

Spare Feet Storage



City Plan Commission — July 17, 2025 – POSTPONEMENT REQUEST

CASE NUMBER/TYPE:	SUSU25-00054 – Major Combination
CASE MANAGER:	Myrna Aguilar, (915) 212-1584, AguilarMP@elpasotexas.gov
PROPERTY OWNER:	Spare Feet Storage
REPRESENTATIVE:	TRE & Associates, LLC
LOCATION:	West of Darrington Rd. and South of Pellicano Dr. (Extraterritorial Jurisdiction (ETJ))
PROPERTY AREA:	33.97 acres
VESTED RIGHTS STATUS:	Not Vested
PARK FEES:	Park Fees Not Required
ZONING DISTRICT(S):	N/A property lies within ETJ

SUMMARY OF POSTPONEMENT REQUEST: The applicant has requested a postponement until the August 14, 2025 City Plan Commission (CPC) meeting in order to have time to coordinate with the El Paso County.

RECOMMENDATION: Planning staff recommends **APPROVAL** of the postponement request.

Spare Feet Storage



Figure A: Proposed plat with surrounding area

DESCRIPTION OF REQUEST: The applicant is proposing to subdivide 33.97 acres of land to create one commercial lot. Storm water will be captured via storm inlet and sent through a reinforced concrete pipe, then will be captured by retention pond. This subdivision was reviewed under the standards of the current Subdivision Code.

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

Surrounding Zoning and Use	
North	Extraterritorial Jurisdiction (ETJ) / Commercial developments and vacant lots.
South	Extraterritorial Jurisdiction (ETJ) / Commercial developments and vacant lots.
East	Extraterritorial Jurisdiction (ETJ) / Residential development.
West	Extraterritorial Jurisdiction (ETJ) / Commercial development.
Nearest Public Facility and Distance	
Park	Starduster Park (1.84 mi.)
School	Dr. Sue Shook (PK-5) (0.48 mi.)
Plan El Paso Designation	
O-5, Remote	
Impact Fee Service Area	
Eastside	

CITY PLAN COMMISSION OPTIONS:

City Plan Commission (CPC) has sole and final authority on subdivision matters. When a waiver of right to thirty-day action is brought forward to the CPC for review, the Commission may take any of the following actions:

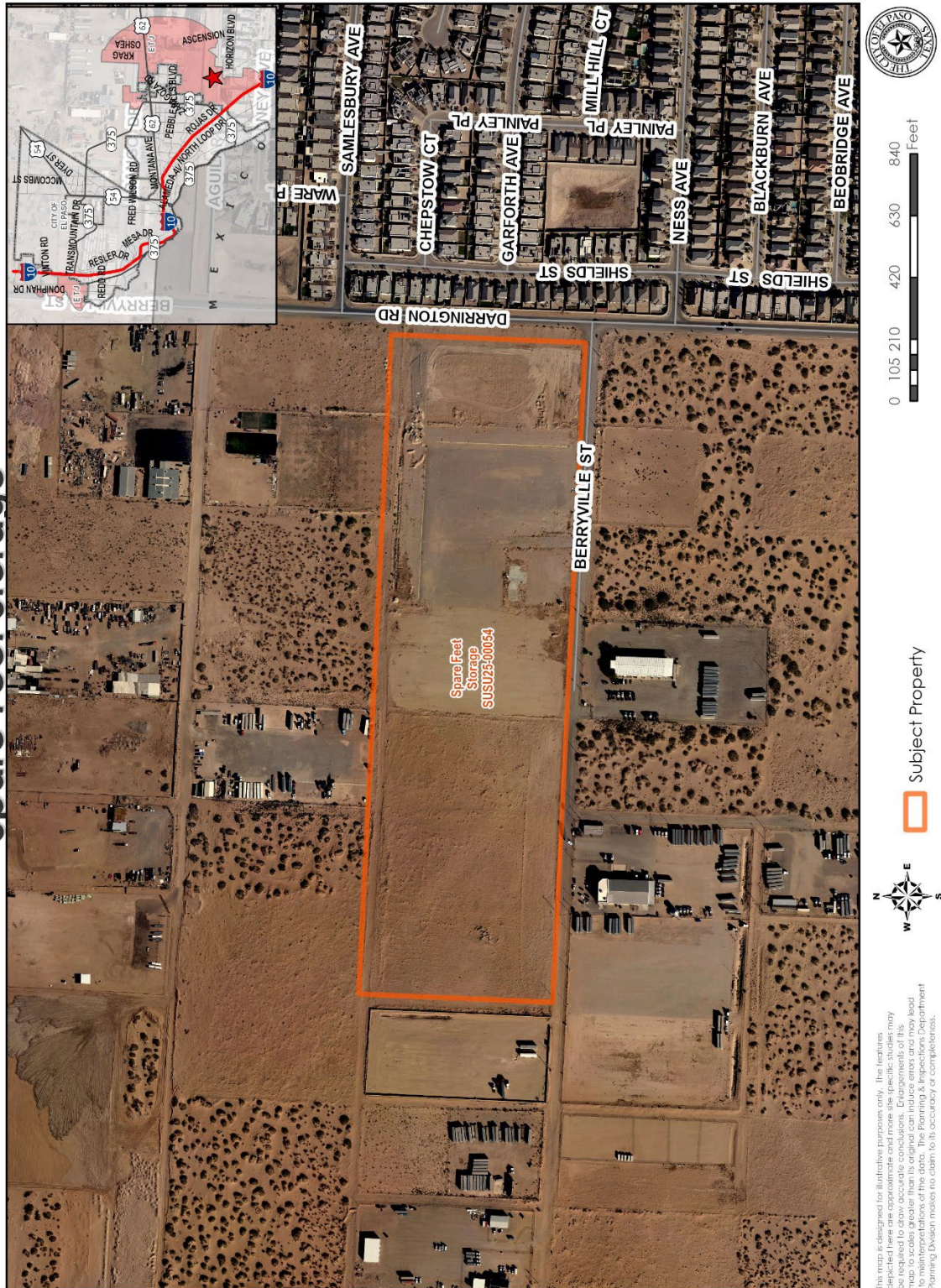
1. **Approval:** The CPC finds that the postponement request is in conformance with all applicable requirements of Title 19 of the El Paso City Code in regards to waivers of thirty-day action. If approved, action on the plat will be waived for a period of time not to exceed thirty days. **(Staff Recommendation)**
2. **Denial:** The CPC finds that the postponement request is not in conformance with all applicable requirements of Title 19 of the El Paso City Code in regards to waivers of thirty-day action. If denied, action shall be taken on the plat application.

ATTACHMENTS:

1. Aerial Map
2. Preliminary Plat
3. Final Plat
4. Postponement Request
5. Application
6. Department Comments

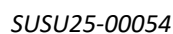
ATTACHMENT 1

Spare Feet Storage

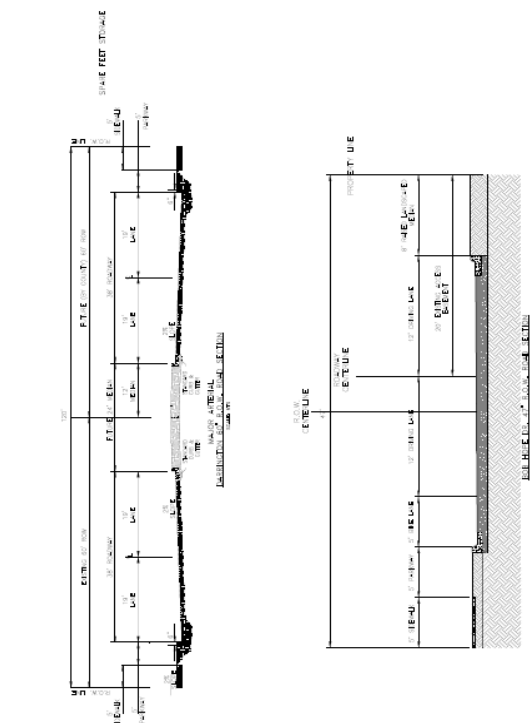


**SPARE FEET
STORAGE**

A PORTION OF SECTION NO. 19, BLOCK 79,
TOWNSHIP 3 & TEXAS AND PACIFIC RAILWAY COMPANY
EL PASO COUNTY, TEXAS.
CONTAINING 33.971 ACRES ±



A PORTION OF SECTION NO. 19, BLOCK 79,
TOWNSHIP 3 & TEXAS AND PACIFIC RAILWAY COMPANY
EL PASO COUNTY, TEXAS.
CONTAINING 03.871 ACRES ±



DATE: 11 FEB 1964
 FROM: DIRECTOR, FBI
 TO: SAC, NEW YORK
 SUBJECT: MURDER OF MARTIN LUTHER KING, JR.
 RE: NEW YORK TELETYPE TO BUREAU, 1/29/64.

Enclosed for the New York Office are two copies of a letterhead memorandum (LHM) dated and captioned as above. The LHM was prepared by the Bureau on 1/29/64, and is being furnished to you for your information and guidance.

The LHM contains information regarding the activities of the Southern Christian Leadership Conference (SCLC) and the Southern Christian Leadership Conference (SCLC) in the New York City area. It is requested that you keep the Bureau advised of any developments in this matter.

Very truly yours,
 J. Edgar Hoover
 Director

Enclosure

PRELIMINARY
TO BE CONSIDERED BY THE
CITY PLANS COMMISSION
GEOMETRIC DATA CONCERNING
THE PLAN MUST BE USED BY:

EXPIRATION DATE: JUNE 2025

ENGINEERS
TRE
& ASSOCIATES
Engineering Solutions
That Make Sense

110 N. Meade Park Circle, Suite 200 El Paso, Texas 79917
Office: (915) 836-4000
Fax: (915) 836-4006



SEARCHING
ZWA
Zamora, L.L.C.
Professional Land Surveyors
JUL 4 2008 PM
301 Zamora Blvd. Suite 17 • El Paso, TX 79906
Office (915) 565-0028

HEB 2 OF 2

ATTACHMENT 3



**SPARE FEET
STORAGE**

A PORTION OF SECTION NO. 14, BLOCK 79,
TOWNSHIP 3 TEXAS AND PACIFIC RAILWAY COMPANY
EL PASO COUNTY, TEXAS.
CONTAINING 33.971 ACRES ±

July 17, 2025

WILLIAMSON COUNTY, MISSOURI

ATTACHMENT 4

RE: SUSU25-00054 - Spare Feet Application



Denise Hernandez <dhernandez@tr-eng.com>

To: Aguilar, Myrna P.

Cc: Alejandro, Alex; Robert Romero



Wed 7/9/2025 8:47 AM

Start your reply all with: [Thank you for the update.](#) [Thank you for letting us know.](#) [Understood. Thank you.](#) [Feedback](#)

CAUTION: This email originated from outside of the City of El Paso. Do not click links or open attachments unless you recognize the sender and know the content is safe. If suspicious, use **Phish Alert** or forward to SpamReport@elpasotexas.gov.

Good morning, Myrna

We have decided to request the 30-day postponement to have time to coordinate with the County please. Let me know if you have any questions.

Thank you



Denise Hernandez
Project Manager

P: (915) 852-9093 • F: (915) 629-8506
110 Mesa Park, Ste. 200
El Paso, Texas 79912

ATTACHMENT 5



MAJOR COMBINATION APPLICATION

DATE: 6/13/2025 FILE NO. SUSU25-00054
SUBDIVISION NAME: Spare Feet Storage

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
A PORTION OF SECTION NO. 19, BLOCK 79, TOWNSHIP 3, TEXAS AND PACIFIC RAILWAY COMPANY,
EL PASO COUNTY, TEXAS, CONTAINING 33.971 ACRES +/-
2. Property Land Uses:
- | | ACRES | SITES | | ACRES | SITES |
|---------------|---------------|----------|------------------------|---------------|-------|
| Single-family | _____ | _____ | Office | _____ | _____ |
| Duplex | _____ | _____ | Street & Alley | _____ | _____ |
| Apartment | _____ | _____ | Ponding & Drainage | _____ | _____ |
| Mobile Home | _____ | _____ | Institutional | _____ | _____ |
| P.U.D. | _____ | _____ | Other (specify below): | _____ | _____ |
| Park | _____ | _____ | | _____ | _____ |
| School | _____ | _____ | | _____ | _____ |
| Commercial | <u>33.971</u> | <u>1</u> | Total No. Sites: | <u>1</u> | |
| Industrial | _____ | _____ | Total (Gross) Acreage: | <u>33.971</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)
Storm water will be captured via storm inlet and sent through RCP, then
will be captured by retention pond.
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: N/A
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

12. Owner of record Spare Feet Storage, Ryan Burkett (808) 786-1969
(Name & Address) (Email) (Phone)

13. Developer Spare Feet Storage, Ryan Burkett (808) 786-1969
(Name & Address) (Email) (Phone)

14. Engineer TRE & Associates, LLC 110 Mesa Park Dr. Ste. 200 El Paso, TX 79912 (915) 852-9093
(Name & Address) (Email) (Phone)

OWNER SIGNATURE 

REPRESENTATIVE SIGNATURE 

REPRESENTATIVE CONTACT (PHONE): (915) 852-9093

REPRESENTATIVE CONTACT (E-MAIL): DHernandez@tr-eng.com

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: 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. This property is subject to impact fees. The table and respective language shall be included on the face of the final approved and recorded plat. Impact fees shall be calculated based on the table below:
4. Provide proposed address on final plat.
5. Please remove unnecessary document no. line under plat note number 3.
6. Add comma next to Company under the legal description on final plat.

Planning and Inspections Department- Land Development Division

We have reviewed subject plats and recommend **Approval with conditions**.

The Developer/Engineer shall address the following comments.

1. **Subdivision Improvement plans are required.**
2. **Proposed inlets in public R.O.W., is Not allowed to be connected to “private pond”**
3. Label and identify hatched areas and proposed rock wall and/or chain link fence on legend
4. The proposed ponding areas for subdivision shall have enough capacity to hold the developed runoff for a designated 100-yr. storm event, provide drainage calculations.
5. Provide drainage calculations on engineering report.
6. Sidewalk shall be required along R.O.W. (Bob Hope Dr.) at the time of grading permit.
7. Provide who is going to maintain proposed median landscape either Home owner’s association or El Paso County?
8. Verify street classification for Bob Hope Dr., in the preliminary plat.
9. Coordinate improvements with the El Paso County.
10. Boundary closure report is ok.

Parks and Recreation Department

Please note that this is a Non-residential subdivision with a total area of **33.97 Acres**; Per City Standards a total of **\$33,970.00** would have been required in the form of “Park fees” however . . .

This subdivision is located with-in the City of El Paso Extra Territorial Jurisdiction (ETJ) area **but not with-in the areas of potential annexation** by the City, therefore **meeting the requirements to be excluded from the calculation for "Parkland / fees" as IT IS NOT** identified on the official map as described 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.

(Ord. 16882 § 2 (part), 2008; Ord. No. 17236, § 27, 11-10-2009; Ord. No. 17251, § 11, 12-15-2009; Ord. No. 17396, § 14, 8-24-2010; Ord. No. 17561, § 9, 5-17-2011)

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 & Transportation

- Clarification of cross section on proportionate share of Bob Hope Dr.
- Modification letter, under Collector Street-Bob Hope Drive, does not match description on cross section illustration

Street Lights Department does not object to this request.

The lot is out of the City of El Paso limits.

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 (cited below).

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

- Indicate 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 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 damaged structure must be restored to same or better condition, this goes for asphalt, concrete, manholes, or water valves.
- Incorporate that any manhole, water valve or gas valve shall be raised to the new paving level and added an apron.

El Paso Water

Engineering

EPWater does not object to this request.

The proposed subdivision is located within the East El Paso Extraterritorial Jurisdiction (ETJ) within Horizon Regional Municipal Utility District service area.

Stormwater Engineering

1. Show existing & proposed drainage flow pattern on the preliminary plat and identify the discharge location for all storm runoff.
2. Review Retention Basin Design of the Design Standards for Construction (Panels 2-1 to 2-5) for runoff calculations, pond dimensioning, and other design requirements for ponds deeper than 10 feet.

3. 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.

El Paso Electric

Please add a 12' wide easement along the boundary lines of the proposed lot 1 for future access and development.

El Paso County

El Paso County concurs conditionally with the request to defer the construction of street improvements due to the upcoming County of El Paso Project Darrington Roadway Street Improvements, with the condition that additional Public Right-of-Way (ROW) be dedicated as follows:

- 12-foot additional ROW fronting the Darrington Right-of-Way
- Additional ROW for a curb radius at the intersection of Bob Hope and Darrington intersection

El Paso County concurs conditionally with the request to accept the proposed cross section as presented for the construction of Bob Hope development proportionate street improvements with the condition that additional Public Right-of-Way (ROW) be dedicated as follows:

- To include additional ROW for right turn lanes at the driveways, north - south street right-of-way intersections and public right-of-way turning curb radius at roadway street right-of-way intersections abutting the property for the proposed east bound Bob Hope roadway

El Paso County does not concur with the request to waive the requirements of the code of ordinances to that would allow for subdivision block to exceed the 1000-foot length of block face or exceeding the 2400-foot full block perimeter threshold.

- El Paso County is requesting the subdivision include 2 - 60-foot public Rights-of-Ways (north-south Public ROW's) to break the block length and meet the requirements of the code of ordinance on block face length and full block perimeter thresholds
- The 2 north - south through streets be located at the approximate locations as illustrated on snippets below

El Paso County 911 District

Please note that address will be at N. Darrington Rd. This will help avoid any confusion on whether the location is at N or S Darrington Rd.

Texas Gas

Do not have any comments.

Disclaimer: Texas Gas Service does not allow permanent structures nor trees to be installed on top of TGS gas mains or service lines. If a conflict is anticipated, the developer, contractors or owner representative should contact TGS to relocate the gas main and/or service at the developer's expense.

El Paso County Water Improvement District #1

The above-mentioned item is not within the boundaries of EPCWID1.

Texas Department of Transportation

No TXDOT comments as there appears to be no work affecting the ROW.

El Paso Central Appraisal District

There are no comments for Spare Feet Storage from Central Appraisal District.

Fire Department

No adverse comments.

Sun Metro

No comments received.

Capital Improvement Department

No comments received.