



City of El Paso – City Plan Commission Staff Report

Case No: SUSU13-00071 – Sunset Terrace Unit 4 Replat A
Application Type: Resubdivision Combination
CPC Hearing Date: September 19, 2013
Staff Planner: Nelson Ortiz, (915) 541-4931, ortiznx@elpasotexas.gov
Location: West of I10 and North of Borderland
Acreage: 9.483 acres
Rep District: 1
Existing Use: Vacant
Existing Zoning: R-3A/sc (Residential/ special contract)
Proposed Zoning: R-3A/sc (Residential/ special contract)
Nearest Park: Linear Park (Directly south abutting sub.)
Nearest School: Canutillo High School (0.26 mile)
Park Fees Required: N/A
Impact Fee Area: Westside Impact Fee Service Area
Property Owner: Tropicana Development, Inc.
Applicant: Tropicana Development, Inc.
Representative: CEA Group

SURROUNDING ZONING AND LAND USE

North: R-3A (Residential)/ Single-Family Development / Vacant

South: R-3A/sc (Residential/ special contract)/ Single-Family Development

East: C-4 (Commercial/ special contract) / Commercial Development / Vacant

West: R-3A/sc (Residential / special contract) / Single-Family Development / Vacant

PLAN EL PASO DESIGNATION: G4 Suburban (Walkable)

APPLICATION DESCRIPTION

The applicant proposes to replat approximately 9 acres for 12 residential lots ranging between 5,000 and 11,600 SF. The applicant is also proposing a 1-one acre linear park site to include a meandering hike and bike trail. Access to the subdivision is proposed from Berringer Street. This application is vested under the previous subdivision code.

The applicant is proposing the following three modifications:

- To allow a modified residential subcollector street consisting of 50 foot ROW, with 32 feet of pavement, 4-foot parkways and 5-foot sidewalks.
- To allow an 11-foot hike and bike trail.
- To allow a 10-foot pedestrian right-of-way.

These modifications were previously requested and approved in Sunset Terrace Unit Four.

NEIGHBORHOOD INPUT

Notice of a Public Hearing was mailed to all property owners within 200 feet of the subject property on September 3, 2013. The Planning Division did not receive any phone calls or letters in support or opposition to this project.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends **approval** of the modifications and **approval** of Sunset Terrace Unit Four Replat "A" on a Resubdivision Combination basis, subject to the following comments.

Planning Division Recommendation:

Staff recommends approval with the modifications. As per Section 19.04.170 (Modification of conditions):

A-3. The subdivider has demonstrated an alternative method of development that will improve the aesthetic value of the subdivision while giving equal emphasis to safety, economy, tax yield, maintenance cost, response time, drainage dedication and improvement of parkland and open space amenities, and vehicular access and pedestrian passage.

Approval of Sunset Terrace Unit Four Replat A.

City Development Department - Land Development

We have reviewed subject plats and recommend **Approval**; no objections.

Parks and Recreation Department

We have reviewed **Sunset Terrace Unit Four Replat "A"**, a resubdivision combination plat map and offer Developer / Engineer the following comments:

1. New metes & bound description needs to be provided for the relocation of the Hike & Bike Trail; also, need copy of sheet 2 of 2 of the plat map – the blowout detail for the Hike & Bike Trail.

Please note that this subdivision density is not being increased, as evidenced by the original subdivision and replat therefore, meeting the requirements to be excluded from the calculation for "Parkland Dedication" as described per ordinance Title 19 – Subdivision & Development Plats, **Chapter 19.20 - Parks & Open Space** as noted below:

Section 19.20.060 - Exclusions from dedication requirement.

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:

- A. A residential replat of an area where the density has not been increased from the original subdivision, as evidenced by the original subdivision and replat. In the case of a replat where parkland was not originally provided, the parkland requirements shall prevail;

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 subdivision referenced above and provide the following comments:

1. The subject property is located within the City of El Paso Westside Impact Fee Service Area.

Impact fees will be assessed by the City of El Paso at the time of platting and collected by EPWU prior to the issuance of a Building Permit.

2. During the site improvement work, the Owner/Developer shall safeguard the existing water and sanitary sewer mains and appurtenant structures located within the subdivision. The Owner/Developer shall minimize changes in grade above or near the vicinity of the existing PSB facilities and is responsible for the costs of setting appurtenant structures to final grade.

3. There are existing water and sewer mains along Bellwoode Avenue and Berringer Street and are available for service.

EPWU Comments

Water:

4. There is an existing 60-inch diameter water transmission main located along Desert South Boulevard. No direct service meter connections are allowed to this 60-inch water main as per the El Paso Water Utilities-Public Service Board Rules and Regulations. The Owner/Developer shall minimize any grading above or near the existing 60-inch diameter water transmission main.

5. There is an existing 12-inch diameter water main along the 20-foot PSB easement within the proposed Lot 20, Block 3 and Artcraft Commercial Unit 3. This water main dead-ends just north of the north boundary line of the subdivision.

6. The subject property is located within an intermediate pressure zone. Pressure reducing and pressure relief valves are located within the water distribution system. In addition, private water pressure regulating devices will be required at the discharge side of each water meter. The Owner/Developer shall include in the sale of contract documents that the lot/home buyer shall acquire ownership of the above-described water pressure regulating devices to be located at the discharge side of the water meters. Additionally, the lot/home buyer shall be responsible for the operation and maintenance of the above-described privately-owned water pressure regulating devices.

Sanitary Sewer:

7. There is an existing 24-inch diameter sewer gravity force main along the existing 40-foot wide PSB easement/ROW and along Bellwoode Avenue.

8. There is an existing 8-inch diameter sanitary sewer main along the above mentioned 40-foot easement/ROW that starts just east of the western property line of Lot 11 and continues west along Bellwood Drive, then south along Berringer Road to connect to an existing main along Nordstrom Avenue. Also, there is an existing 8-inch diameter sewer main along the 20-foot PSB easement located within Lot 20.

9. There is an existing 8-inch diameter sewer main along the 25-foot Drainage and PSB easement located on the western side of the subject subdivision.

General:

10. All easements dedicated for public water and sanitary sewer facilities shall comply with the EPWU-PSB Easement Policy. The PSB easements shall be improved to allow the operation of EPWU maintenance vehicles. EPWU-PSB requires access to the proposed sanitary sewer facilities within the easement 24 hours a day, seven (7) days a week.

911

No comments received.

El Paso Department of Transportation

No comments received.

El Paso Fire Department

No comments received.

Sun Metro

No comments received.

Central Appraisal District

No comments received.

El Paso Electric Company

No comments received.

Texas Gas Company

No comments received.

Canutillo 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. This property is subject to impact fees. The table and respective language shall be included on the face of the final approved and recorded plat. Impact fees shall be calculated based on the table below:

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.

Westside Service Area

Meter Size	Meter Capacity Ratio	Water*	Wastewater
Less than 1 inch	1.00	\$ 659.00	\$927.00
1 inch	1.67	\$1,101.00	\$1,548.00
1½ inch	3.33	\$2,195.00	\$3,087.00
2 inch	5.33	\$3,514.00	\$4,941.00
3 inch	10.00	\$6,593.00	\$9,270.00
4 inch	16.67	\$10,990.00	\$15,453.00
6 inch	33.33	\$21,973.00	\$30,897.00

Attachments

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

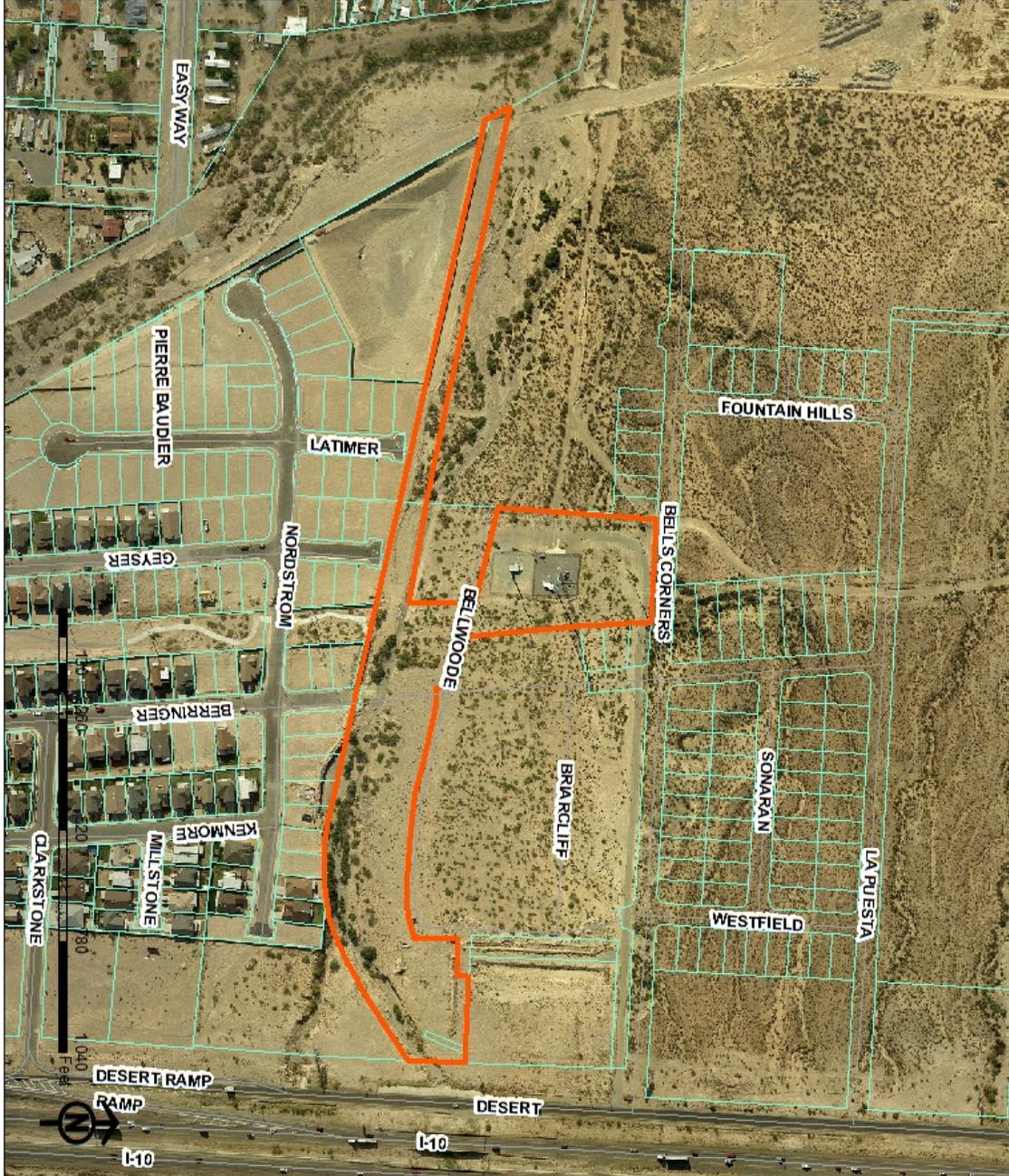
ATTACHMENT 1

SUNSET TERRACE UNIT FOUR REPLAT 'A'

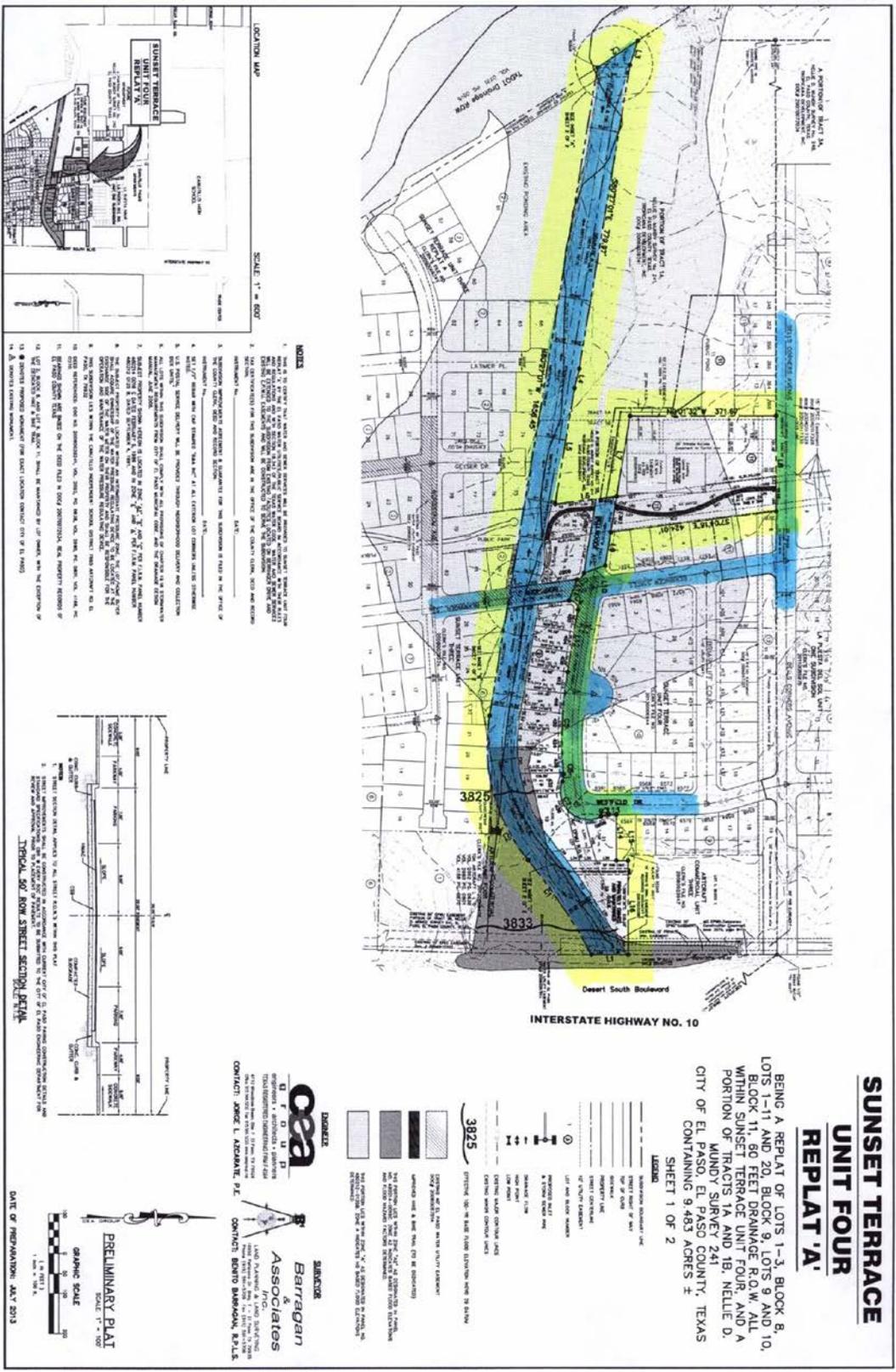


ATTACHMENT 2

**SUNSET TERRACE UNIT FOUR
REPLAT 'A'**



ATTACHMENT 3



SUNSET TERRACE

UNIT FOUR

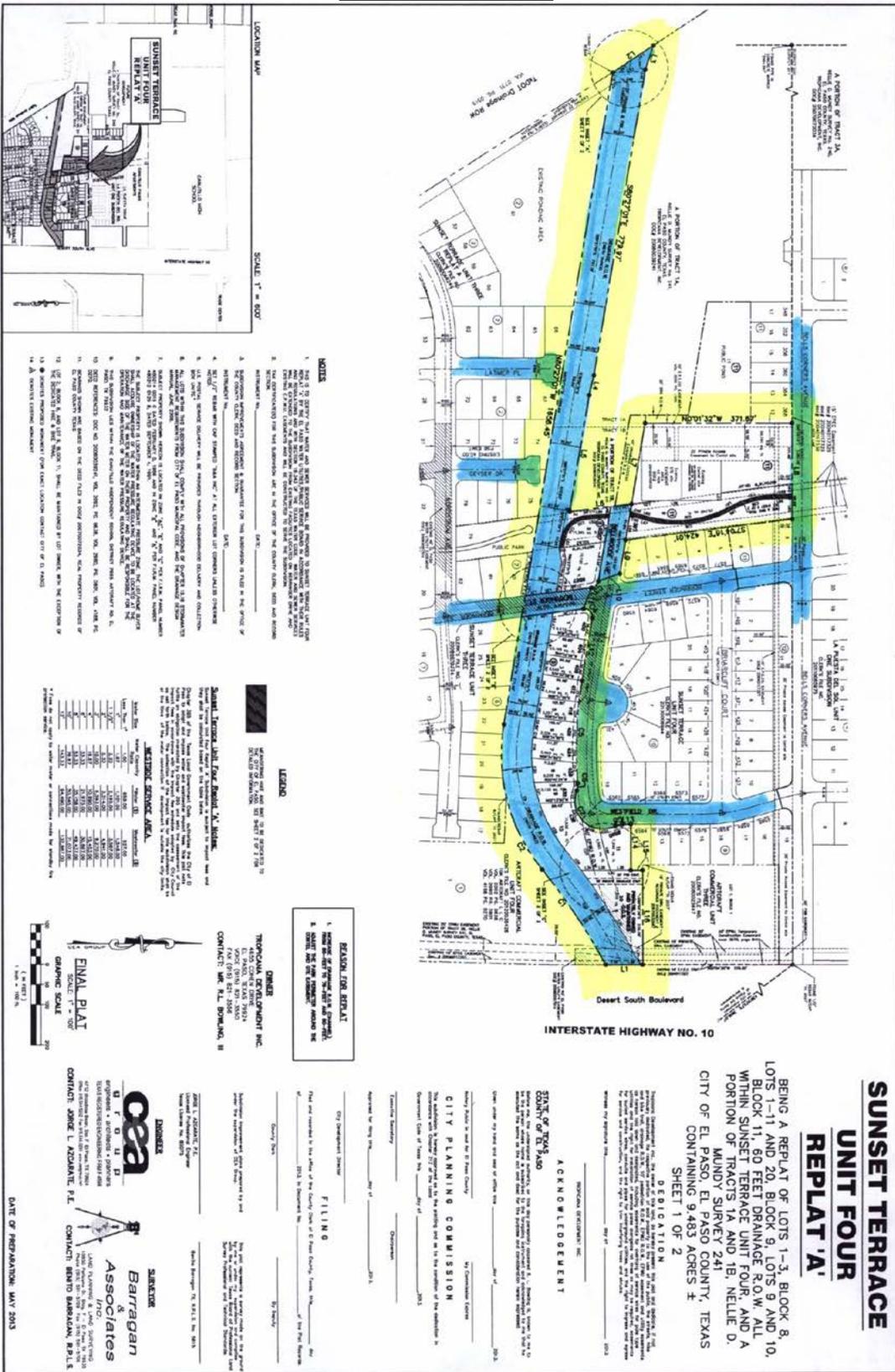
REPLAT 'A'

BEING A REPLAT OF LOTS 1-3, BLOCK 8, LOTS 1-11 AND 20, BLOCK 9, LOTS 9 AND 10, BLOCK 11, 80 FEET DRAINAGE R.O.W. ALL WITHIN SUNSET TERRACE UNIT FOUR, AND A PORTION OF TRACTS 1A AND 1B, NELLE D. MUNDY SURVEY 241 CITY OF EL PASO, EL PASO COUNTY, TEXAS CONTAINING 9.483 ACRES ± SHEET 1 OF 2

LEGEND

- 10' WIDE EASEMENT LINE
- 5' WIDE EASEMENT LINE
- 3' WIDE EASEMENT LINE
- 1' WIDE EASEMENT LINE
- 1/2" WIDE EASEMENT LINE
- 1/4" WIDE EASEMENT LINE
- 1/8" WIDE EASEMENT LINE
- 1/16" WIDE EASEMENT LINE
- 1/32" WIDE EASEMENT LINE
- 1/64" WIDE EASEMENT LINE
- 1/128" WIDE EASEMENT LINE
- 1/256" WIDE EASEMENT LINE
- 1/512" WIDE EASEMENT LINE
- 1/1024" WIDE EASEMENT LINE
- 1/2048" WIDE EASEMENT LINE
- 1/4096" WIDE EASEMENT LINE
- 1/8192" WIDE EASEMENT LINE
- 1/16384" WIDE EASEMENT LINE
- 1/32768" WIDE EASEMENT LINE
- 1/65536" WIDE EASEMENT LINE
- 1/131072" WIDE EASEMENT LINE
- 1/262144" WIDE EASEMENT LINE
- 1/524288" WIDE EASEMENT LINE
- 1/1048576" WIDE EASEMENT LINE
- 1/2097152" WIDE EASEMENT LINE
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- 1/673998664125790790045121694271555555552" WIDE EASEMENT LINE
- 1/134799732825178158009024338854311111104" WIDE EASEMENT LINE
- 1/2695994656503563160180487777086222222208" WIDE EASEMENT LINE
- 1/5391989313007126320360975554172444444416" WIDE EASEMENT LINE
- 1/1078397862601425264072195110883448888832" WIDE EASEMENT LINE
- 1/21567957252028505281443902217777777776" WIDE EASEMENT LINE
- 1/431359145040570105628878044355555555552" WIDE EASEMENT LINE
- 1/86271829008114021125775608871111111104" WIDE EASEMENT LINE
- 1/172543658016228042251512137542222222208" WIDE EASEMENT LINE
- 1/345087316032456084503024275084444444416" WIDE EASEMENT LINE
- 1/690174632064912169006049550168888888832" WIDE EASEMENT LINE
- 1/13803492641298243380120910033777777776" WIDE EASEMENT LINE
- 1/276069852825964867602418200675555555552" WIDE EASEMENT LINE
- 1/55213970565192973520483640135111111104" WIDE EASEMENT LINE
- 1/110427941130385940400972802702222222208" WIDE EASEMENT LINE
- 1/220855882260771880801945605404444444416" WIDE EASEMENT LINE
- 1/441711764521543761603891210808888888832" WIDE EASEMENT LINE
- 1/88342352904308752320778242161777777776" WIDE EASEMENT LINE
- 1/176684705808617544641556443323555555552" WIDE EASEMENT LINE
- 1/35336941161723508928311126464711111104" WIDE EASEMENT LINE
- 1/706738823234470178566222529294222222208" WIDE EASEMENT LINE
- 1/1413477646468940371332445058588444444416" WIDE EASEMENT LINE
- 1/28269552929378807426649001171777777776" WIDE EASEMENT LINE
- 1/565391058587576148532800234355555555552" WIDE EASEMENT LINE
- 1/11307821171751522970560046871111111104" WIDE EASEMENT LINE
- 1/226156423435030459411200937422222222208" WIDE EASEMENT LINE
- 1/452312846870060918822401874844444444416" WIDE EASEMENT LINE
- 1/904625693740121837644803749688888888832" WIDE EASEMENT LINE
- 1/18092513874802436752889675937777777776" WIDE EASEMENT LINE
- 1/361850277496048735057793518755555555552" WIDE EASEMENT LINE
- 1/72370055499209747011557973751111111104" WIDE EASEMENT LINE
- 1/144740110998419494023159475122222222208"

ATTACHMENT 4



**SUNSET TERRACE
UNIT FOUR
REPLAT 'A'**

BEING A REPLAT OF LOTS 1-3, BLOCK 8, LOTS 1-11 AND 20, BLOCK 9, LOTS 9 AND 10, BLOCK 11, 60 FEET DRAINAGE R.O.W. ALL WITHIN SUNSET TERRACE UNIT FOUR, AND A PORTION OF TRACTS 1A AND 1B, NELLE D. MUNDY SURVEY 241 CITY OF EL PASO, EL PASO COUNTY, TEXAS CONTAINING 9.483 ACRES ± SHEET 1 OF 2

ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF EL PASO
I, _____, County Clerk, do hereby certify that the within and foregoing plat was duly filed for record in my office on this _____ day of _____, 2013.
City Planning Commission
I, _____, City Clerk, do hereby certify that the within and foregoing plat was duly filed for record in my office on this _____ day of _____, 2013.
City Clerk

REASON FOR REPLAT

1. CHANGE OF PLANNING AREA AND ZONING
2. CORRECT AND IMPROVE THE
3. _____

DESIGNER
DESIGNER: [Signature]
DATE: [Date]
DATE OF PREPARATION: MAY 2013



- NOTES**
1. THIS IS TO CORRECT THE PLANNING AREA AND ZONING TO BE CONSISTENT WITH THE PLANNING AREA AND ZONING MAP OF THE CITY OF EL PASO, TEXAS.
 2. THE PLANNING AREA AND ZONING MAP OF THE CITY OF EL PASO, TEXAS, IS THE AUTHORITY FOR THE PLANNING AREA AND ZONING.
 3. THE PLANNING AREA AND ZONING MAP OF THE CITY OF EL PASO, TEXAS, IS THE AUTHORITY FOR THE PLANNING AREA AND ZONING.
 4. THE PLANNING AREA AND ZONING MAP OF THE CITY OF EL PASO, TEXAS, IS THE AUTHORITY FOR THE PLANNING AREA AND ZONING.
 5. THE PLANNING AREA AND ZONING MAP OF THE CITY OF EL PASO, TEXAS, IS THE AUTHORITY FOR THE PLANNING AREA AND ZONING.
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 9. THE PLANNING AREA AND ZONING MAP OF THE CITY OF EL PASO, TEXAS, IS THE AUTHORITY FOR THE PLANNING AREA AND ZONING.
 10. THE PLANNING AREA AND ZONING MAP OF THE CITY OF EL PASO, TEXAS, IS THE AUTHORITY FOR THE PLANNING AREA AND ZONING.
 11. THE PLANNING AREA AND ZONING MAP OF THE CITY OF EL PASO, TEXAS, IS THE AUTHORITY FOR THE PLANNING AREA AND ZONING.
 12. THE PLANNING AREA AND ZONING MAP OF THE CITY OF EL PASO, TEXAS, IS THE AUTHORITY FOR THE PLANNING AREA AND ZONING.
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 14. THE PLANNING AREA AND ZONING MAP OF THE CITY OF EL PASO, TEXAS, IS THE AUTHORITY FOR THE PLANNING AREA AND ZONING.
 15. THE PLANNING AREA AND ZONING MAP OF THE CITY OF EL PASO, TEXAS, IS THE AUTHORITY FOR THE PLANNING AREA AND ZONING.
 16. THE PLANNING AREA AND ZONING MAP OF THE CITY OF EL PASO, TEXAS, IS THE AUTHORITY FOR THE PLANNING AREA AND ZONING.
 17. THE PLANNING AREA AND ZONING MAP OF THE CITY OF EL PASO, TEXAS, IS THE AUTHORITY FOR THE PLANNING AREA AND ZONING.
 18. THE PLANNING AREA AND ZONING MAP OF THE CITY OF EL PASO, TEXAS, IS THE AUTHORITY FOR THE PLANNING AREA AND ZONING.

LEGEND

1. EASEMENT

2. SETBACK

3. _____

4. _____

5. _____

6. _____

7. _____

8. _____

9. _____

10. _____

11. _____

12. _____

13. _____

14. _____

15. _____

16. _____

17. _____

18. _____

19. _____

20. _____



ATTACHMENT 5



Castner Center @ Transmountain
4712 Woodrow Bean, Ste. F
El Paso, TX 79924
Office: 915.544.5232
Fax: 915.544.5233
web: www.ceagroup.net

August 6, 2013

City of El Paso-Development Department
Development Center
811 Texas Avenue
El Paso, Texas 79901

Attention: Mr. Raul Garcia

Reference: Sunset Terrace Unit Four Replat A-Modification Letter

Dear Mr. Garcia:

On behalf of the Developer for the above referenced development, we are requesting modifications to the subdivision regulations. These modifications will include the following adjustments:

Modification No. 1: 50 foot Roadway

This modification shall consist of a 50 foot roadway cross-sections with 2-16 foot paved driving lanes with 6 inch curb and gutter on both sides of the roadway, 2-4 foot parkways abutting the curb and 2-5 foot concrete sidewalks.

Modification No. 2: Hike & Bike Trail

This modification shall consist of an 11 foot wide hike & bike trail cross section with 2- 6 inch x 12 inch concrete header curbs at the outer limits, and consisting of a 1-1/2 inch HMA top surface, a 6" compacted aggregate base course with 8" compacted subgrade foundation.

Modification No. 3: Pedestrian R.O.W.

This modification shall consist of a 10 foot wide pedestrian row with 6-ft high rock walls at the r.o.w. line, and with a cross-section of 2- 6 inch x 12 inch concrete header curbs at the outer limits, and consisting of a 1-1/2 inch HMA top surface, a 6" compacted aggregate base course with 8" compacted subgrade foundation.

If you have any questions regarding this issue, please do not hesitate to call me at office number 915.544.5232. We thank you for your cooperation on this issue and look forward to your favorable consideration to our request.

Sincerely,
CEA Group

A handwritten signature in black ink, appearing to read 'Jorge L. Azcarate', with a large, stylized flourish. To the right of the signature, the words 'SIGNED FOR' are written in capital letters. An arrow points from the signature towards the typed name below.

Jorge L. Azcarate, P.E.
Project Manager

I-2000-168ld.rg.6August13
Jg/jia

ATTACHMENT 6



CITY PLAN COMMISSION APPLICATION FOR
RESUBDIVISION COMBINATION APPROVAL

DATE: 8/6/13

FILE NO. SUSU13-00071

SUBDIVISION NAME: Sunset Terrace Unit Four Replat A

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
Being a replat of lots 1-3, Block 8, Lots 1-11 and 20, Block 9, Lots 9 and 10, Block 11, 60' Drainage R.O.W. all within Sunset Terrace Unit Four and a portion of Tracts 1A and 1B, Nelli D. Mundy Survey 241, 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>3.514</u>	<u>12</u>	Office		
Duplex			Street & Alley	<u>0.397</u>	<u>2</u>
Apartment			Ponding & Drainage	<u>4.112</u>	<u>2</u>
Mobile Home			Institutional		
P.U.D.			Other (specify below)		
Park	<u>1.049</u>	<u>2</u>	<u>C.O.S.</u>	<u>0.411</u>	<u>1</u>
School					
Commercial			Total No. Sites		<u>19</u>
Industrial			Total (Gross) Acreage	<u>9.483 Ac.</u>	

3. What is existing zoning of the above described property? R3A Proposed zoning? R3A

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 flow, Storm sewer and Drainage R.O.W

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 _____ No _____
If answer is "Yes", please explain the nature of the modification or exception Street cross section from 52' ROW to 50' ROW and hike and bike trail from 5' wide to 11' wide.

9. Remarks and/or explanation of special circumstances: N/A

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 X No _____

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

12. Owner of record Tropicana Development 4655 Cohen Dr. 79924 (915) 821-3550
 (Name & Address) (Zip) (Phone)
13. Developer Tropicana Development 4655 Cohen Dr. 79924 (915) 821-3550
 (Name & Address) (Zip) (Phone)
14. Engineer CEA Group 4712 Woodrow Bean, Ste. F 79924 (915) 544-5232
 (Name & Address) (Zip) (Phone)

CASHIER'S VALIDATION
 FEE: \$1,083.00

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.
