

Sun Ridge Unit Sixteen

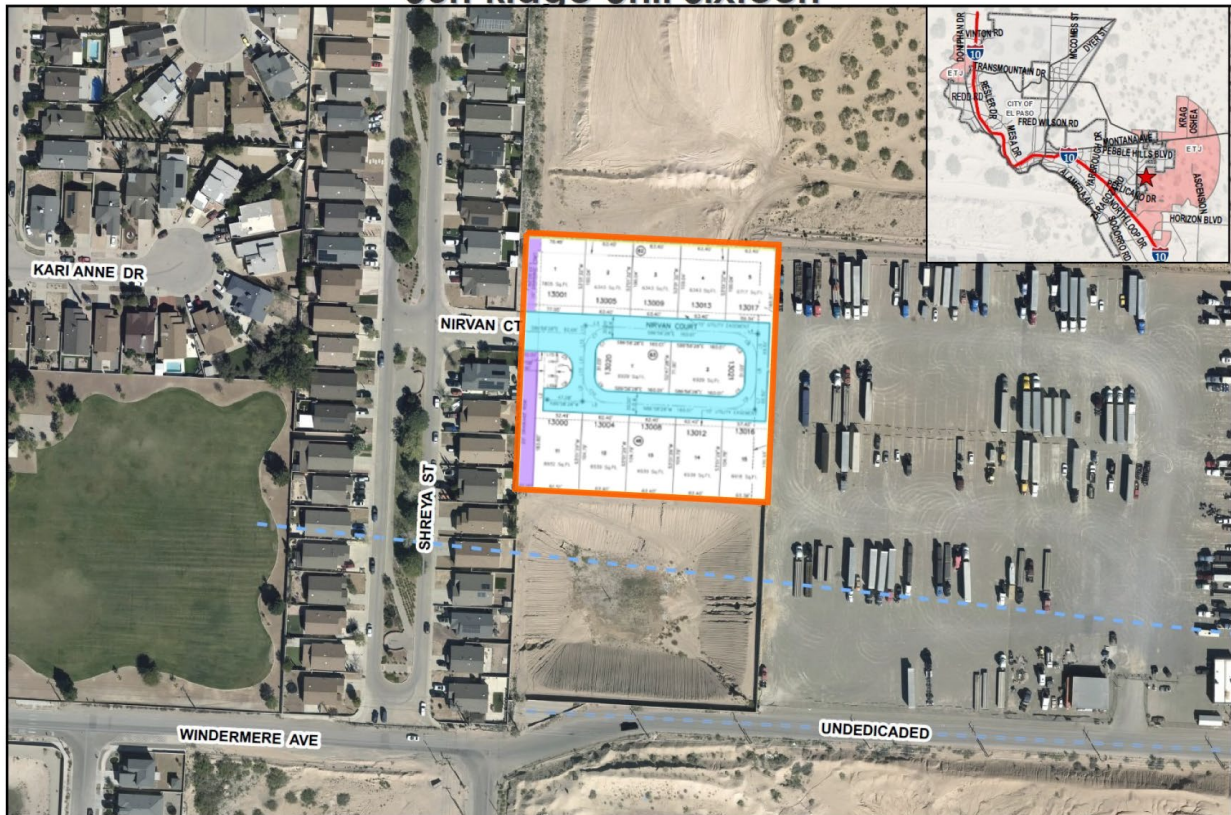
City Plan Commission — June 18, 2026



CASE NUMBER/TYPE:	SUSU26-00032 – Major Final
CASE MANAGER:	Alonso Hernandez, (915) 212-1585, HernandezJA5@elpasotexas.gov
PROPERTY OWNER:	Walnut Creek, LLC
REPRESENTATIVE:	CEA Group
LOCATION:	South of Montwood Blvd. and East of Sun Fire Blvd. (District 5)
PROPERTY AREA:	2.56 acres
VESTED RIGHTS STATUS:	Not Vested
PARK FEES:	\$32,880.00
ZONING DISTRICT(S):	R-5/sp (Residential/Special Permit)
RELATED APPLICATIONS:	SUSU25-00080 Sun Ridge Unit Sixteen

SUMMARY OF RECOMMENDATION: Staff recommends **APPROVAL** of Sun Ridge Unit Sixteen on a Major Final basis.

Sun Ridge Unit Sixteen



This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required to draw accurate conclusions. Enlargements of this map to scales greater than its original can induce errors and may lead to misinterpretations of the data. The Planning & Inspections Department Planning Division makes no claim to its accuracy or completeness.



Subject Property

0 37.5 75 150 225 300 Feet



Figure A: Proposed plat with surrounding area

DESCRIPTION OF REQUEST: The applicant is proposing to subdivide 2.56 acres into 12 residential lots. The proposed lots sizes range from 6,343 to 8,932 square feet . Drainage will be conveyed by surface flow with undergrounds stormwater system to an existing regional ponding area. Access to the subdivision shall be from Nirvan Court. This application was reviewed under the current subdivision code.

CASE HISTORY/RELATED APPLICATIONS: The City Plan Commission previously approved Sun Ridge Unit Sixteen (SUSU25-00080) on a Major Preliminary basis at its regular meeting on September 25, 2025. The current proposal is compliant with the previously approved subdivision.

NEIGHBORHOOD CHARACTER: Surrounding neighborhood characteristics are identified in the following table.

Surrounding Zoning and Use	
North	Extraterritorial Jurisdiction (ETJ) / Vacant lot
South	Extraterritorial Jurisdiction (ETJ) / Vacant lot
East	Extraterritorial Jurisdiction (ETJ) / Commercial development
West	R-5/sp (Residential/Special Permit) / Residential development
Nearest Public Facility and Distance	
Park	Montwood Heights Park (0.1 mi.)
School	Harmony Science ACAD ISD (1.02 mi.)
Plan El Paso Designation	
O6, Potential Annexation	
Impact Fee Service Area	
Eastside	

PUBLIC COMMENT: N/A

PLAT EXPIRATION: This application will expire on **June 18, 2029**. If the final plat has not been recorded within the specified date, the final plat approval, unless extended in accordance with El Paso City Code Chapter 19.41 (Expiration, extension and reinstatement), shall expire and the applicable plat shall be deemed null and void.

CITY PLAN COMMISSION OPTIONS:

Subdivision

City Plan Commission (CPC) has sole and final authority on subdivision matters. Subdivision applications in conformance with all applicable code provisions shall be approved by the CPC. When a plat is brought forward to the CPC for review, the Commission may take any of the following actions:

1. **Approval:** The CPC finds that the proposed plat is in conformance with all applicable requirements of Title 19 of the El Paso City Code. **(Staff Recommendation)**
2. **Approval with Conditions:** The CPC may impose conditions that bring the proposed plat into conformance with all applicable requirements of Title 19 of the El Paso City Code.
3. **Denial:** The CPC finds that the proposed plat is not in conformance with all applicable requirements of Title 19 of the El Paso City Code.

ATTACHMENTS:

1. Aerial Map
2. Final Plat
3. Application
4. Department Comments

ATTACHMENT 1

Sun Ridge Unit Sixteen



Subject Property



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ATTACHMENT 3



MAJOR FINAL APPLICATION

DATE: March 31, 2026 FILE NO. _____

SUBDIVISION NAME: Sun Ridge Unit 16

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
Being a Portion of the West 1/2, of the Southwest 1/4, of the Southwest 1/4, of Section 3, Block 79, Township 3,
Texas and Pacific Railway Company Surveys, 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			Office		
Duplex	<u>1.90</u>	<u>12</u>	Street & Alley	<u>0.576</u>	<u>4</u>
Apartment			Ponding & Drainage	<u>0.084</u>	<u>1</u>
Mobile Home			Institutional		
P.U.D.			Other (specify below)		
Park					
School					
Commercial			Total No. Sites	<u>17</u>	
Industrial			Total (Gross) Acreage	<u>2.56</u>	

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

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)
Surface flow to concentrated low points and conveyed via storm sewer to a regional ponding area.

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 Street section

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


Planning & Inspections Department
 811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 212-0085

M

12. Owner of record Walnut Creek LLC. 12300 Montwood 79928 915-855-1005
(Name & Address) (Zip) (Phone)

13. Developer JNC Development Inc. 12300 Montwood 79928 915-855-1005
(Name & Address) (Zip) (Phone)

14. Engineer CEA Group 813 N. Kansas St., Suite 300 79902 915-200-1103
(Name & Address) (Zip) (Phone)

OWNER SIGNATURE:  Jorge L. Azcarate Digitally signed by Jorge L. Azcarate

REPRESENTATIVE SIGNATURE: Azcarate DN: cn=Jorge L. Azcarate, c=US, o=CEA Group, email=jazcarate@ceagroup.net, Date: 2025.05.11 10:00:43 -0500'

REPRESENTATIVE CONTACT (PHONE): 915-200-1103

REPRESENTATIVE CONTACT (E-MAIL): jazcarate@ceagroup.net

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

ATTACHMENT 4

Planning and Inspections Department- Planning Division

Developer / Engineer shall address the following comments:

1. Provide Original and current certificate tax certificate(s) with zero balance
2. Provide the restrictive covenant document referenced in plat note No. 3.
3. Please update the legal description of the parcel to include tract 71 to match the provided warranty deed.
4. Include a plat note identifying the corresponding school district for the subdivision, (Socorro Independent School District).
5. Update the location map to highlight only the area being subdivided in this plat.
6. Please see the Parks department comments regarding the proposed median.
7. Update the address sequence as recommended by El Paso county. Please refer to El Paso County 911 District comments for additional details.

Planning and Inspections Department- Land Development Division

Recommend Approval w/Conditions

1. Include area in square feet on legal description.
2. Existing private pond area (Lot 17, block 48) plat for "SUN RIDGE POND" shall be recorded prior to or concurrently with this "SUN RIDGE UNIT SIXTEEN" plat.
3. One-way street must comply with Municipal Code Section 12.88.010 Schedule I one-way streets and 12.36.20 one way streets.
4. Environmental & Traffic Engineering Departments review and approval is required.
5. Update drainage note #9 specifying which subdivision (name) pond (Lot#, Block#) will ultimately receive stormwater runoff.
6. Add general note specifying if there will be any restrictions for one-way street.

Parks and Recreation Department

We have reviewed Sun Ridge Unit 16, a major final plat map and on behalf of the Parks & Recreation Department, we offer the Developer / Engineer the following comments:

Please note that this subdivision is composed of **12 lots** zoned R-5 meeting the requirements for Single-family & Two-family dwelling use and is required to comply with the parkland dedication ordinance Title 19 – Subdivision & Development Plats, **Chapter 19.20 - Parks & Open Space** as follows:

1. Applicant is proposing a Two-family dwelling use, covenants need to be provided restricting the number of dwelling units and **if** gross density waiver is granted by the City Manager or the Planning Department designee, then Applicant shall be required to pay "Park fees" at a rate of **\$1,370.00** per dwelling unit for a total of **\$32,880.00**, calculated as follows:

12 lots x 2 two-family units = 24 units @ rate of \$1,370.00 per unit = \$32,880.00

1. Additionally, **the Parks & Recreation Department will not accept for maintenance the proposed landscape median.** Specify on the plat which department of the city will maintain it.

Please allocate any generated funds under Park Zone: **E-10**

Nearest Park: Montwood Heights Park

If density/acreage is increased /decreased or the property zoning /use changes, then "Park fees" will be re-assessed based on applicable conditions.

Streets and Maintenance Department

SAM Traffic & Transportation Engineering has the following comments:

1. There are streets within the new subdivision which we highly recommend installing or constructing traffic calming devices, since the concern in some of the streets are to discourage speeding.
2. As per city ordinance 19.03.010 Purpose, Exceptions and Effect, traffic calming devices can be implemented for the safety of citizens that are going to living in the new subdivision.
3. As per city ordinance 19.15.020 Subdivider responsibility, can be implemented on traffic calming for streets being constructed within the new subdivision.
4. No traffic impact analysis is required.

Streets lights:

Street Lights does not object to this request.

Street Lights requires that all projects that involve a roadway is to be evaluated for lighting requirements based on the City of El Paso Street Design Manual (SDM) and the Design Standards for Construction (DSC) according to City of El Paso Codes (cited below). While developing a project or construction area the existing street illumination system shall be protected and preserved. Complete survey for street illumination system shall be shown on plans. Any change on existing street illumination systems shall be coordinated with Street Lights Department.

For the development of a subdivision a complete set of plans shall be submitted to Street Lights Department for review showing the minimum requirements for street illumination proposals**. The submission shall contain but shall not necessarily be limited to plans indicating the location on the premises of all lighting fixtures, both proposed and existing on the site***. The description of all lighting fixtures, both proposed and existing. Photometric data. Plans shall show street illumination design and details. El Paso city code is applicable to this process, Street Design Manual (SDM)* and any other applicable standards or requirements of the city.

City of El Paso Codes to be followed:

*Title 19 - 19.16.010 - Streetlighting.

**18.18.190 – Submission contents.

*** 19.02.040 Criteria for approval.

Contract Management:

Certain comments have already been addressed on the plans. Please provide the corresponding responses on this form.

1. For all proposed improvement within the city right-of-way, follow the Design Standards for Construction (DSC) in accordance with the municipal code, and include detailed information.
2. Indicate that new asphalt paving must comply with applicable standards prior to acceptance, and any type of damage sustained to the pavement or surrounding infrastructure during construction must be properly restored.

3. For new asphalt areas, verify that proper subgrade preparation is completed and that minimum compaction standards are achieved.
4. Indicate that, in accordance with the Design Standards for Construction (DSC), concrete curbs must be provided with expansion joint material every 50 feet, regardless of whether they are placed by machine or by hand.
5. Any new or existing manhole, water valve, and gas valve shall be raised to the new paving level and added an apron.

02/23/2026

6. Street cross-sections don't include a landscape/parkway buffer. It is recommended to follow DSC standards for street cross-sections on city right of way.
7. Ensure that the driveway apron and sidewalk transitions provide ADA compliant accessibility.
8. Indicate that leading ramps must be aligned with a receiving ramp and be ADA compliant.

Environmental Services

1. Will the median have any vegetation and if so, who will be responsible for maintenance?
2. Will this development be a gated community or HOA?
3. Please clarify whether the entrance and exit are proposed as the same access point.
4. Please clarify the proposed refuse collection method for this development.
5. The proposed 20-foot-wide public street may present maneuverability limitations for refuse collection vehicles, particularly in areas with parked vehicles or restricted turning movements.
6. Due to the proposed one-way street configuration and residential units located on both sides of the roadway, refuse collection may require servicing by Rear Loader Refuse Trucks.
7. Refuse collection vehicles have an approximate operational width of 10 feet when accounting for mirrors.
8. Design shall accommodate a 36-foot refuse collection vehicle and provide adequate turning radius, vertical clearance, and maneuvering space while minimizing backing movements.
9. Automated side-loading vehicles and Front Loaders are unable to service in this configuration.
10. These trucks require additional operational clearance for fork movement, container servicing operations, or vertical arm travel.
11. On-street parking should be restricted to one side only to maintain adequate maneuvering clearance for refuse collection vehicles.
12. No parking shall be permitted adjacent to the entrance median/island to maintain adequate vehicle turning movements and operational access.
13. Recommend reducing and/or reshaping the entrance median/island as necessary to improve access, maneuverability, and turning capability for refuse collection vehicles and street sweepers.
14. Applicant may be required to demonstrate adequate operational access and turning movements for refuse collection vehicles, if requested by ESD.
15. Pavement sections shall be designed to support heavy refuse collection vehicles and include durable, reinforced, and properly graded surfaces to ensure long-term operation and adequate drainage.

El Paso Water

We have reviewed the request described above and provided the following comments:

EPWater does not object to this request.

The subject property is located within the City of El Paso Eastside Impact Fee Service Area. Impact fees will be collected by EPWater at the time of application for water and/or sewer services.

The Owner/Developer of Sun Ridge Unit Sixteen has entered into a Development Agreement with the El Paso Water – Public Service Board (EPWater-PSB) to construct 8-inch diameter water main and 8-inch diameter sanitary sewer main that will provide water and sewer service to this property. The Developer’s utility contractor is currently installing the required water and sanitary sewer mains which can be extended to provide service once EPWater-PSB issues a Letter of Final Acceptance of the facilities.

Water:

There is an existing 8-inch water main extending along Nirvan Ct., this main can be extended to provide service.

Previous water pressure from fire hydrant #9923 located on Shreya St. approximately 215-feet south of the intersection of Shreya St. and Nirvan Ct., has yielded a static pressure of 46 psi, a residual pressure of 44 psi, and a discharge of 1,061 gpm.

Sanitary Sewer:

There is an existing 8-inch diameter sanitary sewer main extending along Nirvan Ct. that is available for service, the sewer main is located approximately 34-feet south of the north right-of-way line.

General:

EPWater requires a new service application to provide service to the property. New service applications are available at 1154 Hawkins, 3rd floor and should be made 6 to 8 weeks in advance of construction to ensure water for construction work. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the property and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current EPWater – PSB Rules and Regulations. The applicant 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.

Stormwater:

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

1. The proposed private ponding areas shall have enough capacity to hold the developed runoff for a designated 100-yr. storm event.
2. Revise the FIRM panel number on the plat notes.

Texas Gas

Texas Gas Service currently has project in queue, no comments at this time.

El Paso Electric

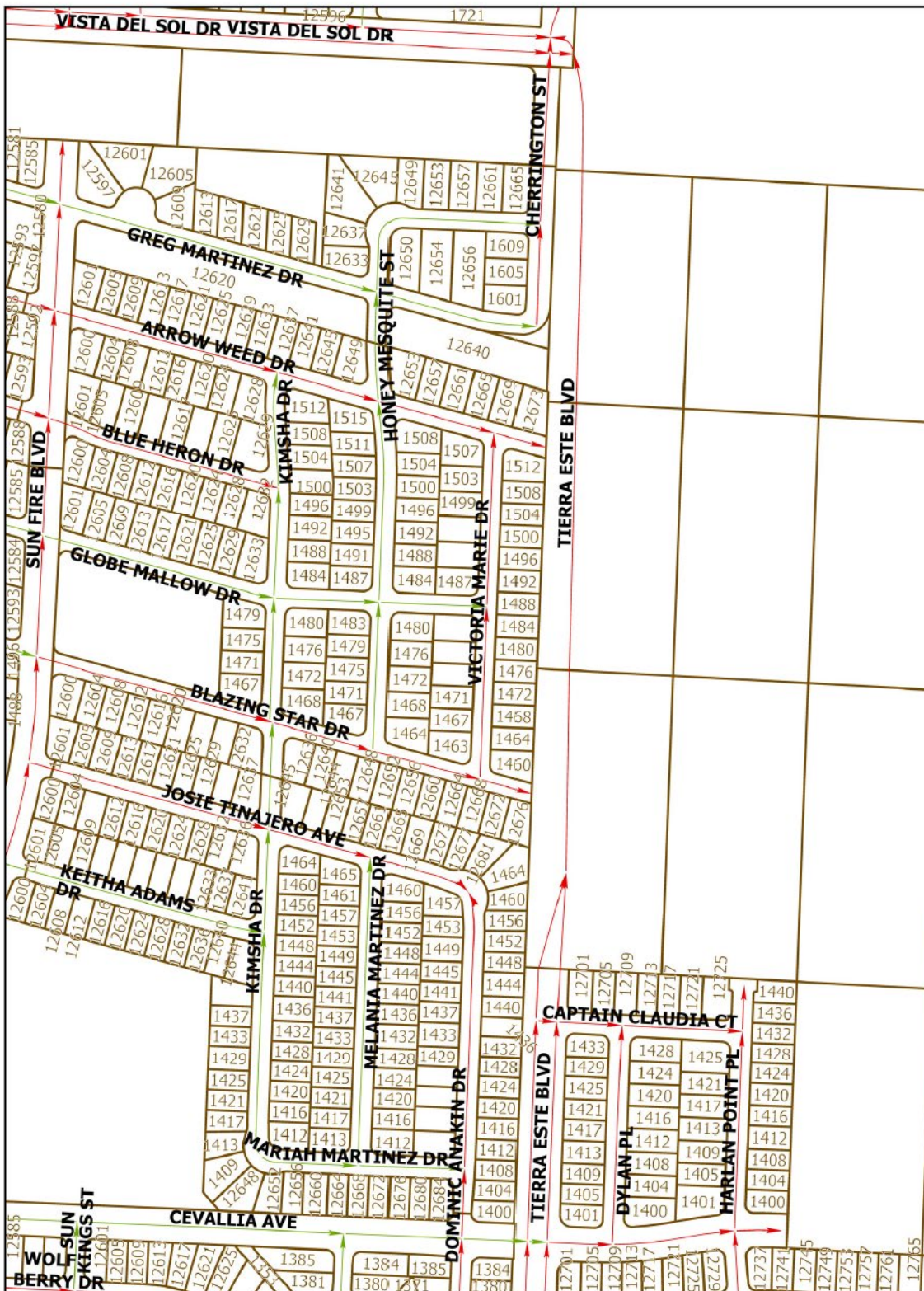
We have no comments for Sun Ridge Unit Sixteen.

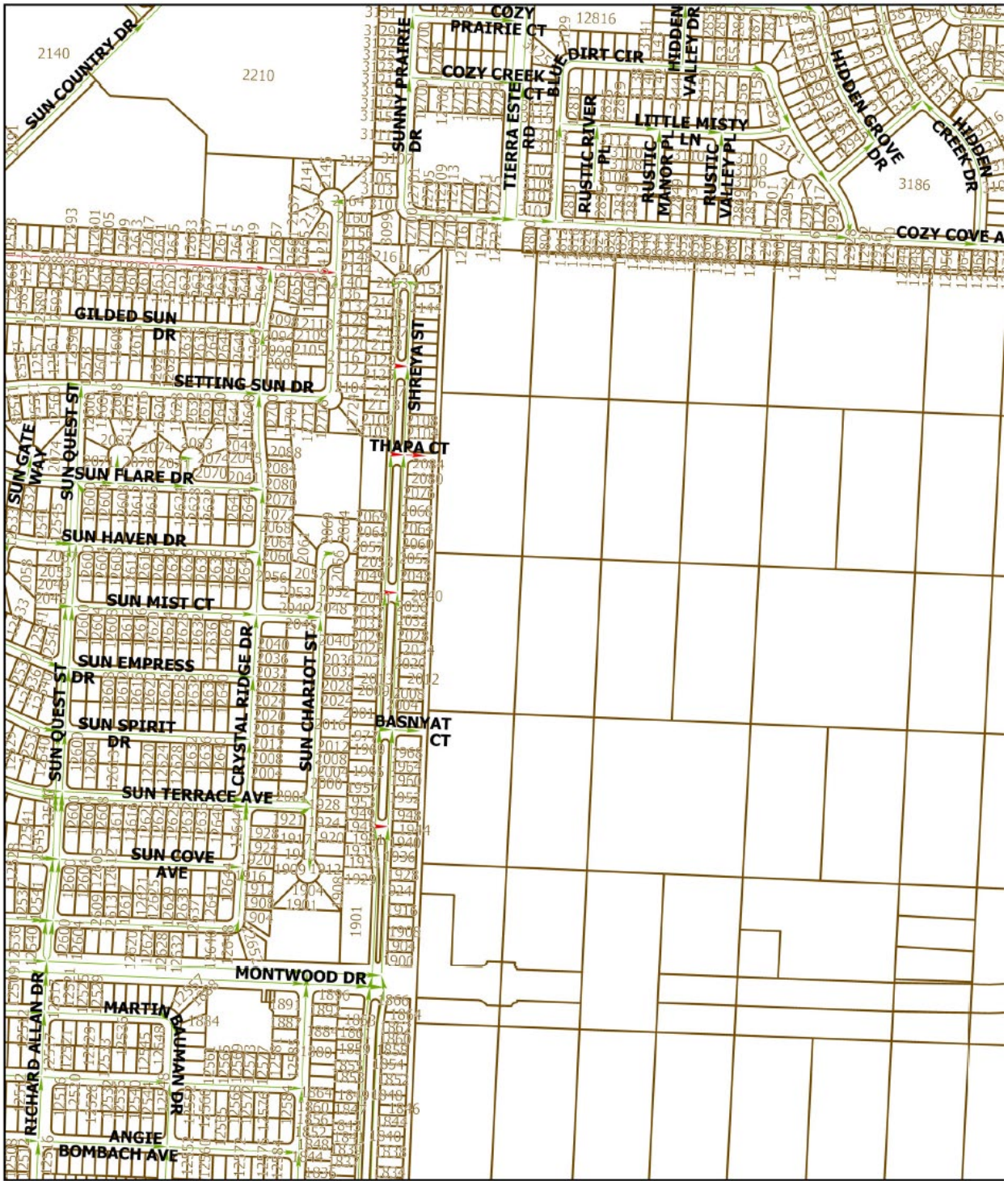
El Paso County Water Improvement District #1

No comments received.

El Paso County 911 District

I noticed that the addressing east of Tierra Este is roughly at 12700 and increasing. It would be better to change the addressing on this subdivision to be in the 12700 range as well. Please see attached examples of the existing addressing.





El Paso Central Appraisal District

No comments received.

Sun Metro

No comments received.

Fire Department

No comments received.

Capital Improvement Department

No comments received.

El Paso County

No comments received.

Texas Department of Transportation

No comments received.