

Mijares Subdivision

City Plan Commission — July 30, 2026



CASE NUMBER/TYPE:	SUSU26-00044 – Resubdivision Combination
CASE MANAGER:	Blanca Perez, (915) 212-1561, PerezBM@elpasotexas.gov
PROPERTY OWNER:	Gerardo Mijares
REPRESENTATIVE:	Dorado Engineering, Inc.
LOCATION:	North of Cesar Chavez Memorial Highway and West of Alameda Ave. (District 7)
PROPERTY AREA:	0.97 acres
VESTED RIGHTS STATUS:	Not Vested
PARK FEES:	No park fees required
EXCEPTIONS/MODIFICATIONS:	Yes, see following section
ZONING DISTRICT(S):	R-3 (Residential)
RELATED APPLICATIONS:	No opposition received as of July 23, 2026

SUMMARY OF RECOMMENDATION: Staff recommends **APPROVAL** of Mijares Subdivision on a Resubdivision Combination basis. Additionally, staff recommends **DENIAL** of the following exception request from the City Plan Commission:

- To waive the construction of five feet (5') of planter strip along Yale Avenue.

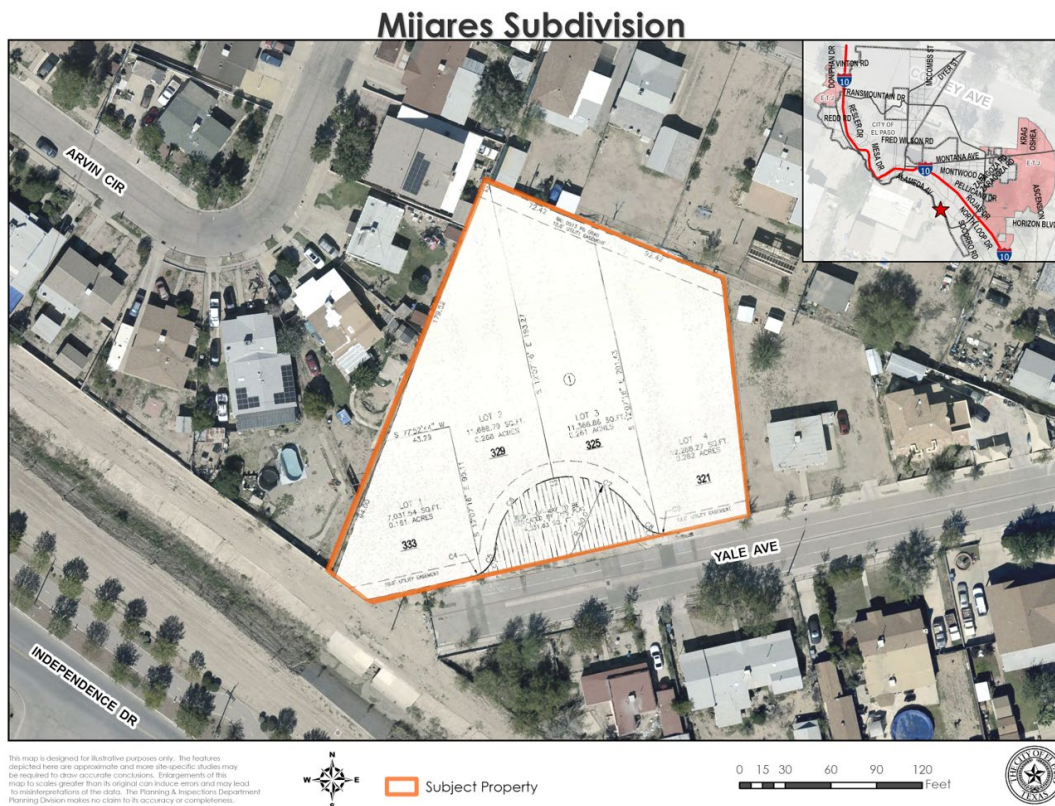


Figure A: Proposed plat with surrounding area

DESCRIPTION OF REQUEST: The applicant is proposing to resubdivide 0.97 acres in order to create four (4) residential lots. The lots range from 0.16 acres to 0.28 acres. The applicant is dedicating 4,031.83 square-feet of additional right-of-way, along Yale Avenue, to allow for a turnaround. Access to the subdivision will be from Yale Avenue. Stormwater drainage will be managed by on-site ponding. This development is being reviewed under the current Subdivision code.

CASE HISTORY/RELATED APPLICATIONS: N/A

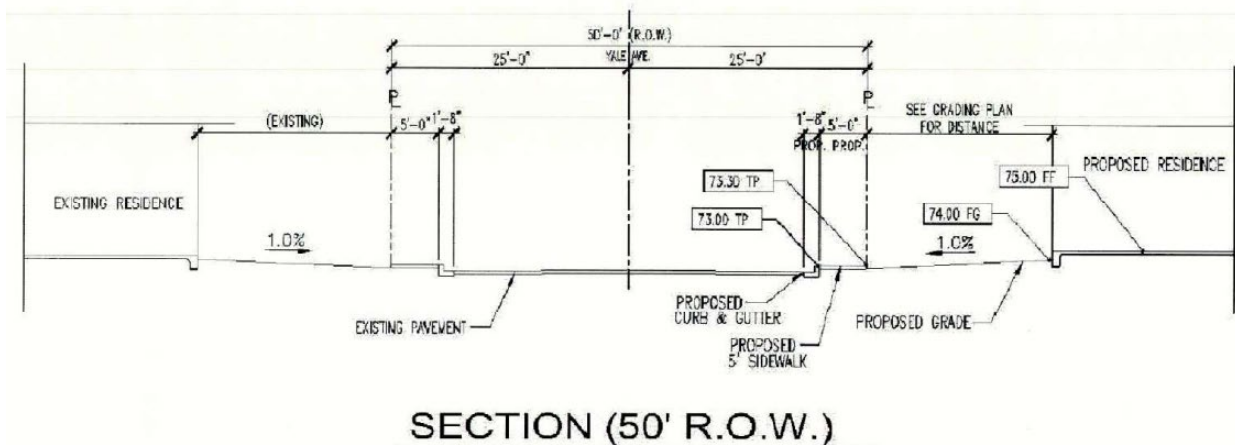
EXCEPTIONS, MODIFICATIONS, OR WAIVER REQUESTS: The applicant is requesting the following exception pursuant to El Paso City Code Section 19.10.050 (A)(1)(a) – (Roadway participation policies— Improvement of Roads and Utilities Within and or Abutting the Subdivision) of the current code. The exception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

- To waive the construction of five feet (5') of planter strip along Yale Avenue.

REQUIRED CROSS-SECTION FOR YALE AVENUE:

Local – Drivable Suburban (R.O.W: 48 Feet)						
	Typical Lanes/Widths	Medians/Access	On-Street Parking Priority	Streetscape Elements	El Paso Bike Plan Bike Facilities	Min. Sidewalk Width
G-3 Post-War	2 lanes; 9 to 11 feet depending on land use context. Commercial and mixed-use streets may use 11 ft lane widths	Not Applicable	Allowed, and preferred in commercial and residential areas without on-site parking or driveway access	Planter strip, which may be substituted with hardscape materials for special treatments such as bus stops	El Paso Bike Plan designations shall be followed, though bicycle lanes or bicycle boulevards area appropriate if other design factors control speeds	5 ft

EXISTING CROSS-SECTION:



EVALUATION OF EXCEPTION REQUEST: The exception request to waive the required five-foot (5') planter strip does not meet the criteria under El Paso City Code Section 19.10.050(A)(1)(a). Yale Avenue currently includes parkways with trees that contribute to a consistent streetscape along the roadway. Staff recommends that this existing pattern be continued along the subject property to maintain a compatible and matching environment. Therefore, staff recommends denial of the exception request. 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.

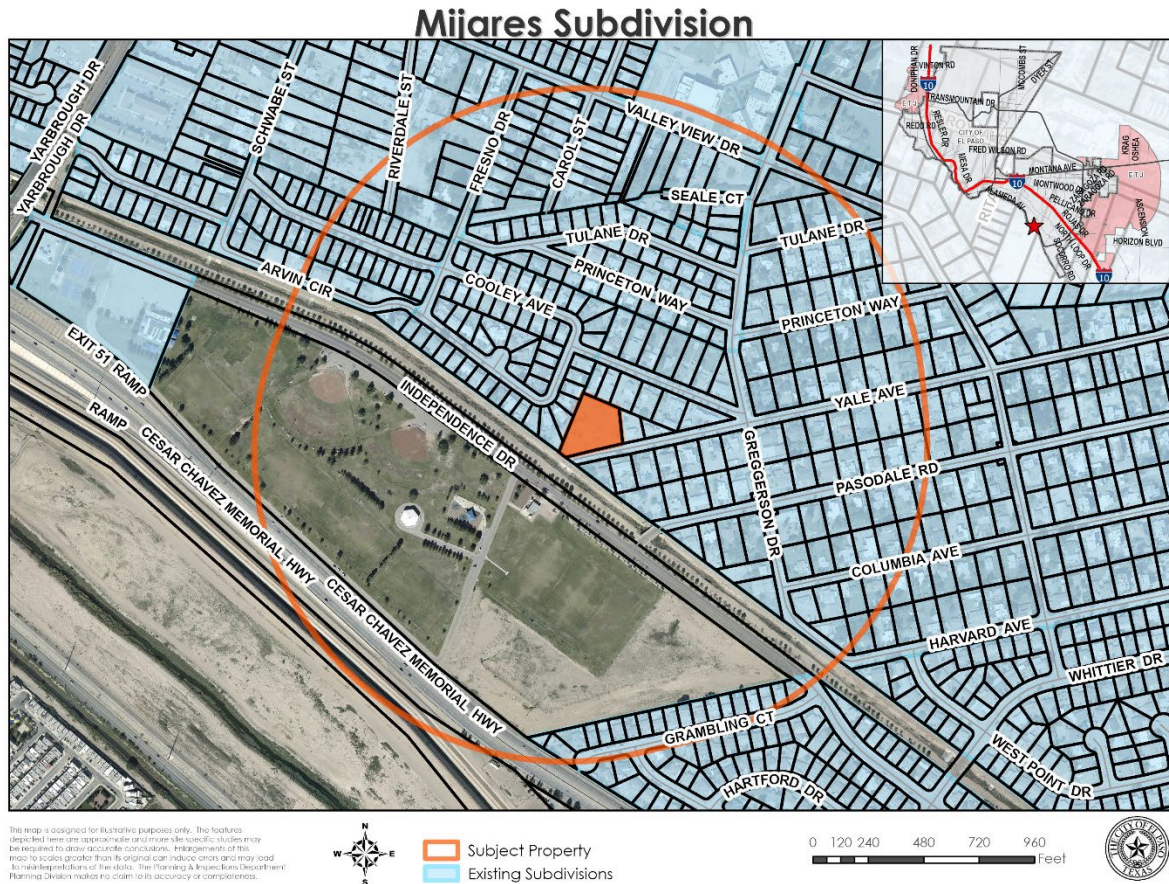


Figure B: Developed properties within a quarter mile of proposed subdivision

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

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) and R-F (Ranch and Farm) / Residential development
Nearest Public Facility and Distance	
Park	J.P. Shawver Park (0.05 mi.)
School	Thrive Academy (0.24 mi.)
Plan El Paso Designation	
G-3, (Post-War)	
Impact Fee Service Area	
N/A	

PUBLIC COMMENT: Notice of the proposed replat was posted in the El Paso Times on July 8, 2026. In addition, notices were also sent on July 6, 2026, to all property owners within 200 feet of the subject property and within the original subdivision. As of July 23, 2026, staff has not received any communication regarding this request.

PLAT EXPIRATION: This application will expire on **July 30, 2029**. If the final plat has not been recorded within the specified date, the final plat approval, unless extended in accordance with El Paso City Code Chapter 19.41 (Expiration, extension and reinstatement), shall expire and the applicable plat shall be deemed null and void.

CITY PLAN COMMISSION OPTIONS:

Subdivision

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

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

Waiver, Exception, Modification Request(s)

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

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

ATTACHMENTS:

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

ATTACHMENT 1

Mijares Subdivision

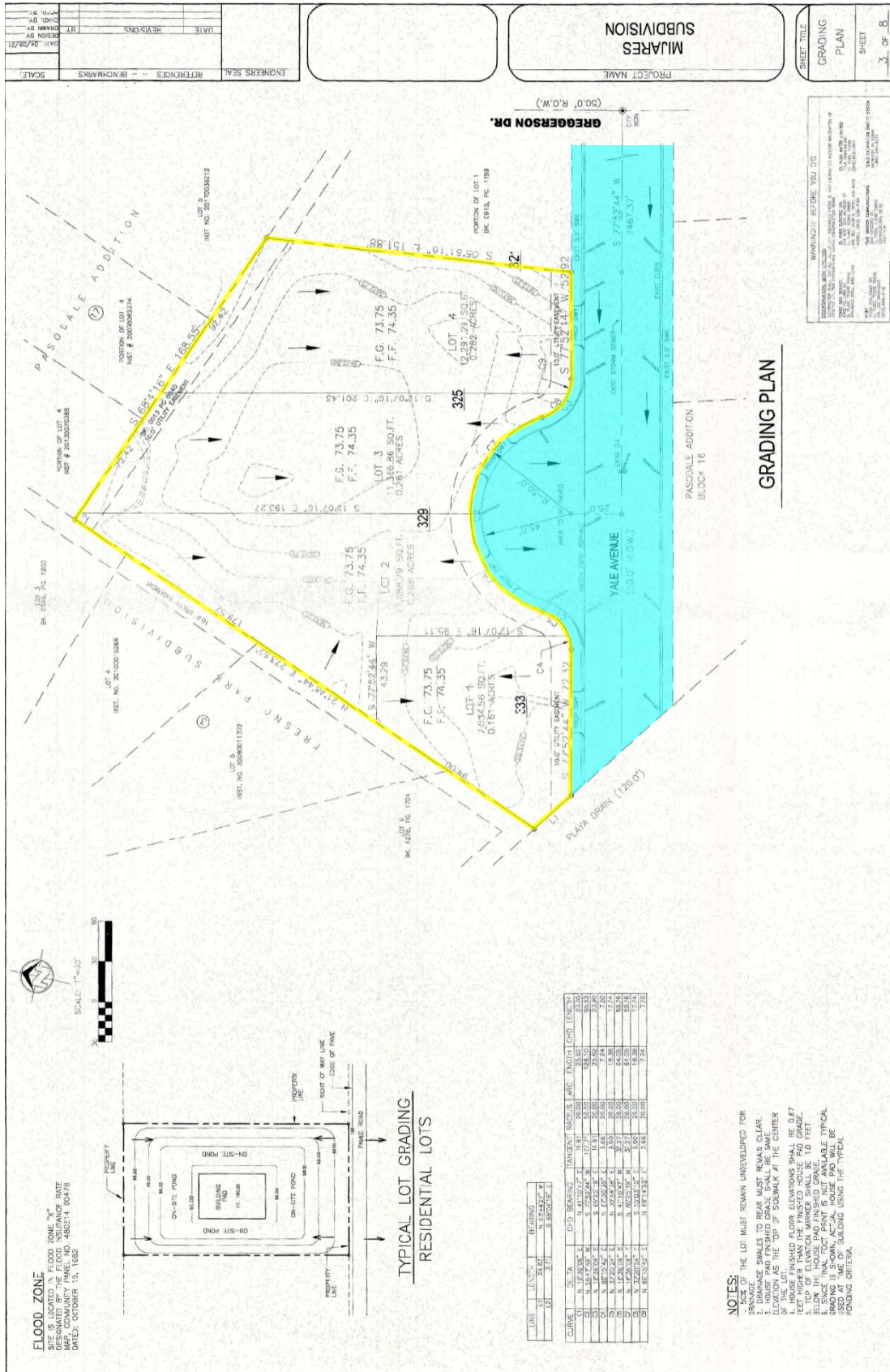


 Subject Property



This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required to determine the exact location and extent of the map to scales greater than its original plan. The Planning & Inspections Department makes no claim to its accuracy or completeness.

ATTACHMENT 2



**MIJARES
SUBDIVISION**

THE TOWN OF TEXAS
COUNTY OF EL PASO

GERARDO MUJERES

ACKNOWLEDGMENT

STATE OF TEXAS |
COUNTY OF EL PASO |

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 2023 BY _____

RECEIVED PUBLIC SAFETY DIVISION

S. 2112: NCIS/NDJ 2000 AM

CITY PLAN COMMISSION

THIS SUBDIVISION IS HEREBY APPROVED AS TO THE PLATTING AND AS TO THE CONDITIONS OF THE DEDICATION IN ACCORDANCE WITH CHAPTER 212 OF THE LOCAL GOVERNMENT CODE OF TEXAS THIS

DAY OF _____ 2023 A.D.

NEGATIVE S-S-90 ARV

PLANNING AND INSPECTIONS DIRECTOR

FILING

FILED AND RECORDED IN THE OFFICE OF THE COUNTY CLERK OF EL PASO COUNTY, TEXAS
THIS _____ DAY OF _____ 2022, A.D.

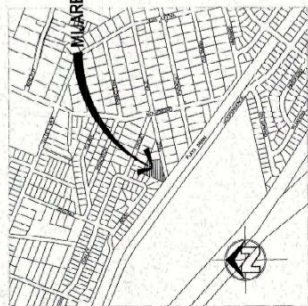
IN FILE NO. _____

PLATE 10

THIS PLAT REPRESENTS A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND IN CONFORMANCE WITH THE CURRENT PROFESSIONAL AND TECHNICAL STANDARDS OF THE STATE OF TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.

DATE	CI	W	NO	NO	ANGLE	ANGLE	ARC	ARC	DC	DC
1	11/17/96	1	41°12'42"	W	14.21				12.52	29.50
2	11/17/96	1	41°12'42"	W	14.21				12.52	29.50
3	11/17/96	1	41°12'42"	W	14.21				12.52	29.50
4	11/17/96	1	41°12'42"	W	14.21				12.52	29.50
5	11/17/96	1	41°12'42"	W	14.21				12.52	29.50
6	11/17/96	1	41°12'42"	W	14.21				12.52	29.50
7	11/17/96	1	41°12'42"	W	14.21				12.52	29.50
8	11/17/96	1	41°12'42"	W	14.21				12.52	29.50
9	11/17/96	1	41°12'42"	W	14.21				12.52	29.50
10	11/17/96	1	41°12'42"	W	14.21				12.52	29.50
11	11/17/96	1	41°12'42"	W	14.21				12.52	29.50
12	11/17/96	1	41°12'42"	W	14.21				12.52	29.50
13	11/17/96	1	41°12'42"	W	14.21				12.52	29.50
14	11/17/96	1	41°12'42"	W	14.21				12.52	29.50
15	11/17/96	1	41°12'42"	W	14.21				12.52	29.50
16	11/17/96	1	41°12'42"	W	14.21				12.52	29.50
17	11/17/96	1	41°12'42"	W	14.21				12.52	29.50
18	11/17/96	1	41°12'42"	W	14.21				12.52	29.50
19	11/17/96	1	41°12'42"	W	14.21				12.52	29.50
20	11/17/96	1	41°12'42"	W	14.21				12.52	29.50
21	11/17/96	1	41°12'42"	W	14.21				12.52	29.50
22	11/17/96	1	41°12'42"	W	14.21				12.52	29.50
23	11/17/96	1	41°12'42"	W	14.21				12.52	29.50
24	11/17/96	1	41°12'42"	W	14.21				12.52	29.50
25	11/17/96	1	41°12'42"	W	14.21				12.52	29.50
26	11/17/96	1	41°12'42"	W	14.21				12.52	29.50
27	11/17/96	1	41°12'42"	W	14.21				12.52	29.50
28	11/17/96	1	41°12'42"	W	14.21				12.52	29.50
29	11/17/96	1	41°12'42"	W	14.21				12.52	29.50
30	11/17/96	1	41°12'42"	W	14.21				12.52	29.50
31	11/17/96	1	41°12'42"	W	14.21				12.52	29.50
32	11/17/96	1	41°12'42"	W	14.21				12.52	29.50
33	11/17/96	1	41°12'42"	W	14.21				12.52	29.50
34	11/17/96	1	41°12'42"	W	14.21				12.52	29.50
35	11/17/96	1	41°12'42"	W	14.21				12.52	29.50
36	11/17/96	1	41°12'42"	W	14.21				12.52	29.50
37	11/17/96	1	41°12'42"	W	14.21				12.52	29.50
38	11/17/96	1	41°12'42"	W	14.21				12.52	29.50
39	11/17/96	1	41°12'42"	W	14.21				12.52	29.50
40	11/17/96	1	41°12'42"	W	14.21				12.52	29.50
41	11/17/96	1	41°12'42"	W	14.21				12.52	29.50
42	11/17/96	1	41°12'42"	W	14.21				12.52	29.50
43	11/17/96	1	41°12'42"	W	14.21					

LINE	LENGTH	SEARING
1.0	24.33	N 53.44 27 W
1.1	5.71	S 12.04 00 E
1.2	23.59	N 22.00 00 E



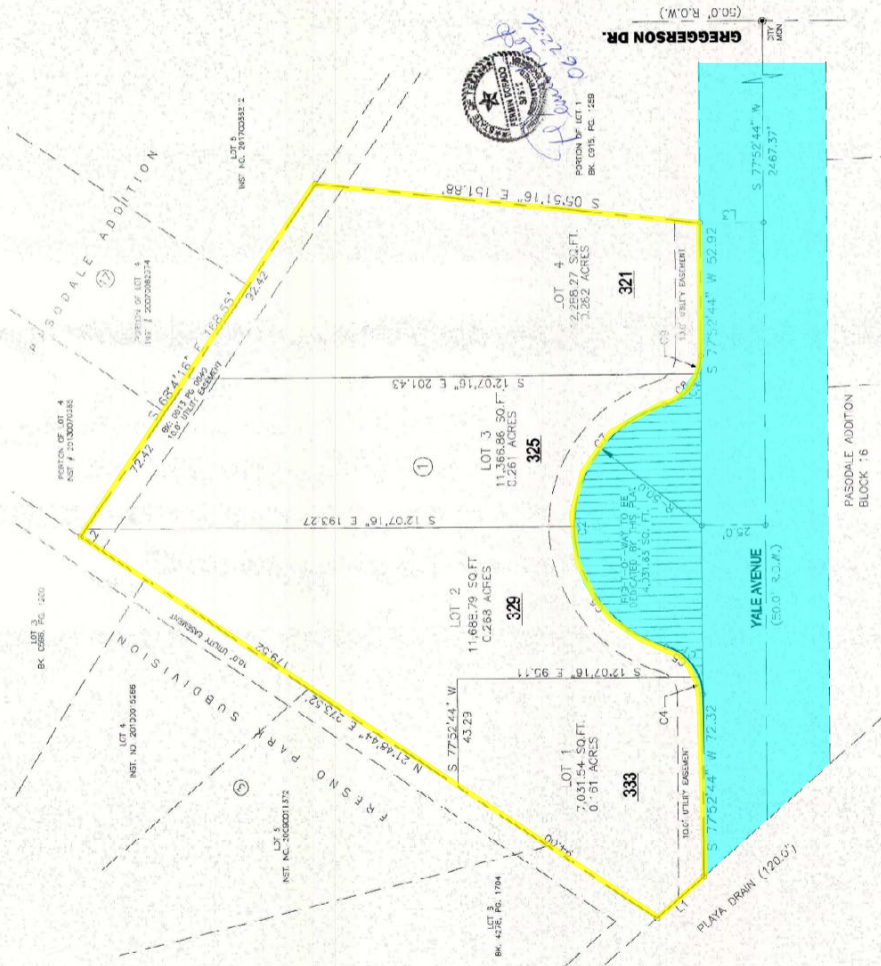
LOCATION MAP
SC: 1" = 600'

NOTES

[illegible]

DINNER

GERARDO VJARES
848 JACK NICKLAUS
L FASO, TEXAS 79935
L FASO COUNTY



DATE OF PREPARATION JUNE 22, 2022

ATTACHMENT 4

05/26/2026

Waiver Letter

To whom it may concern:

DEAR ALEX

SUBJECT MYARES SUBDIVISION

WE ARE REQUESTING A WAIVER OF CODE 19.10.050
RODEWAY PARTICIPATION POLICIES

TO THE EXISTING CONFIGURATION TO MATCH THE
EXISTING SIDEWALK

THIS CONFIGURATION WILL NOT BE DETRIMENTAL TO THE
PUBLIC HEALTH SAFETY AND WELFARE AND WILL BE
IN CHARACTER WITH THIS NEIGHBORHOOD

THANK YOU FOR YOUR ASSISTANCE AND CONSIDERATION


Signature GENCORP GENERAL CONTRACTOR

5-26-2026
Date

ATTACHMENT 5

SUSU26-00044



RESUBDIVISION COMBINATION APPLICATION

DATE: 5-21-2026

FILE NO. SUFR 26-00042

SUBDIVISION NAME: Mijares

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

2. Property Land Uses:
- | | ACRES | SITES | | ACRES | SITES |
|---------------|--------------|----------|-----------------------|-------|--------------|
| Single-family | <u>1.065</u> | <u>4</u> | Office | _____ | _____ |
| Duplex | _____ | _____ | Street & Alley | _____ | _____ |
| Apartment | _____ | _____ | Ponding & Drainage | _____ | _____ |
| Mobile Home | _____ | _____ | Institutional | _____ | _____ |
| P.U.D. | _____ | _____ | Other (specify below) | _____ | _____ |
| Park | _____ | _____ | _____ | _____ | _____ |
| School | _____ | _____ | Total No. Sites | _____ | <u>4</u> |
| Commercial | _____ | _____ | Total (Gross) Acreage | _____ | <u>1.065</u> |
| Industrial | _____ | _____ | | | |
3. What is existing zoning of the above described property? R-3 Proposed zoning? R-3
4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes ☒ No ☐
5. What type of utility easements are proposed: Underground ☐ Overhead ☐ Combination of Both ☐
6. What type of drainage is proposed? (If applicable, list more than one)
ON SITE PONDING
7. Are special public improvements proposed in connection with development? Yes ☐ No ☒
8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes _____ No _____
If answer is "Yes", please explain the nature of the modification or exception _____
9. Remarks and/or explanation of special circumstances: _____
10. Improvement Plans submitted? Yes ☐ No ☒
11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes ☐ No ☒
- If yes, please submit a vested rights petition in accordance with Title I (General Provisions) Chapter 1.04 - Vested Right

OWNER SIGNATURE: _____

REPRESENTATIVE SIGNATURE: _____

REPRESENTATIVE CONTACT (PHONE): _____

REPRESENTATIVE CONTACT (E-MAIL): _____


Greg M. Davis 06.22.26
915 207-8606 915 252-4801
DoradoEngineering@sbglobal.net

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 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. Original and current tax certificate with zero balance.
2. Include the subdivision name in boldface type, with lettering no smaller than one-half inch in height, on the preliminary plat.
3. Update the year in the Acknowledgment and CPC approval block.
4. Include the Post Office Statement and the Water and Sewer Service Statement on the preliminary plat.
5. Include the applicable school district on both the preliminary and final plats.
6. Include the names, addresses, and telephone numbers of the recorded property owners and the surveyor who prepared the plat on the preliminary plat.
7. Add a 10' wide easement along the NW of the property line based on El Paso Electric comment.
8. Please address all comments provided by the El Paso County Water Improvement District #1.

Planning and Inspections Department- Land Development Division

No comments provided.

Streets and Maintenance Department

Traffic and Transportation Engineering:

No comments provided.

Street Lights Department:

Does not object to this request.

For the development of a subdivision a complete set of plans shall be submitted to Street Lights Department for review showing the minimum requirements for street illumination proposals**. The submission shall contain but shall not necessarily be limited to plans indicating the location on the premises of all lighting fixtures, both proposed and existing on the site***. The description of all lighting fixtures, both proposed and existing. Photometric data. Plans shall show street illumination design and details. El Paso city code is applicable to this process, Street Design Manual (SDM)* and any other applicable standards or requirements of the city.

Street Lights Department requires that a project that involves a roadway is to be evaluated for lighting requirements based on the City of El Paso Street Design Manual (SDM) and the Design Standards for Construction (DSC) according to City of El Paso Codes (cited below). While developing a project or construction area the existing street illumination system shall be protected and preserved. Complete survey for street illumination system shall be shown on

plans. Any change on existing street illumination systems shall be coordinated with Street Lights Department.

City of El Paso Codes to be followed:

*Title 19 - 19.16.010 - Streetlighting.

**18.18.190 – Submission contents.

*** 19.02.040 Criteria for approval.

Contract Management:

1. Indicate that any infrastructure located within the city right-of-way must comply with the Design Standards for Construction and the Municipal Code.
2. Indicate that any damaged structure must be restored to same or better condition.
3. For new asphalt areas, verify that proper subgrade preparation is completed and that minimum compaction standards are achieved.
4. Provide a complete set of plans for the review of all applicable details.

El Paso Water

EPWater does not object to this request.

Water:

There is an existing 8-inch diameter water main that extends along Yale Avenue. This main is located 15-feet south of the northern right of way line. This main is available to provide service.

EPWater records indicate a non-active ¾-inch domestic water meter serving the subject property. The service address for this meter is 321 Yale Avenue.

Previous water pressure from fire hydrant #3381, last tested on 10/15/21, located on Yale Avenue 325-feet west of Greggerson Drive, has yielded a static pressure of 100 psi, a residual pressure of 92 psi, and a discharge of 1061 gallons per minute. The owner should, for his own protection and at his own expense, install at the discharge side of each water meter a pressure regulator, strainer and relief valve, to be set for pressure as desired by the customer. The Lot owner shall be responsible for the operation and maintenance of the above-described water pressure regulating device.

Sanitary Sewer:

There is an existing 8-inch diameter sanitary sewer main extending along Yale Avenue. This main is located approximately 11-feet north of the southern right of way. This main is available to provide service.

General:

Each lot shall have a water and sewer connection fronting the limits of each lot.

EPWater requires a new service application to provide service to the property. New service applications are available at 1154 Hawkins Boulevard, 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 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:

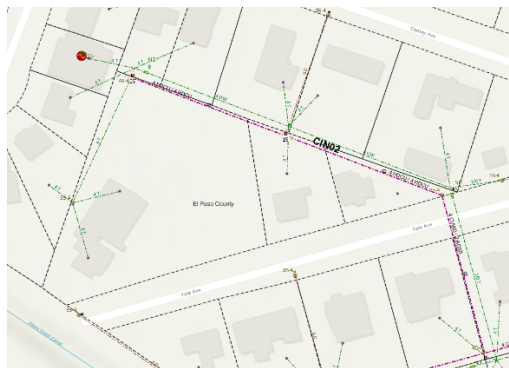
1. For Residential lots which require on-site ponding, place this note on the Filing & Preliminary Plats: “On-site ponding of all storm-water runoff discharge volume is required within each subdivided lot and shall comply with all provisions of the Municipal Code Section 19.19.010, DSC panel 1-4C-J, and DDM #11.1
2. The proposed street cross-section shows curb and gutter and not header curb. The area to be paved slopes away from the lots. Clarify what the proposed drainage plan for this portion of the subdivision will be.
 - a. Add type of curb to typical residential lot detail.
3. 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.
4. The proposed ponding areas shall have enough capacity to hold the developed runoff for a designated 100-yr. storm event.

Texas Gas

Texas Gas Service has an existing service line at 321 Yale Ave.

El Paso Electric

Please add a 10' wide easement along the NW of the property line, we have an existing line shown below:



Fire Department

Recommend approval. No adverse comments.

Parks and Recreation Department

Please note that this subdivision replat is composed of four residential lots. Density is not being increased as evidenced by the original subdivision plat and this replat therefore, this plat meets 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:

A. A residential replat of an area where the density has not been increased from the original subdivision, as evidenced by the original subdivision and replat. In the case of a replat where parkland was not originally provided, the parkland requirements shall prevail;

Please allocate generated funds under Park Zone: **MV-4**

Nearest Park: **Shawver Park**

If density/acreage is increased /decreased or the property zoning /use changes, then "Park fees" will be re-assessed based on applicable conditions.

El Paso County Water Improvement District #1

Please have applicant submit an application, fee and three irrigable land exhibits to the office located at 13247 Alameda in Clint, Texas. Also, there is an outstanding balance of \$124.87 for delinquent taxes. Please have applicant call Rose Rodriguez at 915-872-4000 to make payment arrangements.

El Paso Central Appraisal District

No comments provided.

Texas Department of Transportation

No comments provided.

Sun Metro

No comments provided.

Capital Improvement Department

No comments provided.

El Paso County 911 District

No comments provided.

El Paso County

No comments provided.