



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

**Case No:** SUSU13-00041 Sun View Estates  
**Application Type:** Major Combination  
**CPC Hearing Date:** October 31, 2013  
**Staff Planner:** Raul Garcia, 915-541-4935, [garcia1@elpasotexas.gov](mailto:garcia1@elpasotexas.gov)  
**Location:** South of Mesa and East of Mesa Hills  
**Acreage:** 1.08 acres  
**Rep District:** 8  
**Existing Use:** Vacant  
**Existing Zoning:** AO/sc (Apartment/Office/special contract)  
**Proposed Zoning:** AO/sc (Apartment/Office/special contract)  
**Nearest School:** Morehead Middle School (directly across Confetti)  
**Nearest Park:** Galatzan Park (0.9 mile)  
**Park Fees:** \$16,320  
**Impact Fee Area:** Not in Impact Fee Area  
**Property Owner:** Osama F. Azzam  
**Applicant:** Osama F. Azzam  
**Representative:** Rey Engineering Inc.

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

**North:** R-3 (Residential)/ School

**South:** C-1/sc (Commercial/special contract)/ Commercial Development

**East:** C-1/sc (Commercial/special contract)/ Commercial Development

**West:** R-3 (Residential)/ School

**THE PLAN FOR EL PASO DESIGNATION:** G4 Suburban Walkable

### **APPLICATION DESCRIPTION**

The applicant is platting one lot, measuring 1.08 acres in size, to construct 24 apartment units. Primary access will be from Confetti Drive. Confetti Dr. is a 60' ROW including an existing 5' sidewalk and 3' parkway. The applicant has submitted a waiver of ROW improvements, in accordance with Section 19.10.050.A of the subdivision code, requesting to waive the standard 5' parkway and allow a 3' parkway instead.

### **DEVELOPMENT COORDINATING COMMITTEE**

The Development Coordinating Committee recommends **approval** of the waiver of ROW improvements to allow for the 3' parkway on Confetti Dr., and **approval** of Sun View Estates on a Major Combination basis subject to the following conditions and requirements:

**City Development Department-Planning Division:**

Planning recommends approval of the waiver of ROW improvements to allow for a 3' parkway on Confetti Dr. and approval of the subdivision plat. Planning does not object to the waiver as it complies with Section 19.10.050.A (Roadway participation policies – Improvement of adjacent (perimeter) road and utilities). 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 and have sufficient capacity to handle the increase in traffic to be generated by the proposed development. A five-foot sidewalk along with the three-foot parkway will be required on Confetti Drive.

**City Development Department-Land Development:**

We have reviewed subject plat and recommend **approval** and provide the following comments:

1. Verify if a private drainage easement and agreement are required in order to convey existing N.E. upstream runoff through lot.
2. Clarify subdivision name on location map.
3. Show street slope direction on section A-A (i.e. invert or crown).

**Parks and Recreation Department:**

We have reviewed Sun View Estates, and offer Developer / Engineer the following "revised" comments:

Please note that this subdivision is zoned "A-O/sc" meeting the requirements for Multi-family dwelling use with a minimum site area of 6,000 sq. ft. & a minimum unit area of 1750 sq. ft.; based on this 1.08 acres parcel of land, the maximum allowed number of dwelling units is 26 however, applicant has provided a copy of the filed covenants restricting the number of dwellings to 24 units.

Applicant shall be required to pay "Park fees" in the amount of \$16,320.00 based on Residential requirements for Multi-family dwelling units calculated as follows:

1.08 Acres (A-O/sc) restricted to 24 dwelling units @ at \$680.00 per dwelling unit = \$16,320.00

Please allocate generated funds under Park Zone NW-2

Nearest Parks: Galatzan & Crestmont

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:**

The EPWU has reviewed the documentation provided by the developer regarding the existing private sanitary sewer main that extends through the subject property.

Per the documentation several property owners have signed an easement agreement that allows the construction, maintain, operation and use of a sanitary sewer main that traverse several properties.

Although the EPWU's prefers that each property connect directly to a public sewer main to avoid conflicts in the future EPWU cannot disregard the executed agreement, therefore construction of a public sanitary sewer main is not required to service this property at this time.

**El Paso Fire Department:**

No comments received.

**911**

No comments received.

**Sun Metro:**

Sun Metro recommends the placement of sidewalks and ADA compliant improvements throughout the development to City standards to provide pedestrian accessibility to mass transit services

**El Paso Electric Company:**

No comments received.

**Texas Gas Company:**

No comments received.

**El Paso 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
  - e. Deed for property to be dedicated as parkland.
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



ATTACHMENT 2



**ATTACHMENT 3**

**SUN VIEW ESTATES  
PRELIMINARY**

ALL OF TRACTS 4H1D AND 4H1E  
OF MILLER SURVEY No. 225  
CITY OF EL PASO, EL PASO COUNTY, TEXAS  
CONTAINING: 1.080 Ac.



*Enrique A. Rey*  
5 June 2013

DATE OF PREPARATION: JANUARY, 2013  
**REY ENGINEERING INC.**  
 CONSULTING ENGINEERS AND ARCHITECTS  
 9444 W. WILSON AVE., SUITE 148  
 EL PASO, TEXAS 79925  
 TEL: (915) 533-8970 MOBILE: (915) 200-1888  
 FAX: (915) 533-8971  
 WWW.REYENGINEERING.COM



SECTION A-A  
Scale 1" = 80'

**NOTES:**

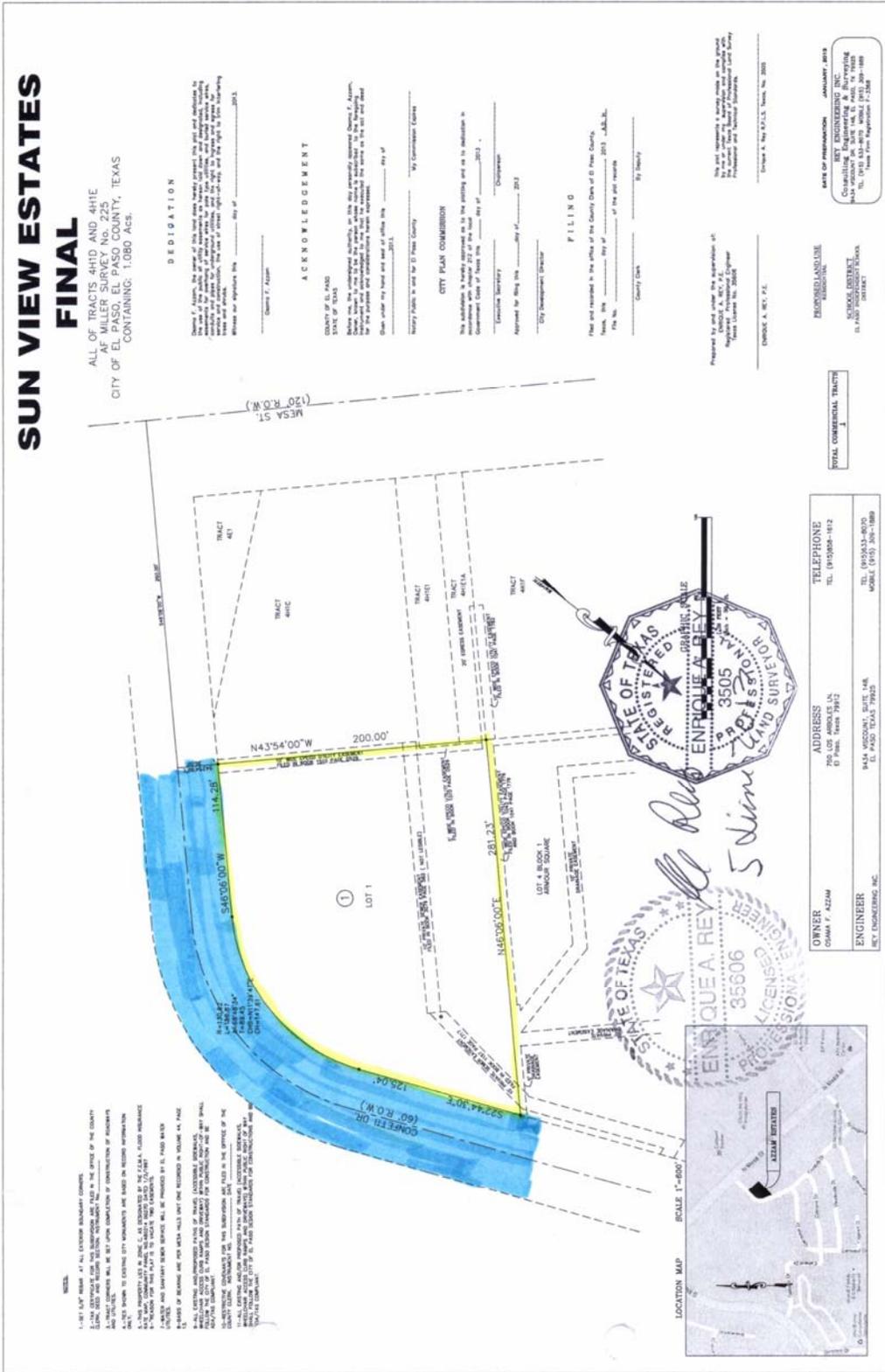
- 1- "SET BACK" DIMENSIONS AT ALL EXTERIOR BOUNDARY CORNERS.
- 2- ALL DIMENSIONS FOR THIS SURVEY AND PLAT IN THE OFFICE OF THE COUNTY CLERK, AND THE RECORDING OFFICE, SHALL BE THE OFFICIAL RECORD.
- 3- ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF CONSTRUCTION OF ROADS AND TRAILWAYS UNLESS OTHERWISE NOTED.
- 4- "SET BACK" DIMENSIONS TO CENTERLINE OF CONSTRUCTION OF ROADS AND TRAILWAYS SHALL BE TO THE CENTERLINE OF CONSTRUCTION OF ROADS AND TRAILWAYS UNLESS OTHERWISE NOTED.
- 5- ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF CONSTRUCTION OF ROADS AND TRAILWAYS UNLESS OTHERWISE NOTED.
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- 9- ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF CONSTRUCTION OF ROADS AND TRAILWAYS UNLESS OTHERWISE NOTED.
- 10- ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF CONSTRUCTION OF ROADS AND TRAILWAYS UNLESS OTHERWISE NOTED.



|   |  |   |
|---|--|---|
| <b>OWNER</b><br>OSAMA F. ALZAM          | <b>ADDRESS</b><br>275 LOC. WILSON AVE.<br>EL PASO, TEXAS 79925 | <b>TELEPHONE</b><br>TEL: (915) 533-8970               |
| <b>ENGINEER</b><br>REY ENGINEERING INC. | <b>9444 W. WILSON AVE., SUITE 148<br/>EL PASO, TEXAS 79925</b> | <b>TEL: (915) 533-8970<br/>MOBILE: (915) 200-1888</b> |



**ATTACHMENT 4**



**SUN VIEW ESTATES**

**FINAL**

ALL OF TRACTS 4H1D AND 4H1E  
 AF MILLER SURVEY No. 225  
 CITY OF EL PASO, EL PASO COUNTY, TEXAS  
 CONTAINING: 1.080 ACES.

**DEDICATION**

Oliver F. Azam, the owner of this tract does hereby dedicate the full and undivided to the use of the public of this tract as a public street and highway, to be known as MESA ST. This tract is shown on the Miller Survey No. 225, as shown on the attached plat. The area of this tract is 1.080 acres, more or less, as shown on the attached plat. The area of this tract is 1.080 acres, more or less, as shown on the attached plat. The area of this tract is 1.080 acres, more or less, as shown on the attached plat.

**ACKNOWLEDGEMENT**

CITY OF EL PASO  
 STATE OF TEXAS  
 I, the undersigned, Clerk of the City of El Paso, Texas, do hereby certify that the foregoing plat has been duly recorded in the public records of this city and state, and that the same is a true and correct copy of the original as filed in my office.

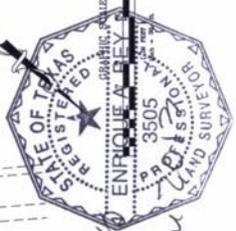
**CITY PLAN COMMISSION**

The address shown on this plat is the address of the property and is subject to the address shown on the plat. The address shown on this plat is the address of the property and is subject to the address shown on the plat. The address shown on this plat is the address of the property and is subject to the address shown on the plat.

**FILING**

Filed and recorded in the office of the County Clerk of El Paso County, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2013. A.B.L.

Prepared by and under the supervision of:  
**ENRIQUE A. AZAM, P.E.**  
 REGISTERED PROFESSIONAL ENGINEER  
 LICENSE NO. 35606  
 ADDRESS: 790 LOS ANGELES LN, EL PASO, TEXAS 79912  
 TELEPHONE: (915) 795-1612  
 MOBILE: (915) 340-1889



**OWNER**  
 OLIVER F. AZAM

**ADDRESS**  
 790 LOS ANGELES LN  
 EL PASO, TEXAS 79912

**TELEPHONE**  
 TEL: (915) 795-1612

**ENGINEER**  
 ENRIQUE A. AZAM, P.E.  
 LICENSE NO. 35606  
 ADDRESS: 790 LOS ANGELES LN, EL PASO, TEXAS 79912  
 MOBILE: (915) 340-1889

TOTAL COMMERCIAL TRACTS: 1

DATE OF PREPARATION: JANUARY, 2013  
 PREPARED BY: ENRIQUE A. AZAM, P.E.  
 CONSULTING ENGINEERING & SURVEYING  
 790 LOS ANGELES LN, EL PASO, TEXAS 79912  
 TEL: (915) 795-1612  
 MOBILE: (915) 340-1889

**ATTACHMENT 5**

*REY ENGINEERING Inc.*  
9434 Viscount Suite 148  
El Paso, Texas 79925  
(915) 633-8070 Office  
(915) 633-8060 Fax  
(915) 309-1889 Mobile  
E-mail: [reve1942@msn.com](mailto:reve1942@msn.com)  
Wednesday, July 31, 2013

Mr. Raul Garcia  
Senior Planner  
City Development-City of El Paso  
Subject: Sun View Estates Waiver request of dedication and improvements in  
accordance with Section 19.10.050

Mr. Garcia, we are hereby officially requesting subject waiver. The subdivision was  
submitted as a major combination. Anticipating your help we thank you in advance. Call  
if any questions.

Respectfully:

Enrique Rey P.E.

**ATTACHMENT 6**



CITY PLAN COMMISSION APPLICATION FOR  
MAJOR SUBDIVISION COMBINATION APPROVAL

DATE: 29 Jul, 2013 FILE NO. SUSUB-00041  
SUBDIVISION NAME: SUN VIEW ESTATES

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)  
ALL OF TRACTS 441D & 441E OF MILLER SURVEY  
NO. 215, CITY OF EL PASO, EL PASO CO., TEXAS

2. Property Land Uses:

|               | ACRES       | SITES |                       | ACRES       | SITES    |
|---------------|-------------|-------|-----------------------|-------------|----------|
| Single-family | _____       | _____ | Office                | _____       | _____    |
| Duplex        | _____       | _____ | Street & Alley        | _____       | _____    |
| Apartment     | <u>1.08</u> | _____ | Ponding & Drainage    | _____       | _____    |
| Mobile Home   | _____       | _____ | Institutional         | _____       | _____    |
| P.U.D.        | _____       | _____ | Other (specify below) | _____       | _____    |
| Park          | _____       | _____ | _____                 | _____       | _____    |
| School        | _____       | _____ | Total No. Sites       | _____       | <u>1</u> |
| Commercial    | _____       | _____ | Total (Gross) Acreage | <u>1.08</u> | _____    |
| Industrial    | _____       | _____ |                       |             |          |

3. What is existing zoning of the above described property? \_\_\_\_\_ 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)  
OFF-SITE

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

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 \_\_\_\_\_

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 Section 19.47- Vested Rights (See Attached).

12. Owner of record Doreau Kenda Homes LLC 2815 GEORGE DIETZ, EL PASO, TX (Name & Address) (Zip) (Phone) 79936  
915-588-4646
13. Developer \_\_\_\_\_ (Name & Address) (Zip) (Phone)
14. Engineer REY ENG. INC. (Name & Address) 9424 VISCOUNT, EL PASO, TX 79925 (Zip) 915-633-8070 (Phone)

CASHIER'S VALIDATION  
FEE: \$2,088.00

OWNER SIGNATURE: [Signature]  
REPRESENTATIVE: [Signature] 915-633-8070

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