

# 7345 Dewberry

City Plan Commission — July 2, 2026

## SITE PLAN

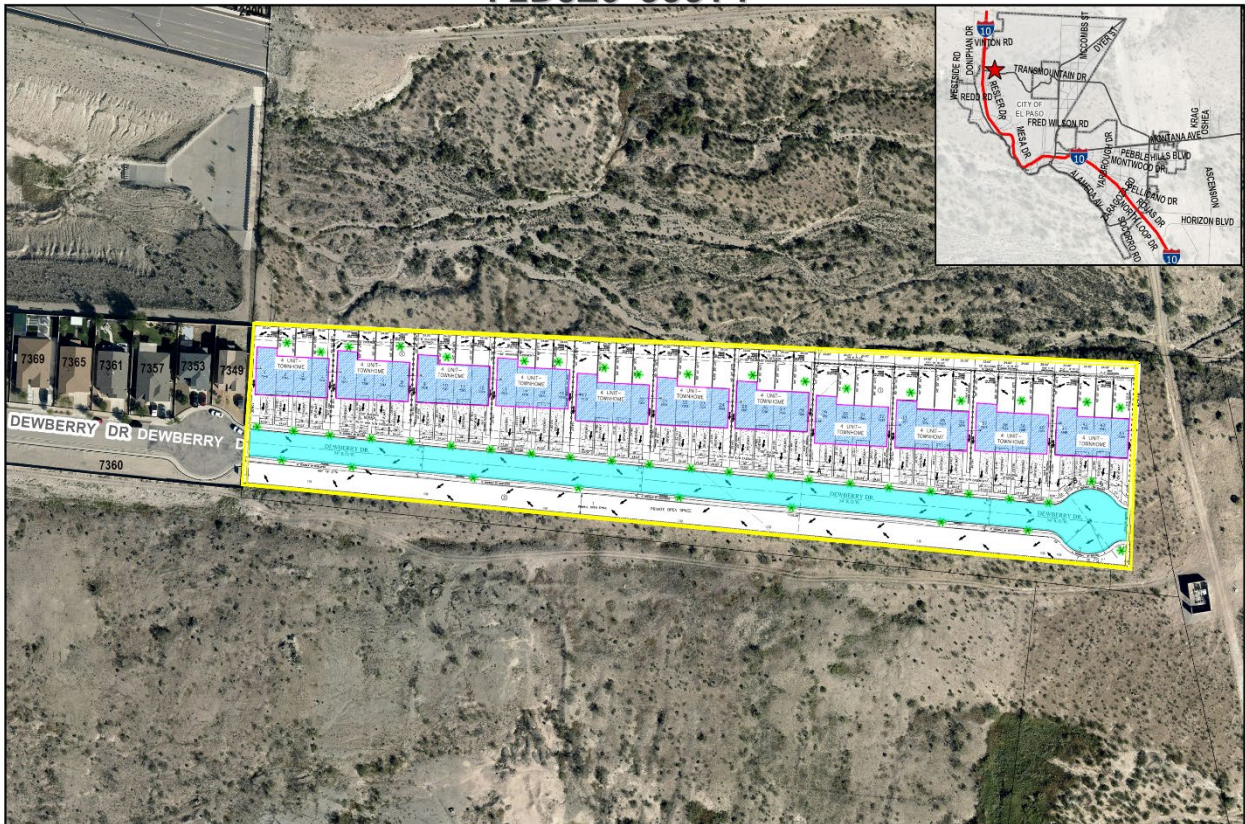


**CASE NUMBER:** PZDS26-00014  
**CASE MANAGER:** Jose Beltran, (915) 212-1607, [BeltranJV@elpasotexas.gov](mailto:BeltranJV@elpasotexas.gov)  
**PROPERTY OWNER:** DVEP Land, LLC  
**REPRESENTATIVE:** Del Rio Engineering  
**LOCATION:** 7345 Dewberry Dr. (District 1)  
**PROPERTY AREA:** 6.85 acres  
**REQUEST:** Detailed Site Development Plan Approval  
**RELATED APPLICATIONS:** SUSU26-00034 Major Combination Subdivision Application  
**PUBLIC INPUT:** None

**SUMMARY OF REQUEST:** The applicant is requesting Detailed Site Development Plan approval for the use of single-family attached dwellings (atrium, patio, townhouse, condominium).

**SUMMARY OF STAFF'S RECOMMENDATION:** Staff recommends **APPROVAL** of the request as the use of single-family attached dwellings is compatible with surrounding residential uses. The proposed development meets the requirements of El Paso City Code Section 20.04.150 Detailed Site Development Plan.

### PZDS26-00014



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 & Inspections Department Planning Division makes no claim to its accuracy or completeness.



Subject Property

0 37.5 75 150 225 300 Feet



Figure A. Site Plan Superimposed on Aerial Imagery

**DESCRIPTION OF REQUEST:** The applicant is requesting approval of a Detailed Site Development Plan for the use of single-family attached dwellings (atrium, patio, townhouse, condominium) which is required per Appendix A of the El Paso City Code. The Detailed Site Development Plan (Attachment 2) shows forty-five (45) proposed lots, consisting of eleven (11) buildings for a total of forty-four (44) dwelling units as well as a proposed private open space. Setbacks for the development will be established as a 20' front minimum, a 15' rear minimum, a 0' setback between units, a 5' building setback from the side property lines, and a 10' setback between buildings. Each unit will have an eighteen-foot (18') driveway, as well as a two-car garage, and be in compliance with on-site parking requirements. As part of this development, the existing Dewberry Drive right-of-way to the west will be extended to provide vehicular and pedestrian access to the proposed dwelling units.

**PREVIOUS CASE HISTORY:** On September 25, 2026, the El Paso City Council approved the rezoning of the subject property from R-3A (Residential) to P-R II (Planned Residential II) to allow for the use of single-family attached dwellings (atrium, patio, townhouse, condominiums).

**COMPATIBILITY WITH NEIGHBORHOOD CHARACTER:** The proposed development is permitted by right in the PR-II (Planned Residential II) zone district and is compatible with surrounding residential uses. Properties to the north of the subject property are vacant and zoned R-3 (Residential), while properties to west are zoned R-3A (Residential) comprising of single-family detached dwellings and a ponding site. Properties to the south and east of the subject property are a mix of R-3 (Residential), R-3A (Residential), and C-4/c (Commercial/conditions) consisting of undeveloped lots. The nearest school is Jose J. Alderete Middle School located 2.29 miles away and the nearest park is Desert Springs #2 Park located just 0.16 miles away.

<b>COMPLIANCE WITH THE ZONING ORDINANCE – When evaluating whether a proposed Detailed Site Development Plan is in accordance with the Zoning Ordinance, consider following factors:</b>	
<b>Criteria</b>	<b>Does the Request Comply?</b>
<p><b>El Paso City Code Section 20.04.140 – When Required.</b> 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.</p>	<p>Approval of a Detailed Site Development Plan is required per Appendix A of the El Paso City Code for the use of single-family attached dwellings in the PR-II (Planned Residential II) zone district. Since more than two buildings are being proposed and the acreage of the subject property exceeds 2.0 acres, El Paso City Code requires final approval from the City Plan Commission (CPC).</p>
<p><b>Compatibility with Zoning Regulations:</b> The zoning district permits the proposed use, and all applicable regulations are met:</p> <p><b>PR-II (Planned Residential II) District:</b> The purpose of the district is to encourage planned developments as a means of creating a superior living environment through unified planning and building operations at higher residential densities. The regulations of the district are designed to encourage variety in housing needed to meet changing housing demands and to provide adequate community facilities well-located with respect to needs; to protect the natural beauty of the landscape; to encourage preservation and more efficient use of open space; to offer an opportunity for design flexibility; and encourage innovations which may result in improved</p>	<p>The proposed use of single-family detached dwellings is permitted by right in the PR-II (Planned Residential II) zone district. The Detailed Site Development Plan will adhere to all applicable zoning regulations and requirements of the PR-II (Planned Residential II) zone district which include parking, landscaping, and setbacks.</p>

<b>COMPLIANCE WITH <i>THE ZONING ORDINANCE</i> – When evaluating whether a proposed Detailed Site Development Plan is in accordance with the Zoning Ordinance, consider following factors:</b>	
relationships between uses of different types and between land uses and transportation facilities.	
<b>THE PROPOSED ZONING DISTRICT'S EFFECT ON THE PROPERTY AND SURROUNDING PROPERTY, AFTER EVALUATING THE FOLLOWING FACTORS:</b>	
<b>Historic District or Special Designations &amp; Study Area Plans:</b> Any historic district or other special designations that may be applicable. Any adopted small areas plans, including land-use maps in those plans.	None. The subject property does not lie within any historic districts or study area plan boundaries.
<b>Potential Adverse Effects:</b> Potential adverse effects that might be caused by approval or denial of the special permit.	The proposed development is not anticipated to pose any adverse effects on the community.
<b>Natural Environment:</b> Anticipated effects on the natural environment.	The subject property does not involve any greenfield/environmentally sensitive land, or arroyo disturbance.

**ADEQUACY OF PUBLIC FACILITIES, SERVICES AND INFRASTRUCTURE:** Access to the subject property will be from Dewberry Drive, which is classified as a local street on the City of El Paso's Major Thoroughfare Plan (MTP) and is appropriate for the single-family attached dwelling (atrium, patio, townhouse, condominium) residential development. A five-foot (5') sidewalk will be provided abutting both sides of Dewberry Drive for pedestrian connectivity to existing pedestrian right-of-way. There are currently no bus stops located within walking distance of the subject property. Resler Drive, which is proposed to be extended under the Major Thoroughfare Plan (MTP), will provide a direct connection from the proposed development to Woodrow Bean Transmountain Road once it is completed.

**SUMMARY OF DEPARTMENTAL REVIEW COMMENTS:** No adverse comments were provided by the reviewing departments.

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

**RELATED APPLICATIONS:** A major subdivision combination application (SUSU26-00034) is running concurrently with this application. The major subdivision combination application is to subdivide the existing parcel into forty-five (45) lots and provide right-of-way improvements.

**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:

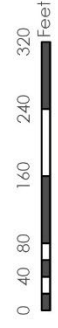
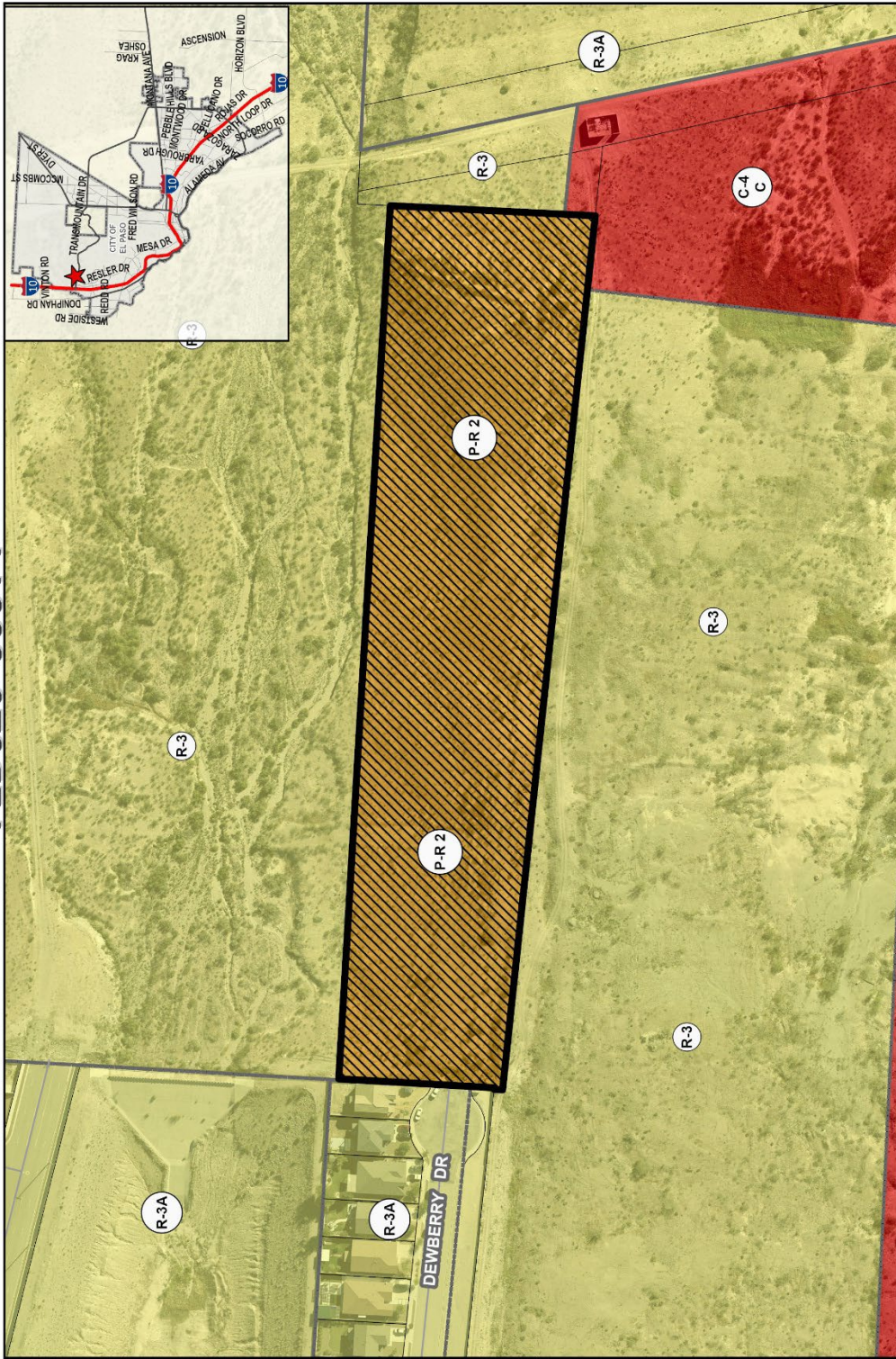
1. **Approve** of the Detailed Site Development Plan, finding that the request is in conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or that the request is in conformance with other criteria that the CPC identifies from the Comprehensive Plan. **(Staff Recommendation)**
2. **Approve of 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. **Denial** of 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 Development Plan
3. Elevations
4. Department Comments

# ATTACHMENT 1

PZDS26-00014

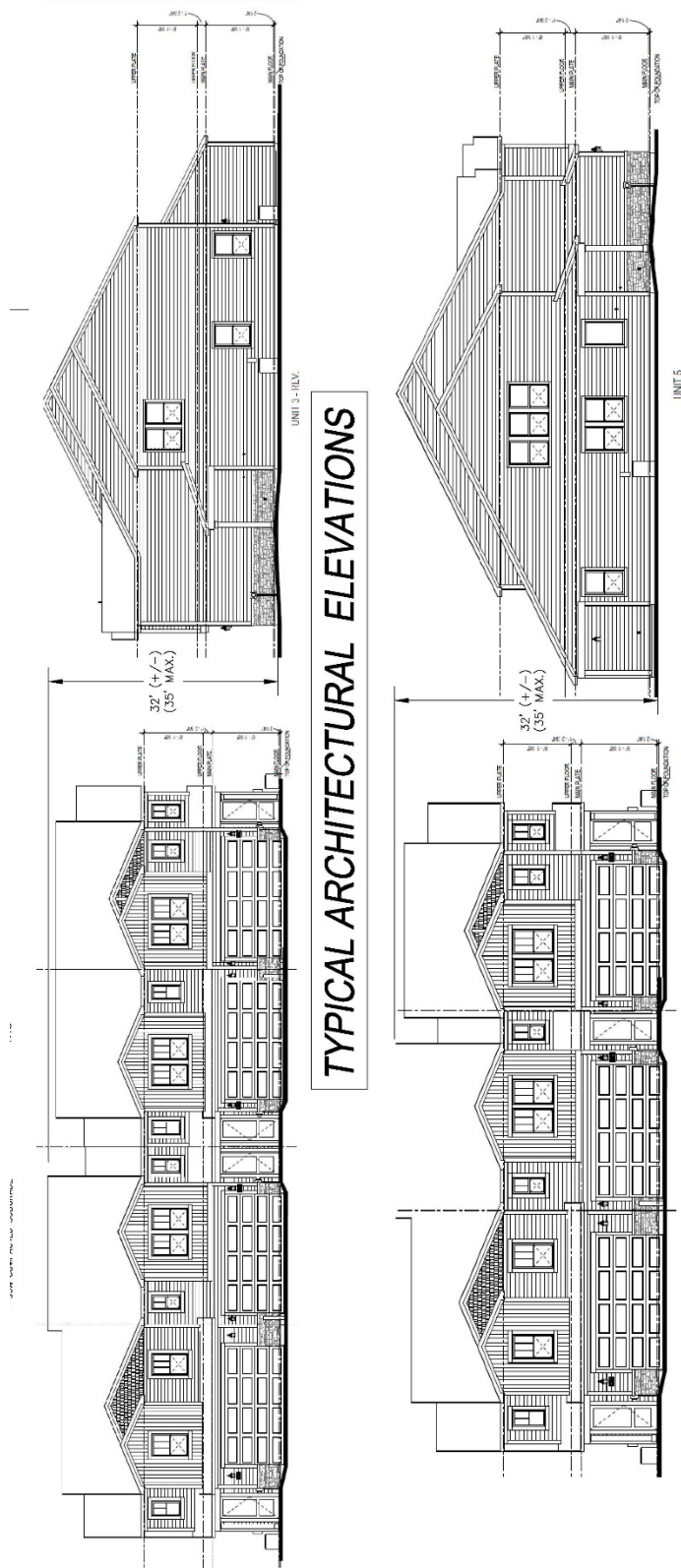


Subject Property

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# ATTACHMENT 3



# **ATTACHMENT 4**

## **Planning and Inspections Department - Planning Division**

Staff recommends **APPROVAL** of the request as the use of single-family attached dwellings is compatible with surrounding residential uses. The proposed development meets the requirements of El Paso City Code Section 20.04.150 Detailed Site Development Plan.

## **Planning and Inspections Department – Plan Review & Landscaping Division**

No comments received.

## **Planning and Inspections Department – Land Development**

No objections to proposed detailed site plan.

## **Fire Department**

No adverse comments.

## **Police Department**

No comments received.

## **Environment Services**

No comments received.

## **Streets and Maintenance Department**

Street Lights Department

Street Lights Department requires that all projects that involve 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 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.

## **Traffic & Transportation Engineering**

No comments received.

## **Sun Metro**

No comments received.

## **El Paso Water**

There is an existing 8-inch water main along Dewberry Drive located approximately 19 feet south of the property. This main dead-ends approximately 713-feet east of Resler Drive. This main can be extended to provide service.

Previous water pressure from fire hydrant #11136, last tested on 02/18/2025 located fronting property 7377 Dewberry Drive has yielded a static pressure of 80 psi, a residual pressure of 75 psi, and a discharge of 1,113.4 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.

**EPWU-PSB Comments**

EPWater does not object to this request.

Water service can be made available to the subdivision up to elevation 4060 (PSB Datum). Water pressure between 35psi and 50psi is anticipated between ground elevation 4,094 and 4,060 feet (PSB Datum).

**Sanitary Sewer**

There is an existing 8-inch sewer main along Dewberry Drive located approximately 32 feet south of the property. This main dead-ends approximately 713-feet east of Resler Drive. This main can be extended to provide service.

**General**

Water and sanitary sewer main extensions will be required. Main extensions shall cover the entire length of the proposed right-of-way. Main extension costs are the responsibility of the owner.

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:**

1. Provide an acceptable Stormwater Management plan in accordance with Section 19.19.030 of the current subdivision ordinance.
2. As per the Municipal Code: new developments and redevelopments are required to maintain the pre-development hydrologic response in their post-development state as nearly as practicable to reduce flooding. The code also encourages the use of nonstructural storm water management such as the preservation of green space, water harvesting, and other conservation efforts, to the maximum extent practicable, per Section 19.19.010.
3. Please provide documentation to the effect of allowing discharge from the Dewberry subdivision off-site.

**Texas Department of Transportation**

No comments received.

**El Paso County Water Improvement District**

No comments received.

**El Paso Electric**

We have no comments for 7345 Dewberry.

**El Paso County 911 District**

The 911 District has no comments or concerns regarding this zoning. We hope to see the proposed addressing in the future subdivision review.

**Texas Gas Service**

Texas Gas Service does not have any comments.