

Sun Ridge Unit Sixteen

City Plan Commission — September 25, 2025



CASE NUMBER/TYPE:	SUSU25-00080 – Major Preliminary
CASE MANAGER:	Saul Fontes, (915) 212-1606, FontesSA@elpasotexas.gov
PROPERTY OWNER:	JNC Development Inc.
REPRESENTATIVE:	CEA Group
LOCATION:	East of Joe Battle Blvd. and South of Montwood Blvd. (District 5)
PROPERTY AREA:	2.56 acres
VESTED RIGHTS STATUS:	Not Vested
PARK FEES:	\$32,880.00
EXCEPTIONS/MODIFICATIONS:	Yes, see following section
ZONING DISTRICT(S):	R-5 SP(Residential/Special Permit)

SUMMARY OF RECOMMENDATION: Staff recommends **APPROVAL** of Sun Ridge Unit Sixteen on a Major Preliminary basis and **APPROVAL** of the exception requests.

In addition, the applicant is requesting the following exceptions from the City Plan Commission:

- To waive the dedication of 19' of right-of-way and the construction of 9' of roadway and 5' of planter strip for Nirvan Court, Section B.

Sun Ridge Unit Sixteen

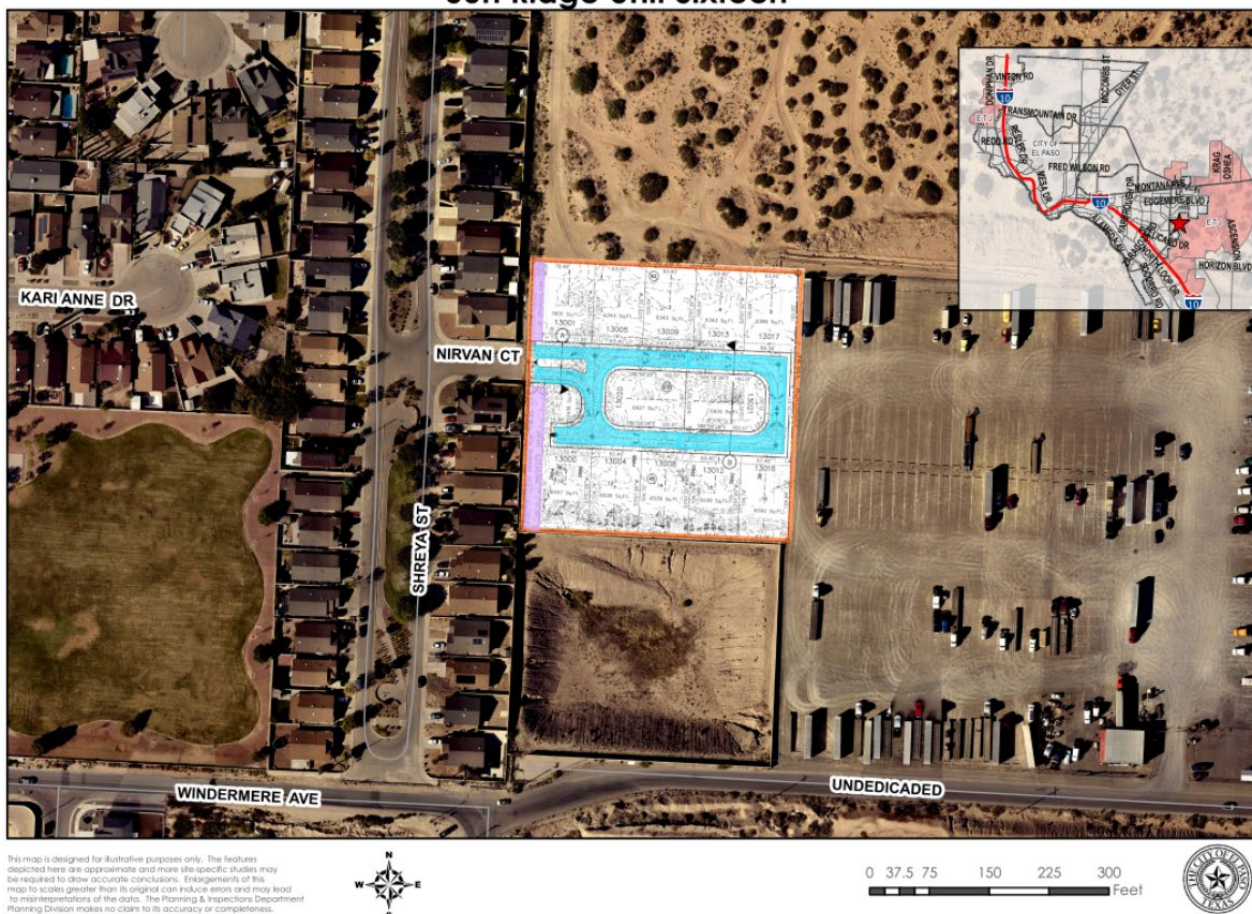


Figure A: Proposed plat with surrounding area

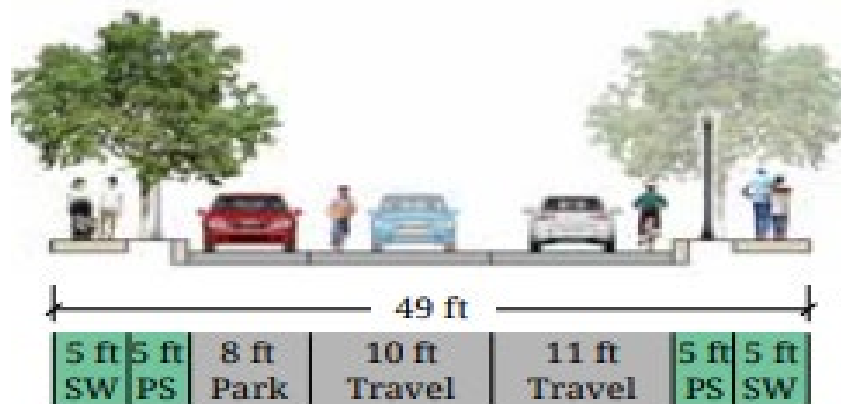
DESCRIPTION OF REQUEST: The applicant is proposing to subdivide 2.56 acres into 24 residential lots and 1 lot for common open space. Lots range from 6,343 to 7,805 square feet in size, the open space lot is 2,436 square feet in size. Drainage will be conveyed by surface flow with underground stormwater 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: City Council approved rezoning of subject property from R-F (Ranch and Farm) to R-5 (Residential) on September 22, 2009.

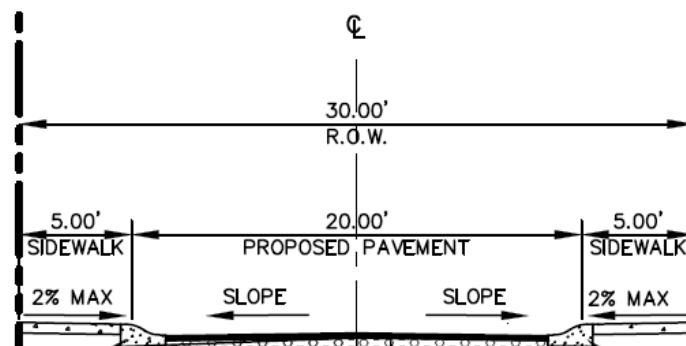
EXCEPTIONS, MODIFICATIONS, OR WAIVER REQUESTS: The applicant is requesting one (1) exception request pursuant to El Paso City Code Section 19.10.050 (A)(1)(a) – (Roadway participation policies—Improvement of Roads and Utilities Within and or Abutting the Subdivision) of the current code. The exceptions include the following:

1. To waive construction dedication of 19' of right-of-way and the construction of 9' of roadway and 5' of planter strip for Nirvan Court, Section B.

EXAMPLE CROSS-SECTION FOR LOCAL DRIVEABLE SUBURBAN:



PROPOSED CROSS-SECTION:



EVALUATION OF EXCEPTION REQUEST The exception requests to waive right-of-way improvements meets the following criteria under El Paso City Code 19.10.050(A)(1)(a) – (Roadway Participation Policies—Improvement of Roads and Utilities Within and or Abutting the Subdivision). The section reads as follows:

Section 19.10.050(A)(1)(a)

The City Plan Commission may waive such requirements to provide rights-of-way or street improvements to adjacent substandard roads based on any of the following factors:

- a: Fifty per cent 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. street improvements are in character with the neighborhood

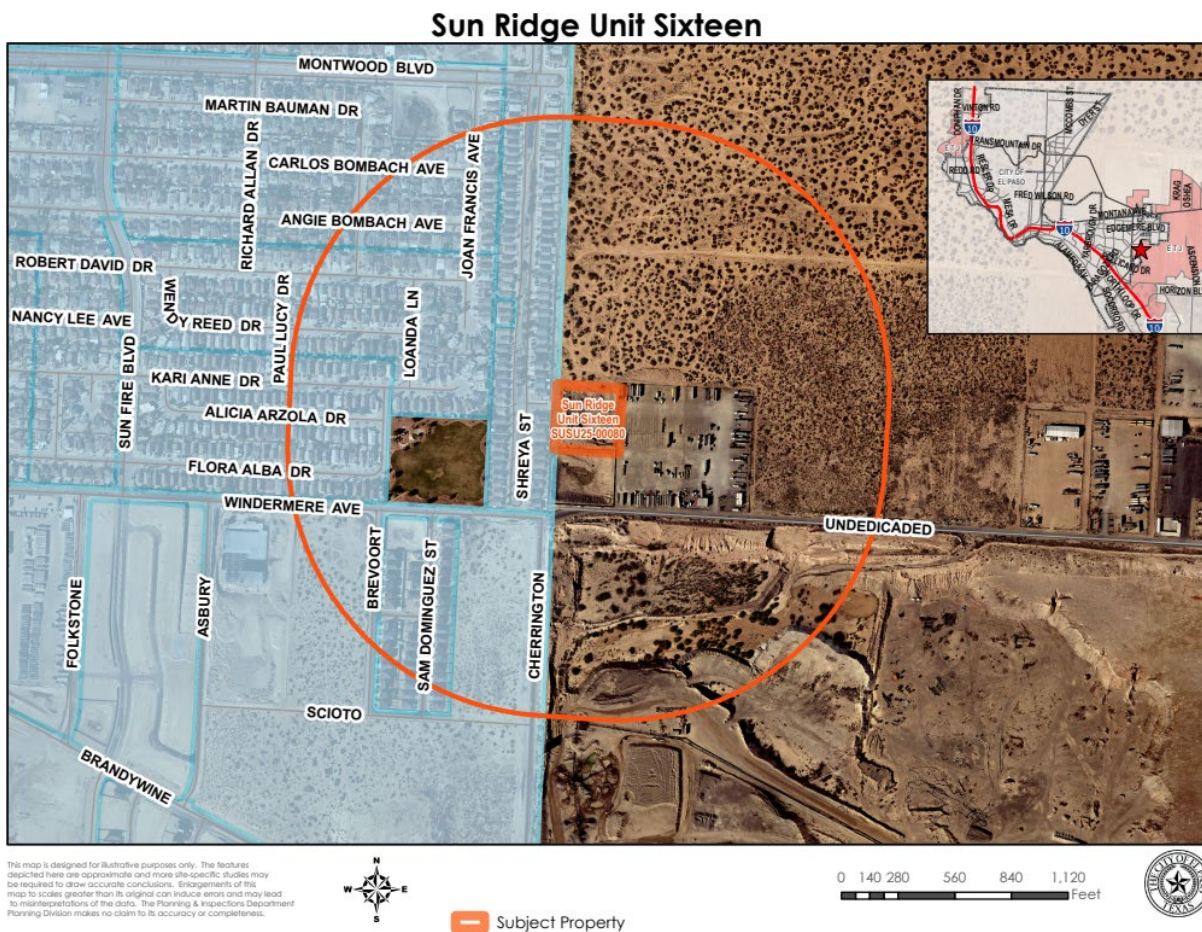


Figure B: Developed properties within a quarter mile of proposed subdivision

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

Surrounding Zoning and Use	
North	Extraterritorial Jurisdiction (ETJ) / Vacant land
South	Extraterritorial Jurisdiction (ETJ) / Vacant land
East	Extraterritorial Jurisdiction (ETJ) / Commercial development
West	R-5SP (Residential/Special Permit) / Residential development
Nearest Public Facility and Distance	
Park	Frank Francis T. Hourigan Park (0.01 mi.)
School	Lujan Chavez Elementary (0.93 mi.)
Plan El Paso Designation	
O6, Potential Annexation	
Impact Fee Service Area	
Eastside	

PUBLIC COMMENT: N/A

PLAT EXPIRATION: This application will expire on **September 25, 2028**, pursuant to El Paso City Code Section 19.03.060 (Expiration). If subdivision improvement plans and a final plat application have not been approved within the specified date, the preliminary plat application, unless extended in accordance with El Paso City Code Chapter 19.41 (Expiration, extension and reinstatement), shall expire and the preliminary plat shall be 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.

Waiver, Exception, Modification Request(s)

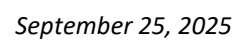
The approval of waivers from, or exceptions or modifications to any applicable code provision is at the discretion of the CPC, in consideration of any criteria provided by the El Paso City Code for the review of such waivers, exceptions, or modifications. In evaluating the request(s), the CPC may take any of the following actions:

1. **Approval** of the waiver, exception, or modification request(s), finding that the request(s) is in conformance with the relevant review criteria provided by the El Paso City Code, as reflected in the Staff Report. **(Staff Recommendation)**
2. **Partial approval of the waiver, exception, or modification request(s)**, finding that the request(s) is partially in conformance with the relevant review criteria provided by the El Paso City Code.
3. **Denial** of the waiver, exception, or modification request(s), finding that the request(s) does not conform to the review criteria provided by the El Paso City Code, as reflected in the Staff Report.

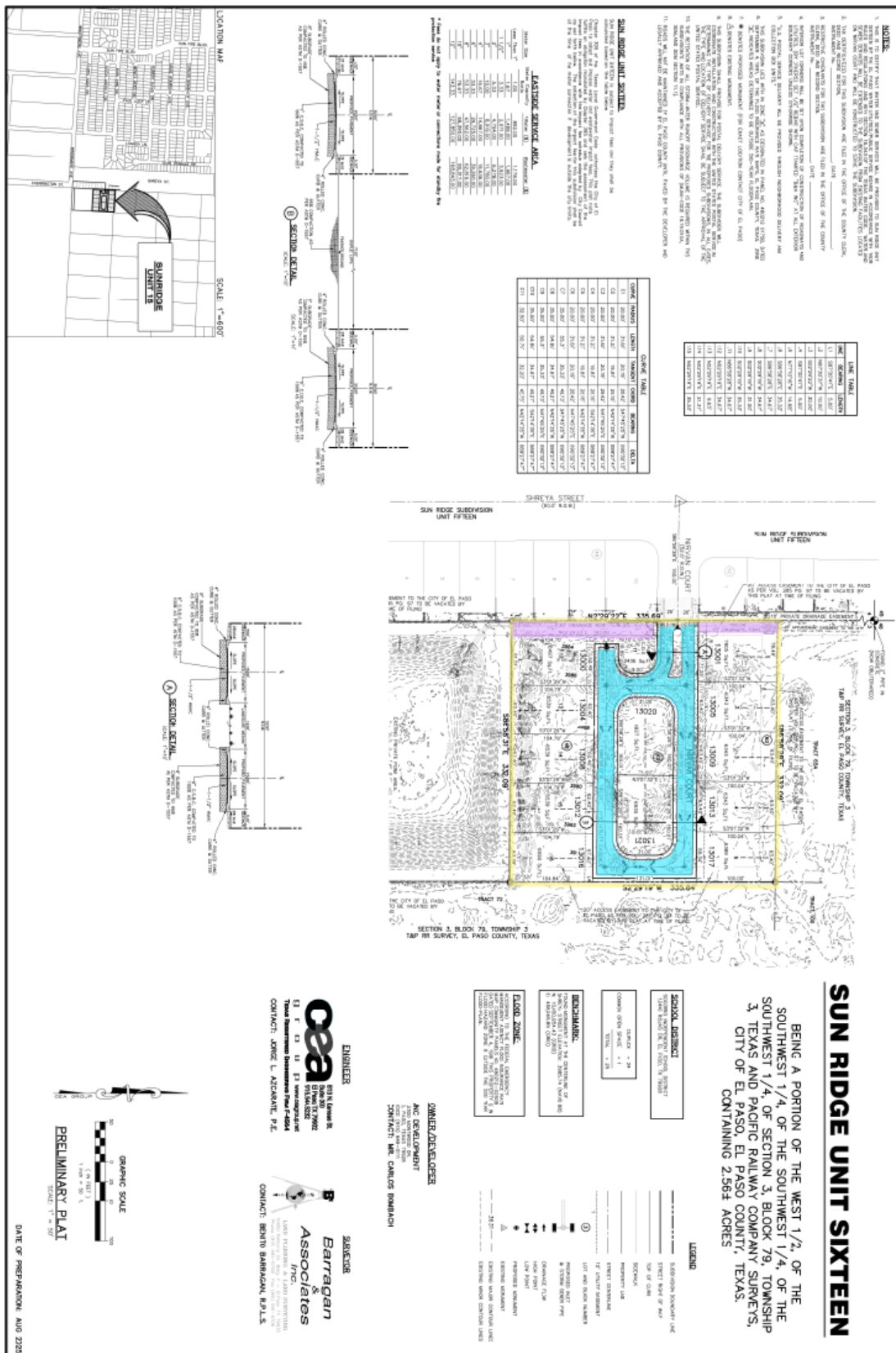
ATTACHMENTS:

1. Aerial Map
2. Preliminary Plat
3. Exception Request
4. Application
5. Department Comments

Sun Ridge Unit Sixteen



ATTACHMENT 2



ATTACHMENT 3



Uptown centre
813 N. Kansas St., Ste. 300
El Paso, TX 79902
915.544.5232
www.ceagroup.net

August 13, 2025

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

Attention: Mr. Raul Garcia

Reference: Sun Ridge Unit Sixteen – Exception Letter

Dear Mr. Garcia:

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

Modification No. 1: Nirvan Court

This street is classified as a residential street. This modification shall consist of a 30-foot right-of-way with a roadway cross-section with (1) 11-foot paved driving lane, (1) 9-foot parking lane with 4-inch rolled curb and gutter on both sides of the roadway and (2) 5-foot concrete sidewalks.

Modification No. 2: Nirvan Court

This street is classified as a residential street. This modification shall consist of a 52-foot right-of-way with a roadway cross-section with (2) 15-foot paved driving lanes, (1) 12-foot raised landscape median with 4-inch rolled curb and gutter on both sides of the roadway and (2) 5-foot concrete sidewalks.

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 'JLA', written over the printed name.

Jorge L. Azcarate, P.E.
Principal Engineer

I-2025-025.cep_mod.request.rg.13august2025
JLA/Jla

PUBLIC INFRASTRUCTURE.PRIVATE DEVELOPMENT.

ATTACHMENT 4



MAJOR PRELIMINARY APPLICATION

DATE: August 15, 2025

CASE NO. _____

SUBDIVISION NAME: Sun Ridge Unit 16

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
The West 1/2 of the Southwest 1/4 of the Southwest 1/4 of Section 3, Block 7B, 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>1.51</u> | <u>12</u> | Street & Alley | <u>0.63</u> | <u>3</u> |
| Apartment | | | Ponding & Drainage | <u>0.08</u> | <u>1</u> |
| Mobile Home | | | Institutional | | |
| P.U.D. | | | Other (specify below): | | |
| Park | | | | | |
| School | | | | | |
| Commercial | | | Total No. Sites: | | |
| Industrial | | | Total (Gross) Acreage: <u>2.22</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 with underground storm sewer system to an existing 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 _____
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

12. Owner of record JNC Development Inc. 12300 Montwood Drive, El Paso, Texas 79928 (915) 855-1005
(Name & Address, Zip) (Email) (Phone)
13. Developer JNC Development Inc. 12300 Montwood Drive, El Paso, Texas 79928 (915) 855-1005
(Name & Address, Zip) (Email) (Phone)
14. Engineer CEA Group 813 N. Kansas St., Suite 300 El Paso, Texas 79902 (915) 200-1103
(Name & Address) (Email) (Phone)

OWNER SIGNATURE:  Carlos D. Dombach, CEO.

REPRESENTATIVE SIGNATURE:  Jorge L. Azcarate
Digitally signed by Jorge L. Azcarate
DN: cn=Jorge L. Azcarate, o=US,
o=CEA Group,
email=jazcarate@ceagroup.net
Date: 2025.08.14 18:21:33 -06'00'

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.

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

ATTACHMENT 5

Planning and Inspections Department- Planning Division

Developer / Engineer shall address the following comments:

1. Submit to the Planning & Inspections Department – Planning Division the following prior to recording of the subdivision:
 - a. Current certificate tax certificate(s)
 - b. Current proof of ownership.
 - c. Release of access document, if applicable.
 - d. Set of restrictive covenants, if applicable.
2. Provide R.O.W. width and half widths for streets on the face of the plat.
3. Update block numbers as per EPCAD.

Planning and Inspections Department- Land Development Division

We have reviewed subject plats and recommend Approval.

The Developer/Engineer shall address the following comments.

1. Provide an approval from EPWater-Stormwater Department, and complete improvement plans for all public improvements.
2. Subdivision Improvement plans are required.
3. The existing ponding area for subdivision shall have enough capacity to hold the developed runoff for a designated 100-yr. storm event, provide drainage calculations.
4. Provide directional ADA ramps on the street crossings.
5. Verify and include a note specifying who is the responsible (El Paso Streets and Maintenance and/or El Paso Parks and Recreation) to maintenance the proposed median if the median.
6. Print-out of the mathematical closure report is ok.

Parks and Recreation Department

We have reviewed Sun Ridge Unit 16, a major preliminary 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 dwelling units @ rate of \$1,370.00 = \$32,880.00

Additionally, include in the plat notes for who will be responsible for maintaining the proposed open space.

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

Street Lights:

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. Street Lights Department requires that all projects that involves 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.

Contract Management:

Indicate that when placing Sidewalks, the municipal Code Chapter 19.21 of Sidewalks shall be followed, and Chapter 13.04.020 Sidewalk Specifications.

Indicate that for driveways the municipal code chapter 13.12 shall be followed

Indicate that any type of water valve, manhole must have a concrete apron. and any city monuments if disturbed must be restored by a licensed surveyor.

Indicate that new asphalt or any new concrete structures must be compliant before acceptance and any type of damages must be restored before doing the final walkthrough.

Indicate that leading ramps must be aligned with a receiving ramp and be ADA compliant.

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.

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:

A water and sanitary sewer main extension will be required to provide service. The main extension costs are the responsibility of the owner. Water main shall be extended creating a looped system.

EPWater-PSB requests that the site be graded so that sanitary sewer may be provided by gravity.

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

Capital Improvement Department

No comments received.