



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

**Case No:** SUSU15-00054 Sunset Terrace #5  
**Application Type:** Major Combination  
**CPC Hearing Date:** September 24, 2015  
**Staff Planner:** Nelson Ortiz, (915) 212-1606, [ortiznx@elpasotexas.gov](mailto:ortiznx@elpasotexas.gov)  
**Location:** North of Borderland and West of Desert South  
**Acreage:** 11.18 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:** La Puesta Del Sol #1 (80 feet)  
**Nearest School:** Canutillo High (.59 miles)  
**Park Fees Required:** N/A  
**Impact Fee Area:** Westside Service Area  
**Property Owner:** Tropicana Development  
**Applicant:** Tropicana Development  
**Representative:** CEA Group

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

**North:** R-3A / Residential Development and Vacant

**South:** R-3A / Residential Development

**East:** R-3A / Vacant

**West:** R-3A / Residential Development

**PLAN EL PASO DESIGNATION:** G4, Suburban (Walkable)

### **APPLICATION DESCRIPTION**

The applicant proposes to subdivide 11.18 acres of vacant land for 62 single-family lots. Access to the subdivision is proposed from Bellwoode and Bells Corners Avenues. The development lies within the La Puesta Del Sol land study and is vested under the former subdivision code.

The applicant is requesting the following code modification:

- To allow a 50' ROW with 32' of pavement, 5' sidewalks and 4' parkways.

### **DEVELOPMENT COORDINATING COMMITTEE**

The Development Coordinating Committee recommends **approval** of the modification and **approval** of Sunset Terrace #5 on a Major Combination basis subject to the following conditions and requirements:

- That the applicant develops the remaining portion of Tract 1A, Nellie D. Mundy Survey No. 241 as part of the La Puesta Del Sol #2.
- That the applicant provides a temporary turnaround at the end of McFarland Avenue.

**Planning Division Recommendation:**

Staff recommends approval of the modification with the conditions as stated above. 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.*

**Planning & Inspections Department - Land Development**

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

**Parks and Recreation Department**

We have reviewed **Sunset Terrace Unit Five**, a major combination plat map and offer **no objections** to this development, just have the following comments:

Please note that this development is part of La Puesta Del Sol Land Study and is composed of **62** (R-3A/sc) Single-family dwelling lots; Sunset Terrace Unit Five does not include any parkland dedication however, applicant has previously dedicated and constructed a **4.09 Acre** "Park Site" with-in La Puesta Del Sol Unit #1 subdivision.

Based on the following calculations, this development meets the minimum "Parkland" requirements and applicant still has a "Parkland" balance of **2.72 Acres** or **272 Dwelling units** that can be applied towards any subsequent subdivisions with-in the approved La Puesta Del Sol Land Study.

Parkland calculations:

La Puesta Del Sol #1 "Park Site" (Recorded 12/20/2011) = **4.09 Acres** or **409 Dwellings**

La Puesta Del Sol #1 = **75 Dwelling Units** Requiring ..... (-) 0.75 acres or (-) 75 Dwellings

**Credits = 3.34 Acres** or **334 Dwellings**

Sunset Terrace #5 = **62 Dwelling Units** Requiring ..... (-) 0.62 acres or (-) 62 Dwellings

**Remaining Credits = 2.72 Acres** or **272 Dwellings**

This Development is located with-in Park Zone: **NW-9**

Nearest Parks: **La Puesta Del Sol** & **Sunset Terrace #4 (Trail)**

**El Paso Water Utilities**

1. The subject property is located within the Westside Impact Fee Service Area. Impact fees will be assessed at the time of plat and collected at the time the El Paso Water Utilities receives an application for water and sanitary sewer services.

**Water:**

2. There is an existing 8-inch diameter water main along Bells Corners Avenue that dead-ends at

the western right-of-way line of Murphy Lane. There is also an existing 8-inch diameter stub-out align towards Murphy Lane.

3. There is an existing 8-inch diameter water main along Bellwoode Avenue that dead ends at the eastern property line of the proposed Lot 28, Block 11.

4. The subject subdivision will be located within an Intermediate Pressure Zone. Private water pressure regulating devices will be required at the discharge side of each water meter. The 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.

**Sewer:**

5. There is an existing 8-inch diameter sewer main along the proposed 25-foot drainage ROW between Lots 23 and 24, Block 8. This sewer main is located within an existing 20-foot PSB easement. This sewer main continues west and then north along the proposed Bellwoode Avenue.

6. There is an existing 8-inch diameter sewer main along the proposed Bells Corners Avenue. This sewer main is located within an existing PSB easement.

**General:**

7. Water and sewer main extension are required from the above described mains. The Owner/Developer is responsible for the main extension costs.

8. All easements dedicated for public water and/or sanitary sewer facilities are to 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 water, sanitary sewer facilities, appurtenances, and meters within the easement 24 hours a day, seven (7) days a week.

9. During the site improvement work, the Owner/Developer shall safeguard the existing water/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.

10. EPWU requires a new service application 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 with street names and addresses; (2) finalized set of 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**

No objections.

**El Paso County 911 District**

No comments received.

**El Paso Department of Transportation**

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:**

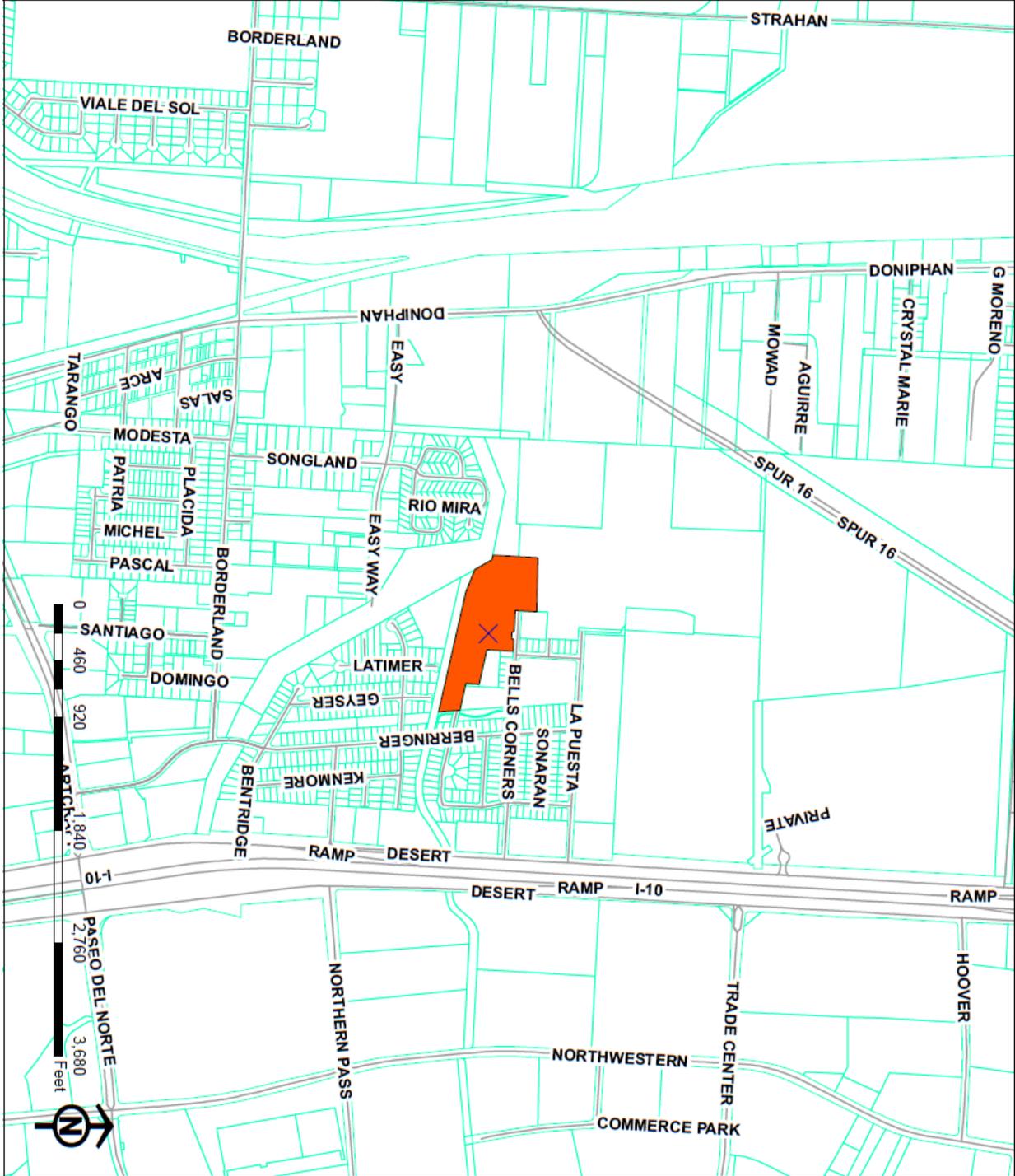
1. Submit to the Planning & Inspections Department – Planning Division the following prior to recording of the subdivision.
  - a. Current certified tax certificate(s)
  - b. Current proof of ownership
  - c. Release of access document, if applicable
  - d. Set of restrictive covenants, if applicable
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. Waiver Request
6. Application

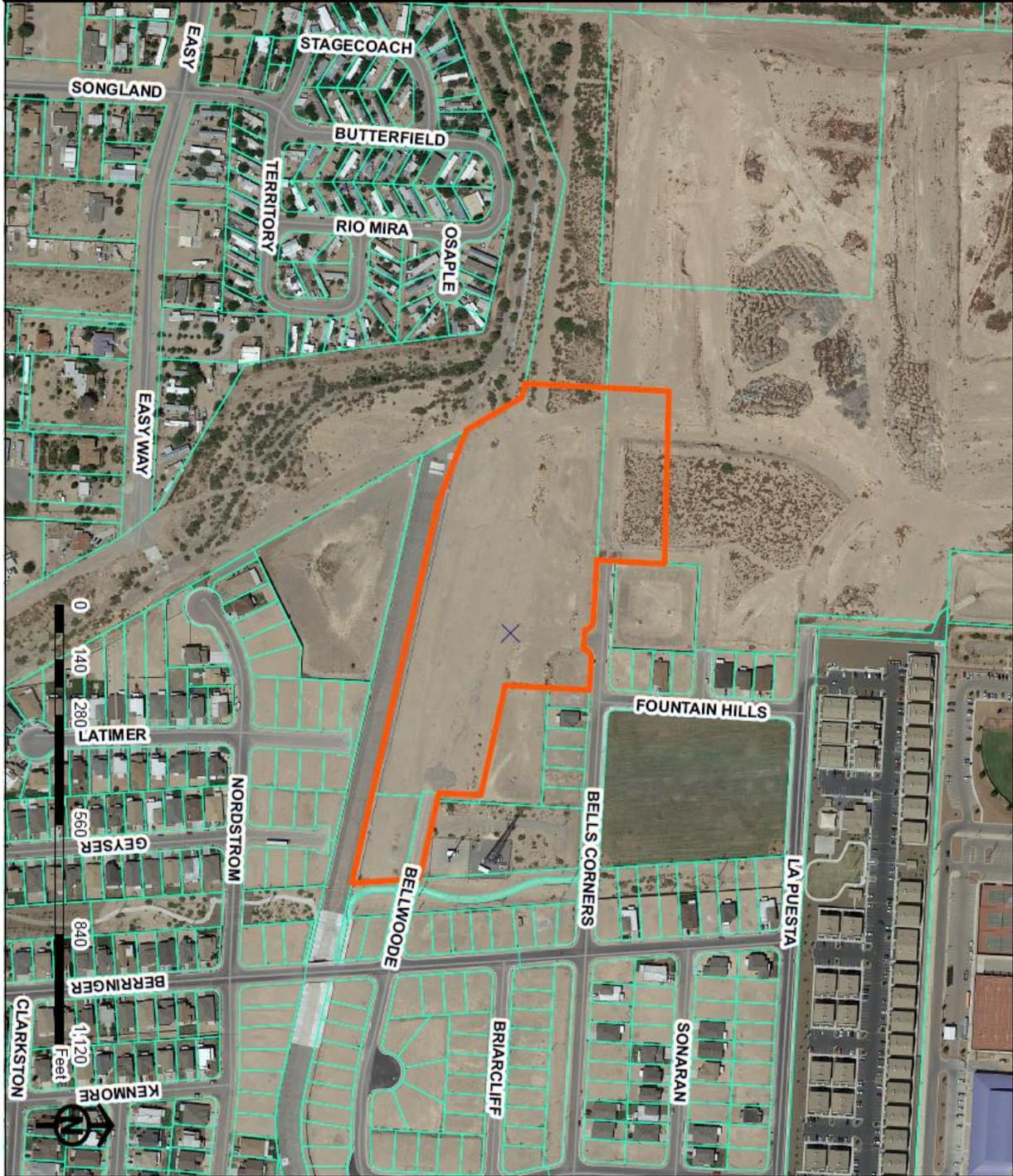
ATTACHMENT 1

# SUNSET TERRACE UNIT FIVE



ATTACHMENT 2

SUNSET TERRACE UNIT FIVE





# ATTACHMENT 4



**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 28, 2015

City of El Paso-Planning & Inspection Department  
801 Texas Ave.  
El Paso, TX. 79901

Attention: Mr. Alfredo Austin  
Planner

Reference: Sunset Terrace Unit Five Major Combination Plat – Modification  
Letter

Dear Mr. Austin:

On behalf of the Developer for the above referenced development, we are requesting a modification to the subdivision regulations. This modification will include the following adjustment:

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. Our request is based on maintaining continuity from the already constructed and city accepted subdivisions: Sunset Terrace Unit 4 and La puesta Del Sol,

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 blue ink, appearing to read 'Jorge L. Azcarate', is written over the typed name.

Jorge L. Azcarate, P.E.  
Project Manager

I-2000-190ld.cep\_mod.request.ap\_28august.15  
RO/ro

engineers • architects • planners

**ATTACHMENT 6**



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

DATE: 8/27/15

FILE NO. SUSU15-00054

SUBDIVISION NAME: Sunset Terrace Unit Five Subdivision

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)  
A Portion of Tract 1A and 1B, Nellie D. Mundy Survey No. 241, and a Portion of Tract 3A, Nellie D. Mundy Survey No. 240, El Paso County, Texas Containing 11.18 Acres±

2. Property Land Uses:

	<u>ACRES</u>	<u>SITES</u>		<u>ACRES</u>	<u>SITES</u>
Single-family	<u>8.38</u>	<u>62</u>	Office		
Duplex			Street & Alley	<u>2.80</u>	<u>5</u>
Apartment			Ponding & Drainage		
Mobile Home			Institutional		
P.U.D.			Other (specify below)		
Park					
School					
Commercial			Total No. Sites		<u>67</u>
Industrial			Total (Gross) Acreage	<u>11.18±</u>	

3. What is existing zoning of the above described property? R-3A Proposed zoning? R-3A

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)  
Proposed storm sewer infrastructure to ultimately be discharged into an offsite ponding area and into existing channel.

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 X  
If answer is "Yes", please explain the nature of the modification or exception \_\_\_\_\_

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 \_\_\_\_\_ No X

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 | Bowling Enterprises, LLC | 4655 Cohen Drive El Paso Tx. 79924         | 915-821-3550 |
|     |                 | (Name & Address)         | (Zip)                                      | (Phone)      |
| 13. | Developer       | Tropicana Development    | 4655 Cohen Drive El Paso Tx. 79924         | 915-821-3550 |
|     |                 | (Name & Address)         | (Zip)                                      | (Phone)      |
| 14. | Engineer        | Cea Group                | 4712 Woodrow Bean Ste. F El Paso Tx. 79924 | 915-544-5232 |
|     |                 | (Name & Address)         | (Zip)                                      | (Phone)      |

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

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.**

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