

# Monte Verde Unit Two Replat B

City Plan Commission — July 17, 2025



<b>CASE NUMBER/TYPE:</b>	<b>SUSU25-00050 – Resubdivision Combination</b>
<b>CASE MANAGER:</b>	Myrna Aguilar, (915) 212-1584, <a href="mailto:AguilarMP@elpasotexas.gov">AguilarMP@elpasotexas.gov</a>
<b>PROPERTY OWNER:</b>	EPT Monteverde, LLC and Cavalier Pellicano, LLC
<b>REPRESENTATIVE:</b>	SLI Engineering, Inc.
<b>LOCATION:</b>	East of Joe Battle Blvd. and North of Pellicano Dr. (Extraterritorial Jurisdiction (ETJ))
<b>PROPERTY AREA:</b>	2.38 acres
<b>VESTED RIGHTS STATUS:</b>	Not Vested
<b>PARK FEES:</b>	\$2,380.00
<b>EXCEPTIONS/MODIFICATIONS:</b>	Yes, see following section
<b>ZONING DISTRICT(S):</b>	N/A property lies within ETJ

**SUMMARY OF RECOMMENDATION:** Staff recommends **APPROVAL** of Monte Verde Unit Two Replat B on a Resubdivision Combination basis and **APPROVAL** of the exception requests from the City Plan Commission:

- To allow for the current configuration of Pellicano Drive to remain. Pellicano is a El Paso County roadway that is currently under reconstruction.
- To waive the construction of a five (5) foot landscaped parkway along Pellicano Drive, and allow for four (4) feet of landscaped parkway as per the El Paso County reconstruction project.

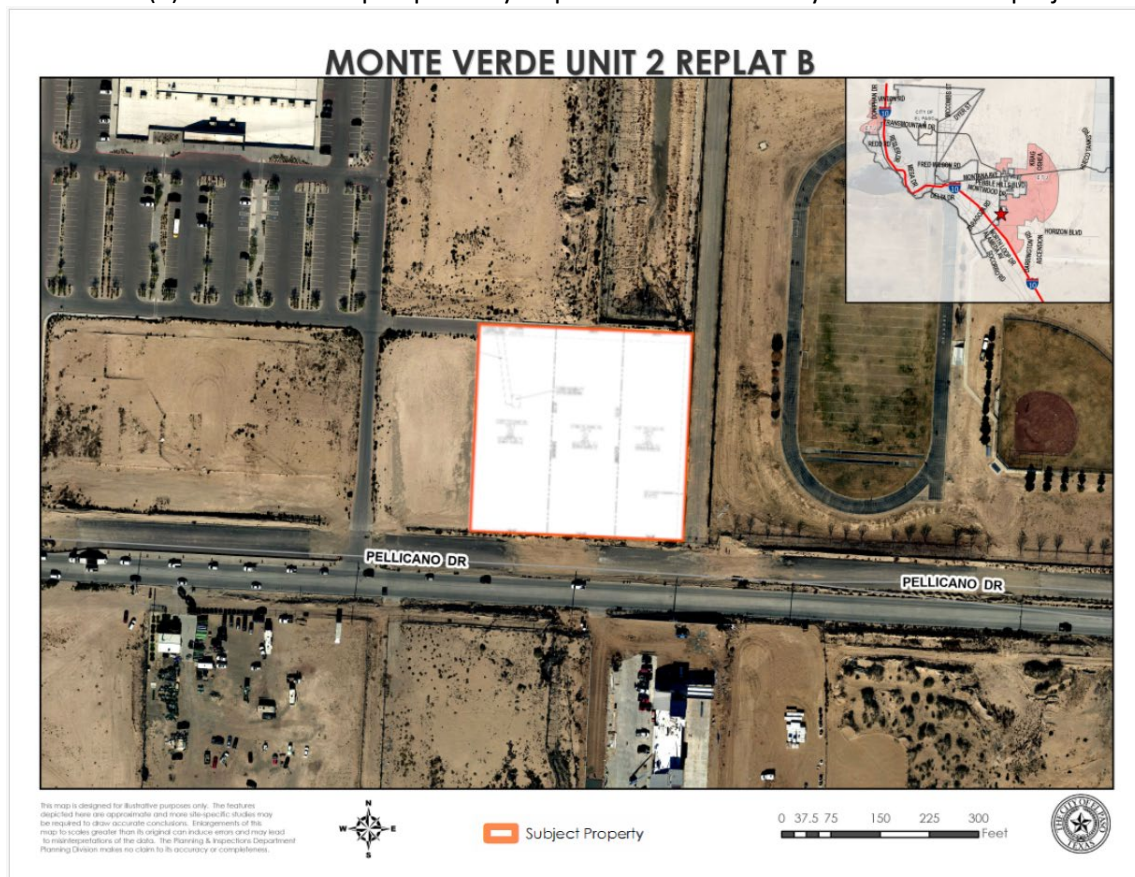


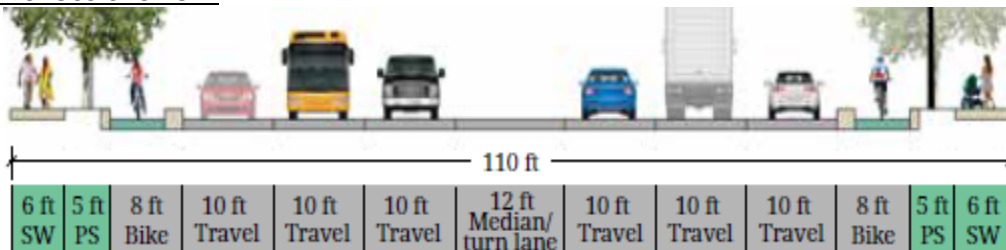
Figure A: Proposed plat with surrounding area

**DESCRIPTION OF REQUEST:** The applicant is proposing to resubdivide 2.38 acres of land to create three (3) commercial lots, each lot ranging between 0.76 and 0.86 acres in size. Drainage will be provided by surface flow runoff within the subdivision to an existing onsite pond. Primary access to this subdivision will be from Pellicano Drive. This subdivision was reviewed under the standards of the current Subdivision Code.

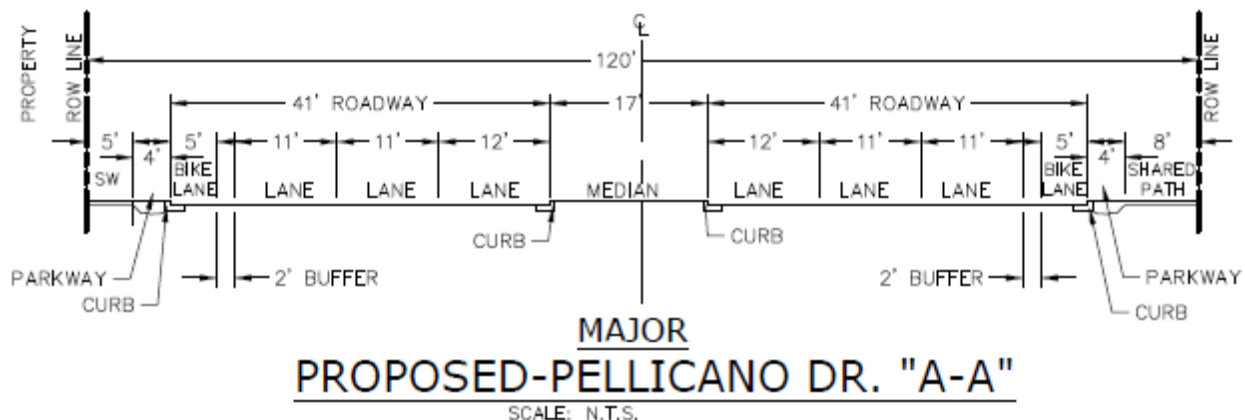
**EXCEPTIONS, MODIFICATIONS, OR WAIVER REQUESTS:** The applicant is requesting two (2) exceptions, pursuant to El Paso City Code Section 19.10.050 – (Roadway Participation Policies – Improvement of Roads and Utilities Within and or Abutting the Subdivision) of the applicable code. The exceptions are as follow:

1. To allow for the current configuration of Pellicano Drive to remain. Pellicano is a El Paso County roadway that is currently under reconstruction.
2. To waive the construction of a five (5) foot landscaped parkway along Pellicano Drive, and allow for four (4) feet of landscaped parkway as per the El Paso County reconstruction project.

**REQUIRED CROSS-SECTION:**



**PROPOSED 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 Pellicano Drive meets the criteria under El Paso City Code Section. 19.10.050(A)(1)(a) – Roadway participation policies – Improvement of roads and utilities within and/or abutting the subdivision as at least fifty percent of the lots within a quarter mile have been developed and the existing street improvements are in character with the neighborhood.

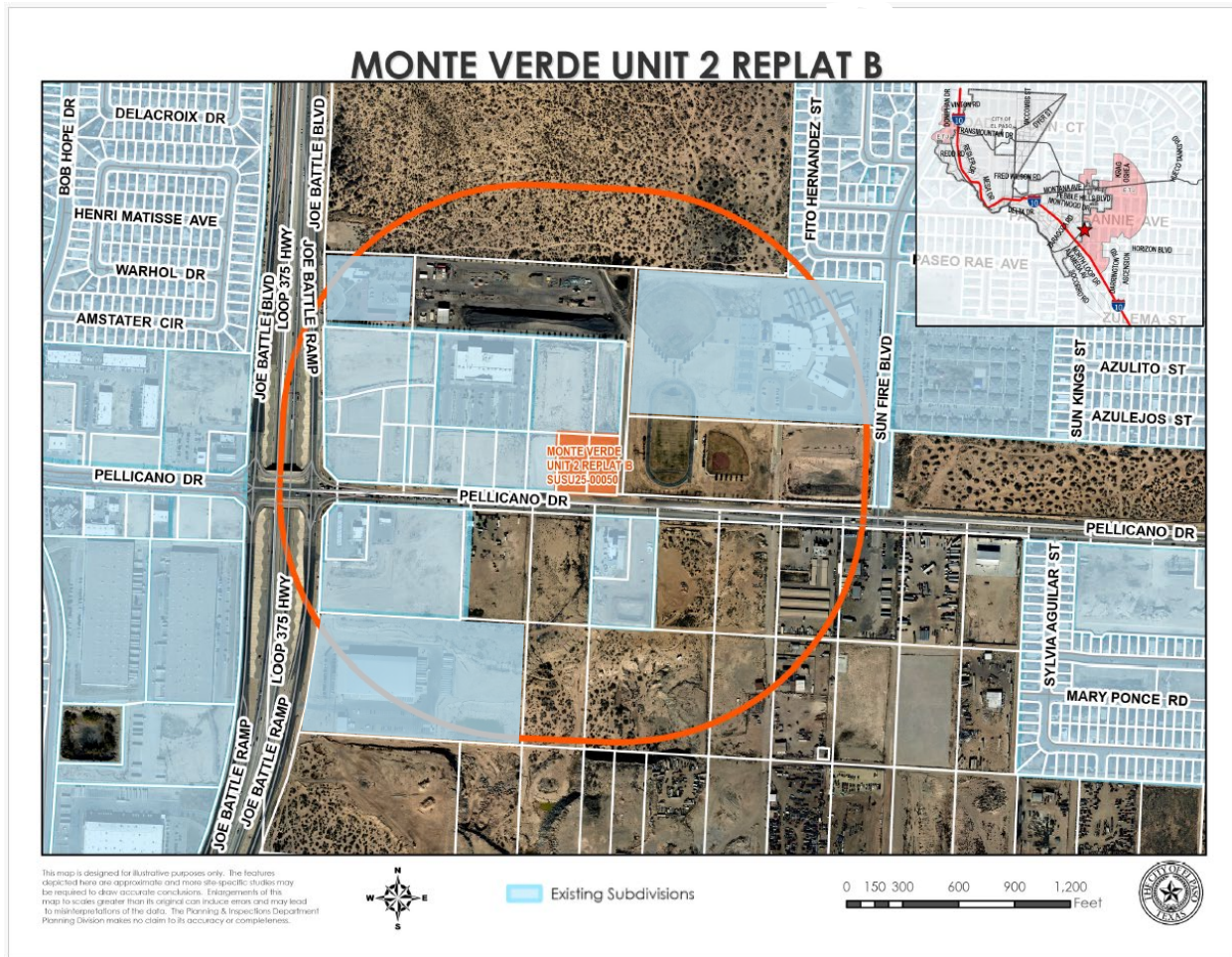


Figure B: Developed properties within a quarter mile of proposed subdivision

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

<b>Surrounding Zoning and Use</b>	
North	Extraterritorial Jurisdiction (ETJ) / Commercial Development, Vacant Lot
South	Extraterritorial Jurisdiction (ETJ) / Commercial Development, Vacant Lot
East	R-F (Ranch Farm) / School
West	Extraterritorial Jurisdiction (ETJ) / Commercial development
<b>Nearest Public Facility and Distance</b>	
Park	Burning Mesquite (0.60 mi.)
School	John Drugan (K-8) (0.30 mi)
<b>Plan El Paso Designation</b>	
G-4, Suburban (Walkable)	
<b>Impact Fee Service Area</b>	
N/A	

**PUBLIC COMMENT:** N/A

**PLAT EXPIRATION:** This application will expire on **July 17, 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. **(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

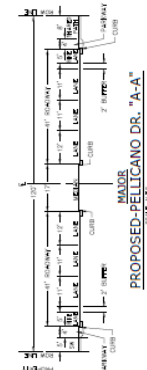
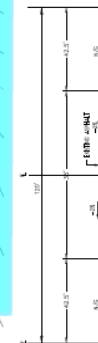
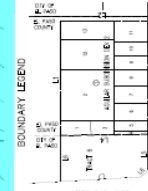
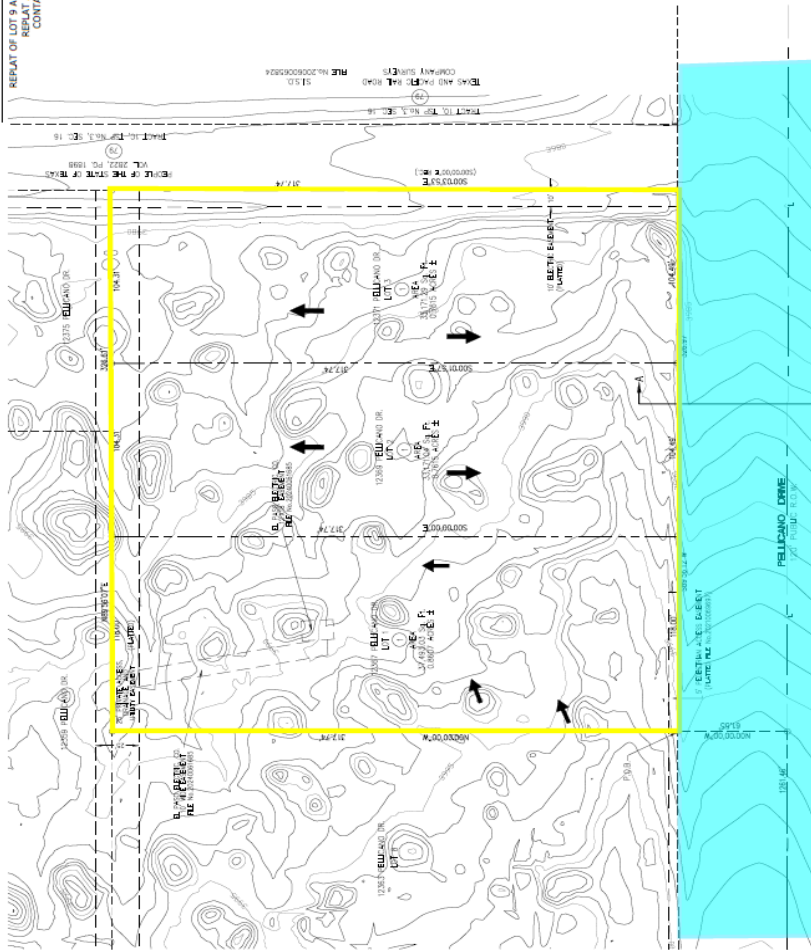
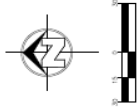


# ATTACHMENT 1



MONTE VERDE  
UNIT 2, REPLAT B

REPLAT OF LOT 9 AND 10, BLOCK 1, MONTE VERDE UNIT 2  
REPLAT A, EL PASO COUNTY, TEXAS.  
CONTAINING 103,835.35 Sq. Ft.  
2.3637 ACRES ±

[illegible][illegible]NUMBER OF LOTS  
2 NON-ELEMENTAL  
LOTS

NOTES

- WOMEN OF LETTERS: THE SUBMISSION**  
 2004  
 THE NATIONAL ENDOWMENT FOR THE HUMANITIES HAS AWARDED \$100,000 TO SUPPORT THE SUBMISSION OF WOMEN OF LETTERS TO THE NATIONAL ENDOWMENT FOR THE HUMANITIES. THE PROPERTY OF THE NATIONAL ENDOWMENT FOR THE HUMANITIES IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION IN WRITING FROM THE NATIONAL ENDOWMENT FOR THE HUMANITIES. THE NATIONAL ENDOWMENT FOR THE HUMANITIES IS NOT RESPONSIBLE FOR THE CONTENTS OF THE SUBMISSIONS. THE NATIONAL ENDOWMENT FOR THE HUMANITIES IS NOT RESPONSIBLE FOR THE CONTENTS OF THE SUBMISSIONS. THE NATIONAL ENDOWMENT FOR THE HUMANITIES IS NOT RESPONSIBLE FOR THE CONTENTS OF THE SUBMISSIONS.

**EXPLAIN NOTES AND RESTRICTIONS:**

- [illegible]

**KEY WORDS:** *Chlamydia trachomatis*; *Neisseria meningitidis*; *Neisseria gonorrhoeae*; *Haemophilus influenzae*; *Streptococcus pneumoniae*; *Legionella pneumophila*

- UNIT NOTED







# ATTACHMENT 4



Page 1 of 1

June 3- 2025

Guillermo Licón, P.E.  
President

Alejandro Alex  
Planning Division  
City of El Paso  
711 Texas Street  
El Paso Texas

Dear Alex

**Subject: Monte Verde Subdivision Unit 2 Replat B Waiver Request.**

We cordially request a waiver for Code No. 19.10.050 - Roadway participation policies—Improvement of roads and utilities within and or abutting the subdivision of the Municipal Code, to eliminate the following condition:

- Pellicano is a County roadway that is under construction. The section is sufficient
- The proposed configuration of Pellicano, which shows the bike lane abutting roadway. The bike lane should *not* be abutting roadway except for 4 foot parkway instead of 5 foot parkway on the south

This configuration will not be detrimental to the public health, safety and welfare and will be in character with the neighborhood.

Thank you for your assistance and consideration.

Civil Engineers  
Land Surveyors & Planners  
Construction Management

Licensed Registered Engineers  
Texas - New Mexico  
Arizona - Colorado

6600 Westwind Drive  
El Paso, TX 79912  
Phone (915) 584-4457  
Fax (915) 581-7756

1

Sincerely;

A handwritten signature in dark ink, appearing to read "Georges Halloul", is written over a large, light-colored oval. Below the signature, the text "Georges Halloul" and "SLI Engineering, Inc." is printed.

Georges Halloul  
SLI Engineering, Inc.

# ATTACHMENT 5



## RESUBDIVISION COMBINATION APPLICATION

DATE: 06-03-2025

FILE NO. \_\_\_\_\_

SUBDIVISION NAME: MONTE VERDE UNIT TWO REPLAT B

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)  
A REPLAT OF LOTS 9 AND 10 BLOCK 1, MONTE VERDE UNIT TWO REPLAT A

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	<u>2.3837</u>	<u>3</u>	Total No. Sites	<u>3</u>	_____
Industrial	_____	_____	Total (Gross) Acreage	<u>2.3837</u>	_____

3. What is existing zoning of the above described property? ETJ 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)

SURFACE FLOW

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

CAVALIER PELLICANO, LLC.

12. Owner of record EPT MONTEVERDE LLC 444 EXECUTIVE #238 EL PASO TEXAS  
(Name & Address) (Zip) (Phone)
13. Developer SAME  
(Name & Address) (Zip) (Phone)
14. Engineer SLI ENGINEERING, INC. 6600 WESTWIND 79912 915 584 445  
(Name & Address) (Zip) (Phone)

OWNER SIGNATURE:   
REPRESENTATIVE SIGNATURE: Georges Halloul Digitally signed by Georges Halloul  
Date: 2021.12.01 08:40:36 -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 6**

## **Planning and Inspections Department- Planning Division**

Developer / Engineer shall address the following comments:

1. Submit to the Planning & Inspections Department – Planning Division the following prior to recording of the subdivision:
  - a. Current certificate tax certificate(s)
  - b. Current proof of ownership.
  - c. Release of access document, if applicable.
  - d. Set of restrictive covenants, if applicable.
2. Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivision. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.
3. Illustrate on the plat comments by the El Paso Water department.
4. Please provide a copy of the articles of incorporation to verify who may sign on behalf of the listed property owner given that the owner is a Corporation.

## **Planning and Inspections Department- Land Development Division**

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

The Developer/Engineer shall address the following comments:

1. Provide print-out of the mathematical closure of the exterior boundary of the subdivision indicating the error of closure.
2. Dimension the width of the portion of the 25' easement which lies within this subdivision.
3. Provide elevation information of the benchmark on note #13.

## **Parks and Recreation Department**

Please note that this subdivision is located with-in the City of El Paso east Extra Territorial Jurisdiction (ETJ) area **and** within the area of potential annexation by the City, thus subject to the calculation for "Parkland / Fees" as it is 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)**

Also, please note that subdivisions within the ETJ area do not have a zoning district designation however, per Plat Notes and Restrictions, applicant is proposing three (3) Non-residential lots therefore, Park fees" will be assessed as follows:

1. **If** applicant provides copy of final signed / recorded covenants restricting all residential uses and **if** gross density waiver is granted by the City Manager or the Planning Department designee, then Applicant shall be required to pay "Park fees" in the amount of **\$2,380.00** based on the following calculations:

Non-residential acreage **2.3837** (rounded to 2 decimals) @ \$1,000.00 / acre = **\$2,380.00**

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

Nearest Park: **Aviators 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**

- No objections to application.

#### **Street Lights Department**

Do not object to this request.

Plans shall show City of El Paso limit.

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

City of El Paso Codes to be followed:

\*Title 19 - 19.16.010 - Streetlighting.

\*\*18.18.190 – Submission contents.

\*\*\* 19.02.040 Criteria for approval.

#### **Contract Management**

- Indicate when placing Sidewalks the municipal Code Chapter 19.21 of Sidewalks shall be followed, and Chapter 13.04.020 Sidewalk Specifications
- Indicate that for driveways the municipal code chapter 13.12 shall be followed.
- Indicate that any damaged structure must be restored to same or better condition, this goes for asphalt, concrete, manholes, or water valves.

### **Texas Department of Transportation**

The drainage report indicates an access point through Joe Battle (Loop 375). TxDOT comments are to submit plans for review and approval for a construction permit.

### **El Paso Water**

#### **Engineering**

EPWater does not object to this request.

EPWater requests that the existing 25-foot along the west property line of lot 11 and along the south portion of all three lots be shown and labeled on the plat.

#### **Water:**

There is an existing 8-inch diameter water main that extends within a 25-foot easement along the west property line of Lot 11 and along the south portion of the property. This main is available to provide service.

There is an existing 16-inch diameter water main that extends along Pellicano Drive. No direct service connections are allowed to this water main in accordance with El Paso Water – Public Service Board Rules and Regulations.

Previous water pressure tests from fire hydrant # 12189 located at the northeast corner of Joe Battle Blvd. and Pellicano Drive have yielded a static pressure of 90 psi, a residual pressure of 82 psi, and a discharge of 855 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 sanitary sewer main that extends within a 25-foot PSB easement along the west property line of Lot 11 and along the south portion of the property. This main is available to provide service.

**General:**

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, trees, buildings, curbs, or any structure that will interfere with the access to the PSB easement(s). There shall be at least a 5-foot setback from the easement line to any building, sign, or structure. All easements dedicated to public water and/or sanitary sewer facilities shall comply with EPWater-PSB Easement Policy. The PSB easement(s) shall be improved to allow the operation of EPWater-PSB maintenance vehicles. EPWater-PSB requires access to the proposed water facilities, 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 the existing water/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.

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.

**Texas Gas**

In reference to case SUSU25-00050 - Monte Verde Unit 2 Replat B, Texas Gas Service has a 2" main along an existing TGS easement between 12349 & 12367 Pellicano Dr, also, there is an existing service line at 12367 Pellicano Dr. (see image below as reference).

*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 Electric**

Include the existing EPE line.

**El Paso Central Appraisal**

No comments for Monte Verde #2 Replat B.

**El Paso County**

- Correct so all labels are legible and not overlapping.
- Development as shown here looks different than what has been built, based on GIS views. Has the new construction adjacent to the proposed replat area affect its drainage? How does the runoff from the southern half of the property make its way to the pond?
- Where is this flow to? No flow allowed into Pellicano from developed conditions.



- It seems the wrong plans have been referenced in this drainage report. Provide approved plans for original subdivision. The cited Case ID 19-059 does not include the proposed site in this replat for developed conditions.

**El Paso County Water Improvement District #1**

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

**Fire Department**

No adverse comments.

**El Paso County 911 District**

No comments received.

**Sun Metro**

No comments received.

**Capital Improvement Department**

No comments received.