

Sierra Vista Acres Replat A

City Plan Commission — May 22, 2025



CASE NUMBER/TYPE:	SUSU25-00042 – Resubdivision Combination
CASE MANAGER:	Myrna Aguilar, (915) 212-1584, AguilarMP@elpasotexas.gov
PROPERTY OWNER:	EAST FM Sierra Vista Holding Company, LLC
REPRESENTATIVE:	SLI Engineering, Inc
LOCATION:	North of Dyer St. and East of Gateway North Blvd. (District 2)
PROPERTY AREA:	2.11 acres
VESTED RIGHTS STATUS:	Not Vested
PARK FEES:	\$2,100.00
EXCEPTIONS/MODIFICATIONS:	Yes, see following section
ZONING DISTRICT(S):	C-3/c (Commercial/conditions)

SUMMARY OF RECOMMENDATION: Staff recommends **APPROVAL** of Sierra Vista Acres Replat A on a Resubdivision Combination basis. In addition, staff recommends **APPROVAL** of the applicant's exceptions request from the City Plan Commission:

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

- To waive the construction of one-foot (1') of sidewalk along Tetons Dr.
- To waive the construction of one-foot (1') of planter strip along Tetons Dr.
- To waive the dedication of one-foot (1') of additional right-of-way along Tetons Dr.
- To waive the construction of one-foot (1') of sidewalk along Lawrence Ave.



Figure A: Proposed plat with surrounding area

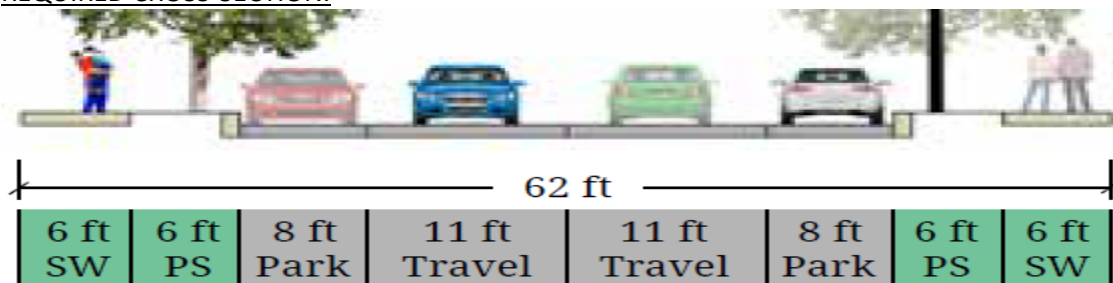
DESCRIPTION OF REQUEST: The applicant is requesting to resubdivide 2.11 acres in order to combine two (2) lots into one (1) commercial lot and vacate an existing 20-foot alley. Drainage will be managed by on-site ponding. Access to the subdivision will be from Tetons Drive and Lawrence Avenue. This application is being reviewed under the current Subdivision Code.

CASE HISTORY/RELATED APPLICATIONS: N/A

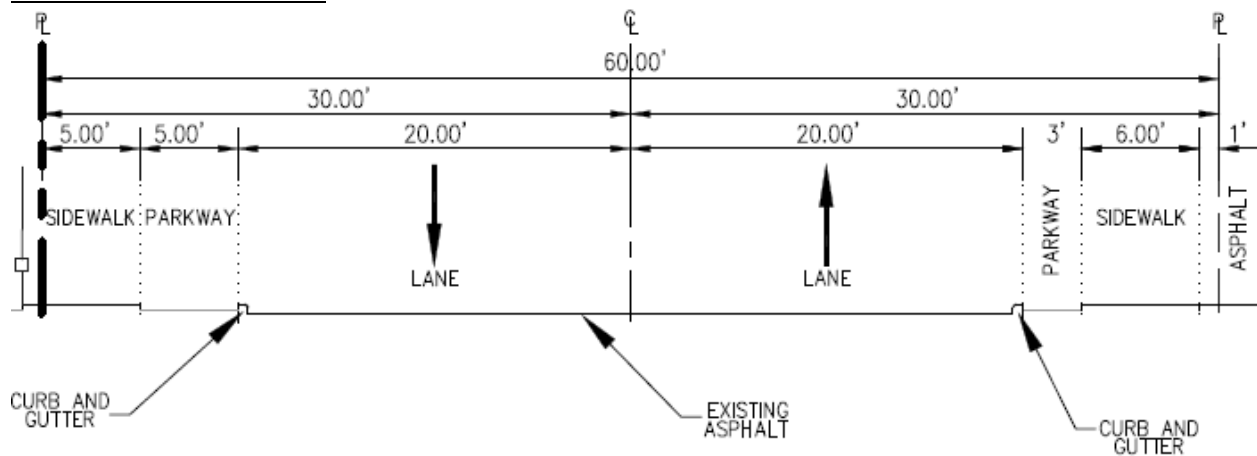
EXCEPTIONS, MODIFICATIONS, OR WAIVER REQUESTS: The applicant is requesting four (4) exceptions pursuant to El Paso City Code Section 19.10.050 (A)(1)(a) - (Roadway participation policies – Improvement of Roads and Utilities Within and or Abutting the Subdivision) of the applicable code. The exceptions include the following:

1. To waive the construction of one-foot (1') of sidewalk along Tetons Drive.
2. To waive the construction of one-foot (1') of planter strip along Tetons Drive.
3. To waive the dedication of one-foot (1') of additional right-of-way along Tetons Dr.

REQUIRED CROSS-SECTION:

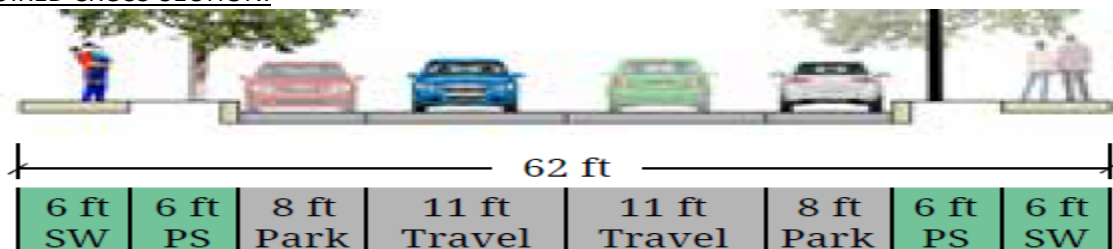


EXISTING CROSS-SECTION:

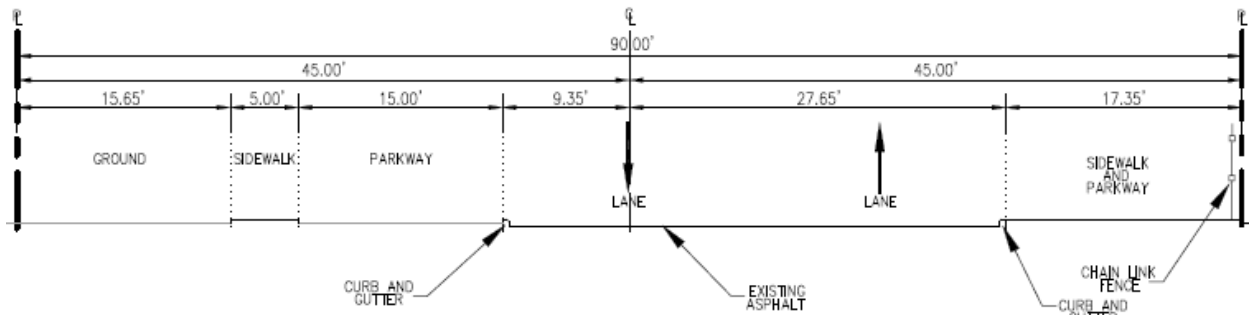


4. To waive the construction of one-foot (1') of sidewalk along Lawrence Ave.

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 the following:

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.

Platted and developed lots will be considered under this request.



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	A-2 (Apartment) / Vacant Lot & Multi-family Development
South	C-3 (Commercial) / Commercial Development
East	A-2 (Apartment) / Multi-family Development
West	R-4 (Residential) / Residential
Nearest Public Facility and Distance	
Park	Wainwright (0.1 mi.)
School	Moye Elementary (0.90 mi.)
Plan El Paso Designation	
G-2, Traditional Neighborhood	
Impact Fee Service Area	
N/A	

PUBLIC COMMENT: N/A

PLAT EXPIRATION: This application will expire on **May 22, 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:

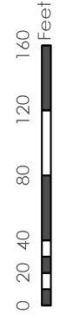
1. **Approval** of the waiver, exception, or modification request(s), finding that the request(s) is in conformance with the relevant review criteria provided by the El Paso City Code, as reflected in the Staff Report. **(Staff Recommendation)**
2. **Partial approval of the waiver, exception, or modification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

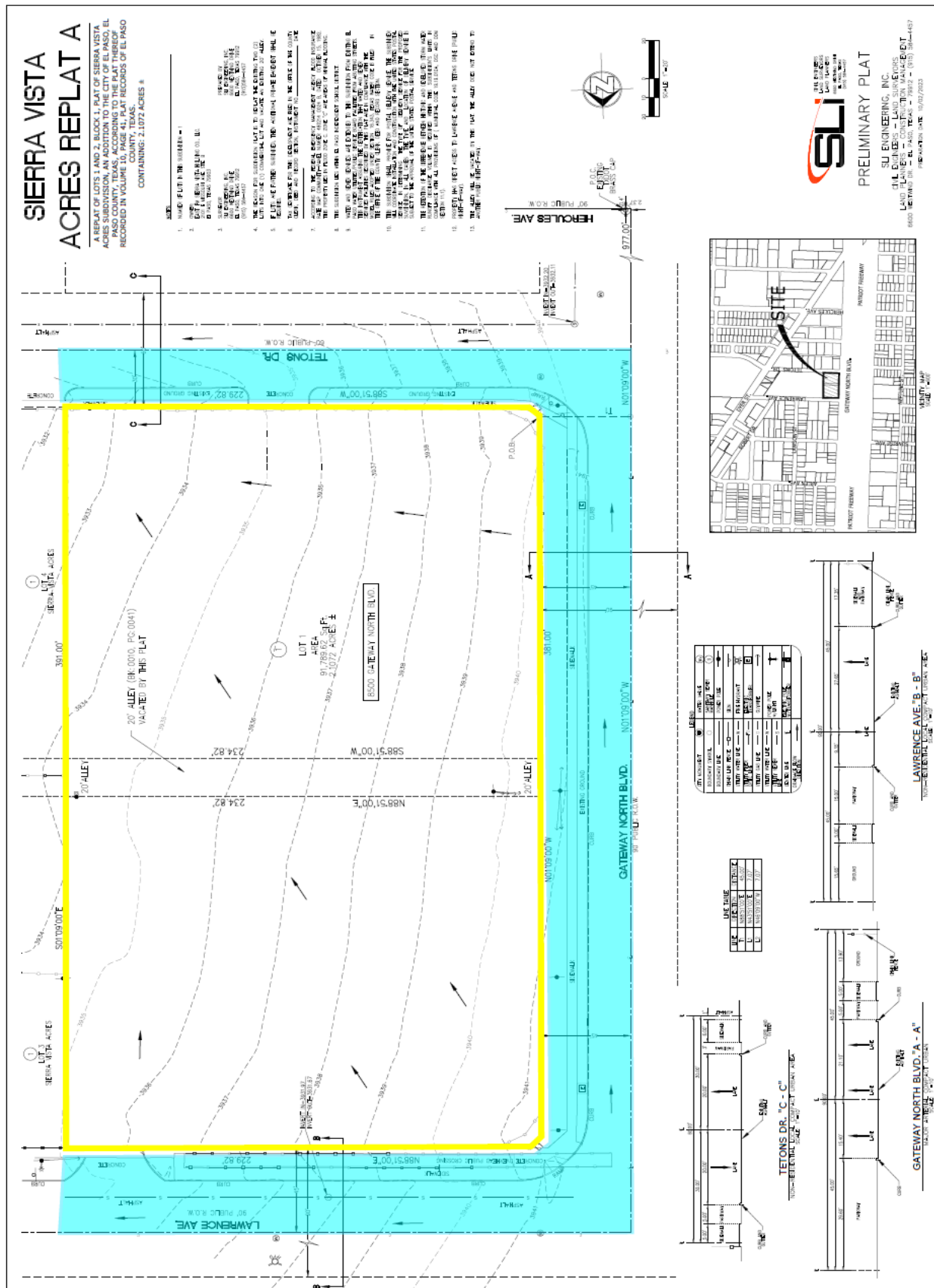
Sierra Vista Acres Replat A



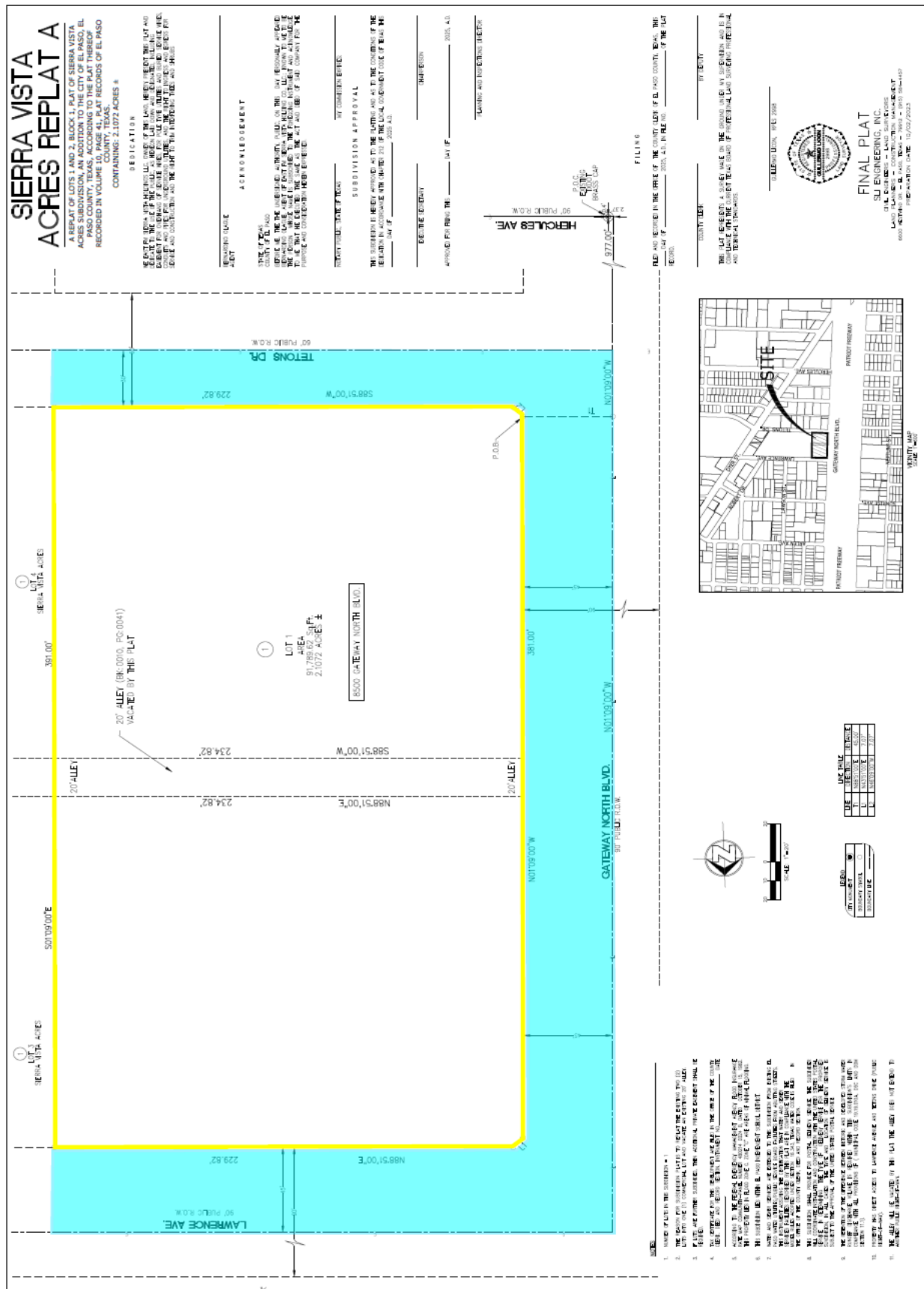
Subject Property

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

ATTACHMENT 2



SUSU25-00042



ATTACHMENT 4



RESUBDIVISION COMBINATION APPLICATION

DATE: 10-15-2023 FILE NO. SUSU25-00042
SUBDIVISION NAME: 8500 SIERRA VISTA SUBDIVISION

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
A REPLAT OF LOTS 1 AND 2, BLOCK 1, PLAT OF SIERRA VISTA ACRES SUBDIVISION, AN ADDITION TO THE CITY OF EL PASO, EL PASO COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 10, PAGE 41, PLAT RECORDS OF EL PASO COUNTY, TEXAS, CONTAINING 2.1072 ACRES ±.
2. Property Land Uses:

	<u>ACRES</u>	<u>SITES</u>		<u>ACRES</u>	<u>SITES</u>
Single-family	<u> </u>	<u> </u>	Office	<u> </u>	<u> </u>
Duplex	<u> </u>	<u> </u>	Street & Alley	<u> </u>	<u> </u>
Apartment	<u> </u>	<u> </u>	Ponding & Drainage	<u> </u>	<u> </u>
Mobile Home	<u> </u>	<u> </u>	Institutional	<u> </u>	<u> </u>
P.U.D.	<u> </u>	<u> </u>	Other (specify below)	<u> </u>	<u> </u>
Park	<u> </u>	<u> </u>	GEOTECHNICAL LAB	<u>2.1072</u>	<u>1</u>
School	<u> </u>	<u> </u>		<u> </u>	<u> </u>
Commercial	<u> </u>	<u> </u>	Total No. Sites	<u>1</u>	<u> </u>
Industrial	<u> </u>	<u> </u>	Total (Gross) Acreage	<u>2.1072</u>	<u> </u>
3. What is existing zoning of the above described property? C-1 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 _____
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 EAST FM Sierra Vista Holding Co., LLC, 2101 E. Missouri Ave., Ste. B El Paso TX 79903 915 240 1995
 (Name & Address) (Zip) (Phone)

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

14. Engineer SLI ENGINEERING, INC. 6604 Westing, 79912 915 5844457
 (Name & Address) (Zip) (Phone)

OWNER SIGNATURE: Bernardino Olague Digitally signed by Bernardino Olague
 Date: 2023.10.25 15:47:39 -06'00'

REPRESENTATIVE SIGNATURE: georges Digitally signed by georges
 Date: 2023.10.19 16:36:05 -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 5



Page 1 of 1

April 12, 2025

Guillermo Licón, P.E.
President

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

Subject: Sierra Vista Acres Replat A, waiver request.

Dear Alex

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:

- Gateway North
 - This is a TXDOT right of way, which requires approval from Their maintenance department for any proposed improvement on their right-of-way.
- Teton Drive
 - The dedication of ::
 - 1' of additional sidewalk
 - 1' additional landscaped parkway

Extending the current street by two additional feet necessitates the demolition of two feet of existing pavement, which will be replaced with landscaped parkway. The current curb will need to be repositioned two feet within the paved section, creating a potential hazard for motorists traveling west, as the curb east of our development remains in its original location.

The proposed configuration, leaving the curb as is, 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.

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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Sincerely,

A handwritten signature in black ink, appearing to read "Georges Halloul", is enclosed within a hand-drawn oval. Below the signature, the name "Georges Halloul" and the company "SLI Engineering, Inc." are printed.

Georges Halloul
SLI Engineering, Inc.

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. Provide restrictive covenants for usage of this development.

Planning and Inspections Department- Land Development Division

The Developer/Engineer shall address the following comments

1. TXDOT review and approval are required of the proposed subdivision for drainage and access requirements, at the time of grading permit. No storm-water is allowed into TXDOT R.O.W.
2. Provide print-out of the mathematical closure of the exterior boundary of the subdivision indicating the error of closure.
3. Add general note to both the preliminary and final plat sheets: "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)."
4. Provide water flow into on-site ponding with arrows. Show existing and proposed drainage flow patterns on the preliminary plat. Identify the discharge location for all stormwater runoff. Approximate location of areas subject to inundation or stormwater overflow, and direction of flow of all watercourses.
5. Provide and label On-site ponding notes on Preliminary and Final plat.
6. The proposed ponding areas for subdivision shall have enough capacity to hold the developed runoff for a designated 100-yr. storm event, provide drainage calculations.
7. Provide a 6ft rock-wall from high side along the entire length adjacent to separate zoning C3C from zoning A2, at the time of grading permit (20.16.020 - Mandatory walls. -A4).
8. Provide and label private drainage easement in case needed.

Parks and Recreation Department

Please note that this subdivision is zoned "C-3" meeting the requirements for Non-residential uses as well as for multi-family dwellings use restricted to a maximum of 29 dwelling units per acre therefore "Park fees" will be assessed based on the following:

1. Applicant is proposing a Non-residential use, covenants need to be provided restricting all residential uses and **if** gross density waiver is granted by the City Manager of the Planning Department designee, then Applicant shall be required to pay "Park fees" at a rate of **\$1,000.00** per acre for a total amount of **\$2,100** calculated as follows:

2.1 acres non-residential @ rate of \$1,000 per acre = \$2,100.00

Please allocate generated funds under Park Zone: **NE-3**

Nearest Park: **Wainwright 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

No objections to application.

Contract Management Section

Include a scope of work detailing what will be done for this specific job.

Street Lights Department

Do not object to this request.

Gateway North Blvd. 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

Do not object to this request.

Water:

There is an existing 6-inch diameter water main that extends along the north side of Lawrence Ave. It is approximately 30 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 the north side of Tetons Dr. It is approximately 15 feet south of the northern right-of-way. This water main is available to provide service.

There is an existing 12-inch diameter water main that extends along Gateway North Blvd. It is approximately 30 feet west of the eastern right-of-way. This water main is available to provide service.

Previous water pressure from fire hydrant #10170, on the western corner of 4421 Lawrence Ave., has yielded a static pressure of 84 (psi), a residual pressure of 76 (psi) and a discharge of 1,138 gallons per minute (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 the south side of Lawrence Ave. It is approximately 49.5 feet south of the northern right-of-way. This sanitary sewer main is available to provide service.

There is an existing 8-inch diameter sanitary sewer main that extends along the south side of Tetons Dr. It is approximately 17 feet north of the southern right-of-way. This sanitary sewer main is available to provide service.

General:

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

El Paso Water 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 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.

Texas Gas

Do not have comments.

El Paso Electric

Please add a 10' wide easement along all lot lines of the property, we have existing lines throughout the property.

El Paso Central Appraisal District

Do not have comments.

Texas Department of Transportation

Please submit grading and drainage plans for review and approval before any work is performed. Access must be obtained via side streets, no access to gateway north is permitted.

El Paso County 911 District

No comments received.

El Paso County

No comments received.

El Paso County Water Improvement District #1

No comments received

Capital Improvement Department

No comments received.

Sun Metro

No comments received.

Fire Department

No comments received.