

Las Casitas de Montoya

City Plan Commission — August 13, 2026



CASE NUMBER/TYPE: SUSU26-00046 – Major Combination
CASE MANAGER: Myrna Aguilar (915) 212-1584, AguilarMP@elpasotexas.gov
PROPERTY OWNER: DVEP Land, LLC
REPRESENTATIVE: Del Rio Engineering
LOCATION: South of Artcraft Rd. and West of Desert Blvd. (District 1)
PROPERTY AREA: 9.62 acres
VESTED RIGHTS STATUS: Not Vested
PARK FEES: \$116,950.00
EXCEPTIONS/MODIFICATIONS: Yes, see following section
RELATED APPLICATIONS: PZR25-00005
ZONING DISTRICT(S): P-R-II (Planned Residential District II)

SUMMARY OF RECOMMENDATION: Staff recommends **APPROVAL WITH CONDITION** of Las Casitas de Montoya on a Major Combination basis and **APPROVAL** of the exception requests.

Condition being as follow:

- That an Approved Detailed Site Development Plan be filed prior to recordation of the final plat.

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

- To waive the construction of 2-feet of planter strip along Montoya Lane.
- To waive the construction of 2-feet of planter strip along Montoya Alto Dr.
- To waive the construction of 2-feet of planter strip along Sierra Bello St.
- To waive the construction of 2-feet of planter strip along Sierra Alto St.
- To waive the construction of 3.5-feet of planter strip along Montoya Sierra Dr.

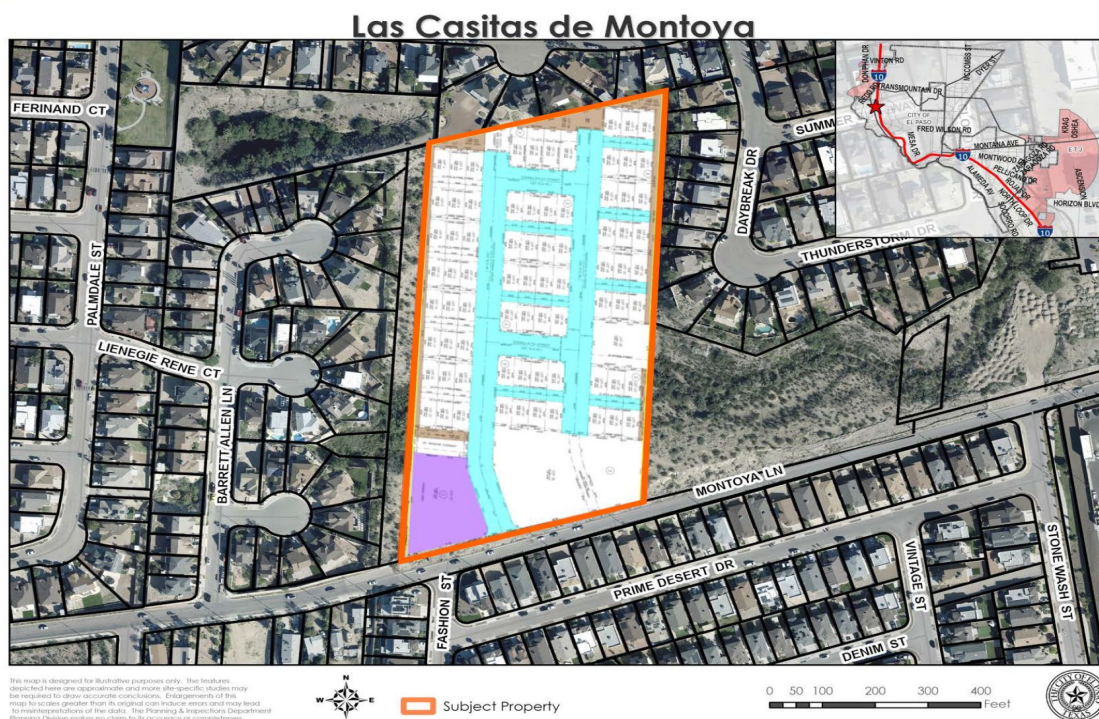


Figure A: Proposed plat with surrounding area

DESCRIPTION OF REQUEST: The applicant is proposing to subdivide 9.62 acres of vacant land to create seventy-seven (77) single-family lots, five (5) Open Area Lots, one (1) Ponding Area, and one (1) Commercial Lot. The single family lots fall under the Small Lot Development and vary between 2,631 square feet and 3,060 square feet in size. The Open Area Lots vary in size from 1,765 square feet and 11,467 square feet in size. The proposed public ponding area is 27,868 square feet. And, the proposed commercial lot within the subdivision is 52,208 square feet. Primary access to the proposed subdivision will be provided from Montoya Lane. This subdivision is being reviewed under the current subdivision code.

CASE HISTORY/RELATED APPLICATIONS: The subject property was presented to the City Plan Commission with a request to rezone the property from R-3 (Residential) to PR-II (Planned Residential II) to allow for single-family dwellings and C-1 (Commercial) to be used to retail. The request was approved by the City Plan Commission on May 8, 2025, under Case No. PZRZ25-00005. Subsequently, the rezoning was approved by City Council through the adoption of Ordinance No. 019789 on September 3, 2025. Through a separate application, the applicant is proposing a Detailed Site Development Plan to allow for reduced setbacks. The plan will be presented to the City Plan Commission at a later meeting.

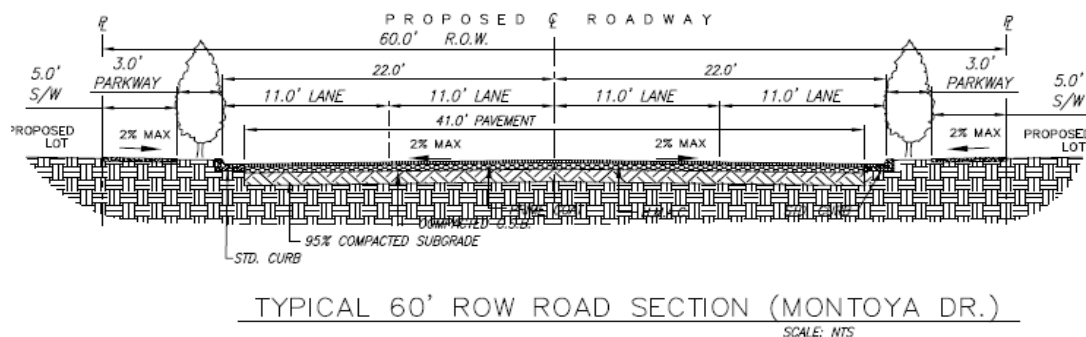
EXCEPTIONS, MODIFICATIONS, OR WAIVER REQUESTS: The applicant is requesting the following exceptions request pursuant to El Paso City Code Section 19.10.050 (A)(1)(a) – (Roadway participation policies – Improvement of Roads and Utilities Within and or Abutting the Subdivision) of the applicable code.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

1. To waive the construction of 2 feet of planter strip along Montoya Lane.

REQUIRED CROSS-SECTION:

Thoroughfare Cross-Section Design Factors and Priorities						
	Typical Lanes/Widths	Medians/Access	On-Street Parking	Streetscape Elements	El Paso Bike Plan Bike Facilities	Min. Sidewalk Width
G-3 Post-War	2-4 lanes depending on volumes, 10-11 foot lanes. 11 foot lanes typ. in areas with transit, on-street parking or where bicycle facilities are designated. Protected facilities do not fit in constrained right-of-way	Medians or TWLTL with two travel lanes	Allowed, and preferred in commercial and residential areas without on-site parking or driveway access	Planter strips, which may be substituted with hardscape materials for special treatments such as bus stops	El Paso Bike Plan designations should be followed as collectors are a key network component to balance safety with connectivity of routes. Protected facilities preferred, but bicycle lanes may be used.	5 ft
G-4 Suburban						5 ft

PROPOSED CROSS-SECTION:



2. To waive the construction of 2 feet of planter strip along each side of Montoya Alto Dr.
3. To waive the construction of 2 feet of planter strip along each side of Sierra Bello St.
4. To waive the construction of 2 feet of planter strip along each side of Sierra Alto St.

REQUIRED CROSS-SECTION:

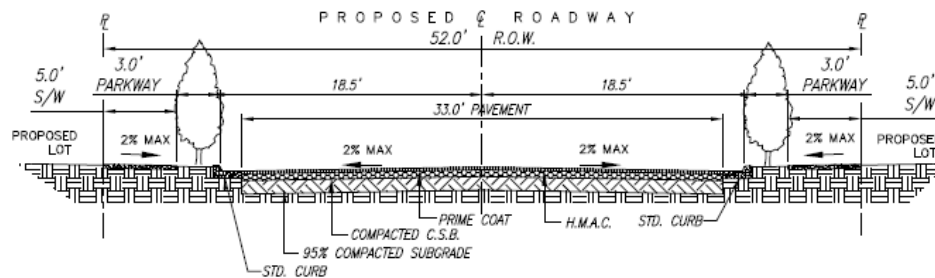
BASIC DESIGN FACTORS

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. Commercial and mixed-use streets may use 11 ft lane widths	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	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

PROPOSED CROSS-SECTION:



TYPICAL 52' ROW ROAD SECTION (MONTOKA SIERRA DR., MONTOKA ALTO DR.
SIERRA BELLO ST., SIERRA ALTO ST.)

SCALE: NTS

5. To waive the construction of 3.5 feet of planter strip along each side of Montoya Sierra Dr.

REQUIRED CROSS-SECTION:

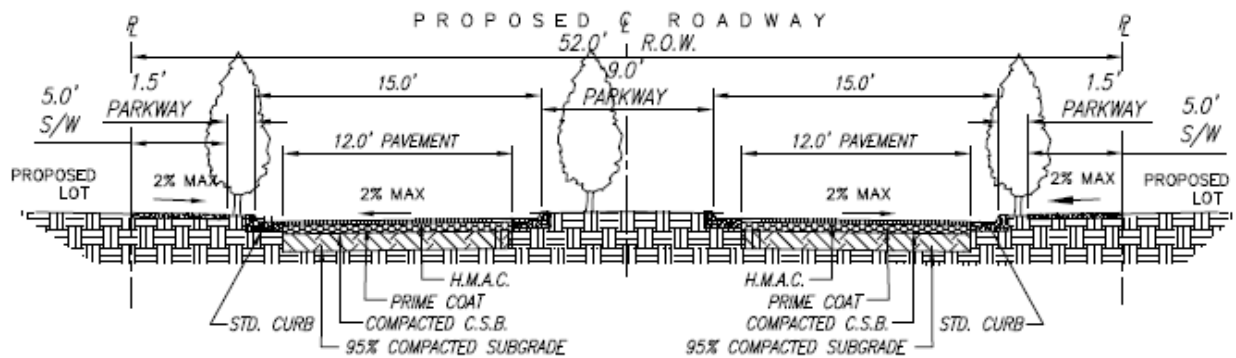
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PROPOSED CROSS-SECTION:



TYPICAL 52' ROW ROAD SECTION (W/ CENTER ISLAND)

MONTOYA SIERRA DR.

SCALE: NTS

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.

The exception request to waive the required improvements for all streets within the subdivision meet the criteria of already developed and existing street improvements that are in character with the neighborhood.

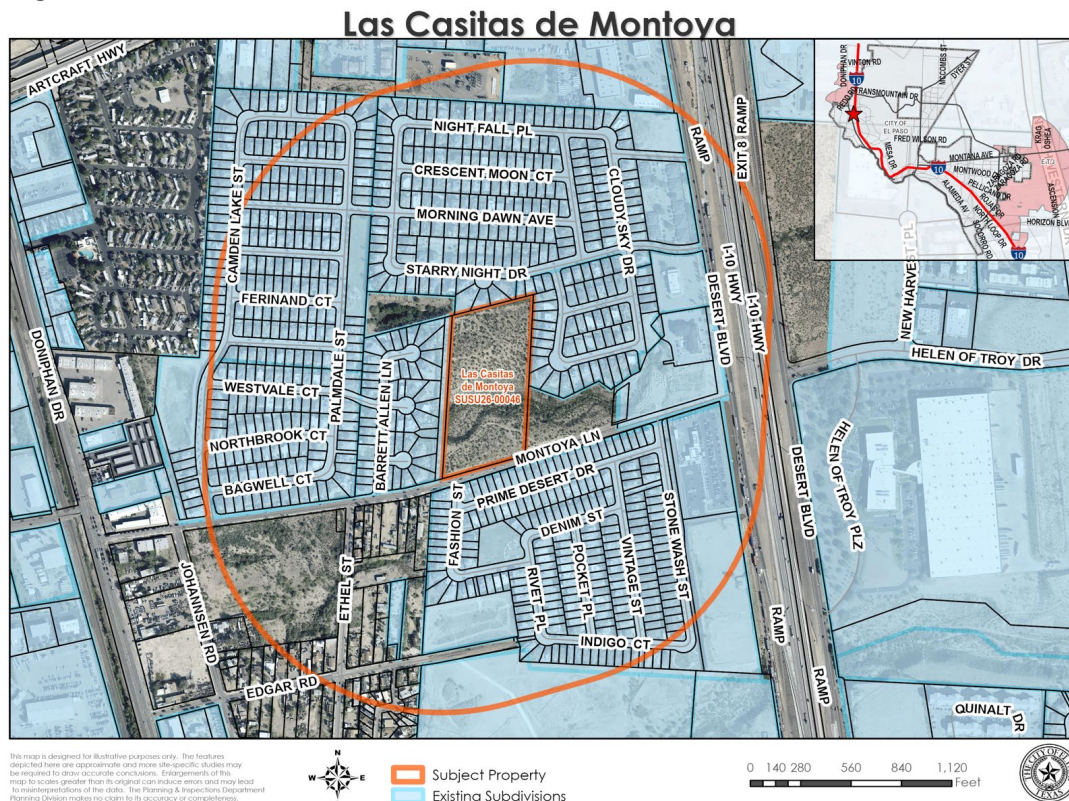


Figure B: Developed properties within a quarter mile of proposed subdivision

Although the exception requests meet the applicable waiver criteria, staff recommends **Denial** of the request to waive of the construction of 2 feet and 3.5 feet planter strip on all local cross-sections within the proposed subdivision for the following analysis:

- Waiving the 3.5-foot planter strips will prevent the proposed subdivision from installing the required landscaping.
- The local streets within the proposed subdivision are not connected to existing streets that meet the requested criteria for waiving the 2-foot planter strip.

However, staff recommends **approval** of the waiver request for the planter strips along **Montoya Lane**, as the proposed cross-section is consistent with the existing character of the surrounding neighborhood.

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

Surrounding Zoning and Use	
North	R-3A (Residential) / Residential development
South	P-R-II/ (Planned Residential II/conditions) / Residential development
East	R-3A (Residential) and R-3 (Residential) / Residential development
West	R-5 (Residential) / Residential development
Nearest Public Facility and Distance	
Park	Mesa Vista (0.10 mi.)
School	Herrera Elementary (0.41 mi.)
Plan El Paso Designation	
G-3, Post-War	
Impact Fee Service Area	
N/A	

PUBLIC COMMENT: N/A

PLAT EXPIRATION: This application will expire on **August 13, 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.

Waiver, Exception, Modification Request(s)

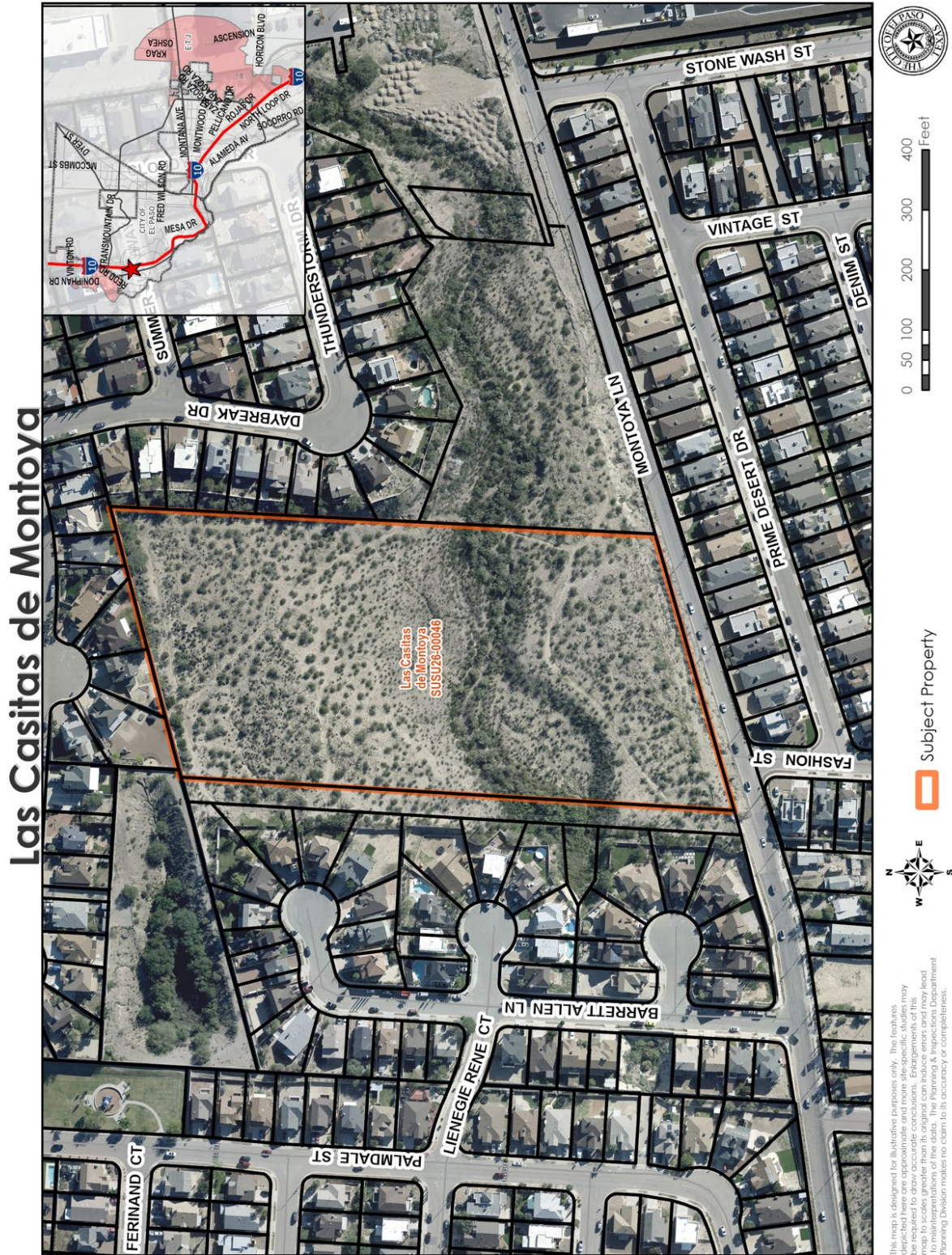
The approval of waivers from, or exceptions or modifications to any applicable code provision is at the discretion of the CPC, in consideration of any criteria provided by the El Paso City Code for the review of such waivers, exceptions, or modifications. In evaluating the request(s), the CPC may take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



ATTACHMENT 4



Del Rio Engineering, Inc.

P.O. Box 220251

El Paso, Texas 79913

915/833-2400

SENT VIA EMAIL

DATE: 06/24/2026

SENT TO: Mr. Alonso Hernandez
City of El Paso – Planning Department
811 Texas Street
El Paso, TX 79901

J25-058

SUBJECT: J25-058 Dewberry Springs Major Combination Plat

RE: Request for exceptions to vary from the City's Street Design Manual per Title 19 for
Street Length, Block Length, Street width and design based on the constraints
based on the topographic features of the property and land constraints.

Dear Mr. Hernandez,

The landowners is requesting to develop a single-family neighborhood based on the Current zoning of Planned Residential II (PR-II). Zoning was approved September 3rd, 2025.

The property is currently seeking approval under a separate application for the Site Development plan, as required by the PR-II zoning.

On behalf of the Owners, we kindly request exceptions to vary from the City's Municipal code as follows:

- Pursuant to El Paso Street Design Manual, 6.1.3 Length of A Block or Street Segment, we are requesting to waive the street length requirement and block face requirement based on the 6.1.4.E. This property faces topographic challenges with the existing drainage channel within the property and two existing subdivisions to the west, north and almost half of the east boundary line. We are proposing a looped access to allow the ability for emergency vehicles to turn around and a 20' emergency access easement.
- According to the El Paso Street Design Manual (SDM) guidelines for construction Section 4.9.2 Local-Drivable Suburban Street Cross Section, the owner is asking for the reduction in parkway and is proposing additional pavement width to 36' face of curb to face of curb all 52' ROW. and road profile. The reduction of parkway will be offset by the open private space that the owner is proposing throughout the property. Parkway for Montoya Dr. will be reduced to match the existing pavement design to the west of the property.

We are submitting this letter along with a subdivision application. Thank you for your consideration of these requests.

Sincerely,

Sal Masoud, P.E.



ATTACHMENT 5



MAJOR COMBINATION APPLICATION

DATE: June 24, 2026

FILE NO. _____

SUBDIVISION NAME: Las Casitas at Montoya

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
S.A. & M.G. Railway Company Survey No. 266, City of El Paso, El Paso County, Texas

Property Land Uses:		ACRES	SITES		ACRES	SITES
Single-family		4.978	84	Office		
Duplex				Street & Alley	2.193	1
Apartment				Ponding & Drainage	0.6690	1
Mobile Home				Institutional		
P.U.D.				Other (specify below)		
Park				Open Space	0.5889	1
School						
Commercial	1.199	1		Total No. Sites		88
Industrial				Total (Gross) Acreage		9.6295

3. What is existing zoning of the above described property? PR2 & C1C 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)

Combination Center and onsite 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

Street width as per county standards

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 DVEP Land, LLC 7910 Gateway East, Suit 102, El Paso TX, 79915 (915) 591-6319
(Name & Address) (Zip) (Phone)

13. Developer SDC Development 7910 Gateway East, Suit 102, El Paso, TX 79915 (915) 591-6319
(Name & Address) (Zip) (Phone)

14. Engineer Del Rio Engineering P.O. Box 220251 El Paso Texas, 79913 (915) 833-2400
(Name & Address) (Zip) (Phone)

OWNER SIGNATURE: _____

REPRESENTATIVE SIGNATURE: _____

REPRESENTATIVE CONTACT (PHONE): (915) 833-2400

REPRESENTATIVE CONTACT (E-MAIL): DRE@delrioengineering.net

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. 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. Label the ponding area lot as either “Public” or “Private”.
4. Label the open space lots as either “Public” or “Private”.

Planning and Inspections Department- Land Development Division

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

The Developer/Engineer shall address the following comments.

1. Provide city monument locations (Final plat).
2. Identify proposed lot on road sections (One side only) (Preliminary plat).
3. Verify parkway widths in both sides of the road (Preliminary plat).
4. Include another cross section of the existing condition of the Montoya St. (Preliminary plat).
5. On the plat notes number 7, change “to be maintained by the City of El Paso” with “to be maintained by home owner association” (Final plat)
6. Verify the total area of lots (Block 1 lot 28, & block 3 lot 1) (Final Plat, Preliminary)
7. If pond is not in the dedication statement, label as private pond (Final plat & Preliminary)
8. Dedicate front portion located on Montoya Ln. Sidewalk and parkway must match with existing conditions on adjacent properties (Final Plat, Preliminary)
9. Provide improvement plans for easement access on commercial lot (Final plat)
10. Show proposed storm-water runoff patterns on preliminary plat
11. Missing note 7 on preliminary, plat notes need to match on both the final and preliminary plat
12. On improvement legend, you wrote manhole on the fire hydrant legend (Preliminary)
13. On the typical road layout with center island of Montoya Sierra Dr. label landscaping or median for the center island. Provide landscaping and irrigation plans on medians
14. Parkway width of road sections must be approved by CPC
15. Label private open area or natural open area, since they are not a public open area
16. Block 3 lot 20 must be labeled as “Private Pool Area”
17. Block 1 lot 28 open area does not match on match between final plat and preliminary
18. Provide a Cul-de-sac at the north end of Montoya Alto drive

Parks and Recreation Department

Please note that this subdivision is zoned P-RI/C-1c. Meeting the requirements for Single-family, Two-family, Multi-family dwelling units and non-residential use (commercial). This subdivision is composed of 84 single-family dwelling units and 2 commercial lots with a total area of 1.87 acres. Therefore, parkland dedication requirements will be assessed according to the proposed use, for a total amount of **\$116,950.00**, calculated as follows:

- **84 single-family dwelling units @ rate of \$1,370.00 = \$115,080.00**
- **1.87 acres non-residential @ rate of \$1,000.00 per acre = \$1,870.00**
- **Total amount = \$115,080 + \$1,870 = \$116,950.00**

- **Proposed open space areas are not going to be accepted for maintenance by the Parks and Recreation Department. Modify plat note 7 and provide the name of the entity that will be maintain these areas.**

Please allocate generated funds under Park Zone: **NW-9**

Nearest Park: **Mesa Vista 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

Street Lights

Do not object to this request.

Montoya Ln. is in the Major Thoroughfare Plan of the City of El Paso.

Private roads shall be labeled as private, if any.

Street Lights Department does not maintain street lights on private roads.

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

Please provide a response to the previous comments. For each item, please clarify whether it will be addressed, incorporated, or evaluated accordingly.

El Paso Central Appraisal District

There are no comments for Las Casitas de Montoya from Central Appraisal.

El Paso Water

Engineering

EPWater does not object to this request.

Water:

There is an existing 8-inch diameter water main that extends along Montoya Lane, located approximately 45-ft south of the property. This main can be extended to provide service.

Previous water pressure from fire hydrant #11431, last tested on 02/09/2018; located at back of the property 409 Prime Desert Drive, yielded a static pressure of 64 psi, a residual pressure of 58psi, and a discharge of 768 gpm.

Sewer:

There is an existing 8-inch diameter sanitary sewer main that extends along Montoya Lane, located approximately 20-ft south of the property. This main can be extended to provide service.

General:

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

Water and sanitary sewer main extensions will be required. Water main shall be extending creating a looped system. Main extension costs are the responsibility of the owner.

EPWater-PSB requests that site be graded so that sanitary sewer may be provided by gravity

EPWater requires a new service application to provide additional services to the property. New service applications are available online at <https://www.epwater.org/work-with-us/construction-information/new-installations> or at 1154 Hawkins, 2nd 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. Show and Label drainage flow patterns on the preliminary plat and identify the final location of all the stormwater runoff.
2. 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.
3. The proposed ponding areas shown shall have enough capacity to hold the developed runoff for a 100-yr. storm event.
4. No vertical structures shall be built over the drainage easement under the pool area. The developer shall ensure the pool area will not interfere with the function of the easement, and that any repairs of structures under it will not put the public at risk.

Texas Gas

In reference to case SUSU26-00046 - Las Casitas de Montoya, Texas Gas Service does not have any comments.

El Paso Electric

- Please add a 10' wide easement along Montoya Ln to access the subdivision.
- Please add a utility to road easement to access the lots.

El Paso County Water Improvement District #1

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

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.