

Segura Family

City Plan Commission — May 22, 2025



CASE NUMBER/TYPE:	SUSU25-00040 – Major Combination
CASE MANAGER:	Myrna Aguilar, (915) 212-1584, AguilarMP@elpasotexas.gov
PROPERTY OWNER:	Irma Segura
REPRESENTATIVE:	Dorado Engineering, Inc.
LOCATION:	North of Alameda Ave. and West of Zaragoza Rd. (District 7)
PROPERTY AREA:	0.49 acres
VESTED RIGHTS STATUS:	Not Vested
PARK FEES:	\$4,110.00
EXCEPTIONS/MODIFICATIONS:	Yes, see following section
ZONING DISTRICT(S):	R-4 (Residential)

SUMMARY OF RECOMMENDATION: Staff recommends **APPROVAL** of Segura Family on a Major Combination basis. In addition, the **Approval** of the applicant's exceptions request from the City Plan Commission:

- To waive the construction of a five-foot (5') sidewalk along Aranda Lane.

Segura Family

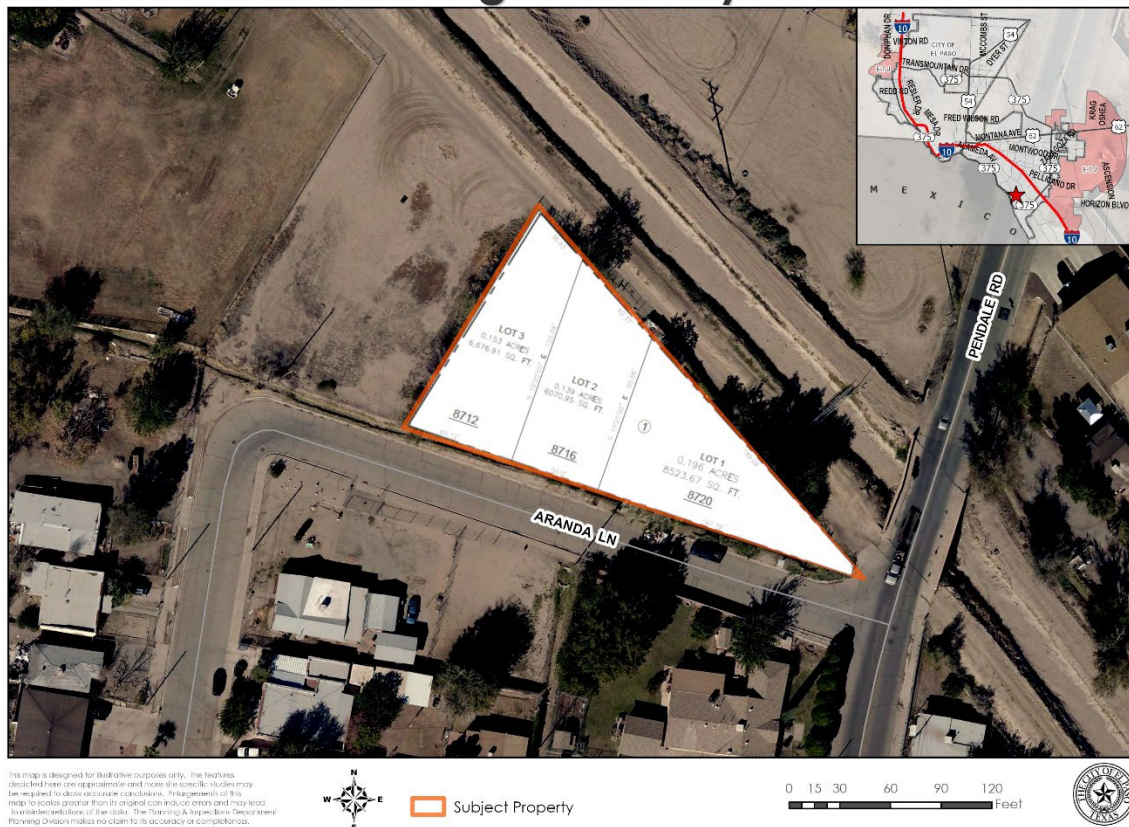


Figure A: Proposed plat with surrounding area

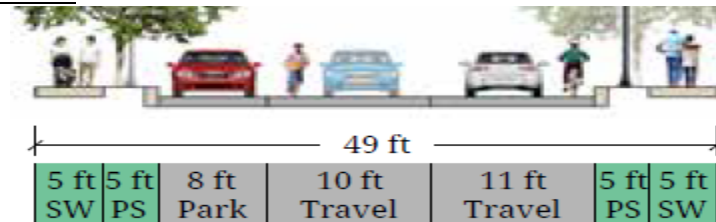
DESCRIPTION OF REQUEST: The applicant is proposing to subdivide 0.49 acres of land to create three (3) residential lots ranging between 6071 and 8524 square feet in size. Stormwater drainage will be managed by on-site ponding. Access to the subdivision will be from Aranda Lane. This application is being reviewed under the current Subdivision Code.

CASE HISTORY/RELATED APPLICATIONS: N/A.

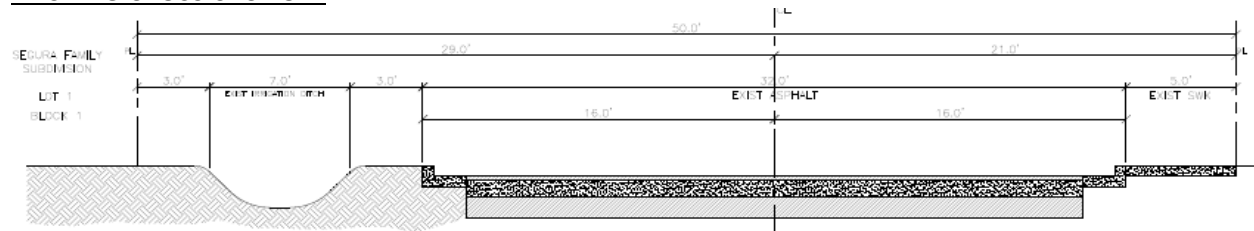
EXCEPTIONS, MODIFICATIONS, OR WAIVER REQUESTS: The applicant is requesting one (1) exception request pursuant to El Paso City Code Section 19.48.030 (A) – Criteria for approval of the applicable code. The exceptions include the following:

1. To waive the construction of a five (5) foot sidewalk along Aranda Lane.

REQUIRED CROSS-SECTION:



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 19.48.030 (A) – Under special circumstances or conditions arising from the physical surroundings, shape, topography or other feature affecting the land such that the strict application of the provisions of this title to the proposed use would create an unnecessary hardship or inequity upon or for the applicant. There is an existing ditch along Aranda Lane and it only affects this and the westerly property. Construction of additional roadway improvements would impact this ditch.

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

Surrounding Zoning and Use	
North	R-4 (Residential) / Residential
South	R-4 (Residential) / Residential
East	R-4 (Residential) / Residential
West	R-4 (Residential) / Vacant Lot
Nearest Public Facility and Distance	
Park	Pueblo Viejo (0.16 mi.)
School	Ysleta Elementary (0.77 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 **May 22, 2028**, pursuant to El Paso City Code Section 19.03.060 (Expiration). If subdivision improvement plans and a final plat application have not been approved within the specified date, the preliminary plat application, unless extended in accordance with El Paso City Code Chapter 19.41 (Expiration, extension and reinstatement), shall expire and the preliminary plat shall be 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

Segura Family

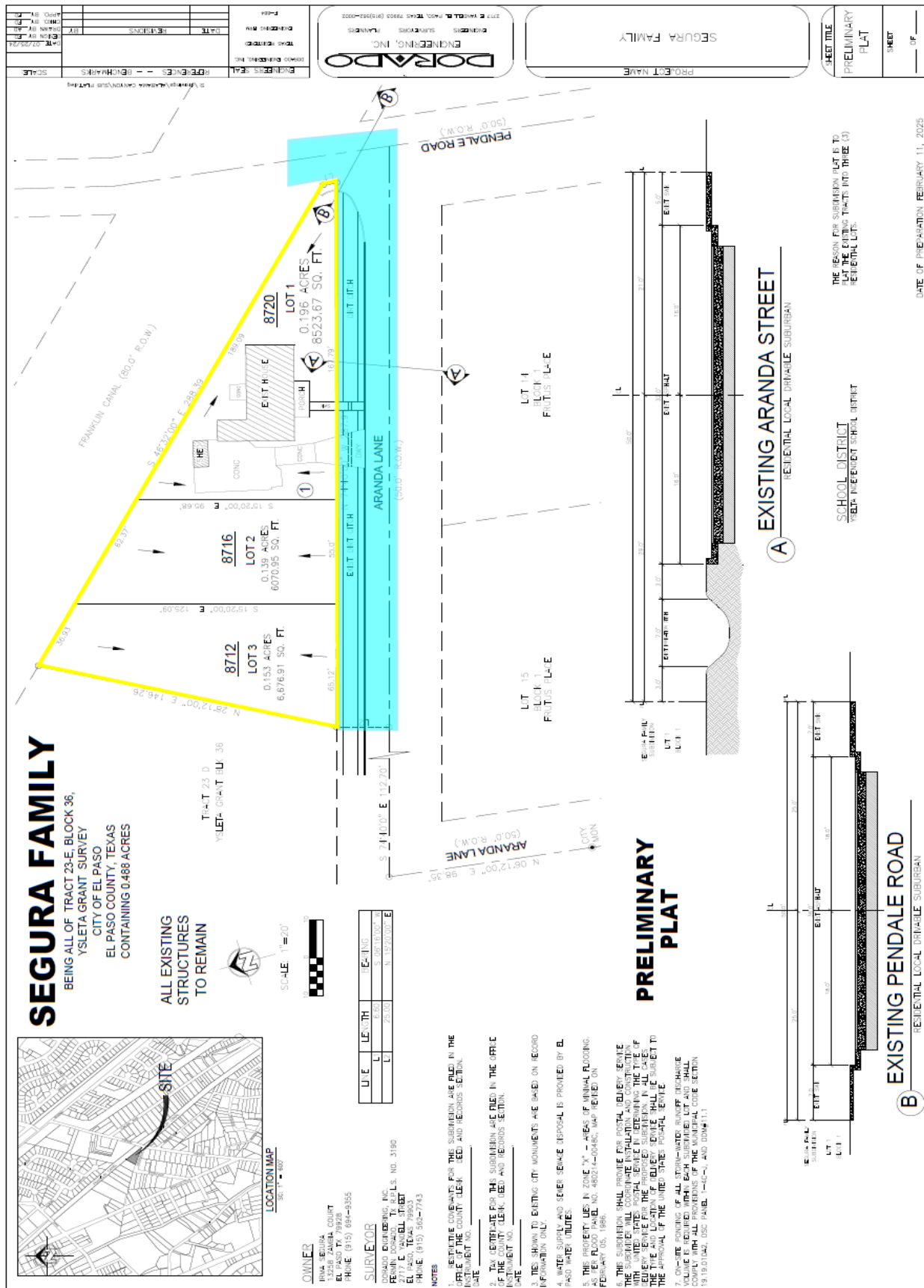


Subject Property



This map is designed for illustrative purposes only. The features shown on this map are not intended to be used for legal purposes. The Planning & Inspection Department makes no claim to its accuracy or completeness.

SUSU25-00040



ATTACHMENT 4

DORADO ENGINEERING GROUP

2717 E. Yandell Dr • El Paso, Texas 79903 (915) 562-0002 • Fax (915) 562-7743

March 31, 2025

Aaron Andaluz
Planner
City of El Paso Planning and Inspections Department
801 Texas Avenue
El Paso, Texas 79901

**RE: Segura Family Subdivision –
Street Improvement Wavier Request- Aranda Lane Place and Pendale Road**

Mr. Andaluz,

As per section 19.48.030 of the subdivision code, Mrs. Irma Segura owner of the proposed **Segura Family Subdivision**, is respectfully requesting a waiver on all Right-of-Way and Street improvements to Aranda Lane and Pendale Road. Granting the waiver or exception will not be detrimental to the public health, safety or welfare, or injurious to other property within the area and will not have the effect of preventing the orderly use and enjoyment of other land within the area in accordance with the provisions of this title, or adversely affect the rights of owners or residents of surrounding property;

Thank you for your assistance.

Sincerely,
Fermin Dorado, P.E.

ATTACHMENT 5



MAJOR COMBINATION APPLICATION

DATE: 03/31/25

FILE NO.

SUBDIVISION NAME: SEGURA FAMILY SUBDIVISION

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
TRACT 23-E, BLOCK 38, YSLETA GRANT SURVEYS

2. Property Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	0.488	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	0.488	

3. What is existing zoning of the above described property? R-4 Proposed zoning? R-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 ☐

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

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 IRMA SEGURA 13258 ZAMBIA COURT EL PASO TX 79928 (915) 694-9355
 (Name & Address) (Zip) (Phone)

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

14. Engineer DORADO ENGINEERING, INC. 2717 E. YANDELL STREET EL PASO TX 79903 (915) 562-0002
 (Name & Address) (Zip) (Phone)

OWNER SIGNATURE: 

REPRESENTATIVE SIGNATURE: 

REPRESENTATIVE CONTACT (PHONE): 915 562-0002

REPRESENTATIVE CONTACT (E-MAIL): doradoengineering@sbcglobal.net

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. 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 Owner information from final plat.
4. Coordinate approval from Water Improvement District #1 for this development.

Planning and Inspections Department- Land Development Division

The Developer/Engineer shall address the following comments

1. Print-out of the mathematical closure is ok.
2. Note #7 DSC is to be replaced by SDM on the Final plat.
3. Provide a 6ft rock-wall from high side along the entire length adjacent to drainage structures (Franklin Canal) at the time of grading permit (20.16.020 - Mandatory walls. -C.).
4. Provide 5' concrete sidewalk in all abutting ARANDA STREET and PENDALE ROAD R.O.W. areas.
5. Coordinate and obtain approval from Water Improvement District #1 for proposed development. Verify if any irrigation easements are required.
6. Provide and label utility easements in each residential lot.
7. Cross section A-A detail orientation arrows are backwards.

Parks and Recreation Department

Please note that this subdivision is composed of 3 lots zoned "R-4" meeting the requirements for Single-family & Two-family dwelling use and is required to comply with the parkland dedication ordinance Title 19 – Subdivision & Development Plats, **Chapter 19.20 - Parks & Open Space** as follows:

1. Applicant is proposing a Two-family dwelling use, then applicant shall be required to pay "Park fees" at a rate of **\$1,370.00** per dwelling unit for a total of **\$4,110.00**, calculated as follows:

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

Please allocate any generated funds under Park Zone: **MV-4**

Nearest Park: **Pueblo Viejo 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 Engineering

Has no objection to this application.

Street Lights Department

Do not object to this request.

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.

Contract Management Section

1. Scope of work should be detailed to what is going to be done to this specific job
2. Indicate that any infrastructure that is on city right of way must be done as per Design Standards for Construction and Municipal Code

Signs & 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 many be required or not covered by DSC or SDM.
2. Please, clarify document submitted with name "Segura Family Subdivision – Street Improvement Waiver Request – Aranda Lane Place and Pendale Road." Elaborate more intentions of the waiver, etc.

El Paso Water

Do not object to this request.

Water:

There is an existing 4-inch diameter water main along Aranda Lane. This main is located approximately 20 feet south of the property. This main is available to provide service.

Previous water pressure from fire hydrant #2896 located at the intersection of Pendale Road and Aranda Lane, has yielded a static pressure of 102 psi, a residual pressure of 88 psi, and a discharge of 1,233 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.

El Paso Water records indicate an active 3/4-inch water meter. The service address for this meter is 8720 Aranda Lane.

Sewer:

There is an existing 6-inch diameter sanitary sewer along Aranda Lane. This main is located approximately 28 feet southern of the property. This main dead-ends 186 feet west of Pendale Road. This main is available to provide service.

General:

Application for additional water and sanitary sewer services should be made 6 to 8 weeks prior to construction work. New 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 El Paso Water-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. Provide a conceptual Drainage Plan indicating existing and proposed major stormwater facilities as per Section 19.02.020 of the Municipal Code.
2. 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.
3. As per the 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 green space, water harvesting, and other conservation efforts, to the maximum extent practicable, per Section 19.19.010.
4. Street & Drainage Improvements for Aranda Ln. did not include the storm sewer discharge from this property in their drainage calculations; El Paso Water-SW requires on-site retention of all developed runoff; ensure runoff does not flow off-site.

Texas Gas

There is an active service line at 8720 Aranda Ln.

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 County Water Improvement District #1

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

El Paso Electric

Please add a 12' wide easement between lots 1 and 2, we have an existing line shown below. Please also include a 10' wide utility easement along Aranda Ln for future developments.

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.

Capital Improvement Department

No comments received.

Sun Metro

No comments received.