



AGENDA FOR THE CITY PLAN COMMISSION

August 14, 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 quorum of the City Plan Commission members must be present and participate in the meeting.

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.

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.

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 July 31, 2025. [BC-1023](#)

Major Final

2. SUSU25-00066: Seafox Addition - Being a tract of land situated in Section 3, Block 80, Township 1, Texas and Pacific Railroad Survey, Abstract No. 2381, and Section 4, Block 80, Township 1, Texas and Pacific Railroad Survey, Abstract No. 9862, City of El Paso, El Paso County, Texas [BC-1024](#)

Location: West of U.S. Highway 54 and North of Stan Roberts Sr. Ave.

Existing Zoning: C-4 (Commercial)

Property Owner: Wurldwide, LLC

Representative: Robert Steffens, Olsson

District: 4

Staff Contact: Alonso Hernandez, (915) 212-1585,
HernandezJA5@elpasotexas.gov

Resubdivision Combination

3. PZDS25-00016: Lots 16, 17, 18, 19, 20, 24, 25, and 26, and a portion of Lots 21, 22, and 23, Block 3, Keystone Business Park and a portion of Kappa Road, City of El Paso, El Paso County, Texas [BC-1025](#)

Location: 4160 Doniphan Dr.

Existing Zoning: C-4/sc (Commercial/special contract)

Request: Detailed Site Development Plan per Ordinance No. 8929
Existing Use: Vacant
Proposed Use: Recycling collection facility
Property Owner: City of El Paso
Representative: Wright and Dalbin Architects
District: 1
Staff Contact: Blanca Perez, (915) 212-1561, PerezBM@elpasotexas.gov

Extension Request to Submit Recording Maps

4. PSEN25-00005: Emerald Estates Unit Six - Being a portion of Sections 38 & [BC-1026](#)
47,
Block 79, Township 2, Texas and Pacific Railway Company
Surveys, City of El Paso, El Paso County, Texas
- Location: North of Horizon Blvd. and West of Ashford St.
Existing Zoning: N/A property lies within the Extraterritorial Jurisdiction (ETJ)
Property Owner: Hunt Emeralds, LLC
Representative: TRE & Associates, LLC
District: N/A property lies within the Extraterritorial Jurisdiction (ETJ)
Staff Contact: Saul Fontes, (915) 212-1606, FontesSA@elpasotexas.gov

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 Combination

5. SUSU25-00069: Vista del Norte Estates Unit Five - A portion of Tract 1, [BC-1027](#)
Section 10, Block
80, Township 1, Texas and Pacific Railroad Company Surveys, City of El
Paso, El Paso County, Texas
- Location: South of Stan Roberts Ave. and West of Dyer St.
Existing Zoning: P-R I (Planned Residential I)

Property Owner: Ranchos Real IV, LTD

Representative: Conde, Inc.

District: 4

Staff Contact: Alex Alejandre, (915) 212-1642, AlejandreAX@elpasotexas.gov

6. SUSU25-00061: Formation Park at El Camino Real - Being a portion of Block 41 & 50,
Ysleta Grant, City of El Paso, El Paso, County, Texas

[BC-1028](#)

Location: West of Americas Ave. and North of Cesar Chavez Memorial Hwy.

Existing Zoning: C-4/c (Commercial/condition)

Property Owner: FIELP #1, LLC

Representative: Kimley-Horn

District: 7

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

Land Study

7. SUSU25-00067: Tierra del Este Phase VII Land Study - A portion of Section 17, Block 78,
Township 2, Texas and Pacific Railway Company Surveys, El Paso
County, Texas

[BC-1029](#)

Location: South of Montana Ave. and West of Ascencion St.

Existing Zoning: N/A property lies within the Extraterritorial Jurisdiction (ETJ)

Property Owner: Ranchos Real Land Holdings, LLC

Representative: Conde, Inc.

District: N/A property lies within the Extraterritorial Jurisdiction (ETJ)

Staff Contact: Alex Alejandre, (915) 212-1642, AlejandreAX@elpasotexas.gov

PUBLIC HEARING Right-of-Way Vacation

8. SURW25-00011: Resler Drainage ROW Vacation - A portion of Tract 1B, S. J. Larkin
Survey 266, El Paso, El Paso County, Texas

[BC-1030](#)

Location: South of Paseo Del Norte Rd. and West of Resler Dr.

Existing Zoning: C-4 (Commercial)

Property Owner: Plexxar Unit #1, LLC

Representative: Jacob Harris

District: 1

Staff Contact: Alex Alejandre, (915) 212-1642, AlejandreAX@elpasotexas.gov

PUBLIC HEARING Rezoning Application

9. PZRZ24-00039: Tracts 9 and 13 save and except that Portion of Tract 9, conveyed out to

[BC-1031](#)

the State of Texas in Right-of-Way deed in Volume 550, Page 623, Sunnyfields Map, No. 2, and Tracts 10 and 14, save and except that Portion of Tract 10 conveyed out to the State of Texas in Right-of-Way deed in Volume 561, Page 155, Sunnyfields Map No. 2, City of El Paso, El Paso County, Texas

Location: 7800 and 7804 Alameda Ave.
Existing Zoning: R-4 (Residential)
Request: Rezone from R-4 (Residential) to C-1 (Commercial)
Existing Use: Single-family dwellings
Proposed Use: Apartments and shopping center
Property Owner: Adiel Zarate and Olivia Esparza
Representative: Luis Javier Lopez
District: 7
Staff Contact: Blanca Perez, (915) 212-1561, PerezBM@elpasotexas.gov

10. PZRZ25-00015: The North 193 Feet of the East One-Half of Lot 153, Sunrise Acres No. 2, City of El Paso, El Paso County, Texas [BC-1032](#)

Location: 4806 Atlas Ave.
Zoning: R-4 (Residential)
Request: To rezone from R-4 (Residential) to A-2 (Apartment)
Existing Use: Vacant
Proposed Use: Quadruplex
Property Owner: JCGAR Ventures
Representative: Carlos Gomez
District: 2
Staff Contact: Jose Beltran, (915) 212-1607, BeltranJV@elpasotexas.gov

11. PZRZ25-00008: A portion of Tracts 1K2, 1J3, & Tract 1J1B, Block 10, Upper Valley Surveys, City of El Paso, El Paso County, Texas [BC-1033](#)

Location: South of Artcraft Rd. and East of Westside Dr.
Existing Zoning: G-MU (General Mixed Use)
Request: Rezone from G-MU (General Mixed Use) to C-1 (Commercial)
Existing Use: Vacant
Proposed Use: Commercial retail
Property Owner: ASLM, LTD
Representative: Conde, Inc.
District: 1
Staff Contact: Jose Beltran, (915) 212-1607, BeltranJV@elpasotexas.gov

Other Business

12. Discussion and action on Election of Officers (First Chair and Second Chair) [BC-1034](#)
Staff Contact: Kevin Smith, Assistant Director of Planning, (915) 212-1566, SmithKW@elpasotexas.gov
POSTPONED FROM JULY 3, 2025

POSTPONED FROM JULY 31, 2025

- 13.** Discussion and action on the Comprehensive Plan subcommittee.
Staff Contact: Kevin Smith, Assistant Director of Planning, (915) 212-1566,
SmithKW@elpasotexas.gov
POSTPONED FROM JULY 3, 2025
POSTPONED FROM JULY 31, 2025

[BC-1035](#)

- 14.** Discussion and action on the following code amendments:
- An Ordinance amending Title 20 (Zoning), Chapter 20.04 Administrative Provisions), by amending Article VI (Changes and Amendments) Section 20.04.460 (Protest Procedure) and Article VII (Public Hearings) Section 20.04.520 (Notice) in order to comply with the updated zoning notification requirements in accordance with House Bill 24 of the Texas 89th Legislative Session. The penalty is as provided in 20.24 of the El Paso City Code.
 - An Ordinance amending Title 20 (Zoning), Chapter 20.02 (General Provisions and Definitions), by amending Article II (Definitions) Section 20.02.464 (HUD-code manufactured home (manufactured home)) in accordance with Senate Bill 1341 of the Texas 89th Legislative Session. The penalty is as provided in 20.24 of the El Paso City Code.
 - An Ordinance amending Title 20 (Zoning), Chapter 20.10 (Supplemental Use Regulations), Section 20.10.270 (Home Occupation Uses), Subsection 20.10.270.b.14 to include no-impact home businesses as an exception to home occupation licensing requirements.

[BC-1036](#)

Staff Contact: Alex Hoffman, Urban Planning & Design, (915) 212-1564,
HoffmanAP@elpasotexas.gov

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) 212-1569.

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 8th of August, 2025 by Elsa Ramirez, Administrative Support Associate.



El Paso, TX

300 N. Campbell
El Paso, TX

Legislation Text

File #: BC-1023, **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 July 31, 2025.



CITY PLAN COMMISSION MEETING
2nd Floor, Main Conference Room
July 31, 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. Board member Alfredo Borrego present and presiding and the following Commissioners answered roll call.

COMMISSIONERS PRESENT:

Alfredo Borrego (Chair)
 Lauren Hanson (2nd Chair)
 Albert Apodaca
 Sal Masoud (*via Teams*)
 Jose L. Reyes
 Rodolfo Rodriguez

COMMISSIONERS ABSENT:

Lisa Badillo
 Brandon Carrillo
 Juan Uribe

AGENDA

Commissioner Reyes read the rules into the record.

Alex Alejandre, Senior Planner, noted that there were no changes to agenda. The Consent Agenda has four items which includes minutes and there are several revised staff reports. He also noted that late comments were received on Item 7 which are not included in staff report.

Kevin Smith, Assistant Director of Planning, noted that Items #11 and #12 be postponed for two weeks when more board members are available for nominations.

ACTION: Motion made by Commissioner Hanson, seconded by Commissioner Reyes to **APPROVE THE POSTPONEMENT OF ITEMS #11 AND #12 FOR TWO WEEKS.**

AYES: Commissioners Borrego, Hanson, Apodaca, Masoud, and Reyes

NAYS: Commissioner Rodriguez

ABSTAIN: N/A

ABSENT: Commissioner Carrillo and Uribe

NOT PRESENT FOR THE VOTE: N/A

Motion Passed.

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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.

A sign-up form is available outside the City Hall – Main Conference Room 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 =

-Lucia Umpingo – Item 2 – noted that location on agenda is different from staff report and was confused on location
Item 3 – opposed

-Victor Casas – Spoke in regards to City Council Agenda on Title 2 change and asks Commissioners to vote “No”.

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 July 17, 2025.

Major Final:

2. **SUSU25-00059:** Tierra Del Este GMU Unit One - Being a portion of Sections 38 & 47, Block 79, Township 2, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas
Location: South of Edgemere Blvd. and East of Tim Floyd St.
Existing Zoning: G-MU (General Mixed-Use)
Property Owner: Ranchos Real Investment Properties, LLC
Representative: Conde, Inc.
District: 5
Staff Contact: Saul Fontes, (915) 212-1606, FontesSA@elpasotexas.gov

Detailed Site Development Plan

3. **PZDS25-00019:** A portion of Lot 1, Block 1, SWQ Rich Been Subdivision, City of El Paso, El Paso County, Texas
 Location: 3251 N. Zaragoza Rd.
 Existing Zoning: C-2/c (Commercial/conditions)
 Request: Detailed Site Development Plan per Ordinance No. 16995
 Existing Use: Vacant
 Proposed Use: Self-storage warehouse
 Property Owner: CAP Storage Joe Battle LLC
 Representative: SLI Engineering Inc.
 District: 5
 Staff Contact: Blanca Perez, (915) 212-1561, PerezBM@elpasotexas.gov

Extension Request to Submit Recording Maps:

4. **PSEN25-00004:** Gateway Estates Unit One Replat M – Being a Replat of a portion of Lots 11, 12, 13, 24, 25, and 26, and portions of right-of-way out of Chesterton Street, Fairglade Street, Blanker Street, Chilcote Street & Amesbury Avenue, all within Gateway Estates, El Paso County, Texas
 Location: North of Vista del Sol Dr. and East of Joe Battle Blvd.
 Existing Zoning: N/A property lies within the Extraterritorial Jurisdiction (ETJ)
 Property Owner: GFA, LLC
 Representative: CEA Group
 District: N/A property lies within the Extraterritorial Jurisdiction (ETJ)
 Staff Contact: Alex Alejandre, (915) 212-1642, AlejandroAX@elpasotexas.gov

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

Motion Passed.

III. REGULAR AGENDA - DISCUSSION AND ACTION:

Subdivision Applications:

SUBDIVISION MAP APPROVAL:

NOTICE TO THE PUBLIC AND APPLICANTS:

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.
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Major Combination:

5. **SUSU25-00058:** Tierra Del Este Unit Ninety Bernard Extension - Being a portion of
 Section 7, Block 78, Township 2, Texas and Pacific Railroad
 Company Surveys, El Paso, County, Texas
 Location: East of John Hayes St. and North of Edgemere Blvd.
 Existing Zoning: N/A property lies within the Extraterritorial Jurisdiction (ETJ)
 Property Owner: Ranchos Real XV, LLC
 Representative: Conde, Inc.
 District: N/A property lies within the Extraterritorial Jurisdiction (ETJ)
 Staff Contact: Saul Fontes, (915) 212-1606, FontesSA@elpasotexas.gov

Saul Fontes, Planner, made a presentation to the Commission. Staff recommends **approval** of Tierra Del Este Unit Ninety Bernard Extension on a Major Combination basis and **approval** of the exception request.

In addition, the applicant is requesting from the City Plan Commission the following exceptions:

- To waive the construction of 1 foot of sidewalk along each side of Bernard Street.

Conrad Conde, Conde, Inc., concurs with all staff comments.

ACTION: Motion made by Commissioner Hanson, seconded by Commissioner Apodaca **TO APPROVE ITEM #SUSU25-00058** and unanimously carried.

Motion Passed.
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6. **SUSU25-00055:** Brunson Acres – Tracts 3A-400, 3A-401, 3A-402 & 3A-388,
 Section 26, Block 79, Township 2, Texas & Pacific Railway
 Company Surveys, El Paso County, Texas
 Location: North of Montana Ave. and East of Rich Beem Blvd.
 Existing Zoning: N/A property lies within the Extraterritorial Jurisdiction (ETJ)
 Property Owner(s): Deering and Domenica Brunson
 Representative: Del Rio Engineering, Inc.
 District: N/A property lies within the Extraterritorial Jurisdiction (ETJ)
 Staff Contact: Myrna Aguilar, (915) 212-1584, AguilarMP@elpasotexas.gov

Sal Masoud recused himself from this item.

Myrna Aguilar, Planner, made a presentation to the Commission. Staff recommends **approval** of Brunson Acres on a Major Combination basis as it complies with Title 19 requirements and **denial** of the requested exception requests.

Denial request is based on the following:

- Corner property providing opportunity for future connectivity
- Properties in the area including immediately adjacent are not platted

- Sidewalks will provide connectivity to a Linear Park currently under construction on Square Dance Road.

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

- To waive the construction a five-foot (5') sidewalk along Square Dance Road.
- To waive the construction of a five-foot (5') sidewalk and seven feet (7') of roadway along Round Dance Road.
- To waive the construction of a five-foot (5') sidewalk and seven feet (7') of roadway along Allemande Road.

Al Flores, Del Rio Engineering, Inc. concurs with all staff comments and withdrawn exception of sidewalks.

ACTION: Motion made by Commissioner Hanson, seconded by Commissioner Apodaca **TO APPROVE ITEM #SUSU25-00055 WITH DENIAL OF ALL EXCEPTION REQUESTS** and unanimously carried.

Motion Passed.

PUBLIC HEARING Resubdivision Preliminary:

7. **SUSU25-00062:** Classic Park Unit 1 – A replat of Lot 69, Block 28, Mesquite Hills Unit Four, and All of Tracts 7 and 7A, Section 16, Block 80, Township 1, Texas and Pacific Railway Surveys, City of El Paso, El Paso County, Texas
- Location: North of Dyer St. and East of Mesquite Hill Dr.
- Existing Zoning: R-5 (Residential)
- Property Owner(s): Direct Home Sales, Inc.
- Representative: Conde, Inc.
- District: 4
- Staff Contact: Myrna Aguilar, (915) 212-1584, AguilarMP@elpasotexas.gov

Myrna Aguilar, Planner, made a presentation to the Commission. Public notices were mailed to property owners within 200 feet on July 11, 2025. As of July 31, 2025, the Planning Division has received 1 email inquiring about this request and 5 calls in opposition and 1 inquiry to this request.

Conrad Conde, Conde, Inc., concurs with all staff comments.

Commissioner Borrego asked if there was anyone in the public who wished to speak in favor of or against this request.

PUBLIC:

- Deborah Castaneda – opposed
- Claudia Banda – opposed
- Melissa Bailey, Southwest Mesquite Hills NA – opposed
- Samantha Gayton, VP of Mesquite Hills NA - opposed

ACTION: Motion made by Commissioner Hanson, seconded by Commissioner Reyes **TO APPROVE ITEM #SUSU25-00062.**

Motion Passed.

NOTATION: Commissioner Rodriguez stated that he is a “NAY” on this item after the vote was concluded.

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PUBLIC HEARING Rezoning Application:

8. **PZRZ25-00016:** Lot 1, Block 1, Shadow Mountain, and Lot 1, Block 1, Shadow Mountain Unit Two, City of El Paso, El Paso County, Texas
- Location: 201 and 135 Shadow Mountain Dr.
- Existing Zoning: G-MU (General Mixed Use)
- Request: Rezone from G-MU/c (General Mixed Use/conditions) to C-1/c (Commercial/conditions) and G-MU (General Mixed Use) to C-1 (Commercial)
- Existing Use: Vacant
- Proposed Use: Shopping center
- Property Owner: Saadatkah Abdolkarim
- Representative: Conde, Inc.
- District: 8
- Staff Contact: Blanca Perez, (915) 212-1561, PerezBM@elpasotexas.gov

Blanca Perez, Planner, made a presentation to the Commission. Public notices were mailed to property owners within 300 feet on July 17, 2025. The Planning Division received one (1) call of inquiry but no communications in support or opposition to the request. Staff recommends **approval** of the rezoning request.

Conrad Conde, Conde, Inc., concurs with all staff comments.

Commissioner Borrego asked if there was anyone in the public who wished to speak in favor of or against this request. No response.

ACTION: Motion made by Commissioner Apodaca, seconded by Commissioner Hanson **TO APPROVE ITEM #PZRZ25-00016** and unanimously carried.

Motion Passed.

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9. **PZRZ24-00035:** Lots 15 to 20, Block 13, Hart’s Survey No. 9, City of El Paso, El Paso County, Texas
- Location: North of Arizona Ave. and East of N. Oregon St.
- Zoning: C-1/sc (Commercial/special contract) and S-D (Special Development)
- Request: To rezone from C-1/sc (Commercial/special contract) and S-D (Special Development) to G-MU (General Mixed Use)
- Existing Use: Vacant
- Proposed Use: Mixed-use complex
- Property Owner: Misifu, LLC

Representative: SLI Engineering Inc.
 District: 8
 Staff Contact: Saul J. G. Pina, (915) 212-1604, PinaSJ@elpasotexas.gov

Saul Pina, Senior Planner, made a presentation to the Commission. Public notices were mailed to property owners within 300 feet on July 18, 2025. The Planning Division has not received any communication in support or opposition to the request. Staff recommends **approval** of the rezoning request to include approval of the master zoning plan and the 32% parking reduction.

Georges Halloul, SLI Engineering, Inc., agrees with all staff comments.

Commissioner Borrego asked if there was anyone in the public who wished to speak in favor of or against this request. No response.

ACTION: Motion made by Commissioner Hanson, seconded by Commissioner Apodaca **TO APPROVE ITEM #PZRZ24-00035** and unanimously carried.

Motion Passed.

PUBLIC HEARING Special Permit Application:

10. **PZST25-00003:** Lots 7, 8 and 9, Block 30, Franklin Heights Addition, City of El Paso, El Paso County, Texas
- Location: 1514 Montana Ave.
- Existing Zoning: A-2 (Apartment)
- Request: Special Permit and Detailed Site Development Plan approval to allow for professional office use, front, rear and side setback reductions, and 70% parking reduction in A-2 (Apartment) zone district
- Existing Use: Single-family dwelling
- Proposed Use: Professional office and duplex
- Property Owner: 1514 Montana LLC
- Representative: Vanessa Duran
- District: 8
- Staff Contact: Blanca Perez, (915) 212-1561, PerezBM@elpasotexas.gov

Blanca Perez, Planner, made a presentation to the Commission. Public notices were mailed to property owners within 300 feet on July 18, 2025. The Planning Division has not received any communication in support or opposition to the request from the public. Staff recommends **approval** of the detailed site development plan and special permit request.

Vanessa Duran was available for questions.

Commissioner Borrego asked if there was anyone in the public who wished to speak in favor of or against this request. No response.

ACTION: Motion made by Commissioner Apodaca, seconded by Commissioner Reyes **TO APPROVE ITEM #PZST25-00003** and unanimously carried.

Motion Passed.

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Other Business:

11. Discussion and action on Election of Officers (First Chair and Second Chair)
Staff Contact: Kevin Smith, Assistant Director of Planning, (915) 212-1566,
SmithKW@elpasotexas.gov
POSTPONED FROM JULY 3, 2025
POSTPONED FOR TWO WEEKS
 12. Discussion and action on the Comprehensive Plan subcommittee.
Staff Contact: Kevin Smith, Assistant Director of Planning, (915) 212-1566,
SmithKW@elpasotexas.gov
POSTPONED FROM JULY 3, 2025
POSTPONED FOR TWO WEEKS
-

13. Adjournment of the City Plan Commission's Meeting.

ADJOURNMENT:

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

Motion passed.

Meeting adjourned at 2:54 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-1024, **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.

SUSU25-00066: Seafox Addition - Being a tract of land situated in Section 3, Block 80, Township 1, Texas and Pacific Railroad Survey, Abstract No. 2381, and Section 4, Block 80, Township 1, Texas and Pacific Railroad Survey, Abstract No. 9862, City of El Paso, El Paso County, Texas

Location: West of U.S. Highway 54 and North of Stan Roberts Sr. Ave.
Existing Zoning: C-4 (Commercial)
Property Owner: Worldwide, LLC
Representative: Robert Steffens, Olsson
District: 4
Staff Contact: Alonso Hernandez, (915) 212-1585, HernandezJA5@elpasotexas.gov

Seafox Addition



City Plan Commission — August 14, 2025

CASE NUMBER/TYPE:	SUSU25-00066 – Major Final
CASE MANAGER:	Alonso Hernandez, (915) 212-1585, HernandezJA5@elpasotexas.gov
PROPERTY OWNER:	Worldwide, LLC
REPRESENTATIVE:	Robert Steffens, Olsson
LOCATION:	West of U.S. Highway 54 and North of Stan Roberts Sr Ave. (District 4)
PROPERTY AREA:	1,038.9 acres
VESTED RIGHTS STATUS:	Not Vested
PARK FEES:	Not Required
ZONING DISTRICT(S):	C-4 (Commercial)
RELATED APPLICATIONS:	SUSU24-00065 Seafox Addition

SUMMARY OF RECOMMENDATION: Staff recommendation is **APPROVAL** of Seafox Addition on a Major Final basis.

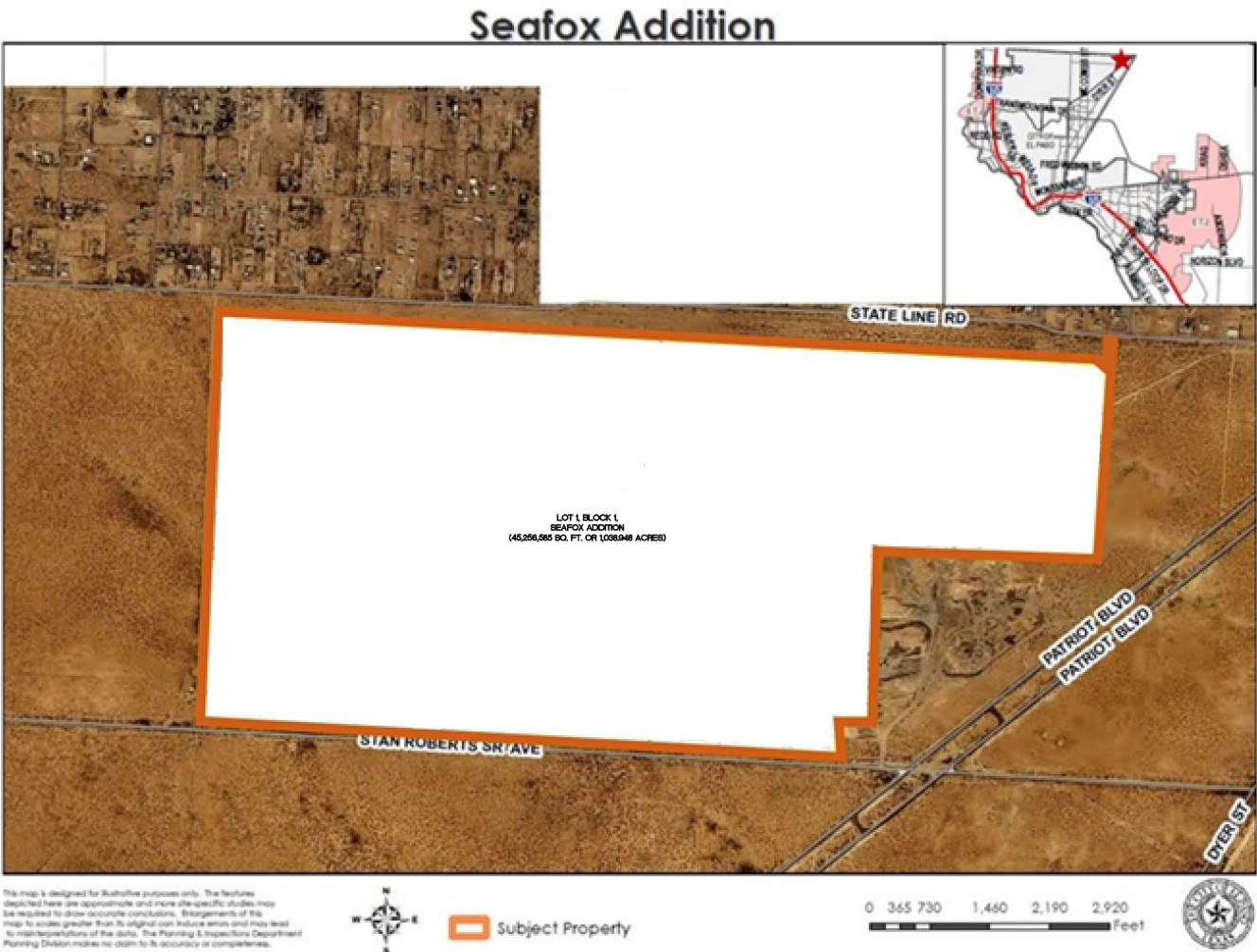


Figure A: Proposed plat with surrounding area

DESCRIPTION OF REQUEST: The applicant is proposing to subdivide 1,038.94 acres to create a one-lot commercial subdivision. Above-ground retention basins will be utilized for stormwater capture and treatment. Access to the subdivision will be from Stan Roberts Sr Ave. The application is being reviewed under the current Subdivision code.

CASE HISTORY/RELATED APPLICATIONS: The City Plan Commission, at its regular meeting of September 19, 2024, voted to approve Seafox Addition (SUSU24-00065) on a Major Preliminary basis. The current application complies with the previously-approved subdivision.

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

Surrounding Zoning and Use	
North	R-F (Ranch and Farm) / Vacant
South	R-F (Ranch and Farm) / Vacant
East	R-F/Q(SC) (Ranch and Farm and Quarry / special contact) / Vacant
West	Q/SP (Quarry / special contract) / Vacant
Nearest Public Facility and Distance	
Park	Futureland Park (1.89)
School	Barron Elementary (4.26 mi.)
Plan El Paso Designation	
G-7 (Industrial and/or Railyards)	
Impact Fee Service Area	
Northeast	

PUBLIC COMMENT: N/A

PLAT EXPIRATION: This application will expire on **August 14, 2028**. 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:

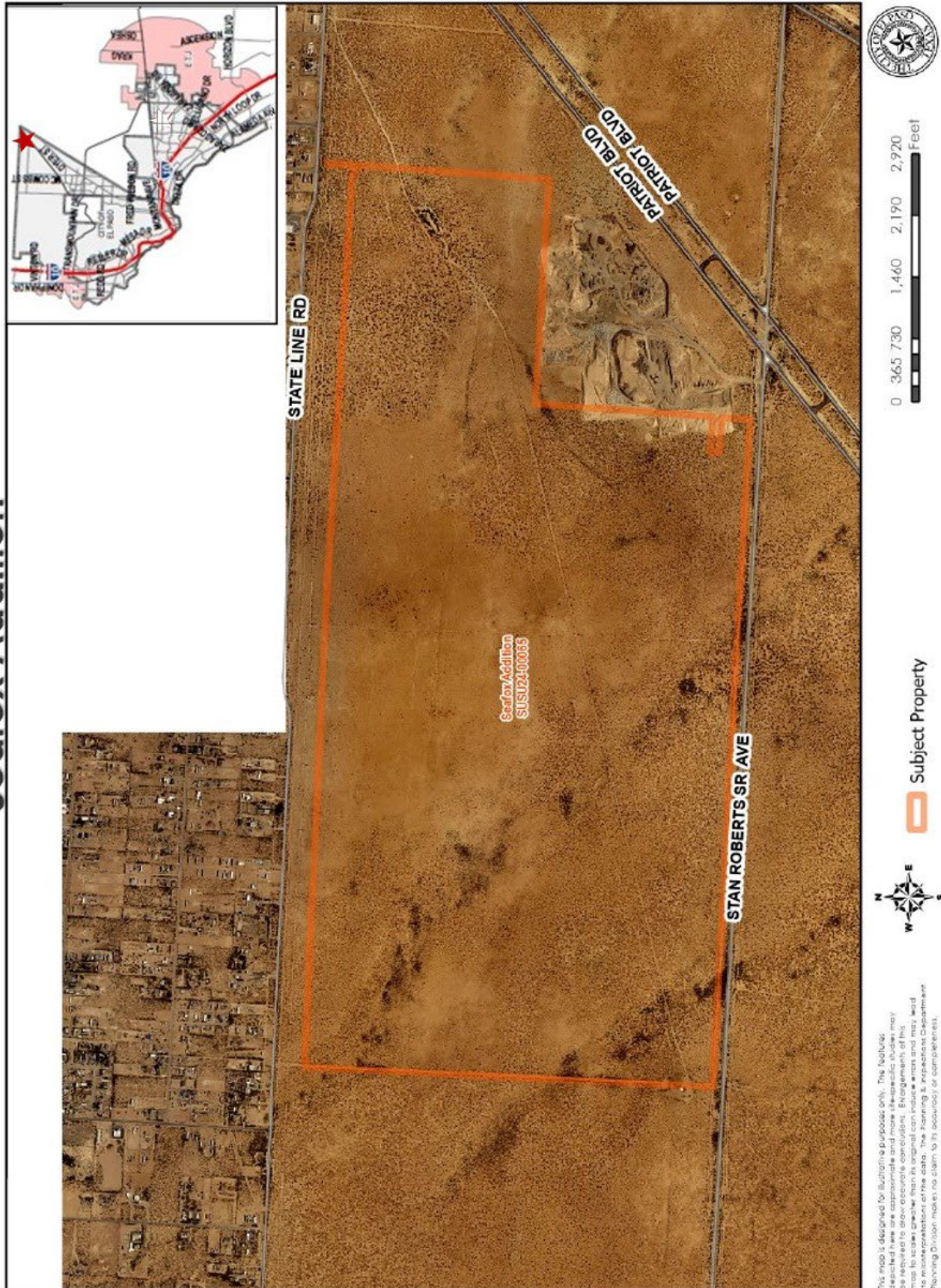
1. **Approval:** The CPC finds that the proposed plat is in conformance with all applicable requirements of Title 19 of the El Paso City Code. **(Staff Recommendation)**
2. **Approval with Conditions:** The CPC may impose conditions that bring the proposed plat into conformance with all applicable requirements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

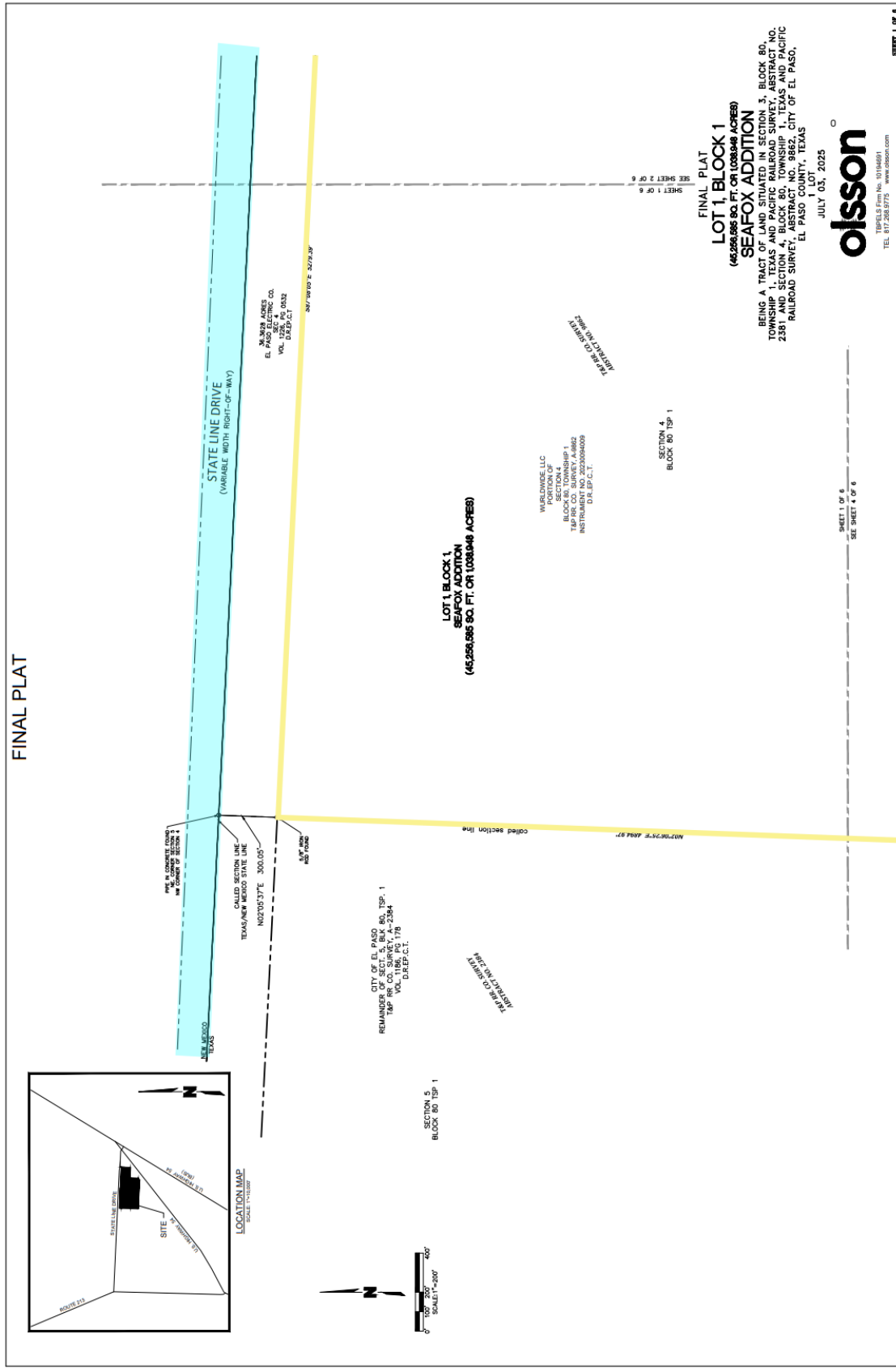
1. Aerial Map
2. Final Plat
3. Application
4. Department Comments

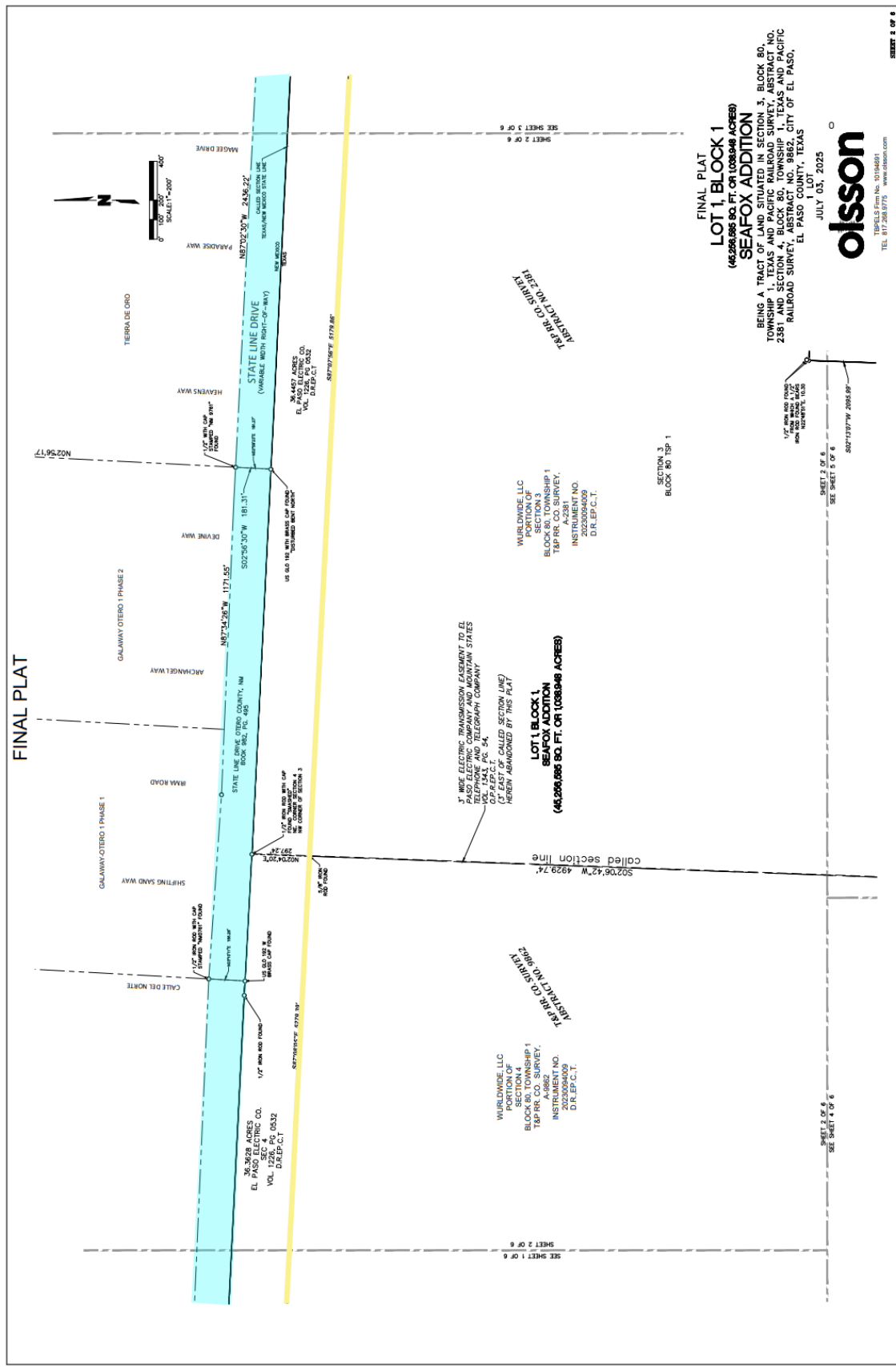
ATTACHMENT 1

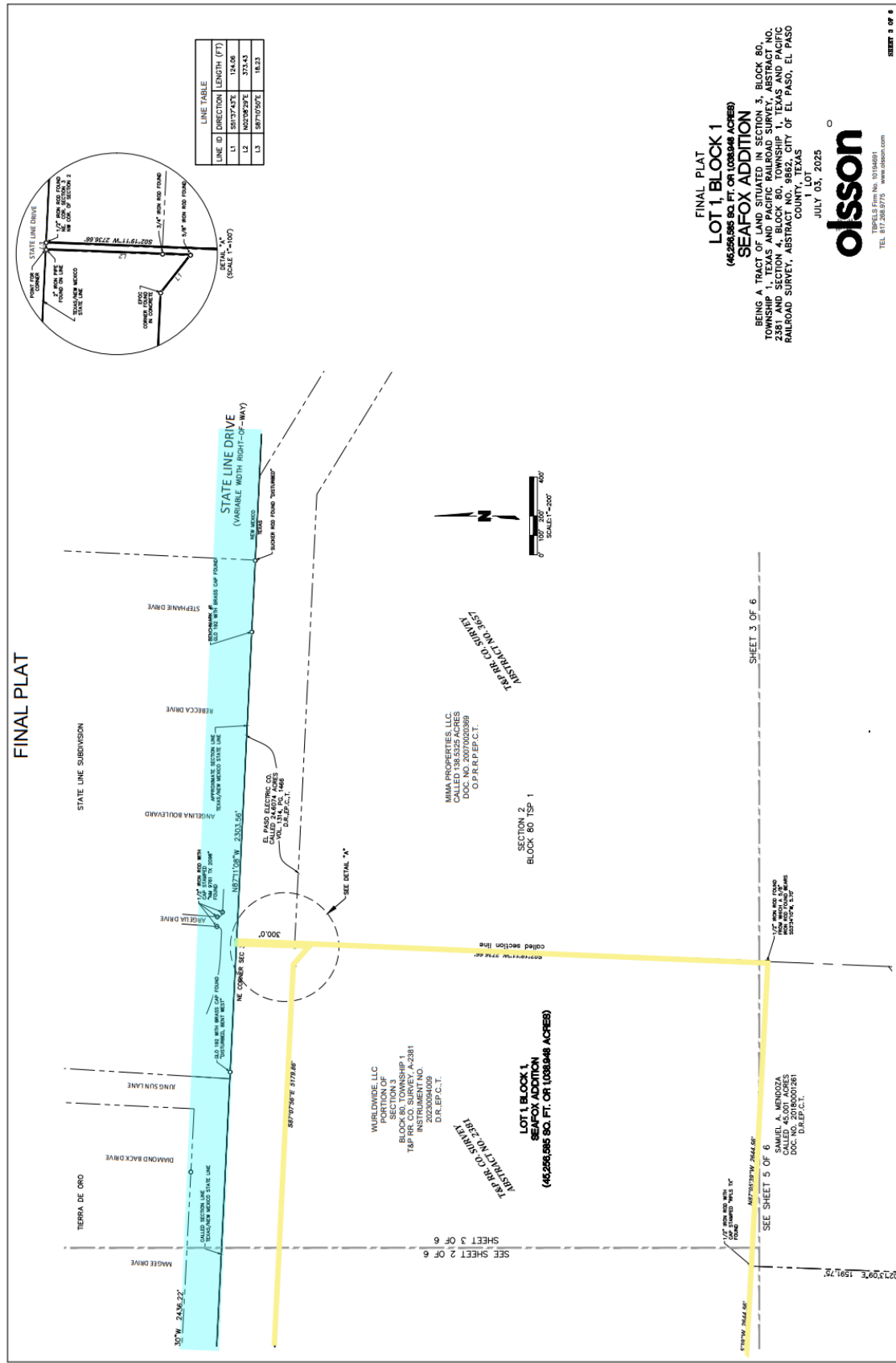
Seafox Addition



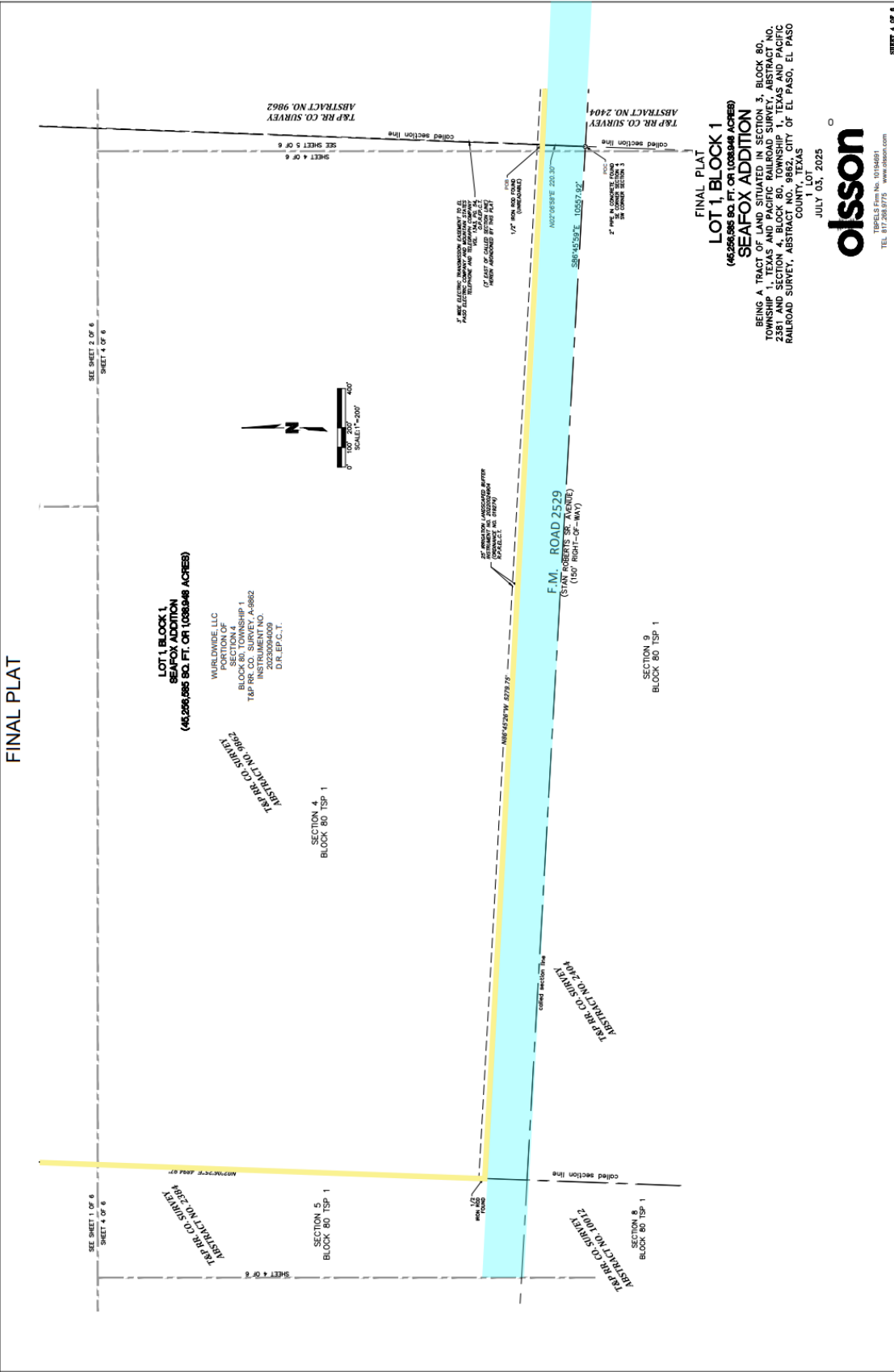
ATTACHMENT 2







FINAL PLAT





ATTACHMENT 3



MAJOR FINAL APPLICATION

DATE: 07/08/2025 FILE NO. _____
SUBDIVISION NAME: SEAFOX ADDITION

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
SEAFOX ADDITION, LOT 1, BLOCK 1
 2. Property Land Uses:

	<u>ACRES</u>	<u>SITES</u>		<u>ACRES</u>	<u>SITES</u>
Single-family	_____	_____	Office	_____	_____
Duplex	_____	_____	Street & Alley	_____	_____
Apartment	_____	_____	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below):	_____	_____
Park	_____	_____	_____	_____	_____
School	_____	_____	_____	_____	_____
Commercial	_____	_____	Total No. Sites:	_____	_____
Industrial	<u>1038.948</u>	<u>1</u>	Total (Gross) Acreage:	_____	_____
 3. What is existing zoning of the above described property? C-4 Proposed zoning? C-4
 4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes ☐ No ☐ N/A
 5. What type of utility easements are proposed: Underground ☐ Overhead ☐ Combination of Both ☐ N/A
 6. What type of drainage is proposed? (If applicable, list more than one)
PER THE ORDINANCE ON THE PROPERTY, THE SITE REQUIRES FULL INFILTRATION TO MEET 130% OF THE 100-YEAR STORMWATER VOLUME
 7. Are special public improvements proposed in connection with development? Yes ☐ No ☐ PUBLIC IMPROVEMENTS ALREADY UNDERWAY
 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 ☐ PUBLIC IMPROVEMENTS ALREADY UNDERWAY AND HAVE BEEN COORDINATED WITH CAPITAL IMPROVEMENT PROJECTS GROUP
 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	Worldwide LLC dba Statue LLC		
		(Name & Address, Zip)	(Email)	(Phone)
13.	Developer	OLSSON, INC, 7301 W. 133RD STREET, SUITE 200	RSTEFFENS@OLSSON.COM	316-648-3215
		(Name & Address, Zip)	(Email)	(Phone)
14.	Engineer	OLSSON, INC, 7301 W. 133RD STREET, SUITE 200	RSTEFFENS@OLSSON.COM	316-648-3215
		(Name & Address, Zip)	(Email)	(Phone)

OWNER SIGNATURE: _____

REPRESENTATIVE SIGNATURE: *Rosalyn Steffen* _____

REPRESENTATIVE CONTACT (PHONE): 316-648-3215 _____

REPRESENTATIVE CONTACT (E-MAIL): RSTEFFENS@OLSSON.COM _____

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

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. Provide original copy of the Tax certificate with zero balance.
2. This property is subject to impact fees. The table and respective language shall be included on the face of the final approved and recorded plat. Please update both the final and preliminary plats according to the following table, which outlines how impact fees shall be calculated:

APPENDIX B IMPACT FEE ASSESSMENT SCHEDULES

Northeast Service Area			
Meter Size	Meter Capacity Ratio	Water*	Wastewater
Less than 1 inch	1.00	\$1,508	\$372
1 inch	1.67	\$2,518	\$622
1½ inch	3.33	\$5,019	\$1,240
2 inch	5.33	\$8,033	\$1,985
3 inch	10.00	\$15,072	\$3,725
4 inch	16.67	\$25,125	\$6,209
6 inch	33.33	\$50,235	\$12,415
8 inch	53.33	\$80,379	\$19,864
10 inch	76.67	\$115,557	\$28,558
12 inch	143.33	\$216,027	\$53,388

3. Please add the CPC Approval Statement and the corresponding signature lines to the Final Plat.
4. Include the Filing statement on the Final Plat.
5. Provide tax certificate statement on the final plat notes.
6. Include restrictive covenants statement on the final plat notes if applicable. Provided instrument does not correspond to the required covenants.
7. Staff recommends to update provided postal delivery service statement to the following:

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 subdivisions. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.
8. Provide the adequate school district applicable to the proposed subdivision (Ysleta)
9. Please ensure that the subdivision name is in boldface type, no smaller than one-half inch in height, so that it stands out for easy identification.
10. Provide name and width of abutting rights-of-way on the Final Plat.
11. Provide address or proposed address for the lot on Final Plat.
12. Staff recommends including an Overall Plan that shows the full parcel subdivided into the sections presented on each sheet (1–5), for easier and clearer identification.
13. Please double-check the 'Preliminary' note on Sheet 6 of 6. If it is not necessary , remove it.
14. Include a location map on each sheet that indicates the specific part of the parcel represented on the plat.

Planning and Inspections Department- Land Development Division

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

The Developer/Engineer shall address the following comments:

1. On the preliminary plat, provide the direction of flow of all watercourses, location, type, material and size of any existing and proposed storm water drainage structures and/or facilities.
2. **Submit the complete public improvement plans for the Stan Roberts Ave. under SIPS24-00015 in order to review.**
3. Provide print-out of the mathematical closure of the exterior boundary of the subdivision indicating the error of closure - (Provide bearings and distance for the complete exterior lot).
4. Fully dimension the easements by bearing and distance or provide a document book and page recording reference numbers, including El Paso Electric Co. easement along Stan Robert Ave.
5. **Provide header curb instead of curb and gutter along proposed Stan Robert Ave. (onsite ponding area).**
6. The subdivision shall be tied to a horizontal control by bearing and distance to either a section corner, survey line, the National Geodetic Survey monument, City monument or other known and accepted survey points. This tie shall be delineated on the plats.
7. Provide and label note on the plat: "If lots are further subdivided, then additional private easement shall be required".
8. Verify "480214IND0A" on Flood zone determination note 10.
9. Provide official address for the Lot 1, Block 1.

Parks and Recreation Department

We have reviewed **Seafox Addition** a major final plat map and on behalf the Parks & Recreation Department, we offer the Developer / Engineer the following comments:

1. According to the 380 agreement the fees have been waived.

El Paso Water

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 assessed and collected at the time the El Paso Water receives an application for water and 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. The estimate 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 will also be installed parallel with the above described 24-inch water transmission main. This small diameter water main will be available for service once Final completion has been issued. The developer is to provide the anticipated locations and sizes of services.

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. Stub-outs will also be installed along with the above described 21-inch sanitary sewer interceptor main. Stub-outs will be available for service once Final completion has been issued.

General:

An application for water and sanitary sewer services should be submitted 6 to 8 weeks prior to construction to ensure water for construction work. Additional service applications are available at 1154 Hawkins, 3rd Floor. 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 EPWU – 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.

Traffic and Transportation:

SaM traffic & transportation engineering has the following comments:

- TIA approved on recommendations and conclusions.
- Roadway improvements are responsible of the developer.

Contract Management

Comm.-

Indicate when placing Sidewalks the municipal Code Chapter 19.21 of Sidewalks shall be followed, and Chapter 13.04.020 Sidewalk Specifications.

Comm.-

Indicate that for driveways the municipal code chapter 13.12 shall be followed.

Comm.-

Indicate that any type of restoration must be compliant as per the Design Standards for Construction and its addendums.

Street lights

Street Lights Department does not object to this request.

Location/Vicinity map shall show Stan Roberts Sr. Ave. (F.M. road 2529) and McCombs St.

On Plans sheet 4 of 6 and 5 of 6 clarify if section of Stan Roberts Sr. Ave. is part of F.M. road 2529.

Stan Roberts Sr. Ave. (F.M. road 2529) is a Texas Department of Transportation (TXDOT) right of way (ROW). Street illumination is subject to State of Texas code and regulations.

For the development of this 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.

Texas Gas

In reference to SUSU25-00066 - Seafox Addition, Texas Gas Service does not have any comments.

El Paso Electric

We have no comments for Seafox Addition.

Texas Department of Transportation

If access is required from US 54, a permit application must be submitted to TxDOT to obtain approval for the access point.

El Paso County Water Improvement District #1

The mentioned item is not within the boundaries of EPCWID.

El Paso Central Appraisal District

There are no comments for Seafox Addition Subdivision from Central Appraisal.

Fire Department

No adverse comments.

El Paso County 911 District

No comments received.

El Paso County

No comments received.

Sun Metro

No comments received.

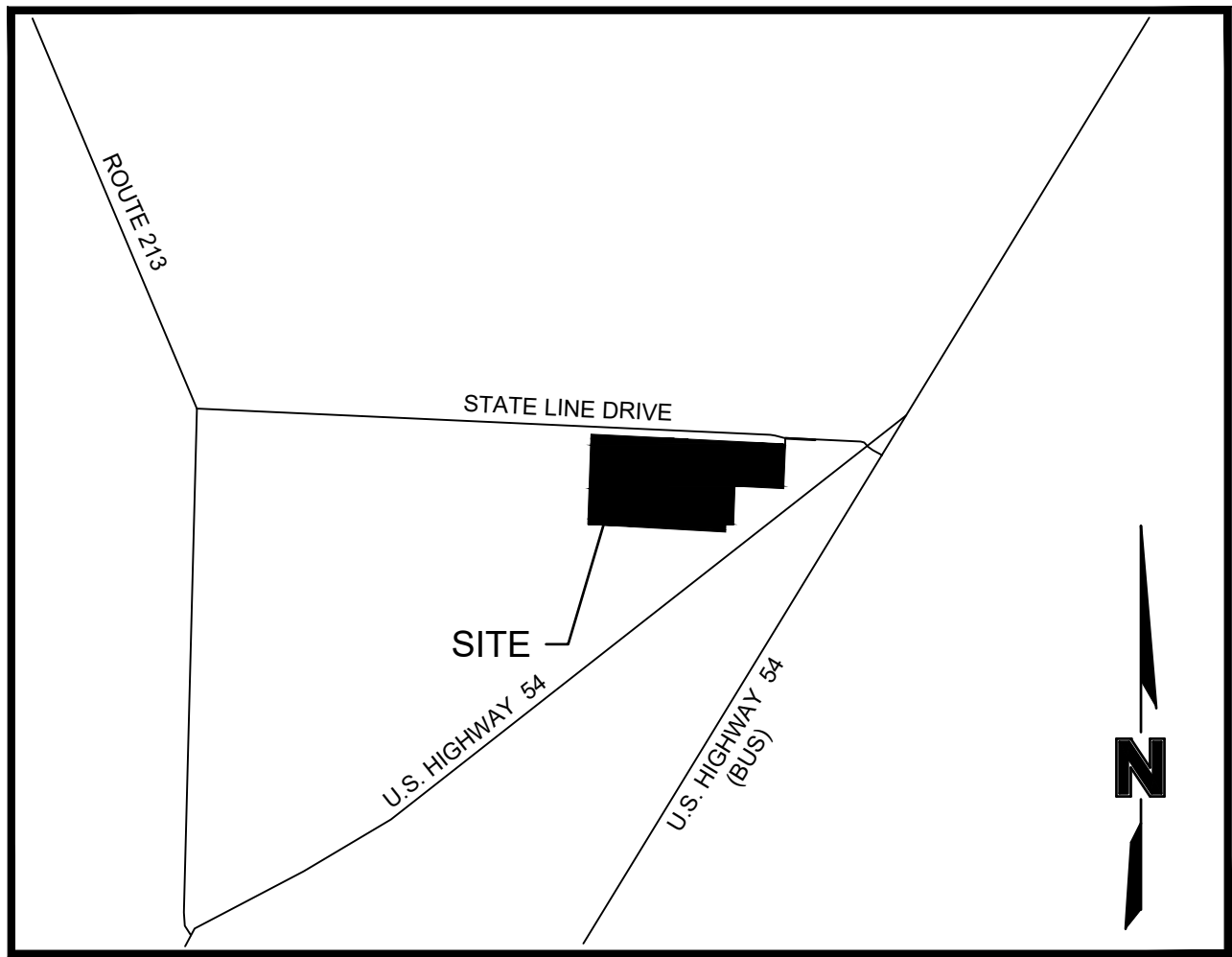
Streets and Maintenance Department

No comments received.

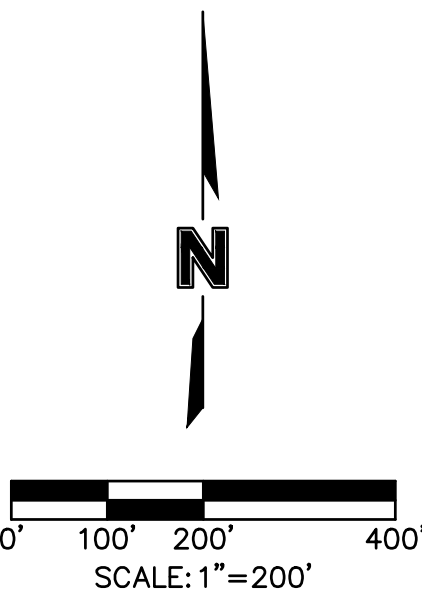
Capital Improvement Department

No comments received.

FINAL PLAT



LOCATION MAP
SCALE: 1"=10,000'



SECTION 5
BLOCK 80 TSP 1

CITY OF EL PASO
REMAINDER OF SECT. 5, BLK 80, TSP. 1
T&P RR CO. SURVEY, A-2384
VOL. 1186, PG 178
D.R.E.P.C.T.

T&P RR. CO. SURVEY
ABSTRACT NO. 2384

called section line

N02°16'25"E 4894.97'

PIPE IN CONCRETE FOUND-
NE. CORNER SECTION 5
NW CORNER OF SECTION 4

CALLED SECTION LINE
TEXAS/NEW MEXICO STATE LINE

N02°05'37"E 300.05'

5/8" IRON
ROD FOUND

NEW MEXICO
TEXAS

STATE LINE DRIVE
(VARIABLE WIDTH RIGHT-OF-WAY)

36.3628 ACRES
EL PASO ELECTRIC CO.
SEC 4
VOL. 1226, PG 0532
D.R.E.P.C.T.

S81°08'05"E 5219.39'

LOT 1, BLOCK 1,
SEAFOX ADDITION
(45,256,585 SQ. FT. OR 1,038.948 ACRES)

WORLDWIDE, LLC
PORTION OF
SECTION 4
BLOCK 80, TOWNSHIP 1
T&P RR. CO. SURVEY, A-9862
INSTRUMENT NO. 20230094009
D.R.,EP.C.,T.

T&P RR. CO. SURVEY
ABSTRACT NO. 9862

SECTION 4
BLOCK 80 TSP 1

SHEET 1 OF 6
SEE SHEET 2 OF 6

FINAL PLAT
LOT 1, BLOCK 1
(45,256,585 SQ. FT. OR 1,038.948 ACRES)
SEAFOX ADDITION

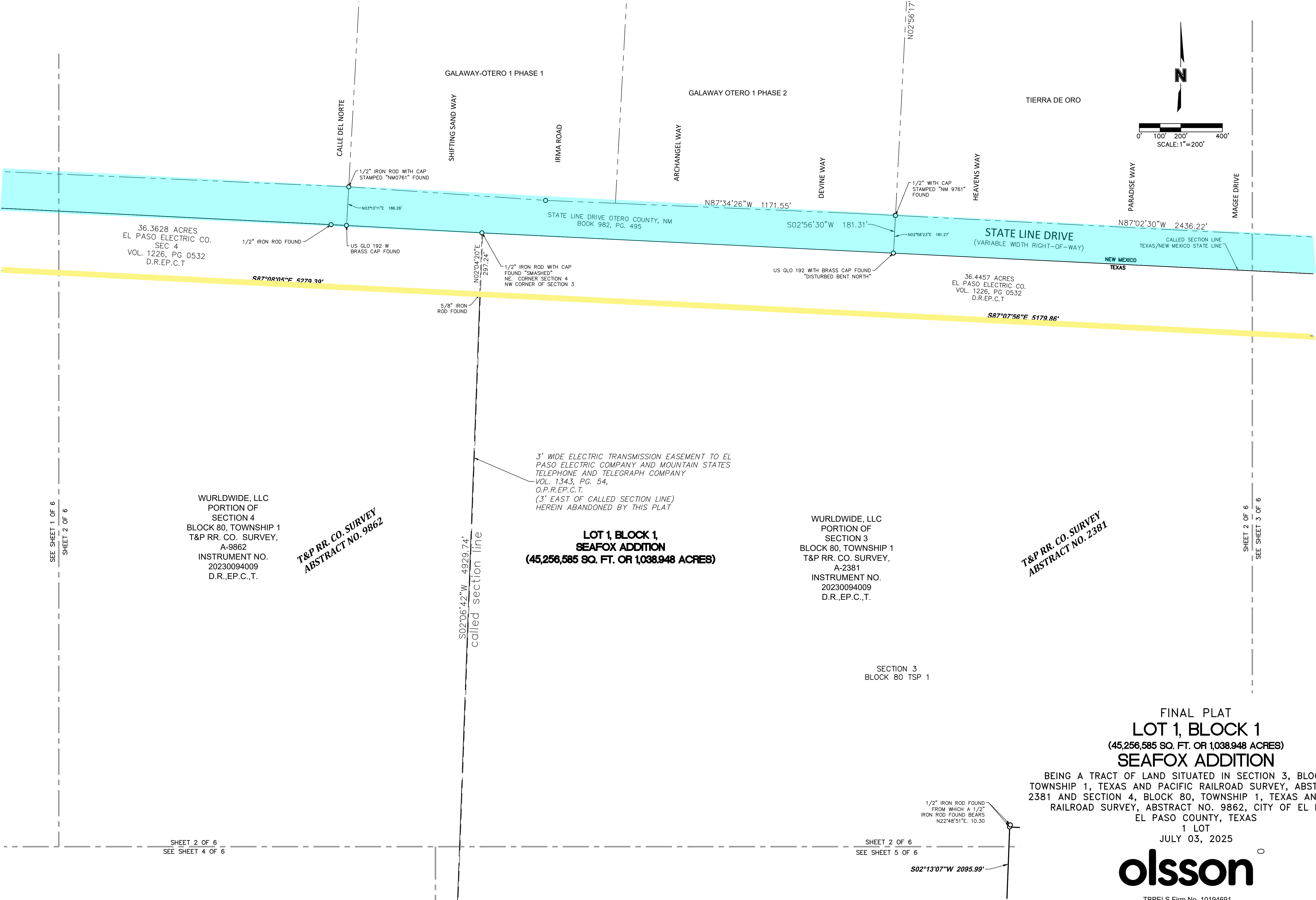
BEING A TRACT OF LAND SITUATED IN SECTION 3, BLOCK 80,
TOWNSHIP 1, TEXAS AND PACIFIC RAILROAD SURVEY, ABSTRACT NO.
2381 AND SECTION 4, BLOCK 80, TOWNSHIP 1, TEXAS AND PACIFIC
RAILROAD SURVEY, ABSTRACT NO. 9862, CITY OF EL PASO,
EL PASO COUNTY, TEXAS
1 LOT
JULY 03, 2025

olsson

TBPELS Firm No. 10194691
TEL 817.268.9775 www.olsson.com

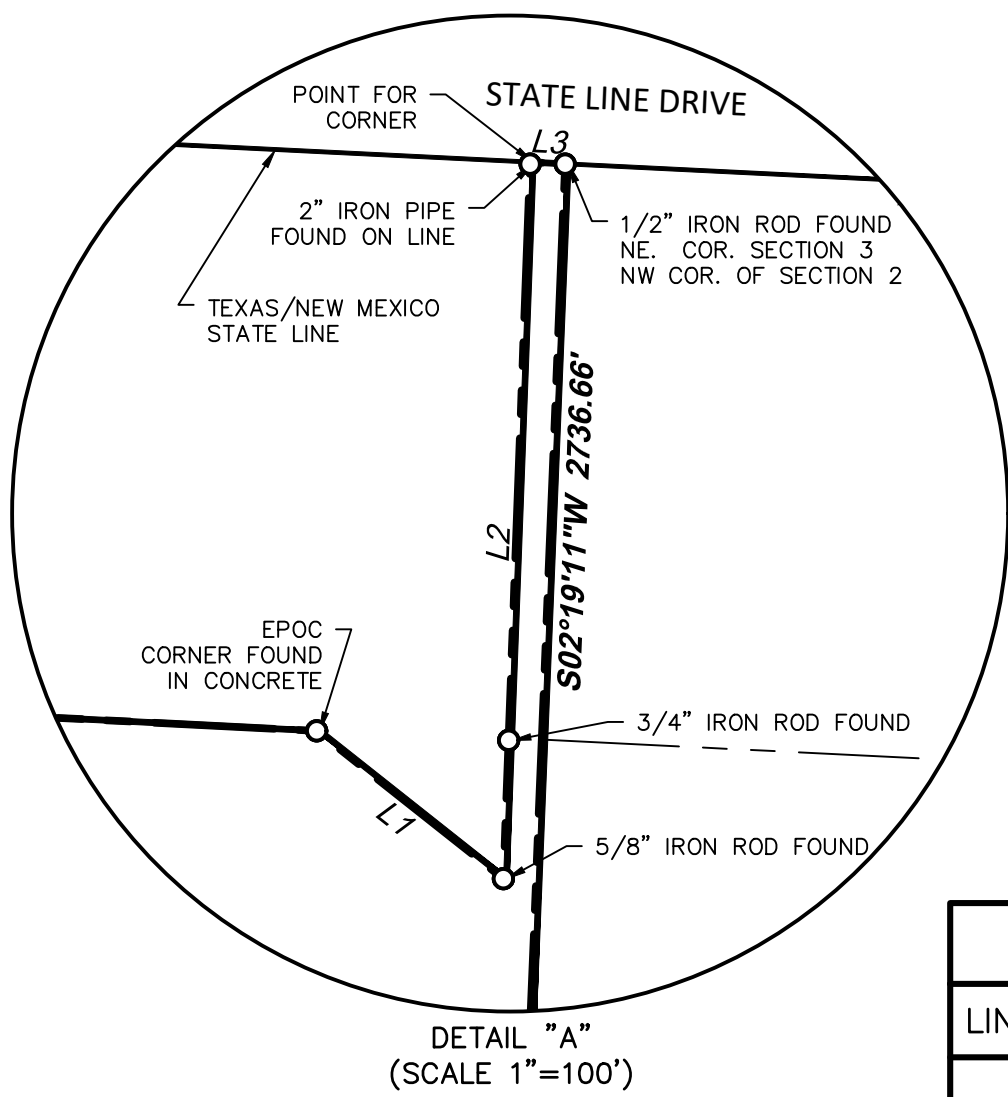
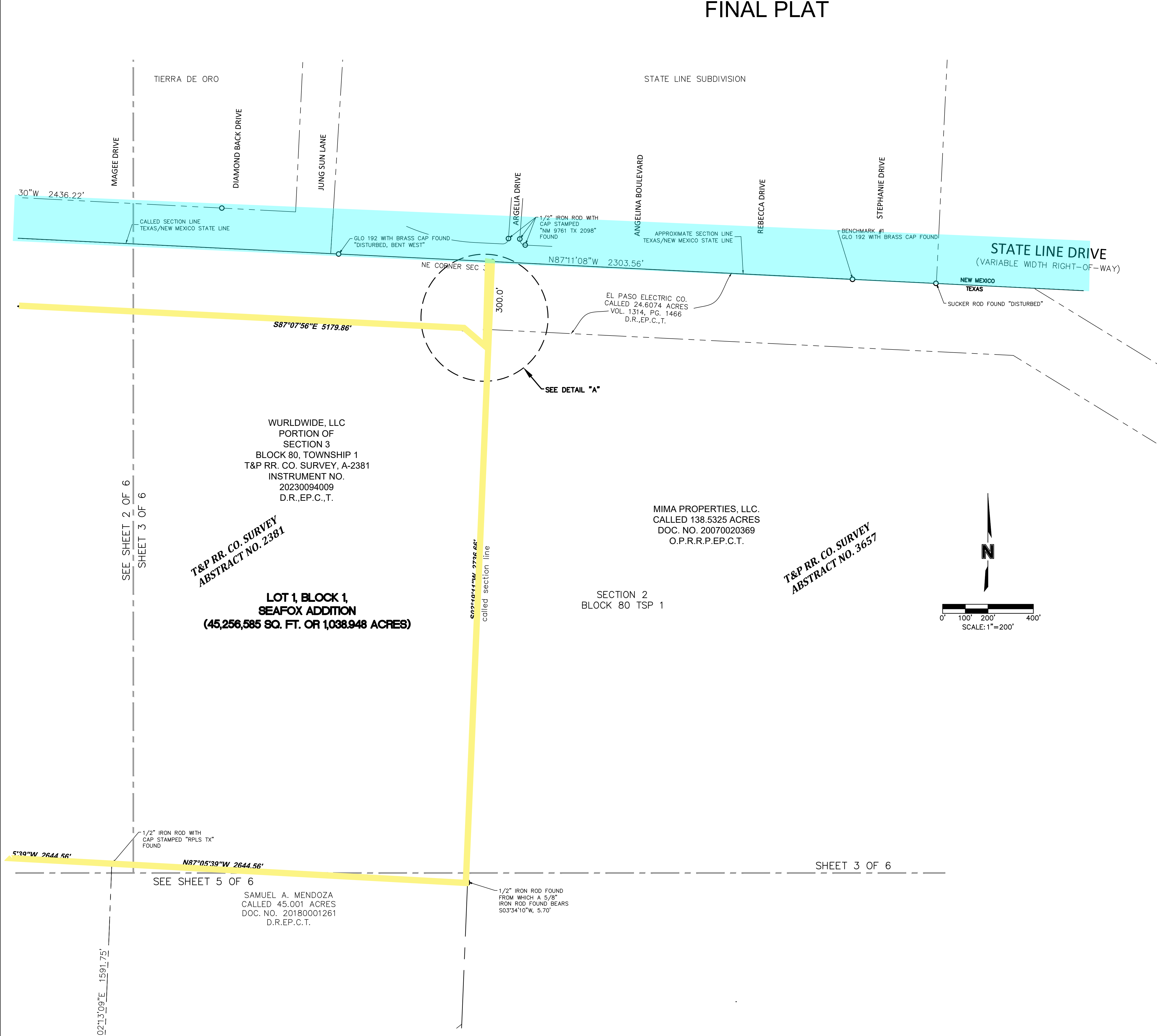
SHEET 1 OF 6
SEE SHEET 4 OF 6

FINAL PLAT



FINAL PLAT
LOT 1, BLOCK 1
(45,256,585 SQ. FT. OR 1,038,948 ACRES)
SEAFX ADDITION
BEING A TRACT OF LAND SITUATED IN SECTION 3, BLOCK 80,
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FINAL PLAT



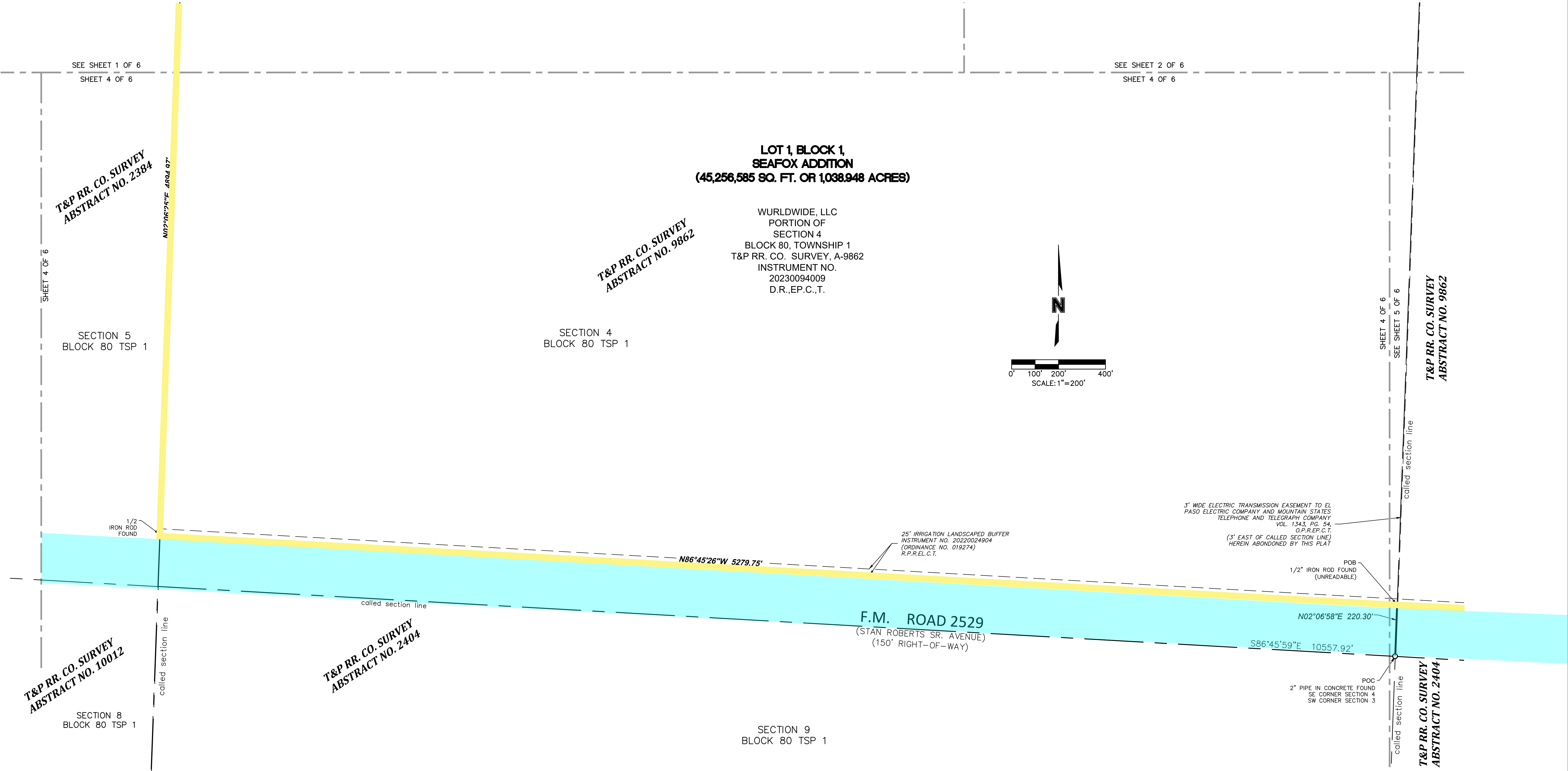
LINE TABLE		
LINE ID	DIRECTION	LENGTH (FT)
L1	S51°37'43"E	124.06
L2	N02°08'29"E	373.43
L3	S87°10'50"E	18.23

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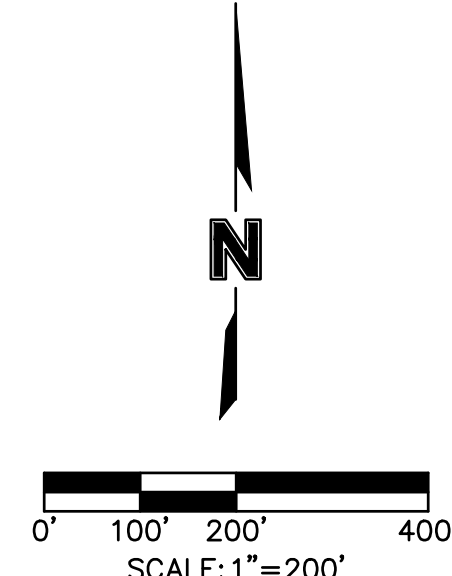
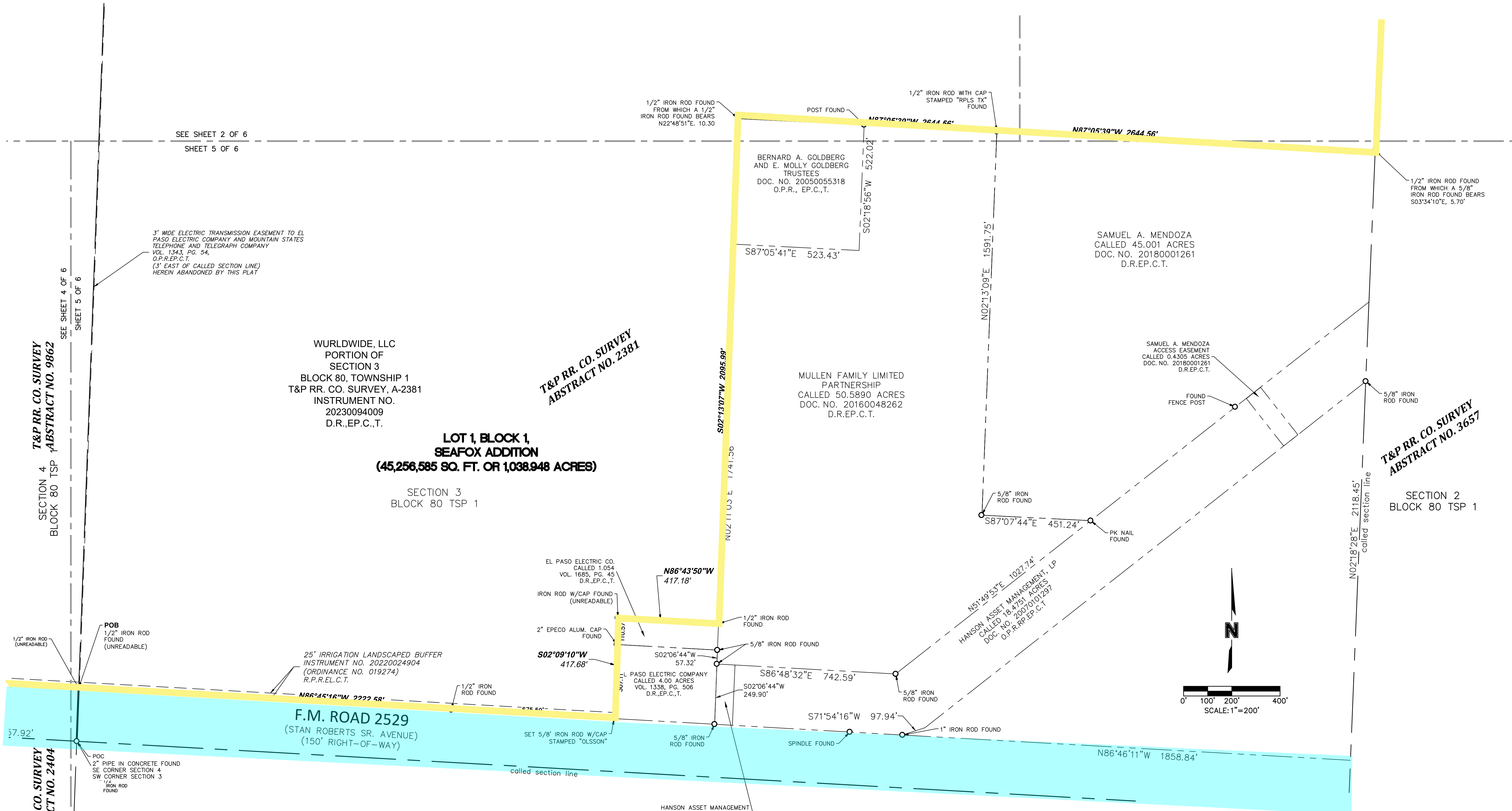


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FINAL PLAT



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FINAL PLAT

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF EL PASO §.

SEAFX ADDITION

WHEREAS, Worldwide, LLC, Texas is the owner of tracts of land situated in Section 3, Block 80, Township 1, Texas and Pacific Railroad Survey, Abstract No. 2381 and Section 4, Block 80, Township 1, Texas and Pacific Railroad Survey, Abstract No. 9862, City of El Paso, El Paso County, Texas further being portions of tracts of land described in the deed recorded in Instrument No. 20230094009, Deed Records, El Paso County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING at a 2 inch pipe found in concrete marking the common CORNER SECTION 3, 4, 9, and 10, Block 80, Township 1, Thence, North 02 degrees 06 minutes 58 seconds East, along the common line of said Sections 3 and 4, a distance of 220.30 feet to a 1/2 inch capped iron rod found (unreadable) for corner on the North right-of-way line of Stan Roberts Sr. Avenue (Farm to Market Road 2529) (150 foot right-of-way), said corner being THE POINT OF BEGINNING;

Thence North 86 degrees 45 minutes 26 seconds West, along the South line of the herein described tract and said North right-of-way line of Stan Roberts Sr. Avenue (Farm to Market Road 2529), a distance of 5,279.75 feet to a 1/2 inch iron rod found for the Southwest corner of the herein described tract, called to be on the West line of said Section 4 and the East line of Section 5, Block 80, Township 1;

Thence North 02 degrees 06 minutes 25 seconds East, along the West line of the herein described tract and the common line of said Section 4 and Section 5, a distance of 4,894.97 feet to a 5/8 inch iron rod found for the Northwest corner of the herein described tract and the Southwest corner of a called 36.3628 acre tract within said Section 4 described in a deed to El Paso Electric Co., recorded in Volume 1226, Page 0532, Deed Records, El Paso, Texas;

Thence South 87 degrees 08 minutes 05 seconds East, along the North line of the herein described tract and the South line of said 36.3628 acre tract a distance of 5,279.39 feet to a 5/8 inch iron rod found on the called common line of said Sections 3 and 4 and being the Southeast corner of said 36.3628 acre tract in said Section 4 and the Southwest corner of a 36.4457 acre tract within said Section 3 to said El Paso Electric Co. recorded in said Volume 1226, Page 0532;

Thence along the North line of the herein described tract and a South line of said 36.4457 acre tract the following (3) three courses and distances;

South 87 degrees 07 minutes 56 seconds East, a distance of 5,179.86 feet to a El Paso Electric marker in concrete found for corner;

South 51 degrees 37 minutes 43 seconds East, a distance of 124.06 feet to a 5/8 inch iron rod found for an ell corner of the herein described tract and Southeast corner of said El Paso Electric Co. tract;

North 02 degrees 08 minutes 29 seconds East, passing through at a distance of 72.13 feet a 3/4 inch iron pipe found for reference, passing through a 2 inch iron pipe found at a distance of 372.37 feet, a total distance of 373.43 feet to a point for corner on the called Texas and New Mexico State Line and the South right-of-way line of State Line Drive for the most Northerly Northwest corner of the herein described tract, and the Northeast corner of said 36.4457 acre tract;

Thence South 87 degrees 10 minutes 50 seconds East, along a North line of the herein described tract and in the called Texas and New Mexico State Line, along the South right-of-way line of said State Line Drive, a distance of 18.23 feet to a 1/2 inch iron rod found for the Northeast corner of the herein described tract and being the Northwest corner of a tract of land described in a deed to El Paso Electric Company, recorded in Volume 1314, Page 1466, said Deed Records;

Thence South 02 degrees 19 minutes 11 seconds West, along the common line of called Section 2 and said Section 3, a distance of 2,736.66 feet to a 1/2 inch iron rod found for the most Easterly Southeast corner of the herein described tract and the Northeast corner of a tract of land described in a deed to Samuel A. Mendoza, recorded in Document Number 20180001261, Official Public Records, El Paso County Texas from which a 5/8 inch iron rod found bears South 03 degrees 34 minutes 10 seconds East, a distance of 5.70 feet;

Thence North 87 degrees 05 minutes 39 seconds West, along a South line of the herein described tract and the North line of said Mendoza Tract, a tract of land to the Mullen Family Limited Partnership, recorded in Document Number 20160048262, said Official Public Records, and Bernard A. Goldberg and E. Molly Goldberg Trustees, recorded in 20050055318, said Official Public Records, a distance of 2,644.56 feet to a 1/2 inch iron rod found for an ell corner of the herein described tract and the Northwest corner of said Goldberg Tract, from which a 1/2 inch iron rod found for reference bears North 22 degrees 48 minutes 51 seconds East, a distance of 10.30 feet;

Thence South 02 degrees 13 minutes 07 seconds West, along an East line of the herein described tract and the West line of the said Goldberg Tract and said Mullen Tract, a distance of 2,095.99 feet to a 1/2 inch iron rod found for the North most Southeast corner of the herein described tract and the Northeast corner of a called 1.054 acre tract described in a deed to El Paso Electric Co., recorded in Volume 1043, Page 100 of said Deed Records;

Thence North 86 degrees 43 minutes 50 seconds West, along a South line of the herein described tract, and the North Line of said El Paso Electric Co. tract, a distance of 417.18 feet to an iron rod with cap (unreadable) found for an ell corner of the herein described tract and the Northwest corner of said El Paso Electric Tract;

Thence South 02 degrees 09 minutes 10 seconds West, along an East line of the herein described tract, passing at a distance of 110.57 feet to a 2 inch Especo Aluminum cap found for the Northwest corner of a tract of land described in a deed to the El Paso Electric Co., recorded in Volume 1338, Page 506, said Deed Records, continuing along said course for a total distance of 417.68 feet to a 5/8 inch iron rod with cap stamped "Olsson" set in the North right-of-way line of said Stan Roberts Sr. Avenue for a South most Southeast corner of the herein described tract;

Thence North 86 degrees 45 minutes 16 seconds West, along the South line of the herein described tract and the North Right-of-way Line of said Stan Roberts Sr. Avenue, passing through at a distance of 675.59 feet, a 1/2 inch iron rod found, continuing along said course for a total distance of 2,222.58 feet to the POINT OF BEGINNING, containing 45,256,585 Square Feet or 1,038.948 Acres of Land.

PLAT NOTES:

1. THERE ARE NO WATER/SEWER MAINS IN THE VICINITY OF THE SUBJECT PROPERTY AT THIS TIME. WATERAND 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 WILL ALSO BE INSTALLED ALONG WITH THE ABOVE DESCRIBED 24-INCH WATER TRANSMISSION MAIN. THIS SMALL DIAMETER WATER MAIN WILL BE AVAILABLE FOR SERVICE ONCE FINAL COMPLETION HAS ISSUED.

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 WILL ALSO BE INSTALLED ALONG WITH THE ABOVE DESCRIBED 21-INCH SANITARY SEWER INTERCEPTOR MAIN. THE SMALL DIAMETER MAIN WILL BE AVAILABLE FOR SERVICE ONCE FINAL COMPLETION HAS ISSUED.

2. UNITED STATES POSTAL SERVICE DELIVERY WILL BE PROVIDED THROUGH NEIGHBORHOOD DELIVERY AND COLLECTION BOX UNITS.

3. THE SUBJECT PROPERTY IS LOCATED WITHIN THE EL PASO INDEPENDENT SCHOOL DISTRICT (E.P.I.S.D.).

4. BEARINGS SHOWN HEREON ARE TEXAS STATE COORDINATE SYSTEM, CENTRAL ZONE 4203, BASED UPON GPS MEASUREMENTS. DISTANCES AND AREAS HEREON ARE SURFACE VALUES. A COMBINED SCALE FACTOR OF 0.9989448 WAS USED FOR THIS PROJECT. VERTICAL DATUM IS BASED ON NAVD 88 (GEOID 18). COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE GRID VALUES.

5. THE SUBJECT PROPERTY IS LOCATED WITHIN THE CITY OF EL PASO NORTHEAST IMPACT FEE SERVICE AREA. IMPACT FEES WILL BE ASSESSED AND COLLECTED AT THE TIME THE EL PASO WATER RECEIVES AN APPLICATION FOR WATER AND SANITARY SEWER SERVICES.

6. THERE ARE NO WATER/SEWER MAINS IN THE VICINITY OF THE SUBJECT PROPERTY AT THIS TIME.

7. THERE ARE NO BUILDINGS LOCATED ON THE SUBJECT PROPERTY.

8. NO ARROYOS HAVE BEEN DETERMINED WITHIN OR ADJACENT TO THE SITE.

9. ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR THE CITY OF EL PASO, EL PASO COUNTY, TEXAS, MAP NUMBERS 480214000058. PANEL NOT PRINTED-NO SPECIAL FLOOD HAZARD AREAS, EFFECTIVE DATE: OCTOBER 15, 1982 (AS SHOWN ON MAP 480214IND0A DATED FEBRUARY 16, 2006), AND ACCORDING TO MAP 4802140004C EFFECTIVE DATE: JUNE 15, 1988, THE SUBJECT PROPERTY APPEARS TO BE LOCATED IN ZONE C, AREAS OF MINIMAL FLOOD FLOODING (NO SHADING). THIS STATEMENT DOES NOT REFLECT ANY TYPE OF FLOOD STUDY BY THIS FIRM.

10. THE RETENTION OF ALL STORM-WATER RUNOFF DISCHARGE VOLUME IS REQUIRED WITHIN THIS SUBDIVISION'S LIMITS IN COMPLIANCE WITH ALL PROVISIONS OF (MUNI-CODE 19.19.010A, DSC, AND DDM SECTION 11.1).

11. TERMS, CONDITIONS AND PROVISIONS AS CONTAINED IN ORDINANCE NO. 019274, RECORDED MARCH 16, 2022 IN/AS DOCUMENT NO. 20220024904, OFFICIAL PUBLIC RECORDS, EL PASO, TEXAS. (AFFECTS ALL TRACTS).

12. TERMS, CONDITIONS AND PROVISIONS AS CONTAINED IN ORDINANCE NO. 019577, RECORDED JANUARY 16, 2025 IN/AS DOCUMENT NO. 2025002610, OFFICIAL PUBLIC RECORDS, EL PASO, TEXAS. (AFFECTS ALL TRACTS).

13. RESTRICTIVE COVENANTS RECORDED IN DOCUMENT NUMBER 20220024904, ORDINANCE NUMBER 019274.

14. THIS PROPERTY IS ZONED C-4.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Wurldwide, LLC, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as **LOT 1, BLOCK 1, SEAFX ADDITION**, an addition to the City of El Paso, El Paso County, Texas, and do hereby dedicate, in fee simple, to the public use forever any streets, alleys, and floodway management areas shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire lane easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and fire lane easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. All, and any public utility shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. (Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by that utility). Water main and wastewater easements shall also include additional area of working space for construction and maintenance of the systems. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water services and wastewater services from the main to the curb or pavement line, and description of such additional easements herein granted shall be determined by their location as installed. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of El Paso, Texas.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of El Paso.

WITNESS, my hand _____, this the _____ day of _____

BY: _____

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas on this day appeared _____ known to me to be the person whose name is subscribed to the forgoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed.

Notary Public, State of Texas

I, Timothy G. Martin, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveying, the City of El Paso Ordinance no. 19455, and Texas Local Government Code, Sec. 212. (a)(b)(c)(d) & (e); and that the digital drawing file accompanying this plat is a precise representation of this Signed FINAL PLAT.

Date this _____ day of _____, 2025

"PRELIMINARY". This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

Timothy G. Martin
Texas Registered Professional Land Surveyor No. 5236

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Timothy G. Martin to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2025

Notary Public in and for El Paso County, Texas

FINAL PLAT
LOT 1, BLOCK 1
(45,256,585 SQ. FT. OR 1,038.948 ACRES)
SEAFX ADDITION
BEING A TRACT OF LAND SITUATED IN SECTION 3, BLOCK 80, TOWNSHIP 1, TEXAS AND PACIFIC RAILROAD SURVEY, ABSTRACT NO. 2381 AND SECTION 4, BLOCK 80, TOWNSHIP 1, TEXAS AND PACIFIC RAILROAD SURVEY, ABSTRACT NO. 9862, CITY OF EL PASO, EL PASO COUNTY, TEXAS
1 LOT
JULY 03, 2025

olsson

TBPELS Firm No. 10194691
TEL 817.268.9775 www.olsson.com

OWNER: Worldwide LLC dba Statue LLC
c/o Laura Hoffman
Winstead PC
500 Winstead Building
2728 N. Harwood Street
Dallas, Texas 75201
Ph: 214-745-5400

SURVEYOR: Olsson Inc.
300 Throckmorton St., Ste. 400
Ft. Worth, TX 76102
PH.# 817-268-9775



Legislation Text

File #: BC-1025, **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.

PZDS25-00016: Lots 16, 17, 18, 19, 20, 24, 25, and 26, and a portion of Lots 21, 22, and 23, Block 3, Keystone Business Park and a portion of Kappa Road, City of El Paso, El Paso County, Texas

Location: 4160 Doniphan Dr.
Existing Zoning: C-4/sc (Commercial/special contract)
Request: Detailed Site Development Plan per Ordinance No. 8929
Existing Use: Vacant
Proposed Use: Recycling collection facility
Property Owner: City of El Paso
Representative: Wright and Dalbin Architects
District: 1
Staff Contact: Blanca Perez, (915) 212-1561, PerezBM@elpasotexas.gov

4160 Doniphan

City Plan Commission — August 14, 2025

SITE PLAN



CASE NUMBER: PZDS25-00016
CASE MANAGER: Blanca Perez, (915) 212-1561, PerezBM@elpasotexas.gov
PROPERTY OWNER: City of El Paso
REPRESENTATIVE: Wright and Dalbin Architects
LOCATION: 4160 Doniphan Drive (District 1)
PROPERTY AREA: 29.10 acres
REQUEST: Detailed Site Development Plan Approval per Ordinance No. 8929
RELATED APPLICATIONS: None
PUBLIC INPUT: None

SUMMARY OF REQUEST: The applicant is requesting approval of a Detailed Site Development Plan review as required per Ordinance No. 8929, dated March 3, 1987, requiring approval from both City Plan Commission and City Council prior to issuance of building permits. The applicant proposes to develop the subject property as a large recycling collection facility.

SUMMARY OF STAFF'S RECOMMENDATION: Staff recommends **APPROVAL** of the request. The proposed use is permissible by right in the C-4/sc (Commercial/special contract) zone district and is compatible with surrounding commercial uses. The proposed development meets the requirements of El Paso City Code Section 20.04.150 Detailed Site Development Plan.

PZDS25-00016

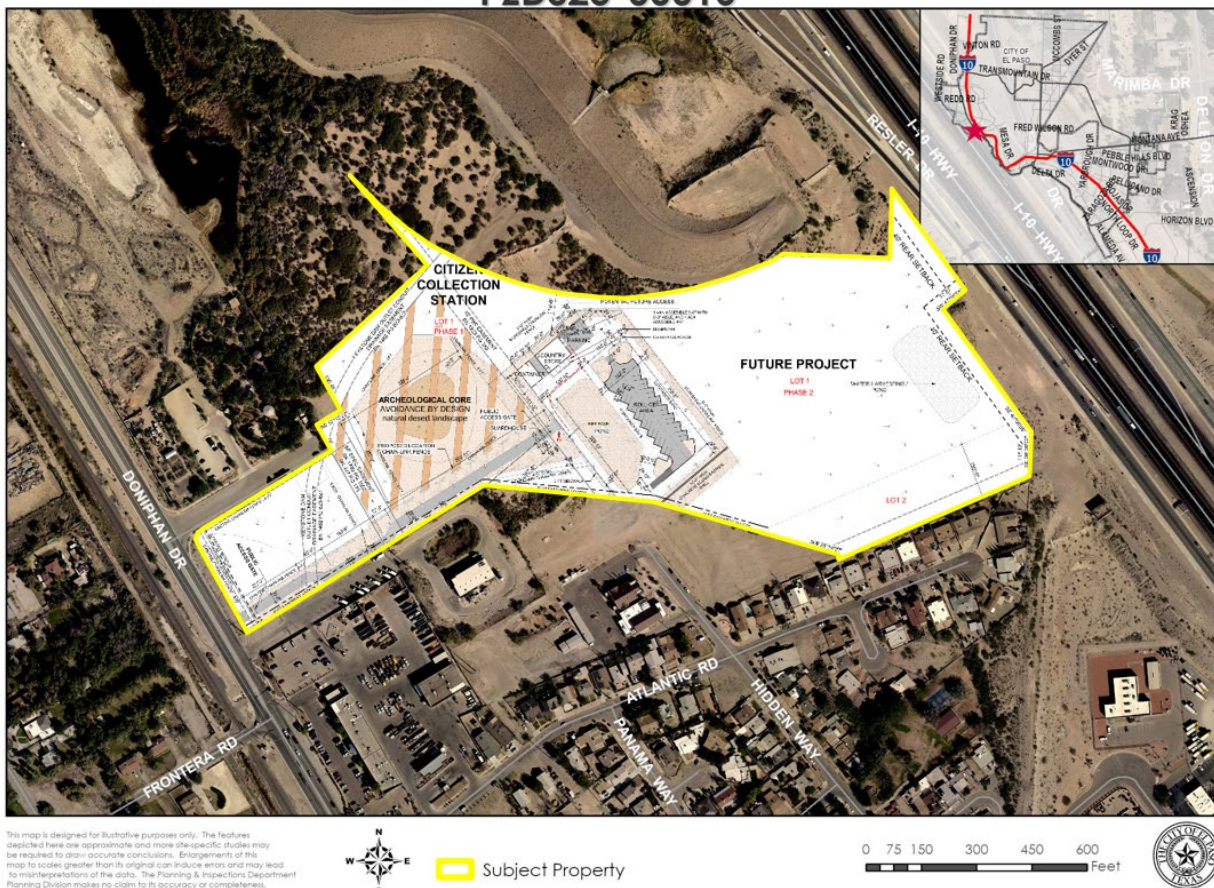


Figure A. Site Plan Superimposed on Aerial Imagery

DESCRIPTION OF REQUEST: The applicant is requesting approval of a Detailed Site Development Plan, as required by Ordinance No. 8929, dated March 3, 1987, requiring approval from both City Plan Commission and City Council is required prior to the issuance of building permits. The proposed site plan involves the development of a 29.10-acre lot located at 4160 Doniphan Drive as a large recycling collection facility. The project includes a guardhouse, a country store building, and a container building, totaling 8,064 square feet. The applicant is providing a total of seven (7) parking spaces and three (3) bicycle parking spaces. A designated pedestrian pathway will provide direct access to the facility and vehicular access will be provided from Doniphan Drive.

PREVIOUS CASE HISTORY: Ordinance No. 8929 (Attachment 4), dated March 3, 1987, rezoned the property from R-4 (Residential) to C-4 (Commercial) with the following applicable conditions:

1. *Prior to the issuance of any building permits, a subdivision plat must be approved by the City Plan Commission and filed of record with the County Clerk.*
Note: Condition has been satisfied.
2. *No building(s) shall be constructed closer than fifty (50) feet to the southerly property line adjacent to St. Judes Church and the Pacific Park Subdivision.*
Note: Proposed development complies.
3. *At the time the rezoning request is approved by the Mayor and City Council, the property owner shall dedicate twenty (20) feet of right-of-way for the widening of Doniphan Drive.*
Note: Condition has been satisfied.
4. *An additional twenty (20) foot wide special building setback line shall be established adjacent to the twenty (20) feet of right-of-way being dedicated in Condition No. 3 of this contract.*
No building(s) or structure(s) shall be constructed within the special building setback line, except that surplus off-street parking shall be allowed.
Note: Proposed development complies.
5. *The property shall not be used for any type of residential purposes.*
Note: Proposed development complies.
6. *There shall be no vehicular ingress and egress from this property to Hidden Way.*
Note: There is no vehicular ingress and egress to Hidden Way.
7. *Within two (2) years from the date of this contract, either upon written demand by the City of El Paso or upon demand of the property owner, the property owner shall sell to the City a 2.87-acre parcel of land adjacent to the existing Northwest Corral at a price that is mutually agreed upon by both parties.*
If the City fails to exercise its option within two (2) years, the property owner shall be released from this requirement of the contract.
Note: Condition not applicable.
8. *No billboards will be allowed on the property.*
Note: Proposed development complies.
9. *Prior to the issuance of any building permits, the property owner shall submit a site plan to be approved by the City Plan Commission and City Council.*
10. **Note: Condition satisfied through this request.**

COMPATIBILITY WITH NEIGHBORHOOD CHARACTER: The property to the north is developed with a drainage facility and is zoned R-4 (Residential). Properties to the south are zoned R-5 (Residential) and are developed with single-family homes. To the east, the property is zoned R-3 (Residential) and includes the adjacent interstate highway. Properties to the west are zoned R-2A (Residential) and also consist of single-family dwellings. The nearest school, Zach White Elementary, is located approximately 0.9 miles from the site, while the closest park, Keystone Heritage Park, is about 0.05 miles away.

COMPLIANCE WITH THE ZONING ORDINANCE – When evaluating whether a proposed Detailed Site Development Plan is in accordance with the Zoning Ordinance, consider following factors:	
Criteria	Does the Request Comply?
El Paso City Code Section 20.04.140 – When Required. Except as stated herein, a detailed site development plan is required prior to development in a special purpose district or with a special permit application and may be required if a zoning condition exists on a particular piece of property. Detailed site development plans are not required for any projects for development in the Mixed Use District (RMU, GMU and IMU) or for any other projects other than those located in special purpose districts or as otherwise required herein.	Yes. In accordance with Ordinance No. 8929, dated March 3, 1987, the property owner is required to obtain Detailed Site Development Plan approval from both City Plan Commission and City Council prior to the issuance of any building permits for the subject property.
Compatibility with Zoning Regulations: The zoning district permits the proposed use, and all applicable regulations are met C-4 (Commercial) District: The purpose of these districts is to provide for locations for the most intensive commercial uses intended to serve the entire city. It is intended that the district regulations permit heavy commercial uses characterized by automotive and light warehousing. The regulations of the districts are intended to provide a transition from general business areas to industrial and manufacturing uses, and to accommodate major locations of commerce, service and employment activities.	Yes. The subject property is proposing the use of a large recycling collection facility, which is permitted by right in the C-4 (Commercial) zone district. The development is also subject to the supplemental use regulations outlined in Section 20.10.520 – recycling collection facilities, all of which are being met.
THE PROPOSED ZONING DISTRICT’S EFFECT ON THE PROPERTY AND SURROUNDING PROPERTY, AFTER EVALUATING THE FOLLOWING FACTORS:	
Historic District or Special Designations & Study Area Plans: Any historic district or other special designations that may be applicable. Any adopted small areas plans, including land-use maps in those plans.	There are no Historic Districts or Special Designations on the subject property.
Potential Adverse Effects: Potential adverse effects that might be caused by approval or denial of the special permit.	There are no anticipated adverse impacts from the approval of the Detailed Site Development Plan.
Natural Environment: Anticipated effects on the natural environment.	The subject property does not involve greenfield or environmentally sensitive land or arroyo disturbance.

ADEQUACY OF PUBLIC FACILITIES, SERVICES AND INFRASTRUCTURE: Access to the subject property will be provided from Doniphan Drive, which is designated as a freeway in the City of El Paso’s Major Thoroughfare Plan (MTP). The existing roadway infrastructure is suitable to support the proposed development. There are three (3) bus stops within a 0.25-mile walkable distance, with the closest located approximately 0.07 miles away at the intersection of Doniphan Drive and Frontera Road. Sidewalks currently exist within the subject property.

SUMMARY OF DEPARTMENTAL REVIEW COMMENTS: There are no adverse comments from the reviewing departments.

PUBLIC COMMENT: Notices are not required per El Paso City Code Section 20.04.150.

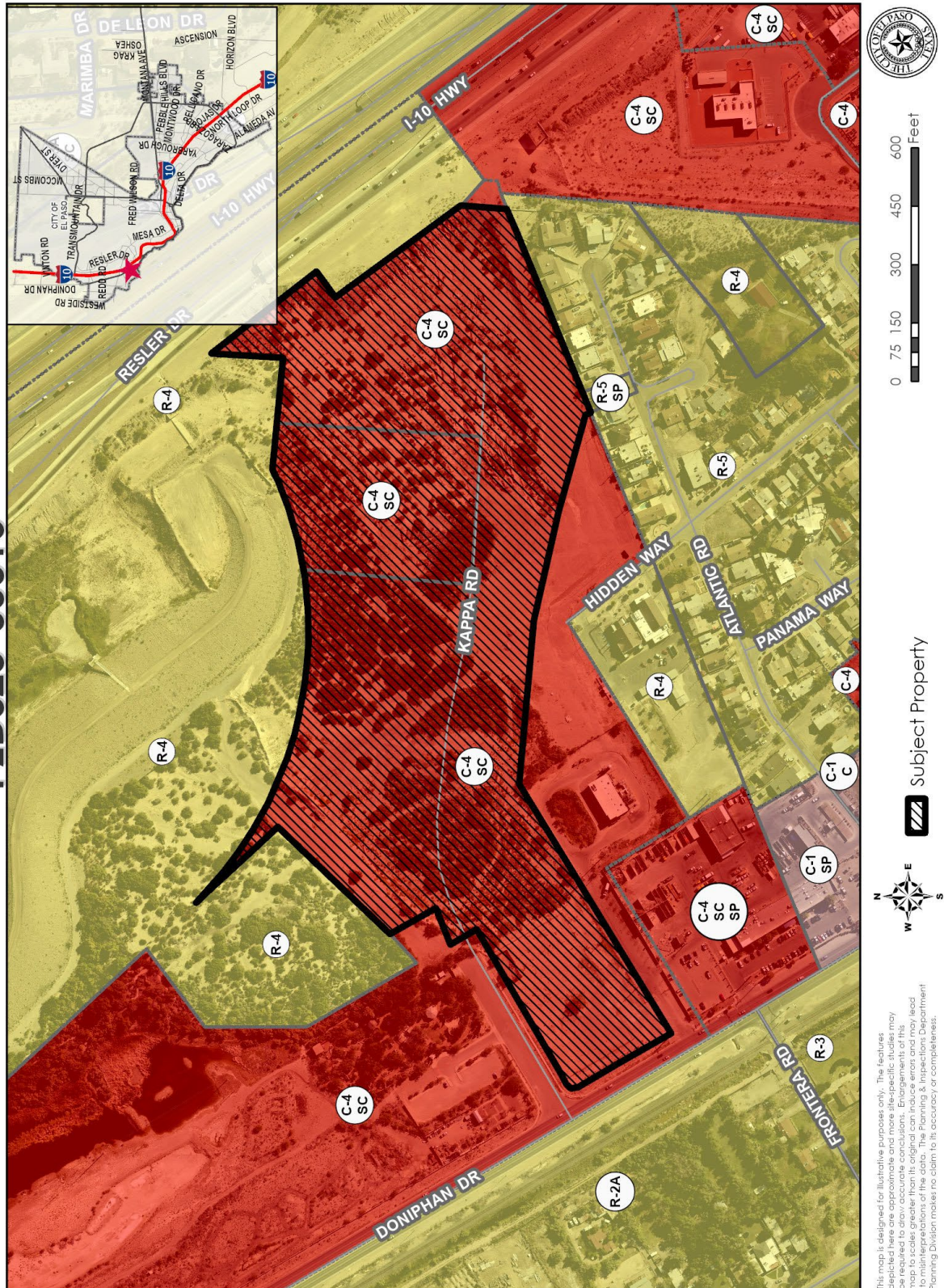
CITY PLAN COMMISSION OPTIONS: The purpose of the Zoning Ordinance is to promote the health, safety, morals and general welfare of the City. The City Plan Commission (CPC) has the authority to advise City Council on Zoning matters. In evaluating the request, the CPC may take any of the following actions:

1. **Approve/Recommend Approval** of the Detailed Site Development Plan, finding that the request is in conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or that the request is in conformance with other criteria that the CPC identifies from the Comprehensive Plan. (Staff Recommendation)
2. **Approve/Recommend Approval of the Detailed Site Development Plan With Modifications** to bring the request into conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or other criteria that the CPC identifies from the Comprehensive Plan.
3. **Deny/Recommend Denial** of the Detailed Site Development Plan, finding that the request does not conform to the review criteria of *Plan El Paso* as reflected in the Staff Report, or other criteria that the CPC identifies from the Comprehensive Plan.

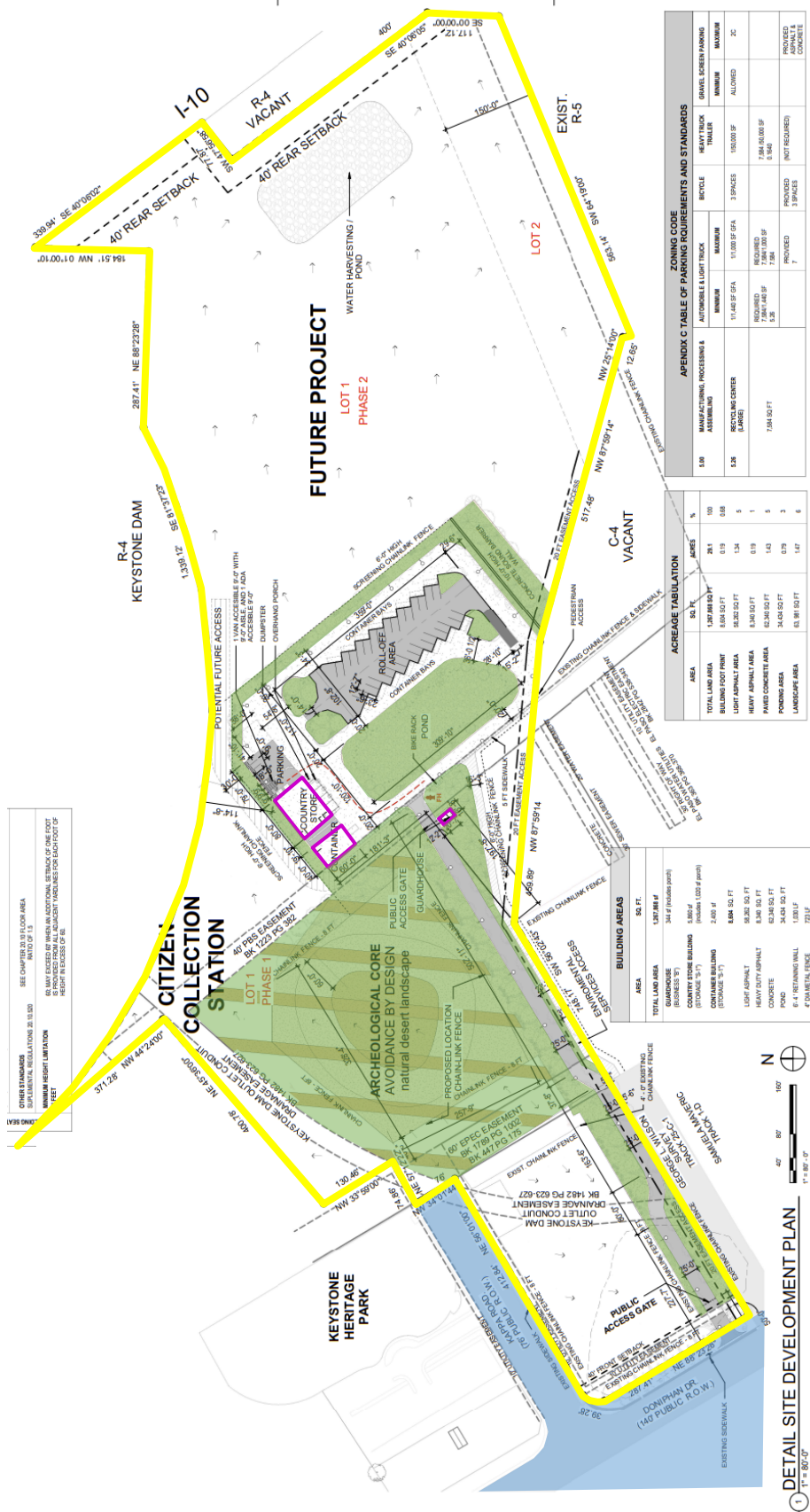
ATTACHMENTS:

1. Zoning Map
2. Detailed Site Plan
3. Elevations
4. Ordinance No. 8929
5. Department Comments

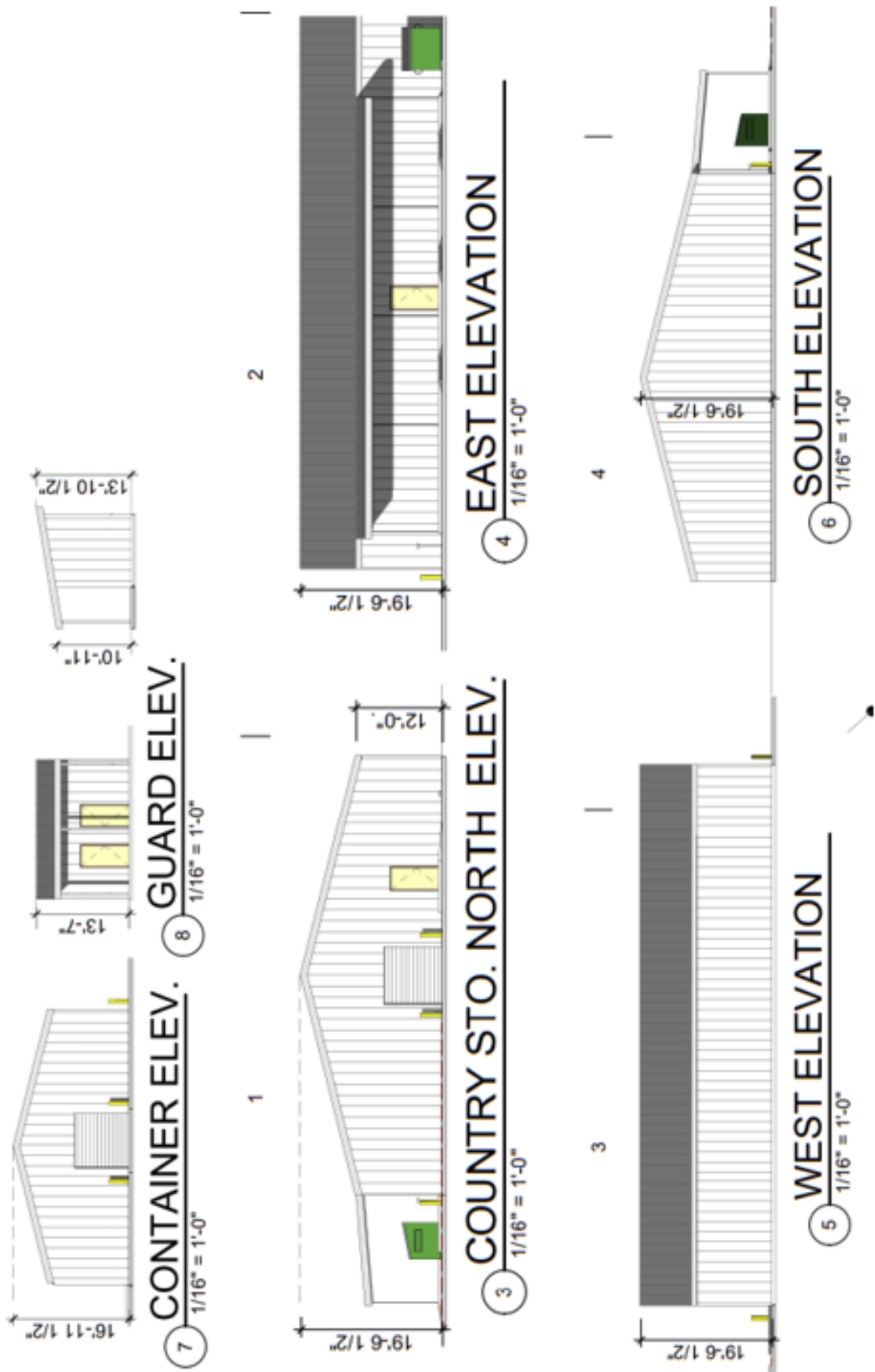
PZDS25-00016



ATTACHMENT 2



ATTACHMENT 3



ATTACHEMENT 4

008929

AN ORDINANCE CHANGING THE ZONING OF
A PORTION OF A.F. MILLER
SURVEY NO. 210 AND 213; C.A. ENGELSFREUND
SURVEY NO. 112; B.B.B. & C. RAILROAD
SURVEY NO. 154; G.L. WILSON SURVEY NO. 91
AND S.A. MAVERICK SURVEY NO. 174
THE PENALTY BEING AS PROVIDED IN
SECTION 20.68.010 OF THE EL PASO CITY CODE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

That the zoning of a portion of A.F. Miller Survey No. 210 and 213; C.A. Engelsfreund Survey No. 112; B.B.B. & C. Railroad Survey No. 154; G.L. Wilson Survey No. 91 and S.A. Maverick Survey No. 174, as more particularly described by metes and bounds in the attached Exhibit "A", be changed from R-4 (Residential) to C-4 (Commercial) within the meaning of the zoning ordinance, subject to a special contract placing certain restrictions, conditions and covenants on the property, and that the zoning map of the City of El Paso be revised accordingly.

PASSED AND APPROVED this 17th day of February,
1987.

Jonathan W. Rogers
Mayor

Carol Hunter
City Clerk

APPROVED AS TO FORM:

Ricardo Santos
Assistant City Attorney

APPROVED AS TO CONTENT:

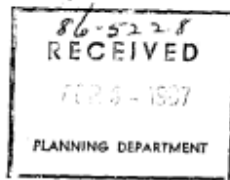
Roy Gilman
Planning Department

ZNG5:86-5228

008929
Contract (2-17-87)

that the zoning map has been revised to
the amendment of ordinance # 8929
Date 4-10-87

4-10-87
4-10-87
4-11-87
4-10-87
C.D.
Bldg. Inspection
CONTROL
Rogers



Portion A.F. MILLER SURVEY NOS. 210 & 213
And
Portion C.A. ENGELSFREUND SURVEY NO. 112
And
Portion B.B.B. & C. RAILROAD SURVEY NO. 154
And
Portion G.L. WILSON SURVEY NO. 91
And
Portion S.A. MAVERICK SURVEY NO. 174

El Paso, Texas

February 6, 1987

PARCEL NO. 7

Beginning at a point on the south boundary line of the C.A. Engelsfreund Survey No. 112; point being the southeast corner of the J.F. Driscoll Survey No. 372, City of El Paso, El Paso County, Texas:

Thence North along the east boundary of said J.F. Driscoll Survey No. 372 a distance of 428.78 feet:

Thence North 88°-23'-28" East a distance of 161.12 feet:

Thence North 01°-00'-10" West a distance of 185.51 feet to a point on the southwesterly right-of-way line of U.S. Interstate Highway No. 10:

Thence South 40°-06'-02" East along said southwesterly right-of-way line a distance of 340.17 feet to a point on the westerly right-of-way line of an El Paso Natural Gas Company right-of-way:

Thence South 47°-56'-58" West a distance of 78.56 feet to the northwest corner of said El Paso Natural Gas Company right-of-way:

Thence South 40°-06'-02" East along the northwesterly right-of-way line of said El Paso Natural Gas Company right-of-way a distance of 400.00 feet:

Thence South along the westerly right-of-way line of said El Paso Natural Gas Company right-of-way line a distance of 117.10 feet:

Thence South 64°-19'-00" West a distance of 987.40 feet:

Thence North 42°-08'-15" West a distance of 270.00 feet:

Thence South 56°-01'-00" West a distance of 571.17 feet:

1

EXHIBIT "A"

86-5228

Thence South 33°-59'-00" East a distance of 178.36 feet:

Thence South 64°-19'-00" West a distance of 472.69 feet to a point on the easterly right-of-way line of Doniphan Drive:

Thence North 33°-59'-00" West along said easterly right-of-way line a distance of 4456.35 feet to its intersection with the southerly right-of-way line of Osborne Drive:

Thence North 56°-01'-00" East along said southerly right-of-way line a distance of 863.21 feet:

Thence continuing along said southerly right-of-way line North 49°-53'-58" East a distance of 625.67 feet:

Thence South 42°-21'-41" West a distance of 124.77 feet:

Thence South 41°-15'-15" West a distance of 790.80 feet:

Thence South 17°-53'-15" East a distance of 434.25 feet:

Thence South 42°-33'-17" East a distance of 222.45 feet:

Thence South 41°-09'-20" East a distance of 1364.70 feet:

Thence South 44°-50'-18" East a distance of 851.76 feet:

Thence South 56°-01'-00" West a distance of 209.03 feet:

Thence South 03°-43'-42" East a distance of 260.77 feet:

Thence South 33°-59'-00" East a distance of 304.62 feet:

Thence North 45°-36'-00" East a distance of 431.28 feet:

Thence North 44°-24'-00" West a distance of 371.29 feet to the P.C. of a curve to the left:

Thence southeasterly along said curve to the left an arc distance of 1025.04 feet to a point on the west boundary line of J.F. Driscoll Survey No. 372; curve having a radius of 988.03 feet, a central angle of 59°-26'-32" and a long chord bearing of South 72°-31'-00" East a distance of 979.69 feet:

Thence South along said west boundary line a distance of 311.60 feet to the southwest corner of said J.F. Driscoll Survey No. 372:

Thence East along the south boundary line of said J.F. Driscoll Survey No. 372 a distance of 417.50 feet to the point of beginning.

Described parcel lies within said A.F. Miller Survey Nos. 210 & 213, C.A. Engelsfreund Survey No. 112, B.B.B. & C. Railroad Survey No. 154, G.L. Wilson Survey No. 91 and S.A. Maverick Survey No. 174 and contains 3912830.26 square feet equal to 89.826 acres.



RESOLUTION

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

That the Mayor be authorized to sign a contract between the CITY OF EL PASO and TEXAS COMMERCE BANK - EL PASO, NA, INDEPENDENT EXECUTOR AND TRUSTEE UNDER THE WILL OF MARY WHITE BOYKIN, DECEASED, placing certain restrictions, conditions and covenants on the property being rezoned by Ordinance No. 008929, more particularly described as a portion of A.F. Miller Survey No. 210 and 213; C.A. Engelsfreund Survey No. 112; B.B.B. & C. Railroad Survey No. 154; G.L. Wilson Survey No. 91 and S.A. Maverick Survey No. 174.

ADOPTED this 17th day of February, 1987.

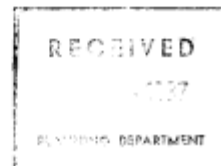
Jonathan W. Rogers
Mayor

ATTEST:
Carole Hunter
City Clerk

APPROVED AS TO FORM:

Ricardo Sandoval
Assistant City Attorney

ZNG5:86-5228



THE STATE OF TEXAS)
)
COUNTY OF EL PASO)

SPECIAL WARRANTY
DEED

KNOW ALL MEN BY THESE PRESENTS:

That TEXAS COMMERCE BANK - EL PASO, NA, INDEPENDENT EXECUTOR AND TRUSTEE UNDER THE WILL OF MARY WHITE BOYKIN, DECEASED, as property owner, of the County of El Paso, State of Texas, hereinafter referred to as Grantor, whether one or more, for and in consideration of the rezoning of a portion of C.A. Engelsfreund Survey No. 112, B.B.B. & C. Railroad Survey No. 154, G.L. Wilson Survey No. 91 and S.A. Maverick Survey No. 174, City and County of El Paso, Texas, which is hereby acknowledged, have granted, sold and conveyed and by these presents do grant and convey unto the City of El Paso, the following parcel of land situated in the County of El Paso, State of Texas, as more particularly described below:

Legal description of a parcel of land being a portion of B.B.B. & C. Railroad Company Survey No. 154, C.A. Engelsfreund Survey No. 112, G.A. Wilson Survey No. 91 and the S.A. Maverick Survey No. 174, being more particularly described as follows:

Commencing at a monument Station 60+84.30 being the intersection of the monument line of Doniphan Drive with the centerline of the right-of-way of Bird Road, thence North 33°59'00" West, along the monument line of Doniphan Drive, a distance of one hundred seventy-four and twenty-five hundredths (174.25) feet to a monument on Osborne Drive, thence North 56°01'00" East, along the monument line of Osborne Drive, a distance of fifty and zero hundredths (50.00) feet, thence South 33°59'00" East, a distance of thirty and zero hundredths (30.00) feet, to the southerly right-of-way line of Osborne Drive, same being the TRUE POINT OF BEGINNING.

Thence, North 56°01'00" East, along the southerly right-of-way line of Osborne Drive, a distance of twenty and zero hundredths (20.00) feet;

Thence, South 33°59'00" East, a distance of four thousand four hundred fifty-nine and twenty-seven hundredths (4459.27) feet;

Thence South 64°19'00" West, a distance of twenty and twenty-one hundredths (20.21) feet, to the easterly right-of-way line of Doniphan Drive;

Thence North 33°59'00" West, along the easterly right-of-way line of Doniphan Drive, a distance of four thousand four hundred fifty-six and thirty-five hundredths (4456.35) feet to the point of beginning;

Said parcel of land contains 89,156.17 square feet or 2.047 acres more or less.

TO HAVE AND TO HOLD the above-described premises, together with

Ord. # 8929
Contract



all and singular the rights and appurtenances thereto in anywise
belonging, unto the said City of El Paso and its assigns, forever;
and the Grantors do hereby bind themselves, their heirs, executors,
administrators, successors and assigns to warrant and forever defend
all and singular and said premises unto the said City of El Paso and
its assigns against every person whomsoever lawfully claiming or to
claim the same or any part thereof, by, through or under us but not otherwise.

WITNESS the following signatures this 31 day of

March, 1987.

PROPERTY OWNER:
TEXAS COMMERCE BANK - EL PASO,
NA, INDEPENDENT EXECUTOR AND
TRUSTEE UNDER THE WILL OF
MARY WHITE BOYKIN, DECEASED

By William C. Geyer
Title Sen Vice Pres

ACKNOWLEDGEMENT

THE STATE OF TEXAS)
COUNTY OF EL PASO)

This instrument was acknowledged before me on this 31 day of
March, 1987, by WILLIAM C. GEYER as
representative on behalf of TEXAS COMMERCE BANK - EL PASO, NA,
INDEPENDENT EXECUTOR AND TRUSTEE UNDER THE WILL OF MARY WHITE BOYKIN,
DECEASED.

My Commission Expires:

JOSEPH N. SAYSLAY, Notary Public
For the State of Texas
My Commission Expires 6-1-88

Joseph N. Saislay
Notary Public, State of Texas

ZNG5:86-5228

39459

11/21 Pato

THE STATE OF TEXAS)
COUNTY OF EL PASO)

CONTRACT

THIS CONTRACT, made this 17th day of February, 1987, by and between TEXAS COMMERCE BANK - EL PASO, NA, INDEPENDENT EXECUTOR AND TRUSTEE UNDER THE WILL OF MARY WHITE BOYKIN, DECEASED, First Party, and the CITY OF EL PASO, Second Party, witnesseth:

Application has been made to the City of El Paso for rezoning of a portion of A.F. Miller Survey No. 210 and 213; C.A. Engelsfreund, Survey No. 112; B.B.B. & C. Railroad Survey No. 154; G.L. Wilson Survey No. 91 and S.A. Maverick Survey No. 174, City and County of El Paso, Texas, which is more particularly described by metes and bounds in the attached Exhibit "A" which is made a part hereof by reference. To remove certain objections to such rezoning, First Party covenants that if the property is rezoned from R-4 (Residential) to C-4 (Commercial) within the meaning of the zoning ordinance of the City of El Paso, it shall be subject to the following restrictions, conditions and covenants:

1. Prior to the issuance of any building permits, a subdivision plat must be approved by the City Plan Commission and filed of record with the County Clerk.
2. No building(s) shall be constructed closer than fifty (50) feet to the southerly property line adjacent to St. Judes Church and the Pacific Park Subdivision.
3. At the time the rezoning request is approved by the Mayor and City Council, the property owner shall dedicate twenty (20) feet of right-of-way for the widening of Doniphan Drive.
4. An additional twenty (20) foot wide special building setback line shall be established adjacent to the twenty (20) feet of right-of-way being dedicated in Condition No. 3 of this contract.

No building(s) or structures(s) shall be constructed within the special building setback line, except that surplus off-street parking shall be allowed.

5. The property shall not be used for any type of residential purposes.
6. There shall be no vehicular ingress and egress from this property to Hidden Way.
7. Within two (2) years from the date of this contract, either upon written demand by the City of El Paso or upon demand of the property owner, the property owner shall sell to the City a 2.87 acre parcel of land adjacent to the existing Northwest Corral at a price that is mutually agreed upon by both parties.

If the City fails to exercise its option within two (2) years,

(2-1-1-1)
AUG 6 1987
87-5228
PLANNING DEPARTMENT

1753 6579

the property owner shall be released from this requirement of the contract.

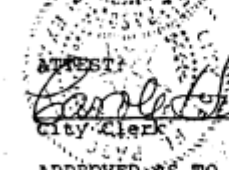
8. No billboards will be allowed on the property.
9. Prior to the issuance of any building permits, the property owner shall submit a site plan to be approved by the City Plan Commission and City Council.

This agreement is a restriction, condition and covenant running with the land and a charge and servitude thereon, and shall bind First Party and its successors in title. Any future conveyance of the land shall contain this restriction, condition and covenant and shall embody this agreement by express reference.

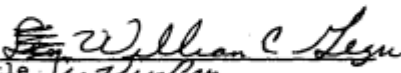
The City may enforce this agreement by injunction or any other legal or equitable remedy. The City Council of the City of El Paso may amend or release the above restrictions, conditions and covenants in its direction without the consent of any third person who may be benefited thereby, and without affecting the validity, or necessitating the amendment of, the ordinance passed by the City Council embodying this change of zoning and subject to this contract.

WITNESS THE FOLLOWING SIGNATURES AND SEALS:

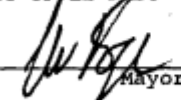
ATTEST:

Secretary
ATTEST:

City Clerk

FIRST PARTY:
TEXAS COMMERCE BANK - EL PASO

By 
Title Secretary

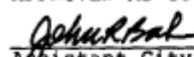
SECOND PARTY:
CITY OF EL PASO

By 
Mayor

APPROVED AS TO CONTENT:


Planning Department

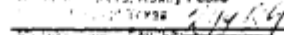
APPROVED AS TO FORM:

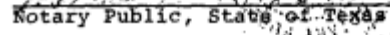

Assistant City Attorney

THE STATE OF TEXAS)
COUNTY OF EL PASO)

This instrument was acknowledged before me on this 30 day of August, 1987, by William C. Legu, as Secretary, for TEXAS COMMERCE BANK - EL PASO.

My Commission Expires:
Notary Public


Notary Public


Notary Public, State of Texas

ATTACHMENT 4

Planning and Inspections Department - Planning Division

Staff recommends approval of the request. The proposed use is permissible by right in the C-4/sc (Commercial/special contract) zone district and is compatible with surrounding commercial uses. The proposed development meets the requirements of El Paso City Code Section 20.04.150 Detailed Site Development Plan.

Planning and Inspections Department – Plan Review & Landscaping Division

No objections to the proposed detailed site. At the time of submittal for building permit, the project will need to comply with all applicable provisions of the ICC, TAS and Municipal Code.

Planning and Inspections Department – Land Development

As per Municipal Code: new developments and redevelopments are required to maintain the pre-development hydrologic response in their post-development state as nearly as practicable in order to reduce flooding. The code encourages the use of nonstructural storm water management such as the preservation of greenspace, water harvesting, and the Preservation of Natural Arroyos, to the maximum extent practicable, per Chapter 19.19, Section 19.19.010, and Subparagraph A-2 & A-5.

Fire Department

No adverse comments.

Police Department

No comments provided.

Environment Services

No comments provided.

Sun Metro

No comments provided.

Streets and Maintenance Department

Traffic & Transportation Engineering

No objections to application.

Streets Lighting:

No objections to application.

Doniphan Dr. is a 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 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.

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.

El Paso Water

No comments provided.

Stormwater:

We have reviewed this property under El Paso West Collection Center and provided the following comments:

Provide a conceptual Drainage Plan indicating existing and proposed major stormwater facilities as per Section 19.02.020 of the Municipal Code.

EPWater-SW requires on-site retention of all developed runoff; ensure runoff does not flow off-site.

El Paso County 911 District

No comments or concerns regarding this zoning.

Texas Department of Transportation

No comments provided.

El Paso County Water Improvement District #1

No comments provided.

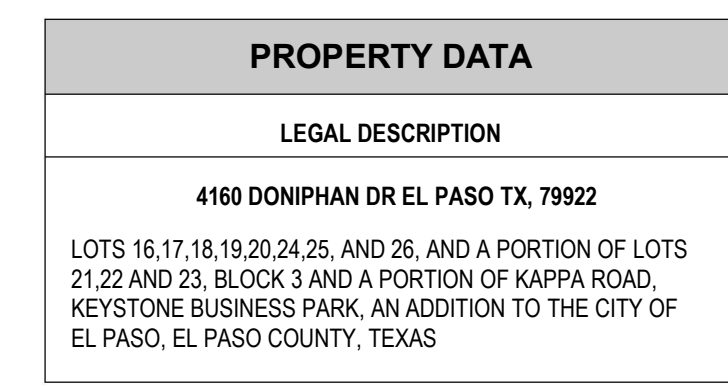
Texas Gas Service

Does not have any comments.

Disclaimer: Texas Gas Service does not allow permanent structures nor trees to be installed on top of TGS gas mains or service lines. If a conflict is anticipated, the developer, contractors or owner representative should contact TGS to relocate the gas main and/or service at the developer's expense.

El Paso Electric

Please note the existing transmission and feeder lines within the area, any grade changes or fencing will need to be reviewed and approved by our departments for safety guidelines. We have attached a copy of our ROW Guidelines for the developers review.



CONTRACT DOCUMENTS COORDINATION

THE DRAWINGS AND SPECIFICATIONS FOR THIS PROJECT ARE TO BE TAKEN TOGETHER AS A SINGLE CONSTRUCTION CONTRACT DOCUMENT AND ANY DIVISION BY TRADE OR OTHER DESIGNATION IS COINCIDENTAL.

GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS SHALL REVIEW AND COORDINATE THE ENTIRE SET OF DRAWINGS AND PROJECT MANUAL.

MARK	DATE	DESCRIPTION
		0000
	06/30/25	
		MR
		ABR

DETAIL SITE PLAN REVIEW



Legislation Text

File #: BC-1026, **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.

PSEN25-00005: Emerald Estates Unit Six - Being a portion of Sections 38 & 47,
Block 79, Township 2, Texas and Pacific Railway Company
Surveys, City of El Paso, El Paso County, Texas

Location: North of Horizon Blvd. and West of Ashford St.
Existing Zoning: N/A property lies within the Extraterritorial Jurisdiction (ETJ)
Property Owner: Hunt Emeralds, LLC
Representative: TRE & Associates, LLC
District: N/A property lies within the Extraterritorial Jurisdiction (ETJ)
Staff Contact: Saul Fontes, (915) 212-1606, FontesSA@elpasotexas.gov

Emerald Estates Unit Six

City Plan Commission — August 14, 2025



CASE NUMBER/TYPE: PSEN25-00005 – Extension Request to Record Final Maps
CASE MANAGER: Saul Fontes, (915) 212-1606, FontesSA@elpasotexas.gov
PROPERTY OWNER: Hunt Emeralds, LLC
REPRESENTATIVE: TRE & Associates, LLC
LOCATION: North of Horizon Blvd. and west of Ashford St. (ETJ))
PROPERTY AREA: 40.28 acres
VESTED RIGHTS STATUS: Vested (2001)
ZONING DISTRICT(S): Park Fees Not Required
RELATED APPLICATIONS: SUSU22-00067 – Emerald Estates Unit Six

SUMMARY OF RECOMMENDATION: Staff recommends **APPROVAL** of the extension request as it complies with Section 19.41.030.A of the El Paso City Code.

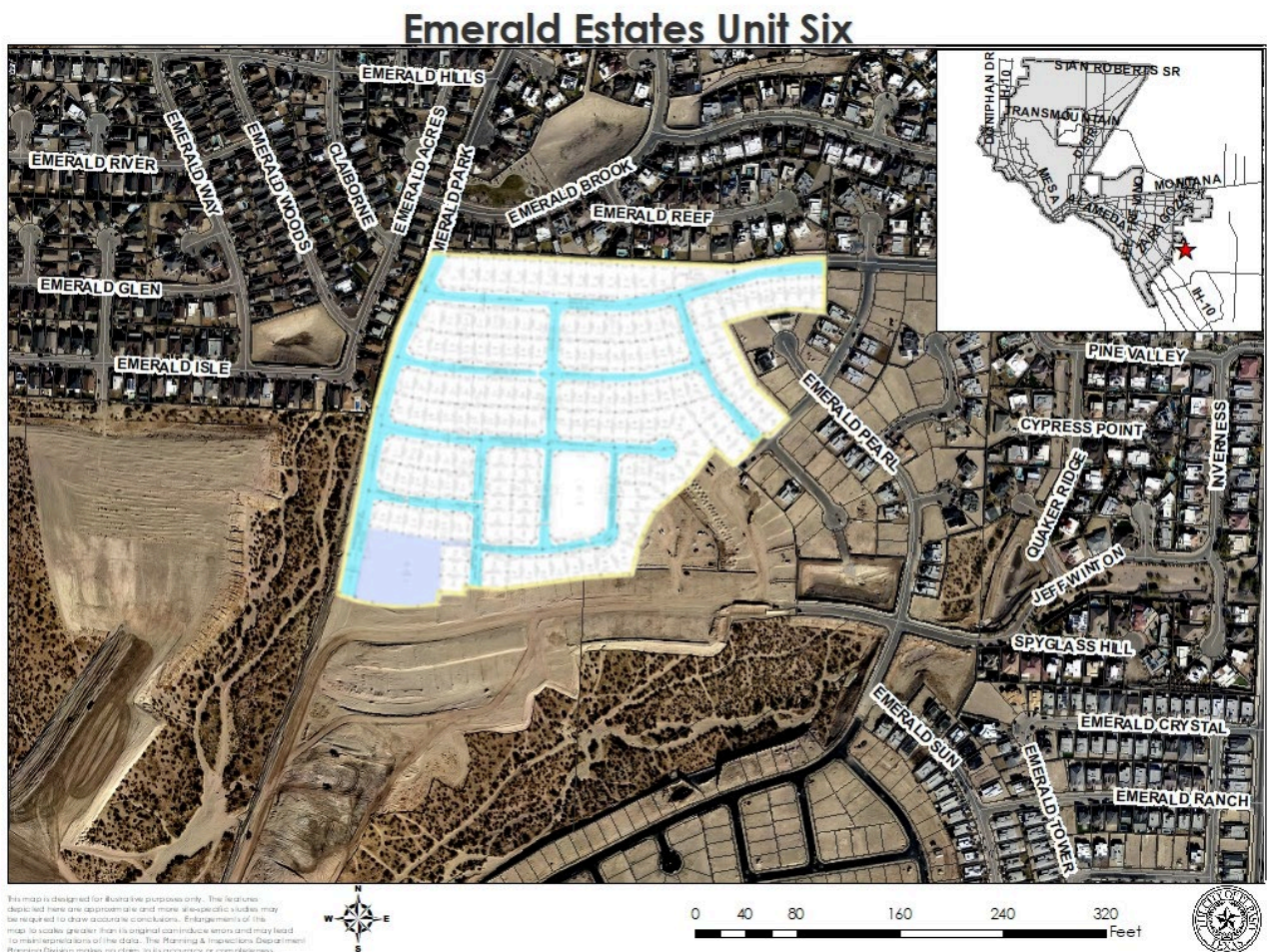


Figure A: Proposed plat with surrounding area

DESCRIPTION OF REQUEST: The proposed subdivision is vested under the 2001 subdivision code; however, the plat expiration requirements have been vested under the current subdivision code. The applicant is requesting the first (1) year extension subject to Section 19.41.030.A (Extension Procedures) of the current subdivision code, which states that:

“Unless a different time is expressly provided for a specific procedure by this title, the approving authority for the type of original application may grant an initial extension of the time for expiration of the application for a period not to exceed one year from the date of the expiration of the application, provided that a request for extension is made in writing at least thirty business days before the approved application expires. Every request for extension shall include a statement of the reasons why the expiration date should be extended.”

The one (1) year extension to record the final plat is being requested due to the following reasons:

- Required improvements have not been completed due to construction delays.

CASE HISTORY/RELATED APPLICATIONS: City Plan Commission approved Emerald Estates Unit Six on August 11, 2022 on Major Combination basis.

The proposed development was granted vested rights under the Paseo del Este Municipal Utility District No. 11, subject to the standards of the Subdivision Code that was in effect in 2001. The proposed subdivision is in compliance with the Municipal Utility District (MUD).

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

Surrounding Zoning and Use	
North	Extraterritorial Jurisdiction (ETJ) / Residential development
South	Extraterritorial Jurisdiction (ETJ) / Vacant
East	Extraterritorial Jurisdiction (ETJ) / Residential development
West	Extraterritorial Jurisdiction (ETJ) / Residential development
Nearest Public Facility and Distance	
Park	Emerald Brook Park (0.07 miles)
School	Eastlake High School (0.36 miles)
Plan El Paso Designation	
G4, Suburban (Walkable)	
Impact Fee Service Area	
N/A	

PLAT EXPIRATION: If approved, this extension request will be valid until **August 11, 2026**. Failure to submit the recording maps by the expiration date of the extension will necessitate resubmittal of the subdivision or an additional extension.

CITY PLAN COMMISSION OPTIONS:

City Plan Commission (CPC) has sole and final authority on subdivision matters. Subdivision applications and extension requests in conformance with all applicable code provisions shall be approved by the CPC. The Commission may take any of the following actions:

1. **Approval:** The CPC finds that the proposed request is in conformance with all applicable requirements of Title 19 of the El Paso City Code. (Staff Recommendation)

2. **Denial:** The CPC finds that the proposed request 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. Extension Request
5. Application
6. Department Comments

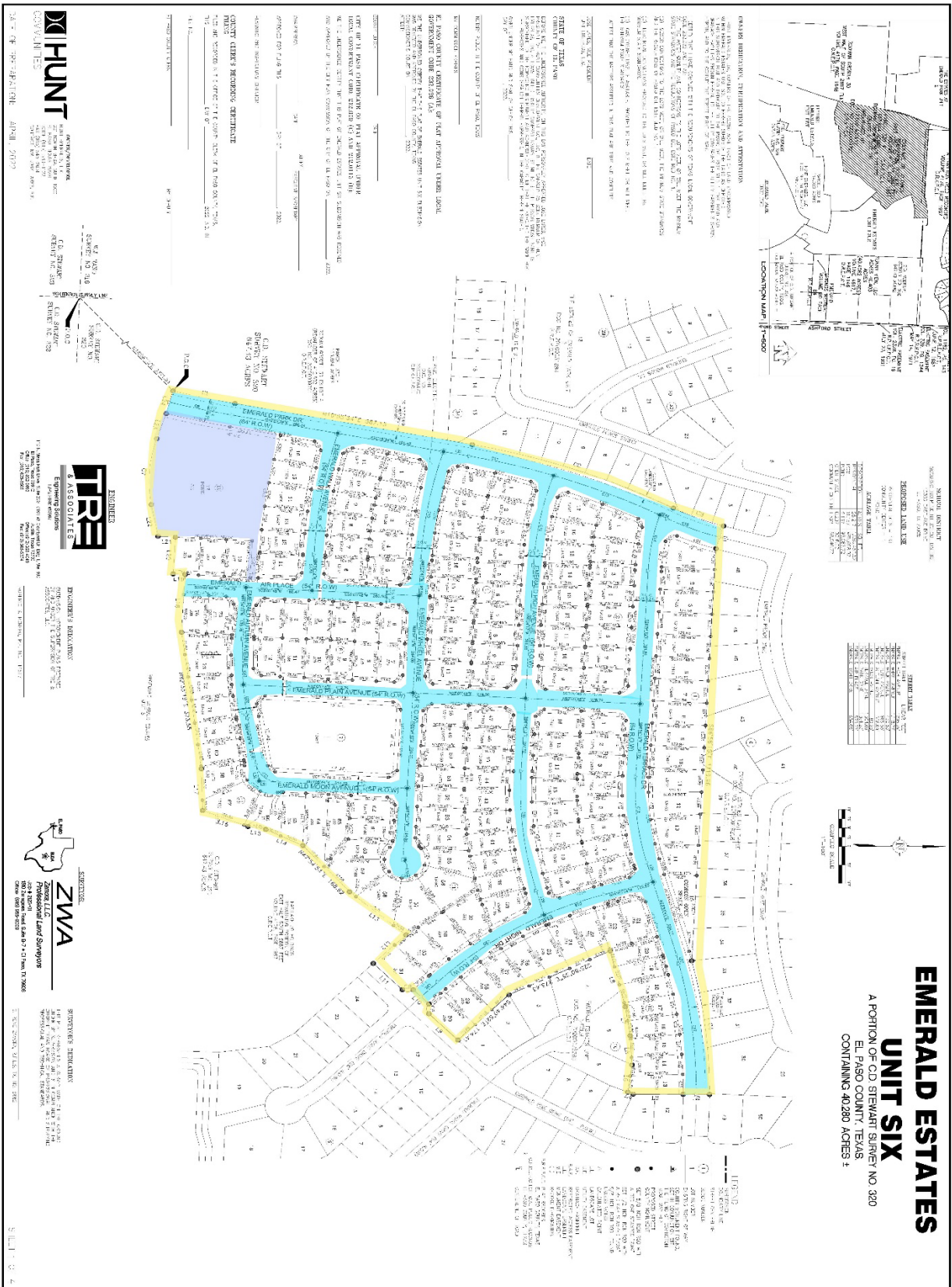
Emerald Estates Unit Six



ATTACHMENT 2



ATTACHMENT 3



ATTACHMENT 4



Engineering Solutions

July 1, 2025

Mr. Alex Alejandre
City of El Paso Planning and Inspections Development
811 Texas Avenue
El Paso, TX 79901

**Re: Emerald Estates Unit 6
Plat Extension Request
TRE No.: 1502-12122-14**

Dear Mr. Alejandre:

On behalf of Hunt Emeralds, LLC, we are requesting an extension of the Final Plat approval for Emerlad Estates Unit 6, originally approved on August 11, 2022. Due to delays in construction, we have not yet completed the required improvements and need additional time to finalize the work.

If you should have any questions or require additional information, please contact me or Roberto S. Romero, P.E. at (915) 852-9093. Thank you in advance for your assistance on this matter

Sincerely,

TRE & ASSOCIATES, LLC

A handwritten signature in blue ink, appearing to read 'K Barraza', is written over a horizontal line.

Karen Barraza,

KB
Enclosures

cc: Mr. Jose Lares, P.E.; Hunt Communities Development Co. II, LLC
Mr. Roberto S. Romero, P.E.; TRE & Associates, LLC

110 Mesa Park Dr., Ste. 200 El Paso, Texas 79912 P (915) 852-9093 F (915) 629-8506
6101 W. Courtyard Drive, Bldg. One, Ste. 100 Austin, Texas 78730 P (512) 358-4049 F (512) 366-5374
www.tr-eng.com TBPE Firm No. 13987

ATTACHMENT 5



SUBDIVISION PLAT EXTENSION AND REINSTATEMENT REQUEST APPLICATION

DATE: 5/21/2025

FILE NO. _____

1. Type of Application Requested (Select One):

☒

Extension to Record Final Plat

☐

Extension to Complete
Subdivision Improvements

☐

Reinstatement of Expired
Application

2. Application requiring the extension/reinstatement:

SUSU22-00067

(Name/Permit #)

August 12, 2022

(Approval Date)

3. Was the subdivision case vested? ☒ Yes ☐ No

4. Reason for request (Attach request letter and other relevant documents).

5. Proposed completion schedule of subdivision improvements (Attach documents if applicable).

6. Owner of record Hunt Emeralds, LLC 601 N. Mesa, Ste. 1900 El Paso, TX 79901 (915) 533-1122
(Name & Address) (Email) (Phone)

7. Engineer TRE & Associates, LLC 110 Mesa Park Dr., Ste. 200 El Paso, TX 79912 (915) 852-9093
(Name & Address) (Email) (Phone)

8. Applicant Hunt Emeralds, LLC 601 N. Mesa, Ste. 1900 El Paso, TX 79912 (915) 533-1122
(Name & Address) (Email) (Phone)

9. PROPERTY OWNER SIGNATURE: Jose Lares Digitally signed by Jose Lares
Date: 2025.05.22 16:51:45 -0700 DATE: _____

NOTES:

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

FOR VESTED APPLICATIONS:

AT THE DISCRETION OF THE DEPUTY DIRECTOR OF PLANNING AN APPLICATION FOR EXTENSION TO COMPLETE SUBDIVISION IMPROVEMENTS MAY BE SUBMITTED NO MORE THAN SIXTY (60) DAYS PAST THE REQUIRED COMPLETION DATE PROVIDED THAT A PENALTY FEE OF \$1,000.00 DOLLARS BE PAID IN ADDITION TO ALL OTHER FEES THAT WOULD OTHERWISE BE CHARGED FOR A PROPERLY SUBMITTED REQUEST FOR EXTENSION APPLICATION.

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. 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.

Planning and Inspections Department- Land Development Division

No comments received.

Parks and Recreation Department

No comments received.

Sun Metro

No comments received.

Fire Department

No comments received.

Streets and Maintenance Department

No comments received.

Capital Improvement Department

No comments received.

El Paso Water

No comments received.

Texas Gas

No comments received.

El Paso Electric

No comments received.

El Paso County 911 District

No comments received.

Texas Department of Transportation

No comments received.

El Paso County

No comments received.

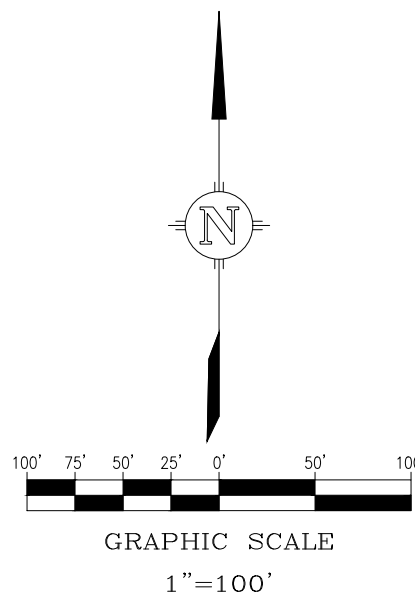
El Paso County Water Improvement District #1

No comments received.

EMERALD ESTATES

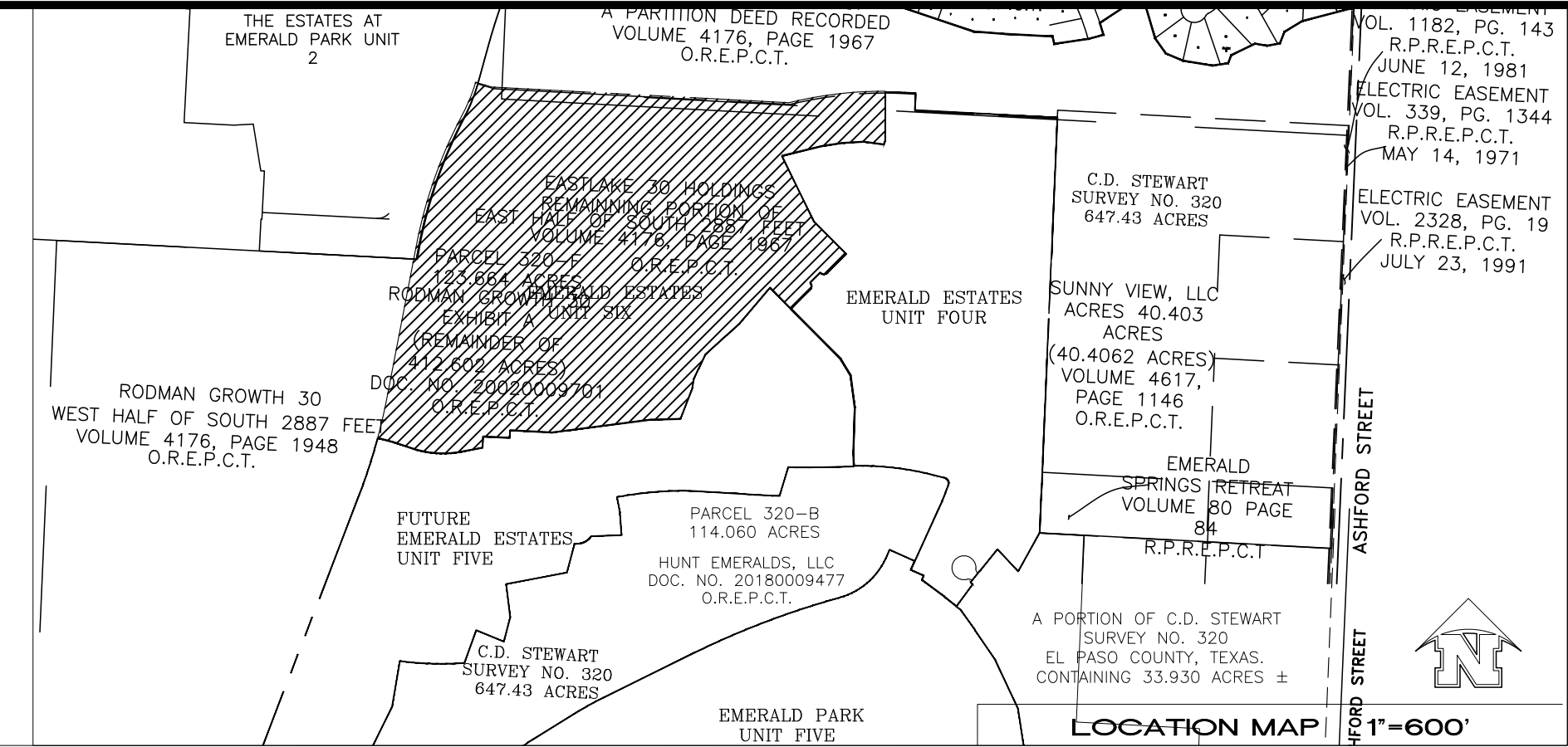
UNIT SIX

A PORTION OF C.D. STEWART SURVEY NO. 320
EL PASO COUNTY, TEXAS.
CONTAINING 40.280 ACRES ±



SCHOOL DISTRICT		
SOCORRO INDEPENDENT SCHOOL DISTRICT		
12300 EASTLAKE DRIVE		
EL PASO, TX 79928		
PROPOSED LAND USE		
RESIDENTIAL LOTS = 161		
COMMUNITY CENTER = 1		
POND = 1		
ACREAGE TABLE		
DESCRIPTION	ACRES	SQ. FT.
RESIDENTIAL	25.217	1,098,452.52
ROW	11.157	485,398.92
POND	2.137	93,087.72
OPEN SPACE	0.207	9,016.92
COMMUNITY CENTER	1.562	68,040.72

STREET TABLE	
STREET NAME	LINEAR FEET
EMERALD HIGH AVENUE	1205.29
EMERALD WHEEL AVENUE	1,118.27
EMERALD WALK AVENUE	432.53
EMERALD PLAIN AVENUE	965.58
EMERALD AUTUMN AVENUE	528.59
EMERALD MOON AVENUE	60.45
EMERALD TERRACE DRIVE	1,594.66
EMERALD PARK DRIVE	1,371.23
EMERALD AIR PLANE	570.22
EMERALD NIGHT DRIVE	654.09



OWNERS DEDICATION, CERTIFICATION AND ATTESTATION

I, HUNT EMERALDS, LLC, OWNERS OF THE 40.280 ACRE TRACT OF LAND ENCOMPASSED WITHIN EMERALD ESTATES UNIT SIX, DO HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO THE PASEO DEL ESTE MUD NO. 1, THE POND AND DRAINAGE FACILITIES SHOWN HEREIN, TO THE UTILITY COMPANIES THE UTILITY EASEMENTS SHOWN HEREIN, AND TO THE COUNTY THE STREET RIGHT-OF-WAY.

I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE 232.032 AND THAT:

(A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS AND THE REGULATIONS OF PASEO DEL ESTE MUD NO. 1.

(B) SEWER CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS AND THE REGULATIONS OF PASEO DEL ESTE MUD NO. 1.

(C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.

(D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.

I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

JOSE LARES, VICE PRESIDENT
HUNT EMERALDS, LLC.

STATE OF TEXAS COUNTY OF EL PASO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOSE LARES, VICE PRESIDENT OF HUNT COMMUNITIES DEVELOPMENT CO., LLC, IN THE CAPACITY AS SOLE MEMBER OF HUNT EMERALDS, LLC, A TEXAS LIMITED LIABILITY COMPANY KNOWN BY ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____, 2022.

NOTARY PUBLIC IN THE COUNTY OF EL PASO, TEXAS

MY COMMISSION EXPIRES _____

EL PASO COUNTY CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE 232.028 (A):

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF EMERALD ESTATES UNIT SIX SUBDIVISION WAS REVIEWED AND APPROVED BY THE EL PASO COUNTY, TEXAS COMMISSIONER'S COURT ON _____, 2022.

COUNTY JUDGE _____ DATE _____

CITY OF EL PASO CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE 212.009 (C) AND 212.0115 (B):

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF EMERALD ESTATES UNIT SIX SUBDIVISION WAS RECEIVED AND APPROVED BY THE CITY PLAN COMMISSION OF THE CITY OF EL PASO ON _____, 2022.

CHAIRPERSON _____ DATE _____ ATTEST: _____ EXECUTIVE SECRETARY

APPROVED FOR FILING THIS _____ DAY OF _____, 2022.

PLANNING AND INSPECTIONS DIRECTOR _____

COUNTY CLERK'S RECORDING CERTIFICATE 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. _____

EL PASO COUNTY CLERK _____ BY DEPUTY _____



OWNER/DEVELOPER
HUNT EMERALDS, LLC
601 NORTH MESA, SUITE 1900
EL PASO, TEXAS 79901
VOICE (915) 533-1122
FAX (915) 545-2631
CONTACT: MR. JOSE LARES, P.E.

C.D. STEWART
SURVEY NO. 323

C.D. STEWART
SURVEY NO. 322

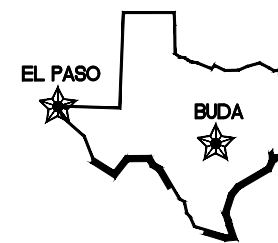


110 N. Mesa Park Drive, Suite 200 6101 W. Courtyard Dr. Bldg 1, Ste. 100
El Paso, Texas 79912 Austin, Texas 78730
Office: (915) 852-9093 Office: (512) 358-4049
Fax: (915) 629-8506 Fax: (512) 366-5374

ENGINEER'S DEDICATION

SUBDIVISION IMPROVEMENT PLANS PREPARED BY AND UNDER THE SUPERVISION OF TRE & ASSOCIATES, LLC.

ROBERTO S. ROMERO, P.E. NO. 1145157



SURVEYOR



Zamora, L.L.C.
Professional Land Surveyors
Job # 2123-01
1510 Zaragoza Road, Suite B-7 • El Paso, TX 79936
Office: (915) 955-9009

SURVEYOR'S DEDICATION

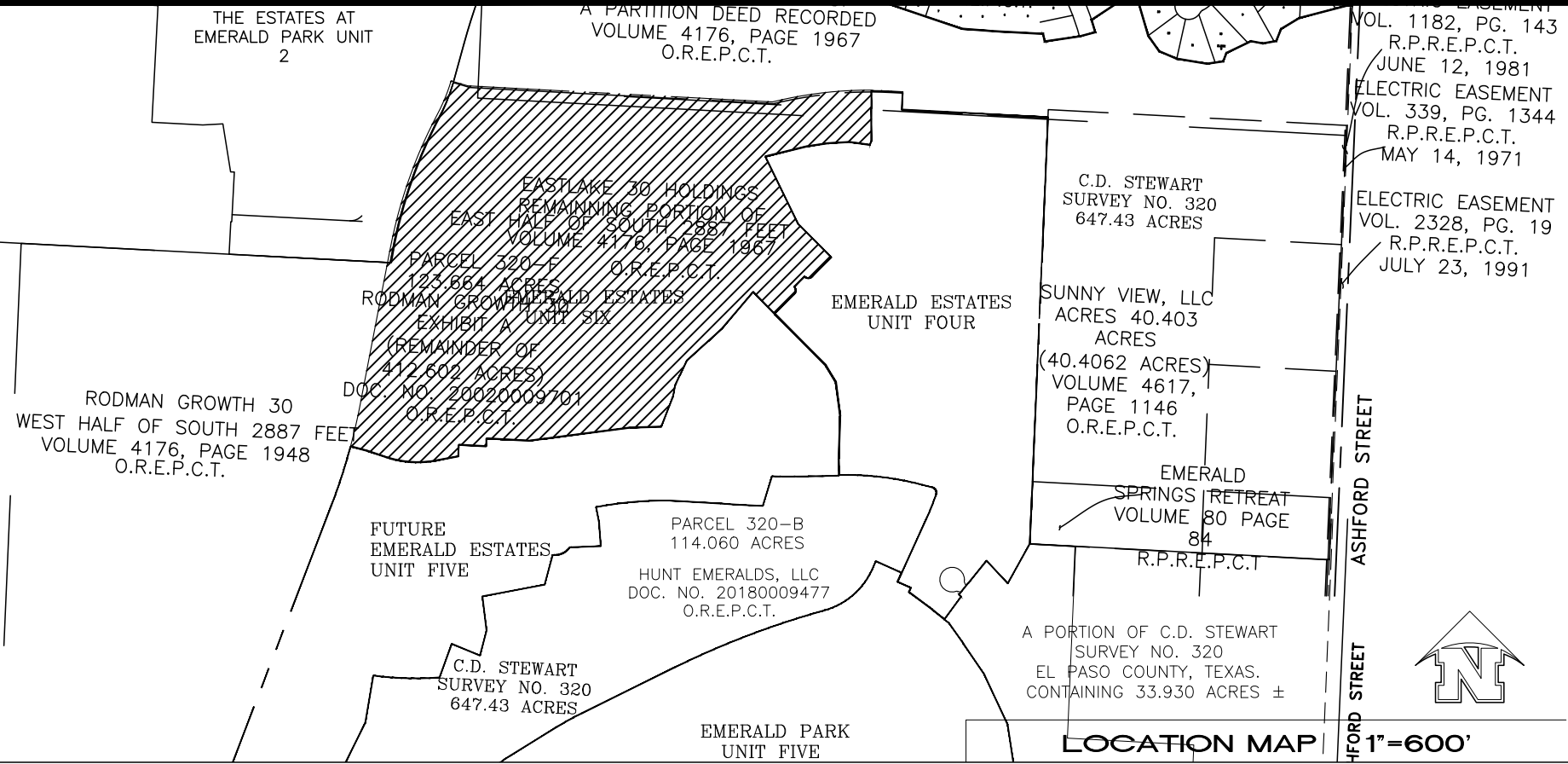
THIS PLAT REPRESENTS A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND IS IN COMPLIANCE WITH THE CURRENT TEXAS BOARD OF PROFESSIONAL LAND SURVEYING PROFESSIONAL AND TECHNICAL STANDARDS.

G. RENE ZAMORA, R.P.L.S. TX. NO. 5682

EMERALD ESTATES

UNIT SIX

A PORTION OF C.D. STEWART SURVEY NO. 320
EL PASO COUNTY, TEXAS.
CONTAINING 40.280 ACRES ±



PLAT NOTES AND RESTRICTIONS

- BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM N.A.D. 1983, CENTRAL ZONE.
- = THIS SYMBOL REPRESENTS ALL PROPOSED STREET MONUMENT LOCATIONS.
- THE SUBDIVISION IS WITHIN FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOOD PLAIN – PANEL No. 480212 0250B, DATED SEPTEMBER 4, 1991 AND FLOOD ZONE "A", PANEL No. 480212 0237B, DATED SEPTEMBER 4, 1991
- TAX CERTIFICATE(S) FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.

DOCUMENT No. _____ DATE _____
DOCUMENT No. _____ DATE _____

- RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.

DOCUMENT No. _____ DATE _____

- THIS IS TO CERTIFY THAT WATER AND SEWER SERVICES WILL BE PROVIDED TO EMERALD ESTATES UNIT SIX BY THE PASEO DEL ESTE MUNICIPAL UTILITY DISTRICT NO. 1 IN ACCORDANCE WITH THEIR RULES AND REGULATIONS AND WITH SECTION 16.343 OF THE TEXAS WATER CODE.

- WATER AND SEWER SERVICES WILL BE CONSTRUCTED TO SERVE THE SUBDIVISION PRIOR TO FILING THE FINAL SUBDIVISION PLAT OR WITHIN ONE(1) YEAR OF THE DATE OF FILING THE FINAL SUBDIVISION PLAT WITH AN APPROVED FISCAL GUARANTEE FOR COMPLETION OF IMPROVEMENTS, UNLESS A SUBSEQUENT FISCAL GUARANTEE IS APPROVED FOR FURTHER EXTENSION.

- LOT CORNERS WILL BE SET UPON COMPLETION OF CONSTRUCTION OF ROADWAYS.

- BUILDINGS SETBACKS SHALL CONFORM TO PASEO DEL ESTE MASTER GUIDELINES:
20 FEET FROM FRONT PROPERTY LINES,
20 FEET FROM REAR PROPERTY LINES,
5 FEET FROM SIDE PROPERTY LINES,
10 FEET FROM SIDE PROPERTY LINES ABUTTING STREET RIGHT-OF-WAYS.

- THE FINISHED FLOOR ELEVATION OF ANY RESIDENCE SHALL BE AT LEAST 18" ABOVE THE AVERAGE HEIGHT OF THE CURB IN FRONT OF THE LOT, OR AT LEAST 12" ABOVE THE NATURAL GROUND LEVEL SURROUNDING THE FOUNDATION, WHICHEVER IS HIGHER.

- HUNT EMERALDS, LLC, HAS OBTAINED A PERMIT FROM THE COUNTY PLANNING AND DEVELOPMENT DEPARTMENT PRIOR TO CUTTING ANY EXISTING COUNTY ROAD FOR INSTALLATION OF UTILITIES, CONSTRUCTION OF DRIVEWAYS, OR ANY OTHER PURPOSE.

- HUNT EMERALDS, LLC, HAS PROVIDED ADEQUATE STORM RUNOFF AND PONDING PROVISIONS PRIOR TO SALE OF ANY LOTS.

- HUNT EMERALDS, LLC, THE SUBDIVIDER OF EMERALD ESTATES UNIT SIX HAS INSTALLED ALL UTILITY SERVICE LINES TO THE PROPERTY LINES, UNLESS OTHERWISE APPROVED IN WRITING, BY THE COUNTY ENGINEER.

- ROADS WILL NOT BE MAINTAINED BY THE COUNTY OF EL PASO UNTIL PAVED BY HUNT EMERALDS, LLC, AND LEGALLY APPROVED AND ACCEPTED BY THE COUNTY.

- IN ACCORDANCE WITH TEXAS LOCAL GOVERNMENT CODE SECTION 232.025(6), IT IS HEREBY EXPRESSED THAT ALL PURCHASE CONTRACTS MADE BETWEEN HUNT EMERALDS, LLC AND A PURCHASER OF LAND IN THIS SUBDIVISION WILL CONTAIN A STATEMENT DESCRIBING WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THIS SUBDIVISION.

- POSTAL SERVICE WITHIN THE SUBDIVISION WILL BE PROVIDED USING NEIGHBORHOOD DELIVERY AND COLLECTION BOX UNITS.

- LANDSCAPE AND PARKWAY FACILITIES ALONG EMERALD PARK DR., AND EMERALD TERRACE DR. SHALL BE MAINTAINED PURSUANT TO THE INTERLOCAL AGREEMENT DATED NOVEMBER 21, 2005, BY PASEO DEL ESTE MUNICIPAL UTILITY DISTRICT (MUD) NO. 1 AND THE COUNTY OF EL PASO, TEXAS, FOR MAINTENANCE OF MEDIANS, RIGHT-OF-WAYS, AND ASSOCIATED AREAS, WITHIN PDE MUD LANDSCAPE EASEMENTS SHOWN ON THIS PLAT SO LONG AS THE AGREEMENT IS IN EFFECT. LOT OWNERS SHALL BE RESPONSIBLE FOR MAINTAINING THE SIDEWALKS, DRIVEWAYS, AND PARKWAYS ABUTTING THEIR PROPERTY.

- ALL PUBLIC STORMWATER INFRASTRUCTURE TO BE MAINTAINED AND OPERATED BY PASEO DEL ESTE M.U.D. NO. 1.

- LOT 1, BLOCK 15, SHALL BE MAINTAINED BY PDE MUD NO. 1.
- NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT, EXCEPT LOT 1, BLOCK 7.

PRELIMINARY

TO BE CONSIDERED BY THE
CITY PLAN COMMISSION
RECOMMENDATIONS CONCERNING
THIS PLAT MUST BE FILED BY:

DATE OF PREPARATION: APRIL, 2022

STREET TABLE	
STREET NAME	LINEAR FEET
EMERALD HIGH AVENUE	1205.29'
EMERALD WHEEL AVENUE	1,118.27'
EMERALD WALK AVENUE	432.53'
EMERALD PLAIN AVENUE	965.58'
EMERALD AUTUMN AVENUE	528.69'
EMERALD MOON AVENUE	80.29'
EMERALD TERRACE DRIVE	1,594.66'
EMERALD PARK DRIVE	1,371.23'
EMERALD AIR PLACE	570.22'
EMERALD NIGHT DRIVE	654.09'

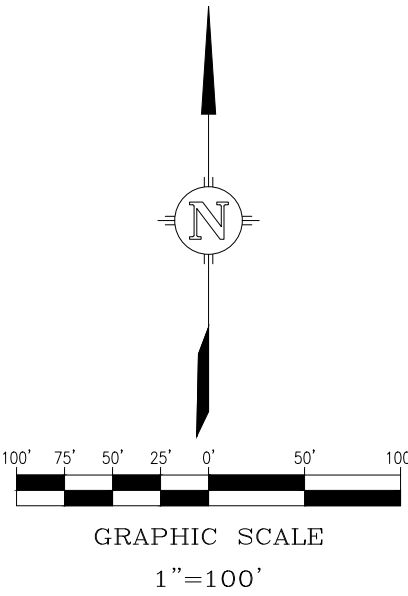
SCHOOL DISTRICT
SOCORRO INDEPENDENT SCHOOL DISTRICT
12300 EASTLAKE DRIVE
EL PASO, TX 79928

PROPOSED LAND USE

RESIDENTIAL LOTS = 161
COMMUNITY CENTER = 1
POND = 1

ACREAGE TABLE

DESCRIPTION	ACRES	SQ. FT.
RESIDENTIAL	25.217	1,098,452.52
ROW	11.157	485,998.92
POND	2.137	93,087.72
OPEN SPACE	0.207	9016.92
COMMUNITY CENTER	1.562	68,040.72



LEGEND

- SUBDIVISION BOUNDARY LINE
- STREET CENTERLINE
- BLOCK NUMBER
- LOT NUMBER
- EXISTING RIGHT OF WAY
- COUNTY MONUMENT FOUND, SET IN CONJUNCTION WITH THE FILING OF COVINGTON RIDGE WAY PLAT
- PROPOSED STREET
- COUNTY MONUMENT
- SET 5/8 INCH IRON ROD WITH A RED CAP STAMPED "ZWA"
- SET 1/2 INCH IRON ROD WITH A RED CAP STAMPED "ZWA"
- 5/8 INCH IRON ROD FOUND UNLESS NOTED
- CALCULATED POINT
- LANDSCAPE LOT
- UTILITY EASEMENT
- DRAINAGE EASEMENT
- RESTRICTED ACCESS EASEMENT
- LANDSCAPE EASEMENT
- MONUMENT EASEMENT
- RECORD INFORMATION
- P.R.E.P.C.T. PLAT RECORDS
- EL PASO COUNTY, TEXAS
- O.P.R.E.P.C.T. OFFICIAL PUBLIC RECORDS
- EL PASO COUNTY, TEXAS
- CENTERLINE OF ROAD
- LIGHT POLE
- EXISTING GROUND CONTOUR LINES
- CONTOUR INTERVAL=1.0 FOOT
- DIRECTION OF FLOW
- HIGH POINT
- SIDEWALK
- BENCH MARK
- XXX.XX'
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING



OWNER/DEVELOPER
HUNT EMERALDS, LLC
601 NORTH MESA, SUITE 1900
EL PASO, TEXAS 79901
VOICE (915) 533-1122
FAX (915) 545-2631
CONTACT: MR. JOSE LARES, P.E.



110 N. Mesa Park Drive, Suite 200 6101 W. Courtyard Dr. Bldg 1, Ste. 100
El Paso, Texas 79912 Austin, Texas 78730
Office: (915) 852-9093 Office: (512) 358-4049
Fax: (915) 629-8506 Fax: (512) 368-5374

SURVEYOR



Zamora, L.L.C.
Professional Land Surveyors
Job # 2123-01
1510 Zaragosa Road, Suite B-7 • El Paso, TX 79936
Office: (915) 955-9009



Legislation Text

File #: BC-1027, **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.

SUSU25-00069: Vista del Norte Estates Unit Five - A portion of Tract 1, Section 10, Block 80, Township 1, Texas and Pacific Railroad Company Surveys, City of El Paso, El Paso County, Texas

Location: South of Stan Roberts Ave. and West of Dyer St.
Existing Zoning: P-R I (Planned Residential I)
Property Owner: Ranchos Real IV, LTD
Representative: Conde, Inc.
District: 4
Staff Contact: Alex Alejandre, (915) 212-1642, AlejandreAX@elpasotexas.gov

Vista Del Norte Estates Unit Five

City Plan Commission — August 14, 2025



CASE NUMBER/TYPE:	SUSU25-00069 – Major Combination
CASE MANAGER:	Alex Alejandre, (915) 212-1642, AlejandreAX@elpasotexas.gov
PROPERTY OWNER:	Ranchos Real IV, LTD
REPRESENTATIVE:	Conde, Inc.
LOCATION:	South of Stan Roberts Ave. and West of Dyer St. (District 4)
PROPERTY AREA:	115.18 acres
VESTED RIGHTS STATUS:	Vested (Prior to June 1, 2008)
PARK FEES:	Park Fees Not Required
EXCEPTIONS/MODIFICATIONS:	Yes, see following section
ZONING DISTRICT(S):	P-R I (Planned Residential I)
RELATED APPLICATIONS:	SUB08-00042 (Vista del Norte Amending Land Study)

SUMMARY OF RECOMMENDATION: Staff recommends **PENDING** of Vista del Norte Estates Unit Five on a Major Combination basis, and **PENDING** of the exception requests, subject to the following condition:

- That the applicant landscape the rear of all double-frontage lots, in accordance with Section 19.23.4(H)(3)(c) of the El Paso City Code.

Related to this application, the applicant is requesting the following modifications from the City Plan Commission:

- To waive the construction of one-foot (1') of planter strip along Norte Vista Drive.
- To waive the construction of six feet (6') of sidewalk along US 54.

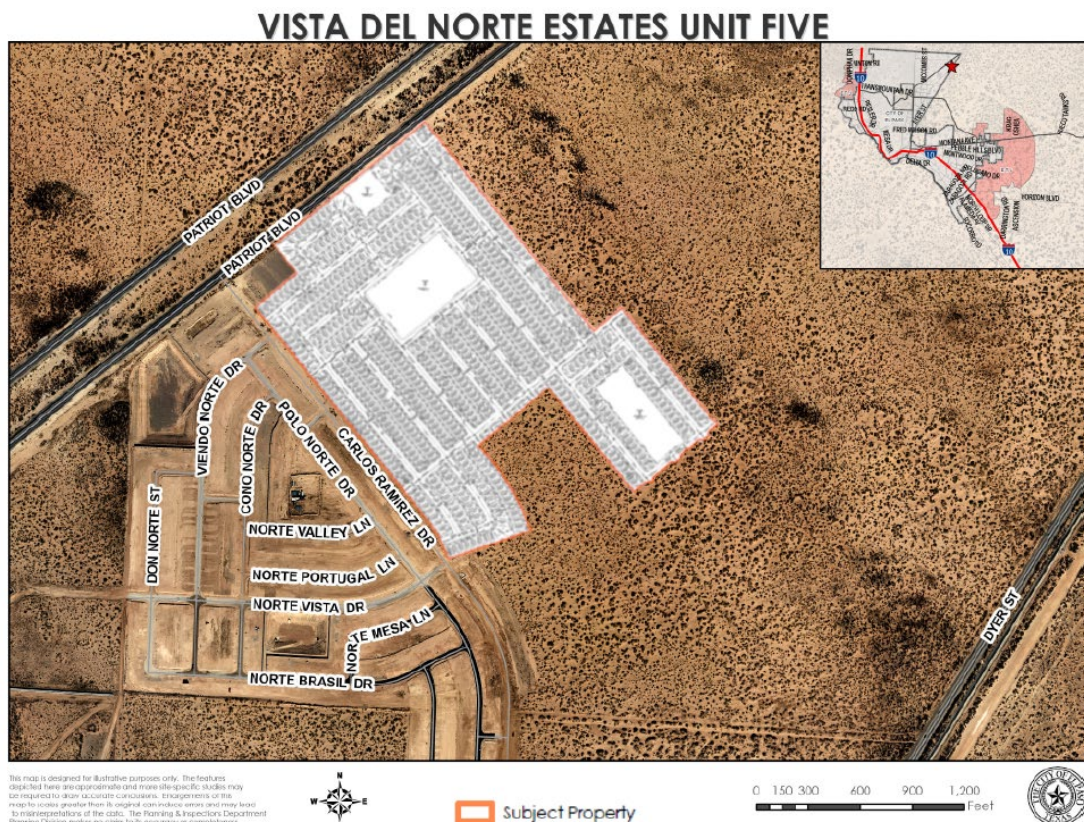


Figure A: Proposed plat with surrounding area

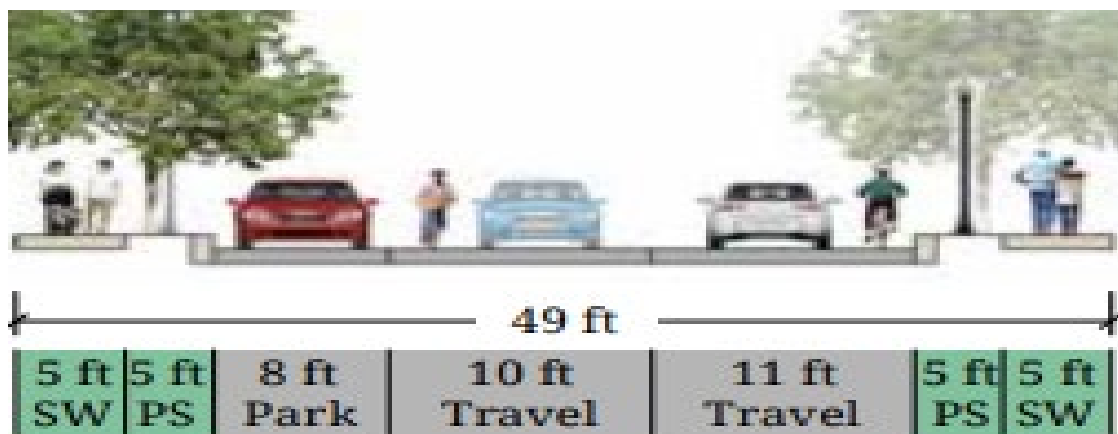
DESCRIPTION OF REQUEST: The applicant is proposing to subdivide 115.188 acres of vacant land to create a residential subdivision, comprising of five hundred and ninety-four (594) single-family residential lots, one (1) 7.91 acre park, and two (2) drainage ponds with a combined acreage of 5.94 acres. Primary access to the subdivision will be from Carlos Ramirez Drive. This application was granted vested rights, and was reviewed under the standards of the Subdivision Code that was in effect prior to June 1, 2008.

CASE HISTORY/RELATED APPLICATIONS: The proposed development falls within the area of the Vista del Sol Amending Land Study (SUB08-00042), which was approved by the City Plan Commission (CPC) on April 10, 2008. The proposed development is in conformance with the approved land study.

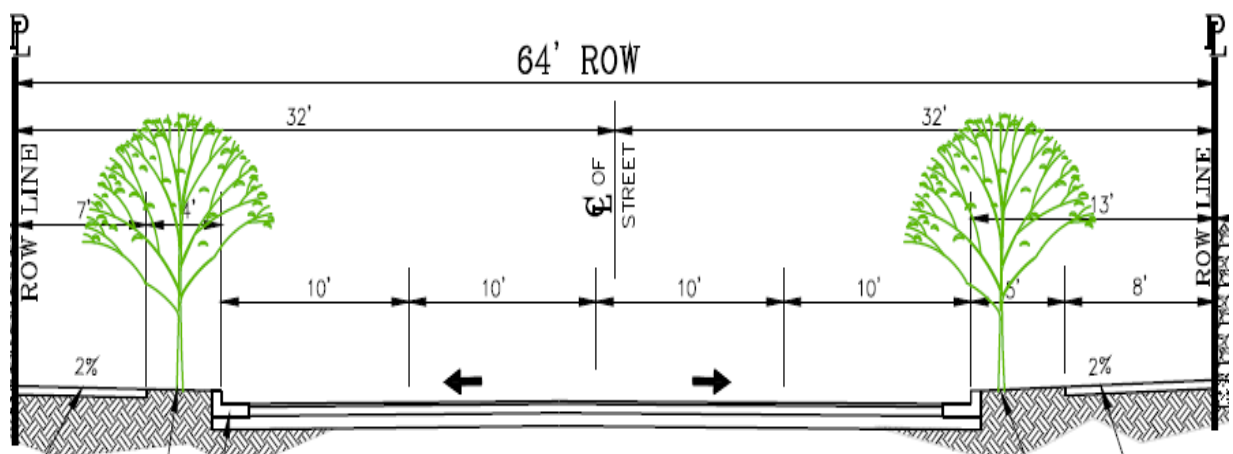
EXCEPTIONS, MODIFICATIONS, OR WAIVER REQUESTS: The applicant is requesting the following exception requests pursuant to El Paso City Code Section 19.10.050 (A)(1)(a) – (Roadway participation policies—Improvement of Roads and Utilities Within and or Abutting the Subdivision) of the current code.

1. To waive the construction of one-foot (1') of planter strip along Norte Vista Drive.

REQUIRED CROSS-SECTION:

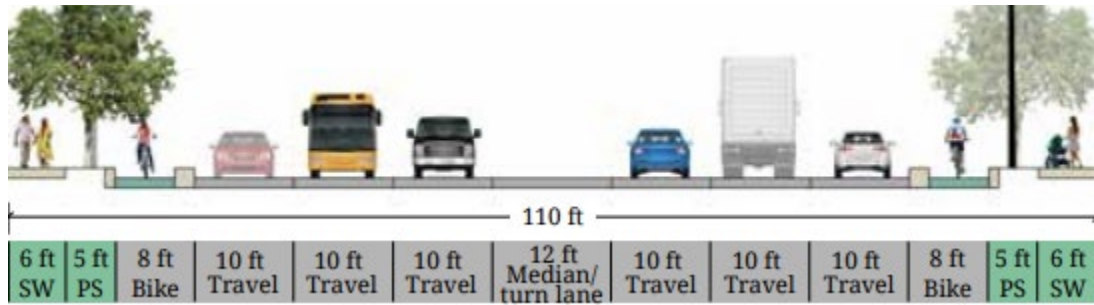


PROPOSED CROSS-SECTION:



- To waive the construction of six feet (6') of sidewalk along US 54.

REQUIRED CROSS-SECTION:



EXISTING CROSS-SECTION:

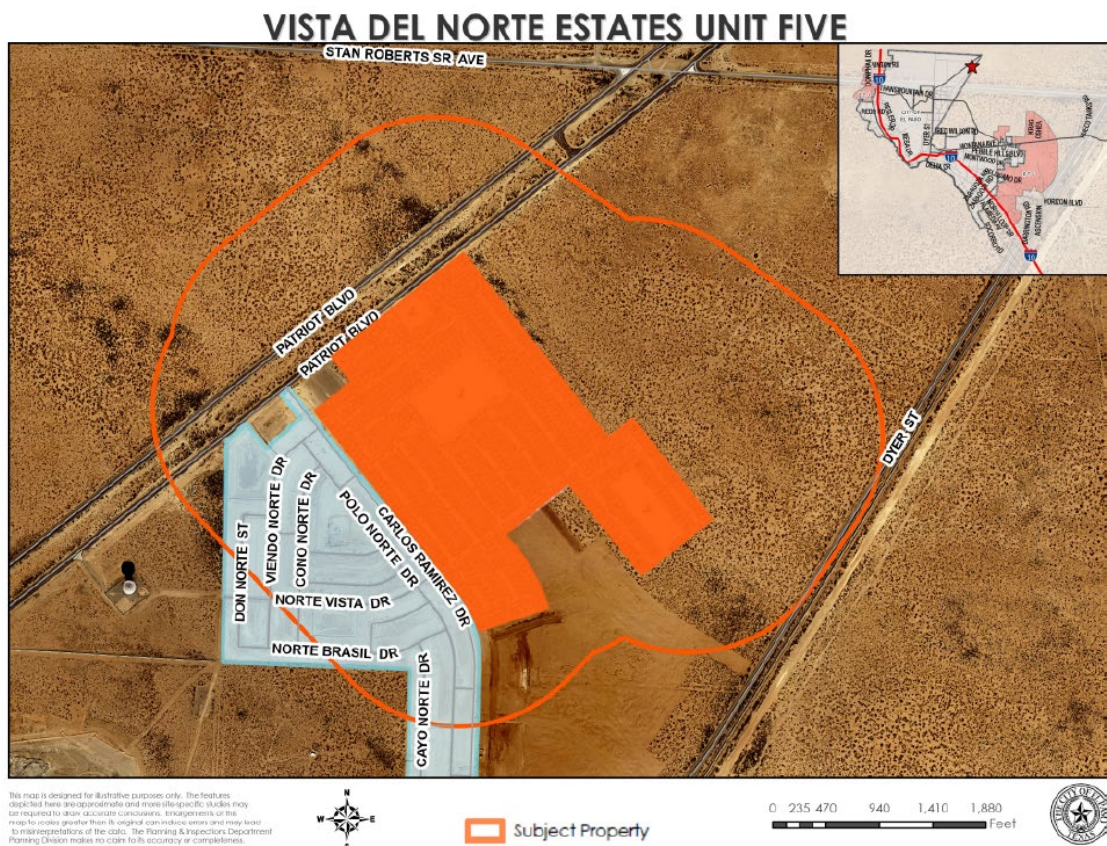
No improvements are being proposed on this TXDOT right-of-way. Cross-section is pending.

EVALUATION OF EXCEPTION REQUEST: The exception requests to waive right-of-way improvements meets the following criteria under El Paso City Code 19.10.050(A)(1)(a) – (Roadway Participation Policies— Improvement of Roads and Utilities Within and or Abutting the Subdivision). The section reads as follows:

Section 19.10.050(A)(1)(a)

The City Plan Commission may waive such requirements to provide rights-of-way or street improvements to adjacent substandard roads based on any of the following factors:

- 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.



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

Surrounding Zoning and Use	
North	C-4/c (Commercial/condition) / Vacant
South	P-R I (Planned Residential I) / Residential development
East	P-R I (Planned Residential I) / Residential development
West	C-2/ (Commercial) / Vacant
Nearest Public Facility and Distance	
Park	A park is proposed within the subdivision
School	IDEA Mesquite Hills School (1.68 miles)
Plan El Paso Designation	
G-4, Suburban (Walkable)	
Impact Fee Service Area	
Northeast	

PUBLIC COMMENT: N/A

PLAT EXPIRATION: This application will expire on **August 14, 2028**. 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.

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:

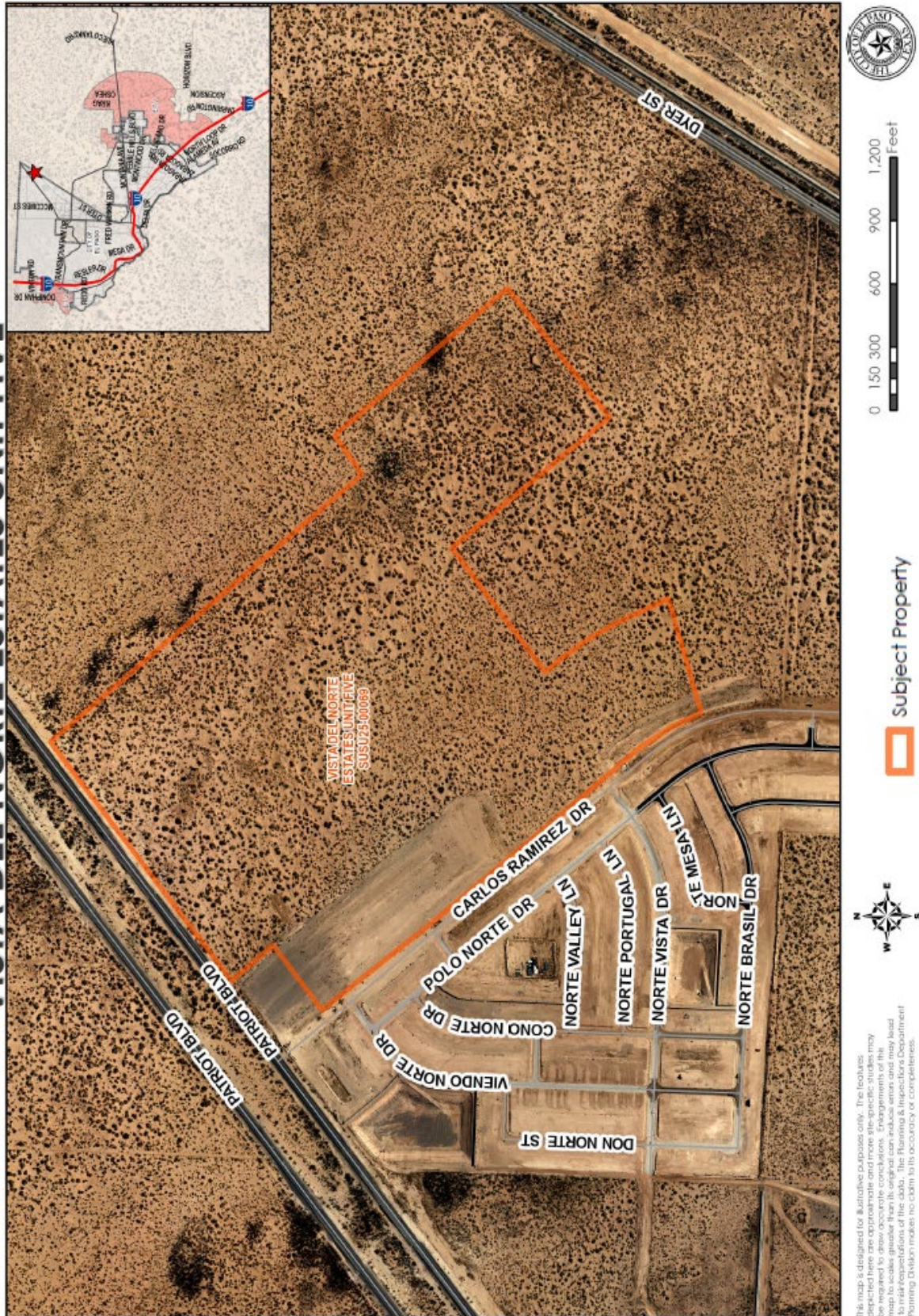
1. **Approval** of the waiver, exception, or modification request(s), finding that the request(s) is in conformance with the relevant review criteria provided by the El Paso City Code, as reflected in the Staff Report.
2. **Partial approval of the waiver, exception, or modification request(s)**, finding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

ATTACHMENTS:

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

ATTACHMENT 1

VISTA DEL NORTE ESTATES UNIT FIVE



ATTACHMENT 2

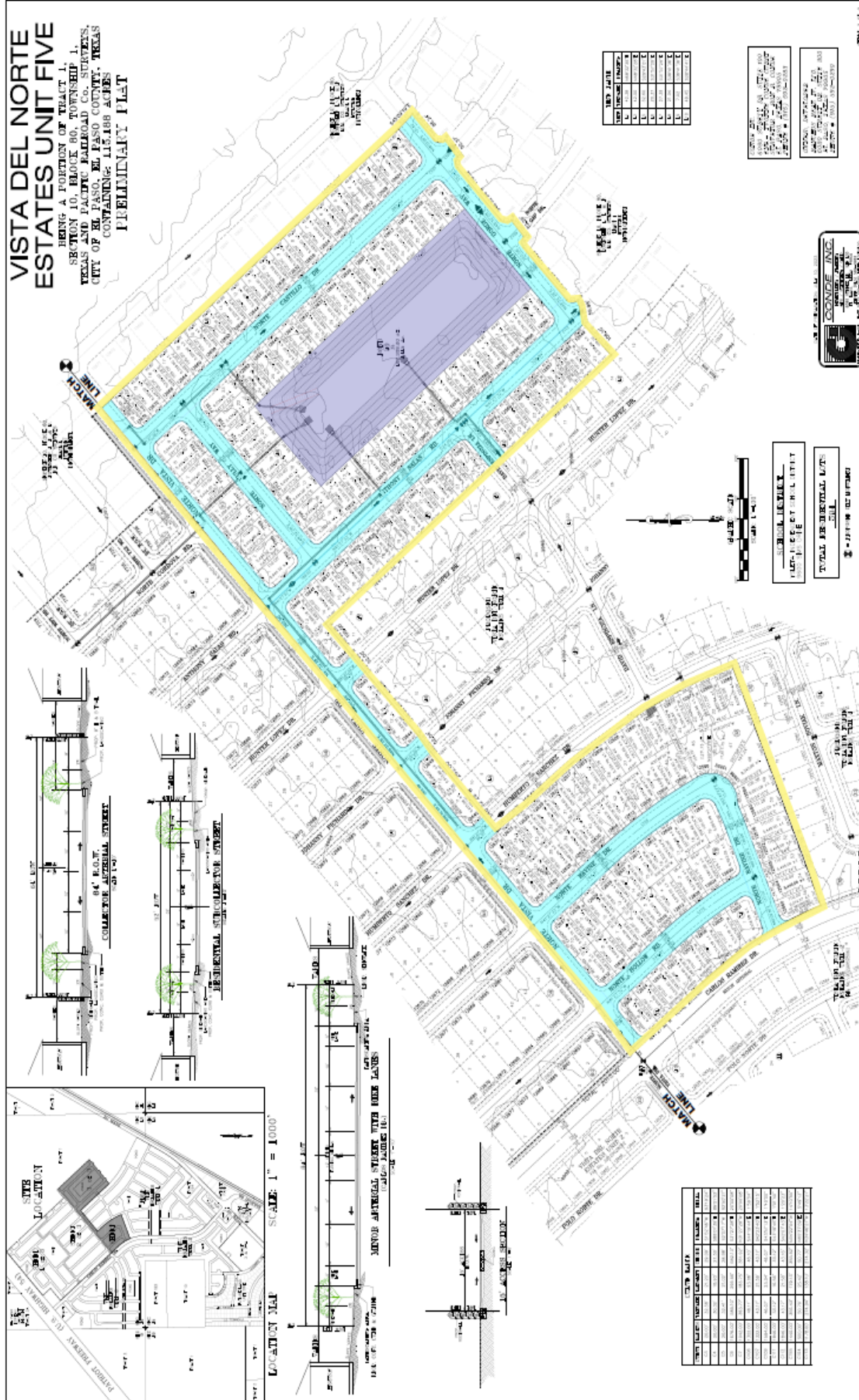


**VISTA DEL NORTE
ESTATES UNIT FIVE**
BEING A PORTION OF TRACT 1,
SECTION 10, BLOCK 80, TOWNSHIP 1,
TEXAS AND PACIFIC RAILROAD CO. SURVEYS,
CITY OF EL PASO, EL PASO COUNTY, TEXAS
CONTAINING: 116.188 ACRES
PRELIMINARY PLAT

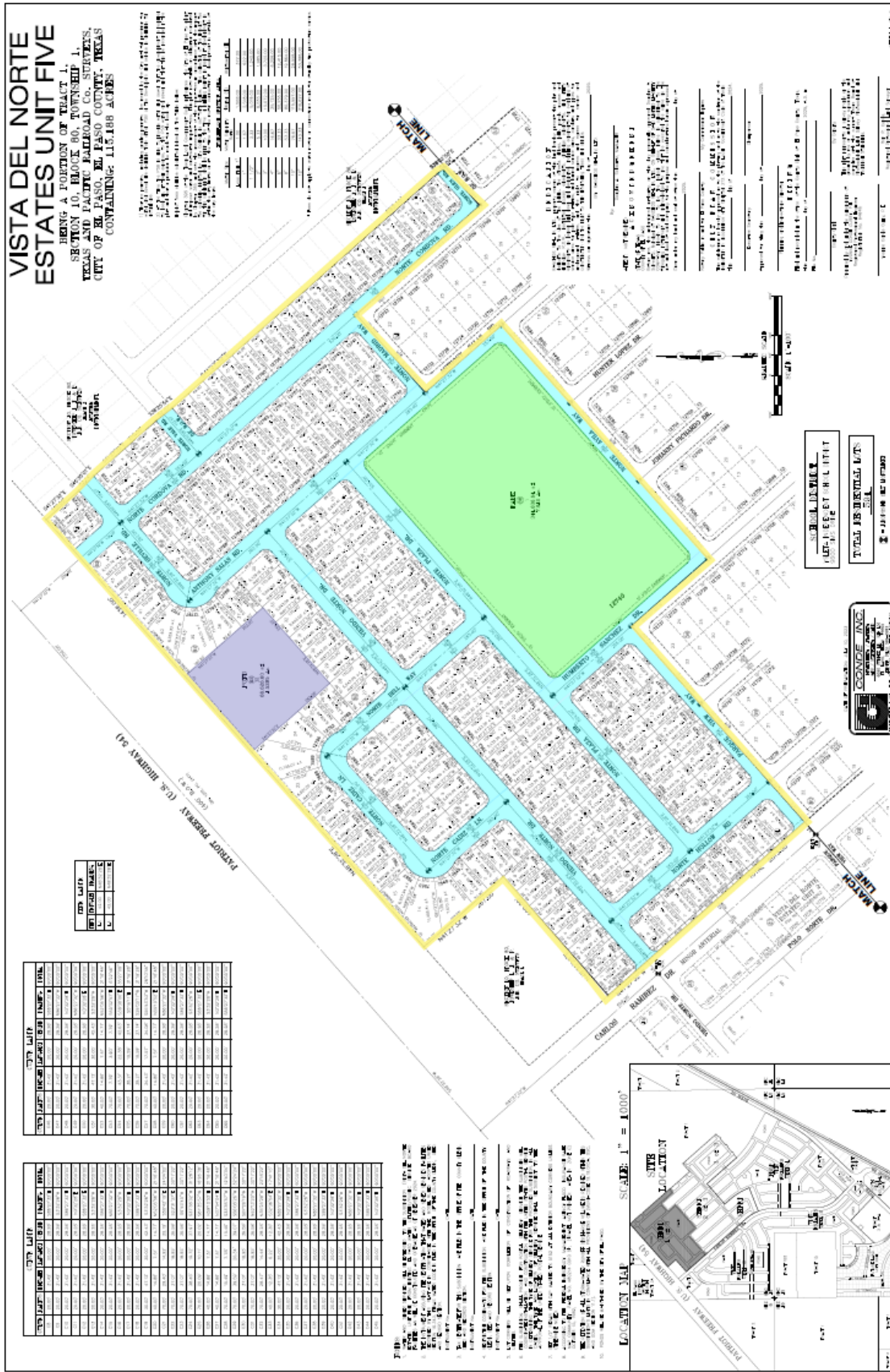
LOT AREA

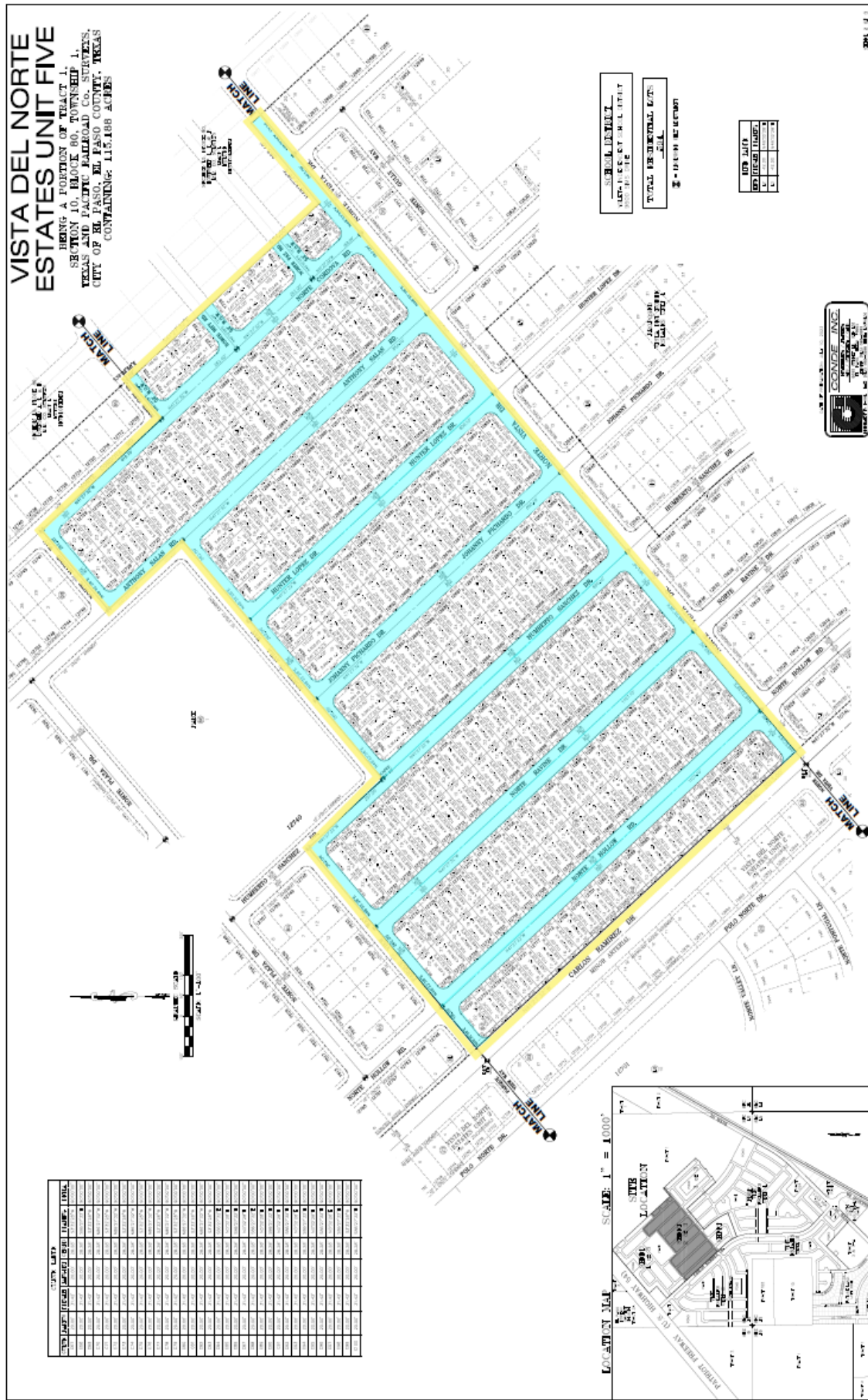
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**VISTA DEL NORTE
ESTATES UNIT FIVE**
BEING A PORTION OF TRACT 1,
SECTION 10, BLOCK 80, TOWNSHIP 1,
TEXAS AND PACIFIC RAILROAD CO. SURVEYS,
CITY OF EL PASO, EL PASO COUNTY, TEXAS
CONTAINING 115.488 ACRES.
PRELIMINARY PLAT



ATTACHMENT 3





BEING A PORTION OF TRACT 1,
SECTION 10, BLOCK 80, TOWNSHIP 1,
TEXAS AND PACIFIC RAILROAD CO. SURVEY,
CITY OF EL PASO, EL PASO COUNTY, TEXAS
CONTAINING: 115.188 ACRES

BEING A PORTION OF TRACT 1,
SECTION 10, BLOCK 80, TOWNSHIP 1,
TEXAS AND PACIFIC RAILROAD CO. SURVEY,
CITY OF EL PASO, EL PASO COUNTY, TEXAS
CONTAINING: 115.188 ACRES

[illegible][illegible]

ATTACHMENT 4



CONDE INC

August 6, 2025

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

Attention: **Myrna Aguilar**

Re: Vista Del Norte Estates Unit 5

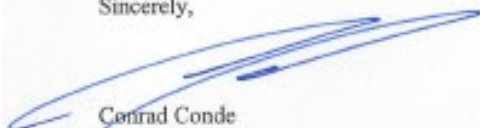
Dear Myrna,

As per your request and as per Title 19 Subdivision, Chapter 19.04 General Provisions, Sub-section 19.04.170 Modification of Conditions, and section 19.04.180 we are submitting a revised formal request for the following modifications to the above mentioned subdivision as follows:

- Subdivision Improvement Design Standards Section 19.16.090 B to allow for a block length in excess of 1,500' between intersections in order to allow for Pedestrian and drainage pathways.
- Subdivision Improvement Design Standards:
 - Collector Arterial Street to allow for a 7' sidewalk and 4' parkway, 4-10' driving lanes and a 5' parkway and, 8' Hike & Bike Trail in order to allow for improved Pedestrian and bicycle safety and mobility.
 - Residential/Sub-collector street to allow for 2-10' Parkways and 32' of pavement, in order to allow for improved vehicular and Pedestrian safety and mobility.
 - To allow for US-54 existing Right of Way (TXDOT ROW) for improved vehicular and Pedestrian safety and mobility
- Subdivision Improvement Design Standards Section 19.08-06 1T to allow for a location map scale of 1" = 1,000' instead of 1"=600' to provide a more legible location map.

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

8080 SURETY DR., SUITE 100 / EL PASO, TEXAS 79905 / (915) 592-0263 / FAX (915) 592-0265

ATTACHMENT 5



MAJOR COMBINATION APPLICATION

DATE: 05/14/2025

FILE NO. SUSU25-00069

SUBDIVISION NAME: Vista Del Norte Estates Unit Five

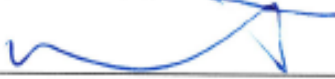
1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
Being a Portion of Tract 1, Section 10, Block 80, Township 1, Texas and Pacific Railroad Co. Surveys, City of El Paso, El Paso County, Texas
2. Property Land Uses:
- | | ACRES | SITES | | ACRES | SITES |
|---------------|---------|-------|-----------------------|---------|-------|
| Single-family | 78.3079 | 594 | Office | | |
| Duplex | | | Street & Alley | 23.0236 | 1 |
| Apartment | | | Ponding & Drainage | 5.8445 | 2 |
| Mobile Home | | | Institutional | | |
| P.U.D. | | | Other (specify below) | | |
| Park | 7.912 | 1 | | | |
| School | | | | | |
| Commercial | | | Total No. Sites | 258 | |
| Industrial | | | Total (Gross) Acreage | 115.188 | |
3. What is existing zoning of the above described property? PR-1 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 street to drainage structure
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
Within approved Vista Del Norte Landstudy.
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 Ranchos Real IV, LTD, 6080 Surety Dr., Ste. 300, El Paso, TX 79905 (915) 592-0290
 (Name & Address, Zip) (Email) (Phone)

13. Developer Ranchos Real IV, 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 (915) 592-0283
 (Name & Address, Zip) (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.

ATTACHMENT 6

Planning and Inspections Department- Planning Division

Developer / Engineer shall address the following comments:

1. Submit to the Planning & Inspections Department – Planning Division the following prior to recording of the subdivision:
 - a. Current certificate tax certificate(s)
 - b. Release of access document, if applicable.
 - c. 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. Staff will recommend that the City Plan Commission require the landscaping of the rear of all double-frontage lots, as per section 19.16.080(D) of the applicable Subdivision Code.

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 with TXDOT for access and drainage requirements. Obtain TXDOT approval for the deceleration lane and driveway.
2. Print-out of the mathematical closure is ok.
3. Provide total number for park and/or ponds on final plat sheet 1.
4. At all proposed dead-end streets, provide a Dead-End temporary turnaround location and radius dimensions.
5. Verify proposed turning heel at North Ravine Drive in compliance with the DSC.
6. Provide benchmark note in the preliminary plat.

Streets and Maintenance Department

Streets and Maintenance Traffic engineering has the following comments:

- There are streets which we highly recommend installing or constructing traffic calming devices since the concern in some of the streets are to encourage speeding.

As per city ordinance **19.03.010 Purpose, Exceptions and Effect** can be implemented on the traffic calming for the safety of citizens that are going to living in the subdivision.

As per city ordinance **19.15.020 Subdivider responsibility** can be implemented on traffic calming for streets being constructed on subdivision.

On the modification letter under Subdivision Improvement Designs, must include traffic calming devices to mitigate of speeding to occur for a 1500ft block length.

Signs and Markings:

1. All construction plan set submittals and all work shall be in compliance with all applicable City of El Paso Municipal Code, Ordinances, Design Standards for Construction (DSC), Americans with Disabilities Act (ADA), Texas Accessibility Standards (TAS), and Texas Department of Licensing and regulation (TDLR), Street Design Manual (SDM), and all applicable state and federal rules and regulations. The city may refer to TXDOT specs and standards as may be required or not covered by DSC or SDM.
- Contact Information - Traffic Signs & Markings - Sergio Medrano (915)–212-7033
2. MUTCD standards shall be follow for new sign installation. Make reference on construction drawings and typical/detail to be used.
3. Please include Signs & Markings installation details.

Street Lights:

Does not object to this request. U.S. Highway 54 (Patriot Freeway) is a 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 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.

El Paso Water

We have received the above referenced development and provide the following comments:

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

Water:

There is an existing 12-inch water main along Carlos Ramirez Drive. This main can be extended to provide service. There is an existing 24-inch water main along Carlos Ramirez Drive. No direct service connections are allowed to this main as per the El Paso Water - Public Service Board Rules & Regulations.

There will be a 16-inch water main along Carlos Ramirez Drive going north to future Norte Vista Drive. This water main will be dedicated to the U.S. Army McGregor Range. No service can be provided from this water main. The installation of a 24-inch water main along future Norte Vista Drive by EPWater Utility Contractor, has an estimated time of completion of fiscal year 25-26. No direct service connections are allowed to this main as per EPWater-PSB Rules and Regulations.

Sanitary Sewer:

There is an existing 15-inch sanitary sewer main along Carlos Ramirez Drive. This main can be extended to provide service.

Upgrade of the (Dyer / Railroad) Lift Station is required to enable service to the proposed development. The upgrade is currently under design.

General:

EPWater-PSB requires a new service application to serve the subdivision. New service applications should be made 6-8 weeks in advance of construction to ensure water for construction work. The following items, if applicable, are required at the time of application: (1) hard copy of site plan with street names and addresses; (2) finalized set of improvement plans, including grading & drainage plans; (3) digital copy of site plan; (4) benchmark check; (5) construction schedule; and (6) a certificate of compliance. Service will be provided in accordance with the current El Paso Water Utilities – Public Service Board (EPW-PSB) Rules and Regulations. The owner 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:

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

1. Provide an acceptable Stormwater Management plan in accordance with Section 19.19.030 of the current subdivision ordinance.
2. The proposed ponding areas shall have enough capacity to hold the developed runoff for a designed 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.

Parks and Recreation Department

We have reviewed **Vista Del Norte Estates Unit 5** a major combination 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 part of the Vista Del Norte Estates Land Study, and it is composed of **594 Single-family** residential lots. Applicant is proposing to dedicate one park site with **7.91 Acres**. Covenants need to be provided restricting the use to Single-family residential dwellings since PR-1 districts allow Two-family and Multi-family dwelling use. Based on the following Parkland calculations, this subdivision meets the minimum "Parkland" requirements as per ordinance Title 19 – Subdivision and Development Plats, **Chapter 19.20 – Parks and Open Space** and exceeds the requirements by **0.92 Acres** or **92 dwelling units** that can be applied towards sub-sequent subdivisions with-in the approved Land Study

SUBDIVISION	TOTAL LOTS	REQUIRED PARKLAND ACRES	DEDICATED PARKLAND ACRES
VNE 2	607	6.07	6.87
VNE 4	601	6.01	4.16
VNE 5	594	5.94	7.91
TOTAL	1802	18.02	18.94

TOTAL DEDICATED PARKLAND **18.94**

TOTAL REQUIRED PARKLAND **18.02**

TOTAL PARKLAND CREDITS **0.92**

2. Please **provide a plat note** stating who the proposed park is being dedicated to, and who will be maintaining the park

This subdivision is located with-in "Park Zone": **NE-7**

Nearest Park(s): **Futureland Park**

In addition, we offer the following **informational comments** to assist Applicant in the design of the new Park's construction drawings.

Please note that design layout (Concept & Final) need to be coordinated with Parks Department and/or designee for review and approval prior to submit park improvements plans and are to include at minimum the following improvements:

1. Refer to current ordinance Chapter 19.20 – Parks and Open Space; and the Design & Construction Standards for Park Facilities as approved by Mayor and Council on June 26, 2018
2. Irrigation System must be designed to accommodate site static water pressure less 9% and a pump system must be incorporated to accommodate design criteria.
3. Note for all park improvements (sidewalks, Ramps, etc.) and paved Hike/Bike trails (if applicable) to be compliant with required accessibility criteria as set forth in ADAAG & TAS standards as mandated by Federal and State Governments.
4. Project(s) must be coordinated with TDLR to insure compliance with TAS requirements to include inspection, and certificate of substantial completion; approval of the subdivision /park improvement plans is subject to applicant providing proof of the project registration number (EAB Project Registration No. by the State Agency).
5. No signs, fire hydrants, lights, NDCBU's, electrical/water boxes, telephone pedestals, no obstructions in general, shall be placed into proposed perimeter sidewalk, nor shall any utility conduits be placed along the park site – Any utilities with-in the parkway need to be underneath the proposed sidewalk and buried at 5' minimum cover.
6. Provide pedestrian-oriented perimeter lighting along adjacent public and private street rights of way. Engineer to coordinate with Parks Department and/or department liaison/designee, Planning and Inspections Engineering & Construction Management Division, SAM Dept., and E.P.E.Co., light poles location & conduit placement; light poles shall be steel, direct bury with a minimum 65 watt LED luminaire installed at max. 150' apart and/or at all street intersections along the park side and not along the residential side to prevent duplication of light poles.
7. Developer / Contractor shall obtain soil samples (taken from proposed park site location finished ground) & provide complete analysis report (textural, soils classification, minerals and nutrients availability, water infiltration/percolation, detailed salinity, & PH conductivity test) with recommendations for soils amendments and preparation to insure soil conditions are suitable for turf, shrubs, and tree growth; coordinate site visit with Parks staff for collection of soil samples.
8. Any unsuitable soil conditions shall be remedied to eliminate hard soils, stony soils, high caliche soils, clay soils and contaminated soils to a minimum depth of 12 inches and by shattering, in two directions, of hard pan caliche, clay soils, rocks to a depth of
9. 36 inches below finished grade as required for proper planting as per Park's Design & Construction Standards for Park Facilities approved on 06/26/2018
10. Any unsuitable soil materials not approved by Parks Department and/or department liaison/designee are to be removed, disposed-off, and replaced with "Top Soil" / Sandy Loam material (blend of 40% Sand, 40% Silt, & 20% Clay - Capable of holding moisture) to include organic matter / nutrients to a minimum depth of 12 inches.
11. Any sloped areas (if flatter areas are not feasible) along park's frontages shall be at the max. 1 vertical: 20 horizontal (5%) or as determined according to the park improvements plan review.
12. Provide adequate cross-sections, enough to better understand/visualize the finished improvements.
13. Grading and drainage plan for the site, to be reviewed and approved by Parks Department and/or department liaison/designee.
14. Developer / Contractor are required to obtain irrigation, building, electrical, and any other required permit(s) from Planning & Inspections One Stop Shop City Development Division.
15. At minimum, a 7' wide meandering concrete sidewalk is required all along the park's frontage unless a Trail is required, then current Park Design Standards for Park Facilities shall apply.
16. Provide an age appropriate 2-5 or 5-12 years old play structure from approved vendors with a minimum fifty foot by fifty-foot user zone or approved alternative equipment/amenities as applicable.
17. Provide one 30' tall Pre-stressed concrete direct bury light pole at the playground or focal point of the park; use LED type fixtures and lamps for a maximum five foot-candles with a uniformity ratio of 3:1 to include photo cell and timer.
18. Provide shaded picnic tables and or benches and trashcans on concrete pads as required / applicable.
19. Street trees shall be provided along the parkway spaced at maximum 20' on center.

20. Construction of Park improvements need to be coordinated and inspected by Parks Department and/or department liaison/designee.
21. Park Site acceptance for maintenance is contingent upon completion and acceptance of all subdivision improvements by the director of the Land Development Services Department or designee.

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

Texas Department of Transportation

1. Deceleration lane on US 54 is too short, 65 mph roadways shall have a 700 foot decel lane. Please make the lane as close to 700 feet as possible.
2. Submit grading and drainage plans for TXDOT approval.
3. Work in TXDOT ROW requires a permit before any work may start.

El Paso Central Appraisal District

Please see recommended comments for Vista del Norte Estates #5 from Central Appraisal.

- Recheck Page 1 and Page 3. Block 71 have the same lot numbers (1&2).

El Paso Electric

We have no comments for Vista Del Norte Estates Unit Five.

Texas Gas

In reference to case SUSU25-00069 - Vista Del Norte Estates Unit Five, Texas Gas Service does not have any comments.

El Paso County Water Improvement District #1

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

Capital Improvement Department

No comments received.

Fire Department

No comments received

El Paso County

No comments received.

El Paso County 911 District

No comments received.

VISTA DEL NORTE ESTATES UNIT FIVE

BEING A PORTION OF TRACT 1,
SECTION 10, BLOCK 80, TOWNSHIP 1,
TEXAS AND PACIFIC RAILROAD Co. SURVEYS,
CITY OF EL PASO, EL PASO COUNTY, TEXAS
CONTAINING: 115.188 ACRES

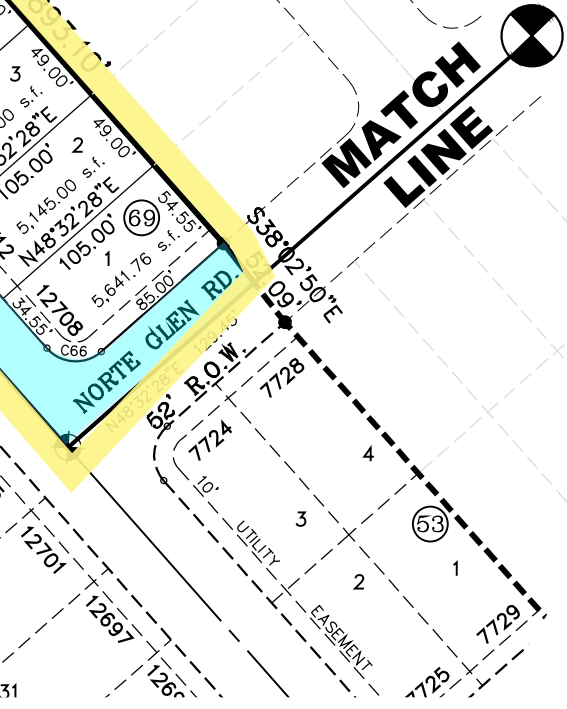
- 1) That no permits, including grading permits, be issued by the City until full provision for water and sewer are available from either PSB or the Developers and service is available for actual use.
- 2) At the time the PSB is able to provide water and sewer that the development is required to hook up, at their expense, to the PSB water and sewer and that this be recorded in the plat and that a provision be made for the hook up.
- Impact fees shall be calculated based on the table below:

Chapter 395 of the Texas Local Government Code authorizes the City of El Paso to adopt and impose water and wastewater impact fees. This plat note fulfills an obligation mandated by Chapter 395 and sets the assessment of the impact fees in accordance with the impact fee schedule adopted by City Council as set forth below. The collection of the impact fee for this subdivision shall be prior to the time a building permit is issued if development is within the city limits or at the time of the meter connection if development is outside of the city limits.

NORTHEAST SERVICE AREA			
Meter Size	Meter Capacity Ratio	*Water (\$)	Wastewater (\$)
Less Than 1"	1.00	1,508.00	372.00
1"	1.67	2,518.00	622.00
1 1/2"	3.33	5,019.00	1,240.00
2"	5.33	8,033.00	1,995.00
3"	10.00	15,072.00	3,725.00
4"	16.67	25,125.00	6,209.00
6"	33.33	50,235.00	12,415.00
8"	53.33	80,379.00	19,864.00
10"	76.67	115,557.00	28,558.00
12"	143.33	216,027.00	53,388.00

* Fees do not apply to water meter or connections made for standby fire protection service.

SECTION 10, BLOCK 80,
TOWNSHIP 1, T. & P.
R.R. CO. SURVEYS
TRACT 1
FUTURE
DEVELOPMENT



DEDICATION

RANCHOS REAL IV, LTD., properly owners of this land hereby present this plat and dedicate to the use of the public, the streets, drives, park, ponds, access and drainage R.O.W., restricted access easements, drainage easements, and utility easements as hereon laid down and designated, including easements for overhead of service wires for pole utilities, and buried service wires, conduits and pipes for underground utilities, and the right to ingress and egress for service and construction and the right to trim interfering trees and shrubs.

Witness our signature this _____ day of _____, 2025.

By: RANCHOS REAL IV, LTD.

By: Douglas A. Schwartz, MANAGER

ATTEST: NOT REQUIRED
ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF EL PASO

Before me, the undersigned authority, on this day personally appeared Douglas A. Schwartz, Manager of RANCHOS REAL IV, LTD., ON BEHALF OF SAID LIMITED LIABILITY COMPANY, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as the act and deed of said company for the purpose and considerations herein expressed.

Given under my hand and seal of office this _____ day of _____, 2025.

Notary Public in and for El Paso County My Commission Expires _____

CITY PLAN COMMISSION

This subdivision is hereby approved as to the platting and as to the condition of the dedication in accordance with Chapter 212 of the Local Government Code of Texas this _____ day of _____, 2025, A.D. in

Executive Secretary Chairperson

Approved for filing this _____ day of _____, 2025.

Planning and Inspections Director

FILING

Filed and recorded in the office of the County Clerk of El Paso County, Texas, on this _____ day of _____, 2025, A.D. in File No. _____

County Clerk By Deputy

Prepared by and under the supervision of:
YVONNE CONDE CURRY, P.E.
Registered Professional Engineer
Registration No. 64648

This plat represents a survey made on the ground by me or under my supervision and complies with the current Texas Board of Professional Land Survey Professional and Technical Standards.

Yvonne Conde Curry, P.E.

Ron R. Conde,
Registered Professional Land Surveyor
Texas License No. 5152

SHEET 1 OF 3

CURVE TABLE					
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BBEARING
C8	20.00'	31.42'	20.00'	28.28'	S86°27'32"E
C9	20.00'	31.42'	20.00'	28.28'	S53°32'28"W
C10	20.00'	31.42'	20.00'	28.28'	S86°27'32"E
C11	20.00'	31.42'	20.00'	28.28'	N3°32'28"E
C12	20.00'	31.42'	20.00'	28.28'	S86°27'32"E
C13	20.00'	31.42'	20.00'	28.28'	S3°32'28"W
C14	20.00'	31.42'	20.00'	28.28'	S86°27'32"E
C15	20.00'	31.42'	20.00'	28.28'	N86°27'32"W
C16	20.00'	31.42'	20.00'	28.28'	S3°32'28"W
C17	20.00'	31.42'	20.00'	28.28'	N3°32'28"E
C18	20.00'	31.42'	20.00'	28.28'	S86°27'32"E
C19	30.00'	47.12'	30.00'	42.43'	S3°32'28"W
C20	40.00'	14.86'	7.51'	14.77'	N52°05'56"W
C21	70.00'	29.40'	14.92'	29.19'	S50°42'19"E
C22	70.00'	37.01'	18.95'	36.58'	S23°31'37"E
C23	70.00'	37.01'	18.95'	36.58'	S6°45'45"W
C24	70.00'	38.45'	19.72'	37.97'	S37°38'32"W
C25	70.00'	20.09'	10.11'	20.02'	S61°35'57"W
C26	40.00'	14.86'	7.51'	14.77'	N59°10'52"E
C27	40.00'	14.86'	7.51'	14.77'	N37°54'04"E
C28	70.00'	15.49'	7.78'	15.46'	S33°36'57"W
C29	70.00'	39.59'	20.34'	39.07'	S56°08'26"W
C30	70.00'	37.01'	18.95'	36.58'	S87°29'19"W
C31	70.00'	37.01'	18.95'	36.58'	N62°13'20"W
C32	70.00'	28.47'	14.44'	28.28'	N35°25'28"W
C33	40.00'	12.35'	6.22'	12.30'	S32°36'54"E
C34	30.00'	47.12'	30.00'	42.43'	N86°27'32"W
C35	20.00'	31.42'	20.00'	28.28'	N3°32'28"E
C36	20.00'	31.42'	20.00'	28.28'	S86°27'32"E
C37	20.00'	31.42'	20.00'	28.28'	S3°32'28"W
C38	20.00'	31.42'	20.00'	28.28'	N86°27'32"W
C39	20.00'	31.42'	20.00'	28.28'	S86°27'32"E
C40	20.00'	31.42'	20.00'	28.28'	N3°32'28"E
C41	20.00'	31.42'	20.00'	28.28'	S3°32'28"W
C42	20.00'	31.42'	20.00'	28.28'	N86°27'32"E
C43	20.00'	31.42'	20.00'	28.28'	N3°32'28"E
C44	20.00'	31.42'	20.00'	28.28'	S86°27'32"E
C45	20.00'	31.42'	20.00'	28.28'	N3°32'28"E

CURVE TABLE					
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BBEARING
C46	20.00'	31.42'	20.00'	28.28'	S86°27'32"E
C47	20.00'	31.42'	20.00'	28.28'	N86°27'32"W
C48	20.00'	31.42'	20.00'	28.28'	N3°32'28"E
C49	20.00'	31.42'	20.00'	28.28'	N86°27'32"W
C50	20.00'	31.42'	20.00'	28.28'	N3°32'28"E
C51	30.00'	47.12'	30.00'	42.43'	S3°32'28"W
C52	40.00'	14.86'	7.51'	14.77'	N52°05'56"W
C53	70.00'	7.79'	3.90'	7.79'	S59°32'57"E
C54	70.00'	43.31'	22.38'	42.63'	S38°38'00"E
C55	70.00'	38.21'	19.59'	37.74'	S5°16'11"E
C56	70.00'	38.21'	19.59'	37.74'	S26°00'17"W
C57	70.00'	34.43'	17.57'	34.08'	S55°43'53"W
C58	40.00'	14.86'	7.51'	14.77'	N59°10'52"E
C59	20.00'	31.42'	20.00'	28.28'	N86°27'32"W
C60	20.00'	31.42'	20.00'	28.28'	N3°32'28"E
C61	20.00'	31.42'	20.00'	28.28'	S86°27'32"E
C62	20.00'	31.42'	20.00'	28.28'	S3°32'28"W
C63	20.00'	31.42'	20.00'	28.28'	S86°27'32"E
C64	20.00'	31.42'	20.00'	28.28'	S3°32'28"W
C65	20.00'	31.42'	20.00'	28.28'	N3°32'28"E
C66	20.00'	31.42'	20.00'	28.28'	S86°27'32"E

LINE TABLE		
LINE	LENGTH	BBEARING
L3	42.00'	N48°32'28"E
L4	42.00'	N48°32'28"E

PATRIOT FREEWAY (U.S. HIGHWAY 54)
(400' R.O.W.)
(R.C. 1992, 850' 240')

POND
66,626.60 s.f.
1.5295 Ac.

PARK
344,636.64 s.f.
7.912 Ac.

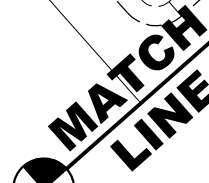
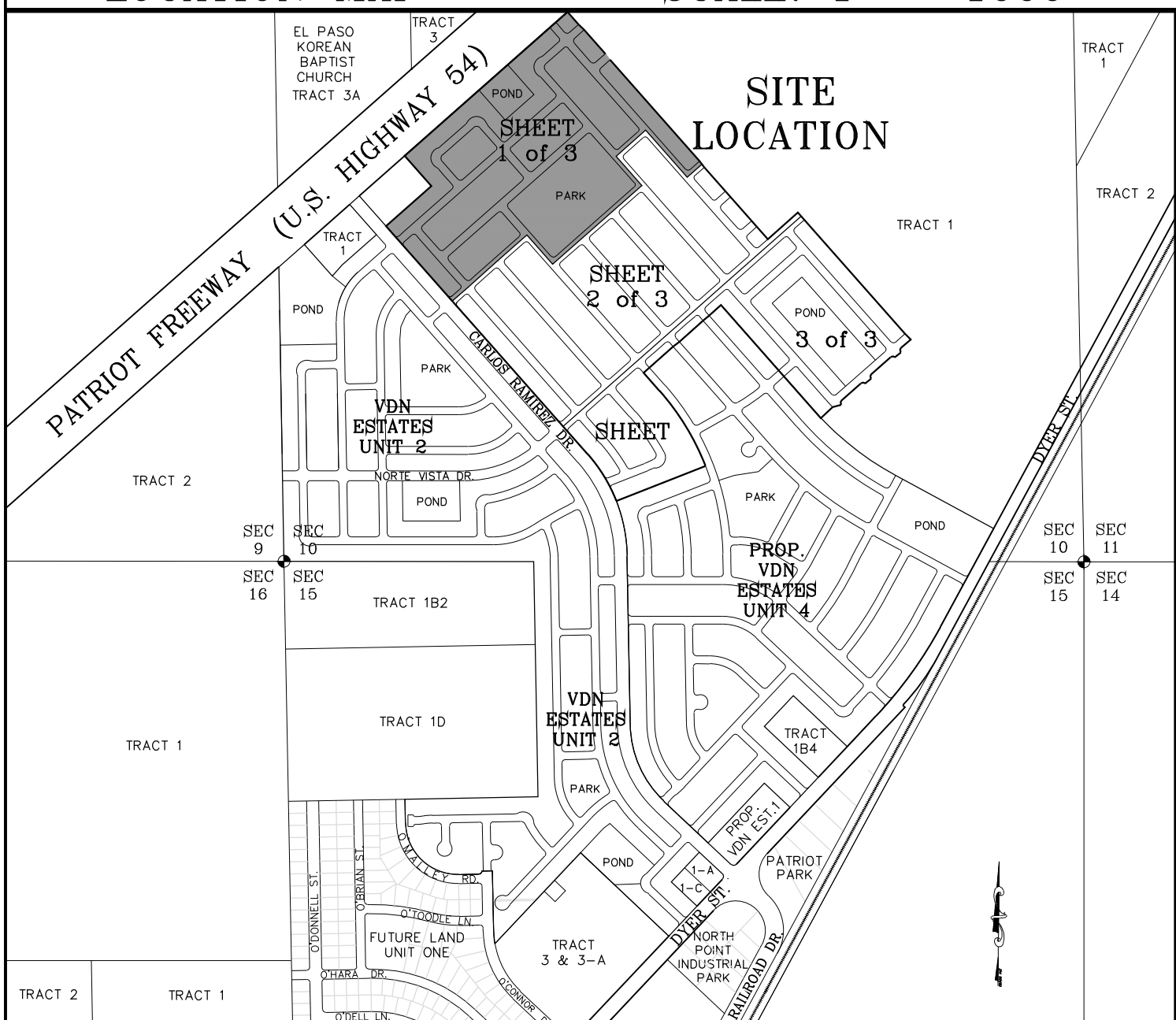
NOTES:

- WATER AND SEWER SERVICES WILL BE EXTENDED TO THIS SUBDIVISION (VISTA DEL NORTE ESTATES UNIT FIVE) FROM EXISTING EL PASO WATER UTILITIES/PUBLIC SERVICE BOARD FACILITIES AN WILL BE CONSTRUCTED AND OPERABLE AS OF DECEMBER 2024.
- THE INSTRUMENT ASSURING THE CERTIFICATION THAT WATER AND SEWER SERVICES FACILITIES DESCRIBED BY THIS PLAT, 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.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 480214 0010 B*. (*PANEL NOT PRINTED: AREA IN ZONE C) OCTOBER 15, 1982.
- THE RETENTION OF ALL STORM-WATER RUNOFF DISCHARGE VOLUME IS REQUIRED WITHIN THIS SUBDIVISION'S LIMITS IN COMPLIANCE WITH ALL PROVISIONS OF (MUNI-CODE 19.19.010A, DSC, AND DDM SECTION 11.1).
- PONDS WILL BE MAINTAINED BY THE CITY OF EL PASO.

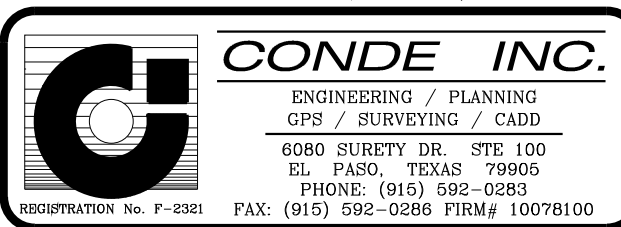
LOCATION MAP

SCALE: 1" = 1000'

SITE LOCATION



DATE OF PREPARATION: JULY 10, 2023

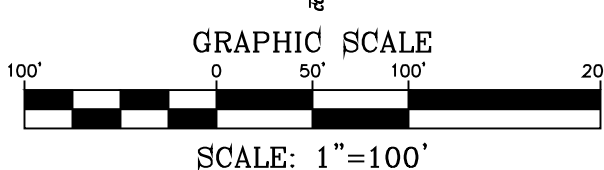


SCHOOL DISTRICT

YSLETA INDEPENDENT SCHOOL DISTRICT
9600 SIMS DRIVE

TOTAL RESIDENTIAL LOTS
594

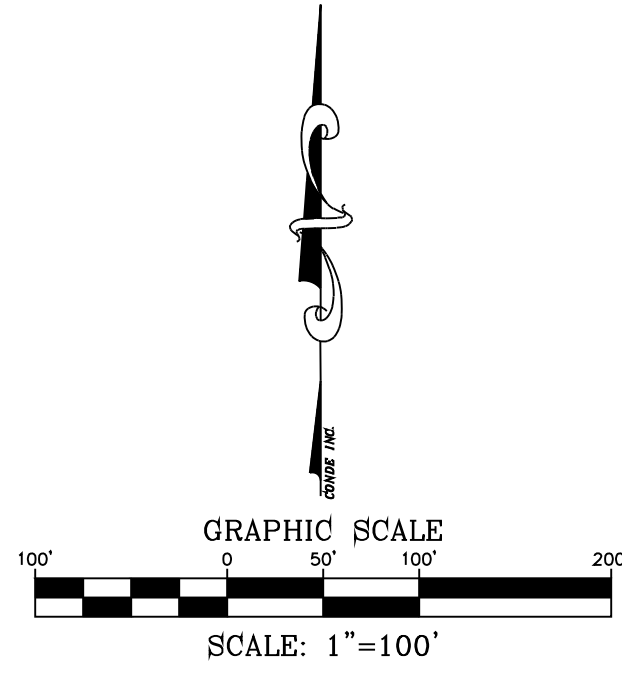
⊗ = PROPOSED CITY MONUMENT



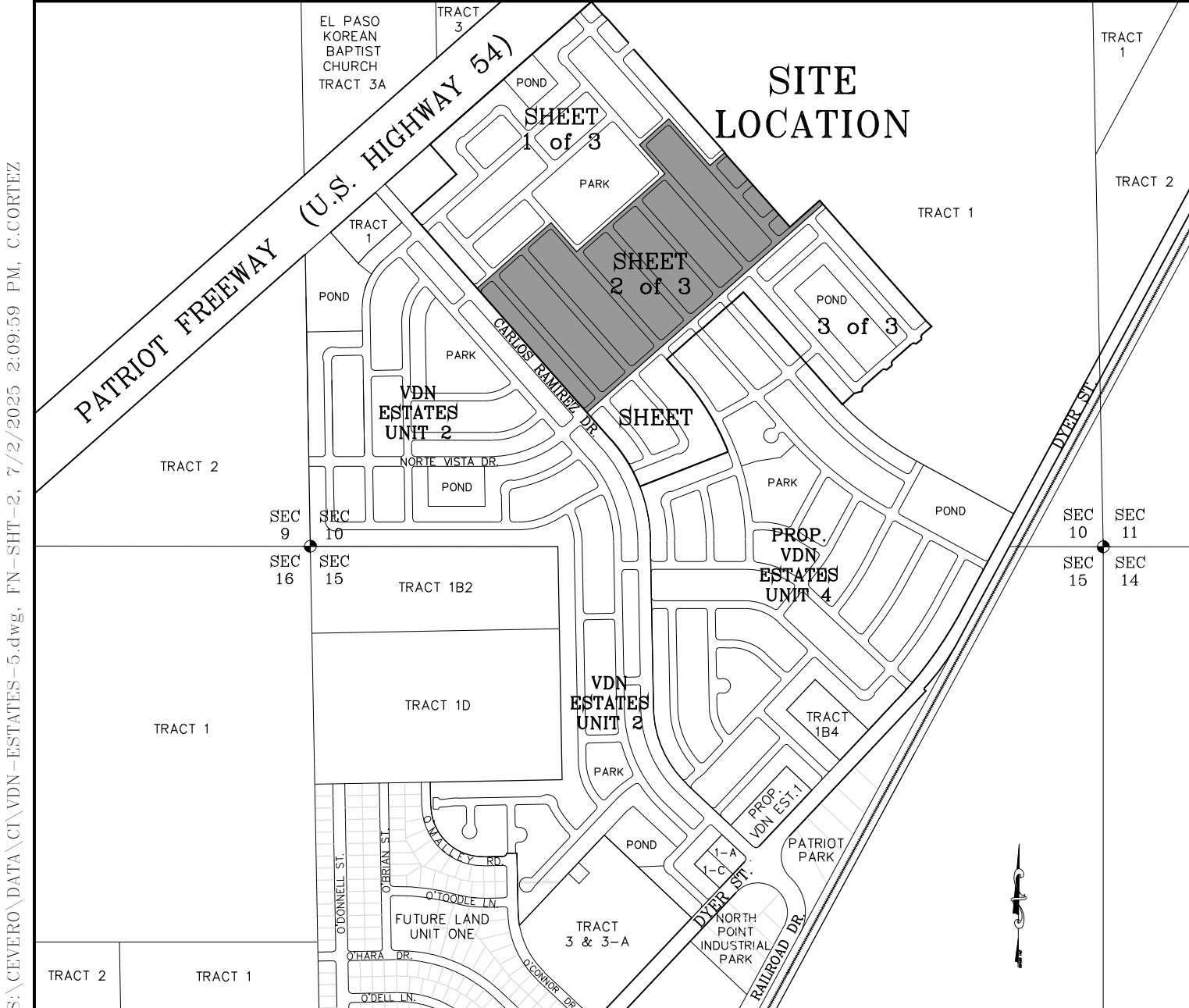
VISTA DEL NORTE ESTATES UNIT FIVE

BEING A PORTION OF TRACT 1,
SECTION 10, BLOCK 80, TOWNSHIP 1,
TEXAS AND PACIFIC RAILROAD Co. SURVEYS,
CITY OF EL PASO, EL PASO COUNTY, TEXAS
CONTAINING: 115.188 ACRES

CURVE TABLE					
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING
C67	20.00'	31.42'	20.00'	28.28'	S33°28'28"W
C68	20.00'	31.42'	20.00'	28.28'	S86°27'32"E
C69	20.00'	31.42'	20.00'	28.28'	S33°28'28"W
C70	20.00'	31.42'	20.00'	28.28'	N86°27'32"E
C71	20.00'	31.42'	20.00'	28.28'	S33°28'28"W
C72	20.00'	31.42'	20.00'	28.28'	N86°27'32"E
C73	20.00'	31.42'	20.00'	28.28'	S33°28'28"W
C74	20.00'	31.42'	20.00'	28.28'	N86°27'32"E
C75	20.00'	31.42'	20.00'	28.28'	S33°28'28"W
C76	20.00'	31.42'	20.00'	28.28'	N86°27'32"E
C77	20.00'	31.42'	20.00'	28.28'	S33°28'28"W
C78	20.00'	31.42'	20.00'	28.28'	N86°27'32"E
C79	20.00'	31.42'	20.00'	28.28'	S33°28'28"W
C80	20.00'	31.42'	20.00'	28.28'	N86°27'32"E
C81	20.00'	31.42'	20.00'	28.28'	S33°28'28"W
C82	20.00'	31.42'	20.00'	28.28'	N86°27'32"E
C83	20.00'	31.42'	20.00'	28.28'	S33°28'28"W
C84	20.00'	31.42'	20.00'	28.28'	N86°27'32"E
C85	20.00'	31.42'	20.00'	28.28'	S33°28'28"W
C86	20.00'	31.42'	20.00'	28.28'	N86°27'32"E
C87	20.00'	31.42'	20.00'	28.28'	S33°28'28"W
C88	20.00'	31.42'	20.00'	28.28'	N86°27'32"E
C89	20.00'	31.42'	20.00'	28.28'	S33°28'28"W
C90	20.00'	31.42'	20.00'	28.28'	N86°27'32"E
C91	20.00'	31.42'	20.00'	28.28'	S33°28'28"W
C92	20.00'	31.42'	20.00'	28.28'	N86°27'32"E
C93	20.00'	31.42'	20.00'	28.28'	S33°28'28"W
C94	20.00'	31.42'	20.00'	28.28'	N86°27'32"E
C95	20.00'	31.42'	20.00'	28.28'	S33°28'28"W
C96	20.00'	31.42'	20.00'	28.28'	N86°27'32"E
C97	20.00'	31.42'	20.00'	28.28'	S33°28'28"W
C98	20.00'	31.42'	20.00'	28.28'	N86°27'32"E
C99	20.00'	31.42'	20.00'	28.28'	S33°28'28"W
C100	20.00'	31.42'	20.00'	28.28'	N86°27'32"E



LOCATION MAP SCALE: 1" = 1000'



SCHOOL DISTRICT
YSLETA INDEPENDENT SCHOOL DISTRICT
9600 SIMS DRIVE

TOTAL RESIDENTIAL LOTS
594

PROPOSED CITY MONUMENT

LINE TABLE		
LINE	LENGTH	BEARING
L2	42.00'	N48°32'28"E
L3	42.00'	N48°32'28"E

DATE OF PREPARATION: JULY 10, 2023

CONDE INC.
ENGINEERING / PLANNING
GPS / SURVEYING / CAD
6080 PURITY DR. STE 100
EL PASO, TEXAS 79906
PHONE: (915) 692-0283
FAX: (915) 692-0286 TFW# 13078100

VISTA DEL NORTE ESTATES UNIT FIVE

BEING A PORTION OF TRACT 1,
SECTION 10, BLOCK 80, TOWNSHIP 1,
TEXAS AND PACIFIC RAILROAD Co. SURVEYS,
CITY OF EL PASO, EL PASO COUNTY, TEXAS
CONTAINING: 115.188 ACRES

LINE TABLE		
LINE	LENGTH	BEARING
L1	42.38	N68°32'36"E
L2	42.00	N48°32'28"E
L5	52.60	S29°43'01"E
L6	20.37	S31°57'29"E
L7	27.39	S31°57'29"E
L8	21.04	S36°41'36"E
L9	7.02	S36°41'36"E
L10	49.45	S28°44'41"E

CURVE TABLE					
CURVE	RADIUS	LENGTH	TANGENT	CHORD	DBEARING
C111	1846.00'	33.12'	16.56'	33.12'	S43°18'45"E
C112	1846.00'	43.17'	21.58'	43.16'	S42°07'43"E
C113	1872.00'	48.95'	24.48'	48.95'	S42°37'15"E
C114	1872.00'	13.49'	6.75'	13.49'	S41°39'55"E
C115	20.00'	31.42'	20.00'	28.28'	N86°27'32"W
C116	20.00'	31.42'	20.00'	28.28'	N3°32'28"E
C117	20.00'	31.42'	20.00'	28.28'	S3°32'28"W
C118	20.00'	31.42'	20.00'	28.28'	S86°27'32"E
C119	20.00'	31.42'	20.00'	28.28'	S3°32'28"W
C120	20.00'	31.42'	20.00'	28.28'	N86°27'32"W
C121	20.00'	31.42'	20.00'	28.28'	S3°32'28"E
C122	20.00'	31.42'	20.00'	28.28'	N86°27'32"W
C123	20.00'	31.42'	20.00'	28.28'	S3°32'28"W
C124	20.00'	31.42'	20.00'	28.28'	N86°27'32"W
C125	20.00'	31.42'	20.00'	28.28'	S3°32'28"E
C126	20.00'	31.42'	20.00'	28.28'	N86°27'32"W
C127	1676.00'	44.26'	22.13'	44.26'	N40°42'08"E
C128	1676.00'	52.34'	26.17'	52.34'	N39°03'03"W
C129	1676.00'	52.34'	26.17'	52.34'	N37°15'42"W
C130	1676.00'	52.34'	26.17'	52.34'	N35°28'20"W
C131	1676.00'	52.34'	26.17'	52.34'	N33°40'58"W
C132	1676.00'	52.34'	26.17'	52.34'	N31°53'36"W
C133	1676.00'	53.05'	26.52'	53.04'	N30°05'31"W
C134	1676.00'	15.00'	7.50'	15.00'	N28°55'44"W
C135	1676.00'	52.77'	26.39'	52.77'	N27°46'14"W
C136	1676.00'	52.77'	26.39'	52.77'	N25°58'00"W
C137	1676.00'	52.77'	26.39'	52.77'	N24°09'46"W
C138	1676.00'	52.77'	26.39'	52.77'	N22°21'31"W
C139	526.00'	31.93'	15.97'	31.92'	N66°48'16"E
C140	526.00'	5.38'	2.69'	5.38'	N64°46'22"E
C141	40.00'	16.19'	8.21'	16.08'	S76°04'36"W
C142	70.00'	29.11'	14.77'	28.90'	N75°45'35"E
C143	70.00'	37.59'	19.26'	37.14'	N48°27'48"E
C144	70.00'	36.91'	18.90'	36.49'	N17°58'23"E
C145	70.00'	38.53'	19.77'	38.05'	N12°54'13"W
C146	1466.00'	15.00'	7.50'	15.00'	N28°55'44"W
C147	1466.00'	51.86'	25.93'	51.86'	N30°16'20"W
C148	1466.00'	52.06'	26.03'	52.06'	N31°18'10"W
C149	1466.00'	52.06'	26.03'	52.06'	N34°20'15"W
C150	1466.00'	52.06'	26.03'	52.06'	N36°22'20"W
C151	1466.00'	52.06'	26.03'	52.06'	N38°24'25"W
C152	1466.00'	52.06'	26.03'	52.06'	N40°26'29"W
C153	20.00'	31.42'	20.00'	28.28'	S3°32'28"W
C154	20.00'	31.42'	20.00'	28.28'	N86°27'32"W
C155	1440.00'	356.43'	179.13'	355.52'	N34°22'04"W
C156	1414.00'	52.27'	26.14'	52.27'	N40°23'59"W
C157	1414.00'	52.27'	26.14'	52.27'	N38°16'54"W
C158	1414.00'	52.27'	26.14'	52.27'	N36°09'49"W
C159	1414.00'	52.27'	26.14'	52.27'	N34°02'44"W
C160	1414.00'	52.27'	26.14'	52.27'	N31°55'39"W
C161	1414.00'	31.40'	15.70'	31.40'	N30°13'56"W
C162	30.00'	48.34'	31.24'	43.28'	N16°33'49"E
C163	474.00'	48.15'	24.10'	48.13'	N65°37'59"E
C164	500.00'	50.79'	25.42'	50.77'	N65°37'59"E
C165	20.00'	28.43'	17.22'	26.10'	S70°43'56"E
C166	1204.00'	36.81'	18.41'	36.81'	N30°53'02"W
C167	1204.00'	50.95'	25.48'	50.95'	N32°58'20"W
C168	1204.00'	50.95'	25.48'	50.95'	N35°23'49"W
C169	1204.00'	50.95'	25.48'	50.95'	N37°49'18"W
C170	1204.00'	50.95'	25.48'	50.95'	N40°14'47"W
C171	20.00'	31.42'	20.00'	28.28'	S3°32'28"W
C172	20.00'	31.42'	20.00'	28.28'	N86°27'32"W
C173	1178.00'	274.94'	138.10'	274.32'	N34°46'21"W
C174	1152.00'	54.55'	27.28'	54.55'	N40°06'08"W
C175	1152.00'	54.55'	27.28'	54.55'	N37°23'21"W
C176	1152.00'	54.55'	27.28'	54.55'	N34°40'33"W
C177	1152.00'	52.48'	26.25'	52.48'	N32°00'51"W
C178	20.00'	34.65'	23.52'	30.47'	N18°55'02"E
C179	1042.00'	88.41'	44.23'	88.38'	N23°31'51"W
C180	20.00'	33.11'	21.77'	29.46'	S21°06'45"W
C181	20.00'	27.97'	16.82'	25.75'	S71°23'26"E
C182	1042.00'	36.28'	18.14'	36.28'	N32°19'19"W
C183	1042.00'	49.34'	24.68'	49.34'	N34°40'33"W
C184	1042.00'	49.34'	24.68'	49.34'	N37°23'21"W
C185	1042.00'	49.34'	24.68'	49.34'	N40°06'08"W
C186	20.00'	31.42'	20.00'	28.28'	S3°32'28"W

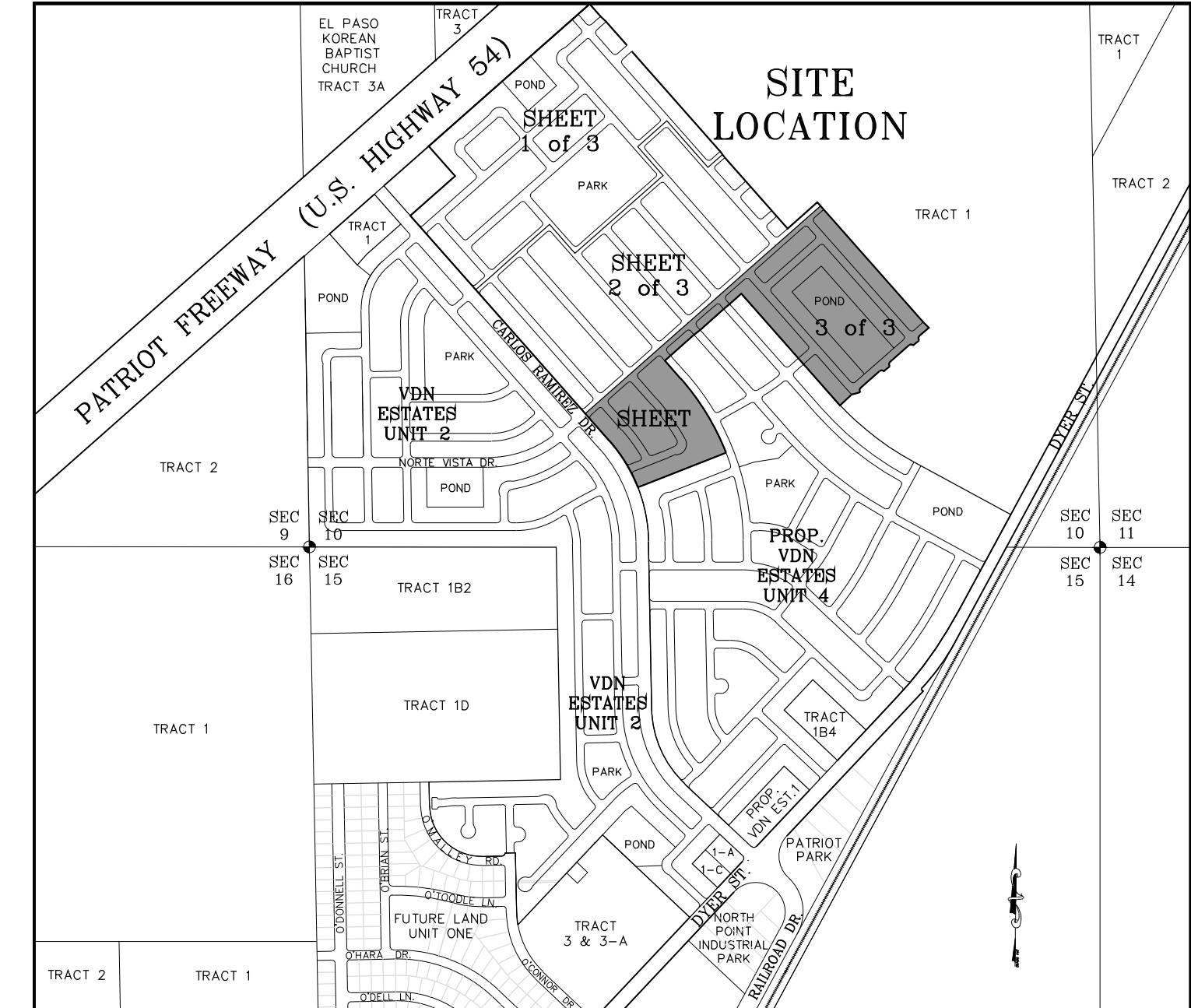
CURVE TABLE					
CURVE	RADIUS	LENGTH	TANGENT	CHORD	DBEARING
C1	20.00'	32.81'	21.45'	29.26'	S1°32'16"W
C2	20.00'	30.11'	18.74'	27.35'	S88°19'38"E
C3	20.00'	32.58'	21.20'	29.09'	S1°52'46"W
C4	20.00'	30.32'	18.93'	27.50'	S88°01'36"E
C5	20.00'	32.41'	21.02'	28.98'	S2°07'17"W
C6	1676.00'	585.10'	295.56'	582.13'	S31°27'28"E
C7	1042.00'	363.77'	183.75'	361.92'	N31°27'28"W
C101	20.00'	31.42'	20.00'	28.28'	S3°32'28"W
C102	20.00'	31.42'	20.00'	28.28'	N86°27'32"W
C103	20.00'	31.42'	20.00'	28.28'	N3°32'28"E
C104	20.00'	31.42'	20.00'	28.28'	N86°27'32"W
C105	20.00'	31.42'	20.00'	28.28'	S86°27'32"E
C106	1322.00'	46.11'	23.06'	46.10'	S44°19'44"E
C107	1322.00'	43.17'	21.59'	43.17'	S42°23'40"E
C108	20.00'	31.42'	20.00'	28.28'	N3°32'28"E
C109	1584.00'	46.07'	23.04'	46.07'	S43°51'13"E
C110	20.00'	31.42'	20.00'	28.28'	S86°27'32"E

SCHOOL DISTRICT
YSLETA INDEPENDENT SCHOOL DISTRICT
9600 SIMS DRIVE

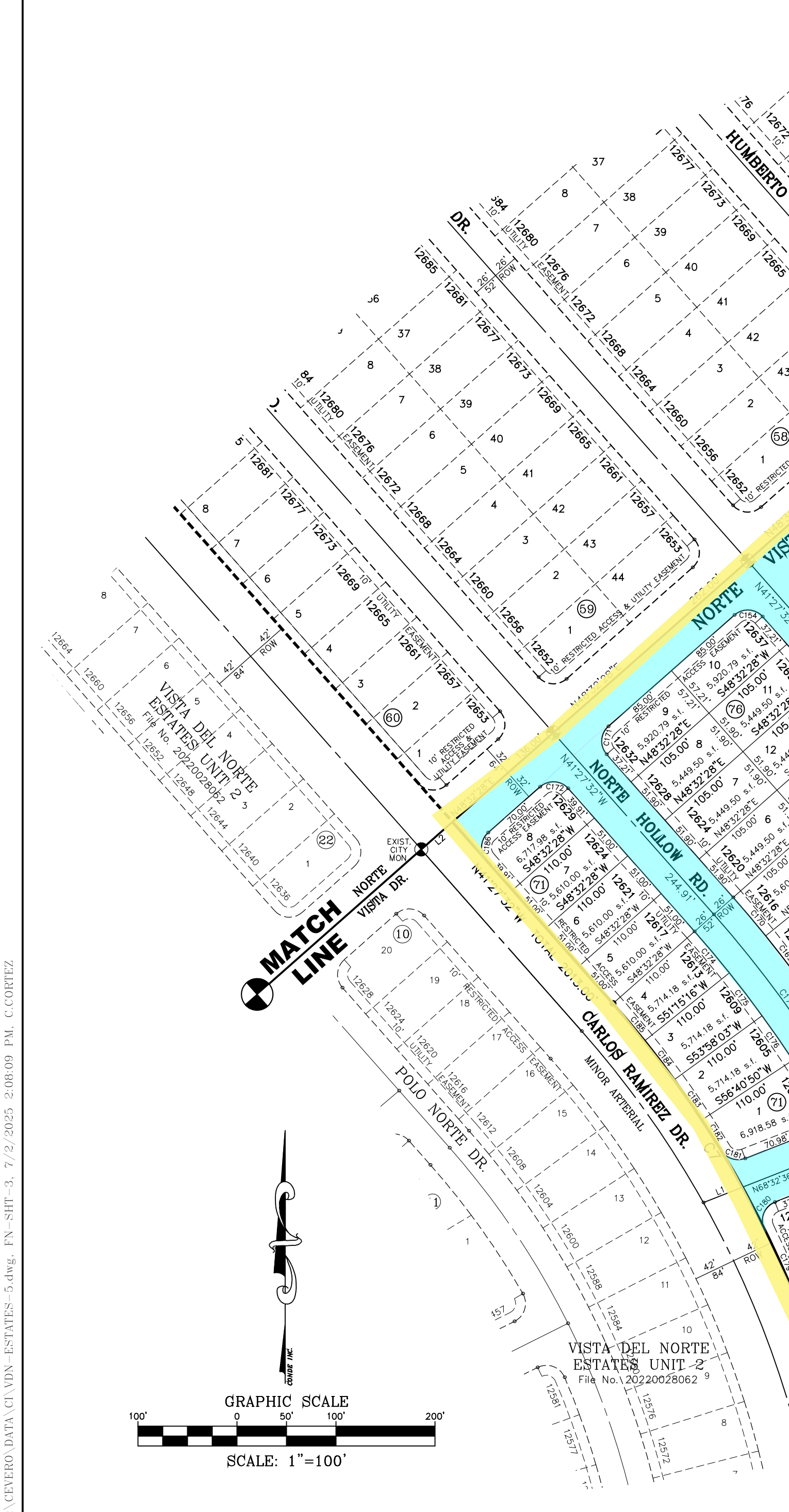
TOTAL RESIDENTIAL LOTS
594

PROPOSED CITY MONUMENT

DATE OF PREPARATION: JULY 10, 2023
CONDE INC.
ENGINEERING / PLANNING
GPS / SURVEYING / CADD
6080 SURETY DR. STE 100
EL PASO, TEXAS 79905
PHONE: (915) 592-0283
FAX: (915) 592-0286 TIRMA 10076100

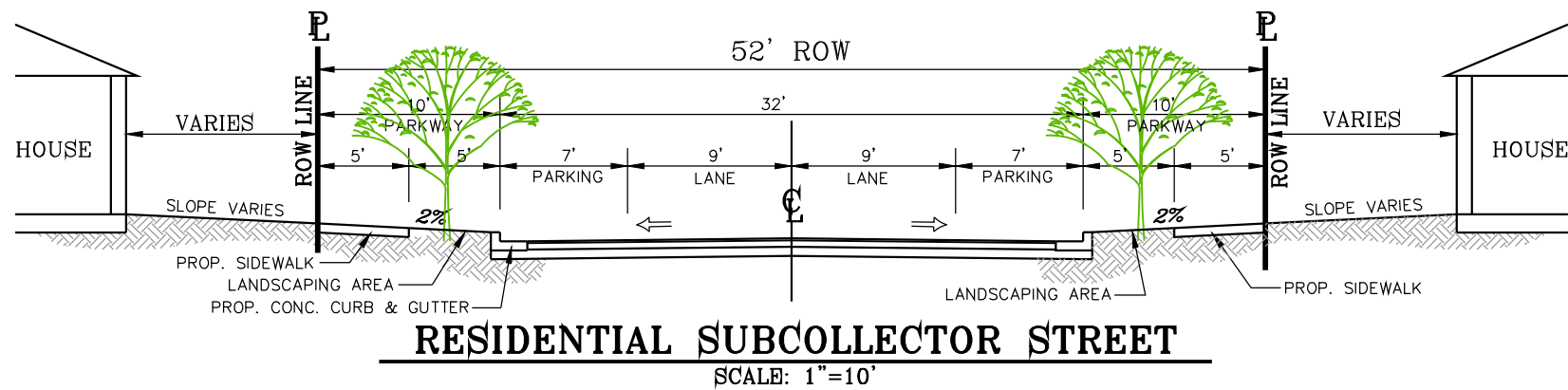
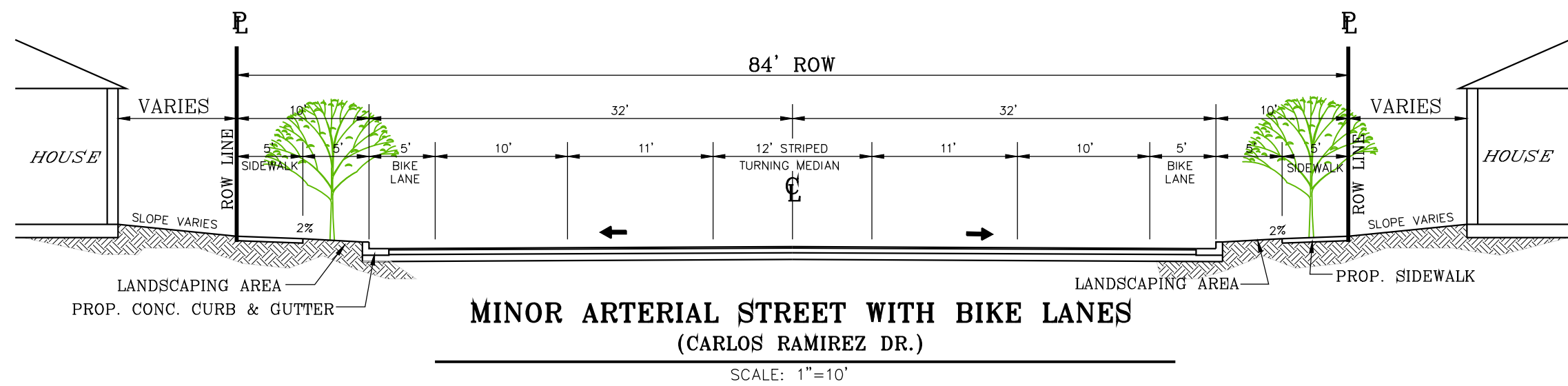


LOCATION MAP SCALE: 1" = 1000'



VISTA DEL NORTE ESTATES UNIT FIVE

BEING A PORTION OF TRACT 1,
SECTION 10, BLOCK 80, TOWNSHIP 1,
TEXAS AND PACIFIC RAILROAD Co. SURVEYS,
CITY OF EL PASO, EL PASO COUNTY, TEXAS
CONTAINING: 115.188 ACRES
PRELIMINARY PLAT

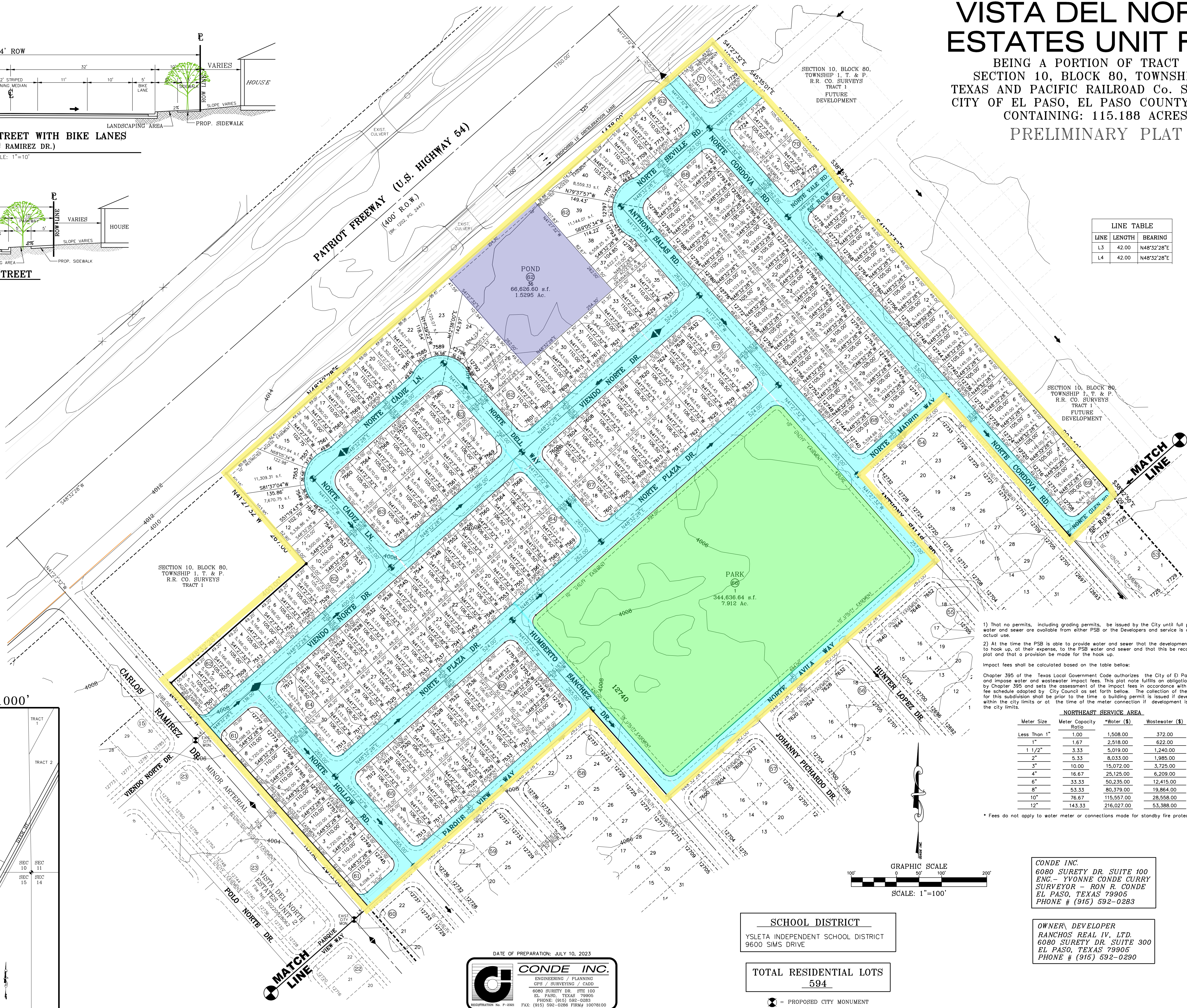
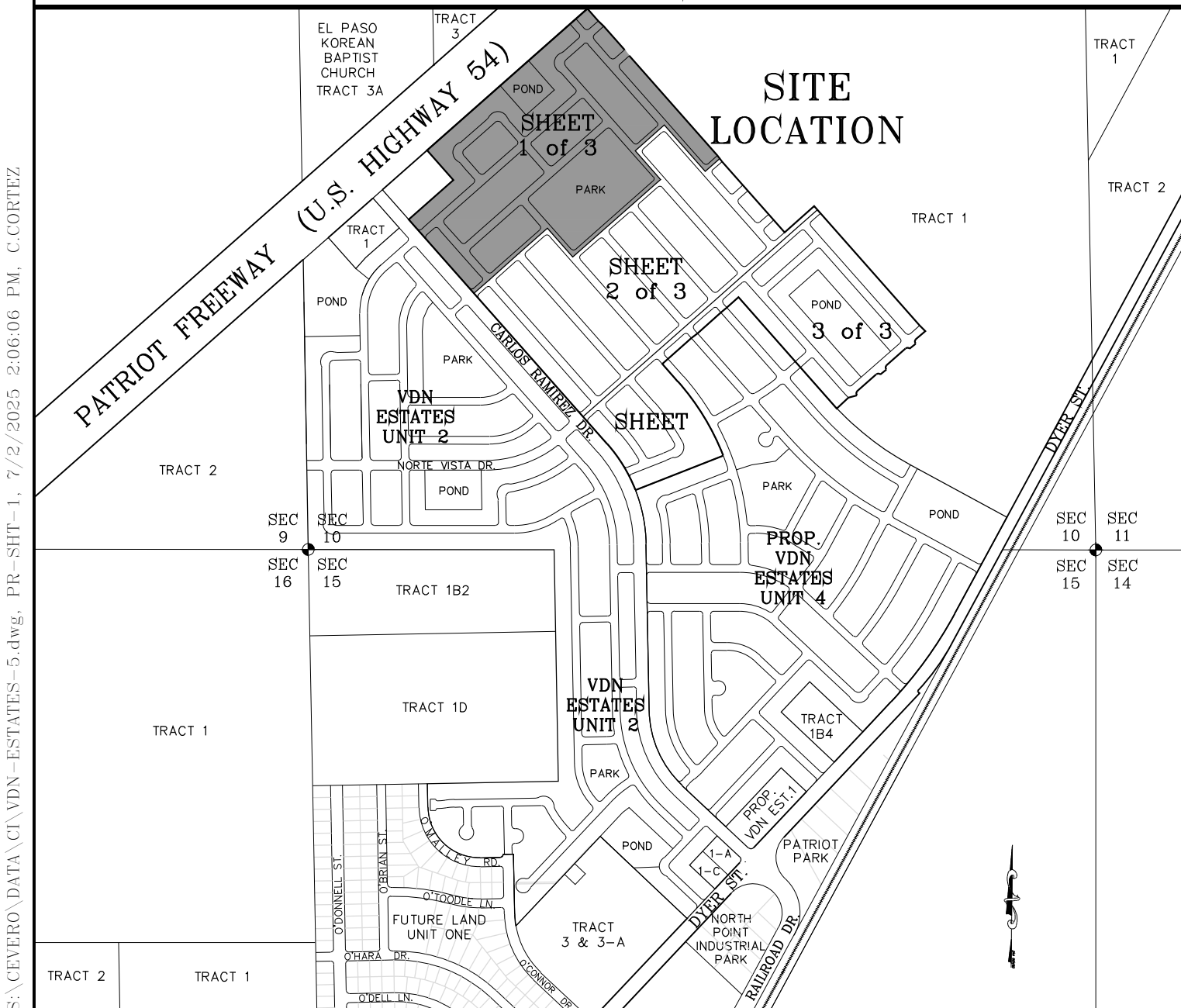


NOTES:

1. WATER AND SEWER SERVICES WILL BE EXTENDED TO THIS SUBDIVISION (VISTA DEL NORTE ESTATES UNIT FIVE) FROM EXISTING EL PASO WATER UTILITIES/PUBLIC SERVICE BOARD FACILITIES AND WILL BE CONSTRUCTED AND OPERABLE AS OF DECEMBER 2024.
2. 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 _____
3. TAX CERTIFICATE FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.
INSTRUMENT No. _____ DATE _____
4. RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.
INSTRUMENT No. _____ DATE _____
5. LOT CORNERS WILL BE SET UPON COMPLETION OF CONSTRUCTION OF ROADWAYS AND UTILITIES.
6. 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.
7. SET 1/2" REBAR WITH CAP MARKED TX 5152 AT ALL EXTERIOR BOUNDARY CORNERS UNLESS OTHERWISE NOTED.
8. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 480214 0010 B* (*PANEL NOT PRINTED: AREA IN ZONE C) OCTOBER 15, 1982.
9. THE RETENTION OF ALL STORM-WATER RUNOFF DISCHARGE VOLUME IS REQUIRED WITHIN THIS SUBDIVISION'S LIMITS IN COMPLIANCE WITH ALL PROVISIONS OF (MUNI-CODE 19.19.010A, DSC, AND DOW SECTION 11.1).
10. PONDS WILL BE MAINTAINED BY THE CITY OF EL PASO.

LOCATION MAP

SCALE: 1" = 1000'



LINE TABLE		
LINE	LENGTH	BEARING
L3	42.00	N48°32'28"E
L4	42.00	N48°32'28"E

- 1) That no permits, including grading permits, be issued by the City until full provision for water and sewer are available from either PSB or the Developers and service is available for actual use.
 - 2) At the time the PSB is able to provide water and sewer that the development is required to hook up, at their expense, to the PSB water and sewer and that this be recorded in the plat and that a provision be made for the hook up.
- Impact fees shall be calculated based on the table below:

Chapter 395 of the Texas Local Government Code authorizes the City of El Paso to adopt and impose water and wastewater impact fees. This plat note fulfills an obligation mandated by Chapter 395 and sets the assessment of the impact fees in accordance with the impact fee schedule adopted by City Council as set forth below. The collection of the impact fee for this subdivision shall be prior to the time a building permit is issued if development is within the city limits or at the time of the meter connection if development is outside of the city limits.

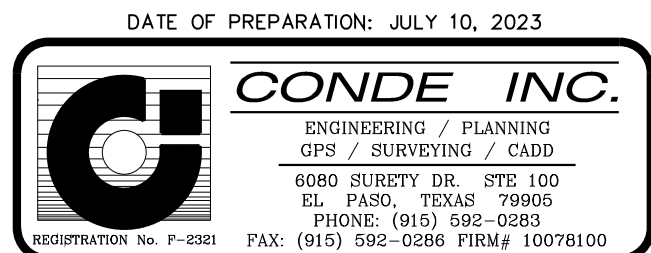
NORTHEAST SERVICE AREA			
Meter Size	Meter Capacity Ratio	*Water (\$)	Wastewater (\$)
Less Than 1"	1.00	1,508.00	372.00
1"	1.67	2,518.00	622.00
1 1/2"	3.33	5,019.00	1,240.00
2"	5.33	8,033.00	1,985.00
3"	10.00	15,072.00	3,725.00
4"	16.67	25,125.00	6,209.00
6"	33.33	50,235.00	12,415.00
8"	53.33	80,379.00	19,864.00
10"	76.67	115,557.00	28,558.00
12"	143.33	216,027.00	53,388.00

* Fees do not apply to water meter or connections made for standby fire protection service.

SCHOOL DISTRICT

YSLETA INDEPENDENT SCHOOL DISTRICT
9600 SIMS DRIVE

TOTAL RESIDENTIAL LOTS
594



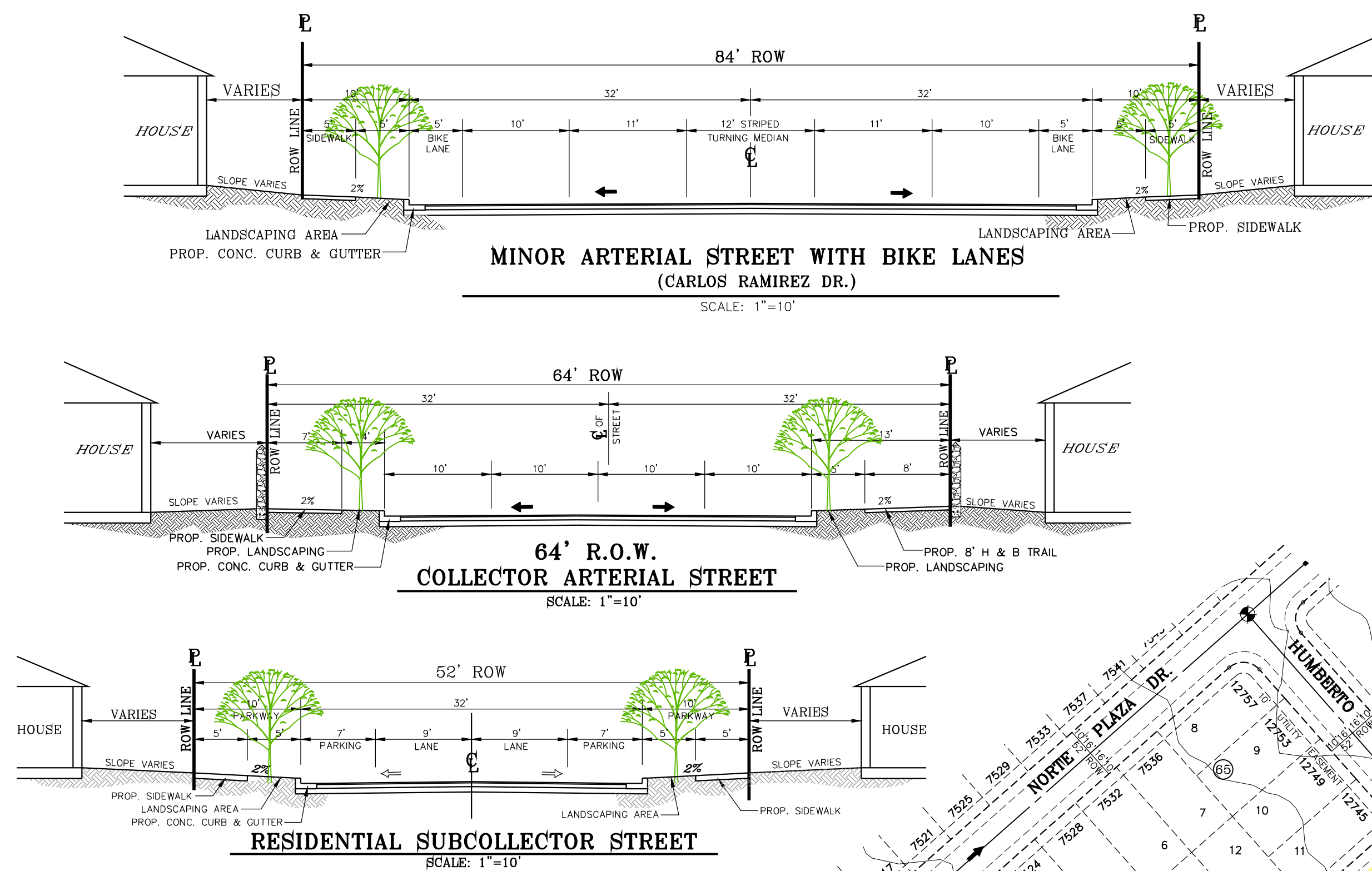
CONDE INC.
6080 SURETY DR. SUITE 100
ENG. - YVONNE CONDE CURRY
SURVEYOR - RON R. CONDE
EL PASO, TEXAS 79905
PHONE # (915) 592-0283

OWNER/DEVELOPER
RANCHOS REAL IV. LTD.
6080 SURETY DR. SUITE 300
EL PASO, TEXAS 79905
PHONE # (915) 592-0290

PROPOSED CITY MONUMENT

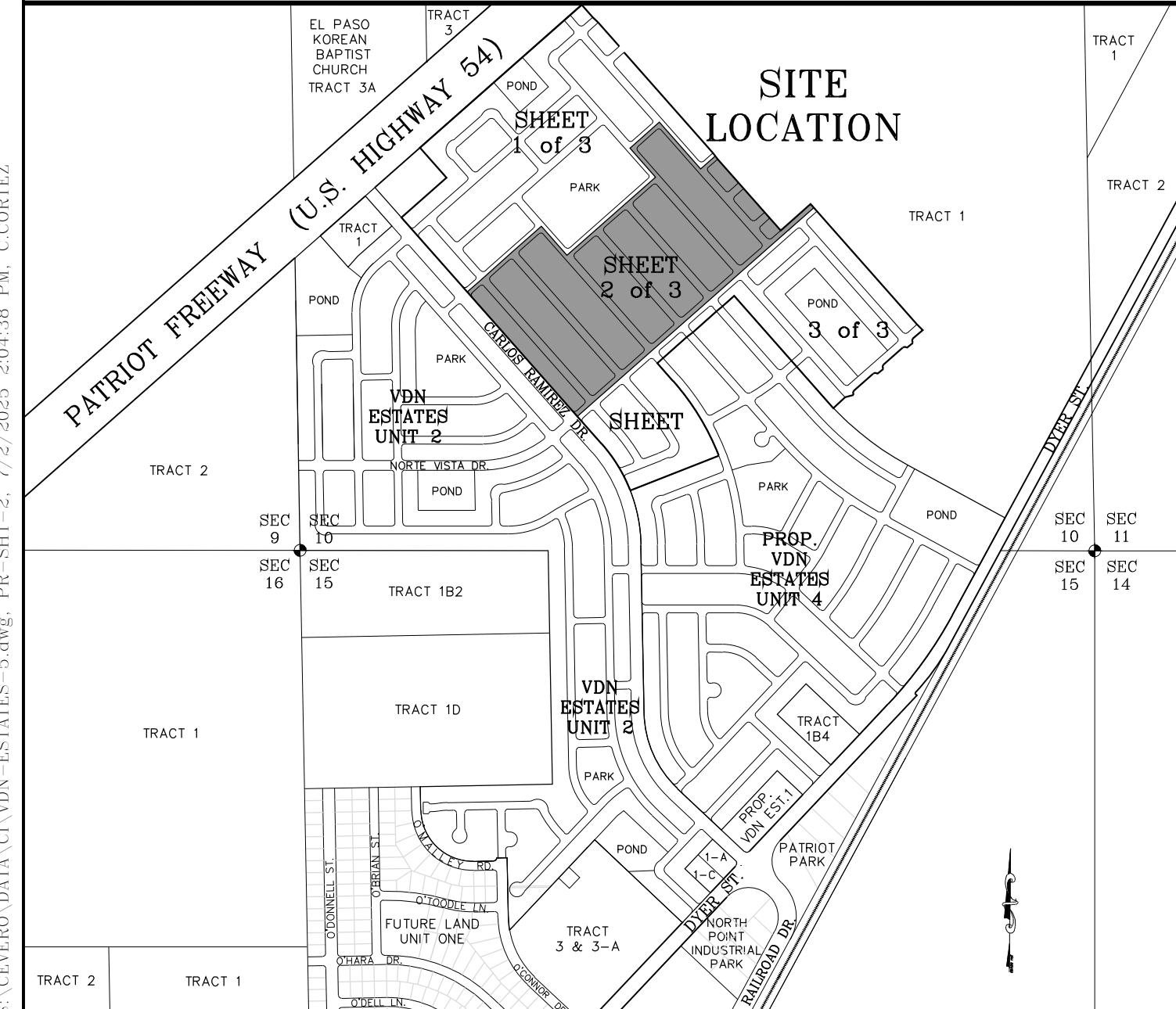
VISTA DEL NORTE ESTATES UNIT FIVE

BEING A PORTION OF TRACT 1,
SECTION 10, BLOCK 80, TOWNSHIP 1,
TEXAS AND PACIFIC RAILROAD Co. SURVEYS,
CITY OF EL PASO, EL PASO COUNTY, TEXAS
CONTAINING: 115.188 ACRES
PRELIMINARY PLAT



LINE TABLE		
LINE	LENGTH	BEARING
L2	42.00	N48°32'28"E
L3	42.00	N48°32'28"E

LOCATION MAP SCALE: 1" = 1000'



SITE LOCATION



CONDE INC.
6080 SURETY DR. SUITE 100
ENG. - YVONNE CONDE CURRY
SURVEYOR - RON R. CONDE
EL PASO, TEXAS 79905
PHONE # (915) 592-0283

OWNER/DEVELOPER
RANCHOS REAL IV, LTD.
6080 SURETY DR. SUITE 300
EL PASO, TEXAS 79905
PHONE # (915) 592-0290

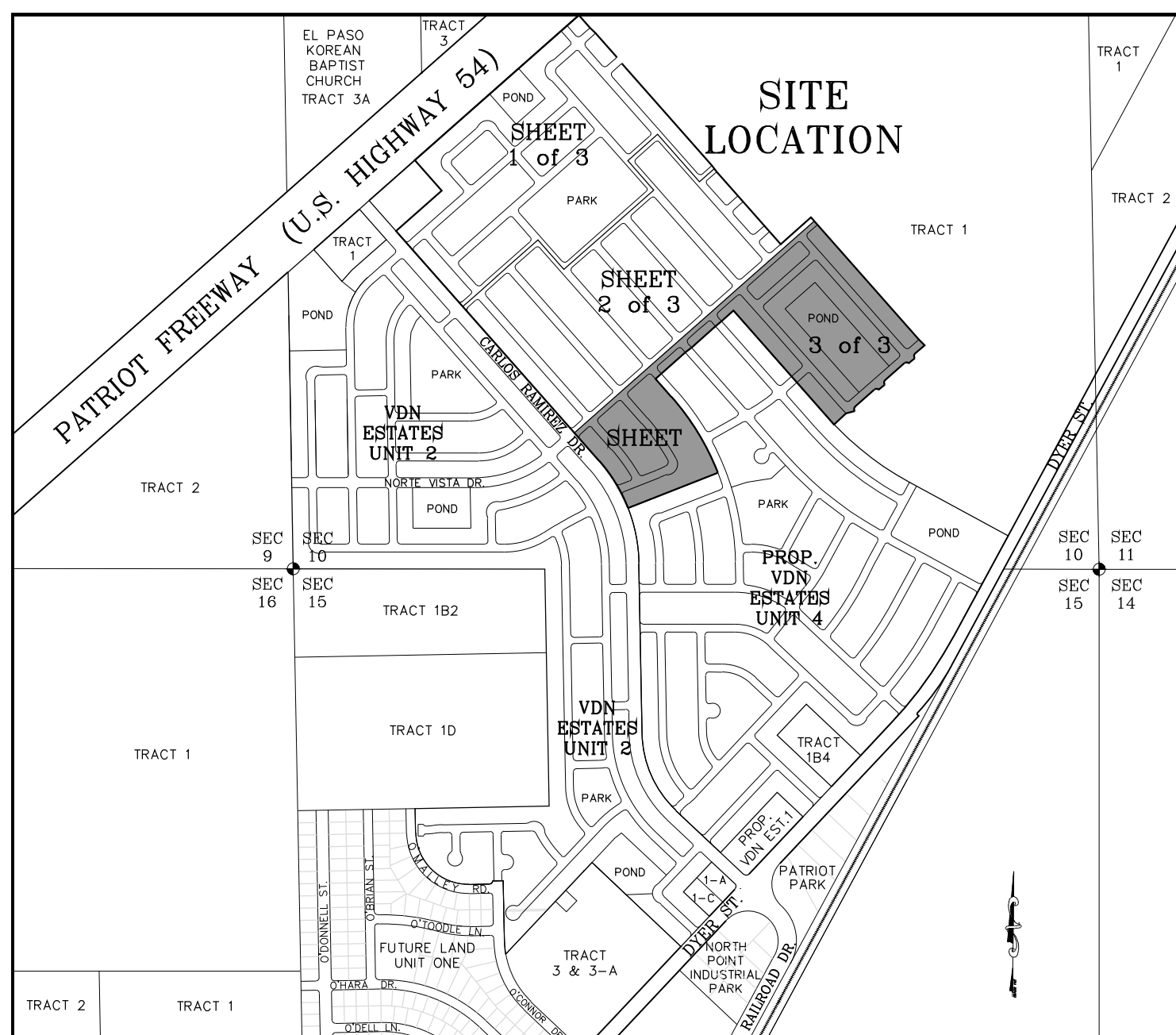
SCHOOL DISTRICT
YSLETA INDEPENDENT SCHOOL DISTRICT
9600 SIMS DRIVE

TOTAL RESIDENTIAL LOTS
594

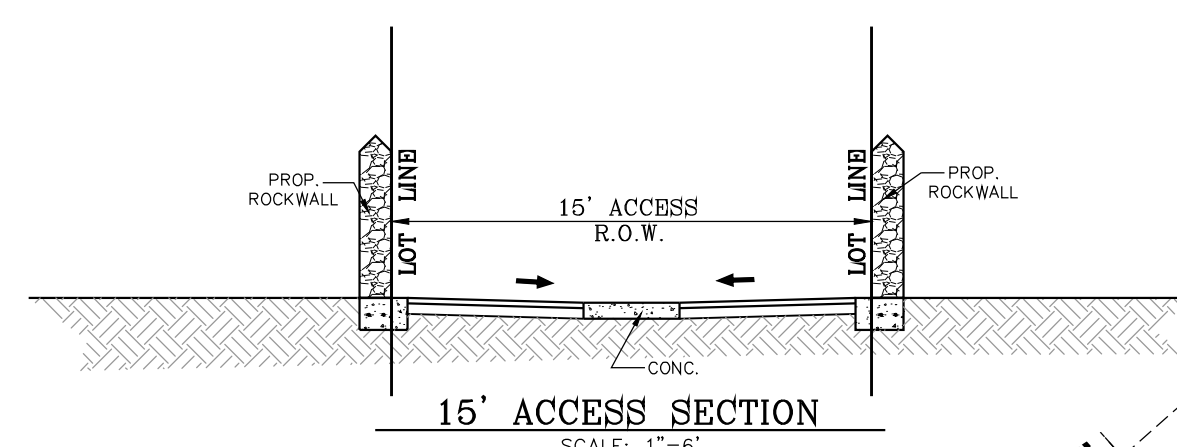
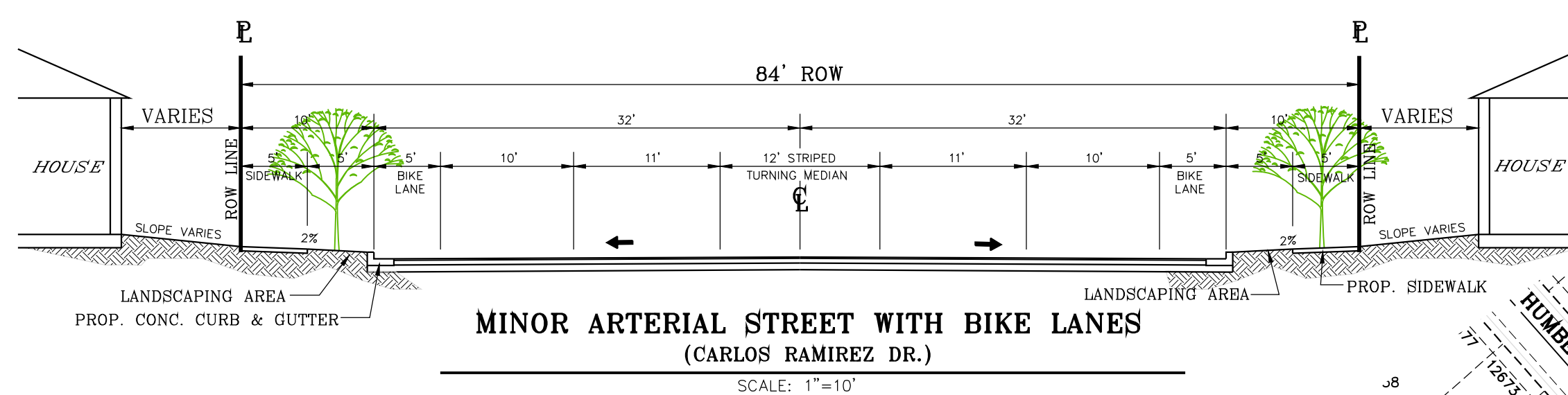
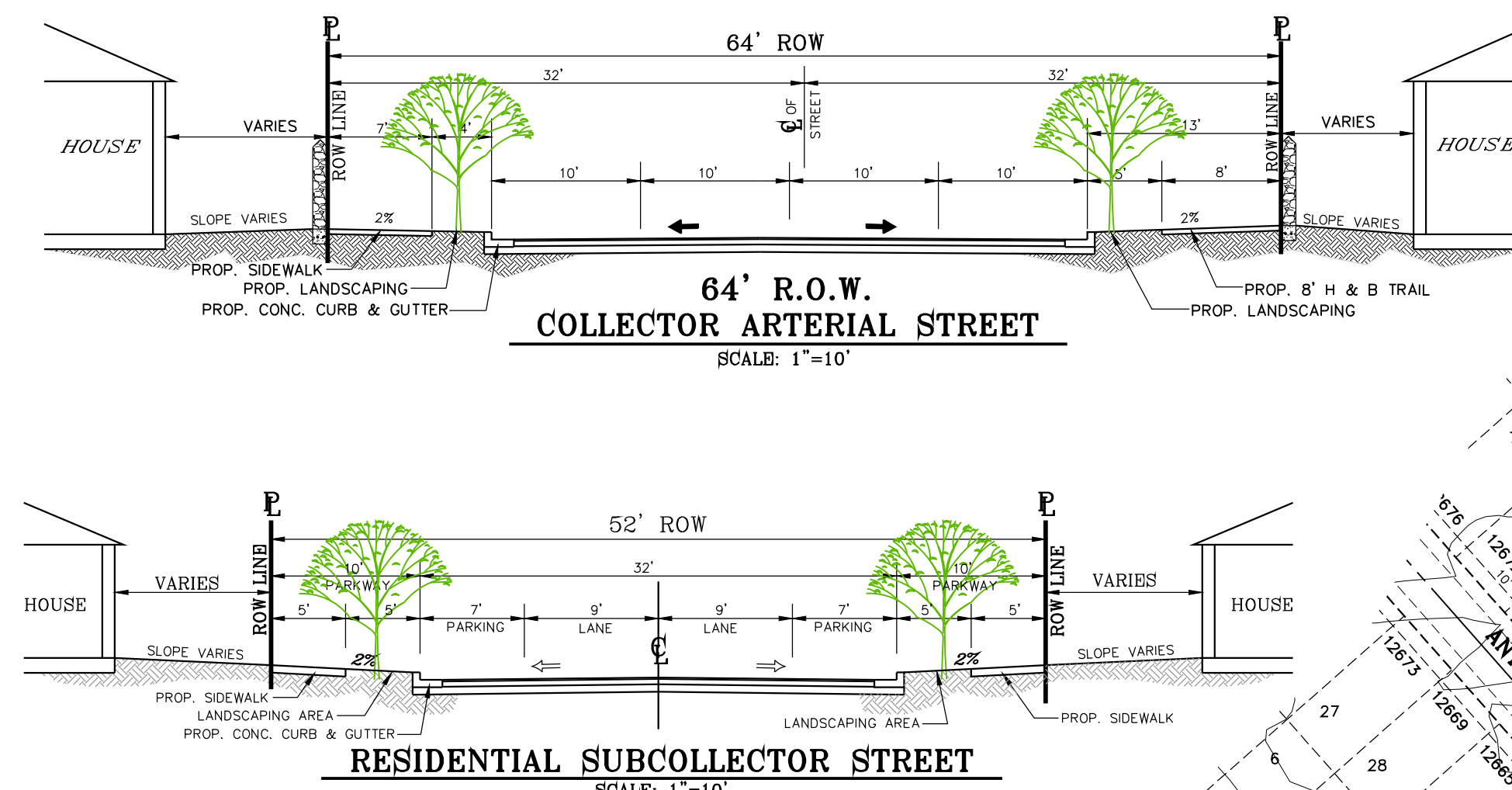
PROPOSED CITY MONUMENT

DATE OF PREPARATION: JULY 10, 2023
CONDE INC.
ENGINEERING / PLANNING
GPS / SURVEYING / CAD
6080 SURETY DR. STE 100
EL PASO, TEXAS 79905
PHONE: (915) 592-0283
FAX: (915) 592-0286 FIRM# 10078100

BEING A PORTION OF TRACT 1,
SECTION 10, BLOCK 80, TOWNSHIP 1,
TEXAS AND PACIFIC RAILROAD Co. SURVEYS,
CITY OF EL PASO, EL PASO COUNTY, TEXAS
CONTAINING: 115.188 ACRES
PRELIMINARY PLAT



LOCATION MAP SCALE: 1" = 1000'



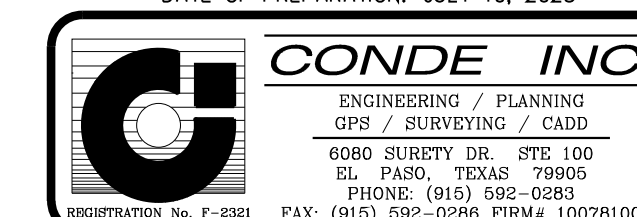
CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C3	20.00'	32.58'	21.20'	29.09'	S152°46'W	93°19'24"
C4	20.00'	30.32'	18.93'	27.50'	S88°01'36"E	86°55'52"
C5	20.00'	32.41'	21.02'	28.98'	S21°27'28"E	92°50'21"
C6	1676.00'	585.10'	295.56'	582.13'	S31°27'28"E	20°00'08"
C7	1042.00'	363.77'	183.75'	361.92'	S31°27'28"E	20°00'08"
C106	1322.00'	461.17'	23.06'	461.17'	S44°14'46"E	159°54'
C107	1322.00'	43.17'	21.59'	43.17'	S42°23'40"E	1°52'15"
C109	1584.00'	46.07'	23.04'	46.07'	S43°51'13"E	1°40'00"
C111	1646.00'	33.12'	16.56'	33.12'	S43°18'45"E	1°10'40"
C112	1846.00'	43.17'	21.58'	43.17'	S42°07'45"E	1°20'23"
C155	1445.00'	356.43'	179.13'	355.52'	S43°22'40"W	14°00'55"
C156	500.00'	50.79'	25.42'	50.77'	N65°37'59"E	5°49'13"
C173	1178.00'	274.94'	138.10'	274.32'	S34°46'21"W	132°22'1"

LINE TABLE		
LINE	LENGTH	BEARING
L1	42.38	N68°32'36"
L2	42.00	N48°32'28"
L5	52.60	S29°43'01"
L6	20.37	S31°57'29"
L7	27.39	S31°57'29"
L8	21.04	S36°41'36"
L9	7.02	S36°41'36"
L10	49.45	S28°44'41"

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

OWNER\ DEVELOPER
RANCHOS REAL IV, LTD.
6080 SURETY DR. SUITE 300
EL PASO, TEXAS 79905
PHONE # (915) 592-0290

DATE OF PREPARATION: JULY 10, 2021



SHEET 3 OF 3



Legislation Text

File #: BC-1028, **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.

SUSU25-00061: Formation Park at El Camino Real - Being a portion of Block 41 & 50,
Ysleta Grant, City of El Paso, El Paso, County, Texas

Location: West of Americas Ave. and North of Cesar Chavez Memorial Hwy.
Existing Zoning: C-4/c (Commercial/condition)
Property Owner: FIELP #1, LLC
Representative: Kimley-Horn
District: 7
Staff Contact: Saul Fontes, (915) 212-1606, FontesSA@elpasotexas.gov

Formation Park at El Camino Real

City Plan Commission — August 14, 2025

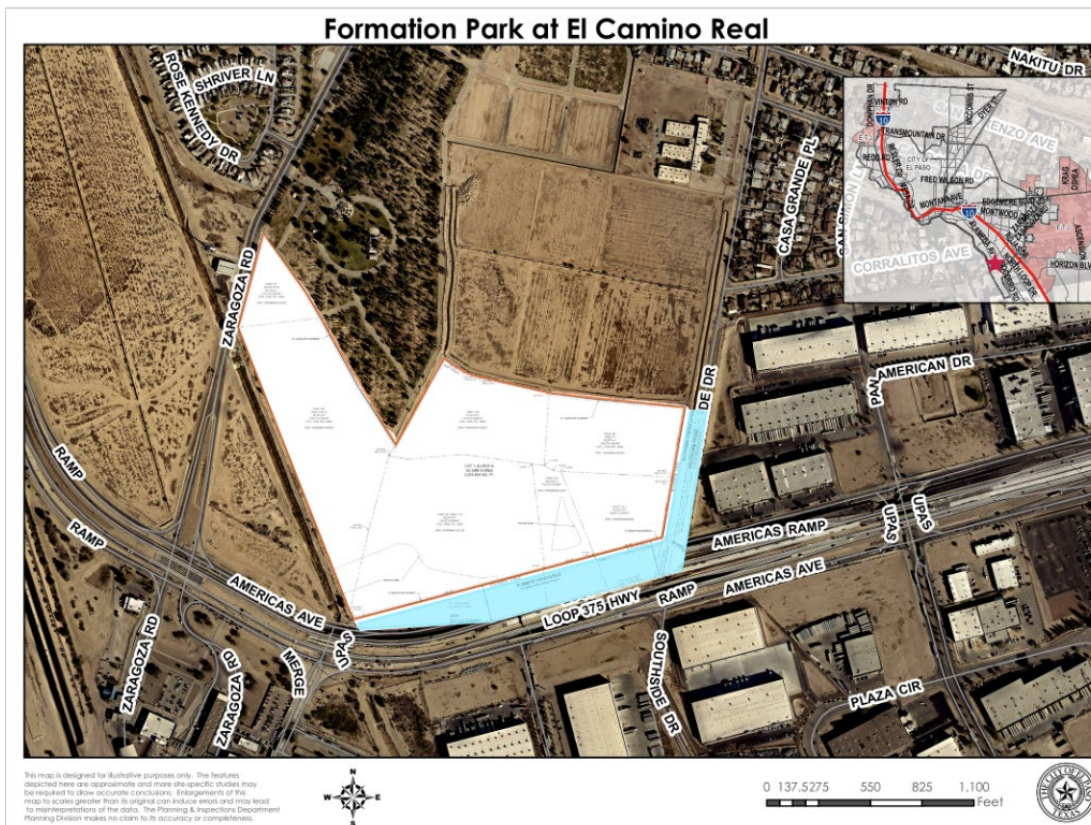


CASE NUMBER/TYPE:	SUSU25-00061 – Major Combination
CASE MANAGER:	Saul Fontes, (915) 212-1606, FontesSA@elpasotexas.gov
PROPERTY OWNER:	FIELP #1, LLC
REPRESENTATIVE:	Kimley-Horn
LOCATION:	West of Americas Ave. and North of Cesar Chavez Memorial Hwy. (District 7)
PROPERTY AREA:	52.7 acres
VESTED RIGHTS STATUS:	Not Vested
PARK FEES:	\$52,120.00
EXCEPTIONS/MODIFICATIONS:	Yes, see following section
ZONING DISTRICT(S):	C-4c (Commercial/condition)
RELATED APPLICATIONS:	PZR24-00006, PZR24-000042, PLAC25-00001

SUMMARY OF RECOMMENDATION: Staff recommends **APPROVAL** of Formation Park at El Camino Real on a Major Combination basis and **APPROVAL** of the exception requests.

The applicant is requesting the following exceptions from the City Plan Commission:

- To waive the dedication and construction of 4.75 feet of right-of-way, and the construction of 0.5 feet of roadway, and 6 feet of sidewalk along Zaragoza Road.



DESCRIPTION OF REQUEST: The applicant is proposing to subdivide 52.12 acres of land into a one-lot subdivision for industrial use. Stormwater drainage shall be provided by on-site ponding. Access to the subdivision shall be from Southside Road, Americas Avenue, and South Zaragoza Road.

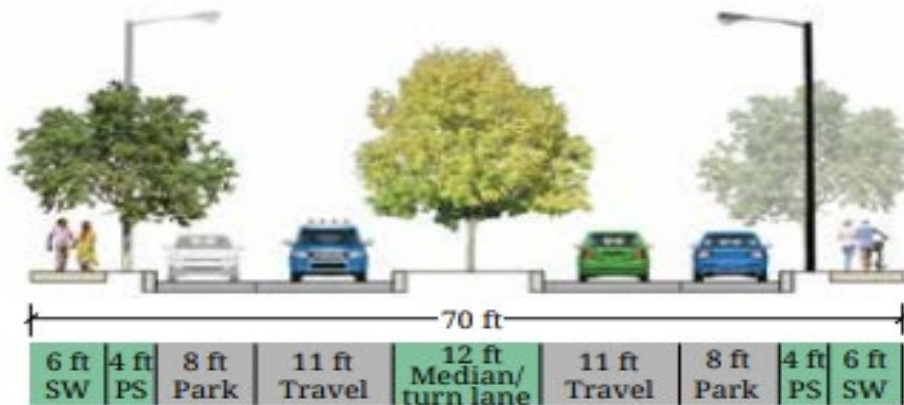
CASE HISTORY/RELATED APPLICATIONS: On March 18th, 2025, City Council approved a rezoning change (PZRZ24-00006) from R-F Ranch (Ranch and Farm) to C-4 (Commercial) for a portion of this property under Ordinance No. 019716.

On June 24th, 2025, City Council approved a rezoning change (PZRZ24-00042) from R-F (Ranch and Farm) to C-4 (Commercial) for a portion of this property under Ordinance No. 019741 and an amendment to the Future Land Use Map to changing a portion of this property from O-1, Preserve and O-3, Agriculture to G-7 Industrial and/or Railyards under Ordinance No. 019742.

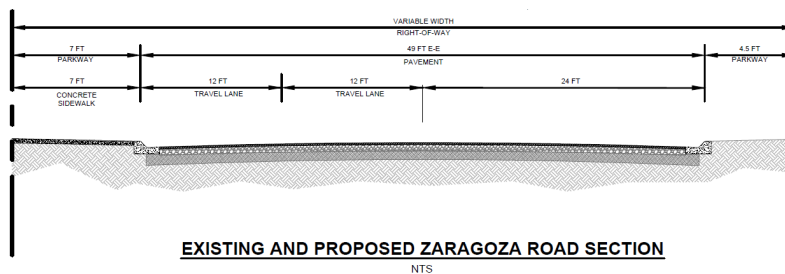
EXCEPTIONS, MODIFICATIONS, OR WAIVER REQUESTS: The applicant is requesting three (3) exceptions requests pursuant to El Paso City Code Section 19.10.050 (A)(1)(a) – (Roadway participation policies— Improvement of Roads and Utilities Within and or Abutting the Subdivision) of the current code. The exceptions are the following:

1. To waive the dedication and construction of 4.75 feet of right-of-way, and the construction of 0.5 feet of roadway, and 6 feet of sidewalk along Zaragoza Road.

REQUIRED CROSS-SECTION:



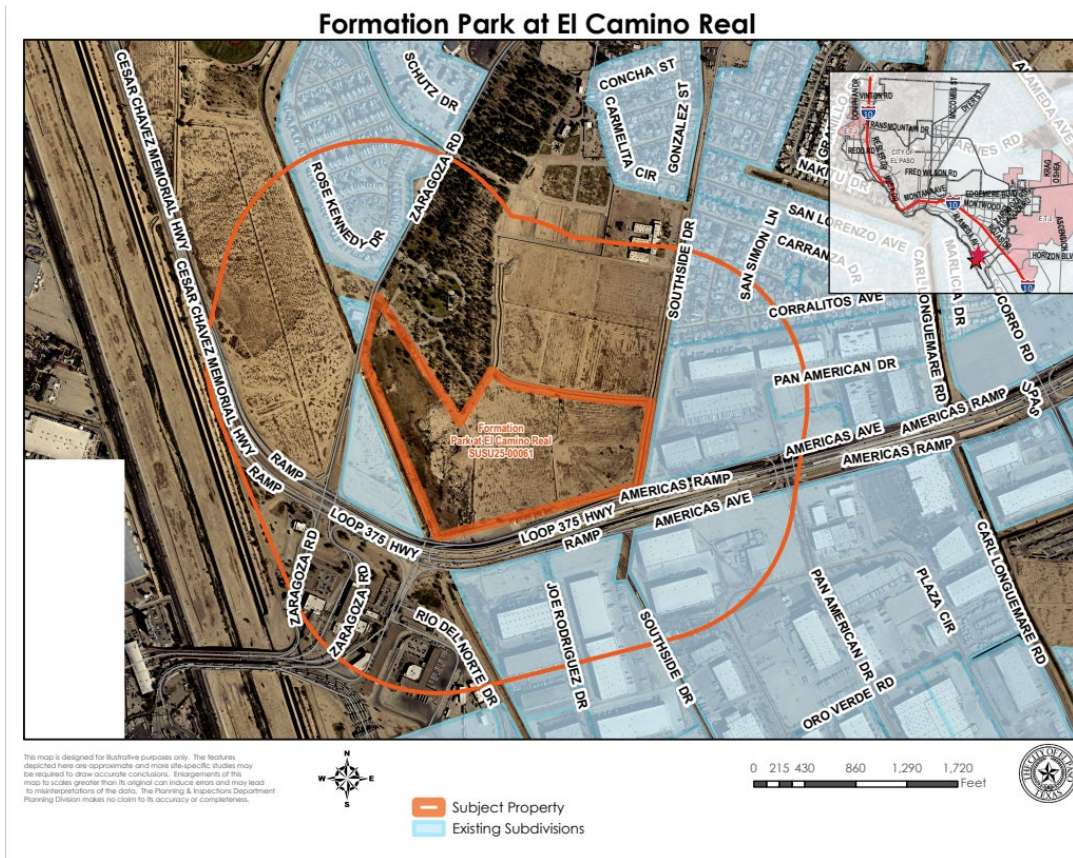
EXISTING CROSS-SECTION:



EVALUATION OF EXCEPTION REQUEST: The exception requests to waive right-of-way improvements meets the following criteria under El Paso City Code 19.10.050(A)(1)(a) – (Roadway Participation Policies— Improvement of Roads and Utilities Within and or Abutting the Subdivision). The section reads as follows:

Section 19.10.050(A)(1)(a) The City Plan Commission may waive such requirements to provide rights-of-way or street improvements to adjacent substandard roads based on any of the following factors:

a: Fifty per cent of the lots within a quarter mile of the proposed development have already been developed and the existing street improvements are in character with the neighborhood. Street improvements are in character with the neighborhood.



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

Surrounding Zoning and Use	
North	R-F (Ranch and Farm) / Vacant development
South	C-4 (Commercial) / Commercial development
East	C-4/c/sc (Commercial/Condition/Special Contract) / Commercial development
West	C-4/c (Commercial/Condition) / Vacant land
Nearest Public Facility and Distance	
Park	Capistrano Park (0.41 mi.)
School	Capistrano Elementary (0.63 mi.)
Plan El Paso Designation	
G7, Industrial and/or Railyards	
Impact Fee Service Area	
N/A	

PUBLIC COMMENT: “N/A”

PLAT EXPIRATION: This application will expire on **August 14, 2028**. 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. **(Staff Recommendation)**
2. **Partial approval of the waiver, exception, or modification request(s)**, finding that the request(s) is partially in conformance with the relevant review criteria provided by the El Paso City Code.
3. **Denial** of the waiver, exception, or modification request(s), finding that the request(s) does not conform to the review criteria provided by the El Paso City Code, as reflected in the Staff Report.

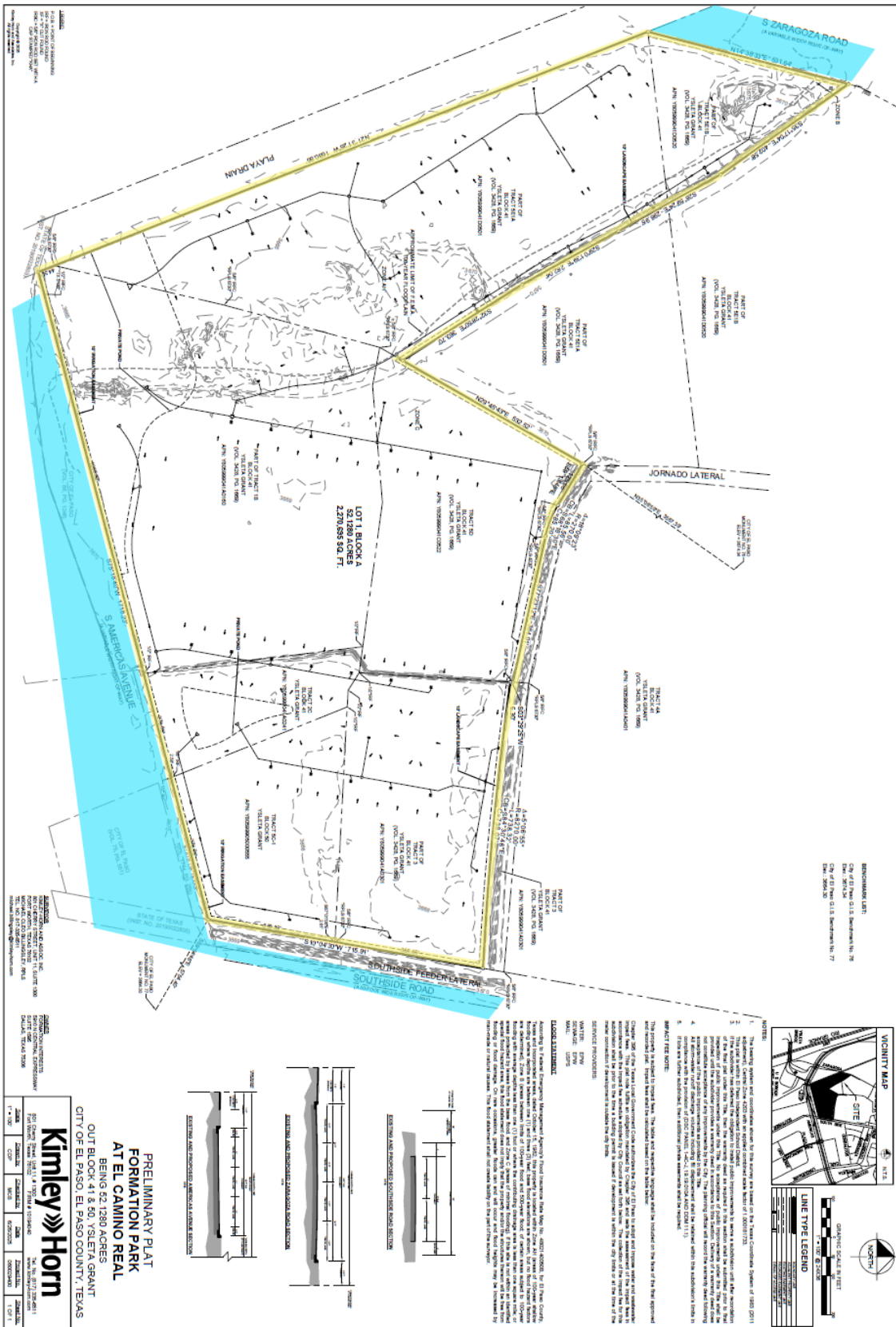
ATTACHMENTS:

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

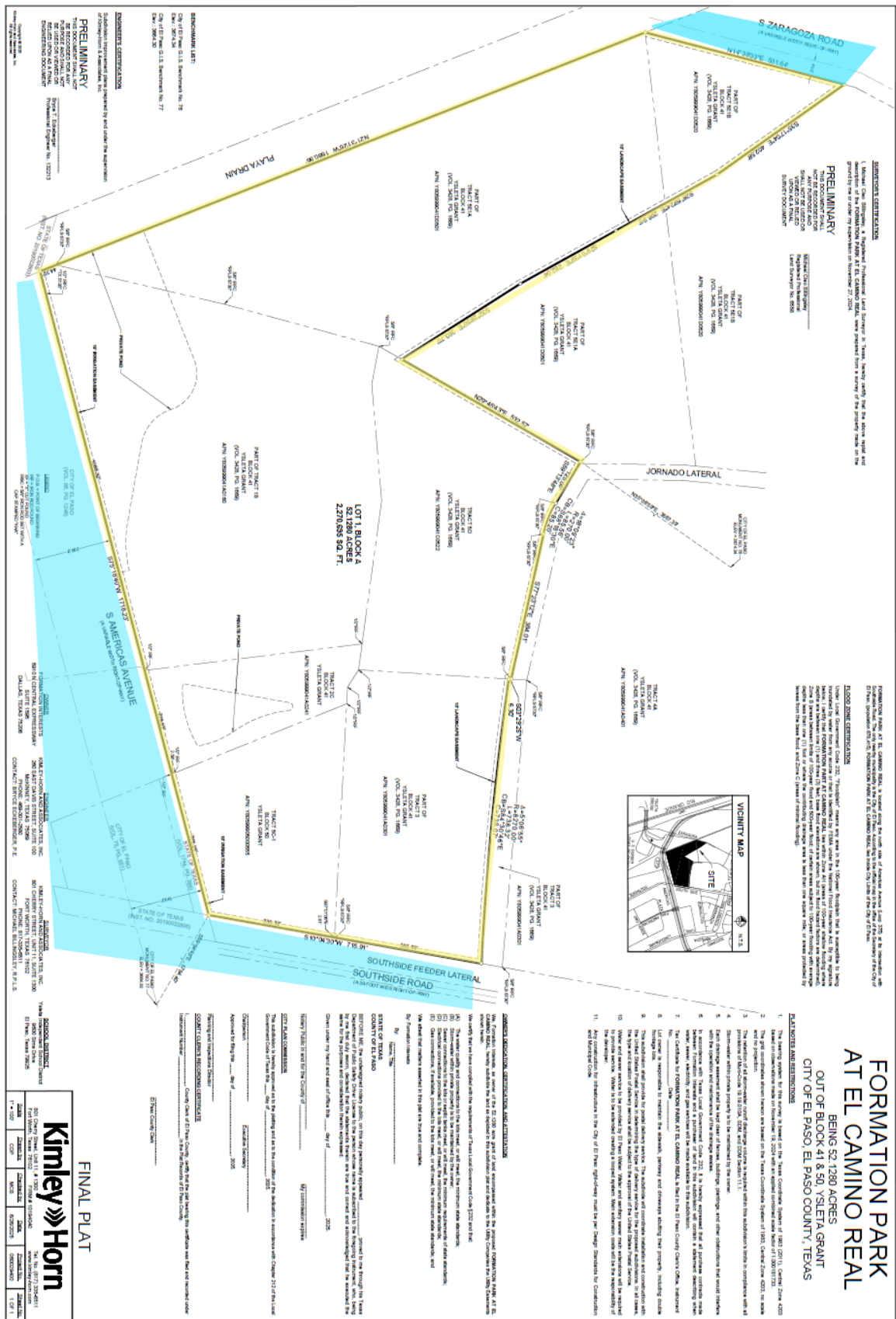
ATTACHMENT 1



ATTACHMENT 2



ATTACHMENT 3



ATTACHMENT 4



July 17, 2025

Mr. Saul Fontes
Planner
City of El Paso
801 Texas Avenue
El Paso, Texas 79901

RE: *Formation Park at El Camino Real
Exception Request.*

Dear Mr. Fontes,

This letter is to formally request an exception to the City of El Paso Code of Ordinances section 19, section 19.10 and 19.15. The list below also depicts an explanation of the exception being requested for Southside Road, Zaragoza Road, and Americas Avenue (Loop 375 Service Road).

- Americas Avenue (Loop 375 Service Road) is a Texas Department of Transportation (TxDOT) maintained and owned right-of-way and they are the agency that can request and approve any improvements within their right-of-way. TxDOT has already reviewed and approved a driveway permit for this project and there were no additional requests for improvements of Americas Avenue with that approval. Therefore, the request is that the section for Americas Avenue remain in the existing condition.
- Zaragoza Road is a 4-lane minor arterial in the current condition. The required section includes four 10ft travel lanes, while the existing condition includes four 12' travel lanes. This is an increase of 8' of additional travel lane pavement over the required section. The required section includes 8' of parking on either side of the roadway. The areas adjacent to our site are vacant land to the southeast and southwest, the Mount Carmel Cemetery to the Northeast, and an existing subdivision to the northwest. Neither of these areas promote the need for parking and parking does not exist in the current condition. Therefore, the request is that the section for Zaragoza Road remain in the existing condition.
- Southside Road is an existing 2-lane road. El Paso County Water Improvement District #1 owns the tract of land, that contains the Jomado Lateral, between Southside Road and the subject site. A crossing application for the Jomado Lateral has been submitted to EPCWID1, but they will not approve of the widening of Southside Road into the land they own and control. The adjacent development to the east was not required to make improvements to Southside Road. Therefore, the request is that the section for Southside Road remain in the existing condition.

kimley-horn.com

13455 Noel Road, Galleria Tower 2, Dallas, TX 75240

972 770 1300

Should you have any questions, please feel free to contact me at 972-770-1324 or via email at bryce.eckeberger@kimley-horn.com

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Bryce Eckeberger, P.E.
Project Manager

ATTACHMENT 5



MAJOR COMBINATION APPLICATION

DATE: 6/16/2025

FILE NO. _____

SUBDIVISION NAME: Formation Park at El Camino Real

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
Part of tract 1B, 3, 5D, 5E1A, 5C1, 2C, and 5E1B, Block 41 Ysleta Grant City of El Paso, El Paso County, Texas
2. Property Land Uses:
- | | <u>ACRES</u> | <u>SITES</u> | | <u>ACRES</u> | <u>SITES</u> |
|---------------|--------------|--------------|------------------------|--------------|--------------|
| Single-family | _____ | _____ | Office | _____ | _____ |
| Duplex | _____ | _____ | Street & Alley | _____ | _____ |
| Apartment | _____ | _____ | Ponding & Drainage | _____ | _____ |
| Mobile Home | _____ | _____ | Institutional | _____ | _____ |
| P.U.D. | _____ | _____ | Other (specify below): | _____ | _____ |
| Park | _____ | _____ | | _____ | _____ |
| School | _____ | _____ | | _____ | _____ |
| Commercial | _____ | _____ | Total No. Sites: | _____ | _____ |
| Industrial | <u>52.47</u> | <u>1</u> | Total (Gross) Acreage: | _____ | _____ |
3. What is existing zoning of the above described property? C-4 and R-F Proposed zoning? C-4
4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes ☐ No N/A
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)
Underground storm pipe and onsite retention
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	FIELD #1, LLC 5910 N Central Expy, Dallas, TX; kheath@formation-interests.com; 214-957-4029
		(Name & Address, Zip) (Email) (Phone)
13.	Developer	Formation Interests 5910 N Central Expy, Dallas, TX; kheath@formation-interests.com; 214-957-4029
		(Name & Address, Zip) (Email) (Phone)
14.	Engineer	Kimley-Horn, 13455 Noel Rd. Dallas, TX 75240; bryce.eckeberger@kimley-horn.com; 972-770-1324
		(Name & Address, Zip) (Email) (Phone)

OWNER SIGNATURE: Kyle J. Heath

REPRESENTATIVE SIGNATURE: Bryce Eckeberger

REPRESENTATIVE CONTACT (PHONE): 972-770-1324

REPRESENTATIVE CONTACT (E-MAIL): bryce.eckeberger@kimley-horn.com

12.	Owner of record	Mount Carmel Cemetery 401 S Zaragoza Rd, El Paso, TX officeofthebishop@elpasodiocese.org 915-872-8419
		(Name & Address, Zip) (Email) (Phone)
13.	Developer	Formation Interests 5910 N Central Expy, Dallas, TX; kheath@formation-interests.com; 214-957-4029
		(Name & Address, Zip) (Email) (Phone)
14.	Engineer	Kimley-Horn, 13455 Noel Rd. Dallas, TX 75240; bryce.eckeberger@kimley-horn.com; 972-770-1324
		(Name & Address, Zip) (Email) (Phone)

OWNER SIGNATURE: Mark J. Seitz
Mark J. Seitz (Jun 17, 2025 10:24 PM)

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

ATTACHMENT 6

Planning and Inspections Department- Planning Division

Developer / Engineer shall address the following comments:

1. Submit to the Planning & Inspections Department – Planning Division the following prior to recording of the subdivision:
 - a. Current certificate tax certificate(s)
 - b. Current proof of ownership.
 - c. Release of access document, if applicable.
 - d. Set of restrictive covenants, if applicable.
2. Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivision. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.
3. Remove tract labels from final plat.
4. Confirm the total acreage of the plat.
5. Provide size and dimensions for all ponds.

Planning and Inspections Department- Land Development Division

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

The Developer/Engineer shall address the following comments

1. TXDOT review and approval if a driveway and/or deceleration lane (access) is required.
2. Applicant shall coordinate with FEMA, for the requirements for developing in a Special Flood Hazard flood plain area, a CLOMR and LOMR may be required; the CLOMR application shall be submitted and approved by FEMA prior to any grading or approval of the subdivision improvement plans.
3. The proposed ponding area for subdivision shall have enough capacity to hold the developed runoff for a designated 100-yr. storm event, provide drainage calculations.
4. Coordinate plat with the Water Improvement District #1 for compliance with their requirements. Define if property is to have irrigation water rights and or easements.
5. Provide official address.
6. Sidewalk shall be required along R.O.W. (S. Zaragoza Road) at the time of grading permit.
7. Note #4 of preliminary plat "as it is", shall be posted on final plat. (Remove and replace note #3 on final plat).
8. Note #2 of preliminary plat does not coincide with school district on final plat. Verify.

Parks and Recreation Department

We have reviewed **Formation Park at El Camino Real**, a major combination plat map and on behalf of the Parks & Recreation Department, we offer the Developer / Engineer the following comments:

Please note that this subdivision is zoned "C-4" meeting the requirements for Non-residential uses (General commercial) as well as for Residential dwellings use (Multi-family) with a minimum lot area of 750 sq. ft. per dwelling therefore, "Park fees" will be assessed based on the following:

1. If applicant provides copy of final signed/recorded covenants restricting the use to Non-residential (General commercial) and if gross density waiver is granted by the City Manager or the Planning Department designee, then Applicant shall be required to pay "Park fees" in the amount of **\$52,120.00** based on Non-residential subdivision requirements calculated as follows:

52.12 acres non-residential @ rate of **\$1,000** per acre = **\$52,120.00**

Please allocate generated funds under Park Zone: **MV-6**

Nearest Park: **SPC Adrian Garcia 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 Engineering:

TIA is approved. Agree to its Conclusions and Recommendations.

"No Trucks above 26ft" signs to be implemented along on Southside Rd and Corralitos Ave.

No objections to application

Street Lights Department:

Does not object to this request.

Zaragoza Rd., Americas Ave. and Border Highway 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 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 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 restoration must be compliant as per the Design Standards for Construction and its addendums.

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.

El Paso Water

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

EPWater does not object to this request.

Water:

There is an existing 12-inch diameter water main that extends along an existing 25-foot PSB easement (Pan American Commerce Park Subdivision) and north of and parallel to Americas Avenue. This water main dead-ends at Southside Drive. This main can be extended to provide service.

There is an existing 12-inch diameter water main that extends along Southside Road located approximately 25 feet east of the western right-of-way. This main can be extended to provide service.

There is an existing 12-inch diameter water main that extends along the northern portion of Americas Avenue. This water main dead-ends approximately 900 feet east of the west corner of the subject property. This main can be extended to provide service.

There is an existing 12-inch diameter water main extending along Zaragoza Road. This water main dead-ends approximately 200 feet north of the northwest corner of the subject property. This main can be extended to provide service.

Previous water pressure readings conducted on fire hydrant number 6853, located at the northeast corner of Americas Avenue and Southside Road have yielded a static pressure of 100 pounds psi, residual pressure of 78 psi, and a flow discharge of 1,233 gpm. 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 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 located inside an easement (Pan American Commerce Park subdivision). This main dead-ends east of Southside Road. This main is approximately 6.8 feet in depth.

There is an existing 12-inch diameter sanitary sewer main along an easement located approximately 130 feet south of Corralitos Way. This main has an approximate depth of 19 feet and can be extended to provide service.

There is an existing 8-inch diameter sanitary sewer main along Southside Road and Corralitos Avenue. This sewer main is approximately 9.5-feet in depth and can be extended to provide service.

There is an existing 8-inch diameter sanitary sewer main along Zaragoza. This sewer main dead-ends approximately 200 feet north of the northwest corner of the subject property. This main has an approximate depth of 4.5 feet.

General:

Service to the subject Property is anticipated to be provided by means of off-site as well as on-site water and sanitary sewer main extensions. The water main extensions are to create a "looped" system. PSB easements may be required. Main extension and easement acquisition costs are the responsibility of the Owner. Water main extension shall cover the entire frontage.

Americas Avenue is a Texas Department of Transportation (TxDOT) right-of-way. All proposed water and sanitary sewer work to be performed within Americas Avenue right-of-way requires written permission from TxDOT.

EPWater-PSB requests that site be graded so that sanitary sewer may be provided by gravity.

Permits from the El Paso County Water Improvement District No. 1 (EPCWID No. 1) will be required for proposed water and /or sanitary sewer facilities construction within EPCWID No. 1 right-of-way. Lot owner is responsible for permit, survey and consideration fees.

No building, reservoir, structure, parking stalls or other improvement, other than asphaltic paving (HMAC), shall be constructed or maintained on the above referenced EPWater-PSB easement without the written consent of EPWater-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 EPWater-PSB Easement Policy. The PSB easements shall be improved to allow the operation of

EPWater maintenance vehicles. EPWater-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. All easements dedicated for public water and/or sanitary sewer facilities are to comply with EPWater-PSB Easement Policy.

EPWater-PSB 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 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.

Texas Gas

In reference to case SUSU25-00061 - Formation Park at El Camino Real, Texas Gas Service will need an easement to provide gas service to this property.

El Paso Electric

Please add a 12' wide utility easement around the property boundaries.

Texas Department of Transportation

TxDOT comments are to submit plans for review and approval for a construction permit.

El Paso County Water Improvement District #1

The applicant has already submitted an application, fee and irrigable land exhibits

El Paso County

No comments received.

El Paso County 911 District

No comments received.

Sun Metro

No comments received.

Fire Department

No comments received.

Capital Improvement Department

No comments received.

FORMATION PARK AT EL CAMINO REAL

BEING 52.1280 ACRES
OUT OF BLOCK 41 & 50, YSLETA GRANT
CITY OF EL PASO, EL PASO COUNTY, TEXAS

PLAT NOTES AND RESTRICTIONS

- The bearing system for this survey is based on the Texas Coordinate System of 1983 (2011), Central Zone 4203 based on observations made on November 19, 2024 with an applied combined scale factor of 1.000181733.
- The grid coordinates shown hereon are based on the Texas Coordinate System of 1983, Central Zone 4203, no scale and no projection.
- The retention of all storm-water runoff discharge volume is required within this subdivision's limits in compliance with all provisions of Muni-Code 19.19.010A, SDM, and DDM Section 11.1.
- Storm-water within private property is to be maintained by the owner.
- Each drainage easement shall be kept clear of fences, buildings, plantings, and other obstructions that would interfere with the operation and maintenance of the drainage swales.
- In accordance with Texas Local Government Code 232, it is hereby expressed that all purchase contracts made between Formation Interests and a purchaser of land in this subdivision will contain a statement describing when water, sewer, electricity, and gas services will be made available to this subdivision.
- Tax Certificate for **FORMATION PARK AT EL CAMINO REAL** is filed in the El Paso County Clerk's Office, Instrument No. _____, Date _____.
- Lot owner is responsible to maintain the sidewalk, parkway and driveways abutting their property, including double frontage lots.
- This subdivision shall provide for postal delivery service. The subdivide will coordinate installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivisions. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.
- Water and sewer service to be provided by El Paso Water. Water and sanitary sewer main extensions will be required to provide service. Water is to be extended creating a looped system. Main extension costs will be the responsibility of the developer.
- Any construction for infrastructure in the City of El Paso right-of-way must be per Design Standards for Construction and Municipal Code.

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

We, Formation Interests, as owner of the 52.1280 acre grant of land encompassed within the proposed **FORMATION PARK AT EL CAMINO REAL**, hereby subdivide the land as depicted in this subdivision plat and dedicate to the Utility Companies the Utility Easements shown herein.

We certify that we have complied with the requirements of Texas Local Government Code §232 and that:

- (A) The water quality and connections to the lots meet, or will meet, the minimum state standards;
(B) Storm-water within private property is to be maintained by the owner;
(C) Sewer connections to the lots or septic tanks meet, or will meet, the minimum requirements of state standards;
(D) Electrical connections provided to the lots meet, or will meet, the minimum state standards;
(E) Gas connections, if available, provided to the lots meet, or will meet, the minimum state standards; and

We attest that matters asserted in this plat are true and complete.

By: Formation Interests

By: _____
Name, Title

**STATE OF TEXAS
COUNTY OF EL PASO**

BEFORE ME, the undersigned notary public, on this day personally appeared _____, proved to me through his Texas Department of Public Safety Driver License to the person whose name is subscribed to the foregoing instrument, who, being by me first duly sworn, declared that the statements therein are true and correct and acknowledged that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this ____ day of _____, 2025.

Notary Public in and for the County of _____ My commission expires _____

CITY PLAN COMMISSION

This subdivision is hereby approved as to the platting and as to the condition of the dedication in accordance with Chapter 212 of the Local Government Code of Texas this ____ day of _____, 2025.

Chairperson _____ Executive Secretary _____

Approved for filing this ____ day of _____, 2025.

Planning and Inspections Director _____

COUNTY CLERK'S RECORDING CERTIFICATE

I, _____, County Clerk of El Paso County, certify that the plat bearing this certificate was filed and recorded under Instrument Number _____ in the Plat Records of El Paso County.

El Paso County Clerk

FINAL PLAT

Kimley»Horn

801 Cherry Street, Unit 11, # 1300
Fort Worth, Texas 76102

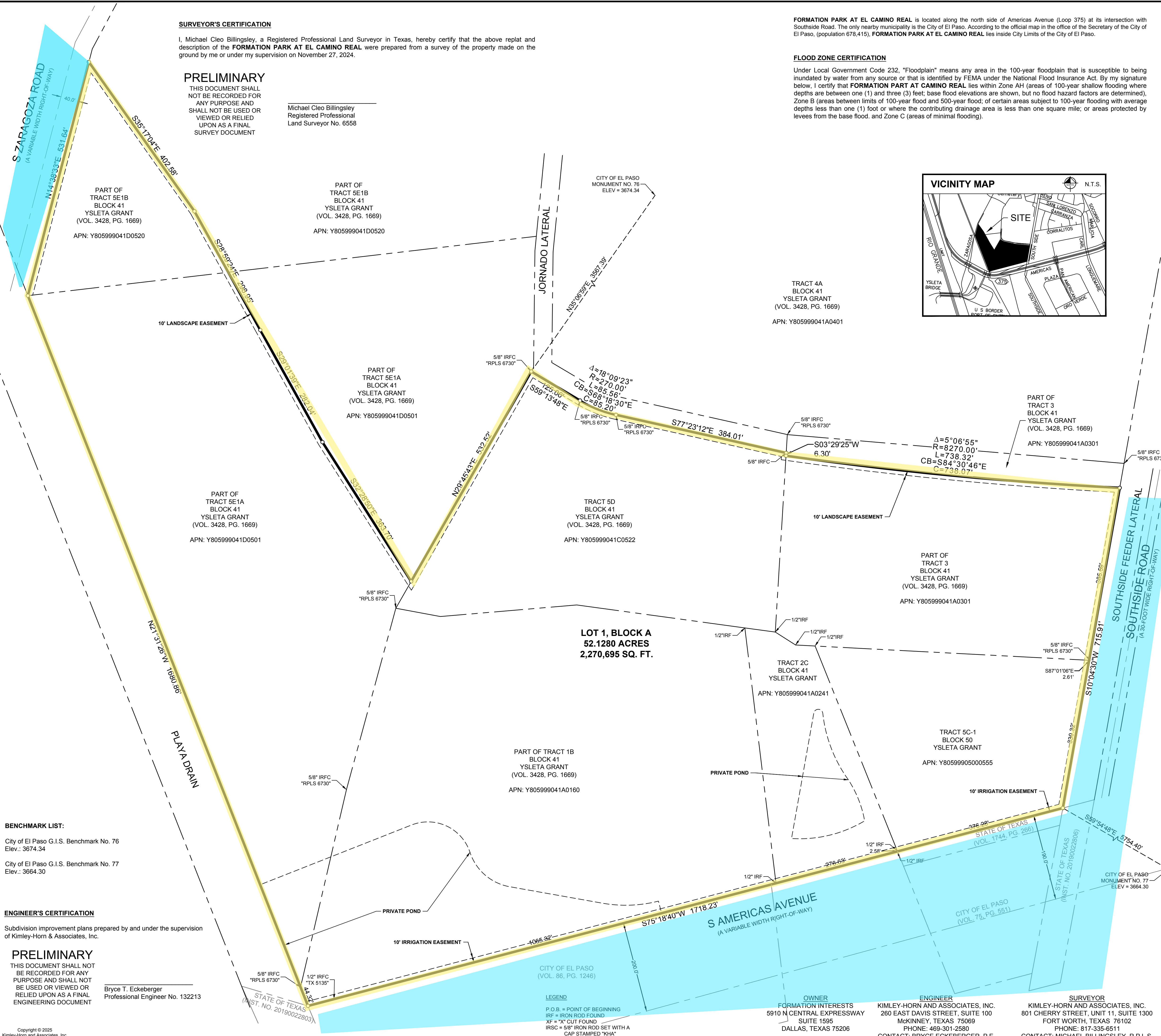
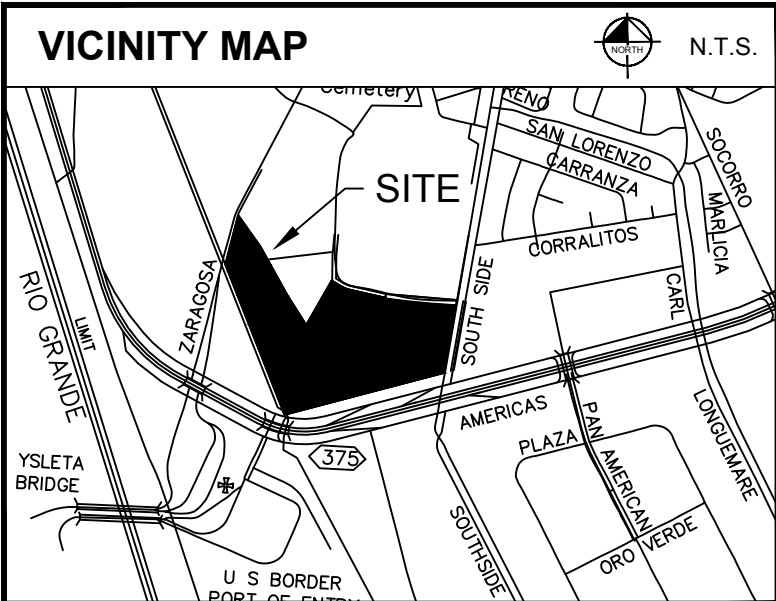
Tel. No. (817) 335-6511
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	CDP	MCB	6/26/2025	060029400	1 OF 1

FORMATION PARK AT EL CAMINO REAL is located along the north side of Americas Avenue (Loop 375) at its intersection with Southside Road. The only nearby municipality is the City of El Paso. According to the official map in the Office of the Secretary of the City of El Paso, (population 678,415), **FORMATION PARK AT EL CAMINO REAL** lies inside City Limits of the City of El Paso.

FLOOD ZONE CERTIFICATION

Under Local Government Code 232, "Floodplain" means any area in the 100-year floodplain that is susceptible to being inundated by water from any source or that is identified by FEMA under the National Flood Insurance Act. By my signature below, I certify that **FORMATION PART AT CAMINO REAL** lies within Zone AH (areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; base flood elevations are shown, but no flood hazard factors are determined), Zone B (areas between limits of 100-year flood and 500-year flood; of certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood, and Zone C (areas of minimal flooding).



SURVEYOR'S CERTIFICATION

I, Michael Cleo Billingsley, a Registered Professional Land Surveyor in Texas, hereby certify that the above replat and description of the **FORMATION PARK AT EL CAMINO REAL** were prepared from a survey of the property made on the ground by me or under my supervision on November 27, 2024.

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

Michael Cleo Billingsley
Registered Professional
Land Surveyor No. 6558

BENCHMARK LIST:

City of El Paso G.I.S. Benchmark No. 76
Elev.: 3674.34
City of El Paso G.I.S. Benchmark No. 77
Elev.: 3664.30

ENGINEER'S CERTIFICATION

Subdivision improvement plans prepared by and under the supervision of Kimley-Horn & Associates, Inc.

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL ENGINEERING DOCUMENT

Bryce T. Ekeberger
Professional Engineer No. 132213



Legislation Text

File #: BC-1029, **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.

SUSU25-00067: Tierra del Este Phase VII Land Study - A portion of Section 17, Block 78, Township 2, Texas and Pacific Railway Company Surveys, El Paso County, Texas

Location: South of Montana Ave. and West of Ascencion St.
Existing Zoning: N/A property lies within the Extraterritorial Jurisdiction (ETJ)
Property Owner: Ranchos Real Land Holdings, LLC
Representative: Conde, Inc.
District: N/A property lies within the Extraterritorial Jurisdiction (ETJ)
Staff Contact: Alex Alejandre, (915) 212-1642, AlejandreAX@elpasotexas.gov



Legislation Text

File #: BC-1030, **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.

SURW25-00011: Resler Drainage ROW Vacation - A portion of Tract 1B, S. J. Larkin
Survey 266, El Paso, El Paso County, Texas

Location: South of Paseo Del Norte Rd. and West of Resler Dr.
Existing Zoning: C-4 (Commercial)
Property Owner: Plexxar Unit #1, LLC
Representative: Jacob Harris
District: 1
Staff Contact: Alex Alejandre, (915) 212-1642, AlejandreAX@elpasotexas.gov

Resler Drainage ROW Vacation



City Plan Commission — August 14, 2025

CASE NUMBER/TYPE:	SURW25-00011 – Right-of-Way Vacation
CASE MANAGER:	Alex Alejandre, (915) 212-1642, AlejandreAX@elpasotexas.gov
PROPERTY OWNER:	Plexxar Unit #1, LLC
REPRESENTATIVE:	Jacob Harris
LOCATION:	South of Paseo Del Norte Rd. and West of Resler Dr. (District 1)
PROPERTY AREA:	0.17 acres
VESTED RIGHTS STATUS:	Not Vested
PARK FEES:	Park Fees Not Required
ZONING DISTRICT(S):	C-4 (Commercial)
PUBLIC INPUT:	No opposition received as of August 5, 2025

SUMMARY OF RECOMMENDATION: Staff recommends **APPROVAL** of the Resler Drainage Right-of-Way Vacation.

RESLER DRAINAGE ROW VACATION



Figure A: Proposed plat with surrounding area

DESCRIPTION OF REQUEST: The applicant is proposing to vacate a 0.17 acre portion of right-of-way from Resler Drive in order to accommodate future parking and landscape. The area requested to be vacated is approximately fifty (50') feet by one hundred and fifty (150') feet, is unpaved, and contains a full-width utility easement, which is to be modified and remain.

CASE HISTORY/RELATED APPLICATIONS: N/A

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

Surrounding Zoning and Use	
North	C-4 (Commercial District) / Commercial Development
South	C-4 (Commercial District) / Commercial Development
East	C-4 (Commercial District) / Commercial Development
West	C-1 (Commercial District) / Multi-Family Dwellings
Nearest Public Facility and Distance	
Park	Autumn Sage Park (0.29 miles)
School	Silvestre & Carolina Elementary School (0.72 miles)
Plan El Paso Designation	
G-7, (Industrial)	
Impact Fee Service Area	
N/A	

PUBLIC COMMENT: Notices of the proposed right-of-way vacation were sent on July 28, 2025 to all property owners within 200 feet of the subject property, and notice was posted in the July 30, 2025 edition of the El Paso Times. As of August 5, 2025, staff has not received any communication regarding this request.

CITY PLAN COMMISSION OPTIONS:

The City Plan Commission (CPC) has the authority to advise City Council on right-of-way vacation requests. When a request is brought forward to the (CPC) City Plan Commission for review, the Commission may take any of the following actions:

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

ATTACHMENTS:

1. Aerial Map
2. Survey
3. Metes and Bounds Description
4. Application
5. Department Comments

ATTACHMENT 1

RESLER DRAINAGE ROW VACATION



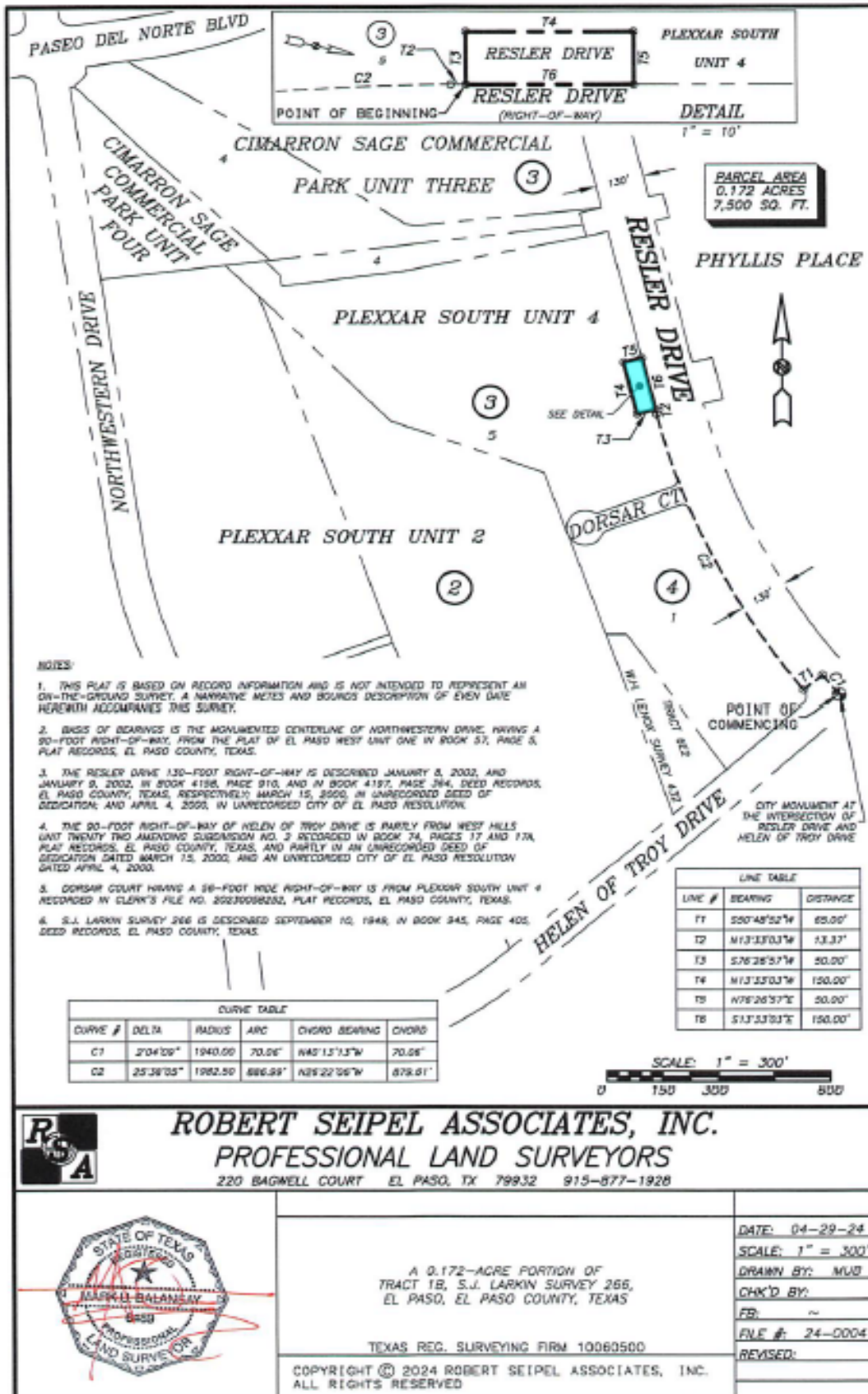
0 15 30 60 90 120 Feet

Subject Property



This map is designed for illustrative purposes only. The facilities depicted here are approximate and more site-specific studies may be required to draw accurate conclusions. Enlargements of this map to scales greater than 11x original can induce errors and may lead to misinterpretation of the information presented. The City of El Paso Planning Division makes no claim to its accuracy or completeness.

ATTACHMENT 2



ATTACHMENT 3

Property description: A 0.172-acre portion of Tract 1B, S.J. Larkin Survey 266, El Paso, El Paso County, Texas

METES AND BOUNDS DESCRIPTION

The parcel of land herein described is a 0.172-acre portion of Tract 1B, S.J. Larkin Survey 266 (September 10, 1949, Book 945, Page 405, Deed Records, El Paso County, Texas), El Paso, El Paso County, Texas, and is more particularly described by metes and bounds as follows:

COMMENCING at a city monument found at the intersection of Resler Drive (130-foot right-of-way; January 9, 2002, Book 4197, Page 364, Deed Records, El Paso County, Texas) and Helen of Troy Drive (90-foot right-of-way; April 4, 2020, unrecorded City of El Paso Resolution); Thence, 70.06 feet along the arc of a curve to the right, having a radius of 1940.00 feet, a central angle of $2^{\circ}04'09''$, and a chord which bears North $40^{\circ}13'13''$ West, a distance of 70.06 feet; Thence, South $50^{\circ}48'52''$ West, a distance of 65.00 feet to the common boundary between Resler Drive right-of-way and Plexxar South Unit 4 (Clerk's File No. 20230058252, Plat Records, El Paso County, Texas); Thence, 886.99 feet along said common boundary and along the arc of a curve to the right, having a radius of 1982.50 feet, and a chord which bears North $26^{\circ}22'06''$ West, a distance of 879.61 feet; Thence, North $13^{\circ}33'03''$ West, continuing along said common boundary, a distance of 13.37 feet to the boundary of Tract 1B, S.J. Larkin Survey 266, El Paso, El Paso County, Texas, and the **POINT OF BEGINNING** of this description;

THENCE, along said common boundaries, the following courses and distances:

South $76^{\circ}26'57''$ West, a distance of 50.00 feet;

North $13^{\circ}33'03''$ West, a distance of 150.00 feet;

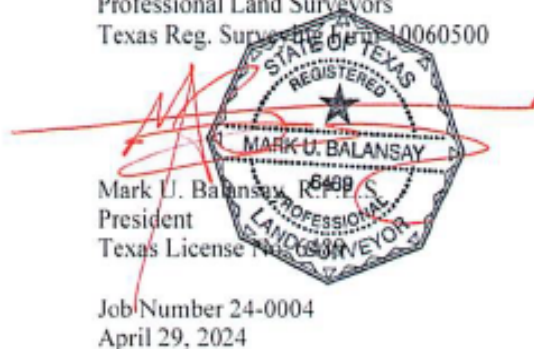
North $76^{\circ}26'57''$ East, a distance of 50.00 feet;

THENCE, South $13^{\circ}33'03''$ East, continuing along said boundary of Tract 1B, S.J. Larkin Survey 266, El Paso, El Paso County, Texas, a distance of 150.00 feet to the **POINT OF BEGINNING** of this description.

Said parcel of land contains 0.172 acres (7,500 square feet) of land more or less.

NOTE: THIS DESCRIPTION IS BASED ON RECORD INFORMATION AND IS NOT INTENDED TO REPRESENT AN ON-THE-GROUND SURVEY. A PLAT OF EVEN DATE HERewith ACCOMPANIES THIS DESCRIPTION.

ROBERT SEIPEL ASSOCIATES, INC.
Professional Land Surveyors
Texas Reg. Surveyor No. 10060500



ATTACHMENT 4



VACATION PUBLIC EASEMENTS AND RIGHTS-OF-WAY APPLICATION

Date: 7/11/2025 File No. _____

1. APPLICANTS NAME Plexcar Unit #1 LLC
 ADDRESS 1865 Northwestern Dr ZIP CODE 79912 TELEPHONE 915-877-4300

2. Request is hereby made to vacate the following: (check one)
 Street ☐ Alley ☐ Easement ☐ Other ☒
 Street Name(s) _____ Subdivision Name Plexcar South Unit 4
 Abutting Blocks Block 3 Abutting Lots _____

3. Reason for vacation request: Proposed Parking & Landscaping

4. Surface Improvements located in subject property to be vacated:
 None ☐ Paving ☐ Curb & Gutter ☐ Power Lines/Poles ☐ Fences/Walls ☐ Structures ☐ Other ☒ Handhole

5. Underground Improvements located in the existing rights-of-way:
 None ☐ Telephone ☐ Electric ☐ Gas ☐ Water ☐ Sewer ☐ Storm Drain ☐ Other ☐

6. Future use of the vacated right-of-way:
 Yards ☐ Parking ☒ Expand Building Area ☐ Replat with abutting Land ☐ Other ☒ Landscaping

7. Related Applications which are pending (give name or file number):
 Zoning ☐ Board of Adjustment ☐ Subdivision ☐ Building Permits ☐ Other ☐

8. Signatures: All owners of properties which abut the property to be vacated must appear below with an adequate legal description of the properties they own (use additional paper if necessary):

Signature	Legal Description	Telephone
<u>[Signature]</u>	<u>Plexcar South Unit 4</u>	<u>915-877-4300</u>
_____	_____	_____
_____	_____	_____

The undersigned Owner/Applicant/Agent understands that the processing of this Application will be handled in accordance with the procedure for Requesting Vacations and that no action on processing will be taken without payment of the non-refundable processing fee. It is further understood that acceptance of this application and fee in no way obligates the City to grant the Vacation. I/We further understand that the fee, if the Vacation is granted will be determined by the City of El Paso and a Certified or Cashier's Check must be presented before the request will be recommended for Council action.

OWNER SIGNATURE: [Signature] Plexcar Unit #1 LLC 915-877-4300
 (Print) (Phone)
 REPRESENTATIVE SIGNATURE: [Signature]
 REPRESENTATIVE CONTACT (PHONE): 915-222-1736 (E-MAIL): jacob@plexcar.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

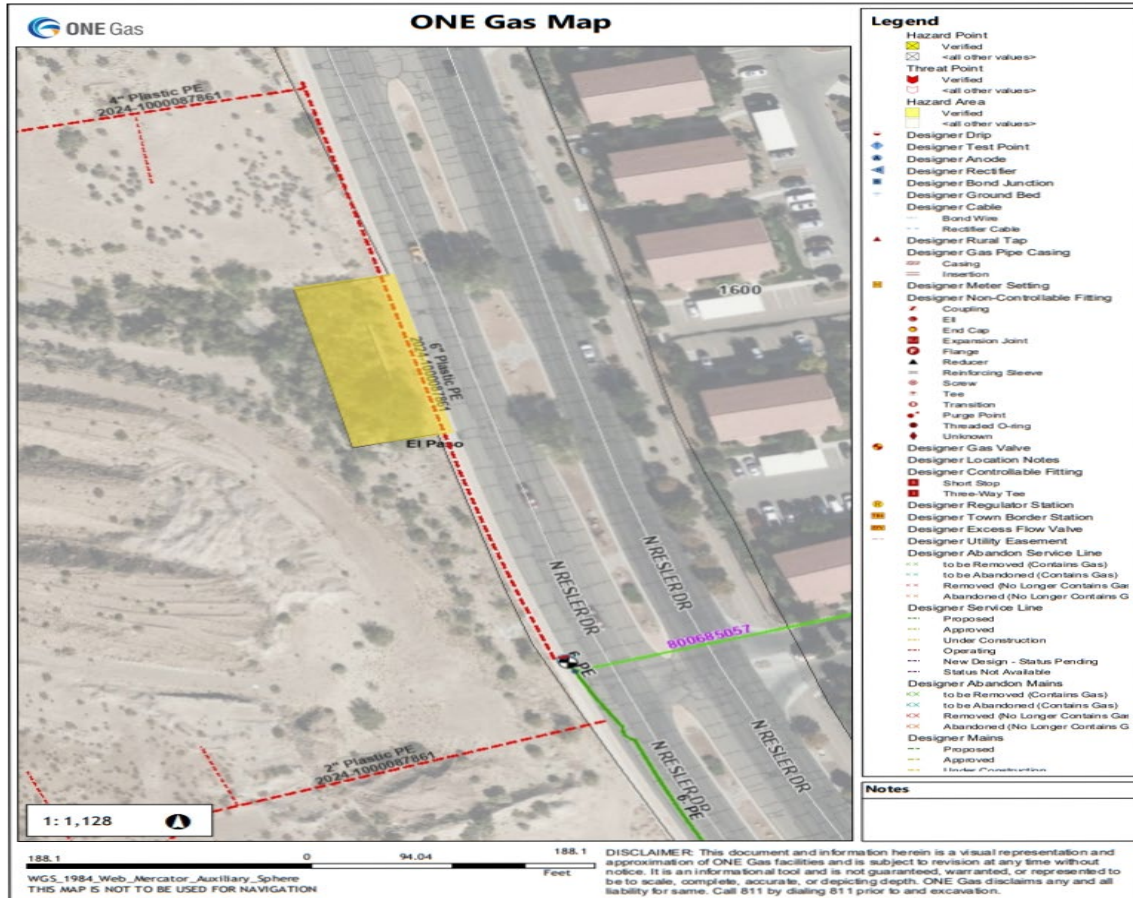
Planning and Inspections Department- Planning Division

No adverse comments, recommend approval of the ROW vacation request with a full-width underground utility easement be retained within the right-of-way to be vacated.

- Include the existing 25-foot PSB easement in the vacation survey and the new easement survey.

Texas Gas

In reference to case SURW25-00011 - Resler Drainage R.O.W. Vacation, Texas Gas Service has a 6" PE Pipe along Resler Dr - under sidewalk (see image below as reference).



Planning and Inspections Department- Land Development Division

We have reviewed subject plats and recommend **Approval**. The Developer/Engineer shall address the following comments:

1. Define new entity responsible for maintenance of drainage system infrastructure within the ROW area being vacated.
2. Secure a drainage easement for area being vacated.
3. It is recommended to restrict any landscaping in this area to prevent roots or other damages to the subterranean storm sewer system.
4. Provide print-out of the mathematical closure of the exterior boundary of the subdivision indicating the error of closure.

Parks and Recreation Department

We have reviewed **Resler Drainage ROW Vacation** survey maps and on behalf of the Parks & Recreation Department we offer “No” objections to this proposed Public Right-of-way vacation request.

El Paso Water

We have reviewed the above referenced vacation request and provide the following comments:

EPWater-PSB objects to this request. Include the existing 25-foot PSB easement in the vacation survey and the new easement survey

EPWater requests a 6-foot PSB easement along the west side of the property to be vacated

Water:

There is an existing 36-inch diameter water main extending along Resler Dr. The water main is located approximately 16 feet east of the eastern property line. No direct service connections are allowed to this main as per the El Paso Water – Public Service Board (EPWater-PSB) Rules and Regulations.

There is an existing 8-inch diameter water main extending within a 25-foot PSB easement parallel to Resler Dr. that is available to provide service. The water main is located approximately 50 feet west of the eastern property line.

Sanitary Sewer:

There is an existing 8-inch diameter sewer main extending within a 25-foot PSB easement parallel to Resler Dr. that is available to provide service. The sewer main is located approximately 63 feet west of the eastern property line.

There is an existing 12-inch diameter sewer main extending along Resler Dr. that is available to provide service. The sewer main is located approximately 52 feet west of the eastern right-of-way.

Reclaimed:

There is an existing 20-inch diameter reclaimed water main extending along Resler Dr. The reclaimed water main is located approximately 30 feet east of the center line of the right-of-way. No direct service connections are allowed to this main as per the El Paso Water – Public Service Board (EPWater-PSB) Rules and Regulations.

General:

No building, reservoir, structure, parking stalls, or other improvement, other than asphaltic paving (HMAC), shall be constructed or maintained on the above referenced EPWU-PSB easement without the written consent of EPWU-PSB. The Developer shall refrain from constructing rock walls, signs, trees, 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 EPWU-PSB Easement Policy. The PSB easements shall be improved to allow the operation of EPWU maintenance vehicles. EPWU-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.

EPWater requires a new service application to provide additional 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 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.

(El Paso Water Comments to be addressed prior to approval by City Council)

Stormwater:

We have reviewed the subdivision described above and provided the following comments:

1. If the ROW is vacated, a "Drainage Easement", that covers the Storm sewer infrastructure, shall replace it.
2. Landscaping will be allowed if access to the junction box, via a manhole, is maintained.
3. Once the easement is established in relation to the proposed parking, parking may be permitted.

Streets and Maintenance Department

Traffic & transportation engineering has the following comments:

- Grant vacation/ dedication with the exception of no parking or landscaping allowed.

Street Lights:

Does not object to this request. Any proposed change on Resler Dr. Arterial Lighting project shall be coordinated with the government department in charge. Any change on the existing street illumination system shall be coordinated with Street Lights Department. Complete set of plans for street illumination shall be submitted to Street Lights Department.

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.

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.
- Verify that all curb cut locations and driveway approaches comply with current city spacing and sight distance requirements.
- Indicate that any damaged structure within city ROW must be restored to the same or better condition. This applies to asphalt, concrete, manholes, and water valves.
- Ensure that the minimum asphalt repair required after modifying a curve and gutter is at least 2 feet.
- Consider if the easement aligns with future plans for roadway or infrastructure expansion.

El Paso Electric

We have no comments for the Resler Drainage ROW Vacation.

Fire Department

No adverse comments.

Texas Department of Transportation

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

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.

El Paso County

No comments received.

Capital Improvement Department

No comments received.

Sun Metro

No comments received.



Legislation Text

File #: BC-1031, **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.

PZRZ24-00039: Tracts 9 and 13 save and except that Portion of Tract 9, conveyed out to the State of Texas in Right-of-Way deed in Volume 550, Page 623, Sunnyfields Map, No. 2, and Tracts 10 and 14, save and except that Portion of Tract 10 conveyed out to the State of Texas in Right-of-Way deed in Volume 561, Page 155, Sunnyfields Map No. 2, City of El Paso, El Paso County, Texas

Location: 7800 and 7804 Alameda Ave.
Existing Zoning: R-4 (Residential)
Request: Rezone from R-4 (Residential) to C-1 (Commercial)
Existing Use: Single-family dwellings
Proposed Use: Apartments and shopping center
Property Owner: Adiel Zarate and Olivia Esparza
Representative: Luis Javier Lopez
District: 7
Staff Contact: Blanca Perez, (915) 212-1561, PerezBM@elpasotexas.gov

7800 and 7804 Alameda

City Plan Commission — August 14, 2025

REZONING



CASE NUMBER:	PZRZ24-00039
CASE MANAGER:	Blanca Perez, (915) 212-1561, PerezBM@elpasotexas.gov
PROPERTY OWNER:	Olivia Esparza and Adiel Zarate
REPRESENTATIVE:	Luis Javier Lopez
LOCATION:	7800 and 7804 Alameda Ave. (District 7)
PROPERTY AREA:	1.73 acres
REQUEST:	Rezone from R-4 (Residential) to C-1 (Commercial)
RELATED APPLICATIONS:	None
PUBLIC INPUT:	None received as of August 7, 2025

SUMMARY OF REQUEST: The applicant is requesting to rezone the subject properties from R-4 (Residential) to C-1 (Commercial) to allow for apartments and a shopping center.

SUMMARY OF STAFF'S RECOMMENDATION: Staff recommends **APPROVAL WITH CONDITIONS** of the rezoning request. The proposed zoning district is compatible with the commercial uses in the surrounding area are consistent with *Plan El Paso*, the City's Comprehensive Plan, and the G-3, Post-War future land use designation as well as the Onward Alameda Master Plan. The recommended conditions are the following:

1. That a ten-foot (10') landscaped buffer with high-profile native or naturalized trees of at least two-inch (2") caliper and ten feet (10') in height shall be placed at twenty feet (20') on center along the property lines adjacent to residential zone districts or uses. The landscaped buffer shall be irrigated and maintained by the property owner at all times and shall be installed prior to the issuance of any certificates of occupancy or certificates of completion.
2. A Detailed Site Development Plan shall be reviewed and approved as per El Paso City Code prior to issuance of any certificates of occupancy or certificates of completion.
3. That a minimum 500-foot distance between property lines be required between any establishments deriving 51% or more of their income from the sale of alcoholic beverages for on-premise consumption.
4. No automotive uses shall be permitted.

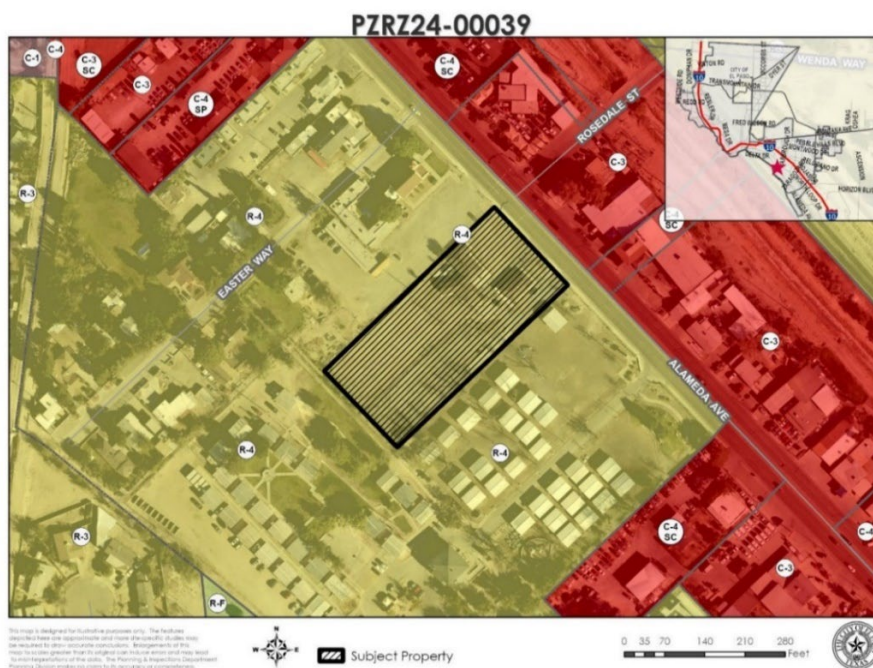


Figure A. Subject Property & Immediate Surroundings

DESCRIPTION OF REQUEST: The applicant is requesting to rezone the subject properties from R-4 (Residential) to C-1 (Commercial) to accommodate a proposed development consisting of apartment units in one lot and a shopping center in the other. The site is approximately 1.73 acres in total and is currently developed with a single-family dwelling on each lot, which are proposed to be demolished. The conceptual site plan illustrates the development of one lot with eight (8) apartment units and a separate shopping center with ten (10) commercial units. The conceptual site plan is not being evaluated for compliance with zoning development standards under Title 20 of the El Paso City Code as part of this rezoning application. Access to the site is from Alameda Avenue.

COMPATIBILITY WITH NEIGHBORHOOD CHARACTER: The proposed development is a permitted use within the C-1 (Commercial) zoning district and aligns with the goals and land use recommendations of the Onward Alameda Master Plan. The property to the north is vacant and zoned R-4 (Residential), while the property to the south, also zoned R-4, is developed with a school. To the east, the adjacent property is zoned C-3 (Commercial) and is occupied by an automotive parts store. To the west, surrounding properties are zoned R-4 (Residential) and developed with single-family residences. The nearest school, Cesar Chavez Academy, is approximately 0.2 miles from the site, and the closest public park, Riverside Park, is located about 0.5 miles away.

COMPLIANCE WITH PLAN EL PASO/REZONING POLICY – When evaluating whether a proposed rezoning is in accordance with <i>Plan El Paso</i>, consider the following factors:	
Criteria	Does the Request Comply?
Future Land Use Map: Proposed zone change is compatible with the Future Land Use designation for the property: G-3, Post-War: This sector applies to transitional neighborhoods typically developed from the 1950s through the 1980s. Streets were laid out with curvilinear patterns without alleys and shopping centers are located at major intersections behind large parking lots. This sector is generally stable but would benefit from strategic suburban retrofits to supplement the limited housing stock and add missing civic and commercial uses.	Yes. The subject properties and the proposed development meet the intent of the G-3, Post-War Future Land Use designation of <i>Plan El Paso</i>. The proposed zoning is compatible with the future land use designation.
Compatibility with Surroundings: The proposed zoning district is compatible with those surrounding the site: C-1 (Commercial) District: The purpose of these districts is to serve the needs of surrounding residential neighborhoods by providing compatible neighborhood convenience goods and services that serve day-to-day needs. The regulations of the districts will permit location of business and professional offices and retail category uses within adjacent residential areas of medium and high densities.	Yes. The proposed C-1 (Commercial) zoning district is appropriate as it allows for a variety of commercial uses while remaining compatible with the surrounding C-3 (Commercial) and R-4 (Residential) zoning. Additionally, the C-1 designation helps minimize potential impacts to nearby residential zoned properties due to its more limited range of permitted commercial uses.
Preferred Development Locations: Located along an arterial (or greater street classification) or the intersection of two collectors (or greater street classification). The site for proposed rezoning is not located mid-block, resulting in it being the only property on the block with an alternative zoning district, density, use and/or land use.	Yes. The subject property has access to Alameda Avenue, which is designated as a major arterial in the City's Major Thoroughfare Plan. The classification of this road is appropriate for the proposed development as it connects to other adjacent establishments on the area.
THE PROPOSED ZONING DISTRICT'S EFFECT ON THE PROPERTY AND SURROUNDING PROPERTY, AFTER EVALUATING THE FOLLOWING FACTORS:	

Historic District or Special Designations & Study Area Plans: Any historic district or other special designations that may be applicable. Any adopted small areas plans, including land-use maps in those plans.	The subject property is located within the Onward Alameda Master Plan area. The proposed rezoning is appropriate as it supports light commercial uses that align with the goals of the plan, which encourages increased commercial, residential, and mixed-use developments. Allowing a light-commercial zoning designation introduce uses that are consistent with the vision and intent of the master plan.
Potential Adverse Effects: Potential adverse effects that might be caused by approval or denial of the requested rezoning.	None. There are no anticipated adverse impacts.
Natural Environment: Anticipated effects on the natural environment.	None. The proposed development does not involve green field or environmentally sensitive land or arroyo disturbance.
Stability: Whether the area is stable or in transition.	The area has been in transition from residential to commercial development and zoning districts.
Socioeconomic & Physical Conditions: Any changed social, economic, or physical conditions that make the existing zoning no longer suitable for the property.	The existing R-4 (Residential) zoning is no longer appropriate due to the changing development pattern in the surrounding area. Adjacent properties have transitioned to light- and medium-intensity commercial uses, making the current residential designation incompatible with the area's evolving land use and the goals of the Onward Alameda Master Plan.

ADEQUACY OF PUBLIC FACILITIES, SERVICES AND INFRASTRUCTURE: Access to the site is proposed from Alameda Avenue, a major arterial as designated in the City of El Paso's Major Thoroughfare Plan (MTP), and is suitable to support the proposed commercial development. Existing sidewalks are present along Alameda Avenue. Five (5) bus stops are located within a 0.25-mile walking distance, with the nearest stop approximately 0.04 miles along Alameda Avenue.

SUMMARY OF DEPARTMENTAL REVIEW COMMENTS: No adverse comments were received from reviewing departments.

PUBLIC COMMENT: The subject property is located within the boundaries of Corridor 20 Civic Association, Sunnyfields Neighborhood Association, Mission Valley Civic Association, and Thomas Manor Neighborhood Association, which were all notified of the proposed rezoning by the applicant. Public notices were mailed to property owners within 300 feet of the subject property on August 1, 2025. As of August 7, 2025, the Planning Division has not received any communications in support or opposition of the request.

CITY PLAN COMMISSION OPTIONS: The purpose of the Zoning Ordinance is to promote the health, safety, morals and general welfare of the City. The City Plan Commission (CPC) has the authority to advise City Council on Zoning matters. In evaluating the request, the CPC may take any of the following actions:

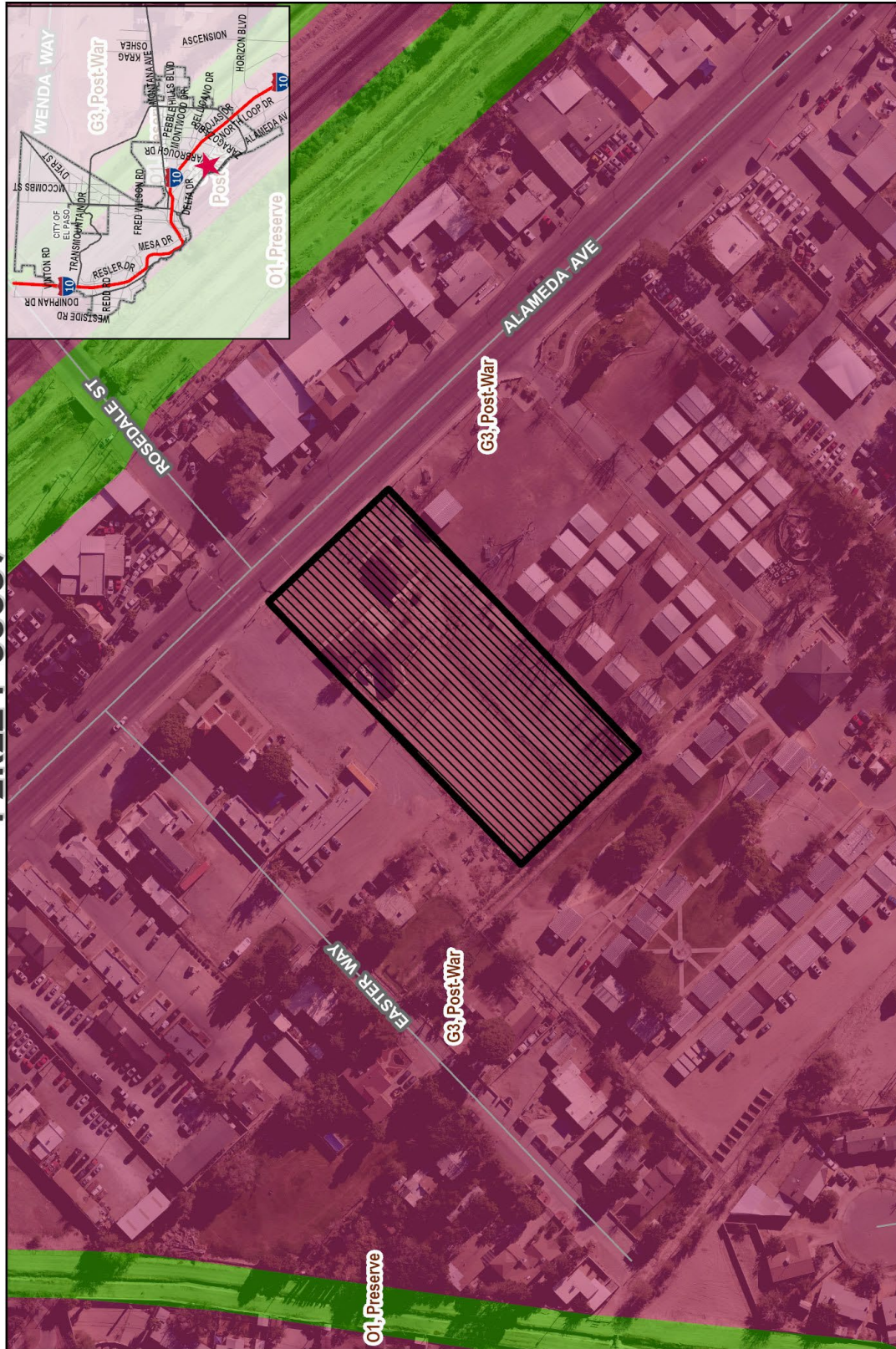
1. **Recommend Approval** of the rezoning request, finding that the request is in conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or that the request is in conformance with other criteria that the CPC identifies from the Comprehensive Plan.
2. **Recommend Approval of the rezoning request With Modifications** to bring the request into conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or other criteria that the CPC identifies from the Comprehensive Plan. (Staff Recommendation)
3. **Recommend Denial** of the rezoning request, finding that the request does not conform to the review criteria of *Plan El Paso* as reflected in the Staff Report, or other criteria that the CPC identifies from the Comprehensive Plan.

ATTACHMENTS:

1. Future Land Use Map
2. Generalized Plot Plan
3. Department Comments
4. Neighborhood Notification Boundary Map

ATTACHMENT 1

PZRZ24-00039

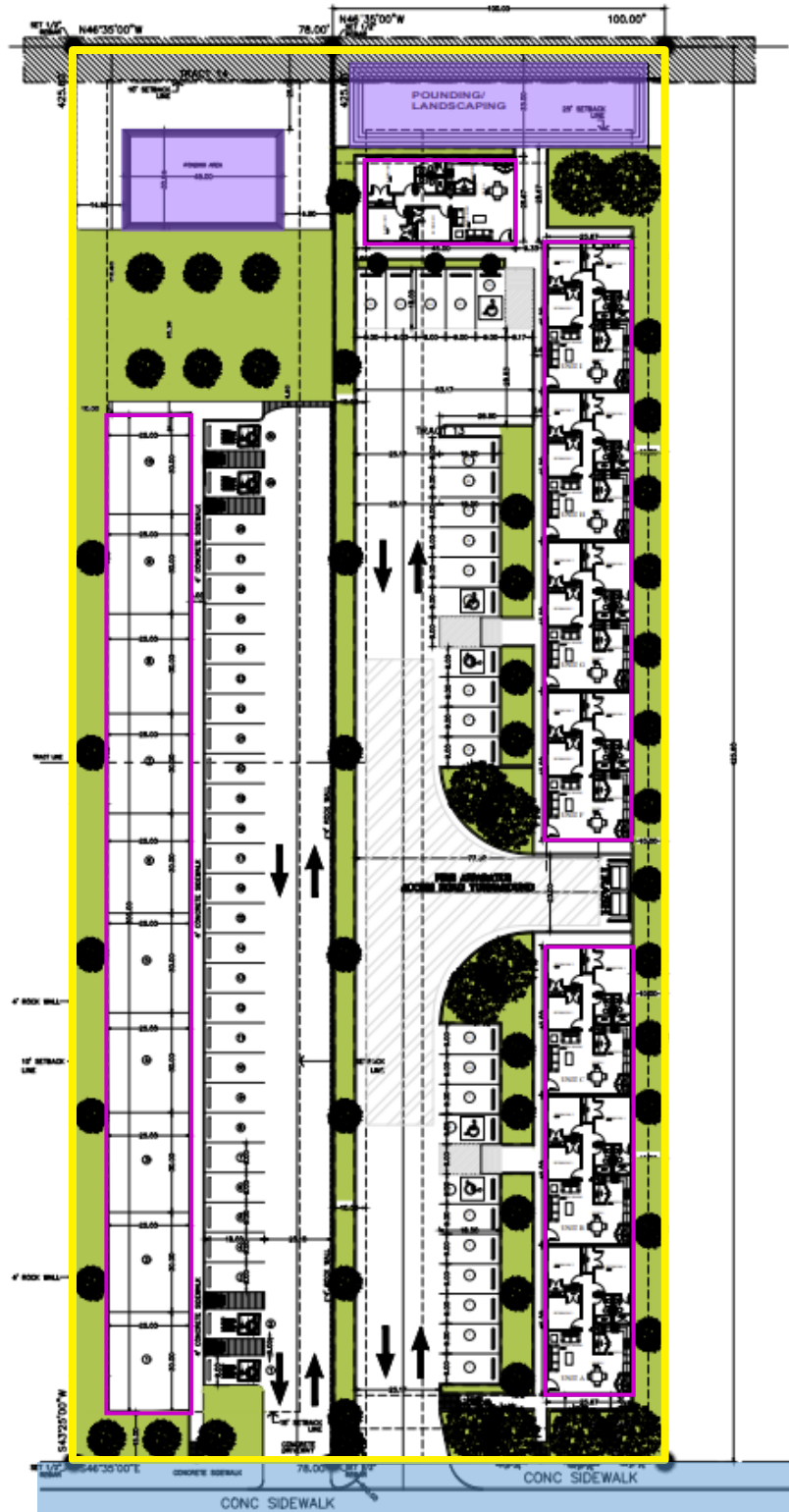


Subject Property



This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required to draw accurate conclusions. Enlargements of this map to scales greater than its original can induce errors and may lead to misinterpretations of the data. The Planning & Inspections Department Planning Division makes no claim to its accuracy or completeness.

ATTACHMENT 2



ATTACHMENT 3

Planning and Inspections Department - Planning Division

Staff recommends approval with conditions of the rezoning request. The proposed zoning district is compatible with the commercial uses in the surrounding area are consistent with *Plan El Paso*, the City's Comprehensive Plan, and the G-3, Post-War future land use designation. The recommended conditions are the following:

1. *That a ten-foot (10') landscaped buffer with high-profile native or naturalized trees of at least two-inch (2") caliper and ten feet (10') in height shall be placed at twenty feet (20') on center along the property lines adjacent to residential zone districts or uses. The landscaped buffer shall be irrigated and maintained by the property owner at all times and shall be installed prior to the issuance of any certificates of occupancy or certificates of completion.*
2. *A Detailed Site Development Plan shall be reviewed and approved as per El Paso City Code prior to issuance of any certificates of occupancy or certificates of completion.*
3. *That a minimum 500-foot distance between property lines be required between any establishments deriving 51% or more of their income from the sale of alcoholic beverages for on-premise consumption.*
4. *No automotive uses shall be permitted.*

Planning and Inspections Department – Plan Review & Landscaping Division

The generalized site plan is not being reviewed for conformance due to conceptual nature. No objections to proposed rezoning. At the time of submittal for building permit, the project will need to comply with all applicable provisions of the ICC, TAS and Municipal Code.

Planning and Inspections Department – Land Development

Recommend Approval

1. Coordinate with TXDOT on Alameda Avenue. (Driveways, deceleration, and acceleration lane if required) for their review and approval at the time of grading permit.
2. Provide and verify the 6ft rock-wall from high side along the entire length where the residential area borders the commercial area at the time of grading permit (20.16.020 - Mandatory walls. - B. 2. Between all R and C districts by the owner of the C property when he builds upon it;) at the time of grading permit.
3. Show proposed drainage flow patterns on the site plan and identify the discharge and/or storage location(s) for all storm-water runoff within the subdivision.
4. As per Municipal Code: new developments and redevelopments are required to maintain the pre-development hydrologic response in their post-development state as nearly as practicable in order to reduce flooding. The code also encourages the use of nonstructural storm water management such as the preservation of greenspace, rainwater harvesting within landscaped areas, and other conservation efforts, to the maximum extent practicable, per Chapter 19.19, Section 19.19.010, and Subparagraph A-2 & A-5.
5. The proposed ponding areas shall have enough capacity to hold all storm-water runoff for a designed 100-yr. storm event for the complete area, including drainage flow patterns, drainage easements if required in the proposed properties.
6. Add note: If lots are further subdivided, then additional private easement shall be required at the time of platting.
7. Provide a 5ft sidewalk abutting the property line and ADA directional ramps along R.O.W. at the time of grading permit.
8. Driveways must be between 25'– 35' feet wide as per DSC 6-16.
9. Provide and label note "All existing and proposed sidewalks, barrier free ramps, handicap parking, driveway crosswalks, driveways and accessible routes shall comply with A.D.A., T.A.S. and city of El Paso requirements. Existing infrastructure not complying shall be removed and replaced to meet standards on the plan.

Note: Comments to be addressed at the permitting stage.

Fire Department

No adverse comments.

Police Department

No comments provided.

Environment Services

No comments provided.

Streets and Maintenance Department

No objections to application. No TIA is required. Coordinate with TXDOT.

Sun Metro

No comments provided.

El Paso Water

Does not object to this request.

Alameda Avenue is a Texas Department of Transportation (TxDOT) right-of-way. All proposed water and sanitary sewer work to be performed within Alameda Avenue right-of-way requires written permission from TxDOT.

There is an existing 8-inch diameter water main extending along Alameda Avenue, located approximately 10-feet north of southern right-of-way line. This main is available for service.

Previous water pressure from fire hydrant #75, located in front of the subject property, has yielded a static pressure of 86 psi, a residual pressure of 72 psi, and a discharge of 1,462 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.

EPWater records indicate two active 3/4-inch water meters serving the subject property. The service addresses for these meters are 7800 and 7804 Alameda Ave.

Sanitary Sewer

There is an existing 21-inch diameter sanitary sewer main extending along Alameda Avenue, located approximately 20-feet south of northern right-of-way line.

General

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 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:

As per Municipal Code: new developments and redevelopments are required to maintain the pre-development hydrologic response in their post-development state as nearly as practicable to reduce flooding. The code also encourages the use of nonstructural storm water management such as the preservation of greenspace, water harvesting, and other conservation efforts, to the maximum extent practicable, per Chapter 19.19, Section 19.19.010, and Subparagraph A-2 & A-5.

The proposed ponding areas shown, shall have enough capacity to hold the developed runoff for a designated 100-yr. storm event. Label the ponds as “Private”.

Texas Department of Transportation

Submit layout with distances between adjacent driveways to TXDOT for a permit and further review.

El Paso County Water Improvement District #1

No comments provided.

Texas Gas Service

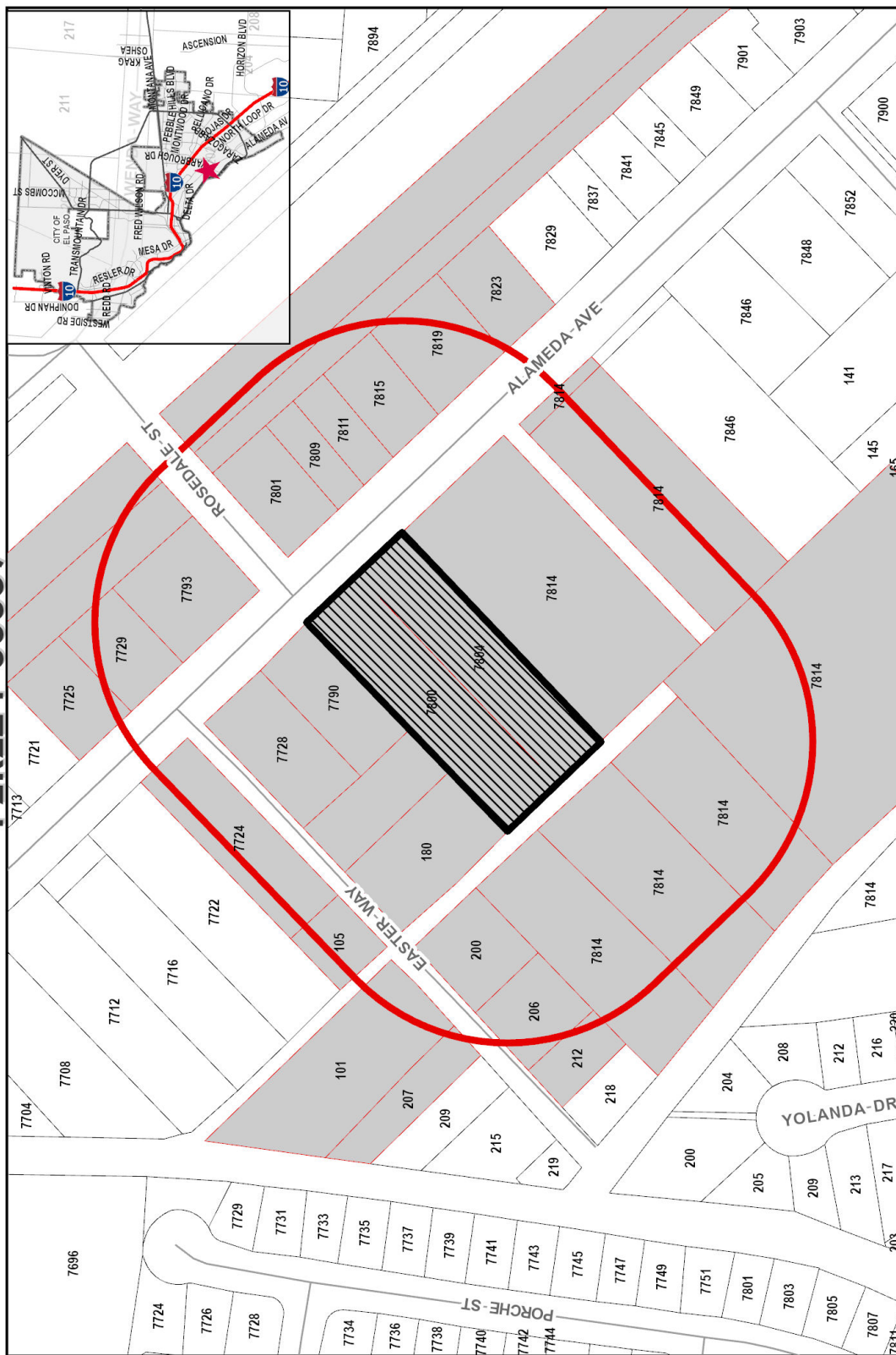
Texas Gas Service has 2 active gas services lines at 7800 and 7804 Alameda Avenue.

911 District

No comments/concerns regarding this zoning.

ATTACHMENT 4

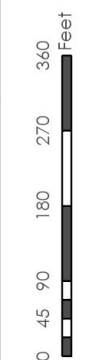
PZRZ24-00039



 Subject Property
 300 Feet Notice Area
 Notified Properties



This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required to draw accurate conclusions. Enlargements of this map to scales greater than its original can induce error and may lead to misinterpretations of the data. The Planning & Inspections Department Planning Division makes no claim to its accuracy or completeness.





Legislation Text

File #: BC-1032, **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.

PZRZ25-00015: The North 193 Feet of the East One-Half of Lot 153, Sunrise Acres No. 2, City of El Paso, El Paso County, Texas

Location: 4806 Atlas Ave.
Zoning: R-4 (Residential)
Request: To rezone from R-4 (Residential) to A-2 (Apartment)
Existing Use: Vacant
Proposed Use: Quadruplex
Property Owner: JCGAR Ventures
Representative: Carlos Gomez
District: 2
Staff Contact: Jose Beltran, (915) 212-1607, BeltranJV@elpasotexas.gov

4806 Atlas

City Plan Commission — August 14, 2025

REZONING



CASE NUMBER: PZRZ25-00015
CASE MANAGER: Jose Beltran, (915) 212-1607, BeltranJV@elpasotexas.gov
PROPERTY OWNER: JCGAR Ventures
REPRESENTATIVE: Carlos Gomez
LOCATION: 4806 Atlas Ave. (District 2)
PROPERTY AREA: 0.35 acres
REQUEST: Rezone from R-4 (Residential) to A-2 (Apartment)
RELATED APPLICATIONS: None
PUBLIC INPUT: None received as of August 7, 2025

SUMMARY OF REQUEST: The applicant is requesting to change the zoning of the subject property from R-4 (Residential) to A-2 (Apartment) to allow for the use of quadruplex.

SUMMARY OF STAFF'S RECOMMENDATION: Staff recommends **APPROVAL** of the request as the proposed zoning district is compatible with residential uses in the surrounding area and is in keeping with the policies of the G-3, Post-War Land Use designation of *Plan El Paso*, the City's adopted Comprehensive Plan.

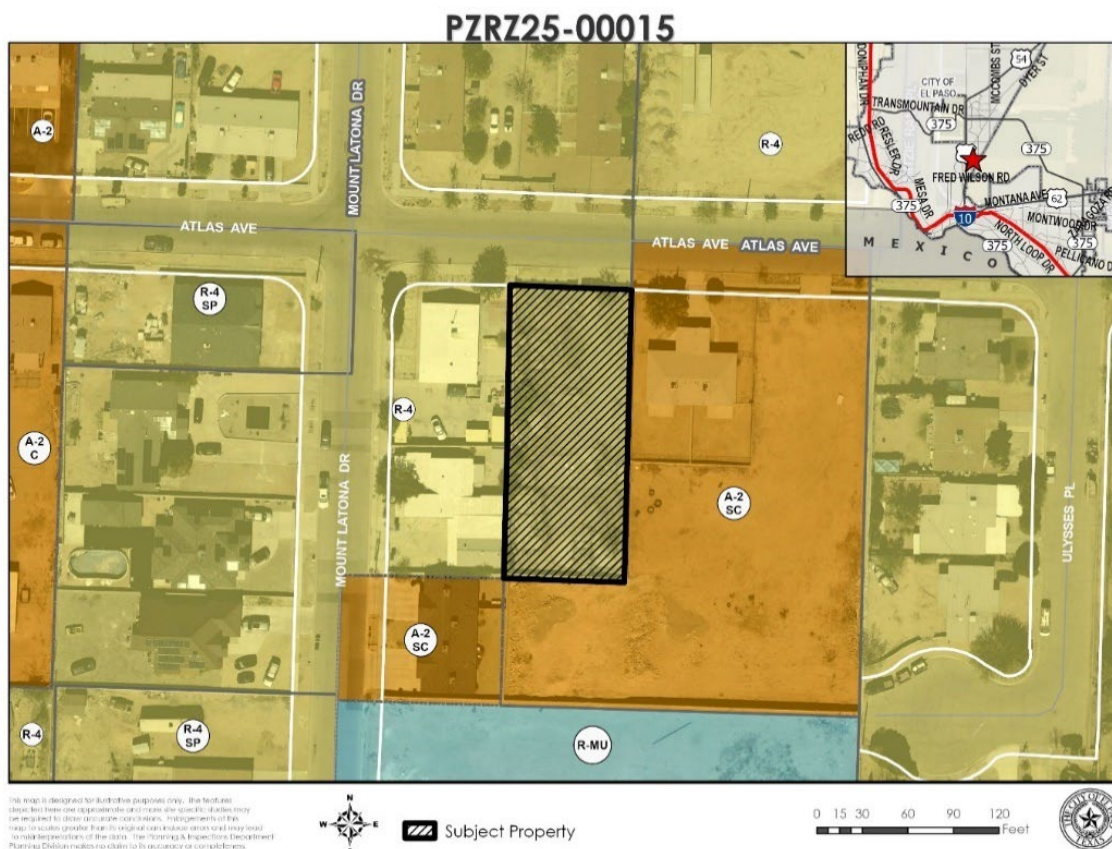


Figure A. Subject Property & Immediate Surroundings

DESCRIPTION OF REQUEST: The applicant is requesting to rezone the subject property from R-4 (Residential) to A-2 (Apartment) to allow for the proposed use of quadruplex. The property is approximately 0.35 acres in size and is currently vacant. The conceptual site plan shows two (2) proposed quadruplexes and parking. Primary access to the property is proposed from Atlas Avenue. The conceptual site plan is not subject to zoning compliance review under Title 20 of the El Paso City Code and is non-binding.

COMPATIBILITY WITH NEIGHBORHOOD CHARACTER: The proposed rezoning is compatible with the existing surrounding residential development. Properties to the north are zoned R-4 (Residential) and consist of single-family dwellings and duplexes. Properties to the east and south are zoned A-2/sc (Apartment/special contract) and R-MU (Residential Mixed Use) and consist of vacant lots and a single-family dwelling. Properties to the west are zoned R-4 (Residential) and consist of single-family dwellings. The nearest school, Sunrise Mountain Elementary School, is located 0.19 miles away and the nearest park, Mountain View Park, is located 0.74 miles away from the subject property.

COMPLIANCE WITH <i>PLAN EL PASO</i>/REZONING POLICY – When evaluating whether a proposed rezoning is in accordance with <i>Plan El Paso</i>, consider the following factors:	
Criteria	Does the Request Comply?
Future Land Use Map: Proposed zone change is compatible with the Future Land Use designation for the property: G-3, Post-War: This sector applies to transitional neighborhoods typically developed from the 1950s through the 1980s. Streets were laid out with curvilinear patterns without alleys and shopping centers are located at major intersections behind large parking lots. This sector is generally stable but would benefit from strategic suburban retrofits to supplement the limited housing stock and add missing civic and commercial uses.	Yes. The subject property and the proposed development meet the intent of the G-3, Post War Future Land Use designation of <i>Plan El Paso</i>. The proposed development will provide additional housing to the area.
Compatibility with Surroundings: The proposed zoning district is compatible with those surrounding the site: A-2 (Apartment) District: The purpose of this district is to promote and preserve residential development within the city associated with a landscape more urban in appearance and permitting a mixture of housing types. It is intended that the district regulations allow for medium densities of dwelling units supported by higher intensity land uses located at the periphery of single-family neighborhoods providing that the overall character and architectural integrity of the neighborhood is preserved. The regulations of the districts will permit building types designed for transition from areas of low-density residential neighborhoods to other residential areas, and certain nonresidential uses and support facilities.	Yes. The proposed A-2 (Apartment) zoning district will provide for the integration of multi-family use and higher residential density with adjacent A-2/sc (Apartment/special contract), R-MU (Residential Mixed Use) and R-4 (Residential) zoning districts in the surrounding area.
Preferred Development Locations: Located along an arterial (or greater street classification) or the intersection of two collectors (or greater street classification). The site for proposed rezoning is not located mid-block, resulting in it being the only property on the block with an alternative zoning district, density, use and/or land use.	Yes. The subject property will have access via Atlas Avenue (a collector) to Diana Drive and Gateway North Boulevard, which are classified as Major Arterials under the City's Major Thoroughfare Plan (MTP). There is existing A-2 (Apartment) zoning in the area.

THE PROPOSED ZONING DISTRICT'S EFFECT ON THE PROPERTY AND SURROUNDING PROPERTY, AFTER EVALUATING THE FOLLOWING FACTORS:	
Historic District or Special Designations & Study Area Plans: Any historic district or other special designations that may be applicable. Any adopted small areas plans, including land-use maps in those plans.	None. The proposed development is not within any historic districts or study area plan boundaries.
Potential Adverse Effects: Potential adverse effects that might be caused by approval or denial of the requested rezoning.	The proposed development is not anticipated to pose any adverse effects on the community.
Natural Environment: Anticipated effects on the natural environment.	The subject property does not involve any greenfield or environmentally sensitive land or arroyo disturbance.
Stability: Whether the area is stable or in transition.	Yes. The area is in transition to mixed residential zoning. Nearby areas have been rezoned from R-4 (Residential) to A-2 (Apartment) in the last 10 years to allow various types of residential uses in the area.
Socioeconomic & Physical Conditions: Any changed social, economic, or physical conditions that make the existing zoning no longer suitable for the property.	None.

ADEQUACY OF PUBLIC FACILITIES, SERVICES AND INFRASTRUCTURE: The subject property is located on Atlas Avenue which is classified as a collector in the City's Major Thoroughfare Plan (MTP) which is appropriate for the proposed commercial development. Sidewalks are currently present along Atlas Avenue abutting the subject property and within the existing surrounding development. There is currently one (1) bus stop located within 0.25 miles (5-minute walking distance), that is approximately 0.24 miles away from the subject property.

SUMMARY OF DEPARTMENTAL REVIEW COMMENTS: No adverse comments were received from the reviewing departments.

PUBLIC COMMENT: The subject property lies within the bounds of two (2) neighborhood associations including the Logan Sunrise Neighborhood Association and Mountain View Neighborhood Association. Public notices were sent to property owners within 300 feet on August 1, 2025. As of August 7, 2025, the Planning Division has not received any communication in support or opposition to the request from the public.

RELATED APPLICATIONS: None.

CITY PLAN COMMISSION OPTIONS: The purpose of the Zoning Ordinance is to promote the health, safety, morals and general welfare of the City. The City Plan Commission (CPC) has the authority to advise City Council on Zoning matters. In evaluating the request, the CPC may take any of the following actions:

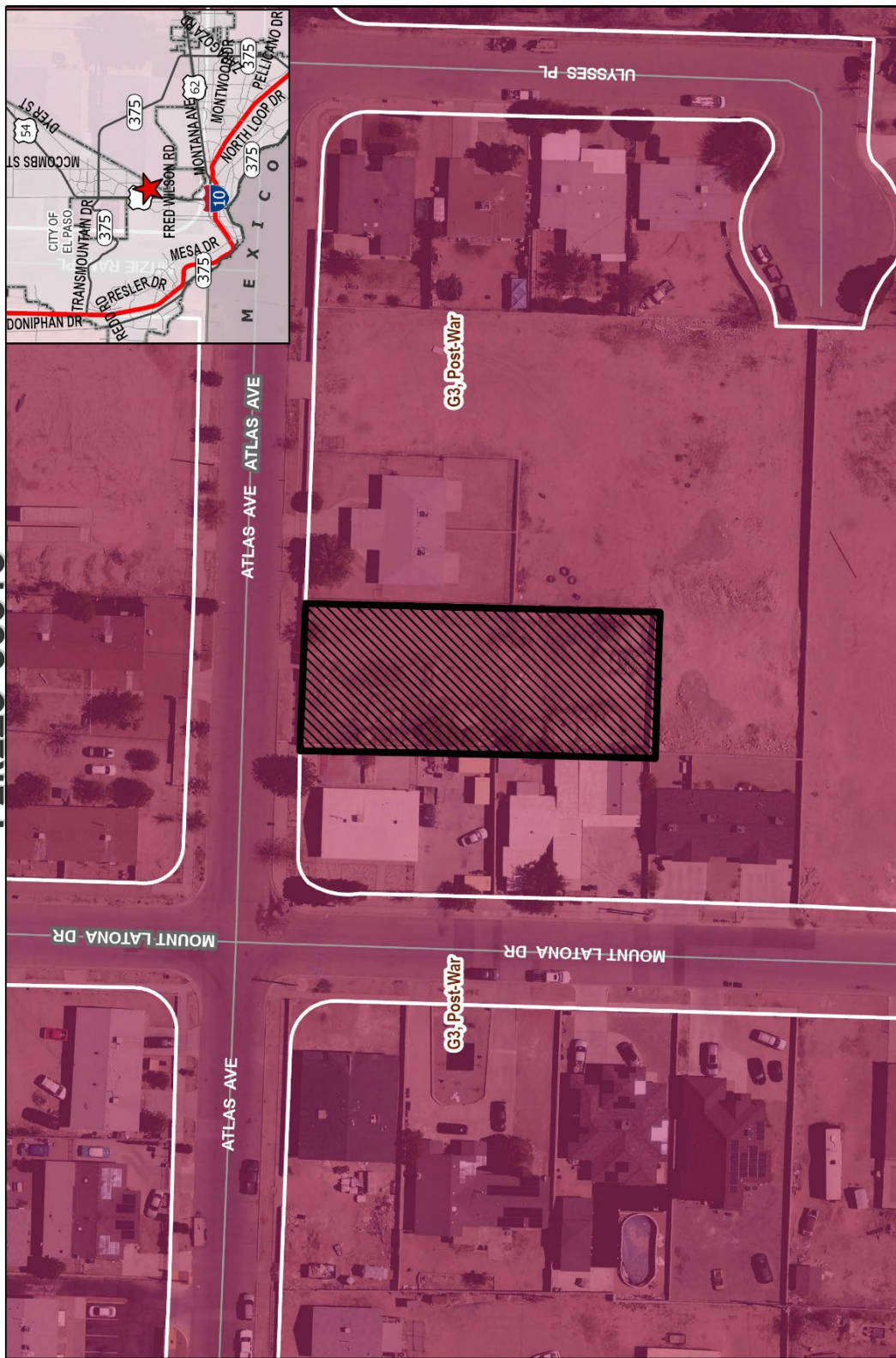
1. **Recommend Approval** of the rezoning request, finding that the request is in conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or that the request is in conformance with other criteria that the CPC identifies from the Comprehensive Plan. **(Staff Recommendation)**
2. **Recommend Approval of the rezoning request With Modifications** to bring the request into conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or other criteria that the CPC identifies from the Comprehensive Plan.
3. **Recommend Denial** of the rezoning request, finding that the request does not conform to the review criteria of *Plan El Paso* as reflected in the Staff Report, or other criteria that the CPC identifies from the Comprehensive Plan.

ATTACHMENTS:

1. Future Land Use Map
2. Generalized Plot Plan
3. Department Comments
4. Neighborhood Notification Boundary Map

ATTACHMENT 1

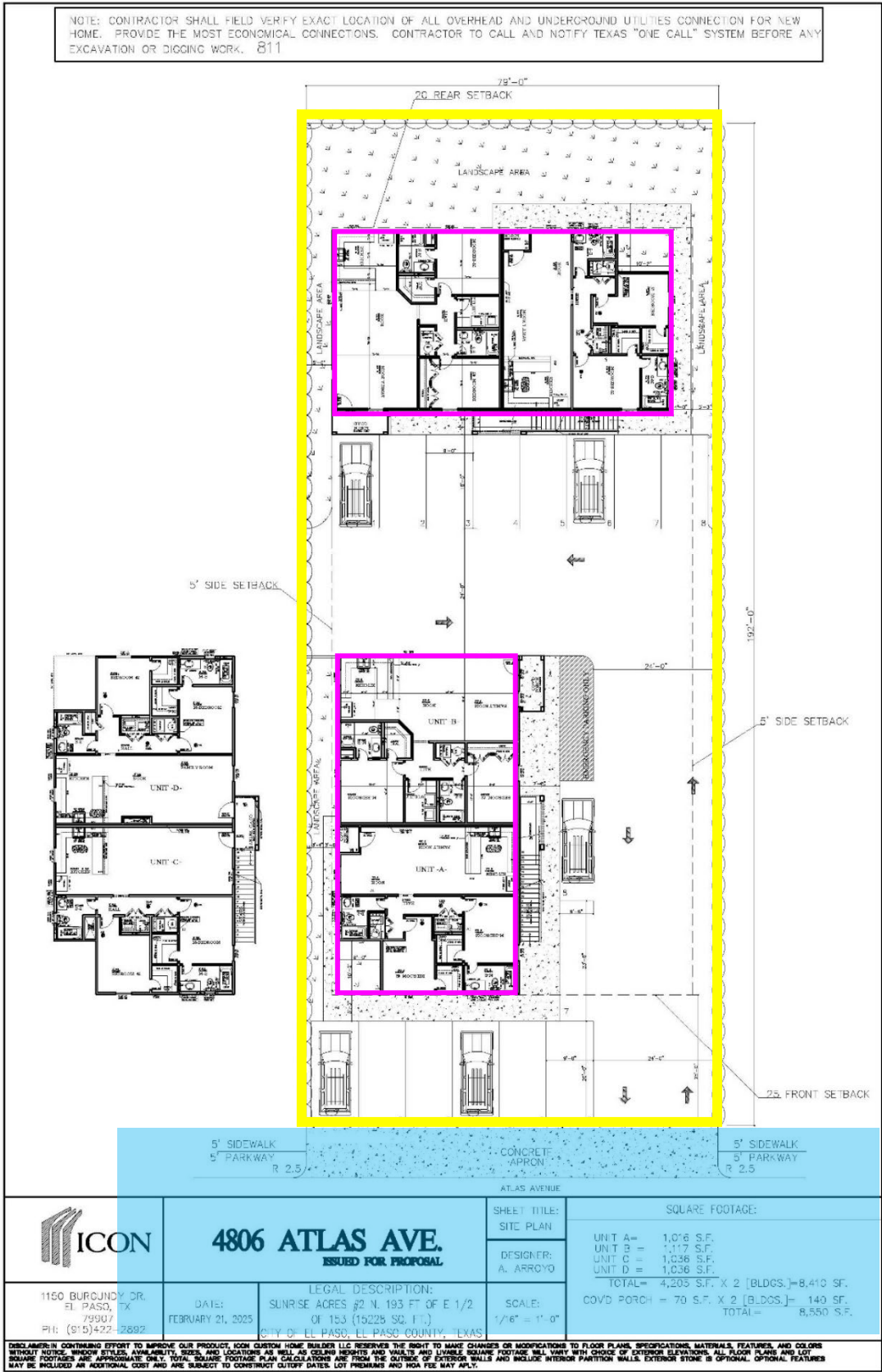
PZRZ25-00015



Subject Property

This map is designed for illustrative purposes only. The features, boundaries, and locations shown on this map are not guaranteed to be accurate. Users are advised to verify the information on this map with the Planning & Inspections Department. The Planning & Inspections Department makes no claim to its accuracy or completeness.

ATTACHMENT 2



ATTACHMENT 3

Planning and Inspections Department - Planning Division

Staff recommends **APPROVAL** of the request as the proposed zoning district is compatible with residential uses in the surrounding area and is in keeping with the policies of the G-3, Post-War Land Use designation of *Plan El Paso*, the City's adopted Comprehensive Plan.

Planning and Inspections Department – Plan Review & Landscaping Division

The generalized plot plan is not being reviewed for conformance due to conceptual nature. No objections to the proposed rezoning.

At the time of submittal for building permits, the project will need to comply with all applicable provisions of the ICC, TAS and Municipal Code.

Planning and Inspections Department – Land Development

Show all proposed drainage flow patterns on site plan and identify the onsite pond discharge location(s) for all storm-water runoff within the subdivision.

As per Municipal Code: new developments and redevelopments are required to maintain the pre-development hydrologic response in their post-development state as nearly as practicable in order to reduce flooding. The code encourages the use of nonstructural storm water management such as the preservation of greenspace, water harvesting, and the Preservation of Natural Arroyos, to the maximum extent practicable, per Chapter 19.19, Section 19.19.010, and Subparagraph A-2 & A-5.

Note: Comments to be addressed at the permitting stage.

Fire Department

No adverse comments.

Police Department

The 911 District has no comments or concerns regarding this rezoning.

Environment Services

No comments received.

Sun Metro

No comments received.

Streets and Maintenance Department

Traffic & Transportation Engineering

No objections to the application.

No TIA is required.

Streets Lighting:

Street Lights Department does not object to this request.

Street Lights Department requires that all projects that involve a roadway are 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.

For the development of a project 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.

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:

Confirm that all curb cut locations and driveway approaches comply with current city spacing and sight distance requirements.

Indicate that any damaged structure within city ROW must be restored to the same or better condition. This applies to asphalt, concrete, manholes, and water valves.

El Paso Water

EPWater does not object to this request.

Water

There is an existing 8-inch diameter water main extending along Atlas Avenue. This main is available to provide service.

Previous water pressure reading from fire hydrant #00204, located on the northeast corner of Atlas Ave and Mount Latona Dr. has yielded a static pressure of 100 psi, a residual pressure of 90 psi, and a flow discharge of 1299 gpm. 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 12-inch diameter sanitary sewer main extending along Atlas Avenue. This main is available to provide service.

General

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 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:

EPWater-SW recommends using principles of low impact development (such as recessed landscaping, rainwater harvesting, and porous pavement) to reduce the amount of developed stormwater runoff.

El Paso County 911 District

No comments received.

Texas Department of Transportation

No comments received.

El Paso County Water Improvement District #1

No comments received.

PZRZ25-00015





Legislation Text

File #: BC-1033, **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.

PZRZ25-00008: A portion of Tracts 1K2, 1J3, & Tract 1J1B, Block 10, Upper Valley
Surveys, City of El Paso, El Paso County, Texas

Location: South of Artcraft Rd. and East of Westside Dr.
Existing Zoning: G-MU (General Mixed Use)
Request: Rezone from G-MU (General Mixed Use) to C-1 (Commercial)
Existing Use: Vacant
Proposed Use: Commercial retail
Property Owner: ASLM, LTD
Representative: Conde, Inc.
District: 1
Staff Contact: Jose Beltran, (915) 212-1607, BeltranJV@elpasotexas.gov

South of Artcraft

City Plan Commission — August 14, 2025

REZONING



CASE NUMBER: PZRZ25-00008
CASE MANAGER: Jose Beltran, (915) 212-1607, BeltranJV@elpasotexas.gov
PROPERTY OWNER: ASLM, LTD
REPRESENTATIVE: Conde, Inc.
LOCATION: South of Artcraft Rd. and East of Westside Dr. (District 1)
PROPERTY AREA: 9.98 acres
REQUEST: Rezone from G-MU (General Mixed Use) to C-1 (Commercial)
RELATED APPLICATIONS: None
PUBLIC INPUT: None received as of August 7, 2025

SUMMARY OF REQUEST: The applicant is requesting to rezone the subject property from G-MU (General Mixed Use) to C-1 (Commercial) to allow for the use of commercial retail.

SUMMARY OF STAFF'S RECOMMENDATION: Staff recommends **APPROVAL WITH CONDITIONS** of the request as the proposed rezoning is in keeping with the policies of the G-4, Suburban (Walkable) Land Use designation of Plan El Paso, the City's adopted Comprehensive Plan. The recommended conditions are as follows:

1. That access to Westside Drive shall be provided to the subject property and that access shall continue and be provided to the adjacent property to the south to avoid landlocking such property.
2. That a detailed site development plan be reviewed and approved per City Code prior to the issuance of certificates of occupancy or certificates of completion.
3. That a minimum 500-foot distance be required between any establishments meeting both of the following criteria:
 - a. Establishment deriving 51% or more of their income from the sale of alcoholic beverages for on-premise consumption; and
 - b. Providing outdoor amplified sound.
4. That no office warehouse uses shall be permitted.

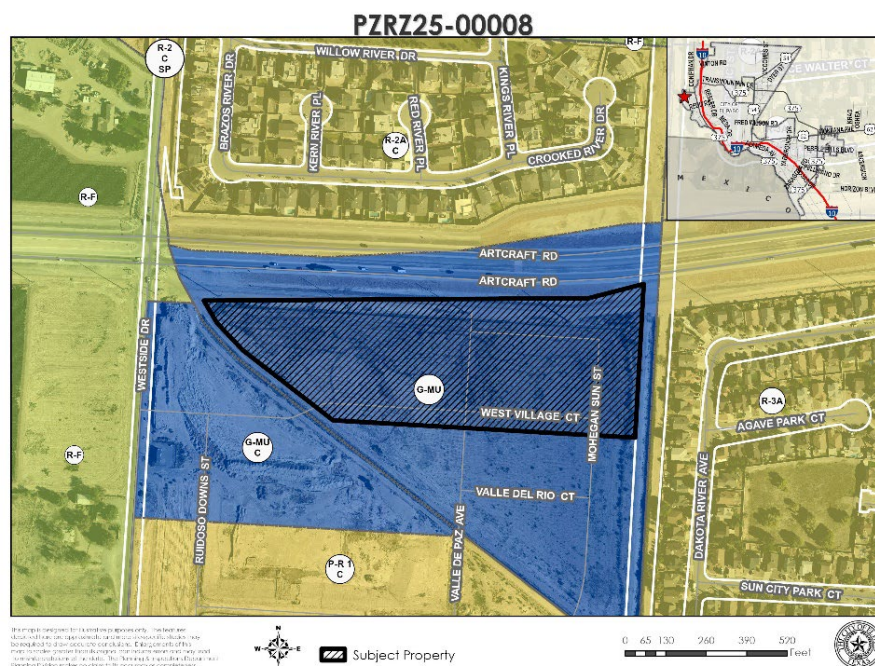


Figure A. Subject Property & Immediate Surroundings

DESCRIPTION OF REQUEST: The applicant is requesting to rezone the subject property from G-MU (General Mixed Use) to C-1 (Commercial) for the proposed use of commercial retail. The property is approximately 9.98 acres in size and is currently vacant. The conceptual site plan shows the proposed layout of three (3) commercial buildings and parking areas. Access to the subject property will be from Westside Drive. Vehicular access from Artcraft Road to the development will be subject to approval from the Texas Department of Transportation (TxDOT). The conceptual site plan is not subject to zoning compliance review under Title 20 of the El Paso City Code and is non-binding.

PREVIOUS CASE HISTORY: The Northwest Upper Valley Plan was adopted by City Council on January 13, 2004, and amended on July 25, 2017. This plan regulates development and furthers the goals and policies of *Plan El Paso*. The property lies within the Artcraft Road Corridor of the Northwest Upper Valley Plan. According to the plan, new commercial development must be limited to uses that are compatible with the surrounding neighborhood.

On July 7, 2021, Ordinance No. 19204 was approved by City Council, which rezoned the property from R-F (Ranch and Farm) and P-R I/c (Planned Residential I/conditions) to G-MU (General Mixed Use) and G-MU/c (General Mixed Use/conditions) and approved a Master Zoning Plan (MZP) for a mixed commercial and residential use development.

COMPATIBILITY WITH NEIGHBORHOOD CHARACTER: The proposed rezoning is consistent with the Northwest Upper Valley Plan and the Artcraft Corridor Vision. In addition, the proposed rezoning is appropriate for the property, as it is compatible with existing low-intensity uses. To the north, the subject property is bounded by Artcraft Road (SH-178) and across Artcraft Road there are single-family dwellings zoned R-2A/c (Residential/conditions). To the east are single-family dwellings zoned R-3A (Residential). To the south are properties zoned G-MU (General Mixed Use) and G-MU/c (General Mixed Use/conditions) that consist of vacant lots. To the west of the subject property and across Westside Drive, there are vacant lots zoned R-F (Ranch and Farm) and G-MU/c (Commercial/conditions). The nearest school is Gonzalo and Sofia Garcia Elementary School, located 1 mile away and the closest park is Willow River Park, located 0.20 miles away.

COMPLIANCE WITH <i>PLAN EL PASO</i>/REZONING POLICY – When evaluating whether a proposed rezoning is in accordance with <i>Plan El Paso</i>, consider the following factors:	
Criteria	Does the Request Comply?
Future Land Use Map: Proposed zone change is compatible with the Future Land Use designation for the property: <u>G-4, Suburban (Walkable):</u> This sector applies to modern single-use residential subdivisions and office parks, large schools and parks, and suburban shopping centers. This sector is generally stable but would benefit from strategic suburban retrofits to supplement the limited housing stock and add missing civic and commercial uses.	Yes. The subject property and the proposed development meet the intent of the proposed G-4, Suburban (Walkable) - Future Land Use designation of <i>Plan El Paso</i>. The proposed development is adjacent to G-MU (General Mixed Use), P-R I (Planned Residential) and R-3 (Residential) zoning districts and will provide missing commercial uses to the area.
Compatibility with Surroundings: The proposed zoning district is compatible with those surrounding the site: <u>C-1 (Commercial) District:</u> The purpose of these districts is to serve the needs of surrounding residential neighborhoods by providing compatible neighborhood convenience goods and services that serve day-to-day needs. The regulations of the districts will permit location of business and professional offices and retail category uses within adjacent residential areas of medium and high densities.	Yes. The proposed C-1 (Commercial) zoning district would allow the integration of neighborhood commercial uses that are compatible with adjacent G-MU (General Mixed Use), PR-I (Planned Residential I) and R-3 (Residential) zoning districts.
Preferred Development Locations: Located along an arterial (or greater street classification) or the	Yes. The subject property will have access from Westside Drive, which is designated as a major arterial

intersection of two collectors (or greater street classification). The site for proposed rezoning is not located mid-block, resulting in it being the only property on the block with an alternative zoning district, density, use and/or land use.	in the City's Major Thoroughfare Plan (MTP) and connects to Artcraft Road, which is also classified as a major arterial in the City of El Paso's MTP. Vehicular access from Artcraft Road is subject to approval by the Texas Department of Transportation (TxDOT).
THE PROPOSED ZONING DISTRICT'S EFFECT ON THE PROPERTY AND SURROUNDING PROPERTY, AFTER EVALUATING THE FOLLOWING FACTORS:	
Historic District or Special Designations & Study Area Plans: Any historic district or other special designations that may be applicable. Any adopted small areas plans, including land-use maps in those plans.	The proposed development lies within the Artcraft corridor identified in the Northwest Upper Valley Plan. The plan calls for commercial uses that are compatible with the neighborhood.
Potential Adverse Effects: Potential adverse effects that might be caused by approval or denial of the requested rezoning.	The proposed development is not anticipated to pose any adverse effects on the community.
Natural Environment: Anticipated effects on the natural environment.	The subject property does not involve any greenfield or environmentally sensitive land or arroyo disturbance.
Stability: Whether the area is stable or in transition.	The area is undergoing a transition from agricultural uses within the last 10 years. The subject property was rezoned from R-F (Ranch and Farm) and PR-I/c (Planned Residential I/condition) to G-MU (General Mixed Use) and G-MU/c (General Mixed Use/conditions) in 2021. Property to the west across Westside Drive is currently undergoing a rezoning from R-F (Ranch and Farm) to C-1 (Commercial). Furthermore, the properties to the south were rezoned from R-F (Ranch and Farm) to PR-I/c (Planned Residential/condition) in 2007. In summary, this area is transitioning from obsolete agricultural land uses to new, compatible commercial development. This shift will provide a new source of commerce for the community.
Socioeconomic & Physical Conditions: Any changed social, economic, or physical conditions that make the existing zoning no longer suitable for the property.	None.

ADEQUACY OF PUBLIC FACILITIES, SERVICES AND INFRASTRUCTURE: The proposed development will have access to Westside Drive, which is designated as a major arterial in the City's Major Thoroughfare Plan (MTP). All appropriate infrastructure shall be installed at the time of development, which may include sidewalks, water and sewer extensions, stormwater drainage and roadway improvements. There are no bus stop located within a walkable distance (0.25 miles) of the subject property and the closest bus stop is located 0.51 miles away on Westside Drive and Borderland Road.

SUMMARY OF DEPARTMENTAL REVIEW COMMENTS: Per the Texas Department of Transportation (TxDOT), the Artcraft Road main lanes have a current access denial line in place which prohibits TxDOT from granting access at this location. Staff recommends the included conditions to ensure compatibility with the existing surrounding developments.

PUBLIC COMMENT: The subject property lies within the boundaries of the Upper Valley Neighborhood Association, which was notified of the rezoning by the applicant. As required, public notices were sent to property owners within 300 feet on August 1, 2025. The Planning Division has not received any communication in support or opposition to the request from the public.

RELATED APPLICATIONS: None.

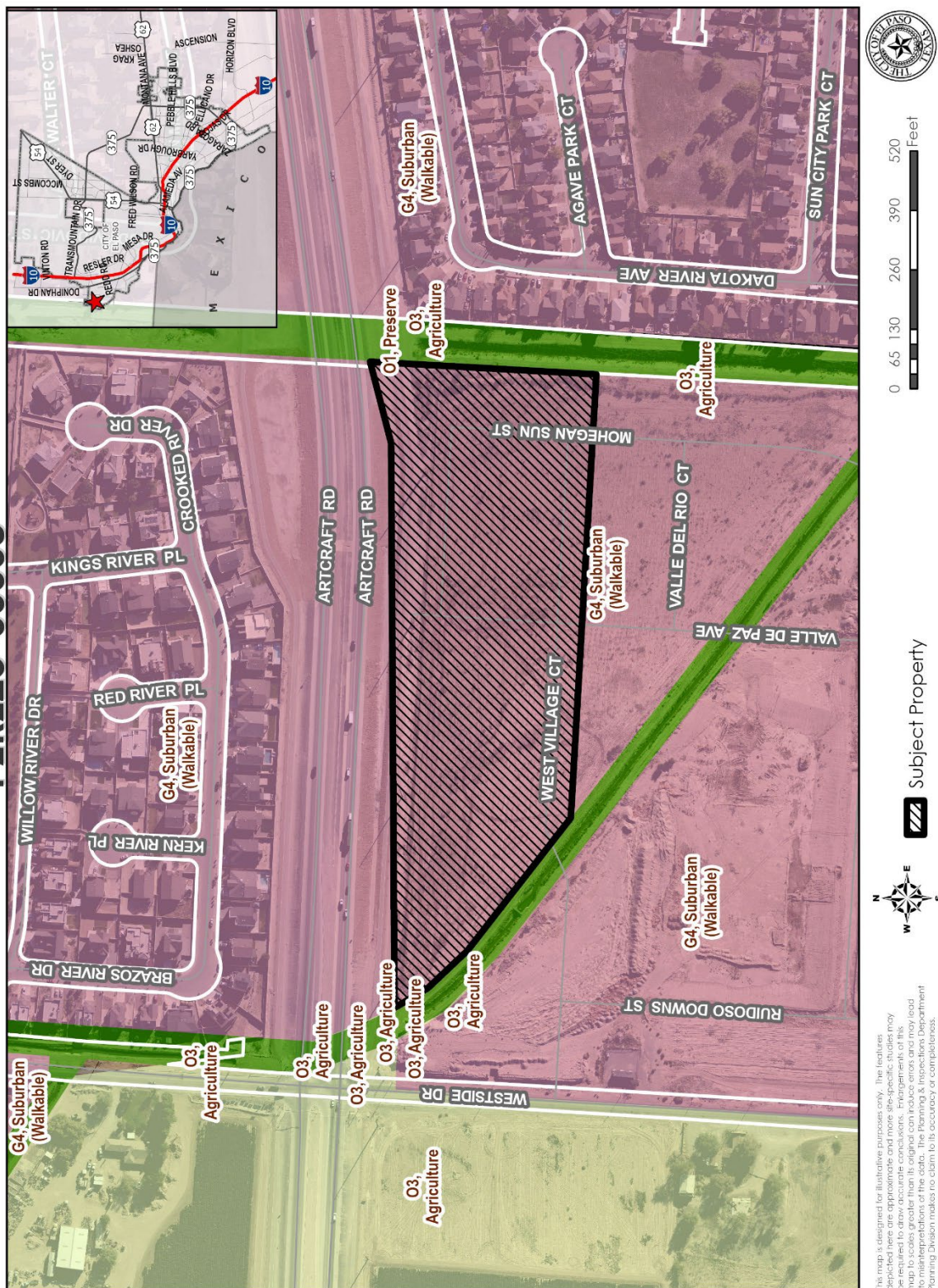
CITY PLAN COMMISSION OPTIONS: The purpose of the Zoning Ordinance is to promote the health, safety, morals and general welfare of the City. The City Plan Commission (CPC) has the authority to advise City Council on Zoning matters. In evaluating the request, the CPC may take any of the following actions:

1. **Recommend Approval** of the rezoning request, finding that the request is in conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or that the request is in conformance with other criteria that the CPC identifies from the Comprehensive Plan.
2. **Recommend Approval of the rezoning request With Modifications** to bring the request into conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or other criteria that the CPC identifies from the Comprehensive Plan. **(Staff Recommendation)**
3. **Recommend Denial** of the rezoning request, finding that the request does not conform to the review criteria of *Plan El Paso* as reflected in the Staff Report, or other criteria that the CPC identifies from the Comprehensive Plan.

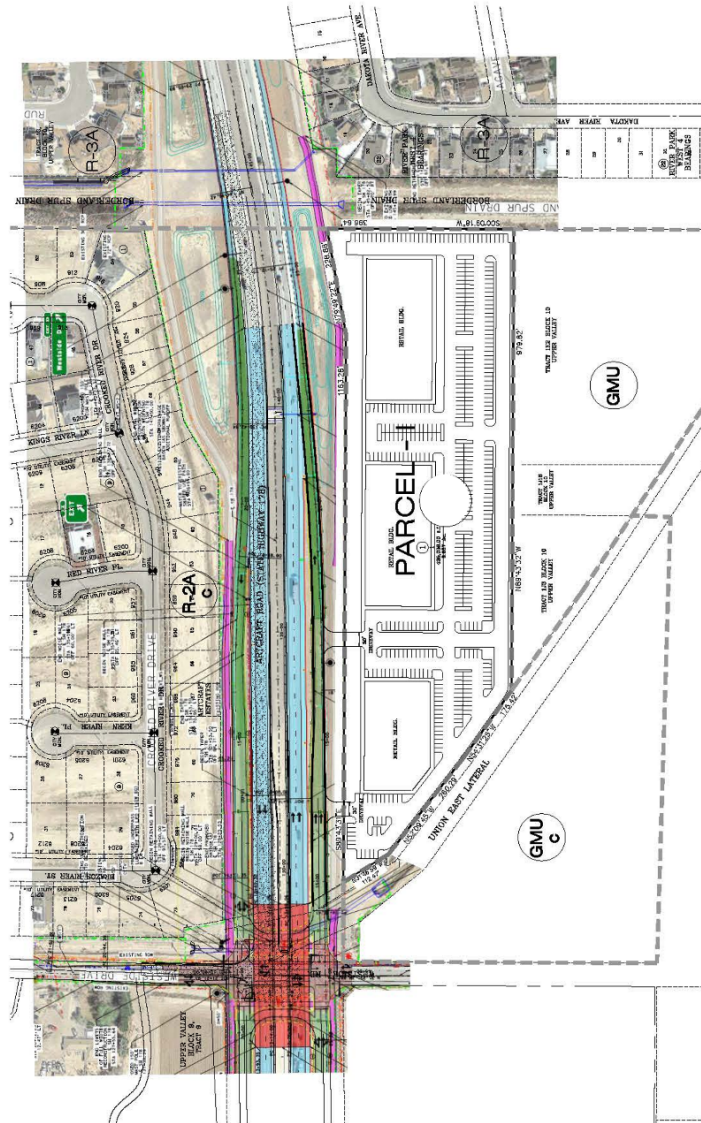
ATTACHMENTS:

1. Future Land Use Map
2. Conceptual Site Plan
3. Ordinance No. 19204
4. Upper Valley Plan (Ordinance No. 18709)
5. Department Comments
6. Neighborhood Notification Boundary Map

ATTACHMENT 1



**ARTCRAFT ADDITION
REZONING PLAN**
BEING PORTION OF TRACTS 1J-1B, 1J-3,
AND 1K-2, UPPER VALLEY SURVEY NO. 10,
CITY OF EL PASO, EL PASO COUNTY, TEXAS.



PARCEL	ACRES	PROPOSED ZONING	EXISTING ZONING
1	0.087	C-4	CMRT



CONDOR INC.
6080 SURETY DR. SUITE 160
KING - JYVONNE CONDOR CORP
SURVEYOR - RON R. CONDOR

OWNER / DEVELOPER
KJWCY, LLC
6100 WESTSIDE DR.
ALL PASO, TEXAS 79602
PHONE: (915) 592-0259

CONDE INC.
ENGINEERING / PLANNING
505 W. RICHMOND / CHICAGO
HOURS: MONDAY - FRIDAY 9:00 - 5:00
TELEPHONE: 312-467-1200
FAX: 312-467-1201

ATTACHMENT 3

39

019204

ORDINANCE NO. _____

AN ORDINANCE CHANGING THE ZONING OF TRACT 1J3, 1J1B, AND 1K2, BLOCK 10, AND A PORTION OF TRACT 1H, BLOCK 10, UPPER VALLEY GRANT SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM R-F (RANCH AND FARM) AND P-R I/C (PLANNED RESIDENTIAL I/CONDITIONS) TO G-MU (GENERAL-MIXED USE) AND G-MU/c (GENERAL-MIXED USED/CONDITIONS) AND APPROVING A MASTER ZONING PLAN. THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.24 OF THE EL PASO CITY CODE.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

Pursuant to Section 20.04.360 of the El Paso City Code, that the zoning of Tracts 1J3, 1J1B, and 1K2, Block 10, and a portion of Tract 1H, Block 10, Upper Valley Grant Surveys, City of El Paso, El Paso County, Texas, and as more particularly described by metes and bounds on the attached Exhibit "A", incorporated by reference, be changed from **R-F (Ranch and Farm) and P-R I/c (Planned Residential I/conditions) to G-MU (General Mixed Use) and G-MU/c (General-Mixed Use/conditions)** and approving a Master Zoning Plan (MZP), as defined in Section 20.06.020, such land uses allowed as being reflected in the Master Zoning Plan attached as Exhibit "B" and the Master Zoning Report attached as Exhibit "C" incorporated herein for all purposes, and that the zoning map of the City of El Paso be revised accordingly.

The Penalties for violating the standards imposed through this rezoning ordinance are found in Chapter 20.24 of the El Paso City Code.

ADOPTED this 7th day of July, 2021.

THE CITY OF EL PASO

Oscar Leiser
Mayor

ATTEST:

Laura D. Prine
Laura D. Prine
City Clerk

APPROVED AS TO FORM:

Wendi Vineyard
Wendi Vineyard
Assistant City Attorney

APPROVED AS TO CONTENT:

Philip F. Etiwe
Philip F. Etiwe, Director
Planning & Inspections Department

21-1007-2732 / 1081056 | WV
Ordinance No. 019204

South of Artcraft Rd. & East of Westside Dr.
PZRZ21-00004

EXHIBIT A



BROCK & BUSTILLOS INC.
CIVIL ENGINEERS URBAN DESIGNERS LAND SURVEYORS

ROMAN BUSTILLOS, P.E.
President

RANDY P. BROCK, P.E.
Executive Vice President

SERGIO J. ADAME, P.E.
Vice President - Engineering

AARON ALVARADO, R.P.L.S.
Vice President - Surveying

TBPE Reg. No. F-737
TBPLS Reg. No. 101314-00

METES AND BOUNDS DESCRIPTION (EAST COMMERCIAL PARCEL)

A 17.6073 acres parcel of land situate within the corporate limits of the City of El Paso, El Paso County, Texas as Tracts 1J3, 1J1B and 1K2, Block 10, Upper Valley Grant Surveys and being more particularly described by metes and bounds as follows:

BEGINNING at 1/2 inch rebar found on the south right-of-way line of Artcraft Road (State Highway No. 178) (variable width) and the west right-of-way line of Borderland Spur Drain (110 feet wide), identical to the northeasterly corner of said Tract 1K2;

THENCE, leaving the south right-of-way line of said Artcraft Road and following the west right-of-way line of said Borderland Spur Drain, South 00°09'18" West, a distance of 1,065.22 feet to the northeasterly right-of-way line of the La Union Lateral (50 feet wide) for the southeast corner of the parcel herein described;

THENCE, leaving the west right-of-way line of said Borderland Spur Drain and following the northeasterly right-of-way line of said La Union Lateral, North 56°02'03" West, a distance of 732.55 feet to a 5/8 inch rebar with survey cap No. "TX 5372" found for an angle point of the parcel herein described;

THENCE, continuing along the northeasterly right-of-way line of said La Union Lateral, North 54°31'27" West, a distance of 630.31 feet to an angle point of the parcel herein described;

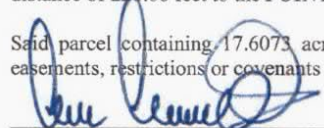
THENCE, continuing along the northeasterly right-of-way line of said La Union Lateral, North 52°09'45" West, a distance of 260.29 feet to a 5/8 inch rebar with survey cap No. "TX 5372" found for an angle point of the parcel herein described;

THENCE, continuing along and passing the northeasterly right-of-way line of said La Union Lateral, North 31°46'59" West, a distance of 112.47 feet to a 5/8 inch rebar with busted survey cap found on the south right-of-way line of said Artcraft Road for the northwest corner of the parcel herein described;

THENCE, following the south right-of-way line of said Artcraft Road, South 89°43'30" East, a distance of 1,163.28 feet to a 5/8 inch rebar found for an angle point of the parcel herein described;

THENCE, continuing along the south right-of-way line of said Artcraft Road, North 79°49'23" East, a distance of 228.88 feet to the **POINT OF BEGINNING**.

Said parcel containing 17.6073 acres (766,972.0 square feet), more or less, and being subject to all easements, restrictions or covenants of record.


Aaron Alvarado, TX R.P.L.S. No. 6223
Date: January 05, 2021
06884-026D-COMMERCIAL EAST-DESC



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BROCK & BUSTILLOS INC.
CIVIL ENGINEERS URBAN DESIGNERS LAND SURVEYORS

ROMAN BUSTILLOS, P.E.
President
RANDY P. BROCK, P.E.
Executive Vice President
SERGIO J. ADAME, P.E.
Vice President - Engineering
AARON ALVARADO, R.P.L.S.
Vice President - Surveying
TBPE Reg. No. F-737
TBPLS Reg. No. 101314-00

METES AND BOUNDS DESCRIPTION
(WEST COMMERCIAL PARCEL)

A 4.4390 acres parcel of land situate within the corporate limits of the City of El Paso, El Paso County, Texas as a portion of Tract 1H, Block 10, Upper Valley Grant Surveys and being more particularly described by metes and bounds as follows:

COMMENCING for reference at a 5/8 inch rebar with survey cap No. "TX 5372" found on the east right-of-way line of Westside Drive (50 feet wide) and the south right-of-way line of Artcraft Road (State Highway No. 178) (variable width); **WHENCE**, a 1/2 inch rebar found on the east right-of-way line of said Westside Drive, identical to the southwest corner of said Tract 1H, bears South 00°08'00" West, a distance of 3,538.39 feet; **THENCE**, following the south right-of-way line of said Artcraft Road, South 89°46'20" East, a distance of 30.00 feet to the northwest corner and the **POINT OF BEGINNING** of the parcel herein described;

THENCE, continuing along the south right-of-way line of said Artcraft Road, South 89°46'20" East, a distance of 60.34 feet to the northeast corner of the parcel herein described;

THENCE, continuing along the south right-of-way line of said Artcraft Road, South 23°46'17" East, a distance of 13.36 feet to an angle point of the parcel herein described;

THENCE, continuing and passing the south right-of-way line of said Artcraft Road, South 39°16'00" East, a distance of 175.00 feet to a 5/8-inch rebar with survey cap No. "TX 5372" found on the southwesterly right-of-way line of La Union Lateral (50 feet wide) for an angle point of the parcel herein described;

THENCE, continuing along the southwesterly right-of-way line of said La Union Lateral, South 54°35'00" East, a distance of 559.37 feet to the southeast corner of the parcel herein described;

THENCE, leaving the southwesterly right-of-way line of said La Union Lateral, South 58°17'23" West, a distance of 151.50 feet to an angle point of the parcel herein described;

THENCE, North 89°50'00" West, a distance of 369.75 feet to an angle point of the parcel herein described;

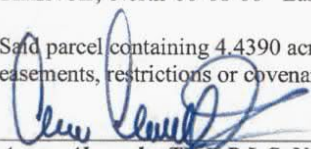
THENCE, North 00°08'00" East, a distance of 0.93 feet to an angle point of the parcel herein described;

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THENCE, North 89°50'00" West, a distance of 135.00 feet to the southwest corner of the parcel herein described;

THENCE, North 00°08'00" East, a distance of 549.36 feet to the **POINT OF BEGINNING**.

Said parcel containing 4.4390 acres (193,363.8 square feet), more or less, and being subject to all easements, restrictions or covenants of record.


Aaron Alvarado, T.A.R.P.L.S. No. 6223

Date: January 05, 2021

06884-026D-COMMERCIAL WEST-DESC



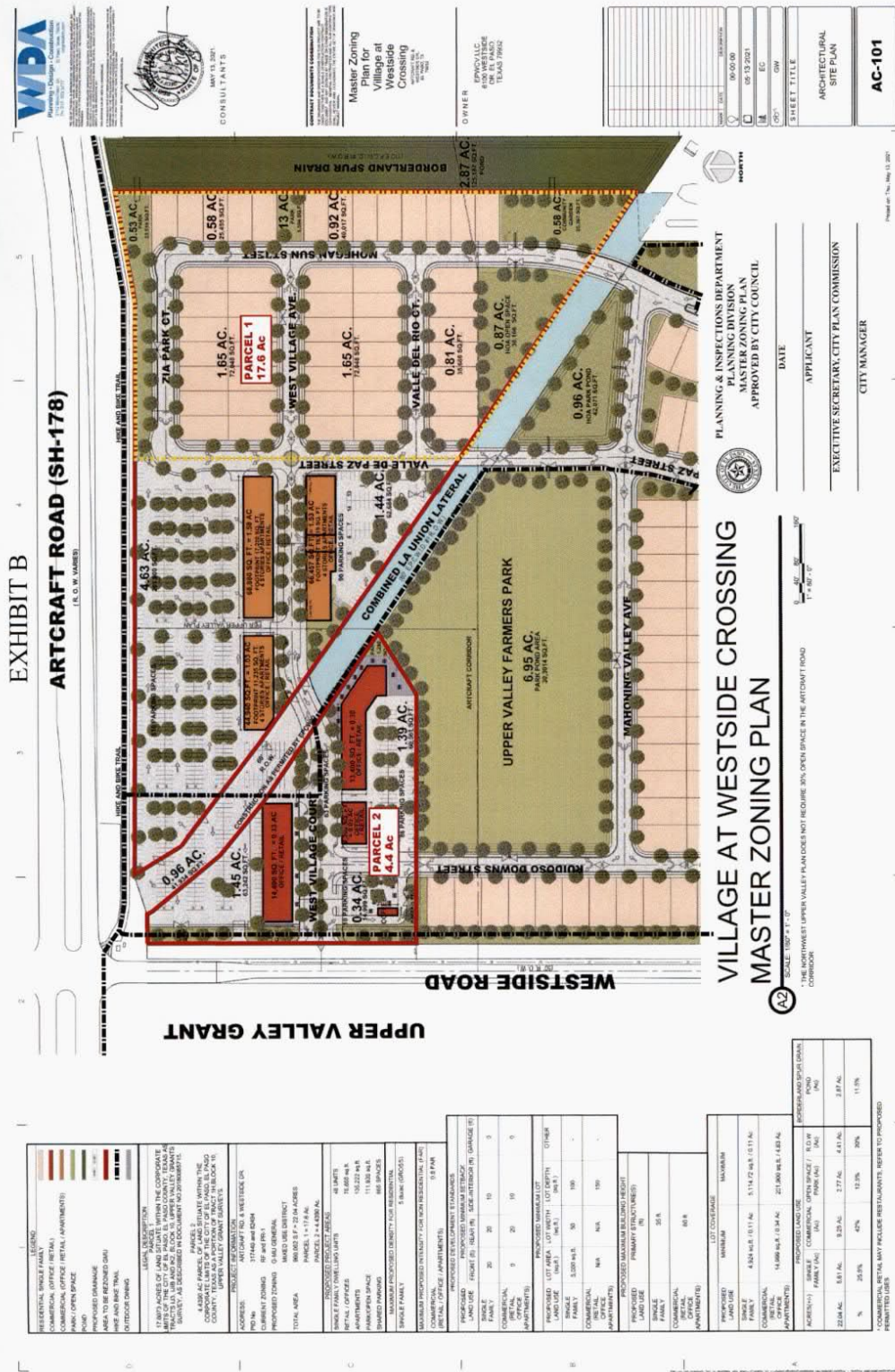


EXHIBIT C



Village at Westside Crossings Application Package

Dated: May 13th, 2021.



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MASTER ZONING PLAN REPORT for VILLAGE at WESTSIDE CROSSING

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VILLAGE at WESTSIDE CROSSING INTRODUCTION

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MASTER ZONING PLAN REPORT for **VILLAGE at WESTSIDE CROSSING**

This Master Zoning Plan is for a proposed GMU mixed use development at the southeast corner of Artcraft Road, an arterial running east-west and Westside Drive running north-south. The development falls within the Northwest Upper Valley Plan as described in Ordinance 01789. It falls entirely within the Artcraft Corridor as it is within 700 feet of Artcraft Road and is therefore subject to the portions of the ordinance that speak to the Corridor. See the attached map identifying the area to be rezoned. The area to be rezoned is approximately 22.04 acres.

The La Union Lateral cuts the land to be rezoned diagonally from the Artcraft/Westside intersection from northwest to southeast. That lateral belongs to the El Paso County Water Improvement District #1 and is not zoned. It will be crossed at two places by roads and placed underground as shown on the attachments for about 582 feet starting at the corner of the intersection. The large triangle north of the lateral of about 17 acres is currently zoned RF while the small portion south of the lateral of about 4 acres is currently zoned PR-1.

Vehicular access from Artcraft to the rezoned area is not currently allowed; thus, apart from portions served from the single-family development, commercial vehicular traffic will enter from Westside Drive. Discussions are underway with the Texas Department of Transportation (TXDOT) to allow access to Artcraft.

The single-family residential portion of the land to be rezoned consists of 48 lots of 5000 square feet each. It will be connected to the single-family development to the south by two bridges spanning the lateral, one on Mohegan Sun Boulevard on the east and one on Valle de Paz Avenue on the west. In addition, Valle de Paz Avenue will have an adjacent hike and bike trail will connect the development to the trail system running throughout the residential development to the south and to the existing hike and bike trail along Artcraft.

The setbacks for the single-family residential portion are to be the same as those for the single-family PR-1 development to the south: 20' - front; 20' - rear, 5' - side, and 10' - side street. The maximum residential structure height is 35 feet. The covenants for the residential portion will be the same as those of the PR-1 development.

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As shown on the Master Zoning Plan, the gross area of the of the commercial buildings of the GMU is currently shown to be 210,877 square feet. The main divisions of this are as follows:

Retail and Offices (coffee shops, restaurants, day care, gas station etc.)	75,655 sf.
Apartments (3 stories above retail, Approx. 150 rooms)	135,222 sf.

All uses and sizes in the commercial area are subject to land sales and/or leases. All uses permitted are included in the attached permitted uses list.

The setbacks for commercial lots are front – 0', rear – 20', side – 0, side street – 10'.
Minimum average lot depth is 150 feet. Maximum building height for the hotel is 65 feet.
Maximum building height for other commercial structures is 60 feet.

As per the Upper Valley Plan the residential and the commercial portions includes a 35' landscaped strip along Westside Drive that will include native or regionally-adapted plants and trees.

Schedule

The anticipated completion date for the development is 1 January 2024.

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GENERAL DESIGN PRINCIPLES

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1. General Design Principles. These design principles shall serve as guidelines only, and compliance with any guideline within the development will be determined on a case-by-case basis.

a. Development Perspective.

- The project property was recently cotton fields. The proposed development is intended to retain the characteristics of the area as per the North West Upper Valley Plan. Compliance with the NWUVP allows us to dedicate more than 3 times the parkland that would be otherwise required for a similar development in the adjacent PR-1 zoned land with encouraging commercial development in the Artcraft Corridor.
- Development is planned to include compatible uses that will serve the adjacent single-family home neighborhood. Both residential and commercial portions of the proposed GMU development will be connected to both single-family area and Artcraft by hike and bike trails.
- The proposed commercial design will be contiguous to and integrated with the adjacent neighborhood. It is organized as the neighborhood main street for the adjacent residential development with a pleasant pedestrian experience.

Bus stops are intended to be coordinated with Sun Metro. They will connect to existing hike and bike trail and continue connectivity throughout development. Valle de Paz Avenue will have an adjacent hike and bike trail that will connect the development to the trail system running throughout the residential development to the south and to the existing hike and bike trail along Artcraft.

- Vehicular access from Artcraft to the rezoned area is currently not allowed; thus, apart from portions served from the single-family development, all vehicular traffic will enter from Westside Drive. We have been working with TXDOT's consulting engineer Kelvin Kroeker of HTNB Corporation to include access from north boundary of the site and for access to Artcraft Rd.
- The single-family residential portion of the land to be rezoned consists of 48 single family lots of 5,000 square feet each. It will be connected to the single-family development to the south by two vehicular/pedestrian bridges spanning the La Union lateral, one on Mohegan Sun Boulevard on the east and one on Valle de Paz Avenue on the west. In addition, Valle de Paz Avenue will have a connecting hike and bike trail adjacent to it.
- Westside Village Court will be the main access to the commercial development having a wide R.O.W designed to have landscape at the front of commercial buildings with, parallel

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parking and a landscaped median at selected areas. Development designed to be pedestrian friendly and connecting with existing hike and bike trail along Artcraft Rd. to the North.

We are including a landscape buffer zone surrounding the residential area and also a 35' landscape strip at Westside Dr. Commercial will be adjacent to 7Ac park. Proposing to have landscape areas fronting the commercial at West Village Court. 1 tree per 10 parking spaces throughout development and having 3 park open spaces areas on GMU area.

- The proposed commercial / residential development consists of 22.04 acre.

b. Building Perspective.

- Buildings along the main street are intended to frame a pedestrian experience. Certain buildings will be planned to offer outdoor dining between the restaurant and the street. Current thoughts are that some 2 or 3 story buildings will be dedicated to professional office spaces and/or medical offices such as dentist, specialist, etc. on the upper floors.
 - Retail buildings and restaurants are designed to be street oriented towards West Village Court. Commercial buildings lining the Main Street are intended to keep "eyes on the street" with a large amount of glass on the facades. Occasional and spontaneous public gathering is proposed to be at frontage of commercial buildings.
 - No historic buildings have existed on this area. A 6.95-acre park is proposed to be named after upper valley farmers as a recognition of their work on these lands.
- 2. General Design Elements.** Our design elements shall serve as guidelines only, and compliance with any design element within the Village at Westside Crossings development will be determined on a case-by-case basis. It is not intended that every element of the mixed-use development conform to all or any set number of the enumerated design elements.
- Pedestrian friendly activity will be encouraged throughout development by extending existing hike and bike trails throughout the development. Our main street will be designed to have shade, benches, and other pedestrian amenities.
 - Proposed commercial uses will be compatible with and will serve adjacent neighborhoods. Permitted uses include grocery stores, apartments, a convenience store, medical offices, professional offices, retail spaces and restaurants.
 - Development to include landscaped streets, parking trees, parks and open spaces. The adjacent development has over 13 ac of park space, more than 7 of which are immediately

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adjacent the proposed GMU development. This is 3 times the park space that would be required for a similar residential development.

- Commercial buildings concept design is to have retail spaces of 1,200 square feet or more and no more than 4 stories tall.

3. Architectural Objectives. The architectural design has the following objectives:

- a. **Architectural compatibility.** Buildings will be related by a common architectural theme throughout the development.
- b. **Human scale design.** With the possible exception of a hotel, commercial (retail, office and apartments) buildings will be 1 to 4 story buildings.
- c. **Integration of uses.** Permitted uses such as offices, restaurants, and other uses listed on attached list will serve the adjacent neighborhood. Commercial uses to be compatible and beneficial to the residential development.
- d. **Encouragement of pedestrian activity.** Development is designed to encourage pedestrian friendly activity by extending existing hike and bike trail into the development. West Village Court design will include sidewalks with landscaped areas. Outdoor dining spaces will be provided at selected commercial spaces.
- e. **Buildings that relate to and are oriented toward the street and surrounding buildings.** Buildings along main street are proposed to be street oriented.
- f. **Buildings that contain special architectural features will signify entrances to the mixed-use development.** The proposed commercial development is designed to be a destination and West Village Court to be the focal point of commercial activity.
- g. **Buildings that focus activity on a neighborhood open space, square or plaza.** Commercial areas located on the south part of West Village Court will be adjacent to 7Ac of open space. Selected commercial spaces will include outdoor dining/gathering areas along the street and/ or park.

4. Roadway Design. The roadway designs will comply with the requirements of Title 19 (Subdivisions) of the El Paso City Code

- West Village Court Roadway Design: 88' R.O.W. at Westside Drive and will transition into a 55' R.O.W with a traffic circle separating the commercial residential portions of the development.
- Residential roadway design: 55 R.O.W.

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5. Parking.

- For planning purposes, parking is designed to have 4 spaces per every 1000 sq.ft. This will be adjusted based on code requirements based on any particular use. Parking will be subject to a shared parking policy.

6. Setbacks.

- Residential: The setbacks for the residential portion are to be the same as those for the single-family PR-1 development to the south: 20' - front; 20' - rear, 5' - side, and 10' - side street.
- Commercial: The setbacks for commercial lots are front - 0, rear - 20', side - 0, side street - 10'. Minimum average lot depth is 150 feet.

7. Landscaping. Uses within a mixed-use development shall not be required to conform to the landscaping requirements of Title 18 (Building and Construction) of the El Paso City Code.

This landscape standards section is intended to establish a design standard to create a uniform and consistent character among establishments. The character of the development shall consist of the following criteria:

At a minimum, 40% of the plant material shall be evergreen and all plant material shall be drought tolerant, consisting of native and adapted species. All plant material shall be in the City of El Paso's Approved Plant and Tree List.

Planting areas shall consist of the same rock mulch cover type and create uniformity throughout the development. The use of boulders and water harvesting techniques are encouraged to enhance the development's diligence in regional best practices.

Landscape Quantities

A total of 15% of the net parcel area shall be landscaped, however, neither the building footprint nor the Right-of-Way are to be included within the accountable parcel area. The landscape units are acquired by dividing the (15%) landscape area by 1,000. This will result in the parcels units, and dictate landscape quantities as follows:

- One 2-inch caliper tree per Unit
- Fifteen 5-gallon shrubs per Unit
- Five 1-gallon shrubs per Unit

With the exception of street corners, all streets and frontages shall account for one shade tree at every thirty feet and include shrubs between spans that are intended to create a pedestrian buffer. Medians will consist of smaller decorative trees and low-lying plant material.

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Parking lots shall include one shade tree for every 10 parking spaces and trees shall be installed no more than six feet from back-of-curb. The intent is that we reduce heat-island effect.

Additionally, canopy trees or shade structures may be provided so that at least 50% of the patio area will be shaded within 5 years of planting.

Landscaping plans including shade structures must be approved by the City Planning Commission.

Park equipment will consist of soccer fields, playground equipment and shaded trees.

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SUBMITTAL REQUIREMENTS

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Submittal Requirements

	PROJECT	SFD	SFA	MF	C
General Data Required for the Mixed Use District.					
Total acreage;	22.04				
Maximum proposed total number of dwelling units for all residential land uses combined;	48				
Maximum proposed total Floor Area for all nonresidential land uses combined, expressed in square feet.	210,877 S.F.				
General Data Required for Each Proposed Subdistrict.					
Total acreage;	Same as above				
Maximum proposed total number of dwelling units for all residential land uses combined;	Same as above				
Maximum proposed floor area for all nonresidential land use uses combined, expressed in square feet.	Same as above				
Property Development Regulations Required per Subdistrict by Land Use Type.					
Proposed acreages for each proposed land use including parks, open space, buffer zones, trails and school sites (as applicable);	Provided in MZP Report				
Minimum and maximum lot coverages;		5,114.72 S.F.	N/A	N/A	201,900 S.F.
Minimum lot width;		50'	N/A	N/A	N/A
Minimum lot depth;		100'	N/A	N/A	150'
Minimum building setbacks:					
Front,		20'	N/A	N/A	0'
Rear,		20'	N/A	N/A	20'
Cumulative front and rear,		N/A	N/A	N/A	N/A
Side-interior,		5'	N/A	N/A	0'
Side-street,		10'	N/A	N/A	10'
Cumulative side setbacks,		N/A	N/A	N/A	N/A
Garage;		N/A	N/A	N/A	N/A
Maximum building height:					
Primary structure(s),		35'	N/A	N/A	60'
Accessory structure(s);		N/A	N/A	N/A	N/A
Maximum proposed density for each residential land use type expressed in dwelling units per gross acre of developable land;		5 units per acre	N/A	N/A	N/A
Maximum proposed intensity for each nonresidential land use type expressed in floor area ratio (FAR).		N/A	N/A	N/A	0.6 FAR

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DEVELOPMENT PLAN REQUIREMENTS

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Development Plan Map Requirements

Overall development boundary, labeled with bearings and distances; Refer to Master Zoning Plan.

General arrangement and acreages of existing and proposed land uses including open space; Provided below.

Proposed phasing boundaries; GMU rezoned area is included to be built under Phase III of Village at Westside Crossing Subdivision, refer to attached Preliminary Plat for Phasing Schedule and phasing boundaries.

Layout and relationship of proposed development where adjacent to existing development; Included on the Master Zoning Plan

General location and acreages for each proposed park, open space, buffer zone, trails Locations Included on Master Zoning Plan. Note that the majority of the open spaces provided will be maintained by the Village at Westside Crossings Home-Owners Association (HOA).

Proposed acreage for each land use type, park, and open space

1. COMMERCIAL / RETAIL / OFFICE / APARTMENTS	9.25 Ac
2. RESIDENTIAL (48 RESIDENTIAL LOTS)	5. 61 Ac
3. PARK / OPEN SPACE	2.77 Ac

Development Plan Map Requirements.					
Overall development boundary, labeled with bearings and distances;	Refer to MZP				
General arrangement and acreages of existing and proposed land uses including open space;	Refer to MZP				
Proposed phasing boundaries;	Phasing schedule including on plat				
Layout and relationship of proposed development where adjacent to existing development;	Included on MZP				
General location and acreages for each proposed park, open space, buffer zone, trails and school site (as applicable), provided that any change in location may be approved administratively by the parks director.	Locations included on MZP				
A table or list depicting the proposed acreage for each land use type, park, open space, trail and school site (as applicable) shall accompany the MZP.					
A written report shall accompany the MZP that describes:	Provided in MZP report				

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Purpose	Provided in MZP report				
Characteristics	Provided in MZP report				
Components	Provided in MZP report				
Timing of the proposed mix of land uses within the development,	Provided in MZP report				
General statement of how the development relates to the city's comprehensive plan	Provided in MZP report				
A detailed description shall be required for each proposed land use, identifying the permissible uses for any subdistrict within the mixed-use district to determine the compatibility of such uses within the mixed-use district.	Provided in MZP report				
A phasing schedule shall be submitted with the rezoning application that indicates the proposed phasing of the development, the approximate time frame in which construction and development is expected to begin and the duration of time required for completion of the development.	Provided in MZP report				

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PROPOSED LIST OF PERMITTED BUSINESSES / TENANTS

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Village at Westside Crossings

Proposed List of Permitted Businesses and/or Tenants

All offerings are subject to prior sale, lease, or withdrawal from the market without notice. Possible commercial uses, these uses cannot be designated without securing a possible tenant, but all compatible uses will be the below:

- Grocery
- Supermarket
- Convenience Store with gas pumps
- Office, Business
- Office, Medical
- Office, Professional
- Bank
- Veterinary Treatment Center
- Pet shop
- Barber Shop
- Beauty Salon
- Boutique
- Flower Shop
- Sporting Goods Store
- Community Recreational Facility
- Restaurant (sit down)
- Restaurant (drive in or walk up)
- Delicatessen
- Bakery
- Ice Cream Parlor
- Brewery
- Nightclub, bar, cocktail lounge
- Childcare Facility
- Apartments
- Hotel
- Personal Wireless Service Facility (PWSF) facility mounted.
- Other Uses:
 - o Driving School
 - o Wireless Telephone Tower with approval of HOA.

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- Other Retail Establishments (high-volume):
 - o Furniture / Housewares / Decorations
 - o Beauty Salons / Barber Shop / Salon & Spa
 - o Cellular / Wireless / Cable / Internet
 - o Gift Shop / Cards / Florists
 - o Shipping / Packaging / Postal Mail services
 - o Bridal Shop / Dress shop / Formalwear
 - o Tailoring / Alterations
 - o Beauty Supplies
 - o Bicycle shop
 - o Beverage specialty store
 - o Sporting Goods / Hunting / Boating
 - o Tobacco / Cigar shop
 - o Apparel (Mens, Womens, Children, Family, Maternity, Uniforms, Activewear)

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ATTACHMENT 4

22.1 CITY CLERK DEPT.
2017 JUN -6 AM 11:44

ORDINANCE NO. 018709

AN ORDINANCE AMENDING A PORTION OF THE NORTHWEST UPPER VALLEY PLAN, A STUDY AREA PLAN INCORPORATED WITHIN "PLAN EL PASO," TO CALIBRATE POLICY RECOMMENDATIONS TO MEET THE GOALS AND POLICIES OF "PLAN EL PASO."

WHEREAS, *Plan El Paso*, as subsequently amended, was initially adopted by the El Paso City Council on March 6, 2012 pursuant to provisions of the Texas Local Government Code as the Comprehensive Plan for the City; and

WHEREAS, the Comprehensive Plan provides a basis for the City's regulations and policies that directs its physical and economic development; and

WHEREAS, *Plan El Paso*, upon adoption, incorporated all existing study area plans into the Comprehensive Plan; and

WHEREAS, the *Northwest Upper Valley Plan* is one of the aforementioned study area plans; and

WHEREAS, Policy 1.3.3 of *Plan El Paso* states that study area plans will remain in effect, except for any provisions that may conflict with the Comprehensive Plan, until such time as any of these study area plans are amended or repealed by the City Council; and

WHEREAS, the *Northwest Upper Valley Plan* makes policy recommendations that are in conflict with the Comprehensive Plan; and

WHEREAS, the proposed amendment to the *Northwest Upper Valley Plan* will address these conflicts and directly address goals and policies stated in *Plan El Paso*; and

WHEREAS, after conducting a public hearing, the proposed amendment to the *Northwest Upper Valley Plan* will have no negative impact upon the public health, safety, morals, and general welfare of the City, and will carry out the purpose and spirit of the policies expressed in *Plan El Paso*,

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

ORDINANCE NO. 018709
Doc#643371_2
Matter#17-1007-1902

PLCP16-00003

1. That portions of the *Northwest Upper Valley Plan* are amended, as further detailed in Exhibit "A" attached herein.
2. Except as otherwise amended herein, the *Northwest Upper Valley Plan* will remain in full force and effect.

ADOPTED this 25th day of July, 2017.



ATTEST:

Laura D. Prine
for Richarda Duffy Momsen
City Clerk

THE CITY OF EL PASO

Dee Margo
Dee Margo
Mayor

APPROVED AS TO FORM:

Omar A. De La Rosa
Omar A. De La Rosa
Assistant City Attorney

APPROVED AS TO CONTENT:

Larry F. Nichols
Larry F. Nichols, Director
Planning & Inspections Department

CITY CLERK DEPT.
2017 JUL -5 AM 8:37

018709

ORDINANCE NO. _____
17-1007-1902|686934
Northwest Upper Valley Plan Amendment
OAR

PLCP16-00003

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EXHIBIT "A"

Northwest Upper Valley Plan June 2017 Amendment

Northwest Planning Area

The recommendations of Plan El Paso, adopted on March 6, 2012, provide goals and policies for the development and redevelopment of the City of El Paso and its extra-territorial jurisdictions. The Northwest Upper Valley Plan, first adopted January 13, 2004, was incorporated into Plan El Paso upon that document's adoption. Plan El Paso indicated that special study area plans remain in effect after their incorporation into the comprehensive plan, except for any provisions that may conflict with the plan, until such time as any study area plan is amended or repealed by City Council.

Plan El Paso provides multiple recommendations for the direction of development in the Upper Valley. An emphasis of these recommendations is the implementation of cluster development principles as a more effective means of fulfilling the intent of the Northwest Upper Valley Plan:

"If housing is not allowed to cluster, and large lot zoning (such as 2.5 units per acres) is permitted, this will likely result in the subdivision of entire sites into private individual lots, leaving no meaningful open space or landscape being preserved. The unfortunate result would be the creation of suburban subdivisions similar to those constructed in recent decades through El Paso, and a loss of the farmland and open space that give the valley its unique character. (Plan El Paso, p.2-40)"

This amendment imposes restrictions on the Northwest Upper Valley Plan area that will result in development that better fulfills the intent of the plan, and furthers the goals and policies of Plan El Paso.

Artercraft Road Corridor

- The Artercraft Road Corridor shall be defined as the area extending 700 feet on either side of the Artercraft Road right-of-way from Doniphan Drive to the New Mexico state line.
- Recognizing that there will be increased interstate heavy traffic on Artercraft Road, new development along the Artercraft Corridor should be planned in such a way as to promote the welfare, beauty and comfort of the area along the Artercraft Corridor and in the remainder of the Northwest Upper Valley Study Area.

Residential Development

- New development should be encouraged to provide and make provisions to maintain a thirty five foot (35') landscaped strip of property along Artercraft Road, Westside Drive, Gomez Road, Upper Valley Road, Borderland Road, and Strahan Road, and along any irrigation canals, spurs and drains, measured from the edge of the right-of-way, to include native plants and trees.

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ORDINANCE NO. _____

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Commercial Development

- New commercial development should be encouraged to provide and make provision to maintain a landscaped buffer along any property line that abuts residential uses.
- Commercial development should be restricted to neighborhood-compatible uses.
- A detailed site development plan should be encouraged for all commercial zoning requests.

Remainder of Northwest Upper Valley Study Area

This area – between the Rio Grande and the New Mexico state line and between Country Club Road and Borderland Road, but excluding the Artcraft Road Corridor – is characterized by the following:

- The area is a mix of agricultural uses and medium-density single-family residential neighborhoods with a suburban character. There is limited open space that is publicly owned and maintained or otherwise accessible to the public.
- Only a few collector roads serve the area and traffic circulation is hampered by the need to cross the Rio Grande on bridges at Country Club, Artcraft Road, and Borderland Road. Growth to the west in New Mexico and to the north in El Paso County will continue to funnel more people onto the routes for these bridges.
- Because of continuing agricultural use, the area is criss-crossed by irrigation canals and drains and their access roads that fall under the jurisdiction of El Paso County Irrigation District #1.
- Most existing residential developments front onto the few collector roads and back onto irrigation ditches, leaving interior tracts of land that are accessible only by ditch-bank roads or by long or irregular routes to the collector roads.
- The area has unique features that attract many people to use the area for recreational activities such as bird watching, cycling, and horseback riding.
- The area lies in the Rio Grande flood plain, providing the potential for flooding, and there is not an up to date comprehensive drainage study or flood plan for this area.

As a result:

- New residential development should be limited to the gross density permitted in the underlying zoning district.
- New development should provide and make provision to maintain at least 30% of the net developable area of the development as open space, inclusive of any parkland dedication requirement.
- “Net Developable Area” means the total platted area of a subdivision excluding rights-of-way and areas required for stormwater retention and conveyance.
- Provided open space should serve a clear function, such as preservation of natural landscape, vegetation or unique features, agricultural production, or functional recreational spaces. Open spaces should be preserved via deed restriction or public dedication, and maintained in perpetuity by a homeowners association, land trust or other non-profit organization, or the municipality.
- In new residential developments, open space should be distributed in a manner that provides scenic, agricultural, or recreational value to residents, when possible.

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OAR

018709

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- Within residential developments, developers should be discouraged from providing Park Dedication Fees in lieu of land for parks.
- The City, the El Paso County Water Improvement District No. 1, and developers should work together to plan for the safe passage of horses, cyclists and pedestrians along all arterials, collectors and sub-collectors and keep the area and the Rio Grande River Park accessible and compatible for these uses through the use of multi-use trails and ditch-banks.

018709

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OAR

PLCP16-00003

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Northwest Upper Valley Plan



**Approved by the City Council:
January 13, 2004**



Published by authority of the Mayor and City Council

Approved by the City Council: January 13, 2004

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Northwest Upper Valley Plan

Concept Analysis Purpose

The purpose of this report is to provide alternative policies and guidelines for development, examine proposed development impacts, and review existing zoning regulations applicable to the study area in order to make recommendations to amend the City's comprehensive plan, *The Plan for El Paso*. The report reviews the land development trends in the area and proposes three alternative growth patterns that could occur depending on the actions taken by the City. The alternatives and their consequences are described in detail so that the public and City Council will be able to make an informed decision to amend *The Plan for El Paso*.

The Mayor and City Council voted on September 16, 2003 to direct the Planning, Research and Development Department to examine a portion of the Upper Valley at the northwesterly edge of the city limits and analyze the effect of a Comprehensive Plan amendment. The area has been predominantly low-density residential and agricultural use. Since the year 2000, however, several large parcels of land were rezoned and subdivided to allow higher density residential development, leading to concern by the established residents that the rural ambiance is deteriorating.

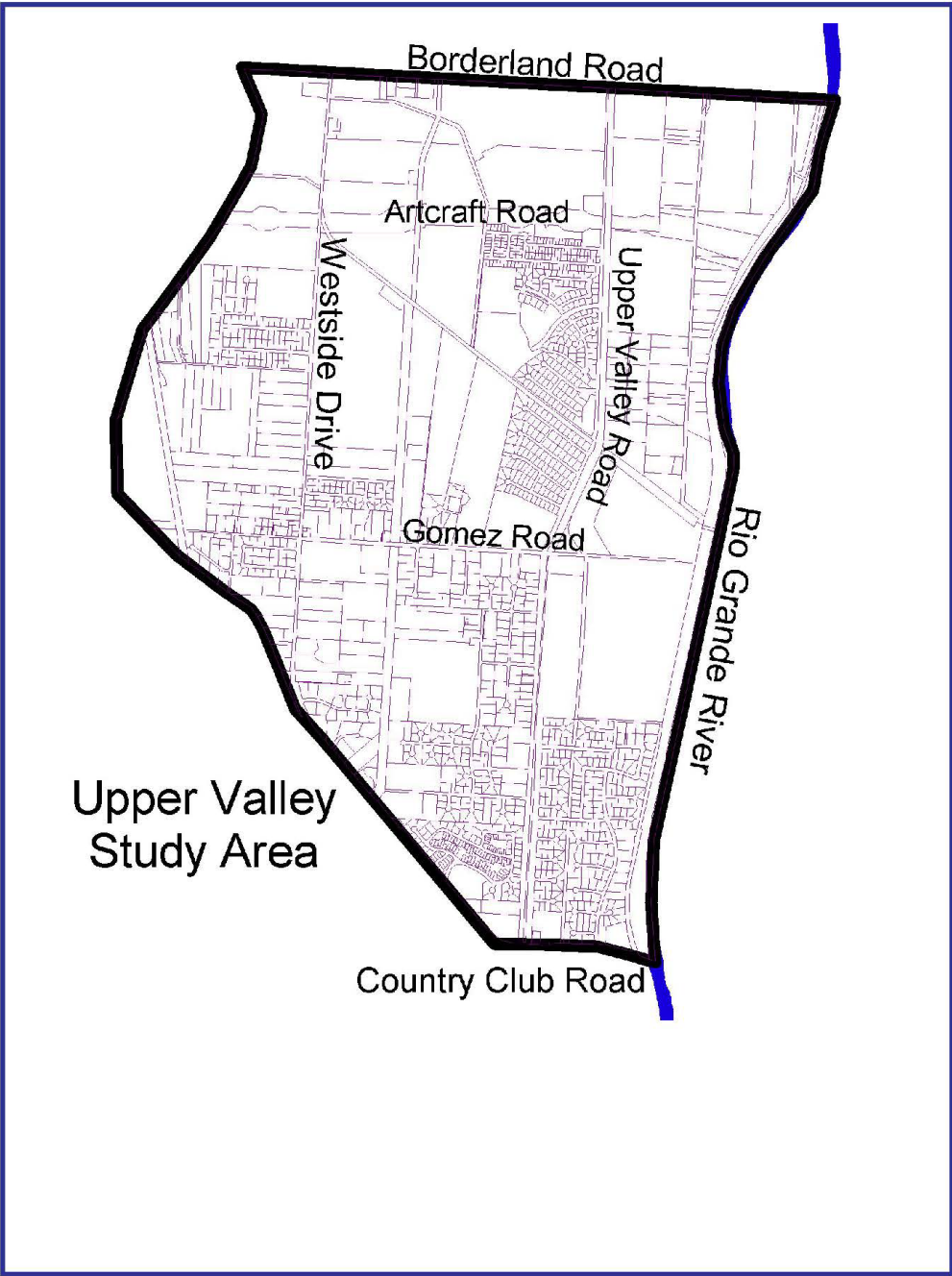
After meeting with groups of residents, the City Council directed the Department to "prepare an amendment with public input, as provided for in *The Plan for El Paso*, of the City's comprehensive plan, to modify the goals, policies and land use recommendations for a portion of the Upper Valley Study Area within the Northwest Planning Area referred to as Policy Area #5A...." The Council then included a general list of policies that the proposed amendment should incorporate. A second motion directed staff to review the Major Thoroughfare Plan status of Gomez Road (Redd Road extension), one of several thoroughfares passing through the study area that are planned for widening and includes an extension connection across the Rio Grande to Redd Road.

Description of area

The subject area of the Upper Valley consists of approximately 2,500 acres, or about 3.9 square miles. It is bounded on the North by Borderland Road, on the East by the Rio Grande, on the South by Country Club Road and on the West by the Texas/New Mexico state line as noted in Map 1. From North to South the area is about 2 ¾ miles in length and it is about 1.9 miles at its widest point from the river to the New Mexico Border. Geographically it is a flat river flood plain containing rich soil for agriculture. A network of irrigation canals and drains criss-crosses the area.

The existing land use is primarily low density residential. Some large agricultural tracts exist as well, mostly north of Gomez Road. There is one elementary school, in the Canutillo School District, and no police or fire stations within the study area. There are no completed parks, but one park is currently under construction and the Rio Grande Trail System River Park along the river is under development. Except for a small store at Gomez Road and Westside Drive, commercial uses exist only on Country Club Road within the area.

Map 1. Study Area - Northwest Upper Valley



The super arterial Arcraft Road goes east-west across the top quarter of the area providing access to Interstate Highway 10 and New Mexico. All other roads are two lanes at this time. Country Club Road provides IH-10 access; Borderland Road crosses the river but does not reach the freeway. The only way traffic in the study area can reach these east-west arterials is on two north-south roads, Westside Drive and Upper Valley Road. All other roads provide strictly internal circulation to the area.

History

1950-1980

Prior to 1954 the study area was under El Paso County jurisdiction. It was mostly farmland with scattered houses serving the agricultural residents. Small portions were annexed into the City of El Paso on three occasions: The City annexation of 1954 included 52 acres north of Country Club Road within the current study area. More importantly, this annexation brought the whole of the study area into the extraterritorial jurisdiction of the City. The annexation of 1968 specifically added a small 6-acre area adjacent to the previously annexed area. Another annexation in 1978 was mainly east of the river, but it included about 13 acres of the current study area.

Subdivision records indicate 246 acres were subdivided from 1970 to 1980. A total of 452 lots were created by the new subdivisions. The gross density is calculated to be 1.8 lots/acre. No zoning information is available since the vast majority of the area was under the County, which has no zoning authority.

1980-1990

A major annexation in 1987 of over 2,400 acres brought the entire study area into the City and established the current boundaries. During the 1980's a total of 89 acres was subdivided. The total number of lots in those subdivisions was 118 lots for an average gross density of 1.3 lots per acre.

By the year 1990 the total population was 1,982 living in 578 dwelling units according to the U.S. Census Bureau, 1990 Census.

In 1987 all Upper Valley annexed land was initially zoned R-3 (Residential) as required by ordinance. However, soon thereafter the City prepared a zoning plan, as also required by ordinance, in order to determine and apply the most appropriate zoning. The vast majority of land was rezoned from the R-3 designation to lower intensity uses during this period. The only cases of up zoning were the Tennis West Planned Residential project, which required PR-1 zoning and a small subdivision that went from R-F back up to R2A -sp.

1980-1990 Re-Zoning Cases

<u>New</u>	<u>Old</u>	<u>Total Acres</u>	<u>Total Parcels</u>
C-1	R-3	5.17	1
PR-1	R-3	47.94	165
R-1	R-3	294.62	179
R-2	R-3	256.33	501
R-3	R-F	2.30	1
R-F	R-3	1,239	372
S-D	R-3	4.30	2
		1,849.66	1,221

1990-2000

The Upper Valley Plan was approved in 1996 and is still referenced in the 1999 Plan for El Paso. The Upper Valley Plan divided the Upper Valley into several policy areas and each had specific policy recommendations. The study area between Borderland Road and Country Club, bounded by the Rio Grande and the City limits was designated Area 5A.

The 1996 Upper Valley Plan recommended that Area 5A remain “low density residential” with “medium density residential and neighborhood commercial” to be allowed as nodes at four major intersections. The proposed nodes were to be at the intersections Westside Drive makes with Arcraft and with Gomez as well as at the intersections Upper Valley Road makes with Arcraft and Country Club.

The policy recommendations of the Upper Valley Plan were made in qualitative terms; no numerical densities or zoning categories were recommended. However, a section titled “Justification” stated that large lot single family residences (R-1, R2 and R2-A) represent the dominant land use in this area ... and are expected to remain in the future.” The intent of the plan was to restrict rezonings to R2-A or less except at the proposed nodes.

The 1996 Upper Valley Plan envisioned several future roadway expansions, which were also reflected in the Major Thoroughfare Plan. Arcraft was shown as a super arterial between New Mexico and IH-10. The plan also included the connection of Gomez Road to Redd Road via a new bridge across the River. Gomez and Westside Roads were planned as major arterials and Upper Valley Road planned as a minor arterial. A network of hike and bike trails is proposed to take advantage of the canal network.

1990-2000 Re-Zoning Cases

<u>New</u>	<u>Old</u>	<u>TotalAcres</u>	<u>TotalParcels</u>
C-1	R-3	12.8	4
R-1	R-F	10.4	14
R-2	R-F	107.79	7
R-2	R-1	152.2	285
R-2 c	R-2	96.7	1
R-2	R-3	93.9	247
R3	R-F	60.17	4
S-D	R-3	4.3	2
		538.26	564

During the 1990's 169 acres of land were subdivided. The total number of lots was 237 with an average density of 1.4 lots per acre. Some R-1 subdivisions and a private park in another subdivision cause this low average; most of the new developments had a somewhat higher density.

The 2000 U.S. Census counted a population of 2,184, a 10% increase from 1990. Dwelling units were counted to be 698, an increase of 20%, which shows a reduced number of persons per household in the area. Family income went up by 75% during the same time. The 1990 median family income was \$50,557 and the 2000 median family income was \$88,553. In conjunction with population increases the Damian Elementary School opened in 1992 at the extreme northern end of the study area.

The zoning change requests recorded during this decade contrast with the previous decade in that most were for up zoning to more intensive use. The first R3-A request was approved during this time.

2000-present

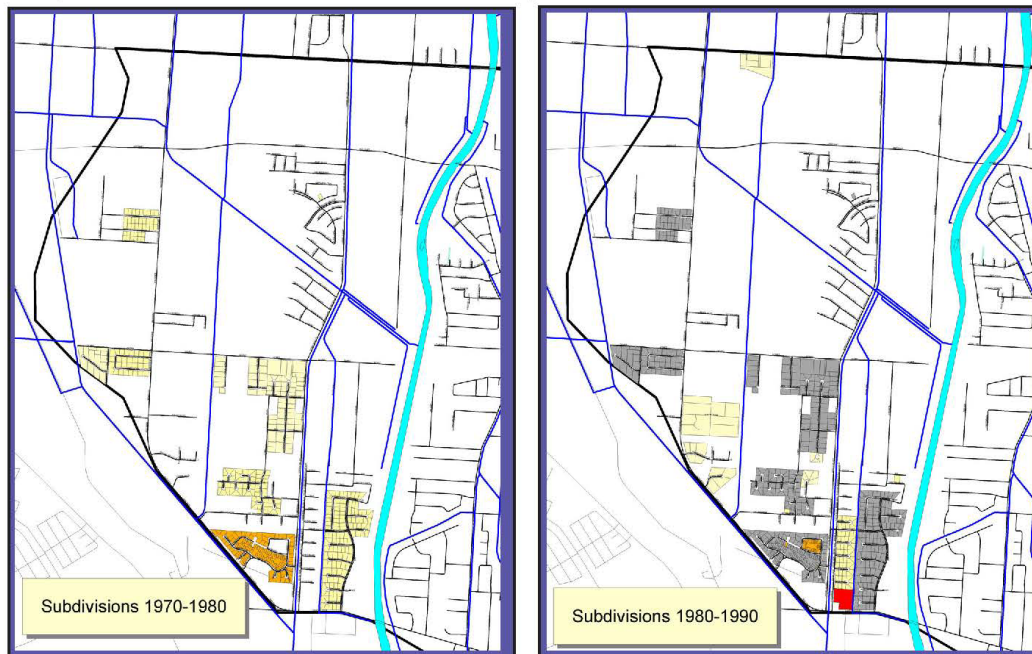
The construction of Arcraft Road was completed in 2000. Previously, residents had to use congested Country Club Road to get to other parts of El Paso. Arcraft Road is a super arterial that provides a direct link from the study area to IH-10. The 1999 update of the Plan for El Paso recognized that this improved access would stimulate growth. The Plan, approved by City Council, included specific policies for the Arcraft Corridor in the Upper Valley. These policies designated the entire corridor for “mixed use”, including office parks and apartment complexes. The accompanying maps showed medium density residential and mixed use in the corridor.

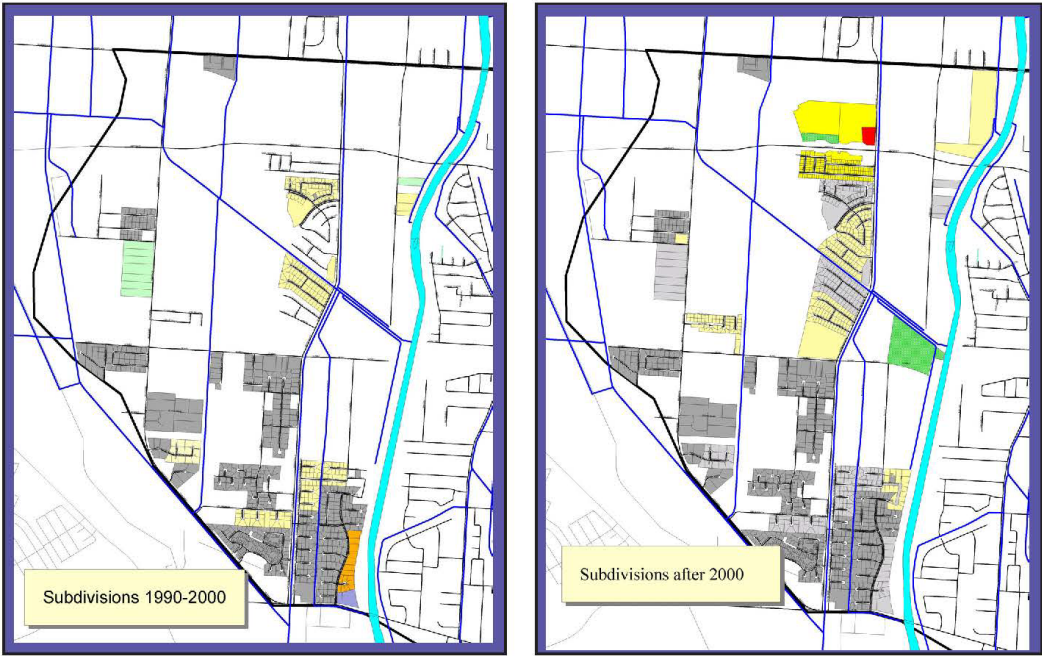
2000-Nov. 2003 Re-Zoning Cases

<u>New</u>	<u>Old</u>	<u>TotalAcres</u>	<u>TotalParcels</u>
C-2	R-F	1.95	1
R-2	R-F	79.86	55
R-2	R-3	35.1	3
R-3A	R-F	105.94	141
		220.9	199

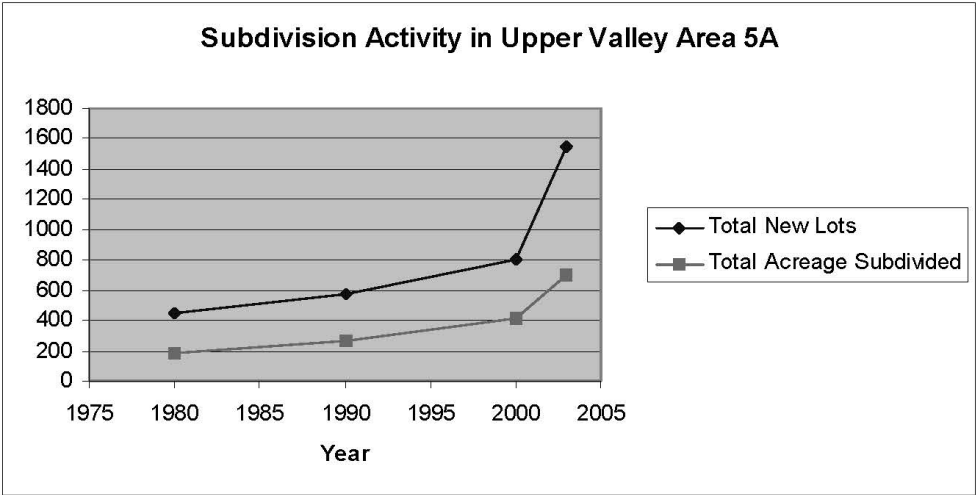
In the three years between the opening of Arcraft Road and this report, the Planning department has received subdivision applications covering 220 acres. At the latest count, the number of lots in these requests total 713 for a calculated net density of 3.4 per acre. Among these subdivisions were the first R3-A projects within the study area. Building all 713 new home sites would more than double the number of dwelling units in the study area since the 2000 census, which counted 698.

Maps 2 to 5. Subdivision Growth - Time Series Analysis, 1980, 1990, 2000, 2003





Graph 1. Subdivision Growth Over Time



All but one zoning change since 2000 has been to up zone R-F (Ranch Farm) to more intensive residential or commercial uses, including over 100 acres for R3-A. The areas rezoned to R3-A are all part of subdivisions abutting the Artercraft corridor.

<u>Use</u>	<u>Number of Parcels</u>
Single Family	800
Ranch/Farm	153
Vacant	368
Commercial	10
Other	19

Two new parks have been dedicated for a total acreage of 40 acres. This equals 1.6% of the total study area. No new schools, police stations or fire facilities have been added although new facilities have been built outside of the area that provide additional service. According to EPISD criteria, an elementary school should be constructed when 600 students are available, with the corresponding number rising to 1000 for a middle school and 2000 for a high school. The current student population is accommodated within existing schools at this time.

Current Conditions

Existing land uses

The Planning Department field checked the existing land use of all parcels during the year 2002. At that time the most common land use in the study area was single family residential. Eight hundred parcels had single-family homes on them and an additional 153 parcels were identified as having Ranch-Farm uses. Vacant parcels totaled 368 and 10 had commercial uses. The remaining 19 parcels had other uses including 2 churches and 2 industrial uses.

<u>Current Zoning</u>	<u>Total Acres</u>	<u>Total Parcels</u>
C-1	12.75	4
C-2	1.95	1
PR-1	47.94	165
R-1	303.01	198
R-2	435.68	845
R-2A	119.05	6
R-3A	244.15	146
R/F	958.37	145
S-D	4.3	2
Totals	2,127.20	1,512

Existing Zoning

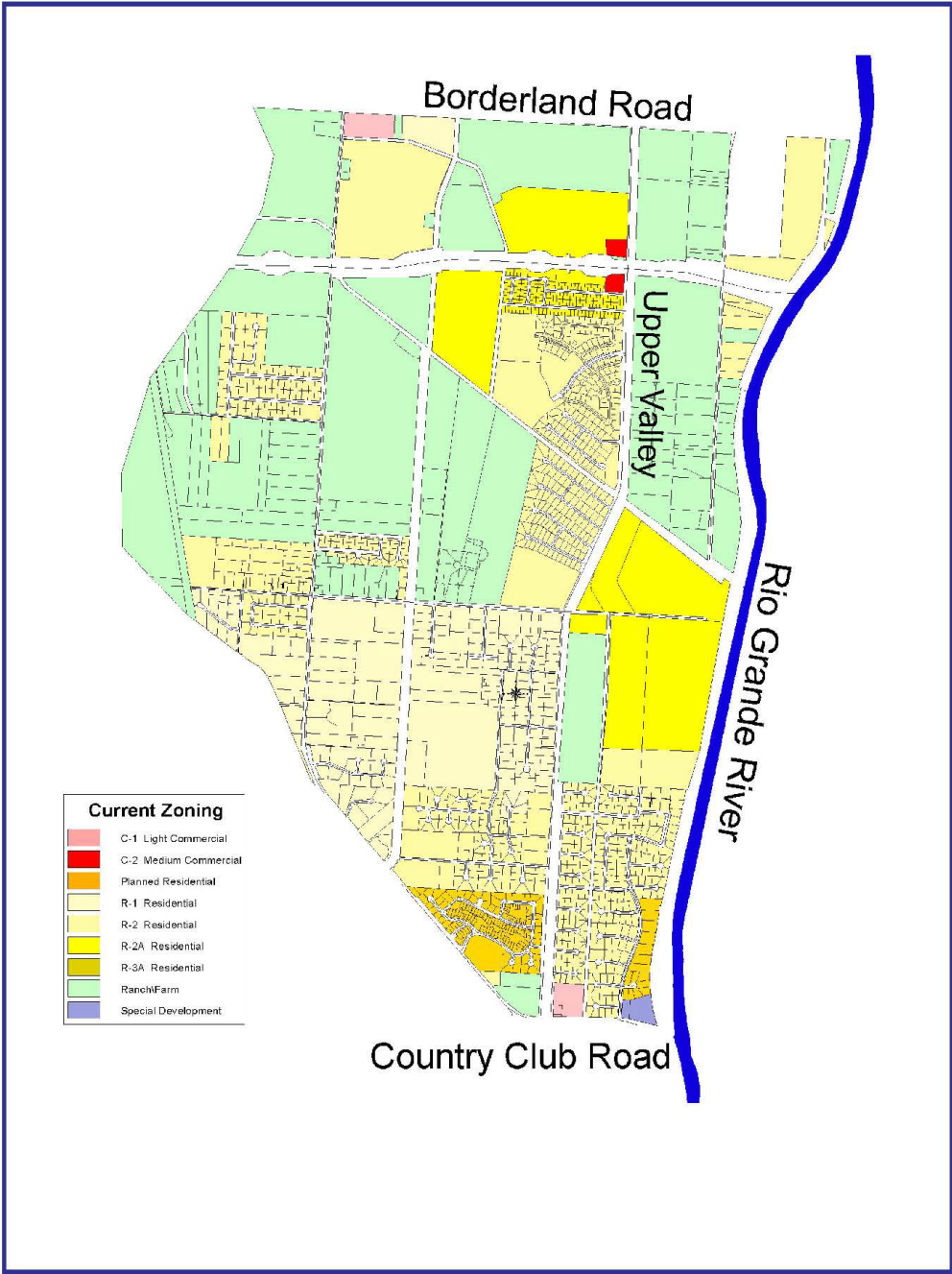
The predominant zoning designation in the study area at the time of this study, November 2003, is R-F (ranch farm), with nearly 40% of land zoned as such. R-1 makes up another 12% so the existing zoning is over 50% very low density residential. R-2 and R-2A are now over 20%. With the exception of 60 acres rezoned in 1996, most of the R-3A rezoning has occurred in the past three years to now constitute nearly 10% of the study area. The table below does include the area of the streets and the canals that occur within districts.

Short Range Planned Projects

Some new public services are planned in the short-term for the area. Two new parks have been dedicated, the 36 acre Valley Creek park next to the river at the extension of Gomez Road and a 3.4 acre unnamed park just north of Artercraft Road. The Rio Grande Trail System is under construction within the levee banks of the river. It consists of a hike and bike trail within the flood plain of the river.

Gomez Road will be extended, as a two-lane road, to provide access to Valley Creek Park. Right of way is also being acquired to accommodate four lanes on Upper Valley Road sometime in the future. The future connection of Gomez Road to Redd Road across the river is not planned until sometime between 2015 and 2025.

Map 6. Current Zoning - November, 2003



No new schools are known to be planned at this time within the study area. The area north of Gomez Road is in the Canutillo school district and the area south of Gomez Road is in the El Paso school district. Typical school district policies state that an elementary school should house 600-850 students, a middle school 1,000 – 1,200 students and a high school 2,000 – 2,300 students. A school district uses a “student per population” index to estimate the future need for new schools. Each dwelling unit is assumed to produce 0.2384 elementary aged children, 0.0993 middle school pupils and 0.1369 high school students.

The Fire department bases the need for new stations first on the distance from existing stations and second on the number of calls they receive per day. The study area is served by two fire stations outside the area but within the maximum distance requirement. Since the call rate at the two stations in the upper valley is still very low, no new stations are being planned at this time.

Alternative futures

Two questions need to be considered when charting the future of an area: “How many people should live there and how should they be accommodated?” These are policy questions to be decided by the City Council. Depending upon the policy choice, planning controls can be implemented to attempt to direct growth toward or away from the area. A certain amount of growth is inevitable in the study area as the regional population pressure grows, but the density and impact on city services can be guided by policy.

The City’s existing answer to the first question has been made in the form of a growth projection. A projection is an educated guess based on certain assumptions such as density of development and attractiveness of an area. By incorporating a given growth projection into the City Plan the policy decision has been made implicitly that the projected amount of growth will be acceptable.

How many people: MPO Projections

The El Paso MPO and the Planning, Research and Development Department work together to develop projections of population growth for over 660 separate zones in the region. These projections are based on regional control figures, which estimate the total growth in the region. The total new growth is then distributed to the zones deemed most likely to experience growth. Zones with low densities close to existing development are assumed to be prime candidates for growth. The final built-out density is assumed to match the average of recent, nearby growth.

According to this methodology, growth in the study area is projected to climb dramatically after the year 2000. The growth between 1990 and 2000, according to the census, was only 10% but the projected growth between 2005 and 2015 is estimated by the MPO to be 81%. The bottom line is that the over 2200 new dwelling units are expected to be constructed in this area between the year 2000 and the year 2025. In fact, 713 new lots have already been created in proposed new subdivisions since that time, so actual growth may exceed projections if the current trend is continued.

Another way of looking at how much growth an area should accommodate is by examining the portion of the whole region that the area holds. The percentage of the county’s population in the study area in 1990 was 0.33 % According to the 2000 census that percentage had dropped slightly to 0.32% of the County. The growth projections suggest that in 2005 that number will increase to 0.5 percent and by 2025 the study area’s share will be 0.8 percent.

Such increases in population in an area must result in increased average housing densities. In 1990 there was one dwelling unit on the average for every four acres. In 2000 there was one household for every 3.5 acres. If the projections are correct, in 2025 there will be a household on every .8 acres on the average.

The MPO also projects employment growth. They project a total of 1091 employees will find jobs within the study area by the year 2030. Of course, these estimates are based on regional totals and may or may not actually occur.

<i>New dwelling units needed to meet growth projection</i>	<i>Year</i>			
	<i>2005</i>	<i>2015</i>	<i>2025</i>	<i>2030</i>
	<i>none</i>	<i>995 du</i>	<i>1542 du</i>	<i>2526 du</i>
<i>Gross density</i>		<i>Total Acres Needed for Housing</i>		
<i>1.5 du/acre</i>	<i>none</i>	<i>663 ac</i>	<i>1028 ac</i>	<i>1684 ac</i>
<i>2.5 du/acre</i>	<i>none</i>	<i>398 ac</i>	<i>617 ac</i>	<i>1010 ac</i>
<i>3.5 du/acre</i>	<i>none</i>	<i>284 ac</i>	<i>441 ac</i>	<i>722 ac</i>

How should new growth be accommodated: Alternative Urban Forms

The second question that needs to be answered is what the urban form should be to accommodate the future population in the study area. If the projected numbers of new dwelling units are accepted as the appropriate share that study area should hold, it means that 1515 new du's will need to be accommodated by 2025, in addition to the 713 already on the way.

One dimension of urban form is the gross density, how many houses per acre of land. Gross density means the overall average number of houses per every acre, including acreage set aside for parks, roads (often 30%) and all other uses. Net density counts only the actual lots that the houses sit on. The total acreage required to accommodate the projected growth at different gross densities is shown below. As can be seen in the table, the 713 lots in the new and proposed subdivisions surpass the projected need for 2005.

Land zoned R-F or R-1 is most likely to be subdivided to accommodate growth in the future. Currently there remain 958 acres zoned R-F (ranch farm) and 303 acres zoned R-1 (residential), so any average density in the above table requiring more than 958 acres would require rezoning existing R-1 as well as all the R-F. Rezoning additional acreage for commercial uses would also be required to accommodate development.

<u>Gross Densities of Typical Existing Subdivisions</u>					
<i>Name</i>	<i>Actual Zoning</i>	<i>Size in Acres</i>	<i>Number of Sites</i>	<i>Gross Density</i>	<i>Comments</i>
<i>River Park West</i>	<i>R-3A</i>	<i>31.2</i>	<i>137</i>	<i>4.4</i>	<i>Includes a park, pond and commcl</i>
<i>Los Nogales</i>	<i>R-2A</i>	<i>15.4</i>	<i>57</i>	<i>3.7</i>	<i>East of river (outside area)</i>
<i>Laguna Meadows</i>	<i>R-2</i>	<i>64</i>	<i>156</i>	<i>2.4</i>	<i>Includes a park and pond</i>
<i>Rancho Sereno</i>	<i>R-1</i>	<i>11.47</i>	<i>14</i>	<i>1.2</i>	
<i>Tennis West</i>	<i>PR-1</i>	<i>45.9</i>	<i>130</i>	<i>2.8</i>	<i>Incl tennis courts and ponds</i>

It is unrealistic to assume a uniform density over all the new growth as the table does above. The gross density of a typical subdivision depends on the zoning, which determines the size of the residential homesites, and on the amount of land devoted to non-residential uses. Non-residential uses include roads, which all subdivisions have, parks, schools, drainage structures and possibly even commercial parcels. Subdivisions can vary in their gross density even within the same zoning district. Nevertheless, the table below shows a typical gross density for zoning districts, in dwelling units per acre. These were obtained from subdivisions already built within or nearby to the study area.

Since zoning ultimately creates urban form, various combinations of zoning districts and their typical densities were combined in different ways to develop the three alternative concepts discussed next.



R-1 sp 1.2 units per acre



R-3A 4.4 units per acre incl. park and ponding area



R-2 sp 2.4 units per acre including ponding area



R-F .14 units per acre



PR-1 2.8 units per acre including parks and ponds

Alternative Plan Analysis

Alternative A Analysis

The first alternative was created to represent a continuation of current trends. It assumes all R-F land will eventually be rezoned to R-3A or R-2A. Most R-1 land is assumed to be rezoned to R-2A or R-2. The locations of the imagined future land uses are suggested in the concept map labeled “Alternative A.”

Land Required for housing

Using the sample densities as a guide, this scenario would be able to accommodate nearly 4000 new dwelling units in addition to those subdivided at the time of this writing.

Schools, Parks

The number of new dwelling units allowed would generate an estimated 939 elementary, 391 middle and 539 high school students. This is enough students to fill more than one new elementary school, depending on the age of the students. At the mandated ratio of one acre of park per 200 dwelling units this plan should provide 20 new acres of parkland.

Pros and Cons of Alternative A

Pros

- Requires no change in plan or policy
- Understood by development community
- Increases tax base
- Higher densities require less land per DU

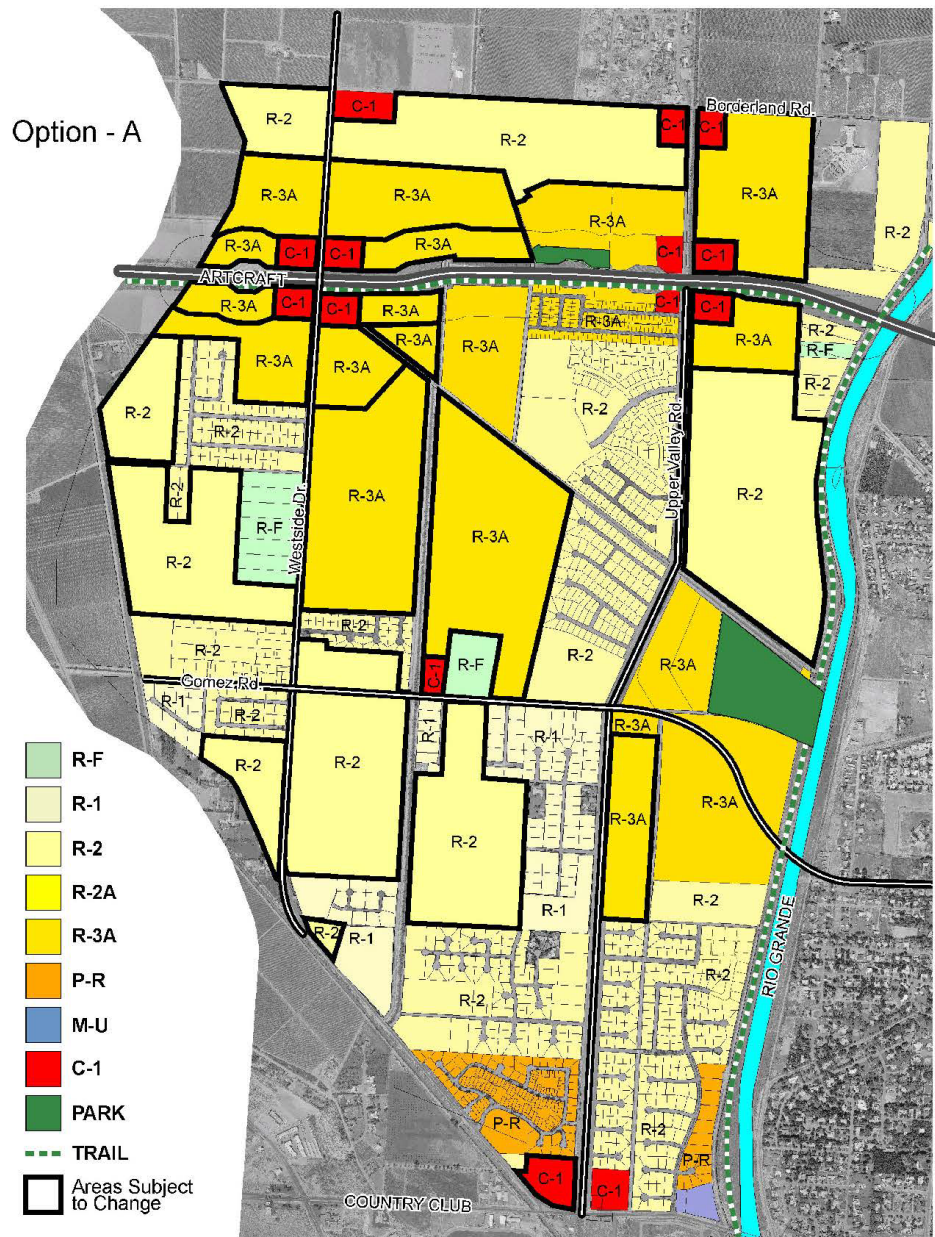
Cons

- Allows growth far exceeding projected numbers
- Changes rural ambience
- Diminishes agricultural land reserve
- Requires extensive public services

<i>Zoning</i>	<i>Available Land (Acres)</i>	<i>Density</i>	<i>Possible New DU's</i>
<i>C-1</i>	<i>34.5</i>		
<i>R-2</i>	<i>851</i>	<i>2.3</i>	<i>1957</i>
<i>R2-A, R-3</i>	<i>426</i>	<i>3.8</i>	<i>1618</i>
<i>R-3A</i>	<i>79</i>	<i>4.3</i>	<i>339</i>
<i>Total</i>			<i>3914</i>

Possible Future under Alternative A

Map 7. Alternative A Scenario - Conceptual Future Growth



Alternative B

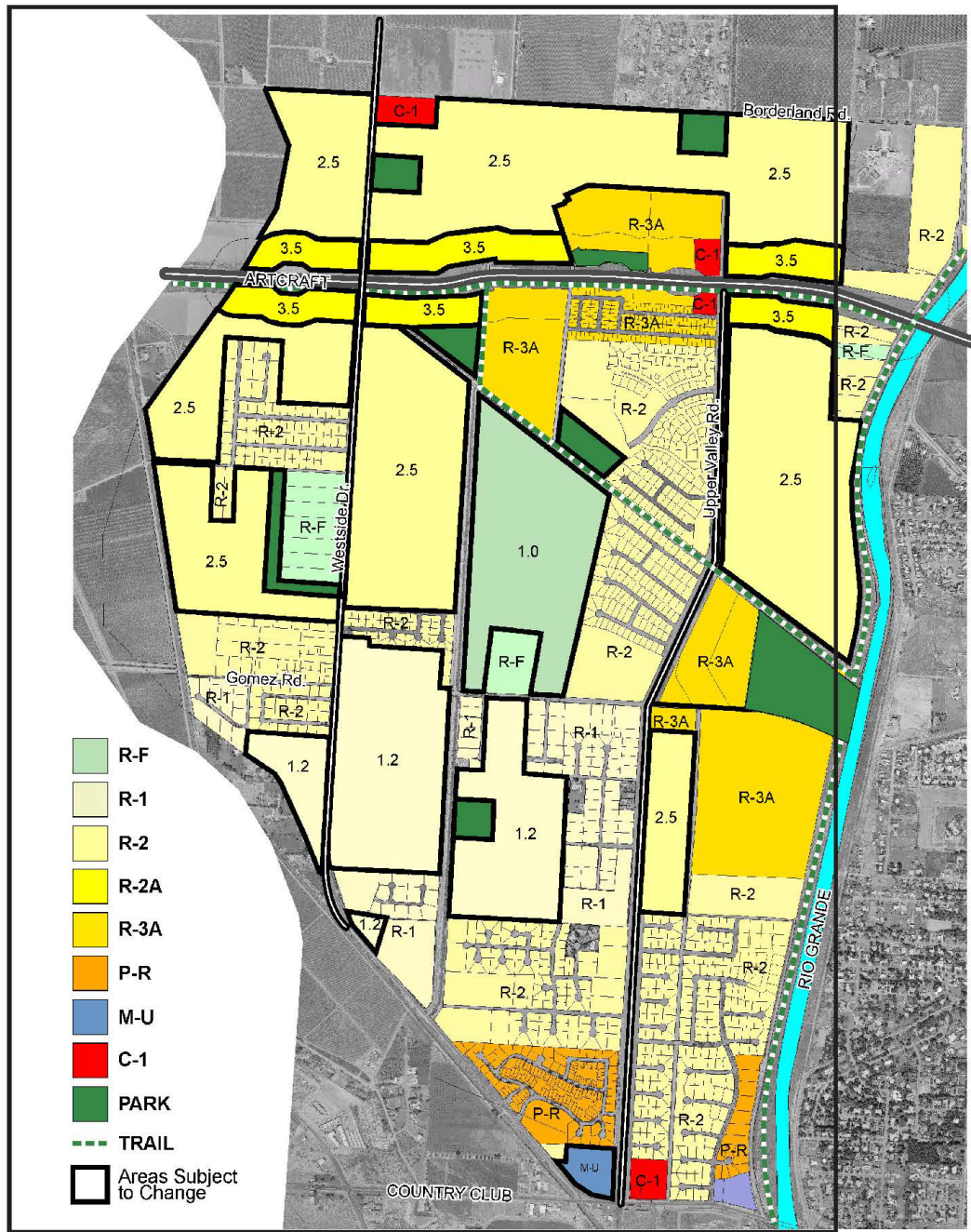
This concept is illustrated in the map “Alternative B.” The Council motion of September 16, 2003 listed the following as directions as to how the Plan should be amended:

1. Along the Arcraft Road corridor:
 - Define the “Arcraft Road Corridor” as the area extending 400 feet on either side of the Arcraft right-of-way lines;
 - Restrict the density for any new residential development along the Arcraft Road Corridor to no more than five (5) dwelling units to the gross acre;
 - Require that developers provide and maintain a landscaped strip of property along Arcraft Road acceptable to the City and TxDOT;
 - Restrict commercial and mixed-use development to the “nodes” of the following intersections (with the “nodes” defined as the area extending 300 feet each way from the rights-of-way making the following intersection) as follows:
 - Arcraft Road at Upper Valley Road for commercial
 - Arcraft Road at Westside Drive for mixed-use
 - Restrict such commercial development to neighborhood-compatible uses with ample parking provided on-site;
 - Require a detailed site development plan for any commercial zoning requests;
 - Restrict commercial signage to neighborhood scale as allowable under law;
 - Prohibit on-street parking on any street crossing Arcraft Road;
 - Strictly enforce litter ordinances from any authorized commercial development.
2. For areas outside of the Arcraft Road corridor:
 - Large lot single-family residences should continue to be the dominant use in this area, consisting of a mix of R-2 and R-1.
 - Until such time as a comprehensive drainage study and flood plan for this area has been performed by the City, the Federal Emergency Management Agency, or a similar agency, the density for any new residential development to no more than four (4) dwelling units to the gross acre;
 - Discourage the use of Park Fees and require open and green space areas be planned and implemented wherever possible within a development;
 - For large tract developments (40 acres or more) of this region, encourage a layered approach to zoning and development, with buffers insulating less intensely developed properties from higher developed parcels, unless not possible by reason of acreage configuration or other reasons.
 - Encourage uses that accommodate the keeping of horses and plan for safe passage of horses and bikers along all arterials, collectors and sub-collectors through the use of horse trails, bike trails and/or ditch banks as well as access to the river park.

<i>Zoning</i>	<i>Available Land (Acres)</i>	<i>Density</i>	<i>Possible New DU's</i>
<i>Commercial</i>	<i>29</i>		
<i>R-1</i>	<i>210</i>	<i>1.2</i>	<i>258</i>
<i>R-2</i>	<i>849</i>	<i>2.3</i>	<i>1952</i>
<i>R2-A, R-3</i>	<i>219</i>	<i>3.8</i>	<i>835</i>
<i>Total New</i>			<i>3045</i>

Possible Future under alternative B

Map 8. Alternative B Scenario - Conceptual Future Growth



Alternative B Analysis

Alternative B attempts to imagine how amending the comprehensive plan in this way would control growth. No rezonings that conflict with the plan are contemplated, only rezonings from landowners taking full advantage of the maximum allowed by the wording are projected.

Land Required for Housing

Using the densities typical for the zoning which is likely to result based on this plan could allow up to 3045 new dwelling units in addition to those already subdivided at the time of this writing. This plan could accommodate the MPO projections through the year 2030.

Schools, Parks

The number of new dwelling units allowed would generate an estimated 725 elementary, 302 middle and 416 high school students.

At the mandated ratio of one acre of park per 200 dwelling units this plan should provide a minimum of 15 new acres of parkland.

Pros and Cons of Alternative B

Pros

- Understandable by development community
- Allow economic return to landowners
- Maintains lower densities
- Mandates horse trails

Cons

- Requires more land per DU
- Changes rural ambience
- Does not preserve substantial amount of open space

Alternative C Analysis

This alternative plan was designed as a way to preserve more open space by taking advantage of the Planned Residential zoning category. Under such a zone, development is clustered around areas of open space and built at densities that are not permitted under regular residential zoning. Properly designed planned developments could accommodate the same number of dwelling units as conventional subdivisions while clustering the acreage that would otherwise be used as larger side and backyards into open space.

The concept map labeled “Alternative C” illustrates a possible way that new housing development could be planned to allow landowners to a similar return on their properties and still preserve open space for recreational or specialized farm uses.

Land Requirements

This scenario could also accommodate the 2025 growth projections but not the 2030 projections.

Schools, Parks

The number of new dwelling units allowed would generate an estimated 533 elementary, 222 middle and 306 high school students.

Substantial amounts of open space would be retained under this plan. If the City purchased the land outright it would then be city parkland. This option is prohibitively expensive. Another option would be for developers to donate the land to a land trust, which could then transfer it to the City. If the developer retained ownership of the open space the cost of creating recreational opportunities would be the responsibility of the developer. However the City could assist in improving the open land to minimum standards for certain types of recreation such as biking, hiking or wildlife preserves if they were available to the public.

Studies have shown that cost of conserving open space can be offset by the benefits of not having to provide public services to the area.

Pros and Cons of Alternative C

Pros

- Requires less land per DU
- Allow sufficient economic return to landowners
- Maintains rural ambience
- Could preserve some farmland
- Less expensive to provide services

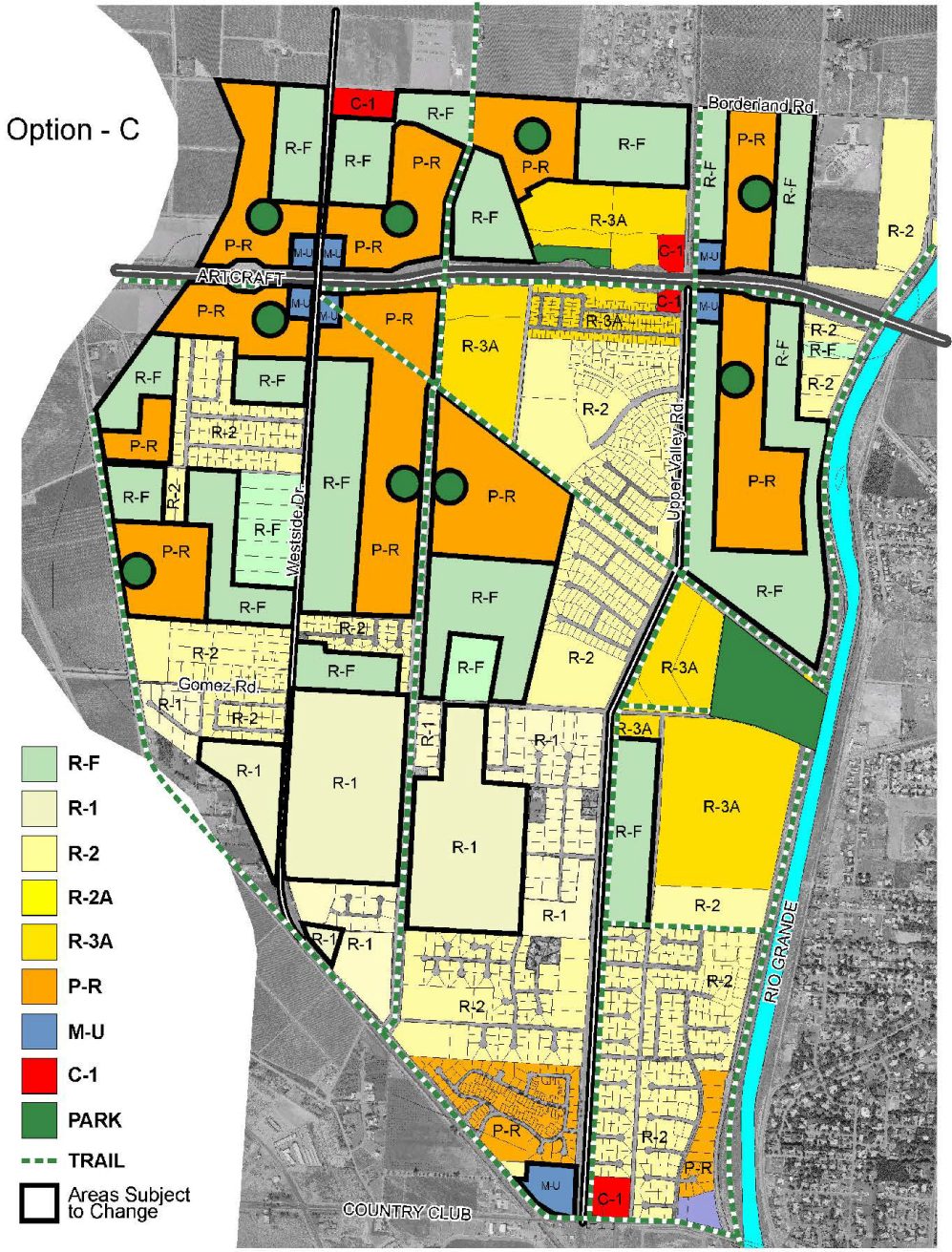
Cons

- May require changes in ordinances
- Marketability not proven in El Paso
- Requires consolidation of properties

<i>Zoning</i>	<i>Available Acres</i>	<i>Density</i>	<i>Dwelling units</i>
<i>Commercial</i>	29		0
<i>PR-1</i>	445	2.8	1248
<i>R-3A</i>	79	4.3	340
<i>R-2A</i>	85	3.7	315
<i>R-2</i>	42	2.3	99
<i>R-1</i>	174	1.22	213
<i>Open or R-F</i>	452		0
<i>Total</i>			2215

Possible Future under Alternative C

Map 9. Alternative C Scenario - Conceptual Future Growth



Transportation infrastructure Analysis

Alternative A:

Since this concept is essentially the one analyzed by the MPO their recommendations can be examined first. Virtually all new capacity would be in the form of roadway widening.

- Artercraft – super arterial
- Westside Dr. – Major arterial-with-bike-lane cross section 120'
- Gomez Rd. – Major arterial-no-bike-lane cross section 110' connecting to a bridge across the Rio Grande and thence to Redd Road.
- Upper Valley Rd. minor arterial-no-bike-lane cross section 110'

Alternative modes

A bike path is shown in the Plan for El Paso on Westside Drive. Artercraft Road already has a bicycle path. Transit service will be in the area but at long headways.

Gomez/Redd connection

If the planned connection to Redd Road via a new river crossing is not built the level of congestion and delay drivers experience on other roads would increase. The road that would be impacted most would be Upper Valley Road, which would approach its maximum capacity if Gomez was not connected but would be well under capacity if Gomez were connected.

Some other roads would show increases in traffic, but traffic on Borderland and Westside roads could actually decrease. The increases on Artercraft would be easily accommodated by that super-arterial. Country Club Road, however, is projected to be well over capacity irregardless of the Gomez connection construction.

The table below shows the expected traffic on roads in the area for the year 2025. It also shows the volume to capacity ratio, which is simply how much of the roads comfortable capacity will be used up. Numbers less than one (1.00) show that the road could handle the expected traffic. Numbers close to or exceeding one (1.00) show that the traffic would be too much for the road in question.

Predicted Daily Traffic and V/C ratio

	<i>Network with Gomez Road</i>		<i>Network without Gomez Road</i>	
<i>Artercraft</i>	<i>33,582</i>	<i>0.55</i>	<i>43,696</i>	<i>0.71</i>
<i>Westside</i>	<i>5,579</i>	<i>0.8</i>	<i>6,535</i>	<i>0.51</i>
<i>Upper Valley</i>	<i>9,985</i>	<i>0.69</i>	<i>13,996</i>	<i>0.94</i>
<i>Borderland</i>	<i>5,065</i>	<i>0.93</i>	<i>5,622</i>	<i>0.8</i>
<i>Country Club</i>	<i>20,582</i>	<i>1.62</i>	<i>19,731</i>	<i>1.76</i>
<i>Gomez</i>	<i>12,977</i>	<i>0.83</i>	<i>2,991</i>	<i>0.50</i>

Comparison of Traffic with and without Gomez/Redd Road Connection

Alternative B:

Analysis will be done when land uses are solidified.

Alternative modes

This concept calls for horse trails to be maintained “wherever possible”. The bike paths of the Plan for El Paso would continue to be part of the plan.

Alternative C: Clustered Plan

Analysis will be done when land uses are solidified.

Alternative modes

This alternative shows a more comprehensive network of walking, bicycle and equestrian trails along the canals and drains. Studies from other cities suggest this may reduce the number of short trips to the commercial uses that are made by automobile.

Implementation Strategies

Alternative A:

This concept will be implemented if no changes are made to the Plan for El Paso land use and thoroughfare sections. Zoning change requests to R-3A, R3 or R-2A would also be approved on a case-by-case basis. The planned widening and new construction of the thoroughfares shown on the Major Thoroughfare Plan will also need to take place.

Alternative B:

This plan would require amendment of the Plan for El Paso by adding a sub area plan that explicitly incorporates gross density limits, requirement for site plans, landscape buffers, and parking and signage restrictions. These requirements could then be added to any zoning change requests, perhaps as special contract conditions.

Park and/or thoroughfare plans would need to be amended to encourage open space and equestrian trails.

Alternative C:

This concept could be implemented in differing ways but each would require several actions to occur. Any Planned Residential projects following this plan would need to be fairly large and thus cover property that is currently under different owners. In order to ensure equitable treatment of property owners and avoid potential takings, a mechanism would need to be set up to prevent takings claims by landowners whose property remains open space.

One way of implementing this concept would be to allow transfer of development rights between property owners. This would permit low intensity uses to continue while allowing economic gain to the landowners. The State of Texas has not passed legislation enabling transfer of development rights so a City ordinance would be required. Purchase of development rights is another concept that could be investigated.

A third option would be creating a mandatory open space zoning district. Open space zoning, or cluster zoning, allows the same number of units as is permitted under the regular zoning. The units are clustered and about half of the site is consolidated into a large open space. There is a precedent for this concept in the Planned Mountain Development district.

Existing Planned Residential zoning requires that all land be under “unified control” so properties would need to be consolidated prior to applying for review of development plans. Current Planned Residential zoning rules state that the minimum size for a PR project is three acres, but in the Upper Valley that minimum may need to be raised.

The standards for design review would need to be defined in the sub-area plan so that Planned Residential projects would adhere to the goals of providing open space and rural ambience. Park plans and thoroughfare plans would need to be amended to reflect the goal of the sub area plan.

Zoning changes for increased density would need to be recommended against if they did not incorporate Planned Residential projects that met the standards of the plan.

Recommendation: Amendment to *The Plan for El Paso*

In formulating the recommendations given in this section the Planning, Research and Development Department attempted to balance three major goals:

1. The need for land to accommodate future population growth in the El Paso region, including a range of income levels.
2. The desires of existing residents to preserve the quality of life in the study area.
3. The rights of landowners to achieve reasonable economic return on their property.

Fiscal goals were not included. Such analysis could not be performed within the short time frame of the study. It was assumed that the tax revenue would balance the cost of servicing new growth.

Goal 1:

According to MPO projections, if the study area is to accommodate its fair proportion of regional growth, the total number of housing units in the study area in the year 2030 should be 3,939. The census found 698 housing units in the year 2000. Subdivision records indicate that since that time approximately 700 new home sites have entered the subdivision process. Therefore any plan should permit at least 2,541 new homes to be built. Moreover, the range of lot sizes and prices should reasonably accommodate many income levels.

Under the recommendations, over 3,000 additional new homes would be possible. Although the amendment would discourage any new R3A zoning, an overall total of approximately 950 housing units could result within areas already zoned R3A. About 300 new units would also be possible in areas already zoned R2A.

Goal 2:

The Planning, Research and Development Department and the City Council held well-attended public hearings before drafting these recommendations. Sixty-five surveys were returned after a meeting held within the study area. The vast majority of comments received stated that low density, large lot housing was preferred if new development were to occur at all. A vociferous segment of the public was strongly biased against the most recent R-2A rezoning case.

In the early meetings the Department put forward a concept for clustered development to preserve larger contiguous areas of open space. This concept was given due consideration by the participating public but was ultimately rejected in favor of large lot development. Reasons given included the lack of institutional structure to manage the open space and distrust that the open space would actually be preserved from future development.

The representatives of the resident group with which the Department had contact support the recommendations.

Goal 3:

Forty one percent of the land in the study area is already zoned such that higher densities than 2 units/acre are grandfathered in. Another 14% is zoned R-1 and is already developed at densities of less than 2 units/acre.

[illegible]

Approximately 900+ acres land in the study area (45%) remain zoned R-F (ranch farm). This is the land for which reasonable economic expectations most need to be met. Some of this land has been purchased by land developers, while most remains in agricultural use. Drought conditions have affected the profitability of farming in recent years so sale or development can be an attractive option. During the nineteen nineties, before the opening of Arcraft Road/Gary Ord Highway, the average density of farmland conversion development was about 2 units per acre.

Gated, large lot subdivisions have found a market on Westside mountain areas. Properly designed projects in the study area would have a reasonable expectation of selling as well.

Text of Amendment: (Approved by City Council January 13th, 2004)

Northwest Planning Area

The recommendations of The Plan for El Paso adopted in 1999 serve as guidelines for development and redevelopment for the City of El Paso and its extra territorial jurisdictions. Within the Northwest planning area, the recommendations of the Northwest Upper Valley Plan adopted in 2004 will serve as guidelines for development and redevelopment of the area bounded by the Rio Grande, Country Club Road, the Texas/New Mexico State line and Borderland Road. *Land included within a valid land study and subdivision or zoning applications on file as of January 12, 2004 are specifically exempted from the provisions of this Plan Amendment for so long as the project that necessitated such application is continued.*

Arcraft Road Corridor

- The Arcraft Road Corridor shall be defined as the area extending 400 feet on either side of the Arcraft Road right-of-way from Doniphan Drive to the New Mexico State line.

Recognizing that there will be increased interstate heavy traffic on Arcraft Road, new development along the Arcraft Corridor should be planned in such a way as to promote the welfare, beauty and comfort of the area along the Arcraft Corridor and in the remainder of the Northwest Upper Valley Study Area.

Residential development:

- Any new residential development within the Arcraft Road Corridor should be low density no more than five (5) dwelling units per gross acre.
- New development should be encouraged to provide and make provisions to maintain a thirty-five foot (35') landscaped strip of property along Arcraft Road measured from the edge of TxDOT right of way to include native plants and trees.

Commercial development:

- New commercial development should be restricted to the western side of the intersection of Arcraft Road at Upper Valley Road in an area extending 300 feet from the rights-of-way making the intersection.
- Commercial development should be restricted to neighborhood-compatible uses.
- A detailed site development plan should be encouraged for all commercial zoning requests.

Remainder of Northwest Upper Valley Study Area

This area--between the Rio Grande and the New Mexico State Line and between Country Club Road and Borderland Road, but excluding the Arcraft Road Corridor-- is characterized by the following:

- The area is a mix of agricultural use and very low-density large-lot single-family residences (a mix of R-1 and R-2), providing substantial open space and greenery. Residents have consistently expressed an interest in promoting the continuation of only agricultural and very low-density single family uses.
- Only a few collector roads serve the area and traffic circulation is hampered by the need to cross the Rio Grande on bridges at Country Club, Arcraft Road, and Borderland Road. Growth to the west in New Mexico and to the north in El Paso County will continue to funnel more people onto the routes for these bridges.
- Because of continuing agricultural use, the area is criss-crossed by irrigation canals and drains and their access roads that fall under the jurisdiction of the El Paso County Irrigation District #1.
- Most existing residential developments front onto the few collector roads and back onto irrigation ditches, leaving interior tracts of land that are accessible only by ditch-bank roads or by long or irregular routes to the collector roads.
- The area has unique features that attract many people to use the area for recreational activities such as bird watching, cycling, and horseback riding.
- The area lies in the Rio Grande flood plain, providing the potential for flooding, and there is not an up to date comprehensive drainage study or flood plan for this area.

As a result,

- New residential development should be very low density (a maximum of two and one half (2.5) dwelling units per gross acre) and on large lots.
- Buffering uses should be encouraged between areas of less-compatible uses.
- New street lighting should be encouraged to conform with recognized dark sky standards in order to preserve rural ambience. If dark sky standards are adopted by the City of El Paso they will take precedence.
- Within residential developments, open areas and green space areas should be planned and implemented wherever possible and developers should be discouraged from providing Park Dedication Fees in lieu of land for parks.
- The City, the El Paso County Water Improvement District No. 1, and developers should work together to plan for the safe passage of horses and cyclists along all arterials, collectors and sub-collectors and keep the area and the Rio Grande River Park accessible and compatible for these uses through the use of horse trails, bike trails and ditch banks.

The 2025 Projected General Land Use Map for the area is amended as shown on Map 11.

Map 11. Plan Amendment Recommendation- Year 2025 Projected General Land Use

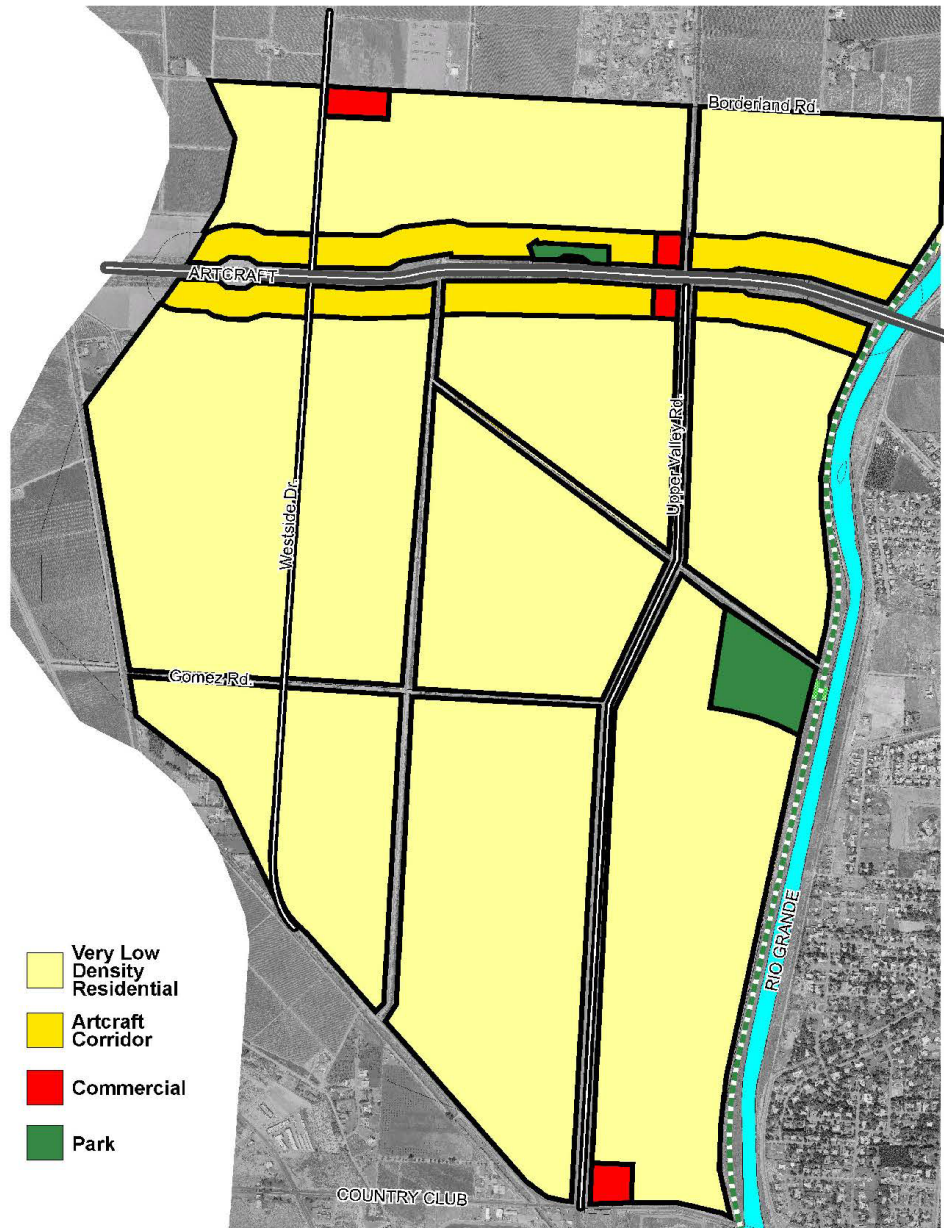


Exhibit 1

Results of Survey Given at Public Meeting on Upper Valley Plan

Survey from Meeting on Upper Valley Study – November 13, 2003

The most important factors to me for “quality of life” in the Upper Valley: **RANK (1= most important)**

- 1.9 points Keeping the density of housing low
- 2.1 points Keeping the size of the lots large
- 2.9 points Keeping the value of the homes high
- 3.3 points Preserving public open space, parks, and trails
- 3.6 points Maintaining rural uses such as for horses and farms
- 4.0 points Avoiding traffic and roadway problems
- 4.4 points Avoiding overcrowded schools

From this meeting, I believe:

	<u>Agree</u>	<u>Disagree</u>	<u>Uncer- tain</u>
Upper Valley is needed	59	2	2
The Council Revision will generally accommodate demand thru 2025	10	21	20
Most of the growth will be north of Gomez, in Canutillo ISD	12	10	13
Canutillo ISD will need to build 1 or more schools in the area	49	4	6
Valley Creek Park (37 acs) will be heavily used by Upper Valley residents	31	10	14
River Park trail will be heavily used by Upper Valley residents	31	8	15
Several smaller parks are also needed	27	18	9
Hike, bike, and horse trails should be included, with access to canal roads	51	5	1
I'd prefer a network of connecting trails rather than small parks in subdivisions	34	12	8
I'd accept tracts with smaller lots in exchange for more public open space	6	45	4
The Council Revision is fair toward landowners and developers.	7	34	13
The Revision to the Plan adequately describes the land use guidelines by referring to limits of 5 units per acre (Arctcraft) and 4 units per acre	10	20	18
Away from Arctcraft, the overall area should include a mix of R-1 and R-2, rather than each rezoned tract including both R-1 and R-2.	17	13	6
Currently, R-1 comprises 26% of all non-RF acreage; I want this % maintained in future.	38	12	4
R-1 zoning on existing tracts should be maintained; RF tracts should be rezoned R-1 or R-2 depending on surroundings.	38	15	1
R-1 should be mandated on tracts with certain characteristics; other tracts could be zoned R-1 or R-2, at landowner's option.		30	14
City should seek legal way to require that each RF tract rezoned include both R-1 and R-2.	40	11	3
Gomez Road should not cross the Rio Grande before year 2015		54	7
Gomez Road running West from Upper Valley Road should stay 2 lanes		51	5
Gomez Road running East from Upper Valley Road can be 4 lanes	10	42	7

Survey Concerns

1. No R3A. (3)
2. Need for emergency assistance, fire & police substations. (4)
3. Why does City Council ignore CPC recommendations?
4. Repair the northern portion of Upper Valley Road starting on Gomez Road. (2)
5. Need to widen Country Club Road and install streetlights. (2)
6. Need streetlights on Upper Valley Road and Westside Drive. (2)
7. Make sure park fees are used for parks.
8. Why was Gomez Road paved if there is no money?
9. Water concerns. (7)
10. Do not need rezoning. (2)
11. Heavy construction trucks are tearing up the roads and are only being patched up instead of putting a base under the asphalt, which in turn would be able to handle heavy trucks.
12. Concerns about increased density, lack of infrastructure, drainage, and infringement on irrigation rights. (8)
13. Survey could be clearer, and questions are confusing. (3)
14. Gomez Road should not cross the River.
15. Primary zoning should be RF & R1 with irrigation. (12)
16. RF could be zoned for 3-acre Ranchettes.
17. Current Master Plan already references maintaining rural quality of life in the Upper Valley. How will a new plan be enforced any differently in the face of pressure from developers?
18. Development must stop until roads are repaired.
19. The City is only interested in developers. (2)
20. Concerned about traffic flow to Damian Elementary School and new High School at Transmountain & I-10. Borderland Road cannot handle traffic now.
21. Taxes being raised.
22. Over population. (4)
23. New Schools needed. (5)
24. The Valley is unique, desert is not. Schwartz can build in the east, north, etc. (3)
25. Heavy traffic. (5)
26. We must do all we can to enhance and preserve the natural greenery and beauty of the Valley. (7)
27. Afraid of losing home to Gomez Road expansion.
28. Need a Drainage Study.
29. Do the right thing. (2)
30. Will irrigation ditches be maintained so that water allotment from the Rio Grande River will continue?
31. Land has better uses than houses.
32. What is being done to preserve the animals; skunks, raccoons, owls, herons, etc. (4)
33. If Gomez Road is expanded, it will need constant repair due to the high water table.
34. Representative Austin said the Community wanted streetlights, but it does not want them.
35. Ensure mix of R1 & R2 outside of corridor, and ensure compliance with plan. (4)
36. Concerned that roadways have adequate passage for safe crossing of pedestrians and horses.
37. A traffic light at Upper Valley Road will make it very difficult to get out of Country Place Estates.
38. Would like a public horse arena.
39. Horses are not compatible with bike trails.
40. Willing to help work on plan. (2)

**** Number after comment is the number of times it was commented. If there is no number, comment was only made once.**

Exhibit 2

Ordinance Amending the Comprehensive Plan

ORDINANCE NO. _____

AN ORDINANCE APPROVING THE NORTHWEST UPPER VALLEY PLAN AS A SPECIFIC STUDY AREA PLAN TO BE INCORPORATED INTO THE CITY'S COMPREHENSIVE PLAN, THE PLAN FOR EL PASO, AND WHICH PLAN SHALL AMEND THE PLAN FOR EL PASO AND THE YEAR 2025 GENERAL LAND USE MAP INCORPORATED THEREIN.

WHEREAS, *The Plan for El Paso* was adopted by the El Paso City Council on April 27, 1999, and further ratified on February 18, 2003, pursuant to the provisions of Section 219.002 of the Texas Local Government Code as the comprehensive plan for the City; and

WHEREAS, the comprehensive plan serves as a general guide for the future growth and development of the City to promote public health, safety and welfare; and

WHEREAS, a specific recommendation of *The Plan for El Paso* is the creation of specific study area plans that will serve as a separate policy documents that give general support to the objectives of the City's comprehensive plan; and

WHEREAS, the El Paso City Council on September 16, 2003 directed the Planning, Research and Development Department to prepare amendments to the *The Plan of El Paso* to modify the goals, policies and land use recommendation for a portion of the Upper Valley with public input and to present these amendments to City Council within ninety (90) days; and

WHEREAS, the City Planning, Research and Development Department has developed a study area plan for the Northwest Upper Valley which identifies the impacts of growth and new development and proposes guidelines aimed at protecting the existing characteristics of the Northwest Upper Valley; and

WHEREAS, the El Paso City Council finds that the adoption of the Northwest Upper Valley Plan as herein enumerated will have no negative impact upon the public health, safety, morals and

general welfare of the City, and that the study area plan will carry out the purpose and spirit of the policies expressed in *The Plan for El Paso*.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

1. **THAT**, the El Paso City Council hereby adopts the Northwest Upper Valley Plan as a specific study area plan, and that same shall be incorporated into *The Plan for El Paso* for all purposes, including amending the Year 2025 Projected General Land Use Map for the long-range development of the Northwest Upper Valley

2. **Except** as herein modified, *The Plan for El Paso* and its related documents shall remain in full force and effect as to the long-range general policies for guiding growth and development in the City.

PASSED AND APPROVED this _____ day of _____, 2004.

THE CITY OF EL PASO

Joe Wardy
Mayor

ATTEST:

Richarda Momsen
City Clerk

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:

Matt Watson
Assistant City Attorney

Patricia D. Adauto
Deputy Chief Administrative Officer
Building & Planning Services

ORDINANCE NO. _____

ATTACHMENT 5

Planning and Inspections Department - Planning Division

Staff recommends **APPROVAL WITH CONDITIONS** of the request as the proposed rezoning is in keeping with the policies of the G-4, Suburban (Walkable) Land Use designation of *Plan El Paso*, the City's adopted Comprehensive Plan. The recommended conditions are as follows:

1. *That access to Westside Drive shall be provided to the subject property and that access shall continue and be provided to the adjacent property to the south to avoid landlocking such property.*
2. *That a detailed site development plan be reviewed and approved per City Code prior to the issuance of certificates of occupancy or certificates of completion.*
3. *That a minimum 500-foot distance be required between any establishments meeting both of the following criteria:*
 - a. *Establishment deriving 51% or more of their income from the sale of alcoholic beverages for on-premise consumption; and*
 - b. *Providing outdoor amplified sound.*
4. *That no office warehouse uses shall be permitted.*

Planning and Inspections Department – Plan Review & Landscaping Division

The generalized site plan is not being reviewed for conformance due to conceptual nature. No objections to proposed rezoning.

At the time of submittal for building permits, the project will need to comply with all applicable provisions of the IBC, Municipal Code, and TAS.

Planning and Inspections Department – Land Development

No objections to the proposed rezoning.

Fire Department

No adverse comments.

Police Department

The 911 District has no comments or concerns regarding this rezoning.

Environment Services

No comments received.

Sun Metro

No comments received.

Streets and Maintenance Department

Traffic & Transportation Engineering

No TIA is required.

A TIA report was provided and approved as part of rezoning Ordinance No. 19204 approved in 2021.

Streets Lighting:

Street Lights Department does not object to this request.

Artcraft Road is a Texas Department of Transportation (TXDOT) right-of-way (ROW).

Street Lights Department requires that all projects that involve a roadway are 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.

For the development of a project 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.

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.

Project at Artcraft Road falls within TxDOT ROW, if any part of the project extends beyond that into the City of El Paso's right-of-way, the contractor must comply with El Paso City Municipal Codes and DSC guidelines.

Contract Management:

The project at Artcraft Road falls within TxDOT R.O.W. If any part of the project extends beyond that into the City of El Paso's right-of-way, the contractor must comply with El Paso City Municipal Codes and DSC guidelines.

El Paso Water

EPWater-PSB does not object to this request.

Water

There is an existing 12-inch diameter water main that extends along Westside Drive located approximately 7-feet west of the eastern right-of-way line. This main increases to a 16-inch diameter water main approximately 570-feet north of Miss Bev Avenue and continues north to Artcraft Road. No direct service connections are allowed to the 16-inch diameter water main as per the El Paso Water Utilities – Public Service Board Rules and Regulations. The 16-inch and 12-inch water mains are available for main extensions.

There are no water mains along Artcraft Road.

Water mains required to serve the project need to be extended by creating a looped system. Owner/Developer is responsible for all extension costs.

Previous water pressure from fire hydrant #6301 located at Westside Drive, 1800-feet north of Gomez Road, has yielded a static pressure of 72 psi, a residual pressure of 40 psi, and a discharge of 1,186 gallons per minute.

Sanitary Sewer

There is an existing 15-inch diameter sanitary sewer main along Westside Drive. This sewer main dead ends approximately 400-feet North of Miss Bev Avenue. This main is available for service and main extensions.

General

Sanitary sewer main improvements may be required downstream, depending on the anticipated land use and density of the proposed development. Owner/Developer is responsible for improvement costs.

La Union Lateral is an El Paso County Water Improvement District No. 1 facility. Permits for installation of water and sanitary sewer mains within the right of way are required. Lot owner is responsible for permit, survey and consideration fees.

EPWater-PSB 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 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:

We reviewed this property for City Engineering Land Development 5 Day Review under the Addition called "Artcraft" and provided the following comments:

1. Artcraft Rd. is a state highway; TXDOT roads are not designed to take in outside storm sewer flow.
2. Onsite Ponding note should read: "On-site ponding of all storm-water runoff discharge volume is required within this subdivision and shall comply with all provisions of the Municipal Code Section 19.19.010, DSC panel 1-4C-J, and DDM #11.1
3. The El Paso County Viewer (FEMA Region 6) shows this property within the flood zone; the structure shall be built 1 foot above the BFE.
4. The plans do not show a pond; need to show where the storm sewer runoff will eventually land.

Note: Comments to be addressed at the platting stage.

El Paso County 911 District

No comments received.

Texas Department of Transportation

TXDOT comments are to remove the proposed driveways along the SH 178 ramp. There is an access denial line along this location and TXDOT purchased the access rights years ago.

Access will need to be located on Westside drive.

Please have requestor submit grading and drainage plans for TXDOT approval once the said changes are made.

Note: Comments to be addressed at the permitting stage.

El Paso County Water Improvement District #1

An application, fee, and three irrigable land exhibits have been submitted.

Texas Gas Service

In reference to case PZR25-00008 - Artcraft and Westside, Texas Gas Service will need an easement to provide service to these buildings.

Texas Gas Service does not allow permanent structures nor trees to be installed on top of TGS gas mains or service lines. If a conflict is anticipated, the developer, contractors or owner representative should contact TGS to relocate the gas main and/or service at the developer's expense.

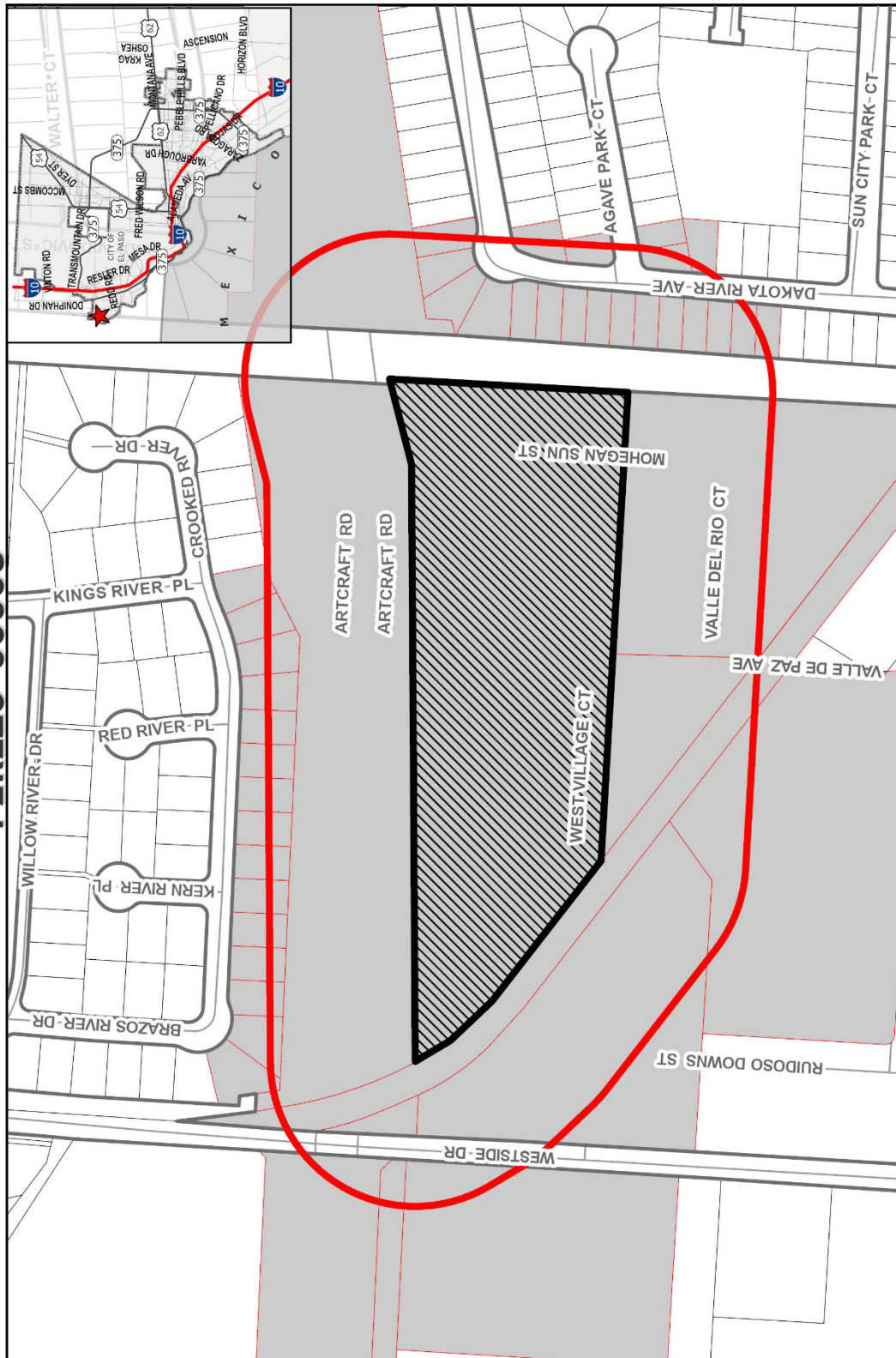
El Paso Electric

We have no comments for Artcraft and Westside.

PZR25-00008

ATTACHMENT 6

PZRZ25-00008



-  Subject Property
-  300 Feet Notice Area
-  Notified Properties

This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required to confirm the accuracy of the map. The Planning & Inspections Department Planning Division makes no claim to its accuracy or completeness.



El Paso, TX

300 N. Campbell
El Paso, TX

Legislation Text

File #: BC-1034, **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 Election of Officers (First Chair and Second Chair)

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

POSTPONED FROM JULY 3, 2025

POSTPONED FROM JULY 31, 2025



El Paso, TX

300 N. Campbell
El Paso, TX

Legislation Text

File #: BC-1035, Version: 1

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

AGENDA LANGUAGE:

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Discussion and action on the Comprehensive Plan subcommittee.

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

POSTPONED FROM JULY 3, 2025

POSTPONED FROM JULY 31, 2025



Legislation Text

File #: BC-1036, **Version:** 1

CITY OF EL PASO, TEXAS
LEGISTAR AGENDA ITEM SUMMARY FORM

AGENDA LANGUAGE:

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Discussion and action on the following code amendments:

- An Ordinance amending Title 20 (Zoning), Chapter 20.04 Administrative Provisions), by amending Article VI (Changes and Amendments) Section 20.04.460 (Protest Procedure) and Article VII (Public Hearings) Section 20.04.520 (Notice) in order to comply with the updated zoning notification requirements in accordance with House Bill 24 of the Texas 89th Legislative Session. The penalty is as provided in 20.24 of the El Paso City Code.
- An Ordinance amending Title 20 (Zoning), Chapter 20.02 (General Provisions and Definitions), by amending Article II (Definitions) Section 20.02.464 (HUD-code manufactured home (manufactured home)) in accordance with Senate Bill 1341 of the Texas 89th Legislative Session. The penalty is as provided in 20.24 of the El Paso City Code.
- An Ordinance amending Title 20 (Zoning), Chapter 20.10 (Supplemental Use Regulations), Section 20.10.270 (Home Occupation Uses), Subsection 20.10.270.b.14 to include no-impact home businesses as an exception to home occupation licensing requirements.

Staff Contact: Alex Hoffman, Urban Planning & Design, (915) 212-1564, HoffmanAP@elpasotexas.gov