



City of El Paso – City Plan Commission Staff Report

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. To allow for a 54' ROW (Sunset Rd) consisting of 12' eastbound driving lane, and 15' parkway, including a meandering 8' hike & bike

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's recommendation is *pending approval* of the requested exceptions pertaining to Sunset Rd.

Planning Division:

Pending approval of **modifications and revisions from the engineer.**

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:

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

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, 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 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 2

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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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:

	<u>ACRES</u>	<u>SITES</u>		<u>ACRES</u>	<u>SITES</u>
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.

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