

# Montana Market

City Plan Commission — July 2, 2026



<b>CASE NUMBER/TYPE:</b>	<b>SUSU26-00036 – Major Combination</b>
<b>CASE MANAGER:</b>	Blanca Perez, (915) 212-1561, <a href="mailto:PerezBM@elpasotexas.gov">PerezBM@elpasotexas.gov</a>
<b>PROPERTY OWNER:</b>	River Oaks Properties, LTD
<b>REPRESENTATIVE:</b>	SLI Engineering, Inc.
<b>LOCATION:</b>	North of Montana Ave. and West of Airway Blvd. (District 3)
<b>PROPERTY AREA:</b>	11.60 acres
<b>VESTED RIGHTS STATUS:</b>	Not Vested
<b>PARK FEES:</b>	\$11,600.00
<b>EXCEPTIONS/MODIFICATIONS:</b>	Yes, see following section
<b>ZONING DISTRICT(S):</b>	C-2/sp (Commercial/special permit) and C-4/sp (Commercial/special permit)
<b>RELATED APPLICATIONS:</b>	PZRZ26-00011 – 6375 Montana

**SUMMARY OF RECOMMENDATION:** Staff recommends **APPROVAL** of Montana Market on a Major Combination basis **WITH A CONDITION**. The condition is as follows:

- That the rezoning request be approved by City Council prior to the recordation of the final plat.

In addition, staff recommends **APPROVAL** of the following exceptions being requested by the applicant from the City Plan Commission:

- To waive the dedication of eight and a half feet (8.5') of additional right-of-way along Airport Road.
- To waive the construction of two and a half feet (2.5') of driving lane along Airport Road.
- To waive the dedication of five and a half feet (5.5') of additional right-of-way along Sioux Street.
- To waive the construction of one and a half feet (1.5') of planter strip along Isha Way.



Figure A: Proposed plat with surrounding area

**DESCRIPTION OF REQUEST:** The applicant is proposing to subdivide 11.60 acres to create four (4) commercial lots. The lots range in size from approximately 0.62 to 9.26 acres. Access to the subdivision will be from Montana Avenue, Airport Drive, Isha Way, and Sioux Drive. Stormwater drainage will be managed by surface flow to a regional pond. This development is being reviewed under the current Subdivision code.

**CASE HISTORY/RELATED APPLICATIONS:** The subject property currently has a rezoning application (PZRZ26-00011 – 6375 Montana) pending approval. The rezoning is being requested to clear up the split zoning of the property and to place the property under one zoning district of C-4/sp (Commercial/special permit).

**EXCEPTIONS, MODIFICATIONS, OR WAIVER REQUESTS:** The applicant is requesting four (4) exception requests pursuant to 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) of the current code. The exception includes the following:

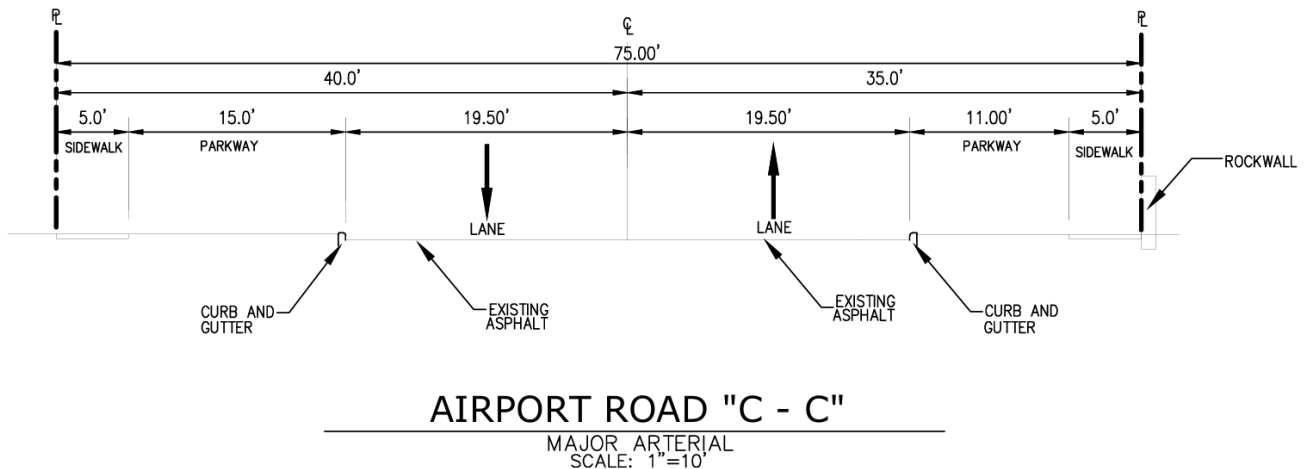
Waiver request for Airport Road:

- To waive the dedication of eight and a half feet (8.5') of additional right-of-way along Airport Road.
- To waive the construction of two and a half feet (2.5') of additional driving lane along Airport Road.

REQUIERED CROSS-SECTION FOR AIRPORT ROAD:

Major Arterial - Drivable Suburban (R.O.W: 92 Feet)						
	Typical Lanes/Widths	Medians/ Access	On-Street Parking	Streetscape Elements	El Paso Bike Plan Bike Facilities	Min. Sidewalk Width
<b>G-7 Industrial</b>	4-6 lanes, 11 ft-12 ft	Medians or TWLTL	Low priority; may not be feasible due to other design factors	Sidewalks critical to preserve, other streetscape may be lesser priority	SUP/BBL/BL	6 ft

EXISTING CROSS-SECTION:



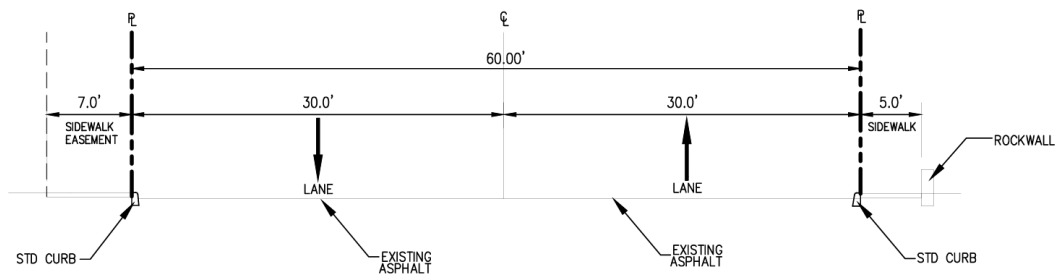
Waiver request for Sioux Street:

- To waive the dedication of five and a half feet (5.5') of additional right-of-way along Sioux Street.

REQUIRED CROSS-SECTION FOR SIOUX STREET:

Collector - Drivable Suburban (R.O.W: 71 Feet)						
	Typical Lanes/Widths	Medians/ Access	On-Street Parking	Streetscape Elements	El Paso Bike Plan Bike Facilities	Min. Sidewalk Width
<b>G-7 Industrial</b>	2-4 lanes, depending on traffic volumes. 10-11 foot lane widths may be used	Medians or TWLTL	Allowed	Sidewalks critical to preserve; other streetscape is a lesser priority	Bike Lanes or Sidepaths	5 ft

EXISTING CROSS-SECTION:



**SIOUX STREET "B - B"**

COLLECTOR DRIVABLE

SCALE: 1"=10'

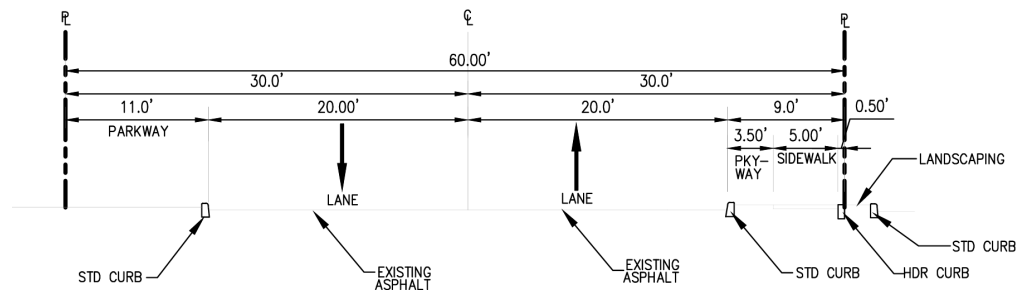
Waiver request for Isha Way:

- To waive the construction of one and a half (1.5') of planter strip along Isha Way.

REQUIRED CROSS-SECTION FOR ISHA WAY:

Local-Drivable Suburban (R.O.W: 60 Feet)						
	Typical Lanes/Widths	Medians/ Access	On-Street Parking	Streetscape Elements	El Paso Bike Plan Bike Facilities	Min. Sidewalk Width
<b>G-7 Industrial</b>	2 lanes. May use lane widths of up to 14 ft	Not Applicable	Allowed	Planter strip, which may be substituted with hardscape materials for special treatments such as bus stops	Bike Lanes or Bicycle Boulevard	5 ft

EXISTING CROSS-SECTION:



**ISHA WAY "A - A"**

LOCAL DRIVABLE  
SCALE: 1"=10'

**EVALUATION OF EXCEPTION REQUEST:** The exception requests to waive right-of-way 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.

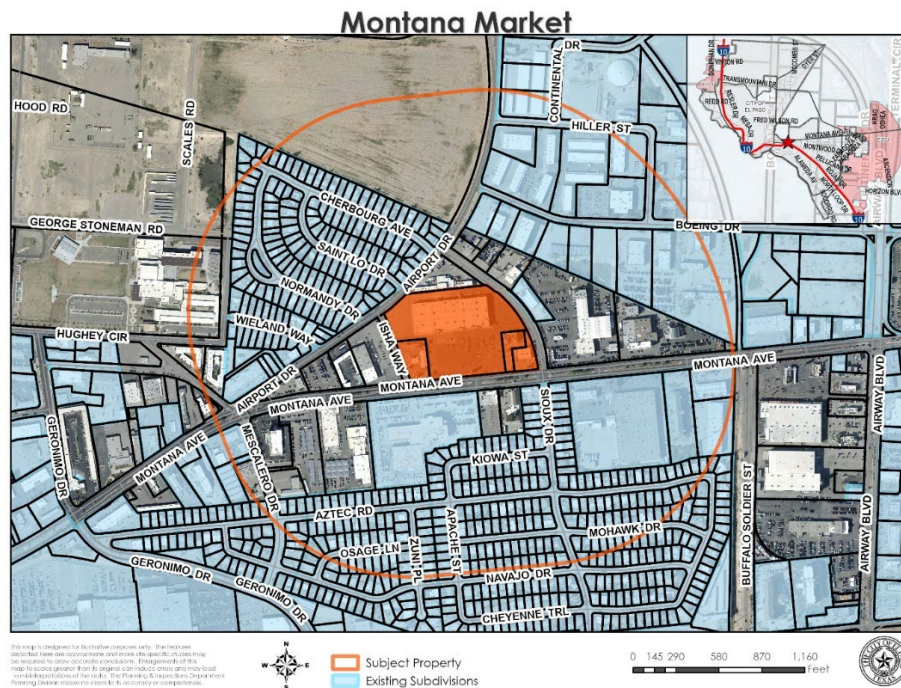


Figure B: Developed properties within a quarter mile of proposed subdivision

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

Surrounding Zoning and Use	
North	C-3/sc (Commercial/special contract) and C-4 (Commercial) / Commercial Development
South	M-1/sp (Light Manufacturing/special permit) / Manufacturing Development, C-4/sp (Commercial/special permit) / Commercial Development, C-4 (Commercial) / Commercial Development, and R-4 (Residential) / Residential Development
East	C-4 (Commercial) / Commercial Development
West	C-4 (Commercial) / Commercial Development
Nearest Public Facility and Distance	
Park	Normandy Park (0.16 mi.)
School	Coach Wally Hartley Middle School (0.21 mi.)
Plan El Paso Designation	
G-7 Industrial and/or Railyards	
Impact Fee Service Area	
N/A	

**PUBLIC COMMENT:** N/A

**PLAT EXPIRATION:** This application will expire on **July 2, 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.

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:

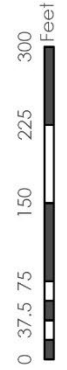
1. **Approval** of the waiver, exception, or modification request(s), finding that the request(s) is in conformance with the relevant review criteria provided by the El Paso City Code, as reflected in the Staff Report. **(Staff Recommendation)**
2. **Partial approval of the waiver, exception, or modification 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

## Montana Market



 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. Embargements of this map are subject to the terms and conditions of the license agreement. Planning Division makes no claim to its accuracy or completeness.





# ATTACHMENT 4



Page 1 of 1

May 14, 2026

Guillermo Licón, P.E.  
President

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

Dear Alex

**Subject: Montana Market 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 allow the following condition:

- Per the El Paso Street Design Manual (SDM) guidelines for construction, **Montana Avenue** is classified as a Major Arterial, with a cross-section consisting of: 92-feet of right of way, 44-72 feet of roadway, with two (2) 5-foot (5') planter strips, and two (2) 6-foot (6') sidewalks.

The developer is responsible for the improvement of their proportionate share of streets abutting the subdivision, consisting of 22-36' of roadway, a 5-foot (5') planter strip, and a 5-foot (5') sidewalk.

There is already a 6 foot sidewalk, However, the site has been developed and occupied before the new code was adopted and there is no space available for parkway without interrupting the existing businesses.

- Per the El Paso Street Design Manual (SDM) guidelines for construction, **Airport Road** is classified as a Major Arterial, with a cross-section consisting of: 92-feet of right of way, 44-72 feet of roadway, with two (2) 5-foot (5') planter strips, and two (2) 6-foot (6') sidewalk.

The developer is responsible for the improvement of their proportionate share of streets abutting the subdivision, consisting of 22-36' of roadway, a 5-foot (5') planter strip, and a 6-foot (6') sidewalk.

There is already a 5 foot sidewalk, and 11 foot of parkways.

- Per the El Paso Street Design Manual (SDM) guidelines for construction, **Sioux Drive** is classified as a Collector Drivable, with a cross-section consisting of: 62-feet of right oway, 20-44 feet of roadway, with two (2) 5-foot (5') planter strips, and two (2) 5-foot (5') sidewalks.

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

The developer is responsible for the improvement of their proportionate share of streets abutting the subdivision, consisting of 10-22' of roadway, a 5-foot (5') planter strip, and a 5-foot (5') sidewalk.

The developer had dedicated a 5 foot sidewalk previously. However, the site has been developed and occupied before the new code was adopted and there is no space available for parkway without interrupting the existing businesses.

- Per the El Paso Street Design Manual (SDM) guidelines for construction, ***Isha Way*** is classified as a Local Drivable, with a cross-section consisting of: 60-feet of right of way, 22-28 - feet of roadway, with two (2) 5-foot (5') planter strips, and two (2) 5-foot (5') sidewalks.

The developer is responsible for the improvement of their proportionate share of streets abutting the subdivision, consisting of 11-14' of roadway, a 5-foot (5') planter strip, and a 5-foot (5') sidewalk.

There is already a 5 foot sidewalk and 120 foot parkway and 39 feet of driving lanes.

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.

Sincerely;



Georges Halloul  
SLI Engineering, Inc.

# ATTACHMENT 5



## MAJOR COMBINATION APPLICATION

DATE: 4-16-2026 FILE NO. \_\_\_\_\_

SUBDIVISION NAME: MONTANA MARKET

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)  
BEING ALL OR TRACTS 5-C-B, 5-C-8-A, 5-C-8-A-1 AND 5-C-8-B, BLOCK 2, ASCRATE GRANT SURVEYS, T  
THE CITY OF 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	<u>11.491</u>	<u>4</u>	Total No. Sites	<u>4</u>	_____
Industrial	_____	_____	Total (Gross) Acreage	<u>11.491</u>	_____

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

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 River Oaks Properties, Ltd, 5678 N Mesa Street, El Paso, Texas 79912 (915) 241-6975  
(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: **Don R. Mendoza**  
Digitally signed by Don R. Mendoza  
 DN: cn=Don R. Mendoza, c=US, o=River Oaks Properties, Ltd.,  
 ou=Sr. Project Manager, email=dmendoza@ropelpaso.com  
 Date: 2026.05.14 11:31:00 -06'00'

REPRESENTATIVE SIGNATURE: 0da96141-8e92-4d4c-  
a613-8cc1097d736d  
Digitally signed by 0da96141-8e92-4d4c-  
a613-8cc1097d736d  
 Date: 2026.05.14 11:24:21 -06'00'

REPRESENTATIVE CONTACT (PHONE): 915 203 7277

REPRESENTATIVE CONTACT (E-MAIL): ghalloul@sli-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 original tax certificates with zero balance.
  - b. Original copies of the Restrictive covenants.
2. Update plat note number 4, as instrument number belongs to another subdivision.
3. Remove plat note number 10.
4. Update addresses for Lot 3 and Lot 4.

## Planning and Inspections Department- Land Development Division

Recommend approval.

1. The code encourages the use of nonstructural storm water management such as the preservation of greenspace, rainwater harvesting within landscape areas to the maximum extent practicable, per Chapter 19.19, Section 19.19.010, and Subparagraph A-2 & A-5.
2. Secure drainage easement agreements between lots.
3. Boundary closure report is ok.

## Parks and Recreation Department

Please note that this subdivision is zoned "C-4" meeting the requirements for non-residential uses (General commercial) as well as for Residential dwellings use (multi-family) with a minimum lot area of 750 sq. ft. per dwelling 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 or 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 **\$11,600.00** calculated as follows:

**11.60 acres non-residential @ rate of \$1,000 per acre = \$11,600.00**

Please allocate generated funds under Park Zone: **C-5**

Nearest Park: **Normandy 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 and transportation Engineering:**

Comments.

### **Street Lights:**

Does not object to this request.

Montana Ave. 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 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.

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. 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 improvement within this subdivision affecting the City right-of-way shall require the submittal of a full set of plans for review.

**Texas Gas**

Existing service lines at 6375 Montana Ave, 6365 Montana Ave, 1601-A Sioux St, and 1601-B Sioux St.

**El Paso Water**

EPWater does not object to this request.

**Water:**

There is an existing 12-inch diameter water main that extends along Montana Avenue, located approximately 30-foot south of the property line. This main is available to provide service.

There is an existing 6-inch diameter water main that extends along Sioux Drive, located approximately 72-feet east of the property line. This main dead-ends approximately 100 feet north of Montana Avenue. This main is available to provide service.

There is an existing 20-inch diameter water transmission main that extends along Airport Road, located approximately 5-feet north of the property. 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 8-inch diameter water main that extends along Airport Road, located on the southside of Airport Road approximately 13-feet of the property line. This main is available to provide service.

Previous water pressure readings from fire hydrant # 02679, last tested on 02/18/2026, located fronting property 6365 Montana Avenue, has yield a static pressure of 89 psi, a residual pressure of 85 psi, and a discharge flow of 1,244 gpm. The owner should, for his own protection and at his own expense, install at the discharge side of each water meter a pressure regulator, strainer and relief valve, to be set for pressure as desired by the customer. The lot owner shall be responsible for the operation and maintenance of the above-described water pressure regulating device.

EPWater records indicate an active 2-inch water meter, an active 3-inch water meter, an inactive 1.5-inch yard meter, and an inactive 8-inch fire line serving the subject property. The service address for these meters is 6375 Montana Avenue.

**Sewer:**

There is an existing 10-inch diameter sanitary sewer main that extends along Montana Avenue. This main is available to provide service.

There is an existing 8-inch diameter sanitary sewer main that extends along Sioux Drive, located approximately 65-foot east of the property line. This main dead-ends approximately 100-feet north of Montana Avenue. This main is available to provide service.

There is an existing 10-inch diameter sanitary sewer main that extends along Airport Road, located approximately 60-foot north of the property line. This main is available to provide service.

**General:**

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.

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

No comments provided.

**Fire Department**

No comments provided.

**El Paso Electric**

No comments for Montana Market.

**El Paso County 911 District**

No comments provided.

**Texas Department of Transportation**

No comments provided.

**El Paso County**

No comments provided.

**Sun Metro**

No comments provided.

**El Paso Central Appraisal District**

There are no comments from Central Appraisal for Montana Market subdivision.

**Capital Improvement Department**

No comments provided.