

Price Brothers Farms Unit One

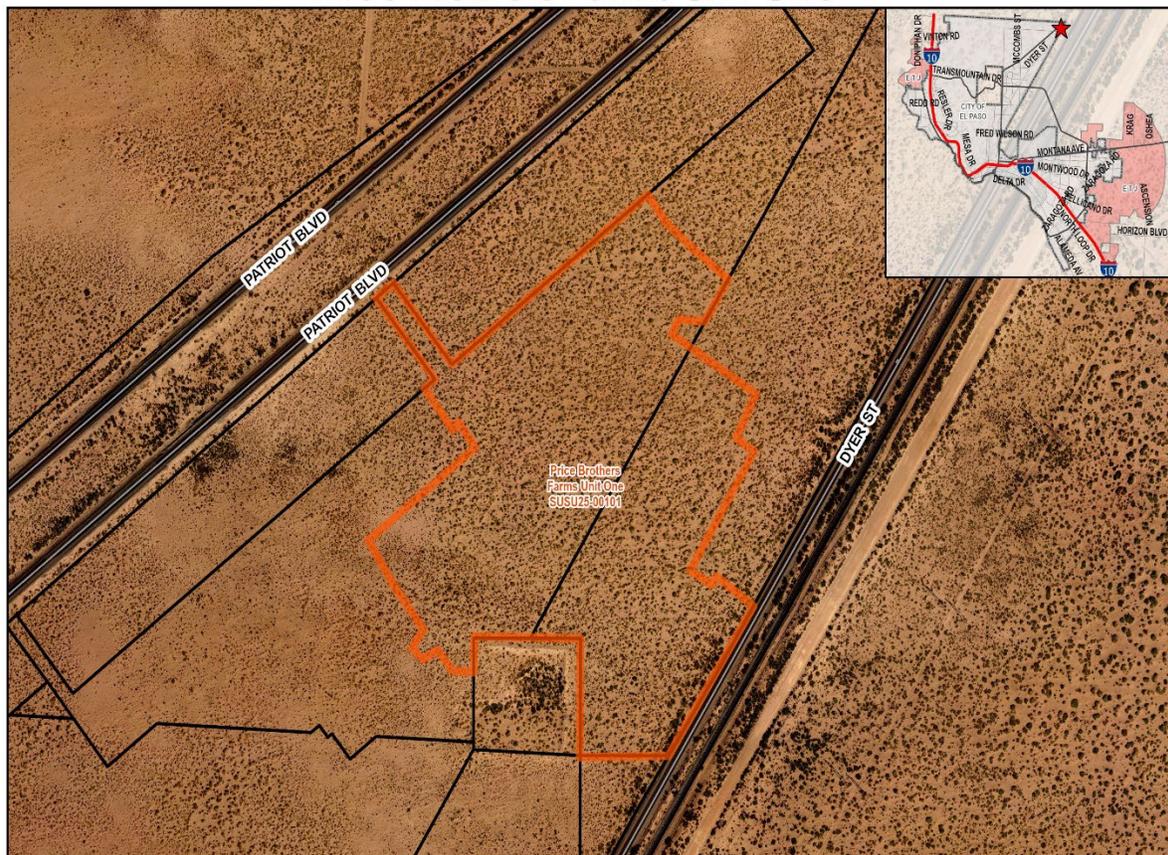
City Plan Commission — December 18, 2025



CASE NUMBER/TYPE:	SUSU25-00101 – Major Combination
CASE MANAGER:	Myrna Aguilar, (915) 212-1584, AguilarMP@elpasotexas.gov
PROPERTY OWNER:	JNC Development, Inc
REPRESENTATIVE:	TRE & Associates, LLC
LOCATION:	East of Patriot Blvd. South of Texas/New Mexico State Line (District 4)
PROPERTY AREA:	36.43 acres
VESTED RIGHTS STATUS:	Not Vested
PARK FEES:	Park Fees Not Required
ZONING DISTRICT(S):	R-5/c (Residential/conditions)

SUMMARY OF RECOMMENDATION: Staff recommends **DENIAL** of Price Brothers Farms Unit One on a Major Combination basis, as the subdivision does not meet the requirements of Section 19.20.030 (B) of the Municipal Code nor the Parks Design and Construction Standards.

Price Brothers Farms Unit One



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 the original can induce errors and may lead to misinterpretation of the data. The Planning & Inspection Department Planning Division reserves no claim to its accuracy or completeness.



Subject Property

0 105 210 420 630 840 Feet



Figure A: Proposed plat with surrounding area

DESCRIPTION OF REQUEST: The applicant proposes to subdivide approximately 36.43 acres of vacant land into 171 residential lots, with lot sizes ranging from 3,300 square feet to 7,983 square feet. The subdivision will include one park totaling 4.17 acres, eleven landscape areas ranging in size from 0.07 to 0.16 acres, and one pond with an area of 3.27 acres. The eleven landscape areas will be maintained by (_____).

Access to the subdivision will be provided from U.S. 54 Patriot Freeway and Dyer Street. Drainage will be accommodated through a neighborhood pond. The subdivision was reviewed in accordance with the standards of the current Subdivision Code.

CASE HISTORY/RELATED APPLICATIONS: N/A

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

Surrounding Zoning and Use	
North	R-F (Ranch Farm) and R-5/c (Residential/contract) / Vacant Land
South	R-F (Ranch Farm) / Vacant Land
East	Fort Bliss / Vacant Land
West	R-F (Ranch Farm) / Vacant Land
Nearest Public Facility and Distance	
Park	A park is proposed within the subdivision
School	Barron Elementary (6.1 mi.)
Plan El Paso Designation	
O-5, Remote	
Impact Fee Service Area	
Northeast	

PUBLIC COMMENT: N/A

PLAT EXPIRATION: This application will expire on December 18, 2025. 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:

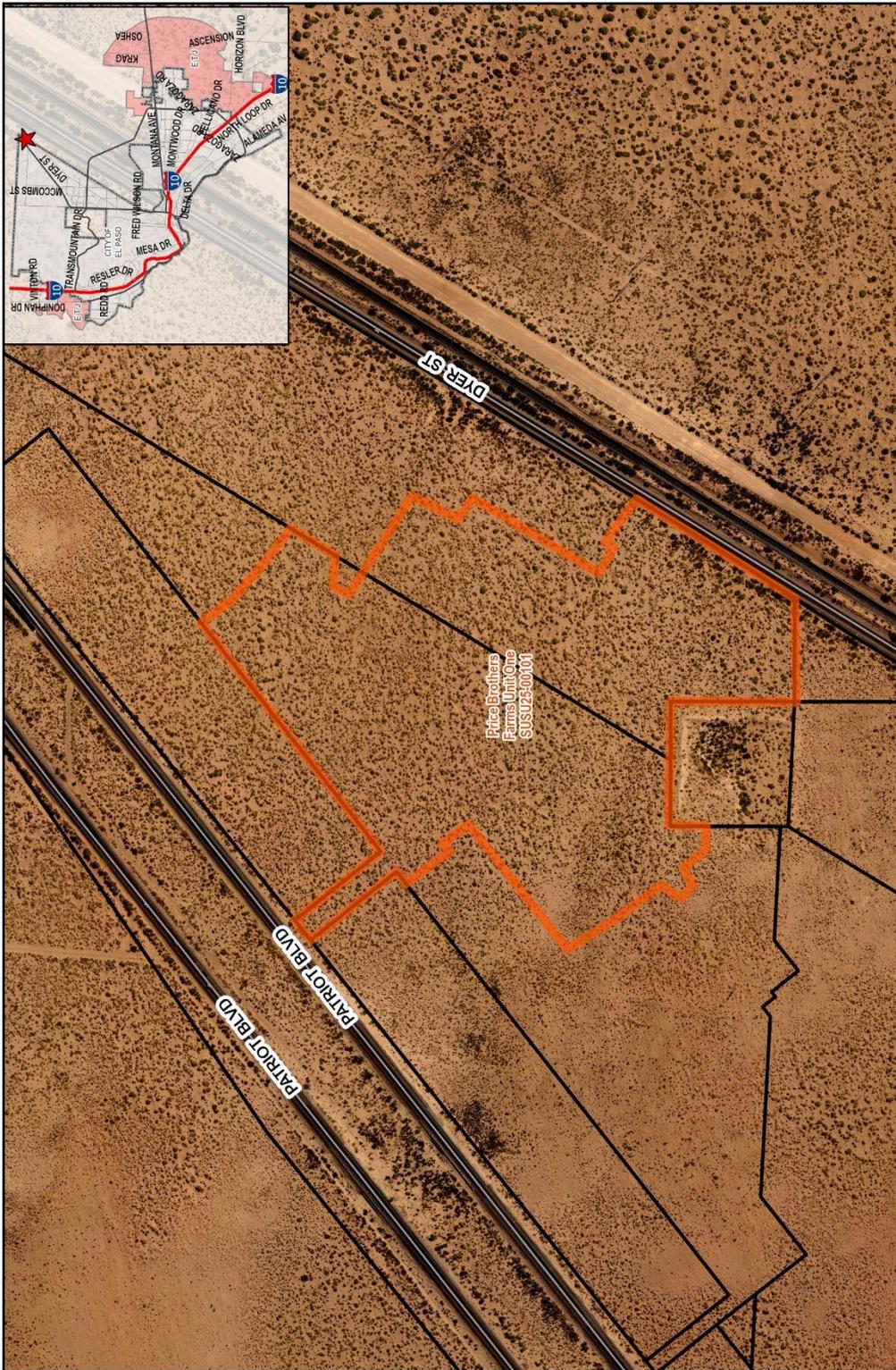
1. **Approval:** The CPC finds that the proposed plat is in conformance with all applicable requirements of Title 19 of the El Paso City Code.
2. **Approval with Conditions:** The CPC may impose conditions that bring the proposed plat into conformance with all applicable requirements of Title 19 of the El Paso City Code.
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. **(Staff Recommendation)**

ATTACHMENTS:

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

ATTACHMENT 1

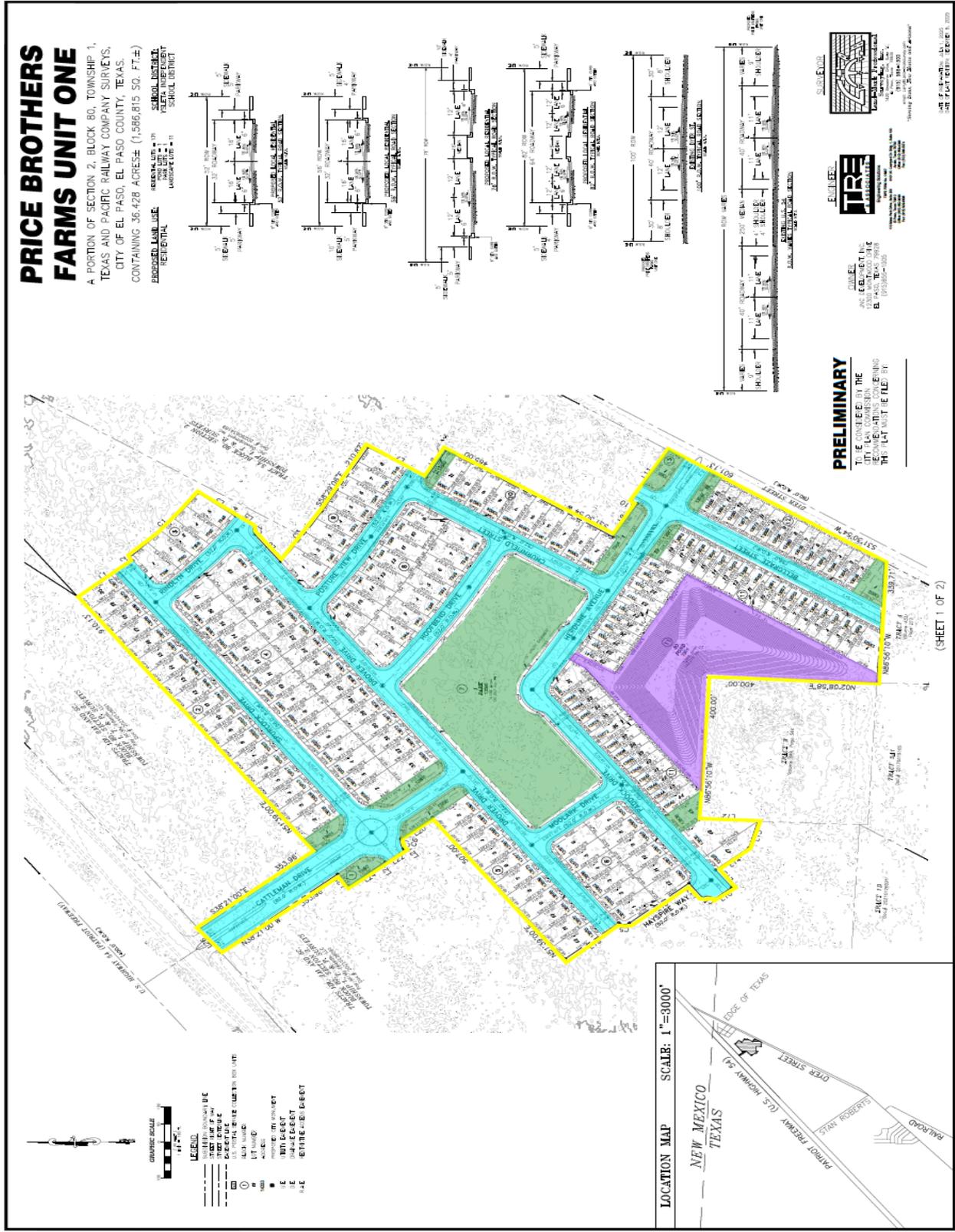
Price Brothers Farms Unit One



Subject Property

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ATTACHMENT 2



ATTACHMENT 4



MAJOR COMBINATION APPLICATION

DATE: 12/9/2025 FILE NO. _____

SUBDIVISION NAME: Price Brothers Farms Unit One

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
A PORTION OF SECTION 2, BLOCK 80, TOWNSHIP 1, TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS, CONTAINING 13.323 +/- (1,582,209 SQ. FT. +/-)

2. Property Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	18.479	171	Office	_____	_____
Duplex	_____	_____	Street & Alley	_____	_____
Apartment	_____	_____	Ponding & Drainage	3.265	1
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below):	_____	_____
Park	4.168	1	Landscape / Lots	1.176	11
School	_____	_____	R.O.W.	9.340	1
Commercial	_____	_____	Total No. Sites:	_____	_____
Industrial	_____	_____	Total (Gross) Acreage:	36.428	_____

3. What is existing zoning of the above described property? N/A 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)
Storm sewer system draining to retention pond.

7. Are special public improvements proposed in connection with development? Yes No

8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes No
 If answer is "Yes", please explain the nature of the modification or exception

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

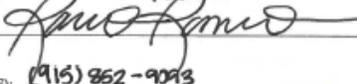
10. Improvement Plans submitted? Yes No

11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes No

If yes, please submit a vested rights petition in accordance with Title I (General Provisions) Chapter 1.04 - Vested Rights

- 12. Owner of record JNC DEVELOPMENT, INC. 12300 MONTWOOD DRIVE EL PASO, TEXAS 79928 915-855-1005
(Name & Address, Zip) (Email) (Phone)
- 13. Developer JNC DEVELOPMENT, INC. 12300 MONTWOOD DRIVE EL PASO, TEXAS 79928 915-855-1005
(Name & Address, Zip) (Email) (Phone)
- 14. Engineer TRE & Associates, LLC. 110 Mesa Park Dr. El Paso, Texas 79912 kbaraza@tr-eng.com 915-852-9093
(Name & Address, Zip) (Email) (Phone)

OWNER SIGNATURE:  CARLOS A. BOMBACH, C.E.O.

REPRESENTATIVE SIGNATURE: 

REPRESENTATIVE CONTACT (PHONE): (915) 852-9093

REPRESENTATIVE CONTACT (E-MAIL): R.ROMERO@TR-ENG.COM

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

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. Release of access document, if applicable.
 - d. Set of restrictive covenants, if applicable.

Planning and Inspections Department- Land Development Division

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

The Developer/Engineer shall address the following comments

1. Coordinate plat with subdivision improvement plans. Major changes, provide the corresponding revision.
2. Provide print-out of the mathematical closure of the exterior boundary of the subdivision indicating the error of closure.
3. Provide and label R.O.W. width on each portion of the street change in the final plat.
4. Provide temporary turn-around easement in all proposed dead-end street in the plat.
5. Provide and label if the park, pond and lineal parks will be private or public in the final plat include information in the dedication statement accordingly.
6. Verify classification of the collector street in “local residential” 82ft R.O.W.
7. Verify 4ft of parkway in 82ft R.O.W.
8. Include name of the streets in each cross sections in the preliminary plat.
9. If the park and/ or lineal park will be private, provide who will be responsible to maintain the landscaping areas, include in a note in the final plat.
10. Indicate a legend in the proposed hatch that showing in the preliminary plat.
11. Verify pond block and lot number
12. Verify lot locations for Lot 22 Block 7, Lot 11 Block 9, Lot 15 Block 10, Lot 33 Block 6, Lot 34 Block 7 in note 12 from Plat notes and restrictions.
13. Define, clarify and label the use of the lots mentioned “to be maintained by City of El Paso” in the plat notes and restrictions.
14. More accurate location in the location map (US Highway 54)

Parks and Recreation Department

The Parks and Recreation Department has reviewed Price Brothers Farm Unit One subdivision. As per plat, this is a Residential subdivision composed of 173 single dwelling units, and it is proposing to dedicate 1 Park site with a total area of 4.16 Acres. **The Parks department objects to the approval of this subdivision.** Our review has identified several concerns that conflict with the **City’s parkland dedication requirements chapter 19.20 of the municipal code and the Parks Design and Construction Standards:**

1. Remove proposed utility easement on the park site. As per park’s standards: All underground utilities adjacent to a Park shall be installed within street right of way and not within park property and buried at least 4 feet deep. Parks standards can be found at:
<https://www.elpasotexas.gov/assets/Documents/CoEP/Parks/Park-Planning/ParkDesignConstructionStandards.pdf>
2. As per chapter 19.20 parkland conveyed and deeded to the city shall not be subject to reservations of record, encumbrances or easements. Therefore, utility easements won’t be accepted on dedicated parkland.

3. Revise Park acreage. Utility easement acreage does not count as part of the required acreage for parkland dedication.
4. Add a note on the plat specifying who will be maintaining the proposed landscape areas.
5. Proposed landscape areas will not be accepted for maintenance by the Parks and Recreation Department. Please refer to Chapter 19.20.030 B. Types of Parkland that May Be Dedicated.

Until these issues are addressed and the plat is revised to align with chapter 19.20 and the parks design and construction standards; the parks and recreation department cannot support the advancement of this subdivision through the approval process.

This subdivision is located with-in "Park Zone": NE-7 Nearest Park: Future land Park

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

El Paso Water

Stormwater Engineering

1. Label drainage flow patterns on the preliminary plat. Revision from November had addressed this but they have been removed since then.
2. Annotate the FEMA FIRM panel and flood zone on the Preliminary & Filing Plats.
3. Per the Design Standards for Construction the access ramp for the pond should line up with the access from the right-of-way.
4. 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.
5. The proposed ponding area shall have enough capacity to hold the developed runoff for a designated 100-yr. storm event.

Engineering_12.3.2025

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

El Paso Water does not object to this request.

The subject property is located within the City of El Paso Northeast Impact Fee Service Area. Impact fees will be collected after the El Paso Water receives an application for water and/or sanitary sewer services.

There are no water/sewer mains in the vicinity of the subject property at this time. Water and sewer can be made available in the manner described below

Water:

Currently a 24-inch water transmission main along Stan Roberts Sr. Avenue is under construction. Estimated time of completion is fall of 2025. No direct service connections are allowed to this main as per the El Paso Water - Public Service Board Rules & Regulations. A small diameter main extension will be required to provide service.

Sanitary Sewer:

Currently a 21-inch sanitary sewer interceptor along Stan Roberts Sr. Avenue is under construction. Estimated time of completion is fall of 2025. No direct service connections are allowed to this main as per the El Paso Water - Public Service Board Rules & Regulations. A small diameter main extension will be required to provide service.

General:

El Paso Water requires a new service application to provide additional services 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 property and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current El Paso Water – 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.

Water and sanitary sewer main extensions will be required. Main extensions shall cover the frontage. Easements may be required. Main extension and easements acquisition costs are the responsibility of the Owner.

No building, reservoir, structure, parking stalls or other improvement, other than asphaltic paving (HMAC), shall be constructed or maintained on the above referenced El Paso Water-PSB easement without the written consent of El Paso Water-PSB. The Developer shall refrain from constructing rock walls, signs, buildings, curbs or any structure that will interfere with the access to the PSB easements. There shall be at least 5-foot setback from the easement line to any building, sign or structure. All easements dedicated for public water and sanitary sewer facilities shall comply with the El Paso Water-PSB Easement Policy. The PSB easements shall be improved to allow the operation of El Paso Water maintenance vehicles. El Paso Water-PSB requires access to the proposed water, sanitary sewer facilities, appurtenances, and meters within the easement 24 hours a day, seven (7) days a week.

Streets and Maintenance Department

Traffic Engineering

- Traffic Impact Analysis (T.I.A.) does not state if TXDOT R-Cut completed development along US-54 and State Line Intersection was taken into account for traffic flow analysis.
- TIA does not state if new development of NE Data/Meta Center was taken into account for traffic flow analysis for the proposed development.
- Required proposal coordination with TXDOT to enhance level of service along TXDOT right-of-way roadways.
- Additional recommendations are required to be generated and presented to TXDOT to improve level of service along US-54 and State Line Road and the proposed access points to the development along US-54 and Dyer Street.
- There are streets within the new subdivision, in which we highly recommend installing or constructing traffic calming devices since the concern in some of the streets is to discourage speeding.
- As per city ordinance 19.03.010 Purpose, Exceptions and Effect, traffic calming devices can be implemented for the safety of citizens that are going to be living within the subdivision.
- As per city ordinance 19.15.020 Subdivider responsibility, can be implemented on traffic calming for streets being constructed in subdivision.

The first four comments were stated in the original application review and the last three comments pertain to the revised plats. Feel free to contact us with any concerns.

Street Lights Department

Do not object to this request.

US Highway 54 (Patriot Freeway) and Dyer St. are Texas Department of Transportation (TXDoT) right-of-way (ROW).

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

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

street illumination system shall be protected and preserved. Complete survey for street illumination system shall be shown on plans. Any change on existing street illumination systems shall be coordinated with Street Lights Department.

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

- For all proposed improvement within the city right-of-way, follow the Design Standards for Construction (DSC) in accordance with the municipal code, and include detailed information.
- For new asphalt areas, verify that proper subgrade preparation is completed and the minimum compaction standards are met.
- Ensure all transitions to existing roadways/sidewalks are smooth and free of trip hazards.
- Indicate that, in accordance with the Design Standards for Construction
- (DSC), concrete curbs must be provided with expansion joint material every 50 feet, regardless of whether they are placed by machine or by hand.
- Include the dimensions and all relevant details for each cul-de-sac.
- Include typical cross-section for proposed streets, showing right-of-way widths and sidewalks.
- Please provide a response to the comments. If you have already addressed any of these items, they will be incorporated or evaluated accordingly.

El Paso County 911 District

Change the addressing of Block 10, Lot 1 and Block 13, Lot 1. These lots should have 13500 range addresses. The rest of addresses on Block 10 will need to be adjusted if necessary.

El Paso Electric

If possible, add a 10' wide easement along the entry of Cattleman Dr for access to the lots. (see image)

Fire Department

No adverse comments.

Texas Gas

Texas Gas Service does not have any comments concerning this Subdivision.

El Paso County Water Improvement District #1

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

Sun Metro

No comments received.

Capital Improvement Department

No comments received.

Texas Department of Transportation

No comments received.

El Paso County

No comments received.