

Sierra Crest Replat I

City Plan Commission — March 26, 2026



CASE NUMBER/TYPE:	SUSU26-00005 – Resubdivision Combination
CASE MANAGER:	Myrna Aguilar, (915) 212-1584, AguilarMP@elpasotexas.gov
PROPERTY OWNER:	L. Frederick Francis and Ginger G. Francis
REPRESENTATIVE:	Conde, Inc.
LOCATION:	North of Schuster Ave. and East of Stanton St. (District 8)
PROPERTY AREA:	15.64 acres
VESTED RIGHTS STATUS:	Not Vested
PARK FEES:	\$1,370.00
EXCEPTIONS/MODIFICATIONS:	Yes, see following section
ZONING DISTRICT(S):	P-R-1/sc (Planned Residential District I/special contract)
PUBLIC INPUT:	3 emails in opposition received as of 03/19/2026.

SUMMARY OF RECOMMENDATION: Staff recommends **APPROVAL** of Sierra Crest Replat I on a Resubdivision Combination basis and **APPROVAL** of the exception request:

- To allow the existing ROW cross-section for Piedmont Drive to remain as is.

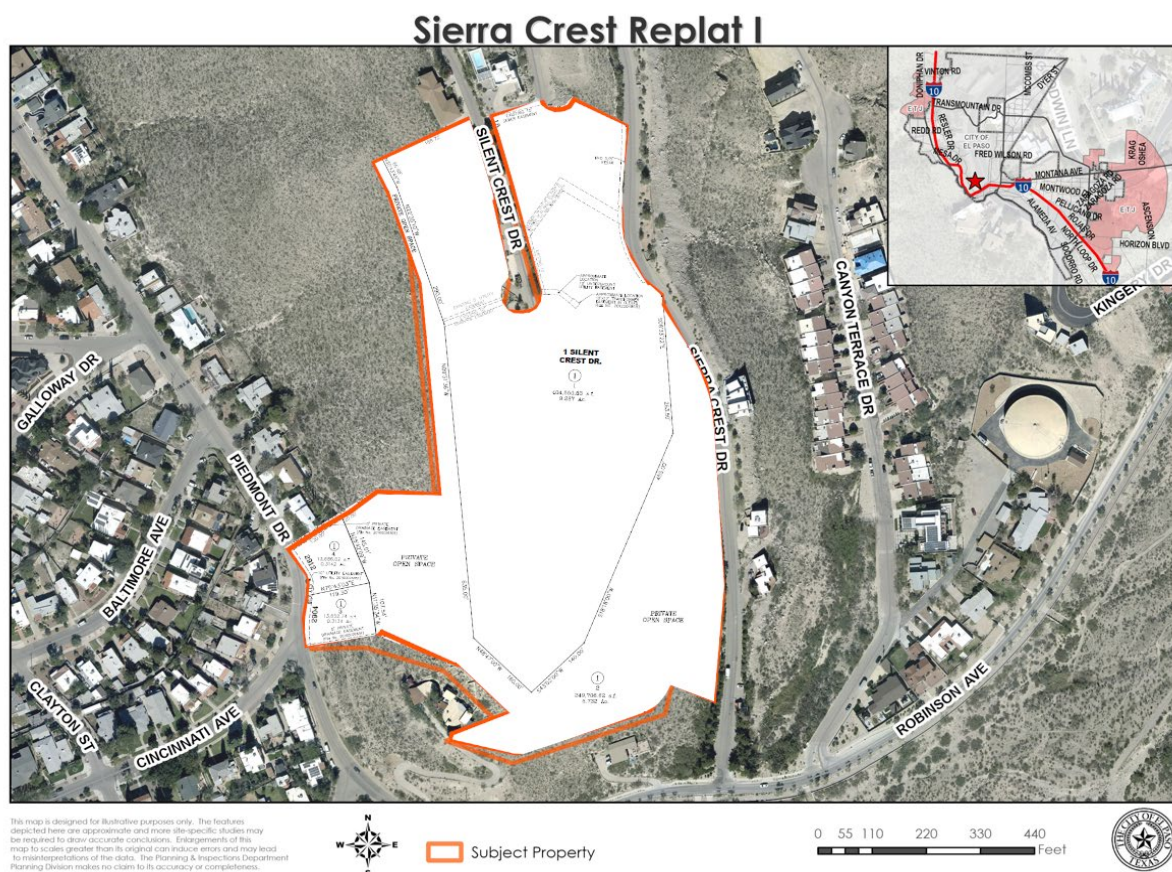


Figure A: Proposed plat with surrounding area

DESCRIPTION OF REQUEST: The applicant is proposing to resubdivide 15.64 acres of land to create three (3) residential lots which vary in size from 0.31 acres to 9.28 acres and one (1) open space lot that is 5.73 acres. Drainage will be managed by on-site ponding to the open space. The subdivision is being reviewed under the standards of the current subdivision code.

CASE HISTORY/RELATED APPLICATIONS: N/A

EXCEPTIONS, MODIFICATIONS, OR WAIVER REQUESTS: The applicant is requesting the following exception requests 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 allow the existing ROW cross-section for Piedmont Drive to remain as is.

REQUIRED CROSS-SECTION:

BASIC DESIGN FACTORS

LOCAL COMPACT URBAN AREA TYPE

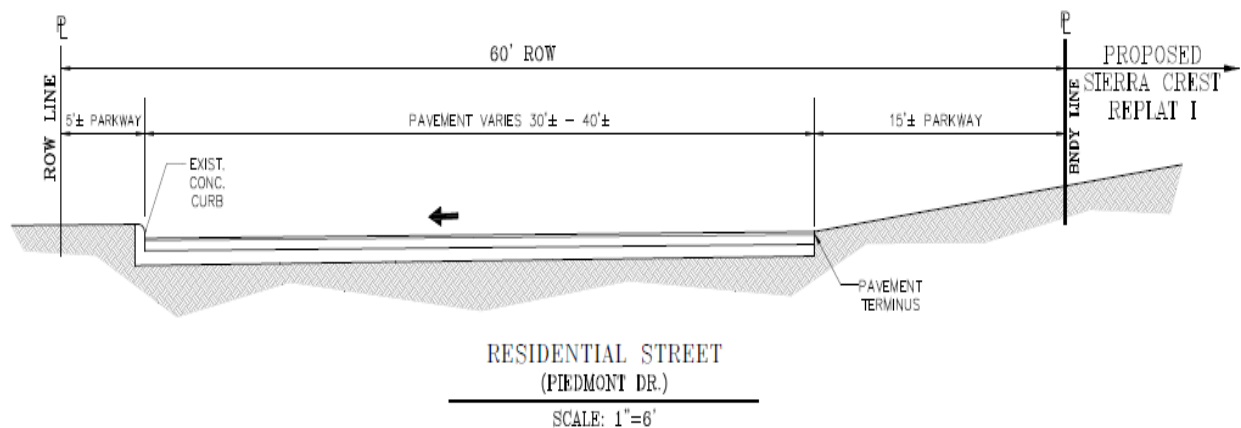
BASE ROW: 62 FEET (NON-RESIDENTIAL) / 60 FEET

(RESIDENTIAL)

Thoroughfare Cross-Section Design Factors and Priorities						
	Typical Lanes/ Widths	Medians/Access	On-Street Parking	Streetscape Elements	El Paso Bike Plan Bike Facilities	Min. Sidewalk Width
G-1 Downtown	2 lanes; 10 or 11 feet depending on land use context.	Medians and other dividers not applicable, though land development regulations should limit curb cuts	Allowed. Parking is important in commercial land use contexts and should be prioritized	Planter strip, which may be substituted for hardscape treatment. The separation from sidewalk to travel lanes is important for pedestrian safety in these areas	Bicycle lane or bicycle boulevard	6 ft minimum is critical to meet.
G-2 Traditional Neighborhood	Commercial and mixed-use streets may use 11 ft lane widths					6 ft
O-7 Urban Expansion	2-4 lanes, 10-11 ft lanes		Allowed			6 ft

The above design factors and priorities may be applied in O-6 Potential Annexation as necessary with future annexations.

EXISTING CROSS-SECTION:



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. In this case, the exception is requested due to a lot being resubdivided and converted into a local street, resulting in only one point of access to the proposed subdivision. Additionally, surrounding developments constrain the ability to construct a full planter strip without reducing the width of the roadway.

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

Surrounding Zoning and Use	
North	P-R-1/sc (Planned Residential District 1/special contract) / Residential development and Vacant Land
South	R-3 (Residential) / Residential development and Vacant Land
East	P-R-1/sc (Planned Residential District 1/special contract) / Residential development and Vacant Land
West	PMD (Planned Mountain Development) and R-3 (Residential) / Vacant Land and Residential developments
Nearest Public Facility and Distance	
Park	Piedmont Open Space (0.01 mi.) and Open Space proposed within the subdivision
School	Mesita Elementary (1.62 mi.)
Plan El Paso Designation	
G-4, Suburban (Walkable)	
Impact Fee Service Area	
N/A	

PUBLIC COMMENT: Notices of the proposed replat were sent on March 6, 2026 to all property owners within 200 feet of the subject property and within the original subdivision. As of March 19, 2026, staff has received four (4) emails expressing opposition to the request. The opposition originates from members of the neighborhood's Homeowners Association (HOA), who have raised concerns regarding the proposed land combination in relation to the HOA's governing rules and a related ongoing legal dispute between the parties. Please note that this is a private matter and the City of El Paso is not part of this dispute.

PLAT EXPIRATION: This application will expire on **March 26, 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.

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
7. Public Comment

ATTACHMENT 1

Sierra Crest Replat I



Subject Property



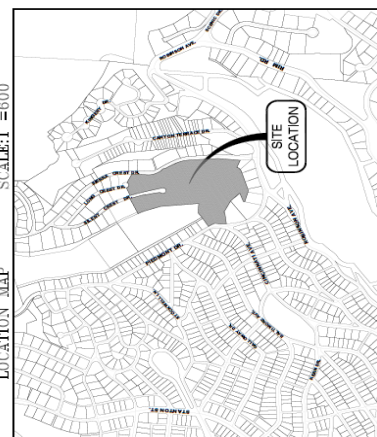
This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required to draw accurate conclusions. Enlargements of this map to scales greater than 1:10,000 can make errors and may lead to misinterpretation of the map. The City of El Paso Planning Division makes no claim to its accuracy or completeness.

ATTACHMENT 3

REPLAT I

PRELIMINARY PLAT

TIME		DATE
10:00	1.4.41	N4744.2400°S
11:00	31.05	5224.4160°E
12:00	16.38	N60239.50°E
13:00	4.29	N6844.2300°E
14:00	38.46	N32467.00°W
15:00	23.79	51617.17°E
16:00	2.46	N6928.50°E
17:00	37.82	54711.00°E
18:00	18.85	58357.22°E

[illegible]

DATE OF PREPARATION: DECEMBER 10, 2025

CONDE INC.

97-250107, 112729
68 / 12729 / 41

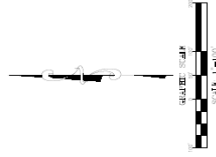
6000 2317 15 39 11
97 640 1254 1000
10 73 020 105-0000
10 73 020 105-0000

WILLIAMS P. & S. P.C. 105-0000 105-0000 105-0000

SCHOOL DISTRICT
EL PASO INDEPENDENT SCHOOL DISTRICT
6531 BOEING DRIVE

BEING A REPLAT OF 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.
CONTAINING 15.647 AC.±

TABLE 1	
TEST	TEST-USE
1	1.4.45
2	55.55
3	15.25
4	4.25
5	38.45
6	23.75
7	2.46
8	37.87
9	18.87
10	5.17



DEDICATION

L. FREDERICK FRANKS AND OLIVER C. FRANKS, property owners of 716 and 718 1/2 street, hereby present this plot of doctors, including themselves, for voting at the next state or city election, and hereby declare their rights, credits and claims as individual citizens, and the right to express and express for service and construction and the right to own, occupying, lease and trade.

Witness our signature this _____ day of _____, 2020.

ACKNOWLEDGEMENT

ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF EL PASO

Be fore me, the undersigned authority, on this day personally appeared **LEON FREDERICK HARRIS** and **JOHN FRANKLIN HARRIS**, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same as the act and deed in behalf of the married parties to the purpose and consideration herein expressed.

Given under my hand and seal of office this _____ day of _____, 2025.

CITY PLAN COMMISSION

CITY PLAN COMMISSION
This addition is hereby approved as to the planning and as to the merits of the dedication in accordance with Chapter 212 of the Local Government Code.

Code of Towns, this	Assessment	2025

Approved for filing this _____ day of _____

Alberto M. Pugliese, Director

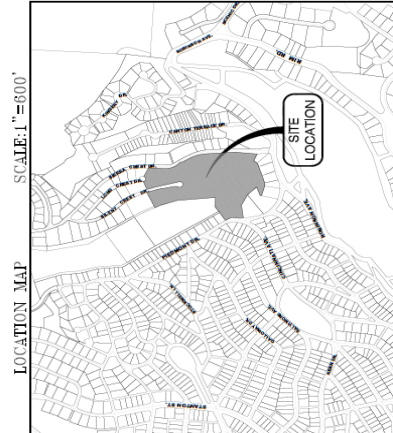
FILING

File _____ Page of _____

County Clerk

This study represents a survey study of the ground by two of author my supervisor and myself with the course team based at Portsmouth Land Survey Department in United Kingdom.

Rev. R. Corde,
Registered Professional Land Surveyor

[illegible][illegible]

DATE OF PREPARATION: DECEMBER 10, 2025

CONDE INC.

HIGHWAY PLANT,
4710 WYOMING AVE
MILWAUKEE, WI 53228

TEL: (414) 566-9285
FAX: (414) 566-9286

SCHOOL DISTRICT
EL PASO INDEPENDENT SCHOOL DISTRICT
6531 BOEING DRIVE



January 26, 2026

City of El Paso
Planning & Inspections – Planning Division
801 Texas Avenue
City of El Paso, Texas 79901

Attention: Myrna Aguilar

Re: SIERRA CREST REPLT "T"

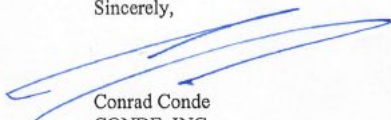
Dear Myrna,

As per your request, we are submitting a Request for Exception per Section 19.48 due to the requirements listed in:

- El Paso Street Design Manual – To allow for the existing ROW cross- sections for Silent Crest and Piedmont Drive.
- 1. The circumstances causing the hardship do not similarly affect all or most properties in the vicinity of the applicants land;
- 2. The wavier or exception is necessary for the preservation and enjoyment of a substantial property right of the applicant;
- 3. Granting the waiver or exception will not be detrimental to the public health, safety or welfare, or injurious to other property within the area;
- 4. Granting the waiver or exception will not have the effect of preventing the orderly use and enjoyment of other land within the area in accordance with the provisions of this Chapter, or adversely affect the rights of owners or residents of surrounding property;
- 5. The hardship or inequity is not caused wholly or in substantial part by the applicant;
- 6. The request for a waiver or exception is not based exclusively on the applicant's desire for increased financial hardship; and
- 7. The degree of variation requested is the minimum amount necessary to meet the needs of applicant and to satisfy the standards in this section.

If you have any questions or comments on the above please let me know. Thank you for your time and consideration in this matter.

Sincerely,



Conrad Conde
CONDE, INC.

ENGINEERING/PLANNING/SURVEYING
6080 SURETY DR., SUITE 100 / EL PASO, TEXAS 79905 / (915) 582-0283 / FAX (915) 582-0286

ATTACHMENT 5



RESUBDIVISION COMBINATION APPLICATION

DATE: 2/12/26

FILE NO. _____

SUBDIVISION NAME: SIERRA CREST REPLAT "T"

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
Being a Replat of Lot 17, Block 1, Portion of Block A, (COS), Sierra Crest; Lots 28, and 29, Block 1, Block H (COS), Sierra Crest Replat C; Lot 18, Block 1, Block I, 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
2. Property Land Uses:
- | | ACRES | SITES | | ACRES | SITES |
|---------------|--------------|----------|-----------------------------|---------------|----------|
| Single-family | <u>9.287</u> | <u>1</u> | Office | _____ | _____ |
| Duplex | _____ | _____ | Street & Alley | _____ | _____ |
| Apartment | _____ | _____ | Ponding & Drainage | _____ | _____ |
| Mobile Home | _____ | _____ | Institutional | _____ | _____ |
| P.U.D. | _____ | _____ | Other (specify below) | _____ | _____ |
| Park | _____ | _____ | Open Space | <u>5.732</u> | <u>1</u> |
| School | _____ | _____ | Utility & Drainage Easement | <u>.6276</u> | <u>2</u> |
| Commercial | _____ | _____ | Total No. Sites | <u>4</u> | _____ |
| Industrial | _____ | _____ | Total (Gross) Acreage | <u>15.647</u> | _____ |
3. What is existing zoning of the above described property? PK-1sc 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 ☐
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)
Lots to open space
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
To allow for existing ROW cross-sections for Silent Crest & Piedmont Drive.
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 Right

12. Owner of record L. Frederick Francis & Ginger Francis 1 Silent Crest Drive El Paso, TX 79902 915-592-0283
(Name & Address, Zip) (Email) (Phone)

13. Developer L. Frederick Francis & Ginger Francis 1 Silent Crest Drive El Paso, TX 79902 915-592-0283
(Name & Address, Zip) (Email) (Phone)

14. Engineer Conde, Inc. 6080 Surety Dr., Ste. 100 El Paso, TX 79905 cconde@condeinc.com 915-592-0283
(Name & Address, Zip) (Email) (Phone)

OWNER SIGNATURE: (1)

L. Frederick Francis

(2)

Ginger G. Francis

REPRESENTATIVE SIGNATURE: [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

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. Update application to match the number of lots as shown on the plat.

Planning and Inspections Department- Land Development Division

1. No objections to proposed plat.
2. Boundary closure report is ok.

Parks and Recreation Department

Please note that this subdivision is zoned “P-RI” thus meeting the requirements for Single-family, Two-family and Multi-family dwelling use restricted to a maximum of seven (7) units per acre. Applicant is proposing a Single-family dwelling use.

1. Applicant is proposing a Single-family dwelling use, then restrictive covenant need to be provided and if gross density waiver is granted by the City Manager or the Planning Department designee, then "Park fees" will be assessed based in the amount of **\$1,370.00** calculated as follows:

1 Single-family dwelling units @ rate of \$1,370.00 per unit = \$1,370.00

Please allocate generated funds under Park Zone: **C-1**

Nearest Park: **Piedmont Open Space**

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

Stormwater Engineering

1. 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.
2. On Block 1, lot 3 & 4, please provide a private drainage easement that runs parallel to N25.42.09W and N11.35.34W and if possible, between the lots. An easement will allow runoff to flow into the proposed 5' private easements.
3. Developments in similar configurations have caused sediment issues on downhill properties, near the subdivision site. EPWater SW recommends retaining walls to protect property from runoff and debris.

Streets and Maintenance Department

Traffic & Transportation Engineering

- No objection to application

Street Lights Department

Do not object to this request.

Street Lights Department does not maintain private street illumination systems (El Paso, Texas Code - 19.15.150). Any private street illumination system shall be isolated from the public street lights system. Plans shall show private roads, if any.

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 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.

Texas Gas

Have no comments for Sierra Crest Replat I. We do have a main fronting this property and can provide gas service when needed.

El Paso County Water Improvement District #1

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

El Paso Central Appraisal

There are no comments for Sierra Crest Replat I from Central Appraisal.

El Paso Electric

We have no comments for Sierra Crest Replat I.

Sun Metro

No comments received.

Fire Department

No comments received.

Capital Improvement 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.

[External] - Opposition to Case SUSU26-00005 - Sierra Crest Replat I

 Alex Barron <abarron73@gmail.com>
To:  Aguilar, Myra P.

 You forwarded this message on 3/17/2026 6:05 AM.

 Case SUSU26-00005 - Sierra Crest Replat I - Armando A Barron.pdf
252 KB

You don't often get email from abarron73@gmail.com. [Learn why this is important](#)

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Dear Ms. Aguilar,

I am a member of the Sierra Crest Homeowners Association writing to express my opposition to the proposed replat identified as Case SUSU26-00005 (Sierra Crest Replat I).

I respectfully request that the City defer consideration of this replat until these matters are resolved.

Here are some of the most important issues the City should consider, followed by more detail in the attached letter.

- 1.) The land was conveyed by a prior HOA board to a private individual (Mr. Francis) without explicit authority and without member approval.
- 2.) Prior HOA board did not give proper notice about the 2023 sale or replat plans. This land's ownership and legality of its conveyance is being contested by a majority of the members and the fence Mr. Francis put on it is under litigation in court.
- 3.) The proposed replat would merge 7 residential lots which pay HOA dues, 2 common open space parcels, and 1 external parcel outside Sierra Crest HOA into one. This is in direct conflict with the governing documents of our subdivision, which limit only 2 residential lots to be combined. Mr. Francis has already exercised this right in the past merging Lots 1 and 2 Silent Crest, for which he pays only 1 due.
- 4.) One parcel (2912 Piedmont Ave) is outside Sierra Crest HOA. Including land not part of the HOA requires member approval, which hasn't been obtained.

The attached letter provides more details into many of these points.

Armando A. Barron – Member of Sierra Crest Home Owners Association for 2 Lots:

The Barron Family 2021 Revocable Living Trust owner of 11 Diamond Crest Ln
and– Diamond Crest Capital LLC owner of 13 Diamond Crest Ln



Mon 3/16/2026 6:03 PM

 ruth ojeda <ruthojeda01@yahoo.com>
To:  Aguilar, Myrna P.

You forwarded this message on 3/17/2026 8:05 AM.



 Reply  Reply All  Forward 

Mon 3/16/2026 7:45 PM

[You don't often get email from ruthojeda01@yahoo.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

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March 16, 2026

Ms. Myrna Aguilar
Planning and Inspections Department – Planning Division
City of El Paso
P.O. Box 1890
El Paso, TX 79950-1890

Dear Ms. Aguilar,
We are members of the Sierra Crest Homeowners Association writing to express our opposition to the proposed replat identified as Case SUSU26-00005 (Sierra Crest Replat I).

The property involved in this proposal is currently the subject of active litigation (Cause Nos. 2024DCV4431 and 2025DCV0016), with trial scheduled for September 2026.

The validity of the 2023 transfer of certain Sierra Crest HOA land to Mr. Francis is being contested by a majority of the HOA membership.

Because the HOA is currently under court-appointed receivership and a new Board election is expected within the next 60 days, we respectfully request that the City defer consideration of this replat until these matters are resolved.

In addition, the proposed replat raises several significant concerns:

- It involves land that was conveyed without approval of the HOA membership.
- It conflicts with the Sierra Crest CCRs, which limit lot mergers to a maximum of two lots.
- It would merge multiple residential parcels, HOA common property, and an external parcel into a single tract.
- It would convert community Common Open Space into private use, altering the character and governance of the subdivision.

Given the ongoing legal dispute and the significant community impact, we respectfully request that the City Plan Commission decline or defer consideration of this replat at this time.

Sincerely,
Members of the Sierra Crest Homeowners Association

The following members are opposing the proposed replat at Sierra Crest HOA:		
Case SUSU26-00005 -		
Sierra Crest Replat I -		
Notice dated March 6, 2026		
Address	Legal Owner Name	Signature
22 Silver Crest	Martin J Armendariz	Martin J Armendariz

[External] - Case SUSU26-00005

 Diana Franco <diffranco68@yahoo.com>
To  Aguiar, Myrna P.
Cc  pvong00@aol.com

 Sierra Crest protest signed forms.pdf 5 MB

  Reply  Reply All  Forward  ...
Wed 3/18/2026 5:14 PM

You don't often get email from diffranco68@yahoo.com. [Learn why this is important](#)

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March 18, 2026

Ms. Myrna Aguilar

Planning and Inspections Department – Planning Division
City of El Paso
P.O. Box 1890
El Paso, TX 79950-1890

Subject: Opposition to Case SUSU26-00005 – Sierra Crest Replat I

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There is a total of 9 opposing members representing 13 lot owners. I have attached signed forms.

Sincerely,
Members of the Sierra Crest Homeowners Association


 Reply
  Reply All
  Forward
 


To ☒ Aguilar, Myrna P.
Cc ☐ Jorge Sanchez

You don't often get email from ruthjeda01@yahoo.com. Learn why this is important

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Dear Ms. Aguilar,

We are members of the Sierra Crest Homeowners Association writing to express our opposition to the proposed replat identified as Case SUSU26-00005 (Sierra Crest Replat I).

The property involved in this proposal is currently the subject of active litigation (Cause Nos. 2024DCV4431 and 2025DCV0016), with trial scheduled for September 2026.

The validity of the 2023 transfer of certain Sierra Crest HOA land to Mr. Francis is being contested by a majority of the HOA membership.

Because the HOA is currently under court-appointed receivership and a new Board election is expected within the next 60 days, we respectfully request that the City defer consideration of this replat until these matters are resolved.

In addition, the proposed replat raises several significant concerns:

- It involves land that was conveyed without approval of the HOA membership.
 - It conflicts with the Sierra Crest CCRs, which limit lot mergers to a maximum of two lots.
 - It would merge multiple residential parcels, HOA common property, and an external parcel into a single tract.
 - It would convert community Common Open Space into private use, altering the character and governance of the subdivision.
- Given the ongoing legal dispute and the significant community impact, we respectfully request that the City Plan Commission disapprove the proposed merger.

Sincerely,

Jorge Sanchez
Member of the Sierra Crest Homeowners Association