

Mountain View Replat "A"

City Plan Commission — February 26, 2026



CASE NUMBER/TYPE:	SUSU26-00001 – Resubdivision Combination
CASE MANAGER:	Alonso Hernandez, (915) 212-1585, HernandezJA5@elpasotexas.gov
PROPERTY OWNER:	CG ELP Dyer LLC.
REPRESENTATIVE:	SLI Engineering, Inc.
LOCATION:	North of Hercules Dr. and East of Dyer St. (District 2)
PROPERTY AREA:	1.31 acres
VESTED RIGHTS STATUS:	Not Vested
PARK FEES:	pending
EXCEPTIONS/MODIFICATIONS:	Yes, see following section
ZONING DISTRICT(S):	C-3 (Commercial), C-4 (Commercial)

SUMMARY OF RECOMMENDATION: Staff recommends **APPROVAL WITH CONDITION** of Mountain View Replat "A" on a Resubdivision Combination basis and **APPROVAL** of the exception requests. The condition states the following:

- Approval of the TIA waiver request, or approval of a TIA, must be obtained from the Street and Maintenance Department prior to recordation of the plat.

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

1. To waive the construction of five feet (5') of planter strip along Tetons Drive.
2. To waive the construction of three feet (3') of sidewalk and to allow the sidewalk to abut the roadway along Tetons Drive.

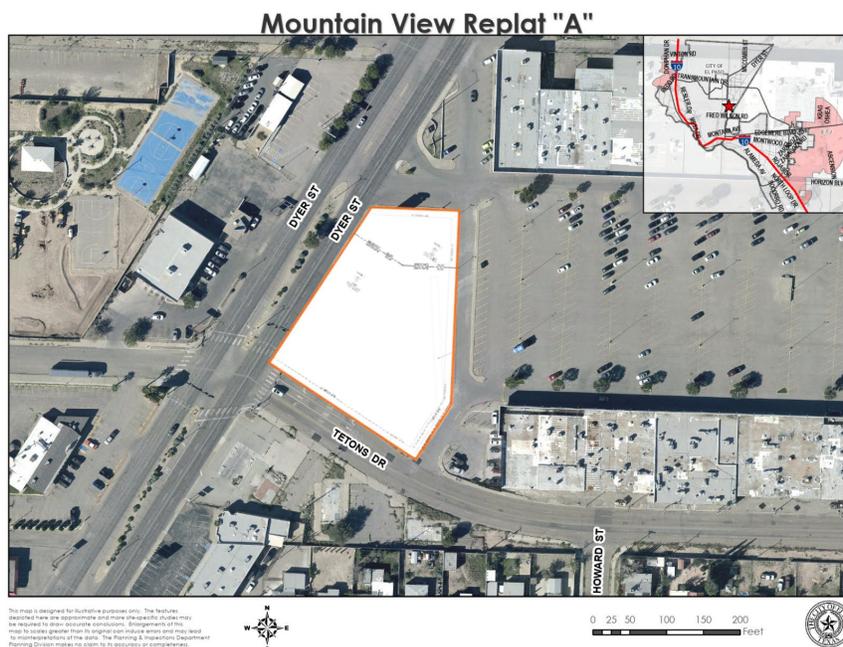


Figure A: Proposed plat with surrounding area

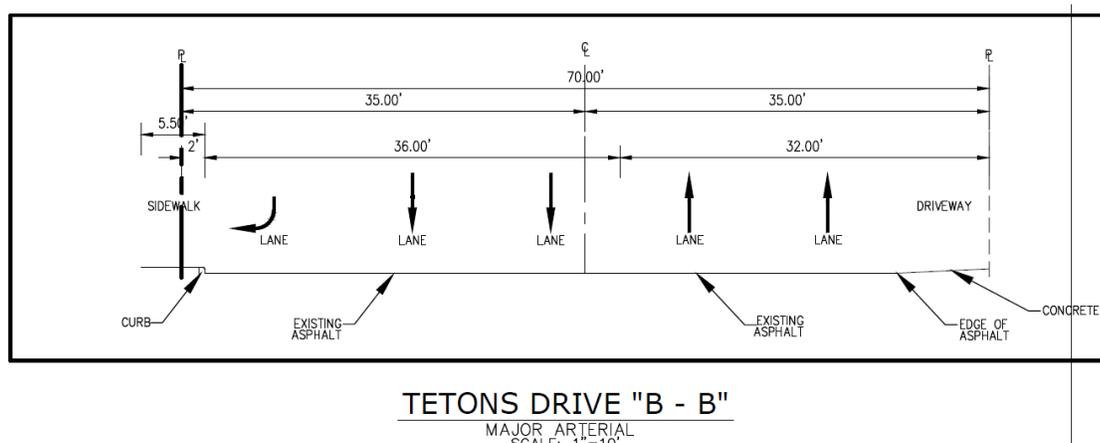
DESCRIPTION OF REQUEST: The applicant is proposing to resubdivide 1.31 acres in order to create two (2) nonresidential lots. Lot 1 consists of 1.10 acres, and Lot 2 consists of 0.21 acres. Access to the subdivision will be from Dyer Street and Tetons Drive. Stormwater drainage will be managed by on-site ponding. This development is being reviewed under the current Subdivision code.

CASE HISTORY/RELATED APPLICATIONS: N/A

EXCEPTIONS, MODIFICATIONS, OR WAIVER REQUESTS: The applicant is requesting the following exceptions 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 include the following:

- To waive the construction of five feet (5') of planter strip along Davis Tetons Drive.
- To waive the construction of three feet (3') of sidewalk and to allow the sidewalk to abut the roadway along Tetons Drive.

EXISTING CROSS-SECTION:



EVALUATION OF EXCEPTION REQUEST: The exception request 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.

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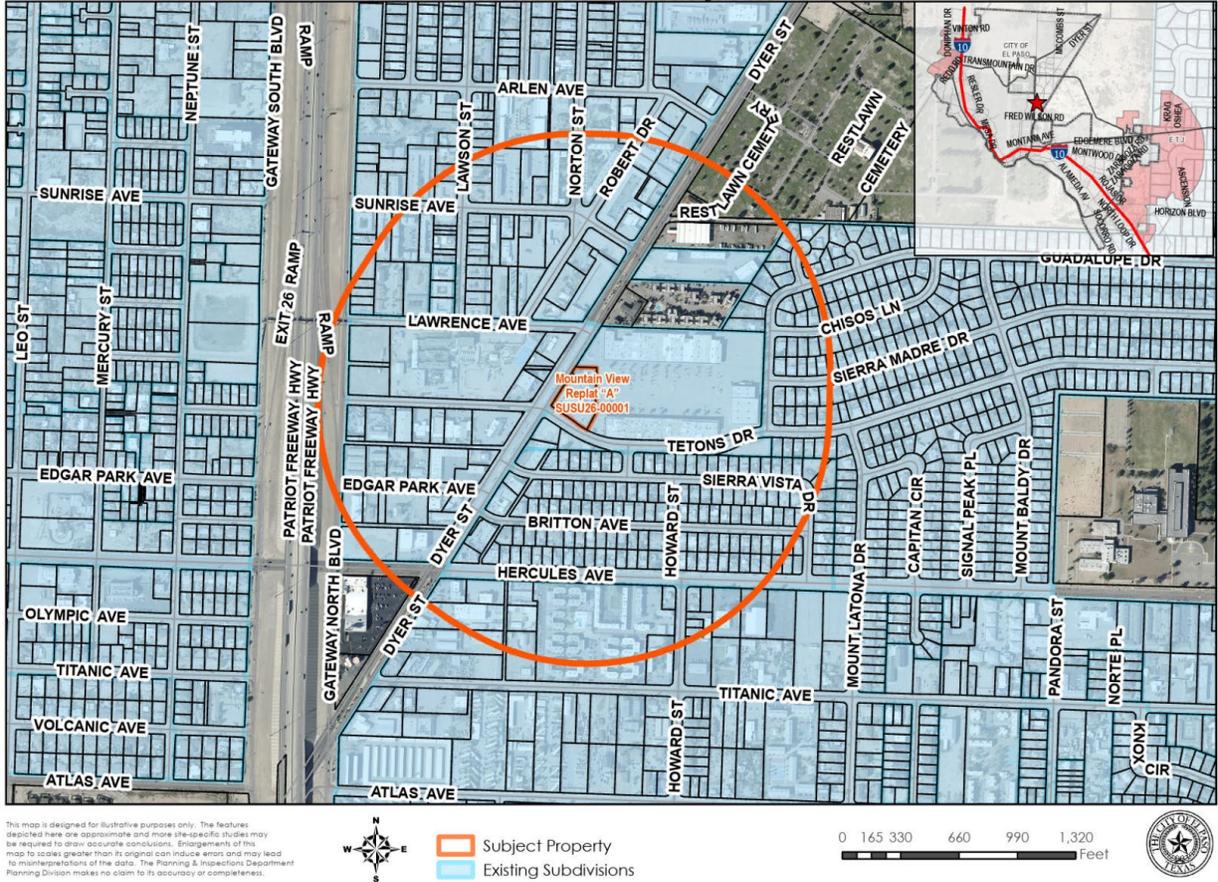


Figure B: Developed properties within a quarter mile of proposed subdivision

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

Surrounding Zoning and Use	
North	C-4 (Commercial) / Commercial development
South	C-3 (Commercial) / Commercial development
East	C-3 (Commercial) / Commercial development
West	C-3 (Commercial) / Commercial development
Nearest Public Facility and Distance	
Park	Wainwright (0.06 mi.)
School	Magoffin Middle School (0.55 mi.)
Plan El Paso Designation	
G-3, (Post-War)	
Impact Fee Service Area	
N/A	

PUBLIC COMMENT: N/A

PLAT EXPIRATION: This application will expire on **February 26, 2029**. If the final plat has not been recorded within the specified date, the final plat approval, unless extended in accordance with El Paso City Code Chapter 19.41 (Expiration, extension and reinstatement), shall expire and the applicable plat shall be deemed null and void.

CITY PLAN COMMISSION OPTIONS:

Subdivision

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

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

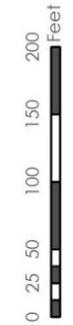
1. **Approval** of the waiver, exception, or modification request(s), finding that the request(s) is in conformance with the relevant review criteria provided by the El Paso City Code, as reflected in the Staff Report. **(Staff Recommendation)**
2. **Partial approval of the waiver, exception, or modification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

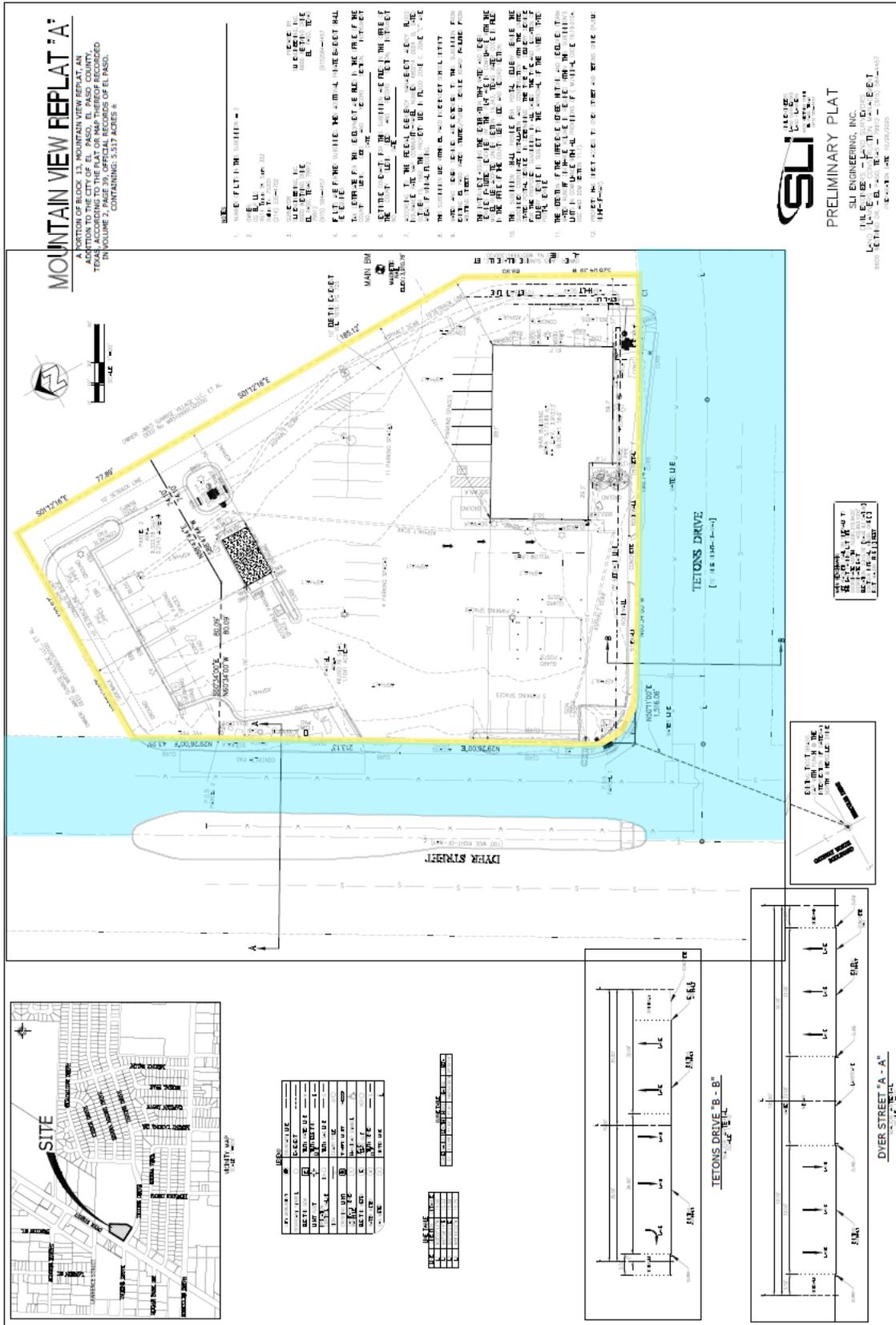
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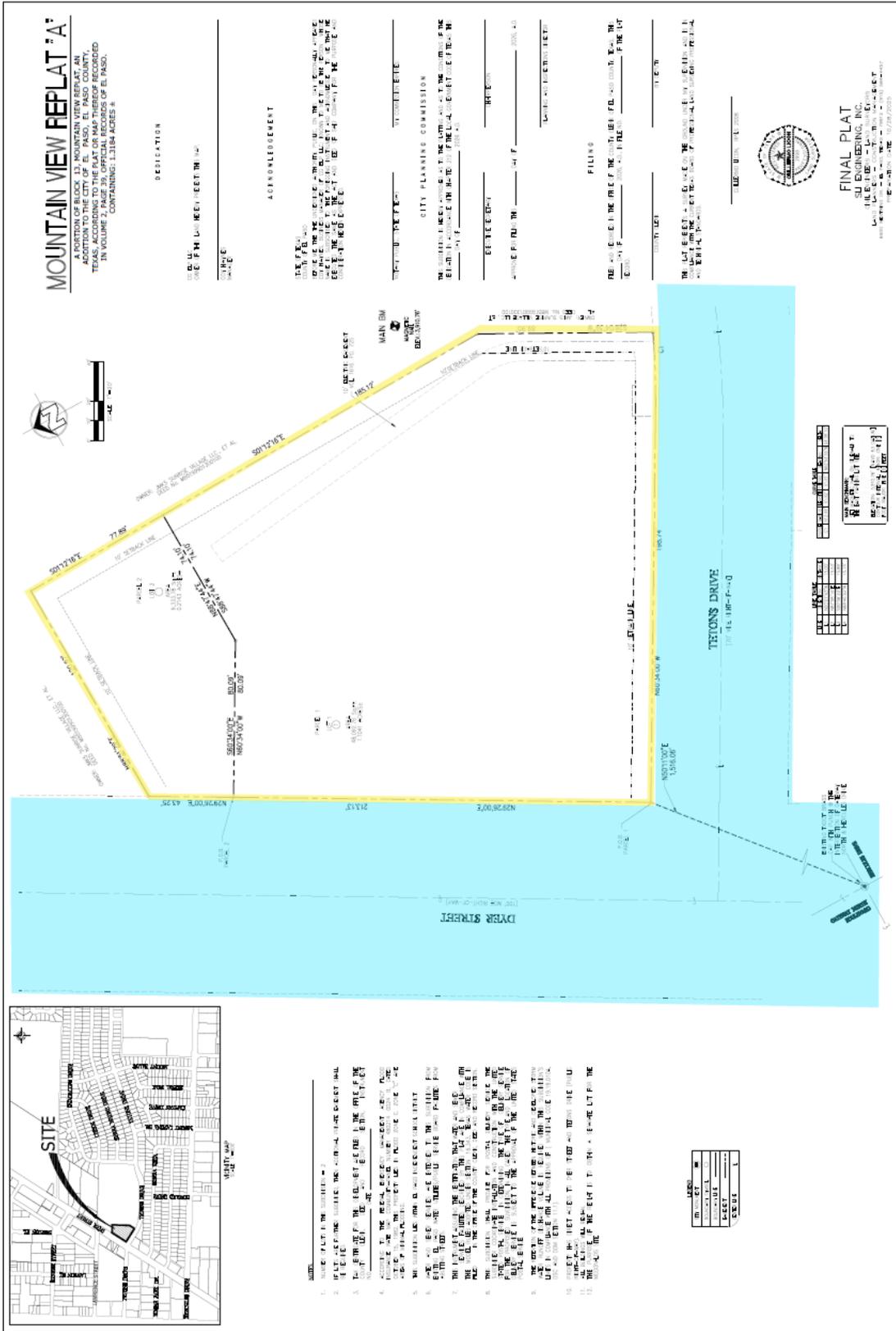
Subject Property

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. Engagements of this kind are subject to change without notice. The Planning & Inspection Department Planning Division makes no claim to its accuracy or completeness.

ATTACHMENT 2



ATTACHMENT 3



ATTACHMENT 4



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December 20, 2025

Guillermo Licón, P.E.
President

Alex Alejandre
Planning Division
City of El Paso
711 Texas Street
El Paso Texas

Dear Alex

Subject: Mountain View Replat A waiver request.

We cordially requests a waiver for **Code No. 19.10.050 - Roadway participation policies—Improvement of roads and utilities within and or abutting the subdivision of the Municipal Code**, to eliminate the following condition:

- Teton Drive :
 - Waiver to construct a new side walk. There is an existing sidewalk however, it is located mainly within the property.
 - Waiver for Planter along Tetons Dr. The improvements have been in existence and they have an occupancy permit

This configuration will not be detrimental to the public health, safety and welfare and will be in character with the neighborhood.

Thank you for your assistance and consideration.

Sincerely:



Georges Halloul
SLI Engineering, Inc.

Civil Engineers
Land Surveyors & Planners
Construction Management

Licensed Registered Engineers
Texas - New Mexico
Arizona - Colorado

6600 Westwind Drive
El Paso, TX 79912
Phone (915) 584-4457
Fax (915) 581-7756

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ATTACHMENT 5



RESUBDIVISION COMBINATION APPLICATION

DATE: 11-5-2025 FILE NO. _____

SUBDIVISION NAME: MOUNTAIN VIEW REPLAT A

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
A Replat of a PORTION OF BLOCK 13, MOUNTAIN VIEW REPLAT, AN ADDITION TO THE CITY OF EL PASO, EL PASO COUNTY, TEXAS,
ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 2, PAGE 39, OFFICIAL RECORDS OF
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	<u>5.517</u>	<u>2</u>	Total No. Sites	<u>2</u>	_____
Industrial	_____	_____	Total (Gross) Acreage	<u>5.517</u>	_____

3. What is existing zoning of the above described property? ca Proposed zoning? SAME

4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes No

5. What type of utility easements are proposed: Underground Overhead Combination of Both

6. What type of drainage is proposed? (If applicable, list more than one)
on site ponding

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

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

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 CG ELP LLC 4514 Travis St. Suite 302 Dallas Tx. 75205 (214) 335-4
(Name & Address) (Zip) (Phone)

13. Developer SAME
(Name & Address) (Zip) (Phone)

14. Engineer SLI ENGINEERING, INC. 6600 WESTWIND 79912 915 584 4457
(Name & Address) (Zip) (Phone)

OWNER SIGNATURE: 
REPRESENTATIVE SIGNATURE: georges Digitally signed by georges
Date: 2025.04.09 13:22:46 -06'00'

REPRESENTATIVE CONTACT (PHONE): 915 203 7277

REPRESENTATIVE CONTACT (E-MAIL): ghalloul@sl-engineering.com

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

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

ATTACHMENT 6

Planning and Inspections Department- Planning Division

Developer / Engineer shall address the following comments:

1. Submit to the Planning & Inspections Department – Planning Division the following prior to recording of the subdivision:
 - a. Original and current certificate tax certificate(s) with zero balance. (2 total tax certificates)
 - b. Provide original copies of the restrictive covenants, if applicable.
2. Coordination with the Streets and Maintenance Department is required to obtain approval of the TIA waiver, or to submit a TIA for approval, prior to recordation of the final plat.
3. A Pedestrian Access Easement must be created and recorded for the Tetons Dr. sidewalk located within the property, or the existing sidewalk must be dedicated to the City.
4. If the sidewalk is not dedicated to the city, add a plat note stating that pedestrian access will be granted and no obstructions will be permitted on the portion of the sidewalk located within the subdivision.
5. Please note that the proposed subdivision is located within two different zoning districts; C-3 (Commercial District) and C-4 (Commercial District). Coordination with the Zoning Administrator is recommended.
6. Tetons Dr. is a collector street, not a major street. Please update the cross-section title to reflect the correct classification.
7. Label all buildings or structures on the preliminary plat to indicate whether they will remain or be demolished.
8. Provide the block and lot number on the face of both the preliminary and final plats. Staff recommends Block 1, Lot 1 and Block 1 Lot 2.
9. Staff recommends removing the “Parcel 1” and “Parcel 2” designations from the face of both the preliminary and final plats to avoid confusion.
10. Indicate the direction of flow for all watercourses on the preliminary plat and include the on-site ponding location.
11. Provide address or proposed address for each lot within the subdivision on both the preliminary and final plats.
12. Remove the frame lines from the viewport to maintain clarity on the preliminary plat.
13. The acreage shown on the preliminary plat does not match the final plat and deed. Please revise for consistency.
14. Provide the restrictive covenants, as referenced in Plat Note No. 6 on preliminary plat.

Planning and Inspections Department- Land Development Division

1. Show proposed drainage flow patterns on preliminary plat for storm-water runoff into on site detention ponding area(s), identify the excess discharge location(s).

2. The code encourages the new developments and redevelopments use structural and nonstructural storm water management such as the preservation of greenspaces, rain water harvesting within landscape areas, 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.
3. Applicant shall coordinate and obtain approval from TxDOT for stormwater drainage and access requirements.

Streets and Maintenance Department

SaM Traffic & Transportation Engineering has the following comments:

- The TIA waiver was denied. The justification provided did not clearly or sufficiently explain the reasoning behind the decision. Further clarification is requested.
- If this justification is not provided, a TIA is required.
- For the sidewalk. A sidewalk easement by metes and bounds will have to be made.

Streets lights:

Street Lights does not object to this request.

Dyer St. is a Texas Department of Transportation (TXDOT) right-of-way (ROW).

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

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

Contract Management:

1. Indicate that any proposed infrastructure improvements located within the city right-of-way must follow the design standards for construction (DSC), in accordance with its municipal code.
2. Indicate that any damage to existing infrastructure caused by the development of this project must be restore to its original or better condition.
3. For future development a complete set of improvement plans shall be submitted for review.

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 8-inch diameter water main that extends along the north side of Tetons Dr. It is approximately 18 feet south of the northern right of way. This water main is available to provide service.

There is an existing 6-inch diameter water main that extends along Dyer St. This water main is available to provide service.

There is an existing 24-inch diameter water main that extends along Dyer St. No direct service connections are allowed to this main as per the El Paso Water – Public Service Board (EPWater-PSB) Rules and Regulations.

Previous water pressure from fire hydrant #02386, last tested on 10/25/25, located at the northwest corner of Dyer St. and Tetons Dr. intersection, has yielded a static pressure of 90 psi, a residual pressure of 88 psi and a discharge of 1,007 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 8-inch diameter sanitary sewer main that extends along Tetons Dr. and is approximately 30-feet north of the southern right-of-way. This sewer main is available to provide service.

There is an existing 12-inch diameter sanitary sewer main that extends along Dyer St. and is approximately 19-feet west of the eastern right-of-way.

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:

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

Mountain View Replat 'A' – Resubdivision Combination

1. Provide a conceptual Drainage Plan indicating existing and proposed major stormwater

facilities as per Section 19.02.020 of the Municipal Code.

2. Show and Label drainage flow patterns on the preliminary plat and identify the final location of all the stormwater runoff.
3. On the preliminary plat, show and label the proposed pond location within the lot. Any proposed ponding area shall have enough capacity to hold the developed runoff for a designed 100-yr storm event.
4. Lot owners are responsible for maintaining adequate provisions to accommodate all stormwater runoff generated from their respective lot.
5. 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.
6. Revise line and curve tables for elements that are not part of the final and/or preliminary plat.

Texas Gas

In reference to case SUSU26-00001 - Mountain View Replat "A", Texas Gas Service does not have any comments.

El Paso Central Appraisal District

There are no comments for Mountain View Replat A subdivision from Central Appraisal.

El Paso Electric

Please add a 15' wide easement along Dyer St. We have an existing line.

Texas Department of Transportation

No comments received.

Fire Department

No adverse comments.

Parks and Recreation Department

No comments received.

Sun Metro

No comments received.

Capital Improvement Department

No comments received.

El Paso County 911 District

No comments received.

El Paso County

No comments received.