



AGENDA FOR THE CITY PLAN COMMISSION

February 12, 2026
MAIN CONFERENCE ROOM, 300 NORTH CAMPBELL – 2ND FLOOR
1:30 PM

Notice is hereby given that a Hearing of the City Plan Commission will be conducted on the above date and time.

Members of the public may view the meeting via the following means:

Via the City's website. <http://www.elpasotexas.gov/videos>
Via television on City15,
YouTube: <https://www.youtube.com/user/cityofelpasotx/videos>

In compliance with the requirement that the City provide two-way communication for members of the public, members of the public may communicate with the City Plan Commission during public comment, and regarding agenda items by calling the following number:

1-915-213-4096 or Toll Free Number: 1-833-664-9267

At the prompt please enter the corresponding Conference ID: 916 670 514#

A quorum of the City Plan Commission members must be present and participate in the meeting.

If you wish to sign up to speak please contact Elsa Ramirez at RamirezEZ@elpasotexas.gov or (915) 212-0088 no later than by the start of the meeting.

A sign-up form is available outside the Main Conference Room, 2nd Floor for those who wish to sign up on the day of the meeting. Requests to speak must be received by 1:30 p.m. on the date of the meeting.

A total time of three minutes may be allowed for each speaker. The Public Comment portion shall not exceed thirty (30) minutes, unless otherwise approved by the City Plan Commission.

PUBLIC COMMENT

This time is reserved for members of the public who would like to address the City Plan Commission on any items that are not on the City Plan Commission Agenda and that are within the jurisdiction of the City Plan Commission. No action shall be taken.

CONSENT AGENDA

NOTICE TO THE PUBLIC:

All matters listed under the CONSENT AGENDA, including those on the Addition to the Agenda, will be considered by City Plan Commission to be routine, or have met all standards for development under state law (plats only not requiring a public hearing), and will be enacted by one motion unless separate discussion is requested by City Plan Commission or staff and the item is removed from the Consent Agenda. Members of the audience who wish to ask questions or speak regarding items on the Consent Agenda must sign up on the day of the meeting, and such requests to speak must be received by 1:30 p.m. on the date of the meeting. When the vote has been taken, if an item has not been called out for separate discussion, the item has been approved. The City Plan Commission may, however, reconsider any item at any time during the meeting.

Approval of Minutes

1. Discussion and action on the City Plan Commission minutes for January 29, 2026. [BC-1703](#)

Major Combination

2. SUSU25-00104: North Loop Village Apartments - Being All of Tracts 2C, 2C1, 23C [BC-1704](#)
and 23D, Block 15, Ysleta Grant, An Addition to the City of El Paso, El Paso County, Texas, Save And Except A Portion of Tracts 23C and 23D, Conveyed to the State of Texas In
Deed
Dated 12/16/96 And Recorded In Book 3165, Page 1876,
Real
Property Records of El Paso County, Texas

Location: North of North Loop Dr. and East of Yarbrough Dr.
Existing Zoning: C-2/c (Commercial/conditions)
Property Owner: Fresno EP, LLC
Representative: CAD Consulting Co.
District: 7
Staff Contact: Saul Fontes, (915) 212-1606, FontesSA@elpasotexas.gov
3. SUSU25-00099: Pebble Hills Green Hills Subdivision - A portion of Tract 2C, Section 46, Block 79, Township 2, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas [BC-1705](#)

Location: South of Pebble Hills Dr. and West of Zaragoza Rd.
Existing Zoning: A-3/c (Apartment/Conditions), C-3/c (Commercial/Conditions)
Property Owner: Genagra LP
Representative: SLI Engineering, Inc.
District: 5
Staff Contact: Alonso Hernandez, (915) 212-1585,
HernandezJA5@elpasotexas.gov

Resubdivision Combination

4. SUSU25-00106: Emerald Heights Unit Four Replat A - Lots 2 and 3, Block 1, [BC-1706](#)
Emerald Heights Unit Four, El Paso County, Texas

Location: South of Eastlake Blvd. and West of Peyton Dr.
Existing Zoning: N/A property lies within Extraterritorial Jurisdiction (ETJ)
Property Owner: Bowling Construction, LLC
Representative: Rey Engineering, Inc.
District: N/A property lies within Extraterritorial Jurisdiction (ETJ)
Staff Contact: Myrna Aguilar, (915) 212-1584, AguilarMP@elpasotexas.gov

REGULAR AGENDA - DISCUSSION AND ACTION:

Subdivision Applications

SUBDIVISION MAP APPROVAL

The staff report for an agenda item may include conditions, exceptions, or modifications. The Commission's motion to approve an item in accordance with the staff report or with all staff comments means that any modifications, waivers, exceptions requested by the applicant and recommended for approval by staff and any staff recommended conditions, have been approved, without necessitating that the Commission restate the modifications, exceptions, waivers, or conditions as part of the motion to approve and that any findings required to be made by the Commission, have been made. If the Commission does not wish to approve an exception or modification, or require a condition, then the Commission's motion will state which have not been approved, otherwise, the staff report, with all modifications, exceptions and conditions, is approved and the applicant shall comply with all provisions of the staff report.

Major Combination

5. SUSU25-00097: Ardent Estates - Tracts 14A, 14A1A, 14E1, 14E2, 14F1 and [BC-1707](#)
14F2, Block 8, Upper Valley Surveys, City of El Paso, El

Paso
County, Texas

Location: North of Westside Dr. and West of Upper Valley Rd.

Existing Zoning: R-1 (Residential)
Property Owner: El Paso Ardent LLC
Representative: Siteworks Engineering, LLC
District: 1
Staff Contact: Myrna Aguilar, (915) 212-1584, AguilarMP@elpasotexas.gov

6. SUSU25-00105: Pebble Hills Medical 2 - A portion of Tract 2-C, Section 46, Block 79, Township 2, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas [BC-1708](#)
- Location: South of Pebble Hills Dr. and West of Zaragoza Rd.
Existing Zoning: A-3/c (Apartment/conditions) and C-3/c (Commercial/conditions)
Property Owner: Genagra LP
Representative: SLI Engineering, Inc.
District: 5
Staff Contact: Myrna Aguilar, (915) 212-1584, AguilarMP@elpasotexas.gov

Resubdivision Combination

7. SUSU25-00096: Lomas del Oeste Replat A - A portion of Lot 1, Block 1, Lomas del Oeste, and Tract 7D, H G Foster Surveys 256, City of El Paso, El Paso County, Texas [BC-1709](#)
- Location: North of Redd Rd. and West of Resler Dr.
Existing Zoning: C-2/sc (Commercial/special contract)
Property Owner: RiverOaks Properties LTD
Representative: SLI Engineering, Inc.
District: 1
Staff Contact: Myrna Aguilar, (915) 212-1584, AguilarMP@elpasotexas.gov

PUBLIC HEARING Rezoning Application

8. PZRZ25-00026: The north 59 feet of Tract 49 and the south 59 feet of the north 118 feet of Tract 49, Map of Sunrise Acres, City of El Paso, El Paso County, Texas [BC-1710](#)
- Location: North of Edgar Park Ave. and West of Gateway South Blvd.
Zoning: R-4 (Residential)
Request: To rezone from R-4 (Residential) to A-2 (Apartment)
Existing Use: Vacant
Proposed Use: Multifamily
Property Owner: Frank Padilla Jr.

Representative: Miguel Allen
District: 2
Staff Contact: Jose Beltran, (915) 212-1607, BeltranJV@elpasotexas.gov

9. PZRZ25-00020: All of Lots 1-16 and 21-32, and the Vacated Alley in Block 72, [BC-1711](#)
Cotton Addition, City of El Paso, El Paso County, Texas

Location: 210 N. Lee St.
Zoning: M-1 (Light Manufacturing) and M-1/sp (Light Manufacturing/special permit)
Request: To rezone from M-1 (Light Manufacturing) and M-1/sp (Light Manufacturing/special permit) to C-4 (Commercial)
Existing Use: Vacant
Proposed Use: Group Residential Facility
Property Owner: Rescue Mission of El Paso Inc.
Representative: Jorge Garcia
District: 8
Staff Contact: Jose Beltran, (915) 212-1607, BeltranJV@elpasotexas.gov

EXECUTIVE SESSION

The City Plan Commission may retire into Executive Session pursuant to Section 3.5A of the El Paso City Charter and the Texas Government Code, Section 551.071 Consultation with Attorney, Section 551.072 Deliberation Regarding Real Property, and Section 551.073 Deliberation Regarding Prospective Gifts to discuss any item on this agenda.

ADJOURN

NOTE TO THE PROPERTY OWNER:

CITY PLAN COMMISSION POLICY REQUIRES THAT THE APPLICANT OR REPRESENTATIVE BE PRESENT AT THE PUBLIC HEARING FOR THEIR ITEM(S). PLEASE DIRECT ANY QUESTIONS TO THE PLANNING & INSPECTIONS DEPARTMENT, PLANNING DIVISION, (915) 212-1569.

NOTICE TO THE PUBLIC:

Sign language interpreters will be provided for this meeting upon request. Requests must be made to Elsa Ramirez at RamirezEZ@elpasotexas.gov a minimum of 48 hours prior to the date and time of this hearing.

If you need Spanish Translation Services, please email RamirezEZ@elpasotexas.gov at least 48 hours in advance of the meeting.

Posted this 5th day of February, 2026 at _____ PM

By: _____
Elsa Ramirez, Administrative Support Associate



El Paso, TX

300 N. Campbell
El Paso, TX

Legislation Text

File #: BC-1703, Version: 1

**CITY OF EL PASO, TEXAS
LEGISTAR AGENDA ITEM SUMMARY FORM**

AGENDA LANGUAGE:

This is the language that will be posted to the agenda. Please use ARIAL 11 Font.

Discussion and action on the City Plan Commission minutes for January 29, 2026.



**CITY PLAN COMMISSION MEETING
2nd Floor, Main Conference Room
January 29, 2026
1:30 P.M.**

MINUTES

The City Plan Commission met at the above place and date.

The meeting was called to order at 1:34 p.m. Chair Lauren Hanson present and presiding and the following Commissioners answered roll call.

COMMISSIONERS PRESENT:

- Lauren Hanson (Chair)
- Lisa Badillo (1st Chair)
- Alfredo Borrego
- Jim W. Dobrowolski
- Sal Masoud
- Kim Reagan

COMMISSIONERS ABSENT:

- Albert Apodaca
- Juan Uribe (2nd Chair)

AGENDA

Commissioner Borrego read the rules into the record.

Luis Zamora, Chief Planner, noted that there were no changes to agenda only one revised staff report.

NO ACTION TAKEN.

I. CALL TO THE PUBLIC – PUBLIC COMMENT

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A sign-up form is available outside the City Hall – Main Conference Room for those who wish to sign up on the day of the meeting. Requests to speak must be received by 1:30 p.m. on the date of the meeting. A total time of three minutes may be allowed for each speaker. The Public

Comment portion shall not exceed thirty (30) minutes, unless otherwise approved by the City Plan Commission.

None

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II. CONSENT AGENDA

NOTICE TO THE PUBLIC:

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Approval of Minutes:

1. Discussion and action on the City Plan Commission minutes for January 15, 2026.
2. Discussion and action on the City Plan Commission minutes for November 20, 2025, correction on Item 3 changing District number from 1 to 8.

Major Preliminary:

3. **SUSU25-00081:** Ocotillo Estates Unit Six - Being a portion of A.G. McMath, Survey No. 298, City of El Paso, El Paso County, Texas
Location: East of Redd Rd. and South of Transmountain Rd.
Existing Zoning: PMD (Planned Mountain Development)
Property Owner: EP Park Hills II, Ltd.
Representative: Conde, Inc.
District: 1
Staff Contact: Saul Fontes, (915) 212-1606, FontesSA@elpasotexas.gov

POSTPONED FROM SEPTEMBER 25, 2025
POSTPONED FROM OCTOBER 23, 2025
POSTPONED FROM NOVEMBER 20, 2025

Extension Request to Submit Recording Maps:

4. **PSEN25-00007:** Mercury Street Subdivision – A portion of Tract 271 and 272, Sunrise Acres, City of El Paso, El Paso County, Texas
Location: South of Moonlight Ave. and West of US-54
Existing Zoning: R-4 (Residential)
Property Owner: Cardances Properties, LLC
Representative: SiteWork Engineering, LLC
District: 2
Staff Contact: Ismael B. Segovia, (915) 212-1665, SegovialB@elpasotexas.gov

ACTION: Motion made by Commissioner Borrego, seconded by Commissioner Masoud to **APPROVE** all matters listed under the **CONSENT AGENDA** and carried unanimously.

Motion Passed.
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REGULAR AGENDA - DISCUSSION AND ACTION:

Subdivision Applications:

SUBDIVISION MAP APPROVAL:

NOTICE TO THE PUBLIC AND APPLICANTS:

The staff report for an agenda item may include conditions, exceptions, or modifications. The Commission’s motion to approve an item in accordance with the staff report or with all staff comments means that any modifications, waivers, exceptions requested by the applicant and recommended for approval by staff and any staff recommended conditions, have been approved, without necessitating that the Commission restate the modifications, exceptions, waivers, or conditions as part of the motion to approve and that any findings required to be made by the Commission, have been made. If the Commission does not wish to approve an exception or modification, or require a condition, then the Commission’s motion will state which have not been approved, otherwise, the staff report, with all modifications, exceptions and conditions, is approved and the applicant shall comply with all provisions of the staff report.

PUBLIC HEARING Rezoning Application:

- 5. **PZRZ25-00024:** A portion of Tract 11, The Duran and Rivas Resubdivision, City of El Paso, El Paso County, Texas
 - Location: 7912 North Loop Dr.
 - Zoning: R-3 (Residential)
 - Request: Rezone from R-3 (Residential) to S-D (Special Development) and approval of a Detailed Site Development Plan
 - Existing Use: Single-family Dwelling
 - Proposed Use: Restaurant
 - Property Owner: Javier Llamas
 - Representative: Vanessa Duran
 - District: 7
 - Staff Contact: Luis Zamora, (915) 212-1552, ZamoraLF@elpasotexas.gov

Luis Zamora, Chief Planner, made a presentation to the Commission. Public notices were mailed to property owners within 300 feet on January 16, 2026. The Planning Division has received a petition with 12 signatures in support and one email in opposition to the request. As of today, there is a copy of additional correspondence distributed for Commissioners to review. Staff recommends **approval with conditions** of the rezoning request. The conditions are as follows:

1. That a five-foot (5’) landscaped buffer with high-profile native or naturalized trees of at least two-inch (2”) caliper and ten feet (10’) in height shall be placed at thirty feet (30’) on center along North Loop Drive and Duran Road. Such buffer shall also include provision of thirty (30) shrubs. The landscaped buffer shall be irrigated and

maintained by the property owner at all times and shall be installed prior to the issuance of any certificates of occupancy or certificate of completion. No landscaping buffer shall be required on existing or proposed paved areas for vehicular or pedestrian access.

- 2. The following uses are restricted: Automotive service station, motor vehicle repair minor, commercial fueling station, convenience store with gas pumps.
- 3. No outdoor amplified sound shall be permitted.

Vanessa Duran, representative for owner, agrees with all staff comments.

Commissioner Hanson asked if there was anyone in the public who wished to speak in favor of or against this request.

PUBLIC:

- Cesario Casillas – opposed
- Son of Cesario Casillas – explained father’s opposition as well as his
- Israel Fuentes (Rosedale NA, President) – supports
- Jocelyn (owner’s spouse) – supports
- Milly Casillas – opposed

ACTION: Motion made by Commissioner Masoud **TO APPROVE ITEM #PZRZ25-00024 WITH CONDITIONS**, seconded by Commissioner Borrego.

VOTE:

Ayes = 5 (Masoud, Borrego, Hanson, Reagan, Dobrowolski)
Nays = 1 (Badillo)

Motion Passed.

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6. **PZRZ25-00025:** Lots 1, 2, 3 and 4, Block 1, Neptune Subdivision, City of El Paso, El Paso County, Texas
 Location: 8612, 8614, 8616, and 8618 Neptune St.
 Zoning: R-4 (Residential)
 Request: To rezone from R-4 (Residential) to A-2 (Apartment)
 Existing Use: Vacant
 Proposed Use: Multifamily
 Property Owner: Rosa Escalante
 Representative: Jessica Escalante
 District: 2
 Staff Contact: Jose Beltran, (915) 212-1607, BeltranJV@elpasotexas.gov

Jose Beltran, Planner, made a presentation to the Commission. Public notices were mailed to property owners within 300 feet on January 16, 2026. The Planning Division has not received any communications in support or opposition to the request. Staff recommends **Approval with a Condition** of the rezoning request. The condition is as follows:

- 1. That a ten-foot (10') buffer with large or medium native or naturalized trees of at least two-inch (2") caliper and ten feet (10') in height shall be placed at twenty feet (20') on center along the northerly property line where abutting residential zone districts or uses. No landscape buffer shall be required where adjacent to stormwater ponding or open space areas.

Jessica Escalante, representing owner, agrees with staff comments.

Commissioner Hanson asked if there was anyone in the public who wished to speak in favor of or against this request. No response.

ACTION: Motion made by Commissioner Borrego **TO APPROVE ITEM #PZRZ25-00025 WITH STAFF RECOMMENDATIONS**, seconded by Commissioner Masoud and unanimously carried.

Motion Passed.

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PUBLIC HEARING Rezoning Application - RECONSIDERATION:

- 7. **PZRZ25-00019:** A portion of Tract 4, Block 6, Map of the Christy Tract, City of El Paso, El Paso County, Texas
 - Location: 529 Schwabe St.
 - Zoning: R-F (Ranch and Farm) and R-3A (Residential)
 - Request: To rezone from R-F (Ranch and Farm) to R-3A (Residential)
 - Existing Use: Vacant
 - Proposed Use: Single-family dwelling
 - Property Owner: Aaron Aceves
 - Representative: Aaron Aceves
 - District: 7
 - Staff Contact: Alejandra González, (915) 212-1506, GonzalezAG@elpasotexas.gov

Alejandra González, Planner, made a presentation to the Commission. Public notices were mailed to property owners within 300 feet on September 10, 2025 and on January 15, 2026. As of January 22, 2026, the Planning Division has received an email in support from Mission Valley Civic Association. Staff recommends **approval** of the rezoning request.

Aaron Aceves, owner, agrees with staff comments.

Commissioner Hanson asked if there was anyone in the public who wished to speak in favor of or against this request. No response.

ACTION: Motion made by Commissioner Masoud **TO APPROVE ITEM #PZRZ25-00019**, seconded by Commissioner Dobrowolski and unanimously carried.

Motion Passed.

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PUBLIC HEARING Special Permit Application:

- 8. **PZST25-00012:** Lot 10, Block 93, First Supplemental Map of Franklin Heights

Location: Addition, City of El Paso, El Paso County, Texas
 Existing Zoning: 2000 Grandview Ave.
 Request: R-5 (Residential)
 Special Permit and Detailed Site Development Plan approval to allow for an infill development with reductions to the lot depth and front, rear and side setbacks in the R-5 (Residential) zone district
 Existing Use: Vacant
 Proposed Use: Duplex
 Property Owner: Emilio Montes
 Representative: Lorena Armenta
 District: 8
 Staff Contact: Jose Beltran, (915) 212-1607, BeltranJV@elpasotexas.gov

Jose Beltran, Planner, made a presentation to the Commission. Public notices were mailed to property owners within 300 feet on January 16, 2026. The Planning Division has received one (1) phone call of inquiry and one (1) phone call of opposition. Staff recommends **Approval** of the special permit and detailed site development plan request. This development does comply with all requirements of the El Paso City Code for a Special Permit, Detailed Site Development Plan and Infill Development.

Emilio Montes, owner, agrees with staff comments via Teams.

Commissioner Hanson asked if there was anyone in the public who wished to speak in favor of or against this request. No response.

ACTION: Motion made by Commissioner Masoud **TO APPROVE ITEM #PZST25-00012**, seconded by Commissioner Borrego and unanimously carried.

Motion Passed.

9. **PZST25-00013:** Lot 20, Block 52, Indian Ridge Unit 11, City of El Paso, El Paso County, Texas
 Location: 3305 Hiawatha Dr.
 Existing Zoning: R-3/sp (Residential/special permit)
 Request: Special Permit and Detailed Site Development Plan approval to allow for a side yard setback reduction for a single-family dwelling in the R-3/sp (Residential/special permit) zone district.
 Existing Use: Single-family dwelling
 Proposed Use: Single-family dwelling
 Property Owner: Arturo Ramirez Jr. and Marisan Eva Ramirez
 Representative: Luis J. Lopez
 District: 6
 Staff Contact: Blanca Perez, (915) 212-1561, PerezBM@elpasotexas.gov

Blanca Perez, Planner, made a presentation to the Commission. Public notices were mailed to property owners within 300 feet on January 16, 2026. The Planning Division has received 2 calls of inquiry but has not received any communication in support or opposition to the request. Staff recommends **denial** of the special permit request for the following reasons:

1. The structure does not comply with the approved special permit for the Planned Residential Development.
2. Inconsistency with Plan El Paso's goals and policies toward orderly, safe, and predictable development patterns and requirements from the adopted zoning ordinance.
3. The addition has not yet demonstrated compliance with applicable municipal and building code requirements.

Luis J. Lopez, representing owner, did not agree with staff recommendations.

Tony De La Cruz, Assistant Director of Building and Permits, spoke on this case and history.

Commissioner Hanson asked if there was anyone in the public who wished to speak in favor of or against this request. No response.

ACTION: Motion made by Commissioner Borrego **TO DENY ITEM #PZST25-00013**, seconded by Commissioner Badillo.

VOTE:

Ayes= 5 (Badillo, Masoud, Borrego, Hanson, Reagan)

Nayes= 1 (Dobrowolski)

Motion Passed.

<p>10. PZST24-00019</p> <p>Location:</p> <p>Zoning:</p> <p>Request:</p> <p>Existing Use:</p> <p>Proposed use:</p> <p>Property Owner:</p> <p>Representative:</p> <p>District:</p> <p>Staff Contact:</p>	<p>Lots 17 through 21, Block 97, East El Paso Addition, City of El Paso, El Paso County, Texas</p> <p>2928 Pershing Dr.</p> <p>C-4 (Commercial)</p> <p>Special Permit and Detailed Site Development Plan approval to allow a 67% parking reduction to accommodate the use of restaurant (sit down) and other retail establishment (low volume) in the C-4 (Commercial) zone district.</p> <p>Vacant, retail</p> <p>Restaurant, retail</p> <p>Jefferson Apartments, LLC</p> <p>Vista del Sol Architectural Designs</p> <p>2</p> <p>Saul J. G. Pina, (915) 212-1604, PinaSJ@elpasotexas.gov</p>
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Saul Pina, Senior Planner, made a presentation to the Commission. Public notices were mailed to property owners within 300 feet on January 16, 2026. The Planning Division has not received any communications in support or opposition to the request. Staff recommends **Approval** of the special permit and detailed site development plan request per Section 20.04.320 – Special Permit Approvals and Section 20.14.070 – Parking Reductions.

Luis J. Lopez, agrees with all staff comments.

Commissioner Hanson asked if there was anyone in the public who wished to speak in favor of or against this request. No response.

ACTION: Motion made by Commissioner Masoud **TO APPROVE ITEM #PZST24-00019**, seconded by Commissioner Borrego and unanimously carried.

Motion Passed.

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Detailed Site Development Plan Application:

11. **PZDS25-00041:** Lot 2, Block 15, Tierra Commercial Unit Nineteen, City of El Paso, El Paso County, Texas
Location: 2611 John Hayes St.
Existing Zoning: C-2/c (Commercial/conditions)
Request: Detailed Site Development Plan approval per Ordinance No. 17072
Existing Use: Vacant
Proposed Use: Apartments /Multifamily residential
Property Owner: Investment Builders Inc.
Representative: Wright and Dalbin Architects, Inc.
District: 5
Staff Contact: Alejandra González, (915) 212-1506, GonzalezAG@elpasotexas.gov

Alejandra González, Planner, made a presentation to the Commission. Staff recommends **approval** of the landscaping modifications and detailed site development plan request. The proposed development meets the requirements of El Paso City Code Section 20.4150 Detailed Site Development Plan.

POINT OF ORDER: Commissioner Borrego noted that a sitting Commissioner should not be calling friends (applicants) to speak when called on during meeting.

Angel Bataller, Wright and Dalbin Architects, Inc., agrees with staff comments.

Sal Masoud recused himself from this item.

PUBLIC: No response

ACTION: Motion made by Commissioner Dobrowolski **TO APPROVE ITEM #PZDS25-00041**, seconded by Commissioner Reagan and unanimously carried.

Motion Passed.

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Chair Hanson stated to Commissioners that Board should not make calls to applicants who have cases on current agenda going before the Commission for voting.

12. Adjournment of the City Plan Commission's Meeting.

ADJOURNMENT:

ACTION: Motion made by Commissioner Borrego, seconded by Commissioner Badillo and unanimously carried to **ADJOURN**.

Motion passed.

Meeting adjourned at 3:04 p.m.

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EXECUTIVE SESSION

The City Plan Commission may retire into Executive Session pursuant to Section 3.5A of the El Paso City Charter and the Texas Government Code, Section 551.071 Consultation with Attorney, Section 551.072 Deliberation Regarding Real Property, and Section 551.073 Deliberation Regarding Prospective Gifts to discuss any item on this agenda.
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Approved as to form:



Kevin W. Smith, City Plan Commission Executive Secretary



Legislation Text

File #: BC-1704, Version: 1

**CITY OF EL PASO, TEXAS
LEGISTAR AGENDA ITEM SUMMARY FORM**

AGENDA LANGUAGE:

This is the language that will be posted to the agenda. Please use ARIAL 11 Font.

SUSU25-00104: North Loop Village Apartments - Being All of Tracts 2C, 2C1, 23C and 23D, Block 15, Ysleta Grant, An Addition to the City of El Paso, El Paso County, Texas, Save And Except A Portion of Tracts 23C and 23D, Conveyed to the State of Texas In Deed Dated 12/16/96 And Recorded In Book 3165, Page 1876, Real Property Records of El Paso County, Texas

Location: North of North Loop Dr. and East of Yarbrough Dr.
Existing Zoning: C-2/c (Commercial/conditions)
Property Owner: Fresno EP, LLC
Representative: CAD Consulting Co.
District: 7
Staff Contact: Saul Fontes, (915) 212-1606, FontesSA@elpasotexas.gov

North Loop Village Apartments

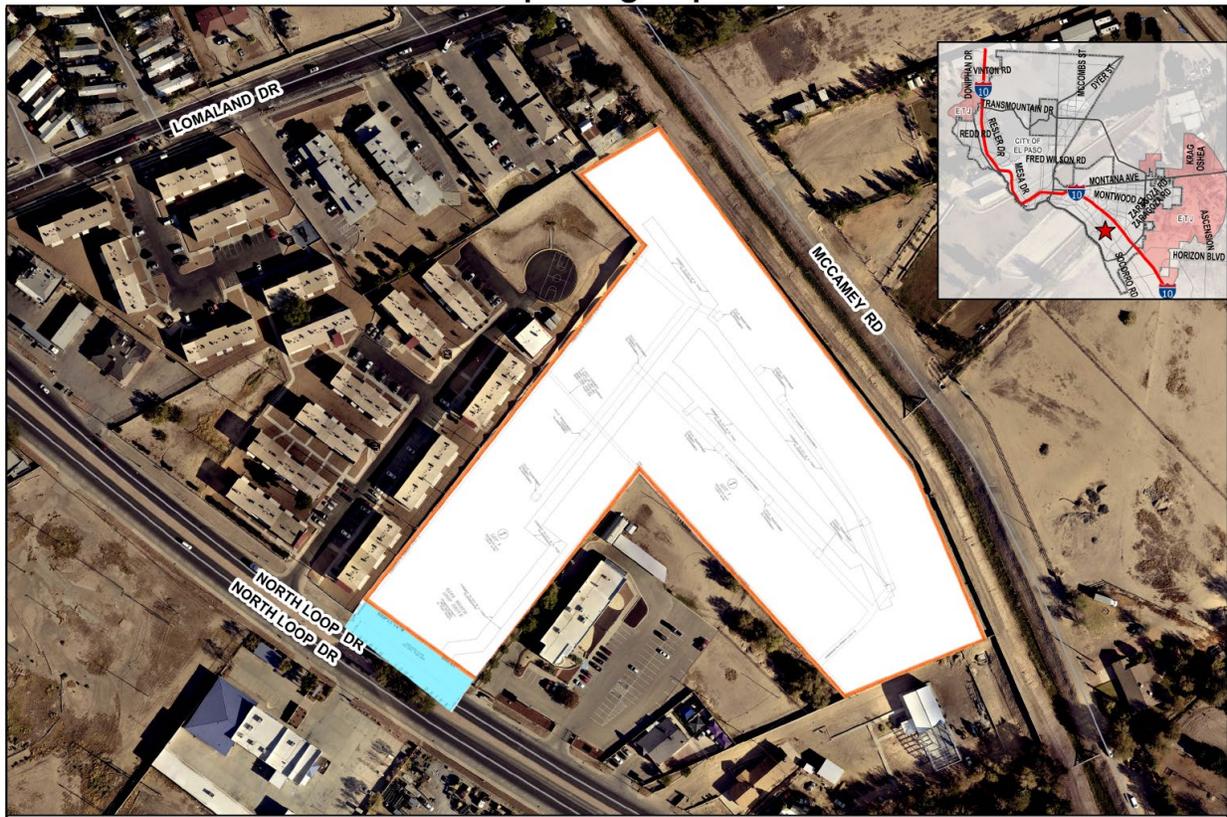
City Plan Commission — February 12, 2026



CASE NUMBER/TYPE:	SUSU25-00104 – Major Combination
CASE MANAGER:	Saul Fontes, (915) 212-1606, FonteSA@elpasotexas.gov
PROPERTY OWNER:	Fresno EP, LLC
REPRESENTATIVE:	CAD Consulting Co.
LOCATION:	East of Yarbrough Dr. and North of North Loop Dr. (District 7)
PROPERTY AREA:	7.45 acres
VESTED RIGHTS STATUS:	Not Vested
PARK FEES:	\$73,440.00
ZONING DISTRICT(S):	C-2/c (Commercial/condition)

SUMMARY OF RECOMMENDATION: Staff recommends **APPROVAL** of North Loop Village Apartments on a Major Combination basis.

North Loop Village Apartments



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.



0 40 80 160 240 320 Feet



Figure A: Proposed plat with surrounding area

DESCRIPTION OF REQUEST: The applicant is proposing to subdivide 7.45 acres into one lot for multi-family residential use. Stormwater drainage will be provided via on-site ponding. Access to the subdivision shall be from North Loop Drive. This application was reviewed under the current subdivision code.

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

Surrounding Zoning and Use	
North	R-3/R-F (Residential/Ranch and Farm) / Residential development)
South	R-2 (Residential) / Residential development
East	C-1 (Commercial) / Commercial development
West	A-O (Apartments-Office) /Multi-family developments)
Nearest Public Facility and Distance	
Park	Lomaland Park (0.26 mi.)
School	Young Women’s Leadership Academy (0.50 mi.)
Plan El Paso Designation	
G3, Post-War	
Impact Fee Service Area	
N/A	

PUBLIC COMMENT: “N/A”

PLAT EXPIRATION: This application will expire on **February 12, 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:

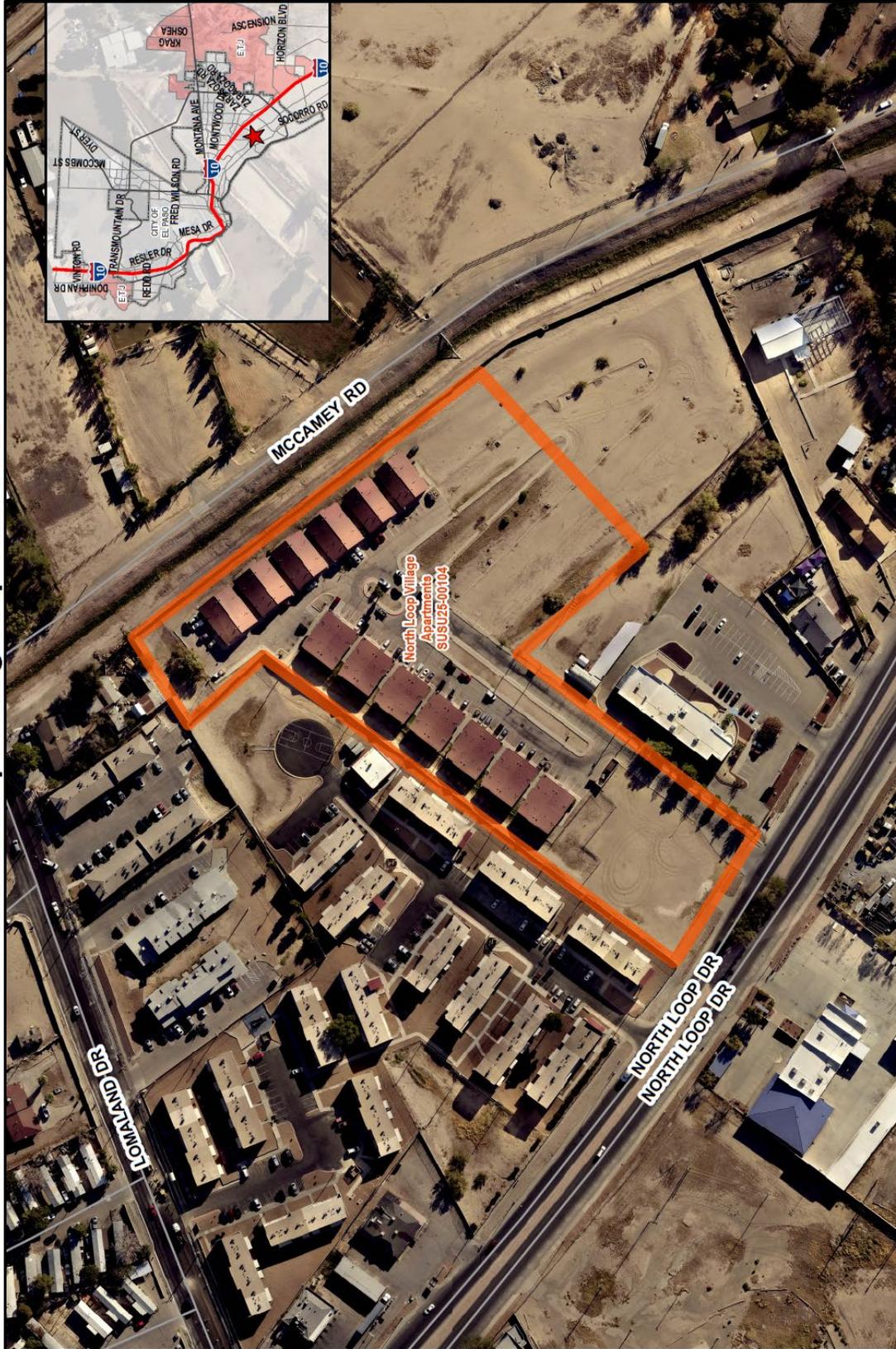
1. **Approval:** The CPC finds that the proposed plat is in conformance with all applicable requirements of Title 19 of the El Paso City Code. **(Staff Recommendation)**
2. **Approval with Conditions:** The CPC may impose conditions that bring the proposed plat into conformance with all applicable requirements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

ATTACHMENT 1

North Loop Village Apartments



This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required to address the specific details of the project. The Planning & Inspection Department makes no claim to its accuracy or completeness.

 Subject Property

ATTACHMENT 4



MAJOR COMBINATION APPLICATION

DATE: _____ FILE NO. _____

SUBDIVISION NAME: NORTH LOOP VILLAGE APARTMENTS

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
TRACTS 22, 221, 23C & 23D, BLOCK 15
YSLETA GRANT, SAUE AND EXCEPT PORTIONS
OF TRACTS 23C AND 23D

2. Property Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	_____	_____	Office	_____	_____
Duplex	_____	_____	Street & Alley	_____	_____
Apartment	7.4575	1	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below):	_____	_____
Park	_____	_____			
School	_____	_____			
Commercial	_____	_____	Total No. Sites:		1
Industrial	_____	_____	Total (Gross) Acreage:		7.4575

3. What is existing zoning of the above described property? C-2 Proposed zoning? _____

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)
ON SITE PONDING

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 IMPROVEMENTS AND LOCATIONS WAVEN FOR RIGHT-OF-WAY

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

12. Owner of record FRESNO EP, LLC 915-532-5406
(Name & Address, Zip) (Email) (Phone)

13. Developer _____
(Name & Address, Zip) (Email) (Phone)

14. Engineer CAD CONSULTING CO 915-633-6422
(Name & Address, Zip) (Email) (Phone)

OWNER SIGNATURE: Carlos Figueroa

REPRESENTATIVE SIGNATURE: CAU

REPRESENTATIVE CONTACT (PHONE): 915-633-6422

REPRESENTATIVE CONTACT (E-MAIL): CADCONSULTING61@AOL.COM

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

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. Update dates for signatures to 2026.
3. Verify instrument numbers illustrated on the face of the plat.

Planning and Inspections Department- Land Development Division

Approved

1. Coordinate proposed plat with the Water Improvement District #1 abutting the Mesa Drain.
2. Subdivision boundary closure report is ok.

Parks and Recreation Department

We have reviewed **North Loop Village Apartments**, a minor plat map and on behalf of the Parks & Recreation Department we offer the Developer / Engineer the following comments:

Please note that this subdivision is zoned C-2 meeting the requirements for Non-residential uses as well as for multi-family dwellings use restricted to a maximum of 29 dwelling units per acre therefore "Park fees" will be assessed based on the following:

1. Applicant is proposing a multi-family residential dwelling use. As preliminary covenants, the number of multi-family units shall not exceed 108 units. Final recorded covenants need to be provided and if gross density waiver is granted by the City Manager of the Planning Department designee, then Applicant shall be required to pay "park fees" at a rate of **\$680.00** per dwelling unit, for a total amount of **\$73,440.00** calculated as follows:

108 multi-family dwelling units @ rate of \$680 per unit = \$73,440.00

Subdivision is located within Park Zone: **MV-3**

Nearest Park: **Lomaland Park**

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

Sun Metro

No comments received.

Fire Department

No comments received.

Streets and Maintenance Department

Traffic & Transportation Engineering:

has the following revised comments:

- No objection to application
- TXDOT coordination is required

Contract Management:

No objection to Improvements waiver. North Loop is TxDOT right-of-way therefore; outside City requirements. Indicate that any proposed infrastructure improvements located within the city right-of-way must follow the design standards for construction (DSC), in accordance with its municipal code.

Indicate that any damage to existing infrastructure caused by the development of this project must be restore to its original or better condition.

Street Lights:

Does not object to this request.

North Loop Dr. is a Texas Department of Transportation (TXDoT) right-of-way (ROW).

For the development of the 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.

El Paso County Water Improvement District #1

Please have applicant submit an application, \$250 application fee and three irrigable land exhibits to the office located at 13247 Alameda in Clint, TX.

El Paso Central Appraisal District

There are no comments for North Loop Village Apartments Subdivision from Central Appraisal

Capital Improvement Department

No comments received.

El Paso Water

No comments received.

Texas Gas

No comments received.

El Paso Electric

No comments received.

El Paso County 911 District

No comments received.

Texas Department of Transportation

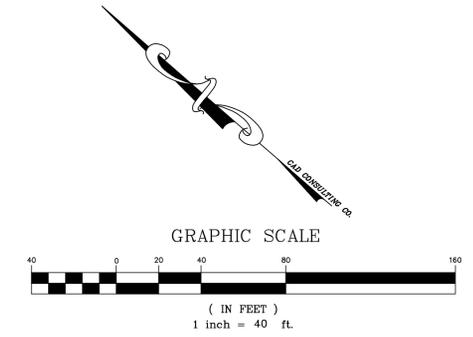
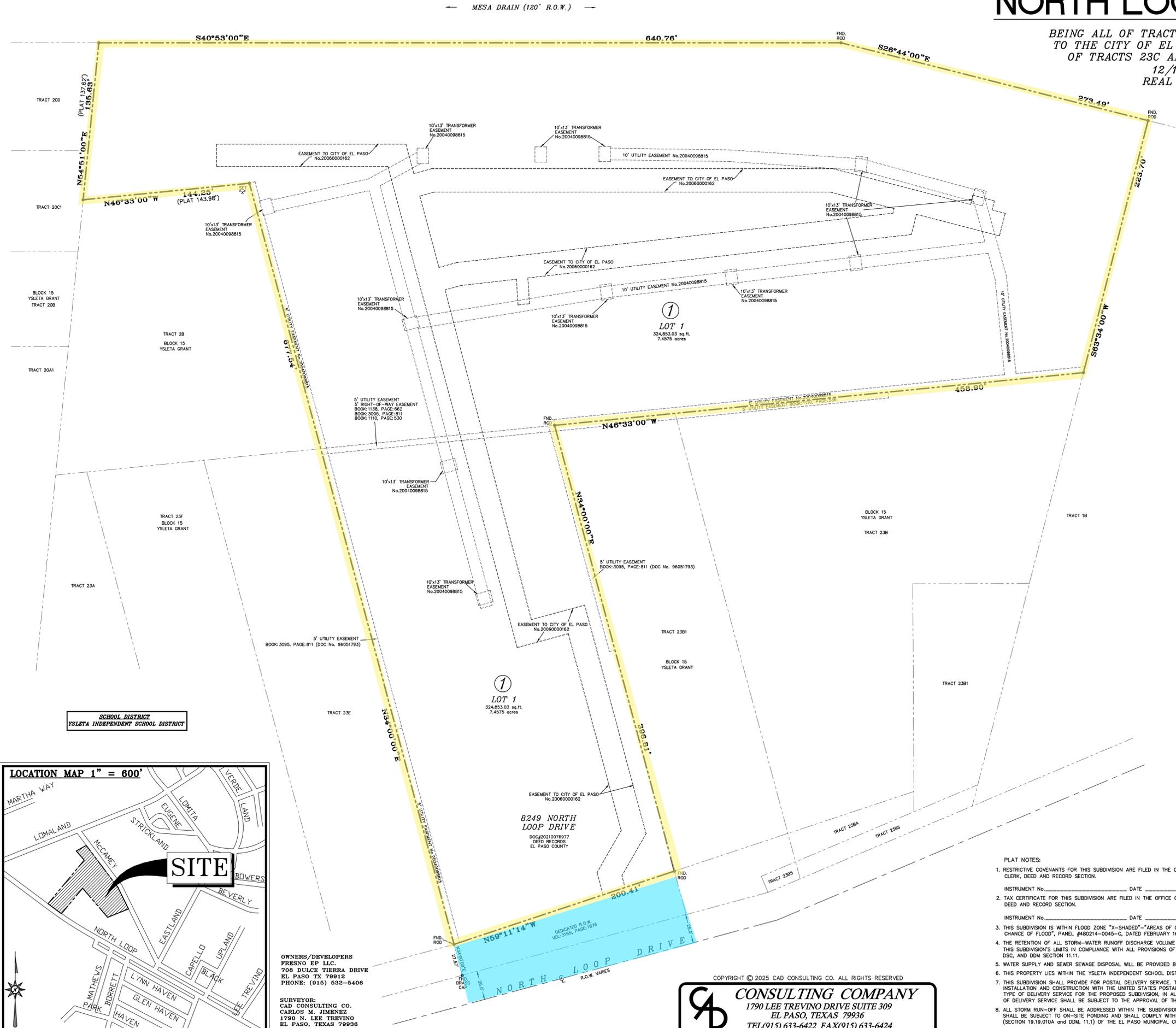
No comments received.

El Paso County

No comments received.

NORTH LOOP VILLAGE APARTMENTS

BEING ALL OF TRACTS 2C, 2C1, 23C AND 23D, BLOCK 15, YSLETA GRANT, AN ADDITON TO THE CITY OF EL PASO, EL PASO COUNTY, TEXAS, SAVE AND EXCEPT A PORTION OF TRACTS 23C AND 23D, CONVEYED TO THE STATE OF TEXAS IN DEED DATED 12/16/96 AND RECORDED IN BOOK 3165, PAGE 1876, REAL PROPERTY RECORDS OF EL PASO COUNTY, TEXAS. CONTAINING: 324,853.03 SQ. FT. OR 7.4575 ACRES ±



DEDICATION
 FRESNO EP LLC., property owner of this land, hereby present this plat and dedicate to the use of the public, utility easements and the right to ingress and egress for service and construction and the right to trim interfering trees and shrubs.
 Witness our signature this _____ day of _____, 2025.

 CARLOS FIGUEROA for FRESNO EP LLC.

ATTEST: NOT REQUIRED
ACKNOWLEDGEMENT
 STATE OF TEXAS
 COUNTY OF EL PASO
 Before me, the undersigned authority, on this day personally appeared CARLOS FIGUEROA, owner of FRESNO EP LLC., known to me to be the person whose names is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations herein expressed.
 Given under my hand and seal of office this _____ day of _____, 2025.

 Notary Public in and for El Paso County My Commission Expires _____

CITY PLAN COMMISSION
 This subdivision is hereby approved as to the platting and as to the condition of the dedication in accordance with Chapter 212 of the Local Government Code of Texas this _____ day of _____, 2025, A.D.
 _____ Executive Secretary _____ Chairperson
 Approved for filing this _____ day of _____, 2025.

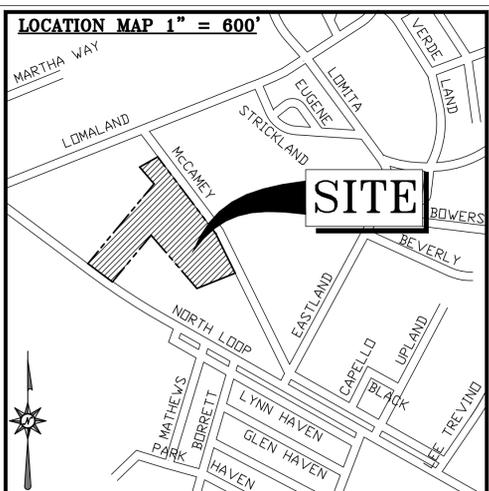
 Planning and Inspections Director

FILING
 Filed and recorded in the office of the County Clerk of El Paso County, Texas, this _____ day of _____, 2025, A.D. in File No. _____
 _____ County Clerk _____ By Deputy

- PLAT NOTES:**
- RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.
 - TAX CERTIFICATE FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.
 - THIS SUBDIVISION IS WITHIN FLOOD ZONE "X-SHADED"-AREAS OF 0.2% ANNUAL CHANCE OF FLOOD, PANEL #480214-0045-C, DATED FEBRUARY 16, 2006.
 - THE RETENTION OF ALL STORM-WATER RUNOFF DISCHARGE VOLUME IS REQUIRED WITHIN THIS SUBDIVISION'S LIMITS IN COMPLIANCE WITH ALL PROVISIONS OF (MUNI-CODE 19.19.010A, DSC, AND DDM SECTION 11.11).
 - WATER SUPPLY AND SEWER SEWAGE DISPOSAL WILL BE PROVIDED BY EL PASO WATER UTILITIES.
 - THIS PROPERTY LIES WITHIN THE YSLETA INDEPENDENT SCHOOL DISTRICT.
 - 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 SUBDIVISION, IN ALL CASES, THE TYPE AND LOCATION OF DELIVERY SERVICE SHALL BE SUBJECT TO THE APPROVAL OF THE UNITED STATES POSTAL SERVICE.
 - ALL STORM RUN-OFF SHALL BE ADDRESSED WITHIN THE SUBDIVISION BOUNDARIES. LOTS SHALL BE SUBJECT TO ON-SITE, PONDING AND SHALL COMPLY WITH ALL PROVISIONS OF (SECTION 19.19.010A and DDM, 11.1) OF THE EL PASO MUNICIPAL CODE SHALL BE APPLICABLE.

This plat represents a survey made on the ground by me or under my supervision and complies with the current Texas Board of Professional Land Survey Professional and Technical Standards.

Carlos M. Jimenez, R.P.L.S.
 Registered Professional Land Surveyor
 Texas License No. 3950
 Firm No. 10098300



OWNERS/DEVELOPERS
 FRESNO EP LLC.
 708 DULCE TIERRA DRIVE
 EL PASO TX 79912
 PHONE: (915) 532-5406

SURVEYOR:
 CAD CONSULTING CO.
 CARLOS M. JIMENEZ
 1790 N. LEE TREVINO
 EL PASO, TEXAS 79936
 PHONE: (915) 633-6422

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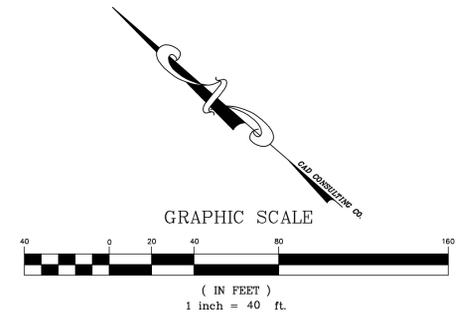
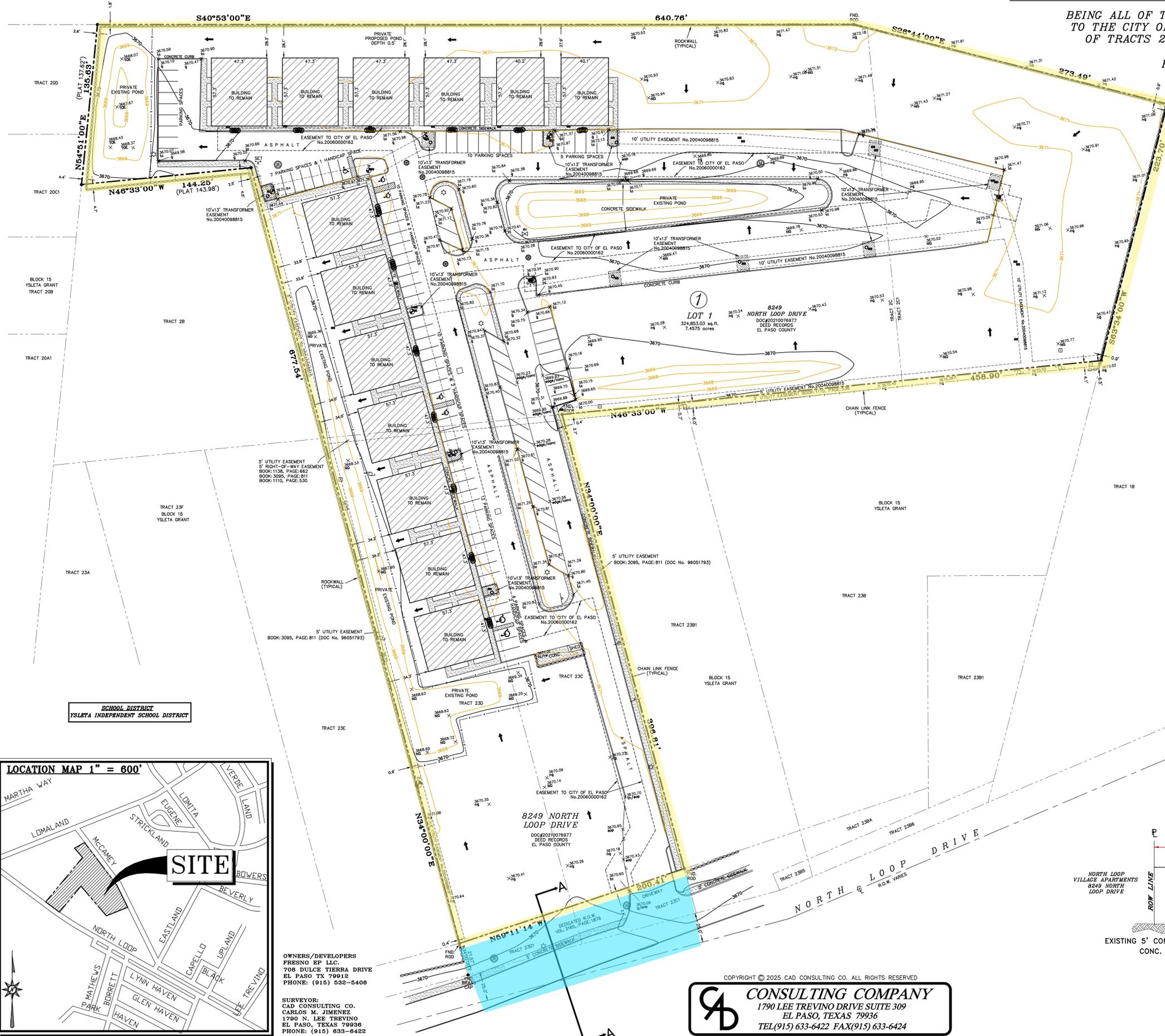
CONSULTING COMPANY
 1790 LEE TREVINO DRIVE SUITE 309
 EL PASO, TEXAS 79936
 TEL(915) 633-6422 FAX(915) 633-6424

NORTH LOOP VILLAGE APARTMENTS

BEING ALL OF TRACTS 2C, 2C1, 23C AND 23D, BLOCK 15, YSLETA GRANT, AN ADDITON TO THE CITY OF EL PASO, EL PASO COUNTY, TEXAS, SAVE AND EXCEPT A PORTION OF TRACTS 23C AND 23D, CONVEYED TO THE STATE OF TEXAS IN DEED DATED 12/16/96 AND RECORDED IN BOOK 3165, PAGE 1876, REAL PROPERTY RECORDS OF EL PASO COUNTY, TEXAS.

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324,853.03 SQ. FT. OR 7.4575 ACRES ±

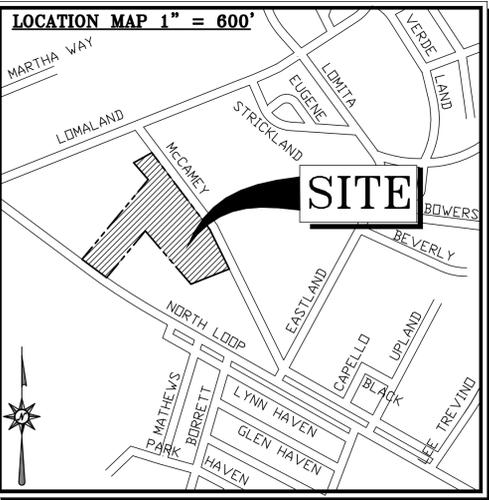
PRELIMINARY



- PLAT NOTES:
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LEGEND	
CL	= CENTERLINE STREET
NG	= NATURAL GROUND
C	= GUTTER
BLDG	= BUILDING
TC	= TOP OF CURVE
RW	= ROCKWALL
CONC	= CONCRETE
DI	= DROP INLET
BOS	= BACK OF SIDEWALK
MAIL	= MAIL BOX
MH	= MANHOLE
PP	= POWER POLE
MH	= MANHOLE
AN	= ANCHOR
WM	= WATER METER
RW	= ROCKWALL
F	= FENCE
DF	= DRAINAGE FLOW

- EASEMENT NOTES
- EASMENT: ELECTRIC TRANSMISSION RECORDED: AUGUST 29, 1980 IN VOLUME 1110, PAGE 530, OF THE OFFICIAL PUBLIC RECORDS, EL PASO COUNTY, TEXAS. (AS SHOWN)
 - EASMENT: ELECTRIC TRANSMISSION RECORDED: AUGUST 29, 1980 IN VOLUME 1110, PAGE 536, OF THE OFFICIAL PUBLIC RECORDS, EL PASO COUNTY, TEXAS. (AS SHOWN)
 - EASMENT: OVERHEAD ELECTRICAL DISTRIBUTION SYSTEM RECORDED: AUGUST 21, 1996 IN COUNTY CLERK'S FILE No. 96051793, OF THE OFFICIAL PUBLIC RECORDS, EL PASO COUNTY, TEXAS. (AS SHOWN)
 - EASMENT: ELECTRIC DISTRIBUTION AND/OR TRANSMISSION RECORDED: OCTOBER 22, 2004 IN COUNTY CLERK'S FILE No. 20040098815, OF THE OFFICIAL PUBLIC RECORDS, EL PASO COUNTY, TEXAS. (AS SHOWN)
 - EASMENT: WATER AND SEWER LINE RECORDED: JANUARY 3, 2006 IN COUNTY CLERK'S FILE No. 2006000162, OF THE OFFICIAL PUBLIC RECORDS, EL PASO COUNTY, TEXAS. (AS SHOWN)

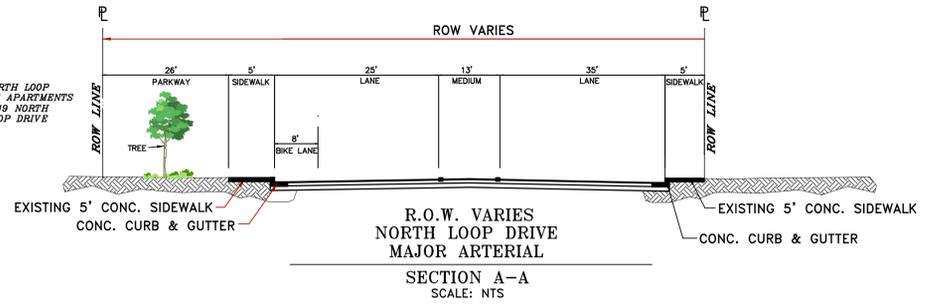


OWNERS/DEVELOPERS
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708 DULCE TIERRA DRIVE
EL PASO TX 79912
PHONE: (915) 532-5406

SURVEYOR:
CAD CONSULTING CO.
CARLOS M. JIMENEZ
1790 N. LEE TREVINO
EL PASO, TEXAS 79936
PHONE: (915) 633-6422

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CAD CONSULTING COMPANY
1790 LEE TREVINO DRIVE SUITE 309
EL PASO, TEXAS 79936
TEL(915) 633-6422 FAX(915) 633-6424





File #: BC-1705, Version: 1

**CITY OF EL PASO, TEXAS
LEGISTAR AGENDA ITEM SUMMARY FORM**

AGENDA LANGUAGE:

This is the language that will be posted to the agenda. Please use ARIAL 11 Font.

SUSU25-00099: Pebble Hills Green Hills Subdivision - A portion of Tract 2C,
Section 46, Block 79, Township 2, Texas and Pacific Railway
Company Surveys, City of El Paso, El Paso County, Texas

Location: South of Pebble Hills Dr. and West of Zaragoza Rd.
Existing Zoning: A-3/c (Apartment/Conditions), C-3/c (Commercial/Conditions)
Property Owner: Genagra LP
Representative: SLI Engineering, Inc.
District: 5
Staff Contact: Alonso Hernandez, (915) 212-1585,
HernandezJA5@elpasotexas.gov

Pebble Hills Green Hills Subdivision



City Plan Commission — February 12, 2026

CASE NUMBER/TYPE:	SUSU25-00099 – Major Combination
CASE MANAGER:	Alonso Hernandez, (915) 212-1585, HernandezJA5@elpasotexas.gov
PROPERTY OWNER:	Genagra, LP
REPRESENTATIVE:	SLI Engineering, Inc.
LOCATION:	South of Pebble Hills Dr. and West of Zaragoza Rd. (District 5)
PROPERTY AREA:	3.50 acres
VESTED RIGHTS STATUS:	Not Vested
PARK FEES:	\$138,040.00
ZONING DISTRICT(S):	A-3c (Apartment District / Conditions), C-3c (Commercial District / Conditions).

SUMMARY OF RECOMMENDATION: Staff recommends **APPROVAL** of Pebble Hills Green Hills Subdivision on a Major Combination basis.

Pebble Hills Green Hills Subdivision



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 40 80 160 240 320 Feet



Figure A: Proposed plat with surrounding area

DESCRIPTION OF REQUEST: The applicant is proposing to subdivide 3.50 acres into residential/multi-family lot. Access to the subdivision will be from Pebble Hills Dr using an established access easement. Stormwater drainage will be managed by on site ponding. This development is being reviewed under 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	R-5 (Residential) / Residential development
South	C-3c (Commercial/ Conditions) / Commercial development
East	C-3c (Commercial/ Conditions) / Commercial development
West	A-3c (Apartment / Conditions) / Apartments
Nearest Public Facility and Distance	
Park	Tierra Buena Park (0.02 mi.)
School	Paso del Norte Fine Arts Academy (0.65 mi.)
Plan El Paso Designation	
G-4, (Suburban)	
Impact Fee Service Area	
N/A	

PUBLIC COMMENT: N/A

PLAT EXPIRATION: This application will expire on **February 12, 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. Preliminary Plat
3. Final Plat
4. Application
5. Department Comments

ATTACHMENT 3

PEBBLE HILLS GREEN HILLS SUBDIVISION

A PORTION OF TRACT 26, SECTION 46, BLOCK 79,
TOWNSHIP 34S, RANGE 12E, COUNTY OF EL PASO,
TEXAS, IN ADDITION TO THE CITY OF EL PASO,
CONTAINING 3.3035 ACRES *

DEDICATION

LET THE LAND HEREIN BECOME THE MAP
LET THE LAND HEREIN BECOME THE MAP

ACKNOWLEDGEMENT

THE CITY OF EL PASO HAS REVIEWED THE MAP AND HAS DETERMINED THAT THE MAP IS IN ACCORDANCE WITH THE CITY CHARTER AND THE CITY PLAN COMMISSION RESOLUTIONS. THE CITY OF EL PASO HAS REVIEWED THE MAP AND HAS DETERMINED THAT THE MAP IS IN ACCORDANCE WITH THE CITY CHARTER AND THE CITY PLAN COMMISSION RESOLUTIONS.

CITY PLAN COMMISSION

THE CITY PLAN COMMISSION HAS REVIEWED THE MAP AND HAS DETERMINED THAT THE MAP IS IN ACCORDANCE WITH THE CITY CHARTER AND THE CITY PLAN COMMISSION RESOLUTIONS.

FILING

THE MAP IS FILED IN THE OFFICE OF THE COUNTY CLERK OF EL PASO COUNTY, TEXAS, THIS 12TH DAY OF FEBRUARY, 2025.

NOTARY PUBLIC

THE NOTARY PUBLIC HAS REVIEWED THE MAP AND HAS DETERMINED THAT THE MAP IS IN ACCORDANCE WITH THE CITY CHARTER AND THE CITY PLAN COMMISSION RESOLUTIONS.

SITE

PEBBLE HILLS GREEN HILLS SUBDIVISION

NOTES AND REMARKS

- THE CITY OF EL PASO HAS REVIEWED THE MAP AND HAS DETERMINED THAT THE MAP IS IN ACCORDANCE WITH THE CITY CHARTER AND THE CITY PLAN COMMISSION RESOLUTIONS.
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FINAL PLAT

CITY OF EL PASO
COUNTY OF EL PASO, TEXAS

RECORDED IN THE PUBLIC RECORDS OF EL PASO COUNTY, TEXAS, BOOK 100, PAGE 12345

REPARATION DATE: 09/23/2025

ATTACHMENT 4



MAJOR SUBDIVISION APPLICATION

DATE: 11/10/2025 FILE NO. _____

SUBDIVISION NAME: PEBBLE HILLS GREEN HILLS

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
PORTION OF TRACT 2G SECTION 46, BLOCK 79, TOWNSHIP 2, TEXAS AND ±

2. Property Land Uses:

	<u>ACRES</u>	<u>SITES</u>		<u>ACRES</u>	<u>SITES</u>
Single-family	_____	_____	Office	_____	_____
Duplex	_____	_____	Street & Alley	_____	_____
Apartment	<u>3.503</u>	<u>1</u>	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____	_____	_____	_____
School	_____	_____	Total No. Sites	<u>1</u>	_____
Commercial	_____	_____	Total (Gross) Acreage	<u>3.5035</u>	_____
Industrial	_____	_____			

3. What is existing zoning of the above described property? A3 Proposed zoning? SAME

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)
ON SITE PONDING

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: GENAGRA LP, 5009 Vista Del Monte 79922 915 241 1214
 (Name & Address) (Zip) (Phone)

13. Developer: SAME
 (Name & Address) (Zip) (Phone)

14. Engineer: SLI ENGINEERING, INC 6600 WESTWIND 79912 915 584 4457
 (Name & Address) (Zip) (Phone)

OWNER SIGNATURE: 

REPRESENTATIVE SIGNATURE: 

REPRESENTATIVE CONTACT (PHONE): 915 203 7277

REPRESENTATIVE CONTACT (E-MAIL): ghalloul@sl-engineering.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. Original and current certificate tax certificate(s) with zero balance.
 - b. Provide original copies of the restrictive covenants as per plat note 3.
2. Verify that the dedication statement includes all necessary items to be dedicated to the City, if applicable.
3. Show the location of the proposed on-site ponding area on the preliminary plat.
4. Include the postal delivery service statement on the preliminary plat.
5. Revise the proposed address number for the subdivision. Address 12660 is already assigned to the abutting lot to the west.
6. Show the location and width of all recorded, proposed, and required easements on both the preliminary and final plats.
7. Update all dates to 2026 on the corresponding statements on the final plat.
8. Update the vicinity map on both the preliminary and final plats. The current map references Pebble Hills Medical Center.
9. Please note that the proposed subdivision is located within two different zoning districts; A-3c (Apartment District / Conditions) and C-3c (Commercial District / Conditions). Coordination with the Zoning Administrator is recommended.
10. Please note and comply with El Paso Electric easement requirements.

Planning and Inspections Department- Land Development Division

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

The Developer/Engineer shall address the following comments:

1. No objections to proposed plat.
2. B-Closure report is ok.

Parks and Recreation Department

We have reviewed Pebble Hills Green Hills Subdivision, a minor plat map and on behalf of the Parks & Recreation Department, we offer the Developer / Engineer the following comments:

Please note that this subdivision is zoned "A-3" meeting the requirements for multi-family dwellings use with a minimum area of 750 Sq. Ft. per dwelling unit therefore, "Park fees" will be assessed based on the following:

1. Applicant is proposing a multi-family dwelling use (apartment), covenants need to be provided restricting the number of dwelling units and if gross density waiver is granted by the City Manager of the Planning Department designee, then Park fees will be assessed at a rate of \$680.00 per dwelling unit. Since Park Fees will be assessed using gross density since restrictive covenants were not provided. Total amount to pay in park fees is **\$138,040**, calculated as follows:

152,611 sq. ft. (subdivision total sq. ft.) / **750 sq. ft.** (multi-family minimum area) =

203 multifamily units @ rate of \$680 per unit = \$138,040.00

Please allocate generated funds under Park Zone: E-7
Nearest Park: Tierra Buena 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:

- A TIA is not required for the new development after ITE Trip Generator 12th Edition determination.
- No objection to application

Streets lights:

Street Lights does not object to this request.

For the development of the 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:

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.

El Paso Water

El Paso Water (EPWater) does not object to this request.

Revise vicinity map to show the correct location of the property.

The subject property is located within an Annexation service area. Annexation fees are due at the time of new service application for individual water meters within the subject property.

Water:

There is an existing 24-inch diameter water main along Pebble Hills Blvd., located approximately 30-foot north of centerline. No direct service connections are allowed to this main as per the El Paso Water - Public Service Board Rules and Regulations.

There is an existing 8-inch diameter water main along a 15/20-foot utility easement, located south of the property. This main is available to provide service.

Previous water pressure from fire hydrant #8734 last tested 12/28/2023 located at 2996 Tierra Cortez Avenue, has yielded a static pressure of 64 psi, a residual pressure of 60 psi, and a discharge of 978 gallons per minute.

Sewer:

There is an existing 8-inch diameter sanitary sewer main along 15-foot utility easement south of Pebble Hills Blvd and west of property. This main dead ends x-feet south of Pebble Hills. This main is available to provide service.

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:

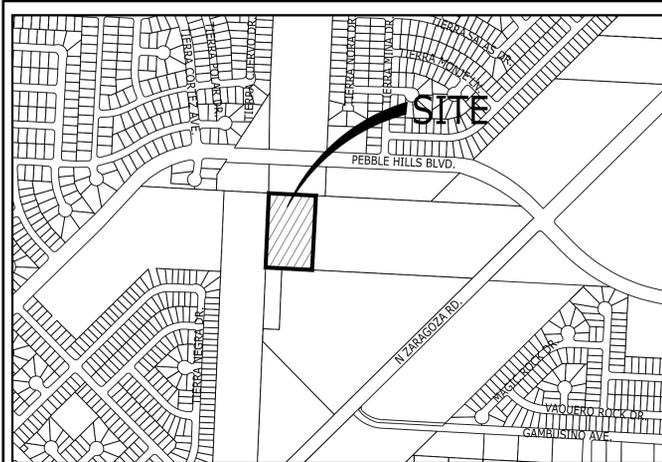
We have reviewed the subdivision described above and provided the following comments:

1. The vicinity map appears to show BLOCK 1 PEBBLE HILLS MEDICAL CENTER LOT 1 as the site location. The vicinity map does not match the description and area shown on plans.
2. Provide an acceptable Stormwater Management plan in accordance with Section 19.19.030 of the current subdivision ordinance.
3. Label drainage flow patterns on the preliminary plat and identify the final location of all the stormwater runoff.
4. 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.

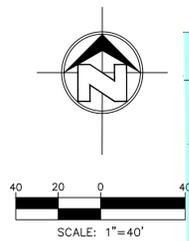
El Paso County 911 District

Please verify the address shown on the plat. Central Appraisal data is showing this as 12660





VICINITY MAP
SCALE: 1"=600'



PEBBLE HILLS GREEN HILLS SUBDIVISION

A PORTION OF TRACT 2C, SECTION 46, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS, AN ADDITION TO THE CITY OF EL PASO, EL PASO COUNTY, TEXAS. CONTAINING: 3.5035 ACRES ±

DEDICATION

GENAGRA LP.
OWNER OF THIS LAND HEREBY PRESENTS THIS MAP.

LUIS HERNANDO URREA
OWNER
GENAGRA LP.

ACKNOWLEDGEMENT

STATE OF TEXAS
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED LUIS HERNANDO URREA, AND PROVED TO ME THROUGH HIS TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DUTY SWORN, DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2025 A.D.

NOTARY PUBLIC IN AND FOR THE COUNTY OF EL PASO MY COMMISSION EXPIRES: _____

CITY PLAN COMMISSION

THIS SUBDIVISION IS HEREBY APPROVED AS TO THE PLATTING AND AS TO THE CONDITIONS OF THE DEDICATION IN ACCORDANCE WITH CHAPTER 212 OF THE LOCAL GOVERNMENT CODE OF TEXAS THIS _____ DAY OF _____, 2025 A.D.

EXECUTIVE SECRETARY _____ CHAIRPERSON _____
APPROVED FOR FILING THIS _____ DAY OF _____, 2025 A.D.

PLANNING AND INSPECTIONS DIRECTOR _____

FILING

FILED AND RECORDED IN THE OFFICE OF THE COUNTY CLERK OF EL PASO COUNTY, TEXAS, THIS _____ DAY OF _____, 2025, A.D., IN FILE NO. _____

COUNTY CLERK _____ BY DEPUTY _____

THIS PLAT REPRESENTS A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND IS IN COMPLIANCE WITH THE CURRENT TEXAS BOARD OF PROFESSIONAL LAND SURVEYING PROFESSIONAL AND TECHNICAL STANDARDS.

GUILLERMO LICON, RPLS 2998

THIS IS TO CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL FIELD SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND IS IN COMPLIANCE WITH THE CURRENT TEXAS BOARD OF PROFESSIONAL LAND SURVEYING PROFESSIONAL AND TECHNICAL STANDARDS.

BY: _____
GUILLERMO LICON, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS LICENSE NO. 2998



- ### NOTES
- IF LOTS ARE FURTHER SUBDIVIDED, THEN ADDITIONAL PRIVATE EASEMENT SHALL BE REQUIRED.
 - TAX CERTIFICATE FOR THIS DEVELOPMENT ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION, INSTRUMENT NO. _____ DATE _____
 - RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION, INSTRUMENT NO. _____ DATE _____
 - ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 480212 0175 B, DATED OCTOBER 15, 1982. THIS PROPERTY LIES IN FLOOD ZONE X. ZONE "X" ARE AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN.
 - THIS SUBDIVISION LIES WITHIN SOCORRO INDEPENDENT SCHOOL DISTRICT.
 - WATER AND SEWER SERVICES ARE EXTENDED TO THIS SUBDIVISION FROM EXISTING EL PASO WATER UTILITIES/PUBLIC SERVICE BOARD FACILITIES FROM ADJUTING STREETS.
- THIS INSTRUMENT ASSURING THE CERTIFICATION THAT WATER AND SEWER SERVICES FACILITIES DESCRIBED BY THIS PLAT ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, TEXAS WATER CODE IS FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.
- THIS SUBDIVISION SHALL PROVIDE FOR POSTAL DELIVERY SERVICE. THE SUBDIVIDER COORDINATE 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 IS SUBJECT TO THE APPROVAL OF THE UNITED STATES POSTAL SERVICE.
 - THE RETENTION OF ALL HISTORIC AND DEVELOPED STORMWATER RUNOFF DISCHARGE VOLUMES IS REQUIRED WITHIN THIS SUBDIVISION'S LIMITS IN COMPLIANCE WITH ALL PROVISIONS OF (MUNI-CODE 19.19.010A, SDM, AND DDM SECTION 11.1).
 - PROPERTY HAS DIRECT ACCESS TO PEBBLE HILLS BOULEVARD (PUBLIC RIGHT-OF-WAY).

METES AND BOUNDS

The parcel of land herein described is a portion of Tract 2C, Section 46, Block 79, Township 2, Texas and Pacific Railway Company Surveys, an addition to the City of El Paso, El Paso County, Texas, according to the plat hereof in File No. 20060092203, Plat Records of El Paso County, Texas and is more particularly described by metes and bounds as follows:

Commencing at an existing city monument lying on the centerline intersection of Pebble Hills Boulevard (105.00' public right-of-way) and Tierra Mina Drive; (52.00' public right-of-way) Thence, South 23°30'05" West, a distance of 287.16 feet to a point lying on the common southerly boundary line of Lot 1, Block 108, TIERRA DEL ESTE UNIT TWENTY SEVEN said point also being the "TRUE POINT OF BEGINNING" of this metes and bounds description:

THENCE, South 00°30'15" East, a distance of 524.48 feet to a point for a boundary corner lying on the common northerly boundary line of Lot 1, Block 132, TIERRA DEL ESTE UNIT THIRTY TWO;

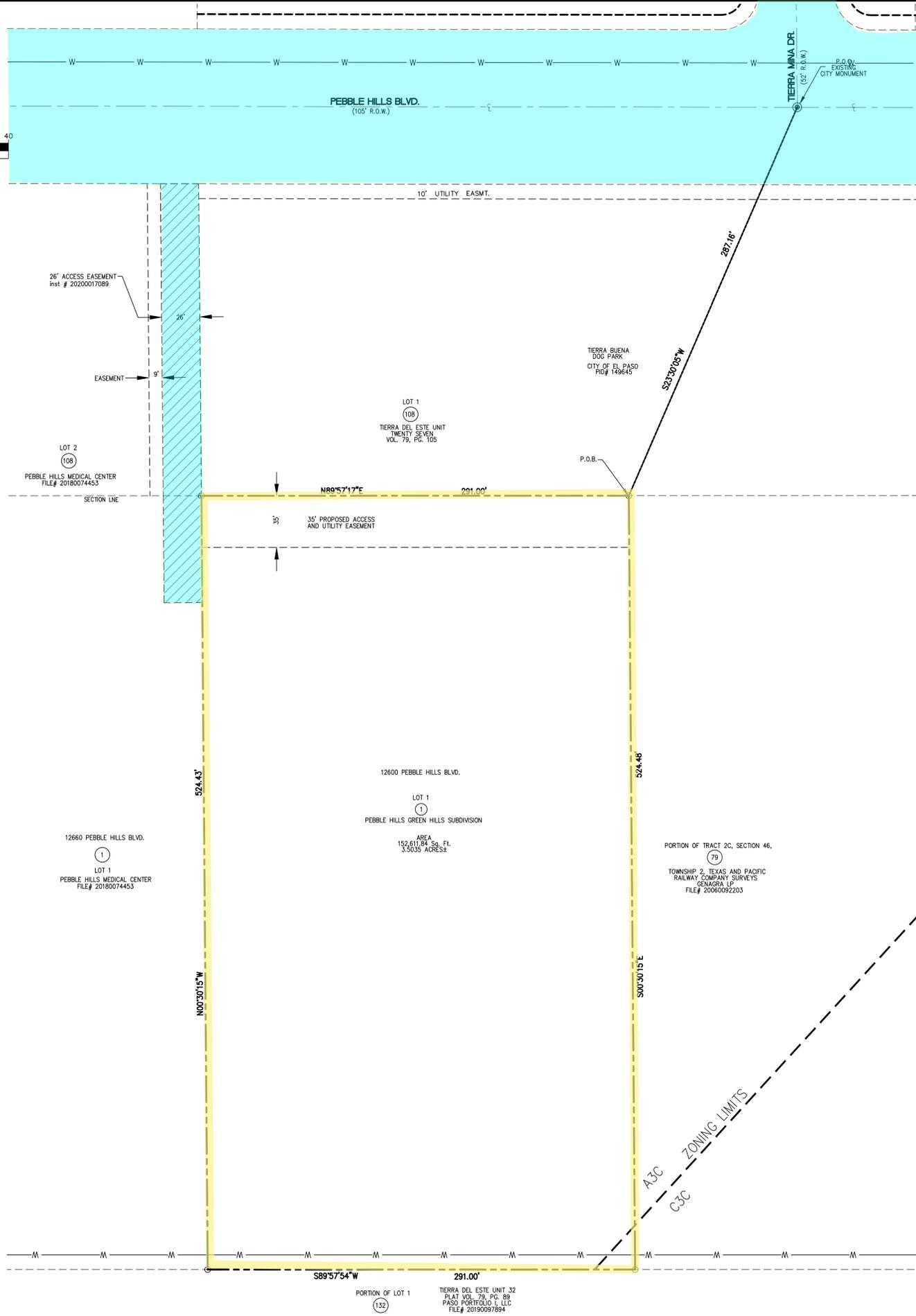
THENCE, South 89°57'54" West, along boundary line of Lot 1, Block 132, TIERRA DEL ESTE UNIT THIRTY TWO, a distance of 291.00 feet to a point for a boundary corner lying on the common boundary line of Lot 1, Block 1, PEBBLE HILLS MEDICAL CENTER;

THENCE, North 00°30'15" West, along said boundary line, a distance of 524.43 feet to point for a boundary corner lying on the southerly boundary line of Lot 1, Block 108, TIERRA DEL ESTE UNIT TWENTY SEVEN being the southeasterly corner of Lot 2, Block 108, PEBBLE HILLS MEDICAL CENTER;

THENCE, North 89°57'17" East, along boundary line of Lot 1, Block 108, TIERRA DEL ESTE UNIT TWENTY SEVEN, a distance of 291.00 feet back to the "TRUE POINT OF BEGINNING" of this description.

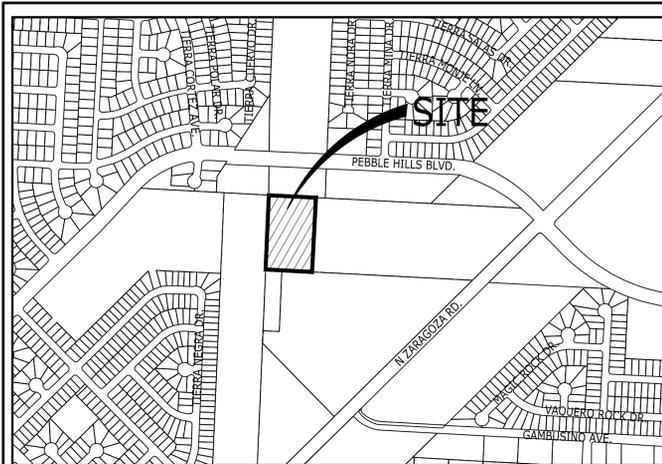
Said parcel of land containing 152,611.84 Square Feet (3.5035 acres) of land, more or less.

LEGEND	
BOUNDARY LINE	—
CITY MONUMENT	⊙
BOUNDARY SYMBOL	○
EASEMENT LINE	- - - - -
CENTER LINE	⊕

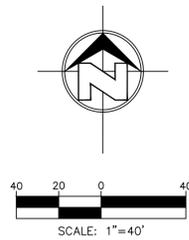


FINAL PLAT

SLI ENGINEERING, INC.
CIVIL ENGINEERS - LAND SURVEYORS
LAND PLANNERS - CONSTRUCTION MANAGEMENT
6600 WESTWIND DR. - EL PASO, TEXAS - 79912 - (915) 584-4457
PREPARATION DATE: 09/25/2025

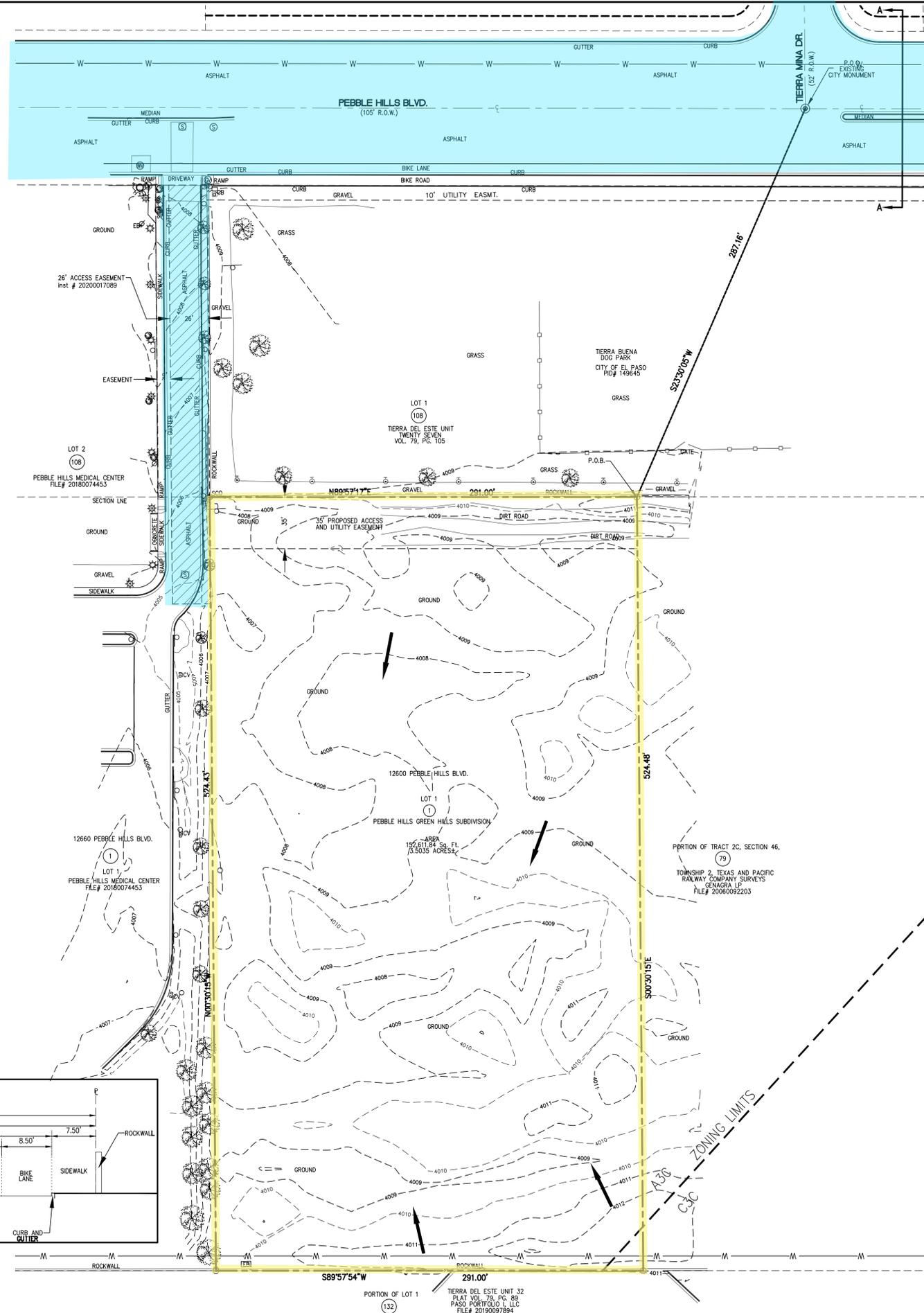


VICINITY MAP
SCALE: 1"=600'



LEGEND

BOUNDARY LINE	CHAIN LINK FENCE	○
BOUNDARY SYMBOL	SILT FENCE	- - -
EASEMENT LINE	IRRIGATION CONTROL BOX	ICV □
CENTER LINE	IRRIGATION CONTROL VALVE	ICV ○
ELECTRIC BOX	WATER VALVE	(W) ○
LIGHT POST	FIRE HYDRANT	⊗
ELECTRIC PIPES	GAS VALVE	(G) ○
SANITARY SEWER MANHOLE	SIGN	○
SEWER CLEAN OUT	CABLE BOX	[CB]
TREE	CABLE MARKER	⊗
BUSH	TELEPHONE PEDESTAL	[TP]
CACTUS	ELEVATION	4009



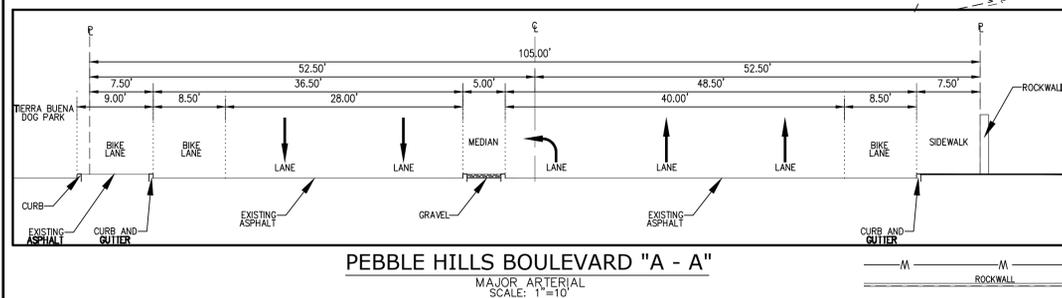
PEBBLE HILLS GREEN HILLS SUBDIVISION

A PORTION OF TRACT 2C, SECTION 46, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS, AN ADDITION TO THE CITY OF EL PASO, EL PASO COUNTY, TEXAS. CONTAINING: 3.5035 ACRES ±

NOTES

- NUMBER OF LOTS IN THIS SUBDIVISION = 1
- OWNER:
LUIS HERNANDO URREA
6211 EDMERE BLVD, Ste. 3
EL PASO, TEXAS 79925
(915) 545-3960
- SURVEYOR:
SLI ENGINEERING, INC.
6600 WESTWIND DRIVE
EL PASO, TEXAS 79912
(915) 584-4457
- IF LOTS ARE FURTHER SUBDIVIDED, THEN ADDITIONAL PRIVATE EASEMENT SHALL BE REQUIRED.
- TAX CERTIFICATE FOR THIS DEVELOPMENT ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION, INSTRUMENT NO. _____, DATE _____
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- PROPERTY HAS DIRECT ACCESS TO PEBBLE HILLS BOULEVARD (PUBLIC RIGHT-OF-WAY).

PREPARED BY
SLI ENGINEERING, INC.
6600 WESTWIND DRIVE
EL PASO, TEXAS 79912
(915) 584-4457



PEBBLE HILLS BOULEVARD "A - A"
MAJOR ARTERIAL
SCALE: 1"=10'



PRELIMINARY PLAT

SLI ENGINEERING, INC.
CIVIL ENGINEERS - LAND SURVEYORS
LAND PLANNERS - CONSTRUCTION MANAGEMENT
6600 WESTWIND DR. - EL PASO, TEXAS - 79912 - (915) 584-4457
PREPARATION DATE: 09/25/2025



File #: BC-1706, **Version:** 1

**CITY OF EL PASO, TEXAS
LEGISTAR AGENDA ITEM SUMMARY FORM**

AGENDA LANGUAGE:

This is the language that will be posted to the agenda. Please use ARIAL 11 Font.

SUSU25-00106: Emerald Heights Unit Four Replat A - Lots 2 and 3, Block 1,
Emerald Heights Unit Four, El Paso County, Texas

Location: South of Eastlake Blvd. and West of Peyton Dr.
Existing Zoning: N/A property lies within Extraterritorial Jurisdiction (ETJ)
Property Owner: Bowling Construction, LLC
Representative: Rey Engineering, Inc.
District: N/A property lies within Extraterritorial Jurisdiction (ETJ)
Staff Contact: Myrna Aguilar, (915) 212-1584, AguilarMP@elpasotexas.gov

Emerald Heights Unit Four Replat A

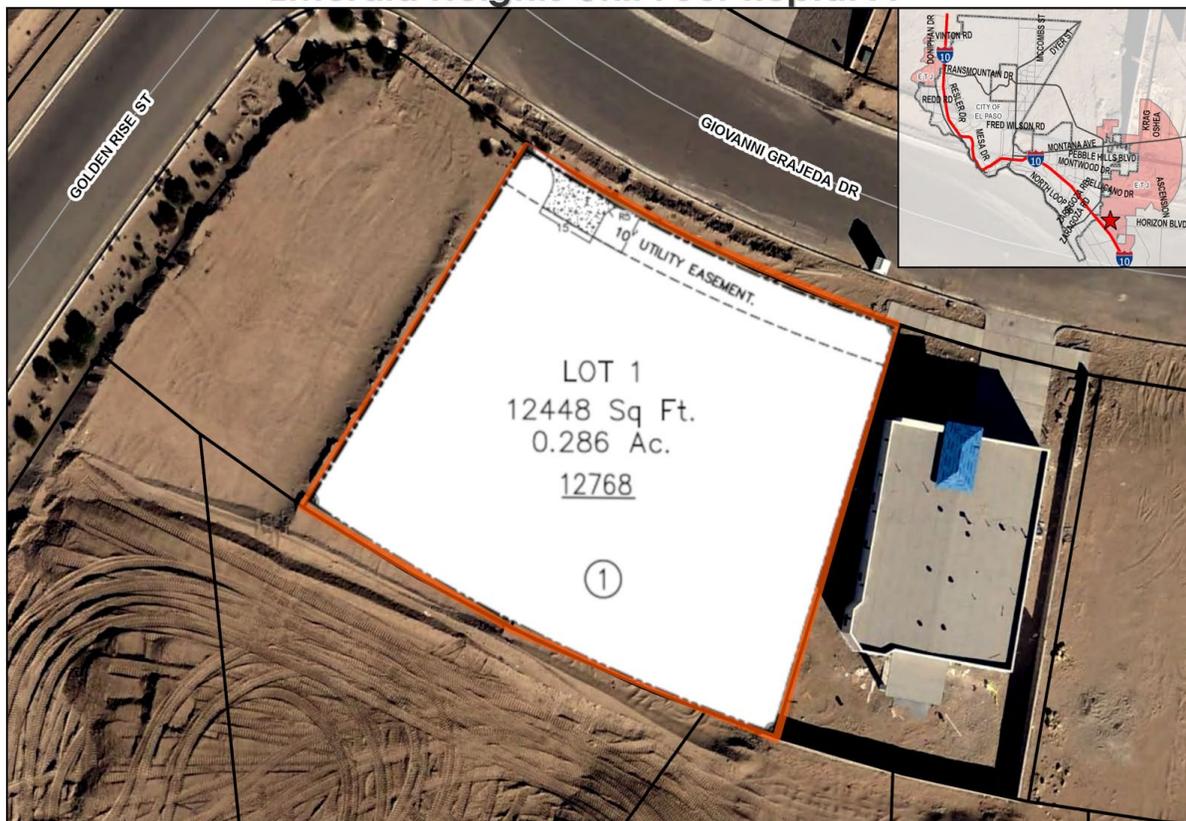


City Plan Commission — February 12, 2026

CASE NUMBER/TYPE:	SUSU25-00106 – Resubdivision Combination
CASE MANAGER:	Myrna Aguilar, (915) 212-1584, AguilarMP@elpasotexas.gov
PROPERTY OWNER:	Bowling Construction, LLC
REPRESENTATIVE:	Rey Engineering, Inc
LOCATION:	N/A property lies within (ETJ)
PROPERTY AREA:	0.28 acres
VESTED RIGHTS STATUS:	Not Vested
PARK FEES:	Park Fees Not Required
ZONING DISTRICT(S):	N/A property lies within ETJ
PUBLIC INPUT:	No opposition received as of 02/05/2026

SUMMARY OF RECOMMENDATION: Staff recommends **APPROVAL** of Emerald Heights Unit Four Replat A on a Resubdivision Combination basis.

Emerald Heights Unit Four 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 & Inspection Department Planning Division makes no claim to its accuracy or completeness.



Subject Property

0 5 10 20 30 40
feet



Figure A: Proposed plat with surrounding area

DESCRIPTION OF REQUEST: The applicant is proposing to resubdivide 0.28 acres of vacant land to create one residential lot in the El Paso’s extraterritorial jurisdiction. Drainage flow will be provided by regional pond. The subdivision was reviewed under the standards of 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) / Residential development and vacant land
South	Extraterritorial Jurisdiction (ETJ) / Vacant land
East	Extraterritorial Jurisdiction (ETJ) / Residential development
West	Extraterritorial Jurisdiction (ETJ) / Vacant Land
Nearest Public Facility and Distance	
Park	Ranchos del Sol Park (3.86 mi)
School	Eastlake High School (0.75 mi.)
Plan El Paso Designation	
G-4, Suburban	
Impact Fee Service Area	
N/A	

PUBLIC COMMENT: Notices of the proposed replat were sent on January 26, 2026, to all property owners within 200 feet of the subject property and within the original subdivision. As of February 5, 2026, staff has not received any calls of inquiry regarding this request.

PLAT EXPIRATION: This application will expire on **February 12, 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. Preliminary Plat
3. Final Plat
4. Application
5. Department Comments

ATTACHMENT 1

Emerald Heights Unit Four Replat A



Emerald Heights
Unit Four Replat A
SUSU25-00106



Subject Property



This map is designed for illustrative purposes only. The features depicted herein are approximate and more site-specific studies may be required to draw accurate conclusions. Engagements of this kind are subject to misinterpretations of the data. The Planning & Inspections Department Planning Division makes no claim to its accuracy or completeness.

ATTACHMENT 2

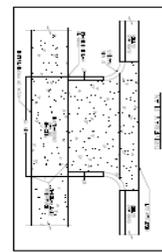
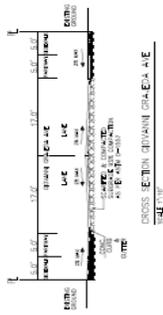
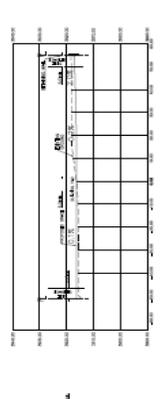
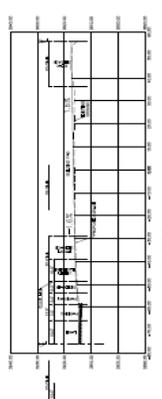
EMERALD HEIGHTS UNIT FOUR REPLAT "A" PRELIMINARY

(BEING ALL OF LOTS 2 & 3 IN BLOCK 1 OF EMERALD HEIGHTS UNIT FOUR, EL PASO COUNTY, TEXAS,
CONTAINING ±0.286 ACRES)



PLAT NOTES & RESTRICTIONS

1. THE INFORMATION ON THIS INSTRUMENT WAS OBTAINED FROM THE PUBLIC RECORDS OF THE COUNTY OF EL PASO, TEXAS.
2. THE INFORMATION ON THIS INSTRUMENT WAS OBTAINED FROM THE PUBLIC RECORDS OF THE COUNTY OF EL PASO, TEXAS.
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21. THE INFORMATION ON THIS INSTRUMENT WAS OBTAINED FROM THE PUBLIC RECORDS OF THE COUNTY OF EL PASO, TEXAS.
22. THE INFORMATION ON THIS INSTRUMENT WAS OBTAINED FROM THE PUBLIC RECORDS OF THE COUNTY OF EL PASO, TEXAS.



PROPERTY OWNER
BOWLING CONSTRUCTION LLC
12700 DOWNSIDE AVENUE, SUITE 100, EL PASO, TEXAS 79906

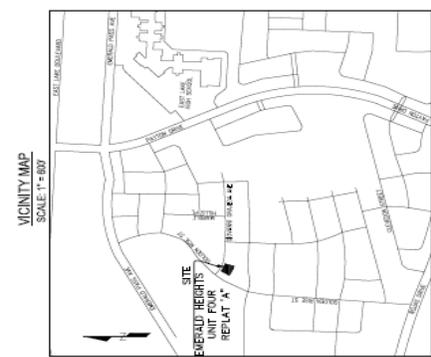
TOTAL RESIDENTIAL LOTS
1

REMARKS:
REPLACEMENT OF EXISTING
SIDE OF AND DOWNSIDE AVENUE
ELEVATOR: MARK/PARADISE DELITE
DARTING

LEGEND

- 1. ELEVATOR
- 2. SIDEWALK
- 3. DRIVE
- 4. DRIVE
- 5. DRIVE
- 6. DRIVE
- 7. DRIVE
- 8. DRIVE
- 9. DRIVE
- 10. DRIVE
- 11. DRIVE
- 12. DRIVE
- 13. DRIVE
- 14. DRIVE
- 15. DRIVE
- 16. DRIVE
- 17. DRIVE
- 18. DRIVE
- 19. DRIVE
- 20. DRIVE

DATE	DESCRIPTION	BY
02/12/2026	PRELIMINARY	...
02/12/2026
02/12/2026
02/12/2026



STATEMENT
THE INFORMATION ON THIS INSTRUMENT WAS OBTAINED FROM THE PUBLIC RECORDS OF THE COUNTY OF EL PASO, TEXAS. THE INFORMATION ON THIS INSTRUMENT WAS OBTAINED FROM THE PUBLIC RECORDS OF THE COUNTY OF EL PASO, TEXAS. THE INFORMATION ON THIS INSTRUMENT WAS OBTAINED FROM THE PUBLIC RECORDS OF THE COUNTY OF EL PASO, TEXAS. THE INFORMATION ON THIS INSTRUMENT WAS OBTAINED FROM THE PUBLIC RECORDS OF THE COUNTY OF EL PASO, TEXAS.

ATTACHMENT 4



MINOR SUBDIVISION APPLICATION

DATE: _____ FILE NO. _____

SUBDIVISION NAME: EMERALD HEIGHTS UNIT FOUR REPLAT "A"

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
BEING ALL OF LOTS 2 & 3 IN BLOCK 1 OF EMERALD HEIGHTS UNIT FOUR, EL PASO COUNTY, TEXAS

2. Property Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	0.268	1	Office	_____	_____
Duplex	_____	_____	Street & Alley	_____	_____
Apartment	_____	_____	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____		_____	_____
School	_____	_____		_____	_____
Commercial	_____	_____	Total No. Sites	_____	_____
Industrial	_____	_____	Total (Gross) Acreage	_____	_____

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)
COMMON 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: _____

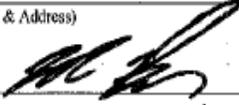
10. Improvement Plans submitted? Yes No

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 Randy Bowling 2505 E. Missouri Ave. El Paso, Texas r.bowling@tropicalhomes.com (915) 821-3550
 (Name & Address) (Email) (Phone)
13. Developer _____
 (Name & Address) (Email) (Phone)
14. Engineer REY ENGINEERING 10110 MONTWOOD DR STE A EL PASO, TEXAS 79925 CONTACT@REY-ENGINEERING.COM 9156739576
 (Name & Address) (Email) (Phone)

OWNER SIGNATURE:  _____

REPRESENTATIVE SIGNATURE:  _____

REPRESENTATIVE CONTACT (PHONE): (915) 9739576

REPRESENTATIVE CONTACT (E-MAIL): CONTACT@REY-ENGINEERING.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)
2. Provide an updated application as a resubdivision combination.
3. Update final plats City of El Paso Certificate of plat approval to reflect City Plan Commission Statement and replace subdivision coordinator for Chairperson.
4. Update all 2025 to 20__ on final plat.
5. Recommend abbreviating all digits post 212 and 232 on final plat.
6. Change to Lot 2 as Block 1 Lot 1 already exists.
7. Correct street name on Vicinity Map. (Payton Dr. should be Peyton Dr.)

Planning and Inspections Department- Land Development Division

1. Dimension the effective driveway width of 14' as per section DSC 6-15.
2. Provide print-out of the mathematical closure of the exterior boundary of the subdivision indicating the error of closure.

Parks and Recreation Department

Please note that this is a Residential subdivision composed of 1 residential lot and is located within the City of El Paso eastside ETJ area; Per City Standards a total of \$1,370.00 in "Park fees" would have been required 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 Engineering

- No objection to application.

El Paso Water

Engineering

Do not object to this request.

The subject property is located within the limits of the Paseo Del Este MUD No. 6 and is outside the limits of the City of El Paso and El Paso Water-PSB service area. The Paseo Del Este MUD No. 6 receives wholesale water and wastewater service from El Paso Water-PSB in accordance with the PDEMUD1 Wholesale Contract and El Paso Water-PSB Rules and Regulations No. 11.

El Paso Central Appraisal

Lot 1 Block 1 already exists please change to lot 2.

Texas Gas

In reference to case SUSU25-00106 - Emerald Heights Unit Four Replat "A", Texas Gas Service does 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.

Fire Department

Correct street name on Vicinity Map. (Payton Dr. should be Peyton Dr.)

El Paso County Water Improvement District #1

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

El Paso Electric

No comments received.

El Paso County 911 District

No comments received.

Capital Improvement Department

No comments received.

Texas Department of Transportation

No comments received.

El Paso County

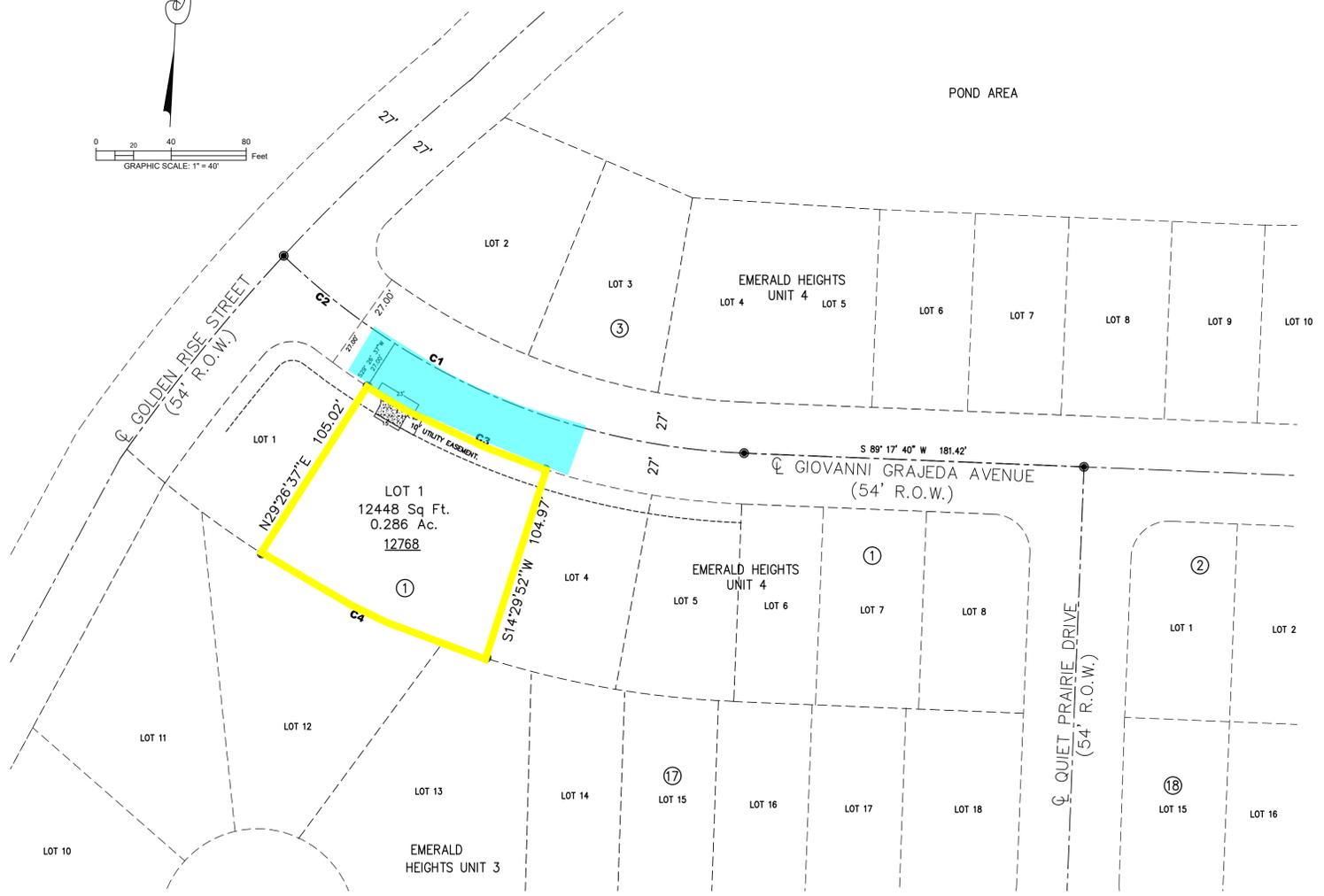
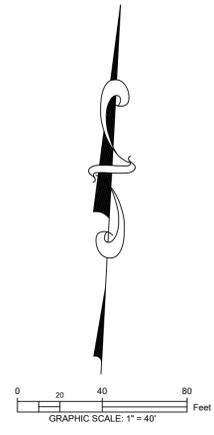
No comments received.

Sun Metro

No comments received.

PLAT NOTES & RESTRICTIONS

- TAX CERTIFICATE(S) FOR THIS SUBDIVISION ARE IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.
INSTRUMENT No. _____ DATE _____
- RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.
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- BEARING BASIS: AS PLAT OF EMERALD HEIGHTS UNIT FOUR.
- = EXISTING COUNTY MONUMENT
- BUILDINGS SHALL CONFORM TO PASEO DEL ESTE MASTER GUIDELINES, FRONT SETBACK - 20 FEET, REAR SETBACK - 20 FEET, SIDE SETBACK - 5 FEET, SIDE SETBACK (ADJACENT STREET) - 10 FEET
- THE FINISHED FLOOR ELEVATION OF ANY RESIDENCE SHALL BE AT LEAST 18" ABOVE THE AVERAGE HEIGHT OF THE CURB IN FRONT OF THE LOT, OR AT LEAST 12" ABOVE THE NATURAL GROUND LEVEL SURROUNDING THE FOUNDATION, WHICHEVER IS HIGHER.
- NO MORE THAN ONE SINGLE-FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT.
- BOWLING CONSTRUCTION LLC. HAS OBTAINED A PERMIT FROM THE COUNTY PLANNING AND DEVELOPMENT DEPARTMENT PRIOR TO CUTTING ANY EXISTING COUNTY ROAD FOR INSTALLATION OF UTILITIES, OR ANY OTHER PURPOSE.
- THIS SUBDIVISION LIES WITHIN ZONE "X" AS DESIGNATED IN PANEL No. 48021202508, DATED SEPTEMBER 4, 1991, OF THE FLOOD INSURANCE RATE MAPS, EL PASO COUNTY, TEXAS. ZONE "X" INDICATES AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.
- BOWLING CONSTRUCTION LLC. HAS PROVIDED ADEQUATE STORM RUNOFF AND PONDING PROVISIONS PRIOR OF THIS REPLAT.
- THE DEVELOPER OF EMERALD HEIGHTS UNIT FOUR, HAS INSTALLED ALL UTILITY SERVICE LINES TO THE PROPERTY LINES UNLESS OTHERWISE APPROVED, IN WRITING, BY THE COUNTY PLANNING AND DEVELOPMENT DEPARTMENT.
- IN ACCORDANCE WITH TEXAS LOCAL GOVERNMENT CODE 232.025(S), IT IS HEREBY EXPRESSED THAT ALL PURCHASE CONTRACTS MADE BETWEEN THE DEVELOPER OF EMERALD HEIGHTS UNIT FOUR AND BOWLING CONSTRUCTION LLC. WILL CONTAIN A STATEMENT DESCRIBING WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
- THE DEVELOPER OF EMERALD HEIGHTS UNIT FOUR HAS OBTAINED A PERMIT FROM THE COUNTY PLANNING AND DEVELOPMENT DEPARTMENT FOR INSTALLATION OF UTILITIES, CONSTRUCTION OF DRIVEWAYS, OR ANY OTHER PURPOSE.
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- LOT OWNER IS RESPONSIBLE FOR CONSTRUCTING DRIVEWAYS AND SIDEWALKS.
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- AS PART OF EMERALD HEIGHTS UNIT FOUR REPLAT, LOTS 2 AND 3 OF BLOCK 1 WILL BE CONSOLIDATED INTO A SINGLE LOT.
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- THE REASON FOR THIS REPLAT IS THE COMBINATION OF 2 LOTS FOR RESIDENTIAL PURPOSES.
- 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.
- ANY INFRASTRUCTURE LOCATED WITHIN THE CITY OF EL PASO RIGHT-OF-WAY OR WITHIN THE CITY'S FIVE-MILE EXTRA-TERRITORIAL JURISDICTION (ETJ) MUST COMPLY WITH THE DESIGN STANDARDS FOR CONSTRUCTION AND THE MUNICIPAL CODE.



**EMERALD HEIGHTS
UNIT FOUR REPLAT "A"**

BEING ALL OF LOTS 2 & 3 IN BLOCK 1 OF EMERALD HEIGHTS UNIT FOUR, EL PASO COUNTY, TEXAS
CONTAINING: ±0.286 ACRES

OWNERS DEDICATION, CERTIFICATION, AND ATTESTATION

BOWLING CONSTRUCTION, LLC, as owner of the ±0.286 acre portion of land encompassed within the proposed area, hereby subdivide the land as depicted in this subdivision plat and dedicate to public use the street, park and easements shown herein.

I certify that I have complied with the requirements of Texas local government code 232.023 and that:

- (A) The water quality and connections to the lots meet, or will meet, the minimum state standards;
- (B) Sewer connections to the lots or septic tanks meet, or will meet, the minimum requirements of state standards;
- (C) Electrical connections provided to the lots meet, or will meet, the minimum state standards; and
- (D) Gas connections, if available, provided to the lots meet, or will meet, the minimum state standards.

I attest that the matters asserted in this plat are true and complete.

BOWLING CONSTRUCTION, LLC
GREGORY D. BOWLING REPRESENTATIVE

STATE OF TEXAS
COUNTY OF EL PASO

BEFORE ME, the undersigned authority, on this day personally appeared GREGORY D. BOWLING, REPRESENTATIVE, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office this _____ day of _____ 20____.

Notary Public in and for El Paso County My Commission Expires _____

**CITY OF EL PASO CERTIFICATE OF PLAT APPROVAL UNDER
LOCAL GOVERNMENT CODE S212.009(C) AND S212.0115(b):**

We the undersigned certify that this plat of Emerald Heights Unit Four replat "A" was reviewed and approved by the City Plan commission of the City of El Paso.
On _____.

Subdivision Coordinator _____ Attest _____
Executive Secretary

Approved for filing this _____ day of _____ 2025.

Planning and Inspections Director

**EL PASO COUNTY, TEXAS CERTIFICATE OF PLAT APPROVAL UNDER
LOCAL GOVERNMENT CODE S232.028(A):**

We the undersigned certify that this plat of Emerald Heights Unit Four replat "A" was reviewed and approved by the El Paso County, TX commissioners court on _____ 20____.

El Paso County Judge Date _____ Attest _____
El Paso County Clerk Date _____

COUNTY CLERK'S RECORDING CERTIFICATE

I, _____ County clerk of El Paso County, Certify that the plat bearing this certificate was filed and recorded under instrument number _____ in the plat records of the El Paso County, File Date _____.

County Clerk By Deputy

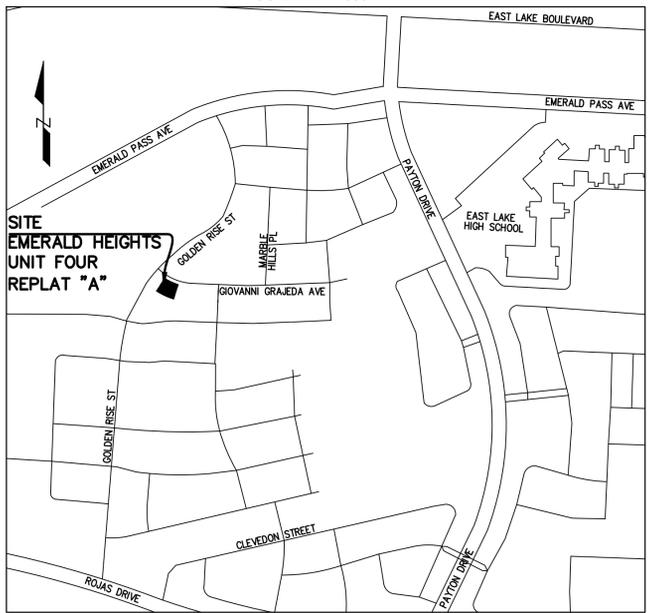
This plat represents a survey made on the ground by me or under my supervision and complies with the current Texas Board of Professional Land Survey Professional and Technical Standards.

Prepared by and under the supervision of:
Enrique A. Rey, P.E., Registered Professional Engineer

Enrique A. Rey, R.P.L.S. Registered
Professional Land Surveyor Texas
License No. 3505

Enrique A. Rey, P.E., Texas
License No. 35606

**VICINITY MAP
SCALE: 1" = 600'**



METES AND BOUNDS

Description of a parcel of land being all of Lots 2 and 3, Block 1 Emerald Heights Unit Four City of Horizon, El Paso County Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at the Centerline intersection of Golden Rise Street (54' R.O.W.) and Giovanni Grajeda Avenue (54' R.O.W.), THENCE, along said centerline of Giovanni Grajeda Avenue, 75.32 Feet along the arc of a curve to the left, whose radius is 375.00 feet, whose interior angle is 11° 30' 29", whose chord bears S 54° 48' 09" E, a distance of 75.19 feet to a point; THENCE, leaving said centerline South 29° 26' 37" West, a distance of 27.00 feet to the Southerly right-of-way line of said Giovanni Grajeda Avenue to the True POINT OF BEGINNING of the herein described parcel of land;

THENCE, Along said right-of-way line of Giovanni Grajeda Avenue 104.87 feet along the arc of a curve to the left, whose radius is 402.02 feet, whose interior angle is 14° 56' 44" whose chord bears South 68° 01' 46" East, a distance of 104.57 feet to a found rebar;

THENCE, South 14° 29' 52" West, a distance of 104.97 feet to a set rebar;

THENCE, 132.25 feet along the arc of a curve to the right, whose radius is 506.94 feet, whose interior angle is 14° 56' 52" whose chord bears South 68° 03' 03" East, a distance of 131.88 feet to a found rebar;

THENCE, North 29° 26' 37" East, a distance of 105.02 feet to the POINT OF BEGINNING of the herein described parcel of land and containing 12,468.16 square feet or 0.286+ acres of land more or less.

ETJ STATEMENT

EMERALD HEIGHTS UNIT FOUR IS LOCATED WITHIN EL PASO COUNTY, TEXAS APPROXIMATELY 1.5 MILES EAST OF THE CITY LIMITS OF EL PASO, TEXAS AND 1.5 MILES WEST OF THE TOWN OF HORIZON, TEXAS AND WITHIN THE CITY OF EL PASO'S 5-MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE 212.001.

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA ANGLE	CH=B	CH
C1	272.65'	375.00	41°39'27"	S69°52'37"E	266.68'
C2	75.32'	375.00	11°30'29"	S54°48'09"E	75.19'
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PROPERTY OWNER
BOWLING CONSTRUCTION LLC
12768 GIOVANNI GRAJEDA AVE EL EL PASO,
TX 79928

TOTAL RESIDENTIAL LOTS
1

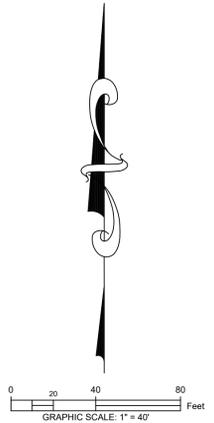
BENCHMARK:
MONUMENT CL INTERSECTION OF GOLDEN
RISE ST AND GIOVANNI GRAJEDA AVE
ELEVATION: 3668.90 (PASEO DEL ESTE
DATUM)

SCHOOL DISTRICT
SOCORRO INDEPENDENT SCHOOL DISTRICT
12440 ROJAS DRIVE, EL PASO, TX 79928

DATE OF PREPARATION NOVEMBER, 2025
REY ENGINEERING INC.
CONSULTING ENGINEERING-SURVEYING-LAND PLANNING
10110 MONTWOOD DR. SUITE A EL PASO TEXAS, 79925
PH. (915)873-9576
TEXAS FIRM REGISTRATION F-27412

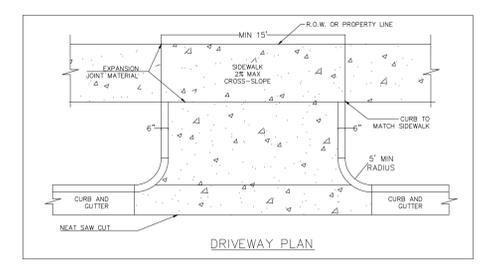
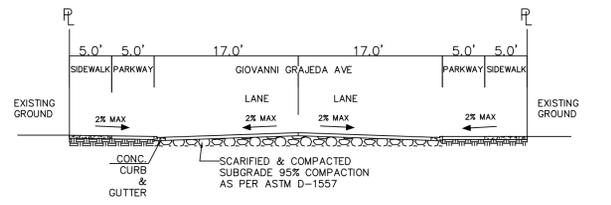
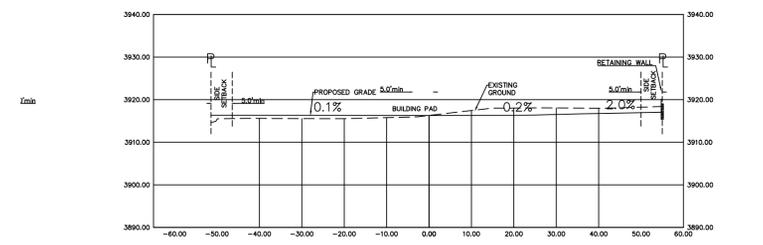
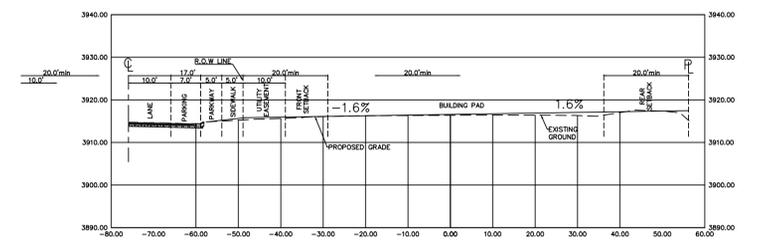
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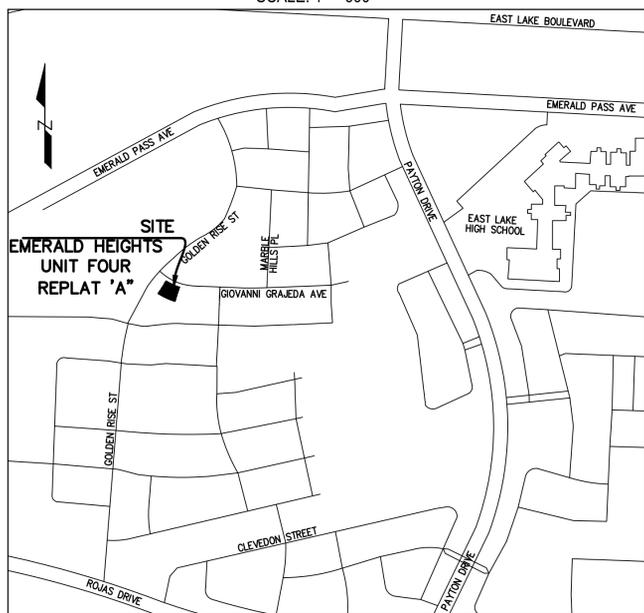


EMERALD HEIGHTS UNIT FOUR REPLAT "A" PRELIMINARY

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CONTAINING: ±0.286 ACRES



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SCALE: 1" = 600'



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C4	132.25'	506.94	14°56'52"	S68°03'03"E	131.88'

ETJ STATEMENT

EMERALD HEIGHTS UNIT FOUR IS LOCATED WITHIN EL PASO COUNTY, TEXAS APPROXIMATELY 1.5 MILES EAST OF THE CITY LIMITS OF EL PASO, TEXAS AND 1.5 MILES WEST OF THE TOWN OF HORIZON, TEXAS AND WITHIN THE CITY OF EL PASO'S 5-MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE 212.001.

- LEGEND:**
- RETAINING WALL
 - - - - - EXISTING MAJOR CONTOURS
 - - - - - EXISTING MINOR CONTOURS
 - ➔ PROPOSED DRAINAGE FLOW
 - ➔ EXISTING DRAINAGE FLOW

PROPERTY OWNER
BOWLING CONSTRUCTION LLC
12768 GIOVANNI GRAJEDA AVE EL EL PASO, TX 79928

TOTAL RESIDENTIAL LOTS
1

BENCHMARK:
MONUMENT CL INTERSECTION OF GOLDEN RISE ST AND GIOVANNI GRAJEDA AVE
ELEVATION: 3668.90 (PASEO DEL ESTE DATUM)

PRINCIPAL CONTACTS

OWNER	2505 E MISSOURI AVE, SUITE 300 EL PASO, TEXAS 79903-3918	PHONE: (915) 821-3550
ENGINEER	10110 MONTWOOD DRIVE EL PASO, TEXAS 79925	PHONE: (915) 873-9576
SURVEYOR	10110 MONTWOOD DRIVE EL PASO, TEXAS 79925	PHONE: (915) 873-9576



Legislation Text

File #: BC-1707, Version: 1

**CITY OF EL PASO, TEXAS
LEGISTAR AGENDA ITEM SUMMARY FORM**

AGENDA LANGUAGE:

This is the language that will be posted to the agenda. Please use ARIAL 11 Font.

SUSU25-00097: Ardent Estates - Tracts 14A, 14A1A, 14E1, 14E2, 14F1 and 14F2, Block 8, Upper Valley Surveys, City of El Paso, El Paso County, Texas

Location: North of Westside Dr. and West of Upper Valley Rd.
Existing Zoning: R-1 (Residential)
Property Owner: El Paso Ardent LLC
Representative: Siteworks Engineering, LLC
District: 1
Staff Contact: Myrna Aguilar, (915) 212-1584, AguilarMP@elpasotexas.gov

Ardent Estates



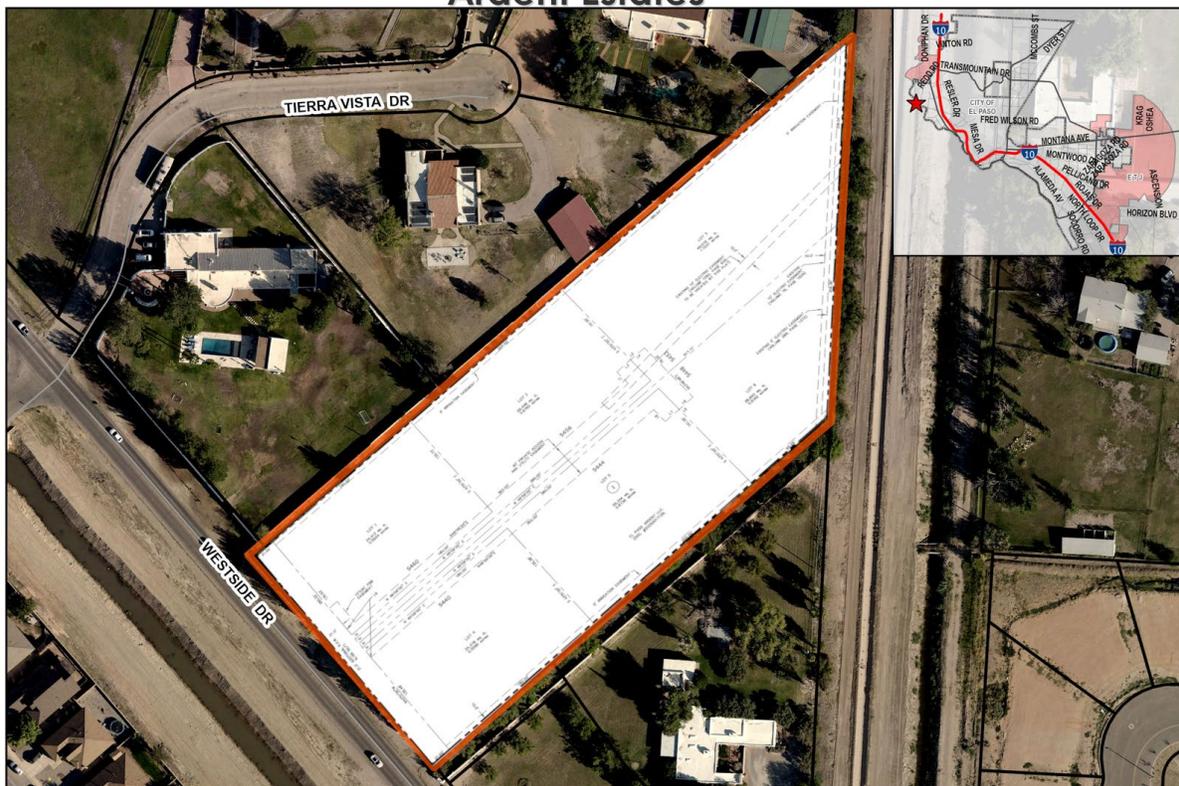
City Plan Commission — February 12, 2026

CASE NUMBER/TYPE:	SUSU25-00097 – Major Combination
CASE MANAGER:	Myrna Aguilar, (915) 212-1584, AguilarMP@elpasotexas.gov
PROPERTY OWNER:	El Paso Ardent, LLC
REPRESENTATIVE:	Sitework Engineering, LLC
LOCATION:	North of Westside Dr. and West of Upper Valley Rd. (District 1)
PROPERTY AREA:	4.33 acres
VESTED RIGHTS STATUS:	Not Vested
PARK FEES:	\$8,220.00
EXCEPTIONS/MODIFICATIONS:	Yes, see following section
ZONING DISTRICT(S):	R-1 (Residential)

SUMMARY OF RECOMMENDATION: Staff recommends **APPROVAL** of Ardent Estates on a Major Combination basis and **APPROVAL** of the following exception requests from the City Plan Commission:

- To waive the construction of seven (7)-feet of roadway along Westside Drive.
- To waive the construction of a six (6)-foot sidewalk along Westside Drive.

Ardent Estates



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 25 50 100 150 200 Feet



Figure A: Proposed plat with surrounding area

DESCRIPTION OF REQUEST: The applicant is seeking approval to subdivide 4.33 acres of vacant land into six single-family residential lots, ranging in size from 0.56 acres to 1.10 acres, with one private access easement. Primary access to the subdivision will be provided via Westside Drive, and drainage will be managed through onsite ponding. In addition, the applicant proposes to dedicate 21 feet of right-of-way along Westside Drive, within the City of El Paso, to accommodate future infrastructure needs. The subdivision has been reviewed in accordance with the current subdivision code.

CASE HISTORY/RELATED APPLICATIONS: N/A

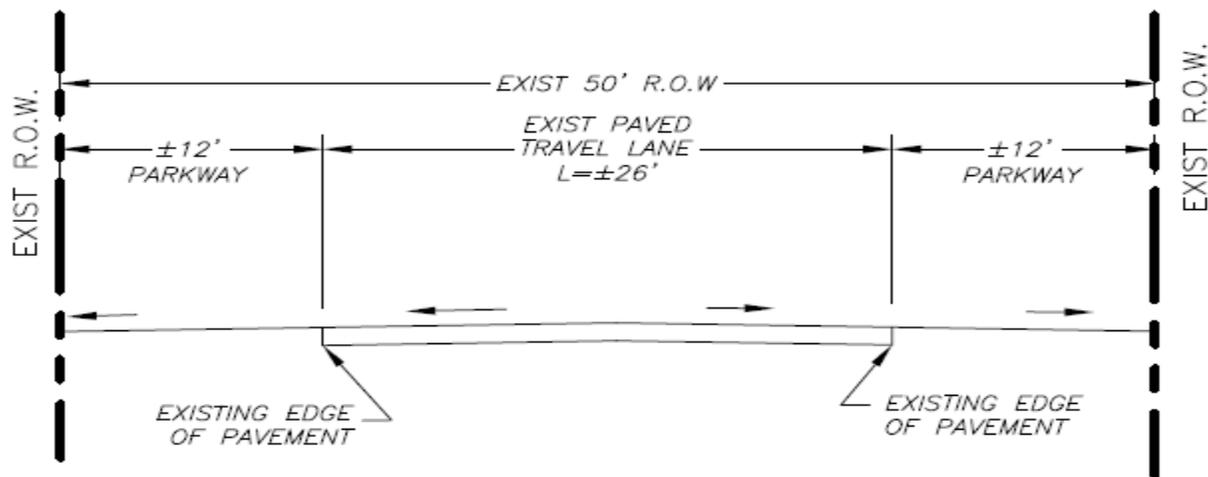
EXCEPTIONS, MODIFICATIONS, OR WAIVER REQUESTS: The applicant is dedicating 21 feet of right-of-way along Westside Drive and is requesting two exceptions to waive the required construction improvements, pursuant to El Paso City Code Section 19.10.050 – (Roadway Participation Policies) – Improvement of Roads and Utilities Within and or Abutting the Subdivision) of the applicable code. The exceptions are as follow:

1. To waive the construction of seven (7)-feet of roadway along Westside Drive.
2. To waive the construction of a 6-foot sidewalk along Westside Drive.

REQUIRED CROSS-SECTION:

Thoroughfare Cross-Section Design Factors and Priorities						
	Typical Lanes/Widths	Medians/ Access	On-Street Parking	Streetscape Elements	El Paso Bike Plan Bike Facilities	Min. Sidewalk Width
G-3 Post-War	4-6 lanes depending on volumes, 10 ft-12 ft lanes. 10 ft lanes typ. for inner lanes; 12 ft lanes (incl. gutter) typ. for outer lanes on priority transit corridors and truck routes	Medians preferred; TWLTL may be used	Conditional depends on land use context. This is preferred for commercial locations with smaller parcel patterns	Planter strips, which may be substituted with hardscape materials for special treatments such as bus stops	BBL, BL or SUP are appropriate to use, though in these area types any designated corridors should emphasize pedestrian and cyclist safety	12 ft SUP, 6 ft SW
G-4 Suburban						12 ft SUP, 6 ft SW

EXISTING CROSS-SECTION:



EVALUATION OF EXCEPTION REQUEST: The exception requests to allow for the existing configuration to remain and to waive the construction of 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.

The exception request to waive the required improvements for Westside Drive meets the criteria, as the street is already developed and the existing street improvements are consistent with the character of the surrounding neighborhood.

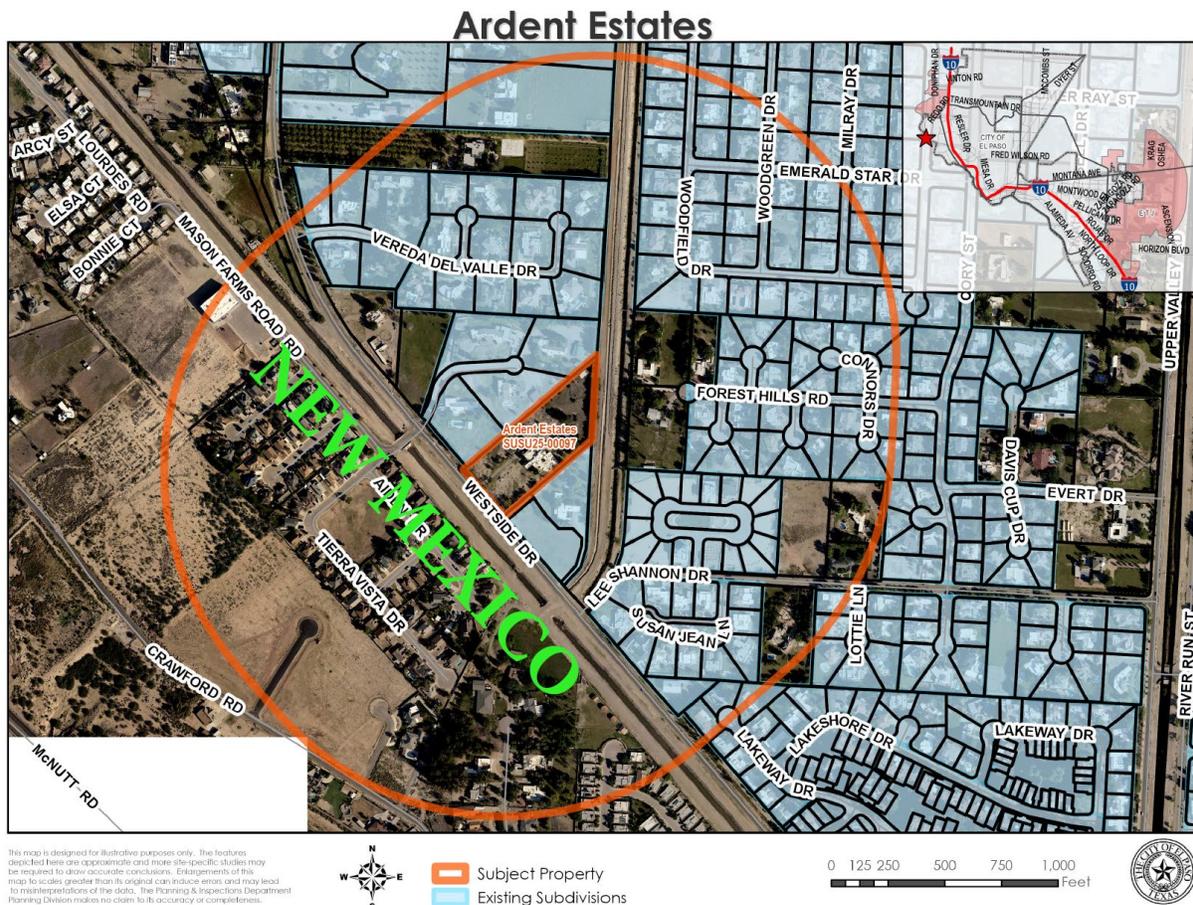


Figure B: Developed properties within a quarter mile of proposed subdivision

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

Surrounding Zoning and Use	
North	R-1 (Residential) / Residential development
South	R-1 (Residential) / Westside Drive
East	R-2 (Residential) / Residential development and Borderland Spur Drain
West	R-1 (Residential) / Residential development
Nearest Public Facility and Distance	
Park	Sereno Park (1.20 mi.)
School	Don Haskins PK-8 (2.5 mi.)
Plan El Paso Designation	
G-4, Suburban	
Impact Fee Service Area	
N/A	

PUBLIC COMMENT: N/A

PLAT EXPIRATION: This application will expire on **February 12, 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)

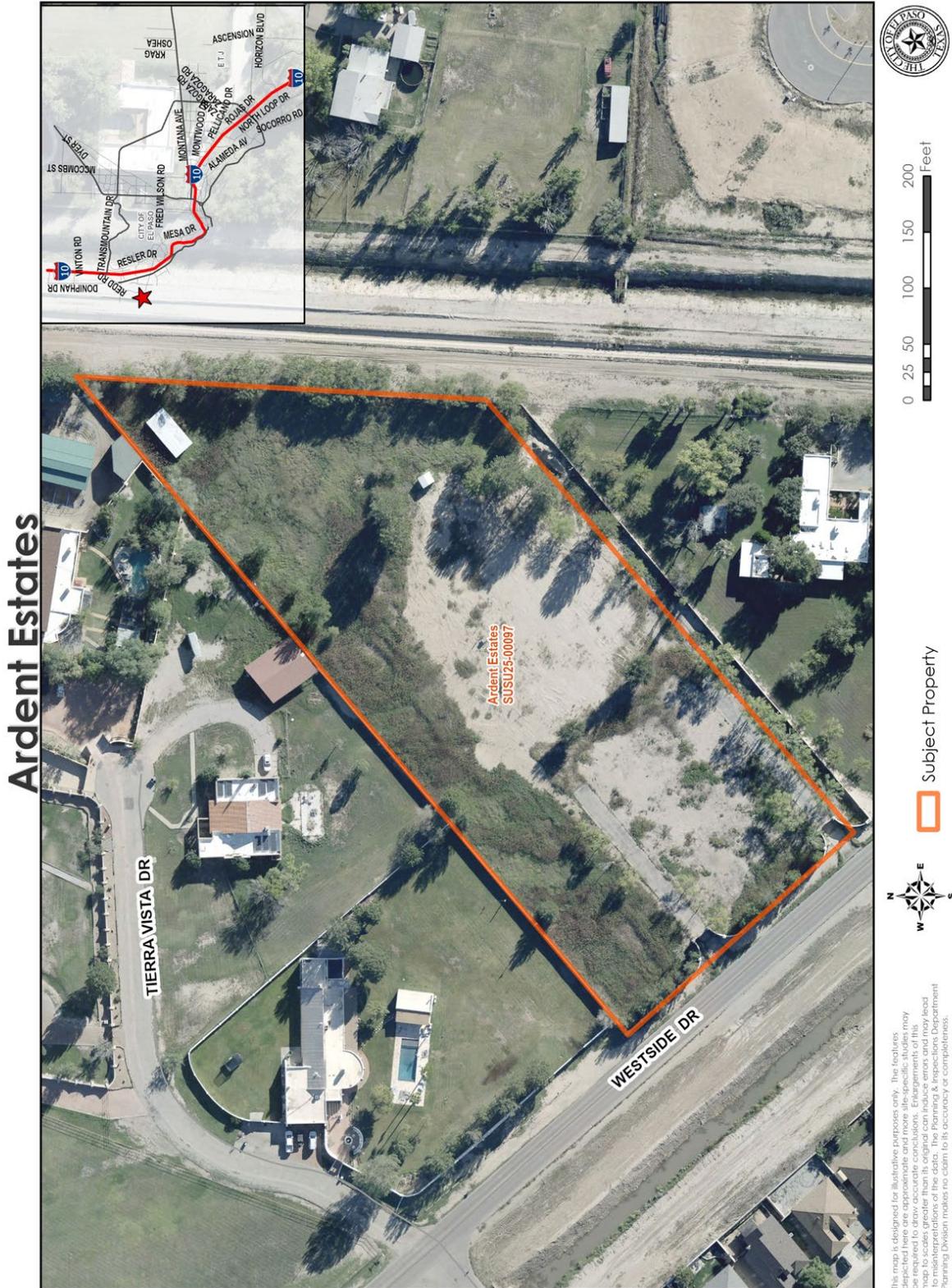
The approval of waivers from, or exceptions or modifications to any applicable code provision is at the discretion of the CPC, in consideration of any criteria provided by the El Paso City Code for the review of such waivers, exceptions, or modifications. In evaluating the request(s), the CPC may take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

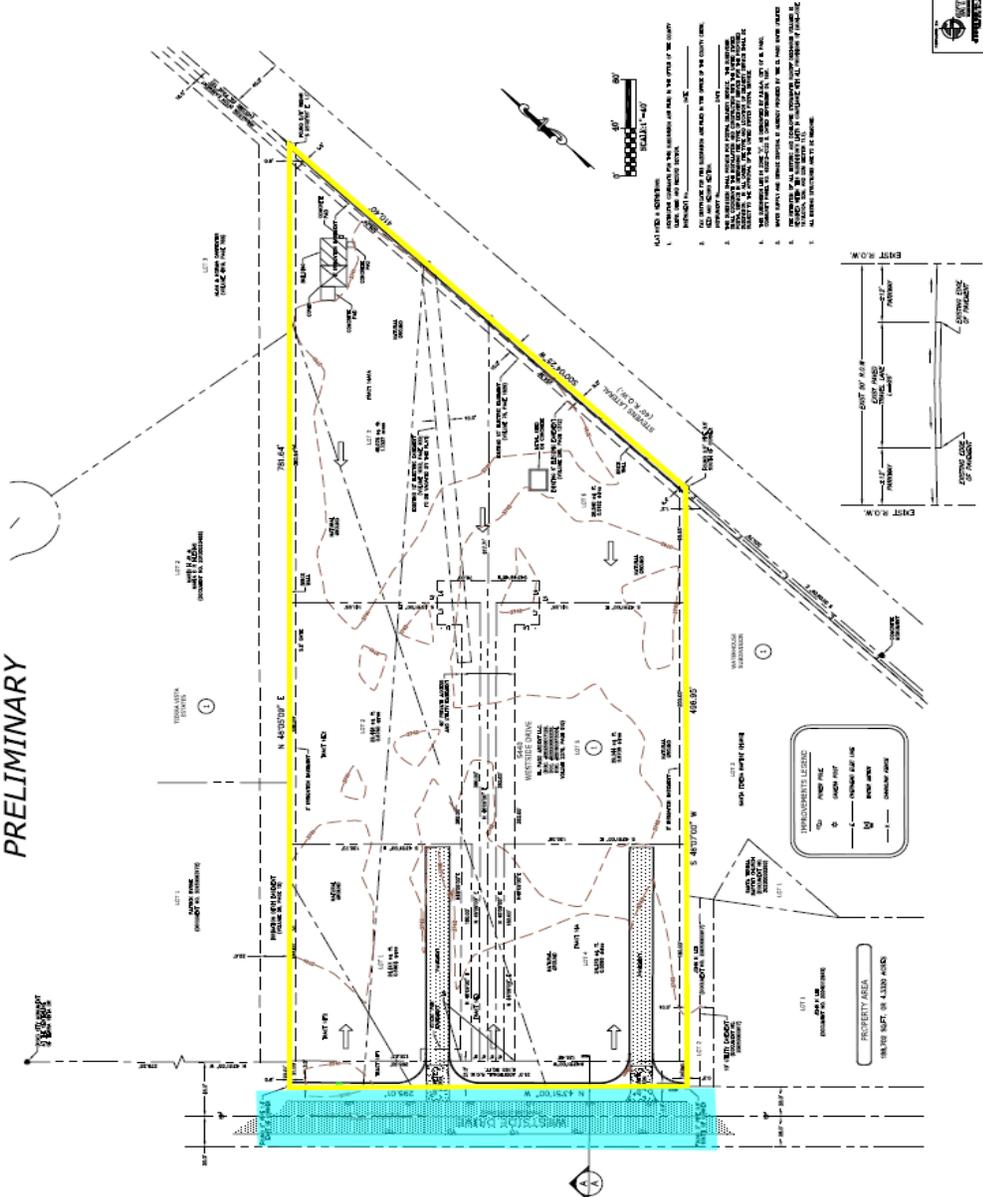


ATTACHMENT 2

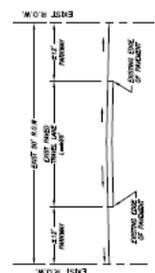
ARDENT ESTATES

TRACTS 14A, 14A1A, 14E1, 14E2, 14F1 & 14F2, BLOCK 8,
UPPER VALLEY SUBDIVISION,
CITY OF EL PASO, EL PASO COUNTY, TEXAS
CONTAINING 186,792 SQ. FT. OR 4.2528 ACRES

PRELIMINARY



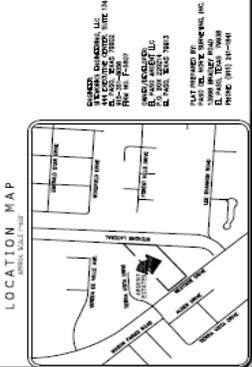
- NOTES:**
1. THIS PLAN IS A PRELIMINARY SURVEY AND IS NOT TO BE USED FOR CONVEYANCE OF ANY INTEREST IN REAL PROPERTY.
 2. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS FOUND NO EVIDENCE OF ANY PREVIOUS SURVEY.
 3. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS FOUND NO EVIDENCE OF ANY PREVIOUS SURVEY.
 4. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS FOUND NO EVIDENCE OF ANY PREVIOUS SURVEY.
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 6. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS FOUND NO EVIDENCE OF ANY PREVIOUS SURVEY.
 7. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS FOUND NO EVIDENCE OF ANY PREVIOUS SURVEY.



ADJACENT JURISDICTIONS:
FERRISBURG
SCHOOL DISTRICT:
EL PASO COUNTY ISD #1000

- PROPERTY NOTES:**
1. THE PROPERTY IS SUBJECT TO A DEED RESTRICTION...
 2. THE PROPERTY IS SUBJECT TO A DEED RESTRICTION...
 3. THE PROPERTY IS SUBJECT TO A DEED RESTRICTION...
 4. THE PROPERTY IS SUBJECT TO A DEED RESTRICTION...
 5. THE PROPERTY IS SUBJECT TO A DEED RESTRICTION...
 6. THE PROPERTY IS SUBJECT TO A DEED RESTRICTION...
 7. THE PROPERTY IS SUBJECT TO A DEED RESTRICTION...

NO.	DESCRIPTION	AREA (SQ. FT.)	PERCENTAGE
1	LOT 1	10,000	5.35%
2	LOT 2	10,000	5.35%
3	LOT 3	10,000	5.35%
4	LOT 4	10,000	5.35%
5	LOT 5	10,000	5.35%
6	LOT 6	10,000	5.35%
7	LOT 7	10,000	5.35%
8	LOT 8	10,000	5.35%
9	LOT 9	10,000	5.35%
10	LOT 10	10,000	5.35%



PREPARED BY:
PASO DEL NORTE SURVEYING, INC.
1000 WEST 10TH STREET
EL PASO, TEXAS 79908
PHONE (915) 341-9911



PASO DEL NORTE SURVEYING, INC. 1000 WEST 10TH STREET
EL PASO, TEXAS 79908
PHONE (915) 341-9911

ATTACHMENT 4



November 4, 2025

SENT VIA EMAIL

Mr. Raul Garcia
CITY OF EL PASO – Planning Department
811 Texas Street
El Paso, TX, 79901

PROJ: SUFR25-00133 – ARDENT ESTATES SUBDIVISION
RE: STREET IMPROVEMENTS – WESTSIDE DRIVE

Dear Mr Garcia,

On behalf of the Owner, and according to Title 19.10.050 of the Municipal Code, we are submitting this petition to waive the construction of all the street improvements as indicated on the 5-day City comments under case SUFR25-00133 for the proposed subdivision.

We are hereby seeking relief from the construction of all street improvement, which include street sidewalk, additional pavement, curbing, landscaped parkway and street lighting.

We believe that all of the lots within the vicinity have already been developed and the absence of street sidewalk is in character with the subdivision.

We believe that granting the waiver will not be detrimental to the public health, safety or welfare, or injurious to other property within the area.

We are willing to dedicate the requested 21-feet of additional right-of-way as indicated on the 5-day review.

We are submitting this letter along with the subdivision application.

Sincerely,
SiteWork Engineering, LLC

A handwritten signature in black ink, appearing to read "Jorge A. Garcia", is written over a horizontal line. The signature is stylized and cursive.

Jorge A. Garcia, PE
Project Engineer/Owner Representative

25024 Waiver of Street Improvements.docx

444 EXECUTIVE CENTER, SUITE 134 • EL PASO, TX • 79902
PHONE: (915) 351-8033 • FAX: (915) 351-8055
PAGE 1

ATTACHMENT 5



MAJOR COMBINATION APPLICATION

DATE: _____ FILE NO. _____

SUBDIVISION NAME: ARDENT ESTATES

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
TRACT 14A, 14A1A, 14E1, 14E2, 14F1 & 14F2, BLOCK 8, UPPER VALLEY SURVEYS

2. Property Land Uses:

	<u>ACRES</u>	<u>SITES</u>		<u>ACRES</u>	<u>SITES</u>
Single-family	4.190	6	Office	_____	_____
Duplex	_____	_____	Street & Alley	0.142	1
Apartment	_____	_____	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____		_____	_____
School	_____	_____		_____	_____
Commercial	_____	_____	Total No. Sites	7	_____
Industrial	_____	_____	Total (Gross) Acreage	4.332	_____

3. What is existing zoning of the above described property? R-1 Proposed zoning? R-1

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)
ON SITE PONDING

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
WAIVER TO CONSTRUCT STREET IMPROVEMENTS ON WESTSIDE DRIVE / EXCEPTION ON PANHANDLE LENGTH

9. Remarks and/or explanation of special circumstances: _____

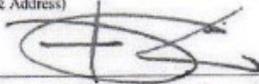
10. Improvement Plans submitted? Yes No

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 Rights

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

12. Owner of record EL PASO ARDENT LLC, PO BOX 220214, EL PASO, TX 79913
(Name & Address) (Zip) (Phone)
13. Developer EL PASO ARDENT LLC, PO BOX 220214, ELP TX 79913
(Name & Address) (Zip) (Phone)
14. Engineer SITWORK ENGINEERING, 444 EXECUTIVE CTR SUITE 134, ELP TX 915.351.8033
(Name & Address) (Zip) (Phone)

OWNER SIGNATURE: 

REPRESENTATIVE SIGNATURE: Jorge A Garcia, PE Digitally signed by Jorge A Garcia, PE
Date: 2025.10.31 08:45:17 -06'00'

REPRESENTATIVE CONTACT (PHONE): 915.351.8033

REPRESENTATIVE CONTACT (E-MAIL): JGARCIA@SITWORKENGINEERING.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 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. Set of restrictive covenants, if applicable.
2. Change the year 2025 to 2026 or 20__ on the final plat.

Planning and Inspections Department- Land Development Division

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

The Developer/Engineer shall address the following comments

1. Coordinate plat with the Water Improvement District #1 for any requirements abutting an irrigation lateral. Verify if lot has water rights and/or easements.
2. Provide print-out of the mathematical closure report of the exterior boundary of the subdivision indicating the error of closure.
3. Verify sprinkle requirements for the panhandle lots (380ft long)
4. A portion of the property area will be in the Flood zone according to the future FEMA maps. Meaning; that according to current maps from FEMA, the property is NOT in the flood zone area, but the property will be in the flood zone area in the future when new maps become effective. It is recommended to build 1 foot above the preliminary BFE for on the affected lots.
5. Include the 21' additional ROW in the cross section in the preliminary plat.
6. 5ft sidewalk abutting property line in the cross-section in preliminary plat.

Parks and Recreation Department

Please note that this subdivision is composed of **6 lots** zoned "R-1" and is required to comply with the parkland dedication ordinance Title 19 – Subdivision & Development Plats, **Chapter 19.20 - Parks & Open Space** in the form of "Park fees" based on requirements for residential subdivisions.

Applicant shall be required to pay "Park fees" in the amount of **\$8,220.00** calculated as follows:

6 Single-family dwelling units @ rate of **\$1,370.00** per unit = **\$8,220.00**

Please allocate generated funds under Park Zone: **NW-8**

Nearest Park: **Sereno 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 & Transportation Engineering

- Engineering Plat is missing both access driveways' dimensions.

Street Lights Department does not object to this request.

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.

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 that any infrastructure located within the city right-of-way or within the city's two-mile Extra-Territorial Jurisdiction (ETJ) must comply with the Design Standards for Construction and the Municipal Code. (FINAL PLAT)
- Indicate that any damaged structure must be restored to same or better condition, this goes for asphalt, concrete, manholes, water valves, etc.
- Indicate that any infrastructure that is on city right of way must be done as per Design Standards for Construction and Municipal Code

El Paso Water

Engineering

Do not object to this request.

Water:

There is an existing 12-inch diameter water main located along Westside Dr. This water main is available to provide service.

Previous water pressure from fire hydrant #6226, last tested on 7/31/25, located approximately 275-feet north of Westside Dr. has yielded a static pressure of 110 psi, a residual pressure of 70 psi, and a discharge of 1501 gallons per minute.

EPWater records indicate an active 2-inch water meter serving the subject property. The service address for this meter is 5440 Westside Drive.

Sanitary Sewer:

There is an existing 8-inch diameter sanitary sewer main located along Westside Dr., approximately 2-feet west of and parallel to the eastern right-of-way line of Westside Dr. This main ends just south of the Border Spur Drain. This sanitary sewer main can be extended to provide service.

General:

A sanitary sewer main extension will be required to provide service. The main extension shall cover the entire frontage. The 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 Engineering

1. Provide an acceptable Stormwater Management plan in accordance with Section 19.19.030 of the current subdivision ordinance.
2. Show and Label drainage flow patterns on the preliminary plat and identify the final location of all the stormwater runoff.
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.
4. On the preliminary plat, show and label the proposed pond location within the lot. Any proposed ponding area shall have enough capacity to hold the developed runoff for a designed 100-yr storm event.
5. No vertical construction is permitted within utility easements per the Rules and Regulations of El Paso Water Utilities.

Texas Gas

Texas Gas Service has a service line at 5440 Westside Dr.

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

Submit an application, \$500 application fee and three irrigable land exhibits to the office located at 13247 Alameda in Clint, Texas. Also, there is an outstanding balance of \$500.43 in past due taxes. Please call Rose Rodriguez at 915-872-4000 to make payment arrangements.

Fire Department

Check with Fire Marshal's Office for turnaround requirements for Dead-End Fire Apparatus Access Roads and possible sprinkler system requirements. Appendix D: Fire Apparatus Access Roads

El Paso Central Appraisal

No comments for Ardent Estates subdivision from Central Appraisal.

El Paso Electric

No comments for Ardent Estates.

El Paso County

No comments received.

Capital Improvement Department

No comments received.

El Paso County 911 District

No comments received.

Texas Department of Transportation

No comments received.

Sun Metro

No comments received.

OWNERS DEDICATION, CERTIFICATION AND ATTESTATION

We, Veronica Escarzo and J. Fernando Escarzo, representatives of EL PASO ARDENT ESTATES, hereby dedicate to the public the additional ROW shown hereon and utility easements as hereon laid down and designated, and buried service conduits and pipes for underground utilities, and the right to ingress and egress for easements shown hereon, to form entering ways and streets, and to confirm any existing utility easement. I attest that the matters asserted in this plat are true and complete.

Witness my signature this _____ day of _____, 2025.

Veronica Escarzo _____ DATE _____
 J. Fernando Escarzo _____ DATE _____

ACKNOWLEDGEMENT

STATE OF TEXAS
 COUNTY OF EL PASO

Before me, the undersigned authority, on this day personally appeared J. FERNANDO ESCARZO, Representative of El Paso Ardent LLC, known to me to be the person's whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

Given under my hand and seal of office this _____ day of _____, 2025.

Notary Public in and for El Paso County _____ My Commission Expires _____

ACKNOWLEDGEMENT

STATE OF TEXAS
 COUNTY OF EL PASO

Before me, the undersigned authority, on this day personally appeared VERONICA ESCARZO, Representative of El Paso Ardent LLC, known to me to be the person's whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

Given under my hand and seal of office this _____ day of _____, 2025.

Notary Public in and for El Paso County _____ My Commission Expires _____

CITY PLAN COMMISSION APPROVAL STATEMENT

This subdivision is hereby approved in accordance with Chapter 212 of the Texas Local Government Code and Title 19 of the El Paso Municipal Code on meeting all requirements for a review of a major combination plat.

Government Code of Texas this _____ day of _____, 2025.

Executive Secretary _____ Chairperson

Approved for filing this _____ day of _____, 2025.

Planning & Inspections Director _____

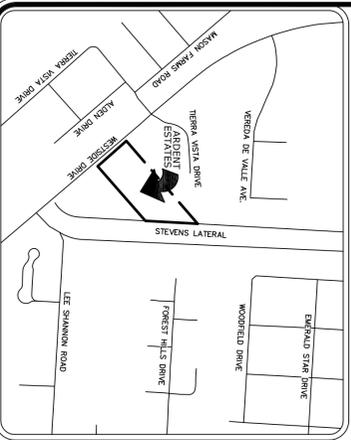
FILING

Filed and recorded in the office of the County Clerk of El Paso County, Texas, this _____ day of _____, 2025, A.D.

County Clerk _____ By Deputy _____

LOCATION MAP

APPENDIX, SCALE: 1"=400'



TOTAL NUMBER OF LOTS
 6 RESIDENTIAL

SCHOOL DISTRICT
 EL PASO INDEPENDENT SCHOOL DISTRICT

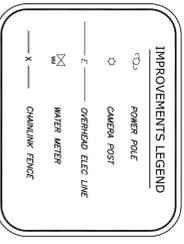
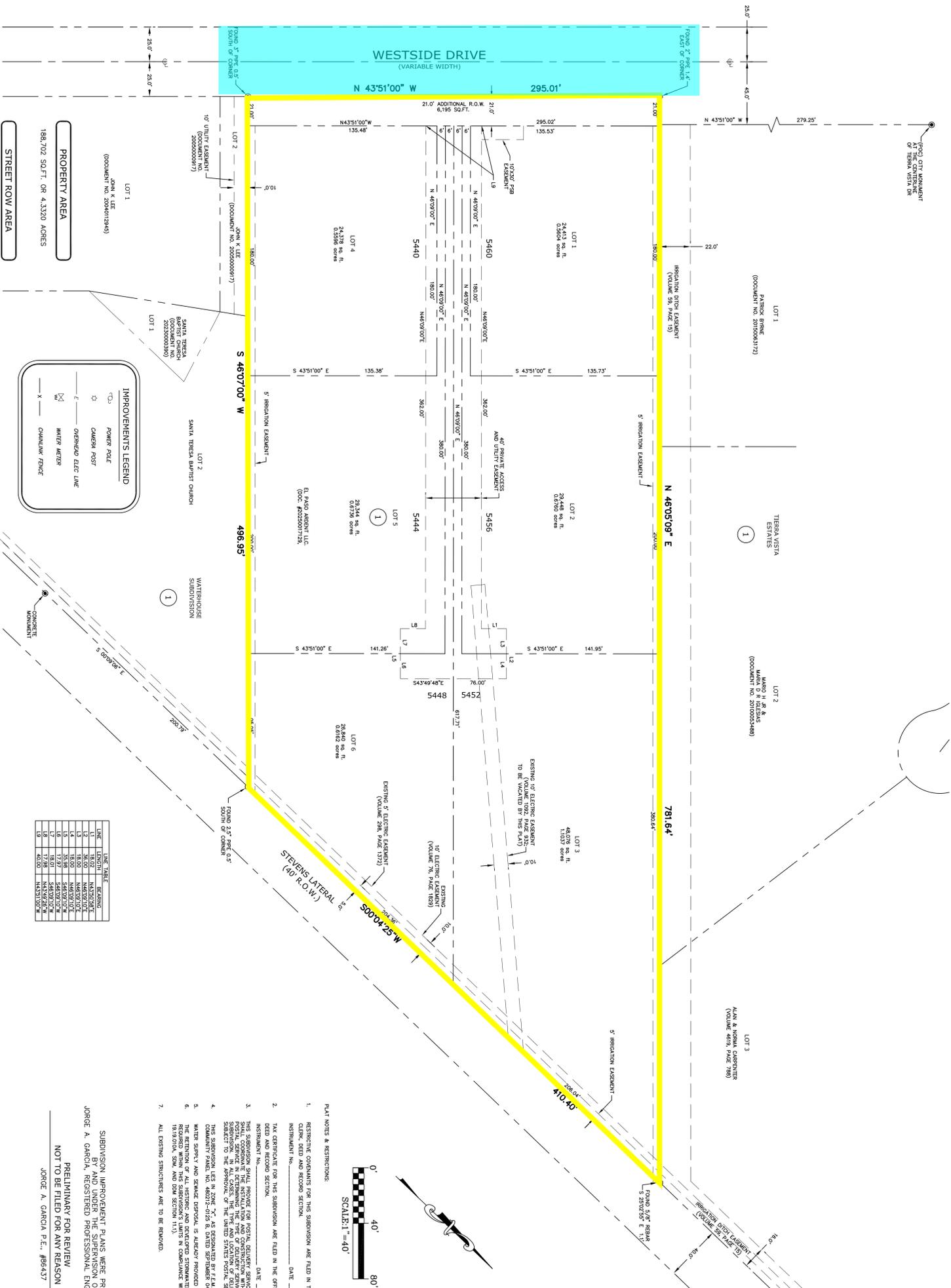
ENGINEER:
 SITEWORKS ENGINEERING, LLC
 444 EXECUTIVE CENTER, SUITE 134
 915-351-8056
 FIRM NO. F-35607

OWNER/DVELOPER:
 EL PASO ARDENT LLC
 P.O. BOX 220214
 EL PASO, TEXAS 79913

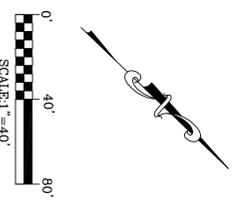
PLAT PREPARED BY:
 PASO DEL NORTE SURVEYING, INC.
 13938 BRADLEY ROAD
 EL PASO, TEXAS 79938
 PHONE: (915) 241-1841

ARDENT ESTATES

TRACTS 14A, 14A1A, 14E1, 14E2, 14F1 & 14F2, BLOCK 8,
 UPPER VALLEY SURVEYS,
 CITY OF EL PASO, EL PASO COUNTY, TEXAS
 CONTAINING: 188,702 SQ.FT. OR 4.3320 ACRES



LINE	LENGTH	BEARING
L1	36.00	N43°51'00" E
L2	18.00	N43°51'00" E
L3	18.00	N43°51'00" E
L4	36.00	N43°51'00" E
L5	36.00	N43°51'00" E
L6	18.00	N43°51'00" E
L7	18.00	N43°51'00" E
L8	18.00	N43°51'00" E
L9	18.00	N43°51'00" E
L10	18.00	N43°51'00" E



- PLAT NOTES & RESTRICTIONS:
- RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION. DATE _____
 - TAX CERTIFICATE FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION. DATE _____
 - INSTRUMENT NO. _____ SHALL FORBEAR FOR SOCIAL SECURITY NUMBER OF THE SUBDIVISION OWNER. THE SUBDIVISION SHALL COMPLY WITH THE INSTALLATION AND CONSTRUCTION WITH THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) AND THE LOCATION OF UTILITY SERVICE SHALL BE SUBJECT TO THE APPROVAL OF THE UNITED STATES POSTAL SERVICE.
 - THIS SUBDIVISION LIES IN ZONE "X", AS DESIGNATED BY F.E.M.A., CITY OF EL PASO, ORDER SURVEY PLAN NO. 4527-0-0122, 1/19/59 DUBOIS, OK., 591, OF EL PASO.
 - ORDER SURVEY PLAN NO. 4527-0-0122, 1/19/59 DUBOIS, OK., 591, OF EL PASO, WATER UTILITIES THE RESPONSE AND SERVICE RESPONSE IS ORDERED PROVIDED BY THE EL PASO WATER UTILITIES DEPARTMENT, 1000 W. 13TH STREET, EL PASO, TEXAS 79902.
 - THE RESPONSE AND SERVICE RESPONSE IS ORDERED PROVIDED BY THE EL PASO WATER UTILITIES DEPARTMENT, 1000 W. 13TH STREET, EL PASO, TEXAS 79902.
 - ALL EXISTING STRUCTURES ARE TO BE REMOVED.

SUBDIVISION IMPROVEMENT PLANS WERE PREPARED BY AND UNDER THE SUPERVISION OF JORGE A. GARCIA, REGISTERED PROFESSIONAL ENGINEER #86437 PRELIMINARY FOR REVIEW NOT TO BE FILED FOR ANY REASON JORGE A. GARCIA P. E., #86437

THIS PLAT REPRESENTS A SURVEY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION AND COMPLES WITH THE CURRENT STANDARDS OF THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND SURVEYORS. PRELIMINARY FOR REVIEW NOT TO BE FILED FOR ANY REASON John A. Eby, R.P.L.S. Registered Professional Land Surveyor Texas License No. 53172



ARDENT ESTATES

TRACTS 14A, 14A1A, 14E1, 14E2, 14F1 & 14F2, BLOCK 8,
UPPER VALLEY SURVEYS,
CITY OF EL PASO, EL PASO COUNTY, TEXAS
CONTAINING: 188,702 SQ. FT. OR 4.3320 ACRES
PRELIMINARY

TOTAL NUMBER OF LOTS
6 RESIDENTIAL

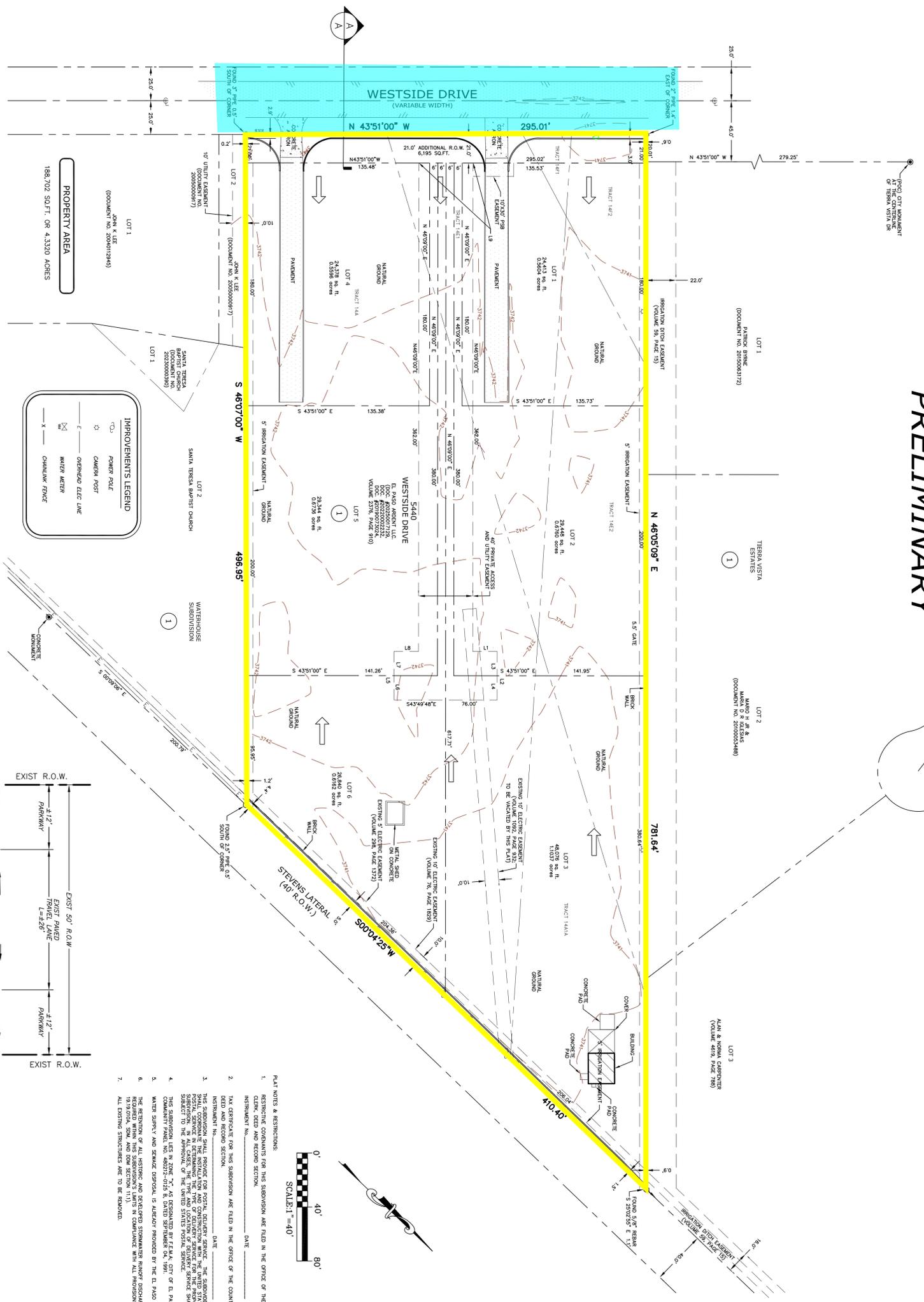
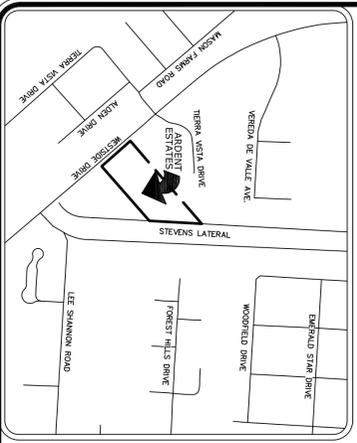
SCHOOL DISTRICT
EL PASO INDEPENDENT SCHOOL DISTRICT
1014 N. Sherman Street, El Paso, TX 79902

SURVEY NOTES

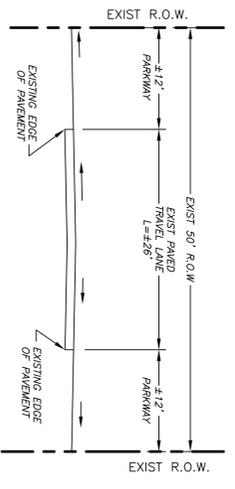
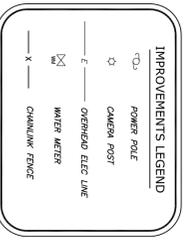
1. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF ANY MATTERS NOT SHOWN.
2. THE LOCATION OF EXISTING UTILITIES SHOWN HEREON ARE FROM GROUND SURVEY EVIDENCE OF ABOVE GROUND.
3. THE SURVEYOR WAS NOT PROVIDED WITH SURFACE GROUND MARKERS OR EXCAVATIONS TO DETERMINE THE EXACT POSITION OF ANY UNDERGROUND UTILITIES.
4. BEFORE ANY CONSTRUCTION BEGINS, THE SURVEYOR MUST OBTAIN A 1-800-46-6000 FOR FIELD LOCATIONS REQUEST FOR GROUND MARKERS OF UNDERGROUND UTILITY LINES.
5. A NEW METES AND BOUNDS WAS CREATED FROM AND MONUMENT FOUND AT THE INTERSECTION OF FOREST HILLS ELEVATION 3741.0' CITY DATUM.
6. MONUMENT FOR ELEVATIONS FROM HEREON IS A CITY ELEVATION 3741.0' CITY DATUM.
7. CONTIGUOUS INTERVAL IS 1" MARK, 5" MARK.

LINE	LENGTH	BEARING
L1	26.00'	N43°51'00" W
L2	26.00'	N43°51'00" W
L3	18.00'	N43°51'00" W
L4	18.00'	N43°51'00" W
L5	18.00'	N43°51'00" W
L6	18.00'	N43°51'00" W
L7	18.00'	N43°51'00" W
L8	18.00'	N43°51'00" W
L9	18.00'	N43°51'00" W
L10	18.00'	N43°51'00" W

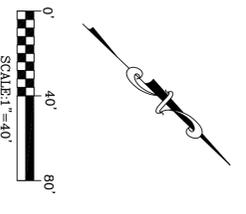
LOCATION MAP
APPENDIX SCALE 1"=400'



PROPERTY AREA
188,702 SQ. FT. OR 4.3320 ACRES



- PLAT NOTES & RESTRICTIONS**
1. RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.
 2. TAX CERTIFICATE FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.
 3. INSTRUMENT NO. _____ DATED _____ DATE _____ THE SURVEYOR SHALL GUARANTEE THE ACCURACY OF THIS SURVEY AND THE POSITION OF ALL MONUMENTS AND CORNERS. THE SURVEYOR SHALL GUARANTEE THE POSITION OF ALL MONUMENTS AND CORNERS FOR THE STATE OF TEXAS SUBJECT TO THE APPROVAL OF THE UNITED STATES POSTAL SERVICE.
 4. THIS SUBDIVISION LIES IN ZONE "X" AS DESIGNATED BY F.E.A.M., CITY OF EL PASO. CONDUIT SHALL BE 4002-0122 B, DATED SEPTEMBER 04, 1991.
 5. WATER SUPPLY AND SEWER DISPOSAL IS RATHER PROVIDED BY THE EL PASO WATER UTILITIES.
 6. THE RETENTION OF ALL HISTORIC AND DEVELOPED STRIPMINER BURNOFF DISCHARGE VOLUMES IS 18.97004, 50M, AND DOWN SECTION 111.1) IN COMPLIANCE WITH ALL PROVISIONS OF (WATER-CODE 7.
 7. ALL EXISTING STRUCTURES ARE TO BE REMOVED.



ENGINEER:
SITTEWORKS ENGINEERING, LLC
444 EXECUTIVE CENTER, SUITE 134
915-351-8056
FIRM NO. F-5607

OWNER/DEVELOPER:
PLAT OPERATED BY:
PASO DEL NORTE SURVEYING, INC.
1399B BRADLEY ROAD
EL PASO, TEXAS 79938
PHONE: (915) 241-1841

REVISED 10/29/2025
REVISED AND UPDATED 9/29/2025
DATE OF PREPARATION 9/29/2025

PASO DEL NORTE SURVEYING INC. TEL: S. FIRM #10001200
PH. 915-241-1841
FAX 915-853-6925

1399B BRADLEY ROAD, EL PASO, TEXAS 79938





File #: BC-1708, Version: 1

**CITY OF EL PASO, TEXAS
LEGISTAR AGENDA ITEM SUMMARY FORM**

AGENDA LANGUAGE:

This is the language that will be posted to the agenda. Please use ARIAL 11 Font.

SUSU25-00105: Pebble Hills Medical 2 - A portion of Tract 2-C, Section 46, Block 79, Township 2, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas

Location: South of Pebble Hills Dr. and West of Zaragoza Rd.
Existing Zoning: A-3/c (Apartment/conditions) and C-3/c (Commercial/conditions)
Property Owner: Genagra LP
Representative: SLI Engineering, Inc.
District: 5
Staff Contact: Myrna Aguilar, (915) 212-1584, AguilarMP@elpasotexas.gov

Pebble Hills Medical 2



City Plan Commission — February 12, 2026

CASE NUMBER/TYPE:	SUSU25-00105 – Major Combination
CASE MANAGER:	Myrna Aguilar, (915) 212-1584, AguilarMP@elpasotexas.gov
PROPERTY OWNER:	Genagra, LP
REPRESENTATIVE:	SLI Engineering, Inc.
LOCATION:	South of Pebble Hills Dr. and West of Zaragoza Rd. (District 5)
PROPERTY AREA:	12.08 acres
VESTED RIGHTS STATUS:	Not Vested
PARK FEES:	\$63,040.00
ZONING DISTRICT(S):	A-3/c (Apartment/conditions) and C-3/c (Commercial/conditions)

SUMMARY OF RECOMMENDATION: Staff recommends **APPROVAL WITH CONDITIONS** of Pebble Hills Medical 2 on a Major Combination basis subject to the following conditions:

1. Prior to recordation of the final plat, the applicant shall submit a Traffic Impact Analysis (TIA).
2. Prior to recordation of the final plat, the applicant shall provide an access agreement for Lot One, which shall be shown on the face of the final plat.

Pebble Hills Medical 2



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 error and may lead to misinterpretations of the data. The Planning & Inspection Department reserves the right to make any changes to the map without notice.



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 12.08 acres of land into two lots. One Apartment zone lot that is 2.76 acres and the second in the Commercial zone of 9.32 acres in size. The subdivision has a direct entrance through Pebble Hills Boulevard. Drainage flow will be provided by onsite ponding. This subdivision was reviewed under the standards of 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	R-5 (Residential) and C-3/c (Commercial/conditions) / Park and Vacant Land
South	C-3 (Commercial) / Commercial development
East	C-4/c (Commercial/conditions) / Commercial development
West	A-3/c (Apartment/conditions) / Commercial development
Nearest Public Facility and Distance	
Park	Tierra Buena Park (0.01 mi.)
School	Sargent Roberto Ituarte Elementary (0.80 mi.)
Plan El Paso Designation	
G-4, Suburban	
Impact Fee Service Area	
N/A	

PUBLIC COMMENT: N/A

PLAT EXPIRATION: This application will expire on **February 12, 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:

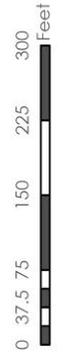
1. **Approval:** The CPC finds that the proposed plat is in conformance with all applicable requirements of Title 19 of the El Paso City Code.
2. **Approval with Conditions:** The CPC may impose conditions that bring the proposed plat into conformance with all applicable requirements of Title 19 of the El Paso City Code. **(Staff Recommendation)**
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

Pebble Hills Medical 2



Subject Property



This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may show features that are not shown on this map. The Planning & Inspection Department makes no claim to its accuracy or completeness.

ATTACHMENT 4



MAJOR SUBDIVISION APPLICATION

DATE: 11/10/2025 FILE NO. _____

SUBDIVISION NAME: PEBBLE HILLS MEDICAL 2

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
A PORTION OF TRACT 2C, SECTION 46, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS, AN ADDITION TO THE CITY OF EL PASO, EL PASO COUNTY, TEXAS, CONTAINING 12.0802 ACRES + .

2. Property Land Uses:

	<u>ACRES</u>	<u>SITES</u>		<u>ACRES</u>	<u>SITES</u>
Single-family	_____	_____	Office	_____	_____
Duplex	_____	_____	Street & Alley	_____	_____
Apartment	<u>2.7593</u>	<u>1</u>	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____		_____	_____
School	_____	_____		_____	_____
Commercial	<u>1</u>	<u>9.3209</u>	Total No. Sites	<u>2</u>	_____
Industrial	_____	_____	Total (Gross) Acreage	<u>12.0802</u>	_____

3. What is existing zoning of the above described property? A3 C4 Proposed zoning? SAME

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)
ON SITE PONDING

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 GENAGRA LP, 5009 Vista Del Monte 79922 915 241 1214
(Name & Address) (Zip) (Phone)
13. Developer SAME
(Name & Address) (Zip) (Phone)
14. Engineer SLI ENGINEERING, INC 6600 WESTWIND 79912 915 584 4457
(Name & Address) (Zip) (Phone)

OWNER SIGNATURE: 
 REPRESENTATIVE SIGNATURE: georges Digitally signed by georges
 Date: 2025.11.21 16:21:19 -07'00'

REPRESENTATIVE CONTACT (PHONE): 915 203 7277

REPRESENTATIVE CONTACT (E-MAIL): ghalloul@sl-engineering.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 original copy of restrictive covenants.
2. Provide access agreement for Lot 1 prior to recordation of final plat.
3. Recommend removing the metes and bounds description from the face of the plat.

Planning and Inspections Department- Land Development Division

1. Lot line between lots 1 & 2 should be lighter than the outer boundary lines.
2. Verify boundary closure report line segments 7 & 8 are off by 5 feet.

Parks and Recreation Department

Please note that this subdivision is zoned "A3C - C-3C" meeting the requirements for Non-residential uses (General commercial) as well as for Residential dwellings use (multi-family) **restricted to a maximum of 29 dwelling units per acre.**

Applicant is proposing non-residential and residential uses. Therefore, Park Fees will be assessed based on proposed use of each lot:

1. Lot 1 proposed use is residential (multi-family). Covenants restricting the number of dwelling units were not provided. Therefore, park fees will be calculated using gross density:

2.75 acres X 29 (maximum dwelling units per acre) = 79 multi-family dwellings units

79 multi-family dwelling units @ rate of \$680.00 per dwelling unit = \$53,720.00

2. Lot 2 proposed use is non-residential. Therefore, park fees will be calculated as follows:

9.32 acres non-residential @ rate of \$1,000 per acre = \$9,320.00

3. **Applicant shall be required to pay a total of \$63,040.00 in Park Fees**

Please allocate generated funds (if applicable) under Park Zone: **E-7**

Nearest Park: **Salvador Rivas Park**

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

El Paso Water

Engineering

Do not object to this request.

Water:

There is an existing 8-inch diameter water main that extends along a 20-foot PSB easement, located south of the property. This water main is available to provide service.

Previous water pressure readings from fire hydrant # 11315, last tested on 08/30/2021, located southeast corner of the property, has yielded a static pressure of 70 psi, a residual pressure of 68 psi, and a discharge of 978 gallons per minute.

Sanitary Sewer:

There is an existing 8-inch diameter sewer main that extends along a 15-foot PSB easement, located west of the property. This main dead-ends approximately 300-feet south of Pebble Hills Drive. This main can be extended to provide service.

There is an existing 8-inch diameter sanitary sewer main that extends along a 20-foot PSB easement, located east of the property. This main dead-ends approximately 620-feet south of Pebble Hills Drive. This main can be extended to provide service.

General:

Sewer main extension along a PSB easement is required to provide service. Sewer main extension and easement acquisition costs are the developer’s responsibility.

No building, reservoir, structure, parking stalls or other improvement, other than asphaltic paving (HMAC), shall be constructed or maintained on the above referenced El Paso Water - PSB easement without the written consent of El Paso Water - PSB. The Developer shall refrain from constructing rock walls, signs, buildings, curbs or any structure that will interfere with the access to the PSB easements. There shall be at least 5-foot setback from the easement line to any building, sign or structure. All easements dedicated for public water and sanitary sewer facilities shall comply with the El Paso Water - PSB Easement Policy. The PSB easements shall be improved to allow the operation of El Paso Water maintenance vehicles. El Paso Water - PSB requires access to the proposed water, sanitary sewer facilities, appurtenances, and meters within the easement 24 hours a day, seven (7) days a week.

During the site improvement work, the Owner/Developer shall safeguard all existing water mains, sewer mains, and appurtenant structures. The Owner/Developer shall minimize changes in grade above or near the vicinity of the existing El Paso Water - PSB facilities and is responsible for the cost of setting appurtenant structures to final grade.

El Paso Water requests that the site be graded so that sanitary sewer may be provided by gravity.

El Paso Water requires a new service application to provide services 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 El Paso Water – 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 Engineering

1. Provide an acceptable Stormwater Management plan in accordance with Section 19.19.030 of the current subdivision ordinance.
2. Revise flow patterns on the preliminary plat and identify the final location of all the stormwater runoff.
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.
4. On the preliminary plat, show and label the proposed pond location within the lot. Any proposed ponding area shall have enough capacity to hold the developed runoff for a designed 100-yr storm event.

Streets and Maintenance Department

Traffic Engineering

- TIA is required. Scope meeting to be scheduled.

Streetlights - Do not object to this request.

Zaragoza Rd. / FM0659 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.

Streetlights 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.

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

- 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.
- 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.
- For future development, a complete set of improvement plans shall be submitted for review.

El Paso Electric

Please add a 15' wide easement along Zaragoza Rd; we have an existing transmission line. We have attached a copy of the ROW Guidelines.

Please add a 10' wide easement along the perimeter of the proposed lots, for future access.

Texas Gas

Do not have any comments.

El Paso County Water Improvement District #1

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

El Paso Central Appraisal

No comments for Pebble Hills Medical 2 subdivision from Central Appraisal.

Fire Department

No adverse comments.

El Paso County 911 District

No comments received.

Texas Department of Transportation

No comments received.

El Paso County

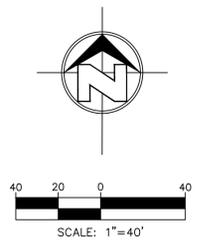
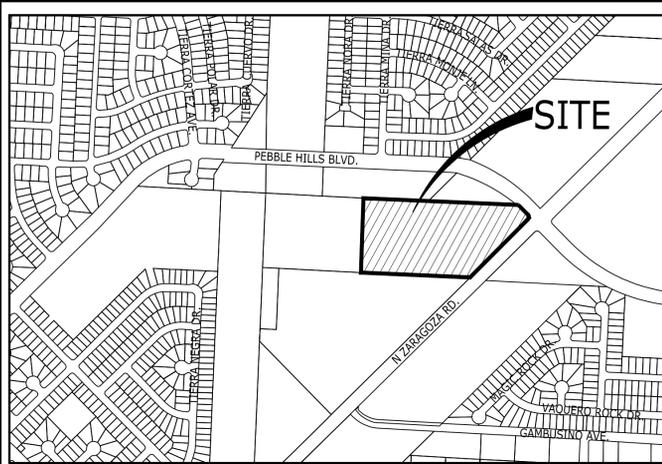
No comments received.

Sun Metro

No comments received.

Capital Improvement Department

No comments received.



- NOTES**
- IF LOTS ARE FURTHER SUBDIVIDED, THEN ADDITIONAL PRIVATE EASEMENT SHALL BE REQUIRED.
 - TAX CERTIFICATE FOR THIS DEVELOPMENT ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION, INSTRUMENT NO. _____ DATE _____
 - RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION, INSTRUMENT NO. _____ DATE _____
 - ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 480212 0175 B, DATED OCTOBER 15, 1982, THIS PROPERTY LIES IN FLOOD ZONE C. ZONE "X" ARE AREAS OF MINIMAL FLOODING.
 - THIS SUBDIVISION LIES WITHIN SOCORRO INDEPENDENT SCHOOL DISTRICT.
 - WATER AND SEWER SERVICES ARE EXTENDED TO THIS SUBDIVISION FROM EXISTING EL PASO WATER UTILITIES/PUBLIC SERVICE BOARD FACILITIES FROM ABUTTING STREETS.
- THIS INSTRUMENT ASSURING THE CERTIFICATION THAT WATER AND SEWER SERVICES FACILITIES DESCRIBED BY THIS PLAT ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, TEXAS WATER CODE IS FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.
- 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.
 - THE RETENTION OF THE DIFFERENCE BETWEEN HISTORIC AND DEVELOPED STORM WATER RUNOFF DISCHARGE VOLUME IS REQUIRED WITHIN THIS SUBDIVISION'S LIMITS IN COMPLIANCE WITH ALL PROVISIONS OF (MUNICIPAL CODE 19.19.010A, DSC AND DDM SECTION 11.1).
 - PROPERTY HAS DIRECT ACCESS TO PEBBLE HILLS BOULEVARD (PUBLIC RIGHT-OF-WAY).

METES AND BOUNDS

The parcel of land herein described is a portion of Tract 2C, Section 46, Block 79, Township 2, TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS, an addition to the City of El Paso, El Paso County, Texas, according to the plat hereof on File No. 20060092203, Plat Records of El Paso County, Texas and is more particularly described by metes and bounds as follows:

Commencing at an existing city monument lying on the centerline intersection of Pebble Hills Boulevard (105.00' public right-of-way) and Tierra Mina Drive (52.00' public right-of-way) Thence, South 23°30'05" West, a distance of 287.16 feet to a point lying on the common southerly boundary line of Lot 1, Block 108, TIERRA DEL ESTE UNIT TWENTY SEVEN said point also being the "TRUE POINT OF BEGINNING" of this metes and bounds description:

THENCE, North 89°57'17" East, along said boundary line, a distance of 1096.91 feet to a point for a boundary corner;

THENCE, South 47°25'59" East, a distance of 94.56 feet to a point for a boundary corner;

THENCE, 39.27 feet, along the arc of curve to the right, having a radius of 25.00 feet, a central angle of 90°00'00" and a chord which bears South 02°25'59" East, a distance of 35.36 feet to a point for a boundary corner lying on the westerly right-of-way line of Zaragoza Road (105.00 feet public right-of-way);

THENCE, South 42°34'01" West, along said right-of-way line a distance of 577.83 feet to a point for a boundary corner lying on the common northerly boundary line of Lot 1, Block 132, TIERRA DEL ESTE UNIT THIRTY TWO;

THENCE, South 89°57'54" West, along said boundary line, a distance of 772.56 feet to a point for a boundary corner;

THENCE, North 00°30'15" West, a distance of 524.48 feet back to the "TRUE POINT OF BEGINNING" of this description.

Said parcel of land containing 526,214.86 Square Feet (12.0802 acres) of land, more or less.

PEBBLE HILLS MEDICAL 2

A PORTION OF TRACT 2C, SECTION 46, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS, AN ADDITION TO THE CITY OF EL PASO, EL PASO COUNTY, TEXAS.
CONTAINING: 12.0802 ACRES ±

DEDICATION

GENAGRA LP.
OWNER OF THIS LAND HEREBY PRESENTS THIS MAP.

LUIS HERNANDO URREA
OWNER
GENAGRA LP.

ACKNOWLEDGEMENT

STATE OF TEXAS
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED LUIS HERNANDO URREA, AND PROVED TO ME THROUGH HIS TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DUTY SWORN, DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20__ A.D.

NOTARY PUBLIC IN AND FOR THE COUNTY OF EL PASO MY COMMISSION EXPIRES: _____

CITY PLAN COMMISSION

THIS SUBDIVISION IS HEREBY APPROVED AS TO THE PLATTING AND AS TO THE CONDITIONS OF THE DEDICATION IN ACCORDANCE WITH CHAPTER 212 OF THE LOCAL GOVERNMENT CODE OF TEXAS THIS _____ DAY OF _____, 20__ A.D.

EXECUTIVE SECRETARY _____ CHAIRPERSON _____
APPROVED FOR FILING THIS _____ DAY OF _____, 20__ A.D.

PLANNING AND INSPECTIONS DIRECTOR _____

FILING

FILED AND RECORDED IN THE OFFICE OF THE COUNTY CLERK OF EL PASO COUNTY, TEXAS, THIS _____ DAY OF _____, 20__ A.D., IN FILE NO. _____

COUNTY CLERK _____ BY DEPUTY _____

THIS PLAT REPRESENTS A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND IS IN COMPLIANCE WITH THE CURRENT TEXAS BOARD OF PROFESSIONAL LAND SURVEYING PROFESSIONAL AND TECHNICAL STANDARDS.

GUILLERMO LICON, RPLS 2998

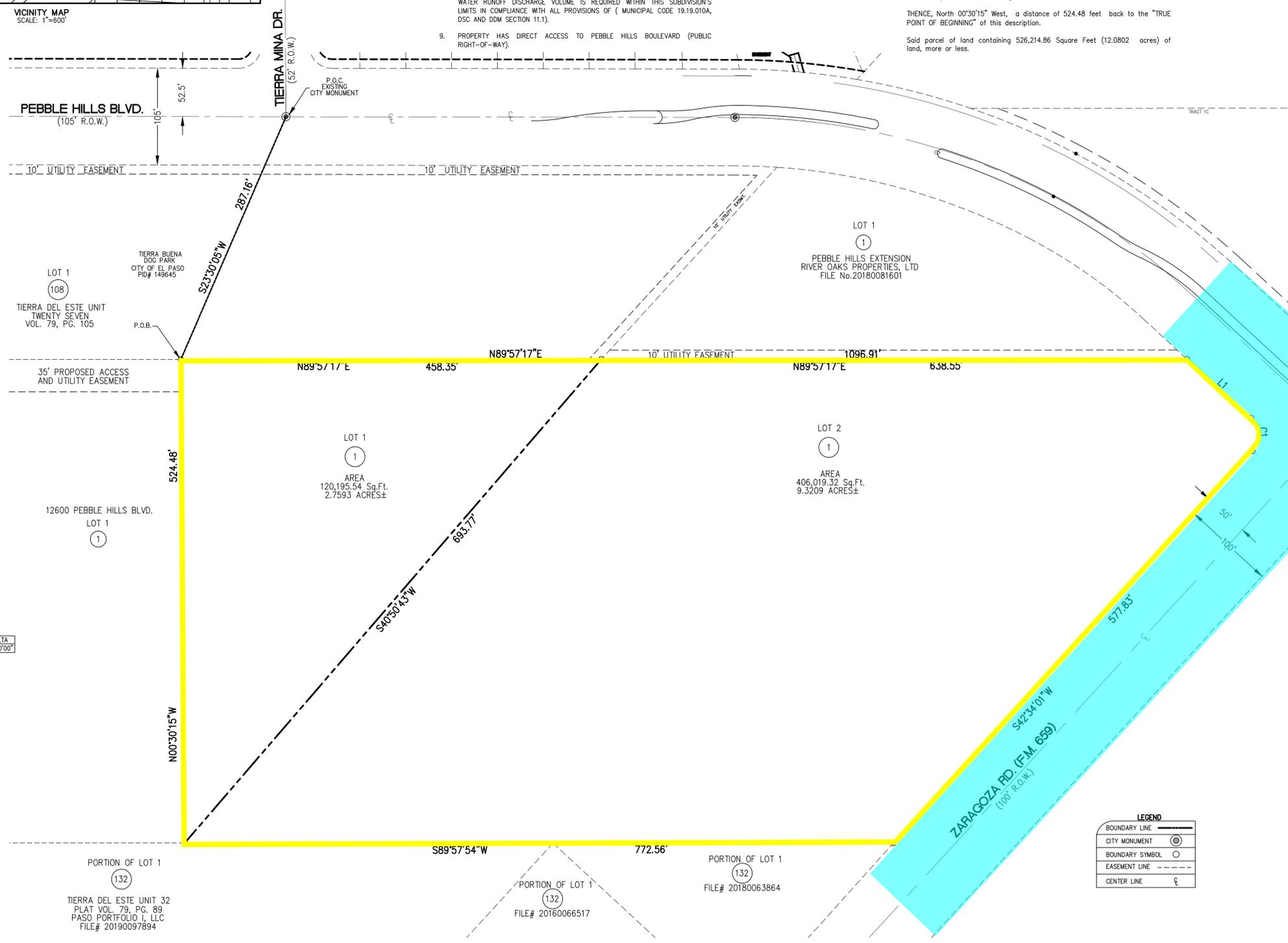
THIS IS TO CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL FIELD SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND IS IN COMPLIANCE WITH THE CURRENT TEXAS BOARD OF PROFESSIONAL LAND SURVEYING PROFESSIONAL AND TECHNICAL STANDARDS.

BY: _____
GUILLERMO LICON, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS LICENSE NO. 2998



FINAL PLAT
SLI ENGINEERING, INC.

CIVIL ENGINEERS - LAND SURVEYORS
LAND PLANNERS - CONSTRUCTION MANAGEMENT
6600 WESTWIND DR. - EL PASO, TEXAS - 79912 - (915) 584-4457
PREPARATION DATE: 10/29/2025



LINE TABLE

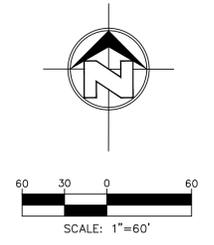
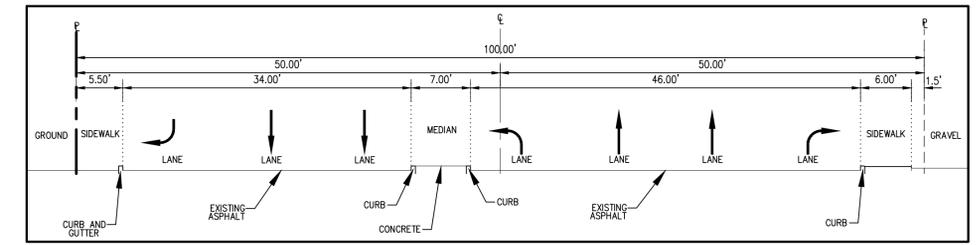
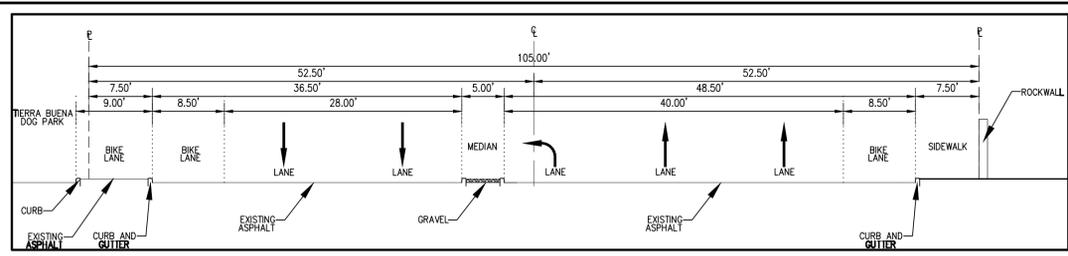
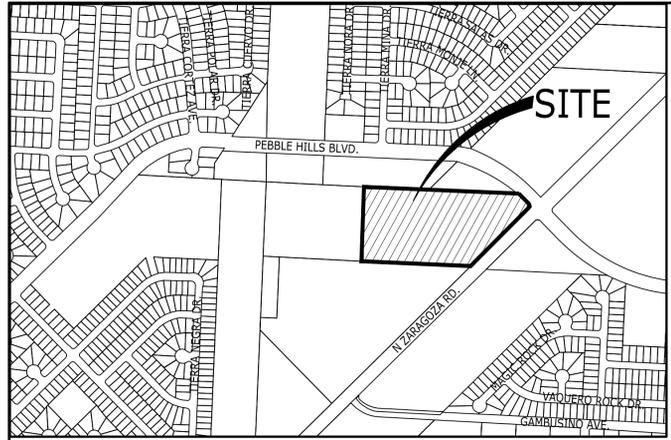
LINE	DIRECTION	DISTANCE
L1	S47°25'59"E	94.56'

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
CL	25.00'	39.27'	35.36'	S02°25'59"E	90°00'00"

LEGEND

BOUNDARY LINE	—————
CITY MONUMENT	⊙
BOUNDARY SYMBOL	○
EASEMENT LINE	- - - - -
CENTER LINE	⋈



LINE TABLE

LINE	DIRECTION	DISTANCE
L1	S47°25'59"E	94.56'

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	25.00'	38.27'	35.36'	S02°25'59"E	90°00'00"

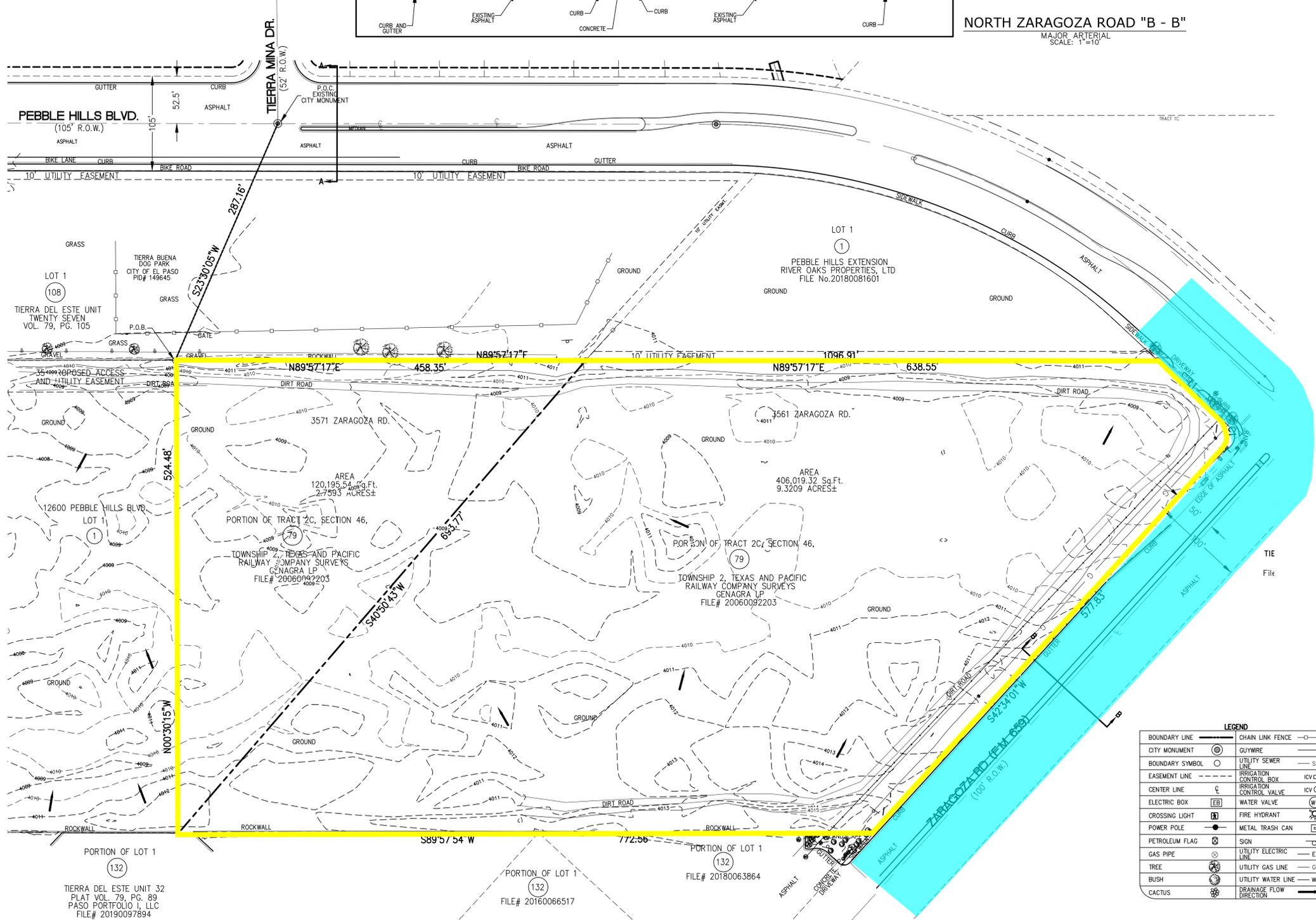
PEBBLE HILLS MEDICAL 2

A PORTION OF TRACT 2C, SECTION 46, BLOCK 79,
TOWNSHIP 2, TEXAS AND PACIFIC RAILWAY COMPANY
SURVEYS, AN ADDITION TO THE CITY OF EL PASO,
EL PASO COUNTY, TEXAS.
CONTAINING: 12.0802 ACRES ±

NOTES

- NUMBER OF LOTS IN THIS SUBDIVISION = 2
- OWNER:
LUIS HERNANDO URREA
6211 EDMERE BLVD. Ste. 3
EL PASO, TEXAS 79925
(915) 545-3960
- SURVEYOR:
SLI ENGINEERING, INC.
6600 WESTWIND DRIVE
EL PASO, TEXAS 79912
(915) 584-4457
- IF LOTS ARE FURTHER SUBDIVIDED, THEN ADDITIONAL PRIVATE EASEMENT SHALL BE REQUIRED.
- TAX CERTIFICATE FOR THIS DEVELOPMENT ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION, INSTRUMENT NO. _____ DATE _____
- RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION, INSTRUMENT NO. _____ DATE _____
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 480212 0175 B, DATED OCTOBER 15, 1982, THIS PROPERTY LIES IN FLOOD ZONE C. ZONE "X" ARE AREAS OF MINIMAL FLOODING.
- THIS SUBDIVISION LIES WITHIN SOCORRO INDEPENDENT SCHOOL DISTRICT.
- WATER AND SEWER SERVICES ARE EXTENDED TO THIS SUBDIVISION FROM EXISTING EL PASO WATER UTILITIES/PUBLIC SERVICE BOARD FACILITIES FROM ADJACENT STREETS.
- THIS INSTRUMENT ASSURING THE CERTIFICATION THAT WATER AND SEWER SERVICES FACILITIES DESCRIBED BY THIS PLAT ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, TEXAS WATER CODE IS FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.
- 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.
- THE RETENTION OF THE DIFFERENCE BETWEEN HISTORIC AND DEVELOPED STORM WATER RUNOFF DISCHARGE VOLUME IS REQUIRED WITHIN THIS SUBDIVISION'S LIMITS IN COMPLIANCE WITH ALL PROVISIONS OF (MUNICIPAL CODE 19.19.010A, DSC AND DDM SECTION 11.1).
- PROPERTY HAS DIRECT ACCESS TO PEBBLE HILLS BOULEVARD (PUBLIC RIGHT-OF-WAY).

PREPARED BY
SLI ENGINEERING, INC.
6600 WESTWIND DRIVE
EL PASO, TEXAS 79912
(915) 584-4457



LEGEND

BOUNDARY LINE	CHAIN LINK FENCE
CITY MONUMENT	GLYMIRE
BOUNDARY SYMBOL	UTILITY SEWER LINE
EASEMENT LINE	IRRIGATION CONTROL BOX
CENTER LINE	IRRIGATION CONTROL VALVE
ELECTRIC BOX	WATER VALVE
CROSSING LIGHT	FIRE HYDRANT
POWER POLE	METAL TRASH CAN
PETROLEUM FLAG	SIGN
GAS PIPE	UTILITY ELECTRIC LINE
TREE	UTILITY GAS LINE
BUSH	UTILITY WATER LINE
CACTUS	DRAINAGE FLOW DIRECTION

SLI
PRELIMINARY PLAT

SLI ENGINEERING, INC.
CIVIL ENGINEERS - LAND SURVEYORS
LAND PLANNERS - CONSTRUCTION MANAGEMENT
6600 WESTWIND DR. - EL PASO, TEXAS - 79912 - (915) 584-4457
PREPARATION DATE: 10/29/2025

Pebble Hills Medical 2



City Plan Commission — February 12, 2026 **Revised**

CASE NUMBER/TYPE:	SUSU25-00105 – Major Combination
CASE MANAGER:	Myrna Aguilar, (915) 212-1584, AguilarMP@elpasotexas.gov
PROPERTY OWNER:	Genagra, LP
REPRESENTATIVE:	SLI Engineering, Inc.
LOCATION:	South of Pebble Hills Dr. and West of Zaragoza Rd. (District 5)
PROPERTY AREA:	12.08 acres
VESTED RIGHTS STATUS:	Not Vested
PARK FEES:	\$63,040.00
ZONING DISTRICT(S):	A-3/c (Apartment/conditions) and C-3/c (Commercial/conditions)

SUMMARY OF RECOMMENDATION: Staff recommends **APPROVAL WITH CONDITIONS** of Pebble Hills Medical 2 on a Major Combination basis subject to the following conditions:

1. A Traffic Impact Analysis (TIA) shall be approved prior to the recordation of the final plat.
2. Prior to recordation of the final plat, the applicant shall provide an access agreement for Lot One, which shall be shown on the face of the final plat.

Pebble Hills Medical 2



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 error and may lead to misinterpretations of the data. The Planning & Inspection Department reserves the right to make any changes to the information on this map without notice.



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 12.08 acres of land into two lots. One Apartment zone lot that is 2.76 acres and the second in the Commercial zone of 9.32 acres in size. The subdivision has a direct entrance through Pebble Hills Boulevard. Drainage flow will be provided by onsite ponding. This subdivision was reviewed under the standards of 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	R-5 (Residential) and C-3/c (Commercial/conditions) / Park and Vacant Land
South	C-3 (Commercial) / Commercial development
East	C-4/c (Commercial/conditions) / Commercial development
West	A-3/c (Apartment/conditions) / Commercial development
Nearest Public Facility and Distance	
Park	Tierra Buena Park (0.01 mi.)
School	Sargent Roberto Ituarte Elementary (0.80 mi.)
Plan El Paso Designation	
G-4, Suburban	
Impact Fee Service Area	
N/A	

PUBLIC COMMENT: N/A

PLAT EXPIRATION: This application will expire on **February 12, 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:

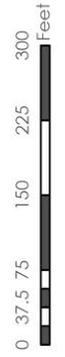
1. **Approval:** The CPC finds that the proposed plat is in conformance with all applicable requirements of Title 19 of the El Paso City Code.
2. **Approval with Conditions:** The CPC may impose conditions that bring the proposed plat into conformance with all applicable requirements of Title 19 of the El Paso City Code. **(Staff Recommendation)**
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

Pebble Hills Medical 2



Subject Property



This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may reveal features not shown here. The Planning & Inspection Department makes no claim to its accuracy or completeness.

ATTACHMENT 4



MAJOR SUBDIVISION APPLICATION

DATE: 11/10/2025 FILE NO. _____

SUBDIVISION NAME: PEBBLE HILLS MEDICAL 2

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
A PORTION OF TRACT 2C, SECTION 46, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS, AN ADDITION TO THE CITY OF EL PASO, EL PASO COUNTY, TEXAS, CONTAINING 12.0802 ACRES + .

2. Property Land Uses:

	<u>ACRES</u>	<u>SITES</u>		<u>ACRES</u>	<u>SITES</u>
Single-family	_____	_____	Office	_____	_____
Duplex	_____	_____	Street & Alley	_____	_____
Apartment	<u>2.7593</u>	<u>1</u>	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____	_____	_____	_____
School	_____	_____	_____	_____	_____
Commercial	<u>1</u>	<u>9.3209</u>	Total No. Sites	<u>2</u>	_____
Industrial	_____	_____	Total (Gross) Acreage	<u>12.0802</u>	_____

3. What is existing zoning of the above described property? A3 C4 Proposed zoning? SAME

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)
ON SITE PONDING

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 GENAGRA LP, 5009 Vista Del Monte 79922 915 241 1214
(Name & Address) (Zip) (Phone)
- 13. Developer SAME
(Name & Address) (Zip) (Phone)
- 14. Engineer SLI ENGINEERING, INC 6600 WESTWIND 79912 915 584 4457
(Name & Address) (Zip) (Phone)

OWNER SIGNATURE: 

REPRESENTATIVE SIGNATURE: georges Digitally signed by georges
 Date: 2025.11.21 16:21:19 -07'00'

REPRESENTATIVE CONTACT (PHONE): 915 203 7277

REPRESENTATIVE CONTACT (E-MAIL): ghalloul@sl-engineering.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 original copy of restrictive covenants.
2. Provide access agreement for Lot 1 prior to recordation of final plat.
3. Recommend removing the metes and bounds description from the face of the plat.

Planning and Inspections Department- Land Development Division

1. Lot line between lots 1 & 2 should be lighter than the outer boundary lines.
2. Verify boundary closure report line segments 7 & 8 are off by 5 feet.

Parks and Recreation Department

Please note that this subdivision is zoned "A3C - C-3C" meeting the requirements for Non-residential uses (General commercial) as well as for Residential dwellings use (multi-family) **restricted to a maximum of 29 dwelling units per acre.**

Applicant is proposing non-residential and residential uses. Therefore, Park Fees will be assessed based on proposed use of each lot:

1. Lot 1 proposed use is residential (multi-family). Covenants restricting the number of dwelling units were not provided. Therefore, park fees will be calculated using gross density:

2.75 acres X 29 (maximum dwelling units per acre) = 79 multi-family dwellings units

79 multi-family dwelling units @ rate of \$680.00 per dwelling unit = \$53,720.00

2. Lot 2 proposed use is non-residential. Therefore, park fees will be calculated as follows:

9.32 acres non-residential @ rate of \$1,000 per acre = \$9,320.00

3. **Applicant shall be required to pay a total of \$63,040.00 in Park Fees**

Please allocate generated funds (if applicable) under Park Zone: **E-7**

Nearest Park: **Salvador Rivas Park**

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

El Paso Water

Engineering

Do not object to this request.

Water:

There is an existing 8-inch diameter water main that extends along a 20-foot PSB easement, located south of the property. This water main is available to provide service.

Previous water pressure readings from fire hydrant # 11315, last tested on 08/30/2021, located southeast corner of the property, has yielded a static pressure of 70 psi, a residual pressure of 68 psi, and a discharge of 978 gallons per minute.

Sanitary Sewer:

There is an existing 8-inch diameter sewer main that extends along a 15-foot PSB easement, located west of the property. This main dead-ends approximately 300-feet south of Pebble Hills Drive. This main can be extended to provide service.

There is an existing 8-inch diameter sanitary sewer main that extends along a 20-foot PSB easement, located east of the property. This main dead-ends approximately 620-feet south of Pebble Hills Drive. This main can be extended to provide service.

General:

Sewer main extension along a PSB easement is required to provide service. Sewer main extension and easement acquisition costs are the developer’s responsibility.

No building, reservoir, structure, parking stalls or other improvement, other than asphaltic paving (HMAC), shall be constructed or maintained on the above referenced El Paso Water - PSB easement without the written consent of El Paso Water - PSB. The Developer shall refrain from constructing rock walls, signs, buildings, curbs or any structure that will interfere with the access to the PSB easements. There shall be at least 5-foot setback from the easement line to any building, sign or structure. All easements dedicated for public water and sanitary sewer facilities shall comply with the El Paso Water - PSB Easement Policy. The PSB easements shall be improved to allow the operation of El Paso Water maintenance vehicles. El Paso Water - PSB requires access to the proposed water, sanitary sewer facilities, appurtenances, and meters within the easement 24 hours a day, seven (7) days a week.

During the site improvement work, the Owner/Developer shall safeguard all existing water mains, sewer mains, and appurtenant structures. The Owner/Developer shall minimize changes in grade above or near the vicinity of the existing El Paso Water - PSB facilities and is responsible for the cost of setting appurtenant structures to final grade.

El Paso Water requests that the site be graded so that sanitary sewer may be provided by gravity.

El Paso Water requires a new service application to provide services 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 El Paso Water – 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 Engineering

1. Provide an acceptable Stormwater Management plan in accordance with Section 19.19.030 of the current subdivision ordinance.
2. Revise flow patterns on the preliminary plat and identify the final location of all the stormwater runoff.
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.
4. On the preliminary plat, show and label the proposed pond location within the lot. Any proposed ponding area shall have enough capacity to hold the developed runoff for a designed 100-yr storm event.

Streets and Maintenance Department

Traffic Engineering

- TIA is required. Scope meeting to be scheduled.

Streetlights - Do not object to this request.

Zaragoza Rd. / FM0659 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.

Streetlights 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.

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

- 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.
- 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.
- For future development, a complete set of improvement plans shall be submitted for review.

El Paso Electric

Please add a 15' wide easement along Zaragoza Rd; we have an existing transmission line. We have attached a copy of the ROW Guidelines.

Please add a 10' wide easement along the perimeter of the proposed lots, for future access.

Texas Gas

Do not have any comments.

El Paso County Water Improvement District #1

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

El Paso Central Appraisal

No comments for Pebble Hills Medical 2 subdivision from Central Appraisal.

Fire Department

No adverse comments.

El Paso County 911 District

No comments received.

Texas Department of Transportation

No comments received.

El Paso County

No comments received.

Sun Metro

No comments received.

Capital Improvement Department

No comments received.



File #: BC-1709, **Version:** 1

**CITY OF EL PASO, TEXAS
LEGISTAR AGENDA ITEM SUMMARY FORM**

AGENDA LANGUAGE:

This is the language that will be posted to the agenda. Please use ARIAL 11 Font.

SUSU25-00096: Lomas del Oeste Replat A - A portion of Lot 1, Block 1, Lomas del Oeste, and Tract 7D, H G Foster Surveys 256, City of El Paso, El Paso County, Texas

Location: North of Redd Rd. and West of Resler Dr.
Existing Zoning: C-2/sc (Commercial/special contract)
Property Owner: RiverOaks Properties LTD
Representative: SLI Engineering, Inc.
District: 1
Staff Contact: Myrna Aguilar, (915) 212-1584, AguilarMP@elpasotexas.gov

Lomas del Oeste Replat A

City Plan Commission — February 12, 2026



CASE NUMBER/TYPE:	SUSU25-00096 – Resubdivision Combination
CASE MANAGER:	Myrna Aguilar, (915) 212-1584, AguilarMP@elpasotexas.gov
PROPERTY OWNER:	River Oaks Properties, LTD
REPRESENTATIVE:	SLI Engineering, Inc.
LOCATION:	North of Redd Rd. and West of Resler Dr. (District 1)
PROPERTY AREA:	4.49 acres
VESTED RIGHTS STATUS:	Not Vested
PARK FEES:	\$4,490.00
ZONING DISTRICT(S):	C-2/sc (Commercial/special contract) and C-3 (Commercial)

SUMMARY OF RECOMMENDATION: Staff recommends **APPROVAL WITH CONDITION** of Lomas del Oeste Replat A on a Resubdivision Combination basis subject to the following condition:

- That the applicant must provide an access agreement for Lots One and Two on the face of the plat before the final plat can be recorded.

Lomas del Oeste 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 show 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 & Inspection 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 subdivide 4.49 acres of vacant land to create two commercial lots, ranging in size from 1.26 acres to 3.228 acres. Primary access will be provided by an access easement agreement between the adjacent lots and the proposed subdivision. Drainage flow will be provided by regional pond. The subdivision was reviewed under the standards of 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	C-2/sc (Commercial/special contract), A-O/sc (Apartment-Office/special contract) / Commercial development and Vacant land.
South	C-3 (Commercial) / Commercial development
East	C-3 (Commercial) and C-2/sc (Commercial/special contract)/ Commercial development
West	A-O (Apartment-Office) and R-3 (Residential) / Vacant land
Nearest Public Facility and Distance	
Park	Westside Community Park (0.47 mi.)
School	Franklin High School (0.25 mi.)
Plan El Paso Designation	
G-4, Suburban	
Impact Fee Service Area	
N/A	

PUBLIC COMMENT: N/A

PLAT EXPIRATION: This application will expire on **February 12, 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.
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. **(Staff Recommendation)**
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

Lomas del Oeste Replat A



 Subject Property

The 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 misinterpretation. The City of El Paso Planning & Economic Development Department Planning Division makes no claim to its accuracy or completeness.

ATTACHMENT 4



RESUBDIVISION COMBINATION APPLICATION

DATE: 10-15-2025 FILE NO. _____

SUBDIVISION NAME: LOMAS DEL OESTE REPLAT A

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
BEING A PORTION OF LOT 1, BLOCK 1, LOMAS DEL OESTE SUBDIVISION AND TRACT 7D, H G FOSTER SURV 256 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	_____	_____	Street & Alley	_____	_____
Apartment	_____	_____	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____	_____	_____	_____
School	_____	_____	_____	_____	_____
Commercial	4.490	2	Total No. Sites	2	_____
Industrial	_____	_____	Total (Gross) Acreage	4.490	_____

3. What is existing zoning of the above described property? C-25C AND C-3 Proposed zoning? SAME

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)
REGIONAL 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: _____

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 RIVEROAKS PROPERTIES LTD 5678 N MESA 915 225 5700
(Name & Address) (Zip) (Phone)

13. Developer SAME
(Name & Address) (Zip) (Phone)

14. Engineer SLI ENGINEERING, INC. 6600 WESTWIND 79912 915 584 4457
(Name & Address) (Zip) (Phone)

OWNER SIGNATURE: 

REPRESENTATIVE SIGNATURE: georges Digitally signed by georges
Date: 2025.04.09 13:22:46 -06'00'

REPRESENTATIVE CONTACT (PHONE): 915 203 7277

REPRESENTATIVE CONTACT (E-MAIL): ghalloul@sl-engineering.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. Release of access document, if applicable.
 - c. Set of restrictive covenants, if applicable.
2. Provide access agreement for Lots One and Two on the face of the plat before the final plat can be recorded.
3. Update all year on all approval statements from 2023 and 2025 to current year.
4. Provide original copy of restrictive covenants prior to recordation of final plat.
5. Provide reason for replat on face of both preliminary and final plat.
6. Plat Note # 9 is to be updated to include/reference instrument number for access easement and access easement from Lot 1 to Lot 2.
7. Provide reason for replat on face of both preliminary and final plats.

Planning and Inspections Department- Land Development Division

1. Driveway apron along Redd Road shall not encroach past property line.
2. Verify and secure a shared access and drainage easement.
3. Subdivision boundary closure report is ok.

Parks and Recreation Department

Please note that this subdivision is zoned "C-3" meeting the requirements for Non-residential uses as well as for multi-family dwellings use restricted to a maximum of 29 dwelling units per acre therefore "Park fees" will be assessed based on the following:

1. Applicant is proposing a Non-residential use, covenants need to be provided restricting all residential uses and **if** gross density waiver is granted by the City Manager of the Planning Department designee, then Applicant shall be required to pay "Park fees" at a rate of **\$1,000.00** per acre for a total amount of **\$4,490.00** calculated as follows:

4.49 acres non-residential @ rate of **\$1,000** per acre = **\$4,490.00**

Please allocate generated funds under Park Zone: **NW-10**

Nearest Park: **Westside Community Park**

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

El Paso Water

Engineering

Do not object to this request.

Water

There is an existing sixteen (16) inch diameter water main that extends along Redd Road. No direct service connections are allowed to this main as per the El Paso Water Utilities Public Service Board Rules and Regulations.

There is an existing twenty-four (24) inch diameter water transmission main extending along Redd Rd. No direct service connections are allowed to this main as per the El Paso Water Utilities Public Service Board Rules and Regulations.

Within Westview Place Subdivision, the property located north of Redd Road, west of Resler Drive and east of the El Paso Natural Gas Company right-of-way, there is an existing eight (8) inch diameter water main. This main is located immediately east of the EPNG ROW within the 30-foot easement. This water main is available to provide service.

Previous water pressure readings from fire hydrant number #10327, last tested on 10/27/21, located at 655 Redd Road have yielded a static pressure of 80 psi, residual pressure of 78 psi, discharge of 474 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.

Sanitary Sewer

Within the subject property, there is an existing eight (8) inch diameter sanitary sewer main. This main is located along the easternmost portion of the property immediately west of the El Paso Natural Gas Company right-of-way. This main is located within a 20-foot easement. The main is west of and parallel to the east boundary line of the subject Property. This main is available to provide service.

There is an existing eight (8) inch diameter sanitary sewer main that extends along Redd Rd. This main is available to provide service.

General

El Paso Water-PSB requires a complete set of improvement plans, and grading plans for review and approval prior to any work pertaining to the subject property where the described existing sanitary sewer main is located. This is required to ascertain that the proposed improvements and/or grading will not adversely affect the existing eight (8) inch diameter sanitary sewer main that transects the subject property. The El Paso Water Utilities — Public Service Board requests for the Developer to coordinate with El Paso Water-PSB Engineering Department.

Clearance from proposed buildings and existing sanitary sewer main shall be not less than ten feet.

The El Paso Water-PSB easement shall be improved to allow the operation of El Paso Water-PSB maintenance vehicles. El Paso Water-PSB requires access to the existing sanitary sewer facilities located within the easement 24 hours a day, seven (7) days a week.

No building, reservoir, structure or other improvement, other than asphaltic paving (HMAC), shall be constructed or maintained on the above referenced El Paso Water Utilities - Public Service Board Easements (El Paso Water-PSB easements) without the written consent of El Paso Water-PSB.

El Paso Water requires a new service application to initialize design of the water and sanitary sewer main extensions to serve the subject property. New service applications are available at 1154 Hawkins, 3rd Floor. The following items are required at the time of application: (1) hard copy of subdivision plat; (2) finalized set of street improvement plans, including storm sewer; (3) digital copy of subdivision plat; (4) benchmark check; and (5) construction schedule. Service will be provided in accordance with the current El Paso Water — PSB Rules and Regulations. The owner 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 Engineering

1. Provide an acceptable Stormwater Management plan in accordance with Section 19.19.030 of the current subdivision ordinance.
2. Show and Label drainage flow patterns on the preliminary plat and identify the final location of all the stormwater runoff.
3. No vertical construction is permitted within utility easements per the Rules and Regulations of El Paso Water Utilities.

El Paso Electric

Please add a 10' wide utility easement to the front of the lot.

Texas Gas

In reference to case SUSU25-00096 - Lomas Del Oeste Replat "A", Texas Gas Service will need an Access Road and/or an easement from Redd Road to provide gas to the property. Also, Texas Gas Service has an existing 6" HP Pipe along El Paso Natural Gas Easement (see image below as reference).

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's representative should contact TGS to relocate the gas main and/or service at the developer's expense.

The main(s) and/or service line(s) locations depicted on the plans are for reference only. It is the designer's responsibility to request line locates to verify existing infrastructure on the field and to notify TGS if the proposed improvements will be in conflict with any of our existing facilities before the construction commencement. It is also the responsibility of the construction contractor to contact Texas811 to locate lines prior to any excavation. In addition, please note that any high-pressure mains require a TGS stand by crew during any and all work within vicinity of the existing high pressure main, and TGS needs to be notified 48 hours prior to any construction and/or ground disturbance within the vicinity of the TGS high pressure mains. If you have any questions regarding the exhibits provided, please let us know.

Texas Gas Service Data Disclaimer

While Texas Gas Service makes every effort to maintain and distribute accurate information, it makes no warranties and/or representations of any kind regarding information, data provided, nor are any such warranties to be implied with respect to the information, data furnished herein.

As consideration for providing the attached data, Texas Gas Service requires that the user agree as follows:

- The use of such data shall be at the user's risk. The user acknowledges that it is responsible for assessing the accuracy and reliability of the data or information provided.
- In no event shall Texas Gas Service, its employees, officers or agents become liable or responsible for any use of this data or any consequential damages monetary or otherwise, which may result from the use of this data.
- The user agrees to indemnify, defend, and hold harmless Texas Gas Service, and its employees, officers and agents for any and all liability of any nature arising in connection with its of the information or data, and any inaccuracies therein.
- The user shall not distribute the information provided to any other person or entity without the prior written consent of Texas Gas Service.

Streets and Maintenance Department

Traffic & Transportation Engineering

- No objection to application
- Replat reason is required to be stated in the engineering plat.

Street Lights Department does not object to this request.

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.

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

- Provide explanation of exception in application
- The scope of work is within private property. if any part of the project extends into the City of El Paso’s right-of-way, the contractor must comply with El Paso City Municipal Codes and DSC guidelines.
- Indicate that any infrastructure that is on city right of way must be done as per Design Standards for Construction and Municipal Code
- Indicate that any damaged structure must be restored to same or better condition, this goes for asphalt, concrete, manholes, or water valves.

El Paso Central Appraisal

No comments for Lomas del Oeste Replat A subdivision from Central Appraisal.

El Paso County Water Improvement District #1

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

Fire Department

No adverse comments.

Sun Metro

No comments received.

Capital Improvement Department

No comments received.

El Paso County 911 District

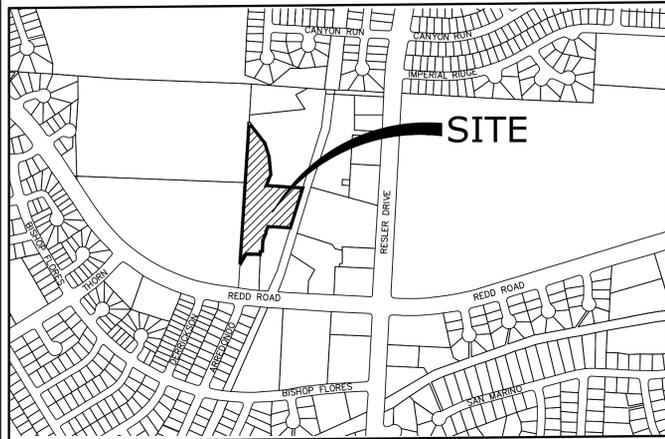
No comments received.

Texas Department of Transportation

No comments received.

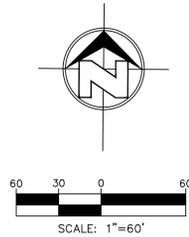
El Paso County

No comments received.



VICINITY MAP
SCALE: 1"=600'

LINE	DIRECTION	DISTANCE
T1	N04°53'54"E	60.00'
T2	N85°06'06"W	21.24'
L1	S20°44'54"E	99.97'
L2	S18°36'33"W	84.19'
L3	S20°02'23"W	37.30'
L4	S00°32'01"E	14.80'
L5	S20°13'37"W	53.20'
L6	S00°21'17"E	74.60'
L7	S68°01'44"W	14.35'
L8	S00°43'10"W	25.22'
L9	N89°59'29"W	100.69'
L10	S28°07'32"W	81.24'

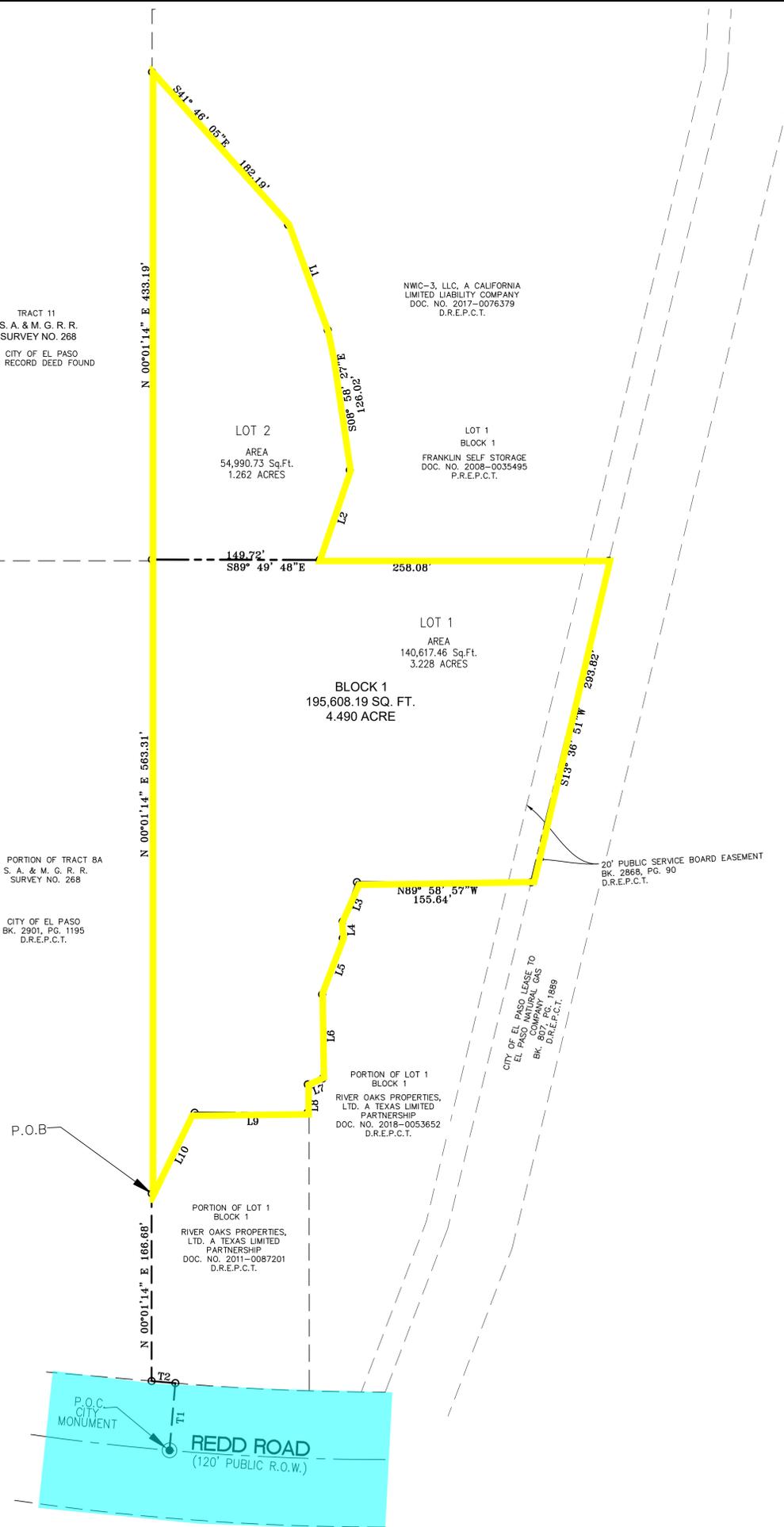


TRACT 11
S. A. & M. G. R. R.
SURVEY NO. 268
CITY OF EL PASO
NO RECORD DEED FOUND

NOTES

- IF LOTS ARE FURTHER SUBDIVIDED, THEN ADDITIONAL PRIVATE EASEMENT SHALL BE REQUIRED.
- TAX CERTIFICATE FOR THIS DEVELOPMENT ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION, INSTRUMENT NO. _____, DATE _____.
- RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION, INSTRUMENT NO. _____, DATE _____.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 480214 0022 E, DATED JANUARY 03, 1997. THIS PROPERTY LIES IN FLOOD ZONE C. ZONE "C" ARE AREAS OF MINIMAL FLOODING.
- THIS SUBDIVISION LIES WITHIN EL PASO INDEPENDENT SCHOOL DISTRICT.
- WATER AND SEWER SERVICES ARE EXTENDED TO THIS SUBDIVISION FROM EXISTING EL PASO WATER UTILITIES/PUBLIC SERVICE BOARD FACILITIES FROM ADJUTING STREETS.

THIS INSTRUMENT ASSURING THE CERTIFICATION THAT WATER AND SEWER SERVICES FACILITIES DESCRIBED BY THIS PLAT ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, TEXAS WATER CODE IS FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.
- THIS SUBDIVISION SHALL PROVIDE FOR POSTAL DELIVERY SERVICE. THE SUBDIVIDER COORDINATE 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 IS SUBJECT TO THE APPROVAL OF THE UNITED STATES POSTAL SERVICE.
- THE RETENTION OF THE DIFFERENCE BETWEEN HISTORIC AND DEVELOPED STORM WATER RUNOFF DISCHARGE VOLUME IS REQUIRED WITHIN THIS SUBDIVISION'S LIMITS IN COMPLIANCE WITH ALL PROVISIONS OF (MUNICIPAL CODE 19.19.010A, DSC AND DDM SECTION 11.1) OR AS PER APPROVED MASTER DRAINAGE PLAN.
- PROPERTY HAS DIRECT ACCESS TO REDD ROAD (PUBLIC RIGHT-OF-WAY) BY MEANS OF AN ACCESS AGREEMENT.



LOMAS DEL OESTE REPLAT A

BEING A PORTION OF LOT 1, BLOCK 1, LOMAS DEL OESTE
SUBDIVISION AND TRACT 7D, H G FOSTER SURV 256
EL PASO, EL PASO COUNTY, TEXAS.
CONTAINING: 4.490 ACRES ±

DEDICATION

ACKNOWLEDGEMENT

RIVER OAKS PROPERTIES LTD., IS THE OWNER OF THIS TRACT OF LAND, DOES HEREBY PRESENT THIS PLAT

RIVER OAKS PROPERTIES, LTD.
ADAM FRANK
PRESIDENT

STATE OF TEXAS
COUNTY OF EL PASO

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED ADAM FRANK KNOW TO ME TO BE A PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE THEREIN EXPRESSED AND UNDER OATH STATED THAT THE STATEMENTS IN THE FOREGOING CERTIFICATE ARE TRUE.

NOTARY PUBLIC, STATE OF TEXAS MY COMMISSION EXPIRES: _____

CITY OF EL PASO CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE § 212.009 (c) AND § 212.0115 (b):

THIS SUBDIVISION IS HEREBY APPROVED AS TO THE PLATTING AND AS TO THE CONDITIONS OF THE DEDICATION IN ACCORDANCE WITH CHAPTER 212 OF THE LOCAL GOVERNMENT CODE OF TEXAS THIS _____ DAY OF _____, 2025 A.D..

EXECUTIVE SECRETARY CHAIRPERSON

APPROVED FOR FILING THIS _____ DAY OF _____, 2025 A.D.

PLANNING AND INSPECTIONS DIRECTOR

FILING

FILED AND RECORDED IN THE OFFICE OF THE COUNTY CLERK OF EL PASO COUNTY, TEXAS, HIS _____ DAY OF _____, 2023, A.D., IN FILE NO. _____ OF THE PLAT RECORD.

COUNTY CLERK BY DEPUTY

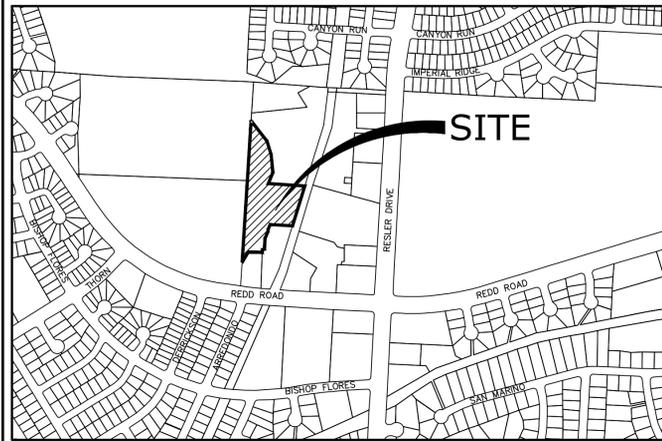
THIS PLAT REPRESENTS A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND IS IN COMPLIANCE WITH THE CURRENT TEXAS BOARD OF PROFESSIONAL LAND SURVEYING PROFESSIONAL AND TECHNICAL STANDARDS.



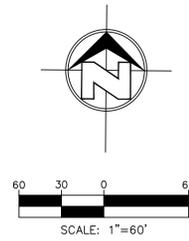
GUILLERMO LICON, RPLS 2998

FINAL PLAT
SLI ENGINEERING, INC.

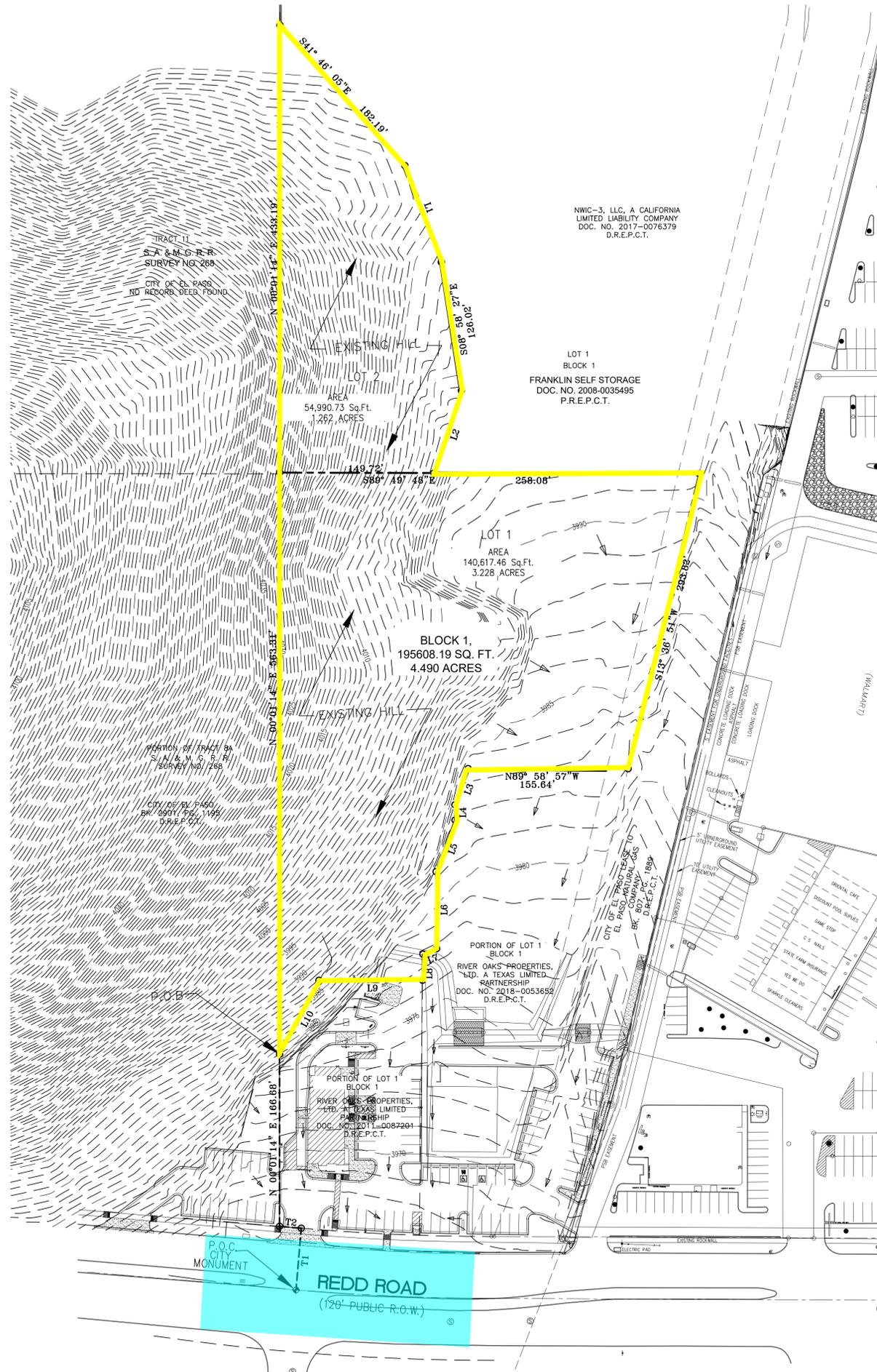
CIVIL ENGINEERS - LAND SURVEYORS
LAND PLANNERS - CONSTRUCTION MANAGEMENT
6600 WESTWIND DR. - EL PASO, TEXAS - 79912 - (915) 584-4457
PREPARATION DATE: 10/08/2025



VICINITY MAP
SCALE: 1"=600'



LINE	DIRECTION	DISTANCE
T1	N04°53'54"E	60.00'
T2	N85°06'06"W	21.24'
L1	S20°44'54"E	99.97'
L2	S18°36'33"W	84.19'
L3	S20°02'23"W	37.30'
L4	S00°32'01"E	14.80'
L5	S20°13'37"W	53.20'
L6	S00°21'17"E	74.60'
L7	S68°01'44"W	14.35'
L8	S00°43'10"W	25.22'
L9	N89°59'29"W	100.69'
L10	S28°07'32"W	81.24'



LOMAS DEL OESTE REPLAT A

BEING A PORTION OF LOT 1, BLOCK 1, LOMAS DEL OESTE
SUBDIVISION AND TRACT 7D, H G FOSTER SURV 256
EL PASO, EL PASO COUNTY, TEXAS.
CONTAINING: 4.490 ACRES ±

NOTES

- NUMBER OF LOTS IN THIS SUBDIVISION = 1
- OWNER:
RIVER OAKS PROPERTIES LTD.
5678 N Mesa St,
El Paso, TX 79912
(915) 225-5700
- SURVEYOR
SLI ENGINEERING, INC.
6600 WESTWIND DRIVE
EL PASO, TEXAS 79912
(915) 584-4457
- IF LOTS ARE FURTHER SUBDIVIDED, THEN ADDITIONAL PRIVATE EASEMENT SHALL BE REQUIRED.
- TAX CERTIFICATE FOR THIS DEVELOPMENT ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION, INSTRUMENT NO. _____ DATE _____
- RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION, INSTRUMENT NO. _____ DATE _____
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 480214 0022 E DATED JANUARY 3, 1997. THIS PROPERTY LIES IN FLOOD ZONE C. ZONE "C" ARE AREAS OF MINIMAL FLOODING.
- THIS SUBDIVISION LIES WITHIN EL PASO INDEPENDENT SCHOOL DISTRICT.
- WATER AND SEWER SERVICES ARE EXTENDED TO THIS SUBDIVISION FROM EXISTING EL PASO WATER UTILITIES/PUBLIC SERVICE BOARD FACILITIES FROM ABUTTING STREETS.
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- PROPERTY HAS DIRECT ACCESS TO REDD ROAD (PUBLIC RIGHT-OF-WAY) BY MEANS OF AN ACCESS AGREEMENT.

PREPARED BY
SLI ENGINEERING, INC.
6600 WESTWIND DRIVE
EL PASO, TEXAS 79912
(915)584-4457



PRELIMINARY PLAT

SLI ENGINEERING, INC.
CIVIL ENGINEERS - LAND SURVEYORS
LAND PLANNERS - CONSTRUCTION MANAGEMENT
6600 WESTWIND DR. - EL PASO, TEXAS - 79912 - (915) 584-4457
PREPARATION DATE: 07/06/2022



Legislation Text

File #: BC-1710, Version: 1

**CITY OF EL PASO, TEXAS
LEGISTAR AGENDA ITEM SUMMARY FORM**

AGENDA LANGUAGE:

This is the language that will be posted to the agenda. Please use ARIAL 11 Font.

PZRZ25-00026: The north 59 feet of Tract 49 and the south 59 feet of the north 118 feet of Tract 49, Map of Sunrise Acres, City of El Paso, El Paso County, Texas

Location: North of Edgar Park Ave. and West of Gateway South Blvd.
Zoning: R-4 (Residential)
Request: To rezone from R-4 (Residential) to A-2 (Apartment)
Existing Use: Vacant
Proposed Use: Multifamily
Property Owner: Frank Padilla Jr.
Representative: Miguel Allen
District: 2
Staff Contact: Jose Beltran, (915) 212-1607, BeltranJV@elpasotexas.gov

Gateway South and Edgar Park

City Plan Commission — February 12, 2026

REZONING



CASE NUMBER:	PZRZ25-00026
CASE MANAGER:	Jose Beltran, (915) 212-1607, BeltranJV@elpasotexas.gov
PROPERTY OWNER:	Frank Padilla Jr.
REPRESENTATIVE:	Miguel Allen
LOCATION:	North of Edgar Park Ave. and west of Gateway South Blvd. (District 2)
PROPERTY AREA:	0.54 acres
REQUEST:	Rezone from R-4 (Residential) to A-2 (Apartment)
RELATED APPLICATIONS:	None
PUBLIC INPUT:	None received as of February 5, 2026

SUMMARY OF REQUEST: The applicant is requesting to rezone the subject property from R-4 (Residential) to A-2 (Apartment) to allow for the use of multifamily.

SUMMARY OF STAFF'S RECOMMENDATION: Staff recommends **APPROVAL** of the request. This recommendation is based on the proposed zoning district's compatibility with existing residential uses in the surrounding area and is consistent with *Plan El Paso*, the City's adopted Comprehensive Plan and the G-3, Post War Future Land Use designation.

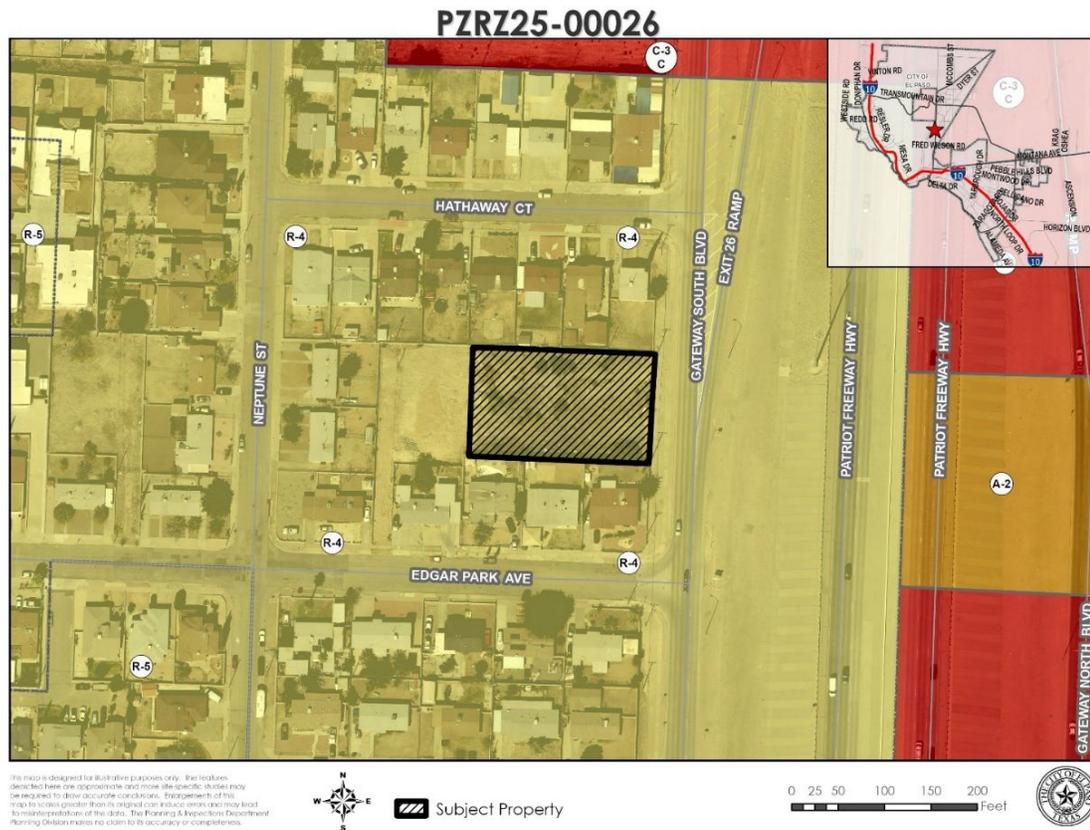


Figure A. Subject Property & Immediate Surroundings

DESCRIPTION OF REQUEST: The applicant is requesting to rezone the subject property from R-4 (Residential) to A-2 (Apartment) to allow for the use of multifamily. The subject property is approximately 0.54 acres in size. The conceptual site plan shows one (1) proposed multifamily structure and accompanying parking areas. Primary access to the subject property will be from Gateway South Boulevard. The conceptual plan is not subject to zoning compliance review under Title 20 of the El Paso City Code and is non-binding.

COMPATIBILITY WITH NEIGHBORHOOD CHARACTER: The proposed rezoning is compatible with adjacent zoning districts. Properties to the north, south and west are zoned R-4 (Residential) and consist of single-family dwellings. To the east across Gateway South Boulevard is U.S. Highway 54. The proximity to Gateway South Boulevard makes the subject property better suited for higher intensity residential zone districts while also providing a transition buffer from lower density residential zone districts to the west. The nearest park is Sunrise Park located 0.61 miles away, and the nearest school, Edgar Park, is located 0.58 miles away.

COMPLIANCE WITH PLAN EL PASO/REZONING POLICY – When evaluating whether a proposed rezoning is in accordance with <i>Plan El Paso</i>, consider the following factors:	
Criteria	Does the Request Comply?
<p>Future Land Use Map: Proposed zone change is compatible with the Future Land Use designation for the property:</p> <p>G-3, Post-War: This sector applies to transitional neighborhoods typically developed from the 1950s through the 1980s. Streets were laid out with curvilinear patterns without alleys and shopping centers are located at major intersections behind large parking lots. This sector is generally stable but would benefit from strategic suburban retrofits to supplement the limited housing stock and add missing civic and commercial uses.</p>	<p>Yes. The subject property and the proposed development meet the intent of the G-3, Post War Future Land Use designation of <i>Plan El Paso</i>. The proposed development will provide additional housing stock to supplement and integrate with the surrounding area.</p>
<p>Compatibility with Surroundings: The proposed zoning district is compatible with those surrounding the site:</p> <p>A-2 (Apartment) District: The purpose of the district is to promote and preserve residential development within the city associated with a landscape more urban in appearance and permitting a mixture of housing types. It is intended that the district regulations allow for medium densities of dwelling units supported by higher intensity land uses located at the periphery of single-family neighborhoods providing that the overall character and architectural integrity of the neighborhood is preserved. The regulations of the districts will permit building types designed for transition from areas of low density residential neighborhoods to other residential areas, and certain nonresidential uses and support facilities.</p>	<p>Yes. The proposed A-2 (Apartment) zoning district is compatible with the surrounding area. It will allow for the integration of the development with the surrounding R-4 (Residential) properties and provide a transition buffer from lower density residential districts to the west.</p>
<p>Preferred Development Locations: Located along an arterial (or greater street classification) or the intersection of two collectors (or greater street classification). The site for proposed rezoning is not located mid-block, resulting in it being the only property on the block with an alternative zoning district, density, use and/or land use.</p>	<p>Yes. The subject property is situated along Gateway South Boulevard and US Highway 54, which are designated as a major arterial and a freeway, respectively, in the City’s Major Thoroughfare Plan (MTP). The proposed rezoning will permit higher-density residential development along the corridor.</p>
THE PROPOSED ZONING DISTRICT’S EFFECT ON THE PROPERTY AND SURROUNDING PROPERTY, AFTER EVALUATING THE FOLLOWING FACTORS:	

COMPLIANCE WITH PLAN EL PASO/REZONING POLICY – When evaluating whether a proposed rezoning is in accordance with <i>Plan El Paso</i>, consider the following factors:	
Historic District or Special Designations & Study Area Plans: Any historic district or other special designations that may be applicable. Any adopted small areas plans, including land-use maps in those plans.	The subject property is not located within any historical districts or Study Area Plan boundaries.
Potential Adverse Effects: Potential adverse effects that might be caused by approval or denial of the requested rezoning.	The proposed development is not anticipated to pose any adverse effects on the community. The reviewing departments did not have any adverse comments.
Natural Environment: Anticipated effects on the natural environment.	The subject property does not involve any greenfield or environmentally sensitive land or arroyo disturbance.
Stability: Whether the area is stable or in transition.	The surrounding area is in transition from lower density residential districts to commercial zoning districts along the Gateway South corridor. Several properties to the north within 0.5 miles have been rezoned from R-4 (Residential) zoning districts to C-2 (Commercial), C-3 (Commercial) and S-D (Special Development) zoning districts within the past 10 years.
Socioeconomic & Physical Conditions: Any changed social, economic, or physical conditions that make the existing zoning no longer suitable for the property.	The subject property is in close proximity to the U.S. Highway 54 – Patriot Freeway, which is more suitable for denser and more intensive zoning districts and provides a buffer between the US 54 Patriot freeway and lower density single-family dwellings in the area.

ADEQUACY OF PUBLIC FACILITIES, SERVICES AND INFRASTRUCTURE: The subject property is located along Gateway South Boulevard and U.S. Highway 54, which is classified as a major arterial and a freeway, respectively, in the City’s Major Thoroughfare Plan (MTP). Sidewalks are currently present along Gateway South Boulevard and in the area surrounding the proposed development. There are two (2) bus stops located within walking distance (0.25 miles) of the subject property. The closest bus stop is located 0.09 miles away from the subject property on Hercules Avenue.

SUMMARY OF DEPARTMENTAL REVIEW COMMENTS: No adverse comments were provided from the reviewing departments.

PUBLIC COMMENT: The subject property is located within the boundaries of the Sunrise Neighborhood Association which was notified of the request by the applicant. Public notices were sent to property owners within 300 feet on January 30, 2026. As of February 5, 2026, the Planning Division has not received any communication in support or opposition to the request from the public.

CITY PLAN COMMISSION OPTIONS: The purpose of the Zoning Ordinance is to promote the health, safety, morals and general welfare of the City. The City Plan Commission (CPC) has the authority to advise City Council on Zoning matters. In evaluating the request, the CPC may take any of the following actions:

1. **Recommend Approval** of the rezoning request, finding that the request is in conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or that the request is in conformance with other criteria that the CPC identifies from the Comprehensive Plan.
2. **Recommend Approval of the rezoning request With Modification** to bring the request into conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or other criteria that the CPC identifies from the Comprehensive Plan.
3. **Recommend Denial** of the rezoning request, finding that the request does not conform to the review criteria of *Plan El Paso* as reflected in the Staff Report, or other criteria that the CPC identifies from the Comprehensive Plan.

ATTACHMENTS:

1. Future Land Use Map
2. Generalized Plot Plan
3. Department Comments
4. Neighborhood Notification Boundary Map

ATTACHMENT 1

PZR25-00026



Subject Property



This map is designed for illustrative purposes only. The features depicted are approximate and may not be specific to the subject property. The map may contain errors and may be subject to change without notice. The Planning & Inspections Department Planning Division makes no claim to its accuracy or completeness.

ATTACHMENT 3

Planning and Inspections Department - Planning Division

Staff recommends **APPROVAL** of the request. This recommendation is based on the proposed zoning district's compatibility with existing residential uses in the surrounding area and is consistent with *Plan El Paso*, the City's adopted Comprehensive Plan and the G-3, Post War Future Land Use designation.

Planning and Inspections Department – Plan Review & Landscaping Division

The generalized site plan is not being reviewed for conformance due to conceptual nature. No objections to proposed rezoning. At the time of submittal for building permit, the project will need to comply with all applicable provisions of the ICC, TAS and Municipal Code.

Planning and Inspections Department – Land Development

1. TXDOT review and approval is required for proposed driveways abutting ROW.
2. Dimension proposed driveway widths.
3. Show all proposed drainage flow patterns on site plan and identify the on-site pond discharge location(s) for all storm-water runoff within the subdivision.

Note: Comments to be addressed at the permitting stage.

Fire Department

No adverse comments.

Police Department

No comments received.

Environmental Services

No comments received.

Sun Metro

No comments received.

Streets and Maintenance Department

Traffic & Transportation Engineering

1. No objections to application
2. Coordination required with TXDOT.
3. No traffic impact analysis (TIA) is required.
4. Driveway dimensions required within the site plan.

Note: Comments to be addressed at the permitting stage.

Streets Lighting:

Street Lights Department does not object to this request. Gateway South Blvd. is a Texas Department of Transportation (TXDOT) right-of-way (ROW). Street Lights Department requires that all projects that involve a roadway are 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 project 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:

1. No objection to application. For future development, a complete set of improvements plans shall be submitted for review. Gateway South is maintained by TxDOT.
2. Indicate that any proposed infrastructure improvements located within the city right-of-way must follow the design standards for construction (DSC), in accordance with its municipal code.
3. Indicate that any damage to existing infrastructure caused by the development of this project must be restore to its original or better condition.

El Paso Water

EPWater-PSB does not object to this request.

Water

There is an existing 6-inch diameter water main that extends along Gateway Boulevard. The water line is located approximately 12 feet east of the property. This main is available to provide service. Previous water pressure reading from fire hydrant #01760, last tested on 01/28/2025 located at the northeast corner of Edgar Park Avenue and Neptune Street, yielded a static pressure of 80 psi, a residual pressure of 70 psi, and a flow discharge of 822 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.

Sanitary Sewer

There is an existing 8-inch diameter water main that extends along Gateway Boulevard. The water line is located approximately 24 feet east of the property. This main is available to provide service.

General

Gateway South is a Texas Department of Transportation (TxDOT) right-of-way. All proposed water and sanitary sewer work to be performed within Gateway South right-of-way require written permission from TxDOT.

EPWater-PSB 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:

As per the Municipal Code: new developments and redevelopments are required to maintain the pre-development hydrologic response in their post-development state as nearly as practicable to reduce flooding. The code also encourages the use of nonstructural storm water management such as the preservation of green space, water harvesting, and other conservation efforts, to the maximum extent practicable, per Chapter 19.19, Section 19.19.010, and Subparagraph A-2 & A-5.

EPWater-SW recommends using principles of low impact development (such as recessed landscaping, rainwater harvesting, and porous pavement) to reduce the amount of developed stormwater runoff. The property abuts the US54 highway, which falls under Texas DOT jurisdiction. Per their requirements, calculations to show that post-development runoff does not exceed the predevelopment may be required by them. Runoff discharge from private residential properties is typically unpermitted. Given that the existing city-maintained stormwater system is restricted from this property, EPWater recommends onsite ponding. Otherwise, coordinate with Texas DOT the stormwater discharge as part of the driveway construction application.

El Paso County 911 District

The 911 District has no comments or concerns regarding this zoning.

Texas Department of Transportation

We have no comments for Gateway South and Edgar Park.

El Paso County Water Improvement District #1

No comments received.

Parks and Recreation

As per chapter 19.20 of the municipal code: Since density is increasing and the property zoning and use is changing, then Park Requirements/Fees will be re-assessed based on applicable conditions (residential and non-residential).

ATTACHMENT 4

PZR25-00026



-  Subject Property
-  300 Feet Notice Area
-  Notified Properties

This map is designed for illustrative purposes only. The features shown on this map are not intended to be used as a legal instrument. They may be required to show accurate conclusions. Discrepancies 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.



Legislation Text

File #: BC-1711, Version: 1

**CITY OF EL PASO, TEXAS
LEGISTAR AGENDA ITEM SUMMARY FORM**

AGENDA LANGUAGE:

This is the language that will be posted to the agenda. Please use ARIAL 11 Font.

PZRZ25-00020: All of Lots 1-16 and 21-32, and the Vacated Alley in Block 72,
Cotton Addition, City of El Paso, El Paso County, Texas

Location: 210 N. Lee St.
Zoning: M-1 (Light Manufacturing) and M-1/sp (Light
Manufacturing/special permit)
Request: To rezone from M-1 (Light Manufacturing) and M-1/sp (Light
Manufacturing/special permit) to C-4 (Commercial)
Existing Use: Vacant
Proposed Use: Group Residential Facility
Property Owner: Rescue Mission of El Paso Inc.
Representative: Jorge Garcia
District: 8
Staff Contact: Jose Beltran, (915) 212-1607, BeltranJV@elpasotexas.gov

210 Lee

City Plan Commission — February 12, 2026

REZONING

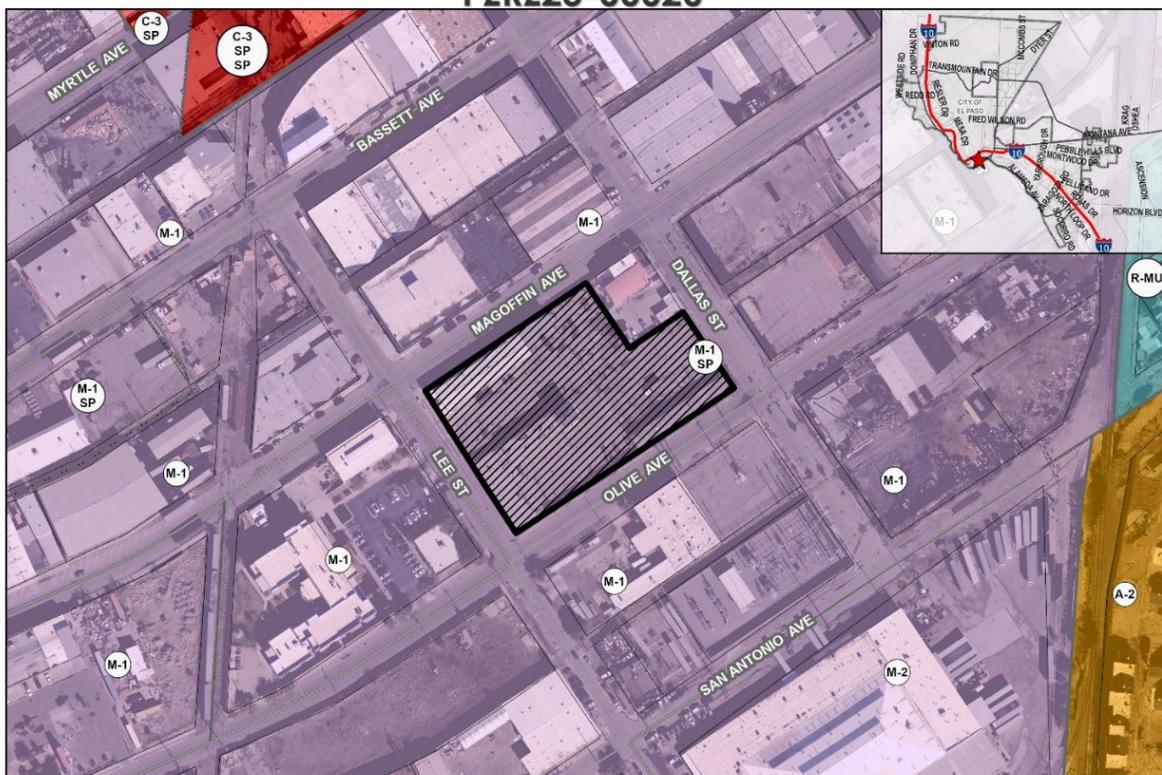


CASE NUMBER:	PZRZ25-00020
CASE MANAGER:	Jose Beltran, (915) 212-1607, BeltranJV@elpasotexas.gov
PROPERTY OWNER:	Rescue Mission of El Paso Inc.
REPRESENTATIVE:	Jorge Garcia
LOCATION:	210 N. Lee St. (District 8)
PROPERTY AREA:	2.11 acres
REQUEST:	Rezone from M-1 (Light Manufacturing) and M-1/sp (Light Manufacturing/special permit) to C-4 (Commercial)
RELATED APPLICATIONS:	None
PUBLIC INPUT:	Two (2) phone calls of inquiry received as of February 5, 2026

SUMMARY OF REQUEST: The applicant is requesting to rezone the subject property from M-1 (Light Manufacturing) and M-1/sp (Light Manufacturing/special permit) to C-4 (Commercial) to allow for the use of a group residential facility.

SUMMARY OF STAFF'S RECOMMENDATION: Staff recommends **APPROVAL** of the request. This recommendation is based on the proposed zoning district's compatibility with existing surrounding uses and is in keeping with the policies of the G-7, Industrial and/or Railyards, Land Use designation of *Plan El Paso, the City's adopted Comprehensive Plan*.

PZRZ25-00020



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Subject Property

0 40 80 160 240 320 Feet



Figure A. Subject Property & Immediate Surroundings

DESCRIPTION OF REQUEST: The applicant is requesting to rezone the subject property from M-1 (Light Manufacturing) and M-1/sp (Light Manufacturing/special permit) to C-4 (Commercial) to allow for the use of a group residential facility. The subject property is 2.11 acres in size and currently vacant. The conceptual site plan shows three (3) proposed structures to be used as a group residential facility. The conceptual site plan is not being reviewed under Title 20 requirements of the El Paso City Code and is non-binding.

PREVIOUS CASE HISTORY: On June 27, 1989, the City Council granted approval a special permit to allow for a forty foot (40') high microwave receiving tower under Special Permit No. 89-15. The use of the antenna has since been abandoned on the property.

COMPATIBILITY WITH NEIGHBORHOOD CHARACTER: The proposed C-4 (Commercial) zoning district is compatible with adjacent zoning districts. To the north, west and south are properties are zoned M-1 (Light Manufacturing) and consist of a homeless shelter, general warehouses, a fire station, and a contractor's yard. To the east are properties zoned M-1 (Light Manufacturing), R-MU (Residential Mixed Use) and A-2 (Apartment) consisting of general warehouses, single-family dwellings and multifamily housing. The proposed zoning district will permit higher intensity commercial uses that can serve the surrounding residential districts and maintain compatibility with surrounding light manufacturing zoning districts. The nearest park is the Chamizal Community Center located 0.55 miles away and the nearest school is Douglass Elementary School, located 0.36 miles away.

COMPLIANCE WITH PLAN EL PASO/REZONING POLICY – When evaluating whether a proposed rezoning is in accordance with Plan El Paso, consider the following factors:	
Criteria	Does the Request Comply?
<p>Future Land Use Map: Proposed zone change is compatible with the Future Land Use designation for the property:</p> <p>G-7, Industrial and/or Railyards: This sector applies to industrial parks, large free-standing industrial uses, refineries, non-military airfields, trucking terminals, and mines, all on large tracts in areas dominated by vehicles. This sector is essential to El Paso's economy; however, when an industrial use becomes obsolete, there can be potential for mixed-use development of the site. This sector also includes existing railyards which could be redeveloped as mixed-use communities if the rail yards were moved out of town.</p>	<p>Yes. The proposed development will integrate with existing surrounding light industrial uses. The previous light industrial use will transition to a mixed-use facility that will provide services to the surrounding area.</p>
<p>Compatibility with Surroundings: The proposed zoning district is compatible with those surrounding the site:</p> <p>C-4 (Commercial) District: The purpose of the district is to accommodate establishments providing goods and services which are used in support of the community's trade and service establishments and serving multi-neighborhoods within a planning area of the city. The regulations of the district will permit intensities designed to be compatible with each other and to provide for a wide range of types of commercial activity, including light automobile related uses.</p>	<p>Yes. The proposed zoning district is compatible with adjacent light manufacturing and residential zone districts as it will permit additional commercial uses that can serve the surrounding area and maintain similar intensity to existing uses.</p>
<p>Preferred Development Locations: Located along an arterial (or greater street classification) or the intersection of two collectors (or greater street classification). The site for proposed rezoning is not located mid-block, resulting in it being the only</p>	<p>Yes. The subject property is located along Magoffin Avenue, Olive Avenue, Lee Street and Dallas Street, which are designated as a minor arterial, a collector, and local roads, respectively, in the City's Major</p>

COMPLIANCE WITH PLAN EL PASO/REZONING POLICY – When evaluating whether a proposed rezoning is in accordance with <i>Plan El Paso</i>, consider the following factors:	
property on the block with an alternative zoning district, density, use and/or land use.	Thoroughfare Plan (MTP) and are suitable for the proposed development.
THE PROPOSED ZONING DISTRICT’S EFFECT ON THE PROPERTY AND SURROUNDING PROPERTY, AFTER EVALUATING THE FOLLOWING FACTORS:	
Historic District or Special Designations & Study Area Plans: Any historic district or other special designations that may be applicable. Any adopted small areas plans, including land-use maps in those plans.	The subject property is not located within any historical districts or study area plan boundaries.
Potential Adverse Effects: Potential adverse effects that might be caused by approval or denial of the requested rezoning.	None. No adverse effects are anticipated.
Natural Environment: Anticipated effects on the natural environment.	The subject property does not involve greenfield, environmentally sensitive land, or arroyo disturbance.
Stability: Whether the area is stable or in transition.	The surrounding area is stable with no rezonings in the past 10 years.
Socioeconomic & Physical Conditions: Any changed social, economic, or physical conditions that make the existing zoning no longer suitable for the property.	None. The proposed development is within an older, stable area of the city. The neighborhood consists of light industrial uses, a homeless shelter, single-family dwellings and multifamily housing.

ADEQUACY OF PUBLIC FACILITIES, SERVICES AND INFRASTRUCTURE: The subject property has frontage along Magoffin Avenue, Olive Avenue, Lee Street, and Dallas Street, which are roadways designated as a minor arterial, a collector, and local roads, respectively, in the City’s Major Thoroughfare Plan (MTP) and are suitable for the proposed development. Sidewalks are currently existing surrounding the subject property. There is currently one (1) bus stop located within walking distance (0.25 miles) of the subject property.

SUMMARY OF DEPARTMENTAL REVIEW COMMENTS: No adverse comments were provided from the reviewing departments.

PUBLIC COMMENT: The subject property lies within the boundaries of the El Paso Central Business Association, Familias Unidas de Chamizal, the Sunrise Civic Group and the Magoffin Historical Neighborhood Association which were notified of the request by the applicant. Notices were sent to property owners within 300 feet of the subject property on January 30, 2026. As of February 5, 2026, the Planning Division has received two (2) phone calls of inquiry from the public, with no communication in support or opposition to the request.

CITY PLAN COMMISSION OPTIONS: The purpose of the Zoning Ordinance is to promote the health, safety, morals and general welfare of the City. The City Plan Commission (CPC) has the authority to advise City Council on Zoning matters. In evaluating the request, the CPC may take any of the following actions:

1. **Recommend Approval** of the rezoning request, finding that the request is in conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or that the request is in conformance with other criteria that the CPC identifies from the Comprehensive Plan.
2. **Recommend Approval of the rezoning request With Modification** to bring the request into conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or other criteria that the CPC identifies from the Comprehensive Plan. **(Staff Recommendation)**
3. **Recommend Denial** of the rezoning request, finding that the request does not conform to the review criteria of *Plan El Paso* as reflected in the Staff Report, or other criteria that the CPC identifies from the Comprehensive Plan.

ATTACHMENTS:

1. Future Land Use Map
2. Generalized Plot Plan
3. Special Permit No. 89-15
4. Department Comments
5. Neighborhood Notification Boundary Map

ATTACHMENT 1

PZR25-00020



Subject Property



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 are not permitted. The Planning & Inspection Department Planning Division makes no claim to its accuracy or completeness.

ATTACHMENT 2

2024-12 OVERFLOW EXPANSION, RESCUE MISSION OF EL PASO, DETAILED SITE DEVELOPMENT PLAN, JUNE 20, 2025

NO. DATE: T. REISNER

PROJECT: DSDP DETAILED SITE

OVERFLOW EXPANSION
RESCUE MISSION OF EL PASO

210 N LEE ST, EL PASO TX 79901

OF EL PASO
RESCUE MISSION

CDRA
COMMUNITY DEVELOPMENT RESOURCES ASSOCIATION

7/1/2025 2:16:57 PM

PROJECT INFORMATION

CLIENT: RESCUE MISSION OF EL PASO
 PROJECT NAME: OVERFLOW EXPANSION
 PROJECT ADDRESS: 210 N LEE ST, EL PASO, TX 79901
 PROJECT NUMBER: 2024-12
 PROJECT DATE: 06/20/2025
 PROJECT STATUS: PRELIMINARY

ASSOCIATION

CDRA COMMUNITY DEVELOPMENT RESOURCES ASSOCIATION

EXISTING BUILDING AREA

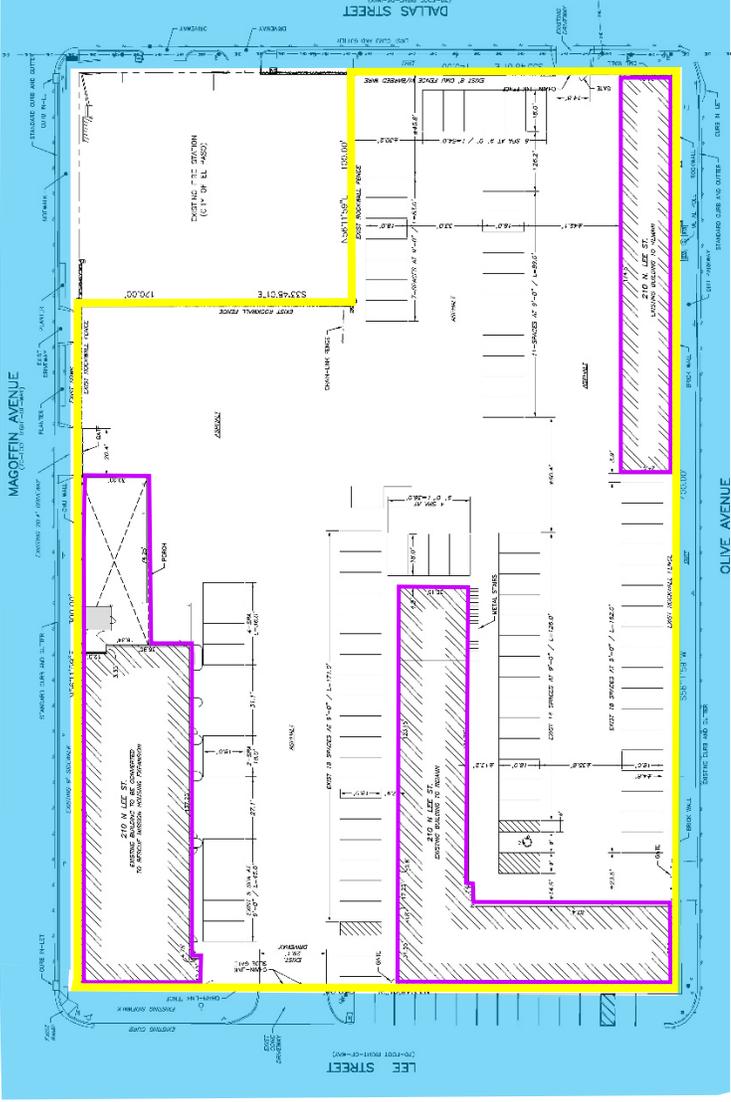
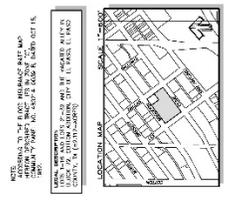
EXISTING BUILDING AREA: 13,248 SQ FT
 TOTAL BUILDING AREA: 13,248 SQ FT

DEVELOPMENT

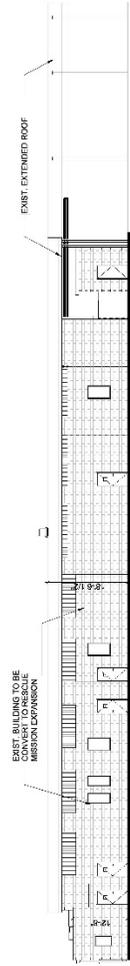
DEVELOPMENT TYPE: GROUP RESIDENTIAL BUILDING
 DEVELOPMENT TYPE: OFFICE BUSINESS
 DEVELOPMENT TYPE: STORAGE

DEVELOPMENT REQUIREMENTS

DEVELOPMENT REQUIREMENTS: 14,400 SQ FT
 DEVELOPMENT REQUIREMENTS: 14,400 SQ FT



DETAILED SITE DEVELOPMENT PLAN
SCALE: 1" = 20'



FRONT BUILDING ELEVATION
SCALE: 1/4" = 1'-0"

ISSUED FOR DETAIL SITEPLAN APPROVAL

ATTACHMENT 3

RESOLUTION GRANTING SPECIAL PERMIT NO. 89-15,
FOR A PORTION OF LOT 16, BLOCK 72, COTTON
ADDITION, PURSUANT TO SECTION 20.46.040
(ZONING), OF THE EL PASO CITY CODE.

WHEREAS, PARAGON CABLE has applied for a Special Permit under Section 20.46.040.H (Zoning), of the El Paso City Code, to allow for a forty foot (40') high microwave receiving tower; and

WHEREAS, a report was made by the City Plan Commission and a public hearing was held regarding such application;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

1. That said property is in an M-1 (Light Manufacturing) District; and

2. That microwave receiving towers are uses authorized by Special Permit in M-1 (Light Manufacturing) districts under Section 20.46.040.H of the El Paso City Code; and

3. That the City Council hereby grants a Special Permit under Section 20.46.040.H of the El Paso City Code, to allow a forty foot (40') high microwave receiving tower on the property located at 135 Dallas Street, and which is described as a portion of Lot 16, Block 72, Cotton Addition, City of El Paso, El Paso County, Texas, more particularly described in the attached Exhibit "A" which is made a part hereof for all intents and purposes; and

4. That this Special Permit is issued subject to the

1

0609

425

development standards in the M-1 (Light Manufacturing) District regulations and subject to the approved Site Development Plan, signed by the Applicant, the Mayor and the Executive Secretary to the City Plan Commission. A copy of this plan is attached hereto as Exhibit "B" and incorporated herein by reference for all purposes; and

5. That the Applicant is required to coordinate the final building plans with the El Paso Water Utilities' Engineering Department prior to submittal of building plans.

6. That the Applicant shall sign an Agreement incorporating the requirements of this Resolution. Such Agreement shall be signed and filed with the Zoning Administrator and the Executive Secretary of the City Plan Commission before building permits are issued; and

7. That if the Applicant fails to comply with any of the requirements of this Resolution, Special Permit No. 89-15 shall automatically terminate, and construction shall stop or occupancy shall be discontinued, until any such violation ceases.

ADOPTED THIS 27th DAY OF Jan, 1989.

THE CITY OF EL PASO

Mayor [Signature]

ATTEST:

[Signature]
City Clerk

SIGNATURES CONTINUE ON NEXT PAGE

2

424

APPROVED AS TO FORM:

C. Antonio
Assistant City Attorney

APPROVED AS TO CONTENT:

Scott Olson
Department of Planning,
Research and Development

AGREEMENT

PARAGON CABLE, the Applicant referred to in the above Resolution, hereby agrees to develop the above-described property in accordance with the approved Site Development Plan and in accordance with the standards identified in the M-1 (Light Manufacturing) District regulations, and subject to all other requirements set forth in this Resolution.

EXECUTED THIS 23rd DAY OF June, 1989.

PARAGON CABLE

BY: John Neal
~~Rodney Stage~~ John Neal
Title: Vice President

ACKNOWLEDGEMENT

THE STATE OF TEXAS)
)
COUNTY OF EL PASO)

This instrument is acknowledged before me on this 23 day of June, 1989, by ~~RODNEY STAGE~~ John Neal as Vice President, on behalf of PARAGON CABLE, as Applicant.

Elaine Carrillo
Notary Public, State of Texas
Notary's Printed or Typed Name
ELAINE CARRILLO

My Commission Expires:
04-08-1992

ZNG4:SP89.15
5/25/89

423

Being a portion of F. Neve Survey No. 8
City of El Paso, El Paso County, Texas
Prepared for: Paragon Cable
March 9, 1989

METES AND BOUNDS DESCRIPTION

Description of a parcel of land being a portion of F. Neve Survey No. 8,
City of El Paso, El Paso County, Texas and being more particularly
described by metes and bounds as follows to wit:

Commencing for reference at at Railroad Spike marking the Southwest corner
of a described 1.19 acre parcel from the City of El Paso to Harvey C.
Alford recorded in Book 1994, Page 102, dated October 25, 1988.

Thence along the Easterly right-of-way of Radford Street (70' wide) South
00°24'00" West a distance of 646.89 to a point; Thence North 89°38'50"
East a distance of 141.48 feet to a 5/8" iron rebar and the "POINT OF
BEGINNING";

Thence North 89°38'50" East a distance of 20.00 feet to a 5/8" iron rebar;

Thence South 00°21'10" East a distance of 10.00 feet to a 5/8" iron rebar;

Thence South 89°38'50" West a distance of 20.00 feet to a 5/8" iron rebar;

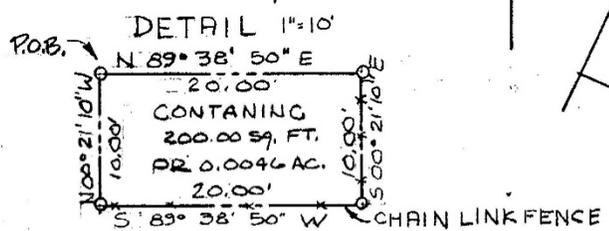
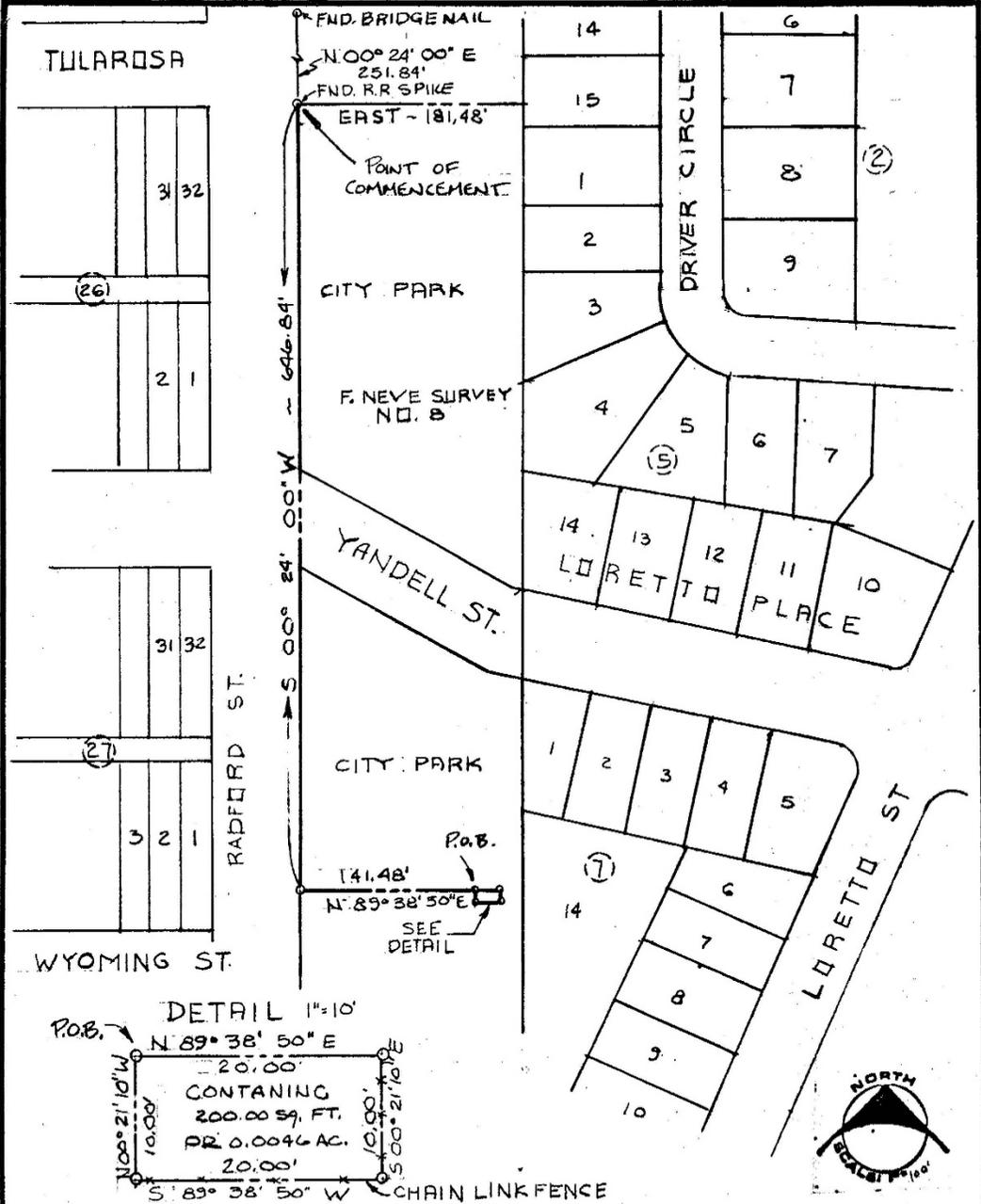
Thence North 00°21'10" West a distance of 10.00 feet to the "POINT OF
BEGINNING" and containing in all 200 square feet or 0.0046 acres.

Stephen E. Cobb

Stephen E. Cobb, R.P.S.
TX 4297; NM 10472
CONDE, INC.

189-13-8
R.C.

*Special Permit SP-89-15
Exhibit "A"*



FLOOD INSURANCE RATE MAP INFORMATION
 HEREON DESCRIBED TRACT LIES IN ZONE C
 COMMUNITY-PANEL NO. 480214 003475
 DATED OCTOBER 12, 1982

CERTIFICATION
 I hereby certify that the foregoing boundary survey was made by, me or under my supervision, NO RESEARCH DONE ON ANY POSSIBLE CONFLICTING EASEMENTS.

Stephen Earl Cobb
 STEPHEN EARL COBB-----RPS
 TEXAS 4297, NEW MEXICO 10472

Special Permit
 SP. 89-15
 Exhibit "B"

JOB NO. 189-13-8

BEING A PORTION OF NEVE SURVEY NO. 8
 CITY OF EL PASO, EL PASO COUNTY TX.
 FIELD D.G. OFFICE R.G. DATE 3-83 SCALE 1" = 100'
CONDE ENGINEERING INC.
 1790 Lee Trevino Dr. Suite 400
 EL PASO, TEXAS.

ATTACHMENT 4

Planning and Inspections Department - Planning Division

Staff recommends **APPROVAL** of the request. This recommendation is based on the proposed zoning district's compatibility with existing surrounding uses and is in keeping with the policies of the G-7, Industrial and/or Railyards, Land Use designation of *Plan El Paso, the City's adopted Comprehensive Plan*.

Planning and Inspections Department – Plan Review & Landscaping Division

No objections to proposed rezoning. At the time of submittal for building permit, the project will need to comply with all applicable provisions of the ICC, TAS and Municipal Code.

Planning and Inspections Department – Land Development

No objections to the proposed rezoning.

Fire Department

No adverse comments.

Police Department

No comments received.

Environment Services

No comments received.

Sun Metro

No comments received.

Streets and Maintenance Department

Traffic & Transportation Engineering

No objections to the application. No TIA is required.

Streets Lighting:

Street Lights Department does not object to this request.

Street Lights Department requires that all projects that involve a roadway are 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 project 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:

No comments received.

El Paso Water

EPWater-PSB does not object to this request.

EPWater requests a 20-foot PSB easement to accommodate this sewer main.

Water

There is an existing 16-inch diameter water main that extends along Dallas St. and Olive Ave. No direct service connections are allowed to this main as per the El Paso Water – Public Service Board (EPWater-PSB) Rules and Regulations.

There is an existing 12-inch diameter water main that extends along Dallas St., located approximately 21-feet south of the north right of way line. This main is available to provide service.

There is an existing 12-inch diameter water main that extends along Lee St., located approximately 26-feet south of the north right of way line. This main is available to provide service.

Previous water pressure reading from fire hydrant #01445, located at the intersection of Magoffin Ave. and Dallas St. has yielded a static pressure of 84 psi, a residual pressure of 74 psi, and a discharge of 1,186 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 existing 1-inch water meter serving with service address of 220 N. Lee St. A ¾-inch Water meter with service address of 210 N. Lee St.

EPWater records indicate an existing ¾-inch yard meter and a 2-inch domestic meter with service address of 47 Dallas St.

Sanitary Sewer

There is an existing 8-inch diameter sanitary sewer main that extends along Dallas St. centerline. This main is available to provide service.

There is an existing 8-inch diameter sanitary sewer main that extends along Lee St located right-of-way center line. This main is available to provide service.

There is an existing 8-inch sewer man that extends within the property. This main is available to provide service. EPWater requests a 20-foot PSB easement to accommodate this sewer main.

General

During the site improvement work, the Owner/Developer shall safeguard the existing sanitary sewer mains and appurtenant structures located within the subdivision. The Owner/Developer shall minimize changes in grade above or near the vicinity of the existing PSB facilities and is responsible for the costs of setting appurtenant structures to final grade.

No building, reservoir, structure, parking stalls or other improvement, other than asphaltic paving (HMAC), shall be constructed or maintained on the above referenced EPWater-PSB easement without the written consent of EPWater-PSB. The Developer shall refrain from constructing rock walls, signs, buildings, curbs or any structure that will interfere with the access to the PSB easements. There shall be at least 5-foot setback from the easement line to any building, sign or structure. All easements dedicated for public water and sanitary sewer facilities shall comply with the EPWater-PSB Easement Policy. The PSB easements shall be improved to allow the operation of EPWater maintenance vehicles. EPWater-PSB requires access to the proposed water, sanitary sewer facilities, appurtenances, and meters within the easement 24 hours a day, seven (7) days a week.

EPWater-PSB requires a new service application to provide additional 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:

EPWater-SW recommends using principles of low impact development (such as recessed landscaping, rainwater harvesting, and porous pavement) to reduce the amount of developed stormwater runoff.

El Paso County 911 District

The 911 District has no comments or concerns regarding this rezoning.

Texas Department of Transportation

No TXDOT comments as there appears to be no work affecting the R.O.W.

El Paso County Water Improvement District #1

No comments received.

El Paso Electric

We have no comments for 210 N. Lee St.

Texas Gas Service

In reference to case PZRZ25-00020 - 210 Lee St, Texas Gas Service has 2 active services at 209 & 210 Lee St.

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.

ATTACHMENT 5

