



## City of El Paso – City Plan Commission Staff Report

### **REVISED**

**Case No:** SUSU14-00114 – The Fields  
**Application Type:** Major Combination  
**CPC Hearing Date:** December 18, 2014  
**Staff Planner:** Joaquin Rodriguez, (915) 212-1608  
rodriguezjx3@elpasotexas.gov  
**Location:** South of Sunset, West of Riverbend  
**Acreage:** 14.4  
**Rep District:** 1  
**Existing Use:** Vacant  
**Existing Zoning:** R-2 (Residential)  
**Proposed Zoning:** R-2 (Residential)  
**Nearest Park:** White Spur Park (.45 mi)  
**Nearest School:** Zach White Elementary (.78 mi)  
**Park Fees Required:** \$47,950  
**Impact Fee Area:** N/A  
**Property Owner:** KWH East LLC  
**Applicant:** EP Riverbend Development  
**Representative:** Quantum Engineering Consultants

### **SURROUNDING ZONING AND LAND USE**

**North:** R-1 / Residential, Briarwood Estates  
**South:** P-R 1 / Residential, The Willows  
**East:** R-2A / Church  
**West:** R-2 / Vacant

**PLAN EL PASO DESIGNATION:** G3 Post War

### **APPLICATION DESCRIPTION**

The applicant proposes to subdivide approximately 14.4 acres for 35 residential lots on the city's west side, including a .32 acre private pocket park and a hike and bike trail along Sunset Rd. The proposed subdivision has two access points via Lazy Willow Dr. This application is being reviewed under current subdivision code.

The applicant has requested the following exceptions:

1. To allow for a 125' ROW turnaround with landscaped median.
2. An exception to the required improvements along Sunset Rd. Sunset Rd is classified as a collector in the city's MTP and is along the proposed bikeway path. The applicant has

agreed to dedicate an additional 8' of right of way to satisfy their proportionate share as required by the DSC.

3. A 65' local residential ROW with 12' traveling lanes, 7.5' of on street parking and 5' sidewalk and parkway
4. To allow for a 52' ROW with 11.5' traveling lanes, 9' median and 5' sidewalk and parkways

### **DEVELOPMENT COORDINATING COMMITTEE**

The Development Coordinating Committee recommends **approval with exceptions** of The Fields on a major combination basis subject to the following condition and staff comments.

1. Planning requires that the construction of the meandering hike and bike not encroach upon the pavement portion of Sunset Rd right of way required by DSC standards. The meandering hike and bike shall be constructed within the 15' of right of way abutting the proposed subdivision. This condition serves to facilitate any future expansion of Sunset Rd and mitigate any future costs of relocating the proposed hike and bike.

### **Planning Division:**

Planning recommends **approval** of all alternative designs and approval of the exception and **approval** of The Fields on a major combination basis in accordance with the following sections of Title 19:

**Section 19.10.050.A.1.** (Roadway participation policies—Improvement of roads and utilities within and or abutting the subdivision)

1. *The City Plan Commission may waive such requirements to provide rights-of-way or street improvements to adjacent substandard roads based on any of the following factors:*
  - a. *Fifty percent of the lots within a quarter mile of the proposed development have already been developed and the existing street improvements are in character with the neighborhood*

**Section 19.26.040.A.** (Alternative subdivision improvement design)

- A. *Intent. This chapter contains the regulations for the alternative subdivision improvement design procedure. These regulations are supplemented and qualified by additional general regulations appearing elsewhere in this title, which are incorporated as part of this chapter by reference. It is in the intent of the alternative subdivision improvement design procedure to allow one or more alternative improvement designs to those required in this title and the DSC to be utilized in a comprehensive manner throughout a proposed development, provided the improvements meet the intent and have the same or higher level of service or adequacy of the original required improvement. It is not the intent of the alternative subdivision improvement design procedure to allow an inferior improvement to the original one required by this title for the purpose of reducing costs.*

### **City Development Department - Land Development**

We have reviewed subject plats and recommend **Approval**.  
The Developer/Engineer shall address the following comments.

1. The CLOMR application shall be submitted and approved by FEMA and submitted to the City prior to any grading or approval of the subdivision improvement plans.
2. The Stormwater Master Plan recommends enlarging existing culvert at Sunset Dr. crossing Montoya Drain.

### **Parks and Recreation Department**

We have reviewed The Fields Subdivision, a major combination plat map and offer Developer / Engineer the following comments:

Please note that this subdivision consists of 35 (R-2) Single-family dwelling lots and includes a 0.32 acre "Pocket Park" which per phone conversation with the Engineer it will not be dedicated to the City Of El Paso and will be maintained by a "Home Owners Association".

Applicant shall be required to pay "Park fees" in the amount of \$47,950.00 based on Residential subdivision requirements calculated as follows:

35 (R-2) Single-family dwelling lots @ \$1,370.00 / dwelling = \$47,950.00

Please allocate generated funds under Park Zone NW-4

Nearest Parks: White Spur & Braden Aboud

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

### **El Paso Water Utilities**

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

EPWU-PSB Comments:

Water

Along Lazy Willow Drive between Sunset Drive and the Montoya Spur Drain/Nemexas Drain there is an existing eight (8) inch diameter water main. This main is available for service.

Along Sunset Drive between Lazy Willow Drive and the Montoya Drain there is an existing eight (8) inch diameter water main. This main is available for service.

Previous water pressure readings conducted on fire hydrant number 5743 located along Lazy Willow Drive at approximately 500 feet north of Willow Glen Drive have yielded a static pressure of 80 pounds per square inch (psi), residual pressure of 60 psi, discharge of 919 gallons per minute (gpm). 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

Along Lazy Willow Drive between Sunset Drive and the Montoya Spur Drain/Nemexas Drain there is an existing eight (8) inch diameter sanitary sewer main. This main dead-ends at approximately 655 feet south of Sunset Drive. At the described dead-end there is an existing eight (8) inch diameter stub-out aligned towards the east. This main is available for service.

Along Sunset Drive between Lazy Willow Drive and the Montoya Drain there are two existing sanitary sewer mains. The sizes of the mains are eight (8) inches in diameter and fifteen (15) inches in diameter respectively. The 15-inch diameter main has an average approximate depth of 13 vertical feet; the 8-inch diameter main has an average approximate depth of three (3) vertical feet. Both mains are available for service.

#### General

De-watering may be required to enable the construction of water mains, sanitary sewer mains and related appurtenant structures.

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, 3<sup>rd</sup> 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 appurtenances.

#### **Sun Metro**

Sun Metro does not object to this request

#### **El Paso Department of Transportation**

No Comments Received

#### **El Paso County 911 District**

No comments received.

#### **El Paso Fire Department**

No comments received.

#### **Central Appraisal District**

No comments received.

#### **El Paso Electric Company**

No comments received.

## **Texas Gas Company**

No comments received.

### **Additional Requirements and General Comments:**

1. Submit to the City Development 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. Exception Request
6. Application

**ATTACHMENT 1**

# The Fields - SUSU14-0014









## ATTACHMENT 5



November 18, 2014

**CITY OF EL PASO**  
City Development Department  
801 Texas Avenue  
El Paso, TX 79901

**Attn: Harrison Plourde**  
Planner

**Re: Request for Alternative Improvement Design**  
The Fields Subdivision  
El Paso, Texas

**Dear Mr. Plourde:**

On behalf of the Developer, for the above referenced subdivision, Quantum Engineering Consultants, Inc. (QEC) is seeking approval of our request to allow alternative improvement design as per Chapter 19.26.040 of the City of El Paso Municipal Code and Design Standards for Construction.

First and foremost, we are requesting a modification to the cul-de-sac diameters within the Subdivision. The new cul-de-sacs will be 115 feet measured from face-of-curb to face-of-curb with a 125 foot Right-Of-Way. This will allow for on street parking within the cul-de-sac itself and be able to accommodate a landscaped circle (refer to Exhibit "A" attached).

Sunset Road is classified as a "collector" on the City's Major Thoroughfare Plan and listed as a "Proposed Bikeway" on the City's Bikeway Plan. QEC would like to propose a modified street cross-section for Sunset Road to better match the character of the street, neighborhood, and surrounding areas (refer to attached photographs). Therefore, our proportionate share of Sunset Road will consist of a 12 foot eastbound driving lane and a 15-foot parkway with a meandering 8-foot hike/bike trail with landscaping/irrigation. The Developer/Owner of the property will be dedicating two (2) additional feet of Right-Of-Way and improving it in accordance with Title 19 and City of El Paso's Design Standards for Construction (refer to Exhibit "B" attached).

There will also be modifications to some street cross-sections as identified in Chapter 19.15.110 – "Street Width and Design" in the City of El Paso's Municipal Code. QEC is proposing a landscaped median strategically placed at specific locations within the local residential 3 street (Grand Street) in lieu of on-street parking. The street cross-section will consist of a 52-foot Right-Of-Way which includes two (2) 5-foot sidewalks on each side, 5-foot parkways, two (2) 11' – 6" traveling lanes (one in each direction), and a 9-foot median, measured face-of-curb to face-of-curb (refer to Exhibits "C" and "D" attached).

The street cross-sections that end in cul-de-sacs (Cotton Field Drive and Cotton Blossom Avenue) will consist of two (2) 5-foot sidewalks on each side, 5-foot parkways, 7' – 6" parking lanes on each side, one (1) 12-foot traveling lane in each direction, and a 6-foot median, measured face-of-curb to face-of-curb. Street "bull outs" are proposed for both of these street

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El Paso, Texas 79902  
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quantum@qeceng.com

segments. The landscaped medians will harvest stormwater that falls within the median itself. It is our opinion that these proposed modifications better match the character of the neighborhood, thus, the reason for our request.

For the reasons stated herein, we respectfully request support of our request for Alternative Improvement Design for the above referenced subdivision. Should you have any questions, comments, or require additional information, please do not hesitate to contact our office.

Sincerely,



**Robert A. Gonzales, PE, CNU-A  
President**

RAG/asp

Attachments

**ATTACHMENT 6**



CITY PLAN COMMISSION APPLICATION FOR  
MAJOR COMBINATION SUBDIVISION APPROVAL

DATE: 11/19/14 FILE NO. SUSU14-00114  
SUBDIVISION NAME: The Fields Subdivision

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)  
Tract 3A, 3A2, 3D and 3H, Block 2, Upper Valley Surveys, and Lot 1, Block 1, Banks Haven Subdivision, City of El Paso, El Paso County, Texas.

2. Property Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	<u>10.02</u>	<u>35</u>	Office		
Duplex			Street & Alley	<u>3.52</u>	<u>1</u>
Apartment			Ponding & Drainage		
Mobile Home			Institutional		
P.U.D.			Other (specify below)		
Park (PRIVATE)	<u>0.32</u>	<u>1</u>	<u>Common Areas</u>	<u>0.575</u>	<u>4</u>
School					
Commercial			Total No. Sites		
Industrial			Total (Gross) Acreage	<u>14.375</u>	

3. What is existing zoning of the above described property? R-2 Proposed zoning? \_\_\_\_\_

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)  
on-site ponding, park/pond

7. Are special public improvements proposed in connection with development? Yes  No \_\_\_\_\_ Hike/Bike Trail

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. Alternate designs for subdivision improvement and exception for setbacks (Refer to attached letters).

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

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

12. Owner of record KWH East, LLC.  
4798 Doniphan, Ste. A El Paso, TX 79922 (915) 584-8242  
(Name & Address) (Zip) (Phone)
13. Developer EP Riverbend Development  
Will Harvey, 4798 Doniphan, Ste. A El Paso, TX 79922 (915) 584-8242  
(Name & Address) (Zip) (Phone)
14. Engineer Quantum Engineering Consultants, Inc.  
Robert A. Gonzales; 414 Executive Ctr. Blvd. Ste. 200 El Paso, TX 79902 (915) 532-7272  
(Name & Address) (Zip) (Phone)

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

OWNER SIGNATURE: 

REPRESENTATIVE: ROBERT A. GONZALES  
QUANTUM ENGINEERING CONSULTANTS, INC.

**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  
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