



AGENDA FOR THE CITY PLAN COMMISSION

November 20, 2025
MAIN CONFERENCE ROOM, 300 NORTH CAMPBELL – 2ND FLOOR
1:30 PM

Notice is hereby given that a Hearing of the City Plan Commission will be conducted on the above date and time.

Members of the public may view the meeting via the following means:

Via the City's website. <http://www.elpasotexas.gov/videos>

Via television on City15,

YouTube: <https://www.youtube.com/user/cityofelpasotx/videos>

In compliance with the requirement that the City provide two-way communication for members of the public, members of the public may communicate with the City Plan Commission during public comment, and regarding agenda items by calling the following number:

1-915-213-4096 or Toll Free Number: 1-833-664-9267

At the prompt please enter the corresponding Conference ID: 698 828 026#

If you wish to sign up to speak please contact Elsa Ramirez at RamirezEZ@elpasotexas.gov or (915) 212-0088 no later than by the start of the meeting.

A sign-up form is available outside the Main Conference Room, 2nd Floor for those who wish to sign up on the day of the meeting. Requests to speak must be received by 1:30 p.m. on the date of the meeting.

A total time of three minutes may be allowed for each speaker. The Public Comment portion shall not exceed thirty (30) minutes, unless otherwise approved by the City Plan Commission.

PUBLIC COMMENT

This time is reserved for members of the public who would like to address the City Plan Commission on any items that are not on the City Plan Commission Agenda and that are within the jurisdiction of the City Plan Commission. No action shall be taken.

CONSENT AGENDA

NOTICE TO THE PUBLIC:

All matters listed under the CONSENT AGENDA, including those on the Addition to the Agenda, will be considered by City Plan Commission to be routine, or have met all standards for development under state law (plats only not requiring a public hearing), and will be enacted by one motion unless separate discussion is requested by City Plan Commission or staff and the item is removed from the Consent Agenda. Members of the audience who wish to ask questions or speak regarding items on the Consent Agenda must sign up on the day of the meeting, and such requests to speak must be received by 1:30 p.m. on the date of the meeting. When the vote has been taken, if an item has not been called out for separate discussion, the item has been approved. The City Plan Commission may, however, reconsider any item at any time during the meeting.

Approval of Minutes

1. Discussion and action on the City Plan Commission minutes for October 23, 2025 [BC-1460](#)

Major Preliminary

2. SUSU25-00081: Ocotillo Estates Unit Six - Being a portion of A.G. McMath, Survey No. 298, City of El Paso, El Paso County, Texas [BC-1461](#)

Location: East of Redd Rd. and South of Transmountain Rd.

Existing Zoning: PMD (Planned Mountain Development)

Property Owner: EP Park Hills II, Ltd.

Representative: Conde, Inc.

District: 1

Staff Contact: Saul Fontes, (915) 212-1606,

FontesSA@elpasotexas.gov

POSTPONED FROM SEPTEMBER 25, 2025

POSTPONED FROM OCTOBER 23, 2025

REGULAR AGENDA - DISCUSSION AND ACTION:

Subdivision Applications

SUBDIVISION MAP APPROVAL

The staff report for an agenda item may include conditions, exceptions, or modifications. The Commission's motion to approve an item in accordance with the staff report or with all staff comments means that any modifications, waivers, exceptions requested by the applicant and recommended for approval by staff and any staff recommended conditions, have been approved, without necessitating that the Commission restate the modifications, exceptions, waivers, or conditions as part of the motion to approve and that any findings required to

be made by the Commission, have been made. If the Commission does not wish to approve an exception or modification, or require a condition, then the Commission's motion will state which have not been approved, otherwise, the staff report, with all modifications, exceptions and conditions, is approved and the applicant shall comply with all provisions of the staff report.

Major Preliminary

3. SUSU25-00089: Azzam Estates - Being a portion of Tract 2X, AF
Miller Survey No. 215 and Tract 1G, A.F. Miller
Survey No. 216, City of El Paso, El Paso
County, Texas

[BC-1462](#)

Location: East of Mesa St. and North of Mesa Hills Dr.
Existing Zoning: R-3 (Residential)
Property Owner: Fuel Depot, LLC
Representative: Conde, Inc.
District: 1
Staff Contact: Saul Fontes, (915) 212-1606,
FontesSA@elpasotexas.gov

Other Business

4. Discussion and Action on the 2026 City Plan Commission Meeting Schedule.
Staff Contact: Kevin Smith, Assistant Director of Planning, (915) 212-1566,
SmithKW@elpasotexas.gov
5. Presentation on Foundation of Development Requirements in Texas.
Staff Contact: Kevin Smith, Assistant Director of Planning, (915) 212-1566,
SmithKW@elpasotexas.gov

[BC-1463](#)

[BC-1464](#)

EXECUTIVE SESSION

The City Plan Commission may retire into Executive Session pursuant to Section 3.5A of the El Paso City Charter and the Texas Government Code, Section 551.071 Consultation with Attorney, Section 551.072 Deliberation Regarding Real Property, and Section 551.073 Deliberation Regarding Prospective Gifts to discuss any item on this agenda.

ADJOURN

NOTE TO THE PROPERTY OWNER:

CITY PLAN COMMISSION POLICY REQUIRES THAT THE APPLICANT OR REPRESENTATIVE BE PRESENT AT THE PUBLIC HEARING FOR THEIR ITEM(S). PLEASE DIRECT ANY QUESTIONS TO THE PLANNING & INSPECTIONS DEPARTMENT, PLANNING DIVISION, (915) 212-0088.

NOTICE TO THE PUBLIC:

Sign language interpreters will be provided for this meeting upon request. Requests must be made to Elsa Ramirez at RamirezEZ@elpasotexas.gov a minimum of 48 hours prior to the date and time of this hearing.

If you need Spanish Translation Services, please email RamirezEZ@elpasotexas.gov at least 48 hours in advance of the meeting.

Posted this the _____ of _____, 2025 at _____ AM/PM by Elsa Ramirez, Administrative Support Associate.



El Paso, TX

300 N. Campbell
El Paso, TX

Legislation Text

File #: BC-1460, **Version:** 1

CITY OF EL PASO, TEXAS
LEGISTAR AGENDA ITEM SUMMARY FORM

AGENDA LANGUAGE:

This is the language that will be posted to the agenda. Please use ARIAL 11 Font.

Discussion and action on the City Plan Commission minutes for October 23, 2025



CITY PLAN COMMISSION MEETING
2nd Floor, Main Conference Room
October 23, 2025
1:30 P.M.

MINUTES

The City Plan Commission met at the above place and date.

The meeting was called to order at 1:30 p.m. Chair Alfredo Borrego present and presiding and the following Commissioners answered roll call.

COMMISSIONERS PRESENT:

Alfredo Borrego (Chair)
Sal Masoud (2nd Chair)
Albert Apodaca
Lisa Badillo
Jose L. Reyes
Juan Uribe

COMMISSIONERS ABSENT:

Lauren Hanson (1st Chair)
Jim W. Dobrowolski

AGENDA

Commissioner Reyes read the rules into the record.

Ismael Segovia, Chief Planner, noted that Item 2 is to be postponed for four weeks.

ACTION: Motion made by Commissioner Masoud, seconded by Commissioner Reyes and unanimously carried to **APPROVE THE CHANGES TO AGENDA.**

AYES: Commissioners Borrego, Masoud, Apodaca, Badillo, Reyes, and Uribe

NAYS: N/A

ABSTAIN: N/A

ABSENT: Hanson and Dobrowolski

NOT PRESENT FOR THE VOTE: N/A

Motion Passed.

I. CALL TO THE PUBLIC – PUBLIC COMMENT

This time is reserved for members of the public who would like to address the City Plan Commission on any items that are not on the City Plan Commission Agenda and that are within the jurisdiction of the City Plan Commission. No action shall be taken.

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None

II. **CONSENT AGENDA**

NOTICE TO THE PUBLIC:

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Approval of Minutes:

1. Discussion and action on the City Plan Commission minutes for October 9, 2025.

Major Preliminary:

2. **SUSU25-00081:** Ocotillo Estates Unit Six - Being a portion of A.G. McMath, Survey No. 298, City of El Paso, El Paso County, Texas
Location: East of Redd Rd. and South of Transmountain Rd.
Existing Zoning: PMD (Planned Mountain Development)
Property Owner: EP Park Hills II, Ltd.
Representative: Conde, Inc.
District: 1
Staff Contact: Saul Fontes, (915) 212-1606, FontesSA@elpasotexas.gov

POSTPONED FROM SEPTEMBER 25, 2025
POSTPONED FOR FOUR WEEKS

Detailed Site Development Plan

3. **PZDS25-00026:** Tract 7L5, Fresno Place, City of El Paso, El Paso County, Texas
Location: 101 Fresno Dr.
Existing Zoning: C-1/c (Commercial/conditions) and R-5/c (Residential/conditions)
Request: Approval of Detailed Site Development Plan per Ordinance No.

Existing Use: 18902
 Proposed Use: Vacant
 Property Owner: Duplexes and Apartments
 Representative: Marfam Enterprices Ltd.
 District: H2O Terra c/o Sammy Romero
 Staff Contact: 7
 Staff Contact: Alejandra González, (915) 212-1506, GonzalezAG@elpasotexas.gov

ACTION: Motion made by Commissioner Reyes, seconded by Commissioner Badillo to **APPROVE** all matters listed under the **CONSENT AGENDA** and carried unanimously.

Motion Passed.

REGULAR AGENDA - DISCUSSION AND ACTION:

Subdivision Applications:

SUBDIVISION MAP APPROVAL:

NOTICE TO THE PUBLIC AND APPLICANTS:

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Other Business:

4. Discussion and Action on an Ordinance amending the 2025 Proposed Thoroughfare System, as incorporated into Plan El Paso to make the following changes:
 - Delete the proposed collector connection between Suncrest and Vin Rambla.
 - Delete the proposed collector extension of Ninth Street that runs between La Mesa St and Vinton Ave
 - Connect collectors Suncrest Dr and Vin Morella to I-10
 Staff Contact: Anna Zendt, (915) 297-1558, zendtad@elpasotexas.gov

Anna Zendt, Transportation Planning Administrator, made a presentation to the Commission and answered questions.

ACTION: Motion made by Commissioner Apodaca **TO APPROVE THE MAJOR THOROUGHFARE PLAN AS PRESENTED AND NOTED ON AGENDA**, seconded by Commissioner Badillo and unanimously carried.

Motion Passed.

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5. Presentation on the Future Land Use Map component of the Envision El Paso Comprehensive Plan Update.

Staff Contact: Kasi Schnell, Comprehensive Plan Program Manager,
schnellk@elpasotexas.gov

Kasi Schnell, Comprehensive Plan Program Manager, made a presentation to the Commission and answered questions from the Commission.

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6. Presentation on reduced setbacks and building codes.

Staff Contact: Daniel Chavira, Building & Permitting Development Program Manager,
(915) 212-1587, ChaviraD1@elpasotexas.gov

Kevin Smith, Assistant Director of Planning, introduced the presentation to the Commission.

Daniel Chavira, Building & Permitting Development Program Manager, made a presentation to the Commission and answered questions.

PUBLIC:

- Richard Dayoub noted concerns from the Texas Gas Service of underground gas lines being affected.
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2. Adjournment of the City Plan Commission's Meeting.

ADJOURNMENT:

ACTION: Motion made by Commissioner Masoud, seconded by Commissioner Apodaca and unanimously carried to **ADJOURN**.

Motion passed.

Meeting adjourned at 2:18 p.m.

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EXECUTIVE SESSION

The City Plan Commission may retire into Executive Session pursuant to Section 3.5A of the El Paso City Charter and the Texas Government Code, Section 551.071 Consultation with Attorney, Section 551.072 Deliberation Regarding Real Property, and Section 551.073 Deliberation Regarding Prospective Gifts to discuss any item on this agenda.

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Approved as to form:



Kevin W. Smith, City Plan Commission Executive Secretary



Legislation Text

File #: BC-1461, Version: 1

**CITY OF EL PASO, TEXAS
LEGISTAR AGENDA ITEM SUMMARY FORM**

AGENDA LANGUAGE:

This is the language that will be posted to the agenda. Please use ARIAL 11 Font.

SUSU25-00081: Ocotillo Estates Unit Six - Being a portion of A.G.
McMath, Survey No. 298, City of El Paso, El Paso
County, Texas

Location: East of Redd Rd. and South of Transmountain Rd.

Existing Zoning: PMD (Planned Mountain Development)

Property Owner: EP Park Hills II, Ltd.

Representative: Conde, Inc.

District: 1

Staff Contact: Saul Fontes, (915) 212-1606,
FontesSA@elpasotexas.gov

POSTPONED FROM SEPTEMBER 25, 2025

POSTPONED FROM OCTOBER 23, 2025

Ocotillo Estates Unit Six

City Plan Commission — October 23, 2025



CASE NUMBER/TYPE:	SUSU25-00081 – Major Preliminary
CASE MANAGER:	Saul Fontes, (915) 212-1606, FontesSA@elpasotexas.gov
PROPERTY OWNER:	EP Park Hills II, Ltd
REPRESENTATIVE:	Conde, Inc.
LOCATION:	East of Redd Rd. and South of Transmountain Rd. (District 1)
PROPERTY AREA:	21.10 acres
VESTED RIGHTS STATUS:	Not Vested
PARK FEES:	Park Fees Not Required
EXCEPTIONS/MODIFICATIONS:	Yes, see following section
ZONING DISTRICT(S):	PMD (Planned Mountain Development)

SUMMARY OF RECOMMENDATION: Staff recommends **APPROVAL** of Ocotillo Estates Unit Six on a Major Preliminary basis.

Ocotillo Estates Unit Three

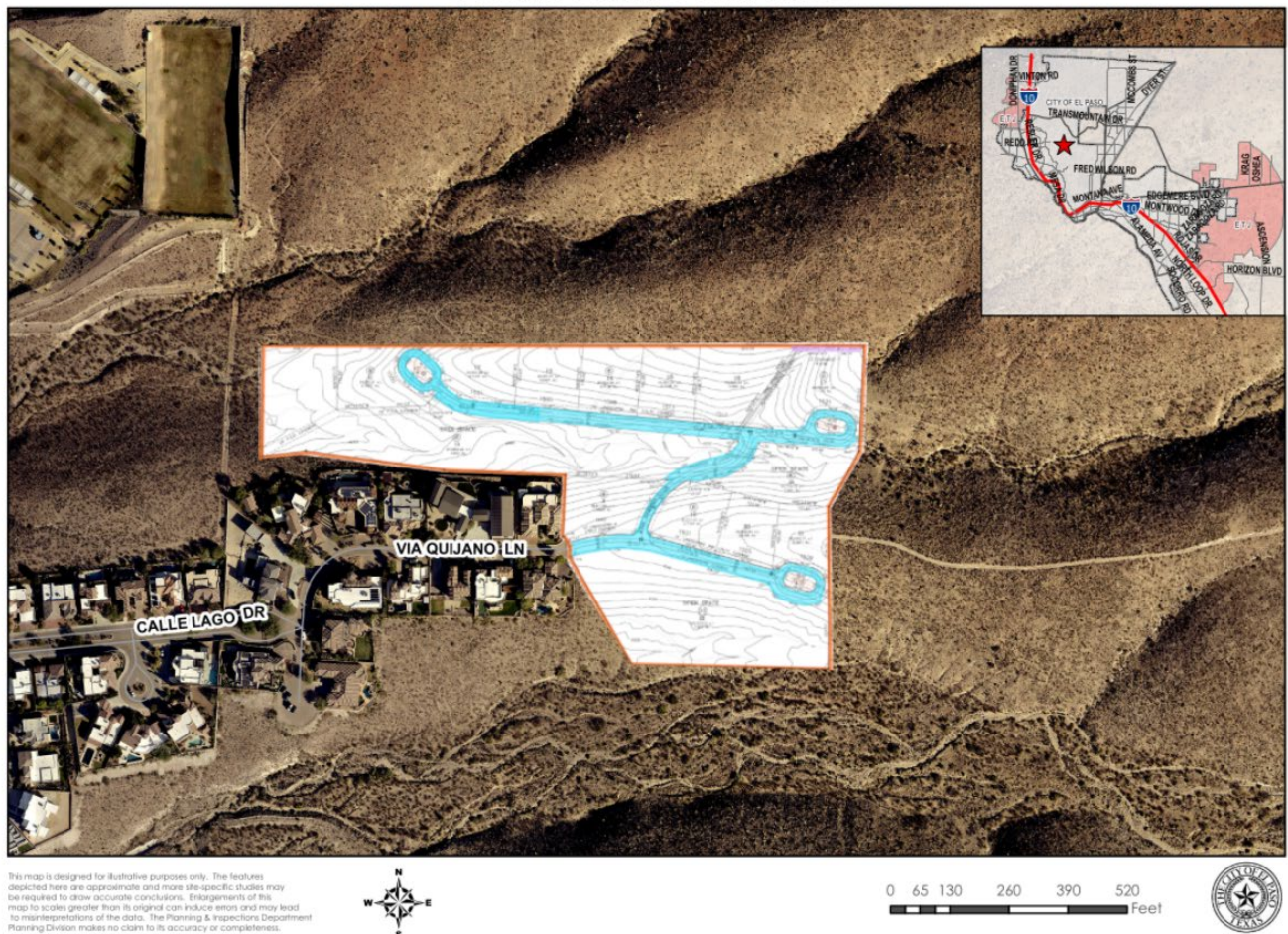


Figure A: Proposed plat with surrounding area

DESCRIPTION OF REQUEST: The applicant is proposing to subdivide 21.10 acres of land into 11 residential lots, ranging from 0.58 to 1.17 acres in size. Drainage will be conveyed from lots to open space areas. Access to the subdivision will be from Van Quijano Lane. The exceptions requested by the applicant are not necessary at this time. This application was 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	PMD (Planned Mountain Development) / Vacant Land
South	PMD (Planned Mountain Development) / Vacant Land
East	PMD (Planned Mountain Development) / Vacant Land
West	R-3A (Residential) / School and Residential Development
Nearest Public Facility and Distance	
Park	Linda Dawn Hudson Park (0.42 mi.)
School	Hornedo (.05 mi.)
Plan El Paso Designation	
O1, Preserve	
Impact Fee Service Area	
N/A	

PUBLIC COMMENT: N/A

PLAT EXPIRATION: This application will expire on **October 23, 2028**, pursuant to El Paso City Code Section 19.03.060 (Expiration). If subdivision improvement plans and a final plat application have not been approved within the specified date, the preliminary plat application, unless extended in accordance with El Paso City Code Chapter 19.41 (Expiration, extension and reinstatement), shall expire and the preliminary plat shall be 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. Application
4. Department Comments

Ocotillo Estates Unit Three



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ATTACHMENT 3



MAJOR PRELIMINARY APPLICATION

DATE: July 15, 2025

CASE NO. _____

SUBDIVISION NAME: OCOTILLO ESTATES UNIT THREE

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
BEING A PORTION OF A. G. MCMATH, SURVEY NO. 298, CITY OF EL PASO, EL PASO,
COUNTY, TEXAS

2. Property Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	<u>7.1404</u>	<u>11</u>	Office		
Duplex			Street & Alley	<u>4.2206</u>	<u>1</u>
Apartment			Ponding & Drainage		
Mobile Home			Institutional		
P.U.D.			Other (specify below):		
Park			<u>OPEN SPACE</u>	<u>9.7420</u>	<u>3</u>
School			Total No. Sites:	<u>15</u>	
Commercial			Total (Gross) Acreage:	<u>21.103</u>	
Industrial					

3. What is existing zoning of the above described property? PMD 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)

LOT 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 _____

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 EP PARK HILLS II, LTD 6080 Surety Dr., Ste. 300, El Paso, TX 79905 915-592-0290
(Name & Address, Zip) (Email) (Phone)
13. Developer EP PARK HILLS II, LTD 6080 Surety Dr., Ste. 300, El Paso, TX 79905 915-592-0290
(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) (Email) (Phone)

OWNER SIGNATURE: _____

REPRESENTATIVE 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.

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

ATTACHMENT 4

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. Label the use for Lot 8, Block 9; Lot 7, Block; and Lot 6, Block 7.
3. Update Block numbers per CAD comments.

Planning and Inspections Department- Land Development Division

We have reviewed subject plats and recommend Approval.

The Developer/Engineer shall address the following comments.

1. Print-out of the mathematical closure is ok.
2. Delineate percent buildable area for each lot, if different than lot limits.
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 1 foot above the preliminary BFE for the affected lots.
4. Vertical cut and fill of existing grade shall not exceed 15' at time of grading (Municipal Code 19.24.030.D.2).

Subdivision improvement plans will be required at time of major final plat

Parks and Recreation Department

We have reviewed **Ocotillo Estates Unit 3**, a major preliminary plat map and on behalf of the Parks & Recreation Department, we offer the Developer / Engineer the following comments:

1. Please note that this Subdivision is composed of 11 residential lots and is located within the Planned Mountain Development District (PMD) thus 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:

F. All property within a subdivision which is zoned planned mountain development district (PMD) whether for residential or nonresidential uses, as evidenced by the official zoning map;

2. Please provide a note on the plat stating who will be maintaining the proposed Open Space. The Parks & Recreation Department will not accept the open space for maintenance.

This subdivision is located with-in Park Zone: **NW-11**

Nearest Park(s): **Linda Daw Hudson Park**

Streets and Maintenance Department

Street Lights:

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 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.

Contract Management:

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.

Indicate that any type of water valve, manhole must have a concrete apron. and any city monuments if disturbed must be restored by a licensed surveyor.

Indicate that new asphalt or any new concrete structures must be compliant before acceptance and any type of damages must be restored before doing the final walkthrough.

Indicate that leading ramps must be aligned with a receiving ramp and be ADA compliant.

El Paso Water

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

EPWater does not object to this request.

Water:

Water service can be made available to the subdivision up to elevation 4560 (PSB Datum).

There is an existing 8-inch diameter water main extending along Via Quijano Ln. The water main is located 6.5 feet south of the northern right-of-way line. This main can be extended to provide service.

Previous water pressure from fire hydrant #010317, located at 1433 Via Quijano Ln., has yielded a static pressure of 58 psi, a residual pressure of 32 psi and a discharge of 1,255 gallons per minute.

Sanitary Sewer:

There is an existing 8-inch diameter sewer main extending along Via Quijano Ln. The sewer main is located 6.5 feet north of the southern right-of-way line. This main can be extended to provide service.

There is an existing 8-inch diameter sewer main extending along the property of 6201 High Ridge Dr. The sewer main is located within a 20 feet PSB Easement.

Sanitary sewer is critical; the Developer Engineer is to coordinate the design and proposed PSB easement with El Paso Water.

General:

A water and sanitary sewer main extension is required to provide service. Water main shall be extended creating a looped system. The water and sanitary sewer main extension costs are the responsibility of the owner.

EPWater-PSB anticipates providing water and sanitary sewer service by on-site main extensions. EPWater-PSB requests that site be graded so that sanitary sewer may be provided by gravity.

EPWater requires a new service application to provide service to the property. New service applications are available at 1154 Hawkins, 3rd floor and should be made 6 to 8 weeks in advance of construction to ensure water

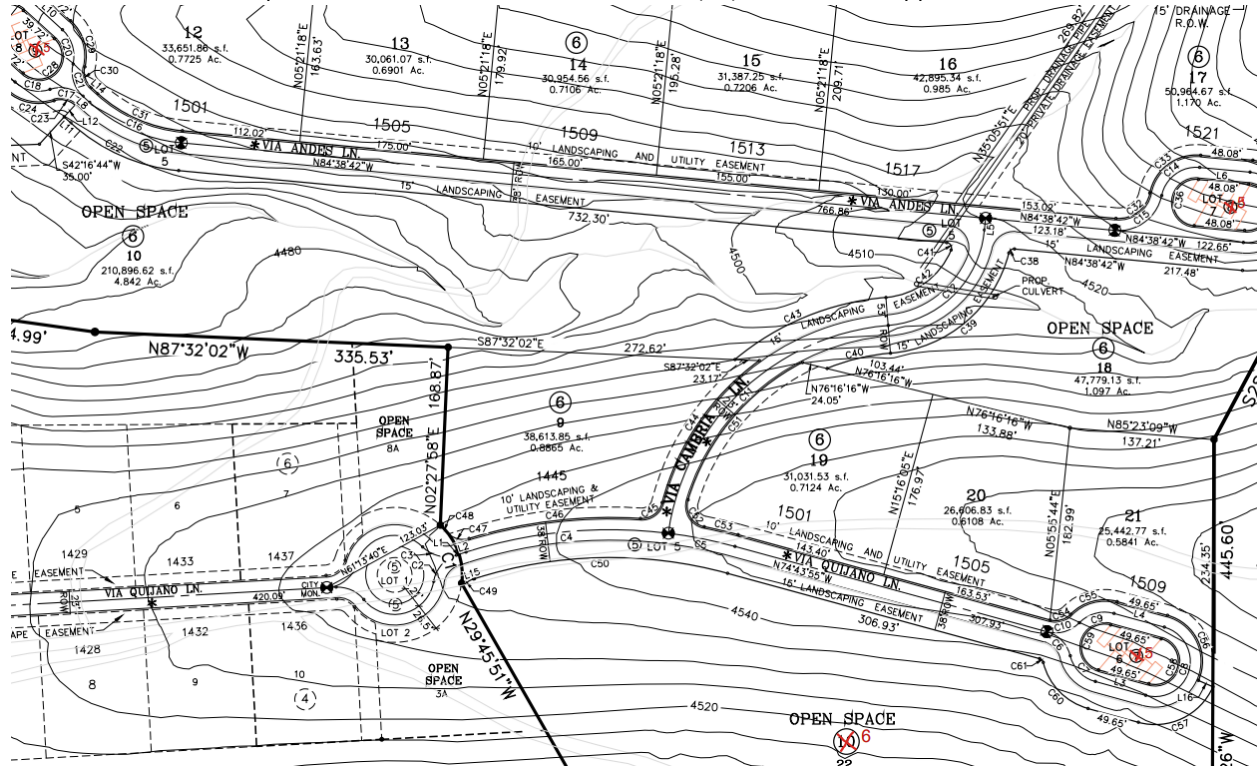
for construction work. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the right-of-way and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current EPWater – PSB Rules and Regulations. 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.

Texas Gas

Texas Gas Service does not have any comments.

El Paso Central Appraisal District

Please see attached map for corrections for Ocotillo Estates #3 (#6) from Central Appraisal.



Texas Department of Transportation

No TXDOT comments as there appears to be no work affecting the ROW.

El Paso Electric

No comments received.

El Paso County 911 District

No comments received.

El Paso County

No comments received.

El Paso County Water Improvement District #1

No comments received.

Sun Metro

No comments received.

Fire Department

No comments received.

Capital Improvement Department

No comments received.

OCOTILLO ESTATES

UNIT SIX

BEING A PORTION OF A. G. McMATH, SURVEY No. 298,
CITY OF EL PASO, EL PASO COUNTY, TEXAS
CONTAINING: 21.103 ACRES

PRELIMINARY PLAT

CURVE TABLE					
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING
C1	64.00'	60.81'	32.92'	58.55'	N20°08'48"W
C2	31.50'	34.56'	19.24'	32.84'	S40°53'13"W
C3	31.50'	34.56'	19.24'	32.84'	S76°16'33"E
C4	450.00'	194.42'	98.75'	192.91'	S84°40'58"W
C5	450.00'	64.47'	32.29'	64.41'	N78°50'09"W
C6	31.50'	33.54'	18.56'	31.98'	N44°13'32"W
C7	33.50'	35.67'	19.74'	34.01'	S44°13'32"E
C8	33.50'	105.24'	24885.324.27'	67.00'	N15°16'05"E
C9	33.50'	35.67'	19.74'	34.01'	S74°45'42"W
C10	31.50'	33.54'	18.56'	31.98'	N74°45'42"E
C11	230.00'	309.98'	183.67'	287.05'	S46°39'38"W
C12	100.00'	139.48'	83.78'	128.44'	N45°18'45"E
C13	33.50'	105.24'	INFINITY	67.00'	N5°21'18"E
C14	33.50'	49.04'	30.10'	44.78'	S53°25'00"W
C15	41.50'	60.75'	37.29'	55.47'	N53°25'00"E
C16	150.00'	96.67'	50.08'	95.00'	S66°10'59"E
C17	31.50'	33.54'	18.56'	31.98'	N78°13'39"W
C18	33.50'	35.67'	19.74'	34.01'	S78°13'39"E
C19	33.50'	105.24'	INFINITY	67.00'	S42°16'44"W
C20	33.50'	35.67'	19.74'	34.01'	N17°12'53"W
C21	31.50'	33.54'	18.56'	31.98'	S17°12'53"E
C22	176.50'	113.74'	58.93'	111.79'	S66°10'59"E
C23	20.00'	21.30'	11.78'	20.31'	N78°13'39"W
C24	45.00'	47.92'	26.51'	45.69'	S78°13'39"E
C25	45.00'	108.19'	116.49'	83.95'	S21°09'27"W
C26	45.00'	33.18'	17.38'	32.43'	N68°50'33"W
C27	22.00'	69.12'	INFINITY	44.00'	S42°16'44"W
C28	22.00'	69.12'	INFINITY	44.00'	N42°16'44"W
C29	45.00'	47.92'	26.51'	45.69'	N17°12'53"W
C30	20.00'	21.30'	11.78'	20.31'	S17°12'53"E
C31	138.50'	89.26'	46.24'	87.72'	S66°10'59"E
C32	30.00'	43.92'	26.95'	40.10'	N53°25'00"W
C33	45.00'	65.88'	40.43'	60.15'	S53°25'00"W
C34	45.00'	89.36'	68.99'	75.38'	N27°45'31"W
C35	22.00'	69.12'	INFINITY	44.00'	N5°21'18"E
C36	22.00'	69.12'	INFINITY	44.00'	S5°21'18"E
C37	60.00'	68.72'	38.68'	65.02'	N62°32'37"E
C38	5.00'	7.08'	4.28'	6.50'	S54°47'21"W
C39	126.50'	156.86'	90.31'	147.00'	N49°44'48"E
C40	203.50'	62.23'	31.36'	61.99'	S76°30'35"W
C41	5.00'	9.36'	6.78'	8.05'	N31°02'16"W
C42	73.50'	80.43'	44.78'	76.48'	N53°55'11"E
C43	256.50'	157.39'	81.26'	154.93'	S67°41'29"W
C44	241.50'	166.56'	86.75'	163.28'	S34°25'10"W
C45	20.00'	27.55'	16.46'	25.42'	N54°07'12"E
C46	461.50'	164.76'	83.27'	163.89'	S83°21'05"W
C47	20.00'	23.46'	13.29'	22.13'	S73°16'46"E
C48	64.00'	8.58'	4.30'	8.58'	N43°31'26"W
C49	20.00'	11.86'	6.11'	11.69'	S55°18'57"W
C50	423.50'	243.64'	125.30'	240.30'	S84°47'13"W
C51	218.50'	174.07'	91.95'	169.50'	S39°48'58"W
C52	20.00'	33.45'	22.15'	29.69'	S30°55'19"E
C53	461.50'	33.07'	16.54'	33.07'	N76°47'06"W
C54	20.00'	21.30'	11.78'	20.31'	N74°45'42"E
C55	45.00'	47.92'	26.51'	45.69'	S74°45'42"W
C56	45.00'	77.40'	52.27'	68.20'	N25°27'33"W
C57	60.00'	85.30'	51.66'	78.29'	N64°32'27"E
C58	22.00'	69.11'	16408272.32'	44.00'	N15°16'05"E
C59	22.00'	69.12'	INFINITY	44.00'	S15°16'05"W
C60	60.00'	63.89'	35.35'	60.92'	S44°13'32"E
C61	5.00'	5.32'	2.95'	5.08'	N44°13'32"W

NOTES:

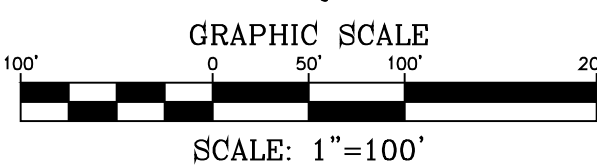
- WATER AND SEWER SERVICES WILL BE EXTENDED TO THIS SUBDIVISION (OCOTILLO ESTATES UNIT SIX) FROM EXISTING EL PASO WATER UTILITIES/PUBLIC SERVICE BOARD FACILITIES AND WILL BE CONSTRUCTED AND OPERABLE AS OF.
- THE INSTRUMENT ASSURING THE CERTIFICATION THAT WATER AND SEWER SERVICES FACILITIES DESCRIBED BY THIS PLAT ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, TEXAS WATER CODE IS FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.
INSTRUMENT No. _____ DATE _____
- TAX CERTIFICATE FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.
INSTRUMENT No. _____ DATE _____
- RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.
INSTRUMENT No. _____ DATE _____
- LOT CORNERS WILL BE SET UPON COMPLETION OF CONSTRUCTION OF ROADWAYS AND UTILITIES.
- THIS SUBDIVISION SHALL PROVIDE FOR POSTAL DELIVERY SERVICE. THE SUBDIVIDER WILL COORDINATE 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.
- SET 1/2" REBAR WITH CAP MARKED TX 5152 AT ALL EXTERIOR BOUNDARY CORNERS UNLESS OTHERWISE NOTED.
- AS PER CHAPTER 19.24 - MOUNTAIN DEVELOPMENT AREA (MDA) STANDARDS, 19.24.030 - DEVELOPMENT STANDARDS (c) FIRE PROTECTION. ALL LOTS SHALL BE SUPPLIED WITH ADEQUATE FIRE PROTECTION IN THE FORM OF FIRE HYDRANTS CAPABLE OF SUSTAINING A FLOW RATE AS FOLLOWS (AS EVIDENCED BY FLOW TESTS), AND SPACED AT INTERVALS OF NOT MORE THAN FIVE HUNDRED FEET.

LINE TABLE

LINE	LENGTH	BEARING
L1	2.61	N72°18'20"E
L2	7.01	N72°18'20"E
L3	49.65	S74°43'55"E
L4	49.65	N74°43'55"W
L5	11.23	S5°21'18"W
L6	48.08	N84°38'42"W
L7	16.43	S60°52'21"E
L8	8.57	N47°43'16"W
L9	39.72	S47°43'16"E
L10	39.72	S47°43'16"E
L11	8.57	N47°43'16"W
L12	15.00	S42°16'44"W
L13	10.00	N0°02'11"E
L14	8.57	N47°43'16"W
L15	1.06	N72°18'20"E
L16	15.00	S66°11'10"E

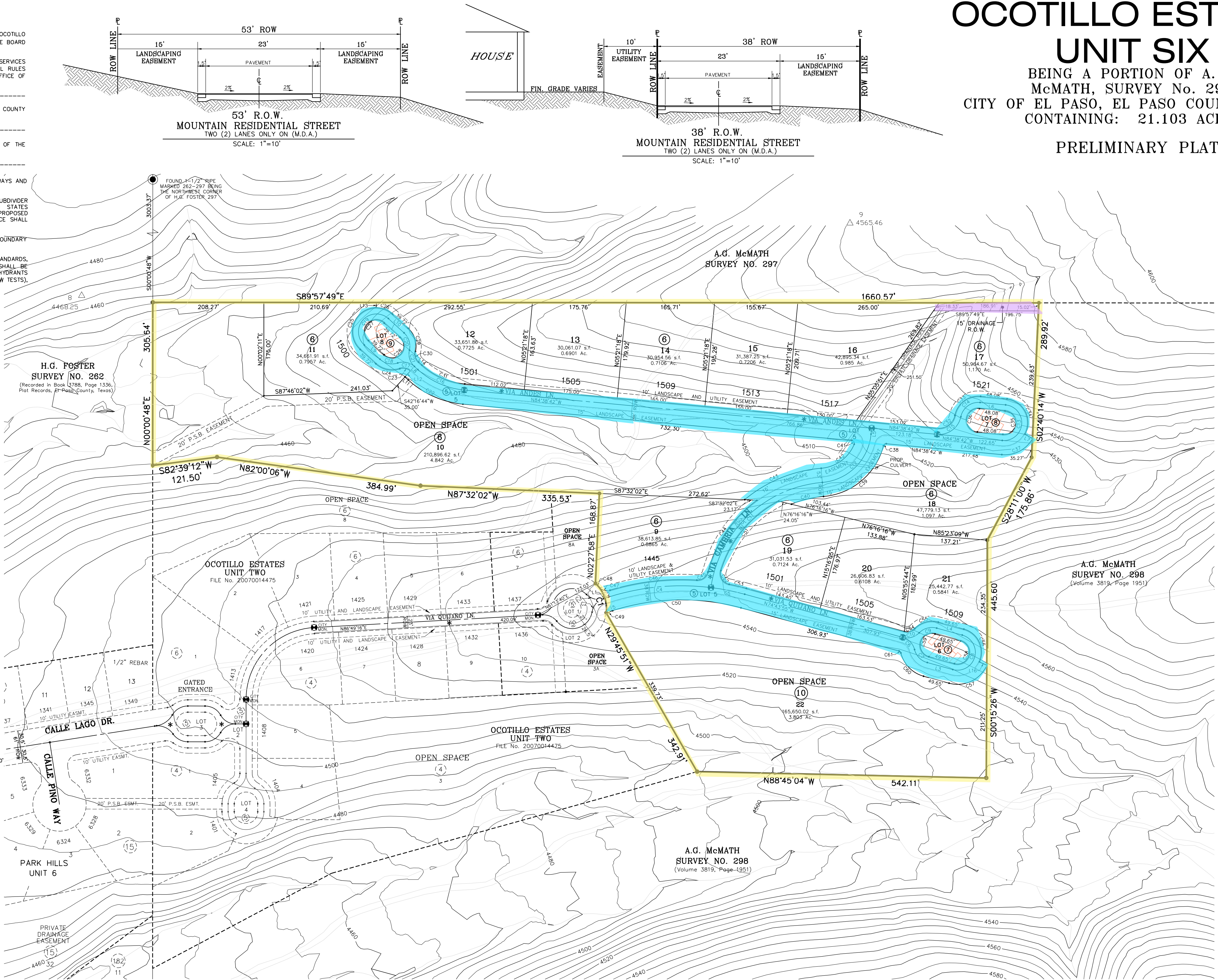
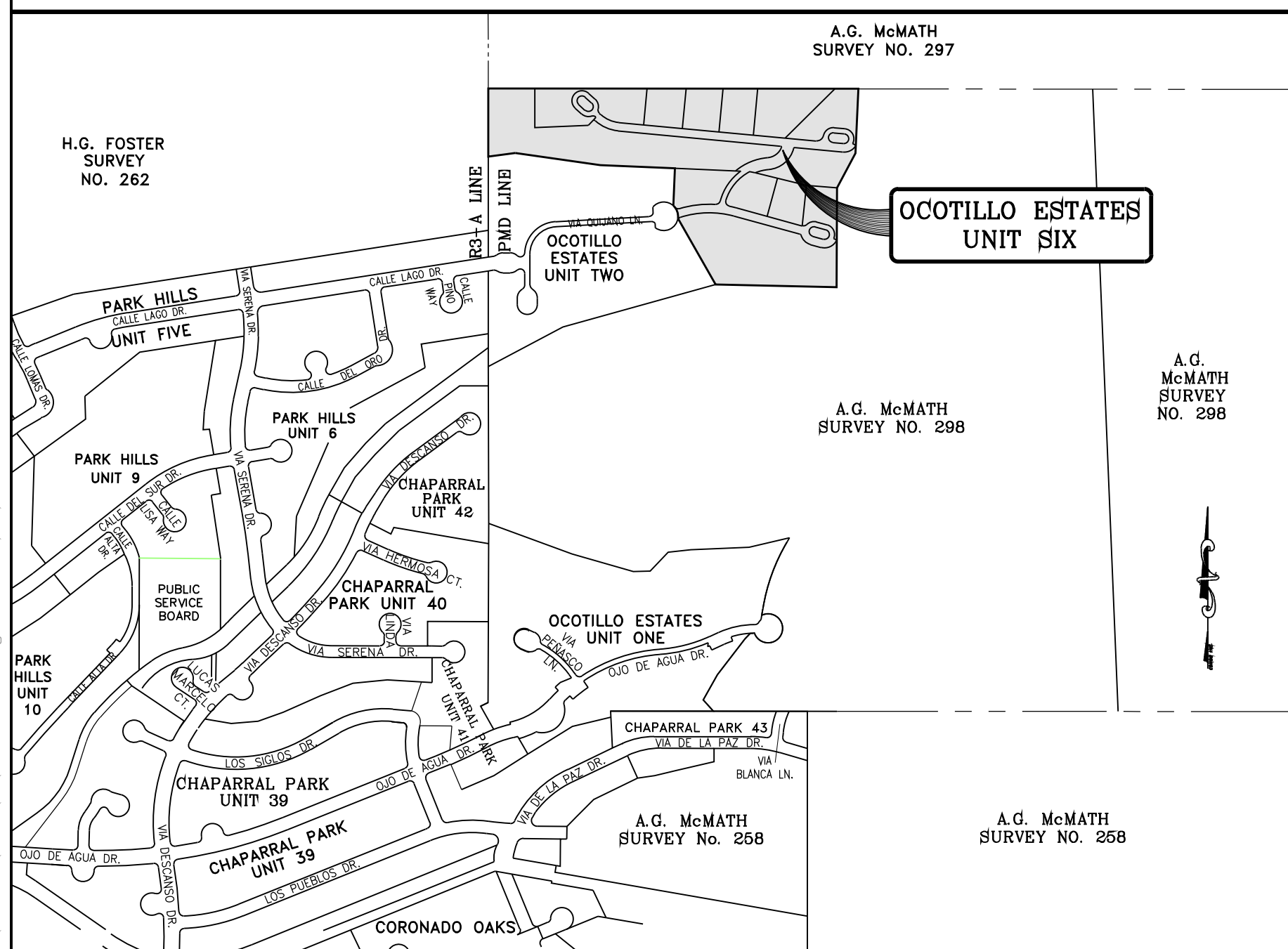
CONDE INC.
6080 SURETY DR. SUITE 100
ENC. - YVONNE CONDE CURRY
SURVEYOR - RON R. CONDE
EL PASO, TEXAS 79905
PHONE # (915) 692-0283

OWNER, DEVELOPER
EP PARK HILLS II, LTD.
6080 SURETY DR. SUITE 300
EL PASO, TEXAS 79905
PHONE # (915) 692-0290



LOCATION MAP

1" = 600'



PMD REQUIREMENTS

	CODE (ALLOWED)	PROVIDED
BUILDABLE AREA	65%	53.84%
OPEN AREA	35%	46.16%
NUMBER OF LOTS	84	11
DENSITY ALLOWED	4 Units/Acre	
DENSITY PROVIDED	1.91 Units/Acre	

AVERAGE CROSS SLOPE = 18.33%

* ALL STREETS ARE PRIVATE STREETS AND UTILITY EASEMENTS.

SCHOOL DISTRICT

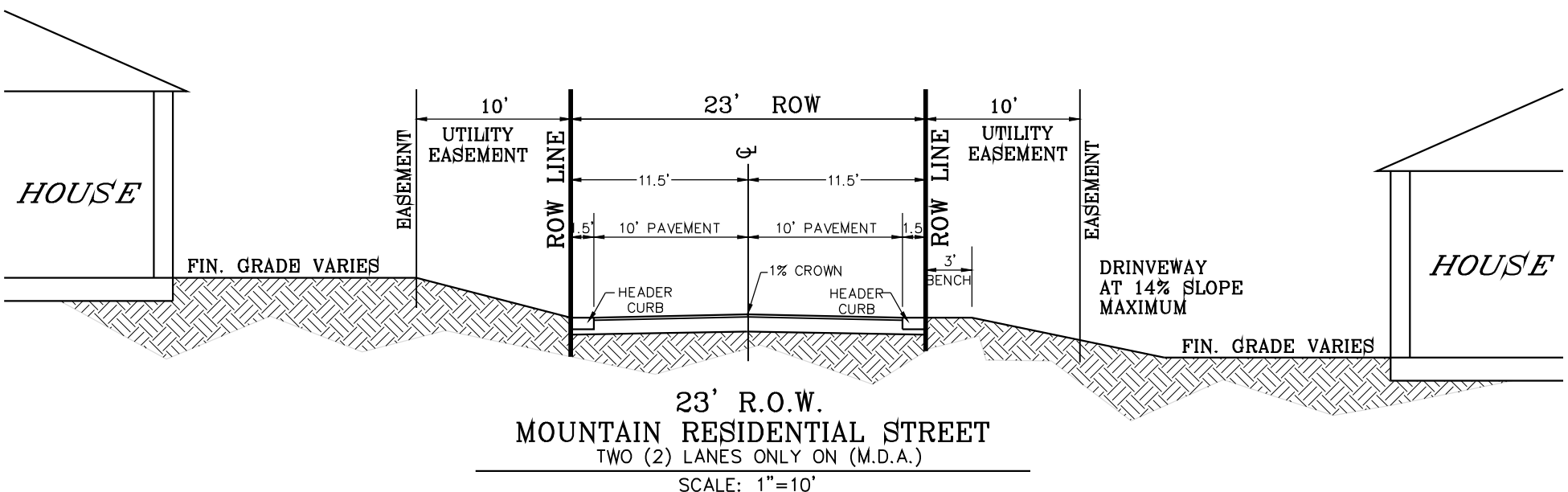
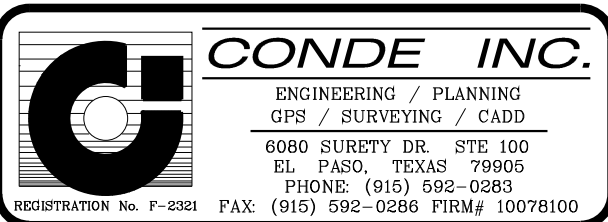
EL PASO INDEPENDENT SCHOOL DISTRICT
6531 BOEING DRIVE

TOTAL RESIDENTIAL LOTS

11

PROPOSED CITY MONUMENT

DATE OF PREPARATION: MAY 20, 2025



23' R.O.W.
MOUNTAIN RESIDENTIAL STREET
TWO (2) LANES ONLY ON (M.D.A.)
SCALE: 1"=10'



Legislation Text

File #: BC-1462, **Version:** 1

CITY OF EL PASO, TEXAS
LEGISTAR AGENDA ITEM SUMMARY FORM

AGENDA LANGUAGE:

This is the language that will be posted to the agenda. Please use ARIAL 11 Font.

SUSU25-00089: Azzam Estates - Being a portion of Tract 2X, AF
Miller Survey No. 215 and Tract 1G, A.F. Miller
Survey No. 216, City of El Paso, El Paso
County, Texas

Location: East of Mesa St. and North of Mesa Hills Dr.
Existing Zoning: R-3 (Residential)
Property Owner: Fuel Depot, LLC
Representative: Conde, Inc.
District: 1
Staff Contact: Saul Fontes, (915) 212-1606,
FontesSA@elpasotexas.gov

Azzam Estates

City Plan Commission — November 20, 2025



CASE NUMBER/TYPE:	SUSU25-00089 – Major Preliminary
CASE MANAGER:	Saul Fontes (915) 212-1606, FontesSA@elpasotexas.gov
PROPERTY OWNER:	Fuel Depot, LLC.
REPRESENTATIVE:	Conde, Inc.
LOCATION:	East of Mesa St. and North of Mesa Hills Dr. (District 1)
PROPERTY AREA:	14.48 acres
VESTED RIGHTS STATUS:	Not Vested
PARK FEES:	\$39,730.00
EXCEPTIONS/MODIFICATIONS:	Yes, see following section
ZONING DISTRICT(S):	R-3 (Residential)

- **SUMMARY OF RECOMMENDATION:** Staff recommends **PENDING** of Azzam Estates on a Major Preliminary basis and **PENDING** of the exception design requests
- In addition, the applicant is requesting the following exceptions from the City Plan Commission:
- To waive the dedication and construction of 14' feet of right-of-way, 4.5' of pavement, 5' of sidewalk, 5' of planter strip along Azzam Drive.
 - To waive the requirements for Barbaree Drive.
 - To allow for the construction of a private street, in accordance with the Street Design Manual

Azzam Estates



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 introduce errors and may lead to misinterpretations of the data. The Planning & Inspection Department Planning Division makes no claim to its accuracy or completeness.



0 75 150 300 450 600 Feet



Figure A: Proposed plat with surrounding area

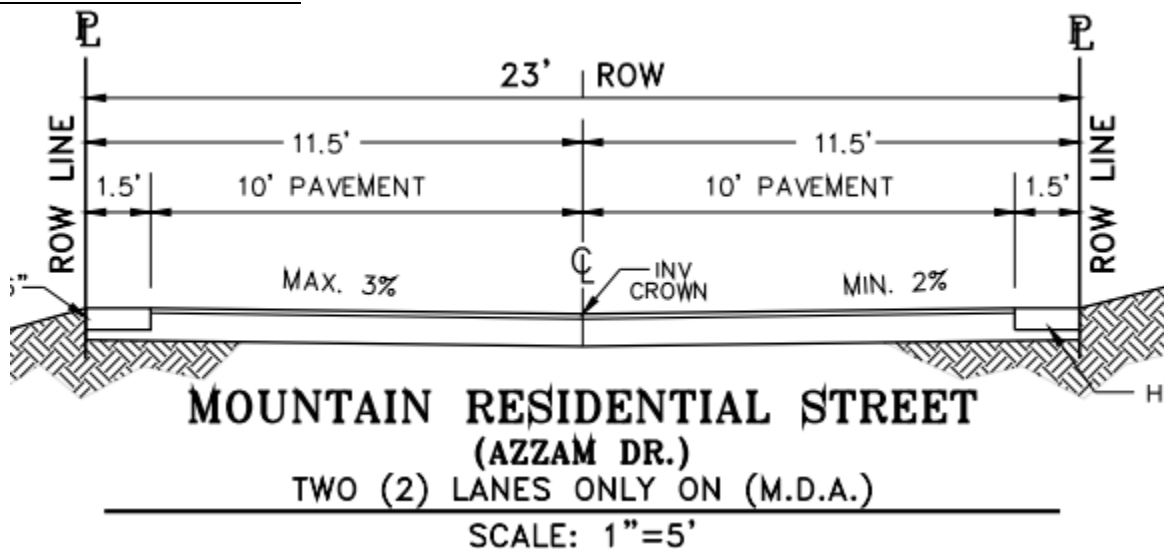
DESCRIPTION OF REQUEST: The applicant is proposing to subdivide 14.48 acres of land into 29 residential lots and 3 lots for open space. Residential lots range from 6,872 sq. ft. to 24,574 sq. ft. in size and open space lots total 3.26 acres in size. Stormwater drainage will be conveyed from lots to drainage easements to the nearest arroyo. Access shall be from Azzam Drive as it will connect to Barbaree Drive. This application was reviewed under the current subdivision code.

CASE HISTORY/RELATED APPLICATIONS: "N/A"

EXCEPTIONS, MODIFICATIONS, OR WAIVER REQUESTS: The applicant is requesting (2) exception requests pursuant to El Paso City Code Section 19.48 – (Petition for Waivers or Exceptions) of the current code and (1) exception request pursuant to the El Paso Street Design Manual Section 4.11.11 – Private Street of the City of El Paso Street Design Manual. The exceptions include the following:

1. To waive the dedication and construction of 14' feet of right-of-way, 4.5' of pavement, 5' of sidewalk, 5' of planter strip.

PROPOSED CROSS-SECTION:



2. To waive the requirements for Barbaree Drive.
3. To allow for the construction of a private street, in accordance with the Street Design Manual.

EVALUATION OF EXCEPTION REQUEST 1 & 2: The exception requests to waive right-of-way improvements meets the following criteria under El Paso City Code Section 19.48.030(A) – Criteria for Approval – (Petition for Waivers or Exceptions). The section reads as follows:

The following criteria shall be applied in deciding a waiver or exception:

1. There are special circumstances or conditions arising from the physical surroundings, shape, topography or other feature affecting the land such that the strict application of the provisions of this title to the proposed use would create an unnecessary hardship or inequity upon or for the applicant, as distinguished from a mere inconvenience, in developing the land or deprive the applicant of the reasonable and beneficial use of the land;
2. The circumstances causing the hardship do not similarly affect all or most properties in the vicinity of the applicant's land;
3. The waiver or exception is necessary for the preservation and enjoyment of a substantial property right of the applicant;
4. Granting the waiver or exception will not be detrimental to the public health, safety or welfare, or injurious to other property within the area;

5. 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 title, or adversely affect the rights of owners or residents of surrounding property;
6. The hardship or inequity is not caused wholly or in substantial part by the applicant;
7. The request for a waiver or exception is not based exclusively on the applicant's desire for increased financial gain from the property, or to reduce an existing financial hardship; and
8. The degree of variation requested is the minimum amount necessary to meet the needs of applicant and to satisfy the standards in this title.

The location of the proposed subdivision creates a special circumstance due to the topographical nature of the location as well as the surrounding development. The proposed development is located within the Hillside Development Area, which encourages limited physical impact within the area. Thus, the exception request meets the criteria for the exception request to waive the right-of-way improvements and is recommended for approval.

EVALUATION OF EXCEPTION REQUEST 3:

Pursuant to El Paso Street Design Manual Section 4.11.11 – *Private Streets* of the City of El Paso Street Design Manual. The exception is as follows:

- Private streets shall require approval as an exception at the time of preliminary plat approval by the City Plan Commission in accordance with this title.

In order to be considered for an exception to allow the construction of private streets, the developer shall meet the requirements set out in Section 4.11.11.D of the El Paso Street Design Manual, which requires private streets to be developed to meet the standards of a public street.

The applicant is to submit subdivision improvement plans that include the private streets designed and to be constructed to meet city standards for a public street; the applicant is also to submit covenants, conditions, and covenants prior to recordation establishing a homeowners or property owners association assuming perpetual maintenance of the private streets. Such exception is subject to City Plan Commission approval.

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-4 (Residential) & A-2/CSC (Apartments/condition/special contract) / Apartment development
Nearest Public Facility and Distance	
Park	Palo Verde Park (0.88 mi.)
School	Dr. Green Elementary School (0.44 mi)
Plan El Paso Designation	
G4 Designation, Suburban Walkable	
Impact Fee Service Area	
N/A	

PUBLIC COMMENT: N/A

PLAT EXPIRATION: This application will expire on **November 20, 2028**, pursuant to El Paso City Code Section 19.03.060 (Expiration). If subdivision improvement plans and a final plat application have not been approved within the specified date, the preliminary plat application, unless extended in accordance with El Paso City Code Chapter 19.41 (Expiration, extension and reinstatement), shall expire and the preliminary plat shall be 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. Exception Request
4. Application
5. Department Comments

ATTACHMENT 1

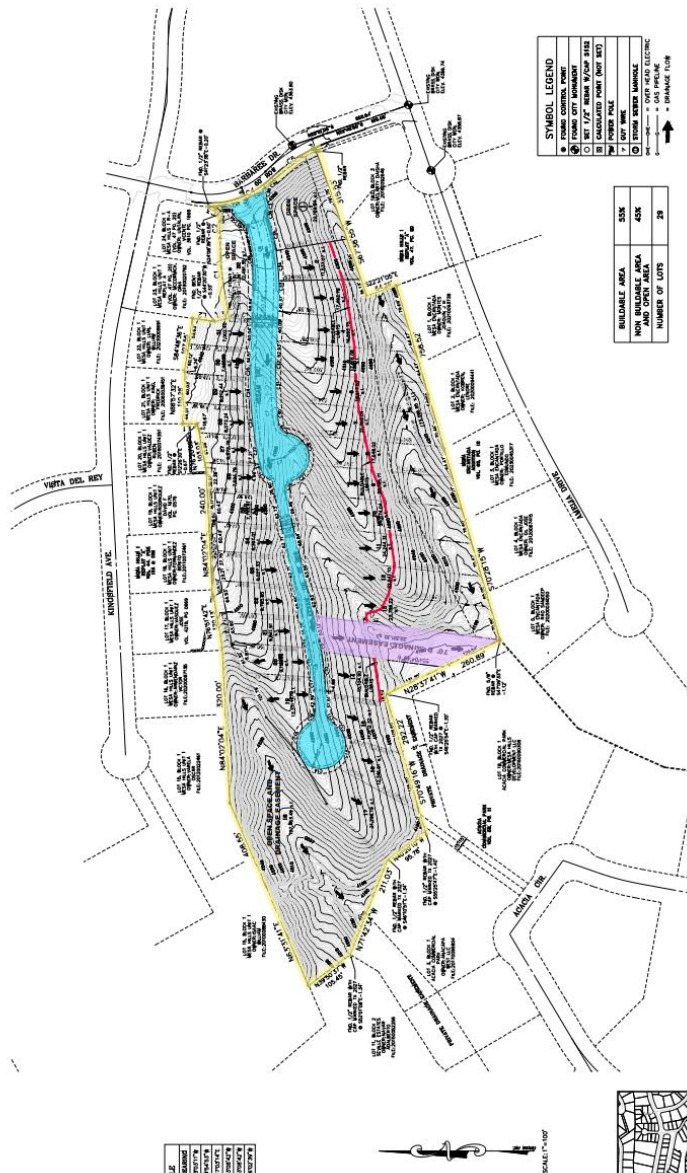
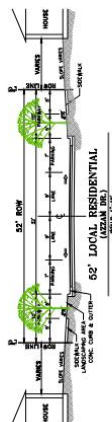
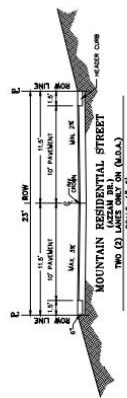
Azzam Estates



— Subject Property

This map is designed for illustrative purposes only. The features or data shown on this map are not intended to be used for legal purposes. The map is not a survey and 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 & Inspection Department Planning Division makes no claim to its accuracy or completeness.

AZZAM ESTATES
BEING A PORTION OF TRACT 2X, AF MILLER SURVEY
NO. 215 AND TRACT 1G, A.F. MILLER SURVEY NO. 216,
CITY OF EL PASO, EL PASO COUNTY, TEXAS.
CONTAINING 14.489± ACRES
PRELIMINARY PLAT



LINE TABLE		
LINE	LENGTH	BEARING
1.1	20.00	N 75° 17' W
1.2	45.99	S 45° 43' W
1.3	31.72	S 77° 07' W
1.5	24.83	S 33° 08' W
1.6	14.86	S 63° 08' W
1.7	26.50	N 47° 07' W

[illegible]

SYMBOL LEGEND	
●	FOUND CONTROL POINT
⊙	FOUND CITY MONUMENT
○	SET 1/2" IRIDAS 9/CAP \$152
⊗	CALCULATED POINT (NOT SET)
⊕	POWER POLE
▽	OUT WIRE
⊖	STORM SEWER MANHOLE

BUILDABLE AREA	55%
NON BUILDABLE AREA AND OPEN AREA	45%
NUMBER OF LOTS	84

NOTES:

1. THIS FORM IS TO BE FILED IN THE COUNTY CLERK'S OFFICE OF THE COUNTY WHERE THE ALLEGED VIOLATION OCCURRED.
2. THIS FORM IS TO BE FILED IN THE COUNTY CLERK'S OFFICE OF THE COUNTY WHERE THE ALLEGED VIOLATION OCCURRED.
3. THE ALLEGED VIOLATION IS DESCRIBED IN THE ATTACHED COMPLAINT, WHICH MUST BE SIGNED BY THE ALLEGED VIOLATOR. THE COMPLAINT MUST BE FILED IN THE COUNTY CLERK'S OFFICE OF THE COUNTY WHERE THE ALLEGED VIOLATION OCCURRED.
4. THE COMPLAINT MUST BE FILED IN THE COUNTY CLERK'S OFFICE OF THE COUNTY WHERE THE ALLEGED VIOLATION OCCURRED.
5. THE COMPLAINT MUST BE FILED IN THE COUNTY CLERK'S OFFICE OF THE COUNTY WHERE THE ALLEGED VIOLATION OCCURRED.
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9. THE COMPLAINT MUST BE FILED IN THE COUNTY CLERK'S OFFICE OF THE COUNTY WHERE THE ALLEGED VIOLATION OCCURRED.
10. THE COMPLAINT MUST BE FILED IN THE COUNTY CLERK'S OFFICE OF THE COUNTY WHERE THE ALLEGED VIOLATION OCCURRED.

 SCHOOL DISTRICT
EL PASO INDEPENDENT SCHOOL DISTRICT
8431 BOEING DRIVE

OWNER DEVELOPER
FUEL DEPOT LLC
6570 CONFETTI DR. # K
EL PASO, TEXAS 79912
PHONE # (916) 692-0283



ATTACHMENT 3



CONDE INC

September 10, 2025

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

Attention: Saul Fontes

Re: AZZAM ESTATES

Dear Saul,

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 a Private Street with a gated entrance.
 - El Paso Street Design Manual – To allow for a modified Street Cross Section to allow for a private gated entrance as well as meeting a Mountain development cross section to preserve slopes.
 - El Paso Street Design Manual – To allow for a Cul-de-Sac greater than 600' in length due to topographic constraint.
1. The circumstances causing the hardship do not similarly affect all or most properties in the vicinity of the applicants land;
 2. The waiver 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

5050 SURETY DR., SUITE 100 / EL PASO, TEXAS 79905 / (915) 592-0283 / FAX (915) 592-0286

ATTACHMENT 4



MAJOR PRELIMINARY APPLICATION

DATE: September 9, 2025

CASE NO. _____

SUBDIVISION NAME: AZZAM ESTATES

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
BEING A PORTION OF TRACT 2X, A.E. MILLER SURVEY NO. 215 AND TRACT 1G, A.E. MILLER SURVEY NO. 216, CITY OF EL PASO, EL PASO COUNTY, TEXAS
2. Property Land Use:
- | | ACRES | SITES | | ACRES | SITES |
|---------------|---------------|-----------|------------------------|---------------|----------|
| Single-family | <u>8.3286</u> | <u>29</u> | Office | | |
| Duplex | | | Street & Alley | <u>2.8978</u> | <u>1</u> |
| Apartment | | | Ponding & Drainage | | |
| Mobile Home | | | Institutional | | |
| P.U.D. | | | Other (specify below): | | |
| Park | | | <u>Open Space</u> | <u>3.2626</u> | <u>3</u> |
| School | | | Total No. Sites: | <u>33</u> | |
| Commercial | | | Total (Gross) Acreage: | <u>14.489</u> | |
| Industrial | | | | | |
3. What is existing zoning of the above described property? R-3 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/drainage easements
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 cross section in order to allow for a private gated street as well as reduce grading to preserve slopes.
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 Fuel Depot, LLC 5570 Confetti Dr., Ste. K, El Paso, TX 79912 915-592-0283
(Name & Address, Zip) (Email) (Phone)
13. Developer Fuel Depot, LLC 5570 Confetti Dr., Ste. K, El Paso, TX 79912 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) (Email) (Phone)

OWNER SIGNATURE: Osar

REPRESENTATIVE 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.

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. Current certificate tax certificate(s)
 - b. Current proof of ownership.
 - c. Set of restrictive covenants.
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. Per El Paso Electric, note a 10' wide utility easement along the front of the proposed lots and along Barbaree Dr.
4. Provide a plat note stating who will be maintaining the proposed private street.
5. Provide a plat note stating who will be maintaining the proposed Open Space.
6. Provide size for Open Space and Drainage Easements in acres on the face of the plat.
7. Subdivision improvement plans will be required at the time of Major Final application submittal.

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 print-out of the mathematical closure of the exterior boundary of the subdivision indicating the error of closure.
2. Provide a minimum 5' bench abutting both sides of the proposed Azzam Street on the typical street cross section view.
1. Subdivision improvement plans will be required at time of major final plat.

Fire Department

Approval with condition.

Check for sprinkler system requirements due to mountain development and distance to subdivision entrance.

Parks and Recreation Department

We have reviewed Azzam Estates a major preliminary 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 **29** lots 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 shall be required to pay "Park fees" in the amount of **\$39,730.00** calculated as follows:

29 single-family dwellings @ rate of **\$1,370.00** per dwelling unit = **\$39,730.00**

2. Please provide a note on the plat stating who will be maintaining the proposed Open Space. The Parks & Recreation Department will not accept the open space for maintenance.

Please allocate any generated funds under Park Zone: **NW-3**

Nearest Park: **Palo Verde 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

Traffic and Transportation Engineering:

- No Objection to Application
- Follow required DSC standards

El Paso Water

Stormwater:

1. Provide an acceptable Stormwater Management plan in accordance with Section 19.19.030 of the current subdivision ordinance.
2. 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.
3. There were erosion issues on Cumbre Estates due to concentrated flows. This development is similar to that one. Improvement Plans need to show how the existing flows and velocities will be maintained.

Texas Gas

Texas Gas Service has no comments.

El Paso Electric

Please note a 10' wide utility easement along the front of the proposed lots and along Barbaree Dr.

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.

Texas Department of Transportation

No comments received.

El Paso County

No comments received.

Capital Improvement Department

No comments received.

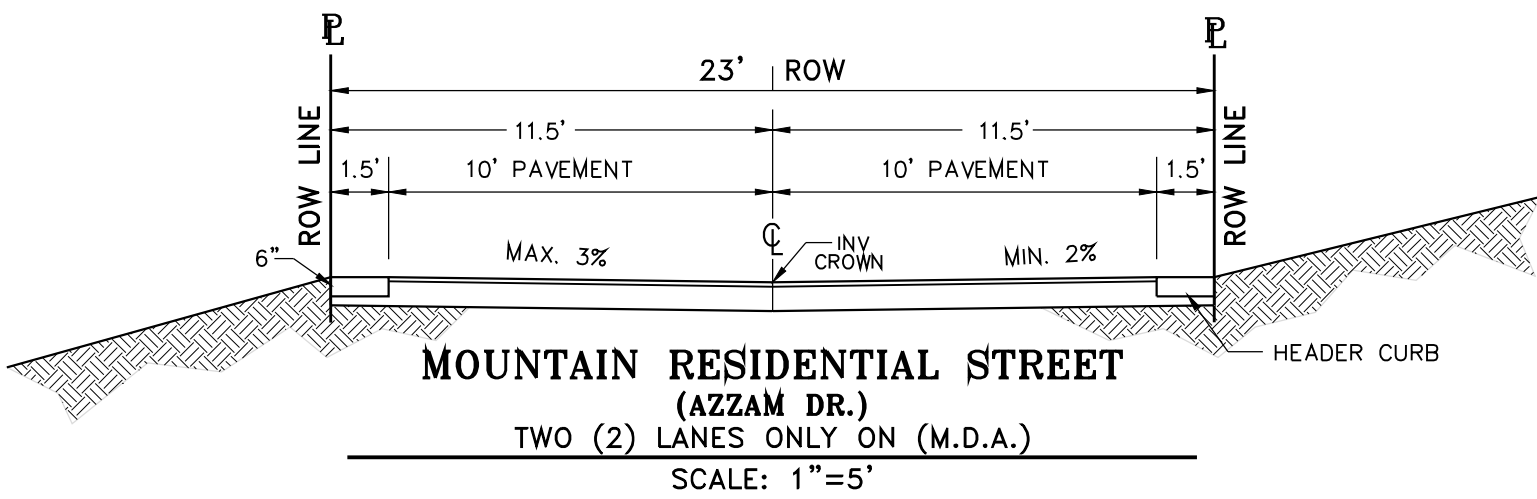
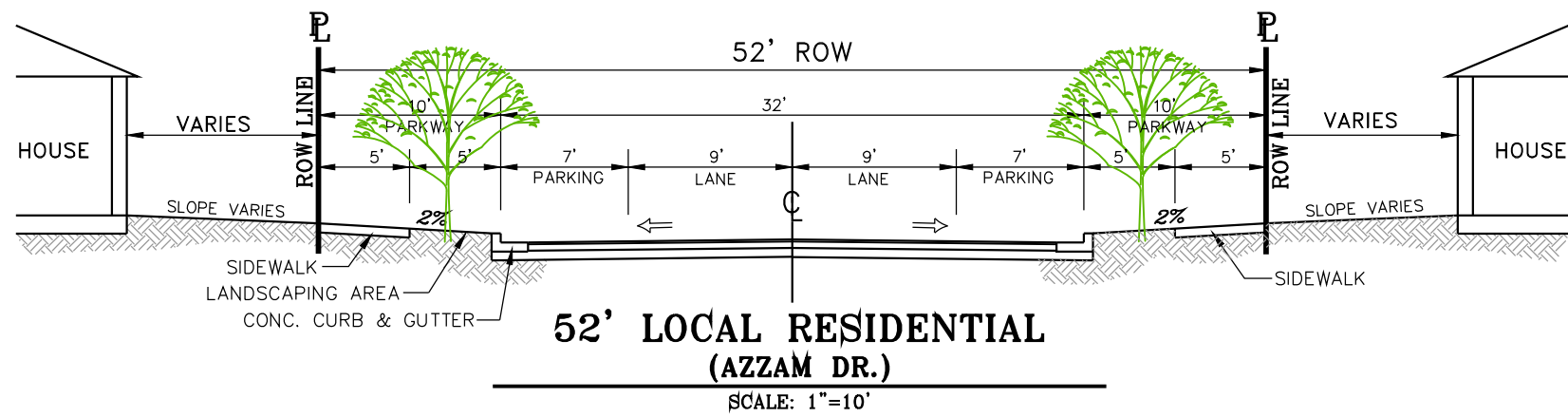
Sun Metro

No comments received.

AZZAM ESTATES

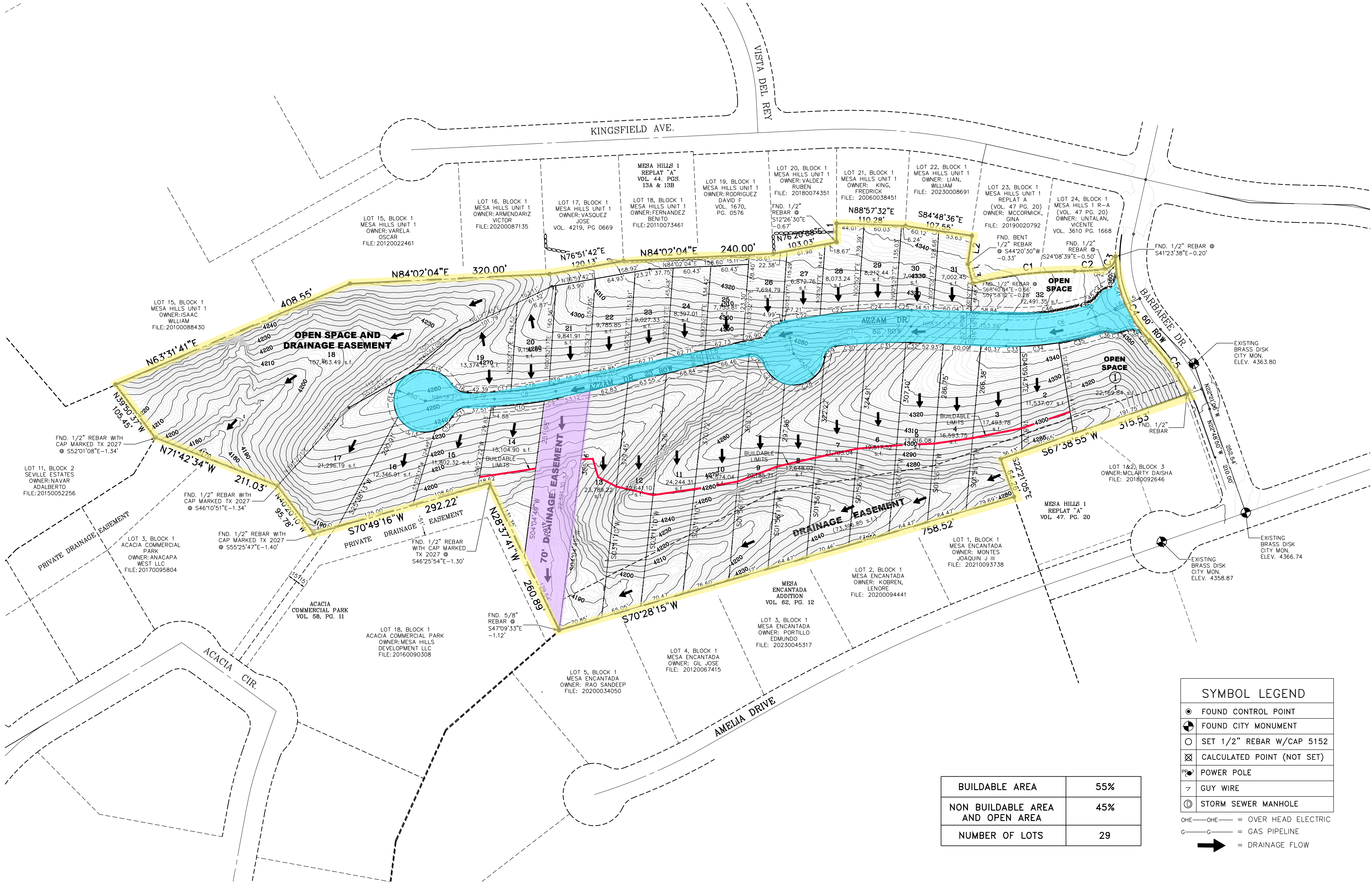
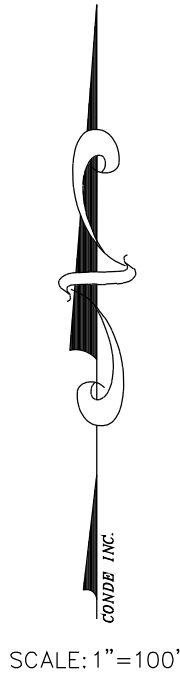
BEING A PORTION OF TRACT 2X, AF MILLER SURVEY NO. 215 AND TRACT 1G, A.F. MILLER SURVEY NO. 216, CITY OF EL PASO, EL PASO COUNTY, TEXAS. CONTAINING 14.489± ACRES

PRELIMINARY PLAT



CURVE TABLE					
CURVB	RADIUS	LENGTH	TANGENT	CHORD	BEARING
C1	669.73'	164.40'	82.62'	163.99'	S79°58'43"W
C2	327.55'	49.05'	24.57'	49.00'	N82°43'17"E
C3	20.00'	28.49'	17.27'	26.14'	N37°41'43"E
C4	191.76'	147.82'	77.80'	144.19'	S25°13'37"E
C5	321.98'	105.94'	53.45'	105.46'	N37°52'24"W
C6	400.00'	179.56'	91.32'	178.05'	N76°00'18"E
C7	750.00'	195.16'	98.13'	194.61'	S81°24'37"W
C8	500.00'	99.09'	49.71'	98.92'	N79°37'59"E
C9	511.50'	21.28'	10.64'	21.27'	N75°08'51"E
C10	511.50'	80.09'	40.13'	80.01'	N80°49'29"E
C11	30.00'	30.76'	16.89'	29.43'	S55°56'04"W
C12	50.00'	36.44'	19.07'	35.64'	N47°26'15"E
C13	50.00'	68.44'	40.80'	63.22'	S72°28'08"E
C14	50.00'	79.40'	50.87'	71.32'	S12°14'29"W
C15	50.00'	75.33'	46.89'	68.41'	N79°06'02"W
C16	30.00'	30.76'	16.89'	29.43'	S65°18'50"E
C17	488.50'	26.83'	13.42'	26.83'	N83°44'12"E
C18	488.50'	61.45'	30.77'	61.41'	N78°33'33"E
C19	488.50'	8.52'	4.26'	8.52'	N74°27'20"E
C20	20.00'	15.63'	8.24'	15.23'	S51°34'24"E
C21	30.00'	23.44'	12.35'	22.85'	S51°34'24"W
C22	776.00'	55.00'	27.51'	54.98'	S75°59'10"W
C23	776.00'	61.04'	30.53'	61.02'	S80°16'11"W
C24	776.00'	60.35'	30.19'	60.33'	S84°45'04"W
C25	776.00'	25.54'	12.77'	25.54'	S87°55'19"W
C26	20.00'	29.84'	18.49'	27.15'	N63°17'50"W
C27	50.00'	48.83'	26.56'	46.92'	S48°31'49"E
C28	50.00'	87.49'	59.86'	76.75'	N53°21'38"E
C29	20.00'	26.57'	15.66'	24.66'	S41°17'11"W
C30	724.00'	50.82'	25.42'	50.81'	S81°21'09"W
C31	724.00'	62.36'	31.20'	62.34'	S85°49'52"W
C32	724.00'	7.15'	3.58'	7.15'	S88°34'54"W
C33	426.00'	22.50'	11.25'	22.50'	N87°21'05"E
C34	426.00'	62.09'	31.10'	62.03'	N81°39'47"E
C35	426.00'	68.35'	34.25'	68.28'	N72°53'29"E
C36	30.00'	16.49'	8.46'	16.28'	S84°02'30"W
C37	37.50'	22.87'	11.80'	22.52'	N82°19'06"E
C38	30.00'	36.97'	21.24'	34.67'	N79°51'08"W
C39	191.76'	9.23'	4.62'	9.23'	S45°55'53"E
C40	191.76'	59.29'	29.88'	59.05'	S35°41'41"E
C41	191.76'	59.28'	29.88'	59.04'	S17°58'54"E
C42	191.76'	20.02'	10.02'	20.01'	S6°08'04"E
C43	30.00'	36.97'	21.24'	34.67'	N26°10'28"E
C44	37.50'	19.23'	9.83'	19.02'	S46°47'15"W
C45	30.00'	19.35'	10.03'	19.02'	N50°34'50"E
C46	374.00'	129.27'	65.29'	128.63'	N78°57'46"E

LINE TABLE		
LINE	LENGTH	BEARING
L1	30.00	N3°03'11"W
L2	45.99	S4°54'53"W
L3	31.72	S17°03'14"E
L5	24.83	S63°08'42"W
L6	16.86	S63°08'42"W
L7	26.00	N16°02'39"W



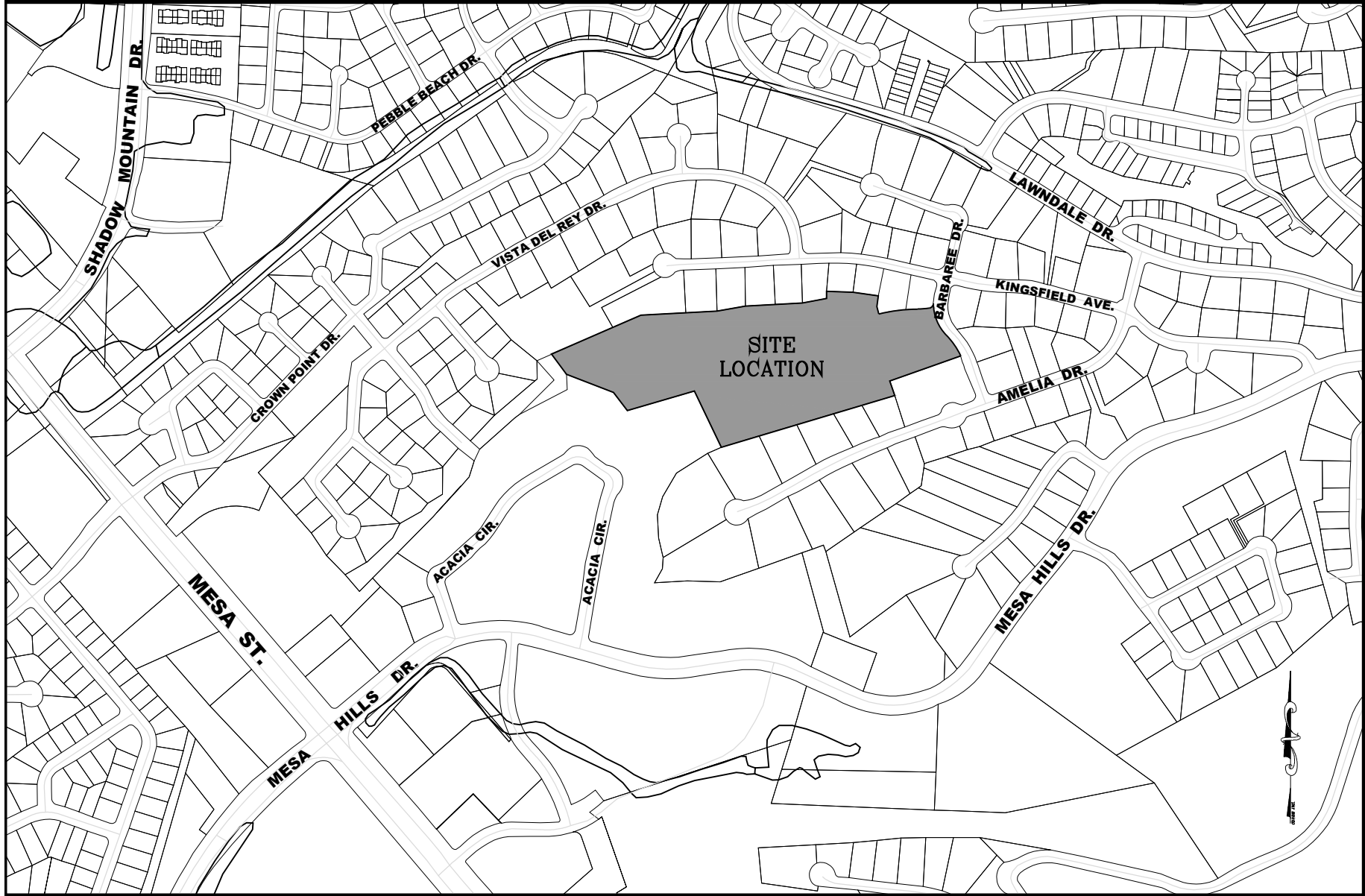
BUILDABLE AREA	55%
NON BUILDABLE AREA AND OPEN AREA	45%
NUMBER OF LOTS	29

SYMBOL LEGEND	
●	FOUND CONTROL POINT
⬢	FOUND CITY MONUMENT
○	SET 1/2" REBAR W/CAP 5152
⊠	CALCULATED POINT (NOT SET)
⚡	POWER POLE
⌵	GUY WIRE
Ⓢ	STORM SEWER MANHOLE
OHE—OHE	= OVER HEAD ELECTRIC
G—G	= GAS PIPELINE
➔	= DRAINAGE FLOW

- NOTES:
- WATER AND SEWER SERVICES HAVE BEEN EXTENDED TO THIS SUBDIVISION (AZZAM ESTATES) FROM EXISTING EL PASO WATER UTILITIES/PUBLIC SERVICE BOARD FACILITIES.
 - THE INSTRUMENT ASSURING THE CERTIFICATION THAT WATER AND SEWER SERVICES FACILITIES DESCRIBED BY THIS PLAT ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, TEXAS WATER CODE IS FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.
 - TAX CERTIFICATE FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION. INSTRUMENT No. _____ DATE _____
 - RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION. INSTRUMENT No. _____ DATE _____
 - SET 1/2" REBAR WITH CAP MARKED TX 5152 AT ALL EXTERIOR BOUNDARY CORNERS UNLESS OTHERWISE NOTED.
 - ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 480214 0027 D, DATED JANUARY 3, 1997 THIS PROPERTY IS IN FLOOD HAZARD ZONES C—"AREAS OF MINIMAL FLOODING".
 - THIS SUBDIVISION SHALL PROVIDE FOR POSTAL DELIVERY SERVICE. THE SUBDIVIDER WILL COORDINATE 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.

LOCATION MAP

1"=600'



OWNER DEVELOPER
FUEL DEPOT LLC
5570 CONDETTI DR. # K
EL PASO, TEXAS 79912
PHONE # (915) 592-0283

CONDE INC.
6080 SURETY DR. SUITE 100
ENG.- YVONNE CONDE CURRY
SURVEYOR - RON R. CONDE
EL PASO, TEXAS 79906
PHONE # (915) 592-0283

SCHOOL DISTRICT
EL PASO INDEPENDENT SCHOOL DISTRICT
6531 BOEING DRIVE

DATE OF PREPARATION: JULY 25, 2025

CONDE INC.
ENGINEERING / PLANNING
GPS / SURVEYING / CAD
6080 SURETY DR. STE 100
EL PASO, TEXAS 79906
PHONE: (915) 592-0283
FAX: (915) 592-0286 FIRM# 10078100



El Paso, TX

300 N. Campbell
El Paso, TX

Legislation Text

File #: BC-1463, **Version:** 1

**CITY OF EL PASO, TEXAS
LEGISTAR AGENDA ITEM SUMMARY FORM**

AGENDA LANGUAGE:

This is the language that will be posted to the agenda. Please use ARIAL 11 Font.

Discussion and Action on the 2026 City Plan Commission Meeting Schedule.

Staff Contact: Kevin Smith, Assistant Director of Planning, (915) 212-1566, SmithKW@elpasotexas.gov

2026 CITY PLAN COMMISSION MEETING SCHEDULE

JANUARY 15, 2026	ANNUAL BUSINESS MEETING, 1:30 P.M.
JANUARY 29, 2026	REGULARLY SCHEDULED MEETING, 1:30 P.M.
FEBRUARY 12, 2026	REGULARLY SCHEDULED MEETING, 1:30 P.M.
FEBRUARY 26, 2026	REGULARLY SCHEDULED MEETING, 1:30 P.M.
MARCH 12, 2026	REGULARLY SCHEDULED MEETING, 1:30 P.M.
MARCH 26, 2026	REGULARLY SCHEDULED MEETING, 1:30 P.M.
APRIL 9, 2026	REGULARLY SCHEDULED MEETING, 1:30 P.M.
APRIL 23, 2026	REGULARLY SCHEDULED MEETING, 1:30 P.M.
MAY 7, 2026	REGULARLY SCHEDULED MEETING, 1:30 P.M.
MAY 21, 2026	REGULARLY SCHEDULED MEETING, 1:30 P.M.
JUNE 4, 2026	REGULARLY SCHEDULED MEETING, 1:30 P.M.
JUNE 18, 2026	REGULARLY SCHEDULED MEETING, 1:30 P.M.
JULY 2, 2026	REGULARLY SCHEDULED MEETING, 1:30 P.M.
JULY 16, 2026	REGULARLY SCHEDULED MEETING, 1:30 P.M.
JULY 30, 2026	REGULARLY SCHEDULED MEETING, 1:30 P.M.
AUGUST 13, 2026	REGULARLY SCHEDULED MEETING, 1:30 P.M.
AUGUST 27, 2026	REGULARLY SCHEDULED MEETING, 1:30 P.M.
SEPTEMBER 10, 2026	REGULARLY SCHEDULED MEETING, 1:30 P.M.
SEPTEMBER 24, 2026	REGULARLY SCHEDULED MEETING, 1:30 P.M.
OCTOBER 8, 2026	REGULARLY SCHEDULED MEETING, 1:30 P.M.
OCTOBER 22, 2026	REGULARLY SCHEDULED MEETING, 1:30 P.M.
NOVEMBER 5, 2026	REGULARLY SCHEDULED MEETING, 1:30 P.M.
NOVEMBER 19, 2026	REGULARLY SCHEDULED MEETING, 1:30 P.M.
DECEMBER 3, 2026	REGULARLY SCHEDULED MEETING, 1:30 P.M.
DECEMBER 17, 2026	REGULARLY SCHEDULED MEETING, 1:30 P.M.



El Paso, TX

300 N. Campbell
El Paso, TX

Legislation Text

File #: BC-1464, **Version:** 1

CITY OF EL PASO, TEXAS
LEGISTAR AGENDA ITEM SUMMARY FORM

AGENDA LANGUAGE:

This is the language that will be posted to the agenda. Please use ARIAL 11 Font.

Presentation on Foundation of Development Requirements in Texas.

Staff Contact: Kevin Smith, Assistant Director of Planning, (915) 212-1566, SmithKW@elpasotexas.gov