

Canutillo Middle School Subdivision

City Plan Commission — October 9, 2025



CASE NUMBER/TYPE:	SUSU25-00085 – Major Combination
CASE MANAGER:	Myrna Aguilar, (915) 212-1584, AguilarMP@elpasotexas.gov
PROPERTY OWNER:	Canutillo Independent School District
REPRESENTATIVE:	SLI Engineering, Inc.
LOCATION:	East of Westside Dr. and South of Artcraft Rd.
PROPERTY AREA:	50.31 acres
VESTED RIGHTS STATUS:	Not Vested
PARK FEES:	Park Fees Not Required
EXCEPTIONS/MODIFICATIONS:	Yes, see following section
ZONING DISTRICT(S):	R-F (Ranch Farm)

SUMMARY OF RECOMMENDATION: Staff recommends **APPROVAL** of Canutillo Middle School Subdivision on a Major Combination basis and **DENIAL** of the exceptions request.

Applicant is requesting the following exceptions from the City Plan Commission:

- To waive the construction of a five-foot (5') sidewalk along Strahan Road.
- To waive the construction of one-foot (1') of roadway along Strahan Road.

Canutillo Middle School Subdivision



Figure A: Proposed plat with surrounding area

DESCRIPTION OF REQUEST: The applicant is proposing to subdivide 50.31 acres of land into three (3) lots ranging from 5.55 acres and 22.82 acres. Primary access to the subdivision will be provided via Strahan Road. The subdivision is intended to serve as the site of a middle school. Drainage will be managed through on-site ponding. This application is being reviewed in accordance with the current subdivision code and the Upper Valley Plan (Ordinance No. 18709).

CASE HISTORY/RELATED APPLICATIONS: The proposed subdivision is located within the Upper Valley Plan Area (Ordinance No. 18709) and complies with all applicable requirements.

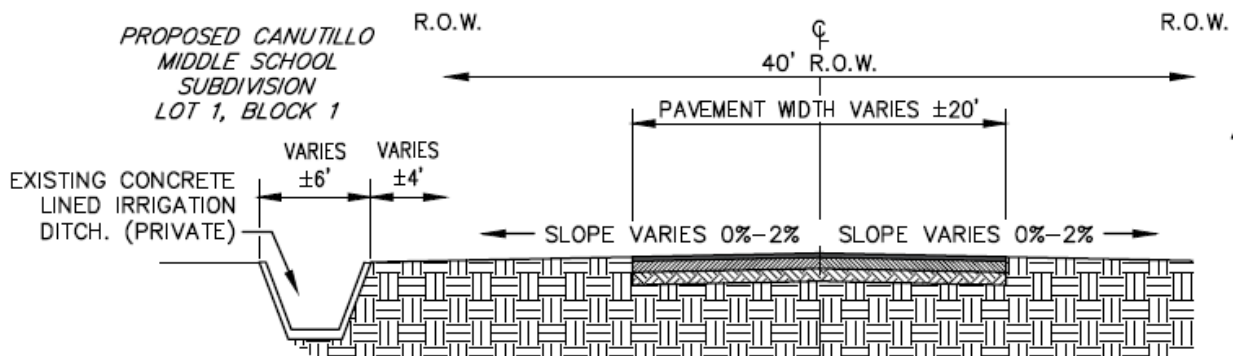
EXCEPTIONS, MODIFICATIONS, OR WAIVER REQUESTS: The applicant is requesting the following exceptions pursuant to El Paso City Code Section 19.10.050 (A)(1)(a) – (Roadway participation policies – Improvement of Roads and Utilities Within and or Abutting the Subdivision) of the current code. The exception includes the following:

1. To waive the construction of a five-foot (5') sidewalk along Strahan Road.
2. To waive the construction of a one-foot (1') roadway along Strahan Road.

REQUIRED CROSS-SECTION:

Local (48-62 ft. typ. ROW)							
Detailed design guidance begins on Page 60 of SDM							
		Travelway			Parking Zone	Accessory/Amenity Zones	Pedestrian Zone
		Typical Lanes/Widths	Medians/Accesses	EPBP Bike Facilities Focus	On-Street Parking	Streetscape Focus	Min. Sidewalk Width
Rural	O-3	2 lanes, 10-11 ft	N/A	N/A	Not Allowed	None	5 ft
	O-4						
	O-5						
	O-6						

EXISTING CROSS-SECTION:



EVALUATION OF EXCEPTION REQUEST: The exception requests to allow for the existing configuration to remain and to waive the construction of improvements meets the following criteria under El Paso City

Code 19.10.050(A)(1)(a) – (Roadway Participation Policies—Improvement of Roads and Utilities Within and or Abutting the Subdivision). The section reads as follows:

Section 19.10.050(A)(1)(a)

The City Plan Commission may waive such requirements to provide rights-of-way or street improvements to adjacent substandard roads based on any of the following factors:

a: Fifty per cent of the lots within a quarter mile of the proposed development have already been developed and the existing street improvements are in character with the neighborhood.

The exception request to waive the required improvements for Strahan Road meets the criteria of already developed and existing street improvements that are in character with the neighborhood.

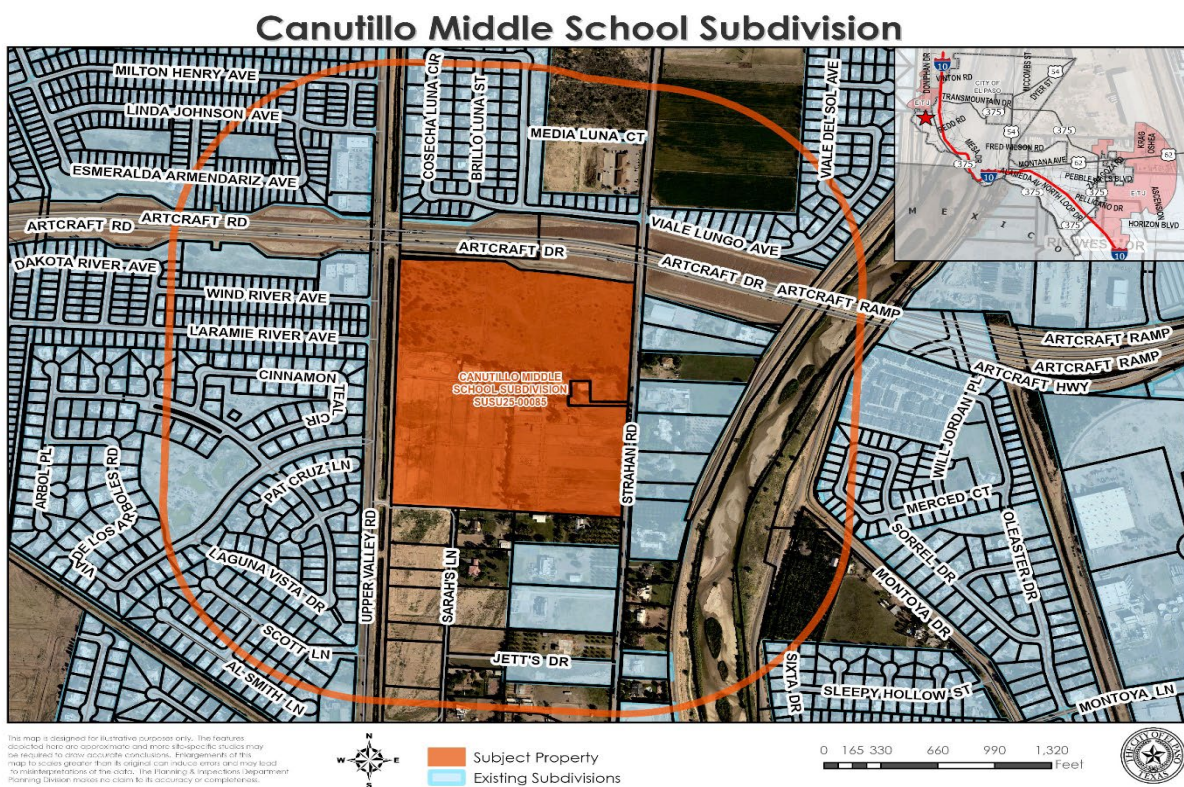


Figure B: Developed properties within a quarter mile of proposed subdivision

Although the request for exceptions meets the waiver criteria previously stated, staff recommends **Denial** of the waiver of the construction of sidewalk and additional roadway based on the following analysis:

- This is a corner property that can create the opportunity for initiating sidewalk connectivity in the area.
- Property located at the northeast corner of Artcraft Dr. and Strahan Rd. has already improved proportionate cross-section's sidewalk.
- Sidewalks will provide a safe route for pedestrian and enhance ADA access along Strahan Rd. and the proposed Middle School for Canutillo Independent School District.

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

Surrounding Zoning and Use	
North	R-3/c (Residential/conditions) / Residential development
South	R-F (Ranch Farm) / Residential development and vacant
East	R-2/c (Residential/ conditions) and R-F (Ranch Farm) / Residential development
West	R-2/c/sp (Residential/ conditions /special permit) / Residential development C-2 (Commercial) / Commercial development R-3A (Residential) / Residential development
Nearest Public Facility and Distance	
Park	River Park WEst (0.25 mi.)
School	Jose H. Damian Elementary (0.40 mi.)
Plan El Paso Designation	
O-3, (Agriculture)	
Impact Fee Service Area	
N/A	

PUBLIC COMMENT: N/A”

PLAT EXPIRATION: This application will expire on **October 9, 2028**. If the final plat has not been recorded within the specified date, the final plat approval, unless extended in accordance with El Paso City Code Chapter 19.41 (Expiration, extension and reinstatement), shall expire and the applicable plat shall be deemed null and void.

CITY PLAN COMMISSION OPTIONS:

Subdivision

City Plan Commission (CPC) has sole and final authority on subdivision matters. Subdivision applications in conformance with all applicable code provisions shall be approved by the CPC. When a plat is brought forward to the CPC for review, the Commission may take any of the following actions:

1. **Approval:** The CPC finds that the proposed plat is in conformance with all applicable requirements of Title 19 of the El Paso City Code. **(Staff Recommendation)**
2. **Approval with Conditions:** The CPC may impose conditions that bring the proposed plat into conformance with all applicable requirements of Title 19 of the El Paso City Code.
3. **Denial:** The CPC finds that the proposed plat is not in conformance with all applicable requirements of Title 19 of the El Paso City Code.

Waiver, Exception, Modification Request(s)

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

1. **Approval** of the waiver, exception, or modification request(s), finding that the request(s) is in conformance with the relevant review criteria provided by the El Paso City Code, as reflected in the Staff Report.
2. **Partial approval of the waiver, exception, or modification request(s)**, finding that the request(s) is partially in conformance with the relevant review criteria provided by the El Paso City Code.
3. **Denial** of the waiver, exception, or modification request(s), finding that the request(s) does not conform to the review criteria provided by the El Paso City Code, as reflected in the Staff Report.
(Staff Recommendation)

ATTACHMENTS:

1. Aerial Map
2. Preliminary Plat
3. Final Plat
4. Exception Request
5. Application
6. Department Comments

ATTACHMENT 1

Canutillo Middle School Subdivision



Subject Property

This map is designed for illustrative purposes only. The features depicted here are approximate and more detailed 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.

CANUTILLO MIDDLE
SCHOOL SUBDIVISION

EL 1: All of Tract 7 and a portion of Tract 6, Block 11, UPPER VALLEY SURVEYS, in the City of El Paso, El Paso County, Texas, according to the said UPPER VALLEY SURVEYS made by El Paso County, Texas, for tax purposes, SAVE AND EXCEPT two portions previously conveyed.

STATE HIGHWAY 178 - ARTCRAFT ROAD "A - A"

MAJOR ARTHUR FREEMAN

[illegible]

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93	10.0	0.0	0.0	0.0
94	10.0	0.0	0.0	0.0
95	10.0	0.0	0.0	0.0
96	10.0	0.0	0.0	0.0
97	10.0	0.0	0.0	0.0
98	10.0	0.0	0.0	0.0
99	10.0	0.0	0.0	0.0
100	10.0	0.0	0.0	0.0

- [illegible]



CITIZENS
LAND DEFENSE
LAND FLAVERS
BIO DIVERSITY
N. PAUL YOUNG
2010 06/01/07

PRELIMINARY PLAT

SU ENGINEERING, INC.
CIVIL ENGINEERS - LAND SURVEYORS
LAND PLANNERS - CONSTRUCTION MANAGEMENT
500 WESTMIND DR. - EL PASO, TEXAS - 79912 - (915) 581-6457
REGISTERED PROFESSIONAL ENGINEERS - 07 001 40305

ATTACHMENT 4



Page 1 of 2

August 08, 2025

Guillermo Licón, P.E.
President

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

Dear Alex

Subject: Canutillo Middle School, Subdivision waiver Request.

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

➤ **Artcraft Road**

To waive the improvement of their proportionate share of streets abutting the subdivision, consisting of 44' of roadway, a 5-foot planter strip, and a 6-foot sidewalk.

Artcraft Road is a State Right of way. TXDOT is proposing the widening of such freeway and had already acquired the necessary right of way for the project. All improvement will be performed by the State.

➤ **Upper Valley Road.**

To waive the improvement of their proportionate share of streets abutting the subdivision, consisting of 25' of roadway, a 5-foot planter strip, and a 6-foot sidewalk.

Upper Valley Road is not directly adjacent to the School site. The Nemexas Drain, property of El Paso County Water District No. 1, is adjacent to the site. CISD is securing an agreement with the Water District to build a deceleration lane within their right of way. Sidewalks will be built adjacent to the school site.

➤ **Strahan Road.**

To waive the improvement of their proportionate share of streets abutting the subdivision, consisting of 16' of roadway, a 9-foot swale, and a 5-foot sidewalk. We could only dedicate 6 feet since the adjacent structure is a concrete lined channel.

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

➤ Sarah Lane .

To waive the improvement of their proportionate share of streets abutting the subdivision, consisting of 16' of roadway, a 9-foot swale, and a 5-foot sidewalk.

Sarah Lane is dead ends at the property and is not adjacent to the site.

The existing configuration is guided by a comprehensive master plan that addresses both current and future development needs. We are maintaining consistency by utilizing the same cross section implemented in previous phases.

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: 8-15-2025

FILE NO. _____

SUBDIVISION NAME: CANUTILLO MIDDLE SCHOOL

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)

PARCEL 1: All of Tract 7 and a portion of Tract 6, Block 11, UPPER VALLEY SURVEYS, in the City of El Paso, El Paso County, Texas, according to the resurvey of said UPPER VALLEY SURVEYS made by El Paso County, Texas, for tax purposes, SAVE AND EXCEPT two portions previously conveyed. And a portion of Tract 6, Block 11, UPPER VALLEY SURVEYS, in the City of El Paso, El Paso County, Texas, according to the resurvey of said UPPER VALLEY SURVEYS made by El Paso County, Texas, for tax purposes. CONTAINING: 50.3135 ACRES ±

2. Property Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	_____	_____	Office	_____	_____
Duplex	_____	_____	Street & Alley	_____	_____
Apartment	_____	_____	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____		_____	_____
School	50.3135	5		_____	_____
Commercial	_____	_____	Total No. Sites	5	_____
Industrial	_____	_____	Total (Gross) Acreage	50.3135	_____

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

4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes ☐ No ☐

5. What type of utility easements are proposed: Underground ☐ Overhead ☐ Combination of Both ☒

6. What type of drainage is proposed? (If applicable, list more than one)

ON SITE PONDING

7. Are special public improvements proposed in connection with development? Yes ☒ No ☐

8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes ☒ No ☐
If answer is "Yes", please explain the nature of the modification or exception 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 Canutillo Independent School District, 7965 Aircraft Rd, El Paso, TX 79936 915-877-7400
 (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:  8/20/25
 REPRESENTATIVE SIGNATURE: georges Digitally signed by georges
 Date: 2025.08.18 11:13:01 -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 certificate tax certificate(s)
 - b. Current proof of ownership.
 - c. Release of access document, if applicable.
 - d. Set of restrictive covenants, if applicable.
2. Clarify how many lots Plat is showing 3 lots, however, plat notes indicate only 1.
3. Provide block number on both preliminary and final plats.
4. Addresses missing for all lots within the subdivision required.
5. Revise “Minor Subdivision Approval” statement to “City Plan Commission Approval” statement.

Planning and Inspections Department- Land Development Division

We have reviewed subject plats and recommend Approval.

The Developer/Engineer shall address the following comments.

1. Provide subdivision improvement plans to Land Development for proposed public improvements as per application.
2. TXDOT review and approval are required of the proposed subdivision for drainage and access requirements. No storm-water is allowed into TXDOT R.O.W.
3. The property area will be in the Flood zone according to the preliminary future FEMA maps. Meaning; that according to current maps from FEMA, the property is not in the flood zone area, but the property will be in the flood zone area in the future when new maps become effective. it is recommended to build 1foot above the preliminary BFE for on the affected lots.
4. Coordinate plat with the Water Improvement District #1 for any requirements abutting an irrigation lateral (Nemexas Drain). Verify if lot has water rights and/or easements.
5. Verify Preliminary and Final plat, does not coincide with vicinity map?
6. Provide and label On-site ponding notes on Preliminary and Final plat.
Update note #12 to read: “This subdivision is subject to on-site ponding as per (SDM panel 1-4C-J, 19.19.010A and DDM, 11.1).”
7. Provide a 6ft rock wall from the high side around the proposed ponds and/or abutting Nemexas drain at the time of grading permit submittal.
8. The design of all ponds must conform with Street Design Manual, DSC. Pond Access road shall have a minimum width of 20' (As per DSC Section 2-2B.7). Show maintenance access road and ramp location. Label ponds as either “private pond” or “public pond” as applicable.

Parks and Recreation Department

Please note that purpose for this Subdivision is for a school that under the Municipal Code is considered a "Public facility" therefore, meeting the requirements to be excluded from the calculation for parkland dedication ordinance Title 19 – Subdivision & Development Plats, **Chapter 19.20 Parks and Open Space** as noted below:

19.20.060 - Exclusions from Dedication Requirements.

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:

H. Land shown within a subdivision, whether residential or nonresidential, which is designated for use as a "Public facility".

Ord. 16882 § 2 (part), 2008; Ord. No. 17576, § 1, 6-7-2011; Ord. No. 17753, § 1, 3-20-2012; Ord. No. 17905, § 6, 11-6-2012

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 Electric

Please note the existing line in the center of the parcel as a 5' wide easement.

El Paso County Water Improvement District #1

Submit an application, \$500 application fee and three irrigable land exhibits to the office located at 13247 Alameda in Clint, Texas.

Texas Department of Transportation

Submit construction plans to TXDOT for grading and drainage review and approval.

El Paso Central Appraisal District

Needs block number 1.

El Paso Water

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. 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.
5. EPWater-SW requires on-site retention of all developed runoff; ensure runoff does not flow off-site.

Streets and Maintenance Department

Traffic Engineering

- Add an internal vehicle distribution map, and include commentary on the vehicle circulation diagram for student drop-off and pick-up during AM and PM hours.
- On the lower (Nemexas Drain) canal bridge: clarify whether it will be reconstructed for the new development or remain "as is."
- Describe how pedestrian access to Canutillo Middle School will be designed via Upper Valley Road.
- In the TIA report, under the "Existing Turning Movement / Projected Traffic Maps" section (starting on page 18), correct all numbers that are illegible or overlapping.
- Include an intersection capacity (LOS) analysis for the two driveways at Canutillo Middle School that front Upper Valley Road.
- Add to the report a description and delineation of the "Emergency Access" point(s).
- Explain why the fiscal year "2045" appears in the LOS (Level of Service) table (e.g., on page 56). LOS can only be predicted 5 years out.
- Correct the study-limit intersections description to reflect exactly which intersections were included in the analysis (see page 13).

- Note that the new posted speed limit on Upper Valley Road and Westside Drive is 35 mph.
- Review and verify all LOS tables in the report—some values do not align with the range table provided.

Street Lights Department does not object to this request.

Artcraft Rd. or TX-178 is a Texas Department of Transportation (TXDOT) right-of-way (ROW).

For the development of the subdivision a complete set of plans shall be submitted to Street Lights Department for review showing the minimum requirements for street illumination proposals**. The submission shall contain but shall not necessarily be limited to plans indicating the location on the premises of all lighting fixtures, both proposed and existing on the site***. The description of all lighting fixtures, both proposed and existing. Photometric data. Plans shall show street illumination design and details. El Paso city code is applicable to this process, Street Design Manual (SDM)* and any other applicable standards or requirements of the city.

Street Lights Department requires that all projects that involves a roadway is to be evaluated for lighting requirements based on the City of El Paso Street Design Manual (SDM) and the Design Standards for Construction (DSC) according to City of El Paso Codes (cited below). While developing a project or construction area the existing street illumination system shall be protected and preserved. Complete survey for street illumination system shall be shown on plans. Any change on existing street illumination systems shall be coordinated with Street Lights Department.

City of El Paso Codes to be followed:

*Title 19 - 19.16.010 - Streetlighting.

**18.18.190 – Submission contents.

*** 19.02.040 Criteria for approval.

Contract Management

- Indicate that any infrastructure that is on City right-of-way must be done as per Design Standards for Construction and Municipal Code.
- Identify and label any required improvements within the City right-of-way, such as new driveways, sidewalks, curb ramps, and street widening, if applicable.
- Submit complete set of plans for the proposed development.

Fire Department

No adverse comments.

Texas Gas

No comments received.

El Paso County 911 District

No comments received.

El Paso County

No comments received.

Sun Metro

No comments received.