City of El Paso – City Plan Commission Staff Report

Case No:	SUSU15-00081 Sierra del Puerte Unit 4
Application Type:	Resubdivision Combination
CPC Hearing Date:	March 24, 2016
Staff Planner:	Joaquin Rodriguez, (915) 212-1608 rodriguezjx3@elpasotexas.gov
Location:	South of Hondo Pass and West of Dyer
Acreage:	16.182 acre
Rep District:	4
Existing Use:	Vacant
Existing Zoning:	PMD (Planned Mountain Development)
Proposed Zoning:	PMD (Planned Mountain Development)
Nearest Park:	Sunrise Park (.52 miles)
Nearest School:	Park Elementary(.48 miles)
Park Fees Required:	N/A
Impact Fee Area:	N/A
Property Owner:	GCGOHL, LLC
Applicant:	GCGOHL, LLC
Representative:	Roe Engineering

SURROUNDING ZONING AND LAND USE

North:	PR-1 (Planned Residential) / Single Family
South:	PR-1 (Planned Residential) / Single Family
East:	R-4 (Residential) / Single Family
West:	PMD (Planned Mountain Development) / Single Family

PLAN EL PASO DESIGNATION: O2, Natural

APPLICATION DESCRIPTION

The applicant is proposing to subdivide 16.182 acres for 24 single family lots in the City's northeast mountain development area. The subdivision will have a single point of access via Edgar Park Road, a previously dedicated, unimproved right-of-way. A portion of that right-of-way will be vacated by this plat. Edgar Park Road is to be improved as part of Sierra del Puerte Unit 2, approved by this body and the proposed Sierra del Puerte Unit 3. A total of 8.3 acres of common open space will be dedicated by this plat. 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.

This subdivision was reviewed under current subdivision code and reviewed for its compliance with the Sierra del Puerte Land Study.

The applicant has requested the following exceptions:

1. To allow for a subdivision with only one point of access;
2. To allow for a roadway connectivity index of less than 1.4;
3. To allow for a block face in excess of 1000 feet;
4. To allow for on street parking within the mountain Development Area along the western side of Edgar Park Road.

NEIGHORHOOD INPUT

Public and personal notice of this hearing was given in accordance with 19.38.010 and 19.38.020. Staff received one email in opposition to this request (attached) and one request for information regarding the proposed resubdivision.

APPLICATION HISTORY

This land study was originally submitted in 2013, SULD13-00001 and approved by the City Plan Commission February 12, 2015.

Minor revisions to the original land study regarding phasing and a decrease in number of residential lots were approved by subdivision coordinator October 20, 2015

DEVELOPMENT COORDINATING COMMITTEE

The development coordinating committee recommends approval of the exception requests and approval of Sierra del Puerte Unit 4 on a resubdivison combination basis subject to the following conditions and staff comments:

1. The recording of the Sierra del Puerte Unit 4 will be subject to prior recording of Sierra del Puerte Unit 2 to provide vehicular access; and Sierra del Puerte Unit 3 to provide vehicular access and water and sanitary sewer service.

Planning Division Recommendation

Planning recommends **approval** of the request to allow for a single point of access and the request to allow for a roadway connectivity index of less than 1.4. Sierra del Puerte Unit 4 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 a block length to exceed one thousand feet in accordance with 19.15.080;

A. Length of a block or street segment. The maximum length of any block or street segment (including a looped street) shall be one thousand six hundred feet along arterial streets, except that where lots are designed under Section 19.15.060 F.4. blocks may not exceed eight hundred feet. Block faces shall not exceed one thousand feet along other streets and the full perimeter of a block shall not exceed two thousand four hundred feet except when Table 19.15-3 specifies otherwise or where topographic features or parcels of one-half acre or larger would justify an exception from this requirement…

   The length of a block or street segment may exceed the maximum length stated in paragraph A. above under the following conditions:

   1. Blocks containing retention or detention ponds;
   2. Blocks containing parks, and
   3. Development where the proposed development abuts the rear of an existing development and no rights of way have been provided.

Planning recommends approval of the request to allow for on street parking within the Mountain Development Area along Edgar Park Rd. 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. Additionally 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 4 on a resubdivision combination basis.

Planning and Inspections Department - Land Development

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

The Developer/Engineer shall address the following comments.

1. Delete note #8 on both plats, which states the need to retain developed stormwater runoff.
2. 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.
3. The maximum vertical height of a cut or fill shall be fifteen feet as per 19.24.030 - Development standards. Some of the areas covered by the proposed grading easements within the common open space areas contain grade differences of up to 35 feet vertically.

Capital Improvement Program – Parks

We have reviewed **Sierra Del Puerte Unit Four,** 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 **24** 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;

Capital Improvement Program – Transportation
No comments received.

El Paso Water Utilities
We have reviewed the subdivision referenced above and provide the following comments:

1. Water and Sanitary sewer main service to Sierra del Puerte Unit 4 is contingent upon the completion and final Acceptance of the water and sanitary sewer main extensions of Sierra Del Puerte Unit 3.

2. An Off-site water main extension to Virgo Lane is required within an easement following the alignment of Edgar Park and graded to future subgrade.

Water:

3. An 8-inch diameter water main extension will be needed along Edgar Park to the end of the subdivision. A loop water system extension will be necessary to provide service to Sundrops Ct. All costs associated with the extensions of water mains are the responsibility of the Owner/Developer.

Sanitary Sewer:

4. An extension of an 8-inch diameter sanitary sewer line along Edgar Park and Sundrops Ct. 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.

El Paso County 911 District
The district recommends that the proposed street, Sundrops Ct be changed to something else. There currently exists a street named Sundrop Ct. Thank you.

Streets and Maintenance Department
No comments received.

El Paso Electric Company
No comments Received.

Sun Metro
Sun Metro does not oppose this request.

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.

1. 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.
2. 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.
3. 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.

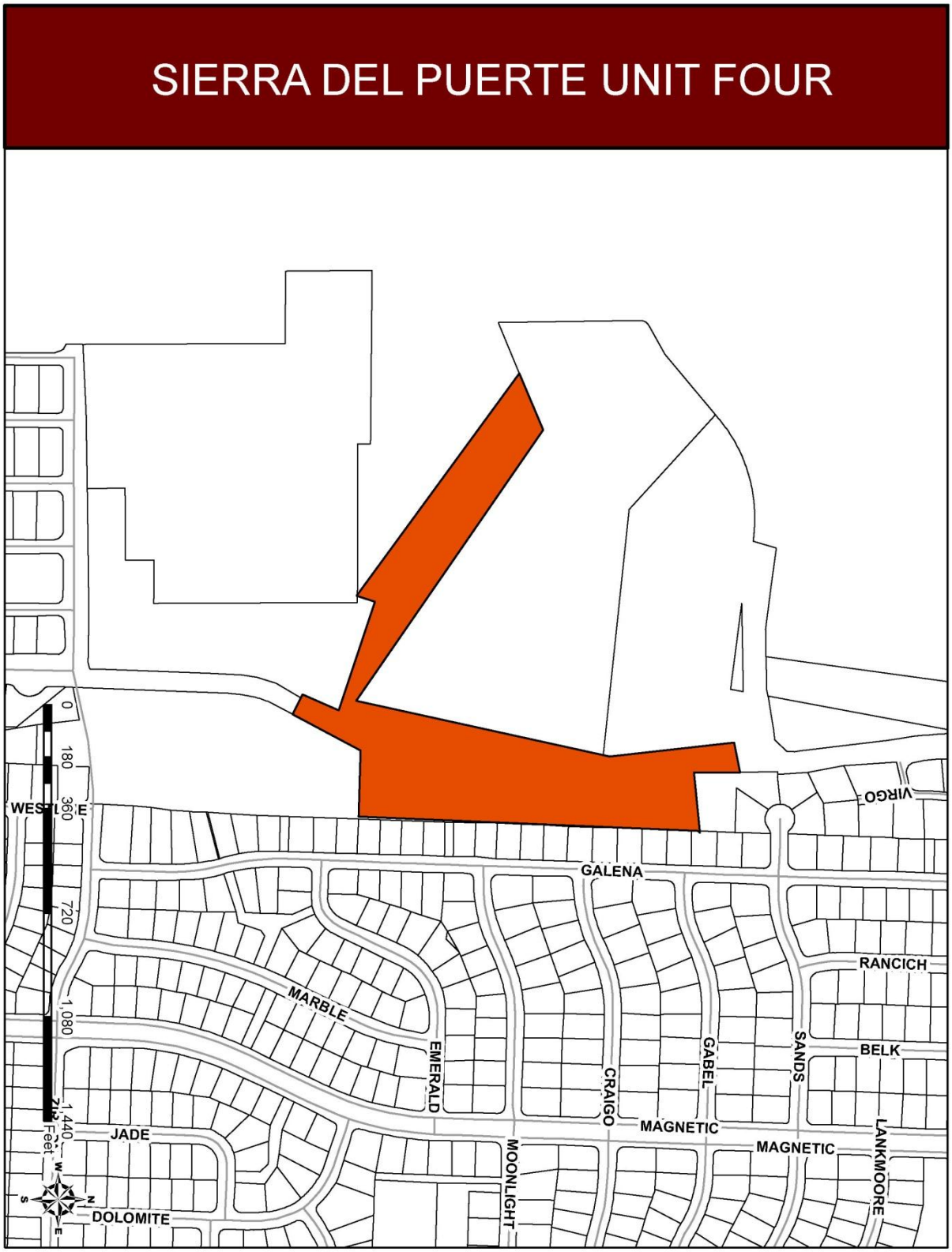
Central Appraisal District
No objections.

Texas Gas Company
No comments received.

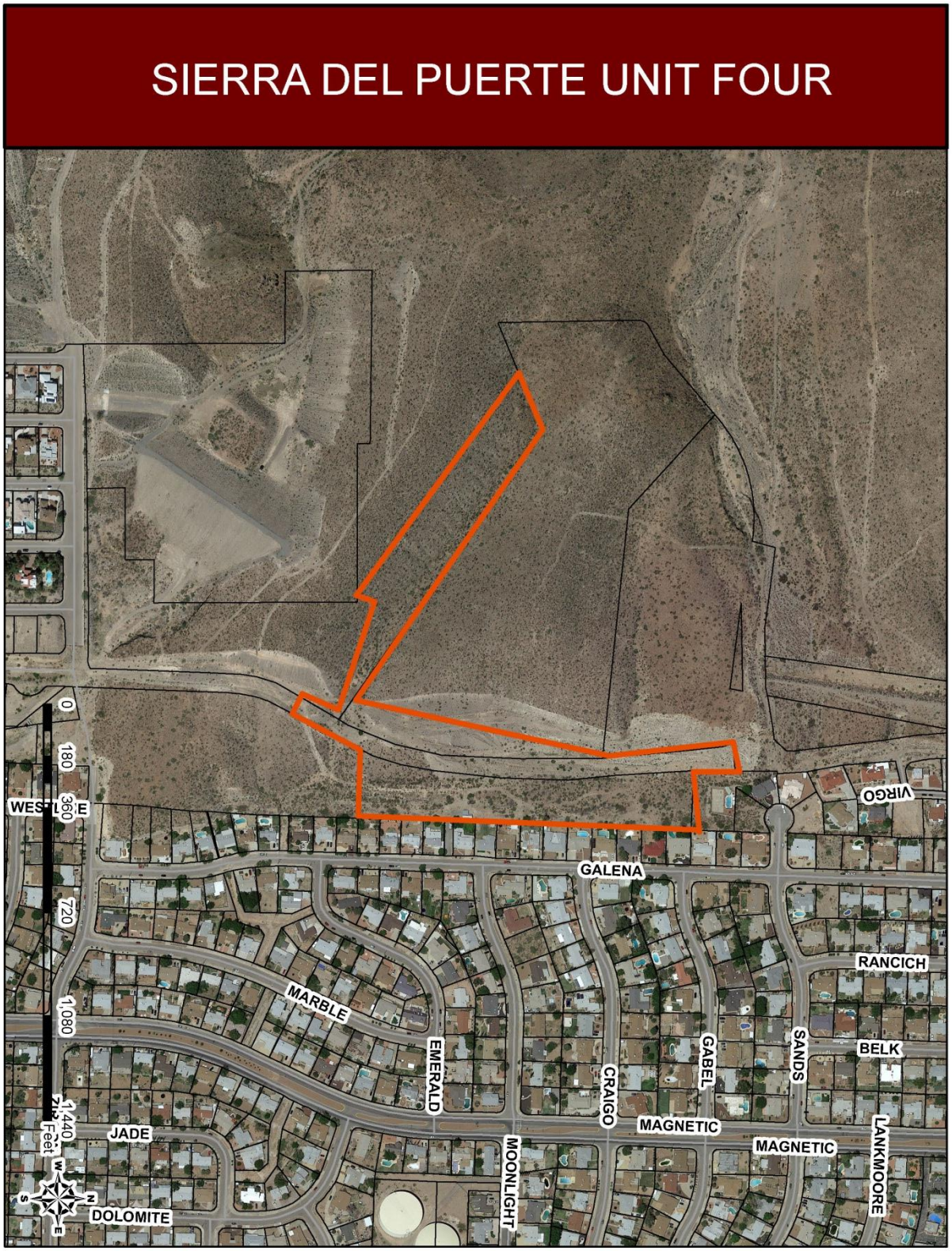
Attachments

1. Location map
2. Aerial map
3. Preliminary Plat
4. Final Plat
5. Application
6. Exception requests
7. Opposition Letter

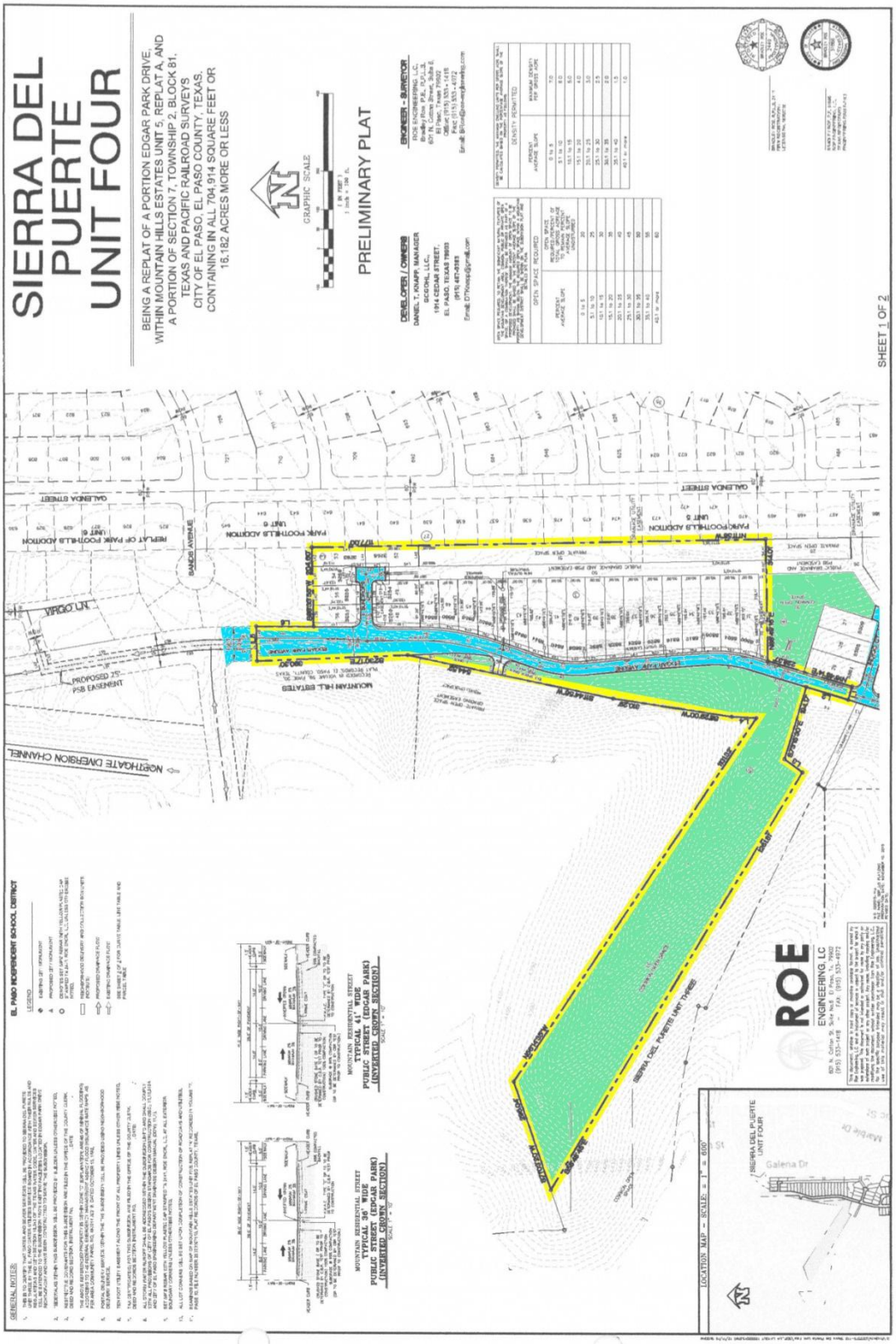
ATTACHMENT 1



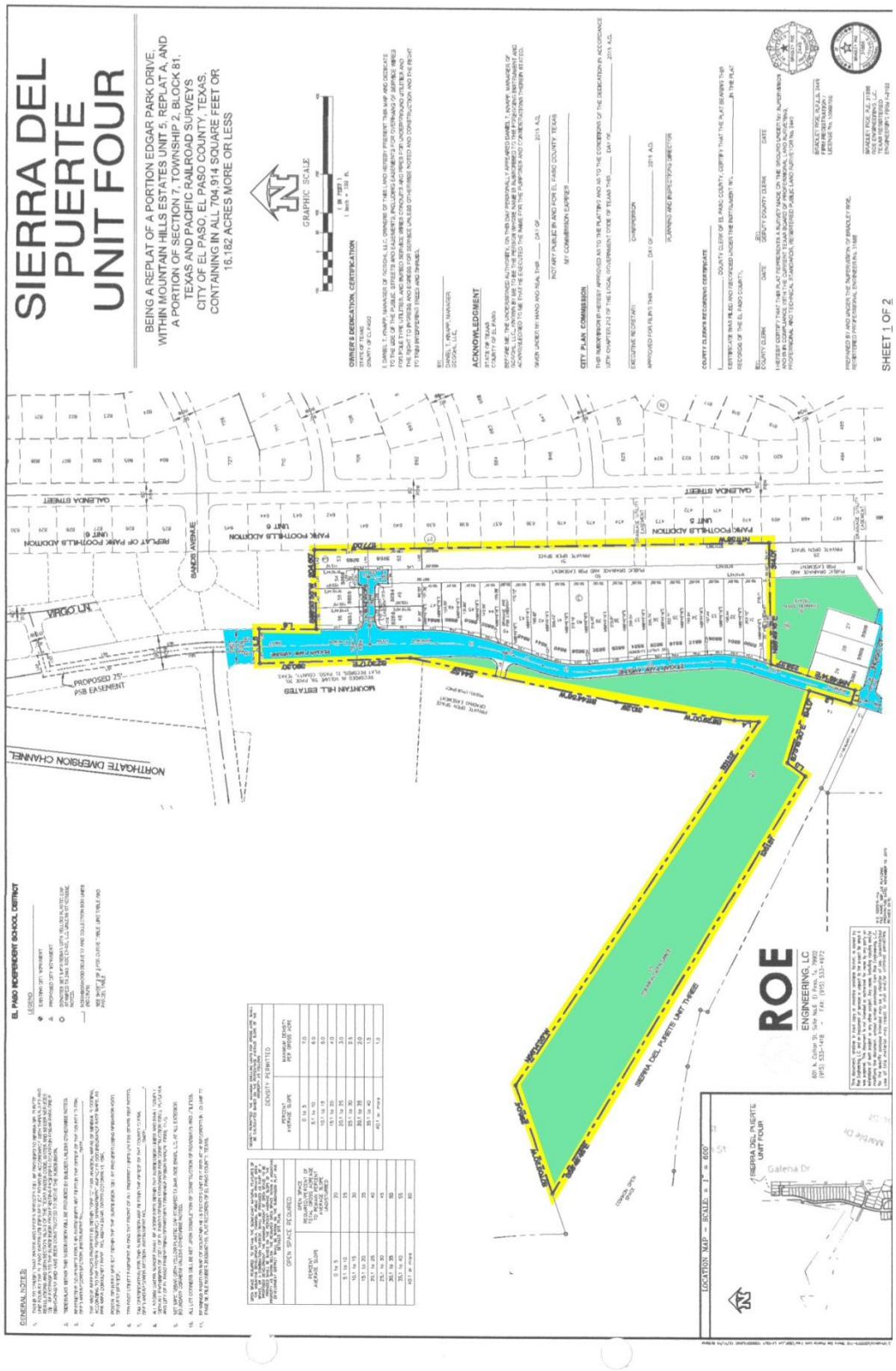
ATTACHMENT 2



ATTACHMENT 3



ATTACHMENT 4



ATTACHMENT 5

CITY PLAN COMMISSION APPLICATION FOR
MAJOR COMBINATION SUBDIVISION APPROVAL

DATE:_____ FILE NO. SUSU15-00081

SUBDIVISION NAME: SIERRA DEL PUERTE UNIT FOUR

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	4.87	24	Office		
Duplex			Street & Alley	2.01	
Apartment			Ponding & Drainage	1.0	
Mobile Home			Institutional		
P.U.D.			Other (specify below)		
Park			COS	7.30	
School			POS	1.00	
Commercial			Total No. Sites	24	
Industrial			Total (Gross) Acreage 16.182		

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

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 _____
after compliance with 5 day review

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

RECEIVED
DEC 14 2015
BY:

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

ATTACHMENT 6

ROE ENGINEERING, LC

CIVIL ENGINEERING
PLANNING
LAND DEVELOPMENT
SURVEYING
WATER
WASTEWATER

February 23, 2016

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 Four - Exception

Mr. Ortiz:

We are respectfully requesting exception:

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 are respectfully requesting for exception to allow block face between Indigo Court and Sundrops Court to exceeds 1000 feet, Due to existing development to the East and topographic features to the West. (Section 19.15.080). See attached letter.

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

Sincerely,

Hector Porras
Partner, Planning and Operations Manager

File:.SDPU4_rev mod letter.docx

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

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: Joaquin Rodriguez, Planner

Re: Sierra Del Puerte Unit Four - Exception

Mr. Rodriguez,

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 7

Rodriguez, Joaquin

From: Michael Cochrane <cochranemichael1@gmail.com>
Sent: Tuesday, March 15, 2016 4:49 PM
To: Rodriguez, Joaquin
Subject: SUSU15-00081 Sierra del Puerte Unit 4

Dear Mr. Rodriguez,

I'm Mike Cochrane and I represent a citizens organization titled, Save Our Sierras (SOS). Our main goal is to limit any further development on the Franklin Mountains in an attempt to preserve this natural wonder for future generations, as I'm sure you can appreciate. However, in the event that is not possible we want to ensure that the development strictly adheres to Ordinance 20.10.370 Mountain Development and all applicable grading and erosion ordinances such as TITLE 18.44.200.

First, I have requested, under the opens records act, the soils, grading drainage and erosion,and vegetation preservation and protection reports as were required to be filed in accordance with 19.24.040. To date I have not received them, therefore, we the public have not had sufficient time to review them and comment. Therefore, we ask that you further delay the recommendation for approval until the public has been afford the information and time to review it.

Second, we noticed that in the revised staff report a third exemption was added to allow parking on the street in a planned Mountain Development Area along Edgar park. The paragraph 19.24.030 3.d. states that "on-street parking shall be prohibited." It doesn't say may be waved. Therefore, we would like to understand why this is being recommended for approval?

Third, the slope for the Unit 4 section appears to be greater than 11 percent and with single point access requires these units to have Sprinkler systems installed. Has EPWU considered this in their plan for water pipes and pressures? Also, we noticed the City Fire Department did not comment. We ask that the approval of this be delayed until the Fire Department comments and we have an opportunity to review the EPWU's plan.

Finally, we noticed that drawings attached are not legible, even using magnification, therefore it is difficult for us to review and provide comments. Therefore, we feel that we have not been afforded the proper time nor information required to notify the public.

The Mountain Development regulation 20.10.370 is intended to perserve natural state of these areas, not to facilitate future development plans. Since you are the City Employee charged with the stewardship of the citizens rights on this, I ask that you please advise us on how our concerns will be resolved.

Thank you very much!

--
v/r
Michael E. Cochrane

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