

Iron Dust Off By-Pass R.O.W. Subdivision



City Plan Commission — September, 25, 2025

CASE NUMBER/TYPE:	SUSU25-00052 – Major Combination
CASE MANAGER:	Saul Fontes, (915) 212-1606, FontesSA@elpasotexas.gov
PROPERTY OWNER:	City of El Paso
REPRESENTATIVE:	Brock & Bustillos, Inc.
LOCATION:	West of Purple Heart Blvd. and South of Liberty Expressway (District 3)
PROPERTY AREA:	3.95 acres
VESTED RIGHTS STATUS:	Not Vested
PARK FEES:	Park Fees Not Required
ZONING DISTRICT(S):	M-1 (Light Manufacturing)

SUMMARY OF RECOMMENDATION: Staff recommends **APPROVAL** of Iron Dust Off By-Pass R.O.W. Subdivision on a Major Combination basis.

Iron Dust Off By-Pass R.O.W Subdivision

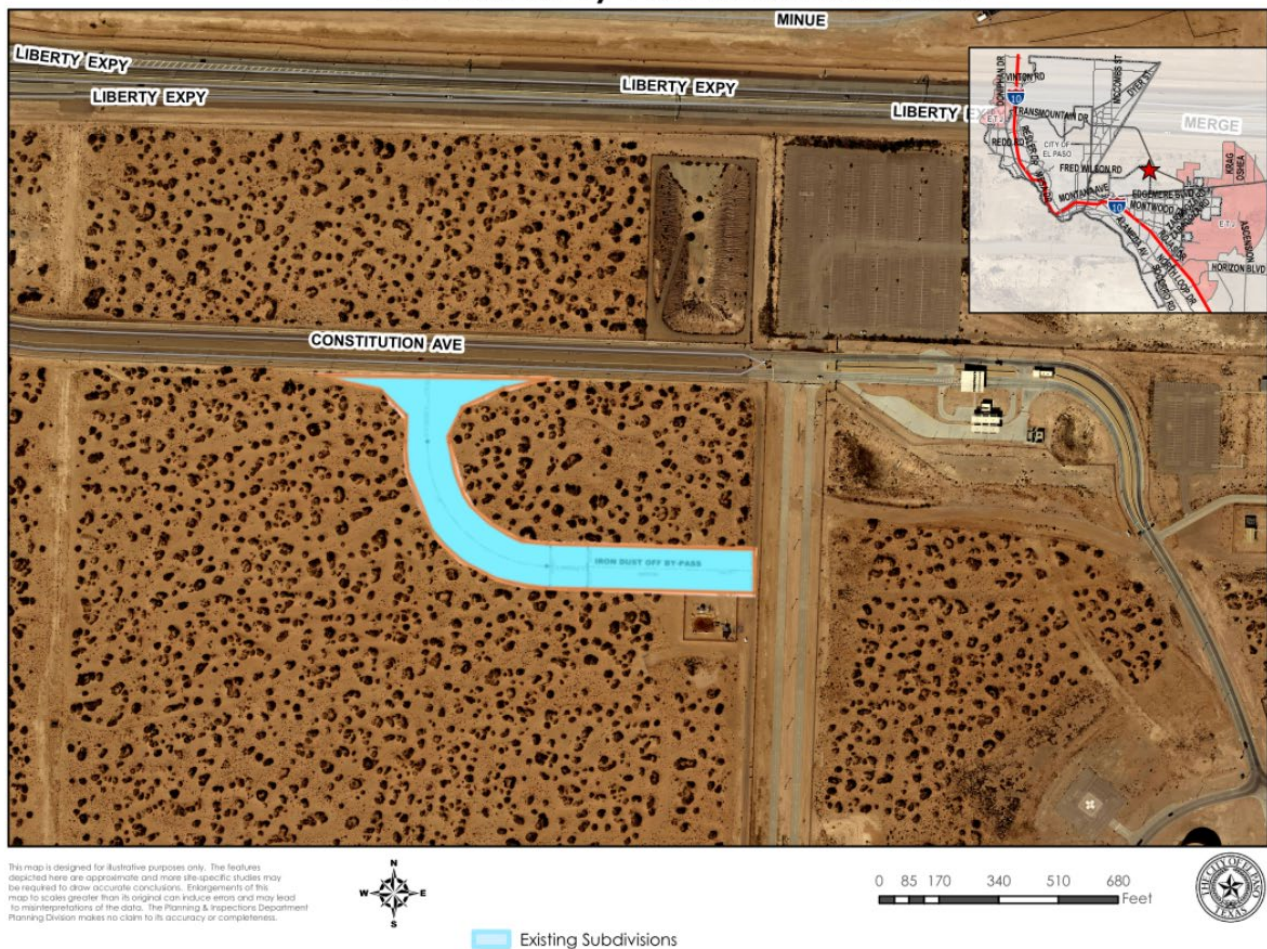


Figure A: Proposed plat with surrounding area

DESCRIPTION OF REQUEST: The applicant is proposing to subdivide 3.95 acres of land into a portion of public right-of-way. Drainage will be conveyed by a stormwater drain network to a regional pond. 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	N/A / Fort Bliss
South	M-1 (Light Manufacturing) / Vacant land
East	N/A / Fort Bliss
West	M-1 (Light Manufacturing) / Vacant land
Nearest Public Facility and Distance	
Park	Edgemere Park (3.0 mi.)
School	R.E.L Washington (2.8 mi.)
Plan El Paso Designation	
O7, Urban Expansion	
Impact Fee Service Area	
N/A	

PUBLIC COMMENT: N/A

PLAT EXPIRATION: This application will expire on **September 25, 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

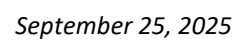
City Plan Commission (CPC) has sole and final authority on subdivision matters. Subdivision applications in conformance with all applicable code provisions shall be approved by the CPC. When a plat is brought forward to the CPC for review, the Commission may take any of the following actions:

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

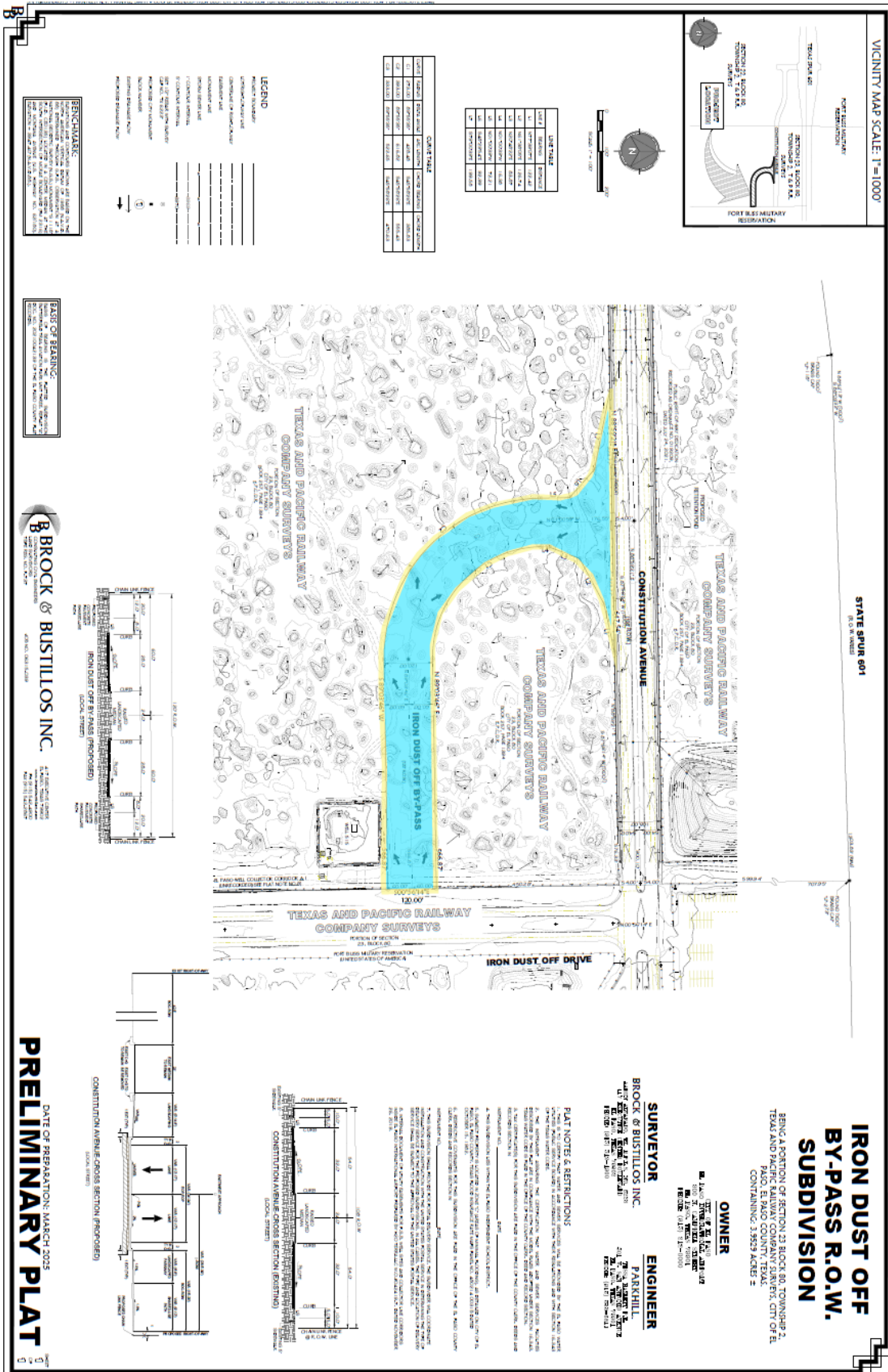
ATTACHMENTS:

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

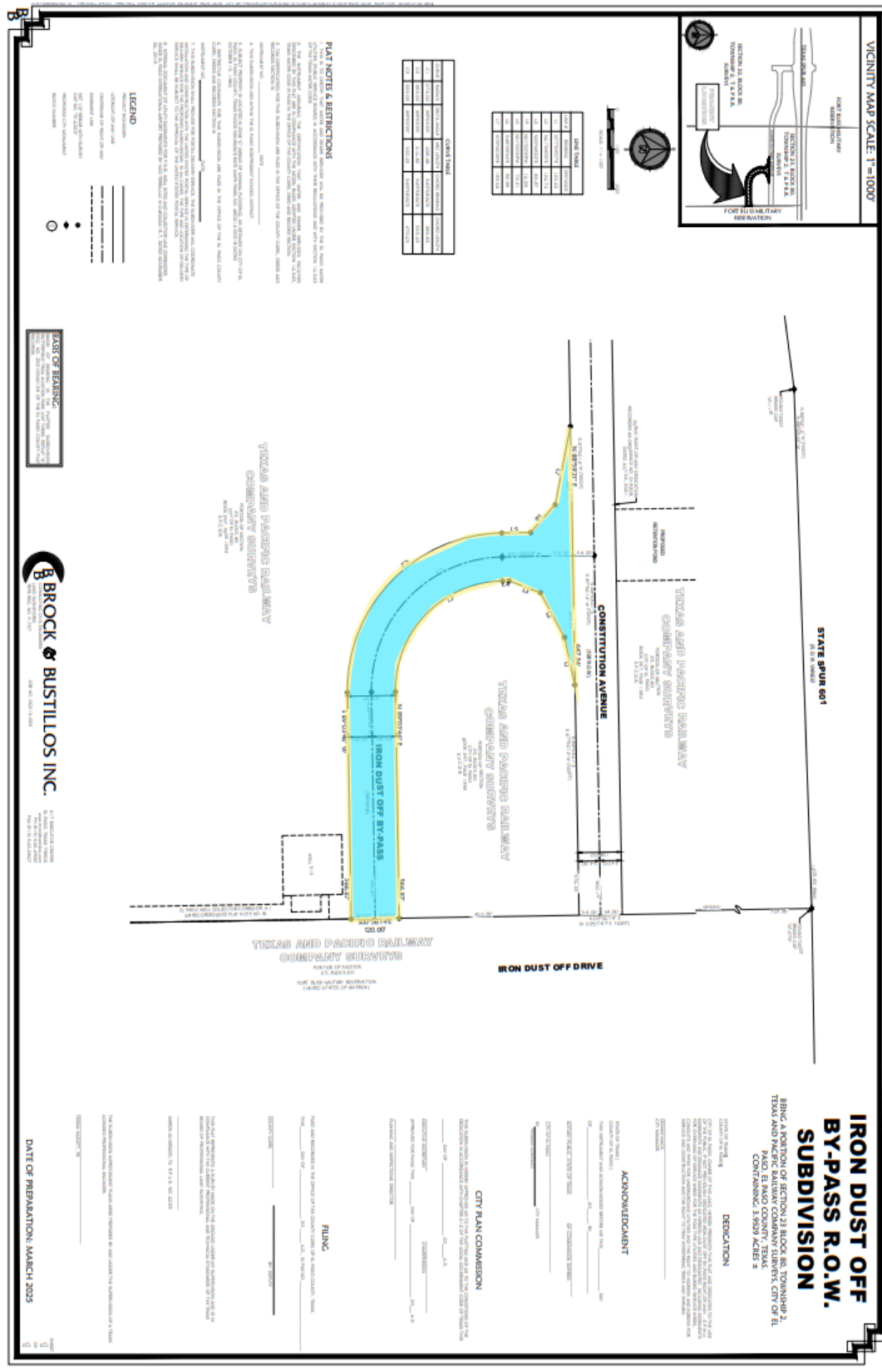
Iron Dust Off By-Pass R.O.W Subdivision



ATTACHMENT 2



ATTACHMENT 3



ATTACHMENT 4



MAJOR COMBINATION APPLICATION

DATE: 06/06/25 FILE NO. _____

SUBDIVISION NAME: IRON DUST OFF BY-PASS R.O.W SUBDIVISION

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
PORTION OF SECTION 23 BLOCK 80, TOWNSHIP 2, TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS

2. Property Land Uses:

	<u>ACRES</u>	<u>SITES</u>		<u>ACRES</u>	<u>SITES</u>
Single-family	_____	_____	Office	_____	_____
Duplex	_____	_____	Street & Alley	<u>3.9529</u>	<u>1</u>
Apartment	_____	_____	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below):	_____	_____
Park	_____	_____		_____	_____
School	_____	_____		_____	_____
Commercial	_____	_____	Total No. Sites:	<u>1</u>	
Industrial	_____	_____	Total (Gross) Acreage:	<u>3.9529</u>	

3. What is existing zoning of the above described property? M-1 Proposed zoning? M-1

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 DRAIN NETWORK TO REGIONAL POND.

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

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

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

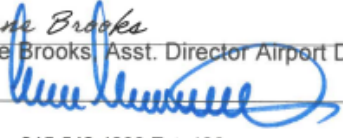
10. Improvement Plans submitted? Yes ☒ No ☐

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

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

12. Owner of record City of El Paso, 300 N. Campbell Street, El Paso, Texas 79901 915-212-0000
(Name & Address, Zip) (Email) (Phone)
13. Developer El Paso International Airport, 6701 Convair Road, El Paso, Texas 79925 915-212-0330
(Name & Address, Zip) (Email) (Phone)
14. Engineer Brock & Bustillos, Inc, 417 Executive Center Boulevard, El Paso, Texas 79902 915-542-4900
(Name & Address, Zip) (Email) (Phone)

OWNER SIGNATURE: R Shane Brooks
R. Shane Brooks, Asst. Director Airport Development

REPRESENTATIVE SIGNATURE: 

REPRESENTATIVE CONTACT (PHONE): 915-542-4900 Ext. 136

REPRESENTATIVE CONTACT (E-MAIL): aaron@brockbustillos.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.
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. Provide temporary turnaround easement at the end of Iron Dust Off By-Pass.

Planning and Inspections Department- Land Development Division

Parks and Recreation Department

We have reviewed **Iron Dust Off By-Pass R.O.W.**, a major combination plat map and on behalf of the Parks & Recreation Department we offer the Developer / Engineer the following comments:

Please note that purpose for this Subdivision is for additional street right-of-way which under the Municipal Code is considered a "Public facility" therefore, 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:

H. Land shown within a subdivision, whether residential or nonresidential, which is designated for use as a "Public facility".

Streets and Maintenance Department

Traffic and Transportation Engineering:

No objections to application

Street Lights Department:

Street Lights Department does not object to this request.

Spur 601 is a Texas Department of Transportation (TXDOT) right-of-way (ROW). Any change/improvement on existing ROW proposed by a project shall be evaluated for lighting requirements.

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 the existing street illumination systems shall be coordinated with Street Lights Department.

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

El Paso Water

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

EPWater does not object to this request.

There is limited water and sanitary sewer capacity in the area. EPWater requests the anticipated water demand and sanitary sewer flows before committing to provide service.

EPWater may be able to provide water and sewer service up to the 0.5 MGD wastewater flow limitation. EPWater is currently conducting a wastewater study to determine how to provide service to the area.

Service will be provided in accordance with the current EPWater – PSB Rules and Regulations. The owner is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of wells, flow lines, water and sanitary sewer mains and appurtenances.

Water:

There is an existing 16-inch diameter flow line that extends through the east portion of the property. No direct service connections are allowed to this main.

Previous water pressure from fire hydrant #8259 on Walter Jones Blvd., has yielded a static pressure of 86 (psi), a residual pressure of 82 (psi), and a discharge of 1,299 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 are no sewer mains available for service in the vicinity of this area.

Stormwater:

1. Provide a conceptual Drainage Plan indicating existing and proposed major stormwater facilities as per Section 19.02.020 of the Municipal Code.
2. Identify the final location of all the stormwater runoff. Developed runoff needs to be contained within the land owned by the developer of this street. Any proposed ponding area shall have enough capacity to hold the developed runoff for a designated 100-yr. storm event.
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.

Texas Gas

Texas Gas Service doesn't have any comments.

El Paso Electric

We have no comments for Iron Dust Off By-Pass.

Texas Department of Transportation

Since the Traffic Control Plan (TCP) and the replacement of existing signs on Spur 601 are included in the plans, any work within TxDOT ROW will require a permit before it can start.

Please submit a TxDOT permit application for any work proposed within the ROW.

El Paso County

No comments received.

El Paso County Water Improvement District #1

No comments received.

El Paso County 911 District

No comments received.

Capital Improvement Department

No comments received.

Sun Metro

No comments received.

Fire Department

No comments received.