

Anzures

City Plan Commission — May 8, 2025



CASE NUMBER/TYPE: SUSU25-00038 – Major Combination
CASE MANAGER: Aaron Andaluz, (915) 212-1585, AndaluzA@elpasotexas.gov
PROPERTY OWNERS: Luis Ariel Anzures, Oscar Macias, and Ernesto Avila
REPRESENTATIVE: Dorado Engineering, Inc.
LOCATION: West of Doniphan Dr. and North of Country Club Rd. (District 1)
PROPERTY AREA: 2.62 acres
VESTED RIGHTS STATUS: Not Vested
PARK FEES: \$2,740.00
EXCEPTIONS/MODIFICATIONS: Yes, see following section
ZONING DISTRICT(S): R-2 (Residential)

SUMMARY OF RECOMMENDATION: Staff recommends **APPROVAL** of Anzures on a Major Combination basis and **APPROVAL** of the following two (2) exception requests:

- To waive the construction of half a foot (0.5') of roadway along Montclair Drive.
- To waive the construction of five feet (5') of sidewalk along Montclair Drive.

Anzures

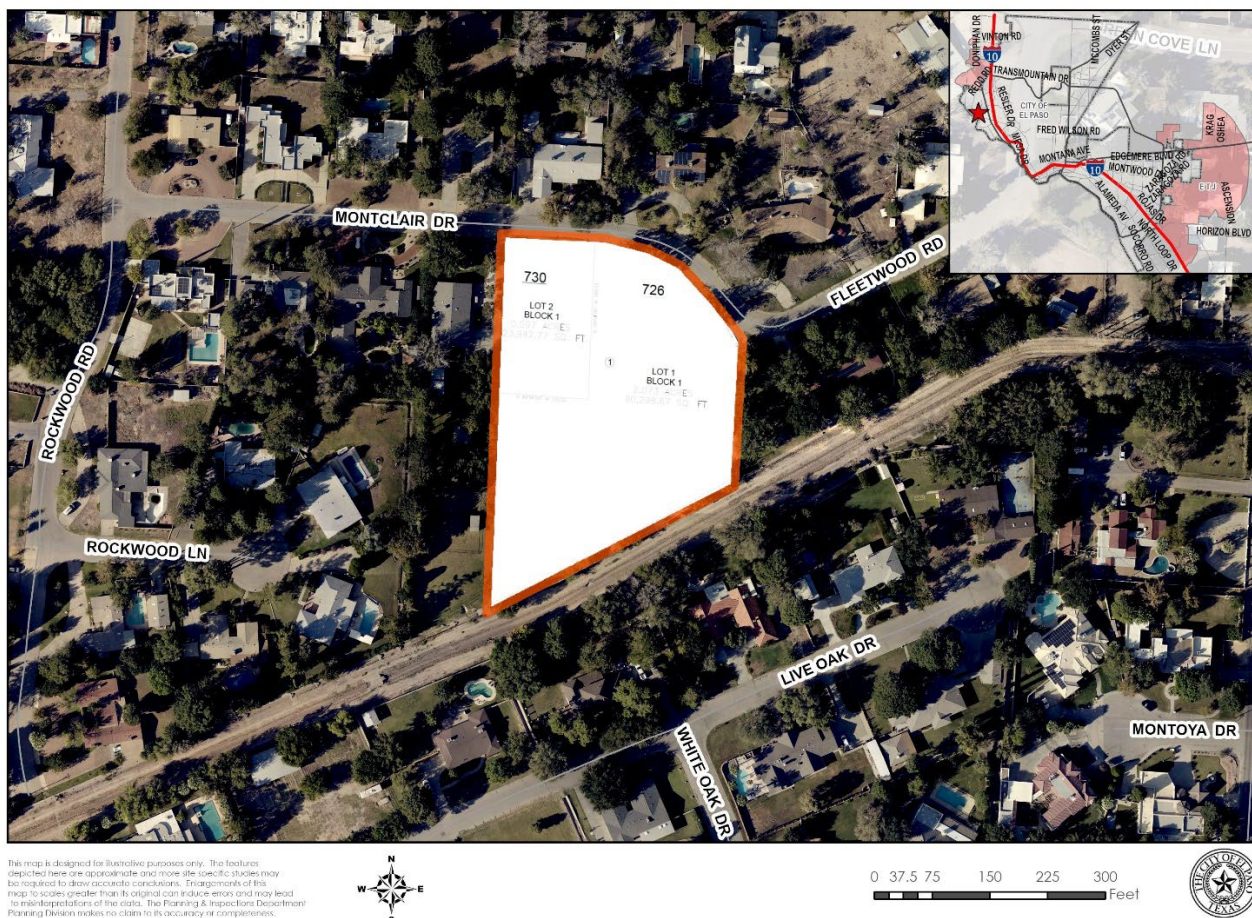


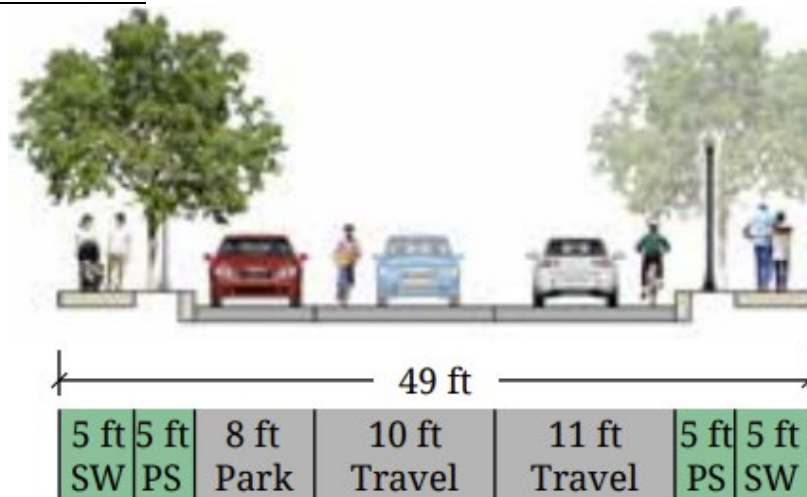
Figure A: Proposed plat with surrounding area

DESCRIPTION OF REQUEST: The applicant is proposing to subdivide 2.62 acres into two single-family lots, ranging from 0.597 acres to 2.073 acres. Access to the subdivision will be from Montclair Drive. Stormwater drainage will be managed by on-site ponding. The application is being reviewed under the current subdivision code.

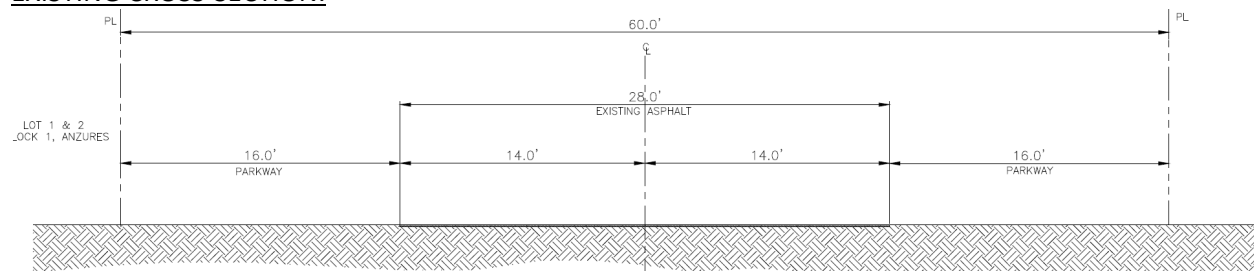
EXCEPTIONS, MODIFICATIONS, OR WAIVER REQUESTS: The applicant is requesting two (2) exceptions, pursuant to El Paso City Code 19.10.050.A.1.a – (Roadway participation policies—Improvement of roads and utilities within and or abutting the subdivision). The exceptions include the following:

- To waive the construction of half a foot (0.5') of roadway along Montclair Drive.
- To waive the construction of five feet (5') of sidewalk along Montclair Drive.

REQUIRED CROSS-SECTION:



EXISTING CROSS-SECTION:



EVALUATION OF EXCEPTION REQUEST: The exception request to waive right-of-way improvements meets the following criteria under El Paso City Code 19.10.050.A.1.a. The section reads as follows:

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:

- 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.

Anzures

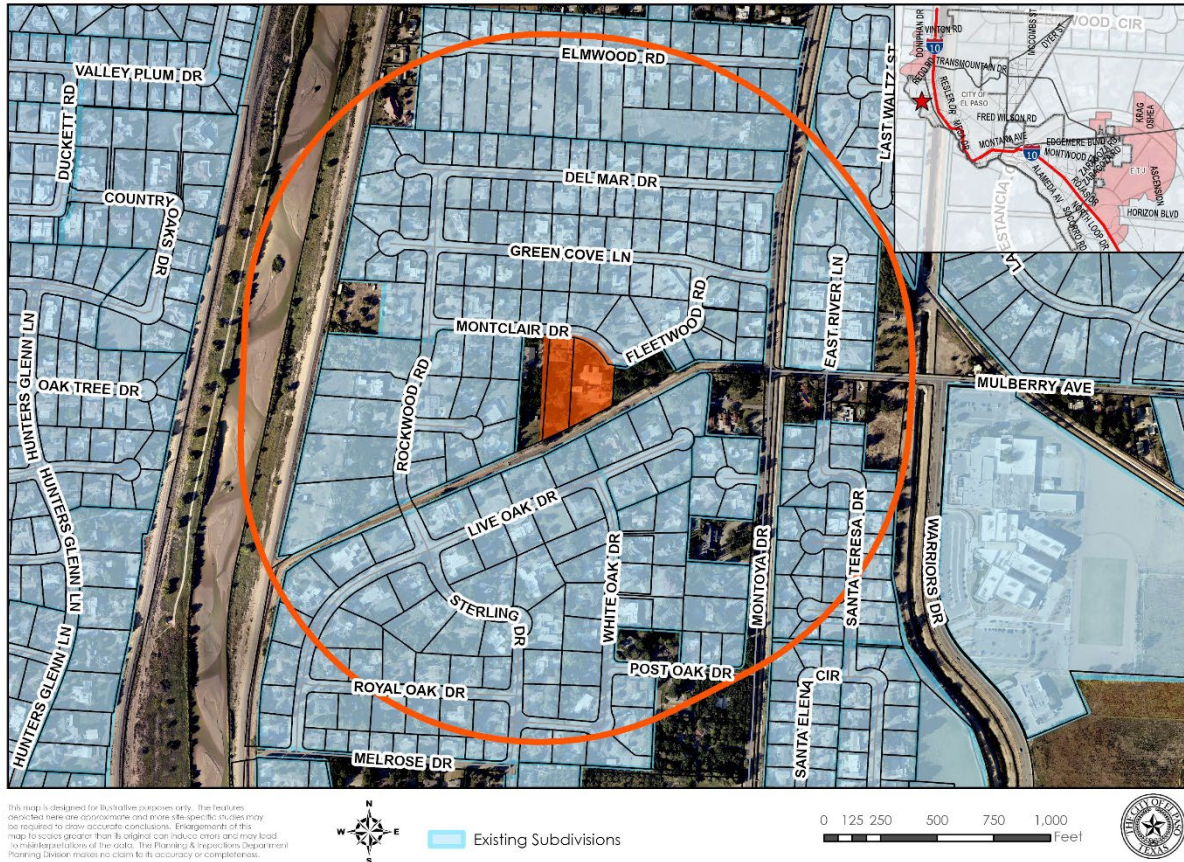


Figure B: Developed properties within a quarter mile of proposed subdivision

The reason for this request is to maintain existing conditions. Granting the waiver or exception will not be detrimental to the public health, safety or welfare, or injurious to other property within the area and 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 title, or adversely affect the rights of owners or residents of surrounding property.

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

Surrounding Zoning and Use	
North	R-2 (Residential) / Residential development
South	R-2 (Residential) / Residential development
East	R-2 (Residential) / Residential development
West	R-2 (Residential) / Residential development
Nearest Public Facility and Distance	
Park	Step Towards a River (STAR) Park (0.25 mi.)
School	Don Haskins PK-8 (0.28 mi.)
Plan El Paso Designation	
G-3 Post-War	
Impact Fee Service Area	
N/A	

PLAT EXPIRATION: This application will expire on **May 8, 2028**. If the final plat has not been recorded within the specified date, the final plat approval, unless extended in accordance with El Paso City Code Chapter 19.41 (Expiration, extension and reinstatement), shall expire and the applicable plat shall be deemed null and void.

CITY PLAN COMMISSION OPTIONS:

Subdivision

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

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

Waiver, Exception, Modification Request(s)

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

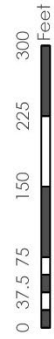
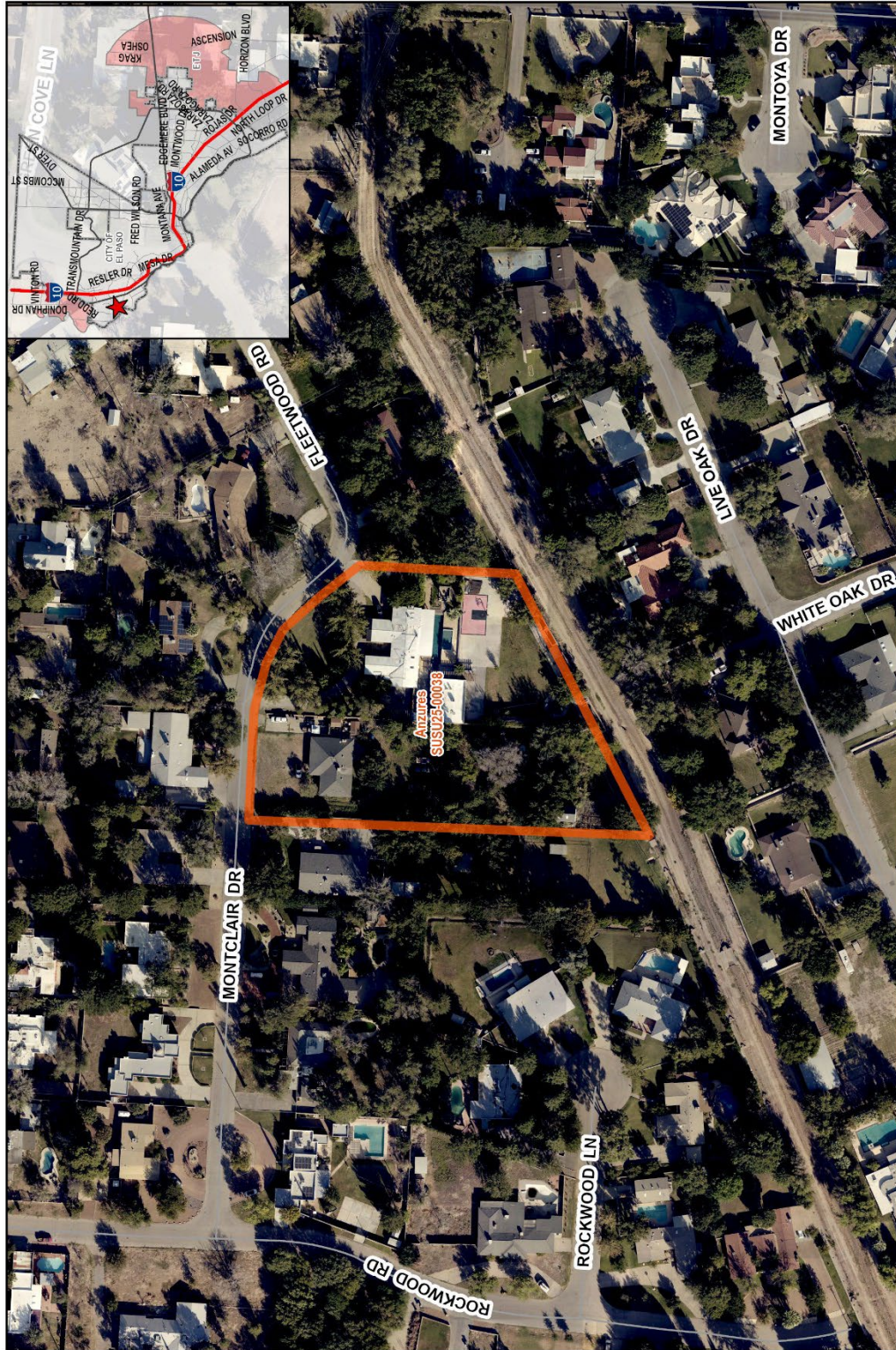
1. **Approval** of the waiver, exception, or modification request(s), finding that the request(s) is in conformance with the relevant review criteria provided by the El Paso City Code, as reflected in the Staff Report. **(Staff Recommendation)**
2. **Partial approval of the waiver, exception, or modification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

ATTACHMENTS:

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

ATTACHMENT 1

Anzures



Subject Property



This map is designed for illustrative purposes only. The features depicted herein are approximate and more site specific studies may be required to draw accurate conclusions. Encroachment of this map to scales greater than 1:10,000 may induce error and may lead to misinterpretations of the data. The Planning & Inspections Department Planning Division makes no claim to its accuracy or completeness.

A map of the study area showing the location of the study site (shaded area) relative to the surrounding streets and landmarks. The map includes a north arrow and labels for 'Hwy 12' and 'Hwy 10'.

SCHOOL DISTRICT
EL PASO INDEPENDENT SCHOOL DISTRICT

DORADO ENGINEERING, INC.
FERMIN DORADO, TX R.P.L.S. NO. 3190
2717 E. YANDELL STREET
EL PASO, TEXAS 79903
PHONE: (915) 562-7743

R=2

LINE	LENGTH	BEARING
L1	23.65	N 89°56'00" W
L2	30.32	S 08°02'00" W

THE REASON FOR SUBDIVISION PLAT IS TO PLAT THE EXISTING TRACTS INTO TWO (2) RESIDENTIAL LOTS.

[illegible]

May 8, 2025

[illegible]

ATTACHMENT 4

DORADO ENGINEERING GROUP

2717 E. Yandell Dr • El Paso, Texas 79903 (915) 562-0002 • Fax (915) 562-7743

March 29, 2025

Myrna Aguilar
Planner
City of El Paso Planning and Inspections Department
801 Texas Avenue
El Paso, Texas 79901

RE: Anzures Subdivision – Street Improvement Wavier Request-Mount Claire Street

Ms. Aguilar,

As per section 19.48.030 of the subdivision code, Mr. Luis Anzures and Mr. Oscar Macias owner of the proposed **Anzures Subdivision**, is respectfully requesting a waiver on all Right-of-Way and Street improvements to Mount Claire Street. Granting the waiver or exception will not be detrimental to the public health, safety or welfare, or injurious to other property within the area and 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 title, or adversely affect the rights of owners or residents of surrounding property;

Thank you for your assistance.

Sincerely,
Fermin Dorado, P.E.

ATTACHMENT 5



MAJOR COMBINATION APPLICATION

DATE: 03/31/25

FILE NO. SUSU25-00038

SUBDIVISION NAME: ANZURES SUBDIVISION

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

TRACTS 15F AND 15H, BLOCK 5, UPPER VALLEY SURVEYS

2. Property Land Uses:

	<u>ACRES</u>	<u>SITES</u>		<u>ACRES</u>	<u>SITES</u>
Single-family	<u>2.623</u>	<u>2</u>	Office	<u> </u>	<u> </u>
Duplex	<u> </u>	<u> </u>	Street & Alley	<u> </u>	<u> </u>
Apartment	<u> </u>	<u> </u>	Ponding & Drainage	<u> </u>	<u> </u>
Mobile Home	<u> </u>	<u> </u>	Institutional	<u> </u>	<u> </u>
P.U.D.	<u> </u>	<u> </u>	Other (specify below)	<u> </u>	<u> </u>
Park	<u> </u>	<u> </u>		<u> </u>	<u> </u>
School	<u> </u>	<u> </u>		<u> </u>	<u> </u>
Commercial	<u> </u>	<u> </u>	Total No. Sites	<u> </u>	<u>2</u>
Industrial	<u> </u>	<u> </u>	Total (Gross) Acreage	<u>2.623</u>	<u> </u>

3. What is existing zoning of the above described property? R-2 Proposed zoning? R-2

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

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

LUIS ARIEL ANZURES 726 MONTCLAIR ST EL PASO TX 79930 (915) 603-1473

12. Owner of record OSCAR MACIAS & ERNESTO AVILA 730 MONTCLAIR ST EL PASO TX (915) 727-2995
(Name & Address) (Zip) (Phone)

13. Developer
(Name & Address) (Zip) (Phone)

14. Engineer DORADO ENGINEERING, INC. 2717 E. YANDELL STREET EL PASO TX 79903 (915) 562-0002
(Name & Address) (Zip) (Phone)

OWNER SIGNATURE: Luis Anzures, Oscar Macias, Ernesto Avila

REPRESENTATIVE SIGNATURE: Ferris Ruelas

REPRESENTATIVE CONTACT (PHONE): 915 562-0002

REPRESENTATIVE CONTACT (E-MAIL): doradoengineering@sbcglobal.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. Provide original copies of the restrictive covenants or remove plat note No. 1 if none will be provided.
2. Add a 10' wide utility easement between the existing lots.
3. Add legend to preliminary plat.
4. Add contour lines to preliminary plat.
5. Move North arrow to top of location map so that it is over a less crowded area. Do the same for the word "SITE", if possible (perhaps by moving it to the left of the subdivision).
6. Plat note #3 mentions city monuments, but none are seen on plat. Remove note if not applicable.
7. Add basis of north direction to plat notes.
8. Add point of beginning to subdivision boundary.
9. Verify/correct the following bearings (around Lot 2):
 - a. N89°56'00"W → N89°56'00"E
 - b. N00°04'00"W → S89°56'00"E
10. Add a comma after the word "WE" in the dedication statement.
11. Add an "S" to the word "OWNER" in the dedication statement.
12. Correct the name "ARIEL" in the signature line.
13. Correct the word "FEBRUARY" in the date of preparation.
14. Correct surveyor's phone number on preliminary plat (915-562-7743 is not in service)
15. Change the semicolons that follow the word "PHONE" in the contact information to colons.
16. Correct the word "REMAIN" in the existing structures note.
17. Change the word "EXIST" to "EXISTING" in the existing structures note.

Land Development Division

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

The Developer/Engineer shall address the following comments

1. Coordinate improvements with the El Paso County.
2. Provide and label benchmark in the final and preliminary plat. Label type of found or established survey points used to delineate the subdivision boundary.
3. The subdivision shall be tied to a horizontal control by bearing and distance to either a section corner, survey line, the National Geodetic Survey monument, City monument or other known and accepted survey points. This tie shall be delineated on the plats. When referencing a monument include it in the drawings, or reference the nearest one.
4. Verify line 1 bearing northing/easting if on line table if it is north east or north west. Compare with print-out of the mathematical closure.

El Paso County Water Improvement District #1

Submit an application, fee in the amount of \$500 and three irrigable land exhibits to the office located at 13247 Alameda, Clint, Texas. Also, there is an outstanding balance of \$108.02 for delinquent taxes. If you have any questions, please let us know.

El Paso Electric

Please add a 10' wide between the existing lots, we have an existing line along the property boundaries.

2. The lots in this subdivision are subject to on-site ponding. Lot owners are responsible for maintaining adequate provisions to accommodate all stormwater runoff generated from their respective lot plus one-half the runoff generated from Montclair Dr.

Parks and Recreation Department

Please note that this subdivision is composed of 2 lots zoned "R-2" meeting the requirements for Single-family & Two-family dwelling use and is required to comply with the parkland dedication ordinance Title 19 – Subdivision & Development Plats, Chapter 19.20 - Parks & Open Space as follows:

1. Applicant is proposing a Single-family dwelling use, then applicant shall be required to pay "Park fees" at a rate of \$1,370.00 per dwelling unit for a total of \$2,740.00, calculated as follows:
 - a. 2 Single-family dwelling units @ rate of \$1,370.00 per dwelling = **\$2,740.00**

Please allocate any generated funds under Park Zone: NW-7
Nearest Park: Mary Frances Keisling 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 **Contract Management**

Include a note or exhibit referencing the original configuration of Lots 726 and 730 before adjustment for clarity.

Signals

No comments.

Signs & Markings

1. All construction plan set submittals and all work shall be in compliance with all applicable City of El Paso Municipal Code, Ordinances, Design Standards for Construction (DSC), Americans with Disabilities Act (ADA), Texas Accessibility Standards (TAS), and Texas Department of Licensing and regulation (TDLR), Street Design Manual (SDM), and all applicable state and federal rules and regulations. The city may refer to TXDOT specs and standards as may be required or not covered by DSC or SDM.
2. Clarify street name on all documents. Documents submitted show different: MOUNTCLAIRE, Mount Claire Street, MONTCLAIR DRIVE.
3. Please, clarify document submitted with name "Mount Claire Street Improvement Waiver Request." Elaborate more. Intentions of the waiver, etc.

Street Lights Division

Does not object to this request.

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.

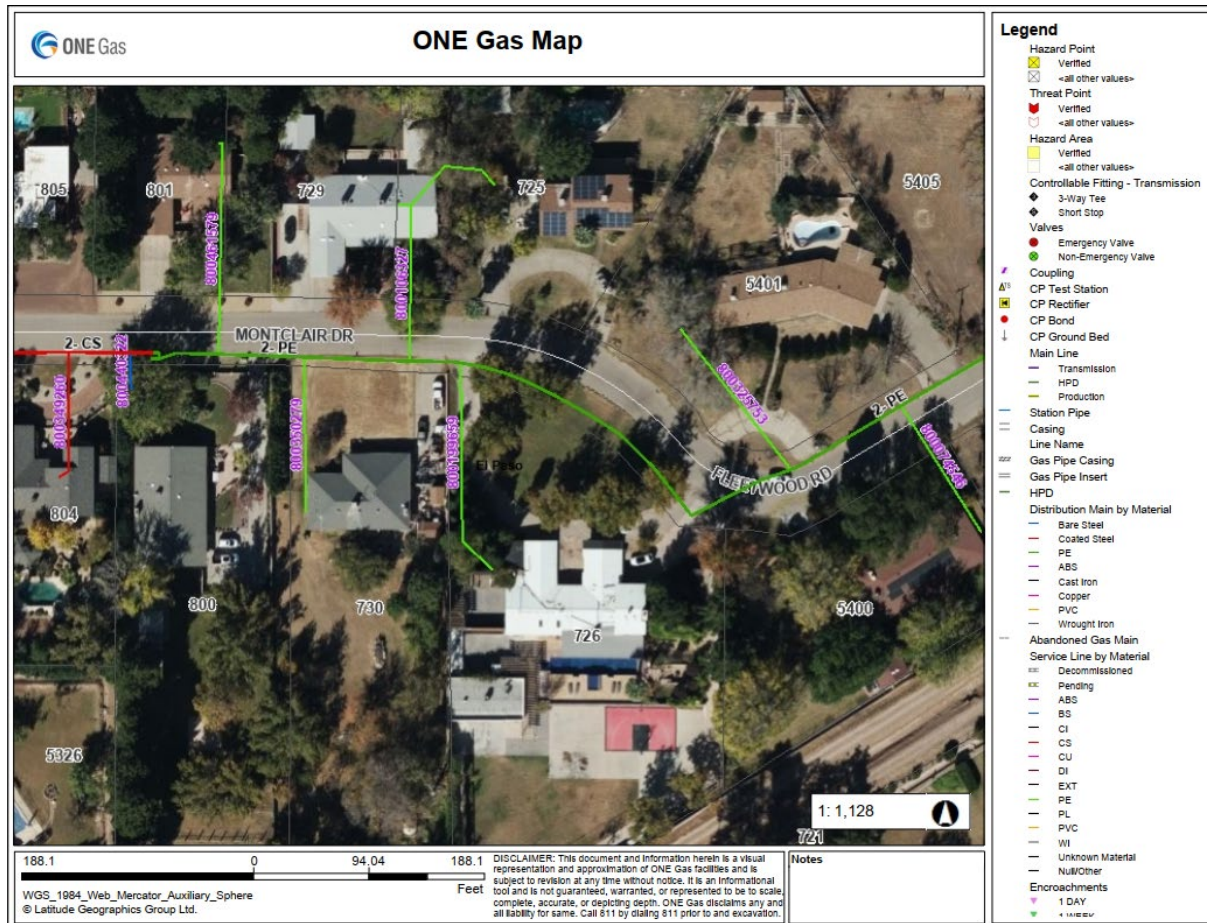
*** 19.02.040 Criteria for approval.

Traffic Engineering

No objections to application

Texas Gas Service

Texas Gas Service has an active service line at 726 Montclair Dr., see below.



Environmental Services Department

No comments.

Fire Department

No adverse comments.

El Paso Central Appraisal District

There are no comments for Anzures Sub from Central Appraisal.

Capital Improvement Department

No comments received.

El Paso County

No comments received.

El Paso County 911 District

No comments received.

Sun Metro

No comments received.

Texas Department of Transportation

No comments received.