

Spanish Courts Replat A

City Plan Commission — March 12, 2026



CASE NUMBER/TYPE:	SUSU26-00009 – Resubdivision Combination
CASE MANAGER:	Myrna Aguilar, (915) 212-1584, AguilarMP@elpasotexas.gov
PROPERTY OWNER:	Antonio Lopez
REPRESENTATIVE:	CAD Consulting, Co
LOCATION:	North of Gomez Rd. and West of Westside Dr. (District 1)
PROPERTY AREA:	1.06 acres
VESTED RIGHTS STATUS:	Not Vested
PARK FEES:	\$4,110.00
EXCEPTIONS/MODIFICATIONS:	Yes, see following section
ZONING DISTRICT(S):	R-2 and R-2/sp (Residential/special permit)
PUBLIC INPUT:	No opposition received as of 03/05/2026

SUMMARY OF RECOMMENDATION: Staff recommends **APPROVAL** of Spanish Courts Replat A on a Resubdivision Combination basis and **APPROVAL** of the requested exception requests:

- To waive the dedication and construction of 6-feet of additional right-of-way along Maximo Dr.
- To waive the construction of 5-feet of sidewalk along Maximo Dr.
- To waive the construction of 1.5-feet of parkway along Maximo Dr.

Spanish Courts Replat A



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Subject Property



Figure A: Proposed plat with surrounding area

DESCRIPTION OF REQUEST: The applicant is proposing to resubdivide 1.06 acres of vacant land to create three (3) single-family residential lots ranging between 0.29 and 0.47 acres in size. Storm water drainage will be managed by on-site ponding. Access to the subdivision will be from Maximo Drive. This application 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 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.

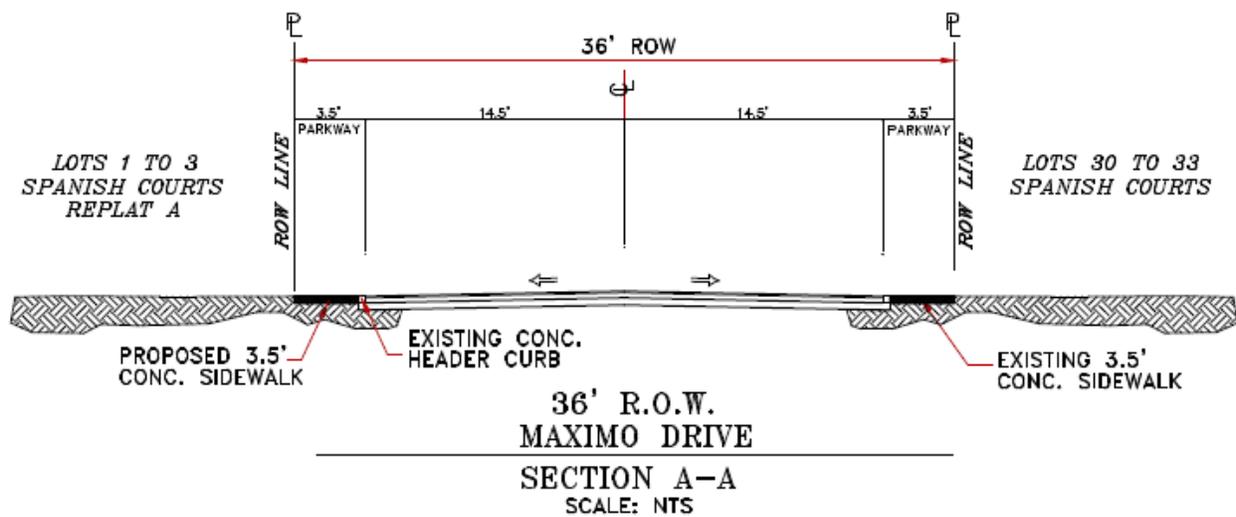
1. To waive the dedication and construction of 6-feet of additional right-of-way along Maximo Dr.
2. To waive the construction of 5-feet of sidewalk along Maximo Dr
3. To waive the construction of 1.5-feet of parkway along Maximo Dr.

REQUIRED CROSS-SECTION:

BASIC DESIGN FACTORS
LOCAL DRIVEABLE SUBURBAN AREA TYPE
 BASE ROW: 60 FEET (NON-RESIDENTIAL)/ 48 FEET (RESIDENTIAL)

Thoroughfare Cross-Section Design Factors and Priorities						
	Typical Lanes/Widths	Medians/ Access	On-Street Parking Priority	Streetscape Elements	El Paso Bike Plan Bike Facilities	Min. Sidewalk Width
G-3 Post-War	2 lanes; 9 to 11 feet depending on land use context.	Not Applicable	Allowed, and preferred in commercial and residential areas without on-site parking or driveway access	Planter strip, which may be substituted with hardscape materials for special treatments such as bus stops	El Paso Bike Plan designations shall be followed, though bicycle lanes or bicycle boulevards area appropriate if other design factors control speeds	5 ft
G-4 Suburban	Commercial and mixed-use streets may use 11 ft lane widths	Not Applicable				5 ft
G-5 Independent City	2 lanes; 9 to 11 feet depending on land use context. Commercial and mixed-use streets may use 11 ft lane widths	Not Applicable	Allowed		Bike Lanes or Bicycle Boulevard	5 ft
G-7 Industrial	2 lanes. May use lane widths of up to 14 ft	Not Applicable	Allowed		Bike Lanes or Bicycle Boulevard	5 ft

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.

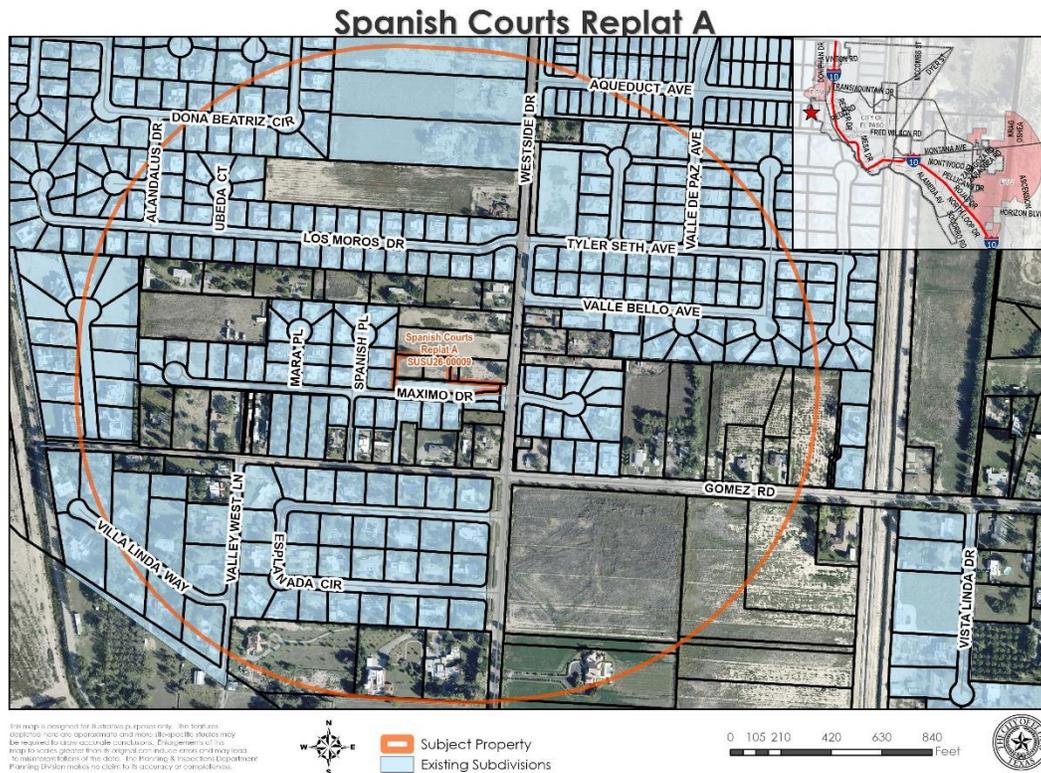


Figure B: Developed properties within a quarter mile of proposed subdivision

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

Surrounding Zoning and Use	
North	R-2 (Residential) / Vacant Land
South	R-2 (Residential) / Residential development
East	R-2/c (Residential/condition) / Residential development
West	R-2/sp (Residential/special permit) / Residential developments
Nearest Public Facility and Distance	
Park	Sereno Park (0.29 mi.)
School	Jose H. Damian Elementary School (2.39 mi.)
Plan El Paso Designation	
G-4, Suburban (Walkable)	
Impact Fee Service Area	
N/A	

PUBLIC COMMENT: Notices of the proposed replat were sent on February 23, 2026 to all property owners within 300 feet of the subject property and within the original subdivision. As of March 5, 2026 staff has not received any calls of inquiry regarding this request.

PLAT EXPIRATION: This application will expire on **March 12, 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. **(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

Spanish Courts Replat A



Subject Property

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ATTACHMENT 3

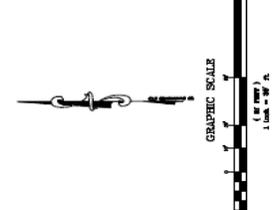
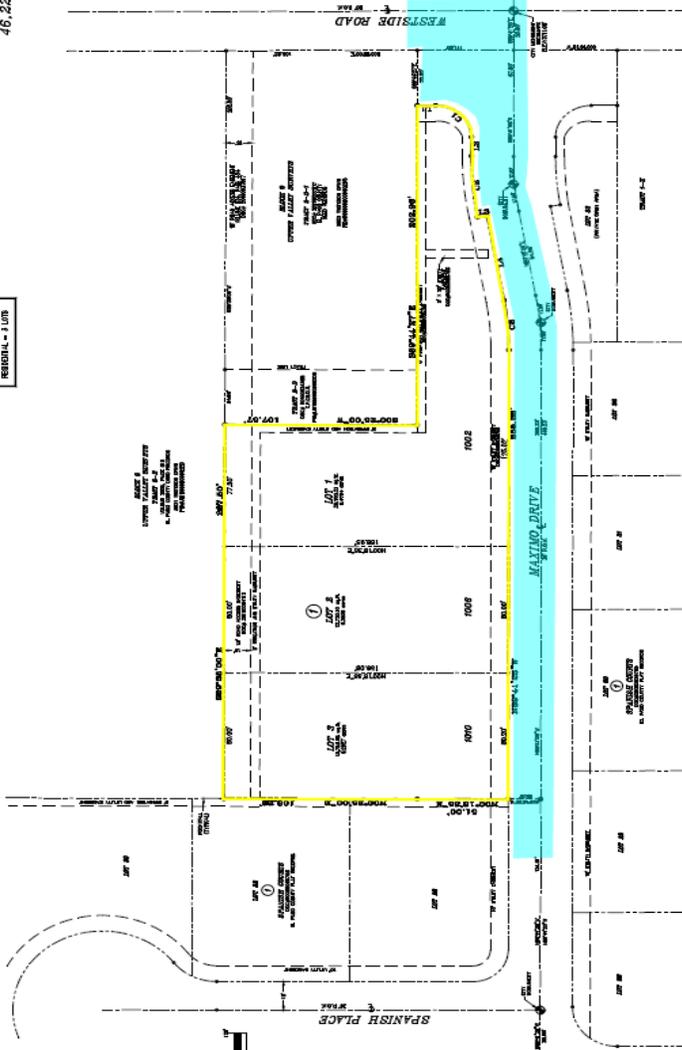
SPANISH COURTS REPLAT A

BEING ALL OF LOT 24, BLOCK 1, SPANISH COURTS
AND TRACTS 202 AND 203, BLOCK 9, UPPER VALLEY SURVEYS
CITY OF EL PASO, EL PASO COUNTY, TEXAS
CONTAINING:
46,226.59 SQ. FT. OR 1.0612 ACRES ±

THE REASON FOR THE REPLAT IS TO CONVERT 2
TRACTS AND 1 LOT AND CONVERT INTO 3 LEGAL LOTS

THESE LOTS ARE TO BE
REPLATED AS 3 LOTS

TRACT	AREA	ACRES
TRACT 1	10,000.00	0.2296
TRACT 2	10,000.00	0.2296
TRACT 3	10,000.00	0.2296
TRACT 4	10,000.00	0.2296
TRACT 5	10,000.00	0.2296
TRACT 6	10,000.00	0.2296
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TRACT 98	10,000.00	0.2296
TRACT 99	10,000.00	0.2296
TRACT 100	10,000.00	0.2296



THE CITY OF EL PASO:

1. ALL LOTS IN THE SUBJECT TRACT TO BE REPLATED AS 3 LEGAL LOTS.

2. THE CITY OF EL PASO HAS REVIEWED THE PLAT AND FINDS THAT THE PLAT COMES INTO COMPLIANCE WITH THE CITY OF EL PASO ORDINANCES AND THE CITY OF EL PASO ZONING ORDINANCES.

3. THE CITY OF EL PASO HAS REVIEWED THE PLAT AND FINDS THAT THE PLAT COMES INTO COMPLIANCE WITH THE CITY OF EL PASO ORDINANCES AND THE CITY OF EL PASO ZONING ORDINANCES.

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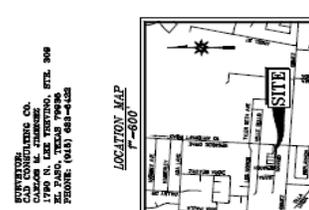
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7. THE CITY OF EL PASO HAS REVIEWED THE PLAT AND FINDS THAT THE PLAT COMES INTO COMPLIANCE WITH THE CITY OF EL PASO ORDINANCES AND THE CITY OF EL PASO ZONING ORDINANCES.

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CONVULS CONSULTING COMPANY
100 LAW TOWER DRIVE, SUITE 100
EL PASO, TEXAS 79905
TEL: (915) 681-4407 FAX: (915) 681-4408

SPANISH COURTS TRACT - DATE OF PREPARATION: 11/06/2005 REB D/E 05-95-3

DEDICATION

ATTEST: NOT REQUIRED

ACCEPTANCE

DATE OF THIS ACCEPTANCE: _____

BY: _____

City of El Paso

Below this, the undersigned, in the presence of the undersigned, have read and approved the plat and the conditions of the dedication in accordance with Chapter 211 of the Local Government Code of Texas. This plat is submitted for the purposes and consideration herein set forth.

Done under my hand and seal of office this _____ day of _____, 2005.

Mayor _____ My Commission Expires _____

City CLERK _____

City of El Paso

This dedication is hereby accepted as to the platting and as to the conditions of the dedication in accordance with Chapter 211 of the Local Government Code of Texas. This plat is submitted for the purposes and consideration herein set forth.

Done under my hand and seal of office this _____ day of _____, 2005.

Mayor _____ My Commission Expires _____

City CLERK _____

City of El Paso

FILING

This plat is recorded in the office of the County Clerk of El Paso County, Texas, on this _____ day of _____, 2005, A.D.

By: _____ County Clerk

By: _____ Executive Secretary

Approved for filing this _____ day of _____, 2005.

Planning and Inspection Director

NOTES:

1. THE PROPERTY IS TO BE REPLATED AS 3 LEGAL LOTS.

2. THE CITY OF EL PASO HAS REVIEWED THE PLAT AND FINDS THAT THE PLAT COMES INTO COMPLIANCE WITH THE CITY OF EL PASO ORDINANCES AND THE CITY OF EL PASO ZONING ORDINANCES.

3. THE CITY OF EL PASO HAS REVIEWED THE PLAT AND FINDS THAT THE PLAT COMES INTO COMPLIANCE WITH THE CITY OF EL PASO ORDINANCES AND THE CITY OF EL PASO ZONING ORDINANCES.

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ATTACHMENT 4



February 04, 2026

To: City of El Paso

This is a request for a waiver for the property at Maximo Drive (Spanish Courts Replat A) on the request from the City of El Paso Planning and Inspections Department comments regarding roadway improvements, parkways and sidewalk and pavement width. This is because Maximo Drive already have existing pavement, parkways, sidewalks and would like them to be except as per Section 19.10.050.A. Would like to waive the:

- Maximo Drive - Requires 48' right-of-way. (Have existing 36' right-of-way)
- Maximo Drive - Required 22' paved roadway. (Have existing 29' paved roadway)
- Maximo Drive - Requires 10' parkway consisting of (2) 5' planter strips, (2) 5' sidewalks (Have (2) existing 3.5' parkways consisting of (2) proposed 3.5' sidewalks)

If you have any questions, please call me at 915-633-6422.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Enrique Ayala', is written over a light blue circular stamp.

Enrique Ayala
CAD Consulting Co.

ATTACHMENT 5



RESUBDIVISION COMBINATION APPLICATION

DATE: _____ FILE NO. _____

SUBDIVISION NAME: SPANISH COURTS REPLAT A

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
LOT 24, BLOCK 1, SPANISH COURTS AND TRACTS 202 AND 203, BLOCK 9, UPPER VALLEY SURVEY

2. Property Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	1.0612	3	Office	_____	_____
Duplex	_____	_____	Street & Alley	_____	_____
Apartment	_____	_____	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____		_____	_____
School	_____	_____		_____	_____
Commercial	_____	_____	Total No. Sites	_____	3
Industrial	_____	_____	Total (Gross) Acreage	1.0612	_____

3. What is existing zoning of the above described property? R2 & R2-SP Proposed zoning? _____

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)
REGIONAL POND

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

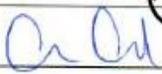
8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes _____ No
 If answer is "Yes", please explain the nature of the modification or exception _____

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

10. Improvement Plans submitted? Yes No

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

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

OWNER SIGNATURE: 
REPRESENTATIVE SIGNATURE: 
REPRESENTATIVE CONTACT (PHONE): 915-633-6422
REPRESENTATIVE CONTACT (E-MAIL): CARCONSULTING1@AOL.COM

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

**REQUIRED DOCUMENTATION FOR
RESUBDIVISION COMBINATION APPLICATION**

Purpose of a Resubdivision Combination application is to make changes, beyond those that can be done with amending plat, to a recorded plat. It provides an accurate record of development.

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. Change block number to 2. Block 1 already exists for Spanish Courts subdivision.

Planning and Inspections Department- Land Development Division

1. No objections to proposed plat.
2. Print-out of the mathematical closure is ok.

Parks and Recreation Department

Please note that this subdivision is composed of **3 single-family dwelling units** zoned R-2 and is required to comply with the parkland dedication ordinance Title 19 – Subdivision & Development Plats, **Chapter 19.20 - Parks & Open Space** in the form of "Park fees" based on requirements for residential subdivisions.

Applicant shall be required to pay "Park fees" in the amount of **\$4,110.00** calculated as follows:

3 Single-family dwelling units @ rate of **\$1,370.00** per unit = **\$4,110.00**

Please allocate generated funds under Park **Zone NW-8**

Nearest Park: **Mary Frances Keisling 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 & Transportation

- Proposed at least 5-foot sidewalks at parkway

Street Lights

Do not object to this request.

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.

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

- No objection to application.
- For future improvements, a complete set of improvement plans shall be submitted for review.

General Notes:

- 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.

Indicate that any damage to existing infrastructure caused by the development of this project must be restore to its original or better condition.

El Paso Water

Engineering

EPWater does not object to this request.

Water:

There is an existing 8-inch diameter water main extending along Maximo Drive, located approximately 10 feet south of the property. This main is available to provide service.

There is an existing 12-inch diameter water main that extends along Westside Drive, located approximately 18 feet east of the right-of-way centerline. This main is available to provide service.

Previous water pressure reading from fire hydrant #10182, last tested on 07/31/2025; located at the northwest corner of Maximo Drive and Westside Drive, yielded a static pressure of 110 psi, a residual pressure of 70 psi, and a flow discharge of 1,404 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.

Sewer:

There is an existing 8-inch diameter sewer main extending along Maximo Drive, located approximately 23 feet south of the property. This main is available to provide service.

There is an existing 8-inch diameter sewer main that extends along a 20-foot PSB easement east and parallel Westside Drive, located approximately 50 feet east of the property. This main is available to provide service.

General:

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 Engineering

1. Application incorrectly states the proposed drainage will be a regional pond. The proposed drainage on plats is on-site ponding.
2. El Paso Water - SW requires on-site retention of all developed runoff; ensure runoff does not flow off-site.
3. On-site ponding areas and permanent elevation markers shall be constructed and inspected prior to building occupancy. Permanent Certificate of Occupancy, required to obtain utility services, will be issued only after the City of El Paso has performed the inspection.
4. At the improvement plan stage, provide protection to the subdivision from all offsite storm water runoff that may have an adverse impact on any improvements and convey the existing watercourse through the subdivision.

5. The proposed ponding area shall have enough capacity to hold the developed runoff for a designated 100-yr. storm event. Label the pond as “Private”.

El Paso Central Appraisal District

Change block number to 2. Block 1 already exists in Spanish Courts.

El Paso County Water Improvement District #1

Please have applicant submit an application, \$500 fee and three irrigable land exhibits to the office located at 13247 Alameda in Clint, Texas.

Texas Gas

Texas Gas Service has no comments.

El Paso Electric

We have no comments for Spanish Courts Replat A.

Fire Department

No adverse comments.

El Paso County 911 District

No comments received.

Texas Department of Transportation

No comments received.

El Paso County

No comments received.

Sun Metro

No comments received.