

Harmony Education Foundation Replat "A"



City Plan Commission — April 9, 2026 **Revised**

CASE NUMBER/TYPE:	SUSU25-00108 – Resubdivision Combination
CASE MANAGER:	Alonso Hernandez, (915) 212-1585, HernandezJA5@elpasotexas.gov
PROPERTY OWNER:	Harmony Public Schools
REPRESENTATIVE:	CEA Group
LOCATION:	North of Sun Valley Dr. and West of Dyer St. (District 4)
PROPERTY AREA:	1.60 acres
VESTED RIGHTS STATUS:	Not Vested
PARK FEES:	Not Required
EXCEPTIONS/MODIFICATIONS:	Yes, see the following section
ZONING DISTRICT(S):	A-3 (Apartment)

SUMMARY OF RECOMMENDATION: Staff recommends **APPROVAL** of Harmony Education Foundation Replat "A" on a Resubdivision Combination basis and **APPROVAL** of the exception requests. Related to this application, the applicant is requesting the following exceptions from the City Plan Commission:

1. To allow the cul-de-sac street to exceed the maximum length of 300 feet.

Harmony Education Foundation Replat "A"



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



Figure A: Proposed plat with surrounding area

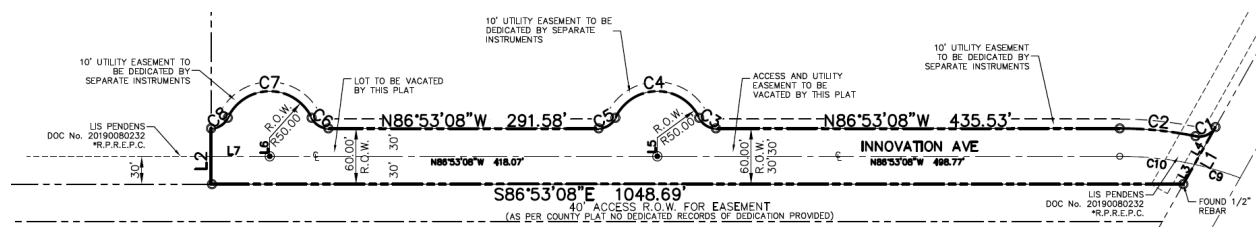
DESCRIPTION OF REQUEST: The applicant is proposing to resubdivide 1.60 acres to vacate the access and utility easement, as well as Lot 2, Block 1, and to dedicate the area as public street right-of-way. Access to the subdivision will be from Dyer Street. Stormwater drainage will be managed through surface flow. This development is being reviewed under the current Subdivision code.

CASE HISTORY/RELATED APPLICATIONS: N/A

EXCEPTIONS, MODIFICATIONS, OR WAIVER REQUESTS: The applicant is requesting (1) exception request pursuant to El Paso City Code Section 19.48 – (Petition for Waivers or Exceptions) of the current code involving the El Paso Street Design Manual Section 6.1.4 – Maximum Length of a Cul-De-Sac Street of El Paso Street Design Manual. The exception includes the following:

- To allow the cul-de-sac street to exceed the maximum length of 300 feet.

PROPOSED STREET EXTENSION:



EVALUATION OF EXCEPTION REQUEST: The applicant is requesting exceptions to Innovation Ave. under 19.15.090 – Cul-de-sac streets.

EVALUATION OF EXCEPTION REQUEST: The applicant meets criteria under 19.48.030 – Criteria for approval, which state that granting the waiver or exception will not be detrimental to the public health, safety, or welfare, or injurious to other property within the area; that granting the waiver or exception will not have the effect of preventing the orderly use and enjoyment of other land within the area in accordance with the provisions of this title, or adversely affect the rights of owners or residents of surrounding property; or that the request for a waiver or exception is not based exclusively on the applicant’s desire for increased financial gain from the property, or to reduce an existing financial hardship. Per Chapter 6.1.4 Maximum Length of a Cul-De-Sac Street of the Street Design Manual, Additional modifications may be required by the City Plan Commission upon recommendation by the fire marshal’s office including intermediate turnarounds (eyebrows) to accommodate emergency vehicles being provided at a maximum distance of six hundred feet or whichever is less. Fire Department does not object to this request.

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

Surrounding Zoning and Use	
North	A-3 (Apartment) / Harmony School Innovation
South	C-4 (Commercial) / Vacant lot
East	C-4 (Commercial) / Commercial development
West	P-R-1 (Planned Residential) / Vacant lot
Nearest Public Facility and Distance	
Park	North Desert Park (0.27 mi.)
School	Harmony School Innovation (0.10 mi.)
Plan El Paso Designation	
G-3, (Post-war)	
Impact Fee Service Area	
N/A	

PUBLIC COMMENT: N/A

PLAT EXPIRATION: This application will expire on **April 9, 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.

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:

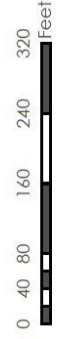
1. **Approval** of the waiver, exception, or modification request(s), finding that the request(s) is in conformance with the relevant review criteria provided by the El Paso City Code, as reflected in the Staff Report. **(Staff Recommendation)**
2. **Partial approval of the waiver, exception, or modification 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. Final Plat
4. Exception Request
5. Application
6. Department Comments

ATTACHMENT 1

Harmony Education Foundation Replat "A"



Subject Property

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ATTACHMENT 4



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

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

Attention: Ms. Mirna Aguilar
Planner

Reference: Harmony Education Foundation Replat "A" – Preliminary Plat Approval –
Modification Letter

Dear Ms. Aguilar:

On behalf of the Owner for the above referenced development, we are requesting modifications to the subdivision regulations. These modifications will include the following adjustments:

Modification No. 1: Cul-de-sac Length (19.15.090(A)):


This modification shall consist of a previously approved 631.38 ft length under a utility and access easement to now a 631.38 ft length on public street right-of-way. In addition, another Cul-de-Sac is being proposed from this point with a length of 418.07 ft.

Modification No. 2: Cul-de-sac Turnaround Paving Width and Right-of-Way Width (19.15.090(B)):

This modification shall consist of proposing a 100 ft diameter without utility easement. Utility easement to be dedicated through separate instruments.

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


Alan D. Herrera, P.E.
Project Manager

I-8075003.cep_modificationletter_12-10-25

Cc: Mr. Nick Gignac, Gignac Architects

PUBLIC INFRASTRUCTURE. PRIVATE DEVELOPMENT.

ATTACHMENT 5



RESUBDIVISION COMBINATION APPLICATION

DATE: 1/7/26 FILE NO. _____
 SUBDIVISION NAME: Harmony Education Foundation Replat "A"

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
Being a Replat of Portion of Lot 1, Block 1 and All Lot 2, Block 1, Harmony Education Foundation Replat "A", City of El Paso, El Paso County, Texas containing approx 1.60 +- acres

2. Property Land Uses:

	<u>ACRES</u>	<u>SITES</u>		<u>ACRES</u>	<u>SITES</u>
Single-family	_____	_____	Office	_____	_____
Duplex	_____	_____	Street & Alley	<u>1.60</u>	<u>1</u>
Apartment	_____	_____	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____		_____	_____
School	_____	_____		_____	_____
Commercial	_____	_____	Total No. Sites	_____	<u>1</u>
Industrial	_____	_____	Total (Gross) Acreage	<u>1.60</u>	_____

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

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 proposed storm control infrastructure to discharge runoff into a ponding area within Lot 1, Block 1, Harmony Education Foundation, Subdivision

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
An exception will be required per Section 19.15.090 (A) Cul-de-sac length

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 Right

12. Owner of record HARMONY PUBLIC SCHOOLS 9303 W SAM HOUSTON PKWY S#155 HOUSTON TEXAS 77099 713.343.3333
 (Name & Address, Zip) (Email) (Phone)
13. Developer HARMONY PUBLIC SCHOOLS 9303 W SAM HOUSTON PKWY S#155 HOUSTON TEXAS 77099 713.343.3333
 (Name & Address, Zip) (Email) (Phone)
14. Engineer CEA GROUP 813 N KANSAS ST SUITE 300 EL PASO TEXAS 79902 915.544.5232
 (Name & Address, Zip) (Email) (Phone)

OWNER SIGNATURE:  _____

REPRESENTATIVE SIGNATURE:  _____

REPRESENTATIVE CONTACT (PHONE): 915.544.5232 _____

REPRESENTATIVE CONTACT (E-MAIL): aherrera@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 6

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. Original and current certificate tax certificate(s) with zero balance.
 - b. Provide original copies of the restrictive covenants as per plat note.
2. Subdivision improvement plans are required, and coordination with the Land Development Division at LandDevelopment@elpasotexas.gov is necessary.
3. Revise or clarify Plat note number 13 on the preliminary plat.
4. Please update the revision date on both the preliminary and final plats.
5. Update the classification of Innovation Ave. to a Local Street in the cross-section information on the preliminary plat.
6. Include a tree representation within the parkway area on the provided cross section.
7. Owner contact information is not required in the final plat; staff recommends removing it if desired.
8. Please update all corresponding dates from 2023 to 2026.
9. Indicate the direction of flow for all watercourses within the proposed subdivision on the preliminary plat.
10. Please update your postal delivery service statement to the following:

“This subdivision shall provide for postal delivery service. The subdivider will coordinate installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivisions. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.”
11. Please note and comply with El Paso Electric easement requirements. Refer to the El Paso Electric Department comments for additional details.

Fire Department

Recommends approval

No adverse comments.

Planning and Inspections Department- Land Development Division

We have reviewed subject plats and recommend Approval.

The Developer/Engineer shall address the following comments.

1. The proposed public Innovation Ave. is served the school only, the street should remain a private street until the proposed street is connected to a public thoroughfare on the other side.
2. Provide print-out of the mathematical closure of the exterior boundary of the subdivision indicating the error of closure.
3. Improvement plans received.

Parks and Recreation Department

We have reviewed **Harmony Education Foundation Replat A**, easement vacation/street right of way final plat map and on behalf of the Parks and Recreation Department has not objections to this proposed street right of way and easement vacation.

Streets and Maintenance Department

SaM Traffic & Transportation Engineering has the following comments:

- No objections to application

Streets lights:

Street Lights does not object to this request.

Dyer St. is a Texas Department of Transportation (TXDOT) right-of-way (ROW).

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 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.

Contract Management:

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. Any future development or improvements within this subdivision shall include complete civil construction plans for review.
3. Include detail to specify missing radius at the south corner of Innovation Avenue.
4. For new asphalt areas, verify that proper subgrade preparation is completed and that minimum compaction standards are achieved.

El Paso Water

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

EPWater does not object to this request.

Water:

There is an existing 8-inch water main along Innovation Avenue, located approximately 3 feet north of the center line of the right-of-way line. This main dead-ends approximately 600-feet west of Dyer Street. This main is available to provide service.

Previous water pressure from fire hydrant #12122, last tested on 04/09/2024 located at Innovation Avenue has yielded a static pressure of 84 psi, a residual pressure of 78 psi, and a discharge of 1342 gpm. The owner should, for his own protection and at his own expense, install at the discharge side of each water meter a pressure regulator, strainer and relief valve, to be set for pressure as desired by the customer. The Lot owner shall be responsible for the operation and maintenance of the above-described water pressure regulating device.

EPWater records indicate an active 4-inch water meter, a 6-inch fire line and a 2-inch yard meter serving the subject property. The address of the service for these meters is 10405 Dyer Street.

Sanitary Sewer:

There is an existing 8-inch sewer main that extends along a 20-foot PSB easement, located west and parallel to Dyer Street. This main is available to provide service.

There is an existing 8-inch sewer main along Innovation Drive, located approximately 7 feet south of the center line of the right-of-way line. This main dead-ends approximately 600-feet west of Dyer Street This main is available to provide service.

General:

Water and sanitary sewer main extensions will be required. Main extensions shall cover the entire length of the proposed right-of-way. Main extension costs are the responsibility of the owner

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:

Harmony Education Foundation Replat "A" – Resubdivision Combination

1. The general layout of the subdivision needs to be shown in the preliminary plat. There are existing depression areas and ponding areas for stormwater retention that are not shown on the preliminary plat.
2. Revise the flow arrows to match the existing conditions. Revise the differing conditions on the preliminary plat and site improvement plans i.e. grading and drainage plans. Identify discharge location for all storm runoff.

3. Show existing and proposed flow patterns for Innovation Avenue.
4. Annotate the FEMA FIRM panel and flood zone on the Preliminary & Filing Plats.
5. At the improvement plan stage, provide protection to the subdivision from all offsite storm water runoff that may have an adverse impact on any improvements and convey the existing watercourse through the subdivision.

Texas Gas

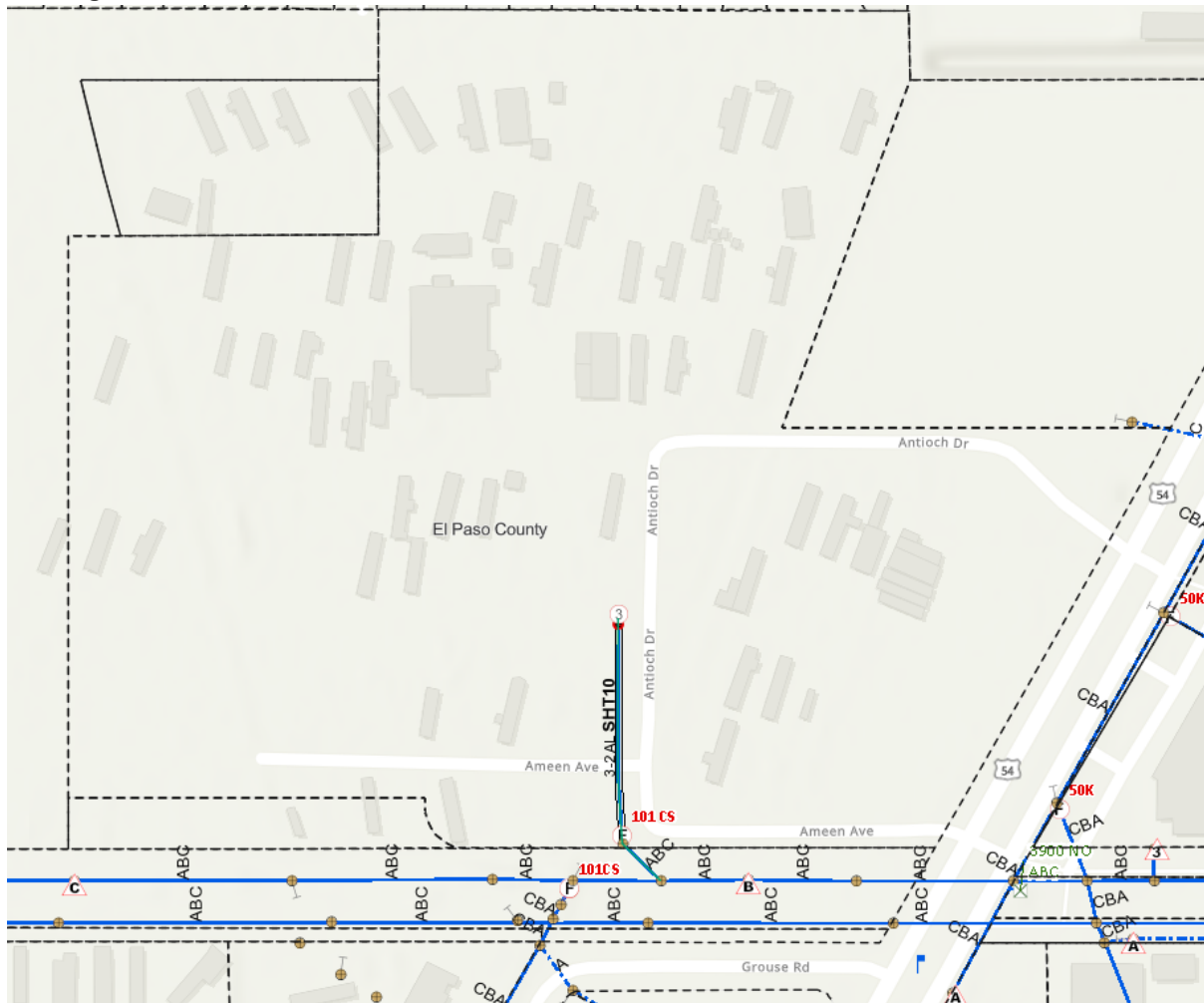
Texas Gas Service has no comments.

El Paso Central Appraisal District

There are no comments for Harmony Education Foundation Replat A from Central Appraisal.

El Paso Electric

Please add a 15' wide easement along Hwy 54/ Dyer St. Please add a 10' wide easement for the existing line within the lot.



El Paso County Water Improvement District #1

The above mentioned item is not within the boundaries of EPCWID.

El Paso County 911 District

No comments received.

Sun Metro

No comments received.

Capital Improvement Department

No comments received.

El Paso County

No comments received.

Texas Department of Transportation

No comments received.