



AGENDA FOR THE CITY PLAN COMMISSION

July 02, 2026
THORMAN CONFERENCE ROOM, 801 TEXAS AVE, BASEMENT
1:30 PM

Notice is hereby given that a Hearing of the City Plan Commission of the City of El Paso 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 THORMAN CONFERENCE ROOM, BASEMENT, 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 June 18, 2026. [BC-2253](#)

Major Final

2. SUSU26-00035: Campo Del Sol Phase 3 - A portion of Tract 2, and a portion of Tract 3A, Section 20, Block 81, Township 1, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas [BC-2254](#)

Location: North of Patriot Blvd. and West of McCombs St.

Existing Zoning: GMU (General Mixed Use)

Property Owner: Franklin Mountain Communities, LLC

Representative: SLI Engineering, Inc.

District: 4

Staff Contact: Myrna Aguilar, (915) 212-1584, AguilarMP@elpasotexas.gov

Resubdivision Combination

3. SUSU26-00037: Vista Del Sol Unit One Hundred Seventeen Replat - "C" - A replat of Lots 3 thru 7, Block 504, Vista Del Sol Unit One Hundred Seventeen Replat B, City of El Paso, El Paso County, Texas [BC-2255](#)

Location: South of Vista Del Sol Dr. and West of Joe Battle Blvd.

Existing Zoning: C-3/c (Commercial/Conditions) and C-3/sc (Commercial/Special contract)

Property Owner: El Paso Vista HY RE, LLC

Representative: Conde, Inc.
District: 6
Staff Contact: Alonso Hernandez, (915) 212-1585,
HernandezJA5@elpasotexas.gov

Detailed Site Development Plan

4. PZDS25-00029: Lots 8, 9, 10, Block 1, Montana and Lee Commercial District [BC-2256](#)
No.
2, City of El Paso, El Paso County, Texas

Location: 11412 Montana Ave.
Zoning: C-4/c (Commercial/condition)
Request: Detailed Site Development Plan approval per Ordinance No. 7185
Existing Use: Professional Offices
Proposed Use: Professional Offices
Property Owner: A2ZM Real Estate, LLC
Representative: Albert Sarabia
District: 6
Staff Contact: Jose Beltran, (915) 212-1607, BeltranJV@elpasotexas.gov

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.

Detailed Site Development Plan

5. PZDS26-00014: A portion of Tract 1-B (N/K/A Tract 1-B-1), Nellie D. Mundy [BC-2257](#)
Survey
No. 243, City of El Paso, El Paso County, Texas

Location: 7345 Dewberry Dr.

Zoning: P-R II (Planned Residential II)
Request: Detailed Site Development Plan approval
Existing Use: Vacant
Proposed Use: Single-family attached dwellings (atrium, patio, townhouse, condominium)
Property Owner: DVEP Land LLC
Representative: Del Rio Engineering
District: 1
Staff Contact: Jose Beltran, (915) 212-1607, BeltranJV@elpasotexas.gov

Major Combination

6. SUSU26-00034: Dewberry Springs Subdivision - A portion of Tract 1-B (N/K/A Tract 1-B-1), Nellie D. Mundy Survey No. 243, City of El Paso, El Paso County, Texas [BC-2258](#)

Location: East of Resler Dr. and North of Transmountain Rd.
Existing Zoning: P-R II (Planned Residential District II)
Property Owner: DVEP Land, LLC
Representative: Del Rio Engineering, Inc.
District: 1
Staff Contact: Myrna Aguilar, (915) 212-1584, AguilarMP@elpasotexas.gov
POSTPONED FROM JUNE 18, 2026

7. SUSU26-00036: Montana Market - All of Tracts 5-C-8, 5-C-8-A, 5-C-8-A-1 and 5-C-8-B, Block 2, Ascarate Grant Surveys, City of El Paso, El Paso County, Texas [BC-2259](#)

Location: North of Montana Ave. and West of Airway Blvd.
Existing Zoning: C-2/sp (Commercial/special permit) and C-4/sp (Commercial/special permit)
Property Owner: River Oaks Properties, LTD
Representative: SLI Engineering, Inc.
District: 3
Staff Contact: Blanca Perez, (915) 212-1561, PerezBM@elpasotexas.gov

PUBLIC HEARING Special Permit Application

8. PZST25-00021: Lots 24 through 28, inclusive, Block 1, Vista Commercial Park, City of El Paso, El Paso County, Texas [BC-2260](#)

Location: 12230 Pine Springs Dr.
Existing Zoning: C-4 (Commercial)
Request: Special Permit and Detailed Site Development Plan approval to allow for a helistop in the C-4 (Commercial) zone district
Existing Use: Fire station
Proposed Use: Helistop
Property Owner: City of El Paso

Representative: Luis Guevara, GRX Architects
District: 6
Staff Contact: Blanca Perez, (915) 212-1561, PerezBM@elpasotexas.gov

Other Business

9. Presentation on reasoning and process of platting determinations. [BC-2261](#)
Staff Contact: Alex Alejandre, Senior Planner, (915) 212-1642,
AlejandreAX@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) 212-0088.

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 the 26th of June, 2026 at _____ AM

By: _____
Elsa Ramirez, Administrative Support Associate



El Paso, TX

300 N. Campbell
El Paso, TX

Legislation Text

File #: BC-2253, 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 June 18, 2026.



CITY PLAN COMMISSION MEETING
Thorman Conference Room, 801 Texas Ave., Basement
June 18, 2026
1:30 P.M.

MINUTES

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

The meeting was called to order at 1:32 p.m. Chair Lauren Hanson present and presiding and the following Commissioners answered roll call.

COMMISSIONERS PRESENT:

- Lauren Hanson (Chair)
- Juan Uribe (2nd Chair)
- Alfredo Borrego
- John Bryan
- Rudy Cavazos-Cavasier
- Jim W. Dobrowolski

COMMISSIONERS ABSENT:

- Lisa Badillo (1st Chair)
- Kim Reagan

AGENDA

Commissioner Rudy Cavazos-Cavasier read the rules into the record.

Luis Zamora, Chief Planner, noted that Item 4 is to be postponed for two weeks until July 2, 2026, Item 5 is to be postponed for four weeks until July 16, 2026, and Item 6 is to be postponed for four weeks until July 16, 2026.

ACTION: Motion made by Commissioner Borrego, seconded by Commissioner Bryan and unanimously carried to **APPROVE THE CHANGES TO AGENDA.**

AYES: Commissioners Hanson, Borrego, Bryan, Cavazos-Cavasier, Dobrowolski, and Uribe

NAYS:

ABSTAIN:

ABSENT: Commissioners Badillo and Reagan

NOT PRESENT FOR THE VOTE: N/A

Motion Passed.

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I. CALL TO THE PUBLIC – PUBLIC COMMENT

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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 June 4, 2026.

Major Final:

- 2. **SUSU26-00032:** Sun Ridge Unit Sixteen – Being a portion of the West ½, of the Southwest ¼, of the Southwest ¼, of the Southwest ¼, of Section 3, Block 79, Township 3, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas
South of Montwood Blvd. and East of Sun Fire Blvd.
Location:
Existing Zoning: R-5/sp (Residential/Special Permit)
Property-Owner: Walnut Creek, LLC
Representative: CEA Group
District: 5
Staff Contact: Alonso Hernandez, (915) 212-1585,
HernandezJA5@elpasotexas.gov

MOVED TO REGULAR AGENDA

Alonso Hernandez, Planner, made a presentation to the Commission. Staff recommends **Approval** of Sun Ridge Unit Sixteen on a Major Final basis.

Jorge Azcarate, CEA Group, agrees with all staff comments.

ACTION: Motion made by Commissioner Dobrowolski, seconded by Commissioner Uribe to **APPROVE ITEM #SUSU26-00032** and unanimously carried.

Motion Passed.

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Detailed Site Development Plan:

- 3. PZDS26-00016: A portion of Lot 1, Block 23, Lomas Del Este, City of El Paso, El Paso County, Texas
- Location: 3690 N Zaragoza Rd.
- Existing Zoning: C-4/c (Commercial/condition)
- Request: Detailed Site Development Plan Approval as per Ordinance No. 16386
- Existing Use: Vacant
- Proposed Use: Apartments/multi-family
- Property Owner: Villas at Augusta, Ltd.
- Representative: Angel Bataller
- District: 5
- Staff Contact: Pratika Banjara, (915) 212-1644, BanjaraP@elpasotexas.gov

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

ACTION: Commissioner Borrego **WITHDREW HIS MOTION TO APPROVE THE CONSENT AGENDA**, Commissioner Bryan **ALSO WITHDREW HIS MOTION**.

ACTION: Motion made by Commissioner Cavazos-Cavasier, seconded by Commissioner Dobrowolski to **APPROVE PULLING ITEM 2 FROM CONSENT AGENDA TO BE HEARD ON REGULAR AGENDA** and carried unanimously.

Motion Passed.

ACTION: Motion made by Commissioner Borrego, seconded by Commissioner Bryan to **APPROVE** the **CONSENT AGENDA ITEM 1 AND 3 ONLY** 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:

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Major Combination:

4. **SUSU26-00034:** Dewberry Springs Subdivision - A portion of Tract 1-B (N/K/A Tract 1-B-1), Nellie D. Mundy Survey No. 243, City of El Paso, El Paso County, Texas
- Location: East of Resler Dr. and North of Transmountain Rd.
Existing Zoning: P-R-2 (Planned Residential District II)
Property Owner: DVEP Land, LLC
Representative: Del Rio Engineering, Inc.
District: 1
Staff Contact: Myrna Aguilar, (915) 212-1584, AguilarMP@elpasotexas.gov
POSTPONED UNTIL JULY 2, 2026
-

PUBLIC HEARING Resubdivision Combination:

5. **SUSU26-00005:** Sierra Crest Replat I – Common Open Space A, and Lot 17, Block 1, Sierra Crest; Common Open Space H, and Lots 28 and 29, Block 1, Sierra Crest Replat C, Lot 18, Block 1, Sierra Crest Replat D; Lot 1, Block 1, Sierra Crest Replat G; and Lot 1, Block 1, Terrace at Cincinnati, City of El Paso, El Paso County, Texas
- Location: North of Schuster Ave. and East of Stanton St.
Existing Zoning: P-R-1/sc (Planned Residential District I/special contract)
Property Owner: L. Frederick Francis and Ginger G. Francis
Representative: Conde, Inc.
District: 8
Staff Contact: Myrna Aguilar, (915) 212-1584, AguilarMP@elpasotexas.gov
POSTPONED FROM MARCH 26, 2026
POSTPONED UNTIL JULY 16, 2026
-

6. **SUSU26-00031:** Upper Valley Ranch Unit Two – Being Lot 1, Block 1, Morce Farms, El Paso County, Texas
- Location: North of Borderland Rd. and West of Westside Dr.
Existing Zoning: N/A property lies within Extraterritorial Jurisdiction (ETJ)
Property-Owner: FIRE Development, LLC
Representative: Conde, Inc.
District: N/A property lies within Extraterritorial Jurisdiction (ETJ)

Staff Contact: Alonso Hernandez, (915) 212-1585,
HernandezJA5@elpasotexas.gov

POSTPONED UNTIL JULY 16, 2026

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PUBLIC HEARING Rezoning Application:

- 7. **PZRZ26-00011:** A portion of Tract 5-C-8, Block 2, Ascarate, City of El Paso, El Paso County, Texas
- Location: 6375 Montana Ave.
- Existing Zoning: C-2/sp (Commercial/Special Permit)
- Request: C-2/sp (Commercial/Special Permit) to C-4/sp (Commercial/Special Permit)
- Existing Use: Shopping Center
- Proposed Use: Shopping Center
- Property Owner: River Oaks Properties, Ltd.
- Representative: SLI Engineering Inc. – Georges Halloul
- District: 3
- Staff Contact: Pratika Banjara, (915) 212-1644, BanjaraP@elpasotexas.gov

Pratika Banjara, Planner, made a presentation to the Commission. Public notices were mailed to property owners within 300 feet on June 4, 2026. The Planning Division has received three (3) calls of inquiry and one (1) call in support of the rezoning request. Staff recommends **approval** of the rezoning request.

Georges Halloul, SLI Engineering, Inc., 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 Bryan to **APPROVE ITEM #PZRZ26-00011**, seconded by Commissioner Borrego and unanimously carried.

Motion Passed.

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PUBLIC HEARING Special Permit Application:

- 8. **PZST26-00006:** Lot 4, Block 1, Sunrise Acres No. 2 Replat "E", City of El Paso, El Paso County, Texas
- Location: 8009 Mitzie Ram Pl.
- Existing Zoning: R-4 (Residential)
- Request: Special Permit and approval of a Detailed Site Development Plan for Infill Development with a reduction in average lot width
- Existing Use: Vacant
- Proposed Use: Duplex
- Property Owner: Hector Isaiah Gallegos
- Representative: Luis Salcido
- District: 2
- 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 June 5, 2026. As of July 17, 2026, the Planning Division has received two (2) emails in opposition. Staff recommends **Approval** of the special permit and detailed site development plan request.

Hector Gallegos, 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:

- Annaletta Mora – opposed

ACTION: Motion made by Commissioner Borrego to **APPROVE ITEM #PZST26-00006**, seconded by Commissioner Bryan and unanimously carried.

Motion Passed.

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Other Business:

9. Presentation on zoning regulations for development projects.
Staff Contact: Saul Pina, Senior Planner, (915) 212-1604, PinaSJ@elpasotexas.gov

Saul Pina, Senior Planner, made a presentation to the Commission and answered questions.
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10. Adjournment of the City Plan Commission's Meeting.

ADJOURNMENT:

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

Motion passed.

Meeting adjourned at 2:31 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.

Approved as to form:



Kevin W. Smith, City Plan Commission Executive Secretary



Legislation Text

File #: BC-2254, 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.

SUSU26-00035: Campo Del Sol Phase 3 - A portion of Tract 2, and a portion of Tract 3A, Section 20, Block 81, Township 1, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas

Location: North of Patriot Blvd. and West of McCombs St.
Existing Zoning: GMU (General Mixed Use)
Property Owner: Franklin Mountain Communities, LLC
Representative: SLI Engineering, Inc.
District: 4
Staff Contact: Myrna Aguilar, (915) 212-1584, AguilarMP@elpasotexas.gov

Campo Del Sol Phase 3

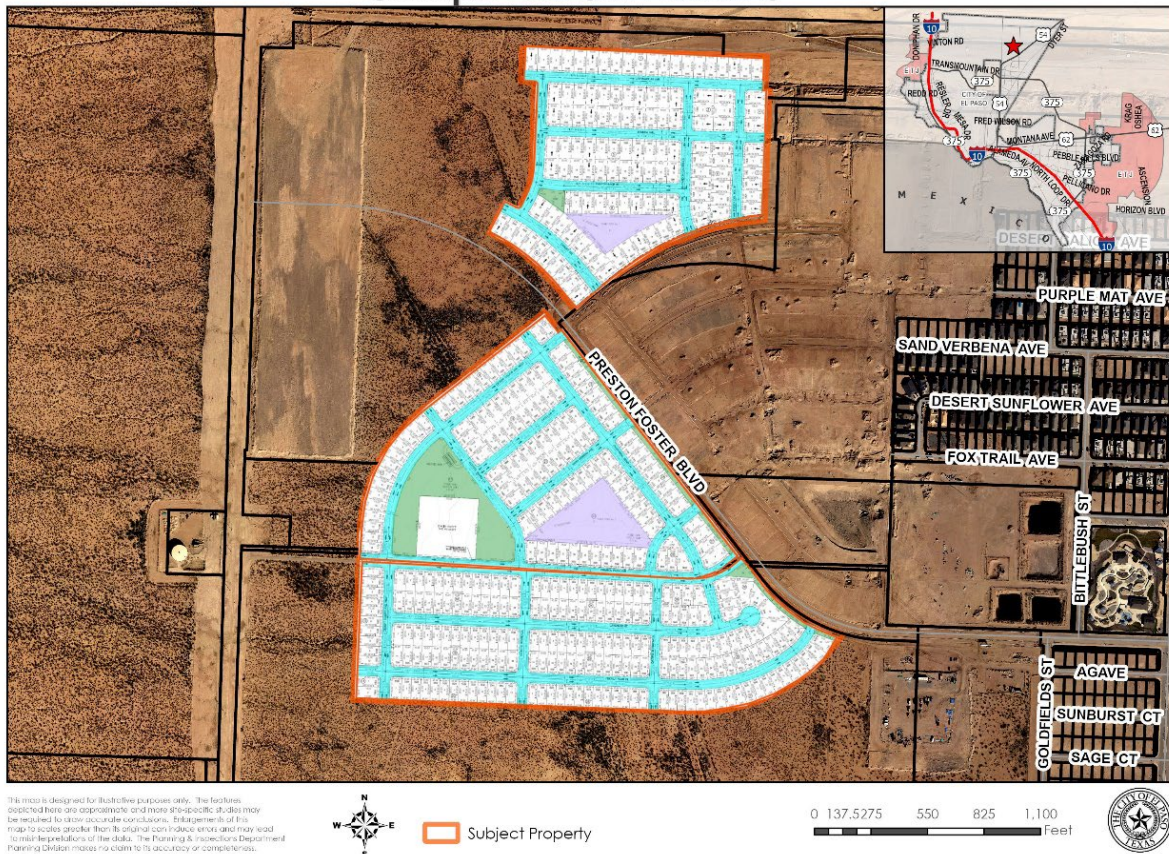
City Plan Commission — July 2, 2026



CASE NUMBER/TYPE:	SUSU26-00035 – Major Final
CASE MANAGER:	Myrna Aguilar, (915) 212-1584, AguilarMP@elpasotexas.gov
PROPERTY OWNER:	Franklin Mountain Communities, LLC
REPRESENTATIVE:	SLI Engineering, Inc.
LOCATION:	West of McCombs St. and North of Gateway South Blvd. (District 4)
PROPERTY AREA:	90.176 acres
VESTED RIGHTS STATUS:	Not Vested
PARK FEES:	Park Fees Not Required
ZONING DISTRICT(S):	G-MU (General Mixed Use)

SUMMARY OF RECOMMENDATION: Staff recommends **APPROVAL** of Campo Del Sol Phase 3 on a Major Final basis

Campo Del Sol Phase 3



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 scale are not intended to mislead or misrepresent the data. The Planning & Inspections Department Planning Division makes no claim to its accuracy or completeness.

Figure A: Proposed plat with surrounding area

DESCRIPTION OF REQUEST: The applicant is proposing to subdivide 90.18 acres of land to create a residential subdivision, comprising of four hundred and fifty-four (454) single-family lots, eight (8) parks with a combined size of 4.66 acres, and two (2) drainage ponds with a combined size of 3.71 acres. Primary access to subdivision will be through Preston Foster Blvd. This development is being reviewed under the current subdivision code.

CASE HISTORY/RELATED APPLICATIONS: The proposed development complies with the Northeast Master Zoning Plan, which was amended and approved by the City Plan Commission on March 5, 2020, and adopted by City Council on March 17, 2020 (Ordinance 19038). Additionally, the City Plan Commission at its regular meeting of August 28, 2025 voted to approve Campo Del Sol Phase 3 (SUSU25-00071) on a Major Preliminary basis. The current application complies with the previously approved subdivision.

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

Surrounding Zoning and Use	
North	G-MU (General Mixed Use) / Vacant land
South	G-MU (General Mixed Use) / Vacant land
East	G-MU (General Mixed Use) / Residential development
West	G-MU (General Mixed Use) / Vacant land
Nearest Public Facility and Distance	
Park	A park is proposed within the subdivision
School	Barron Elementary (1.87 mi.)
Plan El Paso Designation	
O-7, Urban Expansion	
Impact Fee Service Area	
Northeast	

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:

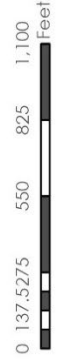
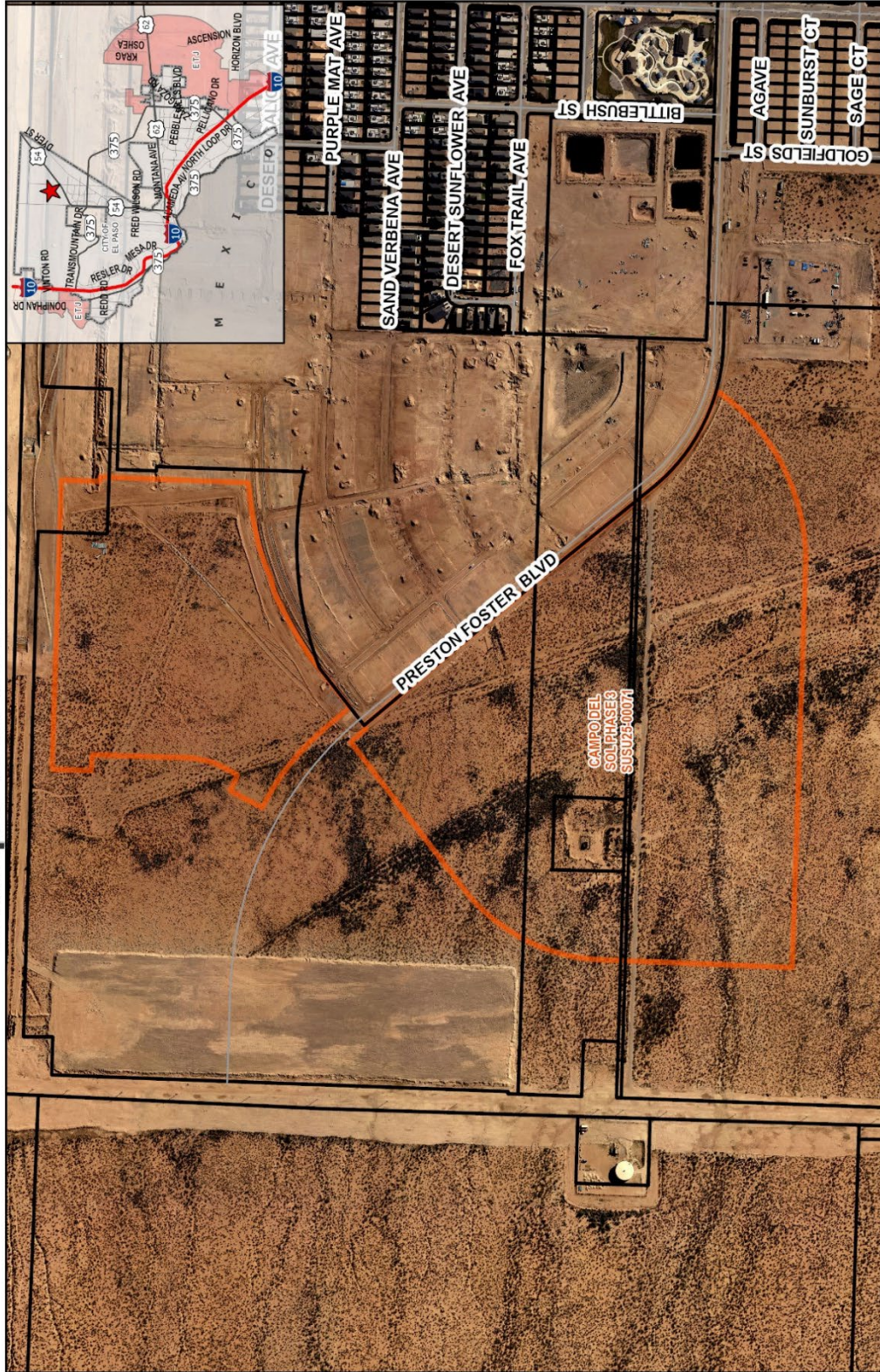
1. **Approval:** The CPC finds that the proposed plat is in conformance with all applicable requirements of Title 19 of the El Paso City Code. **(Staff Recommendation)**
2. **Approval with Conditions:** The CPC may impose conditions that bring the proposed plat into conformance with all applicable requirements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

ATTACHMENT 1

Campo Del Sol Phase 3



Subject Property

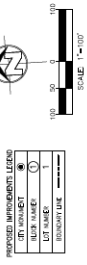


This map is designed for illustrative purposes only. The features depicted here are approximate and may not be precise. The map to scales greater than its original can induce errors and may lead to misinterpretations of the data. The Planning & Inspections Department Planning Division makes no claim to its accuracy or completeness.

CAMPO DEL SOL PHASE 3

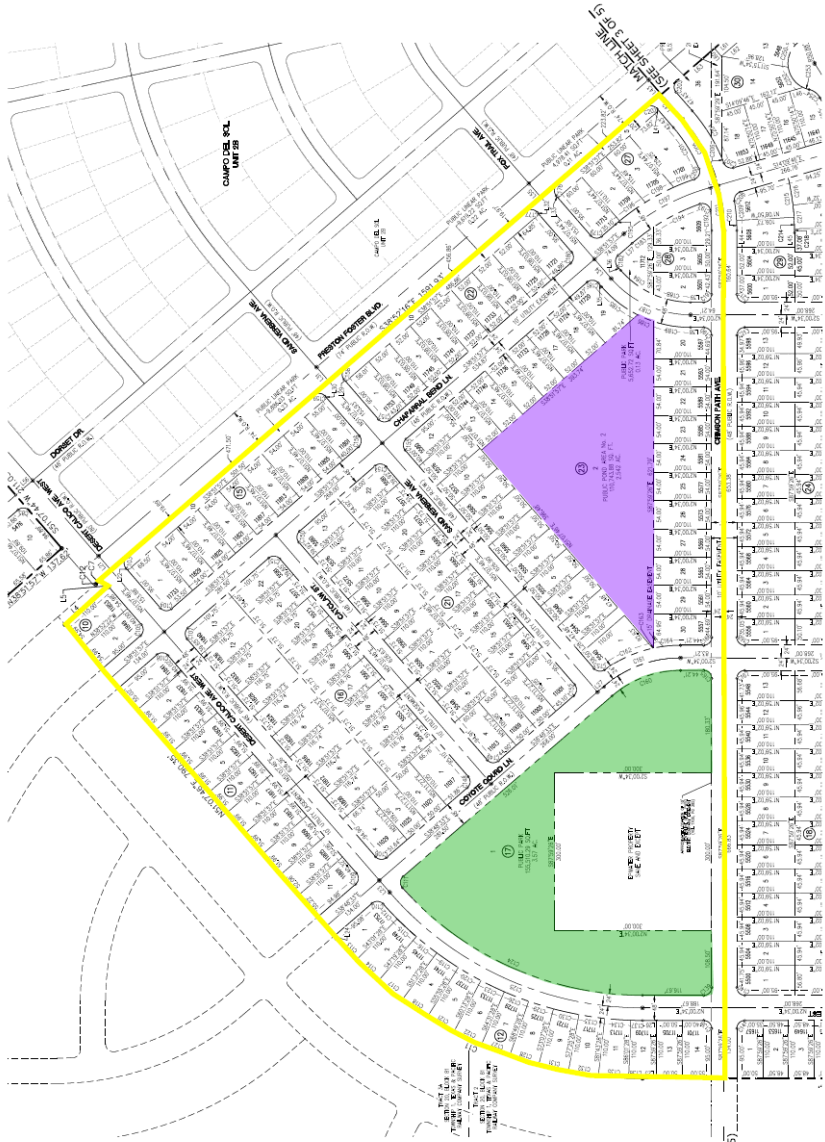
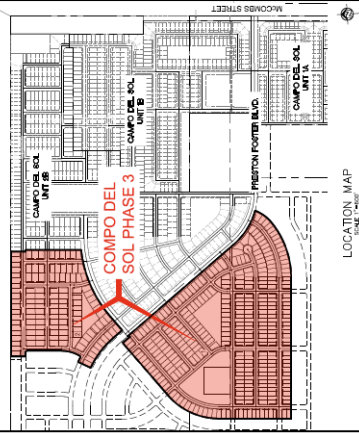
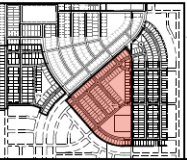
A PORTION OF TRACT 2 AND PARTS OF TRACT 3
 SA 358700 20' 00" 1/4 SECTION 20, T11N, R14E, S10E,
 PACIFIC RAILWAY COMPANY SURVEY,
 CITY OF EL PASO, EL PASO COUNTY, TEXAS,
 CONTAINING 901.76 ACRES ±

ACKNOWLEDGEMENT
 STATE OF TEXAS
 COUNTY OF EL PASO
 OFFICE OF THE COUNTY CLERK
 I HEREBY CERTIFY THAT THE ABOVE DESCRIBED INSTRUMENT WAS FILED IN THE PUBLIC RECORDS OF THE COUNTY OF EL PASO, TEXAS, ON 07/15/2026 AT 10:00 AM. THE INSTRUMENT IS CORRECTLY INDEXED AND THE INSTRUMENT IS THE TRUE AND CORRECT COPY OF THE INSTRUMENT AS FILED.



PROPOSED IMPROVEMENTS LEGEND

UTILITY ADJUSTMENT	6
REUSE EXISTING	1
RECONSTRUCT	2



CAMPO DEL SOL PHASE 3

A PORTION OF THE CAMPO DEL SOL TRACT
 IN SECTION 20, BLOCK 8, TOWNSHIP 35S &
 RANGE 12E, COUNTY OF EL PASO, TEXAS,
 AS SHOWN ON THE PLAT OF THE PACIFIC RAILWAY COMPANY SURVEYS,
 CITY OF EL PASO, EL PASO COUNTY, TEXAS,
 CONTAINING 901.79 ACRES ±.

PROPOSED IMPROVEMENTS LEGEND	
STREET WIDENING	②
STREET LIGHTS	①
STREET SIGNAGE	③
STREET CLOSURE	④
STREET CLOSURE	⑤
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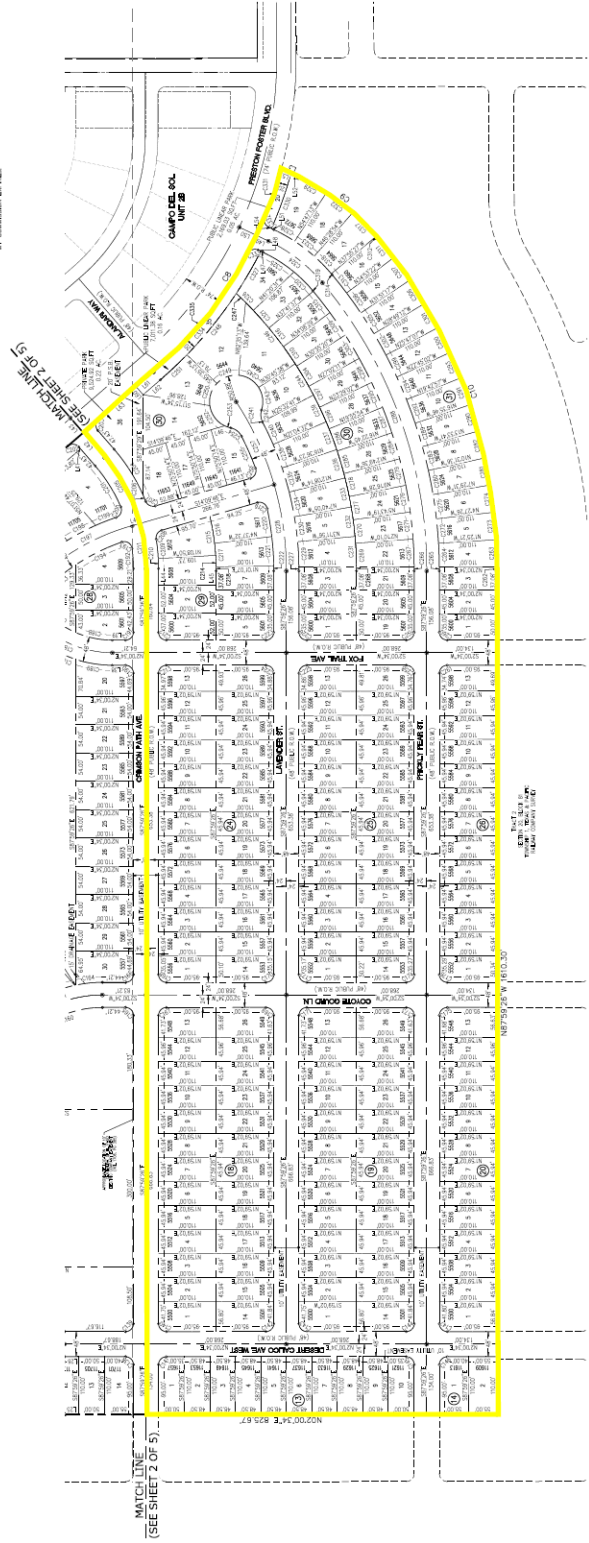
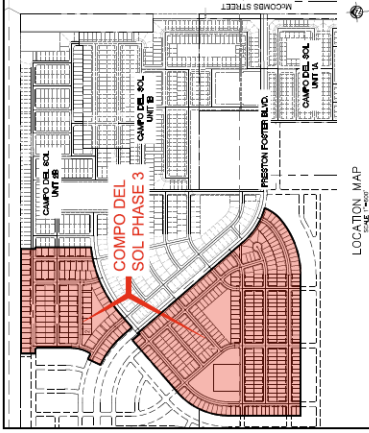
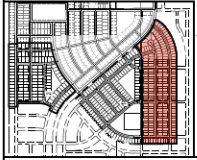
ACKNOWLEDGEMENT

STATE OF TEXAS
 COUNTY OF EL PASO

BEFORE ME, the undersigned authority, on this day personally appeared _____, 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 consideration therein expressed. My commission expires _____.

NOTARY PUBLIC, STATE OF TEXAS

BY COMMISSION EXPIRES _____



ATTACHMENT 3



MAJOR FINAL APPLICATION

DATE: 4-22-2026 FILE NO. _____
 SUBDIVISION NAME: CAMPO DEL SOL PHASE 3

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
A PORTION OF TYTRACT 2 AND A PORTION OF TRACT 3A, BLOCK 81, TOWNSHIP 1, TEXAS AND PACIFIC RAILWAYS COMPANY SURVEYS.

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	60.506	454	Office		
Duplex	_____	_____	Street & Alley	21.16	1
Apartment	_____	_____	Ponding & Drainage	3.71	2
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below):	_____	_____
Park	8	4.8			
School	_____	_____			
Commercial	_____	_____	Total No. Sites:	_____	_____
Industrial	_____	_____	Total (Gross) Acreage:	90.76 ACRES	_____

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

12. Owner of record FRANKLIN MOUNTAIN COMMUNITIES, LLC, 16380 ADISON RD. ADISON TX 75001 915 276 6631
 (Name & Address, Zip) (Email) (Phone)
13. Developer SAME
 (Name & Address, Zip) (Email) (Phone)
14. Engineer SLI ENGINEERING, INC. 6600 WESTWIND EL PASO TEXAS 79912 GHALLOUL@SLI-ENGINEERING.COM 915 203 7277
 (Name & Address, Zip) (Email) (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.

ATTACHMENT 4

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.
 - c. Set of restrictive covenants, if applicable.
2. Address comments provided by El Paso Central Appraisal.

Planning and Inspections Department- Land Development Division

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

The Developer/Engineer shall address the following comments

1. Verify pond (Pond 1, Lot 25, Block 8) access road width and make sure you have enough room to maneuver maintenance vehicles.
2. Verify flood zone note and complete all the community panels.
3. The report print-out of the mathematical closure is ok.

Parks and Recreation Department

Parks & Recreation Department, we offer Developer / Engineer the following comments:

1. Please note that this Subdivision is part of the Campo Del Sol Land Study; and it is composed of **454** Single-family dwelling units and does include 7 park sites for a total of **4.66 acres** of parkland. This subdivision meets the minimum "Parkland" requirements per ordinance Title 19 – Subdivision and Development Plats, **Chapter 19.20 – Parks and Open Space**.
2. As per plat notes **19 & 21 all open space and park lots, dedicated as public or private parkland to be maintained by El Paso Municipal Management District No. 1**. Therefore, the COEP Parks & Recreation department will not accept for maintenance the dedicated parkland on this plat.

This subdivision is located with-in park zone **NE-6**

Nearest Park: **Joey Barraza and Vino 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

- As per city ordinance, Adequacy of Streets and Thoroughfares, 19.15.010.E: Traffic Calming. Traffic calming may be provided by the developer or may be required in accordance with the adopted Neighborhood Management Policy and in accordance with the SDM by the city manager or designee. This ordinance can be implemented on traffic calming for streets being constructed within the new subdivision.
- As per city ordinance, Subdivider Responsibility, 19.15.020.A: Safety, Convenience, Functionality. Proposed roads serving new development shall provide a safe, convenient and functional system for vehicular, bicycle and pedestrian circulation and shall conform to the applicable master thoroughfare plan and any amendments thereto, and shall be appropriate for the particular traffic characteristics of each

proposed subdivision or development. This ordinance can be implemented on traffic calming for streets being constructed within the new subdivision.

- As per city ordinance, Adequacy of Streets and Thoroughfares, 19.15.10.C: New subdivisions shall be supported by a road network having adequate capacity, ingress/egress, safe and efficient traffic circulation and roadway network connectivity. On intersection of Desert Calico Ave & Preston Foster Blvd, westward of Desert Calico is 80 feet ROW and eastward is 48 feet ROW. Roadway alignment and proper connectivity shall be implemented.
- Waiver is denied.

Street Lights Department

Do 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.

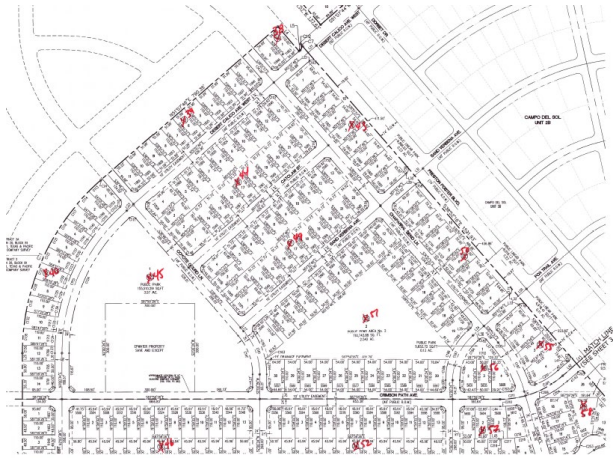
**18.18.190 – Submission contents.

*** 19.02.040 Criteria for approval.

El Paso Central Appraisal District

Please see below images from Central Appraisal:





El Paso Water
Engineering

We have reviewed the request described above and provide the following comments:

EPWater does not object to this request.

The Owner/Developer of Campo del Sol Phase 3 will enter into a Development Agreement with the El Paso Water – Public Service Board (EPWater-PSB) to install 8-inch onsite and off-site water and sanitary sewer mains that will provide water and sewer service to this property. The Developer’s utility contractor will be installing the onsite and offsite water and sanitary sewer mains which can be extended to provide service once EPWater-PSB issues a Letter of Final Acceptance of the facilities

The subject property is located within the City of El Paso Northeast Impact Fee Service Area. Impact fees will be collected after the El Paso Water receives an application for water and/or sanitary sewer services.

Water:

There is an existing 12-inch diameter water main extending along Preston Foster Boulevard, that is located approximately 10 feet north of the right-of-way center line. This water main can be extended to provide service. There are an existing 8-inch diameter water mains that extends along Las Ramblas Avenue, Somera Avenue, Desert Calico Avenue and Sand Verbena Avenue. These water mains can be extended to provide service. Previous water pressure readings from fire hydrant # 12219, last tested on 09/27/25, located at the northeast corner of Preston Foster Boulevard and Bittlebush Street, has yield a static pressure of 50 psi, a residual pressure of 49 psi, and a discharge flow of 949.5 gpm.

Sewer:

There is an existing 12-inch diameter sewer main extending along Preston Foster Boulevard, that is located approximately 5 feet south of the right-of-way center line. This sewer main can be extended to provide service. There is an existing 8-inch diameter sanitary sewer mains that extends along Las Ramblas Avenue, Somera Avenue, Desert Calico Avenue and Sand Verbena Avenue. These water mains can be extended to provide service.

Reclaimed:

There is an existing 24-inch diameter reclaimed water main along Preston Foster Boulevard, located approximately 10-feet south of the right-of-way center line, this main dead ends at intersection of Preston Foster Boulevard and Crimson Path Avenue, then extends west to Crimson Path Avenue. No service connections are allowed to this main.

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.

Stormwater Engineering

1. The proposed ponding areas shall have enough capacity to hold the developed runoff for a designated 100-yr. storm event.
2. Based on the best available flood zone information, the applicant should coordinate with the Floodplain Administrator regarding potential compliance with applicable floodplain development requirements pursuant to Chapter 18.60 of the El Paso Municipal Code.

Texas Gas

Texas Gas Service has no comments.

Sun Metro

No comments received.

Fire Department

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.

El Paso County Water Improvement District #1

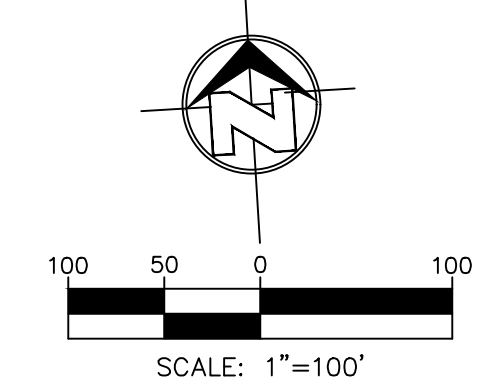
No comments received.

CAMPO DEL SOL PHASE 3

A PORTION OF TRACT 2, AND A PORTION OF TRACT 3A, SECTION 20, BLOCK 81, TOWNSHIP 1, TEXAS & PACIFIC RAILWAY COMPANY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS, CONTAINING: 90.176 ACRES ±

PROPOSED IMPROVEMENTS LEGEND

CITY MONUMENT	●
BLOCK NUMBER	①
LOT NUMBER	1
BOUNDARY LINE	---



DEDICATION

FRANKLIN MOUNTAIN COMMUNITIES, LLC, IS THE OWNER OF THIS TRACT OF LAND, DOES HEREBY PRESENT THIS PLAT AND DEDICATE TO THE USE OF THE PUBLIC, STREET RIGHT-OF-WAYS, UTILITY EASEMENTS, PUBLIC PARKS, PUBLIC PONDS, AS HERON LAID DOWN AND DESIGNATED, INCLUDING EASEMENT(S) FOR OVERHANG OF SERVICE WIRES, FOR POLE TYPE UTILITIES AND BURIED SERVICE WIRES, CONDUITS AND PIPES FOR UNDERGROUND UTILITIES, AND THE RIGHT TO INGRESS AND EGRESS FOR SERVICE AND CONSTRUCTION AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS.

I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE § 232.032 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.

RYAN BURKHARDT, PRESIDENT _____ DATE _____

ACKNOWLEDGEMENT

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 RYAN BURKHARDT, 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

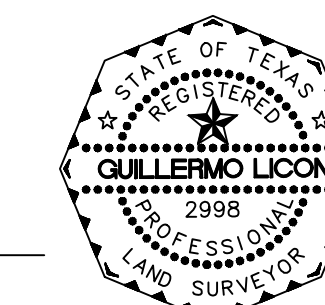
FILED AND RECORDED IN THE OFFICE OF THE COUNTY CLERK OF EL PASO COUNTY, TEXAS, THIS _____ DAY OF _____, 2025 A.D.

FILE NO. _____

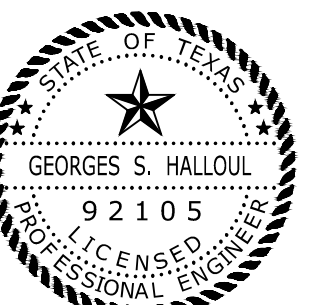
COUNTY CLERK _____ BY DEPUTY _____

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.

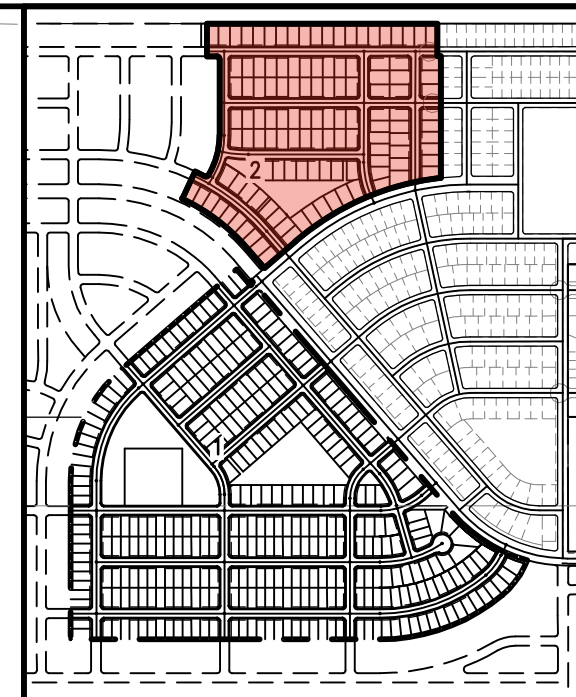
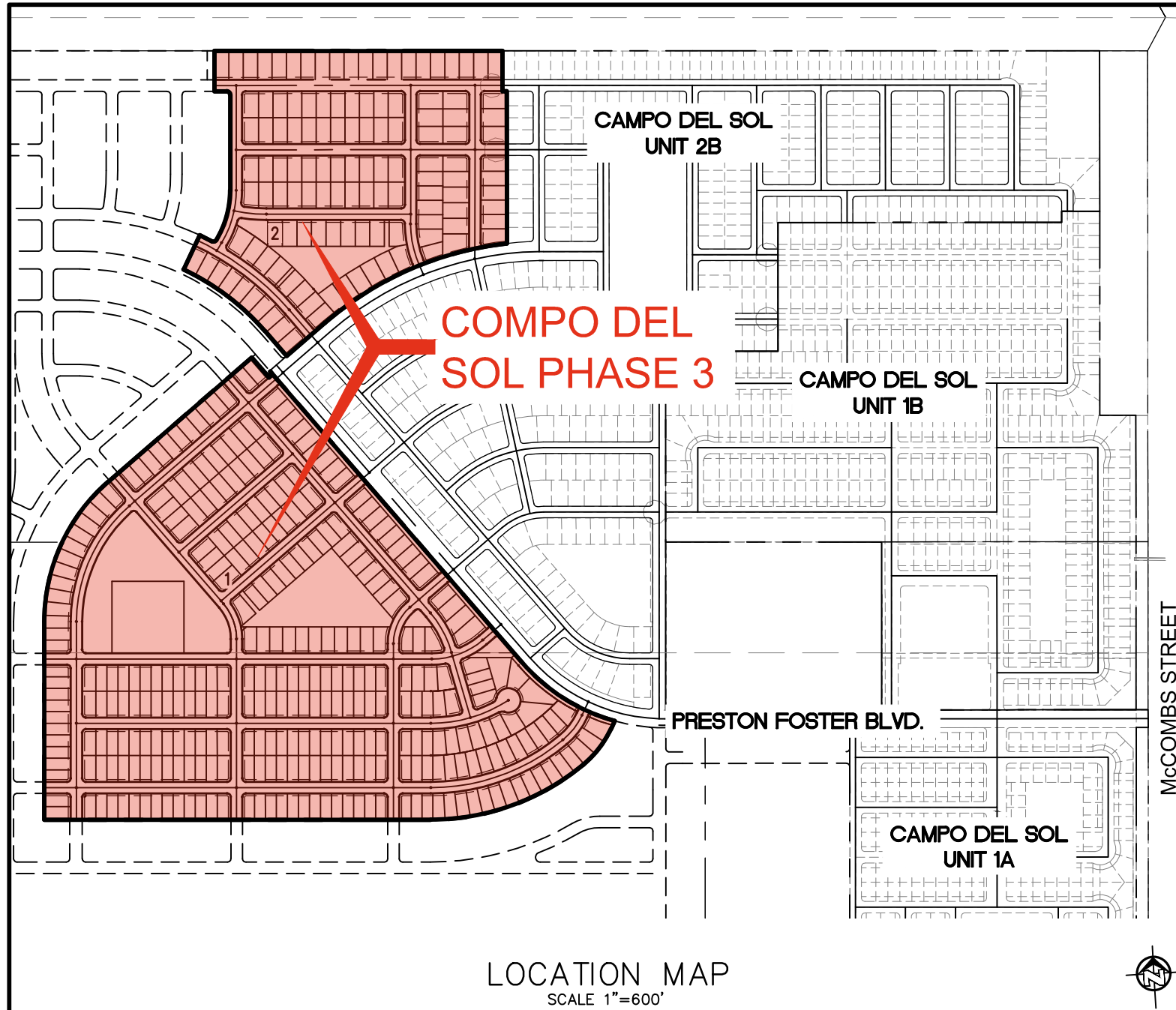
THIS SUBDIVISION IMPROVEMENT PLANS WERE PREPARED UNDER MY SUPERVISION.



GUILLERMO LICON, R.P.L.S. 2998 DATE _____



GEORGES S. HALLOUL, P.E. 92105 DATE _____



IMPACT FEE NOTE:

This property is subject to impact fees. The table and respective language shall be included on the face of the final approved and recorded plat. Impact fees shall be calculated based on the table below:

Chapter 395 of the Texas Local Government Code authorizes the City of El Paso to adopt and impose water and wastewater impact fees. This plat fulfills an obligation mandated by Chapter 395 and sets the assessment of the impact fees in accordance with the impact fee schedule adopted by City Council as set forth below. The collection of the impact fee for this subdivision shall be prior to the time a building permit is issued if development is within the city limits or at the time of the meter connection if development is outside the city limits.

IMPACT FEE ASSESSMENT SCHEDULE

Meter Service Area	Meter Capacity Ratio	Water *	Wastewater
Less than 1 inch	1.00	\$1,508.00	\$372.00
1 inch	1.67	\$2,518.00	\$622.00
1-1/2 inch	3.33	\$5,019.00	\$1,240.00
2 inch	5.33	\$8,033.00	\$1,985.00
3 inch	10.00	\$15,072.00	\$3,725.00
4 inch	16.67	\$25,125.00	\$6,209.00
6 inch	33.33	\$50,235.00	\$12,418.00
8 inch	53.33	\$80,379.00	\$19,864.00
10 inch	76.67	\$115,557.00	\$28,558.00
12 inch	143.33	\$216,027.00	\$53,388.00

*FEES DO NOT APPLY TO WATER METER OR CONNECTIONS MADE FOR STANDBY FIRE PROTECTION SERVICE

PLAT NOTES AND RESTRICTIONS

1. SET 1/2" IRON WITH SLJ CAP STAMPED "TX 2989" ON ALL PROPERTY CORNERS UNLESS OTHERWISE INDICATED. BEARINGS ARE GRID AND BASED ON THE STATE PLANE COORDINATE SYSTEM CENTRAL ZONE OF TEXAS 4203 (NAD83). ALL DISTANCES ARE AT GROUND LEVEL.
2. 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.
3. ALL INFORMATION SHOWN HEREON WITH RESPECT TO UNDERGROUND CONDITIONS WAS DETERMINED BY DATA COLLECTED THROUGH SURVEY CREW OBSERVATION AND OTHER INFORMATION TAKEN FROM EXISTING PLANS AND MAPS OF RECORD. NO UNDERGROUND UTILITIES EXISTING OR ABANDONED WERE EXPOSED OR LOCATED UNLESS SPECIFICALLY ACCEPTED BY SLJ ENGINEERING, INC. IN WRITING, SLJ ENGINEERING, INC. MAKES NO CLAIM, EXPRESSED OR IMPLIED, AS TO THE UNDERGROUND SITE CONDITIONS.
4. THIS SUBDIVISION LIES WITHIN THE EL PASO INDEPENDENT SCHOOL DISTRICT.
5. AS PER SECTION 19 CODE 19.08.010, SECTION D, ALL DRAINAGE STRUCTURES AND PONDING AREAS SERVING THE SUBDIVISION SHALL BE CONSTRUCTED AS PART OF THE INITIAL PHASE OF THE DEVELOPMENT.
6. TAX CERTIFICATE FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION, INSTRUMENT NO. _____ DATE: _____
7. LOT CORNERS FOR THIS PLAT SHALL BE SET ONCE RECORDED.
8. BUILDINGS SETBACKS SHALL CONFORM TO APPENDIX 3: ALTERNATIVE SUBDIVISION DESIGN STANDARDS FROM THE CITY OF EL PASO SUBDIVISION REGULATIONS. SIDE SETBACKS WILL BE A MINIMUM OF 5 FEET; WHEN ADJUTING A STREET, THE SETBACK WILL BE 15 FEET. FRONT SETBACK WILL BE A MINIMUM OF 20 FEET. REAR SETBACK WILL BE A MINIMUM OF 10 FEET. MINIMUM CUMULATIVE FRONT AND REAR SETBACKS WILL BE 30 FEET.
9. THE OWNERS HAVE OBTAINED A PERMIT FROM THE CITY PLANNING AND DEVELOPMENT DEPARTMENT PRIOR TO CUTTING ANY EXISTING COUNTY ROAD FOR INSTALLATION OF UTILITIES CONSTRUCTION OF DRIVEWAYS, OR ANY OTHER PURPOSE.
10. IN ACCORDANCE WITH TEXAS LOCAL GOVERNMENT CODE SECTION 232.025(6), A STATEMENT DESCRIBING WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THIS SUBDIVISION.
11. THE LOTS WILL BE USED FOR RESIDENTIAL PURPOSES ONLY.
12. ACCESS TO LOTS WITHIN THE SUBDIVISION IS PROVIDED FROM DESERT CALICO AVE. WEST, AS WELL AS PRESTON FOSTER BLVD.
13. THE REASON FOR THE SUBDIVISION IS TO DIVIDE 2 LARGE TRACTS INTO 454 RESIDENTIAL LOTS.
14. ALL LOTS TO PROVIDE A GRADING AND DRAINAGE PLAN PREPARED BY A LICENSED TEXAS PROFESSIONAL ENGINEER PRIOR TO OBTAINING BUILDING PERMIT.
15. LOT OWNERS SHALL BE RESPONSIBLE FOR MAINTAINING THE SIDEWALKS, DRIVEWAYS AND PARKWAYS ADJUTING THEIR PROPERTY.
16. NO MORE THAN ONE SINGLE-FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT.
17. 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, SDM, AND DDM SECTION 11.1).
18. OPEN SPACES AND PARK LOTS TO BE MAINTAINED BY EL PASO MUNICIPAL MANAGEMENT DISTRICT NO. 1.
19. THIS SUBDIVISION IS SUBJECT TO THE TAX INCREMENT REINVESTMENT ZONE NO. 13 FOR THE CITY OF EL PASO, TEXAS DATED OCTOBER 2, 2018 BY ORDINANCE NO. 078948 AND IS ALSO PART OF EL PASO MUNICIPAL MANAGEMENT DISTRICT NO. 1 AND SUBJECT TO THE ENTITLEMENT AGREEMENT FOR FRANKLIN MOUNTAIN ESTATES DATED MARCH 30, 2020.
20. ALL PARK, OPEN SPACE, PAVING AND STORM DRAINAGE WILL BE MAINTAINED BY THE EL PASO MUNICIPAL MANAGEMENT DISTRICT NO. 1 AS STATED IN EXHIBIT F OF THE ENTITLEMENT AGREEMENT BEFORE MENTIONED.
21. PARK DEED(S) FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION. INSTRUMENT NO. _____ BOOK _____ PAGE _____ DATE _____

FLOOD ZONE

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 480214 0008 C, DATED JUNE 15, 1988 THIS PROPERTY LIES IN FLOOD ZONE "C" AND "A1".

BEARING BASIS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTRAL NAD-83 TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS

VERTICAL DATUM:

VERTICAL DATUM BASED ON WEST TEXAS AIRPORT REFERENCE POINT TX04A (NGS PID NO. AB6217) NAVD 88 DATUM AND REFERENCED TO NAD83, HAVING AN ELEVATION OF 3751.87.

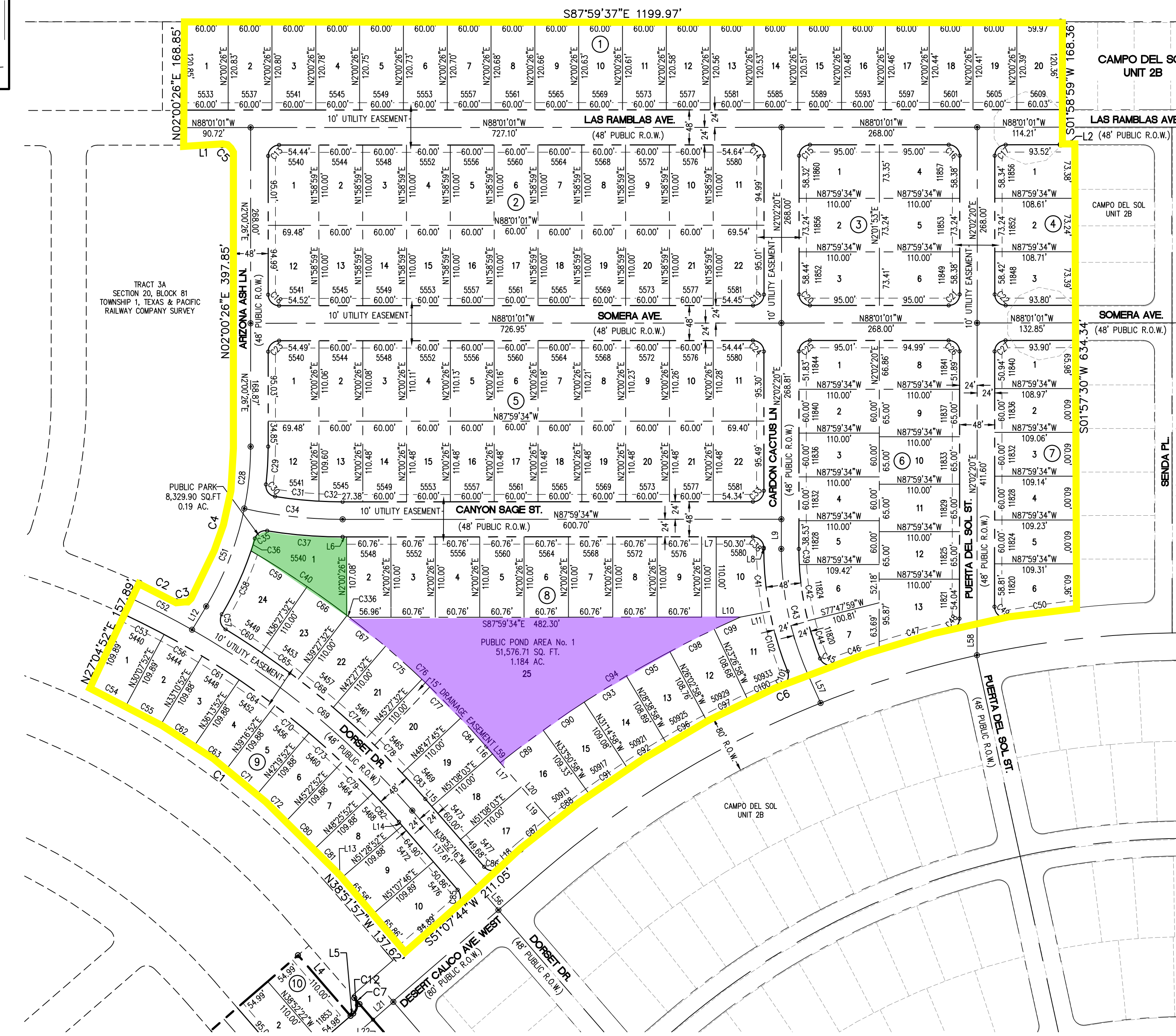
OWNERS:

FRANKLIN MOUNTAIN COMMUNITIES, LLC
123 W. MILLS, SUITE 600
EL PASO, TEXAS 79901
PHONE: 915-544-6950
CONTACT: SCOTT WEAVER

EL PASO WATER
130 N. COTTON ST.
EL PASO, TEXAS 79901
PHONE: 915-533-8320

NUMBER OF LOTS

- 454 RESIDENTIAL LOTS
- 2 PUBLIC RETENTION PONDS
POND No. 1 = 1.18 AC.
POND No. 2 = 2.54 AC.
- 7 PUBLIC PARK AREAS = 4.66 AC.
- 1 PRIVATE PARK AREA = 0.22 AC.

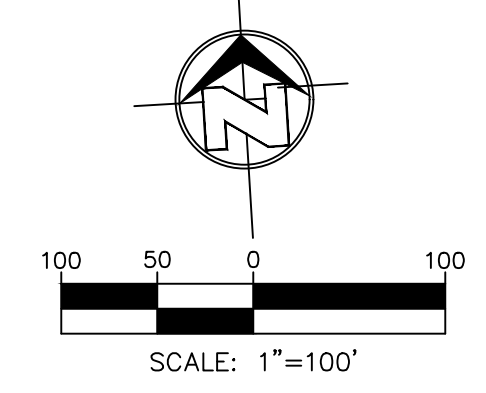


CAMPO DEL SOL PHASE 3

A PORTION OF TRACT 2, AND A PORTION OF TRACT 3A, SECTION 20, BLOCK 81, TOWNSHIP 1, TEXAS & PACIFIC RAILWAY COMPANY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS. CONTAINING: 90.176 ACRES ±

PROPOSED IMPROVEMENTS LEGEND

CITY MONUMENT	●
BLOCK NUMBER	①
LOT NUMBER	1
BOUNDARY LINE	---



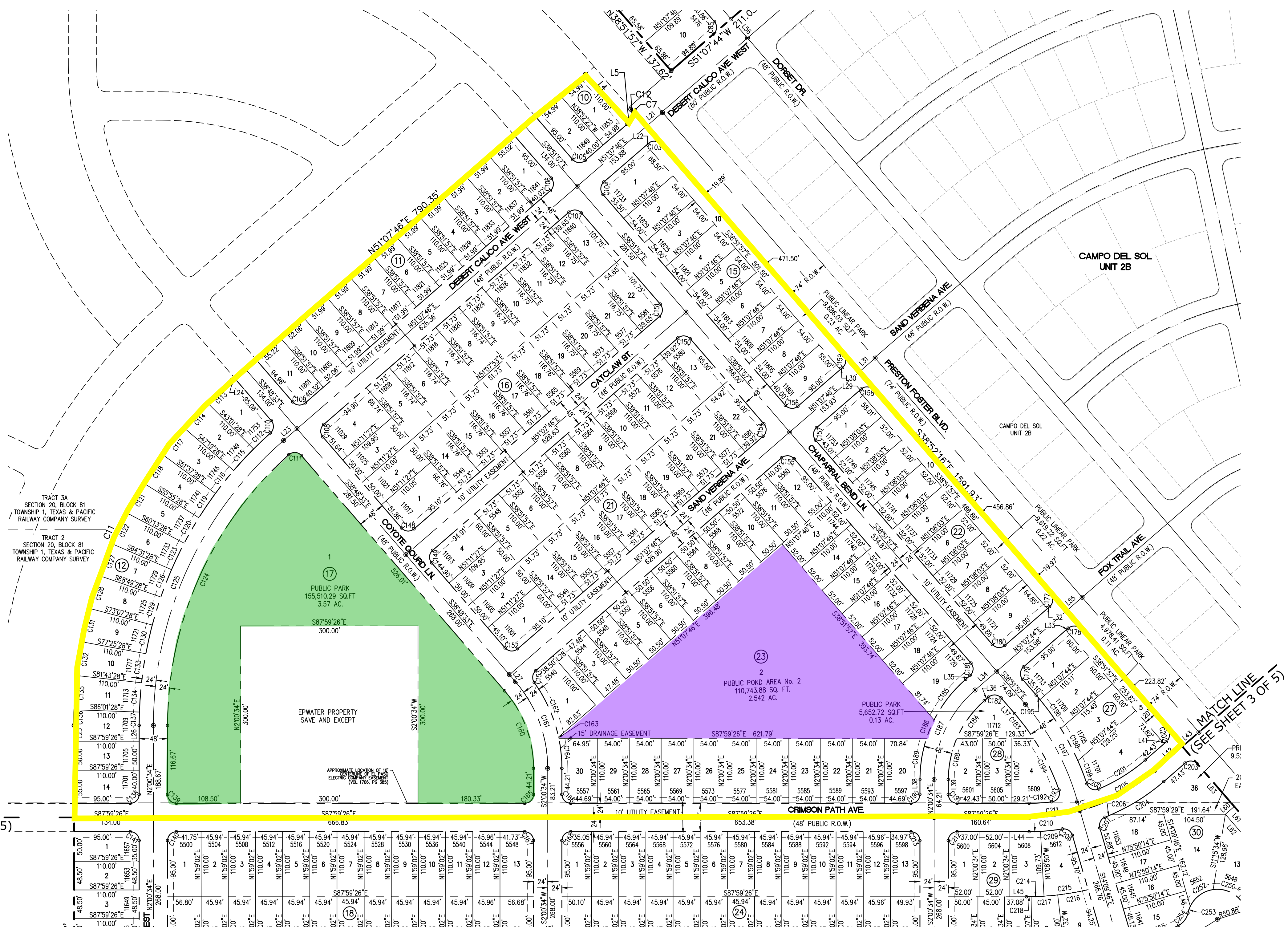
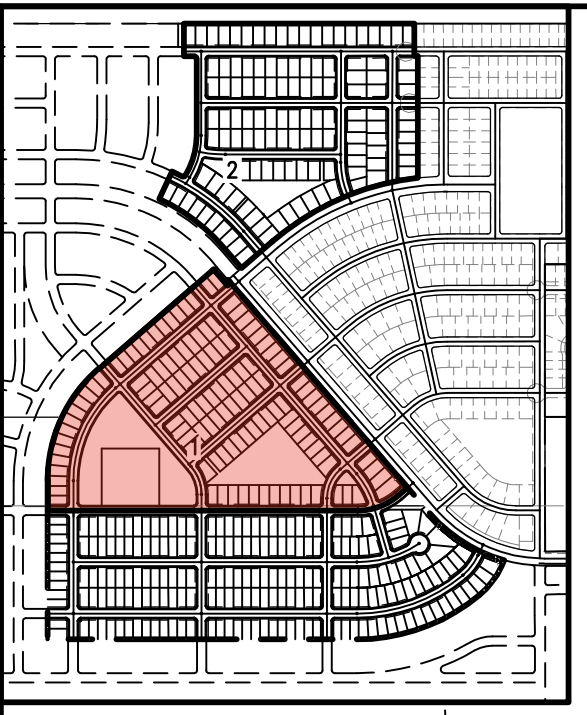
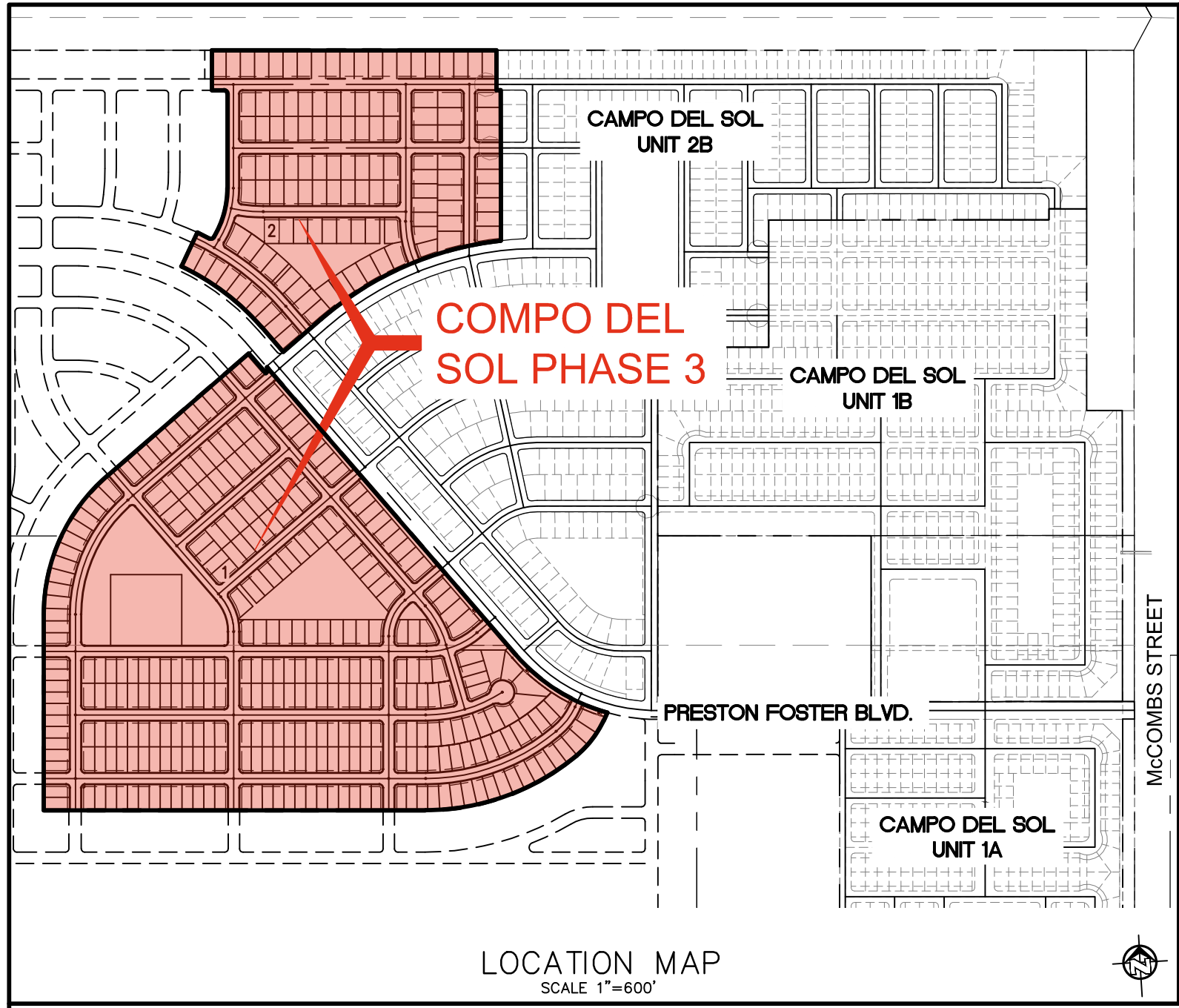
ACKNOWLEDGEMENT

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 RYAN BURKHARDT, 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:



MATCH LINE
(SEE SHEET 3 OF 5)

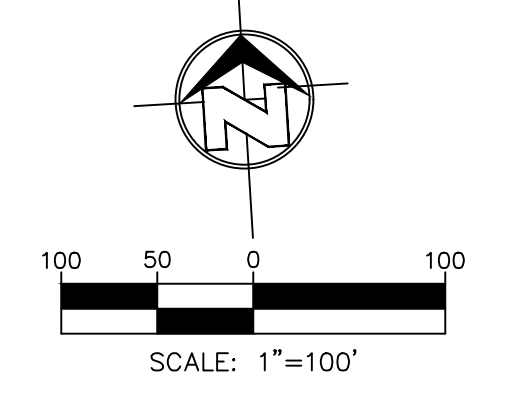
MATCH LINE
(SEE SHEET 3 OF 5)

CAMPO DEL SOL PHASE 3

A PORTION OF TRACT 2, AND A PORTION OF TRACT 3A, SECTION 20, BLOCK 81, TOWNSHIP 1, TEXAS & PACIFIC RAILWAY COMPANY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS, CONTAINING: 90.176 ACRES ±

PROPOSED IMPROVEMENTS LEGEND

CITY MONUMENT	●
BLOCK NUMBER	①
LOT NUMBER	1
BOUNDARY LINE	---



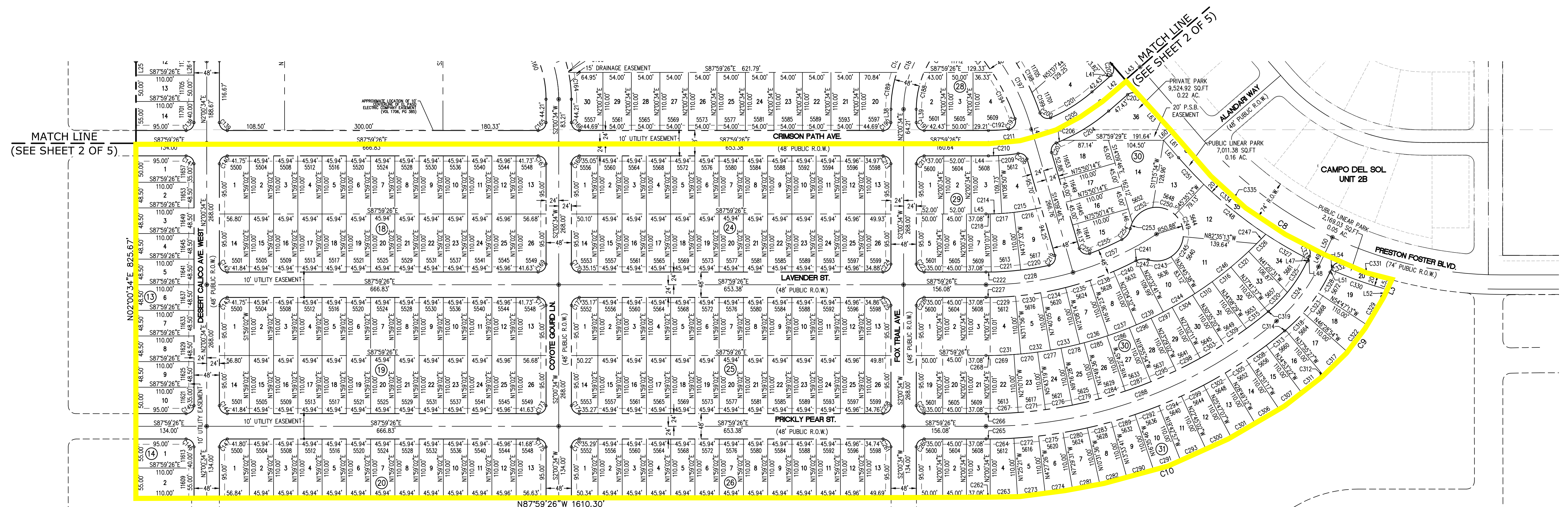
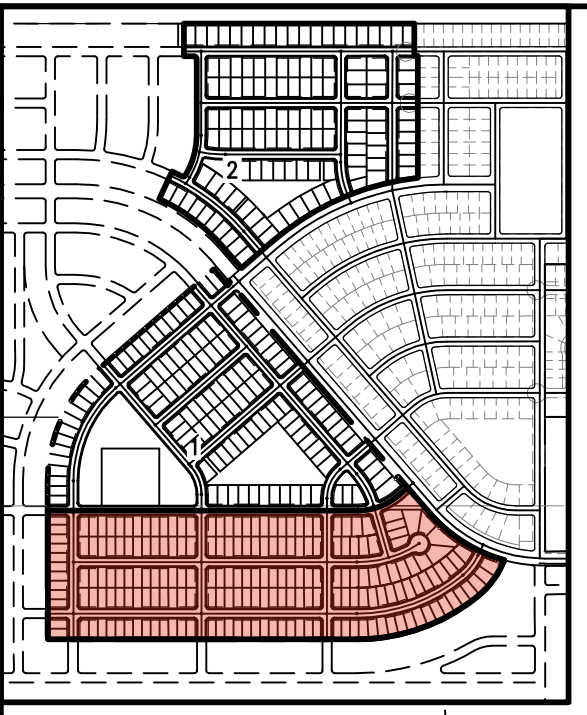
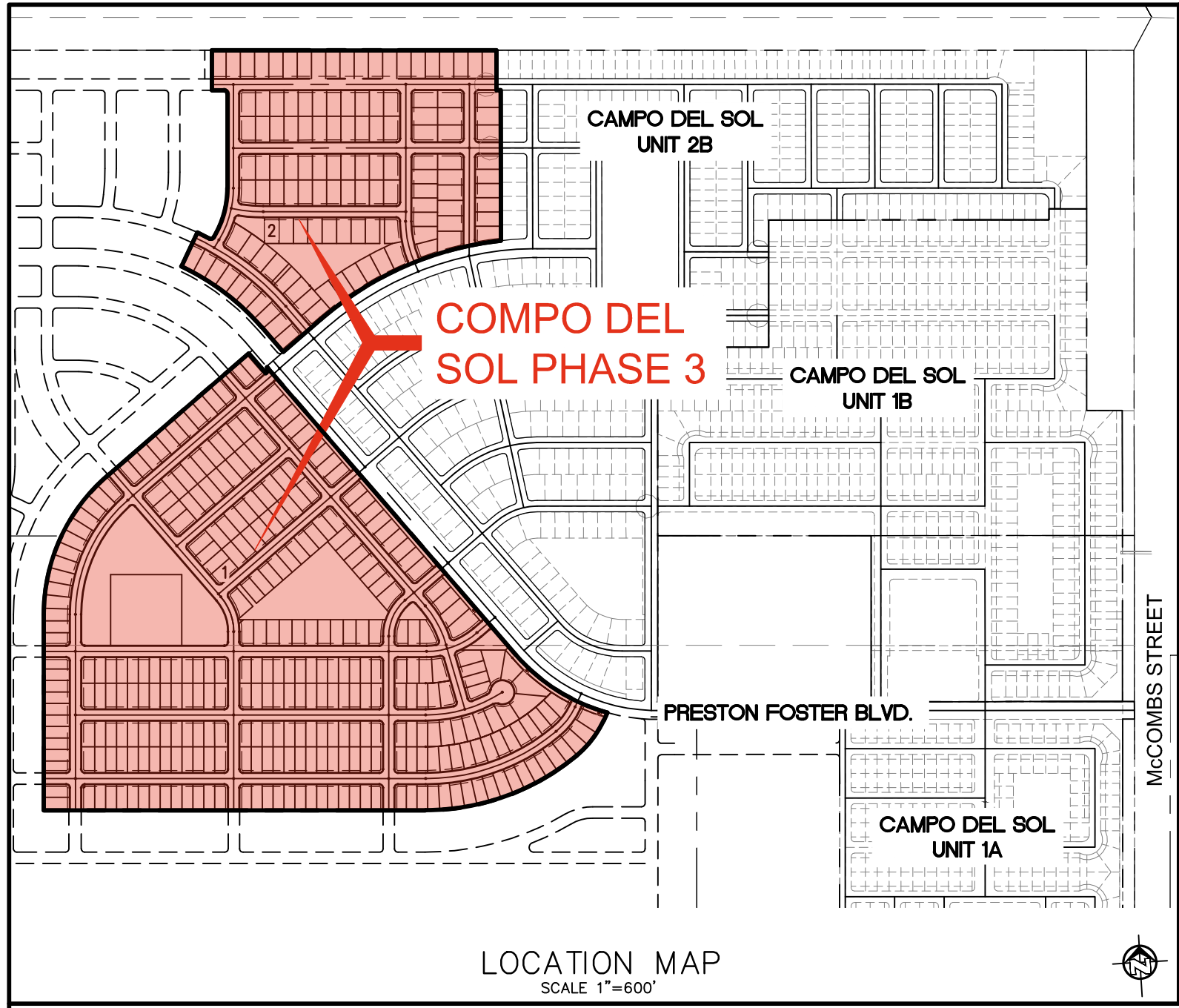
ACKNOWLEDGEMENT

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 RYAN BURKHARDT, 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:



TRACT 2
SECTION 20, BLOCK 81
TOWNSHIP 1, TEXAS & PACIFIC
RAILWAY COMPANY SURVEY



Legislation Text

File #: BC-2255, 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.

SUSU26-00037: Vista Del Sol Unit One Hundred Seventeen Replat - "C" - A replat of Lots 3 thru 7, Block 504, Vista Del Sol Unit One Hundred Seventeen Replat B, City of El Paso, El Paso County, Texas

Location: South of Vista Del Sol Dr. and West of Joe Battle Blvd.
Existing Zoning: C-3/c (Commercial/Conditions) and C-3/sc (Commercial/Special contract)
Property Owner: El Paso Vista HY RE, LLC
Representative: Conde, Inc.
District: 6
Staff Contact: Alonso Hernandez, (915) 212-1585,
HernandezJA5@elpasotexas.gov

Vista del Sol Unit One Hundred Seventeen Replat "C"

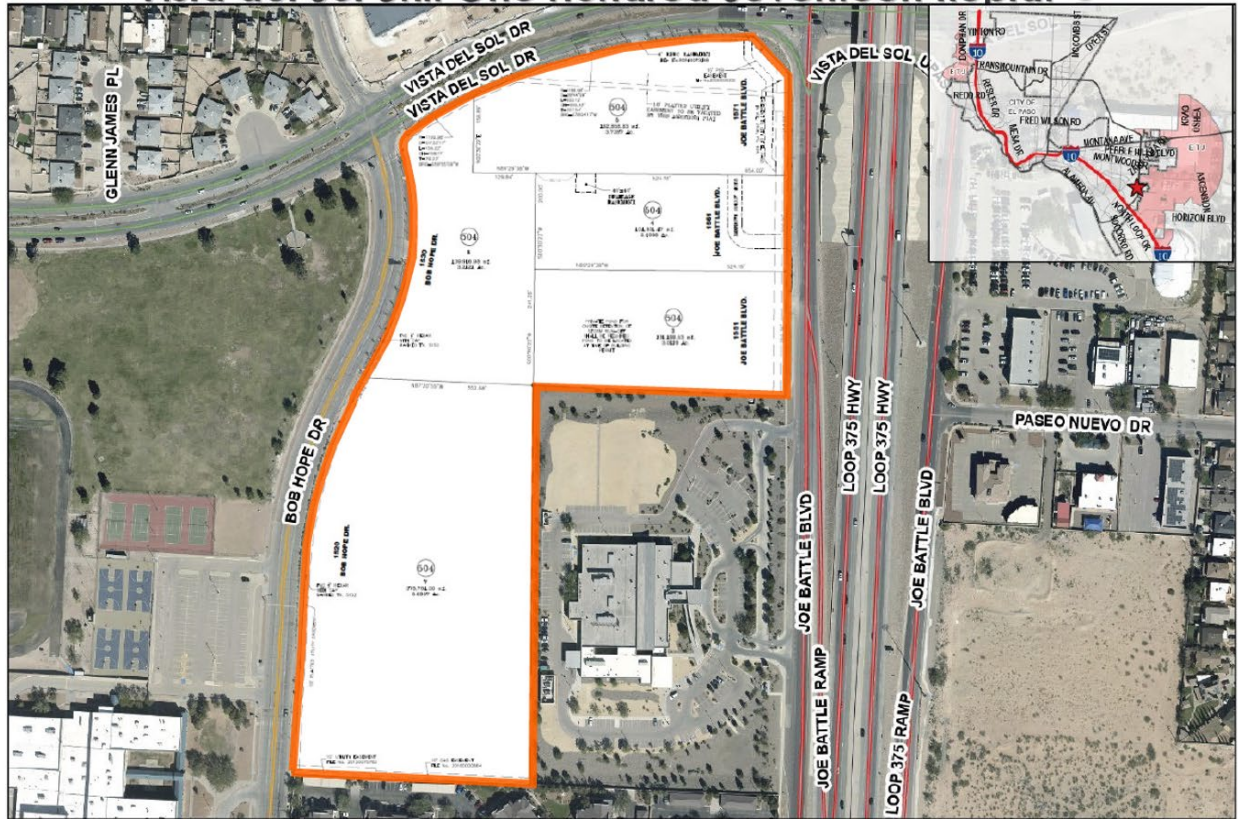
City Plan Commission — July 2, 2026



CASE NUMBER/TYPE:	SUSU26-00037 – Resubdivision Combination
CASE MANAGER:	Alonso Hernandez, (915) 212-1585, HernandezJA5@elpasotexas.gov
PROPERTY OWNER:	El Paso Vista HY RE, LLC.
REPRESENTATIVE:	Conde, Inc.
LOCATION:	South of Vista Del Sol Dr. and West of Joe Battle Blvd. (District 6)
PROPERTY AREA:	21.065 acres
VESTED RIGHTS STATUS:	Not Vested
PARK FEES:	Not Required
ZONING DISTRICT(S):	C-3/sc (Commercial/Special Contract)

SUMMARY OF RECOMMENDATION: Staff recommends **APPROVAL** of Vista del Sol Unit One Hundred Seventeen Replat - "C" on a Resubdivision Combination basis.

Vista del Sol Unit One Hundred Seventeen Replat-C



This map is intended for illustrative purposes only. The features depicted here are approximate and more precise details may be required to show accurate construction. Enlargements of this map to scales greater than its original date involve errors and may lead to misinterpretation of the data. The Planning & Inspection Department Planning Division makes no claim to its accuracy or completeness.



Subject Property

0 60 120 240 360 480 Feet



Figure A: Proposed plat with surrounding area

DESCRIPTION OF REQUEST: The applicant is proposing to resubdivide 21.06 acres to update easements within Block 504, including the addition of EPEC, PSB, drainage, and encroachment easements, the vacation of an existing utility easement, and the removal of an access easement comment. Primary access to the subdivision will be provided from Vista del Sol Drive and Bob Hope Drive. Stormwater drainage will be managed through surface flow. 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	C-1/c (Commercial/Conditions) and C-4 (Commercial) / Commercial development and Vacant lot.
South	C-3/sc (Commercial/Special Contract) / Apartments
East	C-4/c (Commercial/Conditions)/ Commercial Development
West	R-5/sc (Residential/Special Contract) / School
Nearest Public Facility and Distance	
Park	Walter Clarke Park (.12 mi.)
School	Capt. Walter Clarke middle school, Socorro ISD (0.13 mi.)
Plan El Paso Designation	
G-4, Suburban (Walkable)	
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:

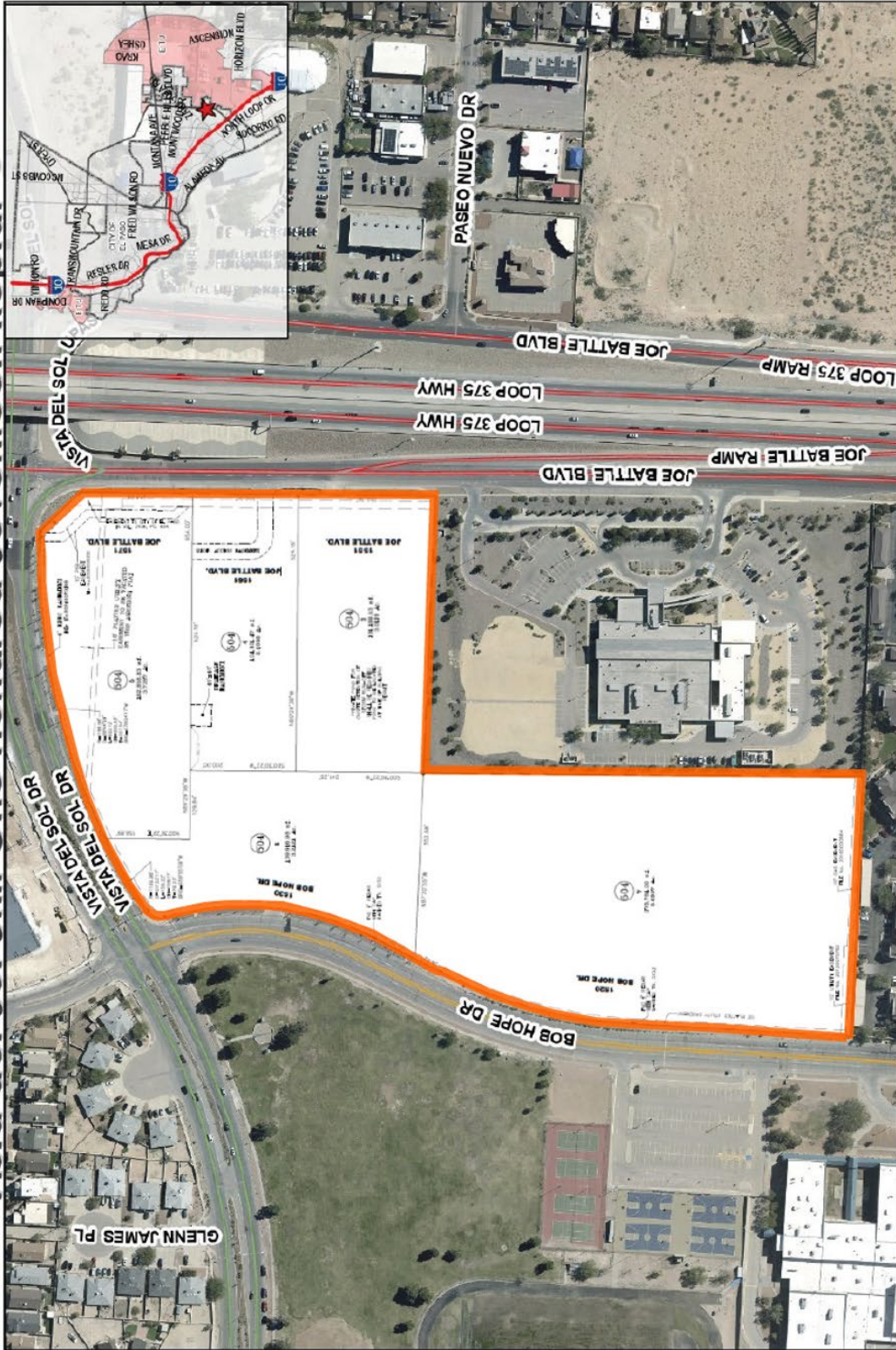
1. **Approval:** The CPC finds that the proposed plat is in conformance with all applicable requirements of Title 19 of the El Paso City Code. **(Staff Recommendation)**
2. **Approval with Conditions:** The CPC may impose conditions that bring the proposed plat into conformance with all applicable requirements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

Vista del Sol Unit One Hundred Seventeen Replat-C



Subject Property

This map is designed for illustrative purposes only. The location of the subject property is shown for reference only. The map may be revised to reflect changes in the project. The Planning & Inspections Department is not responsible for any errors or omissions. The Planning & Inspections Department is not responsible for any errors or omissions. The Planning & Inspections Department is not responsible for any errors or omissions.

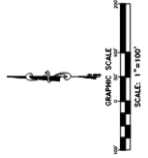
ATTACHMENT 2

VISTA DEL SOL UNIT ONE HUNDRED SEVENTEEN REPLAT C

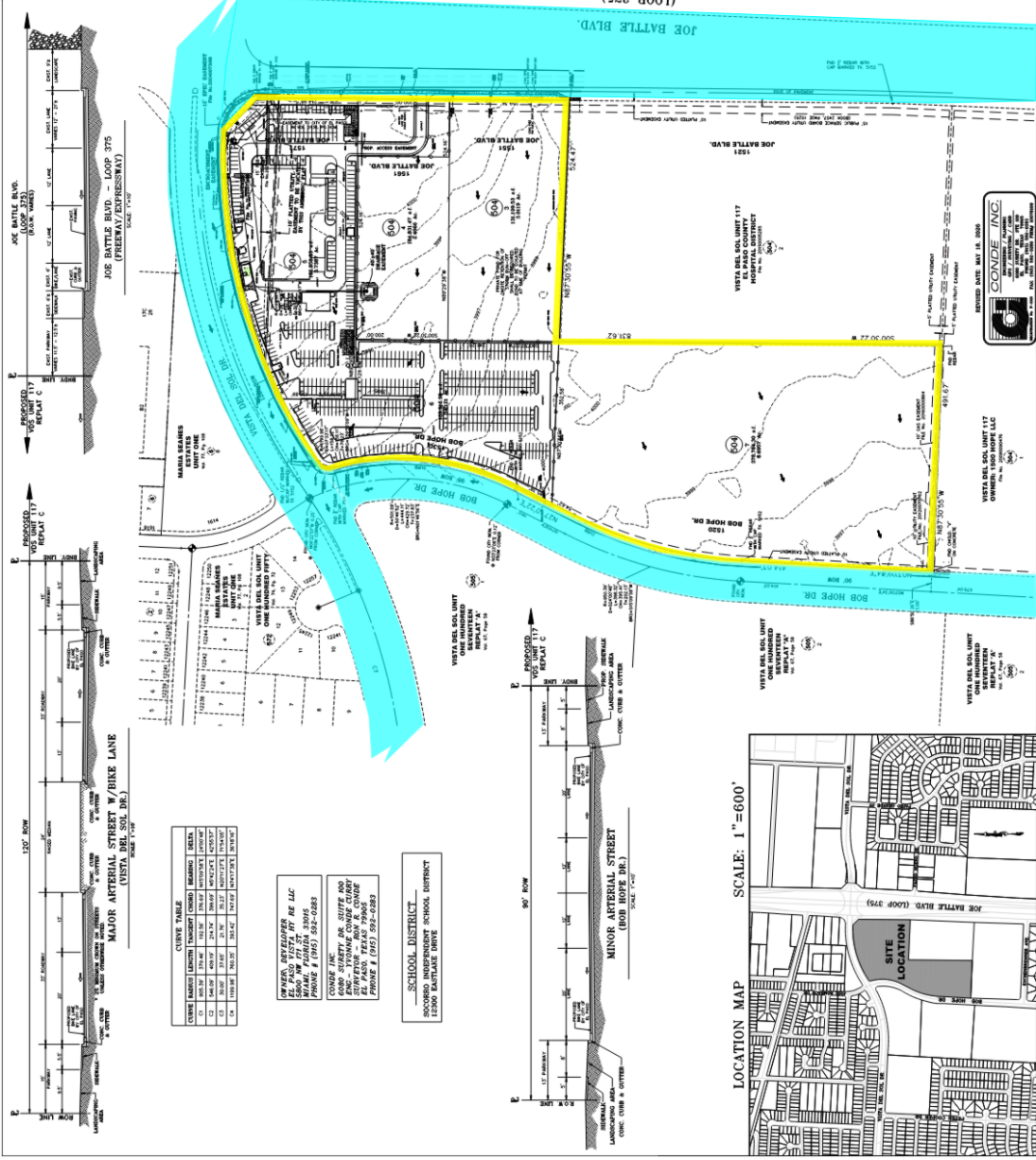
BEING A REPLAT OF LOTS 3 THRU 7, BLOCK 504,
VISTA DEL SOL UNIT ONE, HUNDRED SEVENTEEN REPLAT "B",
CITY OF EL PASO, EL PASO COUNTY, TEXAS
CONTAINING: 21.066± ACRES

PRELIMINARY PLAT

NOTE:
REASON FOR REPLAT IS TO:
1) Add a 10' EASEMENT along westerly property line of Lot 4, Block 504.
2) Remove the 10' Deeded Utility Easement on the north side of Lot 5, Block 504.
3) Add a 15' FB Easement on front of Lot 5, Block 504.
4) Add a Easement on North East corner of Lot 5, Block 504.
5) Block 504.
6) Remove the easement (by separate instrument) from the proposed assessment on front of Lot 4, Block 504.



- NOTES:**
1. ALL AREAS SHOWN HEREIN ARE SUBJECT TO ALL APPLICABLE ORDINANCES, RULES AND REGULATIONS OF THE CITY OF EL PASO, TEXAS, AND THE STATE OF TEXAS.
 2. THE PLAT IS SUBJECT TO THE CITY OF EL PASO, TEXAS, RECORDS DEPARTMENT, DISTRICT 10, RECORDS SECTION, AND THE CITY OF EL PASO, TEXAS, RECORDS DEPARTMENT, DISTRICT 10, RECORDS SECTION.
 3. THE CITY OF EL PASO, TEXAS, RECORDS DEPARTMENT, DISTRICT 10, RECORDS SECTION, HAS REVIEWED THIS PLAT AND HAS DETERMINED THAT IT COMPLIES WITH THE CITY OF EL PASO, TEXAS, RECORDS DEPARTMENT, DISTRICT 10, RECORDS SECTION, REQUIREMENTS.
 4. ALL APPLICABLE ORDINANCES, RULES AND REGULATIONS OF THE CITY OF EL PASO, TEXAS, AND THE STATE OF TEXAS, HAVE BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH THE CITY OF EL PASO, TEXAS, RECORDS DEPARTMENT, DISTRICT 10, RECORDS SECTION, REQUIREMENTS.
 5. ALL APPLICABLE ORDINANCES, RULES AND REGULATIONS OF THE CITY OF EL PASO, TEXAS, AND THE STATE OF TEXAS, HAVE BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH THE CITY OF EL PASO, TEXAS, RECORDS DEPARTMENT, DISTRICT 10, RECORDS SECTION, REQUIREMENTS.
 6. ALL APPLICABLE ORDINANCES, RULES AND REGULATIONS OF THE CITY OF EL PASO, TEXAS, AND THE STATE OF TEXAS, HAVE BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH THE CITY OF EL PASO, TEXAS, RECORDS DEPARTMENT, DISTRICT 10, RECORDS SECTION, REQUIREMENTS.
 7. ALL APPLICABLE ORDINANCES, RULES AND REGULATIONS OF THE CITY OF EL PASO, TEXAS, AND THE STATE OF TEXAS, HAVE BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH THE CITY OF EL PASO, TEXAS, RECORDS DEPARTMENT, DISTRICT 10, RECORDS SECTION, REQUIREMENTS.
 8. THE CITY OF EL PASO, TEXAS, RECORDS DEPARTMENT, DISTRICT 10, RECORDS SECTION, HAS REVIEWED THIS PLAT AND HAS DETERMINED THAT IT COMPLIES WITH THE CITY OF EL PASO, TEXAS, RECORDS DEPARTMENT, DISTRICT 10, RECORDS SECTION, REQUIREMENTS.
 9. THE CITY OF EL PASO, TEXAS, RECORDS DEPARTMENT, DISTRICT 10, RECORDS SECTION, HAS REVIEWED THIS PLAT AND HAS DETERMINED THAT IT COMPLIES WITH THE CITY OF EL PASO, TEXAS, RECORDS DEPARTMENT, DISTRICT 10, RECORDS SECTION, REQUIREMENTS.



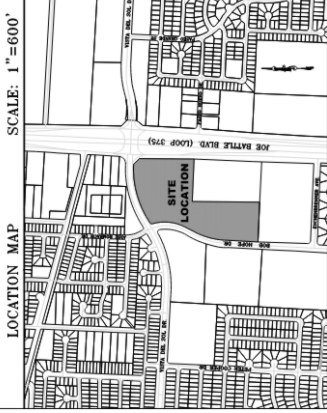
CURVE TABLE

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1+300.00	100.00	100.00	100.00	90.00
1+400.00	100.00	100.00	100.00	90.00
1+500.00	100.00	100.00	100.00	90.00
1+600.00	100.00	100.00	100.00	90.00
1+700.00	100.00	100.00	100.00	90.00
1+800.00	100.00	100.00	100.00	90.00
1+900.00	100.00	100.00	100.00	90.00
2+000.00	100.00	100.00	100.00	90.00

OWNER: REPLICATOR RE LLC
5500 NW 77th St
Miami, FL 33155
PHONE # (305) 592-6283

OWNER: CONDE INC.
6800 SUTTON AVENUE
SUITE 100
DALLAS, TX 75249
PHONE # (972) 592-6283

SCHOOL DISTRICT:
SCHOOL DISTRICT - SCHOOL DISTRICT
12000 BARCLAY DRIVE



ATTACHMENT 3

VISTA DEL SOL UNIT ONE HUNDRED SEVENTEEN REPLAT C

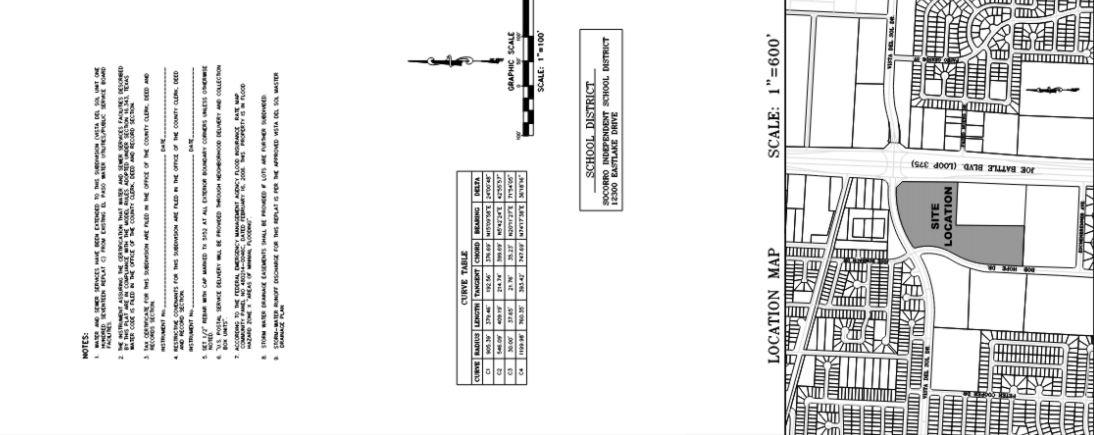
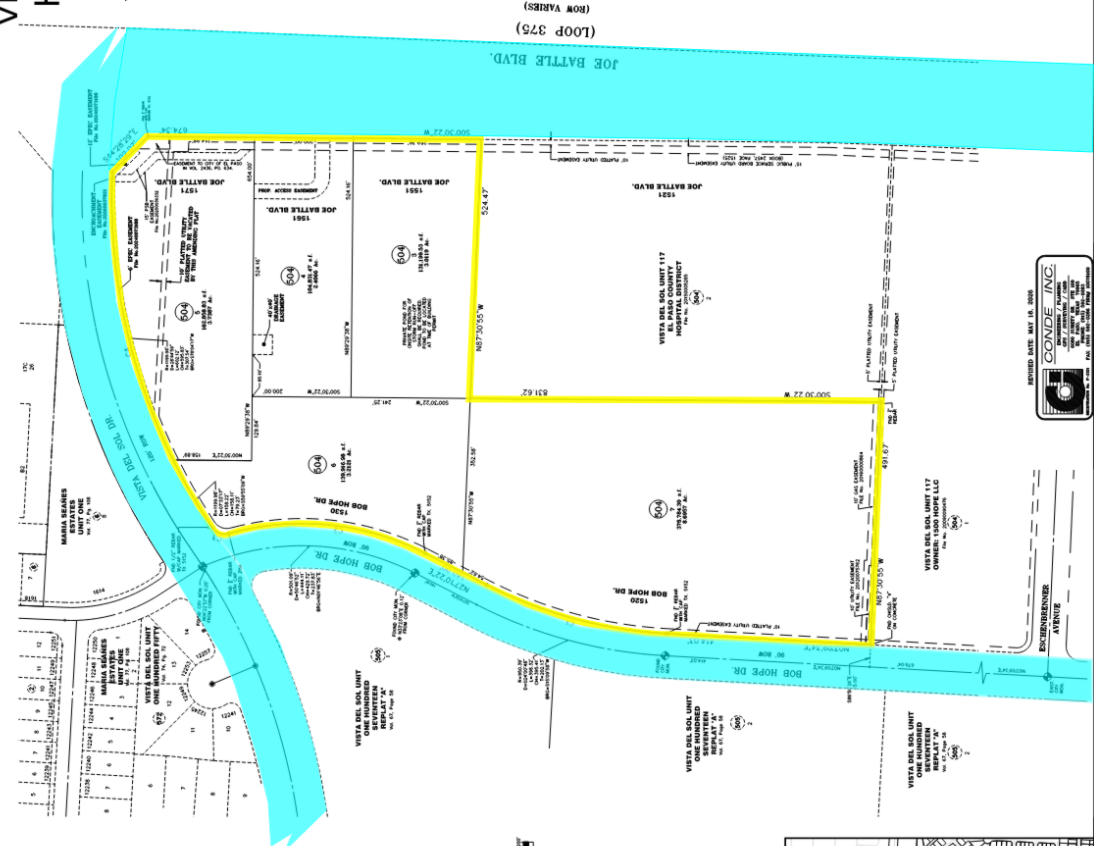
BEING A REPLAT OF LOTS 3 THRU 7, BLOCK 504,
VISTA DEL SOL UNIT ONE HUNDRED SEVENTEEN REPLAT "B",
CITY OF DEL PASO, EL PASO COUNTY, TEXAS
CONTAINING: .21,069± ACRES

NOTE:
REASON FOR REPLAT IS TO:
1) Add a 5' wide EPRC Easement along northerly property line of Lot 5, Block 504.
2) Locate the 10' Easement Utility Easement on the north side of Lot 5, Block 504.
3) Add a 10' FRB Easement on front of Lot 5, Block 504.
4) Add a Encroachment Easement on North East corner of Lot 5, Block 504.
5) Block 504 Drainsage Easement on the North side of Lot 4, Block 504.
6) Remove the comment (Or separate instrument) from the prop. access easement on front of Lot 4, Block 504.

DEDICATION
I, JAMES W. WATSON, do hereby dedicate to the public, including successors, the right of way and easements shown on this plat, including easements for utility lines, drainage, and access, to be used for the purposes stated herein. This dedication is made for the benefit of the public and shall not be subject to any conditions, covenants, or restrictions. The dedication is made under my hand and seal of office this _____ day of _____, 2006.
BY: JAMES W. WATSON, DISTRICT CLERK

CITY PLAN COMMISSION
The City Plan Commission has reviewed the plat and the conditions of the dedication in accordance with Chapter 212 of the Local Government Code of Texas and has approved the plat on this _____ day of _____, 2006.
Approved for filing this _____ day of _____, 2006.
Planning and Inspection Director

FILING
This plat was recorded in the office of the County Clerk of El Paso County, Texas, this _____ day of _____, 2006, A.C. in _____ County, Texas.
Prepared by and under the supervision of:
JAMES W. WATSON, DISTRICT CLERK
EL PASO COUNTY, TEXAS
Registration No. 16447
Notary Public
Notary Public, El Paso County, Texas
Registration No. 16447



- NOTES:**
1. THE COUNTY CLERK HAS REVIEWED THIS INSTRUMENT AND HAS DETERMINED THAT IT COMES WITHIN THE PROVISIONS OF CHAPTER 212 OF THE LOCAL GOVERNMENT CODE OF TEXAS AND IS SUBJECT TO THE PROVISIONS OF CHAPTER 212 OF THE LOCAL GOVERNMENT CODE OF TEXAS.
 2. THE COUNTY CLERK HAS REVIEWED THE INSTRUMENT AND HAS DETERMINED THAT IT COMES WITHIN THE PROVISIONS OF CHAPTER 212 OF THE LOCAL GOVERNMENT CODE OF TEXAS AND IS SUBJECT TO THE PROVISIONS OF CHAPTER 212 OF THE LOCAL GOVERNMENT CODE OF TEXAS.
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CURVE TABLE

STATION	CHORD BEARING	CHORD LENGTH	ARC BEARING	ARC LENGTH
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1+100.00	N 89° 58' 00" E	100.00	89° 58' 00"	100.00
1+200.00	N 89° 58' 00" E	100.00	89° 58' 00"	100.00
1+300.00	N 89° 58' 00" E	100.00	89° 58' 00"	100.00
1+400.00	N 89° 58' 00" E	100.00	89° 58' 00"	100.00
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1+700.00	N 89° 58' 00" E	100.00	89° 58' 00"	100.00
1+800.00	N 89° 58' 00" E	100.00	89° 58' 00"	100.00
1+900.00	N 89° 58' 00" E	100.00	89° 58' 00"	100.00
2+000.00	N 89° 58' 00" E	100.00	89° 58' 00"	100.00

ATTACHMENT 4



RESUBDIVISION COMBINATION APPLICATION

DATE: 5/1/26 FILE NO. _____

SUBDIVISION NAME: VISTA DEL SOL UNIT 117 REPLAT "C"

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
BEING A REPLAT OF LOTS 3 THRU 7, BLOCK 504, VISTA DEL SOL UNIT ONE HUNDRD SEVENTEEN REPLAT "B"; 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	<u>3.7387</u>	<u>1</u>
Apartment	_____	_____	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____	_____	_____	_____
School	_____	_____	_____	_____	_____
Commercial	<u>17.326</u>	<u>5</u>	Total No. Sites	<u>6</u>	_____
Industrial	_____	_____	Total (Gross) Acreage	<u>21.065</u>	_____

3. What is existing zoning of the above described property? C-3 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 N/A

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)

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 El Paso Vista HY RE, LLC 5800 NW 171 St. Miami, Fl 33015 915-592-0283
 (Name & Address) (Email) (Phone)
13. Developer El Paso Vista HY RE, LLC 5800 NW 171 St. Miami, Fl 33015 915-592-0283
 (Name & Address) (Email) (Phone)
14. Engineer Conde, Inc., 6080 Surety Dr., Ste. 100 El Paso, Texas 79905 915-592-0283
 (Name & Address) (Email) (Phone)

OWNER SIGNATURE:  _____

REPRESENTATIVE SIGNATURE:  _____

REPRESENTATIVE CONTACT (PHONE): 915-592-0283 _____

REPRESENTATIVE CONTACT (E-MAIL): cconde@condeinc.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

1. Include the street width on each side of the centerline for Bob Hope Drive and Vista del Sol Drive on the face of both the preliminary and final plats.
2. Please include a tree representation within the parkway area on the provided street cross sections.
3. Provide the restrictive covenants document referenced in plat note No. 4
4. Please label all buildings or structures on the preliminary plat to indicate whether they will remain or be demolished.
5. Provide current tax certificate(s) showing a zero balance.

Planning and Inspections Department- Land Development Division

SUSU26-00037 - VISTA DEL SOL UNIT 117 REPLAT C - APPROVED

1. All stormwater flumes shall be diagonal in the direction of existing street receiving the flow.
2. Secure drainage easement agreements between lots.
3. Label landscape on Joe Battle typical street cross section along the parkway

Parks and Recreation Department

We have reviewed Vista Del Sol Unit 117 Replat C resubdivision plat map and on behalf of Parks & Recreation Department, we offer Developer / Engineer the following comments:

This is a resubdivision plat map which acreage is not being increased, as evidenced by the original and amending subdivision thus meeting the requirements to be excluded from the calculation for Parkland Dedication Ordinance Title 19 – Subdivision and Development Plats, **Chapter 19.20 – Parks and Open Space** as noted below.

19.20.060 - Exclusions from dedication requirement.

Exclusions. The following shall be excluded from the calculation for parkland dedication. In all instances, the burden of proof shall be on the subdivider to demonstrate that the plat meets the requirements of this chapter:

B. A replat or an amendment to a subdivision plat where the only change to the original subdivision plat is that easements or rights-of-way are eliminated, added or changed and there is no increase in density.

Streets and Maintenance Department

Had no comments.

Streets lights:

Street Lights does not object to this request.

Joe Battle Blvd. (Loop 375) is a Texas Department of Transportation (TXDoT) right-of-way (ROW). Street Lights Department requires that a project 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.

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:

No objection to application.

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

We have received the above referenced development and provide the following comments:

EPWater does not object to this request.

Joe Battle Blvd. is a Texas Department of Transportation (TxDOT) right-of-way. All proposed water and sanitary sewer work to be performed within Joe Battle Blvd. right-of-way requires written permission from TxDOT.

The Owner/Developer has entered into a Development Agreement with the El Paso Water – Public Service Board (EPWater-PSB) to construct, an 8-inch diameter water main along a PSB easement to provide service to this property. The Developer’s utility contractor is currently installing the required water main which will be available for permanent service once EPWater-PSB issues a Letter of Final Acceptance of the facilities.

Water:

There is an existing 48-inch diameter water main extending along a 25-foot PSB easement west of and parallel to Joe Battle Blvd. 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 extending along Vista Del Sol Dr. approximately 25-feet south of the northern right-of-way line. This main can be extended to provide service.

There is an existing 12-inch diameter water main extending along Bob Hope Dr. approximately 35-feet west of the eastern right-of-way line. This main is available to provide service.

Previous water pressure readings from fire hydrant # 6470 last tested on 10/18/21, located at the southeast corner of the intersection of Bob Hope Dr. and Vista Del Sol Dr., have yielded a static pressure of 50 pounds per square inch, a residual pressure of 45 pounds per square inch, and a discharge flow of 919 gallons per minute.

Sanitary Sewer:

There is an existing 8-inch diameter sanitary sewer main extending along a 25-foot PSB easement west of and parallel to Joe Battle Blvd. This main is available to provide service.

There is an existing 12-inch diameter sanitary sewer main extending along Vista Del Sol Dr. approximately 36-feet north of the southern right-of-way line. This main is available to provide service.

There is an existing 8-inch diameter sanitary sewer main extending along Bob Hope Dr. approximately 40-feet east of the western right-of-way line. This main is available to provide service.

General:

No building, reservoir, structure, parking stalls, trees, 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.

Each lot shall have a water and sewer connection fronting the limits of each lot.

EPWater-PSB requests that the lot be graded such that sanitary sewer service to each lot can be provided via gravity system.

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 PSB facilities and is responsible for the cost of setting appurtenant structures to final grade.

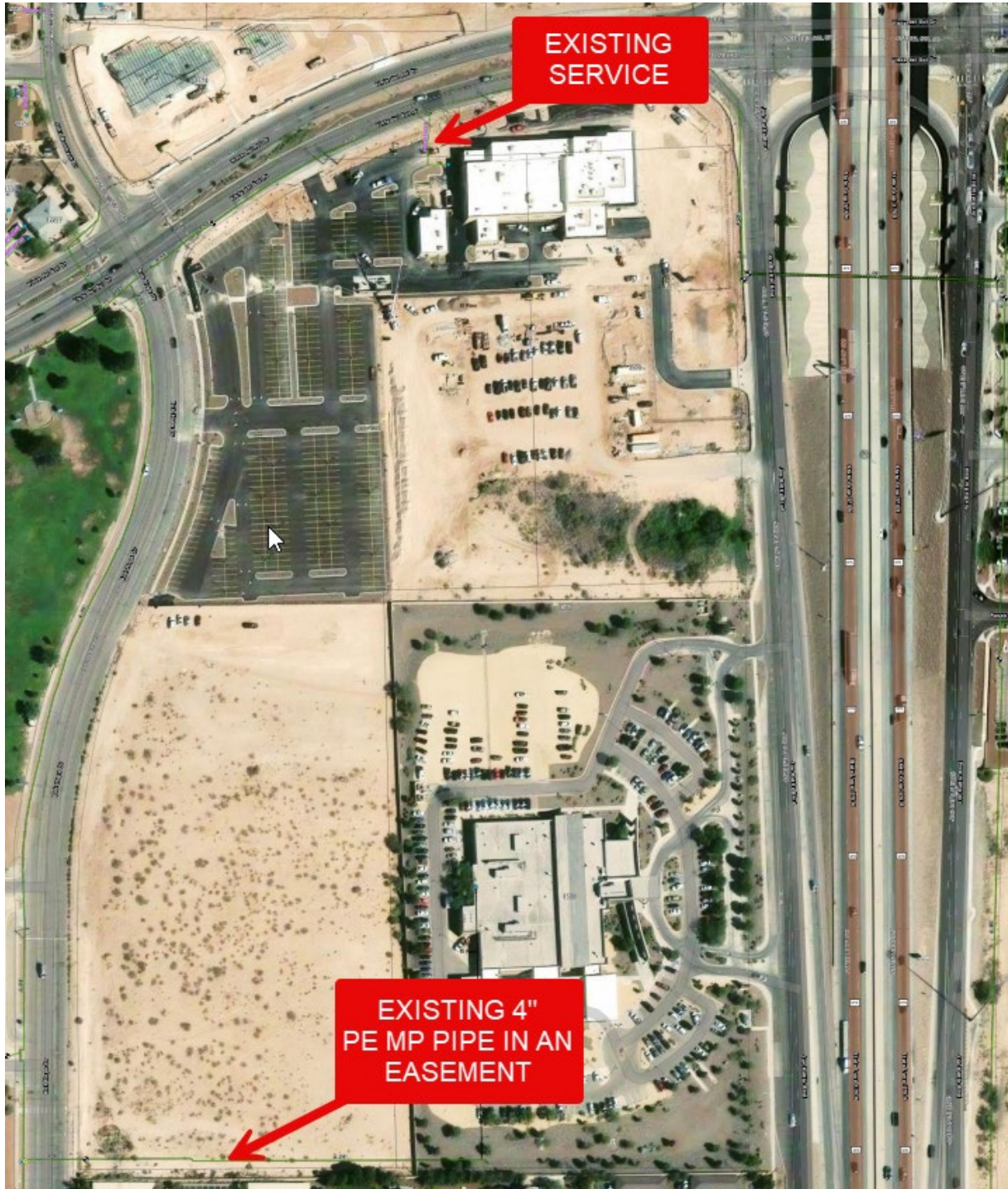
EPWater requires a new service application to provide additional service to the property. New service applications are available at 1154 Hawkins, 3rd floor and should be made 6 to 8 weeks in advance of construction to ensure water for construction work. A site plan, utility plan, grading and drainage 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:

No comments received.

Texas Gas

In reference to Case SUSU26-00037 – Vista Del Sol Unit One Hundred Seventeen Replat C, Texas Gas Service has an existing service line at 1571 Joe Battle Blvd., as well as a 4-inch PE medium-pressure (MP) main located at 1520 Bob Hope Dr., along the south property line within an existing easement (see image below for reference).



El Paso Electric

We have no comments for Vista Del Sol Unit One Hundred Seventeen Replat C.

Fire Department

No comments received.

El Paso County

No comments received.

El Paso County Water Improvement District # 1

No comments received.

El Paso Central Appraisal District

There are no comments for Vista del Sol #117 Replat C from Central Appraisal.

Texas Department of Transportation

No comments received.

Sun Metro

No comments received.

Capital Improvement Department

No comments received.

El Paso County 911 District

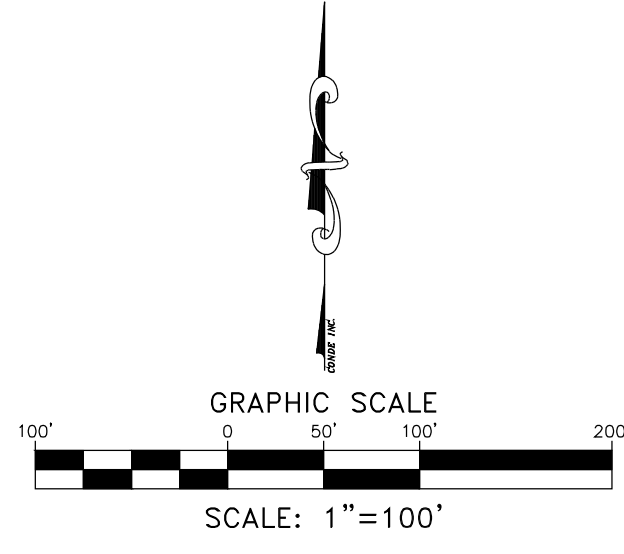
No comments received.

VISTA DEL SOL UNIT ONE HUNDRED SEVENTEEN REPLAT C

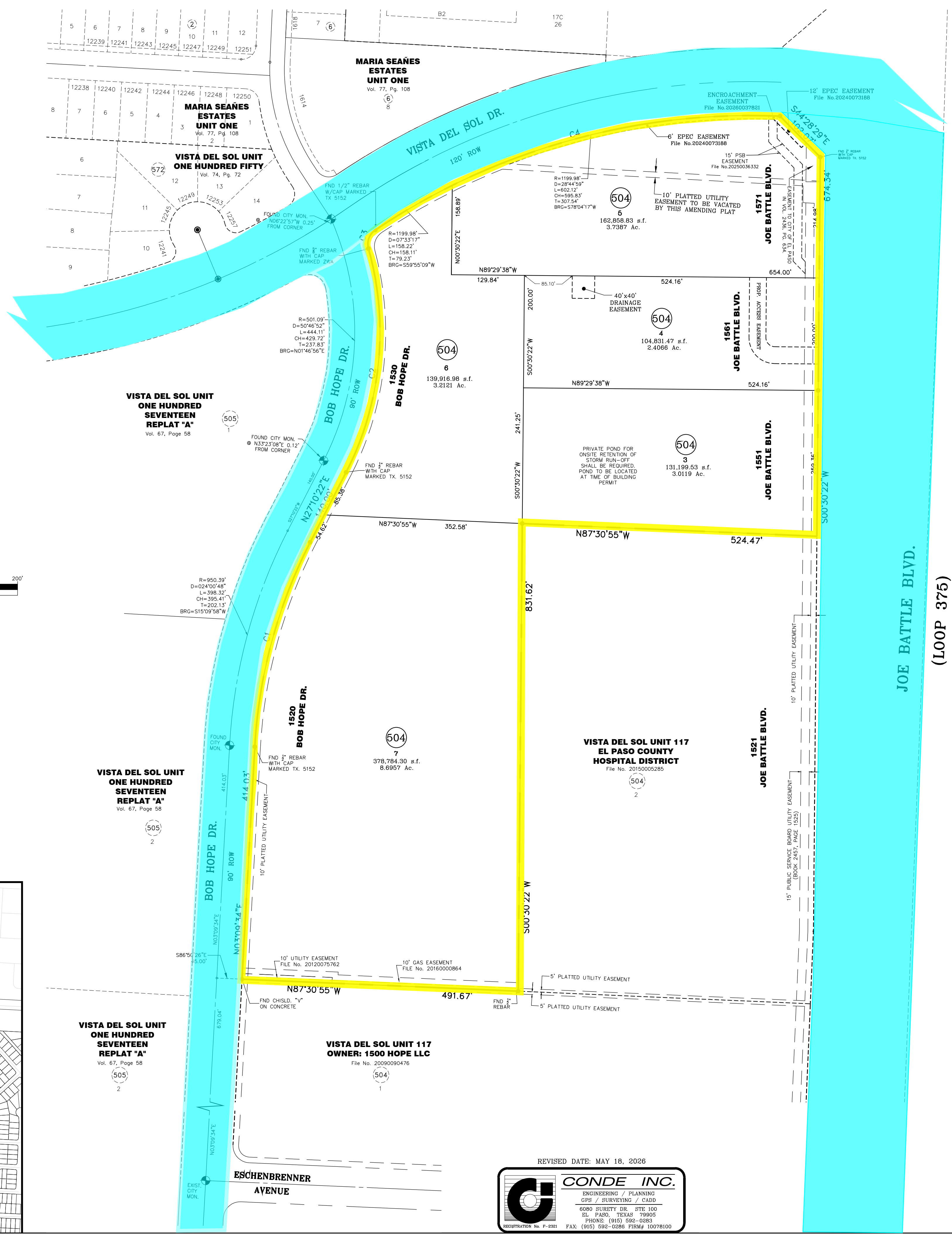
BEING A REPLAT OF LOTS 3 THRU 7, BLOCK 504, VISTA DEL SOL UNIT ONE HUNDRED SEVENTEEN REPLAT "B", CITY OF EL PASO, EL PASO COUNTY, TEXAS CONTAINING: 21.065± ACRES

- NOTES:**
1. WATER AND SEWER SERVICES HAVE BEEN EXTENDED TO THIS SUBDIVISION (VISTA DEL SOL UNIT ONE HUNDRED SEVENTEEN REPLAT C) FROM EXISTING EL PASO WATER UTILITIES/PUBLIC SERVICE BOARD FACILITIES.
 2. THE 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.
 3. TAX CERTIFICATE FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.
INSTRUMENT No. _____ DATE _____
 4. RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.
INSTRUMENT No. _____ DATE _____
 5. SET 1/2" REBAR WITH CAP MARKED TX 5152 AT ALL EXTERIOR BOUNDARY CORNERS UNLESS OTHERWISE NOTED.
 6. "U.S. POSTAL SERVICE DELIVERY WILL BE PROVIDED THROUGH NEIGHBORHOOD DELIVERY AND COLLECTION BOX UNITS".
 7. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO 480214-0046C, DATED FEBRUARY 16, 2006, THIS PROPERTY IS IN FLOOD HAZARD ZONE X "AREAS OF MINIMAL FLOODING".
 8. STORM WATER DRAINAGE EASEMENTS SHALL BE PROVIDED IF LOTS ARE FURTHER SUBDIVIDED.
 9. STORM-WATER RUNOFF DISCHARGE FOR THIS REPLAT IS PER THE APPROVED VISTA DEL SOL MASTER DRAINAGE PLAN.

CURVB	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DBLTA
C1	905.39'	379.46'	192.56'	376.69'	N15°09'58"E	24°00'48"
C2	546.09'	409.19'	214.74'	399.69'	N5°42'24"E	42°55'57"
C3	30.00'	37.65'	21.76'	35.23'	N20°11'27"E	71°54'05"
C4	1199.98'	760.35'	393.42'	747.69'	N74°17'38"E	36°18'16"



SCHOOL DISTRICT
SOCORRO INDEPENDENT SCHOOL DISTRICT
12300 EASTLAKE DRIVE



- NOTE:**
REASON FOR REPLAT IS TO:
- 1.) Add a 6' and 12' EPEC Easement along northerly property line of Lot 5, Block 504.
 - 2.) Vacate the 10' Platted Utility Easement on the north side of Lot 5, Block 504.
 - 3.) Add a 15' PSB Easement on front of Lot 5, Block 504.
 - 4.) Add an Encroachment Easement on North East corner of of Lot 5, Block 504.
 - 5.) Add a 40'x40' Drainage Easement on the North side of Lot 4, Block 504.
 - 6.) Remove the comment (by separate instrument) from the prop. access easement on front of Lot 4, Block 504.

DEDICATION
EL PASO VISTA HY RE, LLC, property owner of this land hereby presents this plot and dedicates to the use of the public, including easements for overhang of service wires for pole type utilities, and buried service wires, conduits and pipes for underground utilities, 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 _____, 2026.
By: EL PASO VISTA HY RE, LLC

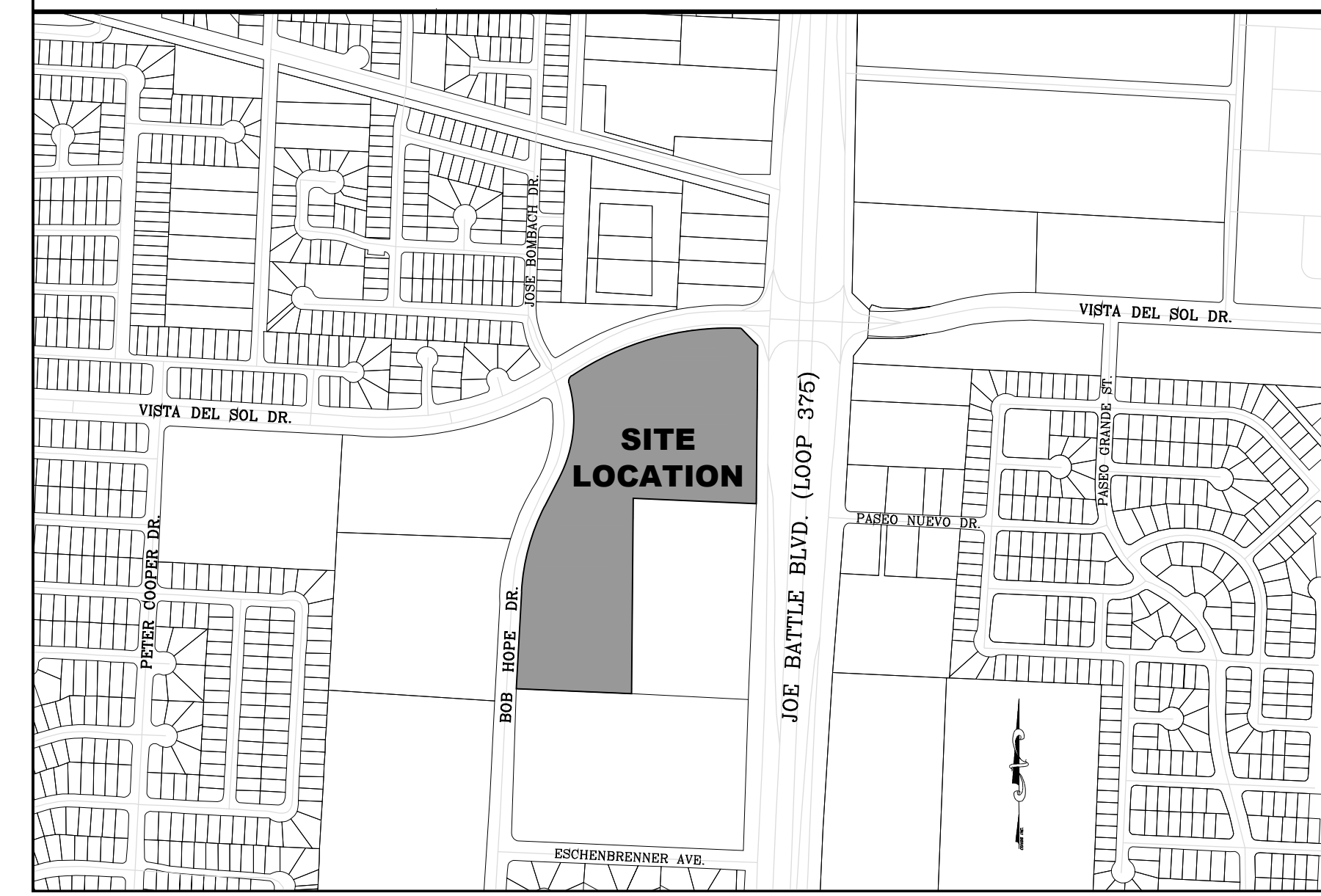
By: _____
John Rhodes, VICE PRESIDENT
ATTEST: NOT REQUIRED
ACKNOWLEDGEMENT
STATE OF FLORIDA
COUNTY OF MIAMI-DADE
Before me, the undersigned authority, on this day personally appeared John Rhodes, Vice President of EL PASO VISTA HY RE, LLC, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as the act and deed of said company for the purpose and considerations herein expressed.
Given under my hand and seal of office this _____ day of _____, 2026.
Notary Public in and for Miami-Dade 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 _____, 2026.
Executive Secretary _____ Chairperson _____
Approved for filing this _____ day of _____, 2026.
Planning and Inspections Director _____

FILING
Filed and recorded in the office of the County Clerk of El Paso County, Texas, this _____ day of _____, 2026, A.D. in File No. _____
County Clerk _____ By Deputy _____
Prepared by and under the supervision of:
YVONNE CONDE CURRY, P.E.
Registered Professional Engineer
Registration No. 64648
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.
Yvonne Conde Curry, P.E. Ron R. Conde, Registered Professional Land Surveyor Texas License No. 5152

LOCATION MAP

SCALE: 1"=600'

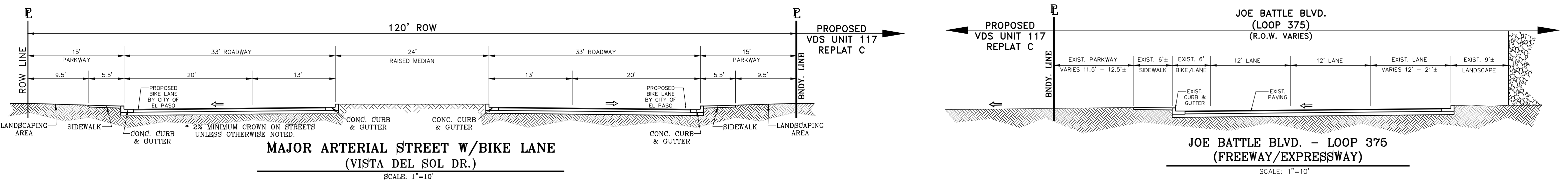


REVISED DATE: MAY 18, 2026
CONDE INC.
ENGINEERING / PLANNING
GPS / SURVEYING / CAD
6080 SURETY DR. STE 100
EL PASO, TEXAS 79905
PHONE: (915) 592-0283
FAX: (915) 592-0286 FIRM# 10078100

VISTA DEL SOL UNIT ONE HUNDRED SEVENTEEN REPLAT C

BEING A REPLAT OF LOTS 3 THRU 7, BLOCK 504, VISTA DEL SOL UNIT ONE HUNDRED SEVENTEEN REPLAT "B", CITY OF EL PASO, EL PASO COUNTY, TEXAS CONTAINING: 21.065± ACRES

PRELIMINARY PLAT

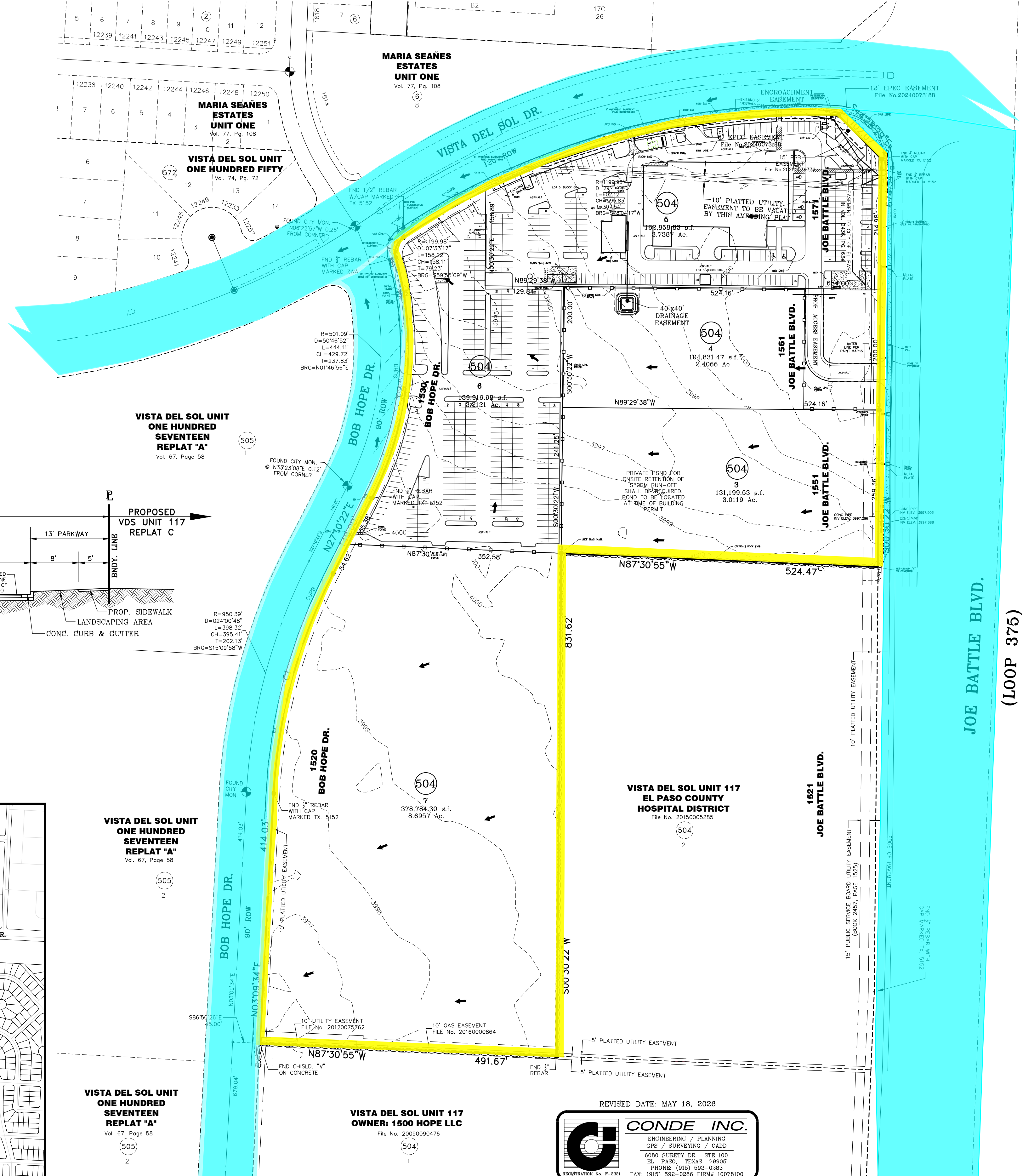


CURVE TABLE					
CURVB	RADIUS	LENGTH	TANGENT	CHORD	DELTA
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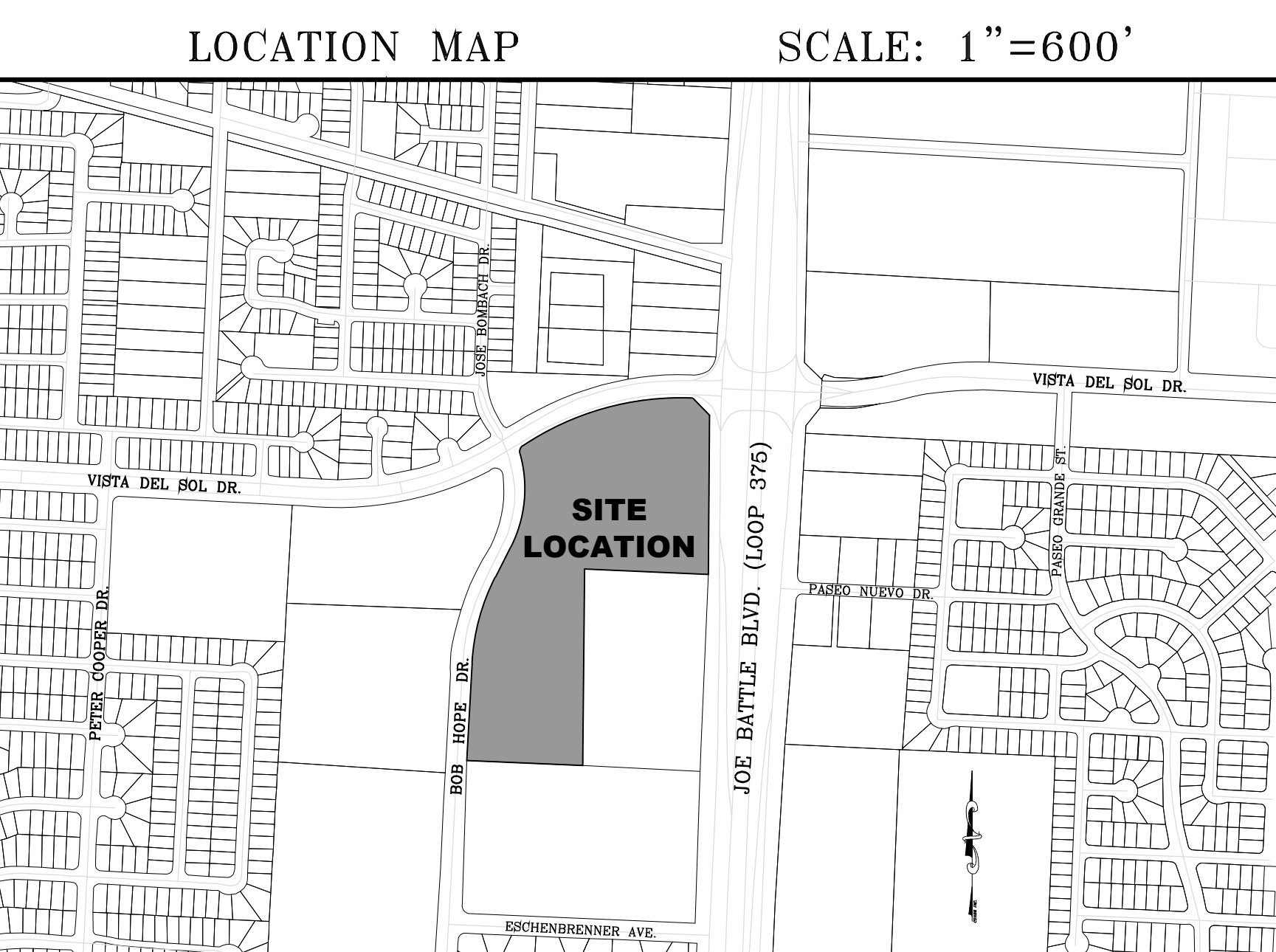
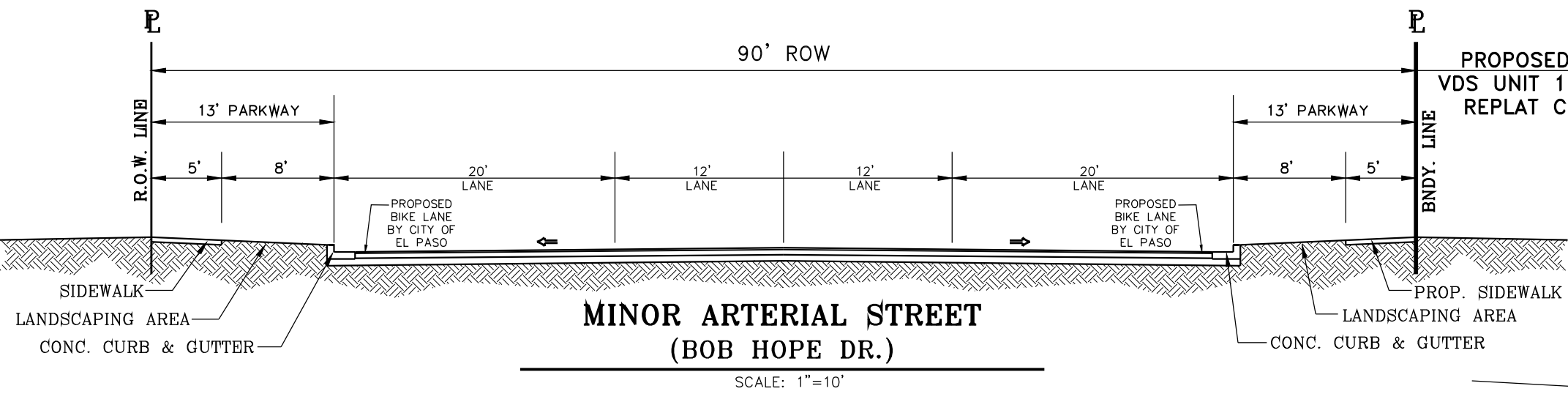
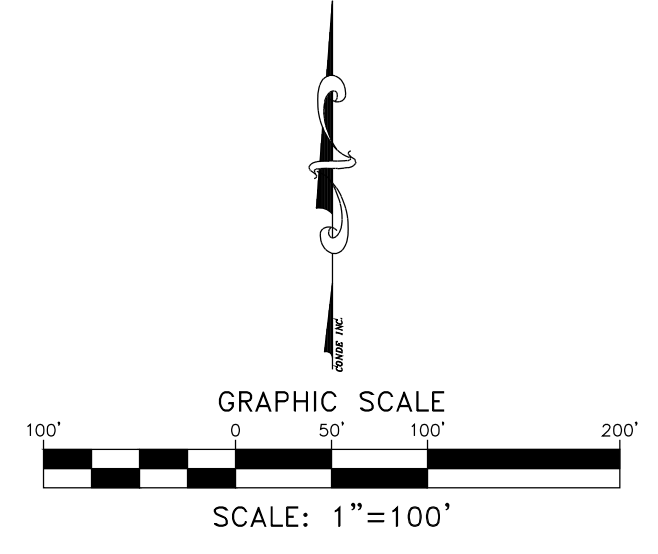
OWNER/DEVELOPER
EL PASO VISTA HY RE LLC
5800 NW 171 ST.
MIAMI, FLORIDA 33015
PHONE # (915) 592-0283

CONDE INC.
6080 SURETY DR. SUITE 100
ENG. - YVONNE CONDE CURRY
SURVEYOR - ROW R. CONDE
EL PASO, TEXAS 79905
PHONE # (915) 592-0283

SCHOOL DISTRICT
SOCORRO INDEPENDENT SCHOOL DISTRICT
12300 EASTLAKE DRIVE



- NOTE:**
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 - 5.) Add a 40'x40' Drainage Easement on the North side of Lot 4, Block 504.
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REVISED DATE: MAY 18, 2028

CONDE INC.
ENGINEERING / PLANNING
GPS / SURVEYING / CAD
6080 SURETY DR. STE 100
EL PASO, TEXAS 79905
PHONE: (915) 592-0283
FAX: (915) 592-0286 FIRM# 10078100



Legislation Text

File #: BC-2256, 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.

PZDS25-00029: Lots 8, 9, 10, Block 1, Montana and Lee Commercial District No. 2, City of El Paso, El Paso County, Texas

Location: 11412 Montana Ave.
Zoning: C-4/c (Commercial/condition)
Request: Detailed Site Development Plan approval per Ordinance No. 7185
Existing Use: Professional Offices
Proposed Use: Professional Offices
Property Owner: A2ZM Real Estate, LLC
Representative: Albert Sarabia
District: 6
Staff Contact: Jose Beltran, (915) 212-1607, BeltranJV@elpasotexas.gov

11412 Montana

City Plan Commission — July 2, 2026

SITE PLAN

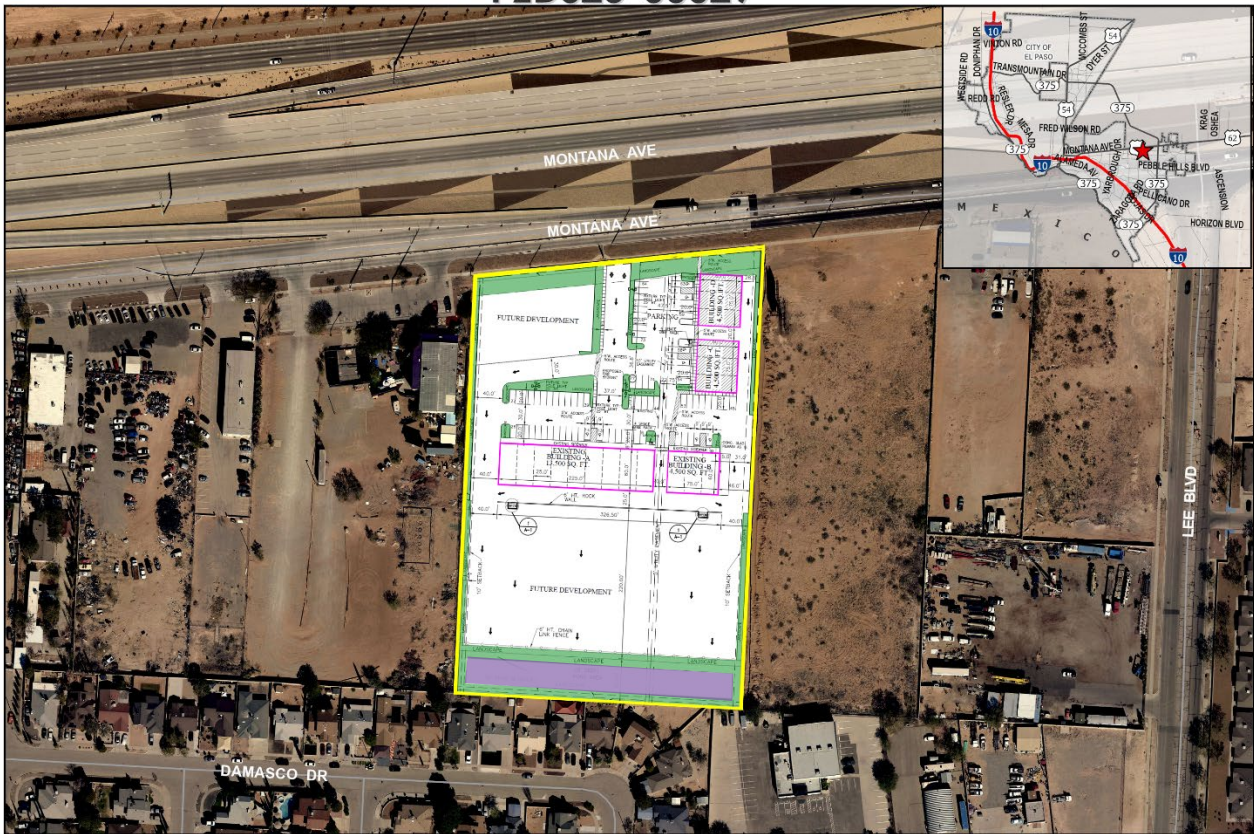


CASE NUMBER:	PZDS25-00029
CASE MANAGER:	Jose Beltran, (915) 212-1607, BeltranJV@elpasotexas.gov
PROPERTY OWNER:	A2ZM Real Estate LLC
REPRESENTATIVE:	Albert Sarabia
LOCATION:	11412 Montana Ave. (District 6)
PROPERTY AREA:	6.00 acres
REQUEST:	Detailed Site Development Plan Approval per Ordinance No. 7185
RELATED APPLICATIONS:	None
PUBLIC INPUT:	None

SUMMARY OF REQUEST: The applicant is requesting approval of a Detailed Site Development Plan as required per Ordinance No. 7185, dated April 21, 1981, requiring approval from the City Plan Commission prior to the issuance of building permits. The applicant proposes to develop the subject property as business offices in the C-4/sc (Commercial/special contract) zone district.

SUMMARY OF STAFF'S RECOMMENDATION: Staff recommends **APPROVAL** of the request as the use of business offices is compatible with surrounding commercial uses. The proposed development meets the requirements of El Paso City Code Section 20.04.150 - Detailed Site Development Plan.

PZDS25-00029



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 may 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. Site Plan Superimposed on Aerial Imagery

DESCRIPTION OF REQUEST: The applicant is requesting approval of a Detailed Site Development Plan for the proposed use of business offices as required per Ordinance No. 7185, dated April 21, 1981, which requires approval from the City Plan Commission prior to the issuance of building permits. The Detailed Site Development Plan shows four (4) buildings with a total square footage of 27,000 square feet, with seventy-seven (77) vehicular parking spaces, eight (8) bicycle spaces, and on-site ponding to serve the development. The development is compliant with required vehicular and bicycle parking requirements, as well as with required landscaping area. Pedestrian and bicycle access will be provided via two (2) accessible paths along Montana Avenue, providing connectivity to each building. Vehicular access will also be from Montana Avenue. There are two (2) areas on the site plan that will be reserved for future development and are noted on the Detailed Site Development Plan.

PREVIOUS CASE HISTORY: On April 21, 1981, City Council approved Ordinance No. 7185 which rezoned the subject property from R-3 (Residential) to C-4 (Commercial/special contract) and imposed a condition. The condition is as follows:

1. *First Party shall submit site development and architectural plans of the proposed development on the property to the City Plan Commission for approval prior to the issuance of any building permits.*

Note: Condition is being satisfied by this request.

COMPATIBILITY WITH NEIGHBORHOOD CHARACTER: The proposed development is consistent with adjacent commercial uses within the area. To the north of the subject property is Montana Avenue and to the east are properties zoned C-4 (Commercial) consisting of vacant lots and a restaurant. To the south are properties zoned A-M (Apartment/Mobile Home Park) comprising of single-family dwellings, and to the west are properties zoned C-4 (Commercial) consisting of a bar and a church. The nearest school is Bill Sybert Middle School, located 0.92 miles away and the nearest park is Stanton Heights Park, located 1.09 miles away.

COMPLIANCE WITH THE ZONING ORDINANCE – When evaluating whether a proposed Detailed Site Development Plan is in accordance with the Zoning Ordinance, consider following factors:	
Criteria	Does the Request Comply?
<p>El Paso City Code Section 20.04.140 – When Required. Except as stated herein, a detailed site development plan is required prior to development in a special purpose district or with a special permit application and may be required if a zoning condition exists on a particular piece of property. Detailed site development plans are not required for any projects for development in the Mixed Use District (RMU, GMU and IMU) or for any other projects other than those located in special purpose districts or as otherwise required herein.</p>	<p>Yes. Per Ordinance No. 7185, dated April 21, 1981, the property owner must obtain Detailed Site Development Plan approval from the City Plan Commission prior to the issuance of any building permits and certificates of occupancy.</p>
<p>Compatibility with Zoning Regulations: The zoning district permits the proposed use, and all applicable regulations are met</p> <p>C-4 (Commercial) District: The purpose of these districts is to provide for locations for the most intensive commercial uses intended to serve the entire city. It is intended that the district regulations permit heavy commercial uses characterized by automotive and light warehousing. The regulations of the districts are intended to provide a transition from general business areas to industrial and manufacturing uses, and to accommodate major locations of commerce, service and employment activities.</p>	<p>Yes. Business offices are permitted in the C-4 (Commercial) zone district by right and there are no existing supplemental use regulations required per City Code. The proposed Detailed Site Development Plan is in keeping with the applicable regulations of the C-4 (Commercial) zone district.</p>

COMPLIANCE WITH THE ZONING ORDINANCE – When evaluating whether a proposed Detailed Site Development Plan is in accordance with the Zoning Ordinance, consider following factors:	
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.	None. The proposed development is not within any historic districts or study area plan boundaries.
Potential Adverse Effects: Potential adverse effects that might be caused by approval or denial of the special permit.	There are no adverse impacts anticipated from the approval of the Detailed Site Development Plan.
Natural Environment: Anticipated effects on the natural environment.	The subject property does not involve any greenfield /environmentally sensitive land, or arroyo disturbance.

ADEQUACY OF PUBLIC FACILITIES, SERVICES AND INFRASTRUCTURE: Access to the subject property will be from Montana Avenue, which is classified as a freeway in the City of El Paso’s Major Thoroughfare Plan (MTP) and is suitable for commercial development. A five-foot (5’) sidewalk will be provided along Montana Avenue abutting the property, which will be subject to Texas Department of Transportation (TxDOT) approval. The nearest bus stop is the Sun Metro George Dieter Park+Ride, located 0.4 miles away along Montana Avenue, which offers connectivity to the BRIO transit system.

SUMMARY OF DEPARTMENTAL REVIEW COMMENTS: No adverse comments were received from the reviewing departments. The development has not received certificates of occupancy and is pending Detailed Site Development Plan approval from the City Plan Commission.

PUBLIC COMMENT: Notices are not required per El Paso City Code Section 20.04.150.

RELATED APPLICATIONS: None.

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:

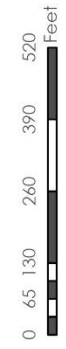
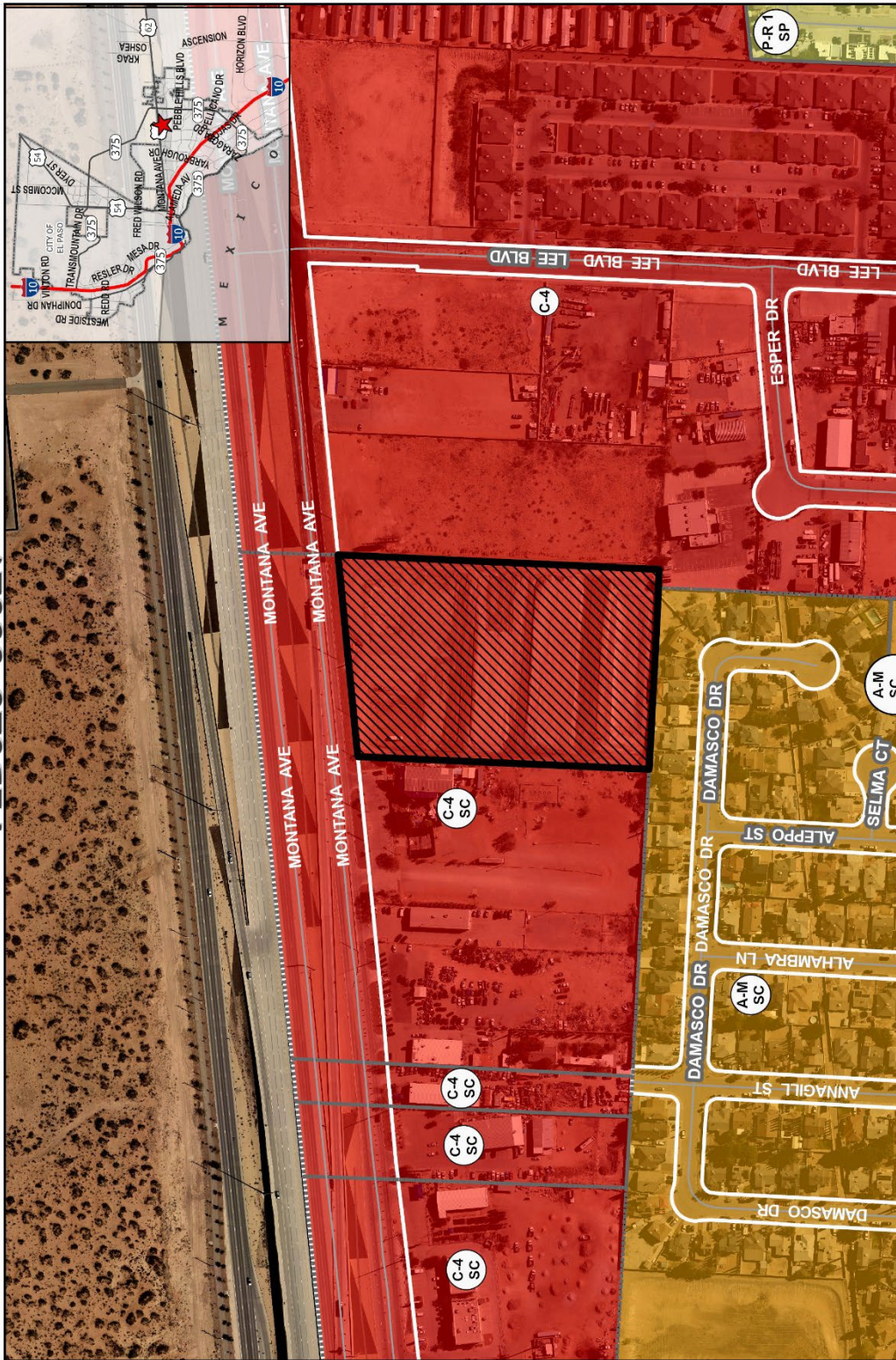
1. **Recommend Approval** of the Detailed Site Development Plan, finding that the request is in conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or that the request is in conformance with other criteria that the CPC identifies from the Comprehensive Plan. **(Staff Recommendation)**
2. **Recommend Approval of the Detailed Site Development Plan with Modifications** 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 Detailed Site Development Plan, 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. Zoning Map
2. Detailed Site Development Plan
3. Elevations
4. Ordinance No. 7185
5. Department Comments

ATTACHMENT 1

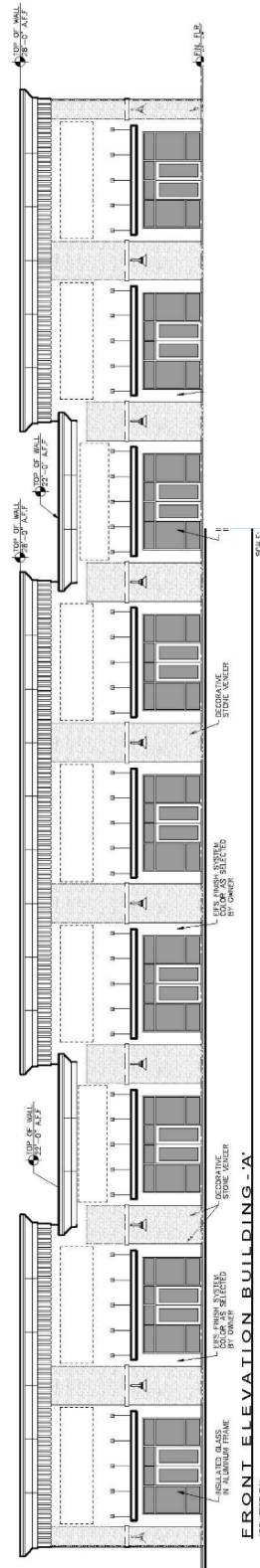
PZDS25-00029



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 for other purposes may require additional information. The Planning Division makes no claim to its accuracy or completeness.

ATTACHMENT 3



ATTACHMENT 4

TO	DATE
ZONING SECTION	
LAND PLANNING	
MAPPING SECTION	<i>Rec'd 4/22/81</i>
E.D.P. SECTION	
ADVANCE SECTION	

REPRODUCE:

RETURN TO: *BY*
By (Date):
FILED :

ORDINANCE NO: *7085*
DATE: *4/21/81*

CONTRACT: *attached dated 4/17/81*
CASE NO.: *81-4621*

NOTES:

AN ORDINANCE CHANGING THE ZONING OF
 A PORTION OF TRACT 2, SECTION 31,
 BLOCK 79, TOWNSHIP 2, TEXAS & PACIFIC
 RR CO. SURVEYS, THE PENALTY BEING AS
 PROVIDED IN SECTION 25-96 OF THE EL
 PASO CITY CODE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

That the zoning of a portion of Tract 2, Section 31,
 Block 79, Township 2, Texas & Pacific RR Co. Surveys, as
 more particularly described below, be changed to C-4 (Commercial)
 District within the meaning of the zoning ordinance and the
 zoning map of the City be revised accordingly:

A portion out of Tract 2, Section 31, Block 79,
 Township 2, Texas & Pacific RR Co. Surveys, El
 Paso, El Paso County, Texas, more particularly
 described by metes and bounds as follows, to-wit:

A line from the intersection of the south right of
 way line of Montana Avenue (U.S. Highway 62 & 180)
 and the west right of way line of Lee Blvd., bears
 south 81°11' west, 650.0 feet along the south right
 of way of Montana Avenue to the point of beginning
 of this description;

Thence south 0°33'12" east, 658.59 feet;

Thence, west, 1236.41 feet;

Thence, north 0°33'12" west, 467.09 feet along the
 common line of Tract 2 and Tract 4, to a point on
 the southerly right of way line of Montana Avenue
 (U.S. Highway 62 & 180);

Thence, north 81°11' east, 1249.32 feet along the
 southerly right of way line of Montana Avenue to
 the point of beginning;

And said parcel containing 15.9749 acres of land,
 more or less.

PASSED AND APPROVED this 21st day of APRIL, 1981.

ATTEST:

Thomas R. Westfall
 Mayor

Wilkins
 City Clerk

APPROVED AS TO FORM:

San Juan
 Assistant City Attorney

APPROVED AS TO COMMENT:

Raul Gonzalez
 Planning Department

31-4621
 APR 23 1981
 DEPARTMENT
 OF PLANNING

Agust + Agust Jr

I certify that the zoning map has been revised to
 reflect the amendment of ordinance # 7195
 Date: 4-28-81
R. Gonzalez

I CERTIFY THAT THE FOLLOWING ZONING MAPS
 HAVE BEEN REVISIONED:
 4-28-81
 4-28-81
 4-28-81 Bldg. Department
 4-28-81 CONTROL
R. Gonzalez

Contract
dated 4/17/81

CONTRACT

THIS CONTRACT, made this 11 day of April, 1981, by and between AYOUB AND AYOUB INVESTMENTS, a partnership consisting of HALEM A. AYOUB, Individually, HALEM A. AYOUB, Independent Executor and Trustee and GERALD AYOUB, Trustee of the Estate of CAREM A. AYOUB, Deceased, HALEM A. AYOUB and AMEEN FRED AYOUB, Independent Executors of the Estate of FRED A. AYOUB, Deceased; ZACCHIA A. AYOUB, GEORGE BODEN and wife, ROSALINE BODEN, GEORGE J. AYOUB, JOE J. JABOR, Independent Executor of the Estate of MANUEL A. JABOR, Deceased; GEORGETTE J. ALBERT; JOSEPH J. AYOUB; JOE CHEMALI and TONY JABOR, First Party and the CITY OF EL PASO, Second Party, witnesseth:

Application has been made to the City of El Paso for rezoning of Tract 2, Section 31, Block 79, Township 2, Texas & Pacific RR Co. Surveys, such property being more particularly described in Ordinance No. 7185, a copy of which is attached hereto, marked Exhibit "A" and made a part hereof by reference. In order to remove certain objections to such rezoning, First Party covenants that if the property is rezoned to C-4 (Commercial) District within the meaning of the zoning ordinance of the City of El Paso, First Party shall submit site development and architectural plans of the proposed development on the property to the City Plan Commission for approval prior to the issuance of any building permits.

SEE SEC 25-4.2 (4)
CASE # 81-4621

This contract is a restriction, condition and covenant running with the land and a charge and servitude thereon, and shall bind First Party and its successors in title. Any future conveyance of the land shall contain this restriction, condition and covenant and shall embody this contract by express reference.

The City may enforce this contract by injunction or any other legal or equitable remedy. The City Council of the City of El Paso may release the above restrictions, conditions and covenants in its discretion without the consent of any third person who may be benefited thereby.

81-4621
APR 23 1981
DEPARTMENT OF PLANNING

WITNESS THE FOLLOWING SIGNATURES AND SEAL:

AYOUB AND AYOUB INVESTMENTS

By George J. Ayoub
George J. Ayoub, Managing Partner

THE CITY OF EL PASO

ATTEST:

By Thomas O. Westfall
Mayor

W. Regg
City Clerk

APPROVED AS TO FORM:

Jensen
Assistant City Attorney

THE STATE OF TEXAS)
COUNTY OF EL PASO)

BEFORE ME, the undersigned authority, on this day personally appeared GEORGE J. AYOUB, Managing Partner of the partnership firm of AYOUB AND AYOUB INVESTMENTS, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same as the act of AYOUB AND AYOUB INVESTMENTS, for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 17th day of April, 1981.

My Commission Expires:
6/30/84

Billie Ann Brunkan
Notary Public, El Paso County, Texas

81-4621
APR 22 1981
INSTRUMENT
RECORDING

THE STATE OF TEXAS)
)
COUNTY OF EL PASO)

BEFORE ME, the undersigned authority, on this day personally appeared Thomas D. Westfall, Mayor of the City of El Paso, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged before me in my county aforesaid that he had executed the same for the purposes and consideration and in the capacity therein expressed, and as the act and deed of the City of El Paso.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 21st day of April, 1981.

Angela P. Smith
Notary Public, El Paso County, Texas

My Commission Expires:
Notary Public

7/5/81

81-4621
APR 28 1981
DEPARTMENT
OF PLANNING

RESOLUTION

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

That the mayor be authorized to execute a contract with AYOUB & AYOUB INVESTMENTS, placing certain restrictions, conditions and covenants on the property being rezoned by Ordinance No. 9185

ADOPTED this 21st day of APRIL, 1981.

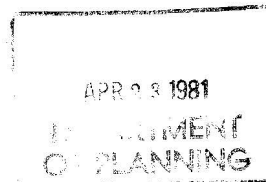
Thomas D. Waterfall

ATTEST:

Mayor

U. W. Rogers

City Clerk



ATTACHMENT 5

Planning and Inspections Department - Planning Division

Staff recommends **APPROVAL** of the request as the use of business offices is compatible with surrounding commercial uses. The proposed development meets the requirements of El Paso City Code Section 20.04.150 - Detailed Site Development Plan.

- Certificates of occupancy will have to be obtained prior to final approval of the Detailed Site Development Plan.
- Full coordination with TxDOT required for access from Montana Avenue.
- Future development will require resubmission of the Detailed Site Development Plan.

Planning and Inspections Department – Plan Review & Landscaping Division

No objections to the proposed detailed site. 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

Approval is recommended.

Verify all ADA ramps are directional and align across street intersections with all corresponding routes.

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.

Coordinate with TxDOT.

Streets Lighting:

Street Lights Department does not object to this request.

Montana Ave. is a Texas Department of Transportation (TXDoT) right-of-way (ROW). 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.

Street Lights Department requires that a project 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:

No comments received.

El Paso Water

EPWater does not object to this request.

Water

There is an existing 8-inch diameter water main that extends within a 25-foot easement south of and parallel to Montana Ave. This water main is available to provide service.

There is an existing 24-inch diameter water main that extends along the southern portion of Montana Avenue. No direct service connections are allowed to this main as per the El Paso Water - Public Service Board Rules & Regulations. This main is available for main extensions.

Previous water pressure from fire hydrant #6842, fronting 11420 Montana Avenue and 610-feet west of Lee Blvd., has yielded a static pressure of 47 psi, a residual pressure of 44 psi, and a discharge of 855 gallons per minute.

Sanitary Sewer

There is an existing 8-inch sanitary sewer main that extends within a 25-foot easement south of and parallel to Montana Ave. 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, 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.

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

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:

The proposed ponding area shall have enough capacity to hold the developed runoff for a designated 100-yr. storm event. Label the pond as “private.”

El Paso County 911 District

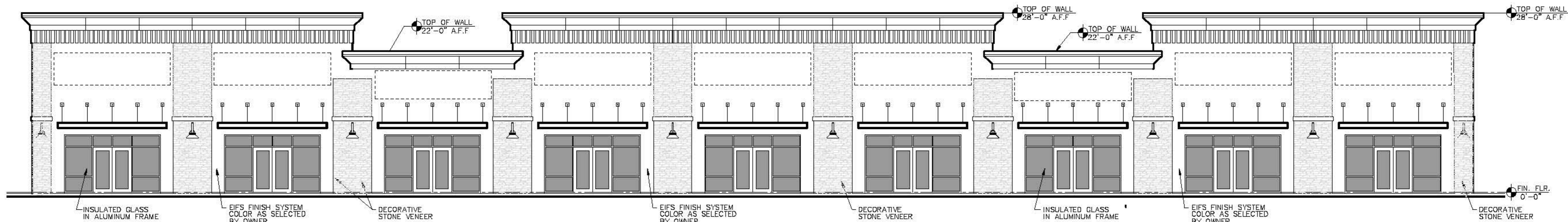
No comments received.

Texas Department of Transportation

TxDOT comment is to submit for review and permit approval within 1 year from starting construction.

El Paso County Water Improvement District #1

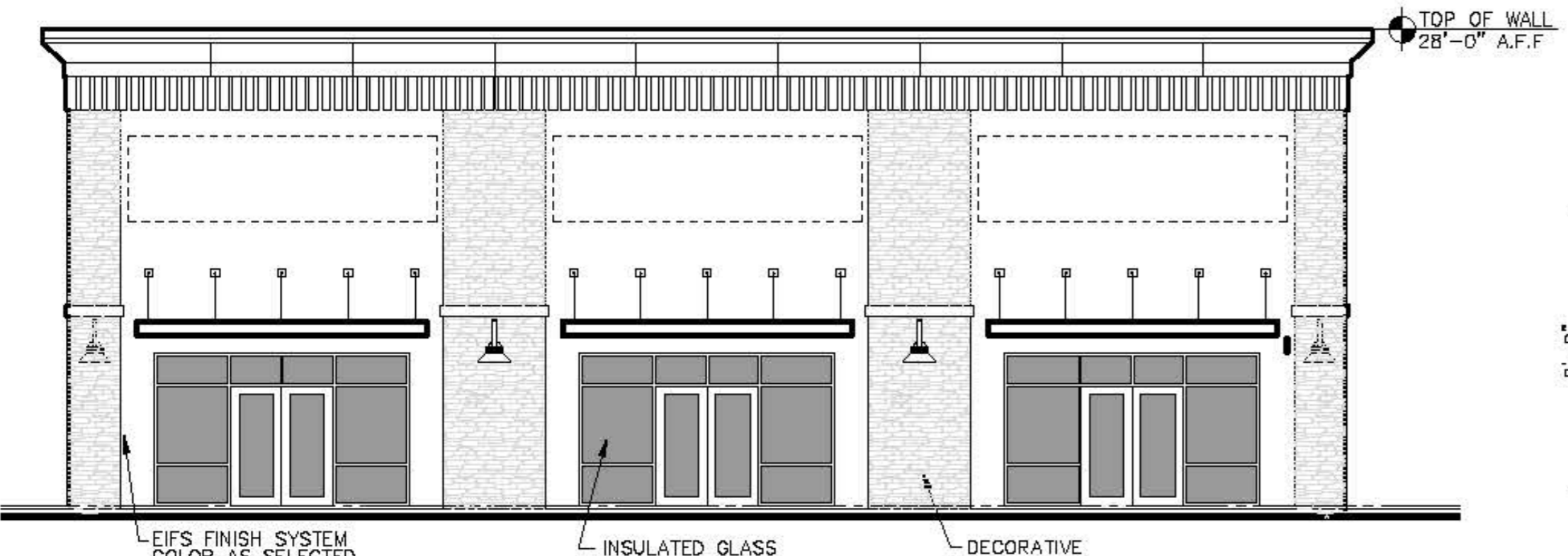
No comments received.



FRONT ELEVATION BUILDING -A'

ARCHITECTURAL
STYLE-CONTEMPORARY

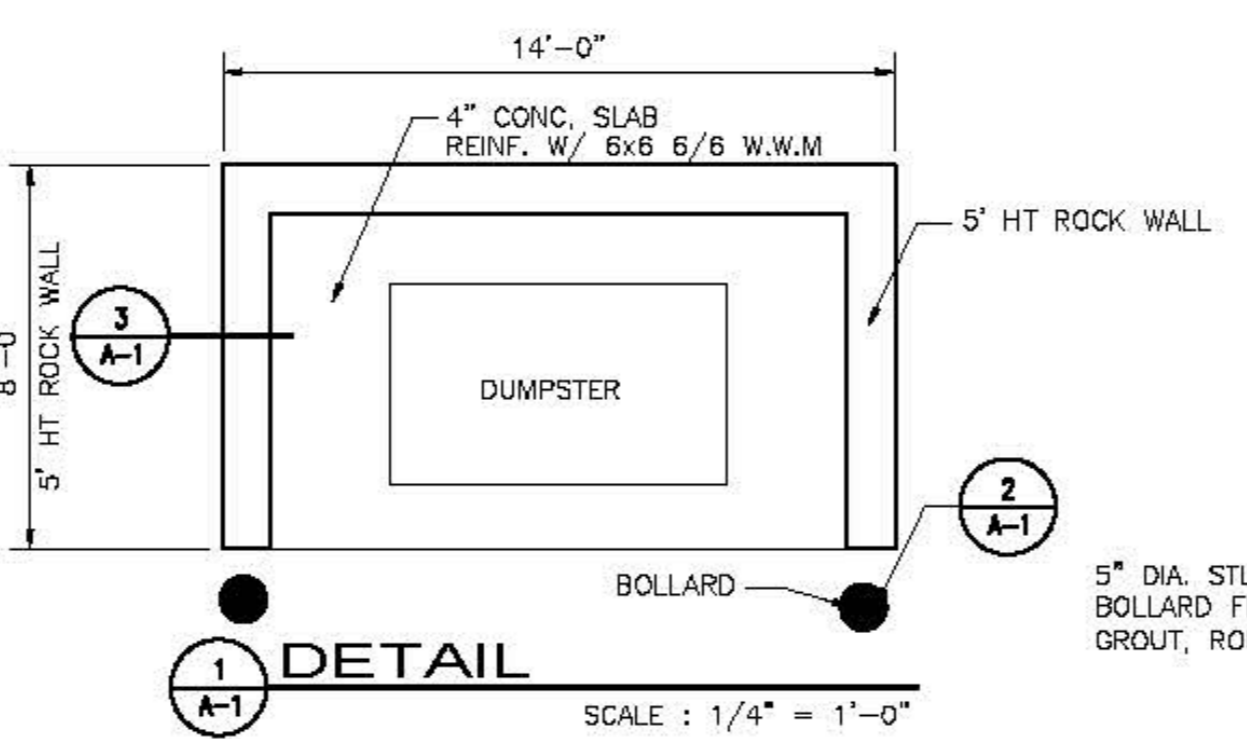
SCALE: 1/8" = 1'-0"



FRONT ELEVATION BUILDING -B' & 'C' & 'D'

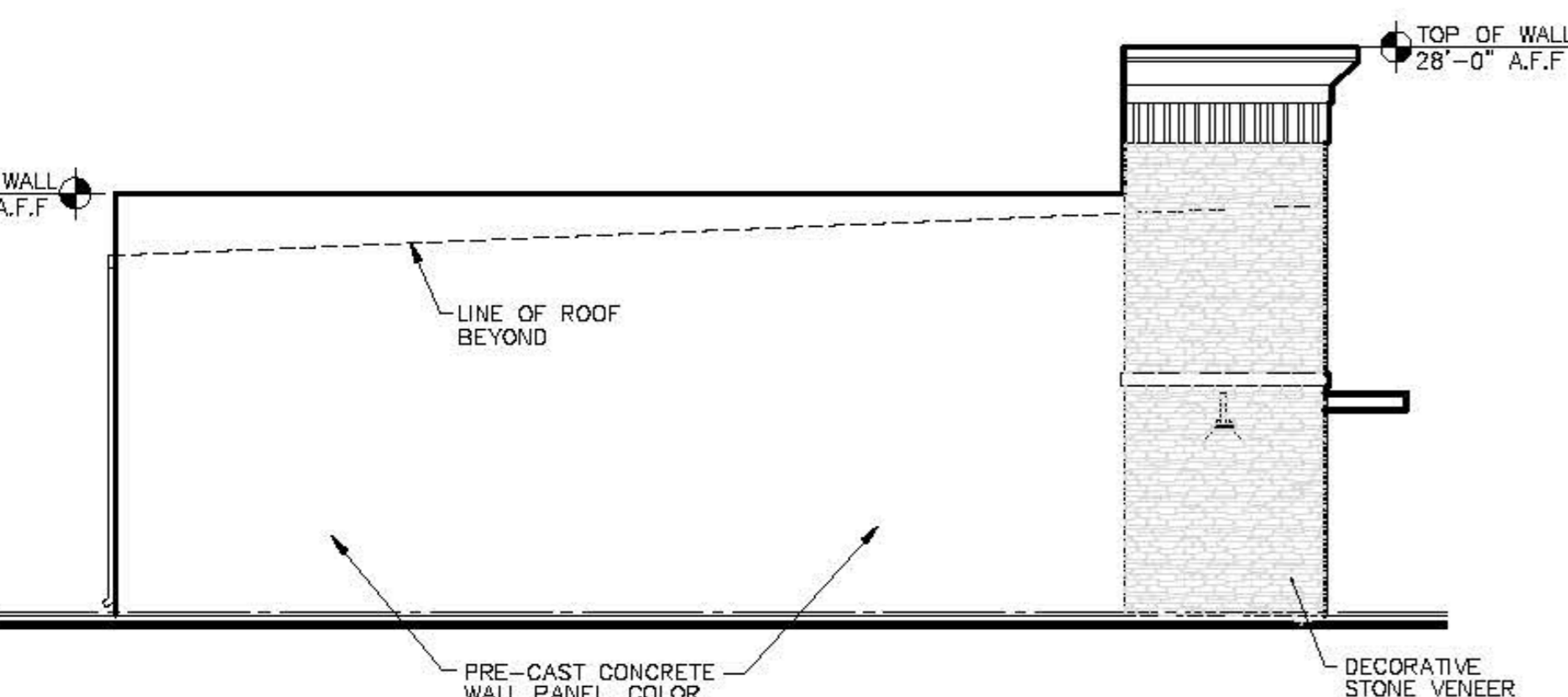
ARCHITECTURAL
STYLE-CONTEMPORARY

SCALE: 1/8" = 1'-0"



DETAIL

SCALE: 1/4" = 1'-0"



LEFT SIDE ELEV. (RIGHT SIDE SIMILAR) BUILDING -A' 'B' & 'C' & 'D'

SCALE: 1/8" = 1'-0"

LANDSCAPE ORDINANCE REQUIREMENTS			
REQUIRED LANDSCAPABLE AREA:	234,369 sq. ft. - BUILDING 31,500 = 202,869 X .15	30,430 SQ.FT.	
PROPOSED LANDSCAPABLE AREA	30,430 SQ.FT./1000	31	
TOTAL PARKING SPACES 101/10		10	
FRONTAGE A:	417 ft. / 30 ft.	14	
FRONTAGE B:	xxx ft. / 30 ft.	xx	
FRONTAGE C:	xxx ft. / 30 ft.	xx	
PLANT QUANTITIES		REQUIRED	PROPOSED
QTY. OF BUFFER TREES		14	14
QTY. OF FRONTAGE TREES		14	14
QTY. OF CANOPY TREES		10	10
QTY. OF PROJECT TREES		31	31
QTY. OF 5 GAL. SHRUBS		1395	1395

**CODE SURVEY - IBC 2021 & IFC 2021
IMC 2021, IPC 2021 & IEC 2021**

BUILDING CLASSIFICATION: BUSINESS GROUP B - OFFICE

ZONING : COMMERCIAL C-4 SC

BUILDING -'C' GROSS AREA : 4,500 SQ. FT.
BUILDING -'D' GROSS AREA : 4,500 SQ. FT.
BUILDING -'D' GROSS AREA : 9,000 SQ. FT. TOTAL

CONSTRUCTION TYPE: II-B , ONE STORY, NON-SPRINKLED

OCCUPANT LOAD SHELL ONLY

FIRE EXTINGUISHERS: PER NFPA CODE 1/3000 S.F.
BUILDING -'C' : 3 PROVIDED, TYPE 2 A 10 B C
BUILDING -'D' : 3 PROVIDED, TYPE 2 A 10 B C

PARKING REQUIREMENTS MAXIMUM: OFFICE, BUSINESS

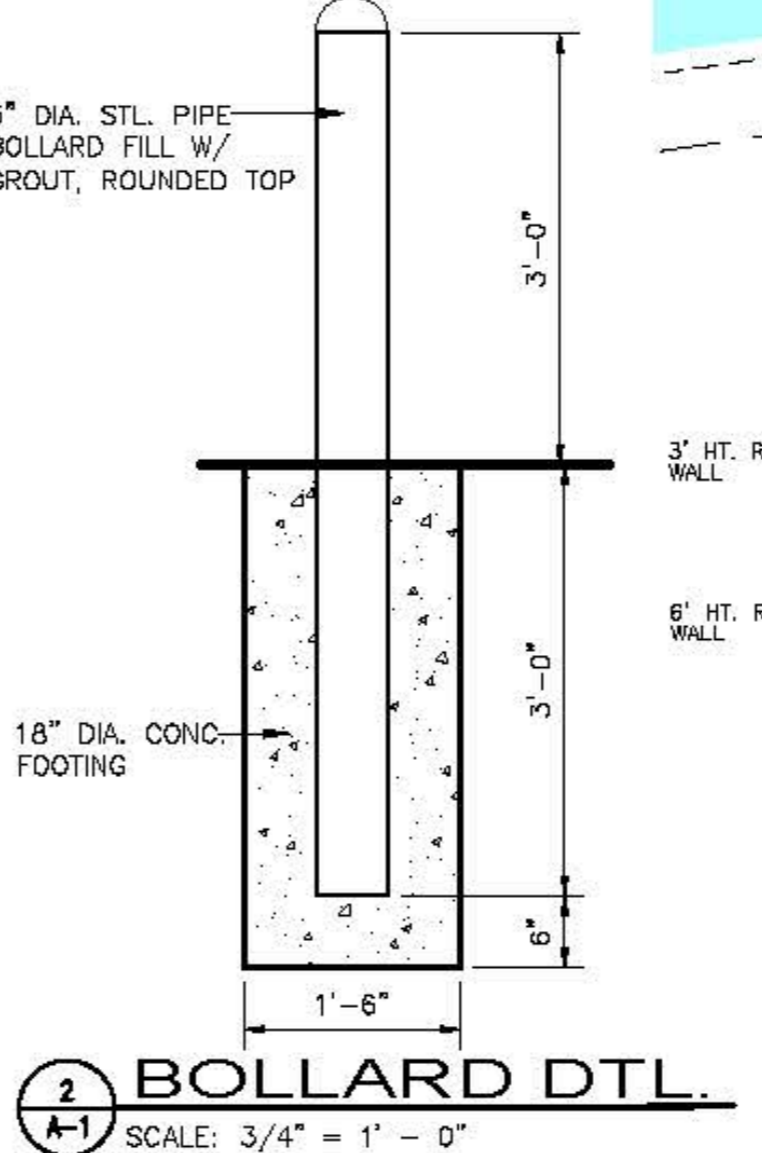
BUILDING 'A' 13,500 / 400 = 34 SPACES REQUIRED
BUILDING 'B' 4,500 / 400 = 11.25 SPACES REQUIRED
BUILDING 'C' 4,500 / 400 = 11.25 SPACES REQUIRED
BUILDING 'D' 4,500 / 400 = 11.25 SPACES REQUIRED
68 SPACES REQUIRED

PARKING REQUIREMENTS MINIMUM: OFFICE, BUSINESS

BUILDING 'A' 13,500 / 576 = 23.50 SPACES REQUIRED
BUILDING 'B' 4,500 / 576 = 8 SPACES REQUIRED
BUILDING 'C' 4,500 / 576 = 8 SPACES REQUIRED
BUILDING 'D' 4,500 / 576 = 8 SPACES REQUIRED
48 SPACES REQUIRED

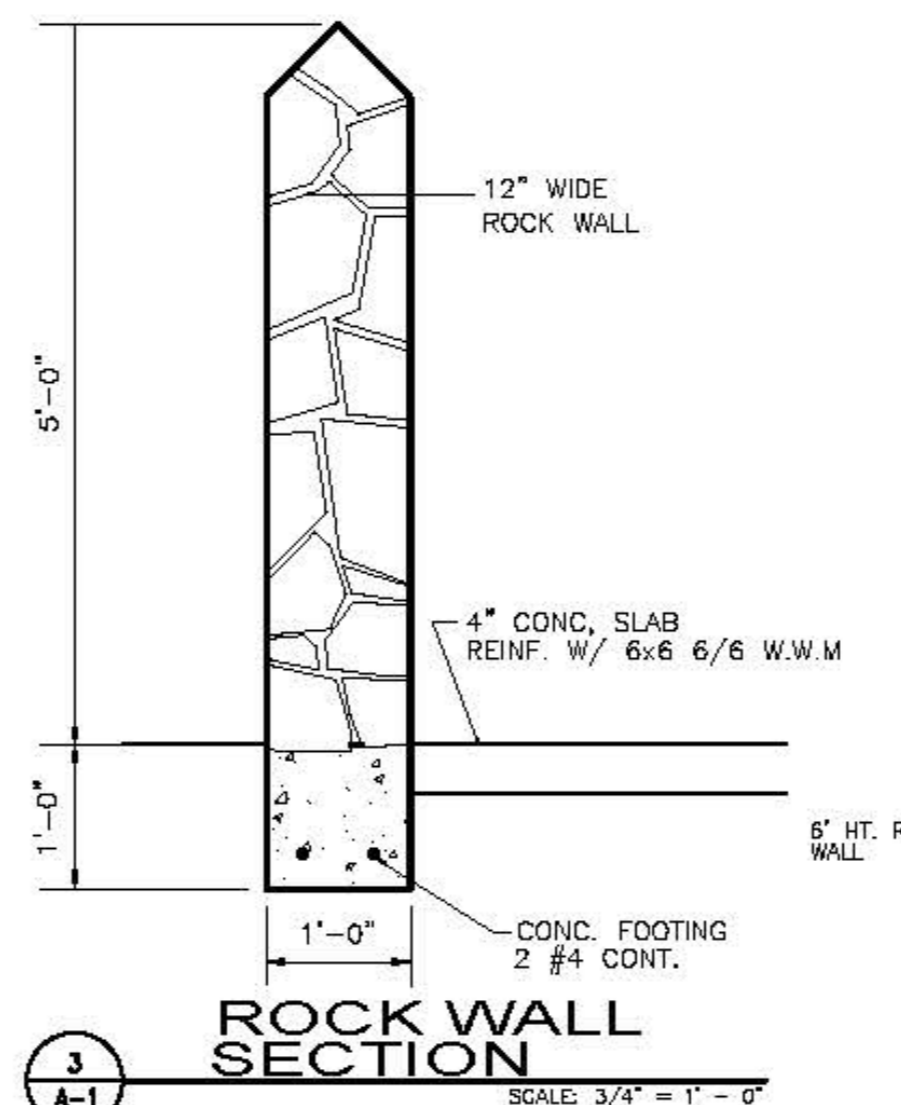
69 SPACES PROVIDED
8 HC SPACES PROVIDED

77 TOTAL SPACES PROVIDED
8 BICYCLE RACK PROVIDED



BOLLARD DTL

SCALE: 3/4" = 1'-0"

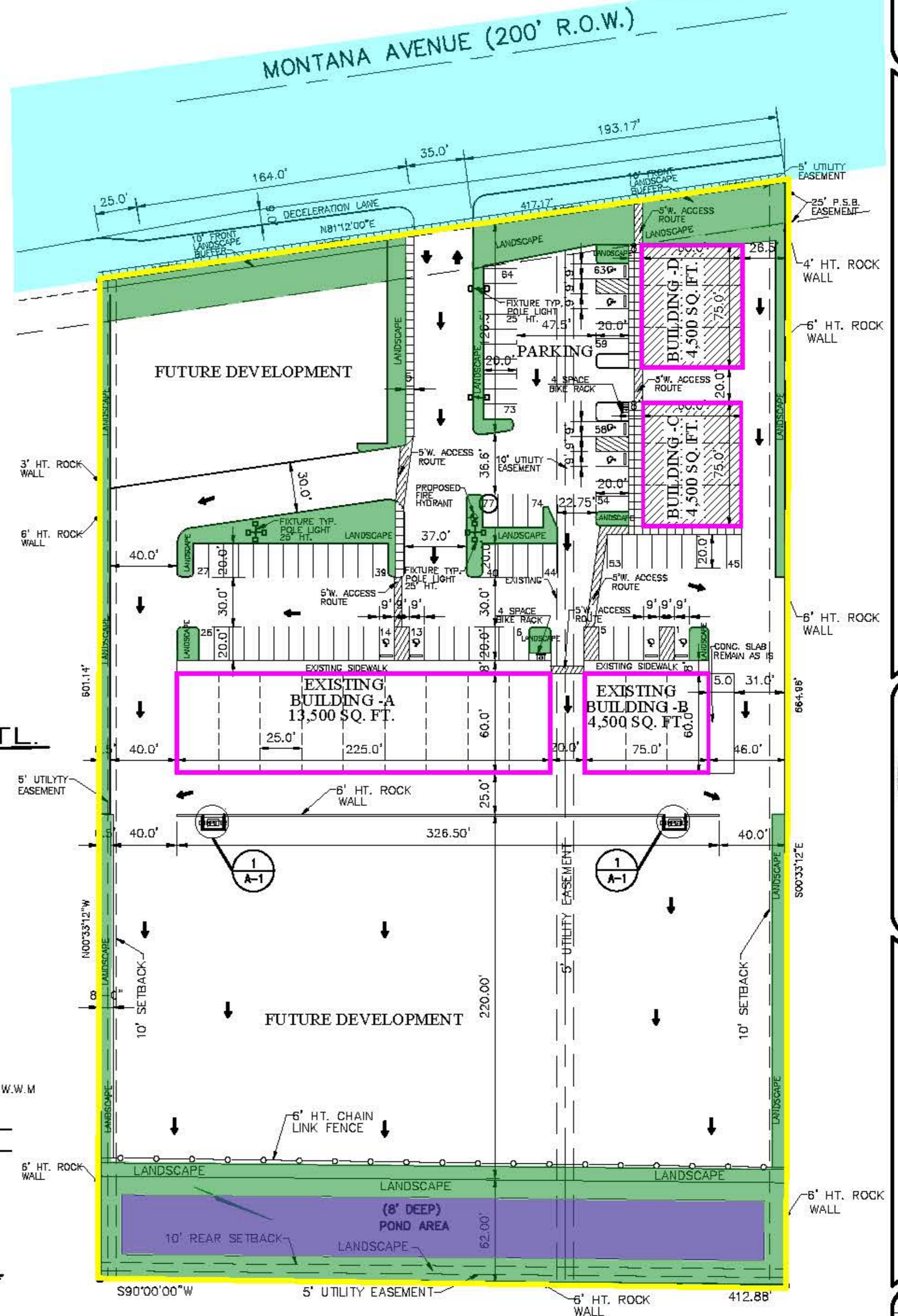


ROCK WALL SECTION

SCALE: 3/4" = 1'-0"

LEGEND	
	DRAINAGE FLOW PATTERNS
	POLE LIGHT FIXTURE TYP.
	WALL LIGHT FIXTURE
	TRAFFIC DIRECTION

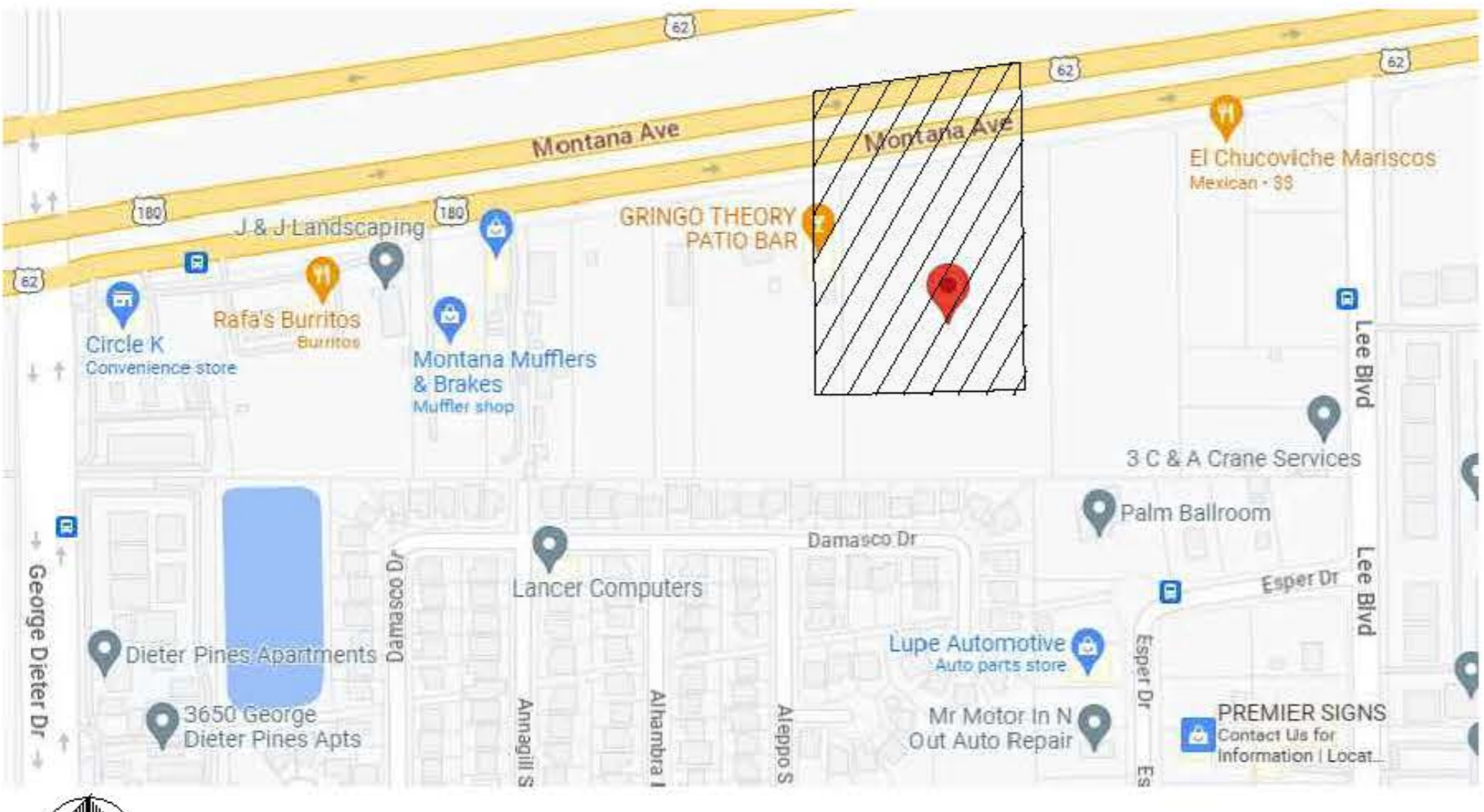
SETBACK	
C-4 SC - SETBACKS	REQUIRED
FRONT YARD	0.00'
REAR YARD	10.00'
SIDE YARD RESIDENTIAL	10.00'
SIDE YARD STREET YARD	10.00'



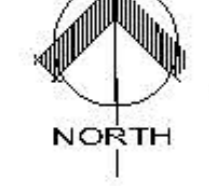
DETAILED SITE DEVELOPMENT PLAN

SCALE: 1" = 50.0'

LEGAL DESCRIPTION:
BEING THE LOT 8 THRU 10, BLOCK 1
MONTANA AND LEE COMMERCIAL DISTRICT UNIT TWO,
CITY OF EL PASO, EL PASO COUNTY, TEXAS
CONTAINING: 261,361 SF. OR 6.000 AC.



LOCATION MAP



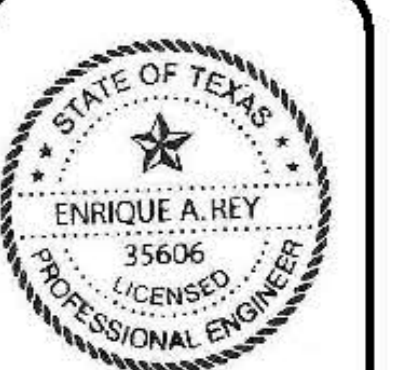
NTS

REVISIONS	

PROJECT NUMBER	DATE

PROPOSED BUSINESS, OFFICE TO

MONTANA COMPLEX
11412 MONTANA
EL PASO, TEXAS



05-22-26

J L J DESIGNS
CELL (915) 329-4346
FAX (915) 633-8060
9434 VISCOUNT BLVD., SUITE 160
EL PASO, TEXAS. 79925

SHEET TITLE
DETAILED SITE DEVELOPMENT PLAN
1
SHEET. 01 OF 01



Legislation Text

File #: BC-2257, 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.

PZDS26-00014: A portion of Tract 1-B (N/K/A Tract 1-B-1), Nellie D. Mundy Survey
No. 243, City of El Paso, El Paso County, Texas

Location: 7345 Dewberry Dr.
Zoning: P-R II (Planned Residential II)
Request: Detailed Site Development Plan approval
Existing Use: Vacant
Proposed Use: Single-family attached dwellings (atrium, patio, townhouse,
condominium)
Property Owner: DVEP Land LLC
Representative: Del Rio Engineering
District: 1
Staff Contact: Jose Beltran, (915) 212-1607, BeltranJV@elpasotexas.gov

7345 Dewberry

City Plan Commission — July 2, 2026

SITE PLAN

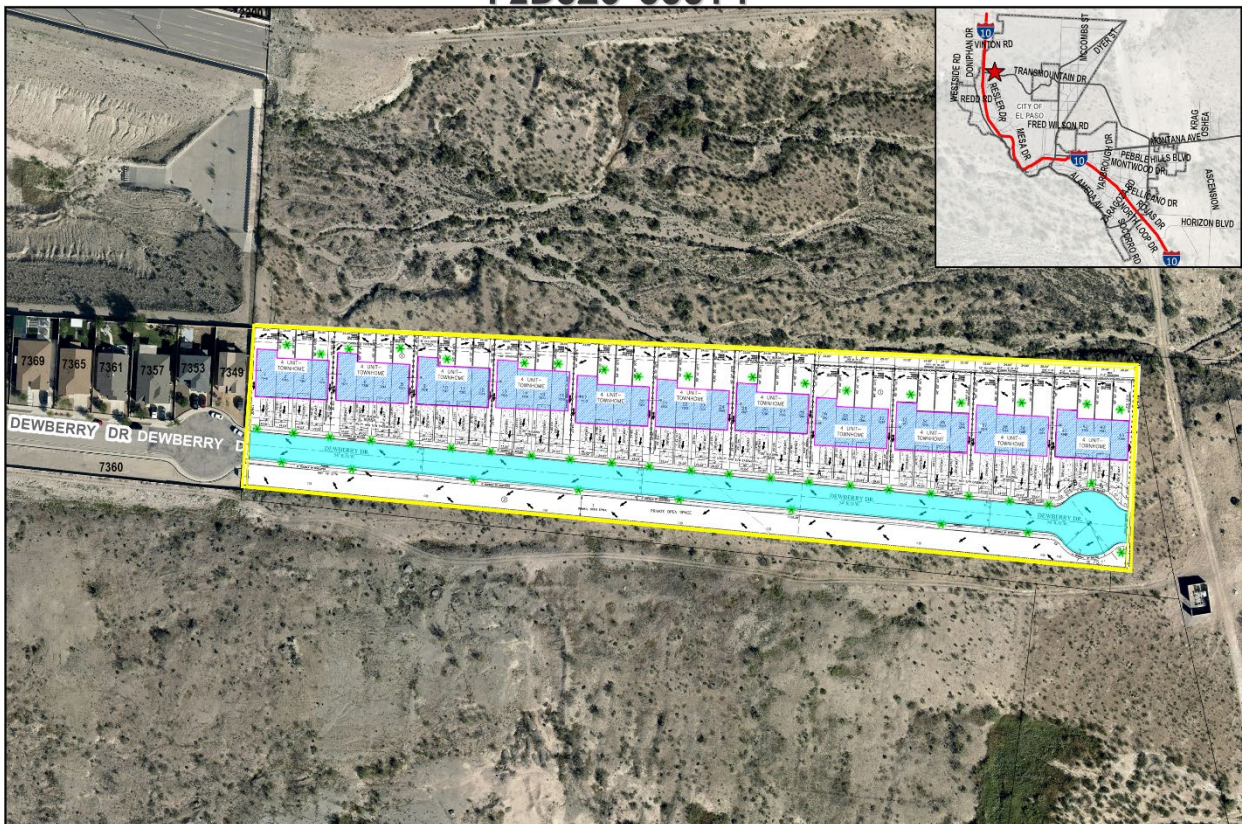


CASE NUMBER: PZDS26-00014
CASE MANAGER: Jose Beltran, (915) 212-1607, BeltranJV@elpasotexas.gov
PROPERTY OWNER: DVEP Land, LLC
REPRESENTATIVE: Del Rio Engineering
LOCATION: 7345 Dewberry Dr. (District 1)
PROPERTY AREA: 6.85 acres
REQUEST: Detailed Site Development Plan Approval
RELATED APPLICATIONS: SUSU26-00034 Major Combination Subdivision Application
PUBLIC INPUT: None

SUMMARY OF REQUEST: The applicant is requesting Detailed Site Development Plan approval for the use of single-family attached dwellings (atrium, patio, townhouse, condominium).

SUMMARY OF STAFF'S RECOMMENDATION: Staff recommends **APPROVAL** of the request as the use of single-family attached dwellings is compatible with surrounding residential uses. The proposed development meets the requirements of El Paso City Code Section 20.04.150 Detailed Site Development Plan.

PZDS26-00014



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 37.5 75 150 225 300 Feet



Figure A. Site Plan Superimposed on Aerial Imagery

DESCRIPTION OF REQUEST: The applicant is requesting approval of a Detailed Site Development Plan for the use of single-family attached dwellings (atrium, patio, townhouse, condominium) which is required per Appendix A of the El Paso City Code. The Detailed Site Development Plan (Attachment 2) shows forty-five (45) proposed lots, consisting of eleven (11) buildings for a total of forty-four (44) dwelling units as well as a proposed private open space. Setbacks for the development will be established as a 20' front minimum, a 15' rear minimum, a 0' setback between units, a 5' building setback from the side property lines, and a 10' setback between buildings. Each unit will have an eighteen-foot (18') driveway, as well as a two-car garage, and be in compliance with on-site parking requirements. As part of this development, the existing Dewberry Drive right-of-way to the west will be extended to provide vehicular and pedestrian access to the proposed dwelling units.

PREVIOUS CASE HISTORY: On September 25, 2026, the El Paso City Council approved the rezoning of the subject property from R-3A (Residential) to P-R II (Planned Residential II) to allow for the use of single-family attached dwellings (atrium, patio, townhouse, condominiums).

COMPATIBILITY WITH NEIGHBORHOOD CHARACTER: The proposed development is permitted by right in the PR-II (Planned Residential II) zone district and is compatible with surrounding residential uses. Properties to the north of the subject property are vacant and zoned R-3 (Residential), while properties to west are zoned R-3A (Residential) comprising of single-family detached dwellings and a ponding site. Properties to the south and east of the subject property are a mix of R-3 (Residential), R-3A (Residential), and C-4/c (Commercial/conditions) consisting of undeveloped lots. The nearest school is Jose J. Alderete Middle School located 2.29 miles away and the nearest park is Desert Springs #2 Park located just 0.16 miles away.

COMPLIANCE WITH THE ZONING ORDINANCE – When evaluating whether a proposed Detailed Site Development Plan is in accordance with the Zoning Ordinance, consider following factors:	
Criteria	Does the Request Comply?
<p>El Paso City Code Section 20.04.140 – When Required. Except as stated herein, a detailed site development plan is required prior to development in a special purpose district or with a special permit application and may be required if a zoning condition exists on a particular piece of property. Detailed site development plans are not required for any projects for development in the Mixed Use District (RMU, GMU and IMU) or for any other projects other than those located in special purpose districts or as otherwise required herein.</p>	<p>Approval of a Detailed Site Development Plan is required per Appendix A of the El Paso City Code for the use of single-family attached dwellings in the PR-II (Planned Residential II) zone district. Since more than two buildings are being proposed and the acreage of the subject property exceeds 2.0 acres, El Paso City Code requires final approval from the City Plan Commission (CPC).</p>
<p>Compatibility with Zoning Regulations: The zoning district permits the proposed use, and all applicable regulations are met:</p> <p>PR-II (Planned Residential II) District: The purpose of the district is to encourage planned developments as a means of creating a superior living environment through unified planning and building operations at higher residential densities. The regulations of the district are designed to encourage variety in housing needed to meet changing housing demands and to provide adequate community facilities well-located with respect to needs; to protect the natural beauty of the landscape; to encourage preservation and more efficient use of open space; to offer an opportunity for design flexibility; and encourage innovations which may result in improved</p>	<p>The proposed use of single-family detached dwellings is permitted by right in the PR-II (Planned Residential II) zone district. The Detailed Site Development Plan will adhere to all applicable zoning regulations and requirements of the PR-II (Planned Residential II) zone district which include parking, landscaping, and setbacks.</p>

COMPLIANCE WITH <i>THE ZONING ORDINANCE</i> – When evaluating whether a proposed Detailed Site Development Plan is in accordance with the Zoning Ordinance, consider following factors:	
relationships between uses of different types and between land uses and transportation facilities.	
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.	None. The subject property does not lie within any historic districts or study area plan boundaries.
Potential Adverse Effects: Potential adverse effects that might be caused by approval or denial of the special permit.	The proposed development is not anticipated to pose any adverse effects on the community.
Natural Environment: Anticipated effects on the natural environment.	The subject property does not involve any greenfield/environmentally sensitive land, or arroyo disturbance.

ADEQUACY OF PUBLIC FACILITIES, SERVICES AND INFRASTRUCTURE: Access to the subject property will be from Dewberry Drive, which is classified as a local street on the City of El Paso’s Major Thoroughfare Plan (MTP) and is appropriate for the single-family attached dwelling (atrium, patio, townhouse, condominium) residential development. A five-foot (5’) sidewalk will be provided abutting both sides of Dewberry Drive for pedestrian connectivity to existing pedestrian right-of-way. There are currently no bus stops located within walking distance of the subject property. Resler Drive, which is proposed to be extended under the Major Thoroughfare Plan (MTP), will provide a direct connection from the proposed development to Woodrow Bean Transmountain Road once it is completed.

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

PUBLIC COMMENT: Notices are not required per El Paso City Code Section 20.04.150.

RELATED APPLICATIONS: A major subdivision combination application (SUSU26-00034) is running concurrently with this application. The major subdivision combination application is to subdivide the existing parcel into forty-five (45) lots and provide right-of-way improvements.

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:

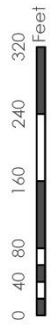
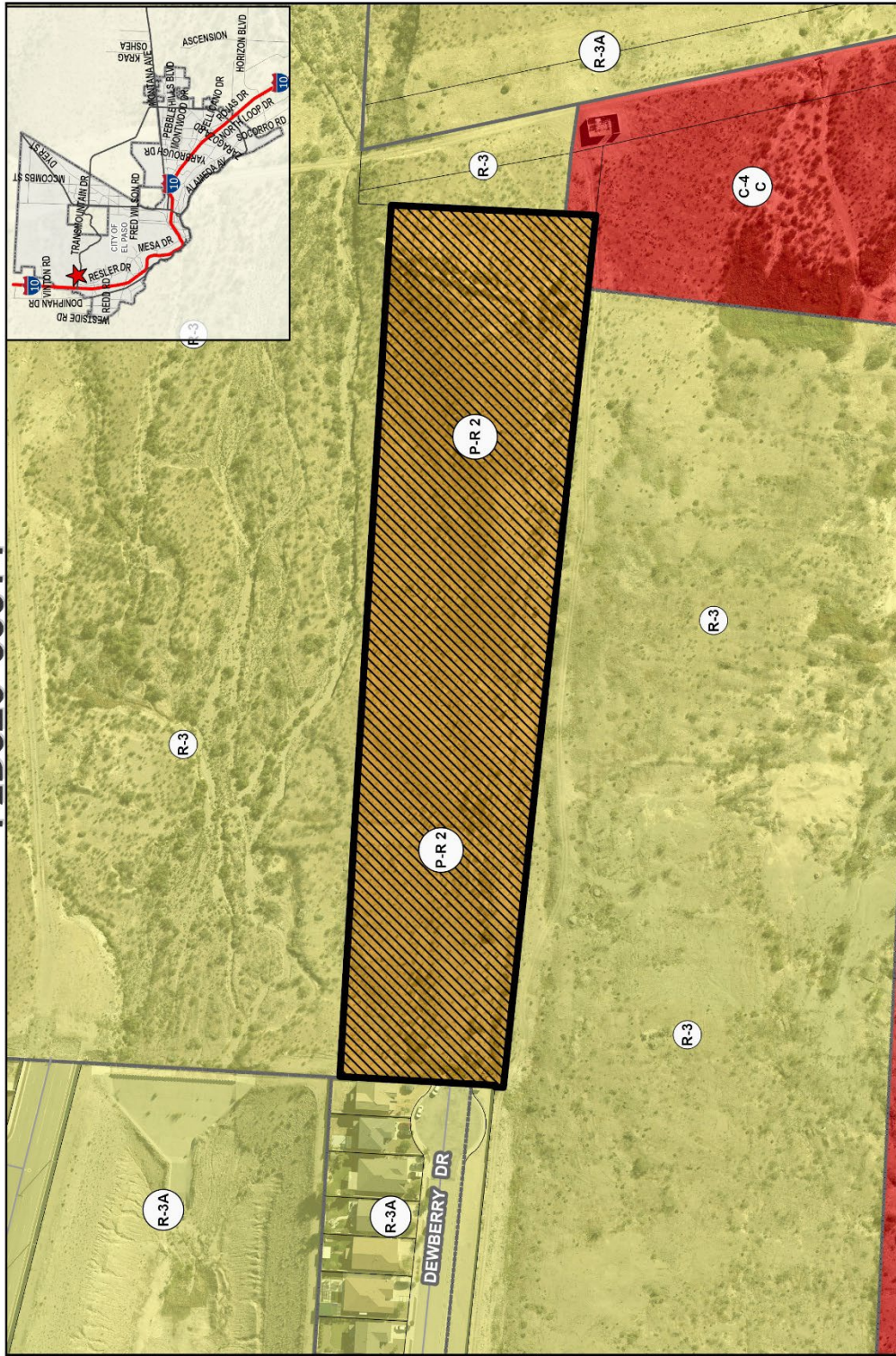
1. **Approve** of the Detailed Site Development Plan, finding that the request is in conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or that the request is in conformance with other criteria that the CPC identifies from the Comprehensive Plan. **(Staff Recommendation)**
2. **Approve of the Detailed Site Development Plan With Modifications** 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. **Denial** of the Detailed Site Development Plan, 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. Zoning Map
2. Detailed Site Development Plan
3. Elevations
4. Department Comments

ATTACHMENT 1

PZDS26-00014

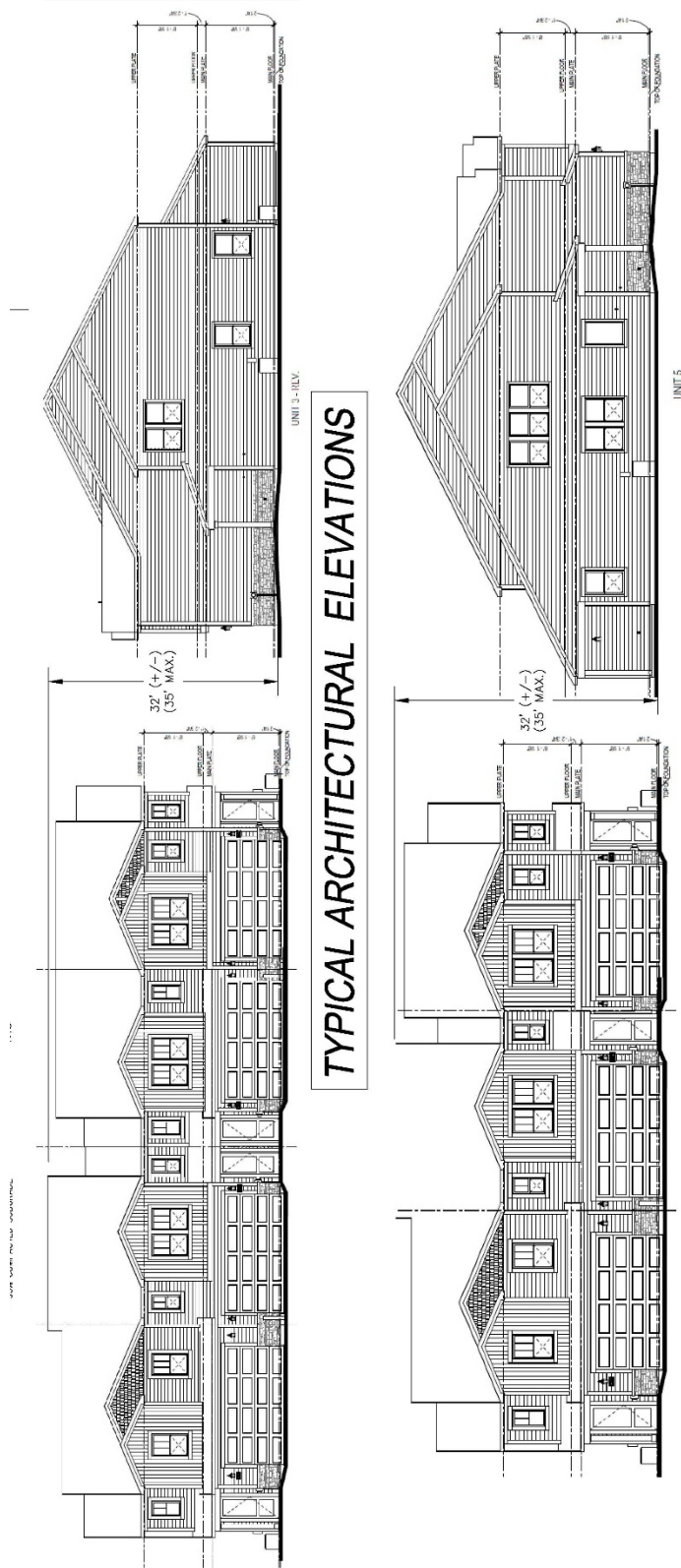


Subject Property



This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may need to access greater than this 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.

ATTACHMENT 3



TYPICAL ARCHITECTURAL ELEVATIONS

ATTACHMENT 4

Planning and Inspections Department - Planning Division

Staff recommends **APPROVAL** of the request as the use of single-family attached dwellings is compatible with surrounding residential uses. The proposed development meets the requirements of El Paso City Code Section 20.04.150 Detailed Site Development Plan.

Planning and Inspections Department – Plan Review & Landscaping Division

No comments received.

Planning and Inspections Department – Land Development

No objections to proposed detailed site plan.

Fire Department

No adverse comments.

Police Department

No comments received.

Environment Services

No comments received.

Streets and Maintenance Department

Street Lights Department

Street Lights Department requires that all projects that involve 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.

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.

Traffic & Transportation Engineering

No comments received.

Sun Metro

No comments received.

El Paso Water

There is an existing 8-inch water main along Dewberry Drive located approximately 19 feet south of the property. This main dead-ends approximately 713-feet east of Resler Drive. This main can be extended to provide service.

Previous water pressure from fire hydrant #11136, last tested on 02/18/2025 located fronting property 7377 Dewberry Drive has yielded a static pressure of 80 psi, a residual pressure of 75 psi, and a discharge of 1,113.4 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.

EPWU-PSB Comments

EPWater does not object to this request.

Water service can be made available to the subdivision up to elevation 4060 (PSB Datum). Water pressure between 35psi and 50psi is anticipated between ground elevation 4,094 and 4,060 feet (PSB Datum).

Sanitary Sewer

There is an existing 8-inch sewer main along Dewberry Drive located approximately 32 feet south of the property. This main dead-ends approximately 713-feet east of Resler Drive. This main can be extended to provide service.

General

Water and sanitary sewer main extensions will be required. Main extensions shall cover the entire length of the proposed right-of-way. 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:

1. Provide an acceptable Stormwater Management plan in accordance with Section 19.19.030 of the current subdivision ordinance.
2. 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 Section 19.19.010.
3. Please provide documentation to the effect of allowing discharge from the Dewberry subdivision off-site.

Texas Department of Transportation

No comments received.

El Paso County Water Improvement District

No comments received.

El Paso Electric

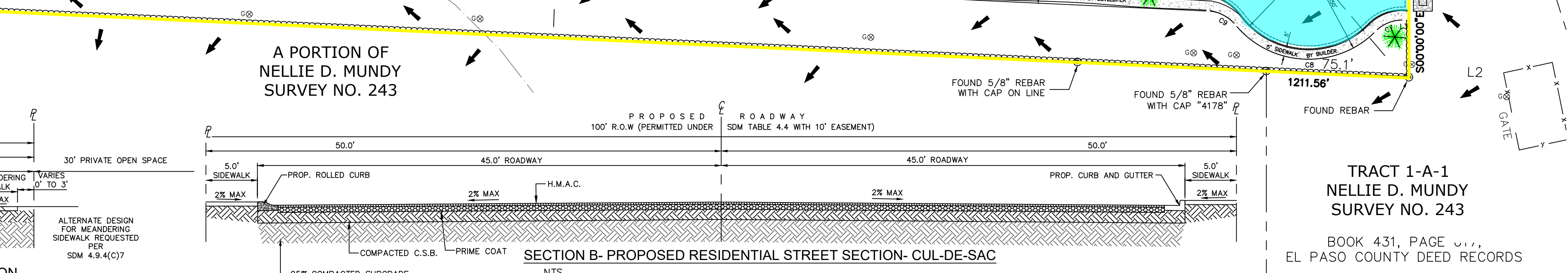
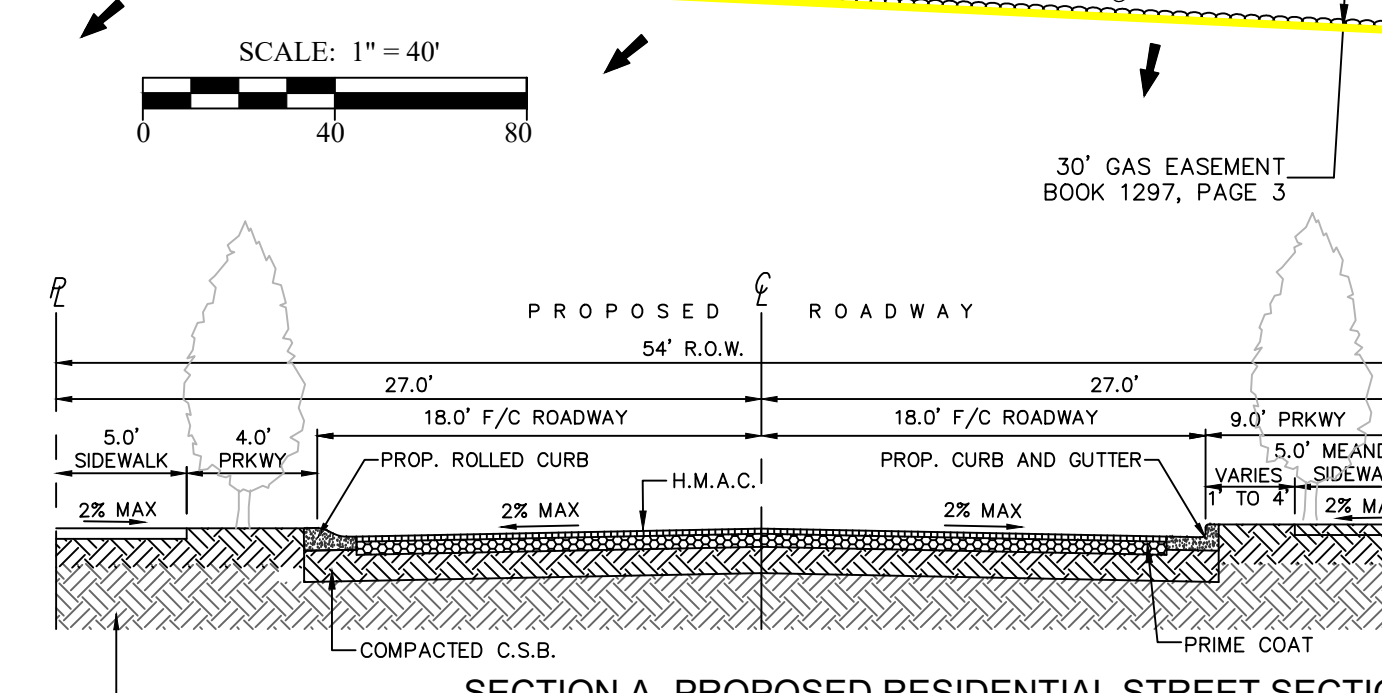
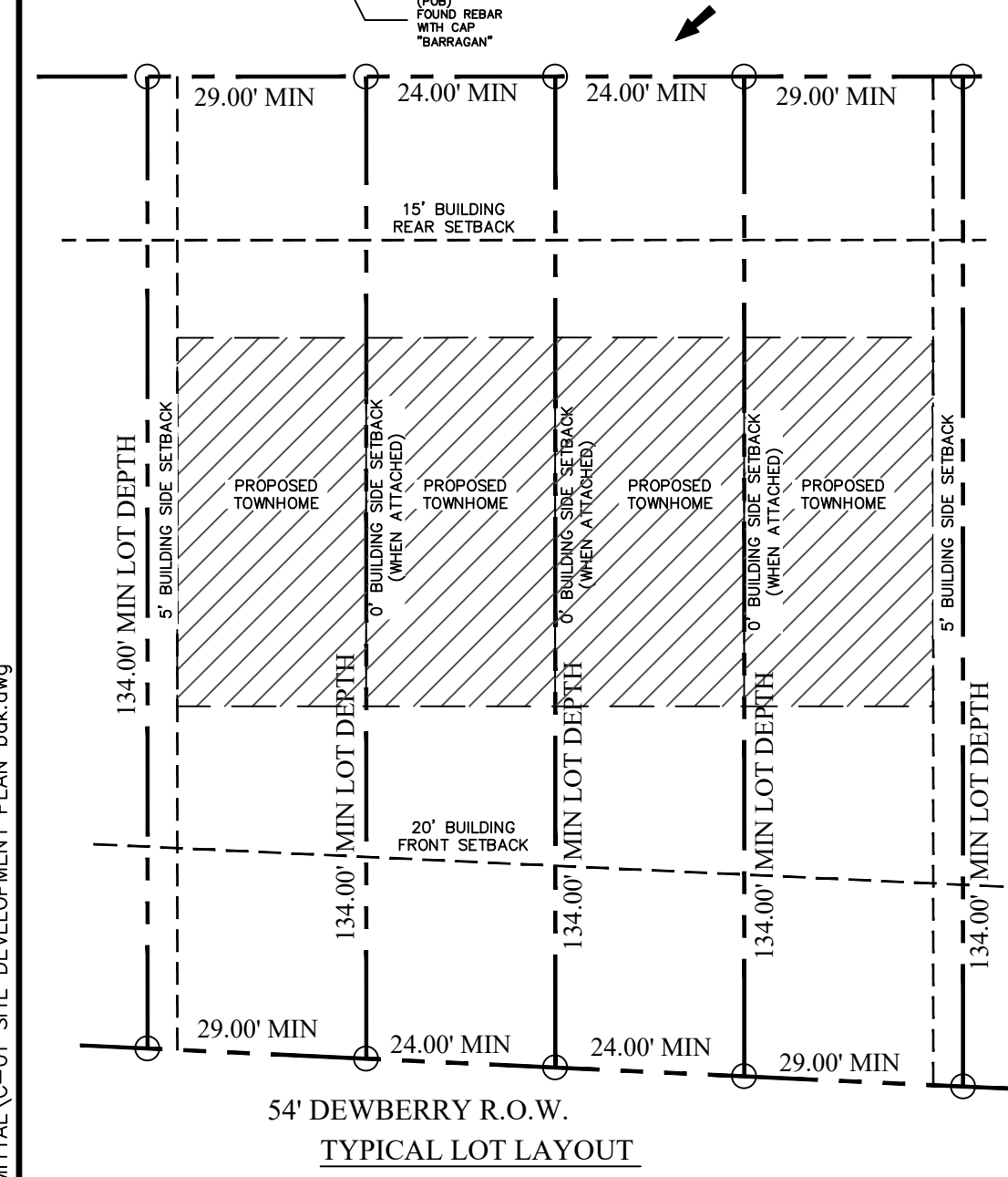
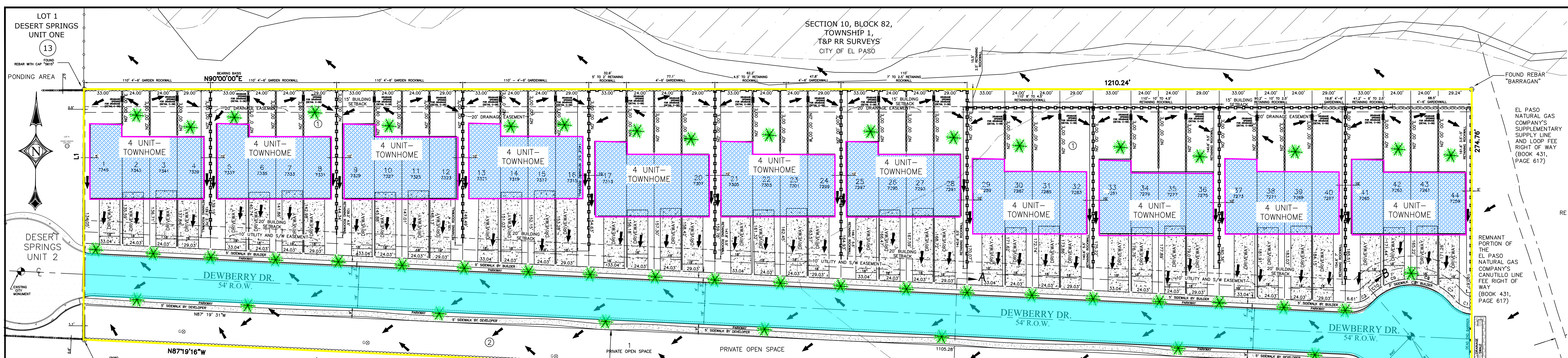
We have no comments for 7345 Dewberry.

El Paso County 911 District

The 911 District has no comments or concerns regarding this zoning. We hope to see the proposed addressing in the future subdivision review.

Texas Gas Service

Texas Gas Service does not have any comments.



CURVE	LENGTH	RADIUS	DELTA	CH. BEARING	CHORD
C1	16.69	20.00	47°49'21"	N63°24'35"W	16.21
C2	83.47	50.00	95°38'43"	N87°19'16"W	74.11
C3	16.69	20.00	47°49'21"	S85°46'03"W	16.21
C7	19.22	50.00	22°01'12"	N50°30'31"W	19.10
C8	25.01	50.00	28°39'38"	N75°50'56"W	24.75
C9	25.05	50.00	28°42'38"	S75°27'56"W	24.79
C10	14.18	50.00	16°15'14"	S52°59'00"W	14.14

LINE	LENGTH	BEARING
LI	216.14	N00°00'00"W

ZONING TABLE:

- CURRENT ZONING: PR-II
- 24' MIN. LOT AVERAGE WIDTH
- 134.00' MIN. LOT DEPTH
- LOT AREA: 3267.65 MIN.
- SIDE SETBACK:
 - 0' SETBACK BETWEEN ADJOINING STRUCTURES
 - 5' BUILDING SETBACK
 - FRONT SETBACK: 20' MIN.
 - REAR SETBACK: 15' MIN.
 - MIN. DISTANCE BETWEEN BUILDINGS: 10'
 - MAXIMUM BUILDING HEIGHT: 35'
 - MIN. OFF-STREET PARKING: 2- VEHICLES (DRIVEWAY)

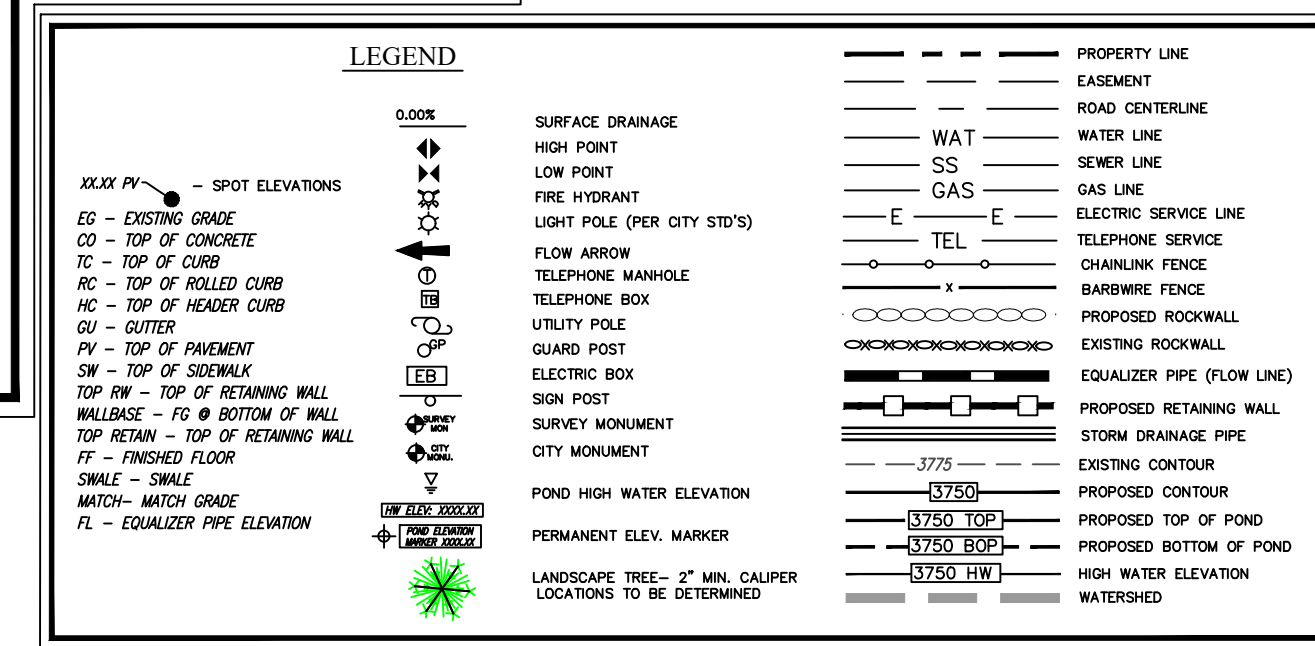
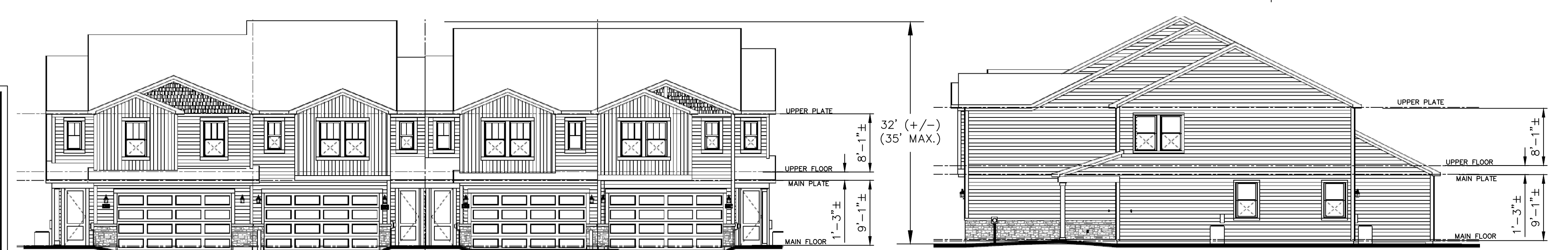
NOTE:

Pursuant to El Paso Street Design Manual, 6.1.3 Length of A Block or Street Segment, we are requesting to waive the street length requirement and block face requirement based on the 6.1.4.E. We are proposing a cul-de-sac turn around to allow the ability for emergency vehicles to turn around.

According to the El Paso Street Design Manual (SDM) guidelines for construction Section 4.9.2 Local-Drivable Suburban Street Cross Section, the owner is asking for the reduction in parkway and is proposing additional pavement width to 36' face of curb to face of curb to match the existing Dewberry 54' ROW and road profile. The reduction of parkway will be offset by the open private space that the owner is proposing to the south of the property.



Parcel #	Area (SF)	Parcel #	Area (SF)
LOT 1 BLK 1	4449.02	LOT 23 BLK 1	3912.20
LOT 2 BLK 1	3267.65	LOT 24 BLK 1	4763.20
LOT 3 BLK 1	3294.60	LOT 25 BLK 1	5468.06
LOT 4 BLK 1	4016.93	LOT 26 BLK 1	4008.77
LOT 5 BLK 1	4618.86	LOT 27 BLK 1	4035.72
LOT 6 BLK 1	3391.17	LOT 28 BLK 1	4912.46
LOT 7 BLK 1	3418.12	LOT 29 BLK 1	5637.90
LOT 8 BLK 1	4166.19	LOT 30 BLK 1	4132.29
LOT 9 BLK 1	4788.70	LOT 31 BLK 1	4159.24
LOT 10 BLK 1	3514.69	LOT 32 BLK 1	5061.71
LOT 11 BLK 1	3541.64	LOT 33 BLK 1	5807.74
LOT 12 BLK 1	4315.44	LOT 34 BLK 1	4255.81
LOT 13 BLK 1	4958.54	LOT 35 BLK 1	4282.76
LOT 14 BLK 1	3638.21	LOT 36 BLK 1	5210.96
LOT 15 BLK 1	3665.16	LOT 37 BLK 1	5977.58
LOT 16 BLK 1	4464.69	LOT 38 BLK 1	4379.33
LOT 17 BLK 1	5128.38	LOT 39 BLK 1	4406.28
LOT 18 BLK 1	3761.73	LOT 40 BLK 1	5360.05
LOT 19 BLK 1	3788.68	LOT 41 BLK 1	5816.38
LOT 20 BLK 1	4613.95	LOT 42 BLK 1	3958.12
LOT 21 BLK 1	5298.22	LOT 43 BLK 1	4062.68
LOT 22 BLK 1	3885.25	LOT 44 BLK 1	5457.37
		LOT 1 BLK 2	34908.72



Release Dates:
Revisions:

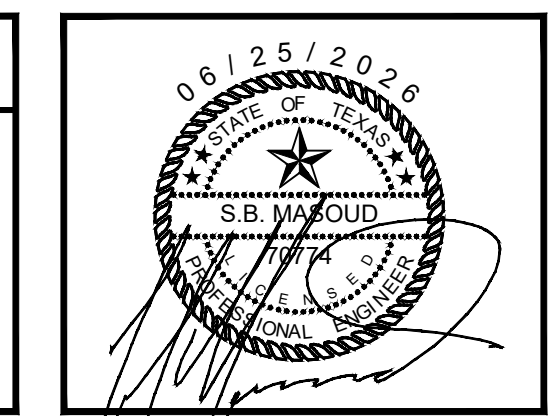
All drawings submitted in relation to this project, Architectural, Civil, Mechanical, Structural, Electrical, Landscaping, etc., are interrelated. The Contractor and Subcontractors shall review and coordinate the Entire Set of drawings and project specifications. The Contractor shall be responsible for verifying all data shown on the plans. If discrepancies are found, the Contractor shall notify the owner or Engineer immediately so that proper corrections can be made.

Scale:
PLAN VIEW
SCALE: AS NOTED
PROFILE VIEW
SCALE: HORIZONTAL: AS NOTED
VERTICAL: AS NOTED

DRE Del Rio Engineering, Inc.
DRE@delrioengineering.net
P.O. Box 220251 El Paso, Texas 79913 915/833-2400 TBPE Firm #: F-1093

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DETAILED SITE DEVELOPMENT PLAN
DEWBERRY SPRINGS SUBDIVISION
PORTION OF TRACT 1B, NELLIE D. MUNDY SURVEY NO. 243
CITY OF EL PASO, EL PASO COUNTY, TEXAS
CONTAINING 298,263 SQ. FT. OR 6.8472 ACRES



Project #:	J25-059	Design By:	AF
Plot Date:	06/25/2026	Drawn By:	AF
SHEET:	1"=40'	SHEET:	C-01



Legislation Text

File #: BC-2258, 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.

SUSU26-00034: Dewberry Springs Subdivision - A portion of Tract 1-B (N/K/A Tract 1-B-1), Nellie D. Mundy Survey No. 243, City of El Paso, El Paso County, Texas

Location: East of Resler Dr. and North of Transmountain Rd.
Existing Zoning: P-R II (Planned Residential District II)
Property Owner: DVEP Land, LLC
Representative: Del Rio Engineering, Inc.
District: 1
Staff Contact: Myrna Aguilar, (915) 212-1584, AguilarMP@elpasotexas.gov
POSTPONED FROM JUNE 18, 2026

Dewberry Springs Subdivision

City Plan Commission — July 2, 2026



CASE NUMBER/TYPE: SUSU26-00034 – Major Combination
CASE MANAGER: Myrna Aguilar, (915) 212-1584, AguilarMP@elpasotexas.gov
PROPERTY OWNER: DVEP Land, LLC
REPRESENTATIVE: Del Rio Engineering, Inc.
LOCATION: East of Resler Dr. and North of Transmountain Rd. (District 1)
PROPERTY AREA: 6.84 acres
VESTED RIGHTS STATUS: Not Vested
PARK FEES: \$60,280.00
EXCEPTIONS/MODIFICATIONS: Yes, see following section
ZONING DISTRICT(S): P-R II (Planned Residential District II)
RELATED APPLICATIONS: PZR25-00010 – Dewberry Drive

SUMMARY OF RECOMMENDATION: Staff recommends **APPROVAL WITH CONDITION** of Dewberry Springs Subdivision on a Major Combination basis and **APPROVAL** of the exception requests subject to the following condition.

- That an approved Detailed Site Development Plan be approved by the City Plan Commission prior to recordation of the final plat.

In addition, the applicant is requesting the following exceptions from the City Plan Commission:

- To waive the construction of 2-feet of planter strip along both sides of Dewberry Dr.
- To waive the length requirement of 600-feet of a cul-de-sac street.

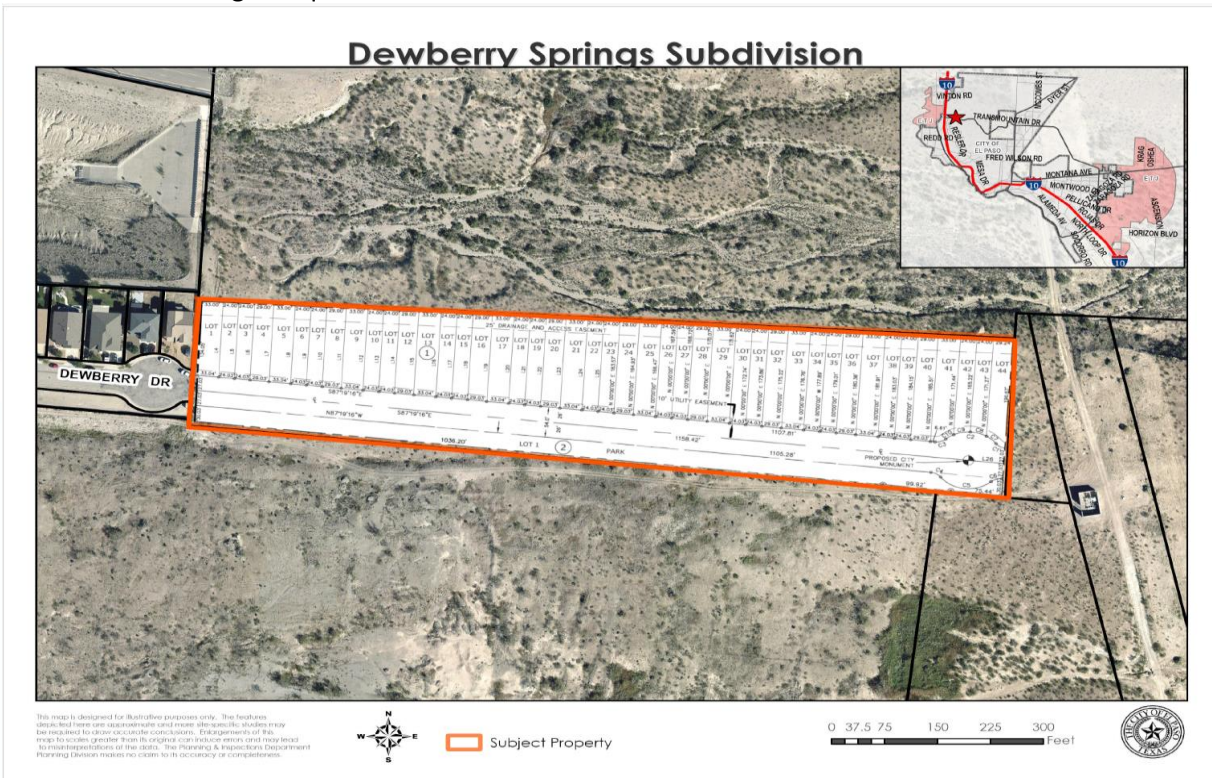


Figure A: Proposed plat with surrounding area

DESCRIPTION OF REQUEST: The applicant proposes to subdivide 6.84 acres into forty-four (44) lots, with lot sizes ranging from 3,268 to 5,986 square feet. Stormwater drainage will be accommodated through off-site facilities in accordance with the approved Master Drainage Plan. Primary access to the proposed subdivision will be provided from Dewberry Drive. This subdivision is being reviewed under Title 19 of the El Paso City Code.

CASE HISTORY/RELATED APPLICATIONS: subject property was presented to the City Plan Commission with a request to rezone the property from R-3 (Residential) to P-R II (Planned Residential II) to allow for the development of townhomes. The request was unanimously approved by the City Plan Commission on July 3, 2025, under Case No. PZRZ25-00010. Subsequently, the rezoning was approved by City Council through the adoption of Ordinance No. 019797 on September 30, 2025.

Through a separate application the applicant is proposing a detailed site development plan to allow for townhomes to be built.

EXCEPTIONS, MODIFICATIONS, OR WAIVER REQUESTS: The applicant is requesting the following exceptions, pursuant to El Paso City Code pursuant to El Paso City Code Section 19.48.030 (A) – Criteria for approval of the applicable code. The exceptions include the following:

1. To waive the construction of 2-feet of planter strip along Dewberry Dr.
2. To waive the length requirement of 600-feet of a cul-de-sac street.

EVALUATION OF EXCEPTION REQUEST: The exception request to waive right-of-way improvements meets the criteria set forth in El Paso City Code 19.48.030(A), which allows for exceptions under special circumstances arising from the physical surroundings, shape, topography, or other features affecting the land, such that the strict application of the code would create an unnecessary hardship or inequity for the applicant.

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

Surrounding Zoning and Use	
North	R-3 (Residential) / Vacant Land
South	R-3 (Residential) / Vacant Land
East	R-3A (Residential) / Vacant Land
West	R-3A (Residential) / Residential development
Nearest Public Facility and Distance	
Park	Eagle Vista Park (0.21 mi.)
School	Northwest El Paso Community College (1.82 mi.)
Plan El Paso Designation	
G-4, Suburban (Walkable)	
Impact Fee Service Area	
Westside	

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)

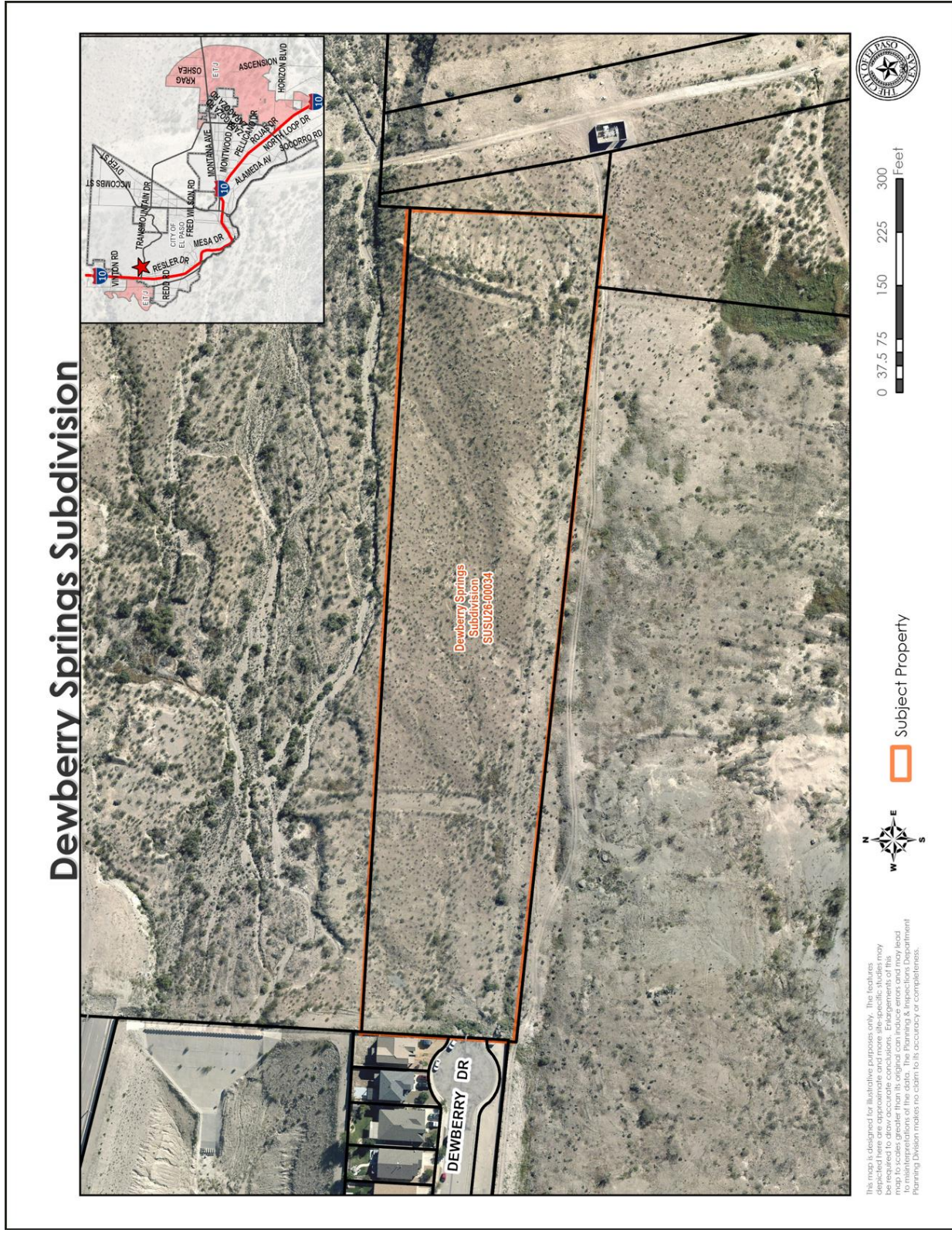
The approval of waivers from, or exceptions or modifications to any applicable code provision is at the discretion of the CPC, in consideration of any criteria provided by the El Paso City Code for the review of such waivers, exceptions, or modifications. In evaluating the request(s), the CPC may take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



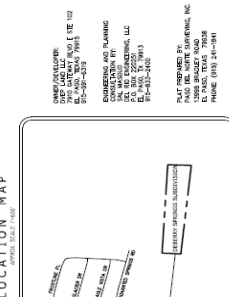
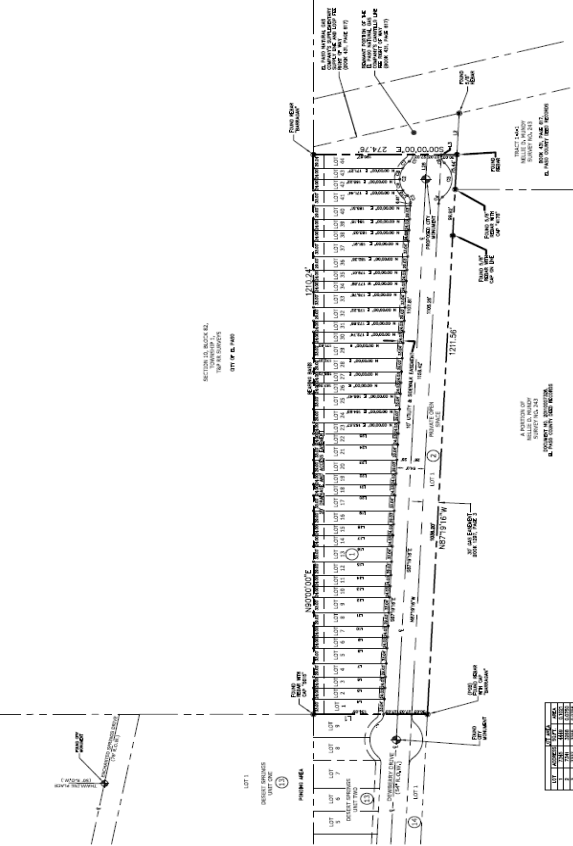
ATTACHMENT 2

DEWBERRY SPRINGS SUBDIVISION

A PORTION OF TRACT 1-B,
 HELLER PARK SUBDIVISION,
 CITY OF PASADENA, PASADENA, TEXAS
 CONTAINING: 288,263 SQ. FT. OR 6.6472 ACRES

TOTAL NUMBER OF LOTS: 43

SCHOOL DISTRICT: UNIVERSITY PARK



LOT	ACRES	AREA	PERCENT
1	0.0000	0.00	0.00
2	0.0000	0.00	0.00
3	0.0000	0.00	0.00
4	0.0000	0.00	0.00
5	0.0000	0.00	0.00
6	0.0000	0.00	0.00
7	0.0000	0.00	0.00
8	0.0000	0.00	0.00
9	0.0000	0.00	0.00
10	0.0000	0.00	0.00
11	0.0000	0.00	0.00
12	0.0000	0.00	0.00
13	0.0000	0.00	0.00
14	0.0000	0.00	0.00
15	0.0000	0.00	0.00
16	0.0000	0.00	0.00
17	0.0000	0.00	0.00
18	0.0000	0.00	0.00
19	0.0000	0.00	0.00
20	0.0000	0.00	0.00
21	0.0000	0.00	0.00
22	0.0000	0.00	0.00
23	0.0000	0.00	0.00
24	0.0000	0.00	0.00
25	0.0000	0.00	0.00
26	0.0000	0.00	0.00
27	0.0000	0.00	0.00
28	0.0000	0.00	0.00
29	0.0000	0.00	0.00
30	0.0000	0.00	0.00
31	0.0000	0.00	0.00
32	0.0000	0.00	0.00
33	0.0000	0.00	0.00
34	0.0000	0.00	0.00
35	0.0000	0.00	0.00
36	0.0000	0.00	0.00
37	0.0000	0.00	0.00
38	0.0000	0.00	0.00
39	0.0000	0.00	0.00
40	0.0000	0.00	0.00
41	0.0000	0.00	0.00
42	0.0000	0.00	0.00
43	0.0000	0.00	0.00
TOTAL	6.6472	288,263	100.00

LOT	ACRES	AREA	PERCENT
1	0.0000	0.00	0.00
2	0.0000	0.00	0.00
3	0.0000	0.00	0.00
4	0.0000	0.00	0.00
5	0.0000	0.00	0.00
6	0.0000	0.00	0.00
7	0.0000	0.00	0.00
8	0.0000	0.00	0.00
9	0.0000	0.00	0.00
10	0.0000	0.00	0.00
11	0.0000	0.00	0.00
12	0.0000	0.00	0.00
13	0.0000	0.00	0.00
14	0.0000	0.00	0.00
15	0.0000	0.00	0.00
16	0.0000	0.00	0.00
17	0.0000	0.00	0.00
18	0.0000	0.00	0.00
19	0.0000	0.00	0.00
20	0.0000	0.00	0.00
21	0.0000	0.00	0.00
22	0.0000	0.00	0.00
23	0.0000	0.00	0.00
24	0.0000	0.00	0.00
25	0.0000	0.00	0.00
26	0.0000	0.00	0.00
27	0.0000	0.00	0.00
28	0.0000	0.00	0.00
29	0.0000	0.00	0.00
30	0.0000	0.00	0.00
31	0.0000	0.00	0.00
32	0.0000	0.00	0.00
33	0.0000	0.00	0.00
34	0.0000	0.00	0.00
35	0.0000	0.00	0.00
36	0.0000	0.00	0.00
37	0.0000	0.00	0.00
38	0.0000	0.00	0.00
39	0.0000	0.00	0.00
40	0.0000	0.00	0.00
41	0.0000	0.00	0.00
42	0.0000	0.00	0.00
43	0.0000	0.00	0.00
TOTAL	6.6472	288,263	100.00

OWNER'S DECLARATION, CERTIFICATION AND ATTENTION

I, Alexander Drenth, CEO of DRE Engineering, Inc., do hereby certify that I am the owner of all of the lots shown on this plat and that I am the owner of all of the lots shown on this plat and that I am the owner of all of the lots shown on this plat.

I certify that the plat is correct and that the lots are not yet completed.

Witness my signature this _____ day of _____, 2026.

Alexander Drenth, CEO
 DRE Engineering, Inc.

ACKNOWLEDGEMENT

Before me, the undersigned authority, on this day personally appeared Alexander Drenth, 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 consideration therein expressed.

Given under my hand and seal of office this _____ day of _____, 2026.

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

CITY PLAN COMMISSION APPROVAL STATEMENT

This subdivision is hereby approved in accordance with Chapter 212 of the Texas Local Government Code, which requires that a subdivision plat be approved by the local government for a review of a major subdivision plat.

Government Code of Texas 212.001 - 212.005.

Executive Secretary _____
 Approved for this day _____, 2026.
 Planning & Inspection Director _____

Filed and recorded in the office of the County Clerk of El Paso County, Texas.

This _____ day of _____, 2026, A.D.

In P.P. No. _____
 County Clerk _____

DRE Engineering, Inc.
 Registered Professional Land Surveyor
 Texas License No. 5372

1308 BRADLEY ROAD, EL PASO, TEXAS 79938
 PHONE: (973) 342-2991

ATTACHMENT 4



Del Rio Engineering, Inc.

P.O. Box 220251

El Paso, Texas 79913

915/833-2400

SENT VIA EMAIL

DATE: 04/15/2026

SENT TO: Mr. Alonso Hernandez
City of El Paso – Planning Department
811 Texas Street
El Paso, TX 79901

J25-059

SUBJECT: J25-059 Dewberry Springs Major Combination Plat

RE: Request for exceptions to vary from the City's Street Design Manual per Title 19 for Street Length, Block Length, Street width and design based on the constraints based on the topographic features of the property and land constraints.

Dear Mr. Hernandez,

The landowner is requesting to develop a townhome neighborhood based on the Current zoning of Planned Residential II (PR-II). Zoning was approved September 30th, 2025.

The property is currently seeking approval under a separate application for the Site Development plan, as required by the PR-II zoning.

On behalf of the Owner, we kindly request exceptions to vary from the City's Municipal code as follows:

- Pursuant to El Paso Street Design Manual, 6.1.3 Length of A Block or Street Segment, we are requesting to waive the street length requirement and block face requirement based on the 6.1.4.E. This property is landlocked with one current access point and faces the topographic challenges with the existing FEMA recognized arroyo to the north of the property, existing major gas pipeline on the southern portion of the property, and the pipeline trail to the east of the property. We are providing a provision that Dewberry St. could be extended in the future when Plexxar Dr. is extended to the north. We are proposing a cul-de-sac turn around to allow the ability for emergency vehicles to turn around.
- According to the El Paso Street Design Manual (SDM) guidelines for construction Section 4.9.2 Local-Drivable Suburban Street Cross Section, the owner is asking for the reduction in parkway and is proposing additional pavement width to 36' face of curb to face of curb to match the existing Dewberry 54' ROW and road profile. The reduction of parkway will be offset by the open private space that the owner is proposing to the south of the property.

We are submitting this letter along with a subdivision application. Thank you for your consideration of these requests.

Sincerely,
Sal Masoud, P.E.

ATTACHMENT 5



MAJOR COMBINATION APPLICATION

DATE: 05/05/26 FILE NO. _____

SUBDIVISION NAME: Dewberry Springs Subdivision

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
A Portion of Tract 1-B, Nellie D. Mundy Survey No. 243, 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	4.479	44	Office		
Duplex	_____	_____	Street & Alley	1.078	1
Apartment	_____	_____	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below):		
Park	_____	_____	Private Open Space	1.046	1
School	_____	_____			
Commercial	_____	_____	Total No. Sites:		
Industrial	_____	_____	Total (Gross) Acreage:	6.8472	

3. What is existing zoning of the above described property? PR-II 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)
Offsite per master drainage plan

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
Modification of parkway requirement/ Block Length requirements

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 DVEP Land LLC acelis@viewhomesinc.com (915) 591-6319
(Name & Address, Zip) (Email) (Phone)
13. Developer DVEP Land LLC acelis@viewhomesinc.com (915) 591-6319
(Name & Address, Zip) (Email) (Phone)
14. Engineer Del Rio Engineering, Inc. DRE@delrioengineering.net (915) 833-2400
(Name & Address, Zip) (Email) (Phone)

OWNER SIGNATURE: 

REPRESENTATIVE SIGNATURE: 

REPRESENTATIVE CONTACT (PHONE): 915-833-2400

REPRESENTATIVE CONTACT (E-MAIL): dre@delrioengineering.net

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

ATTACHMENT 6

Planning and Inspections Department- Planning Division

Developer / Engineer shall address the following comments:

1. Submit to the Planning & Inspections Department – Planning Division the following prior to recording of the subdivision:
 - a. Current certificate tax certificate(s)
 - b. Current proof of ownership.
 - c. Release of access document, if applicable.
 - d. Set of restrictive covenants, if applicable.
2. Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivision. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.
3. Place note on both preliminary and final plats specifying who will maintain the private open space.
4. Provide solid dark delineation line separating the private open space area from right-of-way area.
5. **This property is subject to the Westside Impact Fee Service Area. The table and respective language shall be included on the face of the final approved and recorded plat. Impact fees shall be calculated based on the table below:**

** Fees do not apply to water meter or connections made for standby fire protection service.*

Westside Service Area			
Meter Size	Meter Capacity Ratio	Water*	Wastewater
Less than 1 inch	1.00	\$844	\$1,187
1 inch	1.67	\$1,409	\$1,981
1½ inch	3.33	\$2,810	\$3,951
2 inch	5.33	\$4,498	\$6,324
3 inch	10.00	\$8,439	\$11,866
4 inch	16.67	\$14,067	\$19,780
6 inch	33.33	\$28,125	\$39,548
8 inch	53.33	\$45,002	\$63,279
10 inch	76.67	\$64,698	\$90,973
12 inch	143.33	\$120,947	\$170,070

Planning and Inspections Department- Land Development Division

1. Update dedication statement incorporating all infrastructure if applicable Park and street.
2. Label street 54' R.O.W. with Dewberry Street name.
3. Provide cross section arrows indicating where cross section was taken along the street.
4. Provide typical lot drainage arrows. Update drainage note #7 specifying which subdivision pond will ultimately receive stormwater runoff. Remove note #6 is redundant.
5. On typical roadway cross section will be 4" rolled curb abutting residential lots, but along linear park with 6" standard curb on preliminary plat.
5. The subdivision shall be tied by bearing and distance to existing City monument along Dewberry Drive and delineate on the final plat.
6. 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 subdivision is zoned P-R11, meeting the requirements for Single-family, Two-family and Multi-family dwelling use, restricted to a maximum of 14 units per acre. Applicant is proposing a single-family dwelling unit. Subdivision 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 a total amount of **\$60,280.00**, calculated as follows:
44 Single-family dwelling units @ rate of **\$1,370** per dwelling unit = **\$60,280.00**

- **As per chapter 19.20.020 A. 1.** The land conveyed and deeded to the city shall not be subject to reservation of record, encumbrances or easements. The proposed park/open space located on the gas easement will not be accepted for maintenance.

Please allocate generated funds under Park Zone: **NW-12**

Nearest Park: **Eagle Vista 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

EPWater does not object to this request.

Add Impact Fees on Plat effective after May 7, 2024, per EPWater Rules and Regulations No. 16.

Water:

There is an existing 8-inch water main along Dewberry Drive located approximately 19 feet south of the property. This main dead-ends approximately 713-feet east of Resler Drive. This main can be extended to provide service.

Previous water pressure from fire hydrant #11136, last tested on 02/18/2025 located fronting property 7377 Dewberry Drive has yielded a static pressure of 80 psi, a residual pressure of 75 psi, and a discharge of 1,113.4 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 sewer main along Dewberry Drive located approximately 32 feet south of the property. This main dead-ends approximately 713-feet east of Resler Drive. This main can be extended to provide service.

General:

Water and sanitary sewer main extensions will be required. Main extensions shall cover the entire length of the proposed right-of-way. 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. The watershed for the Dewberry subdivision extends down to the Desert Springs subdivision and was not part of the design consideration for the Desert Springs Pond. The subdivision will need to retain the runoff for its post-developed conditions.

Streets & Maintenance Department

Traffic & Transportation Engineering

- There are streets within the new subdivision which we highly recommend installing or constructing traffic calming devices, since the concern in some of the streets are to discourage speeding.
- As per city ordinance 19.03.010 Purpose, Exceptions and Effect, traffic calming devices can be implemented for the safety of citizens that are going to living in the new subdivision.
- As per city ordinance 19.15.020 Subdivider responsibility, can be implemented on traffic calming for streets being constructed within the new subdivision.
- No traffic impact analysis is required.

Street Lights

Do not object to this request.

Street Lights Department requires that all projects that involve 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.

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.

El Paso Central Appraisal District

There are no comments for Dewberry Springs Subdivision from the Central Appraisal.

Texas Gas

Texas Gas Service has an existing 2” PE main that runs along Dewberry Dr south ROW line and ends at Lot 1.

El Paso Electric

We have no comments for the Dewberry Springs Subdivision.

El Paso County Water Improvement District #1

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

Sun Metro

No comments received.

Fire Department

No comments received.

Streets and Maintenance Department

No comments received.

El Paso County 911 District

No comments received.

Texas Department of Transportation

No comments received.

El Paso County

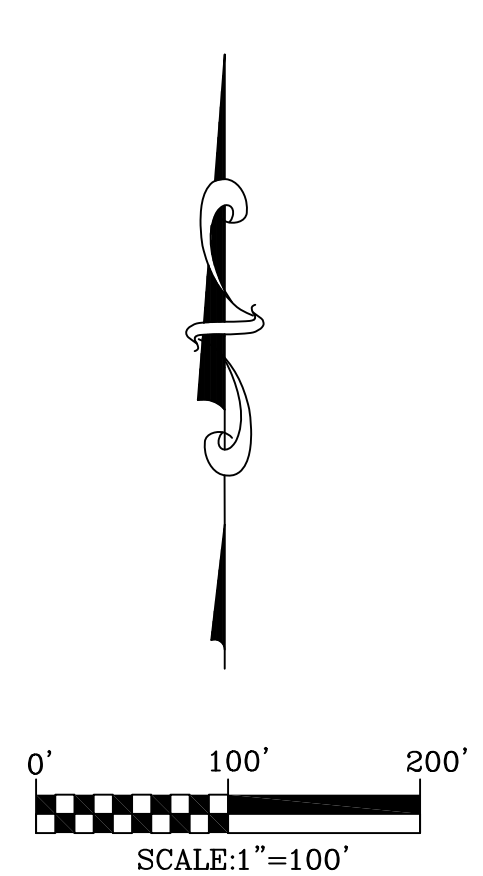
No comments received.

DEWBERRY SPRINGS SUBDIVISION

A PORTION OF TRACT 1-B,
NELLIE D. MUNDY SURVEY NO. 243,
CITY OF EL PASO, EL PASO COUNTY, TEXAS.
CONTAINING: 298,263 SQ.FT. OR 6.8472 ACRES

TOTAL NUMBER OF LOTS
45

SCHOOL DISTRICT
CANUTILLO INDEPENDENT SCHOOL DISTRICT
7965 Arteroff Road, P.O. Box 100, Canutillo, TX 79935

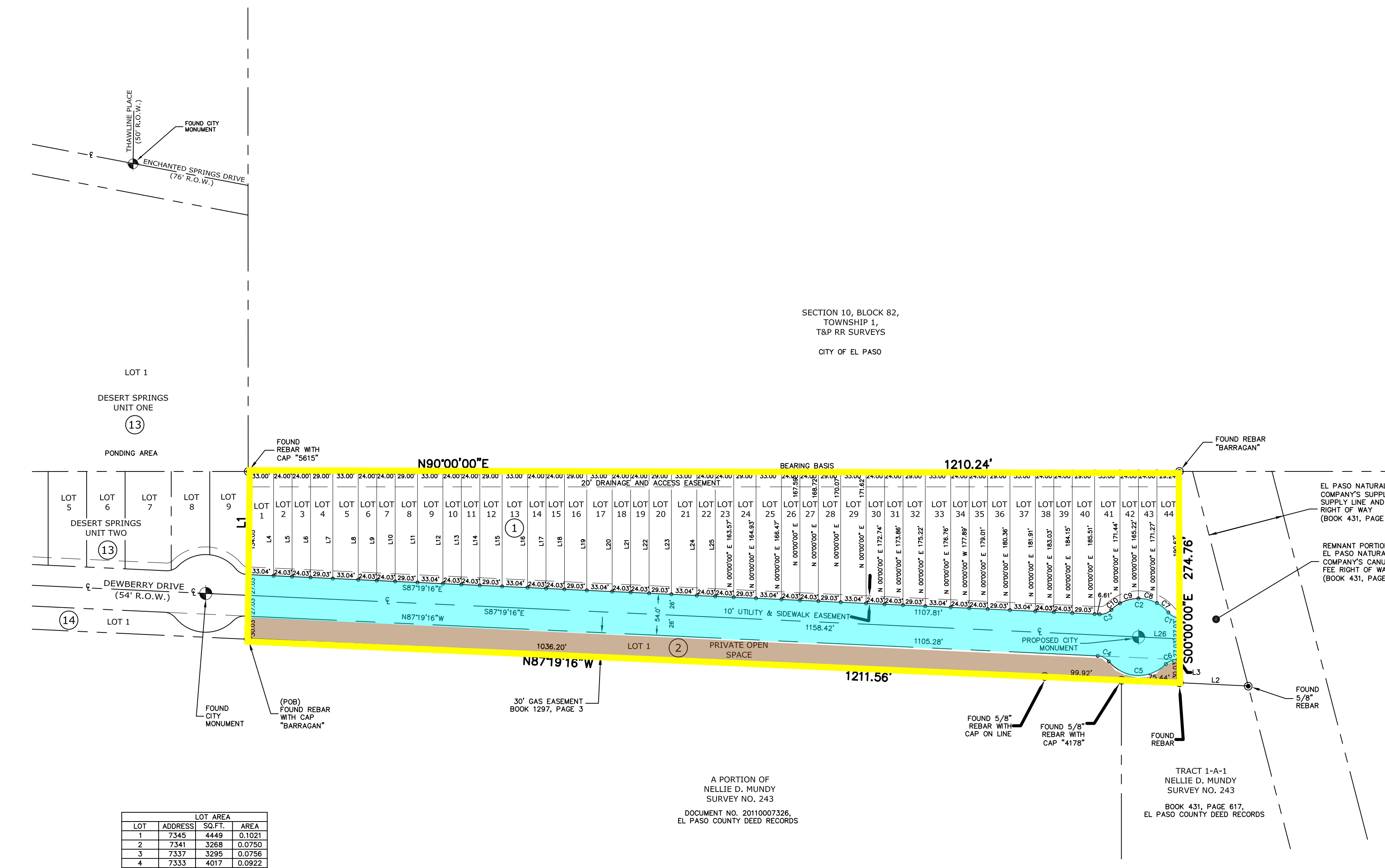


PLAT NOTES

- RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION. INSTRUMENT No. _____ DATE _____
- TAX CERTIFICATE FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION. INSTRUMENT No. _____ DATE _____
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- THIS SUBDIVISION LIES IN ZONES "B" & "C", AS DESIGNATED BY F.E.M.A.; CITY OF EL PASO, COMMUNITY PANEL NO. 480214-0012 C, DATED FEBRUARY 05, 1986. AS AFFECTED BY THAT LUMP DATED 10/15/2018.
- WATER SUPPLY AND SEWAGE DISPOSAL IS BEING PROVIDED BY THE EL PASO WATER UTILITIES
- ALL DEVELOPED STORM WATER RUNOFF SHALL BE ADDRESSED WITHIN THE SUBDIVISION LIMITS AND SHALL COMPLY WITH ALL PROVISIONS OF (SDM, 19.19.010A AND DDM, 11.1).
- THE RETENTION OF ALL HISTORIC AND DEVELOPED STORMWATER RUNOFF DISCHARGE VOLUMES IS REQUIRED WITHIN THIS SUBDIVISION'S LIMITS IN COMPLIANCE WITH ALL PROVISIONS OF (MUN-CODE 19.19.010A, SDM, AND DDM SECTION 11.1). HISTORIC STORM WATER RUNOFF RATES MUST NOT BE EXCEEDED. ENSURE HISTORIC RUNOFF VOLUME, PEAK, AND DURATION ARE MAINTAINED.

SURVEY NOTES

- THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THERE MAY BE EASEMENTS, OR OTHER MATTERS, NOT SHOWN.

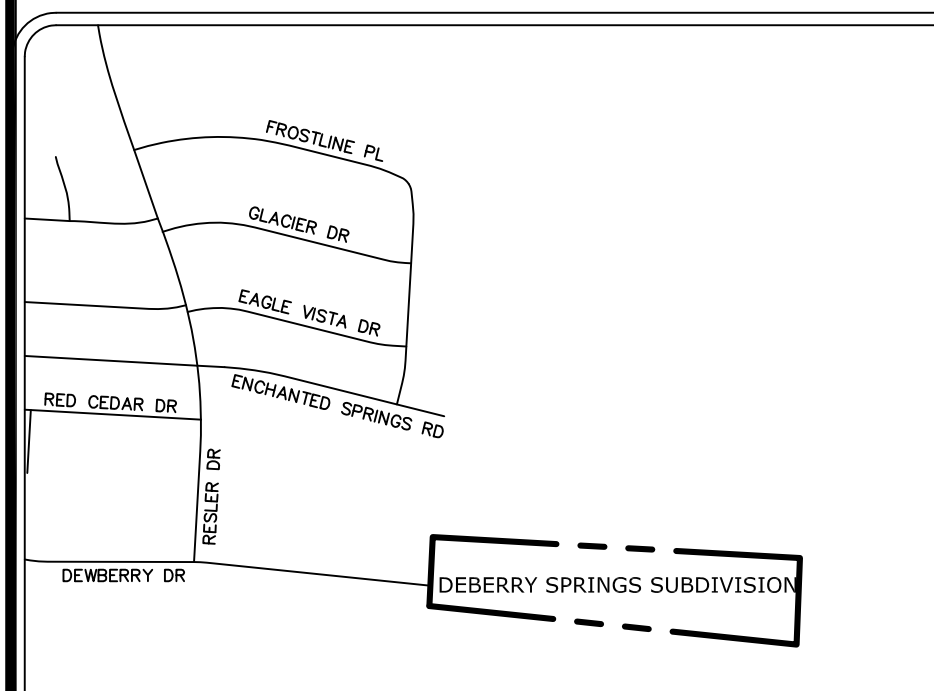


LOT ADDRESS	SQ.FT.	AREA
1 7342	4449	0.1021
2 7341	3288	0.0750
3 7337	3295	0.0756
4 7333	4017	0.0922
5 7329	4619	0.1060
6 7325	3391	0.0778
7 7321	3418	0.0785
8 7317	4166	0.0956
9 7313	4789	0.1089
10 7309	3515	0.0807
11 7305	3542	0.0813
12 7301	4315	0.0991
13 7297	4959	0.1138
14 7293	3636	0.0835
15 7289	3685	0.0841
16 7285	4485	0.1025
17 7281	5128	0.1177
18 7277	3762	0.0864
19 7273	3789	0.0870
20 7269	4614	0.1059
21 7265	5298	0.1216
22 7261	3685	0.0892
23 7257	3912	0.0898
24 7253	4763	0.1093
25 7249	5488	0.1250
26 7245	4099	0.0920
27 7241	4036	0.0927
28 7237	4917	0.1128
29 7233	5636	0.1294
30 7229	4132	0.0949
31 7225	4159	0.0955
32 7221	5062	0.1162
33 7217	5698	0.1333
34 7213	4296	0.0977
35 7209	4283	0.0983
36 7205	5211	0.1196
37 7201	5978	0.1372
38 7197	4379	0.1000
39 7193	4406	0.1011
40 7189	5360	0.1230
41 7185	5986	0.1374
42 7181	4014	0.0921
43 7177	4012	0.0921
44 7173	5332	0.1224

LINE	LENGTH	BEARING
L1	218.14	N00°00'00\"/>

CURVE	LENGTH	RADIUS	DELTA	CH. BEARING	CHORD
C1	16.69	20.00	47°49'21\"/>		

LOCATION MAP



OWNER/DEVELOPER:
DVEP LAND LLC
7910 GATEWAY BLVD E STE 102
EL PASO, TEXAS 79915
915-591-6319

ENGINEERING AND PLANNING
CONSULTATION BY:
SAL MASOUD
DEL RIO ENGINEERING, LLC
P.O. BOX 220251
EL PASO, TX 79913
915-833-2400

PLAT PREPARED BY:
PASO DEL NORTE SURVEYING, INC.
13998 BRADLEY ROAD
EL PASO, TEXAS 79938
PHONE: (915) 241-1841

SUBDIVISION IMPROVEMENT PLANS WERE PREPARED BY AND UNDER THE SUPERVISION OF S.B. MASOUD, REGISTERED PROFESSIONAL ENGINEER # 70774

PRELIMINARY FOR REVIEW
NOT TO BE FILED FOR ANY REASON

S.B. MASOUD, R.P.E. #70774

OWNER'S DEDICATION, CERTIFICATION AND ATTESTATION

I, Alexander Emerson, CFO of DVEP LAND LLC, as owner of all of DVEP SUBDIVISION hereby subdivide the land as described in this subdivision plat and confirm any existing easements.

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

Witness my signature this _____ day of _____, 2026.

Alexander Emerson
CFO OF DVEP LAND LLC.

DATE

ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF EL PASO

Before me, the undersigned authority, on this day personally appeared Alexander Emerson, representative of DVEP Land 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 herein expressed.

Given under my hand and seal of office this _____ day of _____, 2026.

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 as meeting all requirements for a review of a major combination plat.

Government Code of Texas this _____ day of _____, 2026.

Executive Secretary Chairperson

Approved for filing this _____ day of _____, 2026.

Planning & Inspections Director

FILING

Filed and recorded in the office of the County Clerk of El Paso County, Texas, this _____ day of _____, 2026, 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 CURRENT STANDARDS OF THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

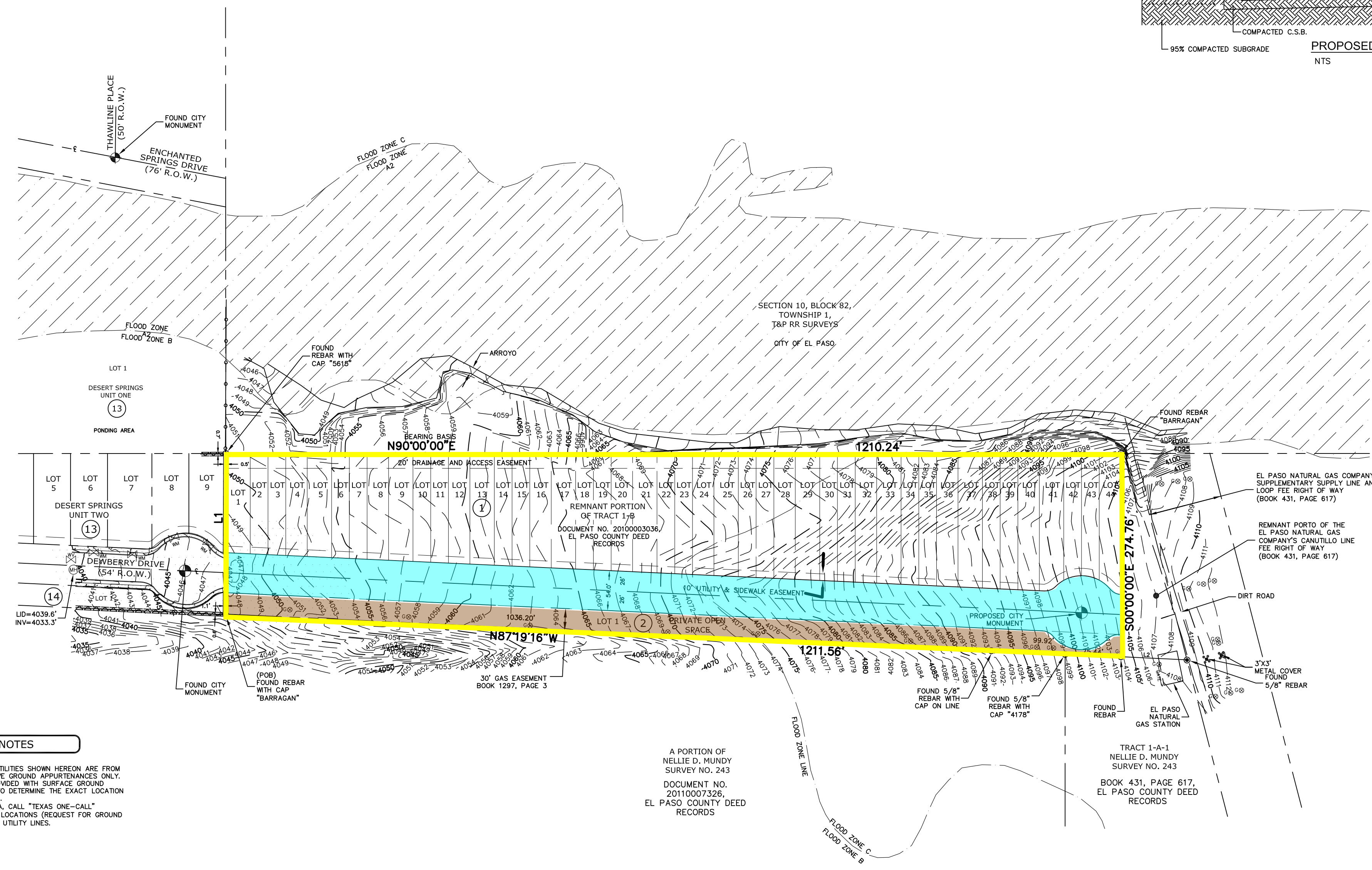
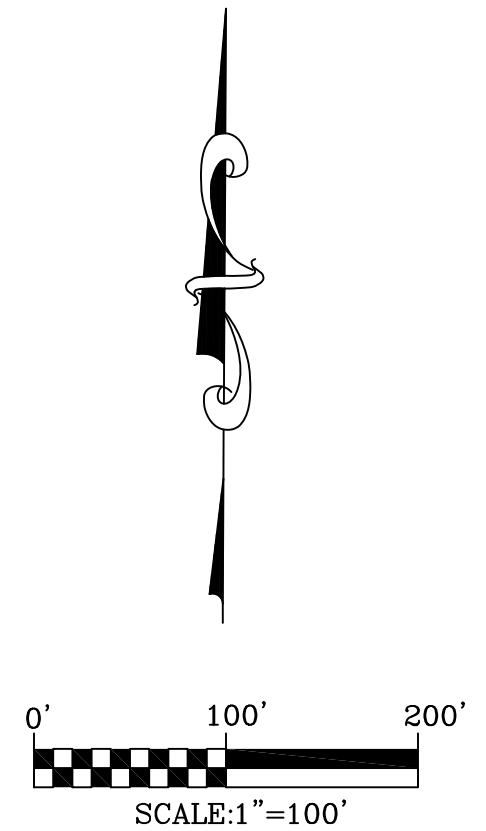
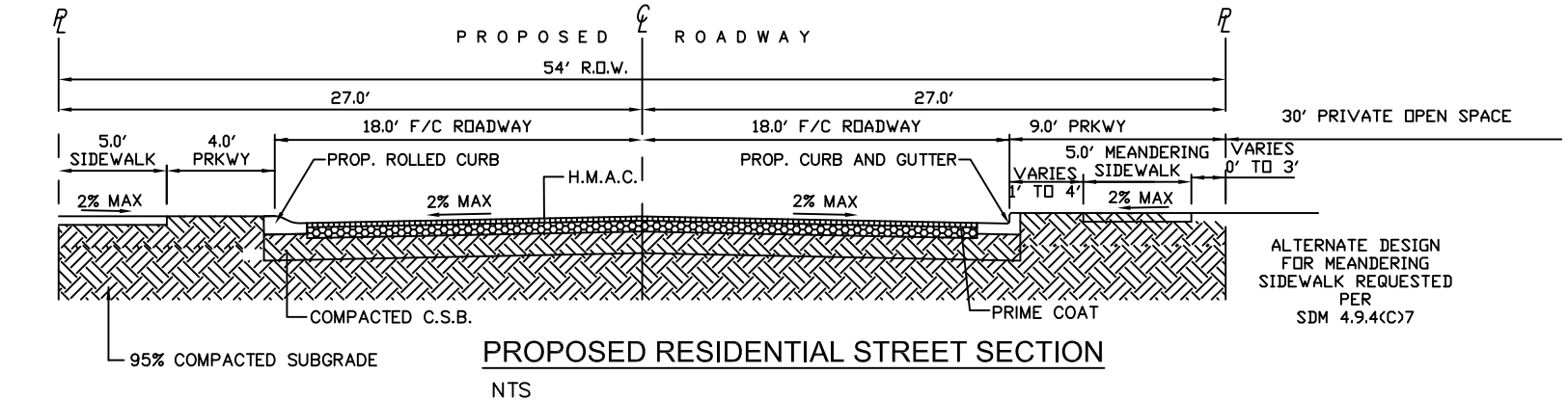
PRELIMINARY FOR REVIEW
NOT TO BE FILED FOR ANY REASON

John A. Eby, R.P.L.S.
Registered Professional Land Surveyor
Texas License No. 5372

DEWBERRY SPRINGS SUBDIVISION

A PORTION OF TRACT 1-B,
NELLIE D. MUNDY SURVEY NO. 243,
CITY OF EL PASO, EL PASO COUNTY, TEXAS.
CONTAINING: 298,263 SQ.FT. OR 6.8472 ACRES

PRELIMINARY



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3	7337	3295	0.0756
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7	7321	3418	0.0785
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9	7313	4789	0.1099
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21	7265	5298	0.1216
22	7261	3885	0.0892
23	7257	3912	0.0898
24	7253	4763	0.1093
25	7249	5468	0.1255
26	7245	4009	0.0920
27	7241	4038	0.0927
28	7237	4912	0.1128
29	7233	5638	0.1294
30	7229	4132	0.0949
31	7225	4159	0.0953
32	7221	5082	0.1162
33	7217	2808	0.0635
34	7213	4256	0.0977
35	7209	4283	0.0983
36	7205	5211	0.1196
37	7201	5978	0.1372
38	7197	4379	0.1005
39	7193	4406	0.1011
40	7189	5360	0.1220
41	7185	5986	0.1374
42	7181	4014	0.0921
43	7177	4012	0.0921
44	7173	5332	0.1224

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SURVEY NOTES

- THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THERE MAY BE EASEMENTS, OR OTHER MATTERS, NOT SHOWN.
- BENCHMARK FOR ELEVATIONS SHOWN HEREON IS A CITY MONUMENT FOUND AT THE CENTERLINE INTERSECTION OF NORTHWESTERN DRIVE WITH HOOVER AVENUE.
CITY DATUM ELEVATION: 3925.05'
- CONTOUR INTERVAL IS 1' MINOR, 5' MAJOR.

UTILITY NOTES

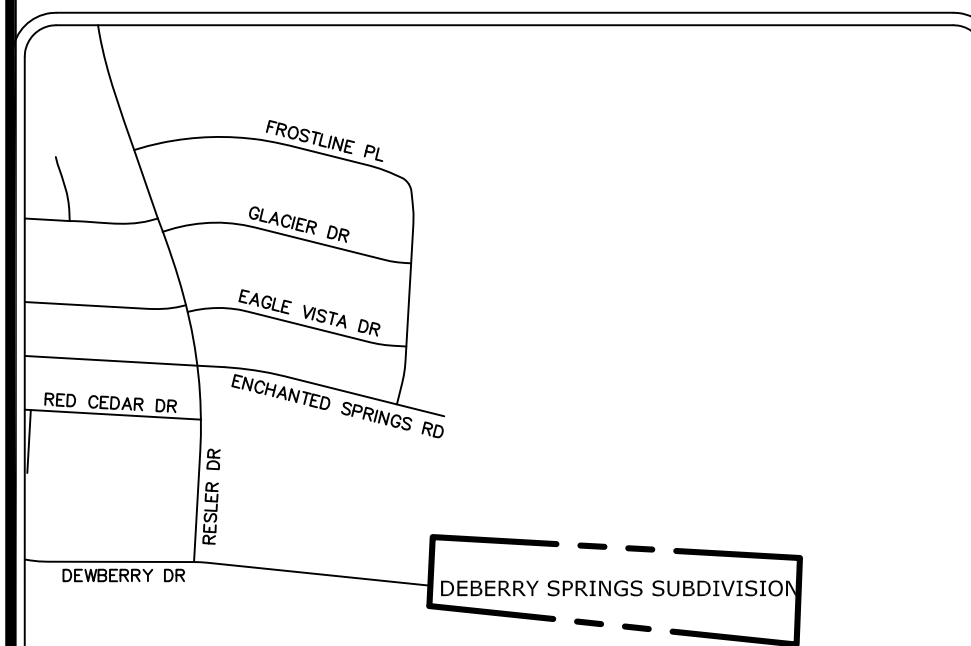
- THE LOCATION OF EXISTING UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPEARANCES ONLY.
- THE SURVEYOR WAS NOT PROVIDED WITH SURFACE GROUND MARKINGS OR EXCAVATIONS TO DETERMINE THE EXACT LOCATION OF ANY SUBTERRANEAN USES.
- BEFORE DIGGING IN THIS AREA, CALL "TEXAS ONE-CALL" 1-800-645-6005 FOR FIELD LOCATIONS (REQUEST FOR GROUND MARKINGS) OF UNDERGROUND UTILITY LINES.

LINE	LENGTH	BEARING
L1	215.14	N00°00'00"W
L2	89.45	S87°19'16"E

TOTAL NUMBER OF LOTS
45

SCHOOL DISTRICT
CANUTILLO INDEPENDENT SCHOOL DISTRICT
7965 Arctcraft Road, P.O. Box 100, Canutillo, TX 79935

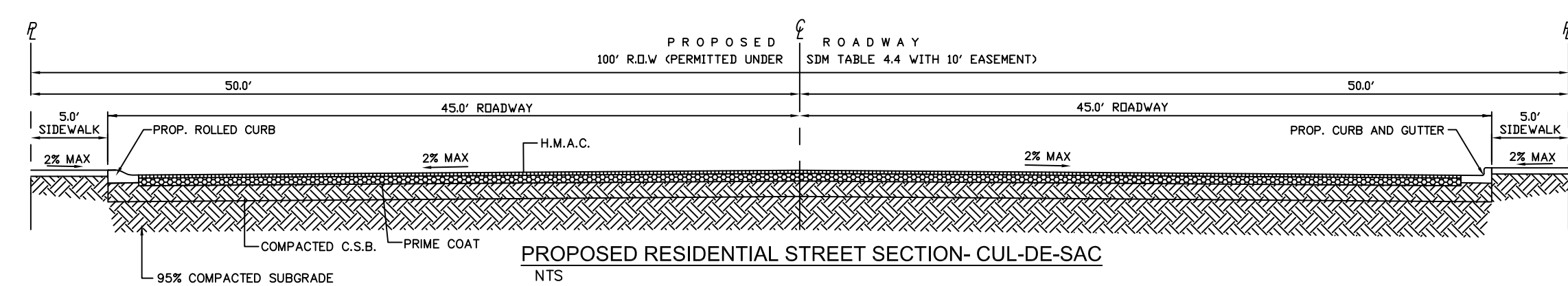
LOCATION MAP



OWNER/DEVELOPER:
DVEP LAND LLC
7910 GATEWAY BLVD E STE 102
EL PASO, TEXAS 79915
915-591-6319

ENGINEERING AND PLANNING
CONSULTATION BY:
SAL MASOUD
DEL RIO ENGINEERING, LLC
P.O. BOX 220251
EL PASO, TX 79913
915-833-2400

PLAT PREPARED BY:
PASO DEL NORTE SURVEYING, INC.
13998 BRADLEY ROAD
EL PASO, TEXAS 79938
PHONE: (915) 241-1841



DRE Del Rio Engineering, Inc.
P.O. Box 220251 El Paso, Texas 79913 915/833-2400

REVISED 06/25/2026
UPDATED AND REVISED 03/25/2026
DATE OF PREPARATION: 01/20/2026

PASO DEL NORTE SURVEYING INC. TBPLS FIRM #10001200
13998 BRADLEY ROAD, EL PASO, TEXAS 79938 PH. 915-241-1841
FAX 915-855-6925



File #: BC-2259, 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.

SUSU26-00036: Montana Market - All of Tracts 5-C-8, 5-C-8-A, 5-C-8-A-1 and 5-C-8-B, Block 2, Ascarate Grant Surveys, City of El Paso, El Paso County, Texas

Location: North of Montana Ave. and West of Airway Blvd.
Existing Zoning: C-2/sp (Commercial/special permit) and C-4/sp (Commercial/special permit)
Property Owner: River Oaks Properties, LTD
Representative: SLI Engineering, Inc.
District: 3
Staff Contact: Blanca Perez, (915) 212-1561, PerezBM@elpasotexas.gov

Montana Market

City Plan Commission — July 2, 2026



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

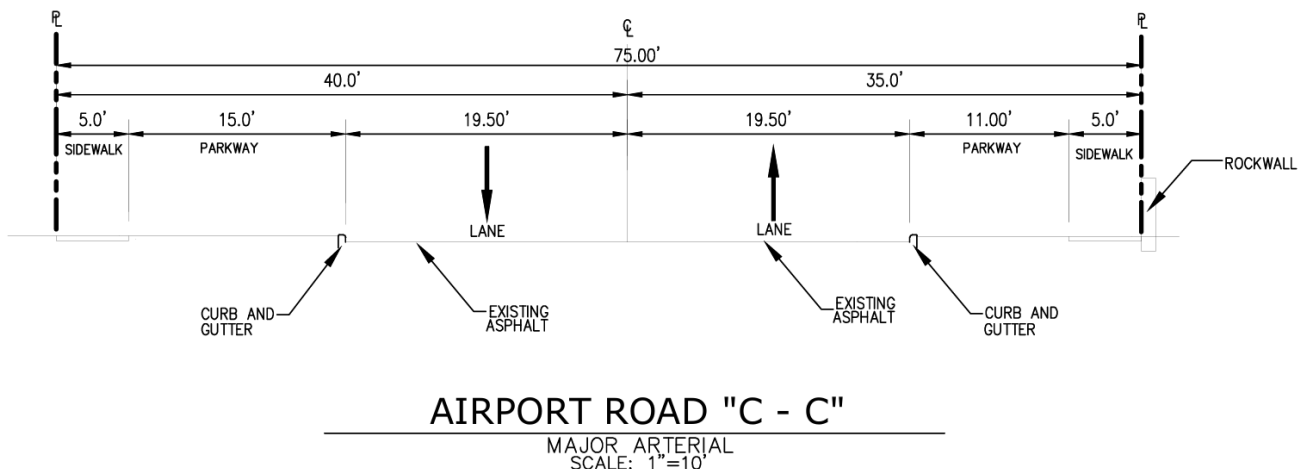
Waiver request for Airport Road:

- 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
G-7 Industrial	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:



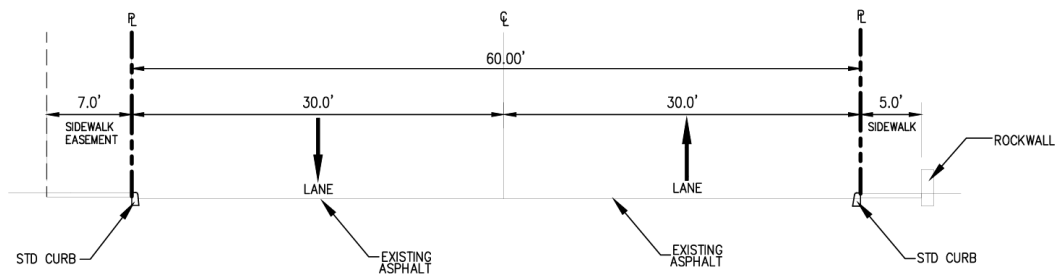
Waiver request for Sioux Street:

- 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
G-7 Industrial	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'

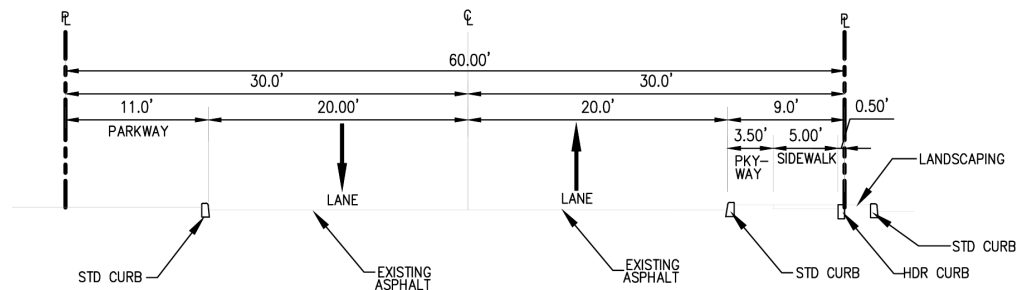
Waiver request for Isha Way:

- 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
G-7 Industrial	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.

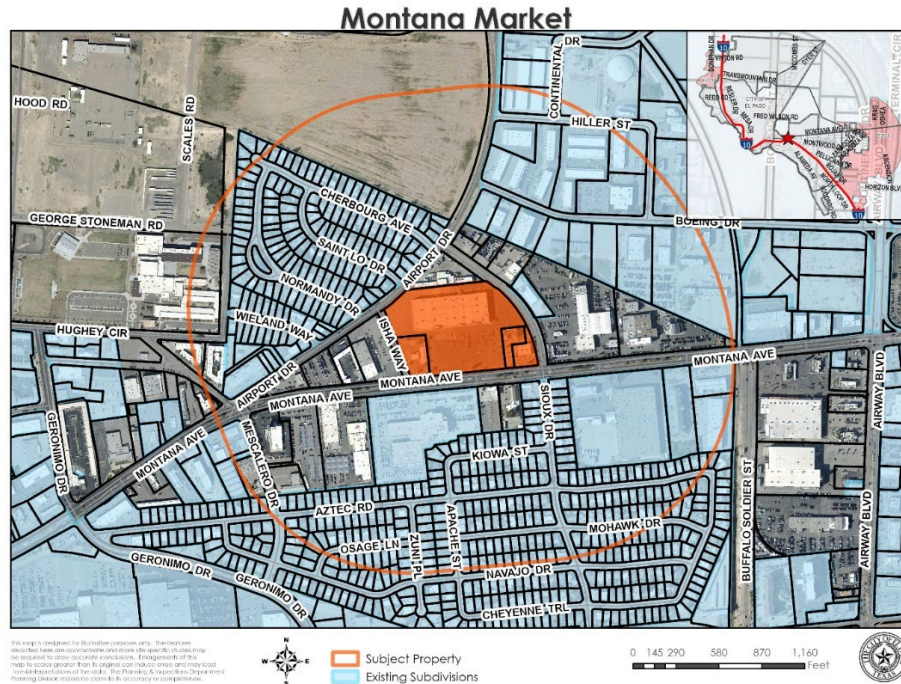


Figure B: Developed properties within a quarter mile of proposed subdivision

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:

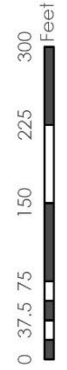
1. **Approval** of the waiver, exception, or modification request(s), finding that the request(s) is in conformance with the relevant review criteria provided by the El Paso City Code, as reflected in the Staff Report. **(Staff Recommendation)**
2. **Partial approval of the waiver, exception, or modification 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 prohibited. The Planning & Inspection Department Planning Division makes no claim to its accuracy or completeness.

ATTACHMENT 4



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

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@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 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-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 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-foot 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.

MONTANA MARKET

BEING ALL OR TRACTS 5-C-8, 5-C-8-A, 5-C-8-A-1 AND 5-C-8-B, BLOCK 2, ASCRATE GRANT SURVEYS, THE CITY OF EL PASO, EL PASO COUNTY, TEXAS. CONTAINING: 11.491 ACRES ±

DEDICATION

STATE OF TEXAS
COUNTY OF EL PASO
RIVER OAKS PROPERTIES, LTD., PROPERTY OWNER OF THIS LAND, HEREBY PRESENT THIS PLAT.
RIVER OAKS PROPERTIES, LTD.
A TEXAS LIMITED PARTNERSHIP
By: RIVER OAKS ASSET MANAGEMENT, INC.
A TEXAS CORPORATION
Its: GENERAL PARTNER
By: Adam Z. Frank Date:
Its: President

ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF EL PASO
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED ADAM Z. FRANK, PRESIDENT OF RIVER OAKS ASSET MANAGEMENT, INC., GENERAL PARTNER OF RIVER OAKS PROPERTIES, LTD., A TEXAS LIMITED PARTNERSHIP, ON BEHALF OF SAID LIMITED PARTNERSHIP, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS THE ACT AND DEED OF SAID CORPORATION FOR THE PURPOSE AND CONSIDERATIONS HEREIN EXPRESSED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2026 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 _____, 2026 A.D..

EXECUTIVE SECRETARY _____ CHAIRPERSON _____
APPROVED FOR FILING THIS _____ DAY OF _____, 2026 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 _____, 2026 A.D.. FILE NO. _____
COUNTY CLERK _____ BY DEPUTY _____

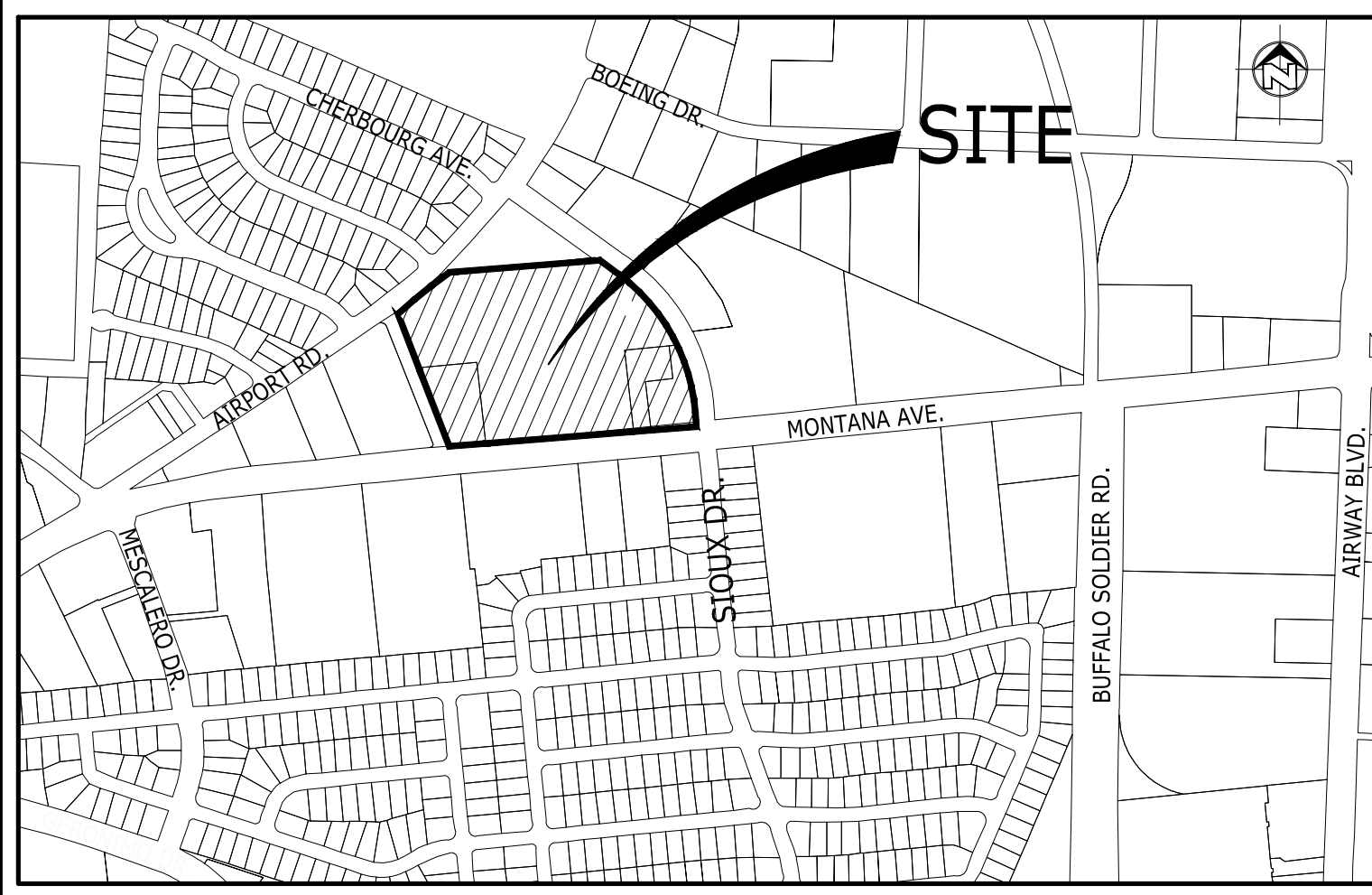
THIS PLAT REPRESENTS A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND IS IN COMPLIANCE WITH THE CURRENT TEXAS BOARD OF PROFESSIONAL LAND SURVEYING PROFESSIONAL AND TECHNICAL STANDARDS.

GUILLEMO LICON, RPLS 2998

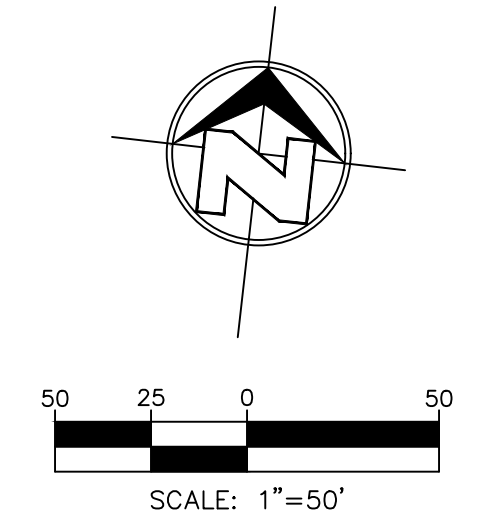


FINAL PLAT

SLI ENGINEERING, INC.
CIVIL ENGINEERS - LAND SURVEYORS
LAND PLANNERS - CONSTRUCTION MANAGEMENT
6600 WESTWIND DR. - EL PASO, TEXAS - 79912 - (915) 584-4457
PREPARATION DATE: 04/14/2026.



VICINITY MAP
SCALE: 1"=600'



LINE TABLE

LINE	DIRECTION	DISTANCE
T1	S79°40'25"E	43.84'
L1	S57°34'12"E	89.40'
L2	S08°50'00"E	48.40'
L3	N81°10'00"E	19.50'

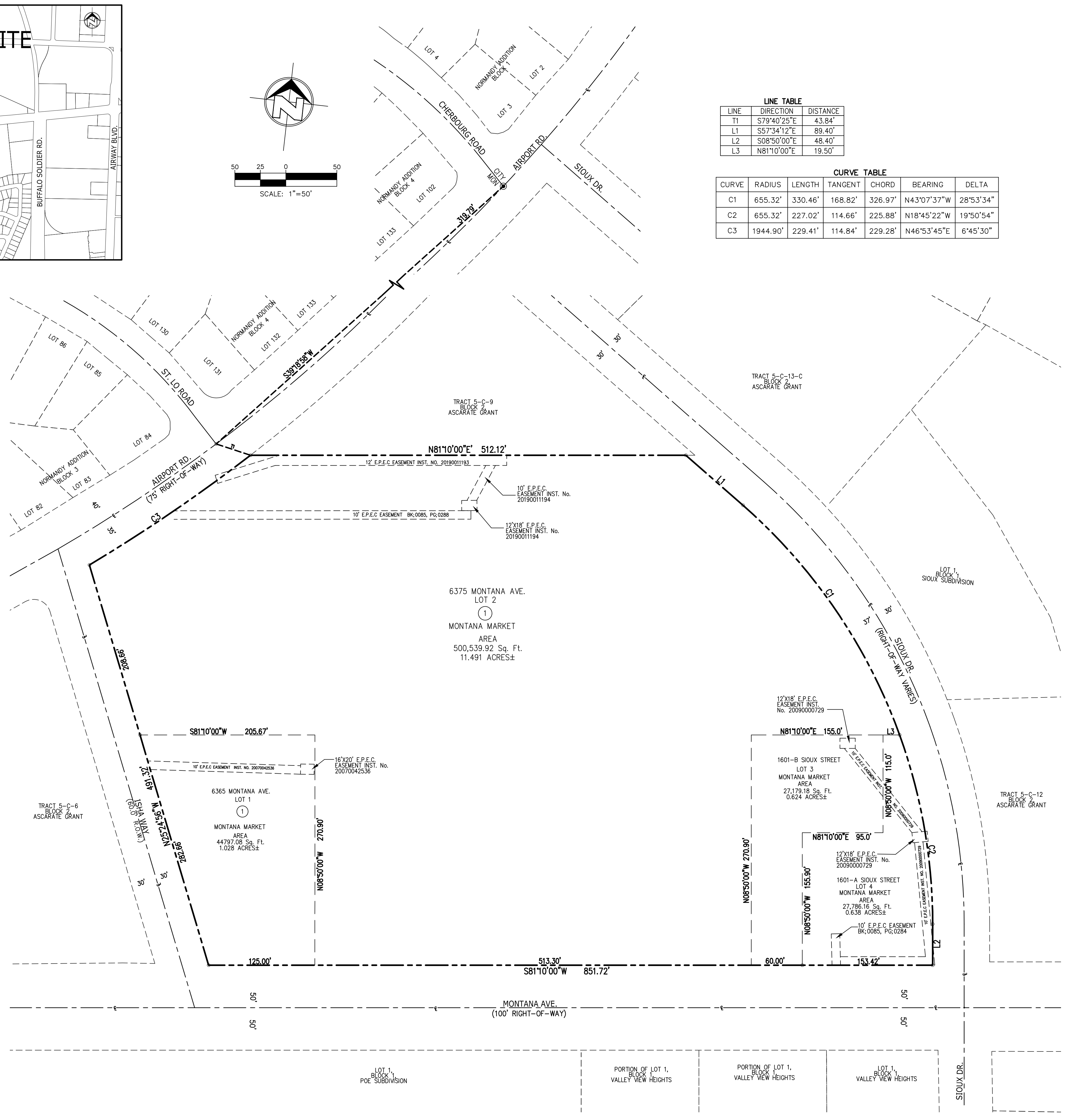
CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	655.32'	330.46'	168.82'	326.97'	N43°07'37"W	28°53'34"
C2	655.32'	227.02'	114.66'	225.88'	N18°45'22"W	19°50'54"
C3	1944.90'	229.41'	114.84'	229.28'	N46°53'45"E	6°45'30"

LEGEND

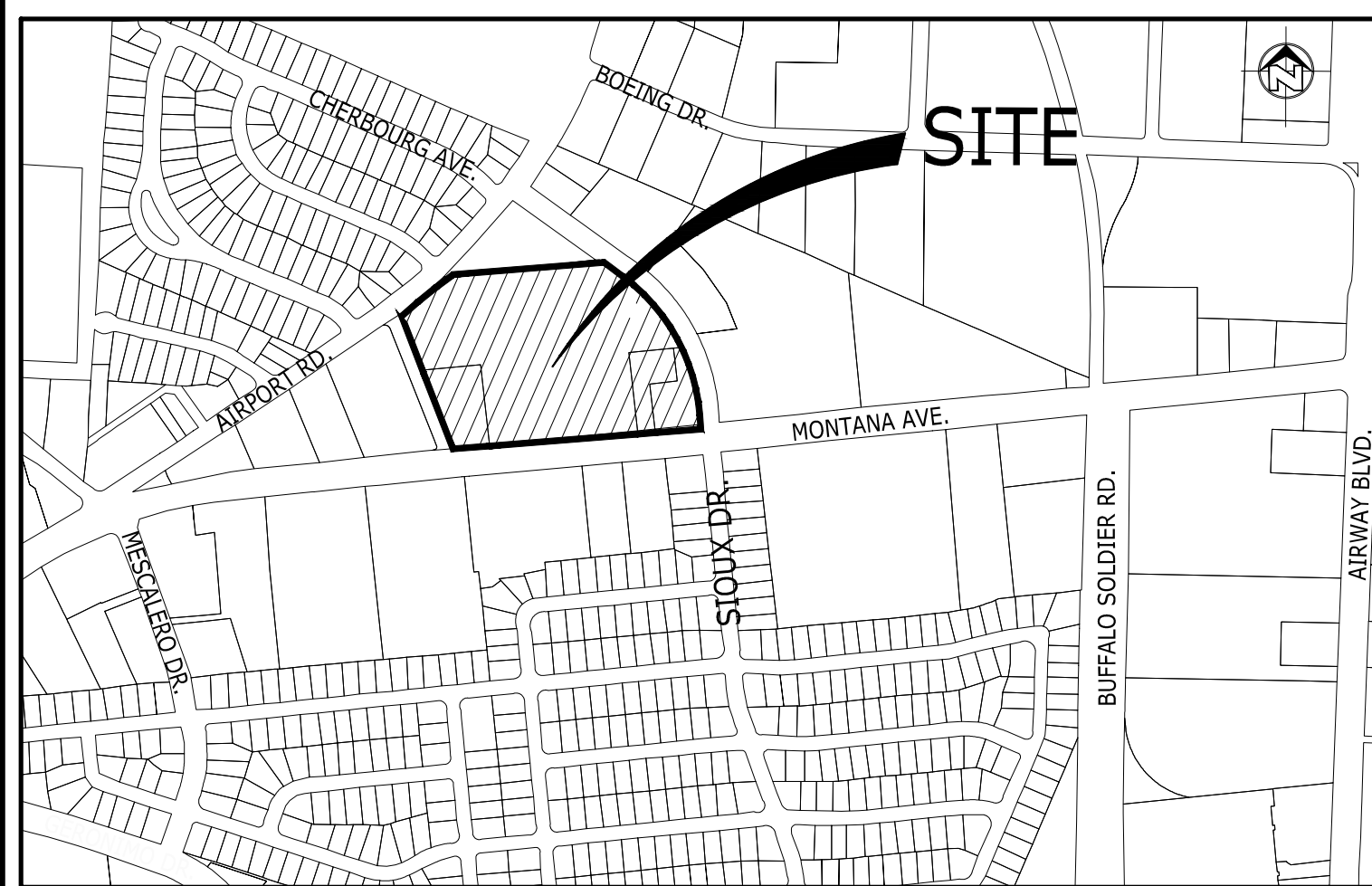
- CITY MONUMENT
- PROPERTY CORNER
- EASEMENT LINE
- BOUNDARY LINE
- CENTER LINE

- NOTES**
- NUMBER OF LOTS IN THIS SUBDIVISION = 4
 - 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 _____.
 - ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 480214 0035 B, DATED OCTOBER 15, 1982. THIS PROPERTY LIES IN FLOOD ZONE C. ZONE "C" ARE AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN.
 - 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.
 11. 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 MONTANA AVE, AIRPORT ROAD, SIOUX STREET AND ISHA WAY, ALL PUBLIC RIGHT-OF-WAYS.
 - ALL BUILDINGS WITHIN THE SUBDIVISION ARE TO REMAIN



MONTANA MARKET

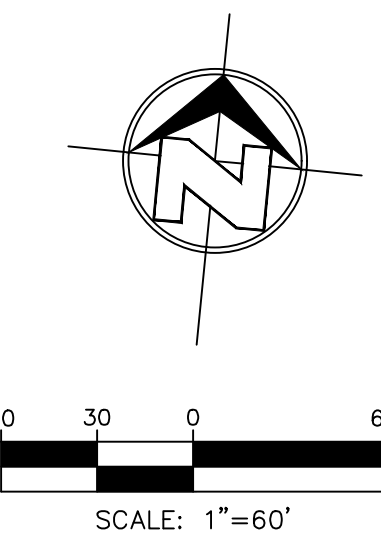
BEING ALL OR TRACTS 5-C-8, 5-C-8-A, 5-C-8-A-1 AND 5-C-8-B, BLOCK 2, ASCRATE GRANT SURVEYS, THE CITY OF EL PASO, EL PASO COUNTY, TEXAS. CONTAINING: 11.491 ACRES ±



VICINITY MAP
SCALE: 1"=600'

LINE TABLE		
LINE	DIRECTION	DISTANCE
T1	S79°40'25"E	43.84'
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L3	N81°10'00"E	26.93'

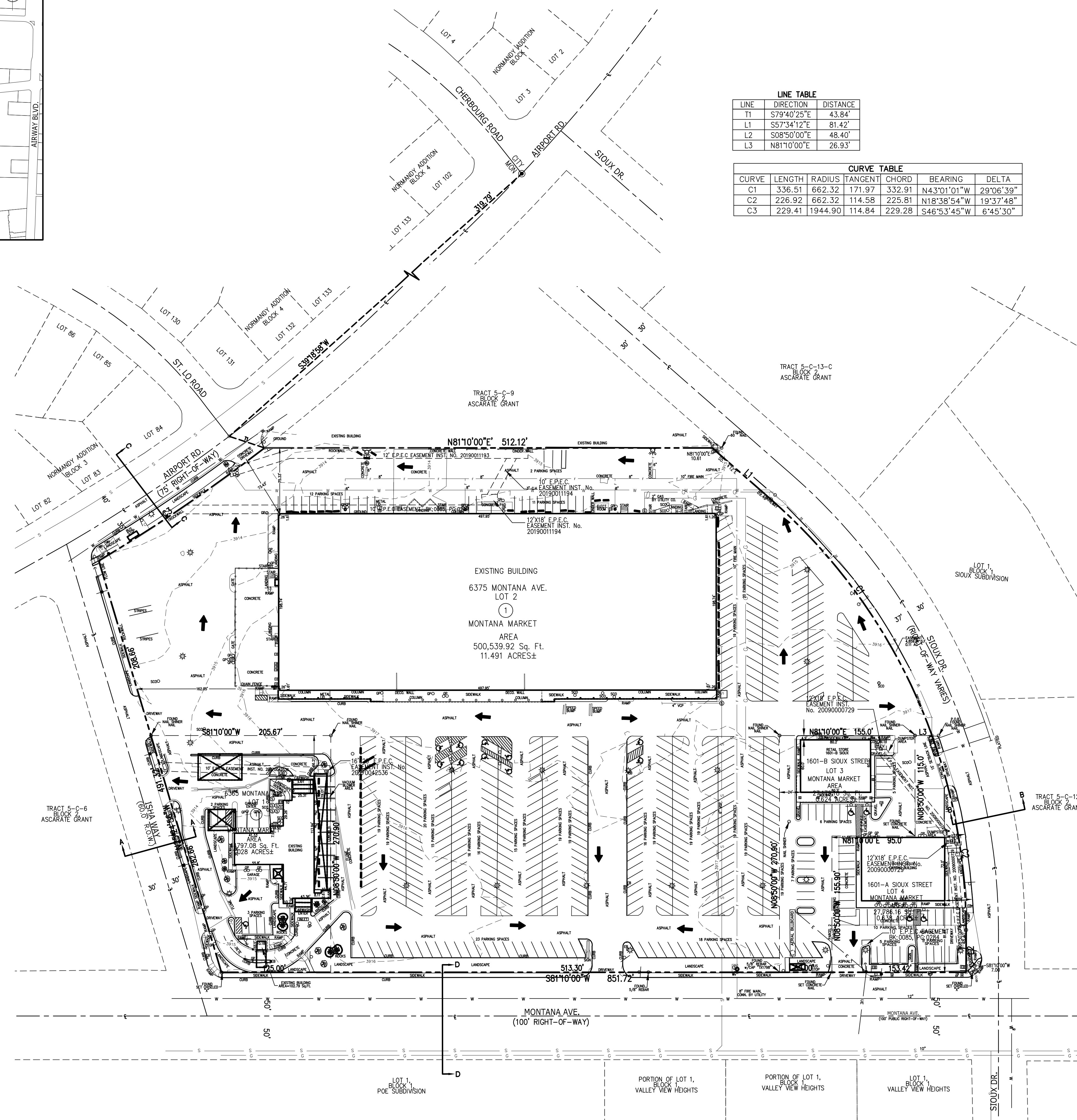
CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	336.51	662.32	171.97	332.91	N43°01'01"W	29°06'39"
C2	226.92	662.32	114.58	225.81	N18°38'54"W	19°37'48"
C3	229.41	1944.90	114.84	229.28	S46°53'45"W	6°45'30"



NOTES

- NUMBER OF LOTS IN THIS SUBDIVISION = 4
- OWNER:
RIVER OAKS PROPERTIES LTD
5678 N MESA
EL PASO TX 79912-5425
(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 _____
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 480214 0035 B, DATED OCTOBER 15, 1982, THIS PROPERTY LIES IN FLOOD ZONE C. ZONE "C" ARE AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN.
- 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 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 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 MONTANA AVE, AIRPORT ROAD, SIOUX STREET AND ISHA WAY, ALL PUBLIC RIGHT-OF-WAYS.
- ALL BUILDINGS WITHIN THE SUBDIVISION ARE TO REMAIN

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



LEGEND	
GAS METER (G)	POWER POLE (●)
ELECTRIC METER (EM)	ELECTRIC POLE W/ TRANSFORMER (□)
SANITARY SEWER MANHOLE (S)	POWER POLE (●)
HEATING FURNACE (H-F)	CITY MONUMENT (⊙)
TRAFFIC LIGHT BOX (TS)	GUY WIRE (—)
TELEPHONE BOX (TB)	CENTER LINE (—)
WATER BOX (Hot Box) (Wb)	IRON PIN FOUND (⊙)
ELECTRIC BOX (EB)	GUARD POST (OP)
ELECTRIC TRANSFORMER (E)	CAR STOPPER (—)
SEWER CLEAN OUT (SCO)	HOSE BIBB (⊙)
IRRIGATION CONTROL VALVE (ICV)	BUILDING OVERHANG (—)
IRRIGATION CONTROL BOX (ICB)	CANOPY (—)
UTILITY WATER LINE (DOMESTIC) (W)	CHAIN LINK FENCE (—)
UTILITY WATER LINE (PUBLIC) (W)	HANDRAIL (—)
UTILITY GAS LINE (G)	BENCH (—)
UTILITY ELECTRIC LINE (E)	BUSH (—)
UTILITY SEWER LINE (S)	TREE (—)
FIRE MAIN LINE (—)	BEAM (—)
FIRE HYDRANT (—)	HANDICAP SYMBOL (—)
FIRE HOSE (HOOKUP) (—)	SIGN (—)
EASEMENT LINE (—)	BOUNDARY SYMBOL (—)
COVER PARKING (—)	SETBACK LINE (—)
TELEPHONE PEDESTAL (—)	BOUNDARY LINE (—)
LIGHT POST (—)	MAILBOX (—)
ELECTRIC PIPES (—)	TRAFFIC LIGHT (—)

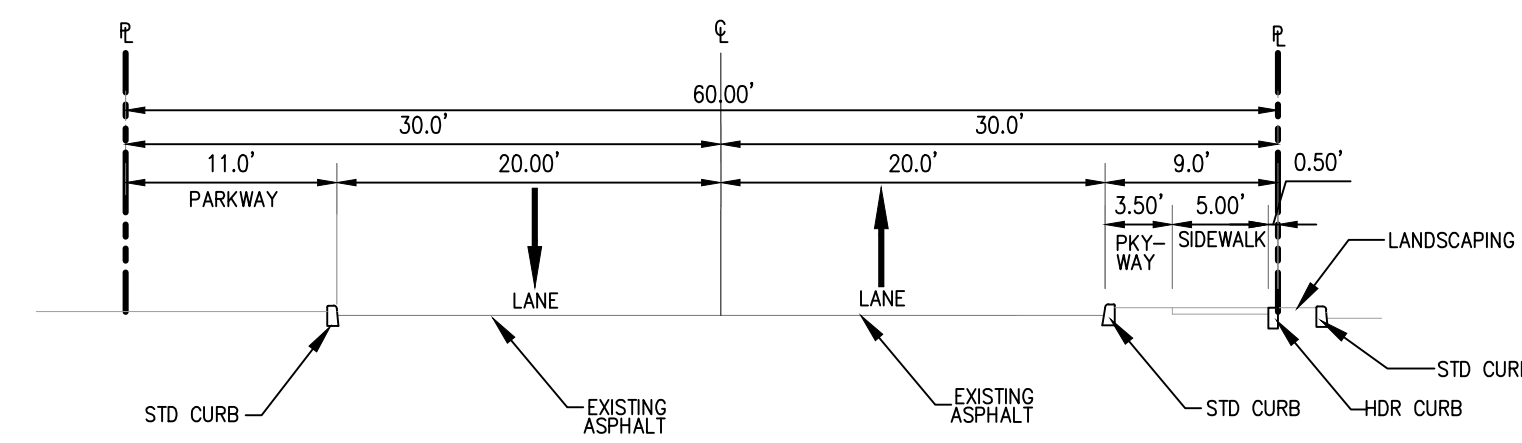


PRELIMINARY PLAT

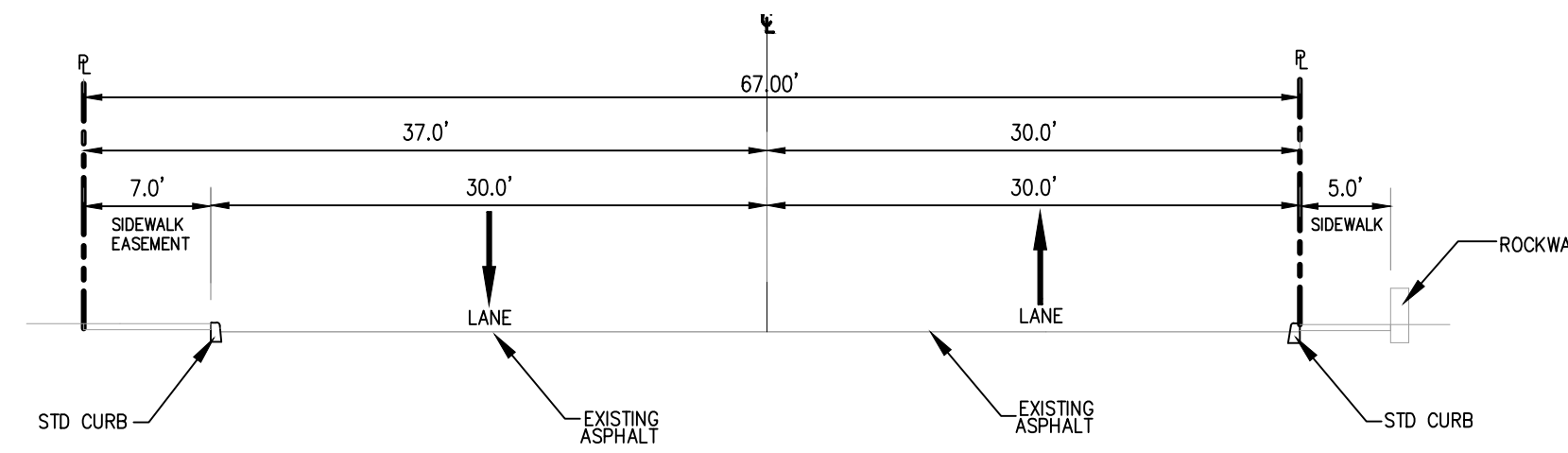
SLI ENGINEERING, INC.
CIVIL ENGINEERS - LAND SURVEYORS
LAND PLANNERS - CONSTRUCTION MANAGEMENT
6600 WESTWIND DRIVE
EL PASO, TEXAS - 79912 - (915) 584-4457
PREPARATION DATE: 04/14/2026

MONTANA MARKET

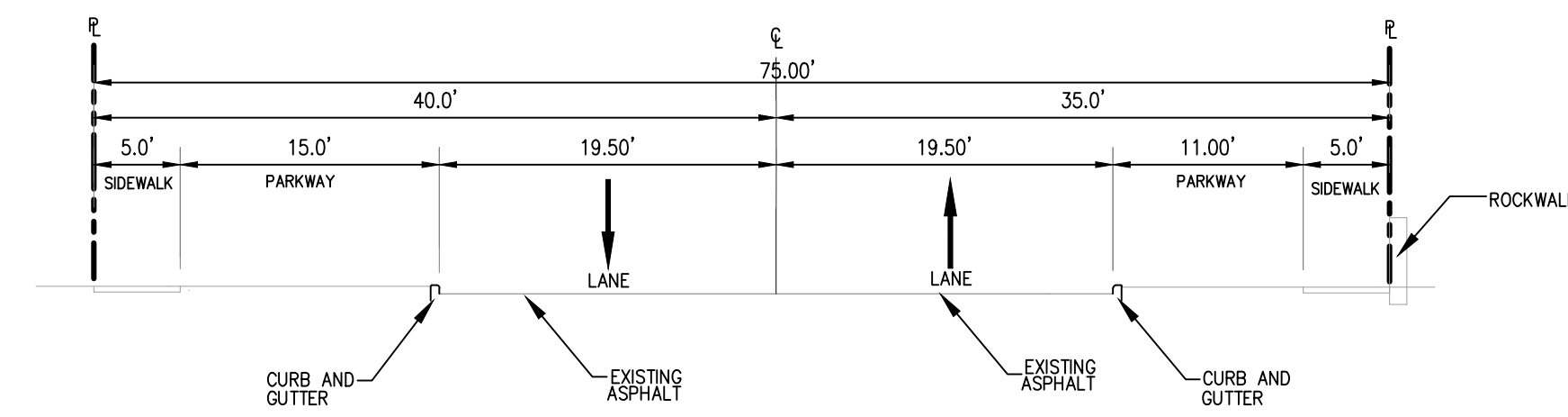
BEING ALL OR TRACTS 5-C-8, 5-C-8-A,
5-C-8-A-1 AND 5-C-8-B, BLOCK 2,
ASCRAE GRANT SURVEYS, THE CITY OF EL PASO,
EL PASO COUNTY, TEXAS.
CONTAINING: 11.491 ACRES ±



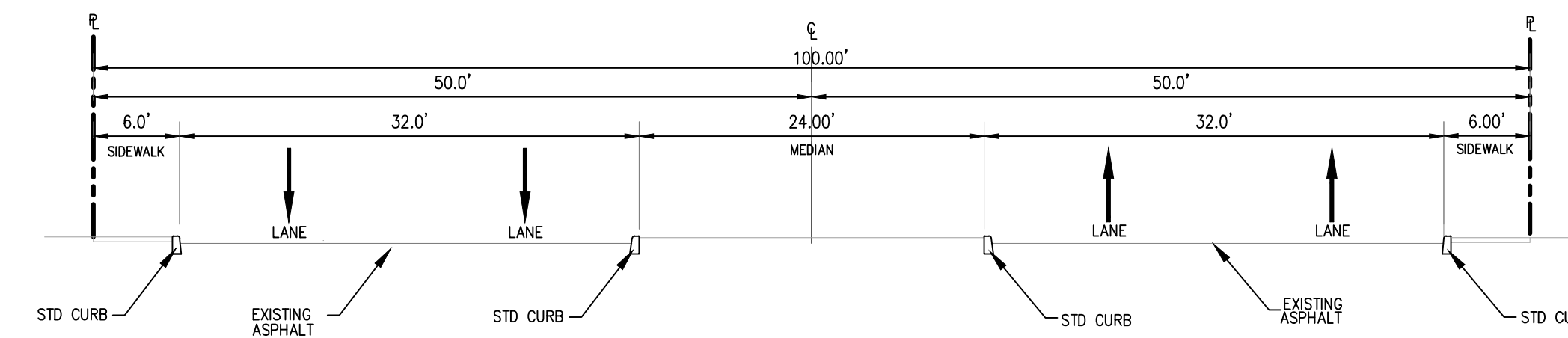
ISHA WAY "A - A"
LOCAL DRIVABLE
SCALE: 1"=10'



SIOUX STREET "B - B"
COLLECTOR DRIVABLE
SCALE: 1"=10'



AIRPORT ROAD "C - C"
MAJOR ARTERIAL
SCALE: 1"=10'



MONTANA AVENUE "D - D"
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: 04/14/2026



Legislation Text

File #: BC-2260, 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.

PZST25-00021: Lots 24 through 28, inclusive, Block 1, Vista Commercial Park,
City of El Paso, El Paso County, Texas

Location: 12230 Pine Springs Dr.
Existing Zoning: C-4 (Commercial)
Request: Special Permit and Detailed Site Development Plan approval to
allow for a helistop in the C-4 (Commercial) zone district
Existing Use: Fire station
Proposed Use: Helistop
Property Owner: City of El Paso
Representative: Luis Guevara, GRX Architects
District: 6
Staff Contact: Blanca Perez, (915) 212-1561, PerezBM@elpasotexas.gov

12230 Pine Springs

City Plan Commission — July 2, 2026

SPECIAL PERMIT

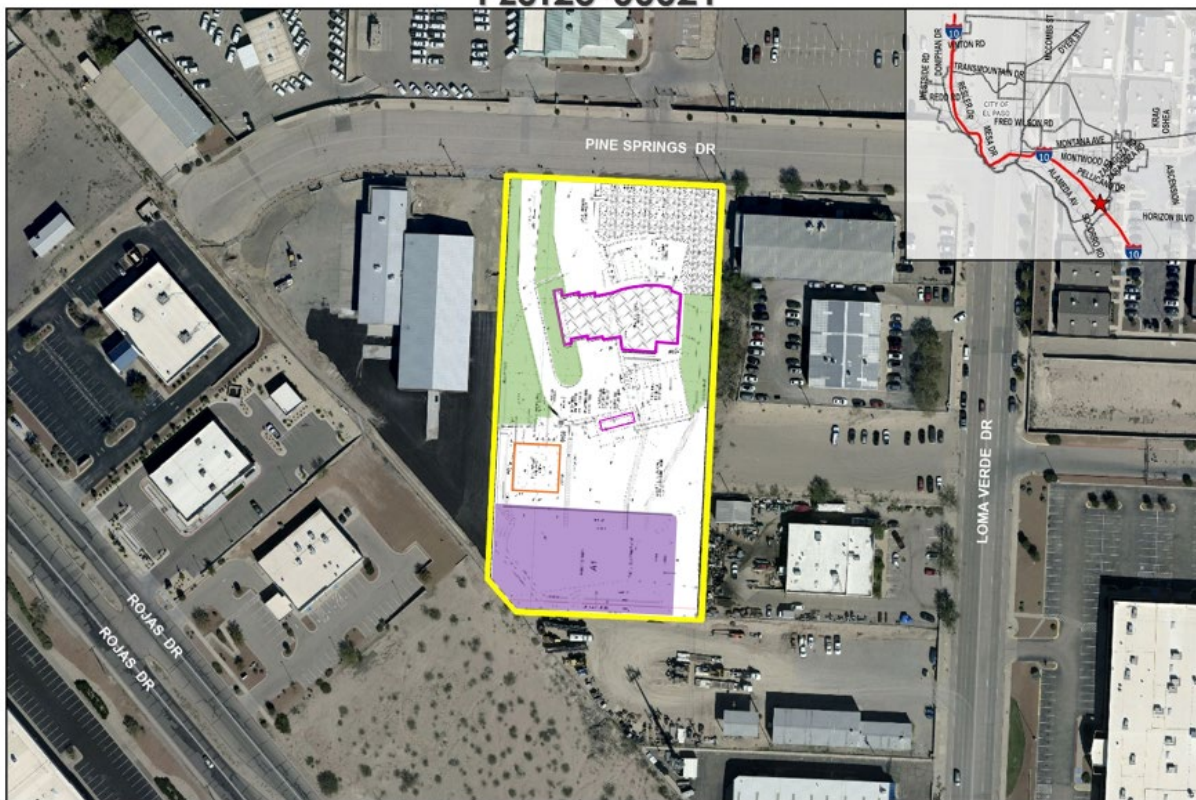


CASE NUMBER:	PZST25-00021
CASE MANAGER:	Blanca Perez, (915) 212-1561, PerezBM@elpasotexas.gov
PROPERTY OWNER:	City of El Paso
REPRESENTATIVE:	Luis Guevara, GRX Architects
LOCATION:	12230 Pine Springs Dr. (District 6)
PROPERTY AREA:	2.87 acres
EXISTING ZONING:	C-4/sc/sp (Commercial/special contract/special permit)
REQUEST:	Special Permit for a helistop and Detailed Site Development Plan approval
RELATED APPLICATIONS:	None
PUBLIC INPUT:	No support or opposition received as of June 24, 2026

SUMMARY OF REQUEST: The applicant is requesting a special permit to allow for a helistop and approval of a detailed site development plan at the existing El Paso Fire Station No. 35 in the C-4/sc/sp (Commercial/special contract/special permit) zone district in accordance with the El Paso City Code Section 20.04.320 – Special Permit.

SUMMARY OF STAFF RECOMMENDATION: Staff recommends **APPROVAL** of the special permit request for a helistop and detailed site development plan in the C-4/sc/sp (Commercial/special contract/special permit) zone district. The proposed development meets all the requirements of El Paso City Code per Section 20.04.320 – Special Permit Approvals and Section 20.04.150 – Detailed Site Development Plan Procedures.

PZST25-00021



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. Misinterpretation of this map to scales greater than its original can induce error and may lead to misinterpretation of the data. The Planning & Zoning Department Planning Division makes no claim to its accuracy or completeness.



Subject Property

0 30 60 120 180 240 Feet



Figure A. Subject Property & Immediate Surroundings

DESCRIPTION OF REQUEST: The applicant is requesting a Special Permit to allow a helistop within the C-4 (Commercial) zoning district. The subject property is approximately 2.87 acres in size and is currently developed as El Paso Fire Station No.35. The Detailed Site Development Plan indicates that the existing main building, consisting of approximately 8,737 square feet, will remain on site. The proposed helistop is located in the southwestern portion of the property and will be approximately 2,500 square feet. The development complies with the minimum parking requirements by providing twenty-four (24) parking spaces and three (3) bicycle spaces. Access to the site is provided via Pine Springs Drive.

PREVIOUS CASE HISTORY: On July 12, 2005, Ordinance No. 16093 (Attachment 3) was adopted, granting a Special Permit to allow the development of a fire station on the subject property.

STAFF ANALYSIS: Staff finds the proposed helistop to be compatible with the surrounding area, as it is associated with an existing fire station that provides essential public safety services to the community. The request does not involve a significant expansion of the existing development, and the site complies with applicable parking and access requirements. While helicopter operations may generate occasional noise, such activity is expected to be limited to emergency response situations and is consistent with the operational needs of the facility. Additionally, the proposal complies with the supplemental use regulations of Section 20.10.240 (Freight and Passenger Terminals). Based on the proposed use, staff does not anticipate significant adverse impacts on adjacent properties and has determined that no additional conditions of approval are necessary. Therefore, staff recommends approval of the Special Permit and Detailed Site Development Plan in accordance with Section 20.04.320 of the El Paso City Code.

COMPATIBILITY WITH NEIGHBORHOOD CHARACTER: The proposed helistop for the fire station is compatible with the surrounding area and existing land uses. Properties to the north are zoned C-4 (Commercial) and are developed with a governmental facility. Properties to the south, east, and west are zoned C-4/sc (Commercial/special contract) and include a contractor equipment rental business, an automotive repair garage, metal product manufacturing operations, and a motor-carrier terminal. The nearest school, Loma Verde Elementary School, is located approximately 0.5 miles from the subject property, while Ranchos del Sol Park is located approximately 0.7 miles away.

COMPLIANCE WITH SPECIAL PERMIT REQUIREMENTS (EL PASO CITY CODE SECTION 20.04.320.D)	
Criteria	Does the Request Comply?
1. The proposed development complies, except to the extent waived, varied or modified pursuant to the provisions of this title, with all of the standards and conditions applicable in the zoning district in which it is proposed to be located.	Yes. The proposed development complies with all standards per the C-4 (Commercial) zoning district, with the use being allowed via an approved special permit.
2. Furthers <i>Plan El Paso</i> and applicable neighborhood plans or policies.	Yes. The request complies with the recommendations of Plan El Paso and the G-7, Industrial and/or Railyards future land use designation by promoting the betterment for public safety use that serves the surrounding community.
3. Adequately served by and will not impose an undue burden upon public improvements.	Yes. The property has adequate public services with vehicular access via Pine Springs Drive, classified as a local street, as per the City's Major thoroughfare Plan (MTP).
4. Any impacts of the proposed development on adjacent property are adequately mitigated with the design, proposed construction and phasing of the site development.	Yes. The proposed and existing development adequately mitigates any possible impacts to surrounding properties.
5. The design of the proposed development mitigates substantial environmental problems.	Yes. No environmental problems exist on the subject property.
6. The proposed development provides adequate landscaping and/or screening where needed.	Yes. The existing development complies with landscaping requirements.

COMPLIANCE WITH SPECIAL PERMIT REQUIREMENTS (EL PASO CITY CODE SECTION 20.04.320.D)	
7. The proposed development is compatible with adjacent structures and uses.	Yes. The existing and proposed development is appropriate with surrounding commercial and industrial uses.
8. The proposed development is not materially detrimental to the property adjacent to the site.	Yes. The existing and proposed development is similar in intensity and scale to surrounding development.

COMPLIANCE WITH PLAN EL PASO GOALS & POLICIES – When evaluating whether a proposed special permit 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 redevelopment of the site. This sector also includes the existing rail yards which could be redeveloped as mixed-use communities if the rail yards were moved out of town.</p>	Yes. The proposed development is consistent with the Future Land Use designation and is compatible with surrounding development.
<p>Compatibility with Surroundings: The proposed zoning district is compatible with those surrounding the site:</p> <p>C-4 (Commercial) District: The purpose of these districts is to provide for locations for the most intensive commercial uses intended to serve the entire city. It is intended that the district regulations permit heavy commercial uses characterized by automotive and light warehousing. The regulations of the districts are intended to provide a transition from general business areas to industrial and manufacturing uses, and to accommodate major locations of commerce, service and employment activities.</p>	Yes. The existing zoning is compatible with surrounding commercial and industrial development. No zoning is proposed with this request. Surrounding properties are all zoned C-4 (Commercial) and include a governmental building, contractor equipment rental, automotive repair garage, metal product manufacturing and a motor-carrier terminal.

THE PROPOSED PROJECT’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 historic districts or study plan areas.
Potential Adverse Effects: Potential adverse effects that might be caused by approval or denial of the requested rezoning.	This proposed use will allow for the betterment of an existing fire station for public safety.
Natural Environment: Anticipated effects on the natural environment.	The subject property does not involve greenfield/environmentally sensitive land or arroyo disturbance.

COMPLIANCE WITH PLAN EL PASO GOALS & POLICIES – When evaluating whether a proposed special permit is in accordance with <i>Plan El Paso</i>, consider the following factors:	
Stability: Whether the area is stable or in transition.	The area is stable, with no rezoning in the area within the last 10 years.
Socioeconomic & Physical Conditions: Any changed social, economic, or physical conditions that make the existing zoning no longer suitable for the property.	Existing zoning will not be changed. Due to the location of the proposed development and the use for a helistop, a special permit is required.

SUMMARY OF DEPARTMENTAL REVIEW COMMENTS: No adverse comments from reviewing department.

PUBLIC COMMENT: The subject property is located within the Ranchos del Sol Neighborhood Association, which was notified of the request by the applicant. Public notice was sent to all property owners within 300 feet of the subject property on June 18, 2026. As of June 24, 2026, the Planning Division has not received any communications in support or opposition of the special permit 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:

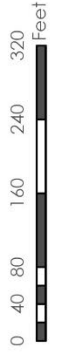
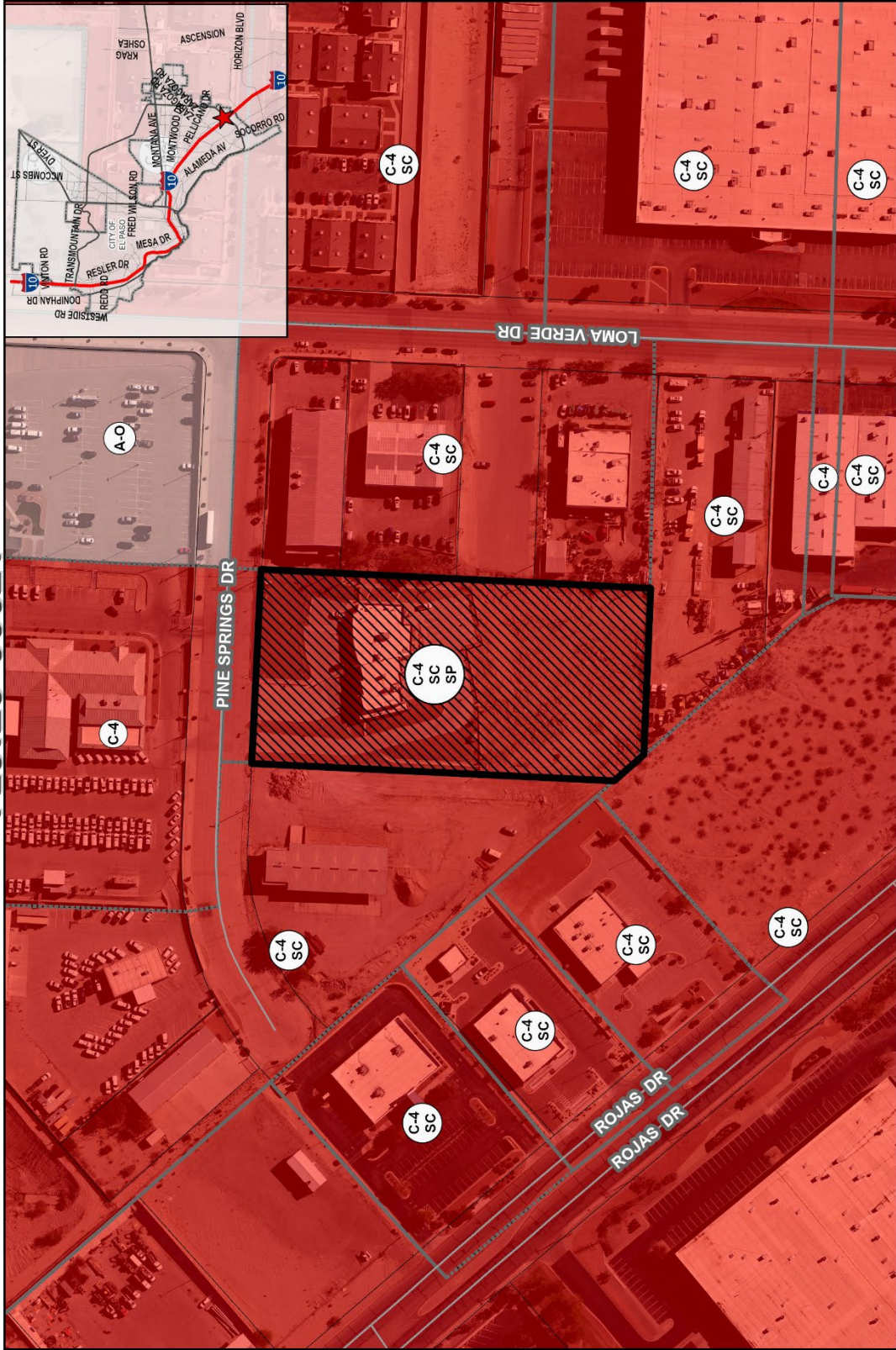
1. **Recommend Approval** of the special permit request, finding that the request is in conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or that the request is in conformance with other criteria that the CPC identifies from the Comprehensive Plan. **(Staff Recommendation)**
2. **Recommend Approval of the special permit request With Modifications** 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 special permit 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. Zoning Map
2. Detailed Site Development Plan
3. Elevations
4. Ordinance No. 16093, dated July 12, 2005
5. Department Comments
6. Neighborhood Notification Boundary Map

ATTACHMENT 1

PZST25-00021

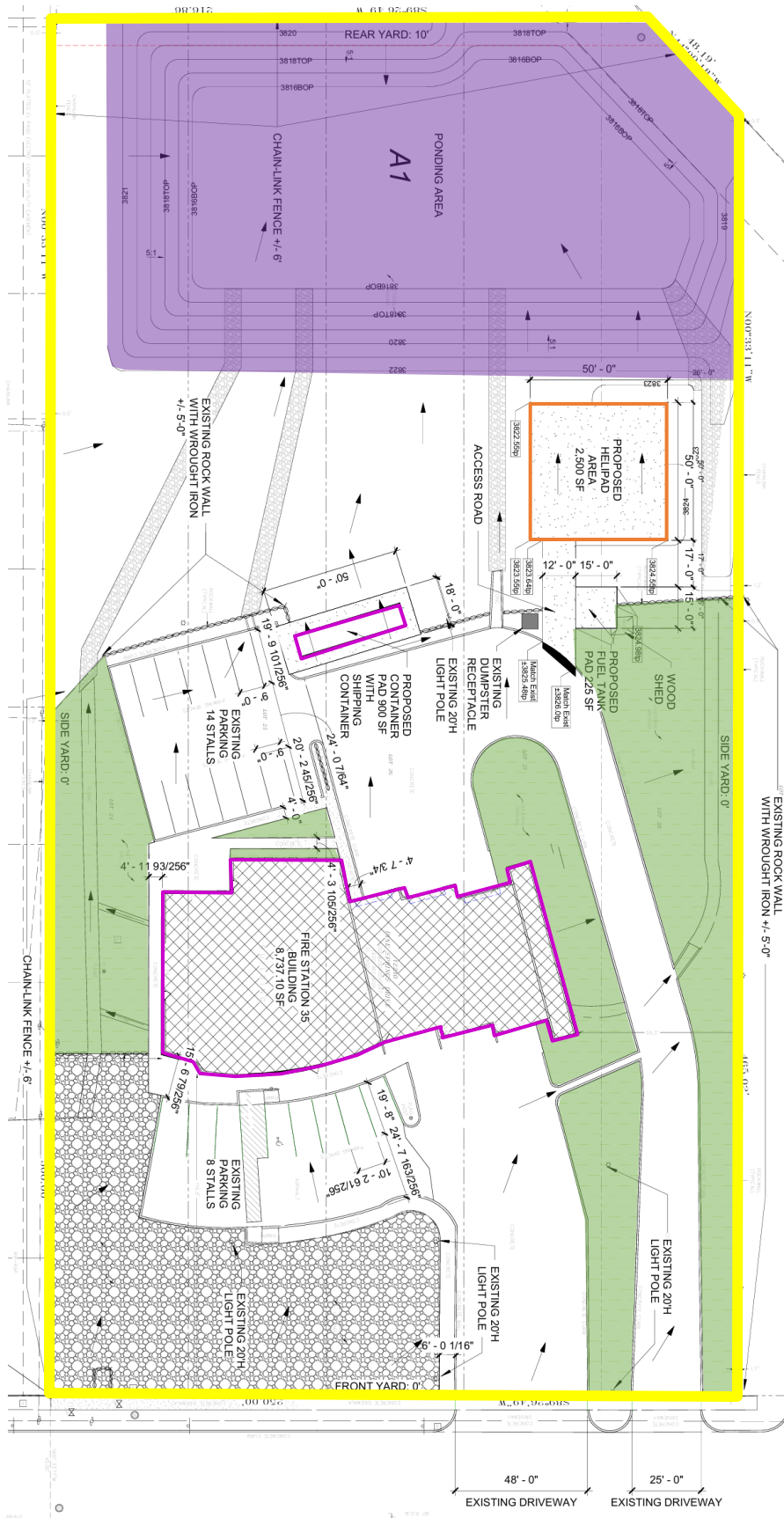


Subject Property



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ATTACHMENT 2



ATTACHMENT 4

ORDINANCE NO. 16093

AN ORDINANCE GRANTING SPECIAL PERMIT NO. ZON05-00035, TO ALLOW FOR A FIRE STATION ON LOTS 24 – 28, BLOCK 1, VISTA COMMERCIAL PARK, EL PASO, EL PASO COUNTY, TEXAS, PURSUANT TO SECTION 20.42.040 (ZONING) OF THE EL PASO MUNICIPAL CODE. THE PENALTY BEING AS PROVIDED IN CHAPTER 20.68 OF THE EL PASO MUNICIPAL CODE.

WHEREAS, the City of El Paso has applied for a Special Permit under Section 20.42.040 of the El Paso Municipal Code, to allow for a fire station;

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

WHEREAS, the City Plan Commission has recommended approval of the subject Special Permit; and

WHEREAS, the subject Special Permit has been submitted to the City Council of the City of El Paso for review and approval;

WHEREAS, the City Council of the City of El Paso finds that, except to the extent waived by City Council, the application conforms to all requirements of Section 20.04.320.D of the El Paso Municipal Code;

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

1. That the property described as follows is in an **C-4/sc (Commercial/special contract)** District:

*Lots 24 – 28, Block 1, Vista Commercial Park, El Paso, El Paso County,
Texas*

2. That a fire station is authorized by Special Permit in **C-4/sc (Commercial/special contract)** districts under Section 20.42.040 of the El Paso Municipal Code; and

3. That the requirements for a fire station under Section 20.42.040 have been satisfied; and

4. That the City Council hereby grants a Special Permit under Section 20.42.040 of the El Paso Municipal Code, to allow a fire station on the above-described property; and

DOC# 12903/PLANNING/ZON05-00035/MWAT

ORDINANCE NO. 16093

Special Permit No. ZON05-00035

5. That this Special Permit is issued subject to the development standards in the C-4/sc (Commercial/special contract) district regulations and subject to the approved Site Development Plan, signed by the Applicant 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.

6. That if the Applicant fails to comply with any of the requirements of this Ordinance, the Director of Planning shall be notified and shall take any action necessary to remove such violation.

PASSED AND APPROVED this 12th day of July, 2005.

THE CITY OF EL PASO



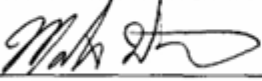
John F. Cook, Mayor

ATTEST:



Richarda Duffy Momsen
City Clerk

APPROVED AS TO FORM:



Matt Watson
Assistant City Attorney
Doc No. 12903

APPROVED AS TO CONTENT:



Christina Valles, Planner II
Planning, Research & Development
Department

APPROVED AS TO CONTENT:



Rodolfo Valdez, Chief Urban Planner
Planning, Research & Development
Department

DOC# 12903/PLANNING/ZON05-00035/MWAT

ORDINANCE NO. 16093

2

Special Permit No. ZON05-00035

ATTACHMENT 5

Planning and Inspections Department - Planning Division

Staff recommends approval of the special permit request for a helistop and detailed site development plan in the C-4/sc/sp (Commercial/special contract/special permit) zone district. The proposed development meets all the requirements of El Paso City Code per Section 20.04.320 – Special Permit Approvals and Section 20.04.150 – Detailed Site Development Plan Procedures.

Planning and Inspections Department – Plan Review & Landscaping Division

No objections to the proposed special permit. At the time of submittal for building permits, the project will need to comply with all applicable municipal and building code requirements.

Planning and Inspections Department – Land Development

Show proposed drainage flow patterns on site plan and identify the discharge location(s) for all storm-water runoff on site ponding.

Note: Comment has been addressed.

Fire Department

No adverse comments.

Police Department

No comments provided.

Environment Services

No comments provided.

Streets and Maintenance Department

Traffic and Transportation Engineering:

- TXDOT Coordination is required
- TCEQ Coordination is required
- FAA Coordination is required

Note: Applicant to coordinate at the permitting stage.

Street Lights Department:

Street Lights Department requires that a project 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.

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.

Sun Metro

No comments provided.

El Paso Water

EPWater does not object to this request. EPWater requests that the existing 25-foot easement be shown and labelled on the plans.

EPWU-PSB Comments

There is an existing 8-inch diameter water main that extends along Pine Springs Dr. located approximately 25-feet south of and parallel to the northern right-of-way line. This main is available to provide additional service.

Previous water pressure reading from fire hydrant #06232, last tested on 02/05/2025 located on the northwest of intersection of Loma Verde Dr. and Pine Springs Dr. has yielded a static pressure of 100 psi, a residual pressure of 90 psi, and a flow discharge of 1,501 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 3-inch water meter and a 1-inch yard meter serving the subject property. The service address for these meters is 12230 Pine Springs Dr.

Sanitary Sewer

There is an existing 8-inch diameter sanitary sewer main that extends along Pine Springs Dr. located approximately 40-feet north of and parallel to the southern right-of-way line. This main is available to provide additional service.

There is an existing 8-inch diameter sanitary sewer main that extends in a 25-ft easement located on the southwest corner of the subject property. This main is available to provide additional service.

General

EPWater 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.

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.

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 PSB facilities and is responsible for the cost of setting appurtenant structures to final grade.

Stormwater:

No comments provided.

El Paso County 911 District

No comments/concerns regarding this zoning.

Texas Department of Transportation

No comments provided.

El Paso County Water Improvement District #1

No comments provided.

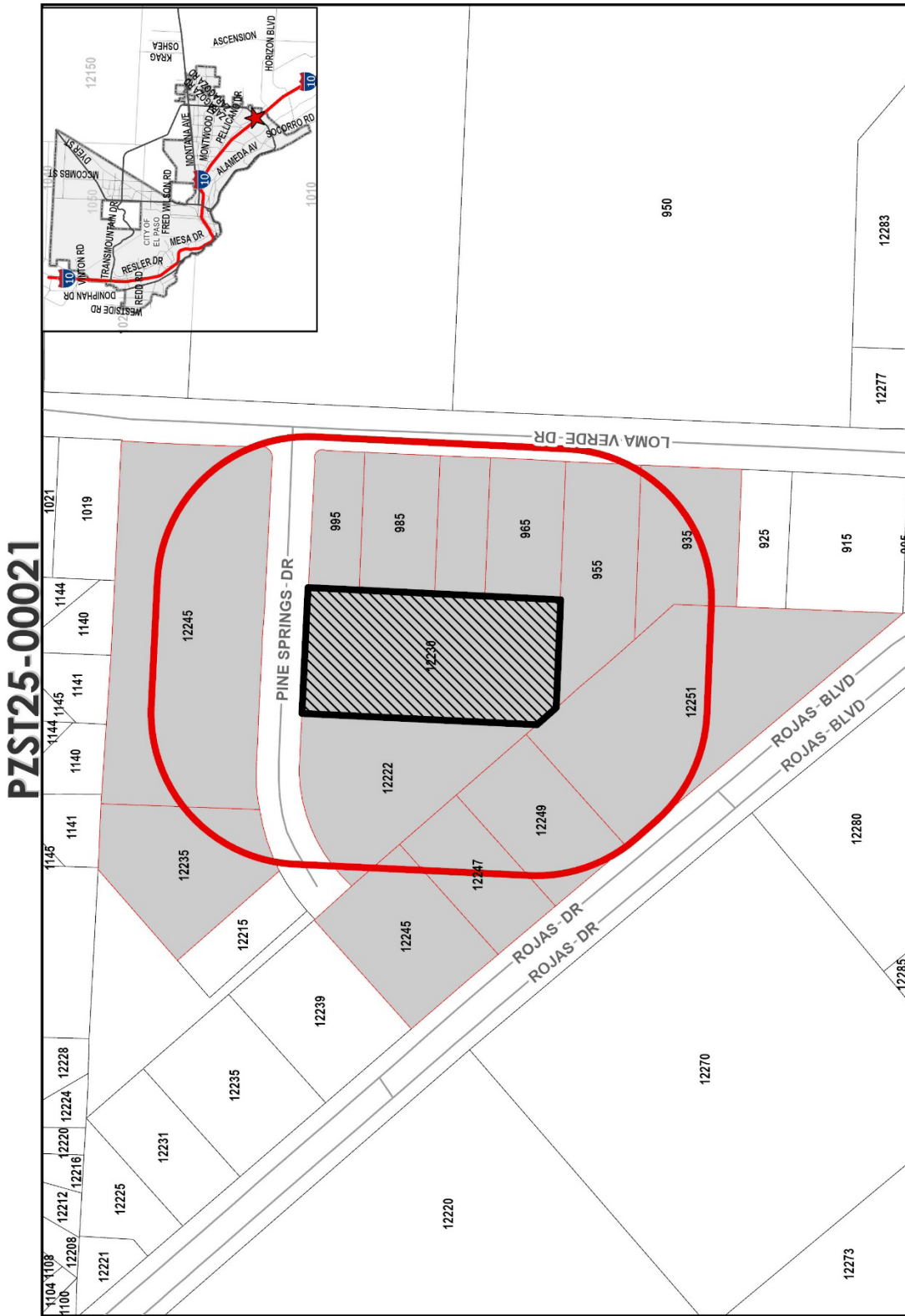
El Paso Electric

No comments for 12230 Pine Springs.

Texas Gas Service

Texas Gas Service has an active service line at 12230 Pine Springs, no additional comments.

ATTACHMENT 6



PZST25-00021



Subject Property

 300 Feet Notice Area

 Notified Properties



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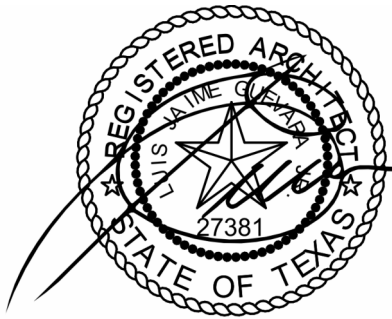
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ARCHITECTURE / PLANNING / DESIGN

1015 TEXAS AVENUE
EL PASO, TEXAS 79901
915.613.0900

www.grxarchitects.com



05/13/2026

SPECIAL PERMIT: HELIPAD, FUEL TANK PAD & SHIPPING CONTAINER PAD

SPECIAL USE PERMIT

12230 PINE SPRINGS DRIVE
EL PASO, TX 79936

KEY PLAN

NO DATE DESCRIPTION

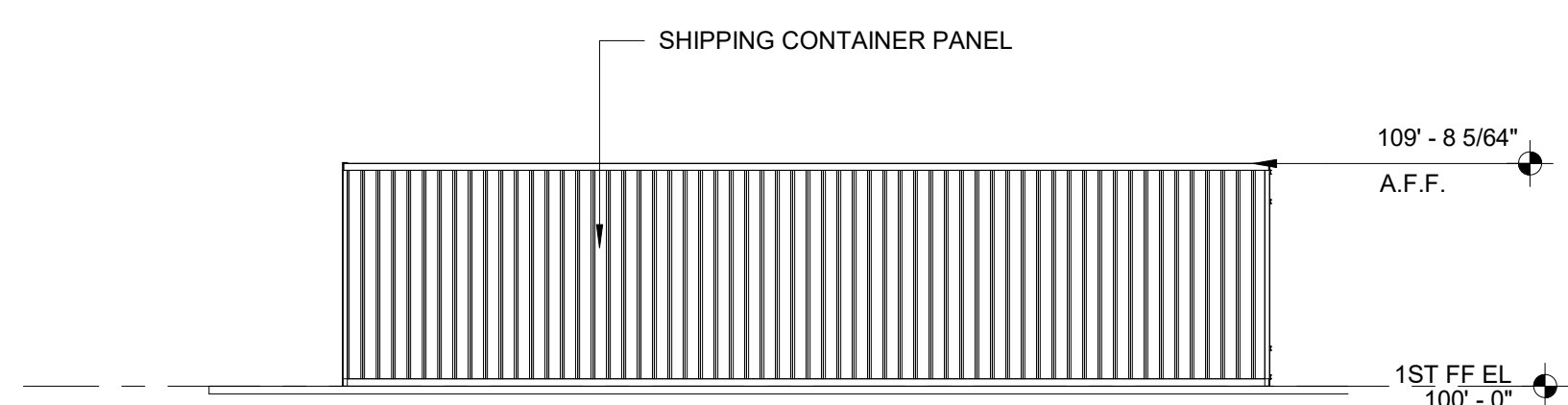
EXTERIOR ELEVATIONS

A-201

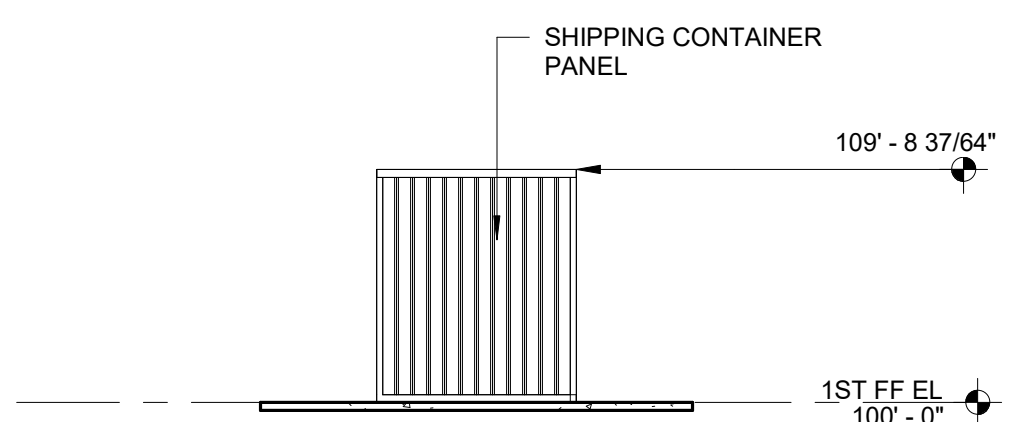
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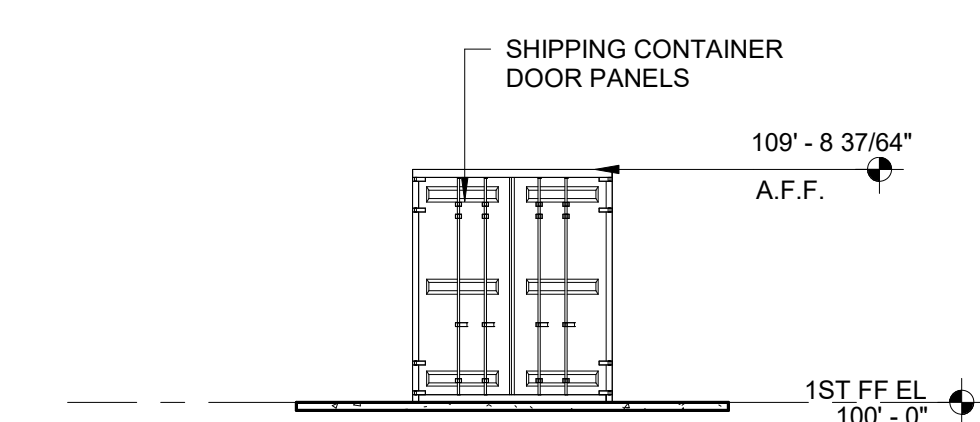
D



D1 NORTH & SOUTH ELEVATION
1/8" = 1'-0"

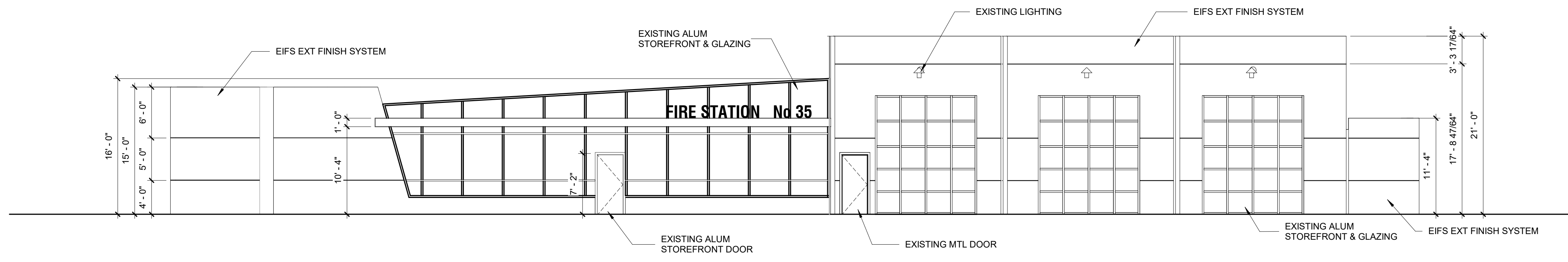


D2 EAST ELEVATION
1/8" = 1'-0"



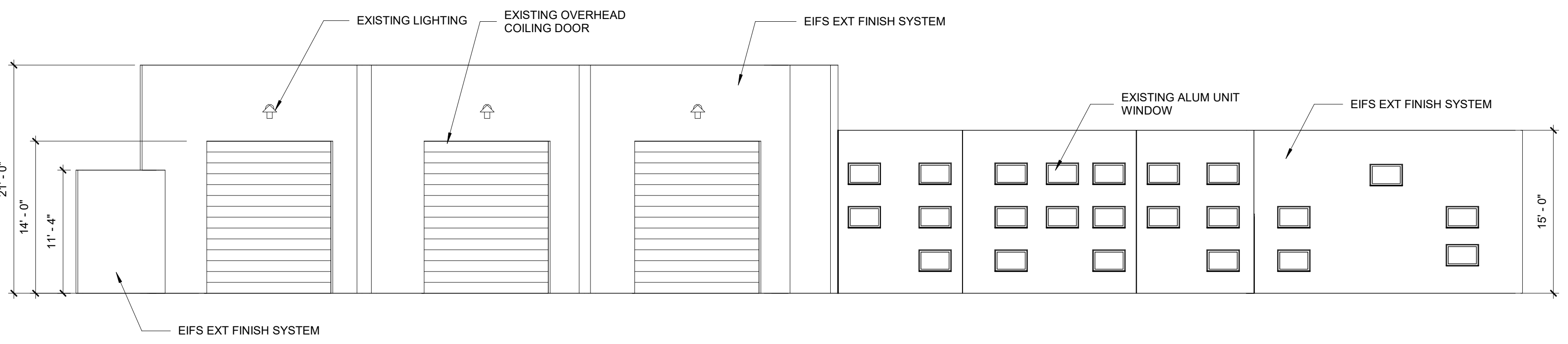
D4 WEST ELEVATION
1/8" = 1'-0"

C



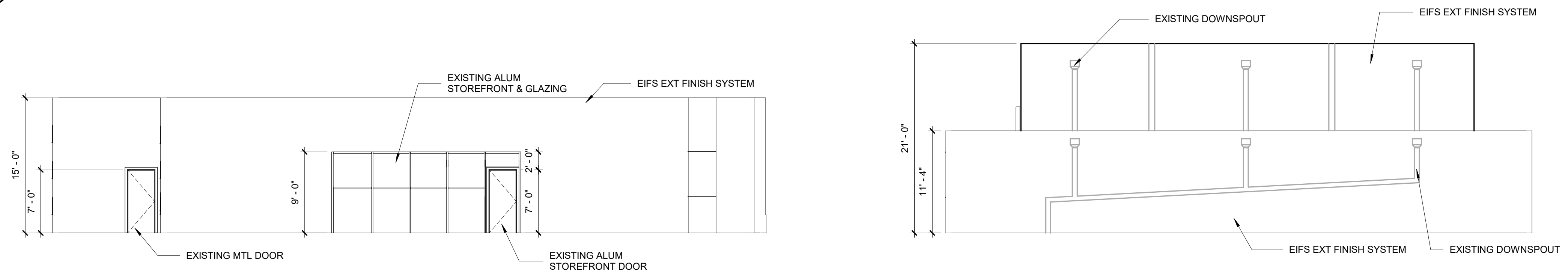
C1 NORTH ELEVATION
1/8" = 1'-0"

B



B1 SOUTH ELEVATION
1/8" = 1'-0"

A



A1 EAST ELEVATION
1/8" = 1'-0"

A3 WEST ELEVATION
1/8" = 1'-0"



El Paso, TX

300 N. Campbell
El Paso, TX

Legislation Text

File #: BC-2261, **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.

Presentation on reasoning and process of platting determinations.

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