



City of El Paso – City Plan Commission Staff Report

Case No: SUSU13-00119- Sun Ridge Subdivision Unit Sixteen
Application Type: Major Combination
CPC Hearing Date: January 9, 2014
Staff Planner: Alfredo Austin, (915) 541-4192, austinaj@elpasotexas.gov
Location: South of Montwood and East of Joe Battle
Acreage: 4.969 acres
Rep District: 5
Existing Use: Vacant
Existing Zoning: R-5 SP
Proposed Zoning: R-5 SP
Nearest Park: Montwood Heights Park (.05 miles)
Nearest School: Lujan Chavez Elementary (1.06 miles)
Park Fees Required: \$17,810
Impact Fee Area: This property is located in an Impact Fee Service Area and subject to impact fees.
Property Owner: Walnut Creek, LLC
Applicant: Walnut Creek, LLC
Representative: Conde Inc.

SURROUNDING ZONING AND LAND USE

North: ETJ/Vacant
South: ETJ/Vacant
East: ETJ/Vacant
West: R5/Residential Development

PLAN EL PASO DESIGNATION: O6, Potential Annexation

APPLICATION DESCRIPTION

The applicant proposes to subdivide approximately 2.33 acres of vacant land for 13 single-family residential lots. The lot sizes are between 4,301 and 10,209 square feet. A special permit was approved for a reduction on lot width and lot size; lot width not less than 42 feet and lot size no less than 4,100 square feet. Access to the subdivision is proposed from Shreya Street. This development is being reviewed under the former subdivision ordinance. The applicant is proposing the following modifications:

- To allow 3-foot parkways and 5-foot sidewalks.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends **approval** of modification request based on Section 19.04.170 A (3) of the former code and **approval** of Sun Ridge Subdivision Unit Sixteen on a Major Combination basis, subject to the following comments.

Planning Division Recommendation:

Staff recommends **Approval** with the modification. Staff requests the following requirement:

1. As per section 19.16.020.C (Stub Streets), “a paved turnaround shall be provided having a minimum outside radius of forty-five feet” at the end of Nirvan Court.

City Development Department - Land Development

We have reviewed subject plats and recommend Approval.

The Developer/Engineer address the following comments.

1. No objections.
2. Recommend silt prevention measures at end of Nirvan Ct. for incoming offsite runoff and for 8 grate inlet from northern lot.
3. Pond side slopes shall not exceed 3:1 (DSC 2-2A.1).
4. Fifty four inch RCP shall be entirely within a twenty foot ROW including through lot 35.

El Paso Department of Transportation

No comments received.

Parks and Recreation Department

No comments received.

El Paso Water Utilities

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

1. EPWU does not object to this request
2. Even though area falls within the Eastside Impact Fee Service, the Sun Ridge property was annexed into the City of El Paso in the September 2009 and therefore as per Section 4 of the Annexation Agreement, annexation fees are due to El Paso Water Utilities at the time of new service application for individual water meters within the subject property.

Water:

3. There is an existing 8-inch diameter water main extending along Shreya St. Water for the subject subdivision requires the extension of a water main from the existing main along Shreya St. The Owner/Developer will be responsible for cost of the water main extension.

Sanitary Sewer:

4. There is an existing 8-inch diameter sanitary sewer main extending along Shreya St. located approximately 34.5 feet north of the street centerline. Sanitary sewer for the subject

subdivision requires the extension of sanitary sewer main from the existing main along Shreya St. The Owner/Developer will be responsible for cost of the sanitary sewer main extension

5. There is an existing 18-inch diameter force main that extends along Shreya St. located 20 feet north of the street centerline. No direct service connections are allowed to this force main.

6. There is an existing 42-inch diameter interceptor that extends along Shreya St. The interceptor is located along the centerline of the street. No direct service connections are allowed to the 42-inch diameter interceptor.

General:

7. 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

No comments received.

Sun Metro

No comments received.

911

No comments received.

El Paso Electric Company

No comments received.

Texas Gas Company

No comments received.

Socorro Independent School District

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.

3. Chapter 395 of the Texas Local Government Code authorizes the City of El Paso to adopt and impose water and wastewater impact fees. This plat note fulfills an obligation mandated by Chapter 395 and sets the assessment of the impact fees in accordance with the impact fee schedule adopted by City Council as set forth below. The collection of the impact fee for this subdivision shall be prior to the time a building permit is issued if development is within the city limits or at the time of the meter connection if development is outside the city limits.

Eastside Service Area

Meter Size	Meter Capacity Ratio	Water*	Wastewater
Less than 1 inch	1.00	\$697.00	\$920.00
1 inch	1.67	\$1,163.00	\$1,537.00
1½ inch	3.33	\$2,321.00	\$3,065.00
2 inch	5.33	\$3,714.00	\$4,905.00
3 inch	10.00	\$6,968.00	\$9,203.00
4 inch	16.67	\$11,615.00	\$15,341.00
6 inch	33.33	\$23,223.00	\$30,672.00
8 inch	53.33	\$37,158.00	\$49,077.00
10 inch	76.67	\$40,064.00	\$52,916.00
12 inch	143.33	\$74,899.00	\$98,924.00

***Fees do not apply to water meter or connections made for standby fire protection service**

Attachments

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

ATTACHMENT 1

SUN RIDGE UNIT SIXTEEN



ATTACHMENT 2

SUN RIDGE UNIT SIXTEEN



ATTACHMENT 5



CONDE INC

December 3, 2013

Planning Department
811 Texas
El Paso, Texas 79901

Attention: **Raul Garcia**

Re: Modification Request – Sun Ridge Unit Sixteen

Dear Raul,

As per your request and as per Title 19 Subdivision, Chapter 19.04 General Provisions, Sub-section 19.04.170 Modification of Conditions, we are submitting a formal request for the following modifications to the above mentioned subdivision as follows:

- Subdivision Improvement Design Standards Section 3-2 revised cross section (all Residential Sub-collectors) to allow for a sidewalk abutting curb while keeping Parkway width in order to provide improved Pedestrian mobility while allowing for utility improvement and improved Parkway maintenance.

If you have any questions or comments on the above please let me know. Thank you for your time and consideration in this matter.

Sincerely,



Conrad Conde
CONDE, INC.

ENGINEERING/PLANNING/SURVEYING

8080 SURETY DR., SUITE 100 / EL PASO, TEXAS 79905 / (915) 592-0263 / FAX (915) 592-0266

ATTACHMENT 6



SUSU13-00119



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

DATE: November 27-2013

File No. SUSU13-00119

SUBDIVISION NAME: Sun Ridge Subdivision Unit Sixteen

1. Legal Description for the area included on this plat (Tract, Block, Grant, etc.)
Being all of Tract 71, Section 3, Block 79, Township 3, Texas and Pacific Railroad Company Surveys, City of El Paso, El Paso County, Texas

2. Proposed Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	<u>2.3301</u>	<u>13</u>	Office	_____	_____
Duplex	_____	_____	Street & Alley	<u>0.4969</u>	_____
Apartment	_____	_____	Ponding & Drainage	<u>2.142</u>	<u>1</u>
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____	_____	_____	_____
School	_____	_____	Total No.	_____	_____
Commercial	_____	_____	Total Acres (Gross)	<u>4.969</u>	_____
Industrial	_____	_____			

3. What is existing zoning of the above described property? R-5 Proposed zoning? n/a

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)
Lots to street to Ponds

7. Are special public improvements proposed in connection with the development? Yes _____ No X

8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes _____ No X
If answer to is "Yes", please explain the nature of the modification or exception _____

9. Remarks and/or explanation of special circumstances: _____

10. Improvement Plans submitted? Yes _____ No X

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 X No _____

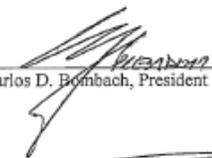
If yes, please submit a vested rights petition in accordance with Section 19.47-Vested Rights (See Attached).

4. . . .
- | | | | | | |
|-----|-----------------|--------------------------|------------------------------------|--------------------------|---------------------|
| 12. | Owner of record | <u>Walnut Creek, LLC</u> | <u>12300 Montwood Dr.</u> | <u>El Paso, TX 79928</u> | <u>915-855-1005</u> |
| | | (Name & Address) | | (Zip) | (Phone) |
| 13. | Developer | <u>Walnut Creek, LLC</u> | <u>12300 Montwood Dr.</u> | <u>El Paso, TX 79928</u> | <u>915-855-1005</u> |
| | | (Name & Address) | | (Zip) | (Phone) |
| 14. | Engineer | <u>CONDE INC.</u> | <u>6080 Surety Drive, Ste 100,</u> | <u>El Paso, TX 79905</u> | <u>915-592-0283</u> |
| | | (Name & Address) | | (Zip) | (Phone) |

CASHIER'S VALIDATION
FEE: \$2,213.28

Walnut Creek, LLC

OWNER SIGNATURE: _____


 Carlos D. Bombach, President

REPRESENTATIVE: _____


 Conrad Conde

**NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE PLANNING DEPARTMENT
 REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS**