

Ethel Estates Subdivision

City Plan Commission — July 17, 2025



CASE NUMBER/TYPE: PSEN25-00003 – Extension Request to Record Final Plat
CASE MANAGER: Alex Alejandre, (915) 212-1642, AlejandreAX@elpasotexas.gov
PROPERTY OWNER: Eliseo Rodriguez Salazar
REPRESENTATIVE: SLI Engineering, Inc.
LOCATION: East of Doniphan Dr. and North of Redd Rd. (District 1)
PROPERTY AREA: 0.83 acres
VESTED RIGHTS STATUS: Not Vested
ZONING DISTRICT(S): R-3 (Residential)
RELATED APPLICATIONS: SUSU22-00011 Ethel Estates Subdivision

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.

Ethel Estates Subdivision

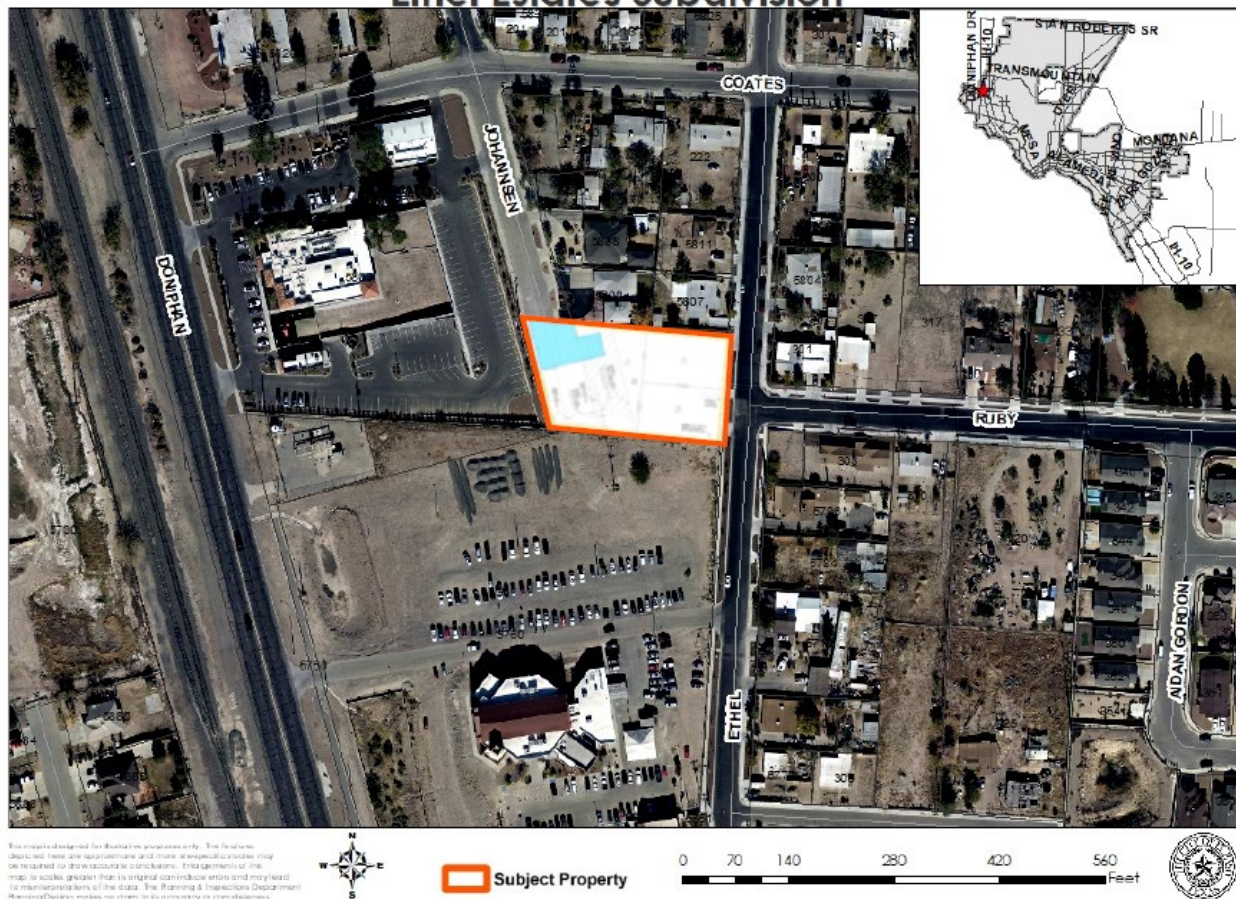


Figure A: Proposed plat with surrounding area

DESCRIPTION OF REQUEST: The applicant is requesting the first one (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:

- Continue coordination with Land Development regarding the completion of improvements within the City of El Paso.

CASE HISTORY/RELATED APPLICATIONS: The City Plan Commission, at its regular meeting of June 16, 2022, voted to approve Ethel Estates Subdivision (SUSU22-00011) as a Major Combination.

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

Surrounding Zoning and Use	
North	R-3 (Residential) / Residential development
South	R-3 (Residential) / Church
East	R-3 (Residential) / Residential development
West	C-2/c (Commercial/condition) / Restaurant
Nearest Public Facility and Distance	
Park	Montoya Heights Park (0.10 miles)
School	Herrera Elementary School (0.11 miles)
Plan El Paso Designation	
G-3, (Post-War)	
Impact Fee Service Area	
N/A	

PLAT EXPIRATION: If approved, the extension would be valid until **June 16, 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

ATTACHMENT 1

Ethel Estates Subdivision



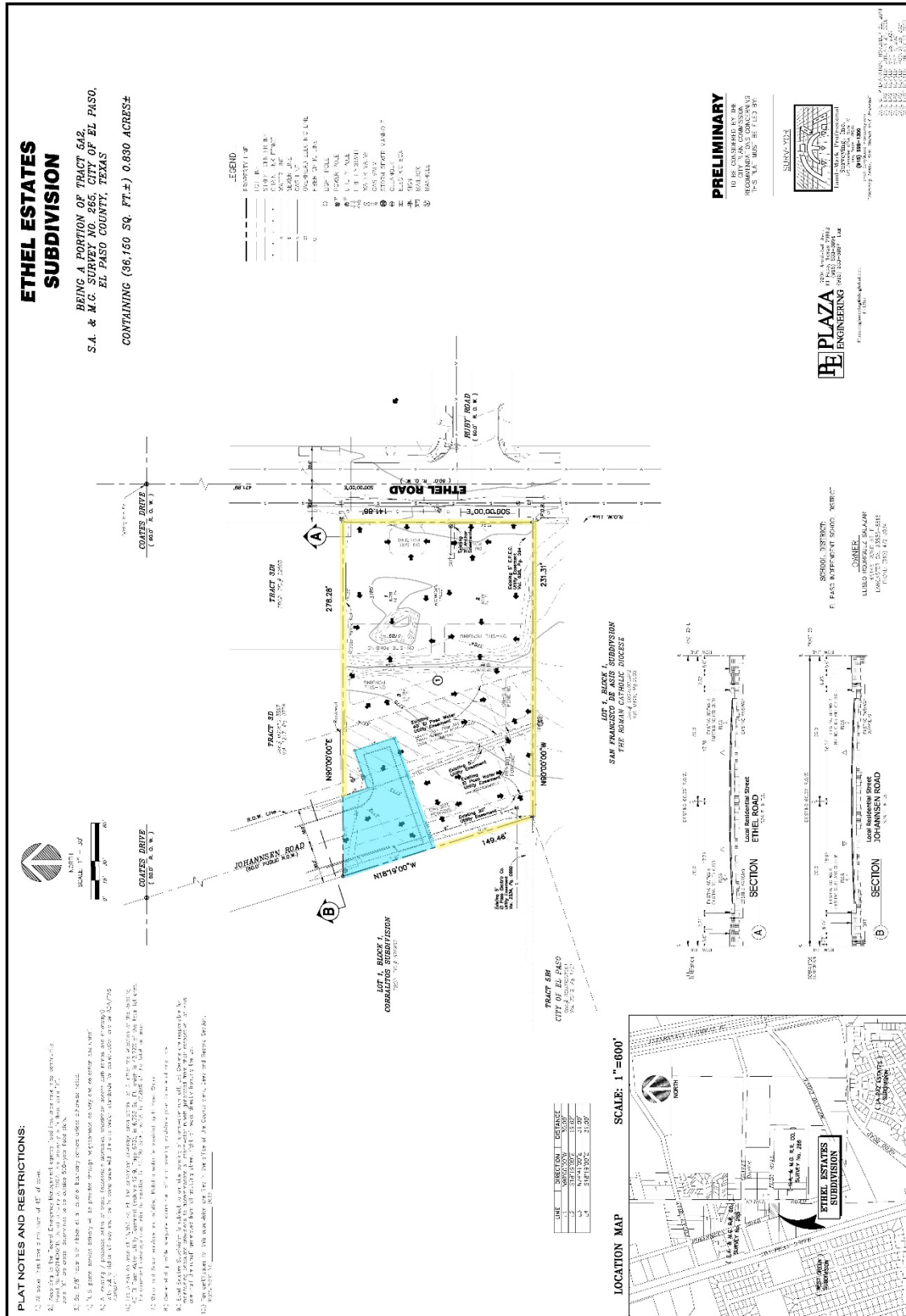
0 70 140 280 420 560 Feet

Subject Property

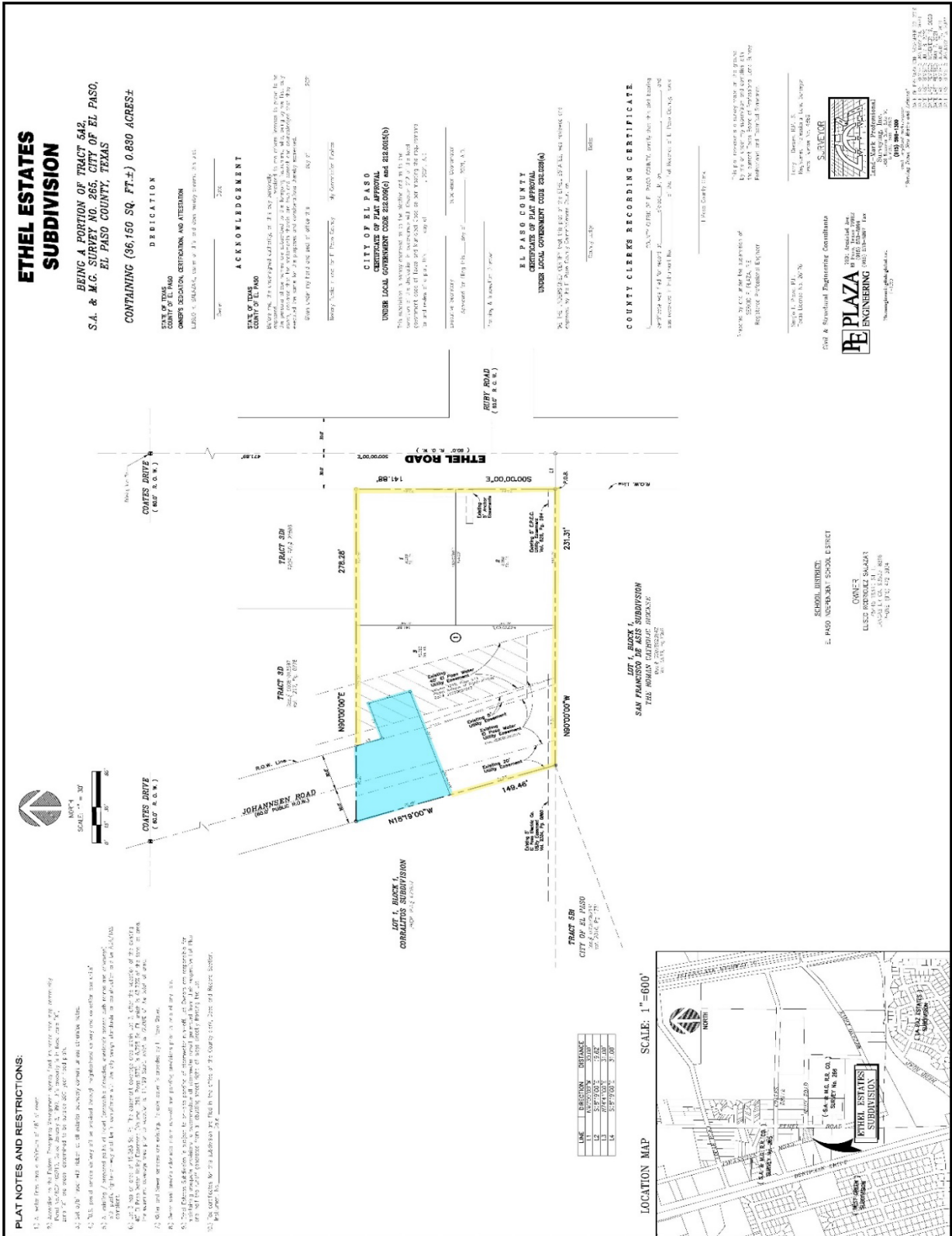


This map is designed for illustrative purposes only. The features depicted here are approximate and more accurate values may be required to draw accurate conclusions. Enlargements of this map to scales greater than original conditions and may lead to misinterpretations of the data. The Planning & Inspection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

ATTACHMENT 2



ATTACHMENT 3



ATTACHMENT 4

City of El Paso
May 28, 2025

Re: Ethel Estates
SUSU22-00011

Approved Date: June 16, 2023

To whom it may concern:

Hope this letter finds you well, I'm writing on behalf of Mr. Elizeo Rodriguez to explain the reason he did not build the proposed improvements for the reference subdivision during the timeframe that the City of El Paso allowed him for completion. Mr. Rodriguez is a senior citizen who is saving money to build the improvements and a home for himself in the reference subdivision.

Mr. Rodriguez obtained several construction quotes for the subdivision improvements. Given the rise in prices over the past two years, the construction quotes he received were out of his budget, and he is saving the money to pay the contractor to complete the work.

The purpose of this letter is to respectfully request a 12-month extension to complete the improvements.

Thank you in advance for your attention to this letter.

Sincerely,


Fernando Estrada Ph.D.

ATTACHMENT 5



SUBDIVISION PLAT EXTENSION AND REINSTATEMENT REQUEST APPLICATION

DATE: 05-28-2025

FILE NO. PSEN25-00003

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:

Ethel Estates / SUSU22-00011

June 16, 2023

(Name/Permit #)

(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 Elizeo Rodriguez Salazar feresmo@aol.com 915-472-3934

(Name & Address)

(Email)

(Phone)

7. Engineer Sergio F. Plaza feresmo@aol.com 915-373-7769

(Name & Address)

(Email)

(Phone)

8. Applicant Fernando Estrada feresmo@aol.com 915-373-7769

(Name & Address)

(Email)

(Phone)

9. PROPERTY OWNER SIGNATURE: Elizeo Salazar DATE: 05-28-2025

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. Original copy of the current tax certificate with zero balance (1 certificate only).
 - b. Current proof of ownership.
2. Update dedication statement in order to include right-of-way.
3. Include the representation of a tree on parkway area for all cross-sections adjacent to the proposed subdivision.
4. Provide a proposed address for each lot within the proposed subdivision on both plats (preliminary and final plat to be used for permitting and property identification purposes).
5. Remove El Paso County Certificate of Plat Approval statement on final plat.
6. Provide location and outline, to scale, of each building or other structure existing within the proposed subdivision, noting whether such building or structure is to be removed or remain in the development, and other physical features which would influence the layout or design.
7. Update plat note #7 and specify that water and sewer services are provided by El Paso Water.
8. Update the following on CERTIFICATE OF PLAT APPROVAL:
 - Replace Subdivision Coordinator with Chairperson.
 - Print date of approval as the major combination was approved on June 16, 2022.
 - Abbreviate reference local government code to 212 only.
9. 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.

Planning and Inspections Department- Land Development Division

1. No objections to proposed time extension.

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.