

Sadova Logistics Subdivision

City Plan Commission — June 4, 2026



CASE NUMBER/TYPE:	SUSU26-00019 – Major Combination
CASE MANAGER:	Alonso Hernandez, (915) 212-1585, HernandezJA5@elpasotexas.gov
PROPERTY OWNER:	Susmar LLC
REPRESENTATIVE:	Dorado Engineering Inc.
LOCATION:	North of Pellicano Dr. and East of Joe Battle Blvd. (Extraterritorial Jurisdiction (ETJ))
PROPERTY AREA:	9.988 acres
VESTED RIGHTS STATUS:	Not Vested
PARK FEES:	\$9,980.00
EXCEPTIONS/MODIFICATIONS:	Yes, see following section
ZONING DISTRICT(S):	N/A Property lies within ETJ

SUMMARY OF RECOMMENDATION: Staff recommends **APPROVAL** of Sadova Logistics Subdivision on a Major 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 allow Block 1 to have a block perimeter in excess of 2,400 feet.
- To waive the construction of all improvements for Cevallia Avenue.

Sadova Logistics 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. Infringements 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

0 105 210 420 630 840 Feet



Figure A: Proposed plat with surrounding area

DESCRIPTION OF REQUEST: The applicant is proposing to subdivide 9.98 acres into two (2) nonresidential lots, each consisting of 4.99 acres. Primary access to the subdivision will be provided from Pellicano Drive via a 20-foot appurtenant access easement. The owner is dedicating 42' feet of additional right-of-way (ROW) for the future construction of Cevallia Avenue. Stormwater drainage will be managed through on-site ponding. This development is being reviewed under the current Subdivision Code.

CASE HISTORY/RELATED APPLICATIONS: N/A

EXCEPTIONS, MODIFICATIONS, OR WAIVER REQUESTS: The applicant is requesting the following exception pursuant to El Paso City Code Section 19.48 – (Petition for waivers or exceptions) of the current code. The exceptions include the following:

- To allow Block 1 to have a block perimeter in excess of 2,400 feet.

EXCEPTIONS, MODIFICATIONS, OR WAIVER REQUESTS: The applicant is requesting the following exception 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 include the following:

- To waive the construction of all improvements for Cevallia Avenue.

EVALUATION OF EXCEPTION REQUEST: The application meets the following criteria under El Paso City Code 19.48.030 – (Criteria for Approval) of the El Paso City Code. Per Chapter 6.1.3 of the Street Design Manual, the full perimeter of a block shall not exceed two thousand four hundred feet except when Section 5.2 specifies otherwise or where topographic features or parcels of one-half acre or larger would justify an exception from this requirement.

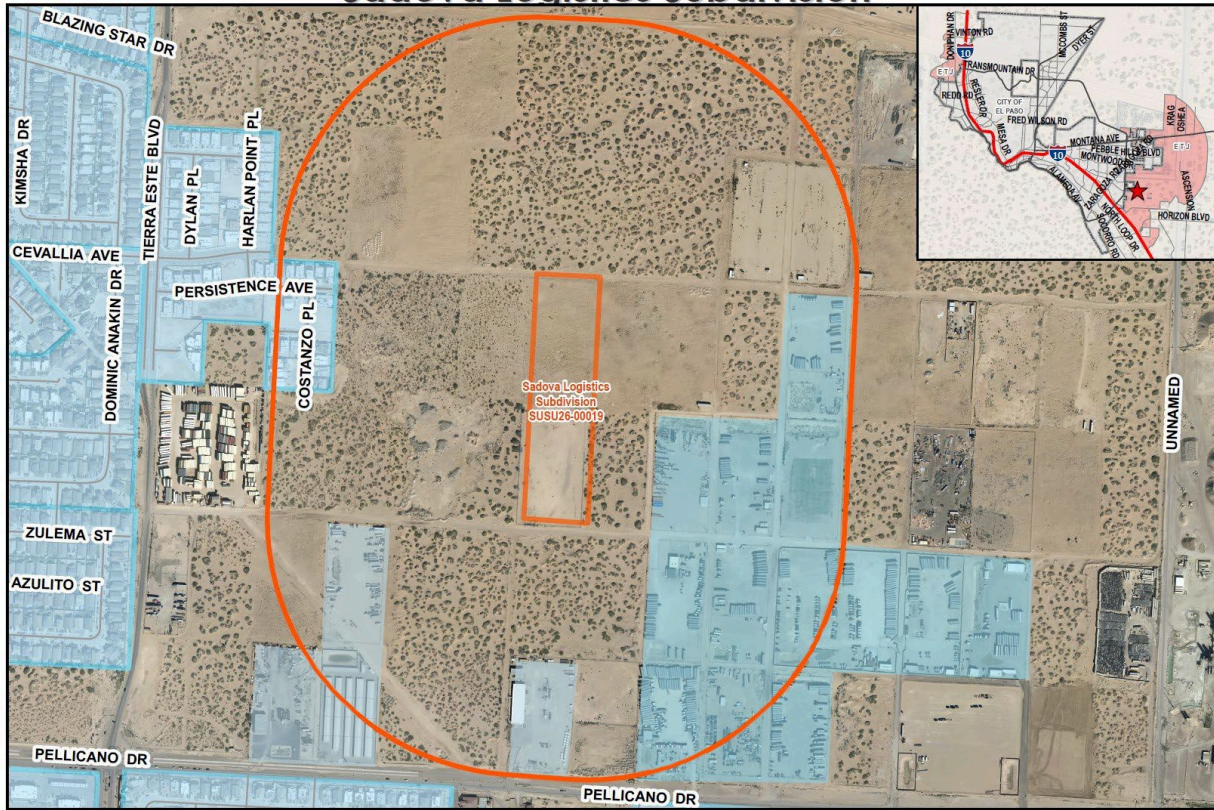
EVALUATION OF EXCEPTION REQUEST: The exception request to waive right-of-way improvements meets the following criteria under El Paso City Code 19.10.050(A)(1)(a) – (Roadway Participation Policies— Improvement of Roads and Utilities Within and or Abutting the Subdivision). The section reads as follows:

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.

Sadova Logistics Subdivision



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- Subject Property
- Existing Subdivisions

0 150 300 600 900 1,200 Feet



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

Surrounding Zoning and Use	
North	Extraterritorial Jurisdiction (ETJ) / Vacant lots.
South	Extraterritorial Jurisdiction (ETJ) / Vacant lots.
East	Extraterritorial Jurisdiction (ETJ) / Vacant lots.
West	Extraterritorial Jurisdiction (ETJ) / Vacant lots.
Nearest Public Facility and Distance	
Park	Burning Mesquite Park (0.62 mi.)
School	John Drugan (PK-8) (0.48 mi.)
Plan El Paso Designation	
O-6, (Potential Annexation)	
Impact Fee Service Area	
Eastside	

PUBLIC COMMENT: N/A

PLAT EXPIRATION: This application will expire on **June 4, 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. **(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 4

DORADO ENGINEERING GROUP, INC
2717 E. Yandell El Paso, Texas 79903 (915) 562-0002

April 22, 2026

Mr. Alex Alejandre
Senior Planner
City of El Paso-Planning Department
801 Texas Avenue
El Paso, TX 79901

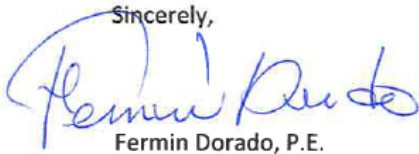
RE: Sadova Logistics Subdivision – Block Perimeter Waiver Request

Mr. Alejandre,

As per section 19.48.030 of the subdivision code, Ernesto Martinez, owner of the proposed **Sadova Logistics Subdivision**, is respectfully requesting a waiver on the block perimeter to exceed 2,400 feet, the total perimeter is 3,264 feet. Granting the waiver or exception will not be detrimental to the public health, safety or welfare, or injurious to other property within the area and will not have the effect of preventing the orderly use and enjoyment of other land within the area in accordance with the provisions of this title, or adversely affect the rights of owners or residents of surrounding property;

Thank you for your assistance.

Sincerely,

A handwritten signature in blue ink that reads "Fermin Dorado". The signature is fluid and cursive, with a large initial "F" and "D".

Fermin Dorado, P.E.

ATTACHMENT 5



MAJOR COMBINATION APPLICATION

DATE: 04/22/26 FILE NO. _____

SUBDIVISION NAME: SADOVA LOGISTICS SUBDIVISION

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
SEE ATTACHED

2. Property Land Uses:

	<u>ACRES</u>	<u>SITES</u>		<u>ACRES</u>	<u>SITES</u>
Single-family	_____	_____	Office	_____	_____
Duplex	_____	_____	Street & Alley	_____	_____
Apartment	_____	_____	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below):	_____	_____
Park	_____	_____	_____	_____	_____
School	_____	_____	_____	_____	_____
Commercial	_____	_____	Total No. Sites:	_____	_____
Industrial	<u>10</u>	<u>2</u>	Total (Gross) Acreage:	<u>10</u>	_____

3. What is existing zoning of the above described property? NONE Proposed zoning? N/A

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 _____

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 Rights

12. Owner of record Ernesto Martinez 12500 Pellicanos ernest@bar.com 575-430-6875
 (Name & Address, Zip) Suite C (Email) (Phone)
El Paso 79128
13. Developer Ernesto Martinez ernest@bar.com 575 430 6875
 (Name & Address, Zip) (Email) (Phone)
14. Engineer DORADO ENGINEERING GROUP 2717 E. YANDELL EL PASO TX, 79903 doradoengineering@sbcglobal.net (915) 203-8608
 (Name & Address, Zip) (Email) (Phone)

OWNER SIGNATURE:



REPRESENTATIVE SIGNATURE:

Fernando Acosta 04.22.26

REPRESENTATIVE CONTACT (PHONE): (915) 203-8608

REPRESENTATIVE CONTACT (E-MAIL): doradoengineering@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.
 - b. Provide original copies of the restrictive covenants.
2. Update the approval statement from a Minor Subdivision approval statement to a CPC approval statement.
3. Owner contact information is not required on the final plat; please remove.
4. Please provide the record number of the access easement granting access to the proposed subdivision on the face of the plat.
5. The request to vacate a portion of an existing 20-foot appurtenant easement must be removed as it was not established by a recorded plat. Provide the instrument number for such easement on the face of the plat.
6. Provide the proposed address on the face of the preliminary plat, as shown on the final plat.
7. Remove the address shown below the south side of the subdivision on the preliminary plat, or provide clarification.
8. Illustrate Pellicano Drive on the preliminary plat as shown on the final plat.
9. Exception waiver for improvements on Cevallia Avenue shall be provided.
10. Please ensure there is no overlap between the proposed private ponds (north and south) and the additional ROW to be dedicated.
11. Update the Eastside Impact fees table as follows:

Eastside Service Area			
Meter Size	Meter Capacity Ratio	Water*	Wastewater
Less than 1 inch	1.00	\$892	\$1,178
1 inch	1.67	\$1,489	\$1,967
1½ inch	3.33	\$2,971	\$3,923
2 inch	5.33	\$4,754	\$6,278
3 inch	10.00	\$8,919	\$11,780
4 inch	16.67	\$14,867	\$19,636
6 inch	33.33	\$29,725	\$39,260
8 inch	53.33	\$47,562	\$62,819
10 inch	76.67	\$68,390	\$90,317
12 inch	143.33	\$127,850	\$168,843

El Paso County

On the southern part of Lot 1 they show 10’ additional ROW being dedicated but the easement should also be shown as being dedicated as ROW.

We are also asking that this note be added to the plat:

*Pursuant to a Warranty Deed dated _____ and recorded in Volume _____ Page _____, Document # _____ Real Property Records of El Paso County Texas, SUSMAR, LLC. as **Grantor** conveyed to _____ the real*

*property described in Exhibit _____ and simultaneously reserved an appurtenant easement over the North, East, South and West 20 feet of the property, unto the **Grantor** and persons claiming under the **Grantor**, and unto the general public for road purposes, and the placement, maintenance, and operation of public utilities.* The County of El Paso has not maintained nor accepted these easements into the County road system and the County has no ownership in the easements. The Owner submits this plat for approval by the County subject to the rights and privileges afforded within the referenced easements. Alternatively, in submitting this plat for approval Owner affirms that the referenced easements have been released, discharged, abandoned and terminated and are no longer effective as to the property. **In connection with this submission, the Owner agrees to indemnify, defend, and hold harmless the County of El Paso against any damage, cost, loss, liability, charge or claim arising in whole or in part from the Owners' closing, destruction, alteration, interference with, extinguishment of, or similar act in relation to the aforementioned easements. Nothing in this paragraph shall be construed as a waiver of immunity or defense of any kind or nature, as an assumption of liability or debt, or as the lending of credit by the County of El Paso Texas."**

Planning and Inspections Department- Land Development Division

Recommends approval

1. Include subdivision area in square feet on the legal description next to the acreage.
2. Verify dedication statement if it is to include the 10' feet of additional ROWs in 4 different places.
3. The Engineering drainage report mentions only one pond when there are actually 2 ponds (one for each lot).
4. Label existing contour elevations on preliminary plat.
5. Label existing near surrounding streets on location map.
6. Provide 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 **Sadova Logistics Subdivision**, a major plat map and on behalf of Parks & Recreation Department, we offer Developer / Engineer the following comments:

Please note that this subdivision is located with-in the City of El Paso east Extra Territorial Jurisdiction (ETJ) area **and** within the **Eastside Master Plan** area of potential annexation by the city, thus subject to the calculation for "Parkland / Fees" as it is identified on the official map as described per ordinance Title 19 – Subdivision & Development Plats, **Chapter 19.20 - Parks & Open Space** as noted below:

Section 19.20.020 - Dedication Required

- A. **Dedication Required.** All subdivisions located within the corporate limits of the City of El Paso and within those areas designated in the City's extra territorial jurisdiction (ETJ), as identified on an official map kept in the Development Services Department.

Also, please note that subdivisions within the ETJ area do not have a zoning district designation however, per Plat Notes and Restrictions, applicant is proposing one (1) Non-residential lot therefore, Park fees" will be assessed as follows:

1. Applicant provided a copy of final signed covenants restricting all residential uses. If gross density waiver is granted by the City Manager or the Planning Department designee, then Applicant shall be required to pay "Park fees" in the amount of **\$9,980.00** based on the following calculations:

9.98 acres non-residential @ rate of \$1,000 per acre = \$9,980.00

Please allocate generated funds under Park Zone: **E-10**

Nearest Park: **Burning Mesquite Park**

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

Fire Department

No adverse comments.

Streets and Maintenance Department

SAM Traffic & Transportation Engineering has the following revised comment:

- No objection to application

Streets lights:

Street Lights does not object to this request.

For the development of the subdivision anything that will be maintained by the City of El Paso needs to follow the standards on the Street Design Manual (SDM) and the Design Standards for Construction (DSC) according to City of El Paso Code (cited below).

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:

1. Indicate that any infrastructure located within the city right-of-way or within the city's five-mile Extra-Territorial Jurisdiction (ETJ) must comply with the Design Standards for Construction and the Municipal Code.
2. Provide detailed information for all proposed items.

El Paso Water

No comments received.

Stormwater:

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

Sadova Logistics Subdivision – Major Combination

1. 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 Chapter 19.19, Section 19.19.010, and Subparagraph A-2 & A-5.

2. Revise the layout of Private Pond #1 – the engineering report indicates the top of the pond at 4007' but the plans show it at 4005'. The surface curve at 4006 is encroaching on the dedicated Right-of-Way; confirm that the water will not overflow onto the ROW.
 - a. Provide clearance between the proposed pond and the ROW.
3. Review the Design Standards for Construction for the typical retention pond design. The proposed layout, at the design depth, will complicate maintenance at an already limited capacity.

Texas Gas

In reference to case SUSU26-00019 - Sadova Logistic Subdivision, Texas Gas Service will need an Access Road and/or an easement from Cevallia Ave or Pellicano Dr. to provide gas to the property.

El Paso Electric

Please add a 10' wide easement around the perimeter of the proposed lots for utility. Please add overhead and underground utilities for the description.

El Paso Central Appraisal District

No comments received.

Texas Department of Transportation

No comments received.

Sun Metro

No comments received.

Capital Improvement Department

No comments received.

El Paso County 911 District

No comments received.