

LFC Subdivision

City Plan Commission — March 27, 2025 - **REVISED**



CASE NUMBER/TYPE:	SUSU25-00004 – Major Combination
CASE MANAGER:	Aaron Andaluz, (915) 212-1585, AndaluzA@elpasotexas.gov
PROPERTY OWNER:	LFC Smart Business, LLC
REPRESENTATIVE:	CAD Consulting Co.
LOCATION:	West of Zaragoza Rd. and North of Alameda Ave. (District 7)
PROPERTY AREA:	0.56 acres
VESTED RIGHTS STATUS:	Not Vested
PARK FEES:	\$6,800.00
EXCEPTIONS/MODIFICATIONS:	Yes, see following section
ZONING DISTRICT(S):	A-2/H (Apartment/Historic)

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

In addition, the applicant is requesting the following four (4) exceptions for Old County Road from the City Plan Commission:

- The dedication of ten feet (10') of additional right-of-way
- The construction of five feet (5') of roadway
- The reconfiguration of the planter strip and sidewalk
- The construction of six feet (6') of planter strip

LFC Subdivision



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 conditions. 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 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

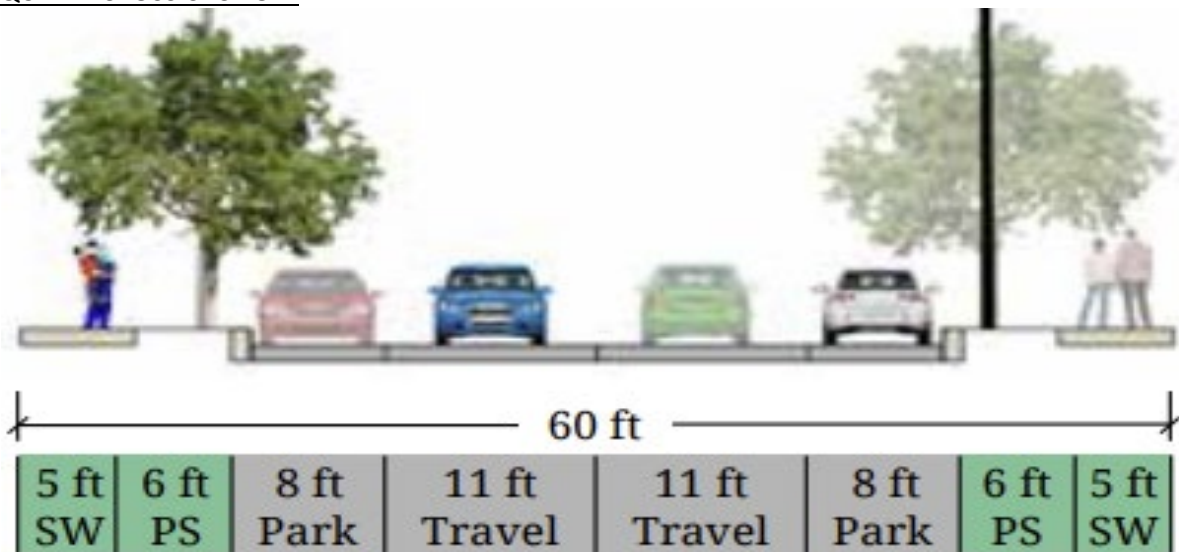
DESCRIPTION OF REQUEST: The applicant is proposing to subdivide 0.56 acres into one apartment lot. Access to the subdivision will be from Old County Road. Drainage will be controlled by on-site ponding. This application is being reviewed under the current subdivision code.

CASE HISTORY/RELATED APPLICATIONS: N/A

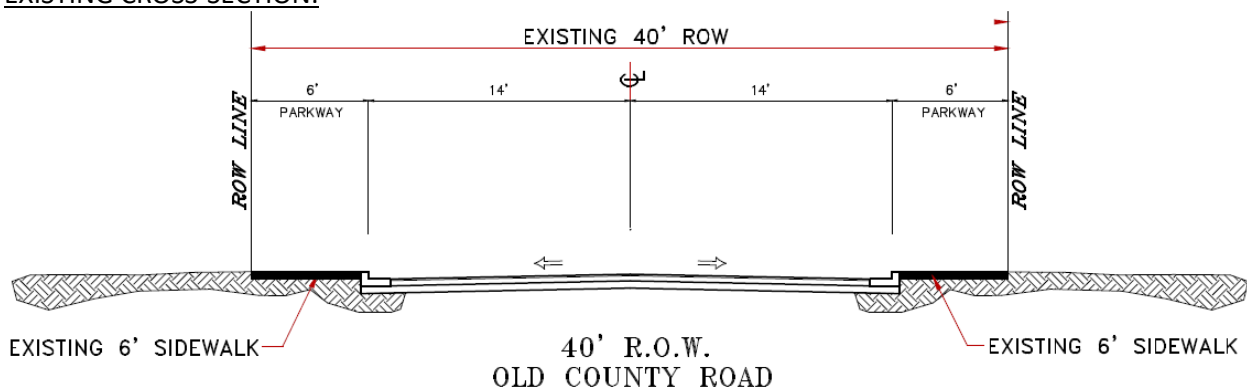
EXCEPTIONS, MODIFICATIONS, OR WAIVER REQUESTS: The applicant is requesting four (4) exceptions pursuant to El Paso City Code 19.10.050.A.1.a – (Roadway participation policies—Improvement of roads and utilities within and or abutting the subdivision). The waivers include the following:

- The dedication of ten feet (10') of additional right-of-way for Old County Road
- The construction of five feet (5') of roadway on Old County Road
- The reconfiguration of the planter strip and sidewalk along Old County Road
- The construction of six feet (6') of planter strip on Old County Road

REQUIRED CROSS-SECTION:



EXISTING CROSS-SECTION:



EVALUATION OF EXCEPTION REQUEST: The exception request to waive right-of-way improvements meets the following criteria under El Paso City Code 19.10.050.A.1.a. The section reads as follows:

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.

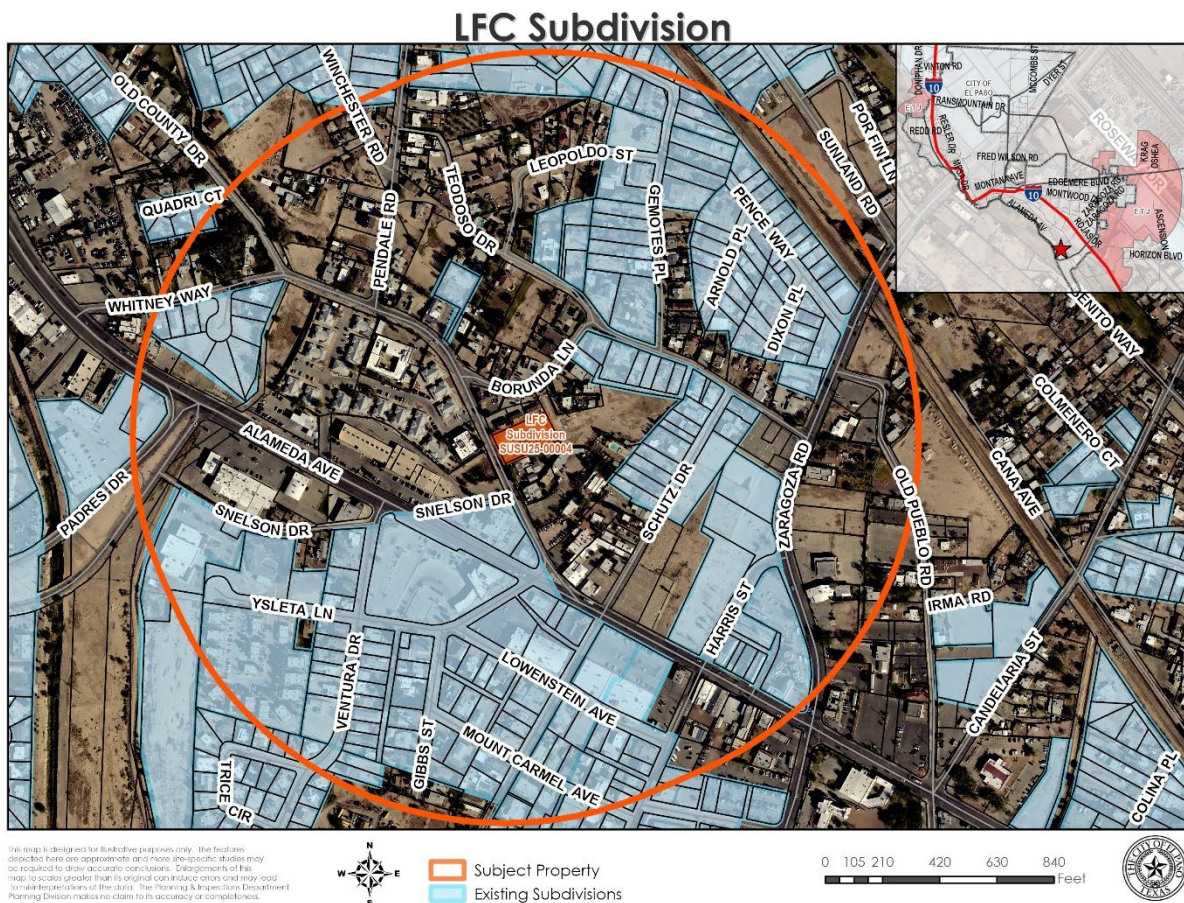


Figure B: Developed properties within a quarter mile of proposed subdivision

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

Surrounding Zoning and Use	
North	A-2/H (Apartment/Historic) / (Apartments)
South	A-2/H (Apartment/Historic) / (Residential development)
East	A-2/H (Apartment/Historic) / (Vacant)
West	C-1/H (Commercial/Historic) and C-3 H/sp (Commercial/historic/special contract) / (Commercial developments)
Nearest Public Facility and Distance	
Park	Pueblo Viejo City Park (0.34 mi.)
School	Ysleta Community Learning Center (0.22 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 **March 27, 2028**. 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.
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

LFC Subdivision



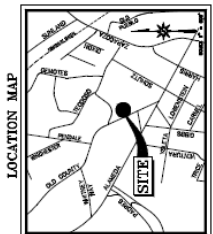
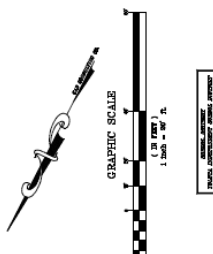
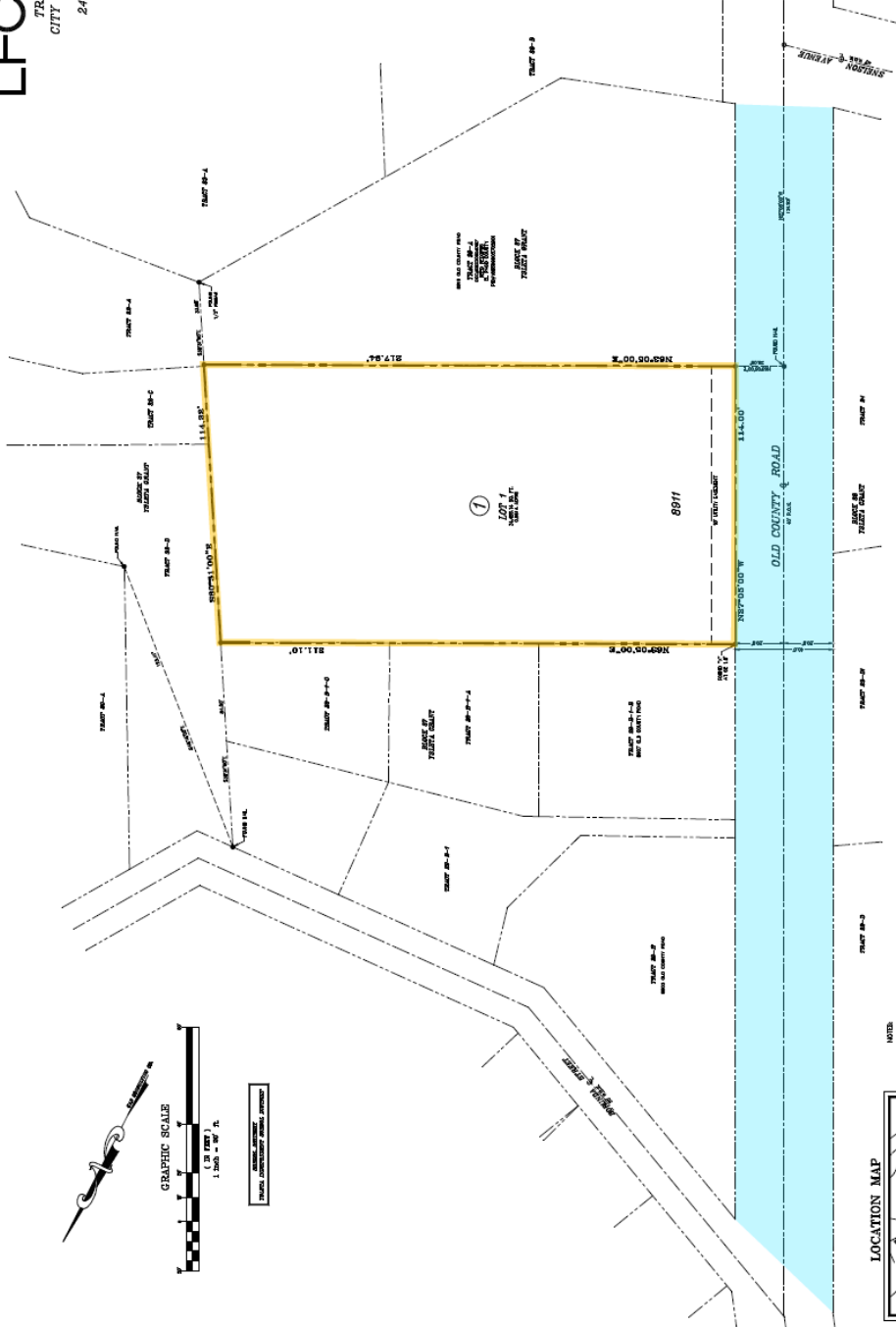
Subject Property



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LFC SUBDIVISION

TRACT 29-C, BLOCK 37, YSLETA GRANT
CITY OF EL PASO, EL PASO COUNTY, TEXAS
CONTAINING:
24,455.14 SQ. FT. OR 0.5614 ACRES ±



- NOTES:
1. THE SUBDIVISION IS IN ACCORDANCE WITH THE PLAT OF THE COUNTY OF EL PASO, TEXAS, AND THE PLAT OF THE CITY OF EL PASO, TEXAS.
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 9. THE SUBDIVISION IS IN ACCORDANCE WITH THE PLAT OF THE COUNTY OF EL PASO, TEXAS, AND THE PLAT OF THE CITY OF EL PASO, TEXAS.
 10. THE SUBDIVISION IS IN ACCORDANCE WITH THE PLAT OF THE COUNTY OF EL PASO, TEXAS, AND THE PLAT OF THE CITY OF EL PASO, TEXAS.

OFFICE: 6305 GOS CONSUMERS CO. AL. RIGHTS RESERVES
SP
CONSULTING COMPANY
 1799 LEE STREET, SUITE 200
 EL PASO, TEXAS 79906
 TEL: (915) 633-4422 FAX: (915) 633-4424

OWNER/DEVELOPER:
 LFC SUBDIVISION, LLC
 1799 LEE STREET, SUITE 200
 EL PASO, TEXAS 79906
 PHONE: (915) 633-4422

SURVEYOR:
 CARLOS M. VALDEZ
 1799 LEE STREET, SUITE 200
 EL PASO, TEXAS 79906
 PHONE: (915) 633-4422

DEDICATION
 LFC SUBDIVISION, LLC, a limited liability company, hereby dedicates this land and interests therein to the use of the public, utility easements and the right to dedicate and agree for service and construction and the right to use the same for the purposes and conditions herein expressed.
 Witness our signature this _____ day of _____, 2025.
 By: LFC SUBDIVISION, LLC.

LUCAS F. CONTRERAS, Owner

ATTEST: NOT REQUIRED

ACKNOWLEDGEMENT

STATE OF TEXAS
 COUNTY OF EL PASO
 Before me, the undersigned authority, on this day personally appeared LUCAS F. CONTRERAS, 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 purposes and conditions herein expressed.

Given under my hand and seal of office this _____ day of _____, 2025.
 Notary Public in and for El Paso County

By: 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 Land Government Code of Texas this _____ day of _____, 2025, A.D.

Secretary _____ Chairman _____
 Approved for filing this _____ day of _____, 2025.

Planning and Inspection Director

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 by me or under my supervision and complies with the provisions of the Texas Surveying and Mapping Act, as amended, and the rules and regulations of the State Board of Surveying and Mapping.

Carlos M. Valdez, Surveyor
 Registered Professional Surveyor
 Texas License No. 2000

ATTACHMENT 4



January 09, 2025

To: City of El Paso

This is a request for a waiver for the property at 8911 Old County Road (LFC Subdivision) on the request from the City of El Paso Planning and Inspections Department comments regarding roadway improvements, parkways, sidewalks, pavement width and right-of-way width. This is because Old County Road already has existing pavement, parkways and 40' right-of-way and would like them to be except as per Section 19.10.050.A. Would like to waive the:

- Required 58' Right-of-way. (Have existing 40' Right-of-way)
- Required 38' roadway. (Have existing 28' roadway)
- Required 10 parkway (2) consisting of 5' landscaped parkway (2) and 5' sidewalks (2). (Have existing 6' parkway consisting of a 6' sidewalk).

If you have any questions, please call me at 915-633-6422.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Enrique Ayala'.

Enrique Ayala
CAD Consulting Co.
915-633-6422

ATTACHMENT 5

A27C3ED-FBCE-EF11-88CF-002248299057



MAJOR COMBINATION APPLICATION

DATE: 1/10/2025 FILE NO. SUSU25-00004

SUBDIVISION NAME: LFC SUBDIVISION

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
TRACT 29C BLOCK 37
YSLETA GRANT

2. Property Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family			Office		
Duplex			Street & Alley		
Apartment	<u>0.5614</u>	<u>1</u>	Ponding & Drainage		
Mobile Home			Institutional		
P.U.D.			Other (specify below):		
Park					
School					
Commercial			Total No. Sites:		<u>1</u>
Industrial			Total (Gross) Acreage:		<u>0.5614</u>

3. What is existing zoning of the above described property? A2H 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 WAIVER FOR ROADWAY IMPROVEMENTS, RIGHT-OF-WAY AND SIDEWALK AND PARKWAY LOCATION

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 LFC SMART BUSINESS LLC 915-269-0831
(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:  Luis F. Contreras 01/10/25

REPRESENTATIVE SIGNATURE: 

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 6

Planning and Inspections Department- Planning Division

Developer / Engineer shall address the following comments:

1. Submit to the Planning & Inspections Department – Planning Division the following prior to recording of the subdivision:
 - a. Current certificate tax certificate(s)
 - b. Current proof of ownership.
 - c. Release of access document, if applicable.
 - d. Set of restrictive covenants, if applicable; if none, remove note from plat.
2. Remove the word “Subdivision” from subdivision name for clarity and simplicity.
3. Update year on Acknowledgement Statement.
4. Change “Old County Road” to “Old County Drive”.
5. Change designation of Old County Drive from “Local Street” to “Residential Collector Drivable Suburban”
6. Note that if the chain-link fence is out of the property limits it will need to be relocated.
7. Make drainage arrows more precise.
8. Verify bearing for southern lot line N63°05’00”E. (May be S63°05’00”W).
9. As property lies within the Yselta Historic District, coordination with the Historic Preservation Office is required prior to development.

Planning and Inspections Department- Land Development Division

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

The Developer/Engineer shall address the following comments

1. Boundary closure is Ok.
2. **Coordinate and obtain approval from City Of El Paso – Historic Preservation officer for the proposed development in zoning A-2H.**

Parks and Recreation Department

We have reviewed **LFC Subdivision** a major combination plat map and on behalf of the Parks and Recreation Department, we offer the Developer / Engineer the following comments:

Please note that this subdivision is zoned "A-2" meeting the requirements for Single-family (A-1 uses), Two-family (A-1 uses) and Multi-family dwellings use with a minimum unit area of 1,750 sq. ft. per dwelling therefore “Park fees” will be assessed based on the following:

1. Applicant is proposing **10** multi-family dwellings, applicant has provided preliminary covenants. However, **final** 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, for a total amount of **\$6,800.00**, calculated as follows:
 - a. **10** multi-family dwelling unit @ rate of **\$680.00** per unit = **\$6,800.00**

Please allocate generated funds under Park Zone: **MV-4**

Nearest Park: **Playa Drain Trail**

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 County Water Improvement District #1

Please have applicant submit an application, \$500 application fee and three irrigable land exhibits to the office located at 13247 Alameda. Also, there is an outstanding balance of \$39.62 in delinquent taxes. Please call Sonia

Ontiveros or Rose Rodriguez at (915)872-4000 to pay the outstanding balance. If you have any questions, please let us know.

Streets and Maintenance

Contract Management

Include the scope of work with details of the changes for review.

Street Lights Department

Street Lights Department 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.

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.

Traffic Engineering

No objections to application.

El Paso Water

EPWater does not object to this request.

Water:

There is an existing 8-inch diameter water main that extends along Old County Road located approximately 30-feet south of the property line. This main is available for service.

Previous water pressure from fire hydrant #1845 located at Old County Road & Borunda Lane, has yielded a static pressure of 100 psi, a residual pressure of 98 psi, and a discharge of 1,061 gallons per minute. 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 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 sanitary sewer main that extends along Old County Road fronting the property, located approximately 17-feet west of right-of-way line. This main is available for service.

General:

EPWater requires a new service application to provide additional 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 EPWater 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 a conceptual Drainage Plan indicating existing and proposed major stormwater facilities as per Section 19.02.020 of the Municipal Code.
2. Improvements were made to Old County Rd. to conduct the storm sewer and dispose of it, but no accommodation was made for this property to discharge into the street.
3. EPWater-SW requires on-site retention of all developed runoff; ensure runoff does not flow off-site. Any proposed ponding area shall have enough capacity to hold the developed runoff for a designated 100-yr. storm event. Label the pond as "Private".
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 Electric

We have no comments for LFC Subdivision.

El Paso Central Appraisal District

No comments.

Sun Metro

Does not affect Sun Metro transit operations or services.

Texas Gas Service

Texas Gas Service does not have any comments.

Capital Improvement Department

No comments received.

Fire Department

No comments received.

El Paso County

No comments received.

El Paso County 911 District

No comments received.

Texas Department of Transportation

No comments received.