

Diamantina Subdivision X

City Plan Commission — August, 28, 2025



CASE NUMBER/TYPE:	SUSU25-00077 – Resubdivision Combination
CASE MANAGER:	Saul Fontes, (915) 212-1606, FontesSA@elpasotexas.gov
PROPERTY OWNER:	Paumis LLC
REPRESENTATIVE:	Arcon Pro Design
LOCATION:	West of Gateway South Blvd. and South of Hondo Pass Ave. (District 2)
PROPERTY AREA:	0.63 acres
VESTED RIGHTS STATUS:	Not Vested
PARK FEES:	\$8,220.00
EXCEPTIONS/MODIFICATIONS:	Yes, see following section
ZONING DISTRICT(S):	R-4 (Residential)
PUBLIC INPUT:	No opposition received as of 08/21/2025

SUMMARY OF RECOMMENDATION: Staff recommends **APPROVAL** of Diamantina Subdivision X on a Resubdivision Combination basis and **APPROVAL** of the exception request.

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

- To waive the construction of 2.5 feet of planter strip along Comet Street.

Diamantina Subdivision X



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.



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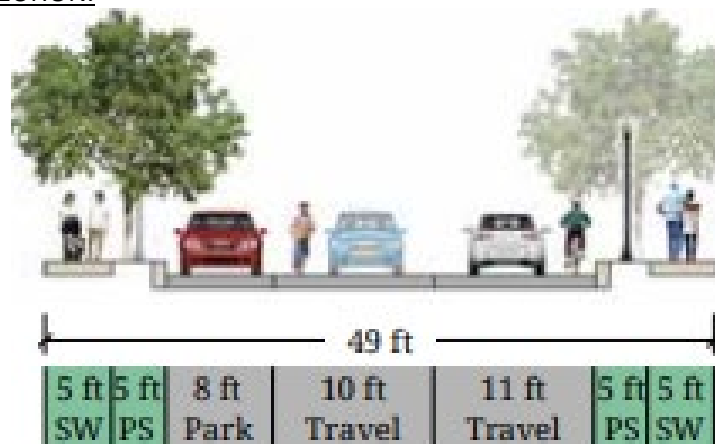


DESCRIPTION OF REQUEST: The applicant is proposing to resubdivide an existing residential lot into two lots. The proposed lots are 0.16 and 0.47 acres in size. Drainage for the subdivision will be through existing underground drainage. Access shall be from Comet Street. This application was reviewed under the current subdivision code.

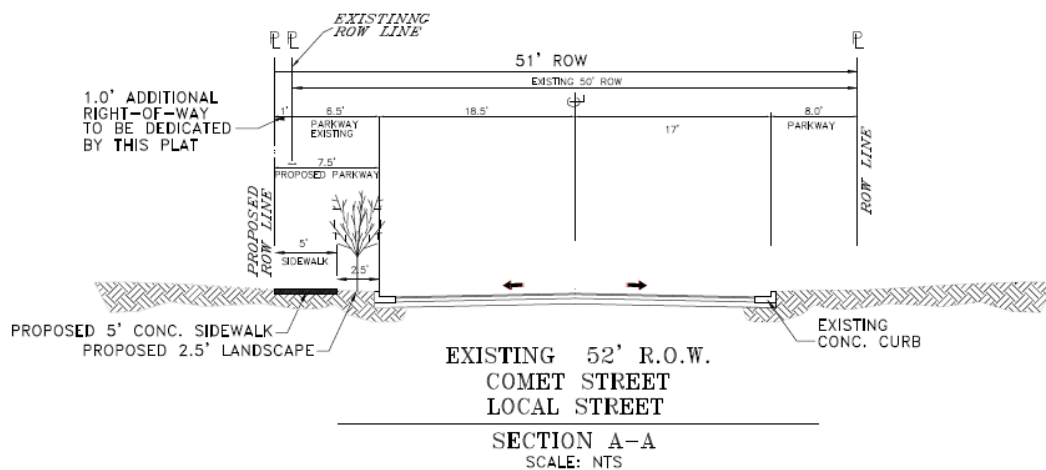
EXCEPTIONS, MODIFICATIONS, OR WAIVER REQUESTS: The applicant is requesting one (1) exception requests pursuant to El Paso City Code Section 19.10.050 (A)(1)(a) – (Roadway participation policies— Improvement of Roads and Utilities Within and or Abutting the Subdivision) of the current code. The exceptions are the following:

1. To waive the construction of 2.5 feet of planter strip along Comet Street.

REQUIRED CROSS-SECTION:



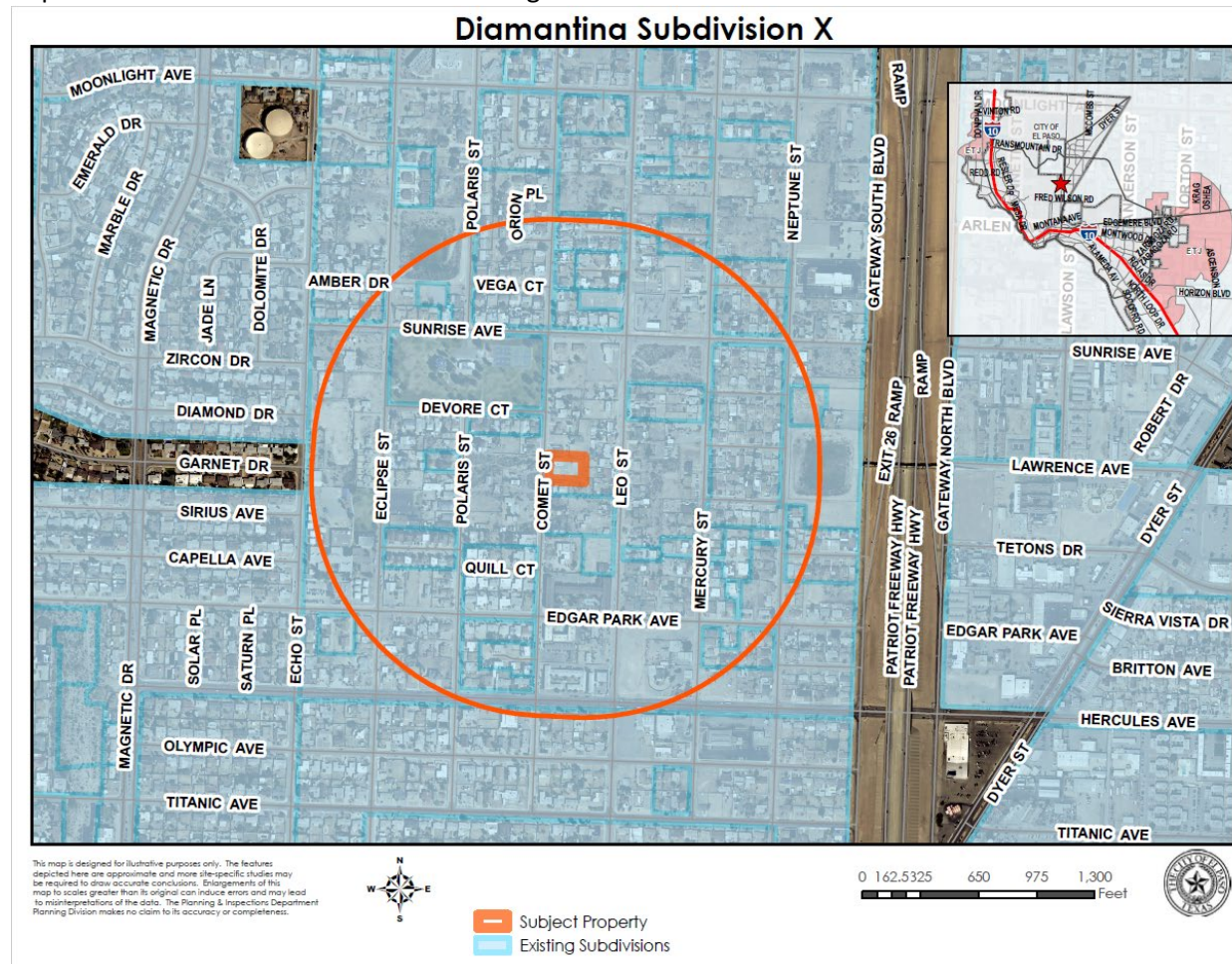
EXISTING CROSS-SECTION:



EVALUATION OF EXCEPTION REQUEST: The exception requests to waive right-of-way improvements meets the following criteria under El Paso City Code 19.10.050(A)(1)(a) – (Roadway Participation Policies— Improvement of Roads and Utilities Within and or Abutting the Subdivision). The section reads 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.



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

Surrounding Zoning and Use	
North	R-4 (Residential) / Residential development
South	R-4 (Residential) / Residential development
East	R-4 (Residential) / Residential development
West	R-4 (Residential) / Residential development
Nearest Public Facility and Distance	
Park	Sunrise Park (0.05 mi.)
School	Park Elementary (0.2 mi.)
Plan El Paso Designation	
G3, Post-War	
Impact Fee Service Area	
N/A	

PUBLIC COMMENT: Notices of the proposed replat were sent on August 13, 2025 to all property owners within 300 feet of the subject property and within the original subdivision. As of August 21, 2025, staff has not received any calls of inquiry regarding this request.

PLAT EXPIRATION: This application will expire on August 28, 2025. 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

Diamantina Subdivision X



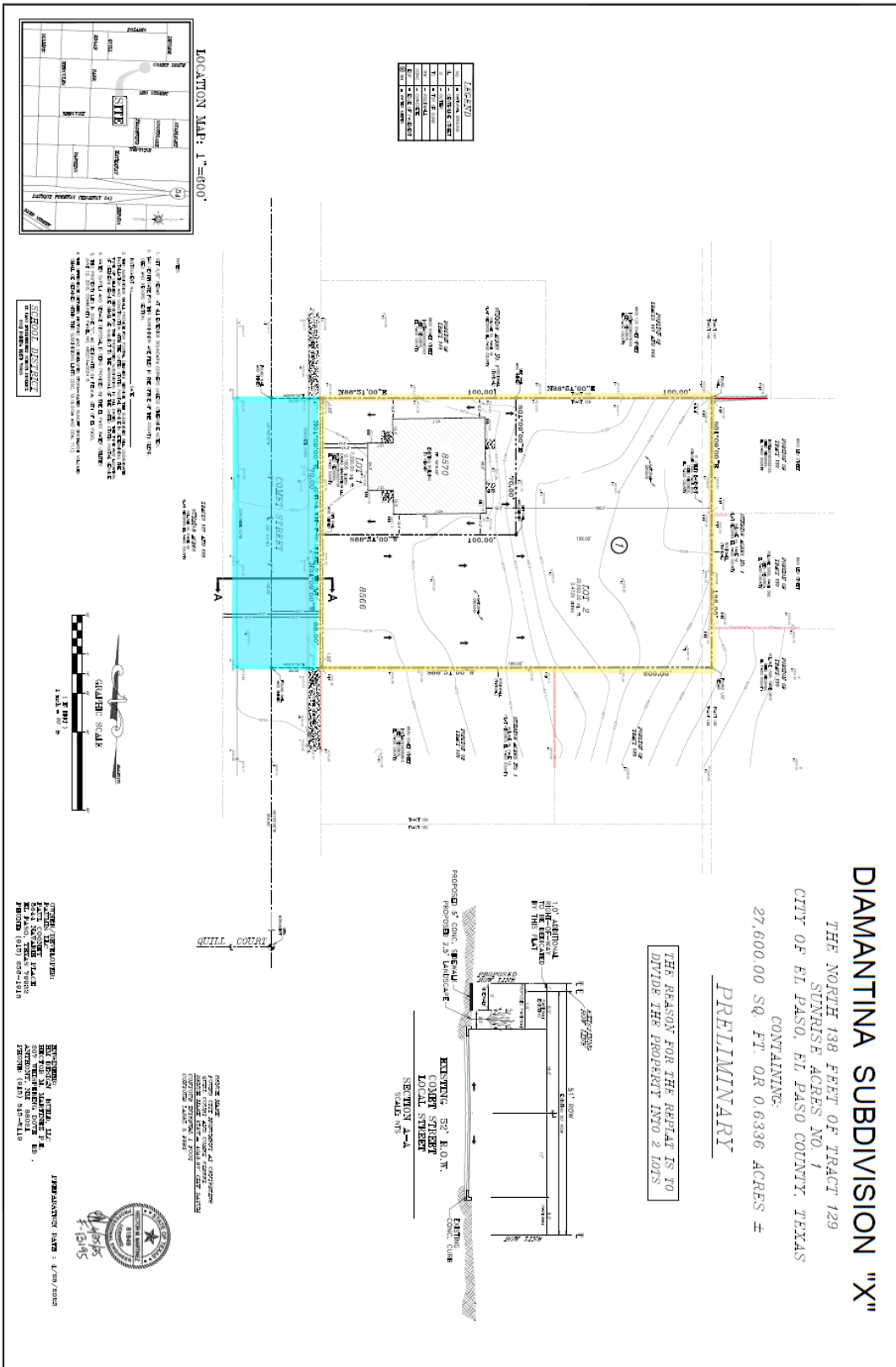
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 Subject Property

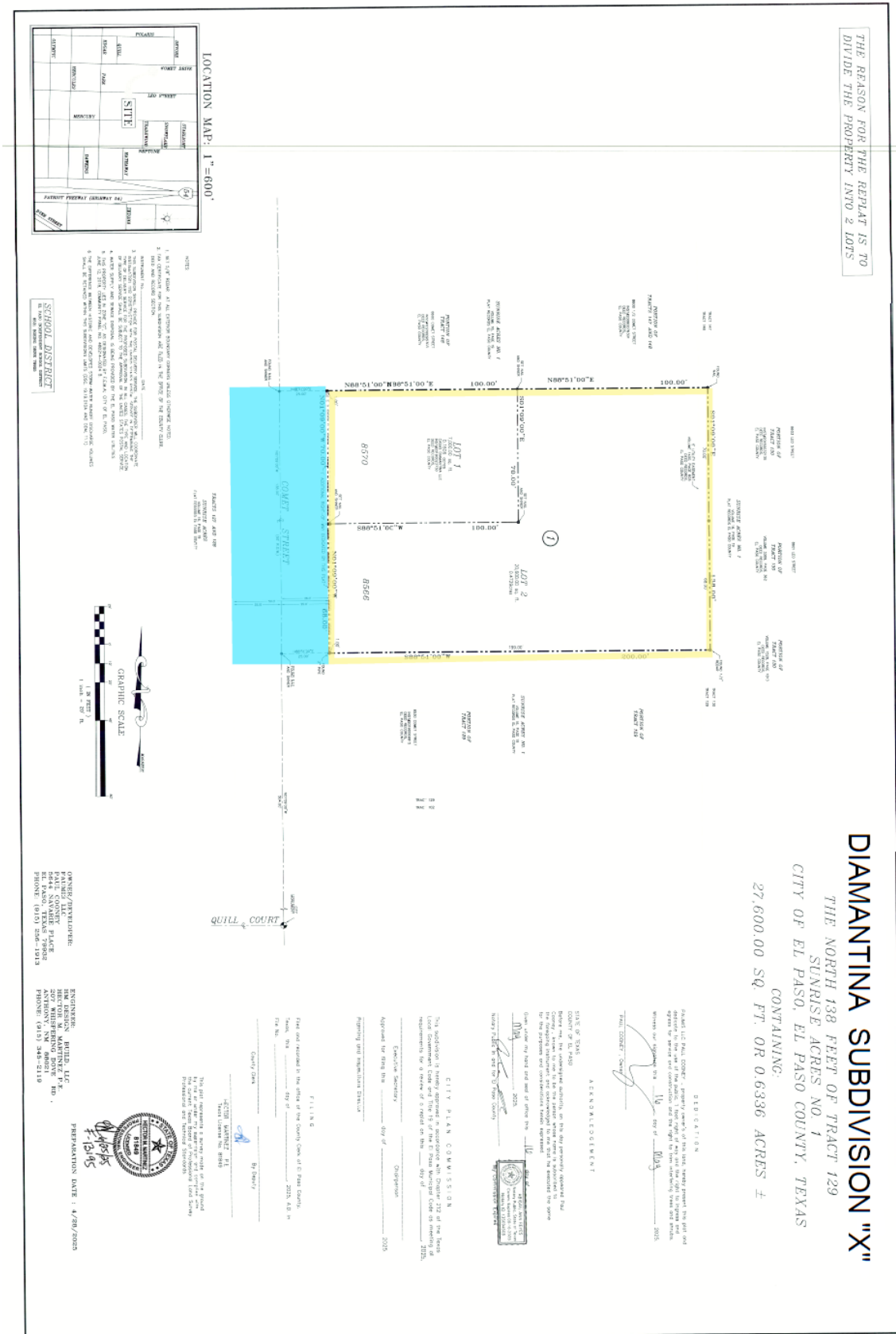


0 25 50 100 150 200 Feet

ATTACHMENT 2



ATTACHMENT 3



ATTACHMENT 4

August 4th , 2025

To: City of El Paso

This is a request for a waiver for the property at **8570 Comet Street DIAMANTINA SUBDIVISION "X"** on the request from the City of El Paso Planning and Transportation comments regarding roadway improvements, parkways and sidewalk and pavement width. This is because Comet Street already has existing pavement, parkways, sidewalks and we would like them to be excepted as per Section **19.10.050.A**. Would like to waive the:

- **Comet Street** – Requires 49' right-of-way. *(Have existing 50' right-of-way)*
- **Comet Street** – Requires 29' paved roadway. *(Have existing 38' paved roadway)*
- **Comet Street** – Requires 10' parkway consisting of (2) 5' planter strips and (2) 5' sidewalks. *(Have (2) existing 6' parkways consisting of 1° planter strip and (2) existing 5" sidewalk)*

If you have any questions, please call me at

Sincerely,

ARCON PRO DESIGN & CONSTRUCTION LLC

1522 MONTANA STE 205 EL PASO TX 79902

915-241-1156 -915-407-4885

ATTACHMENT 5

SUSU25-00XXX



RESUBDIVISION COMBINATION APPLICATION

DATE: 6/20/25

SUSU25-00077

FILE NO. _____

SUBDIVISION NAME: DIAMANTINA SUBDIVISION "X"

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
THE NORTH 138 FEET OF TRACT 129
SUNRISE ACRES No. 1 CITY OF EL PASO, EL PASO COUNTY
TEXAS CONTAINING 29,600 SF OR 0.636 ACRES.
2. Property Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family			Office		
Duplex	<u>0.1729</u>		Street & Alley		
Apartment			Ponding & Drainage		
Mobile Home			Institutional		
P.U.D.			Other (specify below)		
Park					
School					
Commercial			Total No. Sites		
Industrial			Total (Gross) Acreage		
3. What is existing zoning of the above described property? R4 Proposed zoning? R4
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)
EXISTING UNDERGROUND
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: N/A
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

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. Include easements in dedication statement.
4. Outline the easement in the rear, it is not shown on the final plat.
5. Per El Paso Electric comments, please add a 10' wide utility easement along the N boundary of proposed lot 1 and 2. We have an existing line. Please also add a 10' wide utility easement along Comet Dr.

Planning and Inspections Department- Land Development Division

We have reviewed subject plats and recommend **Approval**.

The Developer/Engineer shall address the following comments

1. Verify if securing a drainage easement agreement for any stormwater runoff flowing from Lot 1 through Lot 2.
2. Label exterior developed boundary line total length distances (as per parcel map closure check report provided).
3. Provide a print-out of the mathematical closure of the exterior boundary of the subdivision indicating the error of closure.

Parks and Recreation Department

We have reviewed **Diamantina Subdivision X**, 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 composed of two (2) lots zoned "R-4" meeting the requirements for Single-family & Two-family dwelling use and is required to comply with the parkland dedication ordinance Title 19 – Subdivision & Development Plats, **Chapter 19.20 - Parks & Open Space** as follows:

1. Applicant is proposing a two-family dwelling use (duplexes). Covenants need to be provided restricting the number of dwelling units
2. Applicant has failed to provide total number of proposed two-family dwelling units or restricting covenants, then applicant shall be required to pay "Park fees" in the amount of **\$8,220.00** calculated using gross density:

Subdivision acreage **0.6336 (27,600 sq. ft)** divided by **7,000 sq. ft.** minimum dwelling unit size = **3.94** (rounded down to the nearest whole number) = **3 two-family dwelling units**

3 x two-family dwellings @ rate of \$1,370.00 per unit = \$8,220.00

Please allocate generated funds under Park Zone: **NE-1**

Nearest Park: **Sunrise Park**

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

Streets and Maintenance Department

Traffic & Transportation Engineering:

No objections to application.

Street Lights Department:

Does 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 all projects that involves a roadway is to be evaluated for lighting requirements based on the City of El Paso Street Design Manual (SDM) and the Design Standards for Construction (DSC) according to City of El Paso Codes (cited below). While developing a project or construction area the existing street illumination system shall be protected and preserved. Complete survey for street illumination system shall be shown on plans. Any change on existing street illumination systems shall be coordinated with Street Lights Department.

Contract Management:

Indicate when placing Sidewalks the municipal Code Chapter 19.21 of Sidewalks shall be followed, and Chapter 13.04.020 Sidewalk Specifications.

Indicate that for driveways the municipal code chapter 13.12 shall be followed.

Indicate that new asphalt or any new concrete structures must be compliant before acceptance and any type of damages must be restored before doing the final walkthrough.

Indicate that any damaged structure must be restored to same or better condition, this goes for asphalt, concrete, manholes, or water valves.

El Paso Water

We have reviewed the request described above and provide the following comments:

EPWater does not object to this request.

Water:

There is an existing 8-inch diameter water main extending along Comet St. approximately 16- feet west of the western property line. This main is available for service.

EPWater records indicate an active 3/4-inch water meter serving the subject property. The service address for this meter is 8570 Comet St.

Previous water pressure from fire hydrant #00582, located in the northeast corner of Sunrise Ave. and Comet St., yielded a static pressure of 75 psi, a residual pressure of 70 psi and a discharge of 750 gpm.

Sanitary Sewer:

There is an existing 8-inch diameter sanitary sewer main extending along Comet St. that is available for service, the sewer main is located approximately 30 feet west of the western property line.

General:

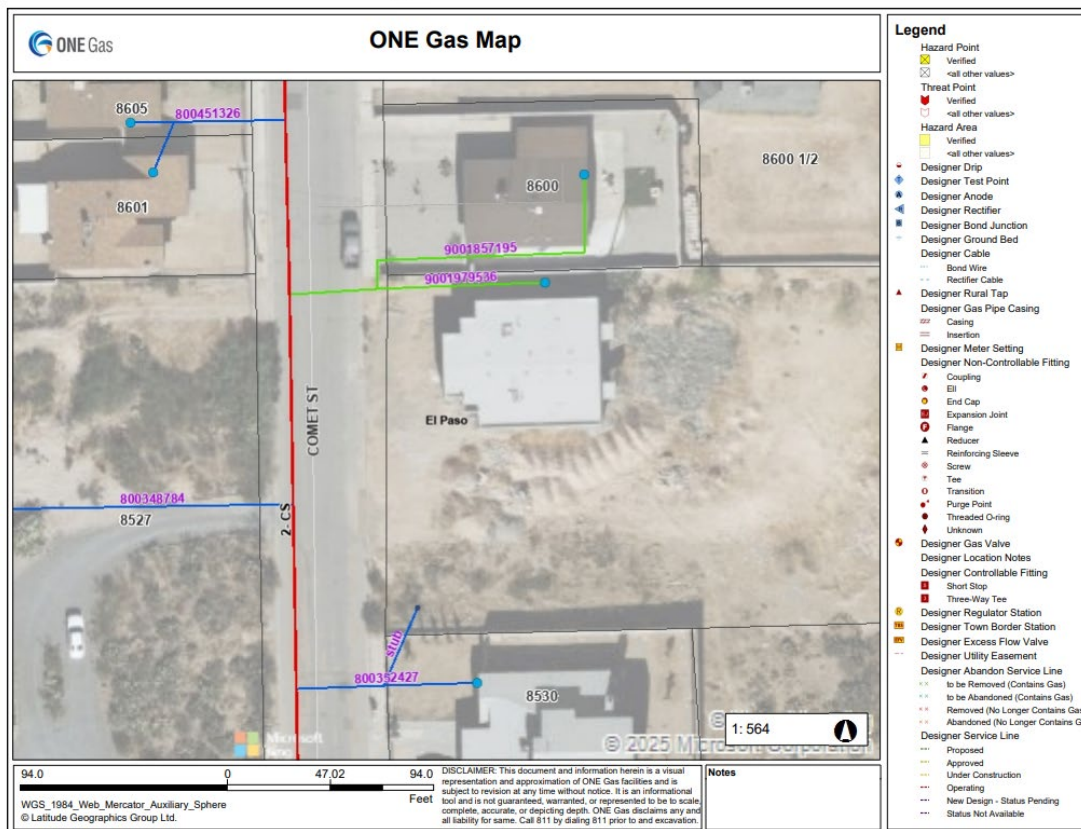
EPWater requires a new service application to provide additional services to the property. New service applications are available at 1154 Hawkins, 3rd floor and should be made 6 to 8 weeks in advance of construction to ensure water for construction work. A site plan, utility plan, grading and drainage 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

Texas Gas

In reference to case SUSU25-00077 - Diamantina Subdivision X, Texas Gas Service has two services for 8530 & 8570 Comet St (see image below as reference).

Texas Gas Service does not allow permanent structures nor trees to be installed on top of TGS gas mains or service lines. If a conflict is anticipated, the developer, contractors or owner representative should contact TGS to relocate the gas main and/or service at the developer's expense.



El Paso Electric

Please add a 10' wide utility easement along the N boundary of proposed lot 1 and 2. We have an existing line. Please also add a 10' wide utility easement along Comet Dr.

