

Hueco View Acres Replat "E"

City Plan Commission — April 9, 2026



CASE NUMBER/TYPE:	SUSU25-00111 – Resubdivision Combination
CASE MANAGER:	Alonso Hernandez, (915) 212-1585, HernandezJA5@elpasotexas.gov
PROPERTY OWNER:	Jaime A. Buendia & Alicia S. Solis
REPRESENTATIVE:	CAD Consulting Co.
LOCATION:	South of Edgemere Blvd. and East of George Dieter Dr. (District 6)
PROPERTY AREA:	0.1981 acres
VESTED RIGHTS STATUS:	Not Vested
PARK FEES:	\$1,370.00
ZONING DISTRICT(S):	R-3 (Residential District)

SUMMARY OF RECOMMENDATION: Staff recommends **APPROVAL** of Hueco View Acres Replat "E" on a Resubdivision Combination basis.

Hueco View Acres Replat "E"



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 10 20 40 60 80 Feet



Figure A: Proposed plat with surrounding area

DESCRIPTION OF REQUEST: The applicant is proposing to resubdivide 0.1981 acres to exclude the parcel from the on-site ponding requirement as per original plat note. Access to the subdivision will be from Ardelle Ave. Stormwater drainage will be managed through runoff flow to a regional pond. 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	R-3 (Residential) / Residential development
South	R-3 (Residential) / Residential development
East	R-3 (Residential) / Residential development
West	R-3 (Residential) / Residential development
Nearest Public Facility and Distance	
Park	Indian Ridge 10 Park (0.08 mi.)
School	Bill Sybert PK-8 (0.38 mi.)
Plan El Paso Designation	
G-4, (Suburban)	
Impact Fee Service Area	
N/A	

PUBLIC COMMENT: N/A

PLAT EXPIRATION: This application will expire on **April 9, 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

Hueco View Acres Replat "E"



Hueco View Acres
Replat "E"
SUSU25-00111



Subject Property

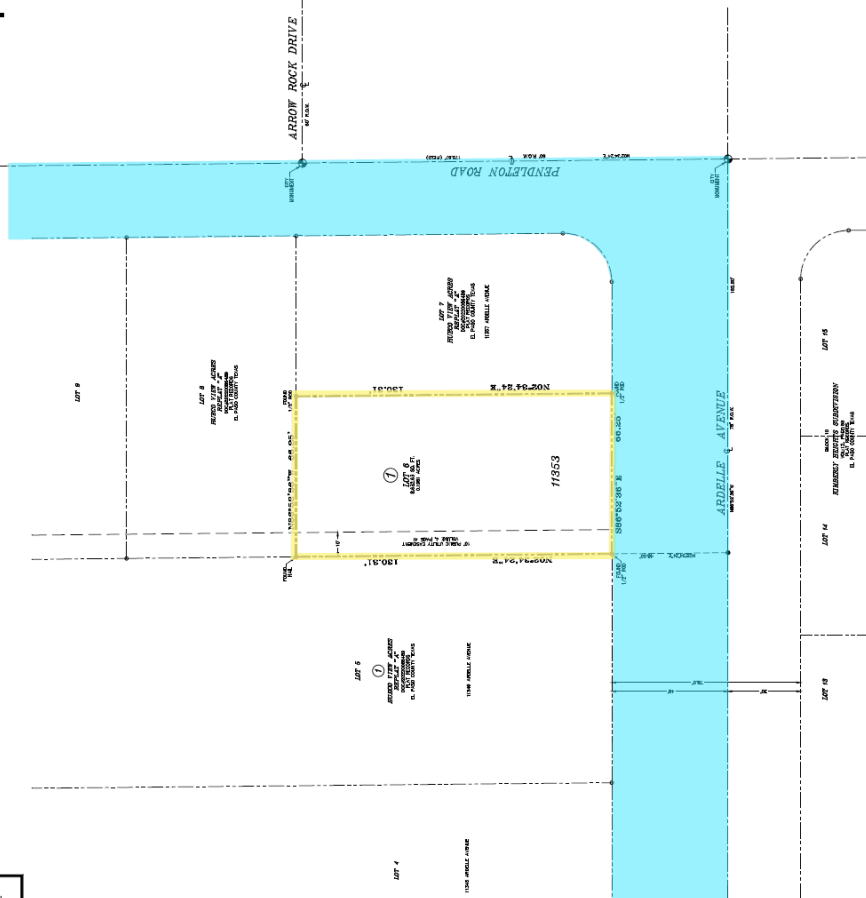
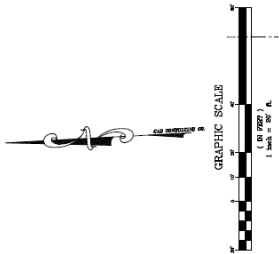
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ATTACHMENT 3

HUECO VIEW ACRES REPLAT "E"

BEING A REPLAT OF LOT 6, BLOCK 1,
HUECO VIEW ACRES, REPLAT "A",
CITY OF EL PASO, EL PASO COUNTY, TEXAS,
CONTAINING
8,632.63 SQ. FT. OR 0.1981 ACRES ±

THE REASON FOR THIS REPLAT IS TO EXCLUDE
LOT 6, BLOCK 1 FROM BEING SUBJECT TO CON-
SITE PONDING AS PER ORIGINAL PLAT NOTE



- NOTES:
1. ALL DIMENSIONS ARE AS SHOWN AND FIELD IN THE OFFICE OF THE COUNTY CLERK.
 2. ALL DIMENSIONS ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
 3. ALL DIMENSIONS ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
 4. THE SHOWN PONDING IS FOR PONDING PURPOSES. THE SHOWN PONDING IS NOT TO BE CONSIDERED AS A SOURCE OF WATER OR AS A SOURCE OF POLLUTION.
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 9. THE SHOWN PONDING IS FOR PONDING PURPOSES. THE SHOWN PONDING IS NOT TO BE CONSIDERED AS A SOURCE OF WATER OR AS A SOURCE OF POLLUTION.
 10. THE SHOWN PONDING IS FOR PONDING PURPOSES. THE SHOWN PONDING IS NOT TO BE CONSIDERED AS A SOURCE OF WATER OR AS A SOURCE OF POLLUTION.

DEDICATION
JAMES A. BURGON, JAMES A. BURGON, JR., and JAMES A. BURGON, III, owners of this land, hereby present this land to the City of El Paso, Texas, for use as a public park and recreation area and to be known as the James A. Burgon Park and Recreation Area. The City of El Paso, Texas, is authorized to accept this dedication on behalf of the State of Texas.

ACKNOWLEDGEMENT
I, JAMES A. BURGON, JR., do hereby certify that the above described property is being dedicated to the City of El Paso, Texas, for use as a public park and recreation area and to be known as the James A. Burgon Park and Recreation Area. The City of El Paso, Texas, is authorized to accept this dedication on behalf of the State of Texas.

CITY PLAN COMMISSION
The above described property is being dedicated to the City of El Paso, Texas, for use as a public park and recreation area and to be known as the James A. Burgon Park and Recreation Area. The City of El Paso, Texas, is authorized to accept this dedication on behalf of the State of Texas.

ESTABLISH SECRETARY
I, JAMES A. BURGON, JR., do hereby certify that the above described property is being dedicated to the City of El Paso, Texas, for use as a public park and recreation area and to be known as the James A. Burgon Park and Recreation Area. The City of El Paso, Texas, is authorized to accept this dedication on behalf of the State of Texas.

FILING
This plat is recorded in the office of the County Clerk of El Paso County, Texas, this _____ day of _____, 2025, A.D. in Book No. _____ of Page No. _____.

PLAT PREPARER
I, JAMES A. BURGON, JR., do hereby certify that the above described property is being dedicated to the City of El Paso, Texas, for use as a public park and recreation area and to be known as the James A. Burgon Park and Recreation Area. The City of El Paso, Texas, is authorized to accept this dedication on behalf of the State of Texas.

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OTHERS/DEVELOPERS
JAMES A. BURGON, JR., JAMES A. BURGON, III, and JAMES A. BURGON, IV, owners of this land, hereby present this land to the City of El Paso, Texas, for use as a public park and recreation area and to be known as the James A. Burgon Park and Recreation Area. The City of El Paso, Texas, is authorized to accept this dedication on behalf of the State of Texas.

CONSULTING COMPANY
1700 N. LEE TURNING
EL PASO, TEXAS 79902
TEL: (915) 653-4422 FAX: (915) 653-4424

DATE OF PREPARATION: 11/06/2025 RECORDED DATE: 01-08-25 RECORDED DATE: 02-18-25

ATTACHMENT 4



RESUBDIVISION COMBINATION APPLICATION

DATE: _____ FILE NO. _____

SUBDIVISION NAME: HURCO VIEW ACRES REPLAT E

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
LOT 6 BLOCK 1
HURCO VIEW ACRES REPLAT A

2. Property Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	<u>0.1981</u>	<u>1</u>	Office	_____	_____
Duplex	_____	_____	Street & Alley	_____	_____
Apartment	_____	_____	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____		_____	_____
School	_____	_____		_____	_____
Commercial	_____	_____	Total No. Sites	_____	<u>1</u>
Industrial	_____	_____	Total (Gross) Acreage	<u>0.1981</u>	_____

3. What is existing zoning of the above described property? R-3 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)
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 _____

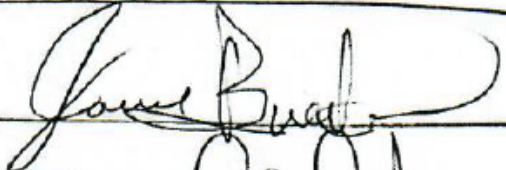

9. Remarks and/or explanation of special circumstances: _____

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 Right

OWNER SIGNATURE:

REPRESENTATIVE SIGNATURE:



REPRESENTATIVE CONTACT (PHONE):

915-633-6422

REPRESENTATIVE CONTACT (E-MAIL):

CADCONSULTING64@AOL.COM

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

**REQUIRED DOCUMENTATION FOR
RESUBDIVISION COMBINATION APPLICATION**

Purpose of a Resubdivision Combination application is to make changes, beyond those that can be done with amending plat, to a recorded plat. It provides an accurate record of development.

Planning & Inspections Department
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 212-0085

ATTACHMENT 5

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. Original and current certificate tax certificate(s) with zero balance.
 - b. Provide original copies of the restrictive covenants as per plat note 2.
2. Owner's contact information is not required on the Final Plat; you may remove it if desired.
3. Please update the lot number to "Lot 1" on the face of both the preliminary and final plats.
4. Provide the restrictive covenants requested by Parks. Refer to the Parks Department comments for additional details.

Planning and Inspections Department- Land Development Division

Recommends approval.

1. Add general note: Stormwater runoff from this development ultimately flows into existing pond within KIMBERLEY HEIGHTS Subdivision.
2. No permanent structures will be allowed within public utility easement.

Parks and Recreation Department

We have reviewed Hueco View Acres Replat E, a resubdivision combination plat map and on behalf of the Parks & Recreation Department, we offer the Developer / Engineer the following comments:

Please note that this subdivision is composed of **1 lot** zoned R-3 and 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.

1. Applicant is proposing a Residential use, covenants need to be provided restricting the number of dwelling units and if gross density waiver is granted by the City Manager of the Planning Department designee, then Applicant shall be required to pay "park fees" in the amount of **\$1,370.00** calculated as follows:

$$1 \text{ Single-family dwelling unit @ } \$1,370.00 / \text{ dwelling} = \$1,370.00$$

Please allocate any generated funds under Park Zone: **E-5**

Nearest Park: Indian Ridge 10 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

SaM Traffic & Transportation Engineering has the following comments:

- No objections to application

Streets lights:

Street Lights 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 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.

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 improvements within this subdivision shall include complete civil construction plans for review.

El Paso Water

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

EPWater does not object to this request.

Water:

There is an existing 8-inch diameter water main that extends along the south side of Ardelle Ave. approximately 20-feet north of and parallel to the southern right-of-way line of Ardelle Ave. This water main is available to provide service.

There is an existing 8-inch diameter water main that extends along the east side of Pendleton Rd. approximately 20-feet west of and parallel to the eastern right-of-way line of Pendleton Rd. This water main is available to provide service.

Previous water pressure readings conducted on fire hydrant number 8686, last tested on 6/26/24, fronting 11345 Ardelle Ave. has yielded a static pressure of 52 psi, residual pressure of 48 psi, and a discharge of 978 gallons per minute.

Sanitary Sewer:

There is an existing 8-inch diameter sanitary sewer main that extends along the north side of Ardelle Ave. The main is located south of and parallel to the northern right-of-way line of Ardelle Ave. This sanitary sewer main is available to provide service.

There is an existing 8-inch diameter sanitary sewer main that extends along the west side of Pendleton Rd. The main is located approximately 25-feet east of and parallel to the western right-of-way line of Pendleton Rd. This sanitary sewer main is available to provide service.

General:

Application for water and sanitary sewer services should be made 6 to 8 weeks prior to construction to ensure water for construction work. New service applications are available at 1154 Hawkins, 3rd Floor. 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:

We have reviewed the subdivision described above and provided the following comments:

1. Based on the Kimberley Heights / Hueco View Acres Master Drainage Study: The area for the property at 11353 Ardelle Avenue was designed to be collected by storm sewer line 2E, to then be discharged at the Menlo Pond. The lot was contemplated in the design of this ponding area.
2. EPWater – SW has reviewed the above-described subdivision and has no objection to its approval.

Texas Gas

Texas Gas Service does not have any comments

El Paso Electric

We have no comments for Hueco View Acres Replat E.

El Paso County Water Improvement District #1

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

El Paso County 911 District

No comments received

El Paso Central Appraisal District

No comments received.

Sun Metro

No comments received.

Fire Department

No comments received.

Capital Improvement Department

No comments received.

El Paso County

No comments received.

Texas Department of Transportation

No comments received.