



AGENDA FOR THE CITY PLAN COMMISSION

March 12, 2026
THORMAN CONFERENCE ROOM, 801 TEXAS AVE., BASEMENT
1:30 PM

Notice is hereby given that a Hearing of the City Plan Commission will be conducted on the above date and time.

Members of the public may view the meeting via the following means:

Via the City's website. <http://www.elpasotexas.gov/videos>
Via television on City15,
YouTube: <https://www.youtube.com/user/cityofelpasotx/videos>

In compliance with the requirement that the City provide two-way communication for members of the public, members of the public may communicate with the City Plan Commission during public comment, and regarding agenda items by calling the following number:

1-915-213-4096 or Toll Free Number: 1-833-664-9267

At the prompt please enter the corresponding Conference ID: 916 670 514#

A quorum of the City Plan Commission members must be present and participate in the meeting.

If you wish to sign up to speak please contact Elsa Ramirez at RamirezEZ@elpasotexas.gov or (915) 212-0088 no later than by the start of the meeting.

A sign-up form is available outside the Thorman Conference Room, Basement, for those who wish to sign up on the day of the meeting. Requests to speak must be received by 1:30 p.m. on the date of the meeting.

A total time of three minutes may be allowed for each speaker. The Public Comment portion shall not exceed thirty (30) minutes, unless otherwise approved by the City Plan Commission.

PUBLIC COMMENT

This time is reserved for members of the public who would like to address the City Plan Commission on any items that are not on the City Plan Commission Agenda and that are within the jurisdiction of the City Plan Commission. No action shall be taken.

CONSENT AGENDA

NOTICE TO THE PUBLIC:

All matters listed under the CONSENT AGENDA, including those on the Addition to the Agenda, will be considered by City Plan Commission to be routine, or have met all standards for development under state law (plats only not requiring a public hearing), and will be enacted by one motion unless separate discussion is requested by City Plan Commission or staff and the item is removed from the Consent Agenda. Members of the audience who wish to ask questions or speak regarding items on the Consent Agenda must sign up on the day of the meeting, and such requests to speak must be received by 1:30 p.m. on the date of the meeting. When the vote has been taken, if an item has not been called out for separate discussion, the item has been approved. The City Plan Commission may, however, reconsider any item at any time during the meeting.

Approval of Minutes

1. Discussion and action on the City Plan Commission minutes for February 26, 2026. [BC-1828](#)

Resubdivision Combination

2. SUSU26-00007: Hueco Bolson Subdivision Replat A - Being a Replat of Hueco Bolson Subdivision, El Paso County, Texas [BC-1829](#)

Location: North of Artcraft Rd. and West of Doniphan Dr.

Existing Zoning: N/A property lies within the Extraterritorial Jurisdiction (ETJ)

Property Owner: Hueco Bolson Land Investments, Ltd. and Canutillo Self Storage, LP

Representative: SLI Engineering, Inc.

District: N/A property lies within the Extraterritorial Jurisdiction (ETJ)

Staff Contact: Saul Fontes, (915) 212-1606, FontesSA@elpasotexas.gov

Detailed Site Development Plan

3. PZDS26-00006: A portion of Tract 2C, Section 46, Block 79, Township 2, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas [BC-1830](#)

Location: South of Pebble Hills Blvd. and West of N. Zaragoza Rd.

Existing Zoning: A-3/c (Apartment/conditions)

Request: Detailed Site Development Plan per Ordinance No. 17916
Existing Use: Vacant
Proposed Use: Apartments
Property Owner: Genagra, LP
Representative: SLI Engineering Inc.
District: 5
Staff Contact: Blanca Perez, (915) 212-1561,
PerezBM@elpasotexas.gov

REGULAR AGENDA - DISCUSSION AND ACTION:

Subdivision Applications

SUBDIVISION MAP APPROVAL

The staff report for an agenda item may include conditions, exceptions, or modifications. The Commission's motion to approve an item in accordance with the staff report or with all staff comments means that any modifications, waivers, exceptions requested by the applicant and recommended for approval by staff and any staff recommended conditions, have been approved, without necessitating that the Commission restate the modifications, exceptions, waivers, or conditions as part of the motion to approve and that any findings required to be made by the Commission, have been made. If the Commission does not wish to approve an exception or modification, or require a condition, then the Commission's motion will state which have not been approved, otherwise, the staff report, with all modifications, exceptions and conditions, is approved and the applicant shall comply with all provisions of the staff report.

Major Combination

4. SUSU26-00008: Vista del Norte Estates Unit Five - A portion of Tract 1, [BC-1831](#)
Section 10, Block 80, Township 1, Texas and Pacific
Railroad Co. Surveys, City of El Paso, El Paso County,
Texas

Location: South of Patriot Blvd. and West of Dyer St.
Existing Zoning: P-R I (Planned Residential District I)
Property Owner: Ranchos Real IV, LTD
Representative: Conde, Inc.
District: 4
Staff Contact: Myrna Aguilar, (915) 212-1584,
AguilarMP@elpasotexas.gov

5. SUSU25-00047: North Goza Subdivison - Tracts 3-A-3, Tract 5-A-1, Block [BC-1832](#)
7, Ysleta Grant, City of El Paso, El Paso County, Texas

Location: North of Zaragoza Rd. and West of North Loop Dr.
Existing Zoning: C-1/c and C-2/c (Commercial/conditions)
Property Owner: North Goza, LLC.

Representative: CAD Consulting Co.
District: 7
Staff Contact: Saul Fontes, (915) 212-1606, FontesSA@elpasotexas.gov

PUBLIC HEARING Resubdivision Combination

6. SUSU26-00009: Spanish Courts Replat A - Lot 24, Block 1 Spanish Courts and Tracts 2D2 and 2D3, Block 9, Upper Valley Surveys, City of El Paso, El Paso County, Texas [BC-1833](#)

Location: North of Gomez Rd. and West of Westside Dr.
Existing Zoning: R-2 and R-2/sp (Residential/special permit)
Property Owner: Antonio Lopez
Representative: CAD Consulting, Co.
District: 1
Staff Contact: Myrna Aguilar, (915) 212-1584, AguilarMP@elpasotexas.gov

Other Business

7. Presentation and Discussion on Proposed Amendments to the Landscape Ordinance. [BC-1834](#)
Staff Contact: Tony De La Cruz, Assistant Director of Building Permits & Inspections, (915) 212-1589, DeLaCruzJA@elpasotexas.gov

EXECUTIVE SESSION

The City Plan Commission may retire into Executive Session pursuant to Section 3.5A of the El Paso City Charter and the Texas Government Code, Section 551.071 Consultation with Attorney, Section 551.072 Deliberation Regarding Real Property, and Section 551.073 Deliberation Regarding Prospective Gifts to discuss any item on this agenda.

ADJOURN

NOTE TO THE PROPERTY OWNER:

CITY PLAN COMMISSION POLICY REQUIRES THAT THE APPLICANT OR REPRESENTATIVE BE PRESENT AT THE PUBLIC HEARING FOR THEIR ITEM(S). PLEASE DIRECT ANY QUESTIONS TO THE PLANNING & INSPECTIONS DEPARTMENT, PLANNING DIVISION, (915) 212-0088.

NOTICE TO THE PUBLIC:

Sign language interpreters will be provided for this meeting upon request. Requests must be made to

Elsa Ramirez at RamirezEZ@elpasotexas.gov a minimum of 48 hours prior to the date and time of this hearing.

If you need Spanish Translation Services, please email RamirezEZ@elpasotexas.gov at least 48 hours in advance of the meeting.

Posted this the _____ of March, 2026 at _____ AM/PM

By _____
Elsa Ramirez, Administrative Support Associate



El Paso, TX

300 N. Campbell
El Paso, TX

Legislation Text

File #: BC-1828, Version: 1

**CITY OF EL PASO, TEXAS
LEGISTAR AGENDA ITEM SUMMARY FORM**

AGENDA LANGUAGE:

This is the language that will be posted to the agenda. Please use ARIAL 11 Font.

Discussion and action on the City Plan Commission minutes for February 26, 2026.



CITY PLAN COMMISSION MEETING
Thorman Conference Room, 801 Texas Ave., Basement
February 26, 2026
1:30 P.M.

MINUTES

The City Plan Commission met at the above place and date.

The meeting was called to order at 1:41 p.m. Chair Lauren Hanson present and presiding and the following Commissioners answered roll call.

COMMISSIONERS PRESENT:

- Lauren Hanson (Chair)
- Lisa Badillo (1st Chair)
- Juan Uribe (2nd Chair)
- Jim W. Dobrowolski
- Sal Masoud
- Kim Reagan

COMMISSIONERS ABSENT:

- Albert Apodaca
- Alfredo Borrego

AGENDA

Kevin Smith, Assistant Director of Planning, read the rules into the record.

Ismael Segovia, Chief Planner, noted that Item 3 to be postponed for four weeks.

ACTION: Motion made by Commissioner Dobrowolski, seconded by Commissioner Reagan and unanimously carried to **APPROVE THE CHANGES TO AGENDA.**

AYES: Commissioners Hanson, Badillo, Uribe, Dobrowolski, Masoud, and Reagan

NAYS: N/A

ABSTAIN: N/A

ABSENT: Commissioner Apodaca and Borrego

NOT PRESENT FOR THE VOTE: N/A

Motion Passed.

.....

I. CALL TO THE PUBLIC – PUBLIC COMMENT

This time is reserved for members of the public who would like to address the City Plan Commission on any items that are not on the City Plan Commission Agenda and that are within the jurisdiction of the City Plan Commission. No action shall be taken.

A sign-up form is available outside the City Hall – Main Conference Room for those who wish to sign up on the day of the meeting. Requests to speak must be received by 1:30 p.m. on the date of the meeting. A total time of three minutes may be allowed for each speaker. The Public Comment portion shall not exceed thirty (30) minutes, unless otherwise approved by the City Plan Commission.

None
.....

II. CONSENT AGENDA

NOTICE TO THE PUBLIC:

All matters listed under the CONSENT AGENDA, including those on the Addition to the Agenda, will be considered by City Plan Commission to be routine, or have met all standards for development under state law (plats only not requiring a public hearing), and will be enacted by one motion unless separate discussion is requested by City Plan Commission or staff and the item is removed from the Consent Agenda. Members of the audience who wish to ask questions or speak regarding items on the Consent Agenda must sign up on the day of the meeting, and such requests to speak must be received by 1:30 p.m. on the date of the meeting. When the vote has been taken, if an item has not been called out for separate discussion, the item has been approved. The City Plan Commission may, however, reconsider any item at any time during the meeting.

Approval of Minutes:

1. Discussion and action on the City Plan Commission minutes for February 12, 2026.

Resubdivision Combination:

2. **SUSU25-00110:** Mission Ridge Towne Center Unit One Replat A – A replat of lots 1-3 Mission Ridge Towne Center Unit One A Subdivision of Record in Document Number 20210024037, Official Public Records, El Paso County, Texas
Location: North of Eastlake Blvd. and East of Loop 375 Hwy.
Existing Zoning: N/A
Property Owner: Hunt Communities Development CO, LLC
Representative: TRE & Associates
District: N/A
Staff Contact: Saul Fontes, (915) 212-1606, FontesSA@elpasotexas.gov

ACTION: Motion made by Commissioner Masoud, seconded by Commissioner Uribe to **APPROVE** all matters listed under the **CONSENT AGENDA** and carried unanimously.

Motion Passed.
.....

REGULAR AGENDA - DISCUSSION AND ACTION:

Subdivision Applications:

SUBDIVISION MAP APPROVAL:

NOTICE TO THE PUBLIC AND APPLICANTS:

The staff report for an agenda item may include conditions, exceptions, or modifications. The Commission’s motion to approve an item in accordance with the staff report or with all staff comments means that any modifications, waivers, exceptions requested by the applicant and recommended for approval by staff and any staff recommended conditions, have been approved, without necessitating that the Commission restate the modifications, exceptions, waivers, or conditions as part of the motion to approve and that any findings required to be made by the Commission, have been made. If the Commission does not wish to approve an exception or modification, or require a condition, then the Commission’s motion will state which have not been approved, otherwise, the staff report, with all modifications, exceptions and conditions, is approved and the applicant shall comply with all provisions of the staff report.

Major Combination:

- 3. **SUSU25-00095:** Spare Feet Unit One – A portion of Section No. 19, Block 79 Township 3 Texas and Pacific Railway Company, El Paso County, Texas
 - Location: South of Pelicano Dr. and West of Darrington Rd.
 - Existing Zoning: N/A Property lies within ETJ
 - Property Owner: M2B El Paso LLC.
 - Representative: TRE & Associates, LLC.
 - District: N/A Property lies within ETJ
 - Staff Contact: Alonso Hernandez, (915) 212-1585, HernandezJA5@elpasotexas.gov

ITEM POSTPONED FOR FOUR WEEKS

Resubdivision Combination:

- 4. **SUSU26-00001:** Mountain View Replat “A” – A portion of Block 13, Mountain View Replat, City of El Paso, El Paso County, Texas
 - Location: North of Hercules Dr. and East of Dyer St.
 - Existing Zoning: C-3 (Commercial), C-4 (Commercial)
 - Property Owner: CG ELP Dyer LLC.
 - Representative: SLI Engineering, Inc.
 - District: 2
 - Staff Contact: Alonso Hernandez, (915) 212-1585, HernandezJA5@elpasotexas.gov

Alonso Hernandez, Planner, made a presentation to the Commission. Staff recommends **approval with conditions** of Mountain View Replat “A” on a Resubdivision Combination basis, and **approval** of the exception requests.

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

- If the sidewalk waiver is approved, the applicant will be required to provide a pedestrian access easement or dedicate the existing sidewalk prior to recording the final plat.

George Halloul, SLI Engineering, Inc., agrees with staff comments.

ACTION: Motion made by Commissioner Masoud **TO APPROVE ITEM #SUSU26-00001 WITH ALL CONDITIONS**, seconded by Commissioner Badillo and unanimously carried.

Motion Passed.

PUBLIC HEARING Rezoning Application:

5. **PZRZ25-00023:** A portion of Tract 6, Laura E. Mundy Survey No. 237, City of El Paso, El Paso County, Texas
 Location: East of Desert North Boulevard and North of Transmountain Road
 Zoning: R-5/c (Residential/conditions)
 Request: To rezone from R-5/c (Residential/Conditions) to C-3/c (Commercial/conditions)
 Existing Use: Vacant
 Proposed Use: Public utility facility and other retail establishment
 Property Owner: EP Transmountain Residential, LLC
 Representative: Conde Inc.
 District: 1
 Staff Contact: Alejandra González, (915) 212-1506, GonzalezAG@elpasotexas.gov

Alejandra González, Planner, made a presentation to the Commission. Public notices were mailed to property owners within 300 feet on February 13, 2026. The Planning Division has not received any communication in support or opposition to the request. Staff recommends **DENIAL** of the C-3 (Commercial) rezoning request for the following reasons:

1. The proposed C-3 (Commercial) zoning and allowed uses are not appropriate in relation to proposed adjacent single-family development.
2. The proposed uses of public utility service facility and other retail can be achieved on less intense commercial zoning districts.
3. The subject property is proposed at the corner of future roadways, the proposed Tony Conde Drive and Enchanted Pass Drive, but immediately adjacent to residential zoned property without properly transitioning in intensity.

Conrad Conde, Conde, Inc., doesn't agree with staff comments.

Commissioner Hanson asked if there was anyone in the public who wished to speak in favor of or against this request. No response.

ACTION: Motion made by Commissioner Masoud **TO APPROVE ITEM #PZRZ25-00023 WITH ALL EXCEPTIONS, EXCEPT #1**, seconded by Commissioner Uribe.

VOTE:

AYES – 3 (Badillo, Masoud, and Uribe)
 NAYS – 3 (Hanson, Reagan, and Dobrowolski)

Motion Failed.

ACTION: Motion made by Commissioner Hanson **TO APPROVE ITEM #PZRZ25-00023 WITH ALL CONDITONS.** No second.

Motion Failed.

ACTION: Motion made by Commission Dobrowolski **TO APPROVE ITEM #PZRZ25-00023 WITH ALL CONDITIONS EXCLUDING THE FOLLOWING FROM ITEM 1: “AUTOMOTIVE REPAIRS GARAGE”, “MATERIAL SALES (BUILDING & CONSTRUCTION)”, AND “MOTOR VEHICLE REPAIR”, EVERYTHING ELSE REMAINS,** seconded by Commissioner Reagan and unanimously carried.

Motion Passed.

.....

OTHER BUSINESS:

- 6. Discussion on reviewing differences between Urban Planning and Urban Design
Staff Contact: Ismael Segovia, (915) 212-1665, SegovialB@elpasotexas.gov

Ismael Segovia, Chief Planner - Subdivisions, made a presentation to the Commission and answered questions.

.....

- 7. Adjournment of the City Plan Commission’s Meeting.

ADJOURNMENT:

ACTION: Motion made by Commissioner Masoud, seconded by Commissioner Uribe and unanimously carried to **ADJOURN.**

Motion passed.

Meeting adjourned at 2:41 p.m.

.....

EXECUTIVE SESSION

The City Plan Commission may retire into Executive Session pursuant to Section 3.5A of the El Paso City Charter and the Texas Government Code, Section 551.071 Consultation with Attorney, Section 551.072 Deliberation Regarding Real Property, and Section 551.073 Deliberation Regarding Prospective Gifts to discuss any item on this agenda.

.....

Approved as to form:



Kevin W. Smith, City Plan Commission Executive Secretary

THE STATE OF TEXAS, COUNTY OF DALLAS, ss. I, _____, Notary Public in and for said County and State, do hereby certify that the foregoing is a true and correct copy of the original as the same appears in the records of said County.

WITNESSETH my hand and the seal of said County at Dallas, Texas, this _____ day of _____, 19____.

Notary Public in and for the County of Dallas, State of Texas.

My commission expires _____ day of _____, 19____.

Notary Public in and for the County of Dallas, State of Texas.

My commission expires _____ day of _____, 19____.

Notary Public in and for the County of Dallas, State of Texas.

My commission expires _____ day of _____, 19____.

Notary Public in and for the County of Dallas, State of Texas.

My commission expires _____ day of _____, 19____.

Notary Public in and for the County of Dallas, State of Texas.

My commission expires _____ day of _____, 19____.

Notary Public in and for the County of Dallas, State of Texas.

My commission expires _____ day of _____, 19____.



File #: BC-1829, Version: 1

**CITY OF EL PASO, TEXAS
LEGISTAR AGENDA ITEM SUMMARY FORM**

AGENDA LANGUAGE:

This is the language that will be posted to the agenda. Please use ARIAL 11 Font.

SUSU26-00007: Hueco Bolson Subdivision Replat A - Being a Replat of Hueco Bolson Subdivision, El Paso County, Texas

Location: North of Artcraft Rd. and West of Doniphan Dr.

Existing Zoning: N/A property lies within the Extraterritorial Jurisdiction (ETJ)

Property Owner: Hueco Bolson Land Investments, Ltd. and Canutillo Self Storage, LP

Representative: SLI Engineering, Inc.

District: N/A property lies within the Extraterritorial Jurisdiction (ETJ)

Staff Contact: Saul Fontes, (915) 212-1606, FontesSA@elpasotexas.gov

Hueco Bolson Subdivision Replat A



City Plan Commission — March 12, 2026

CASE NUMBER/TYPE:	SUSU26-00007 – Resubdivision Combination
CASE MANAGER:	Saul Fontes, (915) 212-1606, FontesSA@elpasotexas.gov
PROPERTY OWNER:	Hueco Bolson Land Investments, Ltd
REPRESENTATIVE:	SLI Engineering, Inc.
LOCATION:	West of Doniphan Dr. and North of Artcraft Rd. (Extraterritorial Jurisdiction (ETJ))
PROPERTY AREA:	7.88 acres
VESTED RIGHTS STATUS:	Not Vested
PARK FEES:	\$7,880.00
EXCEPTIONS/MODIFICATIONS:	Yes, see following section
ZONING DISTRICT(S):	N/A property lies within ETJ

SUMMARY OF RECOMMENDATION: Staff recommends **APPROVAL** of Hueco Bolson Subdivision Replat A on a Resubdivision Combination basis.

Hueco Bolson Subdivision Replat A



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. Enlargements of the map to scales greater than its original can induce errors and may lead to misinterpretations of the data. The Planning & Inspections Department Planning Division makes no claim to its accuracy or completeness.

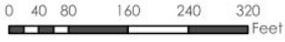


Figure A: Proposed plat with surrounding area

DESCRIPTION OF REQUEST: The applicant is requesting to resubdivide 7.88 acres into three lots for non-residential use. Lots range from 1.4 to 3.8 acres in size. Drainage will be provided via on-site ponding. Access to the subdivision shall be from Canutillo La Union Avenue and Strahan Road. This application was reviewed under the current subdivision code.

CASE HISTORY/RELATED APPLICATIONS: N/A

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

Surrounding Zoning and Use	
North	Extraterritorial Jurisdiction (ETJ) /Residential development
South	Extraterritorial Jurisdiction (ETJ) / Residential development/ Event area
East	Extraterritorial Jurisdiction (ETJ) / Residential development
West	Extraterritorial Jurisdiction (ETJ) / Residential development
Nearest Public Facility and Distance	
Park	Rio Del Norte Park
School	Canutillo Middle (0.48 mi.)
Plan El Paso Designation	
O3 Agriculture	
Impact Fee Service Area	
Westside	

PUBLIC COMMENT: N/A

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.

ATTACHMENTS:

1. Aerial Map
2. Preliminary Plat
3. Final Plat
4. Application
5. Department Comments

ATTACHMENT 1

Hueco Bolson Subdivision Replat A



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. Enlargements of this map to scales greater than its original can induce errors and may lead to incorrect conclusions. The City of El Paso Planning Department Planning Division makes no claim to its accuracy or completeness.

ATTACHMENT 4



RESUBDIVISION COMBINATION APPLICATION

DATE: 4-15-2025 FILE NO. _____

SUBDIVISION NAME: HUECO BOLSON REPLAT A

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
A REPLAT OF LOTS, 1, 2, 3 AND PORTION OF LOT 4, BLOCK 1, HUECO BOLSON SUBDIVISION, EL PASO County Texas

2. Property Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	_____	_____	Office	_____	_____
Duplex	_____	_____	Street & Alley	_____	_____
Apartment	_____	_____	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____	_____	_____	_____
School	_____	_____	_____	_____	_____
Commercial	33.062	4	Total No. Sites	4	_____
Industrial	_____	_____	Total (Gross) Acreage	33.062	_____

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

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 Hueco Bolson Land Investments, Ltd, and Canutillo Self Storage, LP
(Name & Address) (Zip) (Phone)
13. Developer SAME
(Name & Address) (Zip) (Phone)
14. Engineer SLI ENGINEERING, INC. 6600 WESTWIND 79912 915 584 445
(Name & Address) (Zip) (Phone)

OWNER SIGNATURE: 
Digitally signed by georges

REPRESENTATIVE SIGNATURE: georges
Date: 2025.04.09 13:22:46 -06'00'

REPRESENTATIVE CONTACT (PHONE): 915 203 7277

REPRESENTATIVE CONTACT (E-MAIL): ghalloul@sli-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

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. Coordinate with EPCWID#1 for proposed development abutting lateral.
4. Remove Moore Road as one of the points of access for this subdivision, as the subdivision does not abut it. If otherwise, please provide an explanation as to how access is being provided to Moore Road.
5. Please revise note #14 and confirm the accuracy of the statement.

Planning and Inspections Department- Land Development Division

1. A portion of the property area will be in the Flood zone according to the preliminary future FEMA maps. Meaning; that according to current maps from FEMA, the property is not in the flood zone area, but the property will be in the flood zone area in the future when new maps become effective.
It is recommended to build 1 foot above the preliminary BFE for the affected lots.
2. The proposed ponding area shall have enough capacity to hold the developed runoff for a designated 100-yr. storm event.
3. Provide print-out of the mathematical closure of the exterior boundary of the subdivision indicating the error of closure.
4. Coordinate and obtain approval from the Water Improvement District #1 for proposed development containing and abutting existing irrigation laterals. Verify if lots will retain water rights and/or easements.

El Paso County Water Improvement District #1

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

Parks and Recreation Department

We have reviewed **Hueco Bolson Subdivision Replat A**, a resubdivision combination plat map and on behalf of the Parks & Recreation Department, we offer the Developer / Engineer the following comments:

Please note that this subdivision is located with-in the City of El Paso east Extra Territorial Jurisdiction (ETJ) area **and** within the area of potential annexation by the City, thus subject to the calculation for "Parkland / Fees" as it is identified on the official map as described per ordinance Title 19 – Subdivision & Development Plats, **Chapter 19.20 - Parks & Open Space** as noted below:

Section 19.20.020 - Dedication Required

- A. **Dedication Required.** All subdivisions located within the corporate limits of the City of El Paso and within those areas designated in the City's extra territorial jurisdiction (ETJ), as identified on an official map kept in the Development Services Department.

Also, please note that subdivisions within the ETJ area do not have a zoning district designation however, per Plat Notes and Restrictions, applicant is proposing 3 non-residential lots therefore, "Park fees" will be assessed as follows:

1. **If** applicant provides copy of final signed / recorded covenants restricting all residential uses and **if** gross density waiver is granted by the City Manager or the Planning Department designee, then Applicant shall be required to pay "Park fees" in the amount of **\$7,880.00** based on the following calculations:

7.88 acres non-residential @ rate of \$1,000.00 per acre = **\$7,880.00**

Please allocate generated funds under Park Zone: **NW-14**

Nearest Park: **Rio del Norte 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 and Transportation Engineering:

No objection to application

Contract Management:

No objection to application.

For future development a complete set of plans shall be submitted for review.

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.

Street Lights Department does not object to this request.

Canutillo La Union Ave. or Farm-to-Market Road (FM) 259 is a Texas Department of Transportation (TxDOT) right-of way (ROW).

Capital Improvement Department

No comments received.

El Paso Water

EPWater does not object to this request.

The subject property is located within the Westside Impact Fee Service Area. Impact fees will be assessed and collected at the time El Paso Water receives an application for water and sanitary sewer services.

Water:

There is an existing 16-inch diameter water main that extends along Strahan Road located approximately 18-feet east of the property. No direct service connections are allowed to this main as per the El Paso Water - Public Service Board Rules & Regulations. This water can be extended to provide service.

There is an existing 36-inch diameter water transmission main along Strahan Road east of FM 259 – Canutillo La Union Road. This main then extends west along a 30-foot PSB easement along the northeast portion of Lot 3. No direct service connections are allowed to this main as per the El Paso Water - Public Service Board Rules & Regulations.

There is an existing 8-inch diameter water main that extends along FM 256 – Canutillo La Union Avenue. This main is within East Montana Water System and managed by El Paso County Roads and Bridges.

Sanitary Sewer:

There is an existing 15-inch diameter sanitary sewer main that extends along Strahan Road. This main is located approximately 4 feet east of the property. This sewer main is available to provide service to lot 3 and can be extended to provide service.

General:

Installation of water and sanitary sewer main extension along a PSB easement will be required to provide service. Main extension costs will be the responsibility of the owner. Water main shall be extended creating a looped system.

No building, reservoir, structure, parking stalls, or other improvement, other than asphaltic paving (HMAC), shall be constructed or maintained on the above referenced EPWater-PSB easement without the written consent of EPWater-PSB. The Developer shall refrain from constructing rock walls, signs, trees, buildings, curbs, or any structure that will interfere with the access to the PSB easement(s). There shall be at least a 5-foot setback from the easement line to any building, sign, or structure. All easements dedicated to public water and/or sanitary sewer facilities shall comply with EPWater-PSB Easement Policy. The PSB easement(s) shall be improved to allow the operation of EPWater-PSB maintenance vehicles. EPWater-PSB requires access to the proposed water facilities, sanitary sewer facilities, appurtenances, and meters within the easement 24 hours a day, seven (7) days a week.

During the site improvement work, the Owner/Developer shall safeguard the existing water/sanitary sewer mains and appurtenant structures located within the subdivision. The Owner/Developer shall minimize changes in grade above or near the vicinity of the existing PSB facilities and is responsible for the costs of setting appurtenant structures to final grade.

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:

Provide a conceptual Drainage Plan indicating existing and proposed major stormwater facilities as per Section 19.02.020 of the Municipal Code.

Show proposed drainage flow patterns on the preliminary plat and identify the final location of all the stormwater runoff. Some existing flow arrows appear to show flow from low spots to higher ones.

North Loop Dr. is a state highway; TXDOT roads are not designed to take in outside flow.

EPWater-SW requires on-site retention of all developed runoff; ensure runoff does not flow off-site. Any proposed ponding area/s shall have enough capacity to hold the developed runoff for a designated 100-yr. storm event. Label the pond as “Private”.

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.

METES AND BOUNDS

PROPERTY DESCRIPTION: The parcel of land herein being described is all of Lots 1, 2, 3 and 4, HUECO BOLSON SUBDIVISION, City of El Paso, El Paso County, Texas and is being more specifically described by metes and bounds as follows:

Commencing at a found City Monument lying on the centerline of a turning-heel of Rio de Jazmin Place; Thence, North 05°46'00" West, a distance of 1695.37 feet to a boundary corner lying on the northerly Right-of-Way line of Moore Road (30.00 feet Public Right-of-Way); Thence, North 34°50'00" East, a distance of 97.11 feet to a boundary corner lying on the westerly Right-of-Way line of Strahan Road (30.00 feet Public Right-of-Way); Thence, North 00°01'00" East, along said Right-of-Way line, a distance of 2312.53 feet to a boundary corner being the "TRUE POINT OF BEGINNING" of this metes and bounds description:

THENCE, North 89°59'00" West, leaving said Right-of-Way line, a distance of 401.66 feet to a point for a boundary corner;

THENCE, North 89°59'00" East, a distance of 6.35 feet to a point for a boundary corner;

THENCE, North 89°59'00" West, a distance of 234.21 feet to a point for a boundary corner;

THENCE, South 00°01'00" West, a distance of 349.49 feet to a point for a boundary corner;

THENCE, North 30°31'00" West, a distance of 84.97 feet to a point for a boundary corner;

THENCE, North 47°36'00" West, a distance of 369.19 feet to a point for a boundary corner;

THENCE, North 37°51'00" West, a distance of 143.08 feet to a point for a boundary corner;

THENCE, North 23°02'00" West, a distance of 87.08 feet to a point for a boundary corner;

THENCE, North 13°17'00" West, a distance of 108.70 feet to a point for a boundary corner lying on the southerly Right-of-Way line of Canutillo - La Union Avenue (70.00 feet Public Right-of-Way);

THENCE, South 89°59'00" East, along said Right-of-Way line, a distance of 1098.67 feet to a point for a boundary corner lying on the westerly Right-of-Way line of Strahan Drive (30.00 feet Public Right-of-Way);

THENCE, South 00°01'00" West, along said Right-of-Way line, a distance of 277.79 feet back to the "TRUE POINT OF BEGINNING" of this description.

Said parcel of land containing 343,394.63 Sq. Ft. (7.8833 Acres) of land, more or less.

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION:
 HUECO BOLSON SUBDIVISION REPLAT B, BY: HUECO BOLSON LAND INVESTMENTS, LTD, HUECO BOLSON MANAGEMENT LLC, ITS GENERAL PARTNER, OWNER OF THE 41.058 ACRES OF LAND ENCOMPASSED WITHIN THE PROPOSED SUBDIVISION, HEREBY PRESENT THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT.
 WE CERTIFY THAT WE HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODES 232.032 AND THAT:

- (A) THE WATER QUALITY AND CONNECTIONS TO THIS LOT MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS, AND REGULATIONS OF EL PASO WATER UTILITIES, PUBLIC SERVICE BOARD.
 - (B) SEWER CONNECTIONS TO THIS LOT OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS; AND REGULATIONS OF EL PASO WATER UTILITIES, PUBLIC SERVICE BOARD.
 - (C) ELECTRICAL CONNECTIONS PROVIDED TO THIS LOT MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS; AND
 - (D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THIS LOT MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.
- I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

JOSEPH BALSIGER _____ DATE _____

ACKNOWLEDGMENT

STATE OF TEXAS
 BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED MR. JOSEPH BALSIGER AND PROVED TO ME THROUGH HIS TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DUTY SWORN, DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2025 A.D.

NOTARY PUBLIC IN AND FOR THE COUNTY OF EL PASO

EL PASO COUNTY, TEXAS CERTIFICATE OF PLAT APPROVAL
 UNDER LOCAL GOVERNMENT CODE § 232.028 (A)

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF HUECO BOLSON SUBDIVISION REPLAT B WAS REVIEWED AND APPROVED BY THE EL PASO COUNTY, TEXAS COMMISSIONERS COURT ON _____ 2025.

COUNTY JUDGE _____ DATE _____

ATTEST
 CITY OF EL PASO CERTIFICATE OF PLAT APPROVAL UNDER
 LOCAL GOVERNMENT CODE 212.009 (C) AND 212.0115 (B)

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF HUECO BOLSON SUBDIVISION REPLAT B WAS REVIEWED AND APPROVED BY THE CITY PLAN COMMISSION OF THE CITY OF EL PASO ON _____ 2025.

CHAIRPERSON _____ DATE _____ EXECUTIVE SECRETARY _____

APPROVED FOR FILING THIS _____

PLANNING AND INSPECTION DIRECTOR _____

COUNTY CLERK'S RECORDING CERTIFICATE

FILED AND RECORDED IN THE OFFICE OF THE COUNTY CLERK OF EL PASO COUNTY, TEXAS,
 THIS _____ DAY OF _____, 2025, A.D. IN
 FILE NO. _____

EL PASO COUNTY CLERK _____ BY DEPUTY _____

SURVEYOR'S DEDICATION

I, GUILLERMO LICON, A REGISTERED LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THE ABOVE PLAT AND DESCRIPTION OF HUECO BOLSON SUBDIVISION REPLAT A WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE BY ME AND UNDER MY SUPERVISION ON _____, 2025.

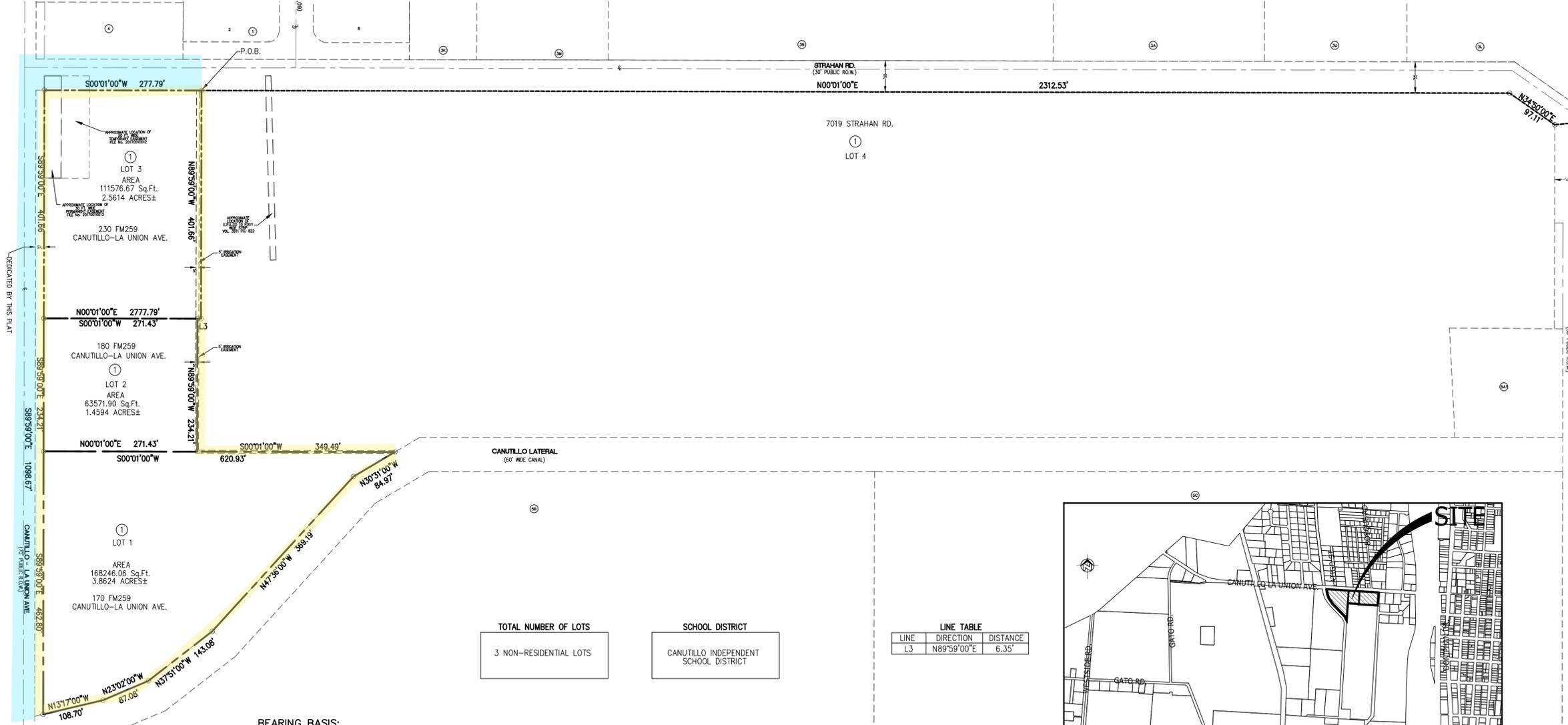
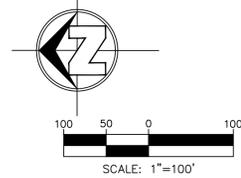
GUILLERMO LICON, RPLS
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS NO. 2998

ENGINEER'S DEDICATION

SUBDIVISION IMPROVEMENT PLANS ARE PREPARED UNDER THE SUPERVISION
 OF SLI ENGINEERING, INC. _____ GEORGES HALLOUL, P.E., TX 92105



LICENSE NO. F-1902

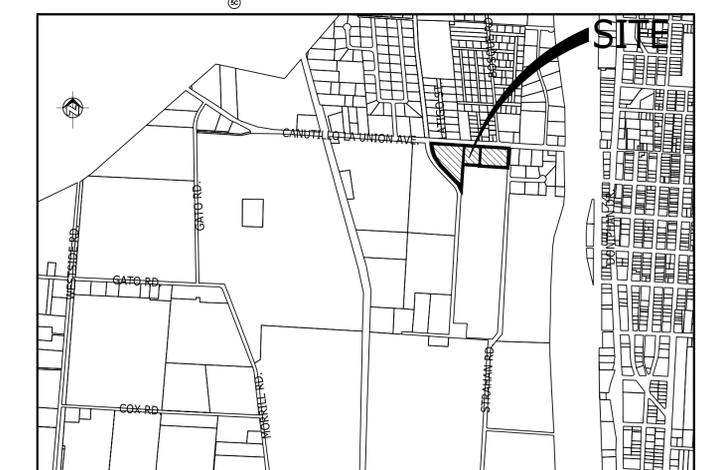


PLAT NOTES AND RESTRICTIONS

1. NUMBER OF LOTS IN THIS SUBDIVISION = 3
2. BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM N.A.D. 1983, CENTRAL ZONE.
3. THE SUBDIVISION IS WITHIN FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN. PANEL NO. 480212 0025B, DATED SEPTEMBER 4, 1991.
4. TAX CERTIFICATE(S) FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.
5. DOCUMENT NO. _____ DATE _____
 RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.
6. THIS IS TO CERTIFY THAT WATER AND SEWER SERVICES WILL BE PROVIDED TO HUECO BOLSON SUBDIVISION REPLAT B BY THE EL PASO WATER UTILITIES IN ACCORDANCE WITH THEIR RULES AND REGULATIONS AND WITH SECTION 16.343 OF THE TEXAS WATER CODE. WATER AND SEWER SERVICES WILL BE FROM EXISTING FACILITIES LOCATED ON STRAHAN, AND WILL BE CONSTRUCTED TO SERVE THIS SUBDIVISION WITHIN TWO (2) YEARS OF THE DATE OF FILING THE FINAL SUBDIVISION PLAT.
7. LOT CORNERS FOR THIS PLAT SHALL BE SET ONCE RECORDED.
8. BUILDINGS SETBACKS SHALL CONFORM TO THE COUNTY OF EL PASO GUIDELINES: 10 FEET FROM FRONT, 5 FEET FOR SIDE, 10 FEET FOR SIDES IF ABUTTING PUBLIC RIGHT OF WAY, AND 5 FEET FOR REAR PROPERTY LINES.
9. THE OWNERS HAVE OBTAINED A PERMIT FROM THE COUNTY PLANNING AND DEVELOPMENT DEPARTMENT PRIOR TO CUTTING ANY EXISTING COUNTY ROAD FOR INSTALLATION OF UTILITIES CONSTRUCTION OF DRIVEWAYS, OR ANY OTHER PURPOSE.
10. IN ACCORDANCE WITH TEXAS LOCAL GOVERNMENT CODE SECTION 232.025(6), A STATEMENT DESCRIBING WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THIS SUBDIVISION.
11. THE LOTS WILL BE USED FOR NON-RESIDENTIAL PURPOSES ONLY.
12. ACCESS TO LOTS WITHIN THE SUBDIVISION IS PROVIDED FROM STRAHAN ROAD AS WELL AS CANUTILLO LA-UNION ROAD AND MOORE ROAD.
13. THE REASON FOR THE SUBDIVISION IS TO ADD ADDITIONAL LOTS.
14. POSTAL DELIVERY SERVICE WITHIN THIS SUBDIVISION WILL BE PROVIDED USING NEIGHBORHOOD DELIVERY AND COLLECTION BOXES.
15. ALL LOTS TO PROVIDE A GRADING AND DRAINAGE PLAN PREPARED BY A LICENSED TEXAS PROFESSIONAL ENGINEER PRIOR TO LOT DEVELOPMENT.
16. LOT OWNERS SHALL BE RESPONSIBLE FOR MAINTAINING THE SIDEWALKS, DRIVEWAYS AND PARKWAYS ABUTTING THEIR PROPERTY.
17. LOT 4 WILL ACCEPT STORM WATER RUN OFF FROM LOTS 1, 2 AND 3, 5 AND 6 AND WILL POND ON SITE AS PER (MUNICIPAL-CODE SECTION 19.19.0104, DSC PANEL 11-4-J, AND DDM SECTION 11-1).
18. THE POND IS PRIVATE AND TO BE MAINTAINED BY THE OWNER.

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY

HUECO BOLSON SUBDIVISION REPLAT B IS LOCATED WITHIN EL PASO COUNTY, TEXAS APPROXIMATELY LESS THAN 1 MILE NORTHWEST OF THE CITY LIMITS OF EL PASO, TEXAS, AND WITHIN THE CITY OF EL PASO'S 5 MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 200.003.



VICINITY MAP
 NOT TO SCALE

TOTAL NUMBER OF LOTS	SCHOOL DISTRICT
3 NON-RESIDENTIAL LOTS	CANUTILLO INDEPENDENT SCHOOL DISTRICT

LINE	DIRECTION	DISTANCE
L3	N89°59'00"E	6.35'

BEARING BASIS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTRAL NAD-83 TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS

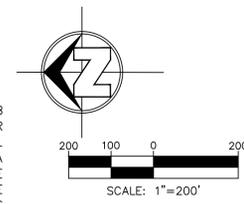
VERTICAL DATUM:

VERTICAL DATUM BASED ON WEST TEXAS AIRPORT REFERENCE POINT TX04A (NGS PID NO. AB6217) NAVD 88 DATUM AND REFERENCED TO NAD83, HAVING AN ELEVATION OF 3751.87.



FINAL PLAT
 SLI ENGINEERING, INC.
 CIVIL ENGINEERS - LAND SURVEYORS
 LAND PLANNERS - CONSTRUCTION MANAGEMENT
 6600 WESTWIND DR. - EL PASO, TEXAS - 79912 - (915) 584-4457
 PREPARATION DATE: 09/16/2025

F:\PROJECTS\IMPSURV\22-4763 LA UNION AND STRAHAN\SUBDIVISION\REPLAT B 09-17-2025\HUECO BOLSON SUBDIVISION REPLAT B (09-17-2025).dwg, 12/5/2025 9:58:17 AM



HUECO BOLSON SUBDIVISION REPLAT A

BEING A REPLAT OF HUECO BOLSON SUBDIVISION, EL PASO
COUNTY, TEXAS.
CONTAINING: 7.8833 ACRES ±

FINAL ENGINEER'S REPORT FOR HUECO BOLSON SUBDIVISION REPLAT A
BY GEORGES HALLOUL, P.E.

WATER FACILITIES:

WATER SERVICE TO THE SITE WILL BE PROVIDED BY THE EL PASO WATER UTILITIES, PUBLIC SERVICE BOARD, PSB. THE PSB WILL HAVE A DEVELOPMENT AGREEMENT WITH HUECO BOLSON LAND INVESTMENTS, LTD., DEVELOPER, TO PROVIDE SUFFICIENT WATER SUPPLY FOR AT LEAST 30 YEARS AND THIS AGREEMENT WILL BE RECORDED IN THE COUNTY OF EL PASO CLERK'S OFFICE.

THE MAIN WATER LINE HAS BEEN CONSTRUCTED ALONG STRAHAN RD. AND ALONG LA UNION AVE. SERVICE LINES AND SERVICE METERS TO THE PROPOSED LOTS WILL BE PROVIDED DURING THE CONSTRUCTION PHASE. WATER METERS WILL THEN BE APPLIED FOR EVERY LOT SHOWN ON THIS SUBDIVISION. THE DEVELOPER IS RESPONSIBLE FOR ALL FEES ASSOCIATED WITH THE PROPOSED METERS TO BE PAID IN FULL TO THE PSB. THE COST OF THE WATER METERS IS UNKNOWN UNTIL THE SIZE OF THE PROPOSED METERS IS DETERMINED.

THERE WILL BE 7 PROPOSED FIRE HYDRANTS FOR A COST OF \$126,000 THAT WILL BE CONSTRUCTED BY THE DEVELOPER. THE MAIN WATER LINES ARE ALREADY IN OPERATION.

SEWER FACILITIES:

SANITARY SEWER SERVICE TO THE SITE WILL BE PROVIDED BY THE EL PASO WATER UTILITIES, PUBLIC SERVICE BOARD, PSB. THE PSB WILL HAVE A DEVELOPMENT AGREEMENT WITH HUECO BOLSON LAND INVESTMENTS, LTD., DEVELOPER, TO PROVIDE SUFFICIENT SANITARY SEWER SERVICES FOR AT LEAST 30 YEARS AND THIS AGREEMENT WILL BE RECORDED IN THE COUNTY OF EL PASO CLERK'S OFFICE.

THE MAIN SANITARY SEWER LINE HAS BEEN CONSTRUCTED ALONG STRAHAN RD. SERVICE LINES TO THE PROPOSED LOTS WILL BE PROVIDED DURING THE CONSTRUCTION PHASE AND WILL THEN BE APPLIED FOR EVERY LOT SHOWN ON THIS SUBDIVISION.

ALL COSTS OF WATER AND SEWER INFRASTRUCTURE ARE PAID BY THE DEVELOPER.

SISTEMA DE AGUA POTABLE

EL SERVICIO DE AGUA AL SITIO SERÁ PROPORCIONADO POR EL PASO WATER UTILITIES, PUBLIC SERVICE BOARD, PSB. EL PSB TENDRÁ UN ACUERDO DE DESARROLLO CON HUECO BOLSON LAND INVESTMENTS, LTD., DESARROLLADOR, PARA PROPORCIONAR SUFFICIENTE SUMINISTRO DE AGUA DURANTE AL MENOS 30 AÑOS Y ESTE ACUERDO SE REGISTRARÁ EN LA OFICINA DEL SECRETARIO DEL CONDADO DE EL PASO. LA LÍNEA DE AGUA PRINCIPAL SE HA CONSTRUÍDO A LO LARGO DE STRAHAN RD. Y A LO LARGO DE LA UNION AVE. LAS LÍNEAS DE SERVICIO Y LOS MEDIDORES DE SERVICIO A LOS LOTES PROPUESTOS SE PROPORCIONARÁN DURANTE LA FASE DE CONSTRUCCIÓN. LUEGO SE APLICARÁN MEDIDORES DE AGUA PARA CADA LOTE QUE SE MUESTRE EN ESTA SUBDIVISION. EL DESARROLLADOR ES RESPONSABLE DE TODAS LAS TARIFAS ASOCIADAS CON LOS MEDIDORES PROPUESTOS QUE SE PAGARÁN EN SU TOTALIDAD AL PSB. EL COSTO DE LOS MEDIDORES DE AGUA ES DESCONOCIDO HASTA QUE SE DEFINAN LOS DIÁMETROS REQUERIDOS.

HABRÁ 7 BOCAS DE INCENDIO PROPUESTAS POR UN COSTO DE \$ 126,000 QUE SERÁN CONSTRUÍDAS POR EL DESARROLLADOR. LAS PRINCIPALES LÍNEAS DE AGUA YA ESTÁN EN FUNCIONAMIENTO.

SISTEMA DE DRENAJE SANITARIO

EL SERVICIO DE ALCANTARILLADO SANITARIO AL SITIO SERÁ PROPORCIONADO POR EL PASO WATER UTILITIES, PUBLIC SERVICE BOARD, PSB. EL PSB TENDRÁ UN ACUERDO DE DESARROLLO CON HUECO BOLSON LAND INVESTMENTS, LTD., DESARROLLADOR, PARA PROPORCIONAR SUFFICIENTES SERVICIOS DE ALCANTARILLADO SANITARIO DURANTE AL MENOS 30 AÑOS Y ESTE ACUERDO SE REGISTRARÁ EN LA OFICINA DEL SECRETARIO DEL CONDADO DE EL PASO.

SE HA CONSTRUÍDO LA LÍNEA PRINCIPAL DE ALCANTARILLADO SANITARIO A LO LARGO DE STRAHAN RD. DURANTE LA FASE DE CONSTRUCCIÓN SE PROPORCIONARÁN LÍNEAS DE SERVICIO A LOS LOTES PROPUESTOS Y LUEGO SE APLICARÁN EN CADA LOTE QUE SE MUESTRA EN ESTA SUBDIVISION.

LOS COSTOS DE INFRAESTRUCTURA DE AGUA Y ALCANTARILLADO SON PAGADOS POR EL DESARROLLADOR.

DRAINAGE REPORT:
THIS SUBDIVISION CONSISTS OF 3 PROPOSED LOTS. THE TOTAL AREA OF ALL LOTS IS 7.8329 ACRES. THE SITE IS ALMOST FLAT WITH SOME EXISTING DEPRESSED AREAS SCATTERED THROUGHOUT THE SITE. A MASTER DRAINAGE WILL BE DEVELOPED DURING THE DESIGN PHASE. THE STORM WATER RUNOFF GENERATED BY THE SITE WILL BE COLLECTED AND CONVEYED BY MEANS OF SURFACE FLOW AND OR STORM SEWER SYSTEMS TO DISCHARGE INTO THE EXISTING RETENTION BASIN DESIGNED WITH SUFFICIENT POND CAPACITY TO RETAIN A 100-YEAR DESIGN. THE PROPOSED VOLUME OF THE POND WILL BE 16.09 ACRE FEET MORE OR LESS. LOT 4 WILL RECEIVE THE STORM WATER RUNOFF FROM LOTS 1, 2 AND 3, 5 AND 6.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY - PANEL NUMBER 480212 0025B, DATED SEPTEMBER 4, 1991. THIS PROPERTY LIES IN FLOOD ZONE "X".

ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN.

PLANS FOR HUECO BOLSON SUBDIVISION WERE SUBMITTED AND REVIEWED BY THE COUNTY PLANNING AND DEVELOPMENT DEPARTMENT (CASE NO. XX-XXX)

INFORME DE DRENAJE:

ESTA SUBDIVISION CONSTA DE 3 LOTES PROPUESTOS. EL ÁREA TOTAL DE TODOS LOS LOTES ES DE 7.8329 ACRES. EL SITIO ES CASI PLANO CON ALGUNAS ÁREAS DEPRIMIDAS DISPERSAS POR TODO EL SITIO. SE DESARROLLARÁ UN DRENAJE MAESTRO DURANTE LA FASE DE DISEÑO. EL ESCURRIMIENTO DE AGUAS PLUVIALES GENERADA POR EL SITIO SERÁ RECOGIDA Y CONDUcida POR MEDIO DE FLUJO SUPERFICIAL Y/O SISTEMAS DE ALCANTARILLADO PLUVIAL PARA DESCARGAR EN LA CUENCA DE RETENCIÓN EXISTENTE DISEÑADA CON SUFFICIENTE CAPACIDAD DE ESTANQUE PARA CONSERVAR UN DISEÑO DE 100 AÑOS. EL VOLUMEN PROPUESTO DEL ESTANQUE SERÁ DE 16.09 ACRE-PÍES MÁS O MENOS. EL LOTE 4 RECIBIRÁ LA ESCORRENTIA DE AGUAS PLUVIALES DE LOS LOTES 1, 2 Y 3, 5 Y 6.

DE ACUERDO CON EL MAPA DE TASAS DE SEGURO CONTRA INUNDACIONES DE LA AGENCIA FEDERAL PARA EL MANEJO DE EMERGENCIAS CON NUMERO DE PANEL 480212 0025 B, CON FECHA 4 DE SEPTIEMBRE DE 1991. ESTA PROPIEDAD SE ENCUENTRA EN LA ZONA DE INUNDACION "X".

ZONA "X", ÁREAS QUE SE DETERMINAN FUERA DE LA LLANURA DE INUNDACION DE 500 AÑOS.

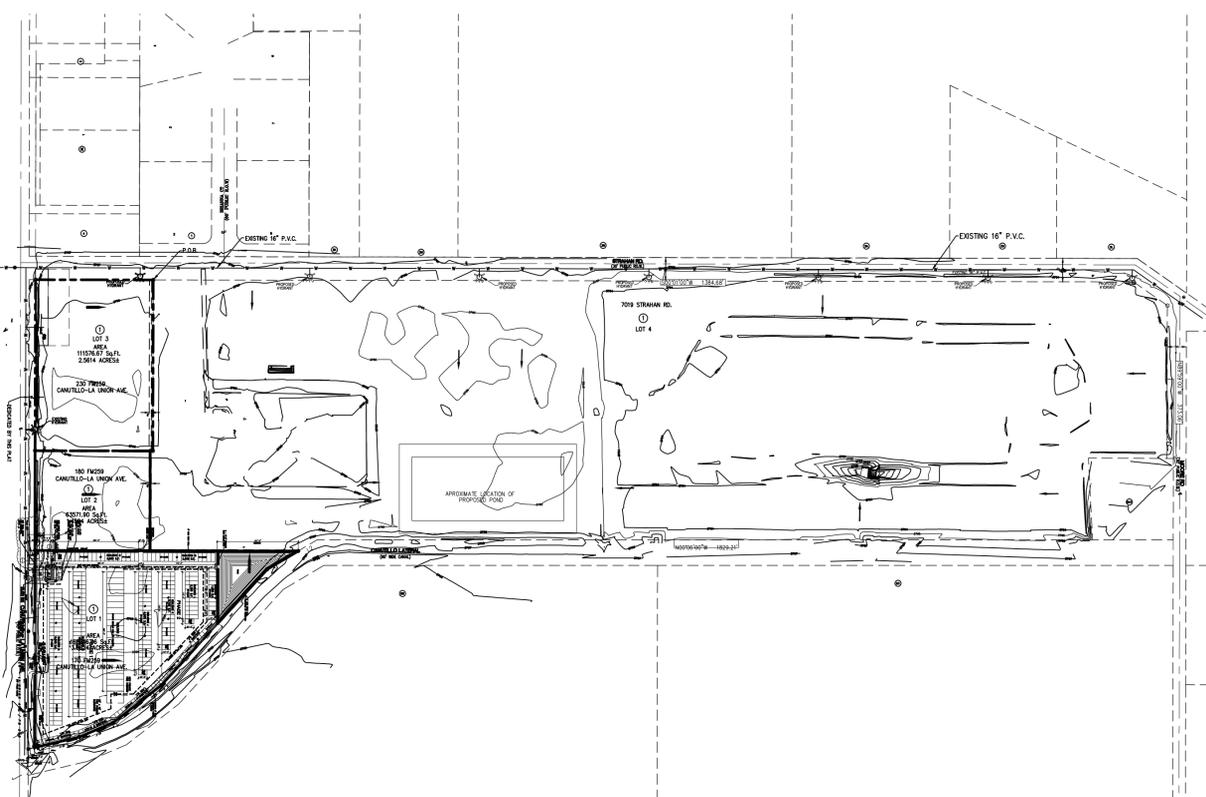
LOS PLANOS PARA HUECO BOLSON SUBDIVISION REPLAT A FUERON PRESENTADOS Y REVISADOS POR EL DEPARTAMENTO DE PLANIFICACION Y DESARROLLO DEL CONDADO (CASO No. XX-XXX)

CERTIFICATION

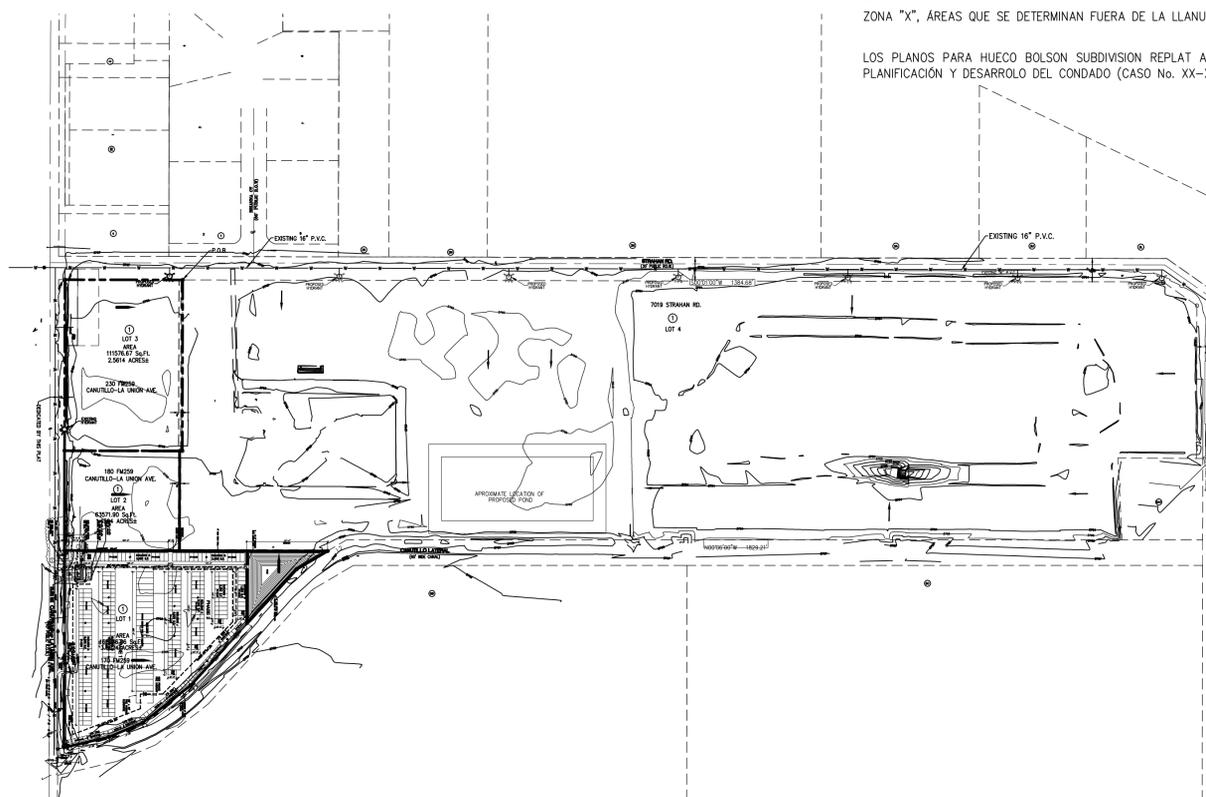
I CERTIFY THAT THE WATER AND WASTEWATER SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE SUBDIVISION RULES ADOPTED UNDER SECTION 16.343, TEXAS WATER CODE. THE WATER AND SANITARY SEWER SYSTEM WILL BE COMPLETED AND OPERABLE WITHIN 2 YEARS OF THE DATE OF THIS PLAT.

CERTIFICACION

CERTIFICO QUE LOS SERVICIOS DE AGUA Y DRENAJE SANITARIO ANTERIORMENTE DESCRITOS SE ENCUENTRAN EN CUMPLIMIENTO CON LAS REGLAS DE LA SUBDIVISION ADOPTADAS BAJO LA SECCION 16.343, DEL CODIGO DE AGUA DE TEXAS. EL SISTEMA DE AGUA Y DRENAJE SANITARIO SE COMPLETARÁ Y SERÁ OPERABLE DENTRO DE 2 AÑOS DE LA FECHA DE ESTE DOCUMENTO.



MAP OF WATER AND WASTEWATER SYSTEMS
MAPA DE AGUA POTABLE Y SANEAMIENTO



MAP OF DRAINAGE SYSTEM
MAPA DEL SISTEMA DE DESAGÜE

PROPOSED POND STAGE STORAGE TABLE

ELEV.	AREA (sq. ft.)	DEPTH (ft)	AVG END INC. VOL. (cu. ft.)	AVG END TOTAL VOL. (cu. ft.)	CONIC INC. VOL. (cu. ft.)	CONIC TOTAL VOL. (cu. ft.)
0.000	53,730.48	N/A	N/A	0.00	N/A	0.00
1.000	56,815.20	1.000	55272.84	55272.84	55265.67	55265.67
2.000	59,971.92	1.000	58393.56	113666.41	58386.45	113652.12
3.000	63,200.64	1.000	61586.28	175252.69	61579.23	175231.35
4.000	66,501.36	1.000	64851.00	240103.69	64844.00	240075.35
5.000	69,874.08	1.000	68187.72	308291.42	68180.77	308256.12
6.000	73,318.80	1.000	71596.44	379887.86	71589.54	379845.66
7.000	76,835.52	1.000	75077.16	454965.03	75070.30	454915.96
8.000	80,424.24	1.000	78629.88	533594.91	78623.06	533539.02
8.725	83,071.09	0.725	59267.06	592661.97	59264.47	592603.49
9.000	84,084.96	0.275	22983.96	615845.92	22983.82	615787.30
9.990	87,780.00	0.990	85073.16	700919.08	85066.60	700853.91

DRAINAGE CALCULATIONS BASED ON THE RATIONAL FORMULA FOR ESTIMATING RUNOFF Q=CIA

DRAINAGE AREA	AREA (ACRES)	TC (MIN)	C (AVG)	I100 (IN/HR)	Q100 (CFS)	DRAINAGE DESTINATION
DA-1	18.96	15.00	00.95	4.55	81.95	TO PROPOSED POND
DA-2	21.30	15.00	00.95	4.55	92.07	TO PROPOSED POND
DA-3	2.47	10.00	00.45	5.36	5.96	TO PROPOSED POND

LEGEND:

FORMULA = Qt=ARC/12 + (A X 0.012) 100 YRS. STORM FREQUENCY

POND DESIGNATION	'A' (AREA IN AC.)	'R'	'C'	REQUIRED VOLUME (AC-FT) WITH SILT	AVAILABLE STORAGE (AC-FT)	POND TOP ELEV.	POND INV. ELEV.	HIGH WATER ELEV.
POND NO. 1	42.73	4"/3 HRS.	00.92	13.61	16.09	9.99	0.00	8.725

* WEIGHED "C" VALUE



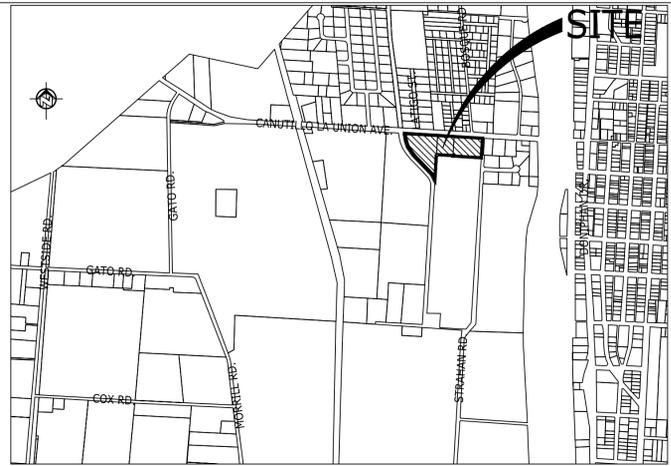
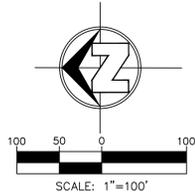
GEORGES HALLOUL, P.E.
STATE OF TEXAS
PROFESSIONAL ENGINEER
REGISTRATION NO.92105

SLI ENGINEERING, INC.
CIVIL ENGINEERS - LAND SURVEYORS
LAND PLANNERS - CONSTRUCTION MANAGEMENT
6600 WESTWIND DR. - EL PASO, TEXAS - 79912 - (915) 584-4457
PREPARATION DATE: 07/14/2022

HUECO BOLSON SUBDIVISION REPLAT A ENGINEERING REPORT					
DATE PREPARED	DRAWN BY	DESIGNED BY	CHECKED BY	APPROVED BY	
09/16/25		GH	GH		
REVISION NUMBER	SHEET NAME OR NUMBER	DESCRIPTION OF REVISION	DATE OF REVISION	REVISION APPROVED BY	
1		20' ROAD DEDICATION	1/9/23	GH	
2		15' ROAD DEDICATION	10/21/25	GH	

HUECO BOLSON SUBDIVISION REPLAT A

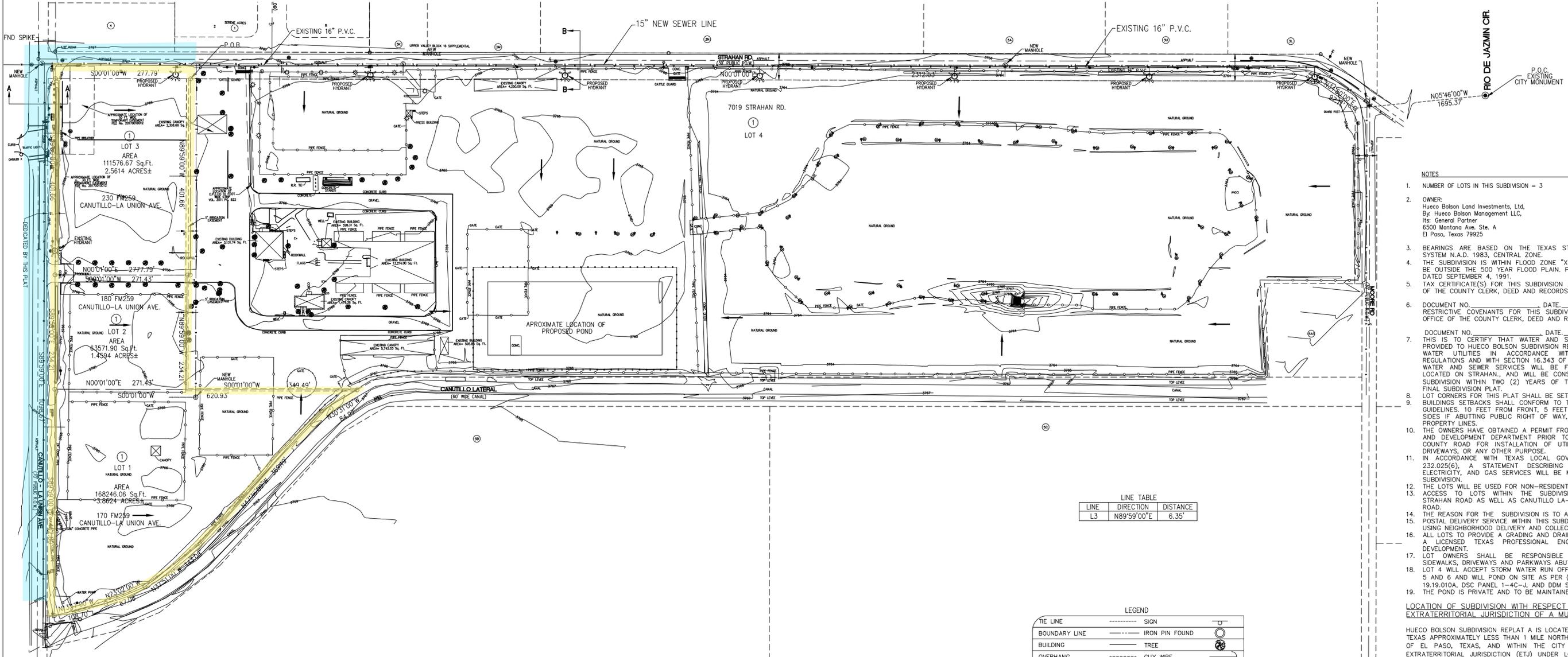
BEING A REPLAT OF HUECO BOLSON SUBDIVISION, EL PASO COUNTY, TEXAS.
CONTAINING: 7.8833 ACRES ±



VICINITY MAP
NOT TO SCALE

LINE TABLE

LINE	DIRECTION	DISTANCE
L3	N89°59'00"E	6.35'



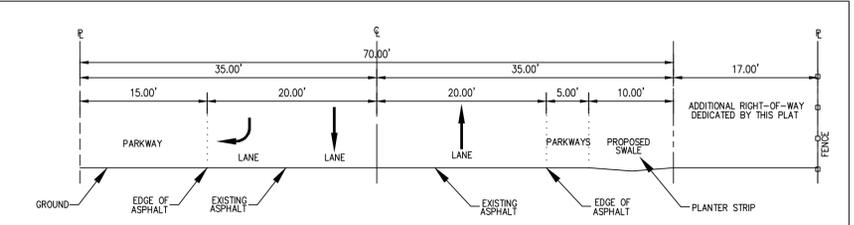
LINE TABLE

LINE	DIRECTION	DISTANCE
L3	N89°59'00"E	6.35'

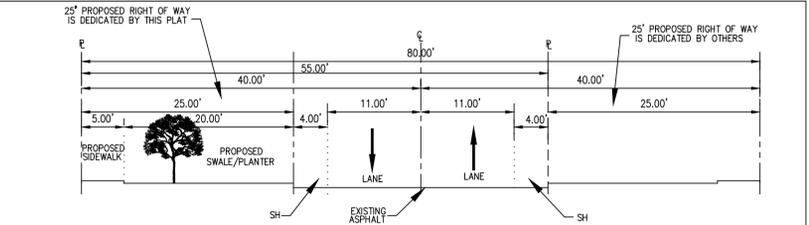
- NOTES
- NUMBER OF LOTS IN THIS SUBDIVISION = 3
 - OWNER: Hueco Bolson Land Investments, Ltd. By: Hueco Bolson Management LLC, Its: General Partner 6500 Montana Ave. Ste. A El Paso, Texas 79925
 - BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM N.A.D. 1983, CENTRAL ZONE.
 - THE SUBDIVISION IS WITHIN FLOOD ZONE "X". AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN. PANEL No. 480212 0025B. DATED SEPTEMBER 4, 1991.
 - TAX CERTIFICATE(S) FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.
 - DOCUMENT NO. _____ DATE _____
 - RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.
 - DOCUMENT NO. _____ DATE _____
 - THIS IS TO CERTIFY THAT WATER AND SEWER SERVICES WILL BE PROVIDED TO HUECO BOLSON SUBDIVISION REPLAT B BY THE EL PASO WATER UTILITIES IN ACCORDANCE WITH THEIR RULES AND REGULATIONS AND WITH SECTION 16.343 OF THE TEXAS WATER CODE. WATER AND SEWER SERVICES WILL BE FROM EXISTING FACILITIES LOCATED ON STRAHAN., AND WILL BE CONSTRUCTED TO SERVE THIS SUBDIVISION WITHIN TWO (2) YEARS OF THE DATE OF FILING THE FINAL SUBDIVISION PLAT.
 - LOT CORNERS FOR THIS PLAT SHALL BE SET ONCE RECORDED.
 - BUILDINGS SETBACKS SHALL CONFORM TO THE COUNTY OF EL PASO GUIDELINES. 10 FEET FROM FRONT, 5 FEET FOR SIDE, 10 FEET FOR SIDES IF ABUTTING PUBLIC RIGHT OF WAY, AND 5 FEET FOR REAR PROPERTY LINES.
 - THE OWNERS HAVE OBTAINED A PERMIT FROM THE COUNTY PLANNING AND DEVELOPMENT DEPARTMENT PRIOR TO CUTTING ANY EXISTING COUNTY ROAD FOR INSTALLATION OF UTILITIES CONSTRUCTION OF DRIVEWAYS, OR ANY OTHER PURPOSE.
 - IN ACCORDANCE WITH TEXAS LOCAL GOVERNMENT CODE SECTION 232.025(6), A STATEMENT DESCRIBING WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THIS SUBDIVISION.
 - THE LOTS WILL BE USED FOR NON-RESIDENTIAL PURPOSES ONLY.
 - ACCESS TO LOTS WITHIN THE SUBDIVISION IS PROVIDED FROM STRAHAN ROAD AS WELL AS CANUTILLO LA-UNION ROAD AND MOORE ROAD.
 - THE REASON FOR THE SUBDIVISION IS TO ADD ADDITIONAL LOTS.
 - POSTAL DELIVERY SERVICE WITHIN THIS SUBDIVISION WILL BE PROVIDED USING NEIGHBORHOOD DELIVERY AND COLLECTION BOXES.
 - ALL LOTS TO PROVIDE A GRADING AND DRAINAGE PLAN PREPARED BY A LICENSED TEXAS PROFESSIONAL ENGINEER PRIOR TO LOT DEVELOPMENT.
 - LOT OWNERS SHALL BE RESPONSIBLE FOR MAINTAINING THE SIDEWALKS, DRIVEWAYS AND PARKWAYS ABUTTING THEIR PROPERTY.
 - LOT 4 WILL ACCEPT STORM WATER RUN OFF FROM LOTS 1, 2 AND 3, 5 AND 6 AND WILL POND ON SITE AS PER (MUNICIPAL-CODE SECTION 19.19.010A, DSC PANEL 1-4C-J, AND DDM SECTION 11.1).
 - THE POND IS PRIVATE AND TO BE MAINTAINED BY THE OWNER.

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY

HUECO BOLSON SUBDIVISION REPLAT A IS LOCATED WITH EL PASO COUNTY, TEXAS APPROXIMATELY LESS THAN 1 MILE NORTHWEST OF THE CITY LIMITS OF EL PASO, TEXAS, AND WITHIN THE CITY OF EL PASO'S 5 MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE 212.00, 212.001



CANUTILLO - LA UNION AVE "A - A"
COLLECTOR ROAD
SCALE: 1"=10'



STRAHAN ROAD "B - B"
MAJOR ROAD
SCALE: 1"=10'

LEGEND

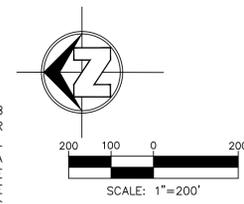
THE LINE	-----	SIGN	○
BOUNDARY LINE	-----	IRON PIN FOUND	⊙
BUILDING	-----	TREE	⊗
OVERHANG	-----	GUY WIRE	—○—
IRON FENCE	-----	LANTERN	⊕
CHAINLINK FENCE	-----	FIRE HYDRANT	⊕
MARKER FLAG	⊗	ELECTRICITY BOX	EB
WATER MANHOLE	⊕	TRAFFIC LIGHT BOX	TS
WATER VALVE	⊕	TELEPHONE PEDESTAL	TP
GAS VALVE	⊕	MATCH LINE	—
GAS METER	⊕	GUARD POST	○
LIGHT POST	⊕	IRRIGATION CONTROL BOX	ICV
SEWER CLEAN OUT	⊕	POWER POLE	○
ELECTRIC POLE W/TRANSFORMER	⊕	ELECTRIC POLE W/LIGHT POLE	○

SLI CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS
6600 WESTWIND DRIVE
EL PASO, TEXAS
(915) 584-4457

PRELIMINARY PLAT

SLI ENGINEERING, INC.
CIVIL ENGINEERS - LAND SURVEYORS
LAND PLANNERS - CONSTRUCTION MANAGEMENT
6600 WESTWIND DR. - EL PASO, TEXAS - 79912 - (915) 584-4457
PREPARATION DATE: 09/16/2025

F:\PROJECTS\IMPSURV\22-4763 LA UNION AND STRAHAN\SUBDIVISION\REPLAT B (09-17-2025).dwg, 12/5/2025 9:57:21 AM



HUECO BOLSON SUBDIVISION REPLAT A

BEING A REPLAT OF HUECO BOLSON SUBDIVISION, EL PASO
COUNTY, TEXAS.
CONTAINING: 7.8833 ACRES ±

FINAL ENGINEER'S REPORT FOR HUECO BOLSON SUBDIVISION REPLAT A
BY GEORGES HALLOUL, P.E.

WATER FACILITIES:

WATER SERVICE TO THE SITE WILL BE PROVIDED BY THE EL PASO WATER UTILITIES, PUBLIC SERVICE BOARD, PSB. THE PSB WILL HAVE A DEVELOPMENT AGREEMENT WITH HUECO BOLSON LAND INVESTMENTS, LTD., DEVELOPER, TO PROVIDE SUFFICIENT WATER SUPPLY FOR AT LEAST 30 YEARS AND THIS AGREEMENT WILL BE RECORDED IN THE COUNTY OF EL PASO CLERK'S OFFICE.
THE MAIN WATER LINE HAS BEEN CONSTRUCTED ALONG STRAHAN RD. AND ALONG LA UNION AVE. SERVICE LINES AND SERVICE METERS TO THE PROPOSED LOTS WILL BE PROVIDED DURING THE CONSTRUCTION PHASE. WATER METERS WILL THEN BE APPLIED FOR EVERY LOT SHOWN ON THIS SUBDIVISION. THE DEVELOPER IS RESPONSIBLE FOR ALL FEES ASSOCIATED WITH THE PROPOSED METERS TO BE PAID IN FULL TO THE PSB. THE COST OF THE WATER METERS IS UNKNOWN UNTIL THE SIZE OF THE PROPOSED METERS IS DETERMINED.
THERE WILL BE 7 PROPOSED FIRE HYDRANTS FOR A COST OF \$126,000 THAT WILL BE CONSTRUCTED BY THE DEVELOPER. THE MAIN WATER LINES ARE ALREADY IN OPERATION.

SEWER FACILITIES:

SANITARY SEWER SERVICE TO THE SITE WILL BE PROVIDED BY THE EL PASO WATER UTILITIES, PUBLIC SERVICE BOARD, PSB. THE PSB WILL HAVE A DEVELOPMENT AGREEMENT WITH HUECO BOLSON LAND INVESTMENTS, LTD., DEVELOPER, TO PROVIDE SUFFICIENT SANITARY SEWER SERVICES FOR AT LEAST 30 YEARS AND THIS AGREEMENT WILL BE RECORDED IN THE COUNTY OF EL PASO CLERK'S OFFICE.
THE MAIN SANITARY SEWER LINE HAS BEEN CONSTRUCTED ALONG STRAHAN RD. SERVICE LINES TO THE PROPOSED LOTS WILL BE PROVIDED DURING THE CONSTRUCTION PHASE AND WILL THEN BE APPLIED FOR EVERY LOT SHOWN ON THIS SUBDIVISION.

ALL COSTS OF WATER AND SEWER INFRASTRUCTURE ARE PAID BY THE DEVELOPER.

SISTEMA DE AGUA POTABLE

EL SERVICIO DE AGUA AL SITIO SERA PROPORCIONADO POR EL PASO WATER UTILITIES, PUBLIC SERVICE BOARD, PSB. EL PSB TENDRA UN ACUERDO DE DESARROLLO CON HUECO BOLSON LAND INVESTMENTS, LTD., DESARROLLADOR, PARA PROPORCIONAR SUFFICIENTE SUMINISTRO DE AGUA DURANTE AL MENOS 30 AÑOS Y ESTE ACUERDO SE REGISTRARA EN LA OFICINA DEL SECRETARIO DEL CONDADO DE EL PASO. LA LINEA DE AGUA PRINCIPAL SE HA CONSTRUIDO A LO LARGO DE STRAHAN RD. Y A LO LARGO DE LA UNION AVE. LAS LINEAS DE SERVICIO Y LOS MEDIDORES DE SERVICIO A LOS LOTES PROPUSTOS SE PROPORCIONARAN DURANTE LA FASE DE CONSTRUCCION. LUEGO SE APLICARAN MEDIDORES DE AGUA PARA CADA LOTE QUE SE MUESTRE EN ESTA SUBDIVISION. EL DESARROLLADOR ES RESPONSABLE DE TODAS LAS TARIFAS ASOCIADAS CON LOS MEDIDORES PROPUSTOS QUE SE PAGARAN EN SU TOTALIDAD AL PSB. EL COSTO DE LOS MEDIDORES DE AGUA ES DESCONOCIDO HASTA QUE SE DEFINAN LOS DIAMETROS REQUERIDOS.

HABRA 7 BOCAS DE INCENDIO PROPUSTAS POR UN COSTO DE \$ 126,000 QUE SERAN CONSTRUIDAS POR EL DESARROLLADOR. LAS PRINCIPALES LINEAS DE AGUA YA ESTAN EN FUNCIONAMIENTO.

SISTEMA DE DRENAJE SANITARIO

EL SERVICIO DE ALCANTARILLADO SANITARIO AL SITIO SERA PROPORCIONADO POR EL PASO WATER UTILITIES, PUBLIC SERVICE BOARD, PSB. EL PSB TENDRA UN ACUERDO DE DESARROLLO CON HUECO BOLSON LAND INVESTMENTS, LTD., DESARROLLADOR, PARA PROPORCIONAR SUFFICIENTES SERVICIOS DE ALCANTARILLADO SANITARIO DURANTE AL MENOS 30 AÑOS Y ESTE ACUERDO SE REGISTRARA EN LA OFICINA DEL SECRETARIO DEL CONDADO DE EL PASO.

SE HA CONSTRUIDO LA LINEA PRINCIPAL DE ALCANTARILLADO SANITARIO A LO LARGO DE STRAHAN RD. DURANTE LA FASE DE CONSTRUCCION SE PROPORCIONARAN LINEAS DE SERVICIO A LOS LOTES PROPUSTOS Y LUEGO SE APLICARAN EN CADA LOTE QUE SE MUESTRA EN ESTA SUBDIVISION.

LOS COSTOS DE INFRAESTRUCTURA DE AGUA Y ALCANTARILLADO SON PAGADOS POR EL DESARROLLADOR.

DRAINAGE REPORT:
THIS SUBDIVISION CONSISTS OF 3 PROPOSED LOTS. THE TOTAL AREA OF ALL LOTS IS 7.8329 ACRES. THE SITE IS ALMOST FLAT WITH SOME EXISTING DEPRESSED AREAS SCATTERED THROUGHOUT THE SITE. A MASTER DRAINAGE WILL BE DEVELOPED DURING THE DESIGN PHASE. THE STORM WATER RUNOFF GENERATED BY THE SITE WILL BE COLLECTED AND CONVEYED BY MEANS OF SURFACE FLOW AND OR STORM SEWER SYSTEMS TO DISCHARGE INTO THE EXISTING RETENTION BASIN DESIGNED WITH SUFFICIENT POND CAPACITY TO RETAIN A 100-YEAR DESIGN. THE PROPOSED VOLUME OF THE POND WILL BE 16.09 ACRE FEET MORE OR LESS. LOT 4 WILL RECEIVE THE STORM WATER RUNOFF FROM LOTS 1, 2 AND 3, 5 AND 6.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY - PANEL NUMBER 480212 0025B, DATED SEPTEMBER 4, 1991. THIS PROPERTY LIES IN FLOOD ZONE "X".

ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN.

PLANS FOR HUECO BOLSON SUBDIVISION WERE SUBMITTED AND REVIEWED BY THE COUNTY PLANNING AND DEVELOPMENT DEPARTMENT (CASE NO. XX-XXX)

INFORME DE DRENAJE:

ESTA SUBDIVISION CONSTA DE 3 LOTES PROPUSTOS. EL AREA TOTAL DE TODOS LOS LOTES ES DE 7.8329 ACRES. EL SITIO ES CASI PLANO CON ALGUNAS AREAS DEPRIMIDAS DISPERSAS POR TODO EL SITIO. SE DESARROLLARA UN DRENAJE MAESTRO DURANTE LA FASE DE DISEÑO. EL ESCURRIMIENTO DE AGUAS PLUVIALES GENERADA POR EL SITIO SERA RECOGIDA Y CONDUCCIDA POR MEDIO DE FLUJO SUPERFICIAL Y/O SISTEMAS DE ALCANTARILLADO PLUVIAL PARA DESCARGAR EN LA CUENCA DE RETENCION EXISTENTE DISEÑADA CON SUFFICIENTE CAPACIDAD DE ESTANQUE PARA CONSERVAR UN DISEÑO DE 100 AÑOS. EL VOLUMEN PROPUSTO DEL ESTANQUE SERA DE 16.09 ACRE-PES MAS O MENOS. EL LOTE 4 RECIBIRA LA ESCORRENTIA DE AGUAS PLUVIALES DE LOS LOTES 1, 2 Y 3, 5 Y 6.

DE ACUERDO CON EL MAPA DE TASAS DE SEGURO CONTRA INUNDACIONES DE LA AGENCIA FEDERAL PARA EL MANEJO DE EMERGENCIAS CON NUMERO DE PANEL 480212 0025 B, CON FECHA 4 DE SEPTIEMBRE DE 1991. ESTA PROPIEDAD SE ENCUENTRA EN LA ZONA DE INUNDACION "X".

ZONA "X", AREAS QUE SE DETERMINAN FUERA DE LA LLANURA DE INUNDACION DE 500 AÑOS.

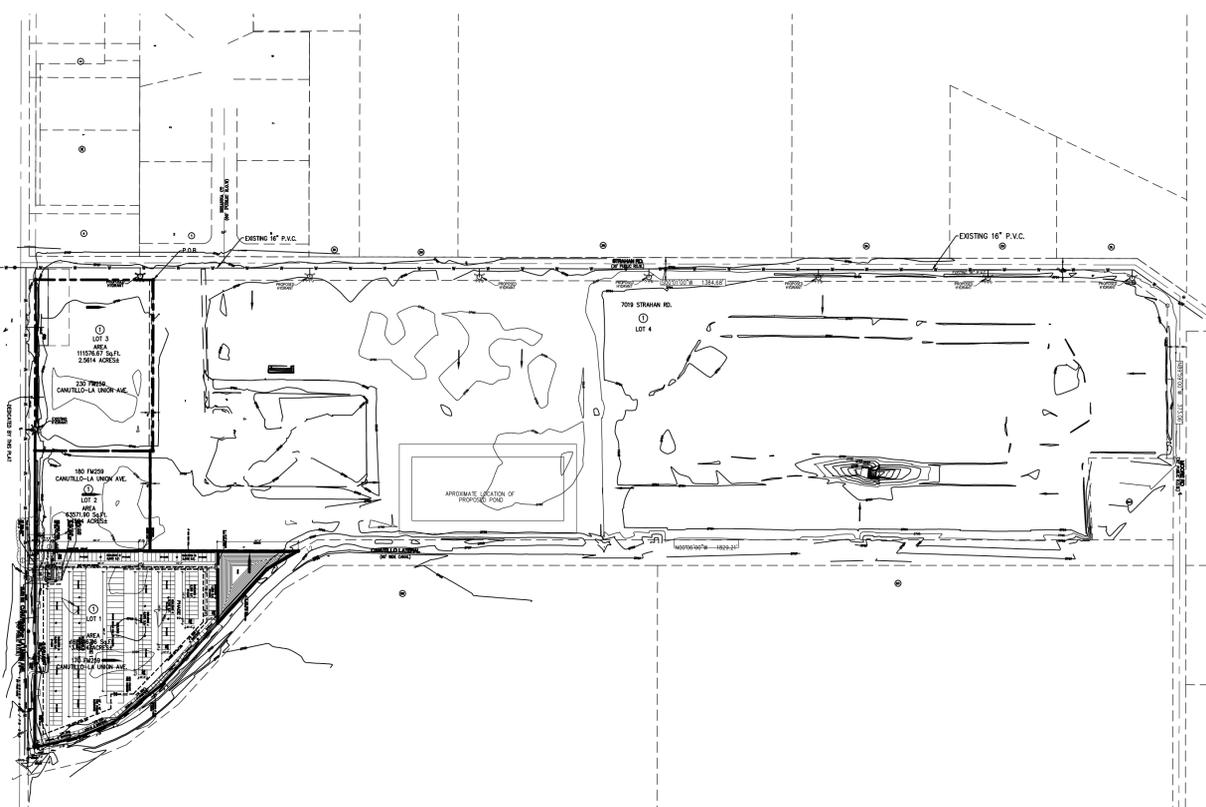
LOS PLANOS PARA HUECO BOLSON SUBDIVISION REPLAT A FUERON PRESENTADOS Y REVISADOS POR EL DEPARTAMENTO DE PLANIFICACION Y DESARROLLO DEL CONDADO (CASO No. XX-XXX)

CERTIFICATION

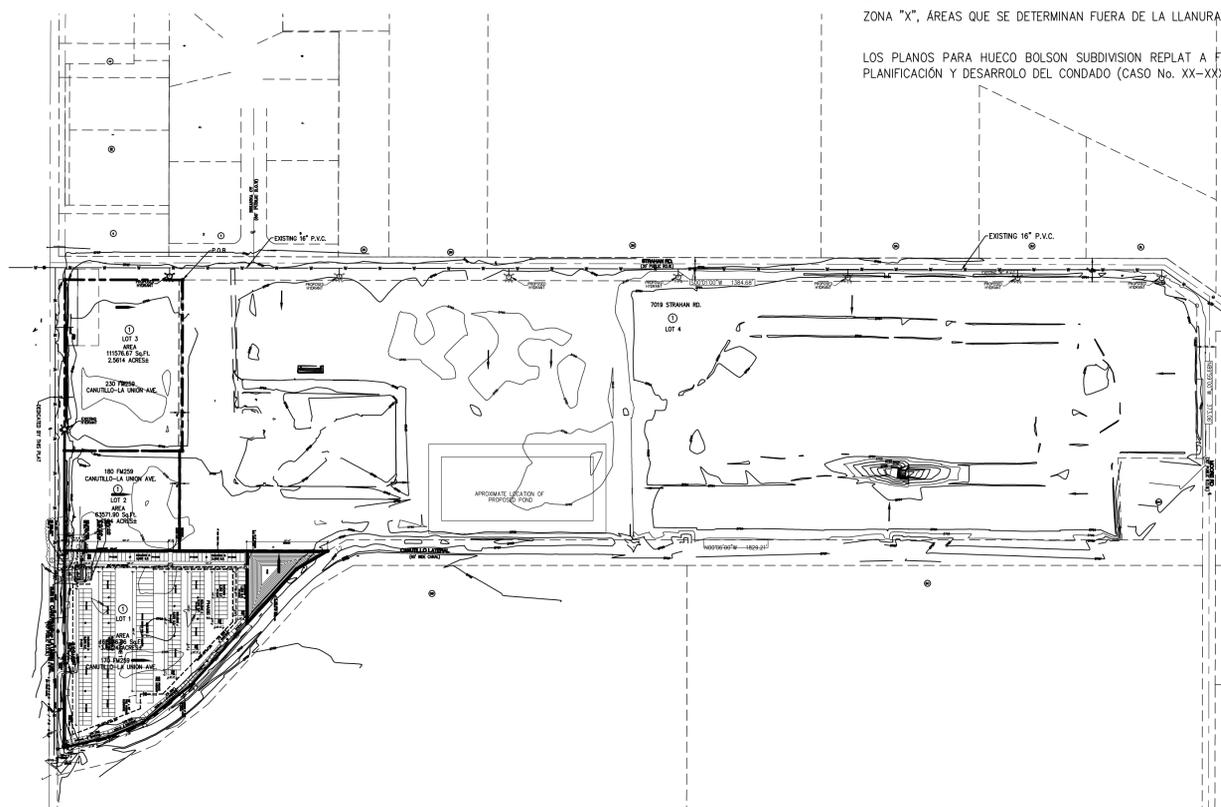
I CERTIFY THAT THE WATER AND WASTEWATER SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE SUBDIVISION RULES ADOPTED UNDER SECTION 16.343, TEXAS WATER CODE. THE WATER AND SANITARY SEWER SYSTEM WILL BE COMPLETED AND OPERABLE WITHIN 2 YEARS OF THE DATE OF THIS PLAT.

CERTIFICACION

CERTIFICO QUE LOS SERVICIOS DE AGUA Y DRENAJE SANITARIO ANTERIORMENTE DESCRITOS SE ENCUENTRAN EN CUMPLIMIENTO CON LAS REGLAS DE LA SUBDIVISION ADOPTADAS BAJO LA SECCION 16.343, DEL CODIGO DE AGUA DE TEXAS. EL SISTEMA DE AGUA Y DRENAJE SANITARIO SE COMPLETARA Y SERA OPERABLE DENTRO DE 2 AÑOS DE LA FECHA DE ESTE DOCUMENTO.



MAP OF WATER AND WASTEWATER SYSTEMS
MAPA DE AGUA POTABLE Y SANEAMIENTO



MAP OF DRAINAGE SYSTEM
MAPA DEL SISTEMA DE DESAGUE

PROPOSED POND STAGE STORAGE TABLE

ELEV.	AREA (sq. ft.)	DEPTH (ft)	AVG END INC. VOL. (cu. ft.)	AVG END TOTAL VOL. (cu. ft.)	CONIC INC. VOL. (cu. ft.)	CONIC TOTAL VOL. (cu. ft.)
0.000	53,730.48	N/A	N/A	0.00	N/A	0.00
1.000	56,815.20	1.000	55272.84	55272.84	55265.67	55265.67
2.000	59,971.92	1.000	58393.56	113666.41	58386.45	113652.12
3.000	63,200.64	1.000	61586.28	175252.69	61579.23	175231.35
4.000	66,501.36	1.000	64851.00	240103.69	64844.00	240075.35
5.000	69,874.08	1.000	68187.72	308291.42	68180.77	308256.12
6.000	73,318.80	1.000	71596.44	379887.86	71589.54	379845.66
7.000	76,835.52	1.000	75077.16	454965.03	75070.30	454915.96
8.000	80,424.24	1.000	78629.88	533594.91	78623.06	533539.02
8.725	83,071.09	0.725	59267.06	592661.97	59264.47	592603.49
9.000	84,084.96	0.275	22983.96	615845.92	22983.82	615787.30
9.990	87,780.00	0.990	85073.16	700919.08	85066.60	700853.91

DRAINAGE CALCULATIONS BASED ON THE RATIONAL FORMULA FOR ESTIMATING RUNOFF Q=CIA

DRAINAGE AREA	AREA (ACRES)	TC (MIN)	C (AVG)	I100 (IN/HR)	Q100 (CFS)	DRAINAGE DESTINATION
DA-1	18.96	15.00	00.95	4.55	81.95	TO PROPOSED POND
DA-2	21.30	15.00	00.95	4.55	92.07	TO PROPOSED POND
DA-3	2.47	10.00	00.45	5.36	5.96	TO PROPOSED POND

LEGEND:

FORMULA = Qt=ARC/12 + (A X 0.012) 100 YRS. STORM FREQUENCY

POND DESIGNATION	'A' (AREA IN AC.)	'R'	'C'	REQUIRED VOLUME (AC-FT) WITH SILT	AVAILABLE STORAGE (AC-FT)	POND TOP ELEV.	POND INV. ELEV.	HIGH WATER ELEV.
POND NO. 1	42.73	4"/3 HRS.	00.92	13.61	16.09	9.99	0.00	8.725

* WEIGHED "C" VALUE



GEORGES HALLOUL, P.E.
STATE OF TEXAS
PROFESSIONAL ENGINEER
REGISTRATION NO.92105

SLI ENGINEERING, INC.

CIVIL ENGINEERS - LAND SURVEYORS
LAND PLANNERS - CONSTRUCTION MANAGEMENT
6600 WESTWIND DR. - EL PASO, TEXAS - 79912 - (915) 584-4457

PREPARATION DATE: 07/14/2022

HUECO BOLSON SUBDIVISION REPLAT A ENGINEERING REPORT

DATE PREPARED	DRAWN BY	DESIGNED BY	CHECKED BY	APPROVED BY
09/16/25		GH	GH	
REVISION NUMBER	SHEET NAME OR NUMBER	DESCRIPTION OF REVISION	DATE OF REVISION	REVISION APPROVED BY
1		20' ROAD DEDICATION	1/9/23	GH
2		15' ROAD DEDICATION	10/21/25	GH



Legislation Text

File #: BC-1830, Version: 1

**CITY OF EL PASO, TEXAS
LEGISTAR AGENDA ITEM SUMMARY FORM**

AGENDA LANGUAGE:

This is the language that will be posted to the agenda. Please use ARIAL 11 Font.

PZDS26-00006: A portion of Tract 2C, Section 46, Block 79, Township 2, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas

Location: South of Pebble Hills Blvd. and West of N. Zaragoza Rd.
Existing Zoning: A-3/c (Apartment/conditions)
Request: Detailed Site Development Plan per Ordinance No. 17916
Existing Use: Vacant
Proposed Use: Apartments
Property Owner: Genagra, LP
Representative: SLI Engineering Inc.
District: 5
Staff Contact: Blanca Perez, (915) 212-1561,
PerezBM@elpasotexas.gov

Pebble Hills and Zaragoza

City Plan Commission — March 12, 2026

SITE PLAN



CASE NUMBER:	PZDS26-00006
CASE MANAGER:	Blanca Perez, (915) 212-1561, PerezBM@elpasotexas.gov
PROPERTY OWNER:	Genagra, LP
REPRESENTATIVE:	SLI Engineering, Inc.
LOCATION:	South of Pebble Hills Blvd. and West of N. Zaragoza Rd. (District 5)
PROPERTY AREA:	3.50 acres
REQUEST:	Detailed Site Development Plan Approval per Ordinance No. 17916
RELATED APPLICATIONS:	None
PUBLIC INPUT:	None

SUMMARY OF REQUEST: The applicant is requesting approval of a Detailed Site Development Plan as required per Ordinance No. 17916, dated December 18, 2012. The applicant proposes to develop the subject property as apartments.

SUMMARY OF STAFF'S RECOMMENDATION: Staff recommendation is pending compliance with imposed condition.

PZDS26-00006



This map is designed for illustrative purposes only. The location depicted herein is approximate and no specific location may be required to draw accurate conclusions. Discrepancies of this map to scales greater than its original can induce errors and may lead to misinterpretations of the data. The Planning & Inquiries Department Planning Division makes no claim to its accuracy or completeness.



Subject Property

0 40 80 160 240 320
Feet



Figure A. Site Plan Superimposed on Aerial Imagery

DESCRIPTION OF REQUEST: The applicant is requesting approval of a Detailed Site Development Plan in accordance with Ordinance No. 17916, dated December 18, 2012, which requires approval from the City Plan Commission prior to issuance of building permits. The proposed development consists of a 3.50-acre property located south of Pebble Hills Boulevard and west of North Zaragoza Road. The site plan proposes the construction of a four-story apartment building totaling approximately 20,640 square feet, with a maximum height of 57.6 feet, containing seventy (70) dwelling units. The development provides ninety-two (92) off-street parking spaces and six (6) bicycle parking spaces. Pedestrian and vehicular access to the site will be provided through a shared access agreement via adjacent properties, with connectivity to Pebble Hills Boulevard and North Zaragoza Road.

PREVIOUS CASE HISTORY: Ordinance No. 17916 (Attachment 4), dated December 18, 2012, changed the zoning for Parcel 1 from R-F (Ranch and Farm) to A-3 (Apartment) and Parcel 2 from R-F (Ranch and Farm) to C-3 (Commercial) with the following applicable conditions:

1. That prior to the issuance of any building permits, a detailed site development plan shall be reviewed and approved in accordance with the requirements of the El Paso City Code, and;
Note: Condition is satisfied through this request.

2. That a 20-foot-wide landscaped buffer with high-profile native trees of at least two (2) inch caliper and fifteen (15) feet in height shall be placed at ten (10) feet on center along the property lines adjacent to any residential or apartment zoning districts or use. The landscaped buffer shall be in addition to the landscape requirements of Title 18 of the El Paso City Code, shall be irrigated and maintained by the property owner at all times, and shall be installed prior to the issuance of any certificates of occupancy.
Note: Condition is not being satisfied.

COMPATIBILITY WITH NEIGHBORHOOD CHARACTER: The proposed development is generally compatible with the surrounding land uses and zoning pattern. To the north, the property is zoned R-5 (Residential) and includes a dog park. Property to the east is split-zoned A-3/c (Apartment/conditions) and C-3/c (Commercial/conditions) and is currently vacant. To the south, property is zoned C-3 (Commercial) and include a self-storage facility and a shopping center. To the west, property is zoned A-3/c (Apartment/conditions) and is developed with a clinic. The nearest school is Paseo del Norte Fine Arts Academy, located approximately 0.8 miles from the subject property. The nearest park is Tierra Buena Dog Park, located approximately 0.02 miles from the subject property.

COMPLIANCE WITH THE ZONING ORDINANCE – When evaluating whether a proposed Detailed Site Development Plan is in accordance with the Zoning Ordinance, consider following factors:	
Criteria	Does the Request Comply?
El Paso City Code Section 20.04.140 – When Required. Except as stated herein, a detailed site development plan is required prior to development in a special purpose district or with a special permit application and may be required if a zoning condition exists on a particular piece of property. Detailed site development plans are not required for any projects for development in the Mixed-Use District (RMU, GMU and IMU) or for any other projects other than those located in special purpose districts or as otherwise required herein.	Yes. Per Ordinance No. 17916, dated December 18, 2012, the property owner must obtain Detailed Site Development Plan approval prior to issuance of any building permits for the subject property.

<p>Compatibility with Zoning Regulations: The zoning district permits the proposed use, and all applicable regulations are met</p> <p>A-3 (Apartment) District: The purpose of these districts is to promote and preserve residential development within the city associated with a landscape more urban in appearance and permitting a mixture of housing types. It is intended that the district regulations allow for medium densities of dwelling units supported by higher intensity land uses located at the periphery of single-family neighborhoods providing that the overall character and architectural integrity of the neighborhood is preserved. The regulations of the districts will permit building types designed for transition from areas of low-density residential neighborhoods to other residential areas, and certain nonresidential uses and support facilities.</p>	<p>No. The proposed use of apartments is permitted by right in the A-3 (Apartment) zone district but is currently not complying with imposed condition.</p>
<p>THE PROPOSED ZONING DISTRICT'S EFFECT ON THE PROPERTY AND SURROUNDING PROPERTY, AFTER EVALUATING THE FOLLOWING FACTORS:</p>	
<p>Historic District or Special Designations & Study Area Plans: Any historic district or other special designations that may be applicable. Any adopted small areas plans, including land-use maps in those plans.</p>	<p>There are no Historic District or Special Designations on the subject property.</p>
<p>Potential Adverse Effects: Potential adverse effects that might be caused by approval or denial of the special permit.</p>	<p>There are no anticipated adverse impacts from the approval of the Detailed Site Development Plan.</p>
<p>Natural Environment: Anticipated effects on the natural environment.</p>	<p>The subject property does not involve greenfield or environmentally sensitive land or arroyo disturbance.</p>

ADEQUACY OF PUBLIC FACILITIES, SERVICES AND INFRASTRUCTURE: Access to the subject property is proposed via Pebble Hills Boulevard, designated as major arterial in the City of El Paso's Major Thoroughfare Plan (MTP). Access will be provided through a shared access agreement with adjacent properties. Existing infrastructure is considered adequate to serve the proposed development. Currently, there are no bus stops located within walking distance (0.25-miles) of the subject property. However, sidewalks are available along both Pebble Hills Boulevard and North Zaragoza Road, which supports pedestrian connectivity in the area.

SUMMARY OF DEPARTMENTAL REVIEW COMMENTS: There are no adverse comments from the reviewing departments.

PUBLIC COMMENT: Notices are not required per El Paso City Code Section 20.04.150.

CITY PLAN COMMISSION OPTIONS: The purpose of the Zoning Ordinance is to promote the health, safety, morals and general welfare of the City. The City Plan Commission (CPC) has the authority to advise City Council on Zoning matters. In evaluating the request, the CPC may take any of the following actions:

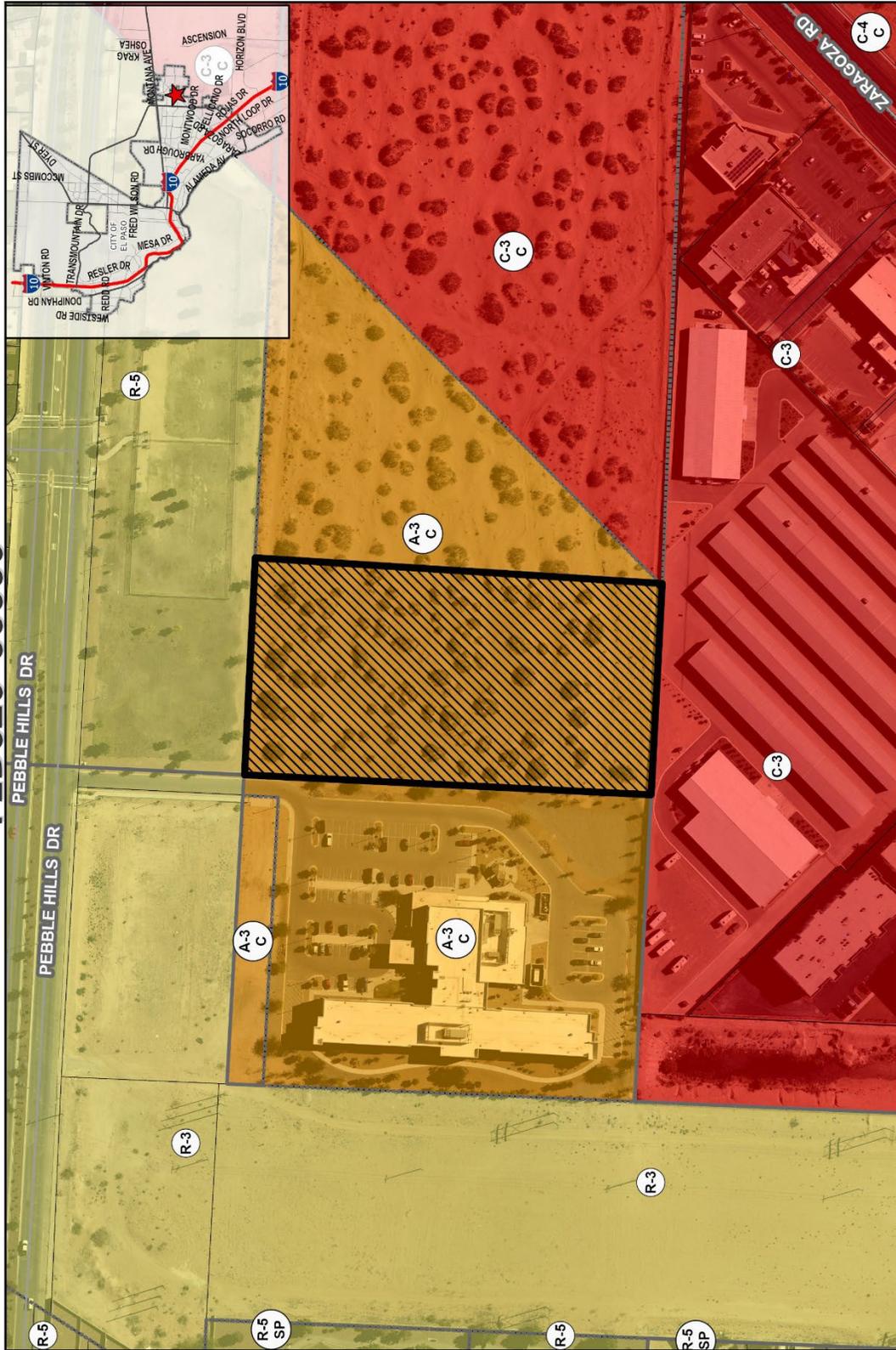
1. **Approve** of the Detailed Site Development Plan, finding that the request is in conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or that the request is in conformance with other criteria that the CPC identifies from the Comprehensive Plan.
2. **Approve the Detailed Site Development Plan with Modifications** to bring the request into conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or other criteria that the CPC identifies from the Comprehensive Plan.
3. **Deny** the Detailed Site Development Plan, finding that the request does not conform to the review criteria of *Plan El Paso* as reflected in the Staff Report, or other criteria that the CPC identifies from the Comprehensive Plan.

ATTACHMENTS:

1. Zoning Map
2. Detailed Site Plan
3. Elevations
4. Ordinance No. 17916
5. Department Comments

ATTACHMENT 1

PZDS26-00006

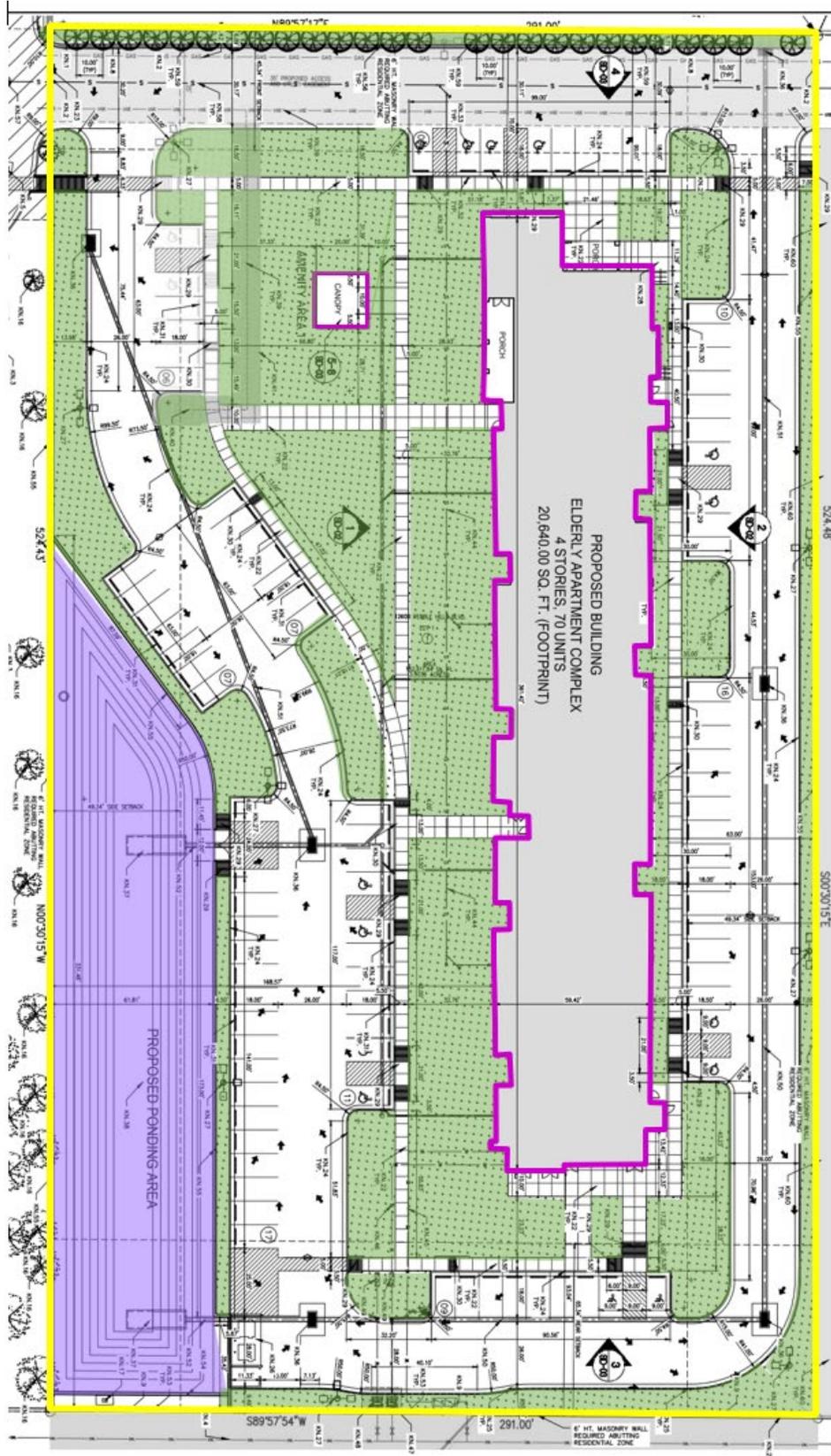


This map is designed for illustrative purposes only. The features may be required to draw accurate conclusions. Enhancements of this map to scales greater than its original can induce errors and may lead to misinterpretations of the data. The Planning & Inspections Department Planning Division makes no claim to its accuracy or completeness.

Subject Property



ATTACHMENT 2



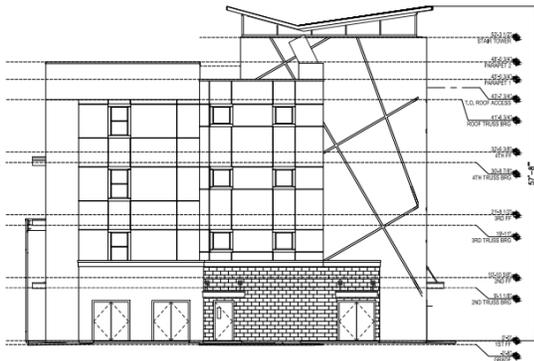
ATTACHMENT 3



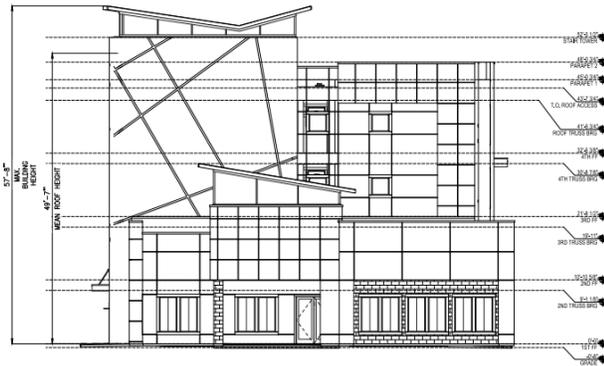
1 WEST ELEVATION
SCALE: 1/8"=1'-0"



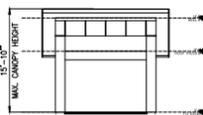
2 EAST ELEVATION
SCALE: 1/8"=1'-0"



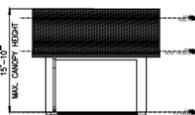
3 SOUTH ELEVATION
SCALE: 1/8"=1'-0"



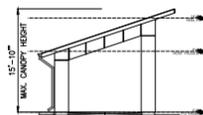
4 NORTH ELEVATION
SCALE: 1/8"=1'-0"



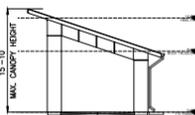
5 EAST ELEVATION
SCALE: 1/8"=1'-0"



6 WEST ELEVATION
SCALE: 1/8"=1'-0"



7 SOUTH ELEVATION
SCALE: 1/8"=1'-0"



8 NORTH ELEVATION
SCALE: 1/8"=1'-0"

CANOPY ELEVATIONS

ATTACHMENT 4

CITY CLERK DEPT.

2012 NOV 20 PM 1:38

Doc# 20130004548

11B-2

ORDINANCE NO. 017916

AN ORDINANCE CHANGING THE ZONING OF PARCEL 1: A PORTION OF TRACT 2C, SECTION 46, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS AND A PORTION OF YSLETA-CARLSBAD CUT-OFF ROAD (ZARAGOZA ROAD), EL PASO COUNTY, TEXAS, FROM R-F (RANCH AND FARM) TO A-3 (APARTMENT); PARCEL 2: A PORTION OF TRACT 2C, SECTION 46, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS AND A PORTION OF YSLETA-CARLSBAD CUT-OFF ROAD (ZARAGOZA ROAD), EL PASO COUNTY, TEXAS, FROM R-F (RANCH AND FARM) TO C-3 (COMMERCIAL) AND IMPOSING CONDITIONS. THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.24 OF THE EL PASO CITY CODE.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

That the zoning of Parcel 1: A portion of Tract 2C, Section 46, Block 79, Township 2, Texas and Pacific Railroad Company Surveys and a portion of Ysleta - Carlsbad Cut-off Road (Zaragoza Road), El Paso County, Texas and Parcel 2: A portion of Tract 2C, Section 46, Block 79, Township 2, Texas and Pacific Railroad Company Surveys and a portion of Ysleta - Carlsbad Cut-off Road (Zaragoza Road), El Paso County, Texas, and as more particularly described by metes and bounds on the attached Exhibit "A", incorporated by reference, be changed: Parcel 1 from R-F (Ranch and Farm) to A-3 (Apartment) and Parcel 2 from R-F (Ranch and Farm) to C-3 (Commercial) within the meaning of the zoning ordinance, and that the zoning map of the City of El Paso be revised accordingly.

Further, that the property described above be subject to the following conditions which are necessitated by and attributable to the increased density of use generated by the change of zoning in order to protect the health, safety and welfare of the adjacent property owners and the residents of this City:

- 1) That prior to the issuance of any building permits, a detailed site development plan shall be reviewed and approved in accordance with the requirements of the El Paso City Code, and;*
- 2) That A 20-foot wide landscaped buffer with high-profile native trees of at least two (2) inch caliper and fifteen (15) feet in height shall be placed at ten (10) feet on center along the property lines adjacent to any residential or apartment zoning districts or use. The landscaped buffer shall be in addition to the landscape requirements of Title 18 of the El Paso City Code, shall be irrigated and maintained by the property owner at all times, and shall be installed prior to the issuance of any certificates of occupancy.*

(Signatures continue on following page)

ORDINANCE NO. 017916

Zoning Case No: **ZON08-00080**

PASSED AND APPROVED this 18th day of December, 2012.



ATTEST:

[Signature]
Richarda Duffy Momsen, City Clerk

THE CITY OF EL PASO

[Signature]
John F. Cook
Mayor

APPROVED AS TO FORM:

[Signature]
Karla M. Herman
Assistant City Attorney

APPROVED AS TO CONTENT:

[Signature]
Mathew S. McElroy, Director
City Development Department

CITY CLERK DEPT.
2012 NOV 20 PM 1:38

#145971/12-1007-558 Annexation Rezoning
ORDINANCE NO. 017916

Zoning Case No: **ZON08-00080**

METES AND BOUNDS DESCRIPTION
 (Proposed Annexation to the centerline of Ysleta - Carlsbad Cut-Off Road (Zaragoza Road))

Description of a 21.3709 acre parcel of land being all Tract 2C, Section 46, Block 79, Township 2, Texas and Pacific Railroad Company Surveys and a portion of Ysleta - Carlsbad Cut-Off Road (Zaragoza Road), El Paso County, Texas and being more particularly described by metes and bounds as follows to wit:

Starting from an existing City Monument located at the centerline of Pebble Hills Boulevard and Tierra Mina Drive, Thence South 52°35'20" East a Distance of 432.87 feet to a set 5/8" rebar with yellow plastic cap stamped TX 2449, Roe Engr., L.C., said rebar being the southeast corner of Lot 1, Block 108, Tierra Del Este Unit Twenty Seven and the southwest corner of Tract 1C, Section 46, Block 79, Township 2, Texas and Pacific Railroad Company Surveys; said rebar being the "TRUE POINT OF BEGINNING";

Thence North 89°57'19" East Field Bearing (North 89°58'07" East Deed Bearing) a Distance of 868.98 feet Field Distance to a point along the centerline of Ysleta - Carlsbad Cut-Off Road (Zaragoza Road);

Thence South 42°34'03" West Field Bearing along said along the centerline of Ysleta - Carlsbad Cut-Off Road (Zaragoza Road) a Distance of 713.44 feet Field Distance to a point;

Thence North 90°00'00" West Plat / Field Bearing (North 89°58'58" West Deed Bearing) along said common line of Tract 2C, Section 46, Block 79, Township 2, Texas and Pacific Railroad Company Surveys and the northeast corner of Lot 1, Block 132, Tierra Del Este Unit Thirty Two a Distance of 1531.12 Field Distance to a set 5/8" rebar with yellow plastic cap stamped TX 2449, Roe Engr., L.C., said rebar, said rebar being the southwest corner of Tract 2C, Section 46, Block 79, Township 2, Texas and Pacific Railroad Company Surveys and the northwest corner of Lot 2, Block 132, Tierra Del Este Unit Thirty Two;

Thence North 00°30'15" West Plat / Field Bearing (North 00°32'12" West Deed Bearing) along westerly tract line of Tract 2C, Section 46, Block 79, Township 2, Texas and Pacific Railroad Company Surveys a Distance of 523.88 feet Plat / Field Distance 524.78 feet Deed Distance) to a set 5/8" rebar with yellow plastic cap stamped TX 2449, Roe Engr., L.C., said rebar, said rebar being the northwest corner of Tract 2C, Section 46, Block 79, Township 2, Texas and Pacific Railroad Company Surveys;

Thence North 89°57'19" East Field Bearing (East Deed Bearing) along the northerly tract line of Tract 2C, Section 46, Block 79, Township 2, Texas and Pacific Railroad Company Surveys a Distance of 1149.36 feet Plat / Field Distance (1150.03 feet Deed Distance) back to the "TRUE POINT OF BEGINNING" and containing in all 930,917.13 square feet or 21.3709 acres of land more or less.

<p>FILING INFORMATION</p> <p>DATE: DECEMBER 8, 2008 ORDERS TRACT: N/A DISTRICT: EAST 8 AREA: 31 COUNTY PLAT RECORDS BOOK: N/A PAGE: N/A FIELD: U.S. OFFICE: L.A. N.O. 071108-3 FILE: 8.2 X 11 ENVELOPE SCALE: 1" = 60'</p>	 <p>BRADLEY ROE, R.P.L.S. 2449</p>	<p>METES AND BOUNDS DESCRIPTION</p> <p>(Proposed Annexation to the centerline of Ysleta - Carlsbad Cut-Off Road (Zaragoza Road)) BEING ALL OF TRACT 2C, SECTION 46, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, EL PASO COUNTY, TEXAS CONTAINING IN ALL 930,917.13 SQ. FT. OR 21.3709 ACRES OF LAND MORE OR LESS. PREPARED FOR: GENAGRA, L.P., Luis Urreo, Managing Member of Genagra Holding, L.L.C. General Partner</p>	 <p>Roe Engineering, L.C. 801 E. Guadalupe Blvd. Suite 100 El Paso, TX 79906 (915) 833-1436 - FAX (915) 833-8878 (www.roeeng.com) ENGINEERING/LAND DEVELOPMENT/PLANNING/SURVEYING</p> <p>SHEET 1 OF 1</p>
--	---	--	--

017916

METES AND BOUNDS DESCRIPTION
 (Proposed Annexation to the centerline of Ysleta - Carlsbad Cut-Off Road (Zaragoza Road))

Description of a 21.3709 acre parcel of land being all Tract 2C, Section 46, Block 79, Township 2, Texas and Pacific Railroad Company Surveys and a portion of Ysleta - Carlsbad Cut-Off Road (Zaragoza Road), El Paso County, Texas and being more particularly described by metes and bounds as follows to wit:

Starting from an existing City Monument located at the centerline of Pebble Hills Boulevard and Tierra Mina Drive, Thence South 52°35'20" East a Distance of 432.87 feet to a set 5/8" rebar with yellow plastic cap stamped TX 2449, Roe Engr., L.C., said rebar being the southeast corner of Lot 1, Block 108, Tierra Del Este Unit Twenty Seven and the southwest corner of Tract 1C, Section 46, Block 79, Township 2, Texas and Pacific Railroad Company Surveys; said rebar being the "TRUE POINT OF BEGINNING";

Thence North 89°57'19" East Field Bearing (North 89°58'07" East Deed Bearing) a Distance of 868.98 feet Field Distance to a point along the centerline of Ysleta - Carlsbad Cut-Off Road (Zaragoza Road);

Thence South 42°34'03" West Field Bearing along said along the centerline of Ysleta - Carlsbad Cut-Off Road (Zaragoza Road) a Distance of 713.44 feet Field Distance to a point

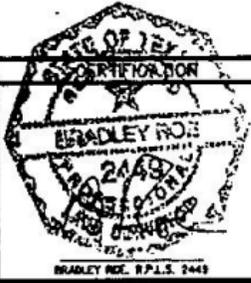
Thence North 90°00'00" West Plat / Field Bearing (North 89°58'58" West Deed Bearing) along said common line of Tract 2C, Section 46, Block 79, Township 2, Texas and Pacific Railroad Company Surveys and the northeast corner of Lot 1, Block 132, Tierra Del Este Unit Thirty Two a Distance of 1531.12 Field Distance to a set 5/8" rebar with yellow plastic cap stamped TX 2449, Roe Engr., L.C., said rebar, said rebar being the southwest corner of Tract 2C, Section 46, Block 79, Township 2, Texas and Pacific Railroad Company Surveys and the northwest corner of Lot 2, Block 132, Tierra Del Este Unit Thirty Two;

Thence North 00°30'15" West Plat / Field Bearing (North 00°32'12" West Deed Bearing) along westerly tract line of Tract 2C, Section 46, Block 79, Township 2, Texas and Pacific Railroad Company Surveys a Distance of 523.88 feet Plat / Field Distance 524.76 feet Deed Distance) to a set 5/8" rebar with yellow plastic cap stamped TX 2449, Roe Engr., L.C., said rebar, said rebar being the northwest corner of Tract 2C, Section 46, Block 79, Township 2, Texas and Pacific Railroad Company Surveys;

Thence North 89°57'19" East Field Bearing (East Deed Bearing) along the northerly tract line of Tract 2C, Section 46, Block 79, Township 2, Texas and Pacific Railroad Company Surveys a Distance of 1149.36 feet Plat / Field Distance (1150.03 feet Deed Distance) back to the "TRUE POINT OF BEGINNING" and containing in all 930,917.13 square feet or 21.3709 acres of land more or less.

Zaragoza

FILING INFORMATION	
DATE:	DECEMBER 8, 2008
CDGPS TRACK:	N/A
DISTRICT:	EAST 8
AREA:	31
COUNTY PLAT RECORDS:	
BOOK:	N/A
PAGE:	N/A
FIELD:	48
OFFICE:	L.A.L.
N/D:	071108-3
FILE:	8.5 X 11 CHS/11-D
SCALE:	1" = 40'



METES AND BOUNDS DESCRIPTION
 (Proposed Annexation to the centerline of Ysleta - Carlsbad Cut-Off Road (Zaragoza Road))
 BEING ALL OF TRACT 2C, SECTION 46, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, EL PASO COUNTY, TEXAS
 CONTAINING IN ALL 930,917.13 SQ. FT. OR 21.3709 ACRES OF LAND MORE OR LESS.
 PREPARED FOR:
 GENAGRA, L.P., Luis Urrea, Managing Member of Genagra Holding, L.L.C. General Partner

Roe Engineering, L.C.
 Dr. E. Carlos B. Roe, III, P.E., S.E., F.A.S.T.
 (915) 838-1438 - FAX (915) 838-8998
 www.roeengineering.com

SHEET 1 OF 1

017916

ATTACHMENT 4

Planning and Inspections Department - Planning Division

Staff recommendation is pending compliance with imposed condition.

Planning and Inspections Department – Plan Review & Landscaping Division

No objections to the proposed detailed site. At the time of submittal for building permit, the project will need to comply with all applicable provisions of the ICC, TAS and Municipal Code. The driveway located at the north side of the property adjacent to the city dog park can remain as proposed. The buffer trees required by city ordinance 017916 shall be provided.

Planning and Inspections Department – Land Development

No objections to proposed detailed site plan.

Fire Department

Check with Fire Marshal's Office for Section D105, Aerial Fire Apparatus Access Roads.

Police Department

No comments provided.

Environment Services

No comments provided.

Sun Metro

No comments provided.

Streets and Maintenance Department

Traffic & Transportation Engineering

No objections to application.

Streets Lighting:

Does not object to this request.

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.

For the development of a project 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.

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

No comments provided.

Stormwater:

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 Chapter 19.19, Section 19.19.010, and Subparagraph A-2 & A-5.

EPWater-SW recommends using principles of low impact development (such as recessed landscaping, rainwater harvesting, and porous pavement) to reduce the amount of developed stormwater runoff.

The proposed ponding area shown shall have enough capacity to hold the developed runoff for a designated 100-yr. storm event. The preliminary calculations appear to show sufficient available capacity but a lower required capacity. Please revise sections 4.3.1.2 and 4.3.2.1 for rational method parameters.

Please update contact information for Stormwater Utility – use El Paso Water (Customer Service) 915 594 5500 or 915 594 5775 (dispatch). The listed number is an unassigned number within the utility.

El Paso County 911 District

No comments or concerns regarding this zoning.

Texas Department of Transportation

No comments provided.

El Paso County Water Improvement District #1

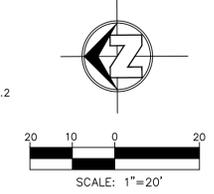
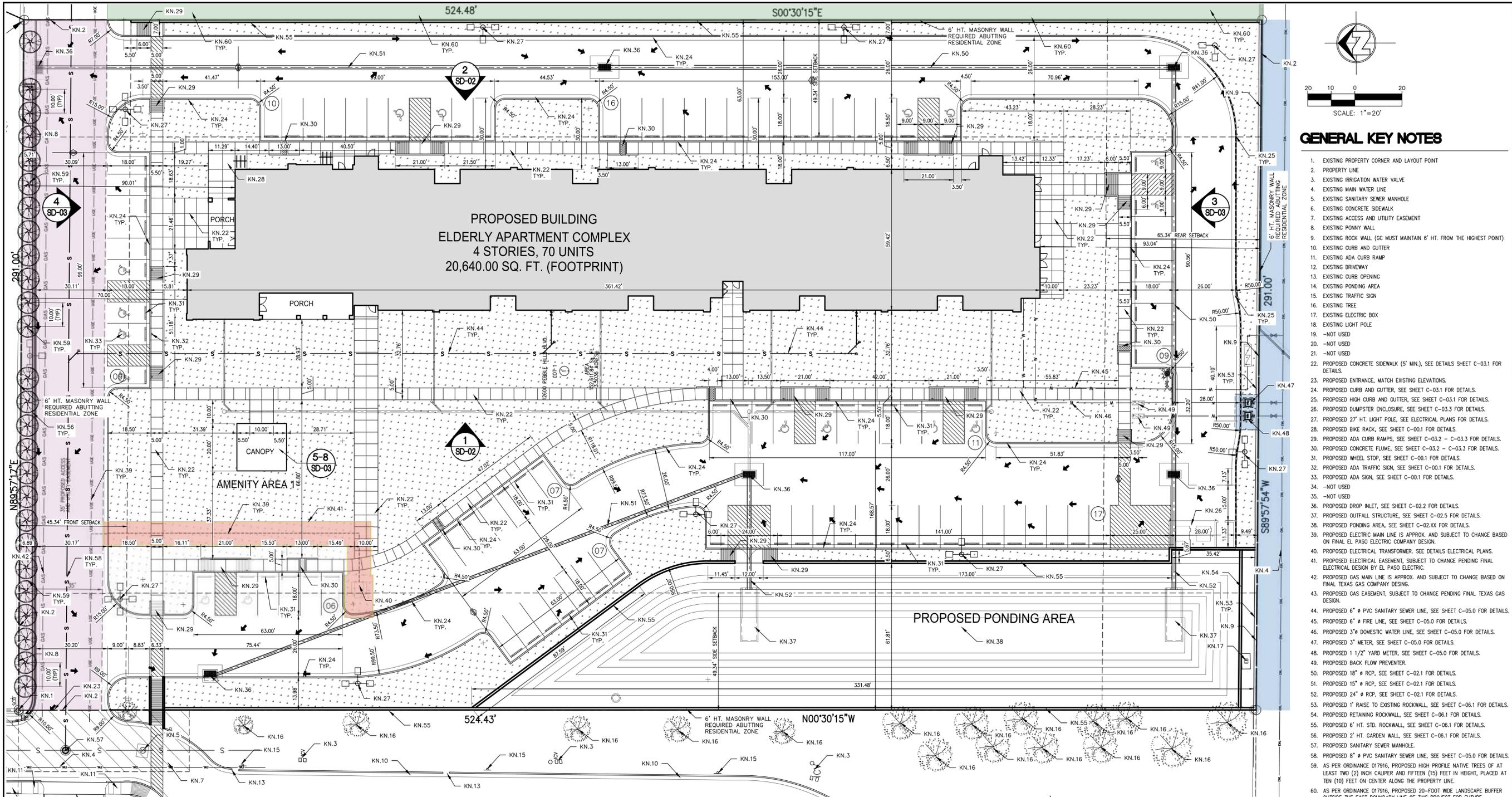
No comments provided.

Texas Gas Service

Texas Gas Service does not have any comments.

El Paso Electric

No comments.



GENERAL KEY NOTES

1. EXISTING PROPERTY CORNER AND LAYOUT POINT
2. PROPERTY LINE
3. EXISTING IRRIGATION WATER VALVE
4. EXISTING MAIN WATER LINE
5. EXISTING SANITARY SEWER MANHOLE
6. EXISTING CONCRETE SIDEWALK
7. EXISTING ACCESS AND UTILITY EASEMENT
8. EXISTING PONNY WALL
9. EXISTING ROCK WALL (GC MUST MAINTAIN 6' HT. FROM THE HIGHEST POINT)
10. EXISTING CURB AND GUTTER
11. EXISTING ADA CURB RAMP
12. EXISTING DRIVEWAY
13. EXISTING CURB OPENING
14. EXISTING PONDING AREA
15. EXISTING TRAFFIC SIGN
16. EXISTING TREE
17. EXISTING ELECTRIC BOX
18. EXISTING LIGHT POLE
19. -NOT USED
20. -NOT USED
21. -NOT USED
22. PROPOSED CONCRETE SIDEWALK (5' MIN.), SEE DETAILS SHEET C-03.1 FOR DETAILS.
23. PROPOSED ENTRANCE, MATCH EXISTING ELEVATIONS.
24. PROPOSED CURB AND GUTTER, SEE SHEET C-03.1 FOR DETAILS.
25. PROPOSED HIGH CURB AND GUTTER, SEE SHEET C-03.1 FOR DETAILS.
26. PROPOSED DUMPSTER ENCLOSURE, SEE SHEET C-03.3 FOR DETAILS.
27. PROPOSED 27' HT. LIGHT POLE, SEE ELECTRICAL PLANS FOR DETAILS.
28. PROPOSED BIKE RACK, SEE SHEET C-00.1 FOR DETAILS.
29. PROPOSED ADA CURB RAMPS, SEE SHEET C-03.2 - C-03.3 FOR DETAILS.
30. PROPOSED CONCRETE FLUME, SEE SHEET C-03.2 - C-03.3 FOR DETAILS.
31. PROPOSED WHEEL STOP, SEE SHEET C-00.1 FOR DETAILS.
32. PROPOSED ADA TRAFFIC SIGN, SEE SHEET C-00.1 FOR DETAILS.
33. PROPOSED ADA SIGN, SEE SHEET C-00.1 FOR DETAILS.
34. -NOT USED
35. -NOT USED
36. PROPOSED DROP INLET, SEE SHEET C-02.2 FOR DETAILS.
37. PROPOSED OUTFALL STRUCTURE, SEE SHEET C-02.5 FOR DETAILS.
38. PROPOSED PONDING AREA, SEE SHEET C-02.XX FOR DETAILS.
39. PROPOSED ELECTRICAL MAIN LINE IS APPROX. AND SUBJECT TO CHANGE BASED ON FINAL EL PASO ELECTRIC COMPANY DESIGN.
40. PROPOSED ELECTRICAL TRANSFORMER, SEE DETAILS ELECTRICAL PLANS.
41. PROPOSED ELECTRICAL EASEMENT, SUBJECT TO CHANGE PENDING FINAL ELECTRICAL DESIGN BY EL PASO ELECTRIC.
42. PROPOSED GAS MAIN LINE IS APPROX. AND SUBJECT TO CHANGE BASED ON FINAL TEXAS GAS COMPANY DESIGN.
43. PROPOSED GAS EASEMENT, SUBJECT TO CHANGE PENDING FINAL TEXAS GAS DESIGN.
44. PROPOSED 6" PVC SANITARY SEWER LINE, SEE SHEET C-05.0 FOR DETAILS.
45. PROPOSED 6" FIRE LINE, SEE SHEET C-05.0 FOR DETAILS.
46. PROPOSED 3" DOMESTIC WATER LINE, SEE SHEET C-05.0 FOR DETAILS.
47. PROPOSED 3" METER, SEE SHEET C-05.0 FOR DETAILS.
48. PROPOSED 1 1/2" YARD METER, SEE SHEET C-05.0 FOR DETAILS.
49. PROPOSED BACK FLOW PREVENTER.
50. PROPOSED 18" ROP, SEE SHEET C-02.1 FOR DETAILS.
51. PROPOSED 15" ROP, SEE SHEET C-02.1 FOR DETAILS.
52. PROPOSED 24" ROP, SEE SHEET C-02.1 FOR DETAILS.
53. PROPOSED 1' RAISE TO EXISTING ROCKWALL, SEE SHEET C-06.1 FOR DETAILS.
54. PROPOSED RETAINING ROCKWALL, SEE SHEET C-06.1 FOR DETAILS.
55. PROPOSED 6' HT. STD. ROCKWALL, SEE SHEET C-06.1 FOR DETAILS.
56. PROPOSED 2' HT. GARDEN WALL, SEE SHEET C-06.1 FOR DETAILS.
57. PROPOSED SANITARY SEWER MANHOLE.
58. PROPOSED 8" PVC SANITARY SEWER LINE, SEE SHEET C-05.0 FOR DETAILS.
59. AS PER ORDINANCE 017916, PROPOSED HIGH PROFILE NATIVE TREES OF AT LEAST TWO (2) INCH CALIPER AND FIFTEEN (15) FEET IN HEIGHT, PLACED AT TEN (10) FEET ON CENTER ALONG THE PROPERTY LINE.
60. AS PER ORDINANCE 017916, PROPOSED 20-FOOT WIDE LANDSCAPE BUFFER OUTSIDE THE EAST BOUNDARY LINE OF THIS PROJECT FOR FUTURE DEVELOPMENT. TREES AND LANDSCAPE WILL BE DESIGN AND PLACE IT WHEN FUTURE DEVELOPMENT WILL BE DESIGNED.

PARKING CALCULATIONS ELDERLY APARTMENTS 13.02

APARTMENT COMPLEX (4 FLOORS)
ELDERLY APARTMENT 70 UNITS
(1 PARKING PER UNIT)
70 X 1 = 70
REQUIRED SPACES: 70 SPACES
KITCHEN AND MEETINGS, CLUB 4,181.00 SQ. FT.
4,181/960 = 5 SPACES
OVERALL REQUIRED SPACES : 75 SPACES
PROVIDED SPACES : 92 SPACES

ALL PARKING STALLS SHALL BE 9'X18' MIN.
H.C PROVIDED= 5 PARKING SPACES
H.C PROVIDED= 16 PARKING SPACES

BIKE RACK:
1 BIKE RACK (3 PARKING SPACES)

TOTAL PROVIDED : 2 RACK (6 SPACES)

LANDSCAPING CALCULATIONS

LAND AREA
3.5035 ACRES OR 152,611.84 SQ. FT.

BUILDING AREA
20,640.00 SF (APARTMENTS FOOT PRINT)

152,611.84 - 20,640.00 = 131,971.84 SF
131,971.84 X 0.15 = 19,795.78 SF
REQUIRED LANDSCAPE AREA
19,795.78 SQ. FT.
PROPOSED LANDSCAPE AREA
42,921.99 SQ. FT.

OPEN AREA CALCULATIONS

LAND AREA
3.5035 ACRES OR 152,611.84 SQ. FT.

OPEN AREA
40% OF 3.5035 ACRES
3.5035 X 0.40 = 1.4014 ACRES

REQUIRED OPEN AREA
1.4014 ACRES
PROPOSED OPEN AREA
1.5476 ACRES

PRELIMINARY PONDING CALCULATIONS

LAND AREA
3.5035 ACRES OR 152,611.84 SQ. FT.

OPEN AREA
1.5476 ACRES

REQUIRED PONDING VOLUME
38,799.51 CF

PROPOSED PONDING VOLUME @ 6.0 FT DEPTH
50,712.55 CF

- NOTES CORRESPONDING TO ZONING**
- CLASSIFICATION:
•PROPERTY IS CURRENTLY ZONED _____A-3 C
- MINIMUM SET BACKS REQUIRED FOR A-3
- FRONT YARD.....0'
 - REAR YARD.....20'
 - CUMULATIVE FRONT & REAR YARD.....N/A
 - SIDE YARD4'
 - SIDE STREET5'
 - MAXIMUM HEIGHT35'

- NOTE:**
Buildings may exceed thirty-five (35) feet if an additional setback of two (2) feet for each one (1) foot of height in excess of thirty-five (35) feet is provided
- PROPOSED HEIGHT = 57.67'
 - 57.67-35 = 22.67'
 - 22.67X2 = 45.34', THEN:
 - FRONT YARD = 0+45.34 = 45.34'
 - REAR YARD = 20+45.34 = 65.34'
 - SITE YARD = 4+45.34 = 49.34'

FLOOD PLAIN INFORMATION

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 480214 0175B, DATED SEPTEMBER 04, 1991, THIS PROPERTY LIES IN FLOOD ZONE "X".

ZONE "X", AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.

DUE TO INHERENT INACCURACIES OF FEMA OR FLOOD INSURANCE RATE MAPS THIS SURVEYOR DOES NOT CERTIFY TO THE ACCURACY OF LOCATIONS BASED ON SUCH MAPS. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

USEFUL NUMBERS

TXDOT:	915-790-4200
STORM WATER UTILITIES:	915-594-5687
EL PASO WATER UTILITIES:	1154 HAWKINS, 79961-0511
SEWER SERVICE:	915-594-5330
WATER SERVICE:	915-594-5330
CITY OF EL PASO:	300 N. CAMPBELL, 79901
	915-212-0000
E.P.E. COMPANY	915-543-5711

1 SITE DEVELOPMENT PLAN

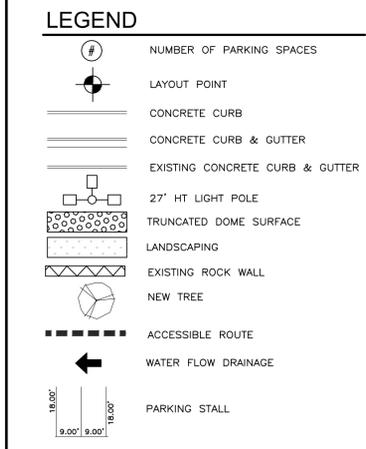
SCALE: 1"=20'-0"

VERTICAL AND HORIZONTAL DATUM:
VERTICAL AND HORIZONTAL DATUM IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE, NAD83 (NAVD88).

BENCHMARK:
CITY MONUMENT LOCATED AT THE CENTERLINE INTERSECTION OF PEBBLE HILLS AVE. AND TIERRA MINA ST. ELEVATION 4007.818 NAVD 88 DATUM.

LEGAL DESCRIPTION
A PORTION OF TRACT 2C, SECTION 46, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS, AN ADDITION TO THE CITY OF EL PASO, EL PASO COUNTY, TEXAS. CONTAINING: 3.5035 ACRES ±

NOTE:
ALL EXISTING AND PROPOSED SIDEWALKS, BARRIER FREE RAMPS, HANDICAP PARKING, DRIVEWAY CROSSWALKS, DRIVEWAYS AND ACCESSIBLE ROUTES SHALL COMPLY WITH A.D.A., T.A.S. AND CITY OF EL PASO REQUIREMENTS. EXISTING INFRASTRUCTURE NOT COMPLYING SHALL BE REMOVED AND REPLACED TO MEET STANDARDS.



BY: _____ DATE: _____

REVISIONS

SCALE: 1"=20'

JOB NO.: 09-25-5273

FIELD BOOK: **/**/**

DRAWN BY: F.E.

CHECKED BY: F.E.

DATE: 02-26-2026

GREEN MILLS GROUP
BUILDING COMMUNITIES

PEBBLE HILLS SENIOR RESIDENCES

PROPERTY DESCRIPTION
BEING A PORTION OF TRACT 2C, SECTION 46, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS.

SLI ENGINEERING, INC.
CIVIL ENGINEERS
LAND PLANNERS
6808 PACIFIC BLVD.
EL PASO, TEXAS
(915) 544-1467

SLI LICENSE No. F-1902

STATE OF TEXAS
GEORGES S. HALL
REGISTERED PROFESSIONAL SURVEYOR
NO. 92105

FEBRUARY 26, 2026

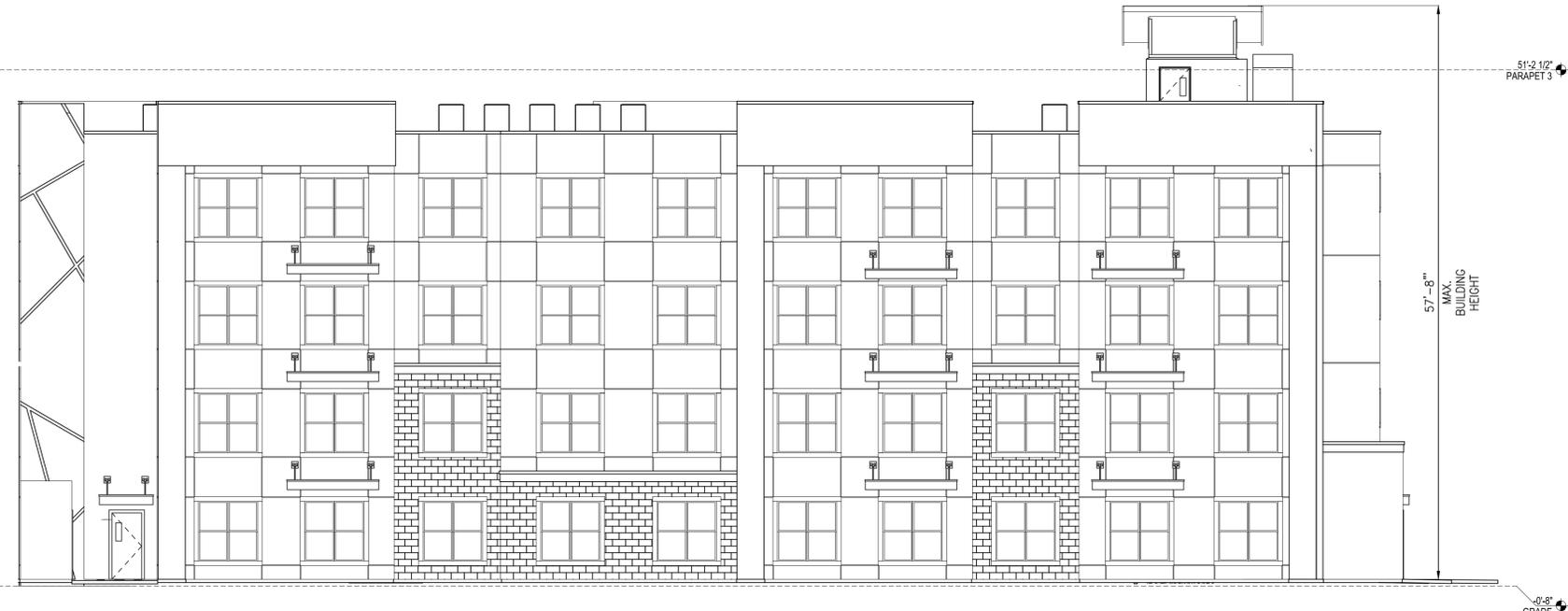
SHEET TITLE

811
Know what's below.
Call before you dig.
Call 811 Two Working days before you dig
It's Free, It's Easy, and
IT'S THE LAW!

SD-01
SHEET 1 OF 3



1 WEST ELEVATION
SCALE: 1/8"=1'-0"



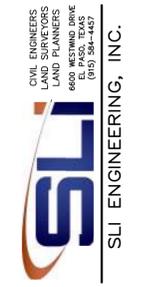
2 EAST ELEVATION
SCALE: 1/8"=1'-0"

DATE	REVISIONS	BY



SCALE: 1"=20'
JOB NO.: 09-25-5273
FIELD BY: **/**/**
FIELD BOOK: ***
DRAWN BY: F.E.
CHECKED BY: F.E.
DATE: 02-26-2026

P E B B L E H I L L S S E N I O R R E S I D E N C E S
PROPERTY DESCRIPTION
BEING A PORTION OF TRACT 2-C, SECTION 16, BLOCK 70, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEY, CITY OF EL PASO, EL PASO COUNTY, TEXAS.



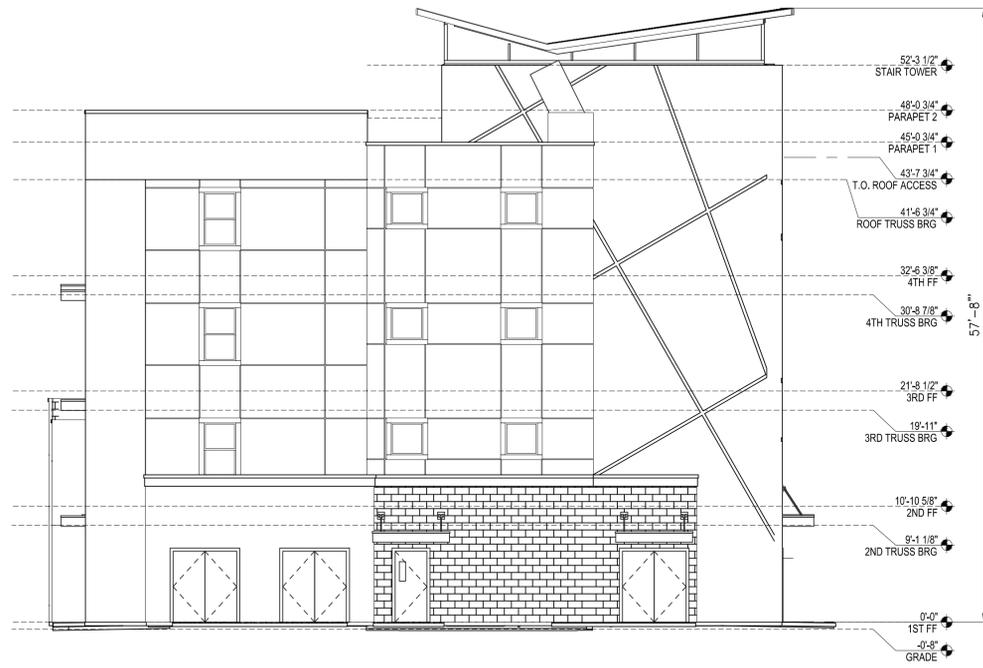
FEBRUARY 26, 2026
SHEET TITLE

SITE DEVELOPMENT ELEVATIONS

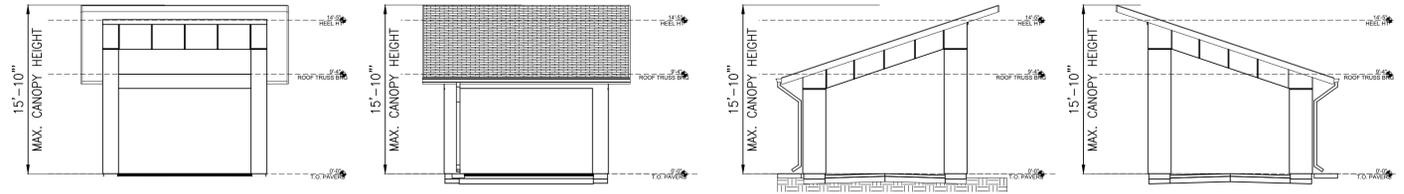
SD-02
SHEET 2 OF 3



Know what's below. Call before you dig.
Call 811 TWO Working days Before you dig
It's Free, It's Easy, and IT'S THE LAW!

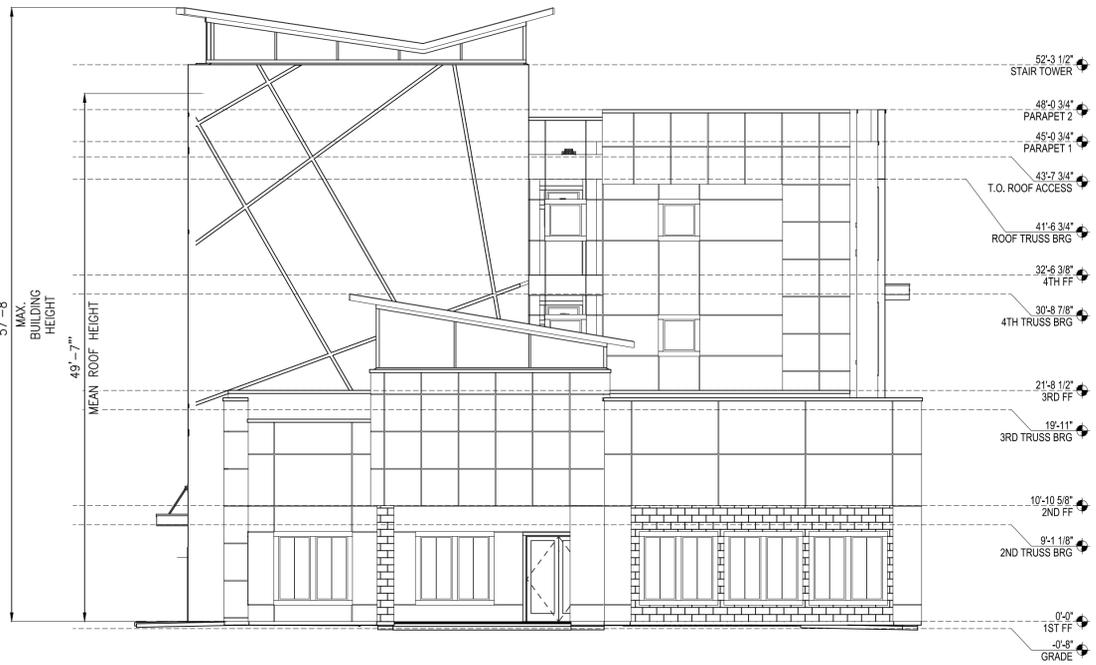


3 SOUTH ELEVATION
SCALE: 1/8"=1'-0"



5 EAST ELEVATION SCALE: 1/8"=1'-0" **6 WEST ELEVATION** SCALE: 1/8"=1'-0" **7 SOUTH ELEVATION** SCALE: 1/8"=1'-0" **8 NORTH ELEVATION** SCALE: 1/8"=1'-0"

CANOPY ELEVATIONS



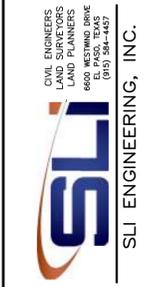
4 NORTH ELEVATION
SCALE: 1/8"=1'-0"

NO.	DATE	REVISIONS



SCALE: 1"=20'
JOB NO.: 09-25-5273
FIELD BY: **/**/**
FIELD BOOK: ***
DRAWN BY: F.E.
CHECKED BY: F.E.
DATE: 02-26-2026

PROJECT NAME
PEBBLE HILLS SENIOR RESIDENCES
PROPERTY DESCRIPTION
BEING A PORTION OF TRACT 2-C, SECTION 16, BLOCK 10, TOWNSHIP 12, TEXAS AND PACIFIC RAILROAD COMPANY SURVEY, CITY OF EL PASO, EL PASO COUNTY, TEXAS.



SLI LICENSE No. F-1902
STATE OF TEXAS
CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS
6808 W. UNIVERSITY DRIVE
EL PASO, TEXAS
(915) 544-4427
GEORGES S. HALLOW
921105
PROFESSIONAL ENGINEER

FEBRUARY 26, 2026
SHEET TITLE

SITE DEVELOPMENT ELEVATIONS

SD-03
SHEET 3 OF 3



Know what's below. Call before you dig.
Call 811 TWO Working days Before you dig
It's Free, It's Easy, and IT'S THE LAW!



Legislation Text

File #: BC-1831, Version: 1

**CITY OF EL PASO, TEXAS
LEGISTAR AGENDA ITEM SUMMARY FORM**

AGENDA LANGUAGE:

This is the language that will be posted to the agenda. Please use ARIAL 11 Font.

SUSU26-00008: Vista del Norte Estates Unit Five - A portion of Tract 1, Section 10, Block 80, Township 1, Texas and Pacific Railroad Co. Surveys, City of El Paso, El Paso County, Texas

Location: South of Patriot Blvd. and West of Dyer St.
Existing Zoning: P-R I (Planned Residential District I)
Property Owner: Ranchos Real IV, LTD
Representative: Conde, Inc.
District: 4
Staff Contact: Myrna Aguilar, (915) 212-1584,
AguilarMP@elpasotexas.gov

Vista del Norte Estates Unit Five



City Plan Commission — March 12, 2026

CASE NUMBER/TYPE:	SUSU26-00008 – Major Combination
CASE MANAGER:	Myrna Aguilar, (915) 212-1584, AguilarMP@elpasotexas.gov
PROPERTY OWNER:	Ranchos Real IV, LTD
REPRESENTATIVE:	Conde, Inc.
LOCATION:	South of Patriot Blvd. and West of Dyer St. (District 4)
PROPERTY AREA:	108.79 acres
VESTED RIGHTS STATUS:	Vested
PARK FEES:	Park Fees Not Required
EXCEPTIONS/MODIFICATIONS:	Yes, see following section
ZONING DISTRICT(S):	P-R-1 (Planned Residential District 1)
RELATED APPLICATIONS:	SUB08-00042 (Vista del Norte Amending Land Study)

SUMMARY OF RECOMMENDATION: Staff recommends **APPROVAL with CONDITION** of Vista del Norte Estates Unit Five on a Major Combination basis, subject to the following condition:

- That the applicant is required to landscape the rear of all double-frontage lots, in accordance with Section 19.23.4(H)(3)(c) of the El Paso City Code.

Vista del Norte Estates Unit Five

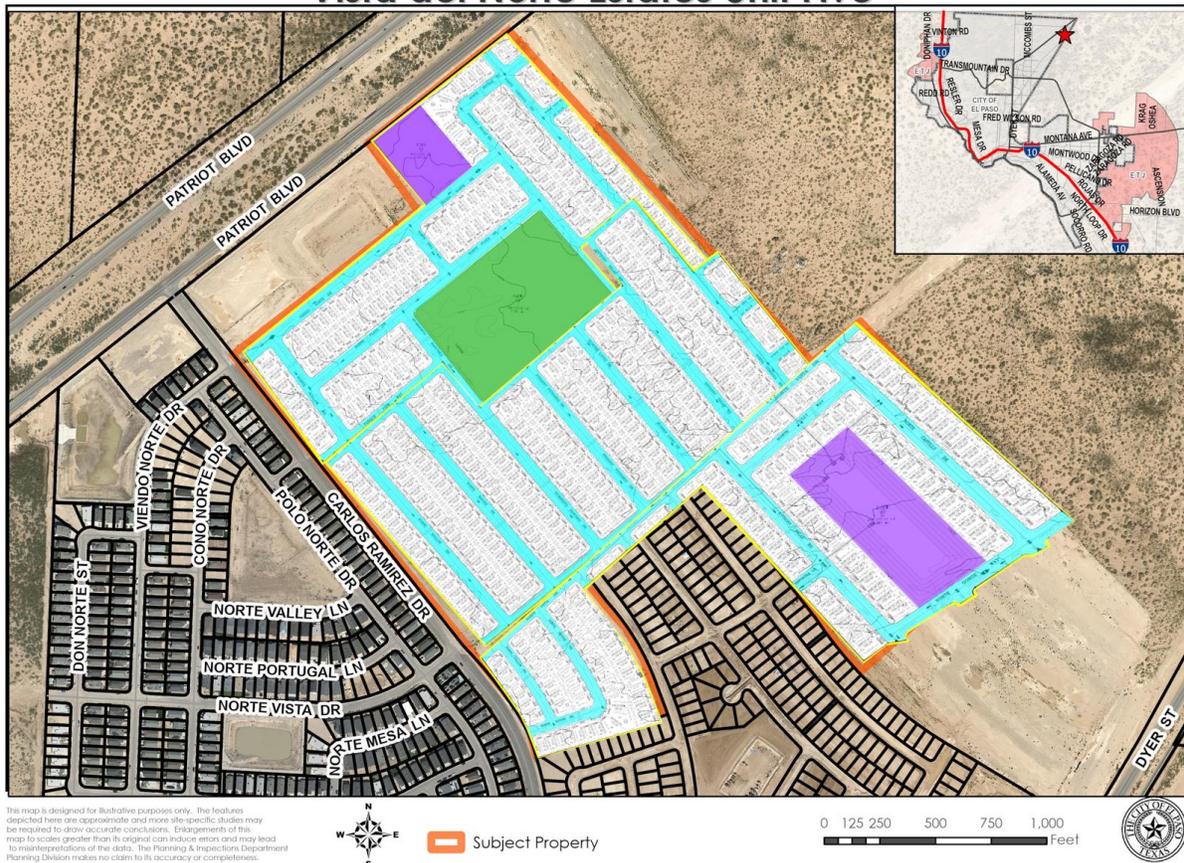


Figure A: Proposed plat with surrounding area

DESCRIPTION OF REQUEST: The applicant is proposing to subdivide 108.79 acres of vacant land to create a residential subdivision, comprising of five hundred and fifty (550) single-family residential lots, one (1) 7.91-acre park, and two (2) drainage ponds with a combined acreage of 6.75 acres. Primary access to the subdivision will be from Carlos Ramirez Drive. This application was granted vested rights, and was reviewed under the standards of the Subdivision Code that was in effect prior to March 4, 2008.

CASE HISTORY/RELATED APPLICATIONS: The proposed development fall within the area of the Vista del Sol Amending Land Study (SUB08-00042), which was approved by the City Plan Commission (CPC) on April 10, 2008. The proposed development is in conformance with the approved land study.

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

Surrounding Zoning and Use	
North	R-F (Ranch Farm) and C-4 (Commercial/condition) / Vacant Land
South	P-R-1 (Planned Residential District 1) / Residential development and Vacant Land
East	P-R-1 (Planned Residential District 1) / Residential development
West	P-R-1 (Planned Residential District 1) / Vacant Land
Nearest Public Facility and Distance	
Park	Futureland Park (1.32 mi.). A park is proposed within the subdivision
School	IDEA Mesquite Hills School (1.68 mi.)
Plan El Paso Designation	
G-4, Suburban (Walkable)	
Impact Fee Service Area	
Northeast	

PUBLIC COMMENT: N/A

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:

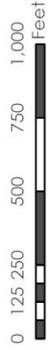
1. **Approval:** The CPC finds that the proposed plat is in conformance with all applicable requirements of Title 19 of the El Paso City Code.
2. **Approval with Conditions:** The CPC may impose conditions that bring the proposed plat into conformance with all applicable requirements of Title 19 of the 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.

ATTACHMENTS:

1. Aerial Map
2. Preliminary Plat
3. Final Plat
4. Application
5. Department Comments

ATTACHMENT 1

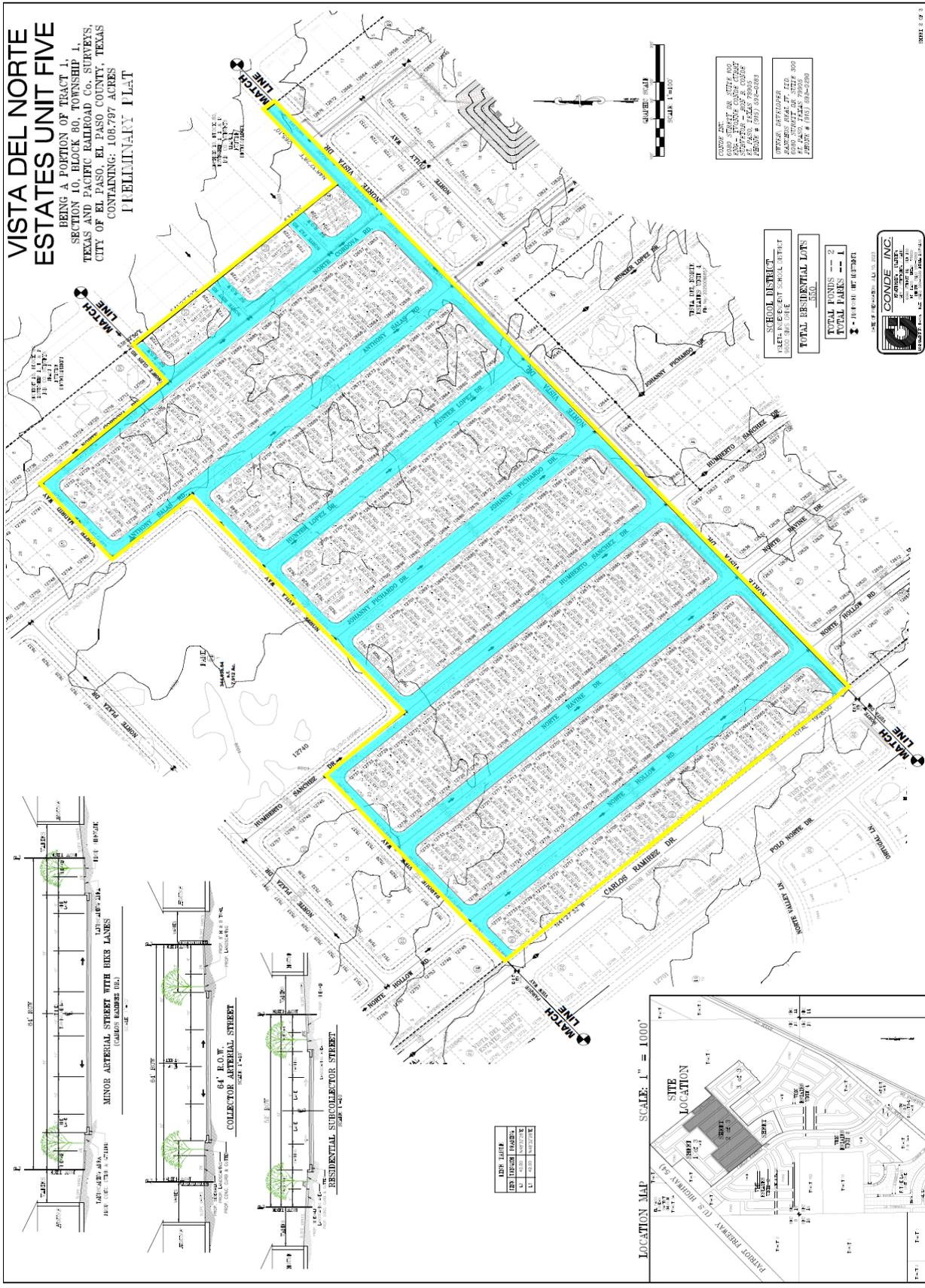
Vista del Norte Estates Unit Five



 Subject Property

The 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 type to scales greater than 1:10,000 can indicate errors and may lead to misinterpretation of the information presented. Planning Division makes no claim to its accuracy or completeness.

**VISTA DEL NORTE
ESTATES UNIT FIVE**
 BEING A PORTION OF TRACT 1,
 SECTION 10, BLOCK 80, TOWNSHIP 1,
 TEXAS AND PACIFIC RAILROAD Co. SURVEYS,
 CITY OF EL PASO, EL PASO COUNTY, TEXAS
 CONTAINING: 108,797 ACRES
 PRELIMINARY PLAN



OWNER: VISTA DEL NORTE DEVELOPMENT, L.P.
 10000 W. HAVENWOOD DR., SUITE 100
 EL PASO, TEXAS 79925
 PHONE: (915) 762-1000

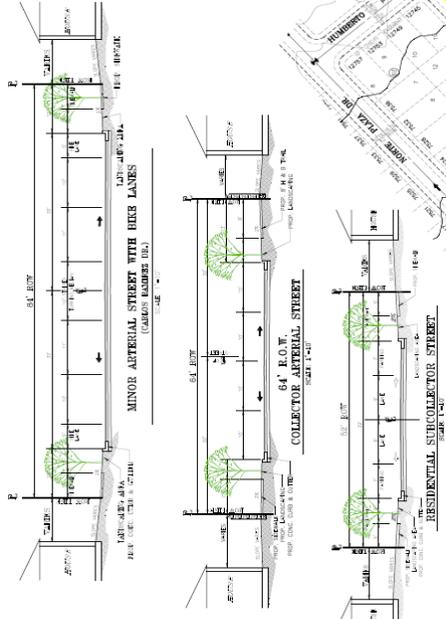
DESIGNER: GOLDER ASSOCIATES, INC.
 10000 W. HAVENWOOD DR., SUITE 100
 EL PASO, TEXAS 79925
 PHONE: (915) 762-1000

SCHOOL DISTRICT:
 EL PASO COUNTY SCHOOLS DISTRICT #1

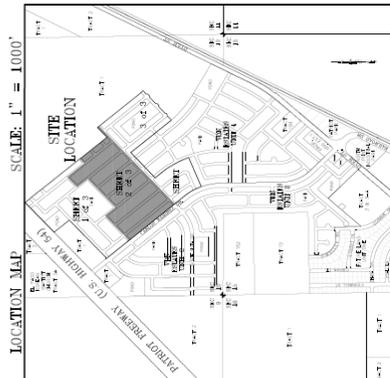
TOTAL RESIDENTIAL LOTS:
 2

TOTAL PLOTS:
 1

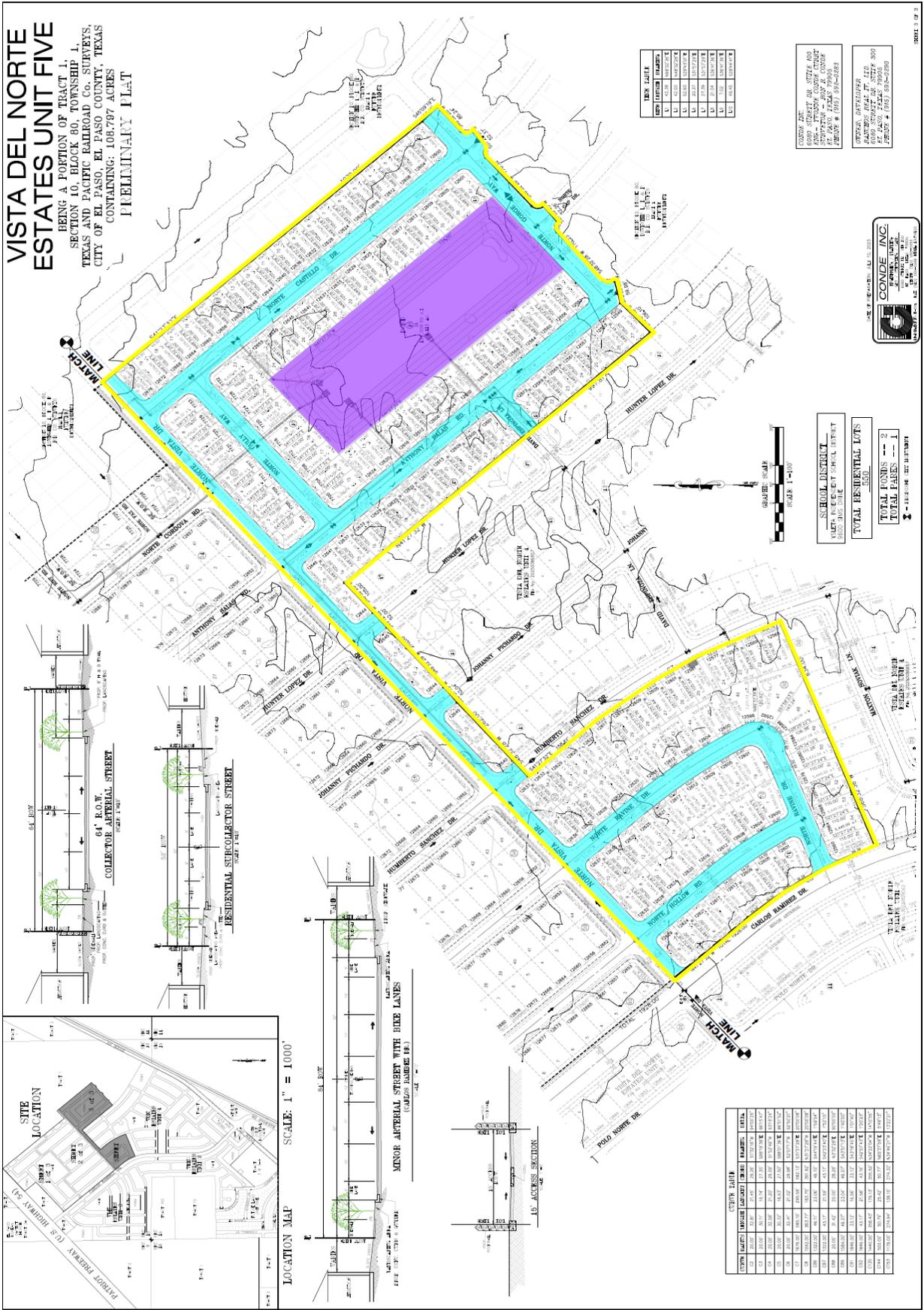
DATE OF RECORDATION: JULY 15, 2023



NEW LOTS	OLD DESIGN PLOTS
2	1



**VISTA DEL NORTE
ESTATES UNIT FIVE**
BEING A PORTION OF TRACT 1,
SECTION 10, BLOCK 80, TOWNSHIP 11,
TEXAS AND PACIFIC RAILROAD CO. SURVEYS,
CITY OF EL PASO, EL PASO COUNTY, TEXAS
CONTAINING: 108.797 ACRES
PRELIMINARY PLAN

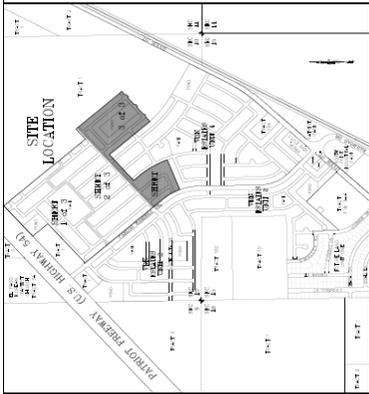
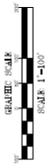


TRACT	AREA	PERCENTAGE
1	108.797	100.00

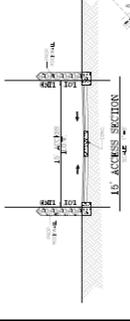
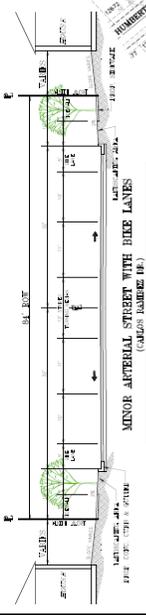
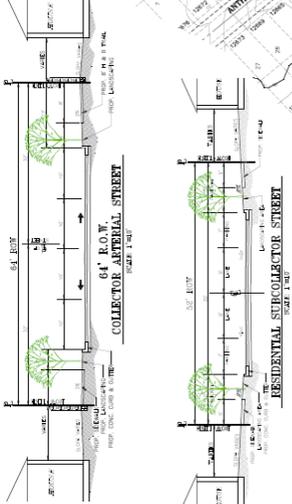
OWNER: [Name]
ADDRESS: [Address]
CITY: [City]
STATE: [State]
ZIP: [Zip]



SCHOOL DISTRICT: [Name]
TOTAL RESIDENTIAL LOTS: [Count]
TOTAL PAGES: [Count]



LOCATION MAP
SCALE: 1" = 1000'



LOT NO.	AREA (SQ. FT.)	PERCENTAGE
1	108.797	100.00
2	108.797	100.00
3	108.797	100.00
4	108.797	100.00
5	108.797	100.00
6	108.797	100.00
7	108.797	100.00
8	108.797	100.00
9	108.797	100.00
10	108.797	100.00
11	108.797	100.00
12	108.797	100.00
13	108.797	100.00
14	108.797	100.00
15	108.797	100.00
16	108.797	100.00
17	108.797	100.00
18	108.797	100.00
19	108.797	100.00
20	108.797	100.00
21	108.797	100.00
22	108.797	100.00
23	108.797	100.00
24	108.797	100.00
25	108.797	100.00
26	108.797	100.00
27	108.797	100.00
28	108.797	100.00
29	108.797	100.00
30	108.797	100.00
31	108.797	100.00
32	108.797	100.00
33	108.797	100.00
34	108.797	100.00
35	108.797	100.00
36	108.797	100.00
37	108.797	100.00
38	108.797	100.00
39	108.797	100.00
40	108.797	100.00
41	108.797	100.00
42	108.797	100.00
43	108.797	100.00
44	108.797	100.00
45	108.797	100.00
46	108.797	100.00
47	108.797	100.00
48	108.797	100.00
49	108.797	100.00
50	108.797	100.00
51	108.797	100.00
52	108.797	100.00
53	108.797	100.00
54	108.797	100.00
55	108.797	100.00
56	108.797	100.00
57	108.797	100.00
58	108.797	100.00
59	108.797	100.00
60	108.797	100.00
61	108.797	100.00
62	108.797	100.00
63	108.797	100.00
64	108.797	100.00
65	108.797	100.00
66	108.797	100.00
67	108.797	100.00
68	108.797	100.00
69	108.797	100.00
70	108.797	100.00
71	108.797	100.00
72	108.797	100.00
73	108.797	100.00
74	108.797	100.00
75	108.797	100.00
76	108.797	100.00
77	108.797	100.00
78	108.797	100.00
79	108.797	100.00
80	108.797	100.00
81	108.797	100.00
82	108.797	100.00
83	108.797	100.00
84	108.797	100.00
85	108.797	100.00
86	108.797	100.00
87	108.797	100.00
88	108.797	100.00
89	108.797	100.00
90	108.797	100.00
91	108.797	100.00
92	108.797	100.00
93	108.797	100.00
94	108.797	100.00
95	108.797	100.00
96	108.797	100.00
97	108.797	100.00
98	108.797	100.00
99	108.797	100.00
100	108.797	100.00

ATTACHMENT 3

VISTA DEL NORTE ESTATES UNIT FIVE BEING A PORTION OF TRACT 1, SECTION 10, BLOCK 80, TOWNSHIP 1, TEXAS AND PACIFIC RAILROAD CO. SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS CONTAINING: 108,797 ACRES

THIS PLAN AND THE MAPS HEREON, TOGETHER WITH THE INSTRUMENTS BY WHICH THE SAME WERE FILED FOR RECORD, ARE HEREBY DECLARED TO BE TRUE AND CORRECT COPIES OF THE ORIGINALS AS THE SAME WERE FILED FOR RECORD IN THE PUBLIC OFFICE OF THE COUNTY CLERK OF EL PASO COUNTY, TEXAS, AND AS SUCH TO BE RECEIVED IN EVIDENCE OF THE SAME BY ANY COURT OF RECORD IN SAID COUNTY, TEXAS, IN ANY PROCEEDING IN WHICH THE VALIDITY OF SAID INSTRUMENTS OR THE VALIDITY OF THIS PLAN OR THE MAPS HEREON IS IN QUESTION.

TRACT NO.	ACRES	TRACT NO.	ACRES
1	108,797.00	10	108,797.00
2	108,797.00	11	108,797.00
3	108,797.00	12	108,797.00
4	108,797.00	13	108,797.00
5	108,797.00	14	108,797.00
6	108,797.00	15	108,797.00
7	108,797.00	16	108,797.00
8	108,797.00	17	108,797.00
9	108,797.00	18	108,797.00
10	108,797.00	19	108,797.00
11	108,797.00	20	108,797.00
12	108,797.00	21	108,797.00
13	108,797.00	22	108,797.00
14	108,797.00	23	108,797.00
15	108,797.00	24	108,797.00
16	108,797.00	25	108,797.00
17	108,797.00	26	108,797.00
18	108,797.00	27	108,797.00
19	108,797.00	28	108,797.00
20	108,797.00	29	108,797.00
21	108,797.00	30	108,797.00
22	108,797.00	31	108,797.00
23	108,797.00	32	108,797.00
24	108,797.00	33	108,797.00
25	108,797.00	34	108,797.00
26	108,797.00	35	108,797.00
27	108,797.00	36	108,797.00
28	108,797.00	37	108,797.00
29	108,797.00	38	108,797.00
30	108,797.00	39	108,797.00
31	108,797.00	40	108,797.00
32	108,797.00	41	108,797.00
33	108,797.00	42	108,797.00
34	108,797.00	43	108,797.00
35	108,797.00	44	108,797.00
36	108,797.00	45	108,797.00
37	108,797.00	46	108,797.00
38	108,797.00	47	108,797.00
39	108,797.00	48	108,797.00
40	108,797.00	49	108,797.00
41	108,797.00	50	108,797.00
42	108,797.00	51	108,797.00
43	108,797.00	52	108,797.00
44	108,797.00	53	108,797.00
45	108,797.00	54	108,797.00
46	108,797.00	55	108,797.00
47	108,797.00	56	108,797.00
48	108,797.00	57	108,797.00
49	108,797.00	58	108,797.00
50	108,797.00	59	108,797.00
51	108,797.00	60	108,797.00
52	108,797.00	61	108,797.00
53	108,797.00	62	108,797.00
54	108,797.00	63	108,797.00
55	108,797.00	64	108,797.00
56	108,797.00	65	108,797.00
57	108,797.00	66	108,797.00
58	108,797.00	67	108,797.00
59	108,797.00	68	108,797.00
60	108,797.00	69	108,797.00
61	108,797.00	70	108,797.00
62	108,797.00	71	108,797.00
63	108,797.00	72	108,797.00
64	108,797.00	73	108,797.00
65	108,797.00	74	108,797.00
66	108,797.00	75	108,797.00
67	108,797.00	76	108,797.00
68	108,797.00	77	108,797.00
69	108,797.00	78	108,797.00
70	108,797.00	79	108,797.00
71	108,797.00	80	108,797.00
72	108,797.00	81	108,797.00
73	108,797.00	82	108,797.00
74	108,797.00	83	108,797.00
75	108,797.00	84	108,797.00
76	108,797.00	85	108,797.00
77	108,797.00	86	108,797.00
78	108,797.00	87	108,797.00
79	108,797.00	88	108,797.00
80	108,797.00	89	108,797.00
81	108,797.00	90	108,797.00
82	108,797.00	91	108,797.00
83	108,797.00	92	108,797.00
84	108,797.00	93	108,797.00
85	108,797.00	94	108,797.00
86	108,797.00	95	108,797.00
87	108,797.00	96	108,797.00
88	108,797.00	97	108,797.00
89	108,797.00	98	108,797.00
90	108,797.00	99	108,797.00
91	108,797.00	100	108,797.00

- NOTES:**
1. THIS PLAN AND THE MAPS HEREON, TOGETHER WITH THE INSTRUMENTS BY WHICH THE SAME WERE FILED FOR RECORD, ARE HEREBY DECLARED TO BE TRUE AND CORRECT COPIES OF THE ORIGINALS AS THE SAME WERE FILED FOR RECORD IN THE PUBLIC OFFICE OF THE COUNTY CLERK OF EL PASO COUNTY, TEXAS, AND AS SUCH TO BE RECEIVED IN EVIDENCE OF THE SAME BY ANY COURT OF RECORD IN SAID COUNTY, TEXAS, IN ANY PROCEEDING IN WHICH THE VALIDITY OF SAID INSTRUMENTS OR THE VALIDITY OF THIS PLAN OR THE MAPS HEREON IS IN QUESTION.
 2. THE TOTAL AREA OF THIS TRACT IS 108,797.00 ACRES.
 3. THE TOTAL AREA OF THIS TRACT IS 108,797.00 ACRES.
 4. THE TOTAL AREA OF THIS TRACT IS 108,797.00 ACRES.
 5. THE TOTAL AREA OF THIS TRACT IS 108,797.00 ACRES.
 6. THE TOTAL AREA OF THIS TRACT IS 108,797.00 ACRES.
 7. THE TOTAL AREA OF THIS TRACT IS 108,797.00 ACRES.
 8. THE TOTAL AREA OF THIS TRACT IS 108,797.00 ACRES.
 9. THE TOTAL AREA OF THIS TRACT IS 108,797.00 ACRES.
 10. THE TOTAL AREA OF THIS TRACT IS 108,797.00 ACRES.

TRACT NO.	ACRES	TRACT NO.	ACRES
1	108,797.00	10	108,797.00
2	108,797.00	11	108,797.00
3	108,797.00	12	108,797.00
4	108,797.00	13	108,797.00
5	108,797.00	14	108,797.00
6	108,797.00	15	108,797.00
7	108,797.00	16	108,797.00
8	108,797.00	17	108,797.00
9	108,797.00	18	108,797.00
10	108,797.00	19	108,797.00
11	108,797.00	20	108,797.00
12	108,797.00	21	108,797.00
13	108,797.00	22	108,797.00
14	108,797.00	23	108,797.00
15	108,797.00	24	108,797.00
16	108,797.00	25	108,797.00
17	108,797.00	26	108,797.00
18	108,797.00	27	108,797.00
19	108,797.00	28	108,797.00
20	108,797.00	29	108,797.00
21	108,797.00	30	108,797.00
22	108,797.00	31	108,797.00
23	108,797.00	32	108,797.00
24	108,797.00	33	108,797.00
25	108,797.00	34	108,797.00
26	108,797.00	35	108,797.00
27	108,797.00	36	108,797.00
28	108,797.00	37	108,797.00
29	108,797.00	38	108,797.00
30	108,797.00	39	108,797.00
31	108,797.00	40	108,797.00
32	108,797.00	41	108,797.00
33	108,797.00	42	108,797.00
34	108,797.00	43	108,797.00
35	108,797.00	44	108,797.00
36	108,797.00	45	108,797.00
37	108,797.00	46	108,797.00
38	108,797.00	47	108,797.00
39	108,797.00	48	108,797.00
40	108,797.00	49	108,797.00
41	108,797.00	50	108,797.00
42	108,797.00	51	108,797.00
43	108,797.00	52	108,797.00
44	108,797.00	53	108,797.00
45	108,797.00	54	108,797.00
46	108,797.00	55	108,797.00
47	108,797.00	56	108,797.00
48	108,797.00	57	108,797.00
49	108,797.00	58	108,797.00
50	108,797.00	59	108,797.00
51	108,797.00	60	108,797.00
52	108,797.00	61	108,797.00
53	108,797.00	62	108,797.00
54	108,797.00	63	108,797.00
55	108,797.00	64	108,797.00
56	108,797.00	65	108,797.00
57	108,797.00	66	108,797.00
58	108,797.00	67	108,797.00
59	108,797.00	68	108,797.00
60	108,797.00	69	108,797.00
61	108,797.00	70	108,797.00
62	108,797.00	71	108,797.00
63	108,797.00	72	108,797.00
64	108,797.00	73	108,797.00
65	108,797.00	74	108,797.00
66	108,797.00	75	108,797.00
67	108,797.00	76	108,797.00
68	108,797.00	77	108,797.00
69	108,797.00	78	108,797.00
70	108,797.00	79	108,797.00
71	108,797.00	80	108,797.00
72	108,797.00	81	108,797.00
73	108,797.00	82	108,797.00
74	108,797.00	83	108,797.00
75	108,797.00	84	108,797.00
76	108,797.00	85	108,797.00
77	108,797.00	86	108,797.00
78	108,797.00	87	108,797.00
79	108,797.00	88	108,797.00
80	108,797.00	89	108,797.00
81	108,797.00	90	108,797.00
82	108,797.00	91	108,797.00
83	108,797.00	92	108,797.00
84	108,797.00	93	108,797.00
85	108,797.00	94	108,797.00
86	108,797.00	95	108,797.00
87	108,797.00	96	108,797.00
88	108,797.00	97	108,797.00
89	108,797.00	98	108,797.00
90	108,797.00	99	108,797.00
91	108,797.00	100	108,797.00

KEY:
 1. 108,797.00 ACRES
 2. 108,797.00 ACRES
 3. 108,797.00 ACRES
 4. 108,797.00 ACRES
 5. 108,797.00 ACRES
 6. 108,797.00 ACRES
 7. 108,797.00 ACRES
 8. 108,797.00 ACRES
 9. 108,797.00 ACRES
 10. 108,797.00 ACRES
 11. 108,797.00 ACRES
 12. 108,797.00 ACRES
 13. 108,797.00 ACRES
 14. 108,797.00 ACRES
 15. 108,797.00 ACRES
 16. 108,797.00 ACRES
 17. 108,797.00 ACRES
 18. 108,797.00 ACRES
 19. 108,797.00 ACRES
 20. 108,797.00 ACRES
 21. 108,797.00 ACRES
 22. 108,797.00 ACRES
 23. 108,797.00 ACRES
 24. 108,797.00 ACRES
 25. 108,797.00 ACRES
 26. 108,797.00 ACRES
 27. 108,797.00 ACRES
 28. 108,797.00 ACRES
 29. 108,797.00 ACRES
 30. 108,797.00 ACRES
 31. 108,797.00 ACRES
 32. 108,797.00 ACRES
 33. 108,797.00 ACRES
 34. 108,797.00 ACRES
 35. 108,797.00 ACRES
 36. 108,797.00 ACRES
 37. 108,797.00 ACRES
 38. 108,797.00 ACRES
 39. 108,797.00 ACRES
 40. 108,797.00 ACRES
 41. 108,797.00 ACRES
 42. 108,797.00 ACRES
 43. 108,797.00 ACRES
 44. 108,797.00 ACRES
 45. 108,797.00 ACRES
 46. 108,797.00 ACRES
 47. 108,797.00 ACRES
 48. 108,797.00 ACRES
 49. 108,797.00 ACRES
 50. 108,797.00 ACRES
 51. 108,797.00 ACRES
 52. 108,797.00 ACRES
 53. 108,797.00 ACRES
 54. 108,797.00 ACRES
 55. 108,797.00 ACRES
 56. 108,797.00 ACRES
 57. 108,797.00 ACRES
 58. 108,797.00 ACRES
 59. 108,797.00 ACRES
 60. 108,797.00 ACRES
 61. 108,797.00 ACRES
 62. 108,797.00 ACRES
 63. 108,797.00 ACRES
 64. 108,797.00 ACRES
 65. 108,797.00 ACRES
 66. 108,797.00 ACRES
 67. 108,797.00 ACRES
 68. 108,797.00 ACRES
 69. 108,797.00 ACRES
 70. 108,797.00 ACRES
 71. 108,797.00 ACRES
 72. 108,797.00 ACRES
 73. 108,797.00 ACRES
 74. 108,797.00 ACRES
 75. 108,797.00 ACRES
 76. 108,797.00 ACRES
 77. 108,797.00 ACRES
 78. 108,797.00 ACRES
 79. 108,797.00 ACRES
 80. 108,797.00 ACRES
 81. 108,797.00 ACRES
 82. 108,797.00 ACRES
 83. 108,797.00 ACRES
 84. 108,797.00 ACRES
 85. 108,797.00 ACRES
 86. 108,797.00 ACRES
 87. 108,797.00 ACRES
 88. 108,797.00 ACRES
 89. 108,797.00 ACRES
 90. 108,797.00 ACRES
 91. 108,797.00 ACRES
 92. 108,797.00 ACRES
 93. 108,797.00 ACRES
 94. 108,797.00 ACRES
 95. 108,797.00 ACRES
 96. 108,797.00 ACRES
 97. 108,797.00 ACRES
 98. 108,797.00 ACRES
 99. 108,797.00 ACRES
 100. 108,797.00 ACRES

CONDE, INC.
 10000 W. HIGHTWAY 34, SUITE 100
 EL PASO, TEXAS 79907
 TEL: 915.765.1234
 FAX: 915.765.1235
 WWW.CONDE.COM

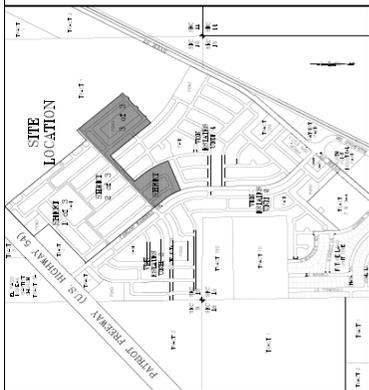
SCALE: 1" = 1000'

LOCATION MAP

SCALE: 1" = 1000'

MAP

**VISTA DEL NORTE
ESTATES UNIT FIVE**
BEING A PORTION OF TRACT 1,
SECTION 10, BLOCK 80, TOWNSHIP 1,
TEXAS AND PACIFIC RAILROAD Co. SURVEYS,
CITY OF EL PASO, EL PASO COUNTY, TEXAS
CONTAINING: 108.787 ACRES



LOT	AREA (SQ. FT.)	AREA (SQ. AC.)
1	10,000	0.23
2	10,000	0.23
3	10,000	0.23
4	10,000	0.23
5	10,000	0.23
6	10,000	0.23
7	10,000	0.23
8	10,000	0.23
9	10,000	0.23
10	10,000	0.23
11	10,000	0.23
12	10,000	0.23
13	10,000	0.23
14	10,000	0.23
15	10,000	0.23
16	10,000	0.23
17	10,000	0.23
18	10,000	0.23
19	10,000	0.23
20	10,000	0.23
21	10,000	0.23
22	10,000	0.23
23	10,000	0.23
24	10,000	0.23
25	10,000	0.23
26	10,000	0.23
27	10,000	0.23
28	10,000	0.23
29	10,000	0.23
30	10,000	0.23
31	10,000	0.23
32	10,000	0.23
33	10,000	0.23
34	10,000	0.23
35	10,000	0.23
36	10,000	0.23
37	10,000	0.23
38	10,000	0.23
39	10,000	0.23
40	10,000	0.23
41	10,000	0.23
42	10,000	0.23
43	10,000	0.23
44	10,000	0.23
45	10,000	0.23
46	10,000	0.23
47	10,000	0.23
48	10,000	0.23
49	10,000	0.23
50	10,000	0.23
51	10,000	0.23
52	10,000	0.23
53	10,000	0.23
54	10,000	0.23
55	10,000	0.23
56	10,000	0.23
57	10,000	0.23
58	10,000	0.23
59	10,000	0.23
60	10,000	0.23
61	10,000	0.23
62	10,000	0.23
63	10,000	0.23
64	10,000	0.23
65	10,000	0.23
66	10,000	0.23
67	10,000	0.23
68	10,000	0.23
69	10,000	0.23
70	10,000	0.23
71	10,000	0.23
72	10,000	0.23
73	10,000	0.23
74	10,000	0.23
75	10,000	0.23
76	10,000	0.23
77	10,000	0.23
78	10,000	0.23
79	10,000	0.23
80	10,000	0.23
81	10,000	0.23
82	10,000	0.23
83	10,000	0.23
84	10,000	0.23
85	10,000	0.23
86	10,000	0.23
87	10,000	0.23
88	10,000	0.23
89	10,000	0.23
90	10,000	0.23
91	10,000	0.23
92	10,000	0.23
93	10,000	0.23
94	10,000	0.23
95	10,000	0.23
96	10,000	0.23
97	10,000	0.23
98	10,000	0.23
99	10,000	0.23
100	10,000	0.23

CITY	PARCEL	AREA (SQ. FT.)	AREA (SQ. AC.)	TRACT	AREA (SQ. FT.)	AREA (SQ. AC.)
101	101.0000	10,000	0.23	101	101.0000	0.23
102	102.0000	10,000	0.23	102	102.0000	0.23
103	103.0000	10,000	0.23	103	103.0000	0.23
104	104.0000	10,000	0.23	104	104.0000	0.23
105	105.0000	10,000	0.23	105	105.0000	0.23
106	106.0000	10,000	0.23	106	106.0000	0.23
107	107.0000	10,000	0.23	107	107.0000	0.23
108	108.0000	10,000	0.23	108	108.0000	0.23
109	109.0000	10,000	0.23	109	109.0000	0.23
110	110.0000	10,000	0.23	110	110.0000	0.23
111	111.0000	10,000	0.23	111	111.0000	0.23
112	112.0000	10,000	0.23	112	112.0000	0.23
113	113.0000	10,000	0.23	113	113.0000	0.23
114	114.0000	10,000	0.23	114	114.0000	0.23
115	115.0000	10,000	0.23	115	115.0000	0.23
116	116.0000	10,000	0.23	116	116.0000	0.23
117	117.0000	10,000	0.23	117	117.0000	0.23
118	118.0000	10,000	0.23	118	118.0000	0.23
119	119.0000	10,000	0.23	119	119.0000	0.23
120	120.0000	10,000	0.23	120	120.0000	0.23
121	121.0000	10,000	0.23	121	121.0000	0.23
122	122.0000	10,000	0.23	122	122.0000	0.23
123	123.0000	10,000	0.23	123	123.0000	0.23
124	124.0000	10,000	0.23	124	124.0000	0.23
125	125.0000	10,000	0.23	125	125.0000	0.23
126	126.0000	10,000	0.23	126	126.0000	0.23
127	127.0000	10,000	0.23	127	127.0000	0.23
128	128.0000	10,000	0.23	128	128.0000	0.23
129	129.0000	10,000	0.23	129	129.0000	0.23
130	130.0000	10,000	0.23	130	130.0000	0.23
131	131.0000	10,000	0.23	131	131.0000	0.23
132	132.0000	10,000	0.23	132	132.0000	0.23
133	133.0000	10,000	0.23	133	133.0000	0.23
134	134.0000	10,000	0.23	134	134.0000	0.23
135	135.0000	10,000	0.23	135	135.0000	0.23
136	136.0000	10,000	0.23	136	136.0000	0.23
137	137.0000	10,000	0.23	137	137.0000	0.23
138	138.0000	10,000	0.23	138	138.0000	0.23
139	139.0000	10,000	0.23	139	139.0000	0.23
140	140.0000	10,000	0.23	140	140.0000	0.23
141	141.0000	10,000	0.23	141	141.0000	0.23
142	142.0000	10,000	0.23	142	142.0000	0.23
143	143.0000	10,000	0.23	143	143.0000	0.23
144	144.0000	10,000	0.23	144	144.0000	0.23
145	145.0000	10,000	0.23	145	145.0000	0.23
146	146.0000	10,000	0.23	146	146.0000	0.23
147	147.0000	10,000	0.23	147	147.0000	0.23
148	148.0000	10,000	0.23	148	148.0000	0.23
149	149.0000	10,000	0.23	149	149.0000	0.23
150	150.0000	10,000	0.23	150	150.0000	0.23
151	151.0000	10,000	0.23	151	151.0000	0.23
152	152.0000	10,000	0.23	152	152.0000	0.23
153	153.0000	10,000	0.23	153	153.0000	0.23
154	154.0000	10,000	0.23	154	154.0000	0.23
155	155.0000	10,000	0.23	155	155.0000	0.23
156	156.0000	10,000	0.23	156	156.0000	0.23
157	157.0000	10,000	0.23	157	157.0000	0.23
158	158.0000	10,000	0.23	158	158.0000	0.23
159	159.0000	10,000	0.23	159	159.0000	0.23
160	160.0000	10,000	0.23	160	160.0000	0.23
161	161.0000	10,000	0.23	161	161.0000	0.23
162	162.0000	10,000	0.23	162	162.0000	0.23
163	163.0000	10,000	0.23	163	163.0000	0.23
164	164.0000	10,000	0.23	164	164.0000	0.23
165	165.0000	10,000	0.23	165	165.0000	0.23
166	166.0000	10,000	0.23	166	166.0000	0.23
167	167.0000	10,000	0.23	167	167.0000	0.23
168	168.0000	10,000	0.23	168	168.0000	0.23
169	169.0000	10,000	0.23	169	169.0000	0.23
170	170.0000	10,000	0.23	170	170.0000	0.23
171	171.0000	10,000	0.23	171	171.0000	0.23
172	172.0000	10,000	0.23	172	172.0000	0.23
173	173.0000	10,000	0.23	173	173.0000	0.23
174	174.0000	10,000	0.23	174	174.0000	0.23
175	175.0000	10,000	0.23	175	175.0000	0.23
176	176.0000	10,000	0.23	176	176.0000	0.23
177	177.0000	10,000	0.23	177	177.0000	0.23
178	178.0000	10,000	0.23	178	178.0000	0.23
179	179.0000	10,000	0.23	179	179.0000	0.23
180	180.0000	10,000	0.23	180	180.0000	0.23
181	181.0000	10,000	0.23	181	181.0000	0.23
182	182.0000	10,000	0.23	182	182.0000	0.23
183	183.0000	10,000	0.23	183	183.0000	0.23
184	184.0000	10,000	0.23	184	184.0000	0.23
185	185.0000	10,000	0.23	185	185.0000	0.23
186	186.0000	10,000	0.23	186	186.0000	0.23
187	187.0000	10,000	0.23	187	187.0000	0.23
188	188.0000	10,000	0.23	188	188.0000	0.23
189	189.0000	10,000	0.23	189	189.0000	0.23
190	190.0000	10,000	0.23	190	190.0000	0.23
191	191.0000	10,000	0.23	191	191.0000	0.23
192	192.0000	10,000	0.23	192	192.0000	0.23
193	193.0000	10,000	0.23	193	193.0000	0.23
194	194.0000	10,000	0.23	194	194.0000	0.23
195	195.0000	10,000	0.23	195	195.0000	0.23
196	196.0000	10,000	0.23	196	196.0000	0.23
197	197.0000	10,000	0.23	197	197.0000	0.23
198	198.0000	10,000	0.23	198	198.0000	0.23
199	199.0000	10,000	0.23	199	199.0000	0.23
200	200.0000	10,000	0.23	200	200.0000	0.23

CITY	PARCEL	AREA (SQ. FT.)	AREA (SQ. AC.)	TRACT	AREA (SQ. FT.)	AREA (SQ. AC.)
201	201.0000	10,000	0.23	201	201.0000	0.23
202	202.0000	10,000	0.23	202	202.0000	0.23
203	203.0000	10,000	0.23	203	203.0000	0.23
204	204.0000	10,000	0.23	204	204.0000	0.23
205	205.0000	10,000	0.23	205	205.0000	0.23
206	206.0000	10,000	0.23	206	206.0000	0.23
207	207.0000	10,000	0.23	207	207.0000	0.23
208	208.0000	10,000	0.23	208	208.0000	0.23
209	209.0000	10,000	0.23	209	209.0000	0.23
210	210.0000	10,000	0.23	210	210.0000	0.23
211	211.0000	10,000	0.23	211	211.0000	0.23
212	212.0000	10,000	0.23	212	212.0000	0.23
213	213.0000	10,000	0.23	213	213.0000	0.23
214	214.					

ATTACHMENT 4



MAJOR COMBINATION APPLICATION

DATE: 1/29/26 FILE NO. _____

SUBDIVISION NAME: VISTA DEL NORTE ESTATES UNIT FIVE

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
Being a Portion of Tract 1, Section 10, Block 80, Township 1, Texas and Pacific Railroad Co. Surveys, City of El Paso, El Paso County, Texas

2. Property Land Uses:

	<u>ACRES</u>	<u>SITES</u>		<u>ACRES</u>	<u>SITES</u>
Single-family	<u>72.368</u>	<u>550</u>	Office		
Duplex	_____	_____	Street & Alley	<u>21.759</u>	<u>1</u>
Apartment	_____	_____	Ponding & Drainage	<u>6.758</u>	<u>2</u>
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below):	_____	_____
Park	<u>7.912</u>	<u>1</u>			
School	_____	_____			
Commercial	_____	_____	Total No. Sites:	<u>554</u>	
Industrial	_____	_____	Total (Gross) Acreage:	<u>108.797</u>	

3. What is existing zoning of the above described property? P-R-1 Proposed zoning? N/A

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)
Lots to Street to Drainage Structure

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 _____

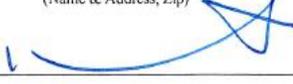
9. Remarks and/or explanation of special circumstances: _____

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

- 12. Owner of record Ranchos Real IV, LTD 6080 Surety Dr., Ste. 300, El Paso, Texas 79905 915-592-0290
(Name & Address, Zip) (Email) (Phone)
- 13. Developer Ranchos Real IV, LTD 6080 Surety Dr., Ste. 300, El Paso, Texas 79905 915-592-0290
(Name & Address, Zip) (Email) (Phone)
- 14. Engineer Conde, Inc., 6080 Surety Dr., Ste. 100, El Paso, TX 79905, cconde@condeinc.com 915-592-0283
(Name & Address, Zip) (Email) (Phone)

OWNER SIGNATURE:  _____

REPRESENTATIVE SIGNATURE:  _____

REPRESENTATIVE CONTACT (PHONE): 915-592-0283 _____

REPRESENTATIVE CONTACT (E-MAIL): cconde@condeinc.com _____

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

ATTACHMENT 5

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. Staff will recommend that the City Plan Commission require the landscaping of the rear of all double-frontage lots, in accordance with Section 19.23.4(H)(3)(c) of the El Paso City Code.
3. Sheet 3: Blocks 71 and 72 are not in sequence with the surrounding blocks. Please renumber them accordingly. It is recommended that you use Blocks 30 and 31.
4. Please revise the City Plan Commission approval year. It is currently listed as 2024; please update it to 2026.

Planning and Inspections Department- Land Development Division

1. Verify street turning heel radius are compliant. Label radius for each heel.
2. Subdivision improvement plans are under review.
3. Provide print-out of the mathematical closure of the exterior boundary of the subdivision indicating the error of closure.

Parks and Recreation Department

1. Please note that this subdivision is part of the Vista Del Norte Estates Land Study, and it is composed of **550 Single-family** residential lots. Applicant is proposing to dedicate one park site with **7.91 Acres**. Covenants need to be provided restricting the use to Single-family residential dwellings since PR-1 districts allow Two-family and Multi-family dwelling use. Based on the following Parkland calculations, this subdivision meets the minimum "Parkland" requirements as per ordinance Title 19 – Subdivision and Development Plats, **Chapter 19.20 – Parks and Open Space** and exceeds the requirements by **1.36 Acres** or **136 dwelling units** that can be applied towards sub-sequent subdivisions with-in the approved Land Study

SUBDIVISION	TOTAL LOTS	REQUIRED PARKLAND ACRES	DEDICATED PARKLAND ACRES
VNE 2	607	6.07	6.87
VNE 4	601	6.01	4.16
VNE 5	550	5.50	7.91
TOTAL	1758	17.58	18.94

TOTAL DEDICATED PARKLAND	18.94
TOTAL REQUIRED PARKLAND	17.58
TOTAL PARKLAND CREDITS	1.36

This subdivision is located with-in "Park Zone": **NE-7**

Nearest Park(s): **Futureland Park**

In addition, we offer the following **informational comments** to assist Applicant in the design of the new Park's construction drawings.

Streets and Maintenance Department

Traffic & Transportation Engineering

- There are streets which we highly recommend installing or constructing traffic calming devices since the concern in some of the streets are to encourage speeding.
- As per city ordinance **19.03.010 Purpose, Exceptions and Effect** can be implemented on the traffic calming for the safety of citizens that are going to living in the subdivision.
- As per city ordinance **19.15.020 Subdivider responsibility** can be implemented on traffic calming for street being constructed on subdivision.

Street Lights Department

Do not object to this request.

U.S. Highway 54 (Patriot Freeway) is a Texas Department of Transportation (TXDOT) right-of-way (ROW). Street Lights Department requires that all projects that involve a roadway are 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.

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.

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. Indicate that any infrastructure located within the city right-of-way must comply with the Design Standards for Construction and the Municipal Code.
2. For new asphalt areas, verify that proper subgrade preparation is completed and that minimum compaction standards are achieved.
3. Please provide a complete set of plans for the review of all applicable details.

El Paso Water

Engineering

The property is located within the City of El Paso Northeast Impact Service Fee Area. Impact fees will be assessed and collected after the El Paso Water receives an application for water and/or sanitary sewer services.

Water:

There is an existing 12-inch water main along Carlos Ramirez Drive. This main can be extended to provide service. There is an existing 24-inch water main along Carlos Ramirez Drive. No direct service connections are allowed to this main as per the El Paso Water - Public Service Board Rules & Regulations.

There is an existing 16-inch water main along Carlos Ramirez Drive and Norte Vista Drive. This water main is dedicated to the U.S. Army McGregor Range. No service can be provided from this water main.

There is an existing 24-inch water main along Norte Vista. No direct service connections are allowed to this main as per EPWater-PSB Rules and Regulations.

Sanitary Sewer:

There is an existing 15-inch sanitary sewer main along Carlos Ramirez Drive. This main can be extended to provide service.

Upgrade of the (Dyer / Railroad) Lift Station is required to enable service to the proposed development. The upgrade is currently under design.

General:

EPWater-PSB requires a new service application to serve the subdivision. New service applications should be made 6-8 weeks in advance of construction to ensure water for construction work. The following items, if applicable, are required at the time of application: (1) hard copy of site plan with street names and addresses; (2) finalized set of improvement plans, including grading & drainage plans; (3) digital copy of site plan; (4) benchmark check; (5) construction schedule; and (6) a certificate of compliance. Service will be provided in accordance with the current El Paso Water Utilities – Public Service Board (EPW-PSB) Rules and Regulations. The owner 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. 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.
2. 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”.
3. At the pond on Block 48 Lot 38: The headwall located under the maintenance ramp will be prone to sediment buildup because of the proximity to the downslope from both ramp and pond, in addition to water entering through the right of way, in addition to sediment present in the system itself. Please consider alternatives to mitigate this, such as a form of erosion control over the headwall, combining systems, etc.

El Paso Electric

Please change the restricted 10' wide easement along N South Fwy to a 12' wide utility easement. We have attached a copy of the ROW guidelines for the future development near our Transmission line.

Texas Gas

In reference to case SUSU26-00008 - Vista Del Norte Estates Unit Five, Texas Gas Service does not have any comments. The subdivision it is currently in TGS queue.

Disclaimer: 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's representative should contact TGS to relocate the gas main and/or service at the developer's expense.

El Paso Central Appraisal District

There are no comments for Vista del Norte Estates #5 from Central Appraisal.

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.

Capital Improvement Department

No comments received.

Sun Metro

No comments received.

Fire Department

No comments received.

VISTA DEL NORTE ESTATES UNIT FIVE

BEING A PORTION OF TRACT 1,
SECTION 10, BLOCK 80, TOWNSHIP 1,
TEXAS AND PACIFIC RAILROAD Co. SURVEYS,
CITY OF EL PASO, EL PASO COUNTY, TEXAS
CONTAINING: 108.797 ACRES

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DLBTA
C1	20.00'	31.42'	20.00'	28.28'	S86°27'32"E	90°00'00"
C9	20.00'	31.42'	20.00'	28.28'	S3°32'28"W	90°00'00"
C10	20.00'	31.42'	20.00'	28.28'	S86°27'32"E	90°00'00"
C11	20.00'	31.42'	20.00'	28.28'	N3°32'28"E	90°00'00"
C12	20.00'	31.42'	20.00'	28.28'	S86°27'32"E	90°00'00"
C13	20.00'	31.42'	20.00'	28.28'	S3°32'28"W	90°00'00"
C14	20.00'	31.42'	20.00'	28.28'	S86°27'32"E	90°00'00"
C15	20.00'	31.42'	20.00'	28.28'	N86°27'32"W	90°00'00"
C16	20.00'	31.42'	20.00'	28.28'	S3°32'28"W	90°00'00"
C17	20.00'	31.42'	20.00'	28.28'	N86°27'32"W	90°00'00"
C18	20.00'	31.42'	20.00'	28.28'	S3°32'28"W	90°00'00"
C19	20.00'	31.42'	20.00'	28.28'	S86°27'32"E	90°00'00"
C20	20.00'	31.42'	20.00'	28.28'	N3°32'28"E	90°00'00"
C21	20.00'	31.42'	20.00'	28.28'	S3°32'28"W	90°00'00"
C22	20.00'	31.42'	20.00'	28.28'	N86°27'32"W	90°00'00"
C23	20.00'	31.42'	20.00'	28.28'	N3°32'28"E	90°00'00"
C24	20.00'	31.42'	20.00'	28.28'	S86°27'32"E	90°00'00"
C25	20.00'	31.42'	20.00'	28.28'	N3°32'28"E	90°00'00"
C26	20.00'	31.42'	20.00'	28.28'	S86°27'32"E	90°00'00"
C27	20.00'	31.42'	20.00'	28.28'	N86°27'32"W	90°00'00"
C28	20.00'	31.42'	20.00'	28.28'	S3°32'28"W	90°00'00"
C29	20.00'	31.42'	20.00'	28.28'	N86°27'32"W	90°00'00"
C30	20.00'	31.42'	20.00'	28.28'	N3°32'28"E	90°00'00"
C31	40.00'	14.86'	7.51'	14.77'	N52°05'56"W	211°16'48"
C32	70.00'	26.49'	13.41'	26.33'	S51°53'51"E	214°05'57"
C33	70.00'	36.51'	18.68'	36.10'	S26°06'46"E	29°53'12"
C34	70.00'	35.94'	18.38'	35.55'	S3°32'28"W	29°25'17"
C35	70.00'	36.51'	18.68'	36.10'	S33°11'43"W	29°53'12"
C36	70.00'	26.49'	13.41'	26.33'	S58°58'47"W	214°05'57"
C37	40.00'	14.86'	7.51'	14.77'	N59°10'52"E	211°16'48"
C38	30.00'	47.12'	30.00'	42.43'	S3°32'28"W	90°00'00"
C39	20.00'	31.42'	20.00'	28.28'	N86°27'32"W	90°00'00"
C40	20.00'	31.42'	20.00'	28.28'	N3°32'28"E	90°00'00"
C41	20.00'	31.42'	20.00'	28.28'	S86°27'32"E	90°00'00"
C42	20.00'	31.42'	20.00'	28.28'	S3°32'28"W	90°00'00"
C43	20.00'	31.42'	20.00'	28.28'	S86°27'32"E	90°00'00"
C44	20.00'	31.42'	20.00'	28.28'	S3°32'28"W	90°00'00"
C45	20.00'	31.42'	20.00'	28.28'	N3°32'28"E	90°00'00"
C46	20.00'	31.42'	20.00'	28.28'	S86°27'32"E	90°00'00"

- NOTES:
- WATER AND SEWER SERVICES WILL BE EXTENDED TO THIS SUBDIVISION (VISTA DEL NORTE ESTATES UNIT FIVE) FROM EXISTING EL PASO WATER UTILITIES/PUBLIC SERVICE BOARD FACILITIES AN WILL BE CONSTRUCTED AND OPERABLE AS OF DECEMBER 2024.
 - THE INSTRUMENT ASSURING THE CERTIFICATION THAT WATER AND SEWER SERVICES FACILITIES DESCRIBED BY THIS PLAN ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, TEXAS WATER CODE IS FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.
 - TAX CERTIFICATE FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.
 - RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.
 - LOT CORNERS WILL BE SET UPON COMPLETION OF CONSTRUCTION OF ROADWAYS AND UTILITIES.
 - 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 SUBDIVISION. IN ALL CASES, THE TYPE AND LOCATION OF DELIVERY SERVICE SHALL BE SUBJECT TO THE APPROVAL OF THE UNITED STATES POSTAL SERVICE.
 - SET 1/2" REBAR WITH CAP MARKED TX 5152 AT ALL EXTERIOR BOUNDARY CORNERS UNLESS OTHERWISE NOTED.
 - ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 480214 0010 81. (*PANEL NOT PRINTED: AREA IN ZONE C) OCTOBER 15, 1982.
 - 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, DSC, AND DDM SECTION 11.1).
 - PONDS WILL BE MAINTAINED BY THE CITY OF EL PASO.

1) That no permits, including grading permits, be issued by the City until full provision for water and sewer are available from either PSB or the Developers and service is available for actual use.

2) At the time the PSB is able to provide water and sewer that the development is required to hook up, at their expense, to the PSB water and sewer and that this be recorded in the plot and that a provision be made for the hook up.

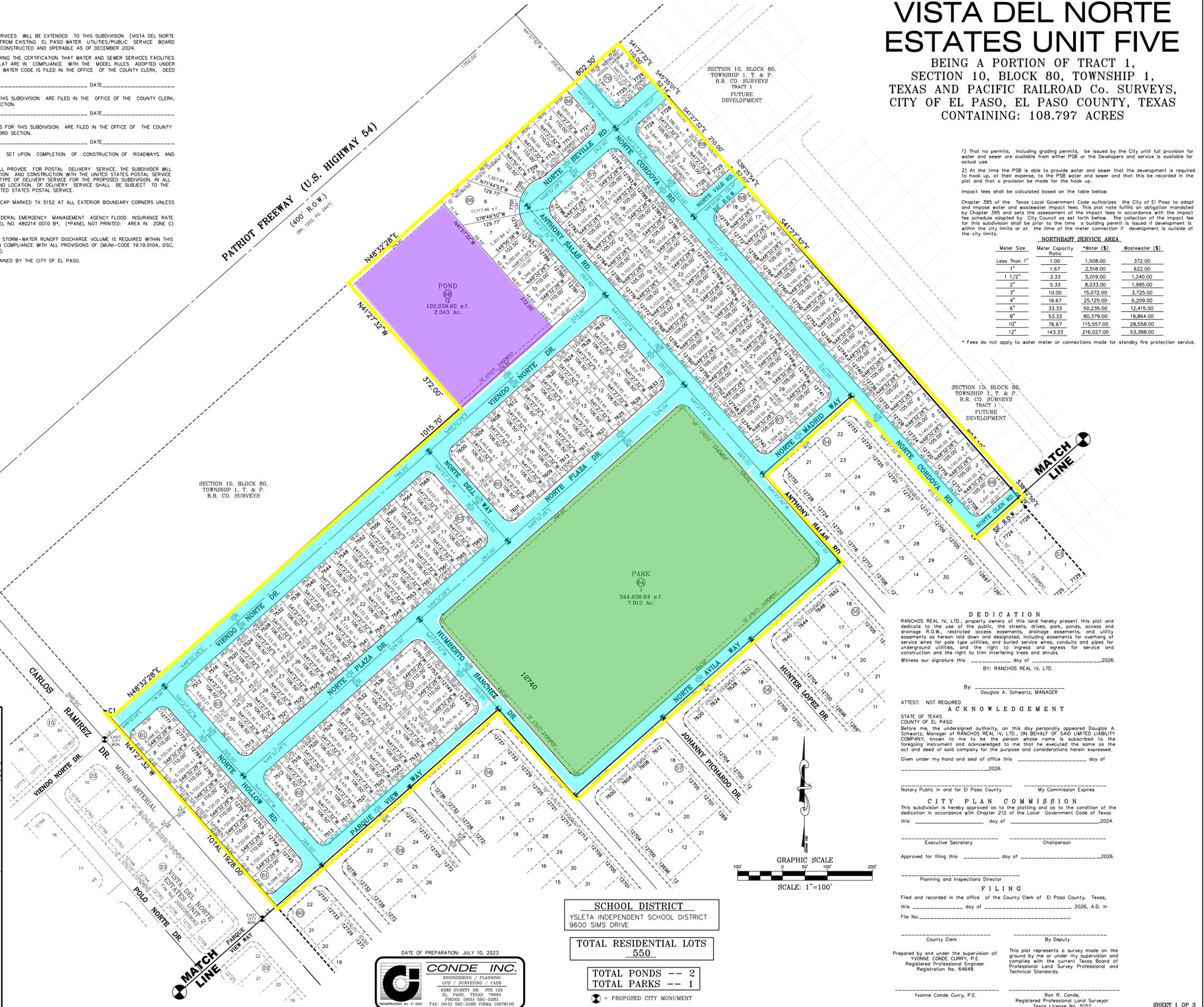
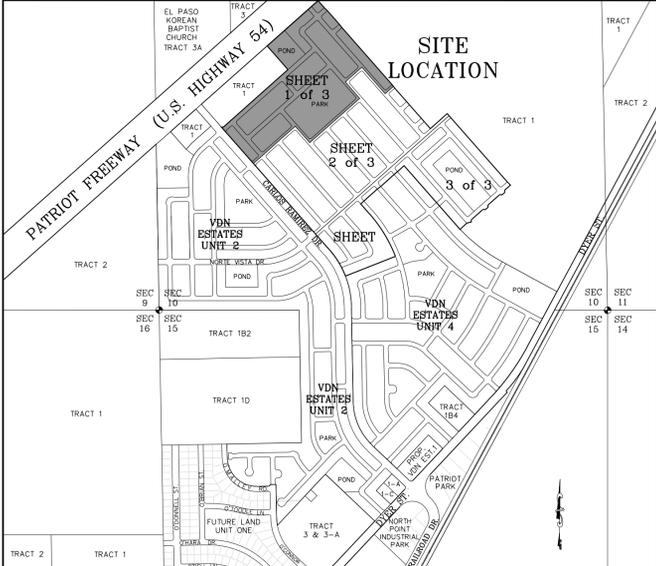
Impact fees shall be calculated based on the table below:

Meter Size	NORTHBAST SERVICE AREA	Water (\$)	Wastewater (\$)
Less Than 1"	Meter Capacity Ratio	1,508.00	372.00
1"	1.00	2,518.00	622.00
1 1/2"	1.67	5,019.00	1,240.00
2"	3.33	8,033.00	1,995.00
3"	10.00	15,072.00	3,725.00
4"	16.67	25,125.00	6,209.00
6"	33.33	50,235.00	12,418.00
8"	53.33	80,379.00	19,864.00
10"	76.67	115,567.00	28,558.00
12"	143.33	216,027.00	53,388.00

* Fees do not apply to water meter or connections made for standby fire protection service.

LINE	LENGTH	BEARING
L3	42.00'	N48°32'28"E
L4	42.00'	N48°32'28"E

LOCATION MAP SCALE: 1" = 1000'



DEDICATION

RANCHOS REAL IV, LTD., properly owners of this land hereby present this plot and dedicate to the use of the public, the streets, drives, park, ponds, access and drainage R.O.W., restricted access easements, drainage easements, and utility easements as hereon laid down and designated including easements for overlying of service wires for pole utilities, and buried service wires, conduits and pipes for underground utilities, and the right to ingress and egress for service and construction and the right to trim interfering trees and shrubs.

Witness our signature this _____ day of _____, 2026.

BY: RANCHOS REAL IV, LTD.

By: Douglas A. Schwartz, MANAGER

ATTEST: NOT REQUIRED

ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF EL PASO

Before me, the undersigned authority, on this day personally appeared Douglas A. Schwartz, Manager of RANCHOS REAL IV, LTD., ON BEHALF OF SAID LIMITED LIABILITY COMPANY, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as the act and deed of said company for the purpose and considerations herein expressed.

Given under my hand and seal of office this _____ day of _____, 2026.

Notary Public in and for El Paso County My Commission Expires _____

CITY PLAN COMMISSION

This subdivision is hereby approved as to the plotting and as to the condition of the dedication in accordance with Chapter 212 of the Local Government Code of Texas this _____ day of _____, 2024.

Executive Secretary _____ Chairperson _____

Approved for filing this _____ day of _____, 2026.

Planning and Inspections Director _____

FILING

Filed and recorded in the office of the County Clerk of El Paso County, Texas, this _____ day of _____, 2026, A.D. in File No. _____

County Clerk _____ By Deputy _____

Prepared by and under the supervision of: Yvonne Conde Curry, P.E. Registered Professional Engineer Registration No. 64648

This plot represents a survey made on the ground by me or under my supervision and complies with the current Texas Board of Professional Land Survey Professional and Technical Standards.

Yvonne Conde Curry, P.E. Ron R. Conde, Registered Professional Land Surveyor Texas License No. 5152

SCHOOL DISTRICT
YSLETA INDEPENDENT SCHOOL DISTRICT
9600 SIMS DRIVE

TOTAL RESIDENTIAL LOTS
550

TOTAL PONDS -- 2
TOTAL PARKS -- 1

⊗ = PROPOSED CITY MONUMENT

DATE OF PREPARATION: JULY 10, 2023

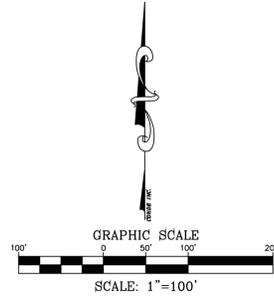
CONDE INC.
ENGINEERING / PLANNING
GPS / SURVEYING / CAD
6080 SURETY DR. STE 100
EL PASO, TEXAS 79960
PHONE: (915) 592-0283
REGISTRATION NO. P-2881 FAX: (915) 592-0286 FIRM# 10078100

S:\CADD\DATA\CU\VDN-ESTATES-5.DWG, FN-SHT-1, 2/4/2026 3:46:03 PM, ccortez

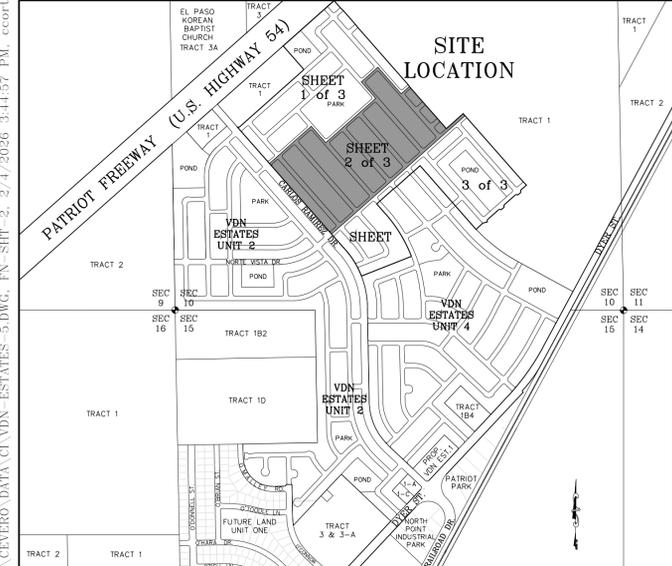
VISTA DEL NORTE ESTATES UNIT FIVE

BEING A PORTION OF TRACT 1,
SECTION 10, BLOCK 80, TOWNSHIP 1,
TEXAS AND PACIFIC RAILROAD Co. SURVEYS,
CITY OF EL PASO, EL PASO COUNTY, TEXAS
CONTAINING: 108.797 ACRES

CURVE TABLE					
CURVE	RADIUS	LENGTH	TANGENT	CHORD	DBEARING
C47	20.00'	31.42'	20.00'	28.28'	S3°32'28"W
C48	20.00'	31.42'	20.00'	28.28'	S86°27'32"E
C49	20.00'	31.42'	20.00'	28.28'	S3°32'28"W
C50	20.00'	31.42'	20.00'	28.28'	N86°27'32"E
C51	20.00'	31.42'	20.00'	28.28'	S3°32'28"W
C52	20.00'	31.42'	20.00'	28.28'	N86°27'32"E
C53	20.00'	31.42'	20.00'	28.28'	S3°32'28"W
C54	20.00'	31.42'	20.00'	28.28'	N86°27'32"E
C55	20.00'	31.42'	20.00'	28.28'	S3°32'28"W
C56	20.00'	31.42'	20.00'	28.28'	N86°27'32"E
C57	20.00'	31.42'	20.00'	28.28'	S3°32'28"W
C58	20.00'	31.42'	20.00'	28.28'	N86°27'32"E
C59	20.00'	31.42'	20.00'	28.28'	S3°32'28"W
C60	20.00'	31.42'	20.00'	28.28'	N86°27'32"E
C61	20.00'	31.42'	20.00'	28.28'	S3°32'28"W
C62	20.00'	31.42'	20.00'	28.28'	N86°27'32"E
C63	20.00'	31.42'	20.00'	28.28'	S3°32'28"W
C64	20.00'	31.42'	20.00'	28.28'	N86°27'32"E
C65	20.00'	31.42'	20.00'	28.28'	S3°32'28"W
C66	20.00'	31.42'	20.00'	28.28'	N86°27'32"E
C67	20.00'	31.42'	20.00'	28.28'	S3°32'28"W
C68	20.00'	31.42'	20.00'	28.28'	N86°27'32"E
C69	20.00'	31.42'	20.00'	28.28'	S3°32'28"W
C70	20.00'	31.42'	20.00'	28.28'	N86°27'32"E
C71	20.00'	31.42'	20.00'	28.28'	S3°32'28"W
C72	20.00'	31.42'	20.00'	28.28'	N86°27'32"E
C73	20.00'	31.42'	20.00'	28.28'	S3°32'28"W
C74	20.00'	31.42'	20.00'	28.28'	N86°27'32"E
C75	20.00'	31.42'	20.00'	28.28'	S3°32'28"W
C76	20.00'	31.42'	20.00'	28.28'	N86°27'32"E
C77	20.00'	31.42'	20.00'	28.28'	S3°32'28"W
C78	20.00'	31.42'	20.00'	28.28'	N86°27'32"E
C79	20.00'	31.42'	20.00'	28.28'	S3°32'28"W
C80	20.00'	31.42'	20.00'	28.28'	N86°27'32"E



LOCATION MAP SCALE: 1" = 1000'



SCHOOL DISTRICT
YSLETA INDEPENDENT SCHOOL DISTRICT
9600 SIMS DRIVE

TOTAL RESIDENTIAL LOTS
550

TOTAL PONDS -- 2
TOTAL PARKS -- 1

⊗ = PROPOSED CITY MONUMENT

LINE TABLE		
LINE	LENGTH	BEARING
L2	42.00'	N48°32'28"E
L3	42.00'	N48°32'28"E

DATE OF PREPARATION: JULY 10, 2023

CONDE INC.
ENGINEERING / PLANNING
GPS / SURVEYING / CAD
6080 BUREAU DR. STE 100
EL PASO, TEXAS 79905
PHONE: (915) 692-0283
FAX: (915) 692-0286 TIRAM 10078100

VISTA DEL NORTE ESTATES UNIT FIVE

BEING A PORTION OF TRACT 1,
SECTION 10, BLOCK 80, TOWNSHIP 1,
TEXAS AND PACIFIC RAILROAD Co. SURVEYS,
CITY OF EL PASO, EL PASO COUNTY, TEXAS
CONTAINING: 108.797 ACRES

LINE	LENGTH	BEARING
L1	42.38	N68°32'36"E
L2	42.00	N48°32'28"E
L5	52.60	S29°43'01"E
L6	20.37	S31°57'29"E
L7	27.39	S31°57'29"E
L8	21.04	S36°41'36"E
L9	7.02	S36°41'36"E
L10	49.45	S28°44'41"E

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BBARING	DELTA
C91	1846.00'	33.12'	16.56'	33.12'	S43°18'45"E	1°01'40"
C92	1846.00'	43.17'	21.58'	43.16'	S42°07'43"E	1°20'23"
C93	1872.00'	48.95'	24.48'	48.95'	S42°37'16"E	1°29'54"
C94	1872.00'	13.49'	6.75'	13.49'	S41°39'55"E	0°24'47"
C95	20.00'	31.42'	20.00'	28.28'	N86°27'32"W	90°00'00"
C96	20.00'	31.42'	20.00'	28.28'	N33°28'28"W	90°00'00"
C97	20.00'	31.42'	20.00'	28.28'	S33°28'28"W	90°00'00"
C98	20.00'	31.42'	20.00'	28.28'	S86°27'32"E	90°00'00"
C99	20.00'	31.42'	20.00'	28.28'	S33°28'28"W	90°00'00"
C100	20.00'	31.42'	20.00'	28.28'	N86°27'32"W	90°00'00"
C101	20.00'	31.42'	20.00'	28.28'	S33°28'28"W	90°00'00"
C102	20.00'	31.42'	20.00'	28.28'	N86°27'32"W	90°00'00"
C103	20.00'	31.42'	20.00'	28.28'	S33°28'28"W	90°00'00"
C104	20.00'	31.42'	20.00'	28.28'	N86°27'32"W	90°00'00"
C105	20.00'	31.42'	20.00'	28.28'	S33°28'28"W	90°00'00"
C106	20.00'	31.42'	20.00'	28.28'	N86°27'32"W	90°00'00"
C107	1676.00'	44.26'	22.13'	44.26'	N40°42'08"W	1°30'48"
C108	1676.00'	52.34'	26.17'	52.34'	N39°03'03"W	1°47'22"
C109	1676.00'	52.34'	26.17'	52.34'	N37°15'42"W	1°47'22"
C110	1676.00'	52.34'	26.17'	52.34'	N35°28'20"W	1°47'22"
C111	1676.00'	52.34'	26.17'	52.34'	N33°40'58"W	1°47'22"
C112	1676.00'	52.34'	26.17'	52.34'	N31°53'36"W	1°47'22"
C113	1676.00'	53.05'	26.52'	53.04'	N30°05'31"W	1°48'48"
C114	1676.00'	15.00'	7.50'	15.00'	N28°55'44"W	0°30'46"
C115	1676.00'	52.77'	26.39'	52.77'	N27°46'14"W	1°48'14"
C116	1676.00'	52.77'	26.39'	52.77'	N25°58'00"W	1°48'14"
C117	1676.00'	52.77'	26.39'	52.77'	N24°09'46"W	1°48'14"
C118	1676.00'	52.77'	26.39'	52.77'	N22°21'31"W	1°48'14"
C119	526.00'	31.93'	15.97'	31.92'	N66°46'16"E	3°28'39"
C120	526.00'	5.38'	2.69'	5.38'	N64°46'22"E	0°35'10"
C121	40.00'	16.19'	8.21'	16.08'	S78°04'36"W	2°31'38"
C122	70.00'	29.11'	14.77'	28.90'	N75°45'35"E	2°34'39"
C123	70.00'	37.99'	19.26'	37.14'	N48°27'10"W	3°04'55"
C124	70.00'	36.91'	18.90'	36.49'	N17°58'23"E	3°01'55"
C125	70.00'	38.53'	19.77'	38.05'	N12°54'13"W	3°13'21"
C126	1466.00'	15.00'	7.50'	15.00'	N28°57'57"W	0°35'11"
C127	1466.00'	51.86'	25.93'	51.86'	N30°16'20"W	2°01'36"
C128	1466.00'	52.06'	26.03'	52.06'	N32°18'10"W	2°02'05"
C129	1466.00'	52.06'	26.03'	52.06'	N34°20'15"W	2°02'05"
C130	1466.00'	52.06'	26.03'	52.06'	N36°22'20"W	2°02'05"
C131	1466.00'	52.06'	26.03'	52.06'	N38°24'25"W	2°02'05"
C132	1466.00'	52.06'	26.03'	52.06'	N40°26'29"W	2°02'05"
C133	20.00'	31.42'	20.00'	28.28'	S33°28'28"W	90°00'00"
C134	20.00'	31.42'	20.00'	28.28'	N86°27'32"W	90°00'00"
C135	1440.00'	356.43'	179.13'	355.52'	N34°22'04"W	14°10'55"
C136	1414.00'	52.27'	26.14'	52.27'	N40°23'59"W	2°07'05"
C137	1414.00'	52.27'	26.14'	52.27'	N38°16'54"W	2°07'05"
C138	1414.00'	52.27'	26.14'	52.27'	N36°09'49"W	2°07'05"
C139	1414.00'	52.27'	26.14'	52.27'	N34°02'44"W	2°07'05"
C140	1414.00'	52.27'	26.14'	52.27'	N31°55'39"W	2°07'05"
C141	1414.00'	31.40'	15.70'	31.40'	N30°15'56"W	1°16'21"
C142	30.00'	48.34'	31.24'	43.28'	N16°33'49"E	92°19'08"
C143	474.00'	48.15'	24.10'	48.13'	N65°37'59"E	5°49'13"
C144	500.00'	50.79'	25.42'	50.77'	N65°37'59"E	5°49'13"
C145	20.00'	28.43'	17.22'	26.10'	S70°43'56"E	81°26'56"
C146	1204.00'	36.81'	18.41'	36.81'	N30°53'02"W	1°45'07"
C147	1204.00'	50.95'	25.48'	50.95'	N32°58'20"W	2°25'29"
C148	1204.00'	50.95'	25.48'	50.95'	N35°23'49"W	2°25'29"
C149	1204.00'	50.95'	25.48'	50.95'	N37°49'18"W	2°25'29"
C150	1204.00'	50.95'	25.48'	50.95'	N40°14'47"W	2°25'29"
C151	20.00'	31.42'	20.00'	28.28'	S33°28'28"W	90°00'00"
C152	20.00'	31.42'	20.00'	28.28'	N86°27'32"W	90°00'00"
C153	1178.00'	274.94'	138.10'	274.32'	N34°46'21"W	13°22'21"
C154	1152.00'	54.55'	27.28'	54.55'	N40°06'08"W	2°42'47"
C155	1152.00'	54.55'	27.28'	54.55'	N37°32'21"W	2°42'47"
C156	1152.00'	54.55'	27.28'	54.55'	N34°40'33"W	2°42'47"
C157	1152.00'	52.48'	26.25'	52.48'	N32°00'51"W	2°36'38"
C158	20.00'	34.65'	23.52'	30.47'	N18°55'02"E	99°15'07"
C159	1042.00'	88.41'	44.23'	88.38'	N23°51'51"W	4°51'41"
C160	20.00'	33.11'	21.77'	29.46'	S21°06'45"W	94°51'41"
C161	20.00'	27.97'	16.82'	25.75'	S71°23'26"E	80°07'56"
C162	1042.00'	36.28'	18.14'	36.28'	N32°19'19"W	1°59'41"
C163	1042.00'	49.34'	24.68'	49.34'	N34°40'33"W	2°42'47"
C164	1042.00'	49.34'	24.68'	49.34'	N37°32'21"W	2°42'47"
C165	1042.00'	49.34'	24.68'	49.34'	N40°06'08"W	2°42'47"
C166	20.00'	31.42'	20.00'	28.28'	S33°28'28"W	90°00'00"

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BBARING	DELTA
C2	20.00'	32.81'	21.45'	29.26'	S11°32'16"W	94°00'25"
C3	20.00'	30.11'	18.74'	27.35'	S88°19'38"E	86°15'47"
C4	20.00'	32.58'	21.20'	29.09'	S1°52'46"W	93°19'24"
C5	20.00'	30.32'	18.93'	27.50'	S88°01'36"E	86°51'52"
C6	20.00'	32.41'	21.02'	28.98'	S2°07'17"W	92°50'21"
C7	1676.00'	585.10'	295.56'	582.13'	S31°27'28"E	20°00'08"
C8	1042.00'	363.77'	183.75'	361.92'	N31°27'28"W	20°00'08"
C81	20.00'	31.42'	20.00'	28.28'	S33°28'28"W	90°00'00"
C82	20.00'	31.42'	20.00'	28.28'	N86°27'32"W	90°00'00"
C83	20.00'	31.42'	20.00'	28.28'	N33°28'28"W	90°00'00"
C84	20.00'	31.42'	20.00'	28.28'	N86°27'32"W	90°00'00"
C85	20.00'	31.42'	20.00'	28.28'	S86°27'32"E	90°00'00"
C86	1322.00'	46.11'	23.06'	46.10'	S44°19'44"E	1°59'54"
C87	1322.00'	43.17'	21.59'	43.17'	S42°23'40"E	1°52'15"
C88	20.00'	31.42'	20.00'	28.28'	N33°28'28"E	90°00'00"
C89	1584.00'	46.07'	23.04'	46.07'	S43°51'13"E	1°40'00"
C90	20.00'	31.42'	20.00'	28.28'	S86°27'32"E	90°00'00"

SCHOOL DISTRICT
YSLETA INDEPENDENT SCHOOL DISTRICT
9600 SIMS DRIVE

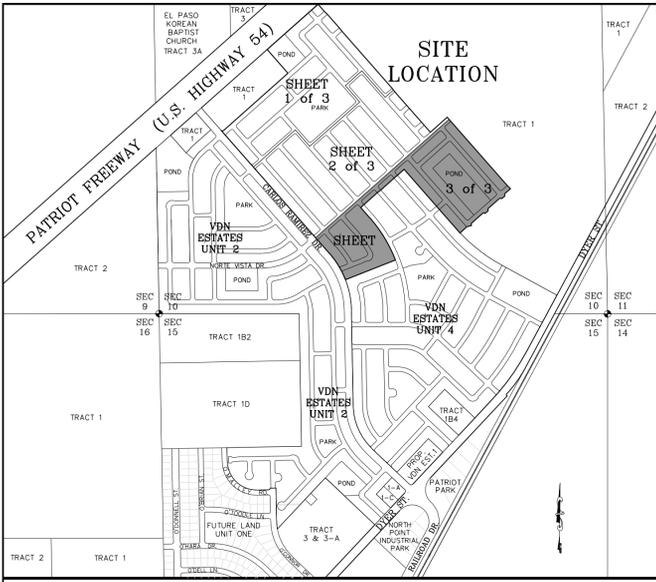
TOTAL RESIDENTIAL LOTS
550

TOTAL PONDS -- 2
TOTAL PARKS -- 1

⊗ = PROPOSED CITY MONUMENT

DATE OF PREPARATION: JULY 10, 2023

CONDE INC.
ENGINEERING / PLANNING
GPS / SURVEYING / CADD
6080 SUBSTY DR. STE 100
EL PASO, TEXAS 79905
PHONE: (915) 592-0288
FAX: (915) 592-0286 FIRM# 10076100



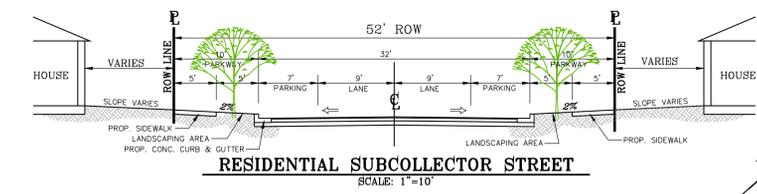
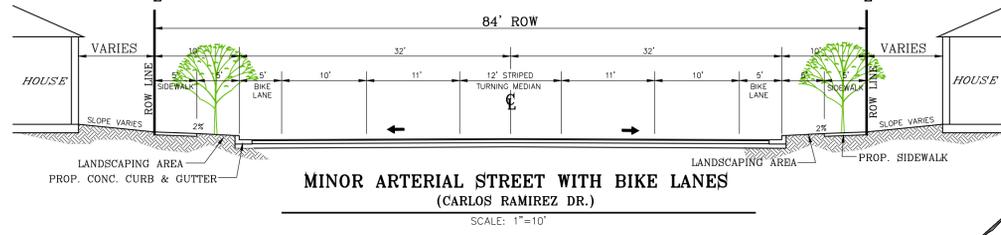
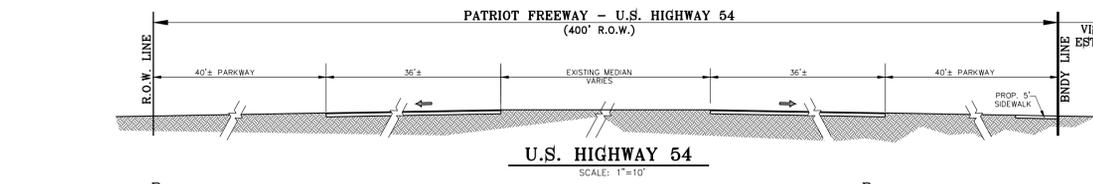
LOCATION MAP SCALE: 1" = 1000'



S:\CADD\DATA\CU\VDN-ESTATES-5.DWG, FN-SHT-3, 2/4/2026 3:44:10 PM, cecortez

VISTA DEL NORTE ESTATES UNIT FIVE

BEING A PORTION OF TRACT 1,
SECTION 10, BLOCK 80, TOWNSHIP 1,
TEXAS AND PACIFIC RAILROAD Co. SURVEYS,
CITY OF EL PASO, EL PASO COUNTY, TEXAS
CONTAINING: 108.797 ACRES
PRELIMINARY PLAT



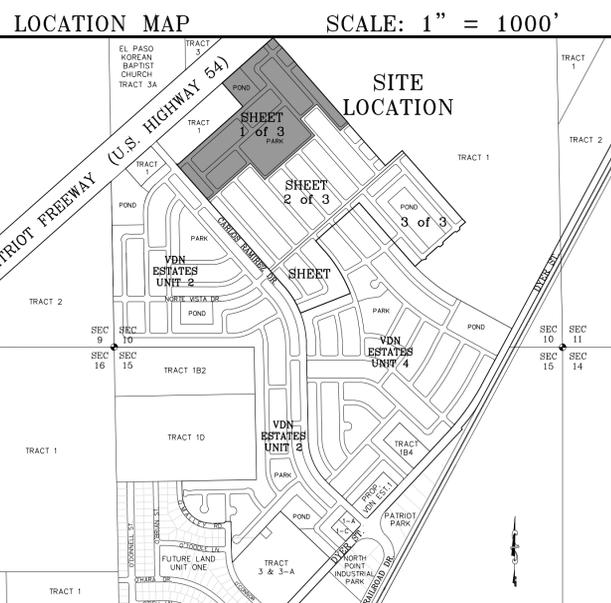
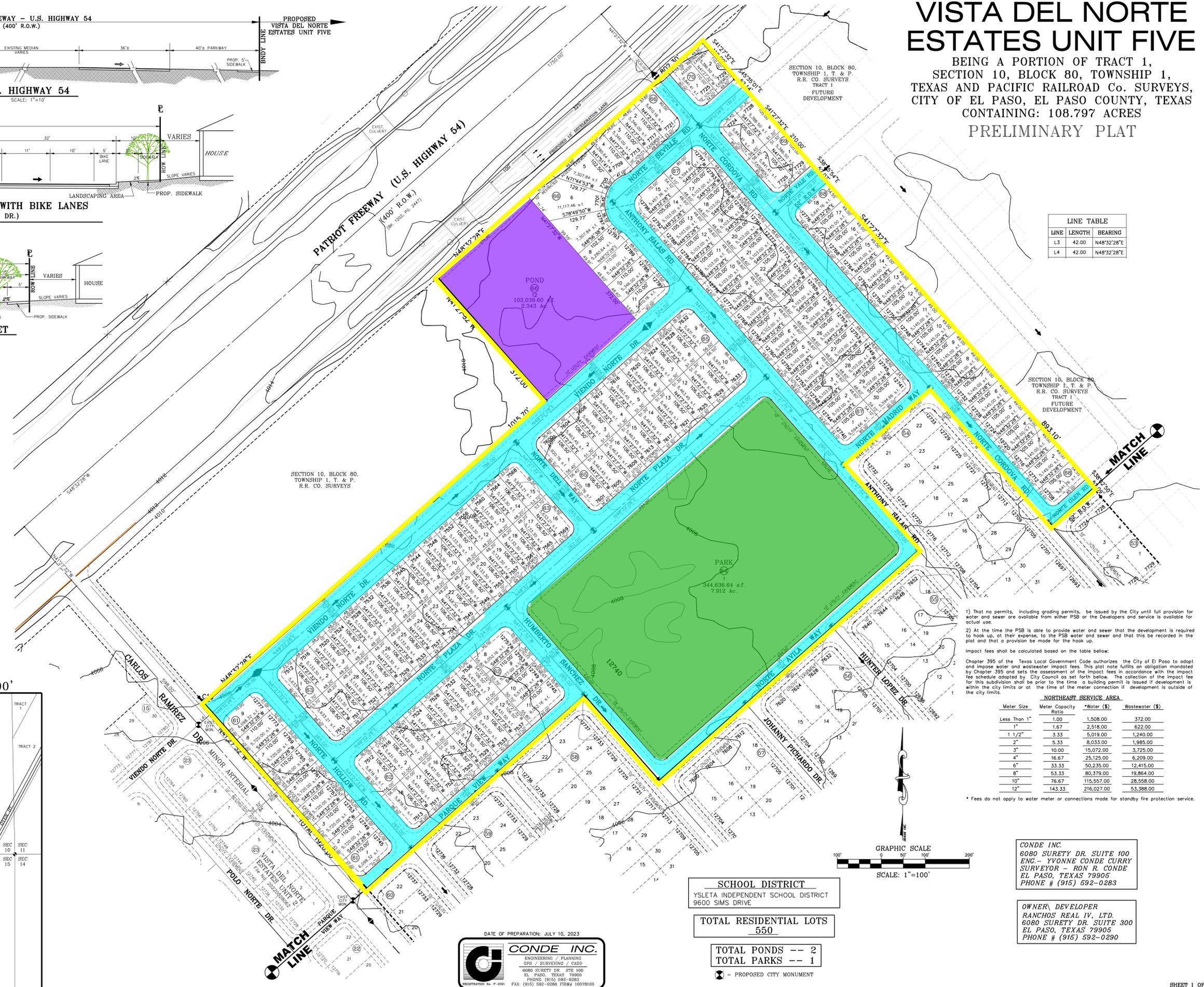
- NOTES:**
1. WATER AND SEWER SERVICES WILL BE EXTENDED TO THIS SUBDIVISION (VISTA DEL NORTE ESTATES UNIT FIVE) FROM EXISTING EL PASO WATER UTILITIES/PUBLIC SERVICE BOARD FACILITIES AN WILL BE CONSTRUCTED AND OPERABLE AS OF DECEMBER 2024.
 2. THE INSTRUMENT ASSURING THE CERTIFICATION THAT WATER AND SEWER SERVICES FACILITIES DESCRIBED BY THIS PLAT ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, TEXAS WATER CODE IS FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.
 3. TAX CERTIFICATE FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.
 4. RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.
 5. LOT CORNERS WILL BE SET UPON COMPLETION OF CONSTRUCTION OF ROADWAYS AND UTILITIES.
 6. 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 SUBDIVISION, IN ALL CASES, THE TYPE AND LOCATION OF DELIVERY SERVICE SHALL BE SUBJECT TO THE APPROVAL OF THE UNITED STATES POSTAL SERVICE.
 7. SET 1/2" REBAR WITH CAP MARKED TX 5152 AT ALL EXTERIOR BOUNDARY CORNERS UNLESS OTHERWISE NOTED.
 8. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 480214 0010 B*, (*PANEL NOT PRINTED: AREA IN ZONE C) OCTOBER 15, 1982.
 9. 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, DSC, AND DDM SECTION 11.1).
 10. PONDS WILL BE MAINTAINED BY THE CITY OF EL PASO.

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BBEARING	DELTA
C1	20.00'	31.42'	20.00'	28.28'	S86°27'32"E	90°00'00"

LINE TABLE

LINE	LENGTH	BEARING
L3	42.00'	N48°32'28"E
L4	42.00'	N48°32'28"E



- 1) That no permits, including grading permits, be issued by the City until full provision for water and sewer are available from either PSB or the Developers and service is available for actual use.
 - 2) At the time the PSB is able to provide water and sewer that the development is required to hook up, at their expense, to the PSB water and sewer and that this be recorded in the plat and that a provision be made for the hook up.
- Impact fees shall be calculated based on the table below:

Chapter 395 of the Texas Local Government Code authorizes the City of El Paso to adopt and impose water and wastewater impact fees. This plat note fulfills an obligation mandated by Chapter 395 and sets the assessment of the impact fees in accordance with the impact fee schedule adopted by City Council as set forth below. The collection of the impact fee for this subdivision shall be prior to the time a building permit is issued if development is within the city limits or at the time of the meter connection if development is outside of the city limits.

Meter Size	NORTHEAST SERVICE AREA		
	Meter Capacity Ratio	*Water (\$)	*Wastewater (\$)
Less Than 1"	1.00	1,508.00	372.00
1"	1.67	2,518.00	622.00
1 1/2"	3.33	5,019.00	1,240.00
2"	5.33	8,033.00	1,985.00
3"	10.00	15,072.00	3,725.00
4"	16.67	25,125.00	6,209.00
6"	33.33	50,235.00	12,415.00
8"	53.33	80,379.00	19,864.00
10"	76.67	115,557.00	28,558.00
12"	143.33	216,027.00	53,388.00

* Fees do not apply to water meter or connections made for standby fire protection service.

SCHOOL DISTRICT
YSLETA INDEPENDENT SCHOOL DISTRICT
9600 SIMS DRIVE

TOTAL RESIDENTIAL LOTS
550

TOTAL PONDS -- 2
TOTAL PARKS -- 1

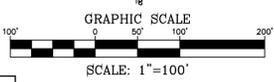
☉ = PROPOSED CITY MONUMENT

DATE OF PREPARATION: JULY 10, 2023

CONDE INC.
ENGINEERING / PLANNING
OPS / SURVEYING / CADD
6080 SURETY DR. STE 100
EL PASO, TEXAS 79905
PHONE: (915) 592-0283
FAX: (915) 592-0286 FIRM# 11078100

CONDE INC.
6080 SURETY DR. SUITE 100
ENG. - YVONNE CONDE CURRY
SURVEYOR - RON R. CONDE
EL PASO, TEXAS 79905
PHONE # (915) 592-0283

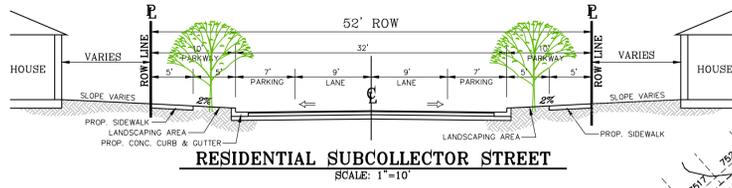
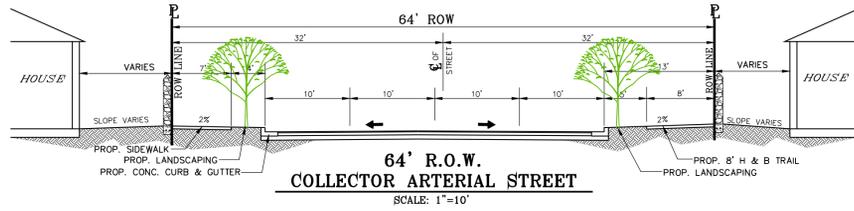
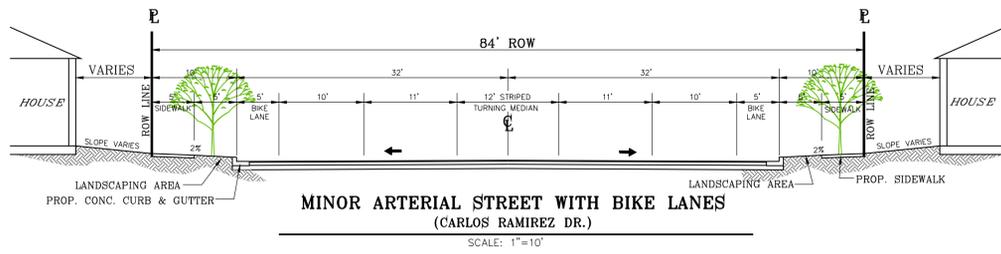
OWNER / DEVELOPER
RANCHOS REAL IV, LTD.
6080 SURETY DR. SUITE 300
EL PASO, TEXAS 79905
PHONE # (915) 592-0290



S:\CADD\DATA\CU\VDN-ESTATES-5.DWG, PR-SHT-1, 2/4/2026 3:43:01 PM, ccortez

VISTA DEL NORTE ESTATES UNIT FIVE

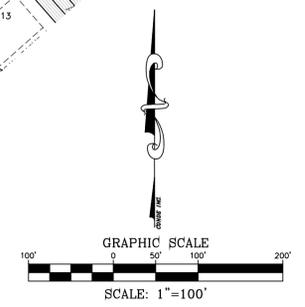
BEING A PORTION OF TRACT 1,
SECTION 10, BLOCK 80, TOWNSHIP 1,
TEXAS AND PACIFIC RAILROAD Co. SURVEYS,
CITY OF EL PASO, EL PASO COUNTY, TEXAS
CONTAINING: 108.797 ACRES
PRELIMINARY PLAT



LINE TABLE		
LINE	LENGTH	BEARING
L2	42.00	N48°32'28"E
L3	42.00	N48°32'28"E



LOCATION MAP SCALE: 1" = 1000'



CONDE INC.
6080 SURETY DR. SUITE 100
ENG. - YVONNE CONDE CURRY
SURVEYOR - RON R. CONDE
EL PASO, TEXAS 79905
PHONE # (915) 592-0283

SCHOOL DISTRICT
YSLETA INDEPENDENT SCHOOL DISTRICT
9600 SIMS DRIVE

TOTAL RESIDENTIAL LOTS
550

TOTAL PONDS -- 2
TOTAL PARKS -- 1

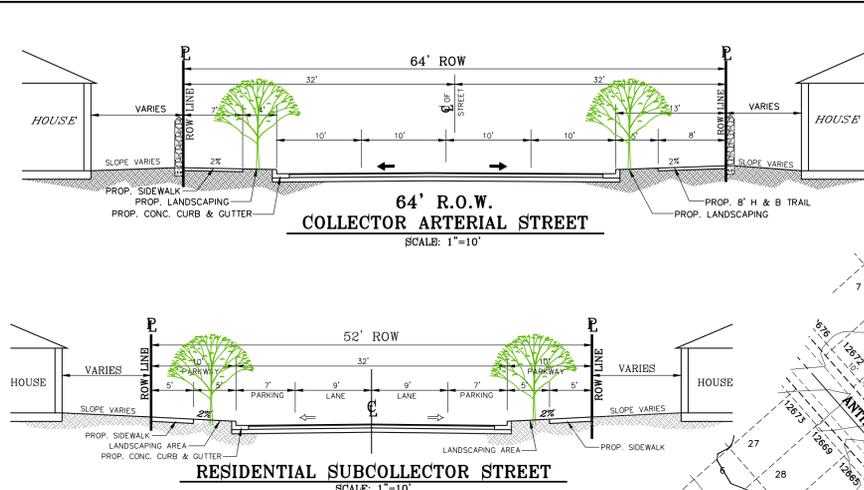
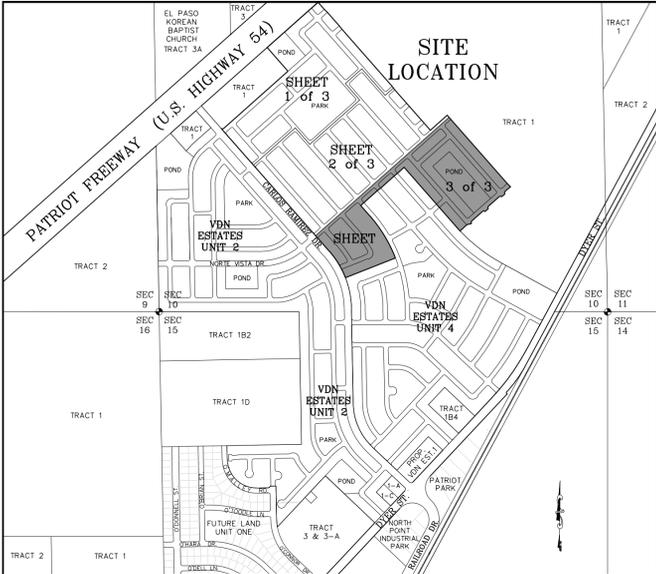
☉ = PROPOSED CITY MONUMENT

DATE OF PREPARATION: JULY 10, 2023

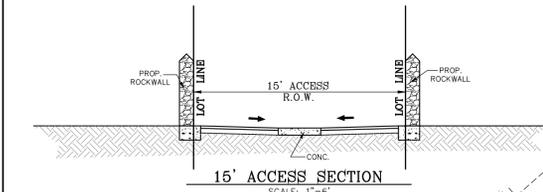
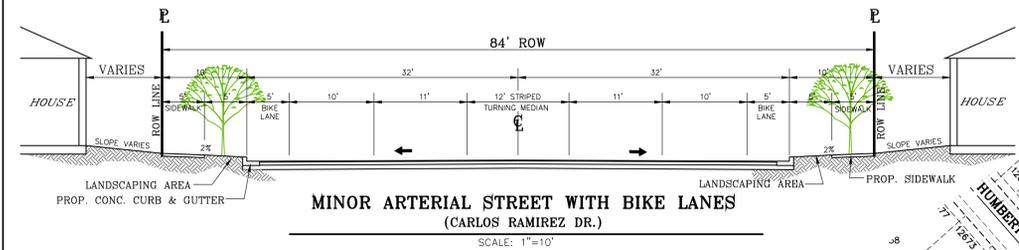
CONDE INC.
ENGINEERING / PLANNING
GPS / SURVEYING / CAD/D
6080 SURETY DR. STE 100
EL PASO, TEXAS 79905
PHONE: (915) 592-0283
FAX: (915) 592-0286 FIRM# 10078100

VISTA DEL NORTE ESTATES UNIT FIVE

BEING A PORTION OF TRACT 1,
SECTION 10, BLOCK 80, TOWNSHIP 1,
TEXAS AND PACIFIC RAILROAD Co. SURVEYS,
CITY OF EL PASO, EL PASO COUNTY, TEXAS
CONTAINING: 108.797 ACRES
PRELIMINARY PLAT

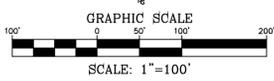


LOCATION MAP SCALE: 1" = 1000'



CURVE	RADIUS	LENGTH	TANGENT	CHORD	BBEARING	DB/LA
C2	20.00'	32.81'	21.45'	29.26'	S1°32'16"W	94°00'25"
C3	20.00'	30.11'	18.74'	27.35'	S88°19'38"E	86°15'47"
C4	20.00'	32.58'	21.20'	29.09'	S1°52'46"W	93°19'24"
C5	20.00'	30.32'	18.93'	27.50'	S88°01'36"E	86°51'52"
C6	20.00'	32.41'	21.02'	28.98'	S2°07'17"W	92°50'21"
C7	1676.00'	585.10'	295.56'	582.13'	S31°27'28"E	20°00'08"
C8	1042.00'	363.77'	183.75'	361.92'	N31°27'28"W	20°00'08"
C86	1322.00'	46.11'	23.06'	46.10'	S44°19'44"E	1°59'54"
C87	1322.00'	43.17'	21.59'	43.17'	S42°23'40"E	1°52'15"
C88	20.00'	31.42'	20.00'	28.28'	N3°32'28"E	90°00'00"
C89	1584.00'	46.07'	23.04'	46.07'	S43°51'13"E	1°40'00"
C91	1846.00'	33.12'	16.56'	33.12'	S43°18'45"E	1°01'40"
C92	1846.00'	43.17'	21.58'	43.16'	S42°07'43"E	1°20'23"
C135	1440.00'	356.43'	179.13'	355.52'	N34°22'04"W	14°10'55"
C144	500.00'	50.79'	25.42'	50.77'	N65°37'59"E	5°49'13"
C153	1178.00'	274.94'	138.10'	274.32'	N34°46'21"W	13°22'21"

LINE	LENGTH	BEARING
L1	42.38	N68°32'36"E
L2	42.00	N48°32'28"E
L5	52.60	S29°43'01"E
L6	20.37	S31°57'29"E
L7	27.39	S31°57'29"E
L8	21.04	S36°41'36"E
L9	7.02	S36°41'36"E
L10	49.45	S28°44'41"E



SCHOOL DISTRICT
YSLETA INDEPENDENT SCHOOL DISTRICT
9600 SIMS DRIVE

TOTAL RESIDENTIAL LOTS
550

TOTAL PONDS -- 2
TOTAL PARKS -- 1

DATE OF PREPARATION: JULY 10, 2023

CONDE INC.
ENGINEERING / PLANNING
GPS / SURVEYING / CAD
6080 SURETY DR. STE 100
EL PASO, TEXAS 79906
PHONE: (915) 592-0283
FAX: (915) 592-0286 PERM# 10276100

CONDE INC.
6080 SURETY DR. SUITE 100
ENG. - YVONNE CONDE CURRY
SURVEYOR - RON R. CONDE
EL PASO, TEXAS 79906
PHONE # (915) 692-0283

OWNER / DEVELOPER
RANCHOS REAL IV, LTD.
6080 SURETY DR. SUITE 300
EL PASO, TEXAS 79906
PHONE # (915) 692-0290

S:\CADD\DATA\CV\VDN - ESTATES - 5.DWG, PR - SHT - 3, 2/4/2026 3:39:05 PM, ccortez



Legislation Text

File #: BC-1832, Version: 1

**CITY OF EL PASO, TEXAS
LEGISTAR AGENDA ITEM SUMMARY FORM**

AGENDA LANGUAGE:

This is the language that will be posted to the agenda. Please use ARIAL 11 Font.

SUSU25-00047: North Goza Subdivison - Tracts 3-A-3, Tract 5-A-1, Block
7, Ysleta Grant, City of El Paso, El Paso County, Texas

Location: North of Zaragoza Rd. and West of North Loop Dr.
Existing Zoning: C-1/c and C-2/c (Commercial/conditions)
Property Owner: North Goza, LLC.
Representative: CAD Consulting Co.
District: 7
Staff Contact: Saul Fontes, (915) 212-1606, FontesSA@elpasotexas.gov

North Goza Subdivision

City Plan Commission — March 12, 2026



CASE NUMBER/TYPE:	SUSU25-00047 – Major Combination
CASE MANAGER:	Saul Fontes, (915) 212-1606, FontesSA@elpasotexas.gov
PROPERTY OWNER:	North Goza, LLC.
REPRESENTATIVE:	CAD Consulting Co.
LOCATION:	North of Zaragoza Rd. and West of North Loop Dr. (District 7)
PROPERTY AREA:	7.00 acres
VESTED RIGHTS STATUS:	Not Vested
PARK FEES:	\$7,000.00
EXCEPTIONS/MODIFICATIONS:	Yes, see following section
ZONING DISTRICT(S):	C-1c/C-2c (Commercial)

SUMMARY OF RECOMMENDATION: Staff recommends **APPROVAL** of North Goza Subdivision on a Major Combination basis and **APPROVAL** of the exception requests.

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

- To waive the construction and dedication of 20’ feet of right-of-way and 5’ feet of parkway along Pell Way.
- To allow for the sidewalk to abut the roadway along Pell Way.

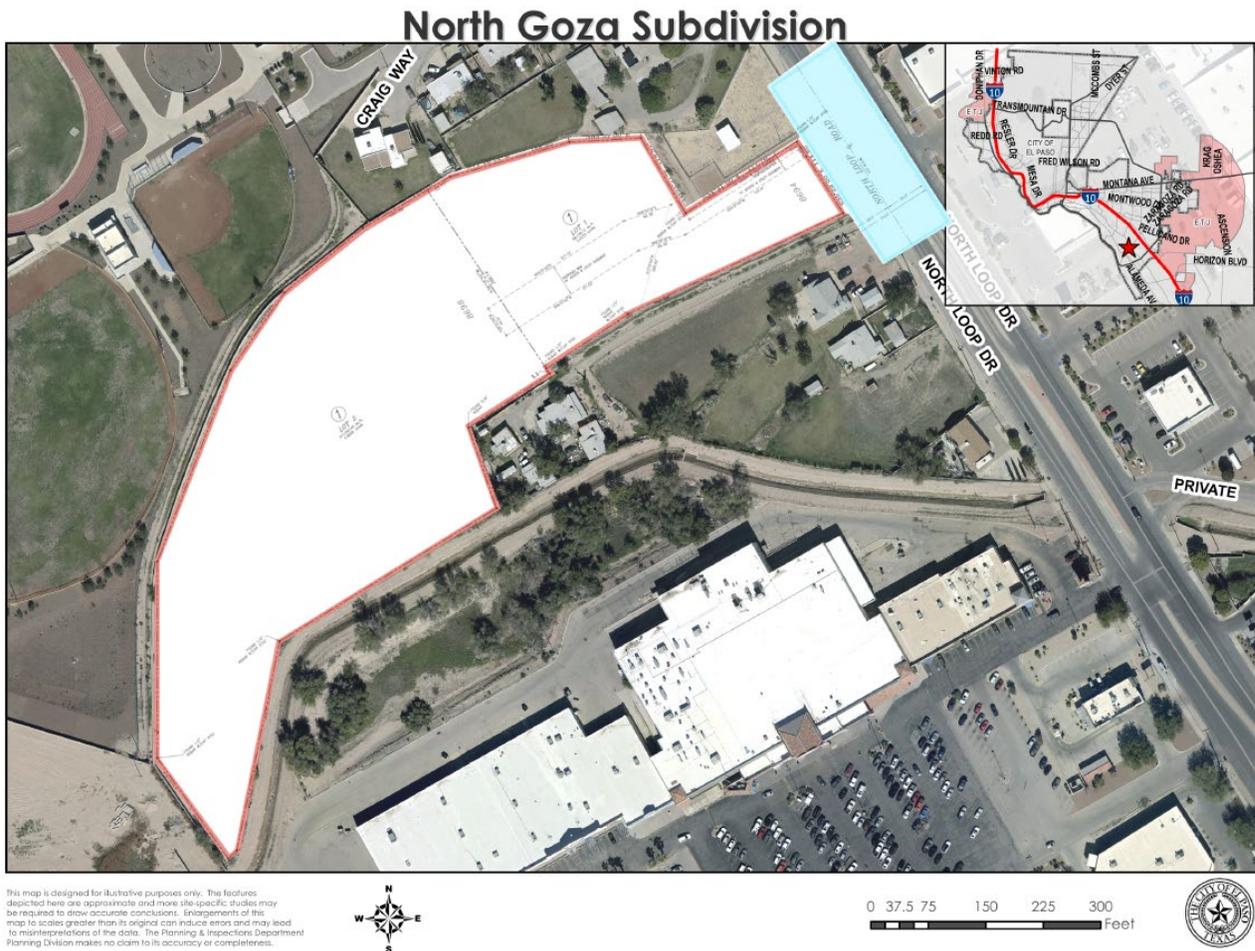


Figure A: Proposed plat with surrounding area

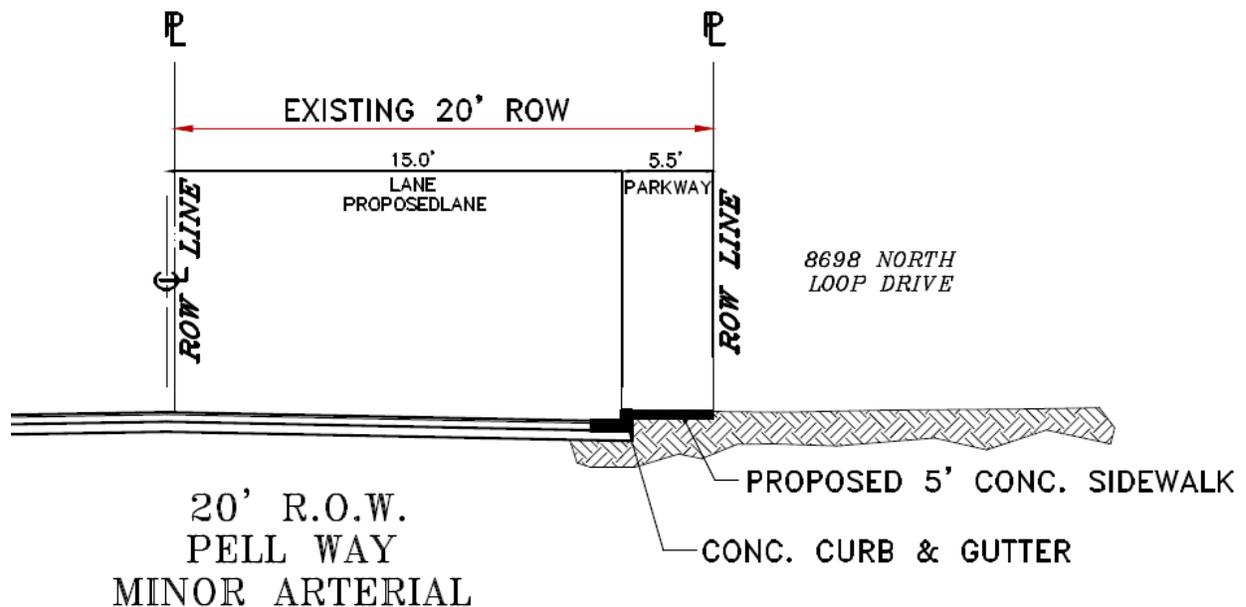
DESCRIPTION OF REQUEST: The applicant is proposing to subdivide 7 acres of land into 2 lots for commercial use. Lot 1 is 2.03 and Lot 2 is 4.98 acres in size. Stormwater drainage will be provided by way of on-site ponding. Access to the subdivision shall be from North Loop Road. This subdivision was 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 19.10.050 (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:

1. To waive the construction and dedication of 20’ feet of right-of-way and 5’ feet of parkway along Pell Way.
2. To allow for the sidewalk to abut the roadway along Pell Way.

PROPOSED 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. street improvements are in character with the neighborhood.

North Goza Subdivision

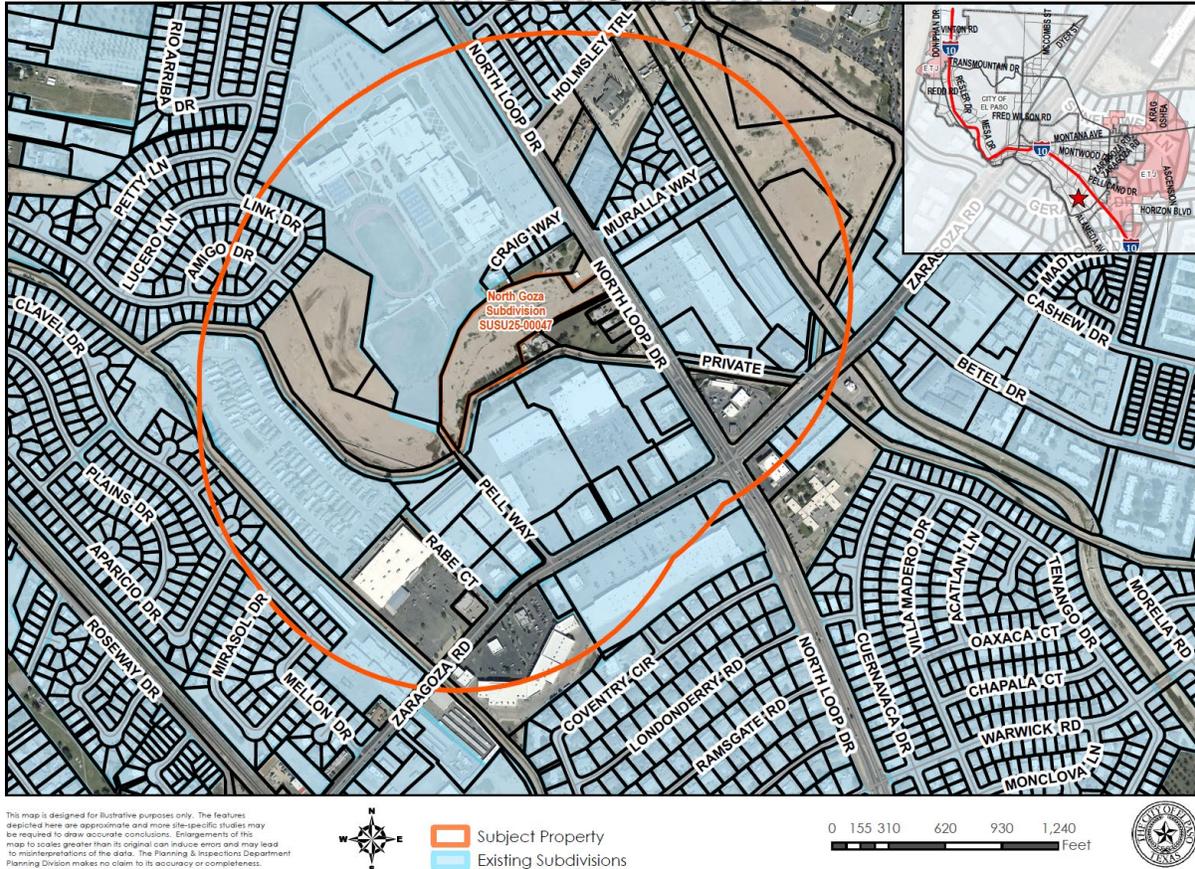


Figure B: Developed properties within a quarter mile of proposed subdivision

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

Surrounding Zoning and Use	
North	P-R-2/R-F (Planned Residential) / School
South	C-1/c (Commercial/condition) / Commercial development
East	C-2/SP (Commercial/Special Permit) / Commercial development
West	P-R-2/R-4/c (Planned Residential/Residential) / School
Nearest Public Facility and Distance	
Park	Blackie Chesher (0.8 mi.)
School	Mission Valley (0.1 mi.)
Plan El Paso Designation	
G3, Post-War	
Impact Fee Service Area	
N/A	

PUBLIC COMMENT N/A

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

North Goza Subdivision



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. Enlargements of this map to scales greater than its original can induce errors and may lead to misinterpretations of the data. The Planning & Inspection Department Planning Division makes no claim to its accuracy or completeness.

ATTACHMENT 4



March 31, 2025

To: City of El Paso

This is a request for a waiver for the property at 8696 North Loop Drive (North Goza Subdivision) on the request from the City of El Paso Planning and Transportation comments regarding roadway improvements, parkways, planter strips, sidewalk and pavement width. This is because North Loop Drive already has existing pavement, parkways, sidewalks and would like them to be except as per Section 19.10.050.A. A Would like to waive the:

- North Loop Drive - Requires 110' right-of-way. [Have existing 110' right-of-way]
- North Loop Drive - Required 88' paved roadway. [Have existing 87.8' paved roadway]
- North Loop Drive - Requires (2) 11' parkway consisting of (2) 5' planter strips, (2) 6' sidewalks [Have (1) existing 16.6' parkways on southside consisting of (1) 6' planter strip and (1) 10.6' sidewalk and (1) existing 5.6' parkway on northside consisting of (1) 0' planter strip and (1) 5.6' sidewalk] (Also waive the location of the sidewalk and planter strip locations)
- Pell Road – Requires 49' right-of-way consisting of (2) 5' planter strips and (2) 5' sidewalks. (asking for waiver of all improvements as adjacent owner will be developing the road)

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



MAJOR COMBINATION APPLICATION

DATE: _____ FILE NO. _____

SUBDIVISION NAME: NORTH GOZA SUBDIVISION

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
TRACTS 3A3 AND 5A1
BLOCK 9, VISTA GRANT

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	_____	_____	<u>STORAGE UNITS</u>	<u>4.9826</u>	<u>2</u>
School	_____	_____	Total No. Sites:	_____	<u>2</u>
Commercial	<u>2.0233</u>	<u>1</u>	Total (Gross) Acreage:	_____	<u>7.0060</u>
Industrial	_____	_____			

3. What is existing zoning of the above described property? RF Proposed zoning? C1 & C2

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
WAIIVED FOR RIGHT-OF-WAY IMPROVEMENTS

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

12. Owner of record NORTH GOZA LLC 915-202-3893
(Name & Address, Zip) (Email) (Phone)

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

14. Engineer CAD CONSULTING CO. 915-633-6422
(Name & Address, Zip) (Email) (Phone)

OWNER SIGNATURE: [Signature]

REPRESENTATIVE SIGNATURE: [Signature]

REPRESENTATIVE CONTACT (PHONE): 915-633-6422

REPRESENTATIVE CONTACT (E-MAIL): CADCONSULTING@aol.com

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

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 all wording regarding the “proposed Los Sauces subdivision” from all plats as it is not applicable to this proposed subdivision.
4. Label Pell Way as a local street.
5. Coordination with El Paso County Water Improvement District #1 will be required due to the property abutting a lateral.

Planning and Inspections Department- Land Development Division

Approved

1. Coordinate and obtain approval from the Water Improvement District #1 for proposed development abutting existing irrigation lateral and bridge. Verify if any water rights will be provided to any lots.
2. Provide a print-out of the mathematical closure of the subdivision boundary, showing error of closure. Applicant shall coordinate and obtain approval from TxDOT for drainage and access requirements.
3. The subdivision shall be tied by bearing and distance to either a section corner, a survey line, a grant line, or other known and accepted survey points this tie shall be delineated on the plat.
4. Show proposed drainage flow patterns on preliminary plat for storm-water runoff into on site retention ponding area location(s).

Parks and Recreation Department

We have reviewed North Goza Subdivision a major combination plat map and on behalf of the Parks & Recreation Department, we offer the Developer / Engineer the following comments:

Please note that this subdivision is zoned "R-F" meeting the requirements for Non-residential uses (General commercial) as well as for Single-family residential dwellings use therefore, “Park fees” will be assessed based on the following:

1. Applicant is proposing a Non-residential use, final covenants need to be provided restricting all residential uses and if gross density waiver is granted by the City Manager or 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 **\$7,000.00** calculated as follows:

7.0 acres non-residential @ rate of **\$1,000 per acre = \$7,000.00**

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

Nearest Park: **Marian Manor Park**

If density/acreage is increased /decreased or the property zoning /use changes, then "Park fees" will be re-assessed based on applicable conditions.

El Paso Central Appraisal District

There are no comments for North Goza Subdivision from the Central Appraisal.

Streets and Maintenance Department

Traffic and Transportation Engineering:

- No objections to application.

Coordinated with TXDOT via access on North Loop Dr

Texas Gas

In reference to SUSU25-00047 - North Goza Subdivision, Texas Gas Service does not have any objections.

Sun Metro

No comments received.

Fire Department

No comments received.

Capital Improvement Department

No comments received.

El Paso Water

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

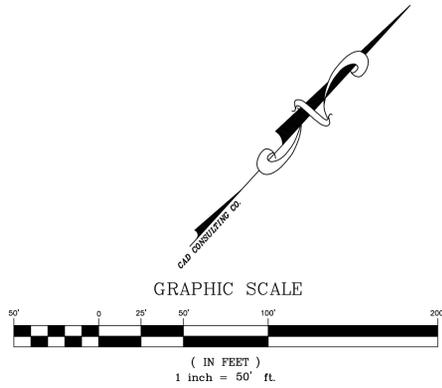
No comments received.

El Paso County Water Improvement District #1

No comments received.

NORTH GOZA SUBDIVISION

TRACTS 3-A-3, 5-A-1, BLOCK 7, YSLETA GRANT
CITY OF EL PASO, EL PASO COUNTY, TX.
CONTAINING:
305,181.58 SQ. FT. OR 7.0060 ACRES ±



GRAPHIC SCALE

(IN FEET)
1 inch = 50' ft.



TRACT 12-E
BLOCK 7
YSLETA GRANT
PROPOSED
LOS SAUCES SUBDIVISION

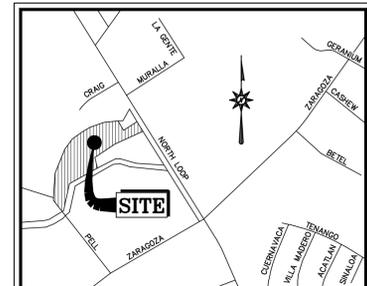
JUAN DE HERRERA LATERAL

JUAN DE HERRERA LATERAL

PELL ROAD

LINE	LENGTH	BEARING
L1	8.00	S36°21'00"E
L2	15.93	S44°50'00"W

LOCATION MAP
SCALE: 1" = 600'



- PLAT NOTES:
- RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.
 - TAX CERTIFICATE FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.
 - THIS SUBDIVISION IS WITHIN FLOOD ZONE "X-SHADED"-"AREAS OF 0.2% ANNUAL CHANCE OF FLOOD", PANEL #480214-0049-C, DATED FEBRUARY 16, 2006.
 - 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, DSC, AND DDM SECTION 11.11.
 - WATER SUPPLY AND SEWER SEWAGE DISPOSAL WILL BE PROVIDED BY EL PASO WATER UTILITIES.
 - THIS PROPERTY LIES WITHIN THE YSLETA INDEPENDENT SCHOOL DISTRICT.
 - 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 SUBDIVISION. IN ALL CASES, THE TYPE AND LOCATION OF DELIVERY SERVICE SHALL BE SUBJECT TO THE APPROVAL OF THE UNITED STATES POSTAL SERVICE.
 - SIDEWALKS TO BE INSTALLED AT THE TIME OF BUILDING PERMIT SUBMITAL AND DONE BY DEVELOPER.
 - GRADING AND DRAINAGE PLANS TO BE REQUIRED AT THE TIME OF SUBMITTAL OF BUILDING PERMITS.

DEDICATION
NORTH GOZA, LLC., property owner's of this land, hereby present this plat and confirm and acknowledge any pre-existing easements, 14' and 44' access and utility easement for overhang service wires for pole type utilities and buried service wires, conduits and pipes for underground utilities, and the right to ingress and egress for service and construction and the right to trim interfering trees and shrubs.

Witness our signature this _____ day of _____, 2026.
By: NORTH GOZA, LLC.

ANDRES MORENO, Manager

ATTEST: NOT REQUIRED

ACKNOWLEDGEMENT
STATE OF TEXAS
COUNTY OF EL PASO

Before me, the undersigned authority, on this day personally appeared Andres Moreno, manager of NORTH GOZA, LLC., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations herein expressed.

Given under my hand and seal of office this _____ day of _____, 2026.

Notary Public in and for El Paso County My Commission Expires _____

CITY PLAN COMMISSION

This subdivision is hereby approved as to the platting and as to the condition of the dedication in accordance with Chapter 212 of the Local Government Code of Texas this _____ day of _____, 2026, A.D.

Executive Secretary Chairperson

Approved for filing this _____ day of _____, 2026.

Planning and Inspections Director

FILING

Filed and recorded in the office of the County Clerk of El Paso County, Texas, this _____ day of _____, 2026 A.D.
in the Plat Record, Clerks File No. _____

County Clerk By Deputy

This plat represents a survey made on the ground by me or under my supervision and complies with the current Texas Board of Professional Land Survey Professional and Technical Standards.

Carlos M. Jimenez, R.P.L.S.
Registered Professional Land Surveyor
Texas License No. 3950

CAD CONSULTING COMPANY
1790 LEE TREVINO DRIVE SUITE 309
EL PASO, TEXAS 79936
TEL(915) 633-6422 FAX(915) 633-6424

OWNER/DEVELOPER:
NORTH GOZA, LLC.
4521 SHADY WILLOW DR.
EL PASO, TEXAS 79922
PHONE: (915) 202-3893

SURVEYOR:
CAD CONSULTING CO.
CARLOS M. JIMENEZ
1790 N. LEE TREVINO
EL PASO, TEXAS 79936
PHONE: (915) 633-6422



Legislation Text

File #: BC-1833, Version: 1

**CITY OF EL PASO, TEXAS
LEGISTAR AGENDA ITEM SUMMARY FORM**

AGENDA LANGUAGE:

This is the language that will be posted to the agenda. Please use ARIAL 11 Font.

SUSU26-00009: Spanish Courts Replat A - Lot 24, Block 1 Spanish Courts and Tracts 2D2 and 2D3, Block 9, Upper Valley Surveys, City of El Paso, El Paso County, Texas

Location: North of Gomez Rd. and West of Westside Dr.
Existing Zoning: R-2 and R-2/sp (Residential/special permit)
Property Owner: Antonio Lopez
Representative: CAD Consulting, Co.
District: 1
Staff Contact: Myrna Aguilar, (915) 212-1584,
AguilarMP@elpasotexas.gov

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



This map is designed for illustrative purposes only. The features depicted here are conceptual and more site-specific studies may be required to draw accurate conclusions. Enlargements of this map to scales greater than its original can introduce errors and may lead to similar interpretations of the data. The Planning & Inspections Department Planning Division makes no claim to its accuracy or completeness.



Subject Property

0 15 30 60 90 120 Feet



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.

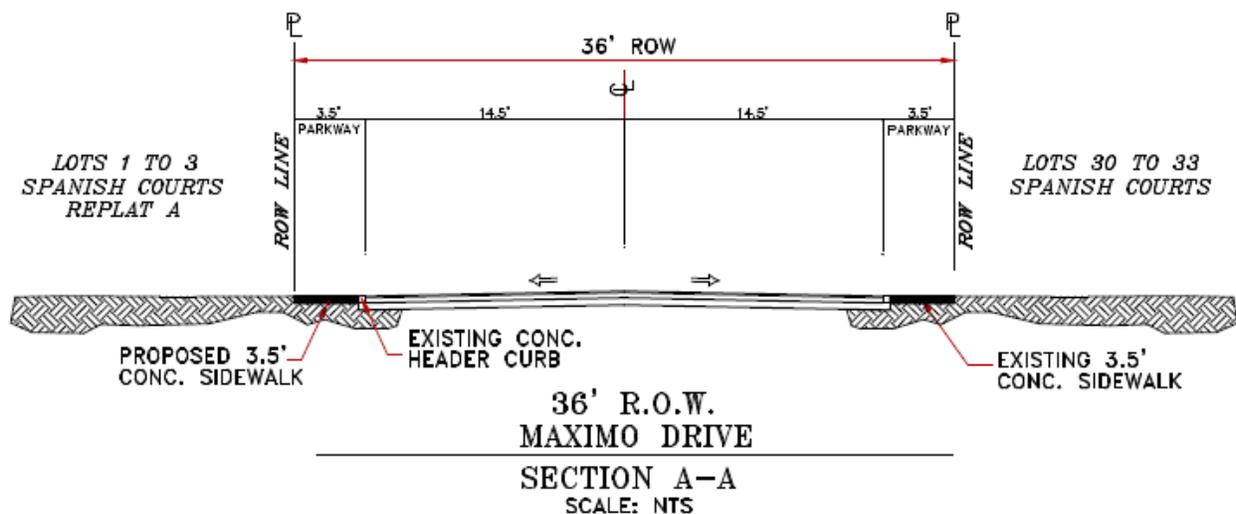
1. To waive the dedication and construction of 6-feet of additional right-of-way along Maximo Dr.
2. To waive the construction of 5-feet of sidewalk along Maximo Dr
3. To waive the construction of 1.5-feet of parkway along Maximo Dr.

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.

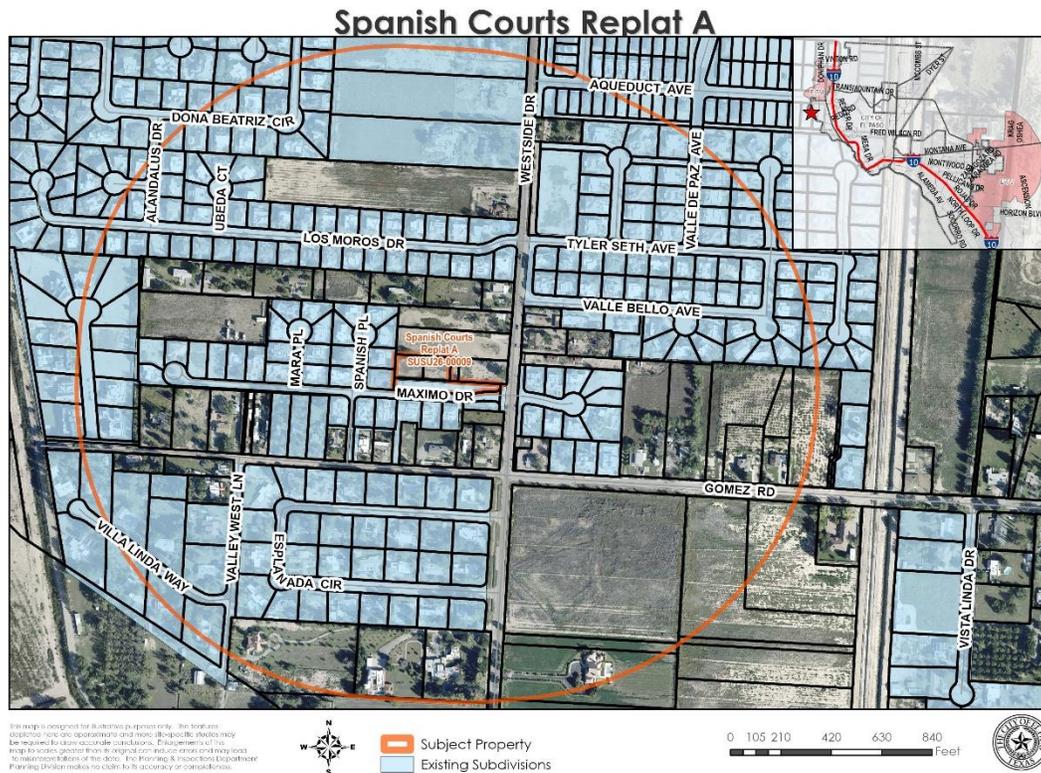


Figure B: Developed properties within a quarter mile of proposed subdivision

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

This map is designed for illustrative purposes only. The features depicted here are approximate and from site specific studies may be required to draw accurate conclusions. Enlargements of this map to scales greater than its original can induce errors and may lead to misinterpretations of the data. The Planning & Inspections Department Planning Division makes no claim to its accuracy or completeness.

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 horizontal line.

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	<u>1.0612</u>	<u>3</u>	Office	_____	_____
Duplex	_____	_____	Street & Alley	_____	_____
Apartment	_____	_____	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____		_____	_____
School	_____	_____		_____	_____
Commercial	_____	_____	Total No. Sites	_____	<u>3</u>
Industrial	_____	_____	Total (Gross) Acreage	_____	<u>1.0612</u>

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 _____

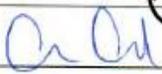
9. Remarks and/or explanation of special circumstances: _____

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

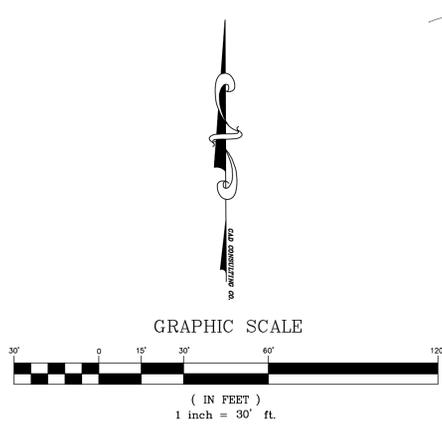
No comments received.

Sun Metro

No comments received.

CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	31.48	20.00	90°10'35"	N45°13'18"E	28.33
C2	39.01	223.50	10°00'00"	S85°18'35"W	38.96
C3	31.76	182.00	10°00'00"	N85°18'35"E	31.72
C4	34.91	200.00	10°00'00"	S85°18'35"W	34.86
C5	34.91	200.00	10°00'00"	N85°18'35"E	34.86

LINE	LENGTH	BEARING
L1	10.33	S00°16'18"W
L2	12.05	N89°41'25"W
L3	5.46	N06°34'00"W
L4	54.26	S80°18'35"W

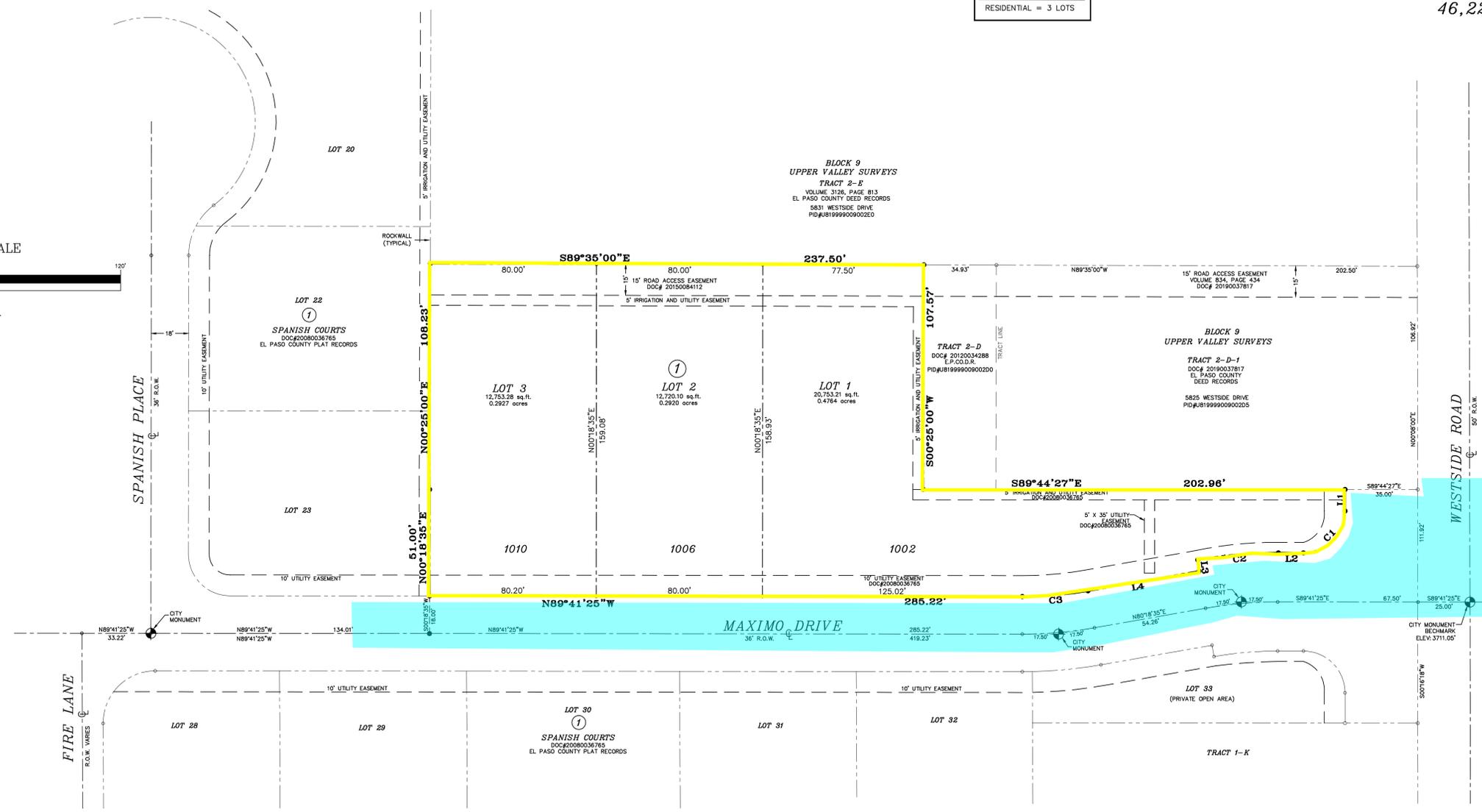


THE REASON FOR THE REPLAT IS TO COMBINE 2 TRACTS AND 1 LOT AND CONVERT INTO 3 LEGAL LOTS.

TOTAL NUMBER OF LOTS
RESIDENTIAL = 3 LOTS

SPANISH COURTS REPLAT A

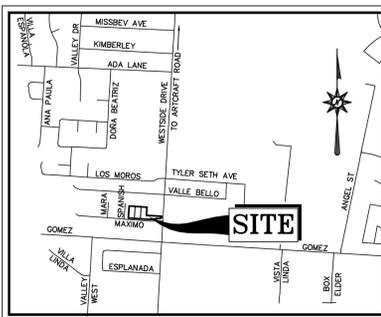
BEING ALL OF LOT 24, BLOCK 1, SPANISH COURTS
AND TRACTS 2D2 AND 2D3, BLOCK 9, UPPER VALLEY SURVEYS
CITY OF EL PASO, EL PASO COUNTY, TEXAS
CONTAINING:
46,226.59 SQ. FT. OR 1.0612 ACRES ±



OWNER/DEVELOPER:
ANTONIO LOPEZ
13863 SANDY PINE ROAD
EL PASO, TEXAS 79928
PHONE: (915) 731-0471

SURVEYOR:
CAD CONSULTING CO.
CARLOS M. JIMENEZ
1790 N. LEE TREVINO, STE. 309
EL PASO, TEXAS 79936
PHONE: (915) 633-6422

LOCATION MAP
1" = 600'



- ON-SITE PONDING NOTES:
1. ALL LOTS IN THE SUBDIVISION ARE SUBJECT TO ON-SITE PONDING. LOT OWNERS ARE RESPONSIBLE FOR MAINTAINING ADEQUATE PROVISIONS TO ACCOMMODATE ALL STORMWATER RUNOFF GENERATED FROM THEIR RESPECTIVE LOT PLUS ONE-HALF THE RUNOFF GENERATED FROM ALL ADJUTING STREET RIGHT-OF-WAYS DIRECTLY FRONTING THE LOT. THE POND DEPTH AND LOT GRADING REQUIREMENTS AS PER APPROVED GRADING AND DRAINAGE PLAN FOR THE SUBDIVISION.
 2. WALLS CONSTRUCTED ABUTTING STREET RIGHT-OF-WAYS SHALL BE CONSTRUCTED WITH A SERIES OF DRAIN PIPES ALLOWING THE STREET RUNOFF TO BE CONVEYED TO THE SUBJECT PROPERTY.
 3. ON-SITE PONDING AREAS SHALL HAVE MINIMUM ONE (VERTICAL) TO THREE (HORIZONTAL) SIDE SLOPES AND A MAXIMUM OF TWELVE (12) INCHES DEEP BASED ON A ONE HUNDRED YEAR STORM.
 4. PERMANENT ELEVATION MARKERS SHALL BE INSTALLED TO DEFINE THE LEVELS TO BE MAINTAINED TO ENSURE THE EFFECTIVENESS OF ON-SITE PONDING. PERMANENT ELEVATION MARKERS SHALL NOT BE MOVED, COVERED OR ALTERED WITH WRITTEN PERMISSION FROM THE CITY ENGINEER.
 5. THE CITY AND/OR ITS REPRESENTATIVE IS GRANTED PERMANENT RIGHT OF ACCESS TO INSPECT THE PONDING AREAS AND PERMANENT ELEVATION MARKERS.
 6. FILLING OR CHANGING THE POND, OR ALLOWING THE POND TO BE FILLED OR CHANGED TO AN ELEVATION GREATER THE ESTABLISHED BY THE PERMANENT ELEVATION MARKERS, IS PROHIBITED.
 7. ON-SITE PONDING AREAS AND PERMANENT ELEVATION MARKERS SHALL BE CONSTRUCTED AND INSPECTED PRIOR TO BUILDING ACCURACY. PERMANENT CERTIFICATED AND INSPECTED PRIOR TO BUILDING ACCURACY. PERMANENT CERTIFICATE OF COMPLIANCE, REQUIRED TO OBTAIN UTILITY SERVICES WILL BE ISSUED ONLY AFTER THE CITY OF EL PASO HAS PERFORMED THE INSPECTION.
 8. NO PERSON SHALL BE PERMITTED TO IMPAIR THE FUNCTIONALITY OF AN ON-SITE POND. NO MORE THAN FIFTY PERCENT (50%) OF THE AREA OF ANY RESIDENTIAL LOT CONVEYED BY DEED SHALL BE COVERED BY IMPROVEMENTS, EITHER TEMPORARY OR PERMANENT, WHICH SHED STORMWATER, INCLUDING BUT NOT LIMITED TO, BUILDINGS, DRIVEWAYS, PATIOS, DECKS OR LANDSCAPING UNDERLAIED WITH PLASTIC SHEETING OR OTHER IMPERMEABLE MATERIAL.

- ON-SITE PONDING NOTES:
9. IN THE EVENT THAT THE FUNCTIONALITY OF AN ON-SITE POND BECOMES IMPAIRED WHETHER BY ACT OF MAN OR NATURE, THE OWNER OF THE LOT ON WHICH THE IMPAIRED POND IS LOCATED SHALL PERFORM ALL CORRECTIVE ACTIONS REQUIRED TO RESTORE THAT FUNCTIONALITY.
 10. ANY OWNER NOTIFIED IN WRITING BY THE CITY ENGINEER OF CORRECTIVE ACTIONS REQUIRED TO RESTORE THE FUNCTIONALITY OF AN ON-SITE POND OR DRAINAGE PROBLEM ON THE LOT SHALL COMPLY WITHIN FORTY-FIVE CALENDAR DAYS OF RECEIPT OF SUCH NOTICE; PROVIDED, HOWEVER, THAT NOTHING HEREIN SHALL PREVENT THE CITY FROM MANDATING AN EARLIER TIME FOR COMMENCEMENT OF COMPLETION, DURING TIMES OF EMERGENCY, WHERE THERE IS IMMINENT DANGER OF LOSS OF LIFE, LIMB OR PROPERTY.
 11. OWNER OF PROPERTY UTILIZING ON-SITE PONDING WAIVES ANY CLAIM OR CAUSE OF ACTION AGAINST THE CITY, EPWU-PSB, OFFICIALS OR EMPLOYEES, FOR ANY DEATH, INJURY OR PROPERTY DAMAGE RESULTING FROM ALTERATION OF THE PONDING CAPACITY FOR THAT LOT, INCLUDING LACK OF MAINTENANCE.
 12. THESE ON-SITE PONDING REQUIREMENTS SHALL BE ENFORCED BY INJUNCTIVE RELIEF WITHOUT THE REQUIREMENT FOR BOND OR OTHER SECURITY.
 13. THE CONVEYANCE OF PROPERTY PERMITTING ON-SITE PONDING SHALL DECLARE IN CONSPICUOUS LANGUAGE IN THE DEED THAT THE PROPERTY IS SUBJECT TO ON-SITE PONDING REQUIREMENTS, MAINTENANCE OF ELEVATION MARKERS, STANDING WATER ON LOT, AND INGRESS AND EGRESS FOR INSPECTION AS STATED ON THE PLAT.

CONSULTING COMPANY
1790 LEE TREVINO DRIVE SUITE 309
EL PASO, TEXAS 79936
TEL(915) 633-6422 FAX(915) 633-6424

DEDICATION

ANTONIO LOPEZ, property owner of this land, hereby present this plat and confirm and acknowledge any pre-existing easements and also dedicate to the public any new 5' irrigation and utility easements including those for overhang service wires for pole type utilities and buried service wires, conduits and pipes for underground utilities and the right to ingress and egress for service and construction and the right to trim interfering trees and shrubs.

Witness our signature this _____ day of _____ 2026.

ANTONIO LOPEZ

ATTEST: NOT REQUIRED

ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF EL PASO

Before me, the undersigned authority, on this day personally appeared ANTONIO LOPEZ, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations herein expressed.

Given under my hand and seal of office this _____ day of _____ 2026.

Notary Public in and for El Paso County My Commission Expires _____

CITY PLAN COMMISSION

This subdivision is hereby approved as to the platting and as to the condition of the dedication in accordance with Chapter 212 of the Local Government Code of Texas this _____ day of _____, 2026, A.D.

Executive Secretary Chairperson

Approved for filing this _____ day of _____ 2026.

Planning and Inspections Director

FILING

Filed and recorded in the office of the County Clerk of El Paso County, Texas, this _____ day of _____, 2026, A.D.
in the Plat Record, Clerks File No. _____

County Clerk By Deputy

This plat represents a survey made on the ground by me or under my supervision and complies with the current Texas Board of Professional Land Survey Professional and Technical Standards.

Carlos M. Jimenez, R.P.L.S.
Registered Professional Land Surveyor
Texas License No. 3950
Firm No. 10099300

- NOTES:
1. RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.
INSTRUMENT No. _____ DATE _____
 2. TAX CERTIFICATE FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.
INSTRUMENT No. _____ DATE _____
 3. SET 1/2" REBAR AT ALL EXTERIOR BOUNDARY CORNERS UNLESS OTHERWISE NOTED.
 4. 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 SUBDIVISION, IN ALL CASES, THE TYPE AND LOCATION OF DELIVERY SERVICE SHALL BE SUBJECT TO THE APPROVAL OF THE UNITED STATES POSTAL SERVICE.
 5. THIS PROPERTY LIES IN ZONES "X", AS DESIGNATED BY F.E.M.A.; CITY OF EL PASO, TEXAS EFFECTIVE DATE 09/04/1991, COMMUNITY PANEL NO. 480212-0125-B.
 6. WATER SUPPLY AND SEWAGE DISPOSAL WILL BE PROVIDED BY THE EL PASO WATER UTILITIES.
 7. ALL STORMWATER RUN-OFF DISCHARGE VOLUMES SHALL BE RETAINED WITHIN THIS SUBDIVISION LIMITS IN COMPLIANCE WITH PROVISIONS OF THE MUNICIPAL CODE SECTION 19.19.010, DSC PANEL 14CJ AND DDM 11.1.
 8. THIS PROPERTY LIES IN THE EL PASO INDEPENDENT SCHOOL DISTRICT.

SPANISH COURTS REPLAT A

BEING ALL OF LOT 24, BLOCK 9, SPANISH COURTS
AND TRACTS 2D2 AND 2D3, BLOCK 9, UPPER VALLEY SURVEYS
CITY OF EL PASO, EL PASO COUNTY, TEXAS
CONTAINING:
46,226.59 SQ. FT. OR 1.0612 ACRES ±

PRELIMINARY

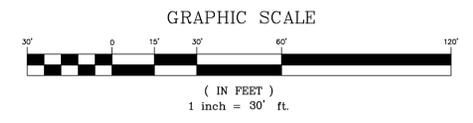
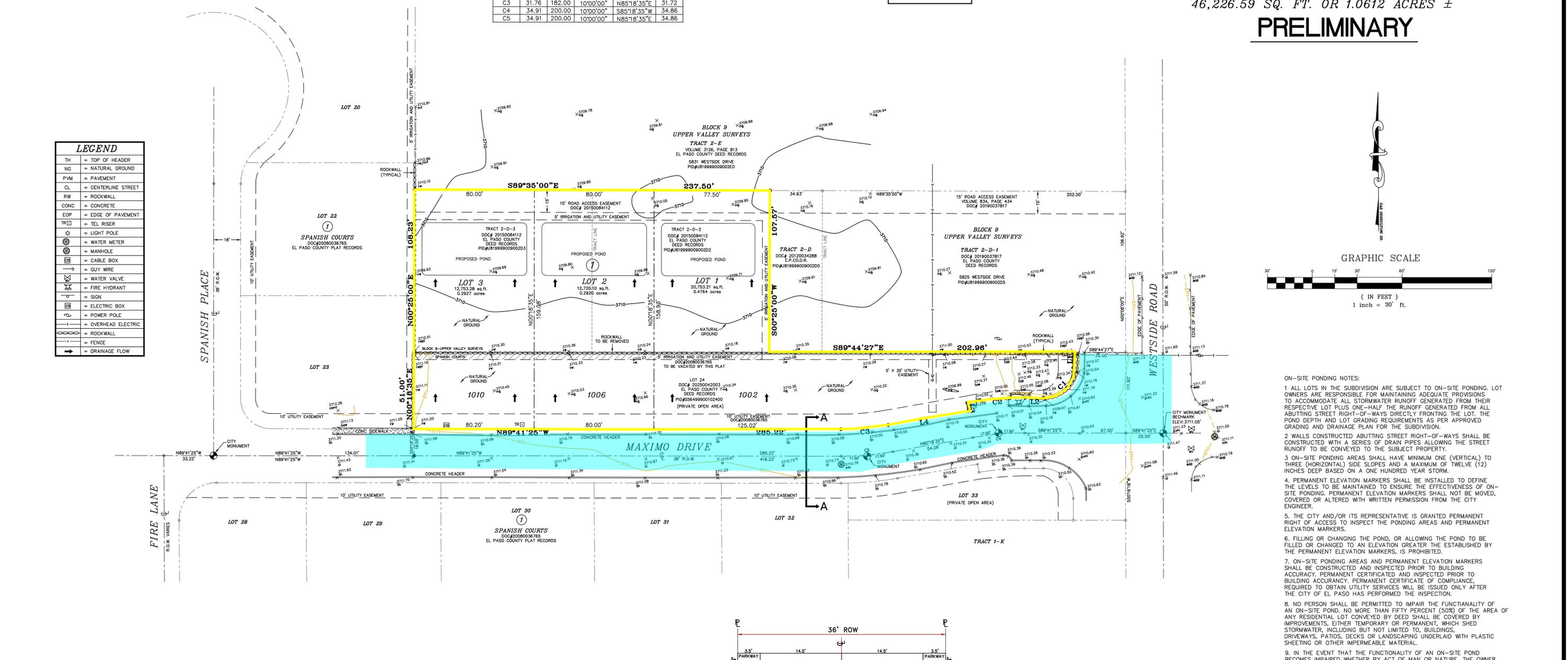
THE REASON FOR THE REPLAT IS TO COMBINE 2
TRACTS AND 1 LOT AND CONVERT INTO 3 LEGAL LOTS.

TOTAL NUMBER OF LOTS
RESIDENTIAL = 3 LOTS

LINE	LENGTH	BEARING
L1	10.33	S00°16'18"W
L2	12.05	N89°41'25"W
L3	5.46	N06°34'00"W
L4	54.26	S80°18'35"W

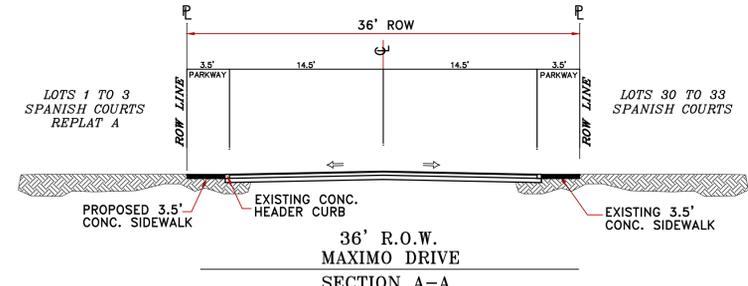
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	31.48	20.00	90°10'35"	N45°13'18"E	28.33
C2	39.01	223.50	10°00'00"	S85°18'35"W	38.96
C3	31.76	182.00	10°00'00"	N85°18'35"E	31.72
C4	34.91	200.00	10°00'00"	S85°18'35"W	34.86
C5	34.91	200.00	10°00'00"	N85°18'35"E	34.86

LEGEND	
TH	= TOP OF HEADER
NG	= NATURAL GROUND
PVM	= PAVEMENT
CL	= CENTERLINE STREET
RW	= ROCKWALL
CONC	= CONCRETE
EOP	= EDGE OF PAVEMENT
TR	= TEL RISER
LP	= LIGHT POLE
WM	= WATER METER
MH	= MANHOLE
CB	= CABLE BOX
GW	= GUY WIRE
WV	= WATER VALVE
FH	= FIRE HYDRANT
S	= SIGN
EB	= ELECTRIC BOX
PP	= POWER POLE
OE	= OVERHEAD ELECTRIC
RW	= ROCKWALL
F	= FENCE
DF	= DRAINAGE FLOW



- ON-SITE PONDING NOTES:
1. ALL LOTS IN THE SUBDIVISION ARE SUBJECT TO ON-SITE PONDING. LOT OWNERS ARE RESPONSIBLE FOR MAINTAINING ADEQUATE PROVISIONS TO ACCOMMODATE ALL STORMWATER RUNOFF GENERATED FROM THEIR RESPECTIVE LOT PLUS ONE-HALF THE RUNOFF GENERATED FROM ALL ADJUTING STREET RIGHT-OF-WAYS DIRECTLY FRONTING THE LOT. THE POND DEPTH AND LOT GRADING REQUIREMENTS AS PER APPROVED GRADING AND DRAINAGE PLAN FOR THE SUBDIVISION.
 2. WALLS CONSTRUCTED ABUTTING STREET RIGHT-OF-WAYS SHALL BE CONSTRUCTED WITH A SERIES OF DRAIN PIPES ALLOWING THE STREET RUNOFF TO BE CONVEYED TO THE SUBJECT PROPERTY.
 3. ON-SITE PONDING AREAS SHALL HAVE MINIMUM ONE (VERTICAL) TO THREE (HORIZONTAL) SIDE SLOPES AND A MAXIMUM OF TWELVE (12) INCHES DEEP BASED ON A ONE HUNDRED YEAR STORM.
 4. PERMANENT ELEVATION MARKERS SHALL BE INSTALLED TO DEFINE THE LEVELS TO BE MAINTAINED TO ENSURE THE EFFECTIVENESS OF ON-SITE PONDING. PERMANENT ELEVATION MARKERS SHALL NOT BE MOVED, COVERED OR ALTERED WITH WRITTEN PERMISSION FROM THE CITY ENGINEER.
 5. THE CITY AND/OR ITS REPRESENTATIVE IS GRANTED PERMANENT RIGHT OF ACCESS TO INSPECT THE PONDING AREAS AND PERMANENT ELEVATION MARKERS.
 6. FILLING OR CHANGING THE POND, OR ALLOWING THE POND TO BE FILLED OR CHANGED TO AN ELEVATION GREATER THAN ESTABLISHED BY THE PERMANENT ELEVATION MARKERS, IS PROHIBITED.
 7. ON-SITE PONDING AREAS AND PERMANENT ELEVATION MARKERS SHALL BE CONSTRUCTED AND INSPECTED PRIOR TO BUILDING ACCURACY. PERMANENT CERTIFICATED AND INSPECTED PRIOR TO BUILDING ACCURACY. PERMANENT CERTIFICATE OF COMPLIANCE, REQUIRED TO OBTAIN UTILITY SERVICES WILL BE ISSUED ONLY AFTER THE CITY OF EL PASO HAS PERFORMED THE INSPECTION.
 8. NO PERSON SHALL BE PERMITTED TO IMPAIR THE FUNCTIONALITY OF AN ON-SITE POND. NO MORE THAN FIFTY PERCENT (50%) OF THE AREA OF ANY RESIDENTIAL LOT CONVEYED BY DEED SHALL BE COVERED BY IMPROVEMENTS, EITHER TEMPORARY OR PERMANENT, WHICH SHED STORMWATER, INCLUDING BUT NOT LIMITED TO, BUILDINGS, DRIVEWAYS, PATIOS, DECKS OR LANDSCAPING UNDERLAID WITH PLASTIC SHEETING OR OTHER IMPERMEABLE MATERIAL.
 9. IN THE EVENT THAT THE FUNCTIONALITY OF AN ON-SITE POND BECOMES IMPAIRED WHETHER BY ACT OF MAN OR NATURE, THE OWNER OF THE LOT ON WHICH THE IMPAIRED POND IS LOCATED SHALL PERFORM ALL CORRECTIVE ACTIONS REQUIRED TO RESTORE THAT FUNCTIONALITY.
 10. ANY OWNER NOTIFIED IN WRITING BY THE CITY ENGINEER OF CORRECTIVE ACTIONS REQUIRED TO RESTORE THE FUNCTIONALITY OF AN ON-SITE POND OR DRAINAGE PROBLEM ON THE LOT SHALL COMPLY WITHIN FORTY-FIVE CALENDAR DAYS OF RECEIPT OF SUCH NOTICE, PROVIDED, HOWEVER, THAT NOTHING HEREIN SHALL PREVENT THE CITY FROM MANDATING AN EARLIER TIME FOR COMMENCEMENT OF COMPLETION, DURING TIMES OF EMERGENCY, WHERE THERE IS IMMINENT DANGER OF LOSS OF LIFE, LIMB OR PROPERTY.
 11. OWNER OF PROPERTY UTILIZING ON-SITE PONDING WAIVES ANY CLAIM OR CAUSE OF ACTION AGAINST THE CITY, EPW&PS, OFFICIALS OR EMPLOYEES, FOR ANY DEATH, INJURY OR PROPERTY DAMAGE RESULTING FROM ALTERATION OF THE PONDING CAPACITY FOR THAT LOT, INCLUDING LACK OF MAINTENANCE.
 12. THESE ON-SITE PONDING REQUIREMENTS SHALL BE ENFORCED BY INJUNCTIVE RELIEF WITHOUT THE REQUIREMENT FOR BOND OR OTHER SECURITY.
 13. THE CONVEYANCE OF PROPERTY PERMITTING ON-SITE PONDING SHALL DECLARE IN CONSPICUOUS LANGUAGE IN THE DEED THAT THE PROPERTY IS SUBJECT TO ON-SITE PONDING REQUIREMENTS, MAINTENANCE OF ELEVATION MARKERS, STANDING WATER ON LOT, AND INGRESS AND EGRESS FOR INSPECTION AS STATED ON THE PLAT.

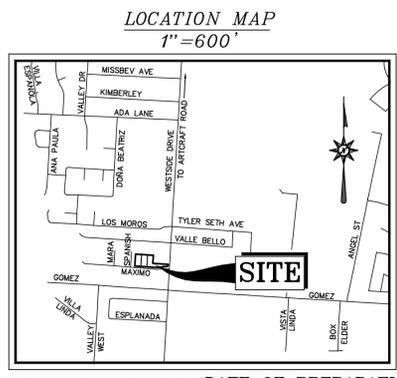
- NOTES:
1. RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.
INSTRUMENT NO. _____ DATE _____
 2. TAX CERTIFICATE FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.
INSTRUMENT NO. _____ DATE _____
 3. SET 1/2" REBAR AT ALL EXTERIOR BOUNDARY CORNERS UNLESS OTHERWISE NOTED.
 4. 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 SUBDIVISION. IN ALL CASES, THE TYPE AND LOCATION OF DELIVERY SERVICE SHALL BE SUBJECT TO THE APPROVAL OF THE UNITED STATES POSTAL SERVICE.
 5. THIS PROPERTY LIES IN ZONES "X", AS DESIGNATED BY F.E.M.A.; CITY OF EL PASO, TEXAS EFFECTIVE DATE 09/04/1991, COMMUNITY PANEL NO. 480212-0125-B.
 6. WATER SUPPLY AND SEWAGE DISPOSAL WILL BE PROVIDED BY THE EL PASO WATER UTILITIES.
 7. ALL STORMWATER RUN-OFF DISCHARGE VOLUMES SHALL BE RETAINED WITHIN THIS SUBDIVISION LIMITS IN COMPLIANCE WITH PROVISIONS OF THE MUNICIPAL CODE SECTION 19.19.010, DSC PANEL 14CJ AND DDM 11.1.
 8. THIS PROPERTY LIES IN THE EL PASO INDEPENDENT SCHOOL DISTRICT.



CONSULTING COMPANY
1790 LEE TREVINO DRIVE SUITE 309
EL PASO, TEXAS 79936
TEL(915) 633-6422 FAX(915) 633-6424

SURVEYOR:
CAD CONSULTING CO.
CARLOS M. JIMENEZ
1790 N. LEE TREVINO
EL PASO, TEXAS 79936
PHONE: (915) 633-6422

OWNER/DEVELOPER:
ANTONIO LOPEZ
13863 SANDY PINE ROAD
EL PASO, TEXAS 79928
PHONE: (915) 731-0471





El Paso, TX

300 N. Campbell
El Paso, TX

Legislation Text

File #: BC-1834, Version: 1

**CITY OF EL PASO, TEXAS
LEGISTAR AGENDA ITEM SUMMARY FORM**

AGENDA LANGUAGE:

This is the language that will be posted to the agenda. Please use ARIAL 11 Font.

Presentation and Discussion on Proposed Amendments to the Landscape Ordinance.

Staff Contact: Tony De La Cruz, Assistant Director of Building Permits & Inspections,
(915) 212-1589, DeLaCruzJA@elpasotexas.gov