

Power of Dreams Unit Two



City Plan Commission — December 4, 2025 **REVISED**

| | |
|------------------------------|---|
| CASE NUMBER/TYPE: | SUSU25-00045 – Major Combination |
| CASE MANAGER: | Myrna Aguilar, (915) 212-1584, AguilarMP@elpasotexas.gov |
| PROPERTY OWNER: | 375 Properties, LLC |
| REPRESENTATIVE: | CSA Design Group, Inc. |
| LOCATION: | East of Joe Battle Blvd. and South of Vista del Sol Dr. / Extraterritorial Jurisdiction (ETJ) |
| PROPERTY AREA: | 20.26 acres |
| VESTED RIGHTS STATUS: | Not Vested |
| PARK FEES: | \$20,260.00 |
| ZONING DISTRICT(S): | N/A property lies within ETJ |
| RELATED APPLICATIONS: | SUSU22-00125 Power of Dreams Unit One |

SUMMARY OF RECOMMENDATION: Staff recommends **APPROVAL** of Power of Dreams Unit Two on a Major Combination basis.

Power of Dreams Unit Two



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. Fragmentation 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 65 130 260 390 520 Feet



Figure A: Proposed plat with surrounding area

DESCRIPTION OF REQUEST: The applicant is proposing to subdivide 20.26 acres of vacant land to create two (commercial) lots, ranging in size from 1.62 acres to 17.33 acres. Primary access will be from Joe Battle Blvd and the extension of previously created Poe Court into the subdivision. Drainage flow will be provided by onsite ponding, to be maintained by the applicant. The subdivision was reviewed under the standards of the current Subdivision Code.

CASE HISTORY/RELATED APPLICATIONS: The City Plan Commission recommended approval of Power of Dreams Unit One subdivision December 15, 2022. This subdivision created Poe Court, thereby providing access to Power of Dreams Unit Two through the extension of the roadway cross-section.

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

| Surrounding Zoning and Use | |
|---|--|
| North | C-4/c (Commercial/contract) and R-3A/sp (Residential/special permit) / Vacant Lot and Residential development. |
| South | C-4/c (Commercial/contract) / Vacant Lot |
| East | R-3A (Residential) / Residential development |
| West | C-3 (Commercial) / Commercial development |
| Nearest Public Facility and Distance | |
| Park | Paseo del Sol Park (0.87 mi.) |
| School | Captain Walter Clarke (6-8) & Sierra Vista (PK-6) (1.04 mi.) |
| Plan El Paso Designation | |
| G-4, Suburban (Walkable) | |
| Impact Fee Service Area | |
| N/A | |

PUBLIC COMMENT: N/A

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

ATTACHMENTS:

1. Aerial Map
2. Preliminary Plat
3. Final Plat
4. Application
5. Department Comments

ATTACHMENT 1

Power of Dreams Unit Two



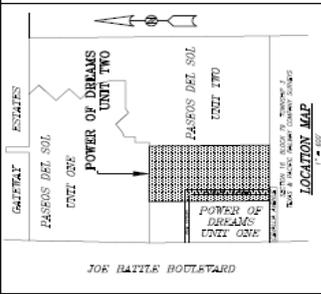
Subject Property

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ATTACHMENT 2

POWER OF DREAMS UNIT TWO

BEING A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, OF SECTION 16, BLOCK 79, TOWNSHIP 3, TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS, EL PASO COUNTY, TEXAS, CONTAINING 20.263 ± ACRES (882,640 SQ. FT.).



| UNIT | ACRES | SQ. FT. |
|--------------------------|----------|-----------|
| POWER OF DREAMS UNIT ONE | 20.263 ± | 882,640 ± |
| POWER OF DREAMS UNIT TWO | 20.263 ± | 882,640 ± |

| LOT | ACRES | SQ. FT. |
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PRELIMINARY

THIS PLAN IS PRELIMINARY AND SUBJECT TO CHANGE WITHOUT NOTICE. IT IS NOT TO BE USED FOR CONSTRUCTION OR RECORDING PURPOSES. THE SURVEYOR'S OFFICE IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS. THE SURVEYOR'S OFFICE IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS. THE SURVEYOR'S OFFICE IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS.

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ROBERT SEIFEL ASSOCIATES, INC. PROFESSIONAL LAND SURVEYORS
 280 EASTHILL COTTAGE, EL PASO, TEXAS 79908
 PHONE (940) 877-1088 FAX (940) 877-4085

ATTACHMENT 4



MAJOR COMBINATION APPLICATION

DATE: 11-11-22 FILE NO. _____

SUBDIVISION NAME: Power of Dreams Unit Two

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
Being a portion of the south part of section 16 and the southwest 1/4 of the northwest 1/4, of section 16, block 79, township 3, Texas & Pacific Railway
Company Surveys, El Paso County, Texas

2. Property Land Uses:

| | <u>ACRES</u> | <u>SITES</u> | | <u>ACRES</u> | <u>SITES</u> |
|---------------|--------------|--------------|-----------------------|--------------|--------------|
| Single-family | _____ | _____ | Office | _____ | _____ |
| Duplex | _____ | _____ | Street & Alley | 1.307 | 2 |
| Apartment | _____ | _____ | Ponding & Drainage | _____ | _____ |
| Mobile Home | _____ | _____ | Institutional | _____ | _____ |
| P.U.D. | _____ | _____ | Other (specify below) | _____ | _____ |
| Park | _____ | _____ | _____ | _____ | _____ |
| School | _____ | _____ | _____ | _____ | _____ |
| Commercial | 18.956 | 2 | Total No. Sites | 4 | _____ |
| Industrial | _____ | _____ | Total (Gross) Acreage | 20.263 | _____ |

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

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)
Masterplanned private ponding area via proposed public storm sewer system.

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 ROW Modifications

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

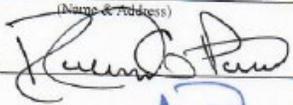
If yes, please submit a vested rights petition in accordance with Title I (General Provisions) Chapter 1.04 - Vested Rights

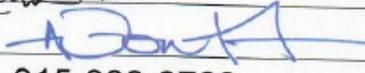
Planning & Inspections Department
 811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 212-0085

12. Owner of record 375 Properties, LLC 6630 Montana Avenue 79925 915-877-4155
 (Name & Address) (Zip) (Phone)

13. Developer _____
 (Name & Address) (Zip) (Phone)

14. Engineer CSA Design Group, Inc. 444 Executive Center Blvd, STE 200 79902 915-339-9768
 (Name & Address) (Zip) (Phone)

OWNER SIGNATURE: 

REPRESENTATIVE SIGNATURE: 

REPRESENTATIVE CONTACT (PHONE): 915-339-9768

REPRESENTATIVE CONTACT (E-MAIL): aontiveros@csaengineers.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 5

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. Submit evidence that a copy of the plat has been delivered to the County of El Paso as per Title 19, Section 19.11.010 (B).
 - Additionally, as per Title 19, Section 19.11.010(B) *"If the city has not received a decision from the County of El Paso on matters pertaining to the final plat application which are to be determined by the County of El Paso, the application for final plat approval shall be accepted for submission by the city, but shall either be approved subject to the subsequent county approval or be denied, unless a waiver of right to thirty-day action is approved. No final plat shall be recorded with the county clerk until both the City of El Paso and El Paso County have approved and the appropriate officials have signed such final plat."*
3. Provide proposed address for both lots within subdivision.
4. Plat note # 3 is not relevant to this subdivision, please remove.
5. Revise legal prescription to match deed(s).

Planning and Inspections Department- Land Development Division

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

The Developer/Engineer shall address the following comments

1. Label Poe Court Street width and street classification.
2. Verify if any other utility easements may be required along all private roads.
3. Provide print-out of the mathematical closure of the exterior boundary of the subdivision indicating the error of closure.

Parks and Recreation Department

Please note that this is a non-residential subdivision with a total area of **20.26 acres** located with-in the City of El Paso Extra Territorial Jurisdiction (ETJ) area and with-in the eastside area of potential annexation by the City as identified in the official map, thus subject to the calculation for "Parkland / fees" as required 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 do not have a district designation, however, applicant is proposing non-residential use (commercial); If gross density waiver is granted by the Planning Department or designee and covenants are provided restricting the use to residential and the number of units to only one per lot, then applicant shall be required to pay "Park fees" in the amount of **\$20,260** based on the following calculations:

20.26 acres non-residential @ rate of \$1,000 per acre = \$20,260.00

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

Nearest Park: **Paseos Del Sol Park**

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

**El Paso Water
Engineering**

El Paso Water-PSB objects to this request. Proposed El Paso Water Easement does not include the east corner of Poe Ct. Remove the "Proposed El Paso Water Utilities 36-foot Wide Easement Described November 20, 2024, In Unrecorded Metes and Bounds Description by the Undersigned". Proposed Easement will be recorded before the end of 2025. Engineer of Record will coordinate to El Paso Water for the recorded easement documents.

The Owner/Developer of Power of Dreams Unit 1 entered into a development agreement with the El Paso Water – Public Service Board (El Paso Water-PSB) to construct, 8-inch diameter water mains along Honda Place and Poe Court, 12-inch diameter water mains along Cevalia Drive, 8-inch diameter sanitary sewer mains along Honda Place and Poe Court, and 12-inch diameter sanitary sewer mains to provide service to this property. The Developer's utility contractor will install the required water and sanitary sewer mains which will be available for permanent service once El Paso Water-PSB issues a Letter of Final Acceptance of the facilities.

Joe Battle Boulevard is a Texas Department of Transportation (TxDOT) right-of-way. All proposed water and sanitary sewer work to be performed within the Joe Battle Boulevard right-of-way requires written permission from TxDOT.

Water:

There is an existing 12-inch diameter water main that extends along Joe Battle Blvd. (Loop 375) fronting the subject property. This main is located approximately 7-feet west of the east right-of-way line. This water main is available for service. A water main extension from this water main along the entire south property line frontage, will be required.

Previous water pressure from fire hydrant #7782, last tested on 10/27/2021 located on Joe Battle Blvd. 1,125 feet north of Pellicano Drive has yielded a static pressure of 56 psi, a residual pressure of 44 psi, and a discharge of 1,087 gallons per minute.

Sanitary Sewer:

Sanitary Sewer is Critical; the Developer Engineer is to coordinate the design and proposed PSB easement with El Paso Water.

There is an existing 8-inch diameter sanitary sewer main extending along Cevalia Avenue, located approximately 30-feet north of the south right-of-way line. This main dead-ends approximately 125-feet west of Fito Hernandez Street. A sanitary sewer main extension from this main along a PSB easement will be required to provide service.

General:

El Paso Water-PSB requests that site be graded so that sanitary sewer may be provided by gravity.

No building, reservoir, structure, parking stalls or other improvement, other than asphaltic paving (HMAC), shall be constructed or maintained on the above referenced El Paso Water-PSB easement without the written consent of El Paso Water-PSB. The Developer shall refrain from constructing rock walls, signs, buildings, curbs or any structure that will interfere with the access to the PSB easements. There shall be at least 5-foot setback from the easement line to any building, sign or structure. All easements dedicated for public water and sanitary sewer facilities shall comply with the El Paso Water-PSB Easement Policy. The PSB easements shall be improved to allow the operation of El Paso Water maintenance vehicles. El Paso Water-PSB requires access to the proposed water, sanitary sewer facilities, appurtenances, and meters within the easement 24 hours a day, seven (7) days a week.

All easements dedicated for public water and/or sanitary sewer facilities are to comply with the El Paso Water-PSB Easement Policy. The PSB easements shall be improved to allow the operation of El Paso Water maintenance vehicles. El Paso Water-PSB requires access to the proposed water, sanitary sewer facilities, appurtenances, and meters within the easement 24 hours a day, seven (7) days a week.

An application for water and sanitary sewer services should be made 6 to 8 weeks prior to construction to ensure water for construction work. 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 El Paso Water-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

Have reviewed the above-described subdivision and has no objection to its approval.

Sun Metro

No comments received.

Fire Department

No comments received.

Streets and Maintenance Department

Traffic & Transportation Engineering

- Follow DSC standards for roadways
- TIA report could potentially be required depending on the land use of the development
- No objection to application

Street Lights Department

Do not object to this request.

Joe Battle Blvd. is a Texas Department of Transportation (TXDoT) right-of-way (ROW).

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 Code to be followed:

*Title 19 - 19.16.010 - Streetlighting.

**18.18.190 – Submission contents.

*** 19.02.040 Criteria for approval.

Contract Management Section

- 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.
- Include a scope of work detailing all proposed work for this specific project, if any. Indicate whether new driveways, sidewalk construction, curb and gutter modifications, or any work within the city right-of-way is planned.
- For new asphalt areas, verify that proper subgrade preparation is completed and that minimum compaction standards are achieved.

Capital Improvement Department

No comments received.

Texas Gas

Have attached a copy of the ROW guidelines for the ponding area near the existing line. We have no further comments for the plat.

El Paso Electric

No comments received.

El Paso County 911 District

No comments received.

Texas Department of Transportation

No comments received.

El Paso County

No comments received.

El Paso County Water Improvement District #1

This subdivision is not within the boundaries of EPCWID.