

Emory Road Subdivision Replat A



City Plan Commission — April 10, 2025

CASE NUMBER/TYPE:	SUSU25-00028 – Resubdivision Combination
CASE MANAGER:	Myrna Aguilar, (915) 212-1584, AguilarMP@elpasotexas.gov
PROPERTY OWNER:	Enrique Escobar
REPRESENTATIVE:	Sitework Engineering LLC
LOCATION:	North of Sunland Park Dr. and West of Doniphan Dr. (District 1)
PROPERTY AREA:	2.24 acres
VESTED RIGHTS STATUS:	Not Vested
PARK FEES:	\$2,740.00
EXCEPTIONS/MODIFICATIONS:	Yes, see following section
ZONING DISTRICT(S):	R-3 (Residential)
RELATED APPLICATIONS:	SUSU22-00097 Emory Road Subdivision
PUBLIC INPUT:	No opposition received as of April 3, 2025

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

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

- To waive the dedication of 1.5 feet of additional right-of-way along Emory Road.
- To waive the construction of 2.5 feet of additional roadway along Emory Road.
- To waive the construction of a 5-foot sidewalk along Emory Road.
- To allow Panhandle lots exceeding the maximum length of one hundred (100') feet.

Emory Road Subdivision Replat A



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Subject Property

0 25 50 100 150 200 Feet



Figure A: Proposed plat with surrounding area

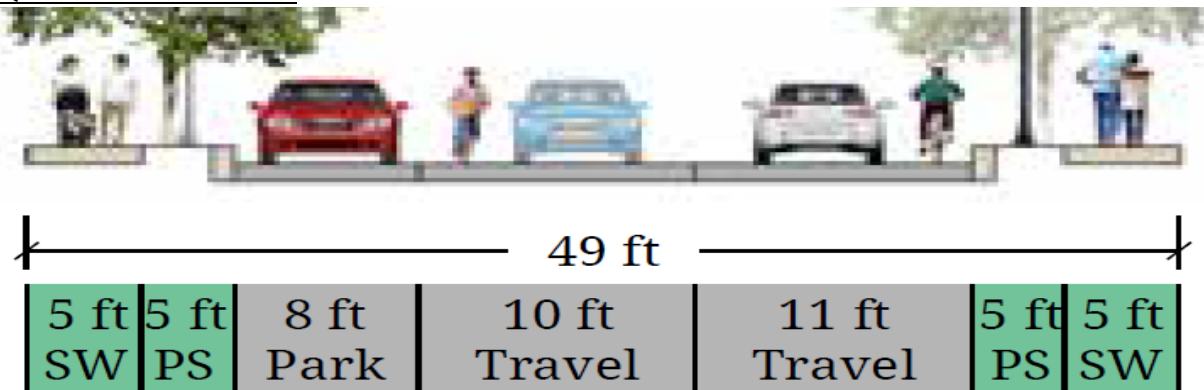
DESCRIPTION OF REQUEST: The applicant is proposing to resubdivide 2.24 acres in order to create a residential subdivision that will be comprised of five (5) single-family residential lots. The residential lots range between 14,401 and 23,479 square feet in size. The reason for the replat is to increase the number of lots from 4 to 5. Access to the subdivision will be from Emory Road. Stormwater drainage will be managed by on-site ponding. This development is being reviewed under the current Subdivision code.

CASE HISTORY/RELATED APPLICATIONS: Emory Road Subdivision was approved with exceptions matching exceptions requested for this resubdivision and were approved by City Plan Commission on November 3, 2022.

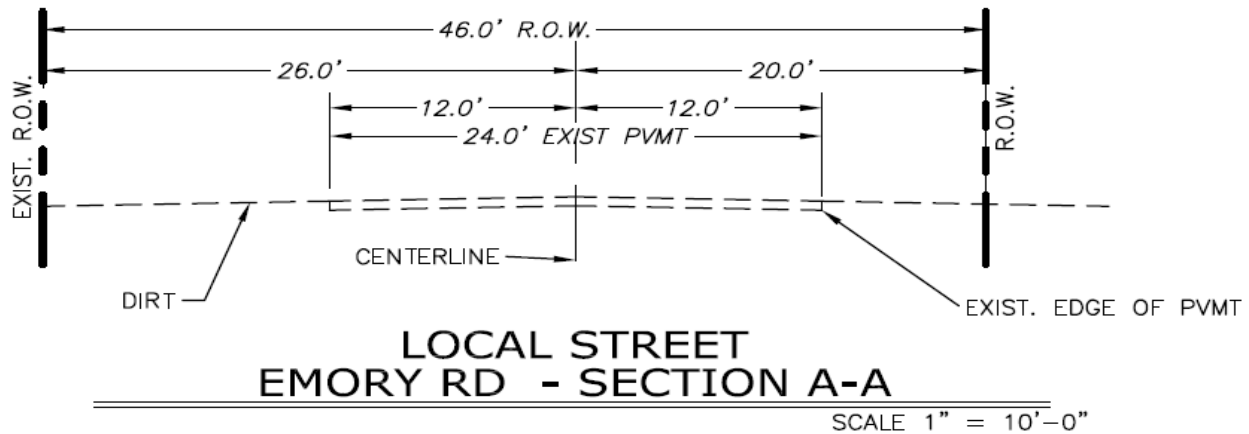
EXCEPTIONS, MODIFICATIONS, OR WAIVER REQUESTS: The applicant is requesting four (4) exceptions pursuant to El Paso City Code Section 19.10.050 (A)(1)(a)- (Roadway participation policies-Improvement of Roads and Utilities Within and or Abutting the Subdivision) and Section 19.23.040 (Lots-Determination and Regulation of Size) of the applicable code. The exceptions include the following:

1. To waive the dedication of 1.5 feet if additional right-of-way along Emory Road.
2. To waive the construction of 2.5 feet of additional roadway along Emory Road.
3. To waive the construction of a 5-foot sidewalk along Emory Road.
4. To allow Panhandle lots exceeding the maximum length of one hundred (100') feet.

REQUIRED CROSS-SECTION:



EXISTING CROSS-SECTION:



EVALUATION OF EXCEPTION REQUEST: The exception request to waive right-of-way improvements meets the following criteria under El Paso City Code 19.10.050(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.

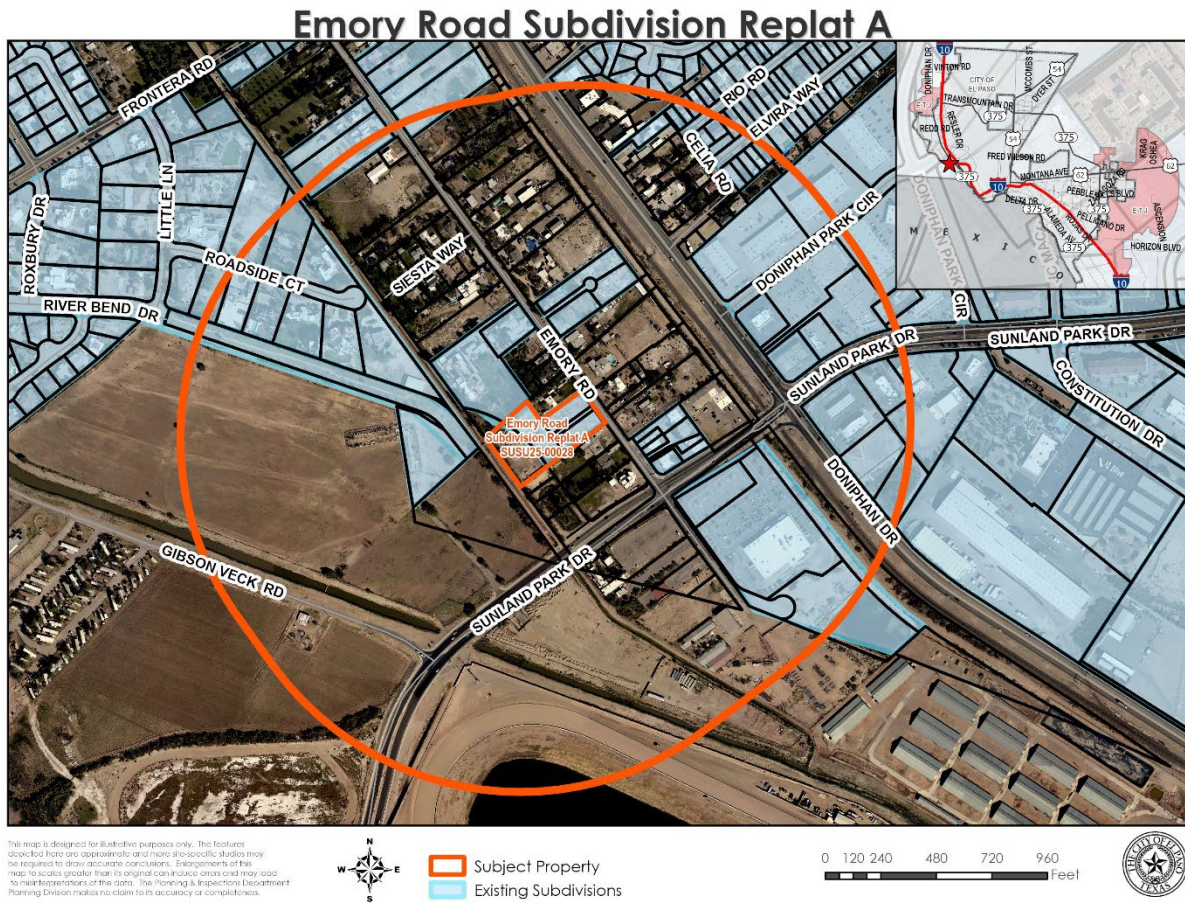


Figure B: Developed properties within a quarter mile of proposed subdivision

The exception request to allow for panhandle lots that exceed the maximum length of one hundred (100') feet meets the following criteria under Code Section 19.23.040 (Lots – Determination and Regulation of Size). The section reads as follows:

19.23.040(C)(2)

Residential Uses. The maximum length of the panhandle shall be one hundred feet. The minimum width of the panhandle shall be twelve feet to serve one dwelling unit. A maximum of two dwelling units may jointly use a panhandle, provided that the minimum cumulative width of the panhandle is twenty-four feet. A note shall be added to the recording plat and the subdivision improvement plans indicating whether buildings are required to be sprinklered within lots 2,3, and 4 of the proposed resubdivision.

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

Surrounding Zoning and Use	
North	R-3 (Residential) / Residential developments
South	R-F/sc (Ranch Farm/special contract) and R-3 (Residential) / Vacant and Residential developments
East	R-F (Ranch Farm) / Vacant
West	R-3 (Residential) / Residential developments
Nearest Public Facility and Distance	
Park	Coach Jack D Quarles (0.7 mi.)
School	Zach White Elementary School (1.1 mi.)
Plan El Paso Designation	
G-3, (Post-Way)	
Impact Fee Service Area	
N/A	

PUBLIC COMMENT: Notices of the proposed replat were sent on March 24, 2025 to all property owners within 200 feet of the subject property and within the original subdivision. Public Notice was published by El Paso Times on March 26, 2025. As of April 1, 2025, staff has not received calls, emails of inquiry regarding this request.

PLAT EXPIRATION: This application will expire on **April 10, 2028**. If the final plat has not been recorded within the specified date, the final plat approval, unless extended in accordance with El Paso City Code Chapter 19.41 (Expiration, extension and reinstatement), shall expire and the applicable plat shall be deemed null and void.

CITY PLAN COMMISSION OPTIONS:

Subdivision

City Plan Commission (CPC) has sole and final authority on subdivision matters. Subdivision applications in conformance with all applicable code provisions shall be approved by the CPC. When a plat is brought forward to the CPC for review, the Commission may take any of the following actions:

1. **Approval:** The CPC finds that the proposed plat is in conformance with all applicable requirements of Title 19 of the El Paso City Code. **(Staff Recommendation)**
2. **Approval with Conditions:** The CPC may impose conditions that bring the proposed plat into conformance with all applicable requirements of Title 19 of the El Paso City Code.
3. **Denial:** The CPC finds that the proposed plat is not in conformance with all applicable requirements of Title 19 of the El Paso City Code.

Waiver, Exception, Modification Request(s)

The approval of waivers from, or exceptions or modifications to any applicable code provision is at the discretion of the CPC, in consideration of any criteria provided by the El Paso City Code for the review of such waivers, exceptions, or modifications. In evaluating the request(s), the CPC may take any of the following actions:

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

Emory Road Subdivision Replat A

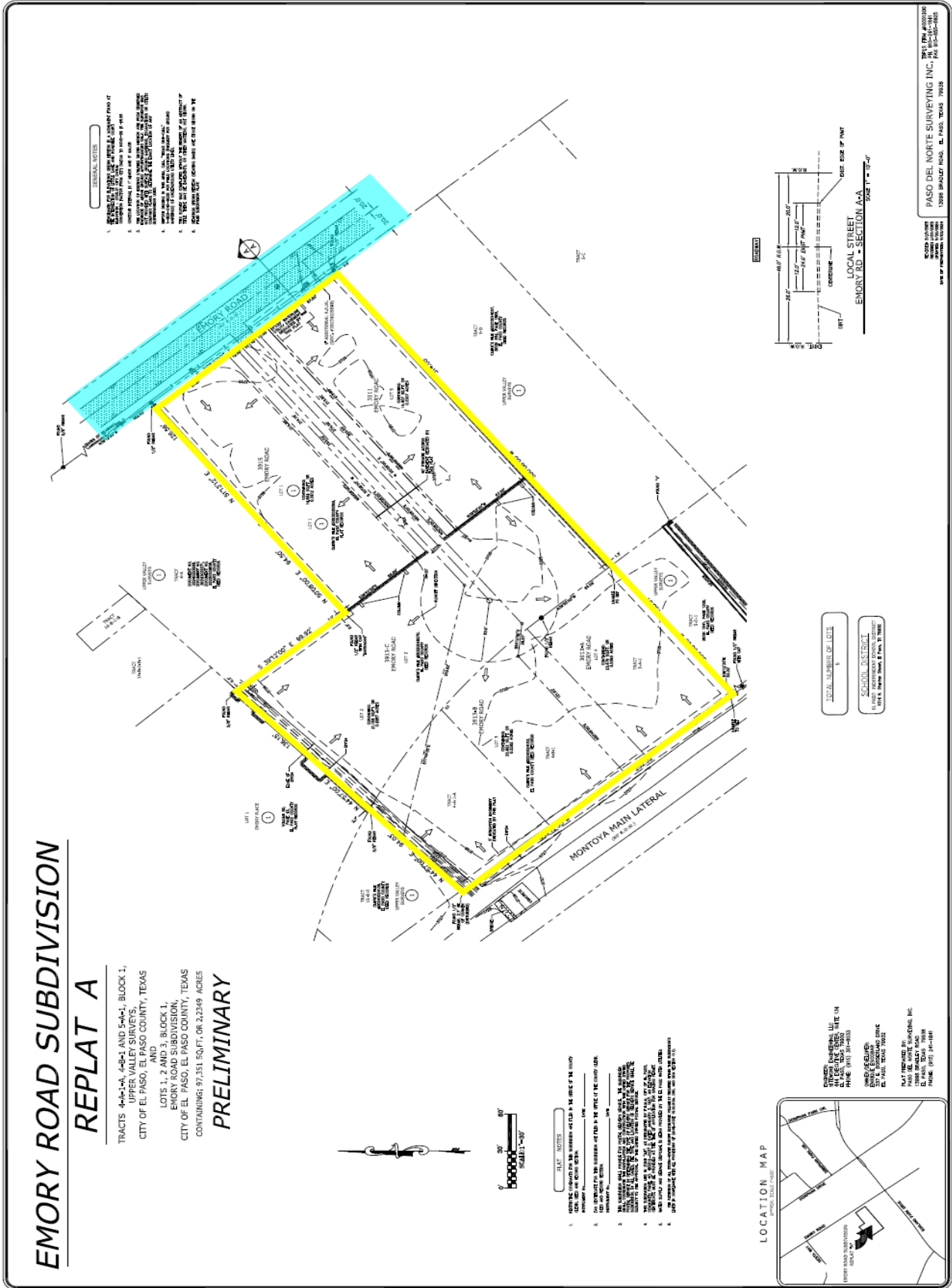


Subject Property



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ATTACHMENT 2



EMORY ROAD SUBDIVISION

REPLAT A

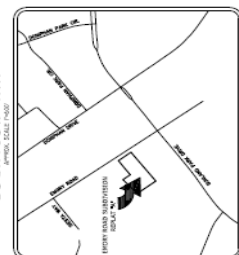
TRACTS 444-4-4, 454-4 AND 544-4, BLOCK 1,
UPPER VALLEY SURVEYS,
CITY OF EL PASO, EL PASO COUNTY, TEXAS
AND
LOTS 1, 2 AND 3, BLOCK 1,
EMORY ROAD SUBDIVISION,
CITY OF EL PASO, EL PASO COUNTY, TEXAS
CONTAINING 977,351 SQ. FT. OR 2.2349 ACRES

PRELIMINARY

- GENERAL NOTES**
1. THESE ARE THE ORIGINAL SURVEY RECORDS AND FIELD NOTES OF THE SURVEY.
 2. THE SURVEY WAS MADE BY PASO DEL NORTE SURVEYING, INC., A PROFESSIONAL ENGINEERING FIRM.
 3. THE SURVEY WAS MADE ON THE DATE INDICATED ON THE FIELD NOTES.
 4. THE SURVEY WAS MADE IN ACCORDANCE WITH THE SURVEYING ACTS OF THE STATE OF TEXAS.
 5. THE SURVEY WAS MADE IN ACCORDANCE WITH THE SURVEYING ACTS OF THE STATE OF TEXAS.
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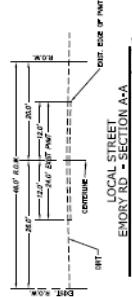
TOTAL NUMBER OF LOTS
1

COUNCIL DISTRICT
11 (MAYOR ANTHONY DOMINGUEZ DISTRICT)
1011 E. EMORY ROAD, E. PASO, TX 79902



COUNTY: EL PASO COUNTY, TEXAS
CITY: EL PASO, TEXAS
MAYOR: ANTHONY DOMINGUEZ
COUNCIL DISTRICT: 11
1011 E. EMORY ROAD, E. PASO, TX 79902

PASO DEL NORTE SURVEYING, INC.
13999 SHAWLUT ROAD, EL PASO, TEXAS 79938
PHONE: (937) 241-1881

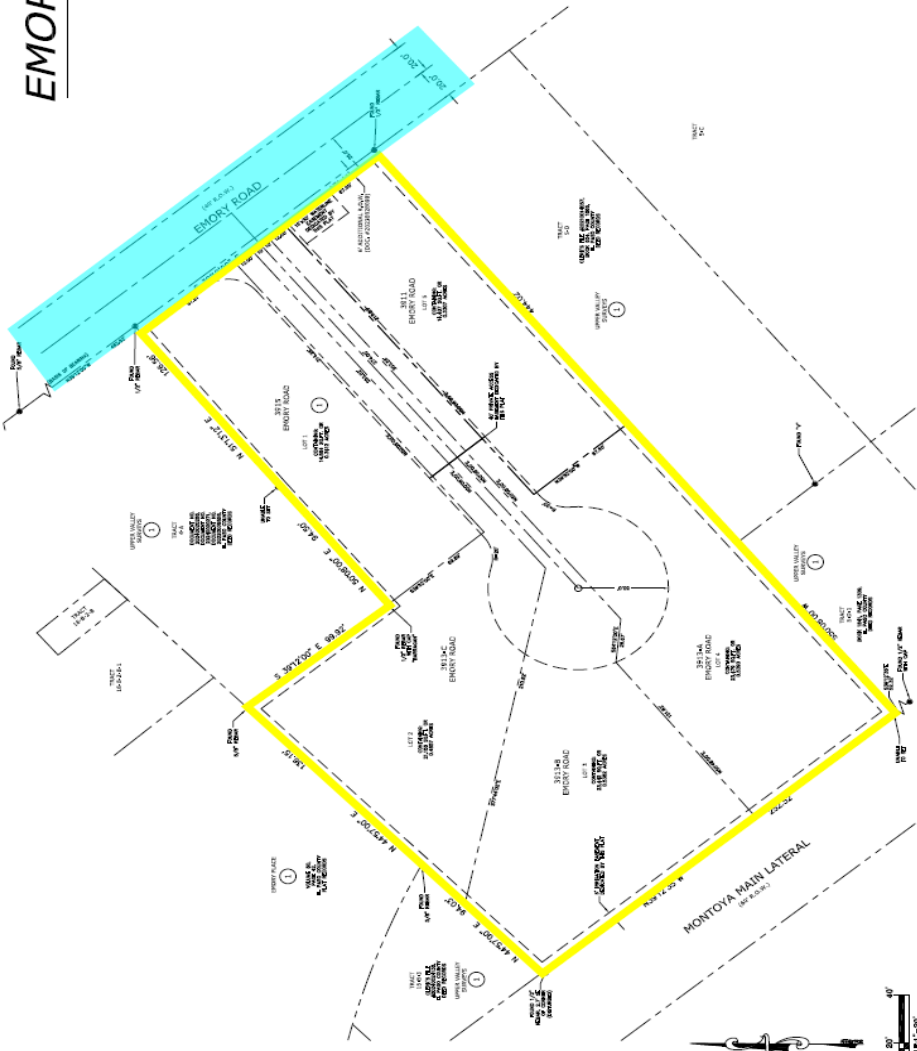


PASO DEL NORTE SURVEYING, INC.
13999 SHAWLUT ROAD, EL PASO, TEXAS 79938
PHONE: (937) 241-1881

ATTACHMENT 3

EMORY ROAD SUBDIVISION REPLAT A

TRACTS 4-A-1-A, 4-B-1 AND 5-A-1, BLOCK 1,
UPPER VALLEY SURVEY,
CITY OF EL PASO, EL PASO COUNTY, TEXAS
AND
LOTS 1, 2 AND 3, BLOCK 1,
EMORY ROAD SUBDIVISION,
EMORY ROAD SURVEY,
CITY OF EL PASO, EL PASO COUNTY, TEXAS
CONTAINING: 97.351 SQ.FT., OR 2.2349 ACRES



OWNER'S REPRESENTATION, CERTIFICATION AND ATTENTION
I, **EMORY ROAD SURVEY**, as owner of all of EMORY ROAD SUBDIVISION REPLAT A, do hereby certify that the information contained herein is true and correct to the best of my knowledge and belief.

I declare that the system shown in this plat is true and complete.
Witness my signature this _____ day of _____, 2025.
EMORY ROAD SURVEY _____ DATE

ACKNOWLEDGEMENT
STATE OF TEXAS
COUNTY OF EL PASO
I, **EMORY ROAD SURVEY**, do hereby certify that the information contained herein is true and correct to the best of my knowledge and belief.

Notar Public for the State of Texas, my commission expires _____ 2025.

CITY PLAN COMMISSION APPROVAL STATEMENT
This replat is hereby approved in accordance with Chapter 253 of the Texas Government Code as a replat of a subdivision of land in accordance with the requirements for a replat of a single-lot subdivision.
Government Code of Texas this _____ day of _____, 2025.

Approved for the City this _____ day of _____, 2025.
City Secretary _____
City Clerk _____
City Engineer _____
City Auditor _____
City Attorney _____

FILED IN
Filed and recorded in the office of the County Clerk of El Paso County, Texas, on _____ day of _____, 2025, A.D.
in File No. _____
County Clerk _____

NOT TO BE FILED FOR ANY REASON
By _____
Notary Public for the State of Texas
My Commission Expires _____ 2025

GENERAL NOTES
1. THE PLAT OF THIS REPLAT SHALL BE SUBJECT TO THE TERMS AND CONDITIONS OF THE ORIGINAL PLAT OF THE SUBDIVISION FROM WHICH THIS REPLAT IS DERIVED.
2. THE REPLAT SHALL BE SUBJECT TO THE TERMS AND CONDITIONS OF THE ORIGINAL PLAT OF THE SUBDIVISION FROM WHICH THIS REPLAT IS DERIVED.
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PLAT NOTES
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REASON FOR REPLAT
TO REPLAT THE SUBDIVISION FROM WHICH THIS REPLAT IS DERIVED.

SCHOOL DISTRICT
TO REPLAT THE SUBDIVISION FROM WHICH THIS REPLAT IS DERIVED.

TOTAL NUMBER OF LOTS
1

COUNTY
EL PASO COUNTY, TEXAS
FILED IN

LOCATION MAP
SHOWING THE LOCATION OF THE REPLAT WITHIN THE SUBDIVISION FROM WHICH IT IS DERIVED.

EMORY ROAD SURVEY
CITY OF EL PASO, TEXAS
COUNTY OF EL PASO, TEXAS

EMORY ROAD SURVEY
CITY OF EL PASO, TEXAS
COUNTY OF EL PASO, TEXAS

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EMORY ROAD SURVEY
CITY OF EL PASO, TEXAS
COUNTY OF EL PASO, TEXAS

ATTACHMENT 4



March 4, 2025

SENT VIA EMAIL

Mr. Alex Alejandre
CITY OF EL PASO – Planning Department
811 Texas Street
El Paso, TX, 79901

PROJ: EMORY ROAD SUBDIVISION REPLAT A
RE: EXCEPTIONS REQUEST

Dear Mr Alejandre,

On behalf of the Owner, and according to Title 19.10.050 of the Municipal Code, we are submitting this petition to waive the construction of street improvements on Emory Road as indicated on the 5-day City comments under case SUFR25-00021 for the proposed subdivision. We are also submitting an exception on the panhandle length for the back lots.

We are hereby seeking relief from the following:

1. Panhandle length.
2. Emory Rd Street Curb
3. Emory Road Landscaped Parkway width of 5'.
4. Emory Road 5' wide sidewalk.
5. Requesting to maintain current configuration of Emory Rd.

Emory Rd currently has a 24' wide pavement section, no parkway, no curb and no sidewalks. The proposed street section as described in the City comments will be uncharacteristically of the existing street conditions.

We believe that all of the lots within the vicinity have already been developed and the absence of street sidewalk is in character with the area.

We are submitting this letter along with the subdivision application.

Sincerely,
SiteWork Engineering, LLC

A handwritten signature in black ink, appearing to read "Jorge A. Garcia", is written over a horizontal line. The signature is stylized and cursive.

Jorge A. Garcia, PE
Project Engineer/Owner Representative

24044 Exception Request.docx

444 EXECUTIVE CENTER, SUITE 134 • EL PASO, TX • 79902

PHONE: (915) 351-8033 • FAX: (915) 351-8055

PAGE 1

ATTACHMENT 5



RESUBDIVISION COMBINATION APPLICATION

DATE: _____ FILE NO. SUSU25-00028

SUBDIVISION NAME: EMORY ROAD SUBDIVISION REPLAT "A"

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
TRACTS 4-A-1-A AND 5-A-1, UPPER VALLEY SURVEYS.
& LOTS 1, 2 AND 3, EMORY ROAD SUBDIVISION

2. Property Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	<u>2.2349</u>	<u>5</u>	Office	_____	_____
Duplex	_____	_____	Street & Alley	_____	_____
Apartment	_____	_____	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____		_____	_____
School	_____	_____		_____	_____
Commercial	_____	_____	Total No. Sites	_____	<u>5</u>
Industrial	_____	_____	Total (Gross) Acreage	<u>2.2349</u>	_____

3. What is existing zoning of the above described property? R3 Proposed zoning? R3

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
PANHANDLE LENGTH / EMORY STREET IMPROVEMENTS

9. Remarks and/or explanation of special circumstances: REASON FOR PLAT: INCREASE THE NUMBER OF LOTS FROM 3 TO 5

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 MR. ENRIQUE ESCOBAR
3913 EMORY, ELP TX
(Name & Address) (Zip) (Phone)
13. Developer _____
(Name & Address) (Zip) (Phone)
14. Engineer SITWORK ENGINEERING LLC
444 EXECUTIVE CENTER STE 134, ELP TX 79902 (915) 351-8033
(Name & Address) (Zip) (Phone)

OWNER SIGNATURE: _____

REPRESENTATIVE SIGNATURE: _____

REPRESENTATIVE CONTACT (PHONE): 915.351.8033

REPRESENTATIVE CONTACT (E-MAIL): kgarcia@siteworkengineering.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 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. Verify reason for replat to increase lots from 4 to 5 is the correct information.
3. As per El Paso City Code 19.23.040 (C)(2) a note shall be added to the recording plat and the subdivision improvement plans indicating that buildings are required to be sprinklered within lots 2,3, and 4 of the proposed resubdivision.

Planning and Inspections Department- Land Development Division

Have reviewed subject plats and recommend **Approval**.

1. Provide print-out of the mathematical closure of the exterior boundary of the subdivision indicating the error of closure.
2. The subdivision is in the flood zone area, and Elevation Certificates shall be required for each property at the time of building permits plans and slab.
3. Add a general note to both the preliminary and final plat sheets: "The retention of all storm-water runoff discharge volume is required within this subdivision's limits in compliance with all provisions of (Muni-Code 19.19.010A, **SDM**, and DDM Section 11.1)."
4. Dimension lot 1 corner radius.

Parks and Recreation Department

Please note that this subdivision replat is composed of five residential lots and is increasing density as evidenced by the original subdivision plat and this replat therefore, required to comply with the calculation for parkland dedication ordinance Title 19 – Subdivision & Development Plats, **Chapter 19.20 Parks and Open Space** in the form of "Park fees".

1. Applicant is proposing a single-family dwelling use. Then Applicant shall be required to pay "park fees" at a rate of **\$1,370.00** per dwelling unit. Applicant has paid park fees for 3 single-family residential units with the original subdivision. Therefore, the total amount to pay of park fees is **\$2,740.00** calculated as follows:

$$2 \text{ Single-family dwelling units @ } \$1,370.00 / \text{dwelling} = \$2,740.00$$

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

Nearest Park: **Coach Jack D. Quarles 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

SAM Traffic & Transportation Engineering

Has no objection to this application.

Street Lights Department

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

City of El Paso Codes to be followed:

*Title 19 - 19.16.010 - Streetlighting.

**18.18.190 – Submission contents.

*** 19.02.040 Criteria for approval.

Signs & Markings

Have no comments.

El Paso Water

EPWater does not object to this request.

Remove the word “**Waterline**” from the 15x30 foot PSB easement dedicated by this plat.

Water:

There is an existing 8-inch diameter water main that extends along the east side of Emory Road approximately 13.5-foot west of and parallel to the east right-of-way line of Emory Road. This water main is available for service.

Previous water pressure readings conducted on fire hydrant number 903 located 700-feet north of Sunland Park Drive and Emory Road, have yielded a static pressure of 76 psi, residual pressure of 52 psi, discharge of 919 gallons per minute.

EPWater records indicate a 3/4-inch water meter serving the subject property. The service address for this meter is 3913 Emory Road.

Sanitary Sewer:

There is an existing 8-inch diameter sanitary sewer main that extends along the west side of Emory Road approximately 15-feet east of and parallel to the west right-of-way line of Emory Road. This sanitary sewer main is available for service.

General:

Each lot shall have a water and sewer connection fronting the limits of each lot.

Service to be provided at the entrance of panhandle lots. The Owner is to provide the locations for the water services outside of the driveways. No vehicular traffic is allowed over the water meter boxes.

EPWater requires a new service application to provide service to the property. New service applications are available at 1154 Hawkins, 3rd Floor. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the property and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current 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

Texas Gas Service has a service line at 3913 Emory Rd.

El Paso Electric

Please add a 10' wide easement along the private access drive for access to the proposed lots for future development.

El Paso County Water Improvement District #1

The above-mentioned subdivision was approved by EPCWID No. 1. Applicant has complied with all of EPCWID's requirements.

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.

Fire Department

No comments received.

Capital Improvement Department

No comments.