

# Skyview Estates Unit Six

City Plan Commission — August 13, 2026



|                                  |                                                                                                        |
|----------------------------------|--------------------------------------------------------------------------------------------------------|
| <b>CASE NUMBER/TYPE:</b>         | <b>SUSU26-00048 – Major Combination</b>                                                                |
| <b>CASE MANAGER:</b>             | Myrna Aguilar (915) 212-1584, <a href="mailto:AguilarMP@elpasotexas.gov">AguilarMP@elpasotexas.gov</a> |
| <b>PROPERTY OWNER:</b>           | Bowling Land Investments, LLC                                                                          |
| <b>REPRESENTATIVE:</b>           | CEA Group                                                                                              |
| <b>LOCATION:</b>                 | Extraterritorial Jurisdiction (ETJ)                                                                    |
| <b>PROPERTY AREA:</b>            | 49.75 acres                                                                                            |
| <b>VESTED RIGHTS STATUS:</b>     | Not Vested                                                                                             |
| <b>PARK FEES:</b>                | Park Fees Not Required                                                                                 |
| <b>EXCEPTIONS/MODIFICATIONS:</b> | Yes, see following section                                                                             |
| <b>ZONING DISTRICT(S):</b>       | N/A property lies within ETJ                                                                           |

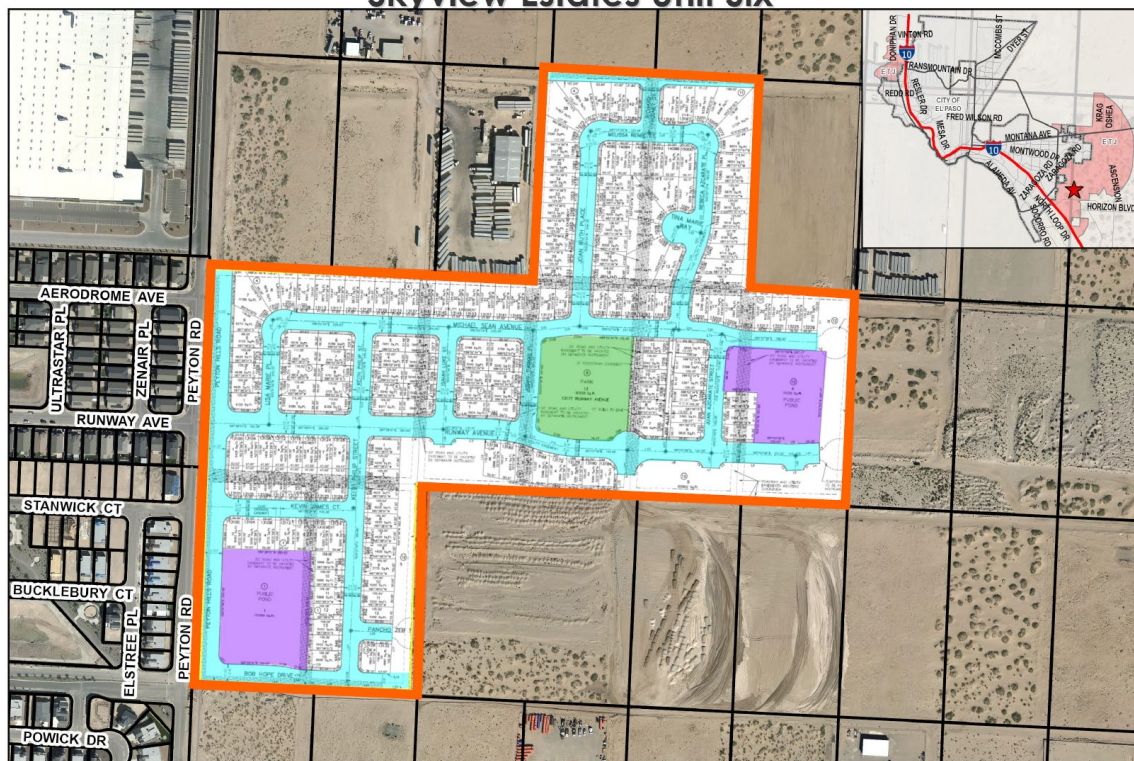
**SUMMARY OF RECOMMENDATION:** Staff recommends **APPROVAL with CONDITION** of Skyview Estates Unit Six on a Major Combination basis and **APPROVAL** of the exception request.

- That the City Plan Commission require the applicant to landscape the rear of all double frontage lots per Section 19.23.040 (H)(3)(c) of El Paso City Code.

In addition, the applicant is requesting the following exception(s) from the City Plan Commission:

- To waive the dedication and construction of 6-feet of right-of-way along all cross-sections within the proposed subdivision.

## Skyview Estates Unit Six



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 85 170 340 510 680 Feet



Figure A: Proposed plat with surrounding area

**DESCRIPTION OF REQUEST:** The applicant proposes to subdivide 49.75 acres of vacant land to create a residential subdivision, comprising of one hundred and eighty-six (186) single-family residential lots, one (1) 2.13-acre park, and two (2) public drainage ponds with a combined acreage of 4.08-acres in size. Primary access to the subdivision will be from Peyton Hills Road. This application is being reviewed under the current Subdivision Code.

**CASE HISTORY/RELATED APPLICATIONS:** N/A

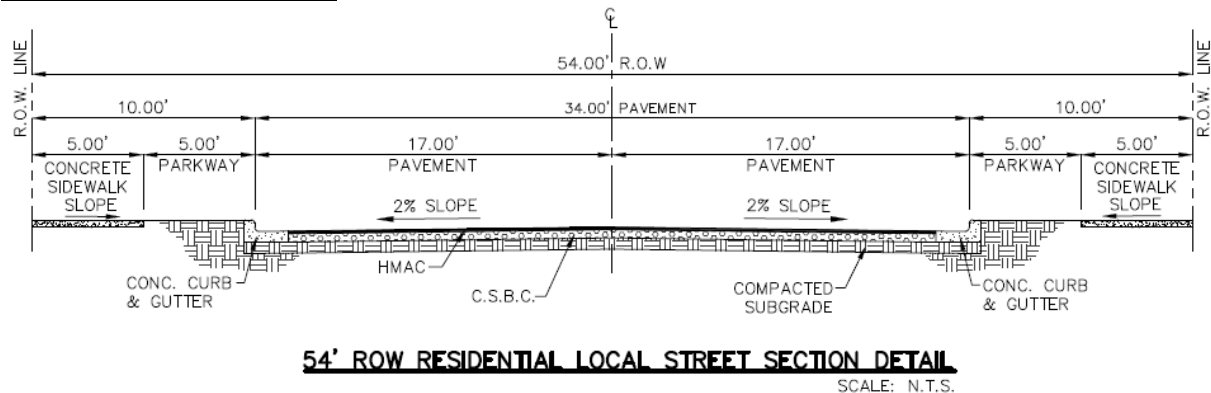
**EXCEPTIONS, MODIFICATIONS, OR WAIVER REQUESTS:** The applicant is requesting the following exception request pursuant to El Paso City Code Section 19.10.050 (A)(1)(a) – (Roadway participation policies – Improvement of Roads and Utilities Within and or Abutting the Subdivision) of the applicable code.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

1. To waive the dedication and construction of 6-feet of right-of-way along all cross-sections within the proposed subdivision.

**REQUIRED CROSS-SECTION:**

| Thoroughfare Cross-Section Design Factors and Priorities |                      |                |                   |                      |                              |                     |
|----------------------------------------------------------|----------------------|----------------|-------------------|----------------------|------------------------------|---------------------|
|                                                          | Typical Lanes/Widths | Medians/Access | On-Street Parking | Streetscape Elements | El Paso Bike Plan Facilities | Min. Sidewalk Width |
| Open Space Sectors 0-3, 0-4, 0-5, 0-6                    | 2 lanes, 10-11 ft    | N/A            | Not Allowed       | None                 | N/A                          | N/A                 |

**PROPOSED CROSS-SECTION:**



## REQUIRED CROSS-SECTION:

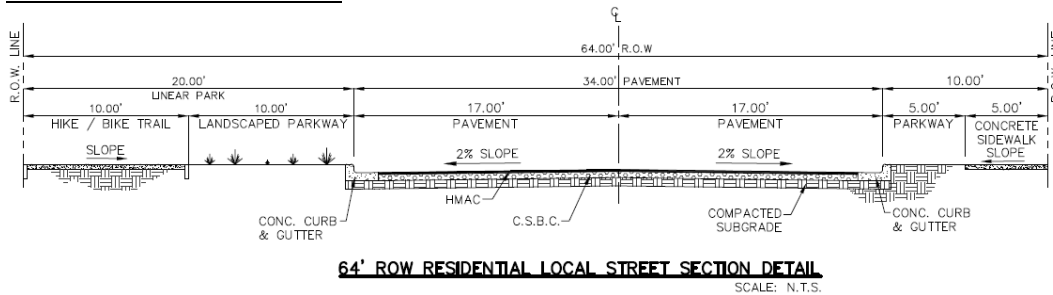
### BASIC DESIGN FACTORS

### COLLECTOR RURAL AREA TYPE

BASE ROW: 70 FEET

| 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 |
| <b>G-6, Rural Settlement</b>                             | 2 lanes, 11-12 ft    | N/A            | Not Allowed       | SUP or Sidewalk      | BL, SB                            | 6 ft                |
| <b>Open Space Sectors<br/>0-3, 0-4,<br/>0-5, 0-6</b>     | 2 lanes, 11-12 ft    | N/A            | Not Allowed       | None                 | SB                                | N/A                 |

## PROPOSED CROSS-SECTION:



**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.

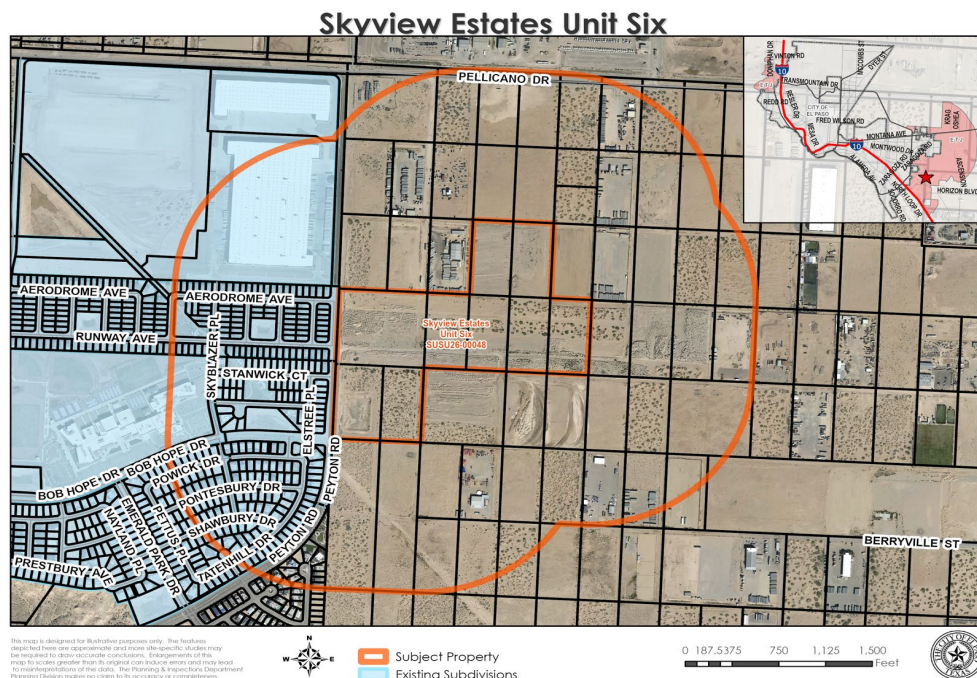


Figure B: Developed properties within a quarter mile of proposed subdivision

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

| <b>Surrounding Zoning and Use</b>           |                                                                               |
|---------------------------------------------|-------------------------------------------------------------------------------|
| North                                       | Extraterritorial Jurisdiction (ETJ) / Vacant Land and Commercial Developments |
| South                                       | Extraterritorial Jurisdiction (ETJ) / Vacant Land                             |
| East                                        | Extraterritorial Jurisdiction (ETJ) / Vacant Land                             |
| West                                        | Extraterritorial Jurisdiction (ETJ) / Residential and Commercial developments |
| <b>Nearest Public Facility and Distance</b> |                                                                               |
| Park                                        | Burning Mesquite Park (1.50 mi.)                                              |
| School                                      | Col. Ben Narbut Elementary (0.21 mi.)                                         |
| <b>Plan El Paso Designation</b>             |                                                                               |
| O-5, Remote                                 |                                                                               |
| <b>Impact Fee Service Area</b>              |                                                                               |
| Eastside                                    |                                                                               |

**PUBLIC COMMENT:** N/A

**PLAT EXPIRATION:** This application will expire on **August 13, 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:

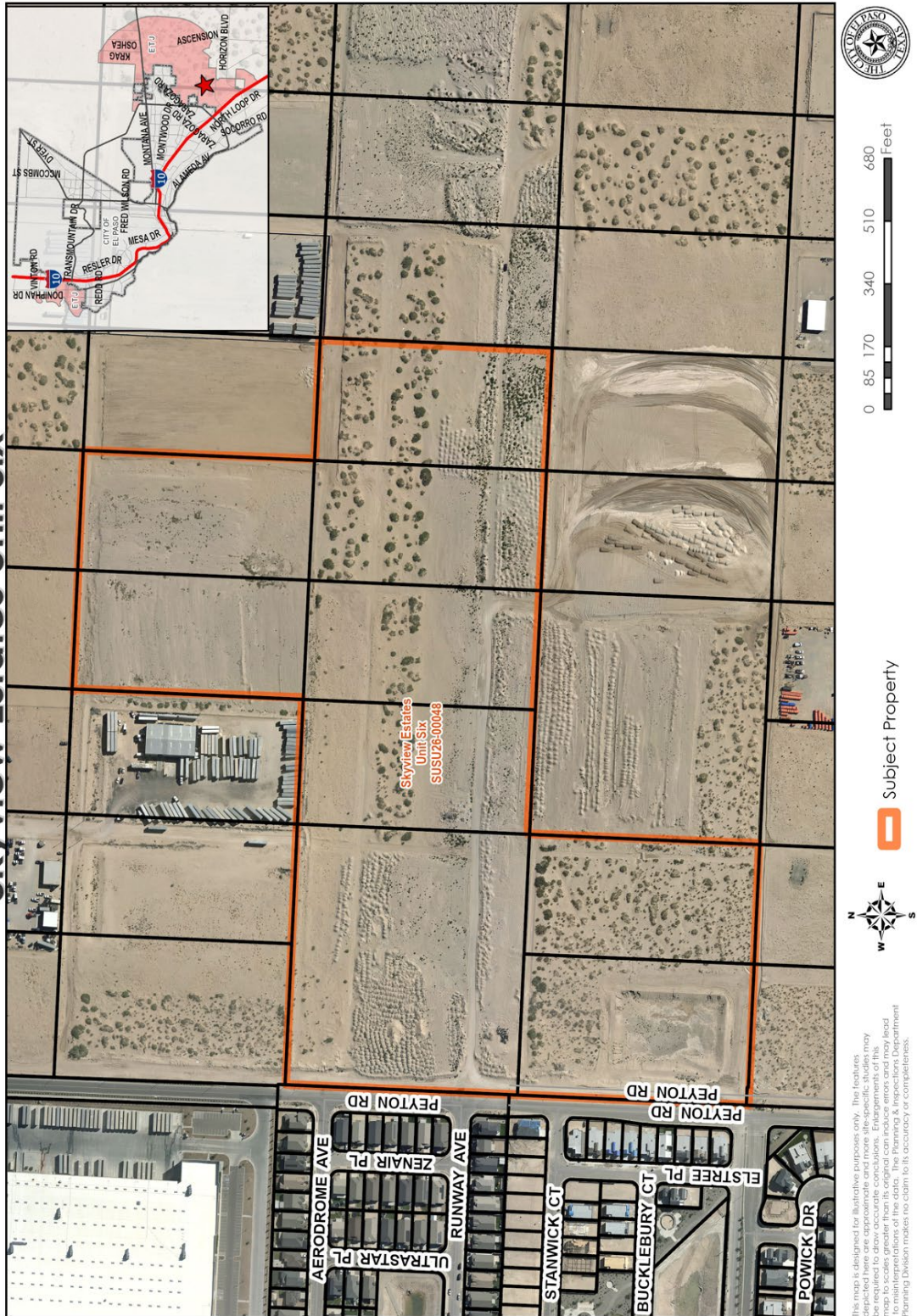
1. **Approval** of the waiver, exception, or modification request(s), finding that the request(s) is in conformance with the relevant review criteria provided by the El Paso City Code, as reflected in the Staff Report. **(Staff Recommendation)**
2. **Partial approval of the waiver, exception, or modification 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

## Skyview Estates Unit Six







## ATTACHMENT 4



**Uptown centre**

813 N. Kansas St., Ste. 300  
El Paso, TX 79902  
915.544.5232  
www.ceagroup.net

July 1, 2026

City of El Paso- Planning and Inspections Development  
801 Texas Ave., City #3  
El Paso, Texas 79901

Attention: Mr. Ismael Segovia

Reference: SkyView Estates Unit Six Subdivision-Block Length Exception Request

Dear Mr. Segovia:

On behalf of the Developer for the above referenced development, we are requesting an Exception Request from the block length as per the City's SDM. The development abuts existing developments and warehouses with no access points and any access points may hinder the development of the adjacent property.

If you have any questions regarding this issue, please do not hesitate to call me at office number 915.544.5232 or mobile number 915.355.0583. We thank you for your cooperation on this issue and look forward to your favorable consideration to our request.

Sincerely,  
CEA Group

A handwritten signature in blue ink, appearing to read 'JLA', with a stylized flourish.

Jorge L. Azcarate, P.E.  
Principal Engineer

I-2000-227.no.exception request.01july2026  
JLA/jla

**PUBLIC INFRASTRUCTURE. PRIVATE DEVELOPMENT.**

# ATTACHMENT 5



## MAJOR COMBINATION APPLICATION

DATE: \_\_\_\_\_ FILE NO. \_\_\_\_\_

SUBDIVISION NAME: Sky View Estates Unit Six

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)  
A Portion of Section 19, Block 79, Township 3, Texas and Pacific Railroad Company Surveys, El Paso County, Texas
2. Property Land Uses:
 

|               | <u>ACRES</u> | <u>SITES</u> |                        | <u>ACRES</u> | <u>SITES</u> |
|---------------|--------------|--------------|------------------------|--------------|--------------|
| Single-family | <u>29.86</u> | <u>186</u>   | Office                 |              |              |
| Duplex        | _____        | _____        | Street & Alley         | <u>12.79</u> | <u>17</u>    |
| Apartment     | _____        | _____        | Ponding & Drainage     | <u>4.08</u>  | <u>2</u>     |
| Mobile Home   | _____        | _____        | Institutional          | _____        | _____        |
| P.U.D.        | _____        | _____        | Other (specify below): | _____        | _____        |
| Park          | <u>3.02</u>  | <u>1</u>     |                        |              |              |
| School        | _____        | _____        |                        |              |              |
| Commercial    | _____        | _____        | Total No. Sites:       | <u>206</u>   |              |
| Industrial    | _____        | _____        | Total (Gross) Acreage: | <u>49.75</u> |              |
3. What is existing zoning of the above described property? ETJ Proposed zoning? ETJ
4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes ☐ No ☐ ETJ
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)  
Surface flow to concentrated points and captured and conveyed via storm sewer to a ponding area.
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 ROW and Block length
9. Remarks and/or explanation of special circumstances: N/A
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 Bowling Enterprises Ltd. 6000 Northern Pass, Ste C-1  
gregbowling9@gmail.com 915-248-5511  
 (Name & Address, Zip) (Email) (Phone)
13. Developer Bowling Enterprises Ltd. 6000 Northern Pass, Ste C-1  
gregbowling9@gmail.com 915-248-5511  
 (Name & Address, Zip) (Email) (Phone)
14. Engineer CEA Group 813 N. Kansas St., Ste 300 jazcarate@ceagroup.net 915-544-5232  
 (Name & Address, Zip) (Email) (Phone)

OWNER SIGNATURE: \_\_\_\_\_



Jorge L.  
Azcarate

Digitally signed by Jorge L.  
Azcarate  
DN: cn=Jorge L. Azcarate, c=US,  
o=CEA Group,  
email=jazcarate@ceagroup.net  
Date: 2026.07.13 10:58:36 -0500

REPRESENTATIVE SIGNATURE: \_\_\_\_\_

REPRESENTATIVE CONTACT (PHONE): 915-544-5232

REPRESENTATIVE CONTACT (E-MAIL): jazcarate@ceagroup.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. Fix out of order Lot 53, Block 11 to Lot 12
4. Please correct the park acreage in the application, as the acreage provided does not accurately reflect the corresponding square footage.
5. Remove the note stating, “Existing Road and utility easement to be vacated as per this plat,” from the face of both the preliminary and final plats. Alternatively, replace the note with: “To be vacated by separate instrument.”

## **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 city monument legend on the preliminary and final plat.
2. Closure is ok.

## **Parks and Recreation Department**

We have reviewed **Sky View Estates Unit 6** a major preliminary plat map and on behalf of Parks & Recreation Department, we offer Applicant / Engineer the following comments:

Please note that this subdivision is composed of **189** residential lots and one park site of **3.02 Acres**; Per City Standards a total **1.89 Acres** of “Parkland” would have been required however . . . . .

This subdivision is located within the City of El Paso east Extra Territorial Jurisdiction (ETJ) area **but not within the areas of potential annexation by the city. Therefore, meets the requirements to be excluded as IT IS NOT** identified on the official map as described per ordinance Title 19 – Subdivision & Development Plats, **Chapter 19.20 - Parks & Open Space** as noted below:

## **Section 19.20.020 - Dedication Required**

- A. Dedication Required.** All subdivisions located within the corporate limits of the City of El Paso and within those areas designated in the City’s extra territorial jurisdiction (ETJ), as identified on an official map kept in the Development Services Department.

## **Streets and Maintenance Department**

### **Street Lights**

Do not object to this request.

The property is within ETJ (Extraterritorial Jurisdiction).

For the development of the subdivision anything that will be maintained by the City of El Paso needs to follow the standards on the Street Design Manual (SDM) and the Design Standards for Construction (DSC) according to City of El Paso Code (cited below).

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**

- Provide detailed information on curbs and gutters, curb ramps, and sidewalks in compliance with DSC standards.
- Indicate that any infrastructure located within the city right-of-way or within the city's five-mile Extra-Territorial Jurisdiction (ETJ) must comply with the Design Standards for Construction and the Municipal Code.
- Indicate that when placing Sidewalks, the municipal Code Chapter 19.21 of Sidewalks shall be followed, and Chapter 13.04.020 Sidewalk Specifications
- Indicate that for driveways the municipal code chapter 13.12 shall be followed

#### **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. The proposed ponding areas shall have enough capacity to hold the developed runoff for a designated 100-yr. storm event.
3. City of El Paso Open Data indicates the subdivision may be located within the preliminary 2020 flood zone. Based on the best available 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.
4. There is a callout for Road and utility easement on the north edge of properties on Block 4. This same easement is vacated on lot 18 and 25. This appears to create a closed off easement on the back of the properties. How will access be provided?

#### **El Paso County Water Improvement District #1**

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

#### **El Paso Electric**

Please add a 10' wide easement around the ponding and parks for future access to the development. Along Bowling Ave, please change the 10' wide easement to 15' wide.

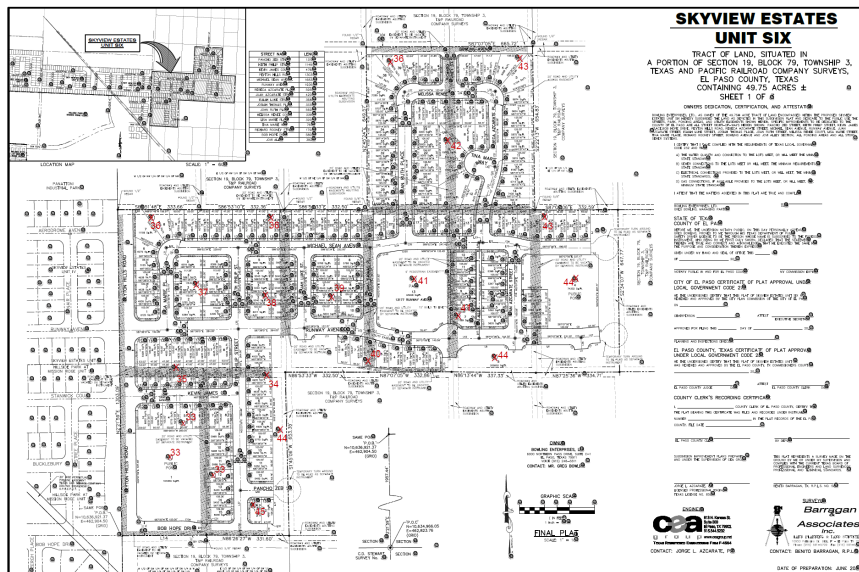
Please include Underground and Overhead to the Dedication for the plat.

#### **El Paso County 911 District**

Regarding the addressing off Jovi Alley, please have the developer change the addressing to odds instead of evens.

#### **El Paso Central Appraisal District**

Attached is a map for Skyview Estates #6 with comments from Central Appraisal.



### **Texas Gas**

In reference to case SUSU26-00048 - Skyview Estates Unit 6, Texas Gas Service does not have any comments.

*Disclaimer:* Texas Gas Service does not allow permanent structures or trees to be installed directly over TGS gas mains or service lines. If a conflict is anticipated, the developer, contractor, or owner's representative should contact TGS to coordinate relocation of the gas main and/or service at the developer's expense.

### **El Paso County**

The El Paso County Commissioners Court, at its Regular Meeting of December 15, 2025, approved and authorized the variance request for Skyview Estates Unit Six Subdivision.

### **Sun Metro**

No comments received.

### **Fire Department**

No comments received.

### **Texas Department of Transportation**

No comments received.