

Upper Valley Ranch Unit Two

City Plan Commission — May 8, 2025



CASE NUMBER/TYPE: SUSU25-00041 – Resubdivision Combination
CASE MANAGER: Saul Fontes, (915) 212-1606, FontesSA@elpasotexas.gov
PROPERTY OWNER: JCGAR Ventures, LLC
REPRESENTATIVE: Conde Inc.
LOCATION: West of Westside Drive and North of Borderland Road (Extraterritorial Jurisdiction (ETJ))
PROPERTY AREA: 25.69 acres
VESTED RIGHTS STATUS: Not Vested
PARK FEES: \$121,930.00
ZONING DISTRICT(S): N/A property lies within ETJ

SUMMARY OF RECOMMENDATION: Staff recommends **APPROVAL** of Upper Valley Ranch Unit Two on a Resubdivision Combination basis.

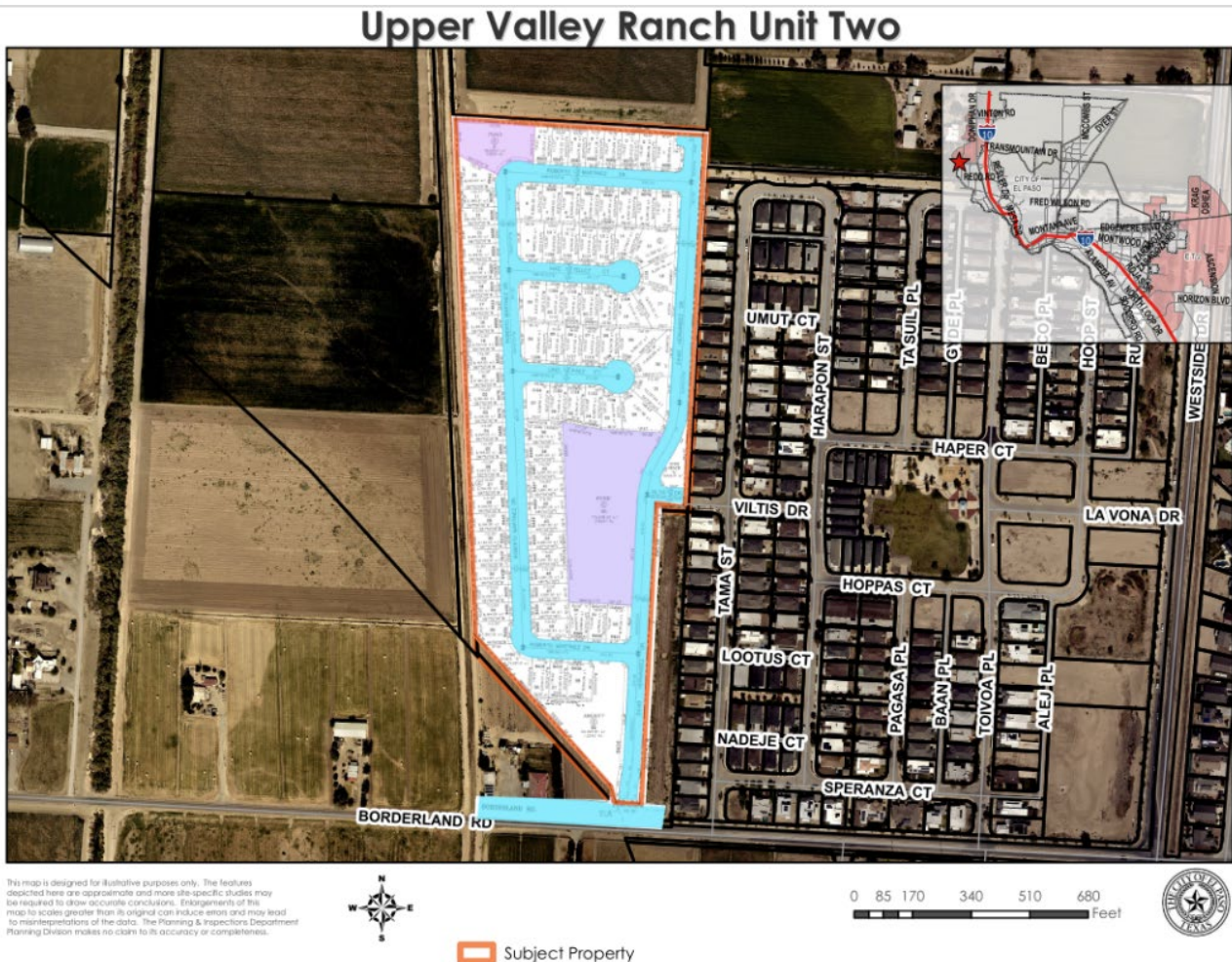


Figure A: Proposed plat with surrounding area

DESCRIPTION OF REQUEST: The applicant is proposing to resubdivide a one lot subdivision into a 25.69 acres subdivision consisting of 89 single-family lots, 2 ponds (0.6 and 2.6 acres in size), and a 1.2-acre amenity lot for a club house and pool area. The single-family lots range in size from 5,989 square feet to 12,615 square feet. Pond sizes are 0.6 and 2.6 acres. The amenity lot is 1.2 acres in size. Stormwater drainage will be captured by the two ponds. Primary access to the subdivision shall be from Borderland Road. This application was reviewed the current subdivision code.

CASE HISTORY/RELATED APPLICATIONS: "N/A"

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

Surrounding Zoning and Use	
North	Extraterritorial Jurisdiction (ETJ) / Farmland
South	Extraterritorial Jurisdiction (ETJ) / Farmland
East	G-MU (General Mixed-Use) / Residential development
West	Extraterritorial Jurisdiction (ETJ) / Residential development
Nearest Public Facility and Distance	
Park	Rio Valley Park (0.1 mi.)
School	Garcia Elementary (0.5 mi.)
Plan El Paso Designation	
O-3, Agriculture	
Impact Fee Service Area	
N/A	

PUBLIC COMMENT: N/A

PLAT EXPIRATION: This application will expire on **May 8, 2028** after plat approval. 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:

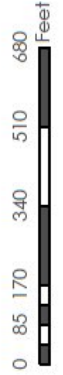
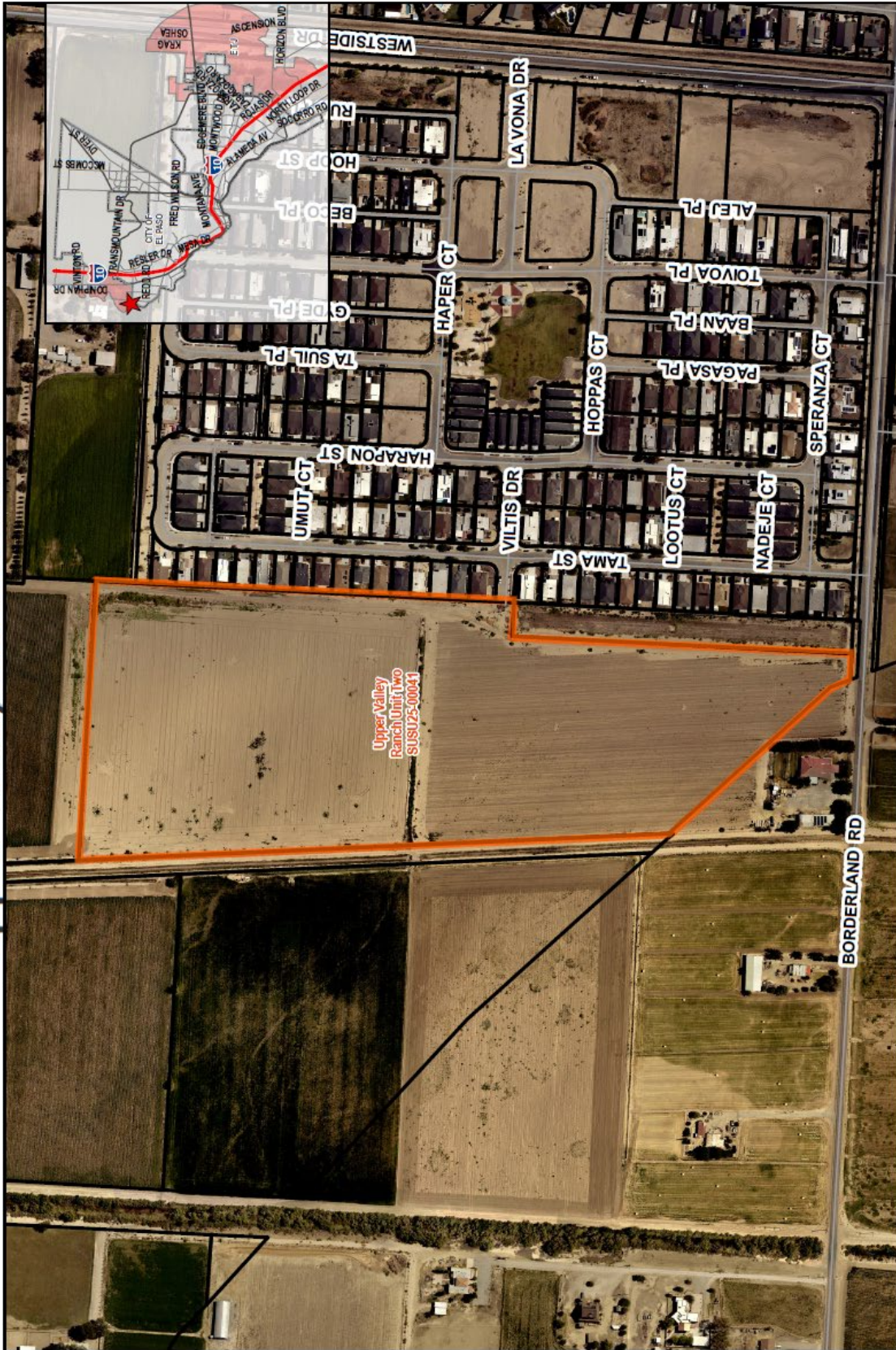
1. **Approval:** The CPC finds that the proposed plat is in conformance with all applicable requirements of Title 19 of the El Paso City Code.
2. **Approval with Conditions:** The CPC may impose conditions that bring the proposed plat into conformance with all applicable requirements of Title 19 of the 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. Preliminary Plat
3. Final Plat
4. Application
5. Department Comments

ATTACHMENT 1

Upper Valley Ranch Unit Two

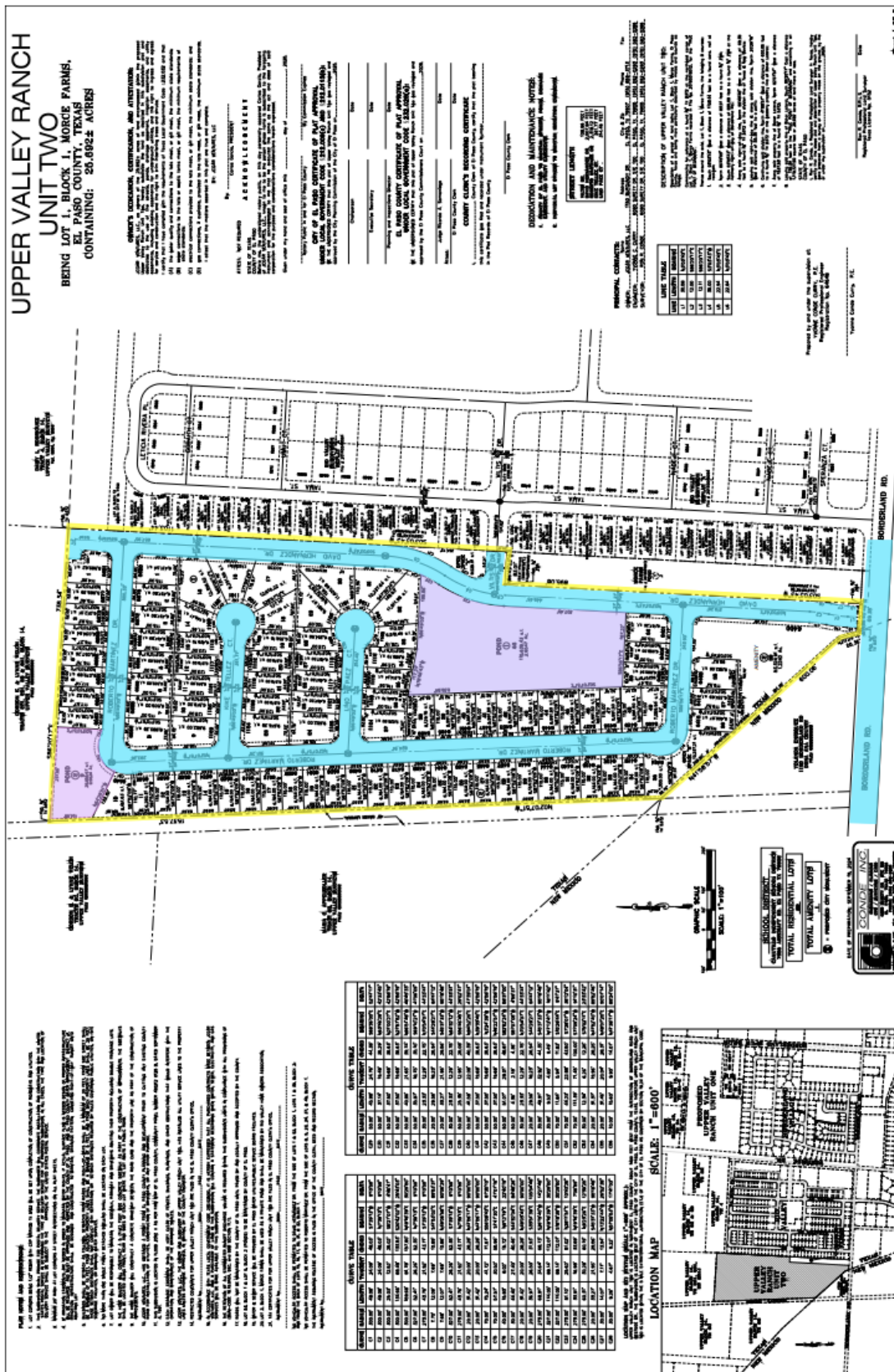


This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required to draw accurate conclusions. Engagements of this type are not intended to provide a final design or lead to major interpretations of the data. The Planning & Inspection Department Planning Division makes no claim to its accuracy or completeness.

 Subject Property

[illegible]

ATTACHMENT 3



ATTACHMENT 4



RESUBDIVISION COMBINATION APPLICATION

DATE: April 4, 2025

FILE NO. _____

SUBDIVISION NAME: Upper Valley Ranch Unit Two

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
Being Lot 1, Block 1, Morce Farms, El Paso County, Texas
2. Property Land Uses:

	<u>ACRES</u>	<u>SITES</u>		<u>ACRES</u>	<u>SITES</u>
Single-family	<u>15.5935</u>	<u>89</u>	Office	_____	_____
Duplex	_____	_____	Street & Alley	<u>5.138</u>	<u>1</u>
Apartment	_____	_____	Ponding & Drainage	<u>3.3171</u>	<u>2</u>
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____	Amenity	<u>1.2242</u>	<u>1</u>
School	_____	_____	Open Space	<u>0.4192</u>	<u>2</u>
Commercial	_____	_____	Total No. Sites	<u>95</u>	_____
Industrial	_____	_____	Total (Gross) Acreage	<u>25.692</u>	_____
3. What is existing zoning of the above described property? N/A Proposed zoning? N/A
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)
Lots to street to drainage structure
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
Exception to allow for 54' ROW instead of 52' (City) 60' ROW (County) and to allow for a Cul-de-Sac length greater than 750'
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 JCGAR Ventures, LLC 1150 Burgundy Dr., El Paso, TX 79907 915-859-3713
(Name & Address) (Zip) (Phone)

13. Developer JCGAR Ventures, LLC 1150 Burgundy Dr., El Paso, TX
(Name & Address) (Zip) (Phone)

14. Engineer Conde, INC. 6080 Surety Dr., Ste 100 El Paso, TX 79905
(Name & Address) (Zip) (Phone)

OWNER SIGNATURE  915-592-0283

REPRESENTATIVE SIGNATURE 

REPRESENTATIVE CONTACT (PHONE) 915-592-0283

REPRESENTATIVE CONTACT (E-MAIL) cconde@condeinc.com

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. 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. Include a 5' utility and sidewalk easement on all cul-de-sacs.
4. Provide the radius of the cul-de-sacs on preliminary plat
5. Provide all curve information for cul-de-sacs on preliminary plat.
6. Provide the cul-de-sacs cross-section.
7. Remove floor plans from preliminary plat.
8. Proposed street names shall contain suffixes according to the Street Design Manual standards listed in Table 4.2 and below except that streets within the extraterritorial jurisdiction shall be provided a street name suffix of "road" except where otherwise approved by the county engineer. The suffix "road" shall be applicable to all proposed streets within the subdivision.
9. Staff recommends to abbreviate the reference codes on El Paso County and City of El Paso approval statements to Local Government Code 212 and 232.
10. Provide a print-out of the mathematical closure of the exterior boundary of the proposed subdivision indicating the error of closure.

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 print-out of the mathematical closure of the exterior boundary of the subdivision indicating the error of closure.
2. Dimension overall radii of culdesacs and turning heels.
3. Provide benchmark information.
4. Drainage report, verify if pond lot 9 block 2 drainage area is to be included in storage capacity calculation table.
5. Drainage report spelling typo, Certification: I certify that Upper Valley Ranch Unit Two ("in" should be "is") not located within a 100-year floodplain.
6. Drainage report typo, verify typical water meter connection details in English and Spanish do not match.

Parks and Recreation Department

We have reviewed **Upper Valley Ranch Unit 2** a resubdivision plat map and on behalf of the Parks & Recreation Department, we offer the Developer / Engineer the following comments:

Please note that this is a Residential subdivision composed of **89** single-family dwelling units. Subdivision is located with-in the City of El Paso Extra Territorial Jurisdiction (ETJ) area and with-in the Northwest area of potential annexation by the City as identified in the official map, thus subject to the calculation for "Parkland / fees" as required per ordinance Title 19 – Subdivision & Development Plats, **Chapter 19.20 - Parks & Open Space** as noted below:

Section 19.20.020 - Dedication Required

- A. **Dedication Required.** All subdivisions located within the corporate limits of the City of El Paso and within those areas designated in the City's extra territorial jurisdiction (ETJ), as identified on an official map kept in the Development Services Department.

1. Applicant is proposing **89** Single-family dwelling units, then 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 "Park fees" will be assessed at a rate of **\$1,370.00** per dwelling unit, calculated as follows:

89 single-family dwelling units @ rate of **\$1,370** per unit = **\$121,930.00**

Please provide a note on the plat stating the Open Spaces and Amenity Spaces will not be maintained by the City of El Paso.

Please allocate generated funds under Park Zone: **NW-14**

Nearest Park: **Rio Valley Central 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

Traffic Engineering:

There are streets which we highly recommend installing or constructing traffic calming devices since the concern in some of the streets are to encourage speeding.

As per city ordinance 19.03.010 Purpose, Exceptions and Effect can be implemented on the traffic calming for the safety of citizens that are going to living in the subdivision.

As per city ordinance 19.15.020 Subdivider responsibility can be implemented on traffic calming for streets being constructed on subdivision

Street Lights:

Does not object to this request.

For the development of the subdivision anything that will be maintained by the City of El Paso needs to follow the standards on the Street Design Manual (SDM) and the Design Standards for Construction (DSC) according to City of El Paso Code.

Contract Management:

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

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 any type of water valve, city monument, and manhole must have a concrete apron. and flushed with the asphalt level.

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

El Paso Water

EPWater does not object to this request.

Water:

There is an existing 12-inch water main along Borderland Road. This main dead-ends at property's eastern property line. This water main can be extended to provide service.

There is an existing 8-inch water main that extends along Viltis Drive. This main dead-ends, approximately 102-feet left from Tama Street. This water main can be extended to provide service.

Sewer:

There is an existing 12-inch sanitary sewer main along Borderland Road. This main dead-ends at the eastern property line. This sanitary sewer main can be extended to provide service.

There is an existing 8-inch sanitary sewer main that extends along Viltis Drive. This main dead-ends approximately 120-feet left of Tama Street. This sanitary sewer main can be extended to provide service.

General:

Water and sanitary sewer main extensions will be required to provide service. Water main extensions are to be extended creating a looped system. Cost of water and sanitary sewer main extensions at owner's expense.

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

Application for new water and sanitary sewer services should be made 6 to 8 weeks prior to construction work. New service applications are available at 1154 Hawkins, 3rd floor. 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.

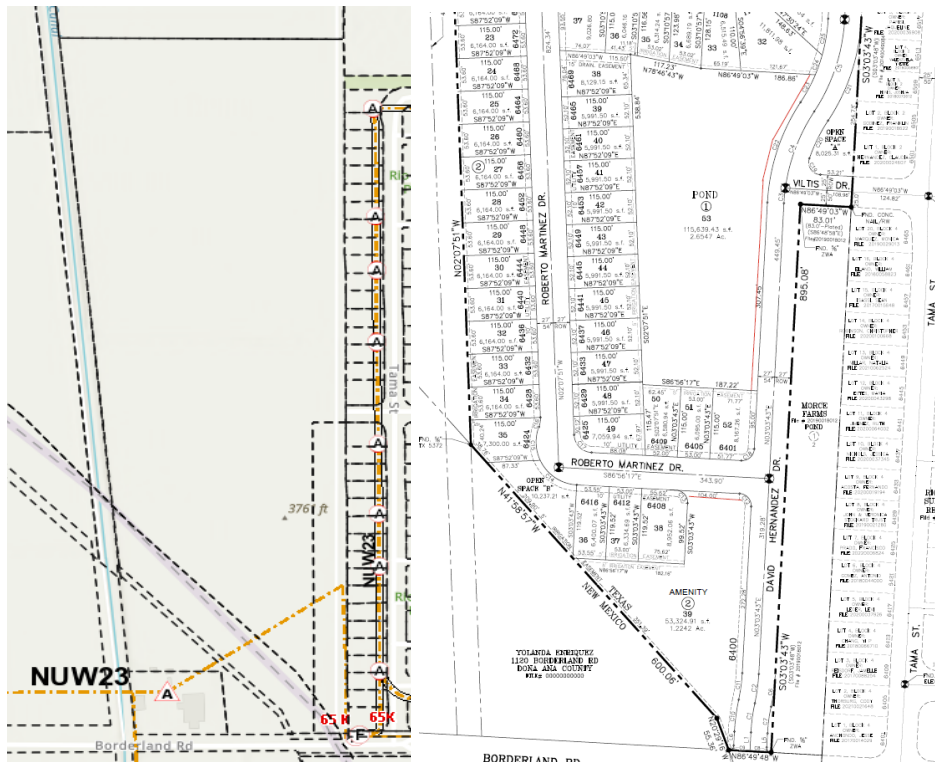
Texas Gas

Texas Gas Service has no comments.

El Paso Electric

Please continue the 10' wide easement along David Hernandez Dr along the Pond 1 and also along Roberto Martinez Dr for Amenity 2 to Lot 38.

We also have an existing line across Amenity 2 that needs to be included on the plat. For line relocations please call our engineering department.



El Paso County

Final Plat:

- The proposed submitted plat does not match the subdivision improvement plans already concurred. If this is the new proposed plat, the subdivision improvement plans will need to be resubmitted for review and concurrence.
- The approved variance for this subdivision did not include a provision for lots under 6000 sq ft. A new variance request will need to be submitted.
- A minimum of 1 acre of parkland will be required for subdivisions with lots under 6000 sq ft and 0.01 acre for each lot under 6000 sq ft.
- Per County Subdivision Regulations Section 2.8, (I), (1) Blocks shall have sufficient width to provide for two tiers of lots of appropriate depths. Exceptions to this prescribed block width shall be permitted in blocks adjacent to major streets, railroads or waterways. The proposed David Hernandez Dr does not meet this regulation.
- Add note who will maintain Open Space A & B and Lot 39, Block 2.
- T cul de sac at end of David Hernandez Dr does not appear to meet El Paso City Design Standards 3-17.

Preliminary Plat:

- Missing cross section for Borderland Rd.

Engineering Report:

- Provide ponding calculations.
- Water and Sewer Facilities mention a multi-family lot but one is not shown proposed.

El Paso County Water Improvement District #1

Please have the applicant submit an application, \$1,500 application fee and three irrigable land exhibits.

El Paso Central Appraisal District

There are no comments for Upper Valley Ranch Unit Two from Central Appraisal.

El Paso County 911 District

No comments received.

Texas Department of Transportation

No comments received.

Capital Improvement Department

No comments received.

Sun Metro

No comments received.

Fire Department

No comments received.