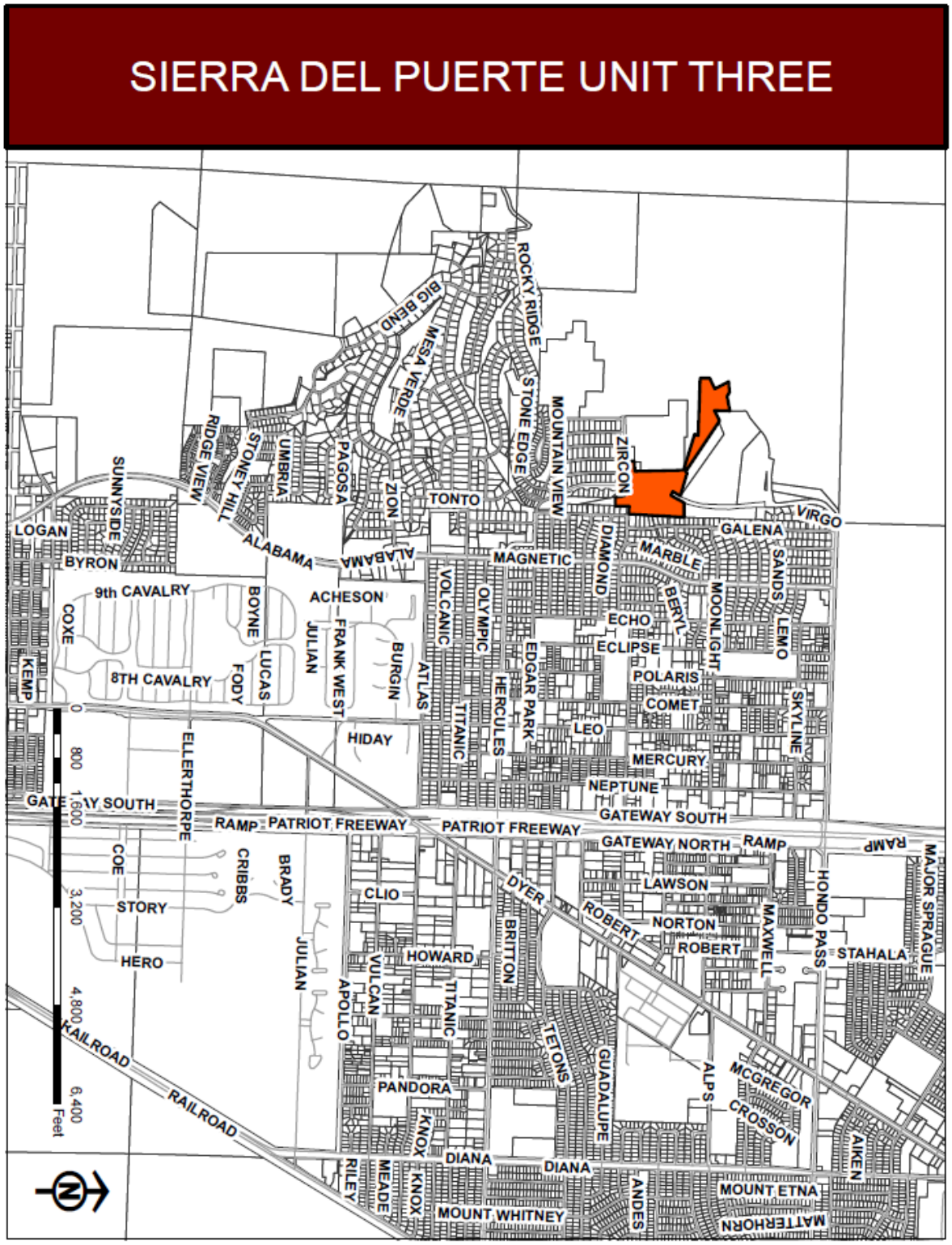
Additional Requirements and General Comments:

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

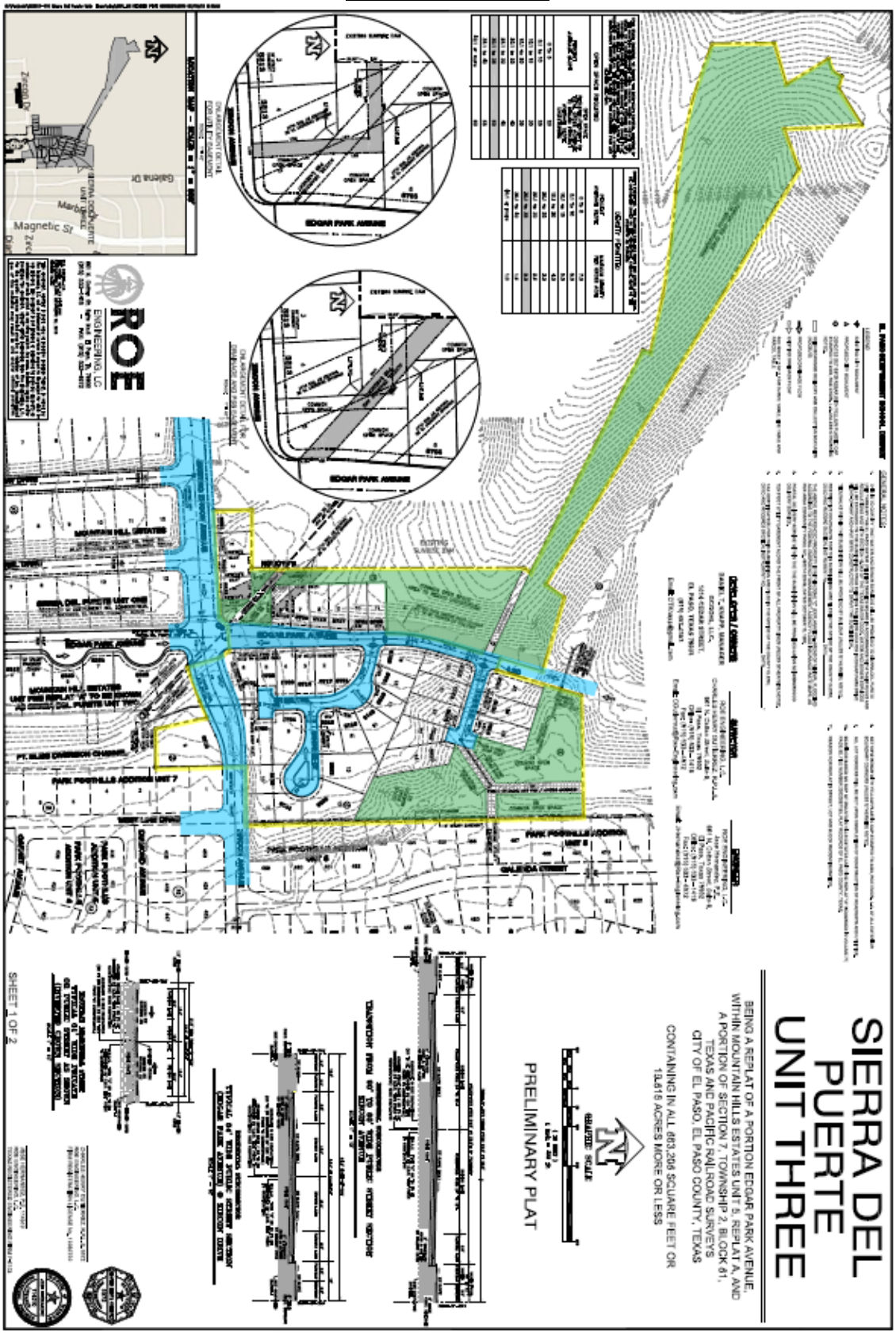
1. Location map
2. Aerial map
3. Preliminary plat
4. Final plat
5. Waiver request
6. Application

ATTACHMENT 1

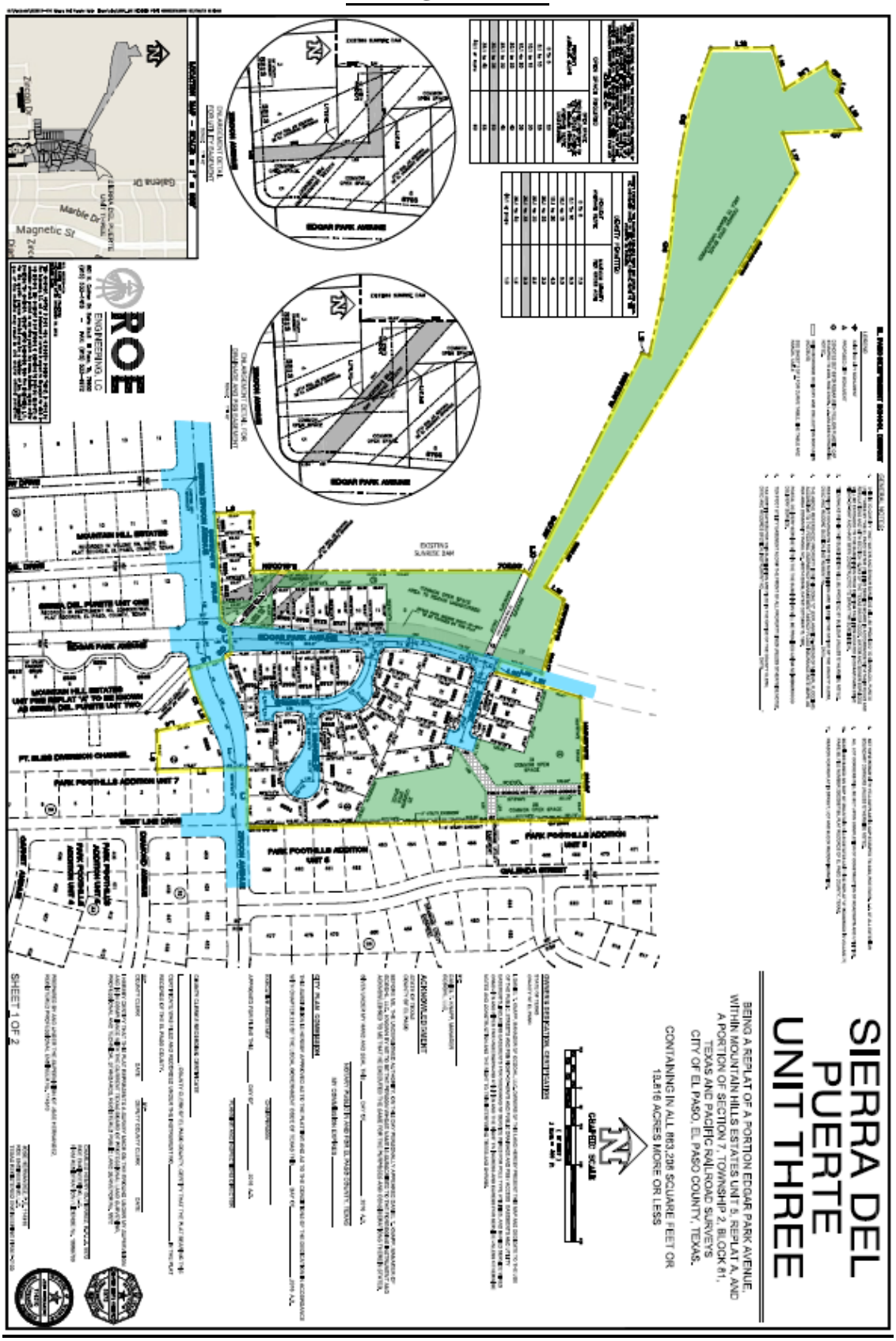


ATTACHMENT 2

ATTACHMENT 3



ATTACHMENT 4



ATTACHMENT 5

ROE ENGINEERING, LC

CIVIL ENGINEERING
PLANNING
LAND DEVELOPMENT
SURVEYING
WATER
WASTEWATER

March 9, 2016

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

Attn: Alfredo Austin, Planner

Re: Sierra Del Puerte Unit Three - Exception

Mr. Austin:

We are respectfully requesting for exception to allow for on-street parking within mountain development residential streets.

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).

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

Sincerely,

Hector Porras
Partner, Planning and Operations Manager

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

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:

	ACRES	SITES		ACRES	SITES
Single-family	6.92	37	Office		
Duplex			Street & Alley	2.01	
Apartment			Ponding & Drainage	0.45	
Mobile Home			Institutional		
P.U.D.			Other (specify below)		
Park			Common Open Space	10.44	
School					
Commercial			Total No. Sites	37	
Industrial			Total (Gross) Acreage 19.816		

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 Varing 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
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890| (915) 212-0085

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

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 | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 212-0085