

Albert Saab Subdivision

City Plan Commission — April 23, 2026 Revised



CASE NUMBER/TYPE:	SUSU25-00073 – Resubdivision Combination
CASE MANAGER:	Alonso Hernandez, (915) 212-1585, HernandezJA5@elpasotexas.gov
PROPERTY OWNER:	Saab Site Contractors, LP, East Valley Commerce Park, LTD, Edward A. Saab, William C. Saab, Robert A. Saab.
REPRESENTATIVE:	Jorge Garcia P.E.
LOCATION:	South of Gateway East Blvd. and East of Lee Trevino Dr. (District 7)
PROPERTY AREA:	1.43 acres
VESTED RIGHTS STATUS:	Vested under the 1974 Subdivision Ordinance
PARK FEES:	Not Required
EXCEPTIONS/MODIFICATIONS:	Yes, see the following section
ZONING DISTRICT(S):	C-4 (Commercial District)

SUMMARY OF RECOMMENDATION: Staff recommends **APPROVAL** of Albert Saab Subdivision on a Resubdivision Combination basis and **APPROVAL** of the exception requests. Related to this application, the applicant is requesting the following exceptions from the City Plan Commission:

- To waive the construction of five feet (5') of sidewalk along both sides of Albert Saab Drive.

Albert Saab Subdivision



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 40 80 160 240 320 Feet



Figure A: Proposed plat with surrounding area

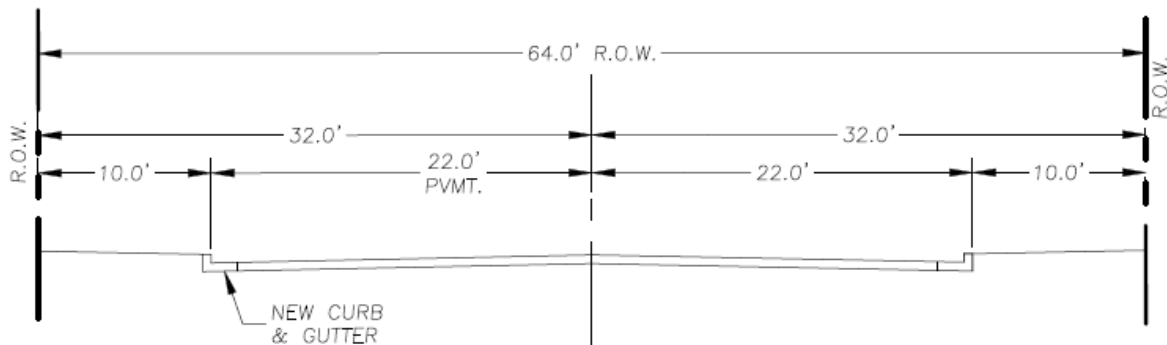
DESCRIPTION OF REQUEST: The applicant is proposing to resubdivide 1.43 acres to dedicate the area as public street right-of-way. Access to the subdivision will be from Albert Saab Dr. Stormwater drainage will be managed through surface Drainage within street right-of-way. This application was granted vested rights and was reviewed under the standards of the Subdivision Code that was in effect on March 30, 1982.

CASE HISTORY/RELATED APPLICATIONS: N/A

EXCEPTIONS, MODIFICATIONS, OR WAIVER REQUESTS: The applicant is requesting the following modification pursuant to the Subdivision Ordinance passed and adopted November 7, 1974, Chapter XII(B) – (Waivers). The modification includes the following:

- To waive the construction of five feet (5') of sidewalk along both sides of Albert Saab Drive.

PROPOSED CROSS SECTION:



ALBERT SAAB DR.

SCALE 1" = 10'

EVALUATION OF EXCEPTION REQUEST: The modification request to waive right-of-way improvements meets the following criteria under the Subdivision Ordinance passed and adopted November 7, 1974 – Chapter XII(B) – (Waivers). The section reads as follows:

Chapter XII(B)

Specifications or supplementary data required by these regulations for a preliminary or final plat may be waived whenever such specifications or data are determined by the City Plan Commission as unnecessary for the consideration of the plat.

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

Surrounding Zoning and Use	
North	C-4 (Commercial) / Commercial development
South	C-4 (Commercial) / Vacant lot
East	C-4 (Commercial) / Vacant lot
West	C-4 (Commercial) / Commercial development
Nearest Public Facility and Distance	
Park	Gran Vista Park (0.06 mi.)
School	Premier High School of East El Paso (0.52 mi.)
Plan El Paso Designation	
G-7, (Industrial)	
Impact Fee Service Area	
N/A	

PUBLIC COMMENT: N/A

PLAT EXPIRATION: This application will expire on **April 23, 2027**. If the final plat has not been recorded within the specified date, the final plat approval, unless extended in accordance with the Subdivision Ordinance passed and adopted November 7, 1974, chapter VI(E) (Approved Plat: Subdivision Improvement Plans, Acceptance of Dedications, Recording.), 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 the Subdivision Ordinance passed and adopted November 7, 1974. **(Staff Recommendation)**
2. **Approval with Conditions:** The CPC may impose conditions that bring the proposed plat into conformance with all applicable requirements of the Subdivision Ordinance passed and adopted November 7, 1974.
3. **Denial:** The CPC finds that the proposed plat is not in conformance with all applicable requirements of the Subdivision Ordinance passed and adopted November 7, 1974.

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 1974 Subdivision Ordinance, 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 1974 Subdivision Ordinance.

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 1974 Subdivision Ordinance, 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

Albert Saab Subdivision



Subject Property

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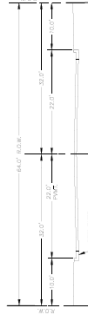
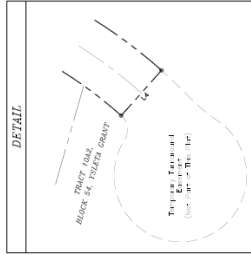
ATTACHMENT 2

ALBERT SAAB SUBDIVISION

A PORTION OF TRACTS 10A, 10A2, 10A6, 11A, AND 11A2, BLOCK 54, YSLETA GRANT, EL PASO COUNTY, TEXAS AND A PORTION OF LOT 1, BLOCK 1, EAST VALLEY COMMERCE PARK II, CITY OF EL PASO, EL PASO COUNTY, TEXAS 1.433 ACRES± (62,439 SQ. FT±)

LEGEND

	SUBMITTAL BOUNDARY LINE
	EASEMENT
	UTILITY
	PROPOSED UTILITY
	EASEMENT
	UTILITY
	PROPOSED UTILITY

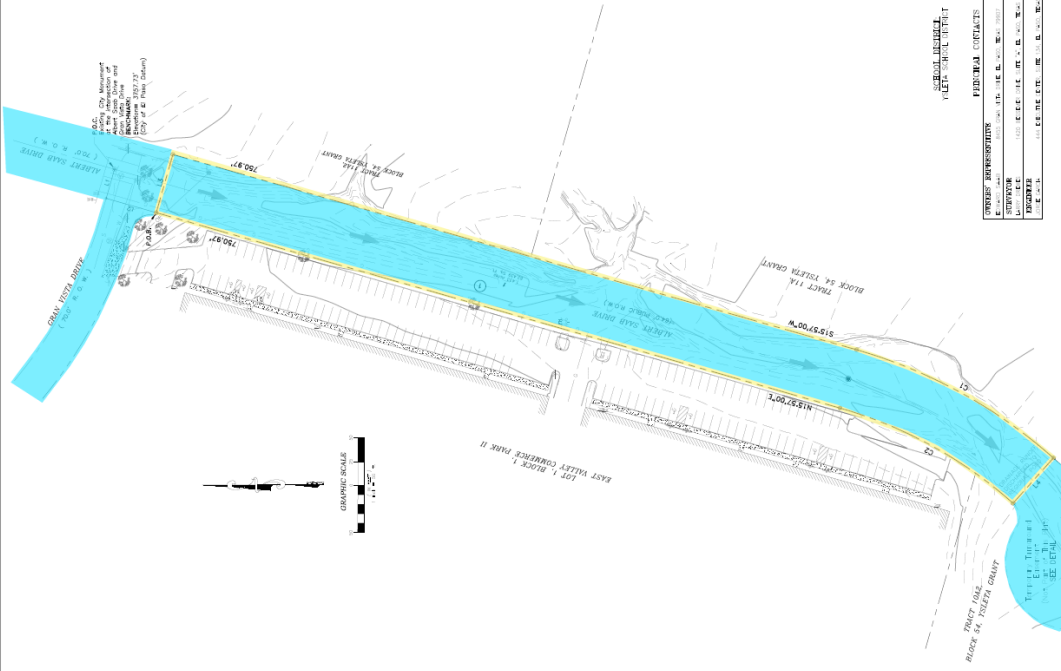


ALBERT SAAB DR
SCALE 1" = 10'
CITY OF EL PASO, TEXAS (CITY OF EL PASO, TEXAS, SUBDIVISION REGULATIONS)

PRELIMINARY



Professional Engineer, State of Texas, No. 14322, Albert Saab, dated 08/13/2024.



PROPOSED LOTS

LOT	AREA (SQ. FT.)	AREA (ACRES)	PERCENT OF TOTAL
1	10,000	0.23	3.7
2	10,000	0.23	3.7
3	10,000	0.23	3.7
4	10,000	0.23	3.7
5	10,000	0.23	3.7
6	10,000	0.23	3.7
7	10,000	0.23	3.7
8	10,000	0.23	3.7
9	10,000	0.23	3.7
10	10,000	0.23	3.7
TOTAL	100,000	2.3	100.0

PLAT NOTES AND RESTRICTIONS:

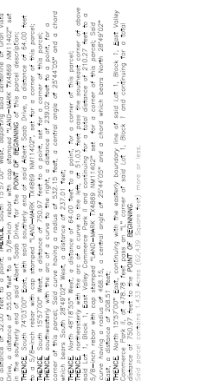
- 1) According to the Public Domain Map, the proposed subdivision is located within the public domain of the City of El Paso, Texas.
- 2) The proposed subdivision is subject to the City of El Paso Ordinance, which is subject to the City of El Paso Ordinance.
- 3) The proposed subdivision is subject to the City of El Paso Ordinance, which is subject to the City of El Paso Ordinance.
- 4) The proposed subdivision is subject to the City of El Paso Ordinance, which is subject to the City of El Paso Ordinance.
- 5) The proposed subdivision is subject to the City of El Paso Ordinance, which is subject to the City of El Paso Ordinance.
- 6) The proposed subdivision is subject to the City of El Paso Ordinance, which is subject to the City of El Paso Ordinance.
- 7) The proposed subdivision is subject to the City of El Paso Ordinance, which is subject to the City of El Paso Ordinance.
- 8) The proposed subdivision is subject to the City of El Paso Ordinance, which is subject to the City of El Paso Ordinance.
- 9) The proposed subdivision is subject to the City of El Paso Ordinance, which is subject to the City of El Paso Ordinance.
- 10) The proposed subdivision is subject to the City of El Paso Ordinance, which is subject to the City of El Paso Ordinance.

METES & BOUNDS DESCRIPTION:

Beginning at the intersection of the East Valley Commerce Park II and Albert Saab Drive, the boundary of the proposed subdivision is as follows: ...

NO.	AREA (SQ. FT.)	AREA (ACRES)	PERCENT OF TOTAL
1	10,000	0.23	3.7
2	10,000	0.23	3.7
3	10,000	0.23	3.7
4	10,000	0.23	3.7
5	10,000	0.23	3.7
6	10,000	0.23	3.7
7	10,000	0.23	3.7
8	10,000	0.23	3.7
9	10,000	0.23	3.7
10	10,000	0.23	3.7
TOTAL	100,000	2.3	100.0

VICINITY MAP SCALE: 1" = 600'



ATTACHMENT 4

SAAB DEVELOPMENT CORPORATION

April 8, 2026

Mr. Kevin Smith
Assistant Director of Planning & Inspections
City of El Paso
801 Texas Avenue
El Paso, TX 79901

Re: Improvement Requirements under the City's 1974 Subdivision Ordinance;
SUSU25-00073 – Albert Saab Subdivision

Dear Mr. Smith:

The proposed Albert Saab Subdivision is governed by the 1974 subdivision ordinance of the City of El Paso, Texas pursuant to a vesting determination letter of the City of El Paso, Texas dated May 17, 2019. The Planning & Inspections Department of the City of El Paso, Texas has maintained that general references to sidewalks in that subdivision ordinance may be interpreted as requiring sidewalks for that subdivision. However, Paragraph B of Section X of that subdivision ordinance, which enumerates the specific subdivision improvement requirements, does not require sidewalks. Saab Development Corporation maintains that Paragraph B of Section X, as the more specific provision, controls whether or not sidewalks are required. Therefore, Saab Development Corporation, without admitting that sidewalks are required and without waiving its vested or appeal rights, hereby respectfully requests that the City of El Paso, Texas waive any sidewalk requirement for the proposed Albert Saab Subdivision.

Sincerely,

Saab Development Corporation

By: 
Edward Saab, President

8455 GRAN VISTA DRIVE, SUITE A

EL PASO, TEXAS 79907

(915) 593-7220

ATTACHMENT 5



RESUBDIVISION COMBINATION APPLICATION

DATE: JULY 11, 2025 FILE NO. _____

SUBDIVISION NAME: ALBERT SAAB SUBDIVISION

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
A PORTION OF TRACTS 10A, 10A2, 10A6, 11A, AND 11A2, BLOCK 54, YSLETA GRANT, EL PASO COUNTY, TEXAS AND
A PORTION OF LOT 1, BLOCK 1, EAST VALLEY COMMERCE PARK II, CITY OF EL PASO, EL PASO COUNTY, TEXAS

2. Property Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	_____	_____	Office	_____	_____
Duplex	_____	_____	Street & Alley	<u>1.433</u>	_____
Apartment	_____	_____	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____	_____	_____	_____
School	_____	_____	_____	_____	_____
Commercial	_____	_____	Total No. Sites	_____	_____
Industrial	_____	_____	Total (Gross) Acreage	<u>1.433</u>	_____

3. What is existing zoning of the above described property? C-4 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)
SURFACE DRAINAGE WITHIN STREET RIGHT-OF-WAY

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 PROPOSED SUBDIVISION IS VESTED TO THE CITY OF EL PASO SUBDIVISION ORDINANCE IN EFFECT ON MARCH 30, 1982 (VESTING LETTER ATTACHED)

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*
 * Vesting letter attached; see No. 8 above.

12. Owner of record Saab Site Contractors, L.P.
8455 Gran Vista Drive, Suite A, El Paso, TX 79907 robert_saab@msn.com (915) 593-7220
(Name & Address) (Email) (Phone)
13. Developer Saab Development Corporation
8455 Gran Vista Drive, Suite A, El Paso, TX 79907 saab_bros@sbcglobal.net (915) 593-7220
(Name & Address) (Email) (Phone)
14. Engineer Jorge Garcia, P.E.
444 Executive Center Blvd., Suite 134, El Paso, TX 79902 jgarcia@siteworkengineering.com (915) 351-8033
(Name & Address) (Email) (Phone)

OWNER SIGNATURE: 
Edward A. Saab, President of SWSC GP, L.L.C., Its Managing Partner

REPRESENTATIVE SIGNATURE: 
Edward Saab

REPRESENTATIVE CONTACT (PHONE): (915) 593-7220

REPRESENTATIVE CONTACT (E-MAIL): edward_saab@sbcglobal.net

12. Owner of record East Valley Commerce Park, Ltd., Untar, Inc., General Partner
8455 Gran Vista Drive, Suite A, El Paso, TX 79907 robert_saab@msn.com (915) 593-7220
(Name & Address) (Email) (Phone)
13. Developer Saab Development Corporation
8455 Gran Vista Drive, Suite A, El Paso, TX 79907 saab_bros@sbcglobal.net (915) 593-7220
(Name & Address) (Email) (Phone)
14. Engineer Jorge Garcia, P.E.
444 Executive Center Blvd., Suite 134, El Paso, TX 79902 jgarcia@siteworkengineering.com (915) 351-8033
(Name & Address) (Email) (Phone)

OWNER SIGNATURE: 
Robert A. Saab, President of Untar, Inc.

REPRESENTATIVE SIGNATURE: 
Edward Saab

REPRESENTATIVE CONTACT (PHONE): (915) 593-7220

REPRESENTATIVE CONTACT (E-MAIL): edward_saab@sbcglobal.net

12. Owner of record Edward A. Saab, Individually; as Co-Trustee for Sylvia A. Zychowski, formerly Sylvia A. Saab, and Linda J. Kamas, formerly Linda J. Saab
8455 Gran Vista Drive, Suite A, El Paso, TX 79907 robert_saab@msn.com (915) 593-7220
(Name & Address) (Email) (Phone)
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444 Executive Center Blvd., Suite 134, El Paso, TX 79902 jgarcia@siteworkengineering.com (915) 351-8033
(Name & Address) (Email) (Phone)

OWNER SIGNATURE: 
Edward A. Saab

REPRESENTATIVE SIGNATURE: 
Edward Saab

REPRESENTATIVE CONTACT (PHONE): (915) 593-7220

REPRESENTATIVE CONTACT (E-MAIL): edward_saab@sbcglobal.net

- William C. Saab, Individually; as Co-Trustee for Sylvia A. Zychowski, formerly Sylvia A. Saab, and Linda J. Kamas, formerly Linda J. Saab; as independent executor of the Estate of Richard L. Saab, deceased
12. Owner of record 8455 Gran Vista Drive, Suite A, El Paso, TX 79907 robert_saab@msn.com (915) 593-7220
 (Name & Address) (Email) (Phone)
13. Developer Saab Development Corporation
8455 Gran Vista Drive, Suite A, El Paso, TX 79907 saab_bros@sbcglobal.net (915) 593-7220
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444 Executive Center Blvd., Suite 134, El Paso, TX 79902 jgarcia@siteworkengineering.com (915) 351-8033
 (Name & Address) (Email) (Phone)

OWNER SIGNATURE: 
 William C. Saab

REPRESENTATIVE SIGNATURE: 
 Edward Saab

REPRESENTATIVE CONTACT (PHONE): (915) 593-7220

REPRESENTATIVE CONTACT (E-MAIL): edward_saab@sbcglobal.net

- Robert A. Saab, Individually; as Co-Trustee for Sylvia A. Zychowski, formerly Sylvia A. Saab, and Linda J. Kamas, formerly Linda J. Saab; as independent executor of the Estate of Albert Saab, deceased; and as Attorney-In-Fact for Andrew P. Saab and Nadia Saab
12. Owner of record 8455 Gran Vista Drive, Suite A, El Paso, TX 79907 robert_saab@msn.com (915) 593-7220
 (Name & Address) (Email) (Phone)
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444 Executive Center Blvd., Suite 134, El Paso, TX 79902 jgarcia@siteworkengineering.com (915) 351-8033
 (Name & Address) (Email) (Phone)

OWNER SIGNATURE: 
 Robert A. Saab

REPRESENTATIVE SIGNATURE: 
 Edward Saab

REPRESENTATIVE CONTACT (PHONE): (915) 593-7220

REPRESENTATIVE CONTACT (E-MAIL): edward_saab@sbcglobal.net

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. Original and current certificate tax certificate(s) with zero balance.
2. Owner’s contact information is not required on the Final Plat; you may remove it if desired.
3. Please add statement to plat notes indicating the purpose of replat.
4. Provide proof of ownership for all parcels within the proposed resubdivision.
5. Provide Articles of Incorporation for all organizations involved.
6. Update the dates from 2025 to 2026 on the acknowledgment, filing, and approval statements on the final plat.
7. Please include the right-of-way width on each side of the centerline of all streets within the subdivision.
8. Update the classification of Albert Saab Dr. to a Local Street in the cross-section information on the preliminary plat.

Planning and Inspections Department- Land Development Division

We have reviewed subject plats and recommend **Approval with condition**

The Developer/Engineer shall address the following comments

1. Provide print-out of the mathematical closure of the exterior boundary of the subdivision indicating the error of closure.
2. Sidewalk and parkway (both sides) are required in Albert Saab Dr. including on the preliminary plat or provide CPC waiver approval.
3. Provide radius dimension of the temporary turnaround easement
4. Provide note indicated drainage from the Albert Saab Drive

Parks and Recreation Department

We have reviewed **Albert Saab Subdivision** a street right of way and on behalf of the Parks & Recreation Department we offer “No” objections to this street right of way proposal.

Streets and Maintenance Department

SAM Traffic & Transportation Engineering has the following comment:

- According to the plat, a turnaround is shown but the cross section and dimensions of it is not shown. This information is required to be shown in the final plat for review.

Streets lights:

Street Lights does not object to this request.

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.

Note: this subdivision is vested under the Subdivision Code in effect in March 1982 and is not subject to current requirements.

El Paso Water

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

EPWater does not object to this request.

EPWater requests that the existing PSB easement be shown on the plat.

Water:

There is an existing 8-inch diameter water main extending along Albert Saab Drive. This main dead-ends approximately 500- feet south of Gran Vista Drive. This water main can be extended to provide service.

Previous water pressure from fire hydrant #7920, located next to the water meters of 8470 Albert Saab Dr., has yielded a static pressure of 78 psi, a residual pressure of 40 psi and a discharge of 1,186 gpm.

EPWater records indicate an 8-inch fire line, (2) 2-inch water meters. The service address for these meters is 8470 Gran Vista Drive.

Sanitary Sewer:

There is an existing 8-inch sanitary sewer main extending along Albert Saab Drive. Located approximately 30 feet east of the western right-of-way. This main is available to provide service.

There is an existing 8-inch sanitary sewer main extending along Gran Vista Drive. Located approximately 30 feet north of the southern right-of-way This main is available to provide service.

General:

A water main extension along Albert Saab Drive frontage will be required. The 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.

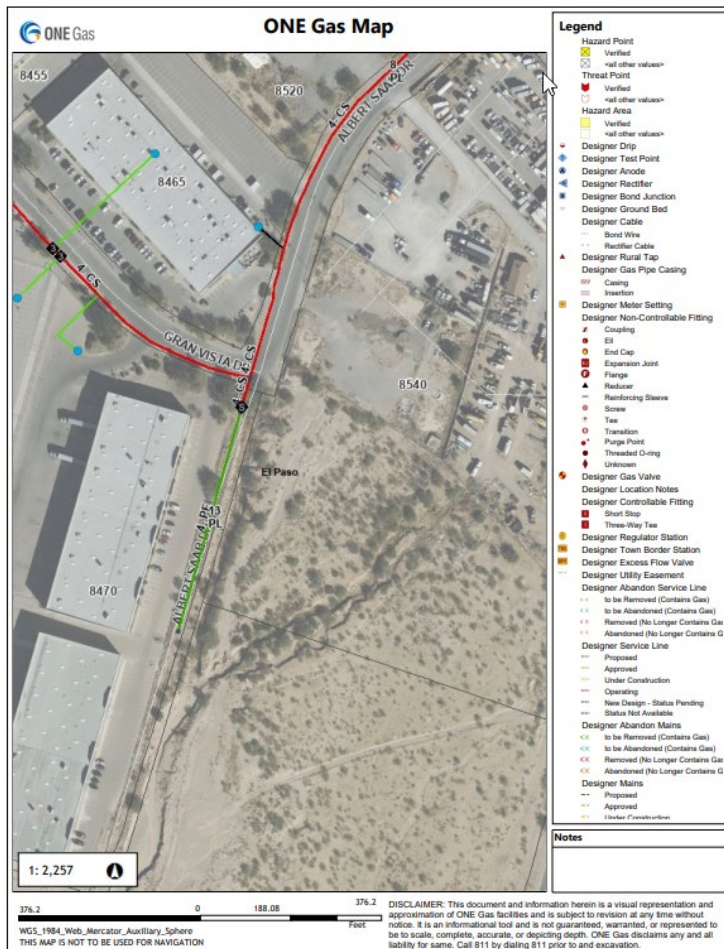
Stormwater:

We have reviewed the subdivision described above and provided the following comments:

1. The plat, as presented, appears to indicate stormwater runoff being directed toward the cul-de-sac without a clearly defined outfall. Pursuant to Section I.C (Purpose) of the 1974 Subdivision Ordinance, subdivisions are required to provide adequate improvements and facilities and to prevent conditions that may result in flooding or render land unsuitable for development.
2. Where drainage is intended to cross private property, it should be demonstrated that a defined flow path will be maintained. Section V.D.12 of the 1974 Subdivision Ordinance requires that the plat show the location and width of all easements to which the subdivision is subject. Provide clarification and/or revisions sufficient to identify the drainage path and any applicable easements or provisions necessary to preserve its function.
3. At the improvement plan stage, provide protection to the subdivision from all offsite stormwater runoff that may have an adverse impact on any improvements and convey the existing watercourse through the subdivision.

Texas Gas

In reference to case SUSU25-00073 Albert Saab Subdivision, Texas Gas Service has an existing 4" PE MP pipe main along existing 10' TGS easement located south of the intersection of Gran Vista Dr and Albert Saab Dr (See image below as reference).



El Paso Electric

We have no comments for the Albert Saab Subdivision.

El Paso County Water Improvement District #1

The above mentioned item is not within the boundaries of EPCWID.

Fire Department

No adverse comments.

El Paso County 911 District

No comments received

El Paso Central Appraisal District

No comments received.

Sun Metro

No comments received.

Capital Improvement Department

No comments received.

El Paso County

No comments received.

Texas Department of Transportation

No comments received.