

Gateway Estates Replat Q

City Plan Commission — August 28, 2025 **REVISED**



CASE NUMBER/TYPE:	SUSU25-00072 – Major Combination
CASE MANAGER:	Myrna Aguilar, (915) 212-1584, AguilarMP@elpasotexas.gov
PROPERTY OWNER:	Paseo del Norte and The Universal Church
REPRESENTATIVE:	Brock and Bustillos, Inc.
LOCATION:	East of Joe Battle Blvd. and South of Montwood Dr. (Extraterritorial Jurisdiction (ETJ))
PROPERTY AREA:	5.01 acres
VESTED RIGHTS STATUS:	Not Vested
PARK FEES:	\$5,010.00
EXCEPTIONS/MODIFICATIONS:	Yes, see following section
ZONING DISTRICT(S):	N/A property lies within ETJ

SUMMARY OF RECOMMENDATION: Staff recommends **APPROVAL** of Gateway Estates Replat Q on a Resubdivision Combination basis and **APPROVAL** of the exception requests from the City Plan Commission

- To waive the dedication of additional 5 feet of right-of-way for Brandywine Road.
- To waive the construction of 30-feet of roadway for Brandywine Road.
- To waive the construction of a six-foot (6') sidewalk along Brandywine Road.

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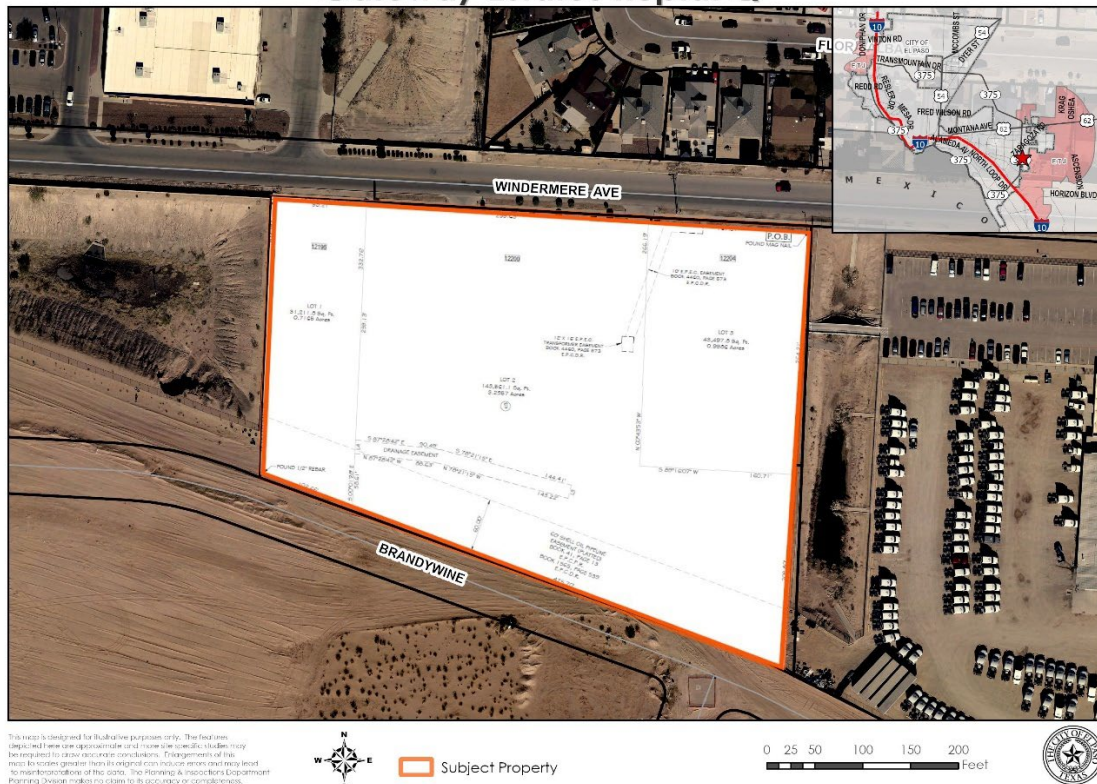


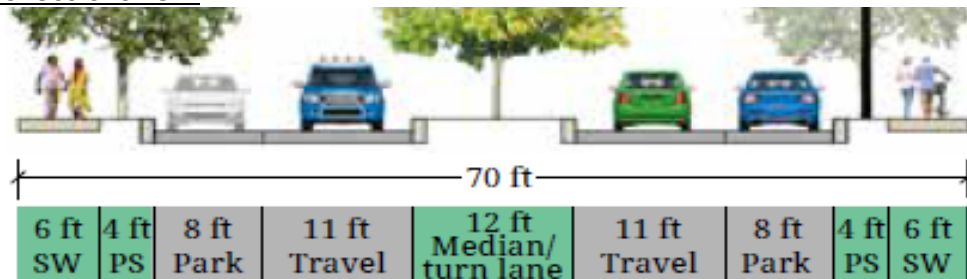
Figure A: Proposed plat with surrounding area

DESCRIPTION OF REQUEST: The applicant is proposing to resubdivide 5.01 acres in order to create three (3) non-residential lots. The lots vary from 0.72 to 3.30 acres in size. The reason for the replat is to create three individual lots. Access to the subdivision will be from Windermere Avenue. Stormwater drainage will be managed by on-site ponding. This development is being reviewed under the current subdivision code.

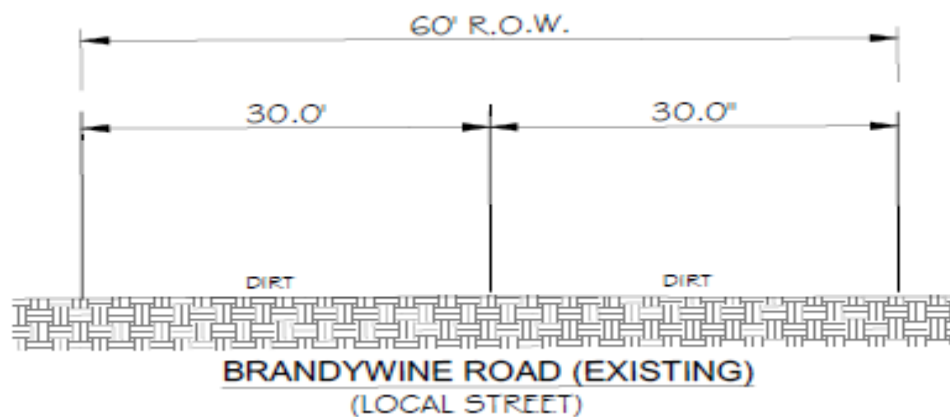
EXCEPTIONS, MODIFICATIONS, OR WAIVER REQUESTS: The applicant is requesting the following exceptions pursuant to El Paso City Code Section 19.10.050 (A)(1)(a) – (Roadway participation policies— Improvement of Roads and Utilities Within and or Abutting the Subdivision) of the current code. The exception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

1. To waive the dedication of additional 5 feet of right-of-way for Brandy Road.
2. To waive the construction of 30-feet of roadway for Brandywine Road.
3. To waive the construction of a 6-foot sidewalk along Brandywine Road.

REQUIRED CROSS-SECTION:



EXISTING CROSS-SECTION:



EVALUATION OF EXCEPTION REQUEST: 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.

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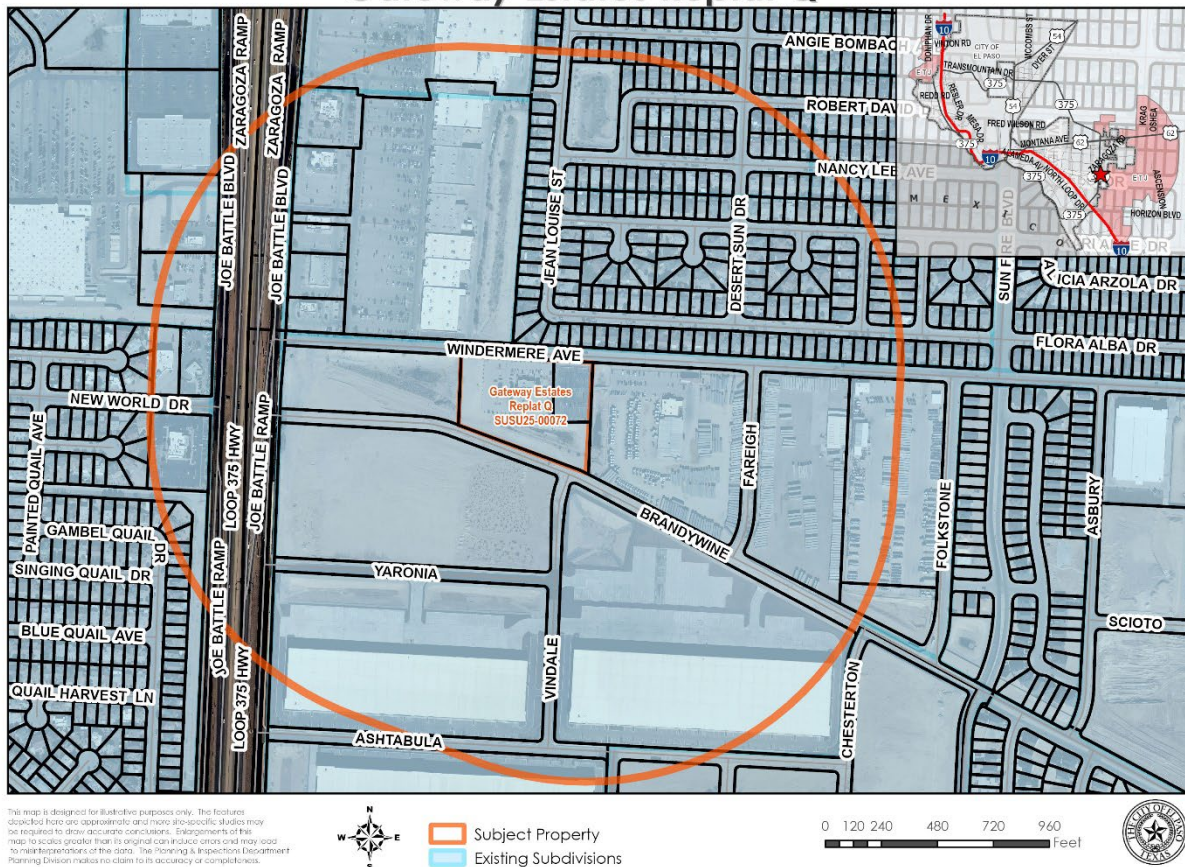


Figure B: Developed properties within a quarter mile of proposed subdivision

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

Surrounding Zoning and Use	
North	C-4 (Commercial) and R-3A (Residential) / Commercial and Residential development
South	Extraterritorial Jurisdiction (ETJ) / Commercial Development
East	Extraterritorial Jurisdiction (ETJ) / Commercial development
West	C-3 (Commercial) / Vacant Land
Nearest Public Facility and Distance	
Park	Montwood Heights (0.58 mi.)
School	Montwood High School (1.2 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 **August 28, 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. **(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 1

Gateway Estates Replat Q



Subject Property

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 misinterpretation of the information presented. Planning Division makes no claim to its accuracy or completeness.

ATTACHMENT 4



ROMAN BUSTILLOS, P.E.
President
SERGIO J. ADAME, P.E.
Vice President - Engineering
AARON ALVARADO, R.P.L.S.
Vice President - Surveying
HECTOR MARTINEZ, P.E.
Associate Partner
TBPE Reg. No. F-737
TBPLS Reg. No. 101314-00

July 23, 2025

City of El Paso
Planning and Inspections
801 Texas Avenue
El Paso, Texas 79901

Attn: Myrna Aguilar,
Planner

Re: Gateway Estates Replat "Q" Waiver Request

Dear Ms. Aguilar:

Brock and Bustillos, Inc. has recently submitted the reference subdivision as part of the five-day review process to your office. This subdivision plat was triggered because the developer and/or owners wishes to subdivide the 5.0108 acres property into three lots.

Regarding the proposed subdivision we are requesting a waiver not to construct the proportionate share of right-of-way improvements as per the required DSC standards for Brandywine Road "Non-residential Local" for a 60 feet Right-of-Way that requires a 38 feet roadway with two (2) six (6)-feet planter strips and two (2) five (5)-feet sidewalks in accordance with Section 19.15.110-Street width and design. The plat is located within the City of El Paso's Extraterritorial Jurisdiction area and is not within the city's annexation path per Section 19.10.050-A.1.b of the city's municipal code. The portion of Brandywine Road abutting this proposed subdivision, is currently a dirt road and is not used to access this subdivision. The county has not requested any roadway improvement during their review of said subdivision application.

Please contact me if you have any questions or need more information concerning the waiver request to Gateway Estates Replat "Q".

Sincerely,

Aaron Alvarado, RPLS
Vice President Surveying

07247-002C-GATEWAY ESTATES REPLAT Q-VARIANCE REQUEST.docx

ATTACHMENT 5



MAJOR COMBINATION APPLICATION

DATE: 07/18/2025

FILE NO. _____

SUBDIVISION NAME: Gateway Estates Replat O

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

Lot 1, Gateway Estates Replat B

2. Property Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	_____	_____	Office	_____	_____
Duplex	_____	_____	Street & Alley	_____	_____
Apartment	_____	_____	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below):	_____	_____
Park	_____	_____		_____	_____
School	_____	_____		_____	_____
Commercial	<u>5.0108</u>	<u>3</u>	Total No. Sites:	<u>3</u>	
Industrial	_____	_____	Total (Gross) Acreage:	<u>5.0108</u>	

3. What is existing zoning of the above described property? None Proposed zoning? None

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

Refer to waiver request letter

9. Remarks and/or explanation of special circumstances: Property is located in the city's ETJ

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

		Paseo Del Norte, 12250 Windermere Ave., El Paso, TX 79928	915-407-9234
12.	Owner of record	The Universal Church, 12200 Windermere Ave., El Paso, TX 79928	973-474-2222
		(Name & Address, Zip)	(Email) (Phone)
13.	Developer	Paseo Del Norte, 12250 Windermere Ave., El Paso, TX 79928	915-407-9234
		(Name & Address, Zip)	(Email) (Phone)
14.	Engineer	Brock & Bustillos, Inc., 417 Executive Ctr. Blvd., El Paso, TX 79902	915-542-4900
		(Name & Address, Zip)	(Email) (Phone)

OWNER SIGNATURE: _____

The Universal Church, Inc
Aaron Rancoleta
Vice President

REPRESENTATIVE SIGNATURE: Aaron Alvarado

915-542-4900, Ext. 136 REPRESENTATIVE CONTACT (PHONE)

aaron@brockbustillos.com REPRESENTATIVE CONTACT (E-MAIL)

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. 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.

Planning and Inspections Department- Land Development Division

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

The Developer/Engineer shall address the following comments

1. Include Engineering report sheet as part of the final plat.
Print-out of the mathematical closure report of the exterior boundary is ok.

Parks and Recreation Department

Please note that this subdivision located with-in the City of El Paso Extra Territorial Jurisdiction (ETJ) area and with-in the 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.

(Ord. 16882 § 2 (part), 2008; Ord. No. 17236, § 27, 11-10-2009; Ord. No. 17251, § 11, 12-15-2009; Ord. No. 17396, § 14, 8-24-2010; Ord. No. 17561, § 9, 517-2011).

Please also note that this subdivision is composed of **3** non-residential lots and is increasing acreage 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" that will be assessed based on the following:

1. Applicant is proposing a Non-residential use, covenants need to be provided restricting all residential uses and if gross density waiver is granted by the City Manager of the Planning Department designee, then Applicant shall be required to pay "park fees" at a rate of **\$1,000.00** per acre for a total amount of **\$5,010.00**, calculated as follows:

5.01 acres non-residential @ rate of \$1,000 per acre = \$5,010.00

Note: Please note that any paid fees for the original Gateway Estates Replat B subdivision will be deducted from final "Park fees" with proof of receipt.

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

Nearest Park: **Montwood Heights 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

Traffic and Transportation

- No objections to application

Street Lights Department

Do 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.

El Paso Central Appraisal

Please see attached map for comments on Gateway Estates Replat Q from Central Appraisal.

Change lot numbers from Lot 1, Lot 2 and Lot 3 to Lot 1A, Lot 1B and Lot 1C respectively.

El Paso Water

El Paso Water does not object to this request. The subject property is located within the City of El Paso Eastside Impact Fee Service Area. Impact fees will be collected by EPWater at the time of application to water and/or sewer services.

Water:

There is an existing 24-inch diameter water main that extends along Windermere Avenue approximately 850 feet east of Joe Battle Blvd. along Windermere Avenue. No direct service connections are allowed to this main as per the El Paso Water – Public Service Board (EPWater-PSB) Rules and Regulations.

From the above described 24-inch diameter water main, there is an existing 16-inch water main stub-out approximately 15-feet along Windermere Avenue fronting the subject property. A 12-inch diameter water main extension along the entire frontage of the property will be necessary to provide service. Owner is responsible for the main extension costs of water.

There is an existing 8-inch water main along Brandywine Road, approximately 28-feet north of the southern right-of-way line. This main can be extended to provide service.

Previous water pressure from fire hydrant #9512 approximately 770-feet east of the intersection of Joe Battle Blvd. and Windermere Avenue, has yielded a static pressure of 60 psi, a residual pressure of 44 psi, and a discharge of 1,006 gpm.

Sanitary Sewer:

There is an existing 18-inch diameter force main that extends along Windermere Avenue. No direct service connections are allowed to this main as per the El Paso Water – Public Service Board (EPWater-PSB) Rules and Regulations.

There is an existing 12-inch water main along Brandywine Road, approximately 60-feet north of the southern right-of-way line. This main can be extended to provide service.

General:

A water and sanitary sewer extension will be required along Brandywine Road. Main extension shall cover the entire Brandywine Road frontage. 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 Engineering

Street Lights Department

Do 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.

Texas Gas

In reference to case SUSU25-00072 - Gateway Estates Replat Q, Texas Gas Service has an existing 6" High Pressure main 10' north of North property line of 12000 Windermere Dr. In addition, please note that any high-pressure mains require a TGS stand by crew during any and all work within vicinity of the existing high pressure main, and TGS needs to be notified 48 hours prior to any construction and/or ground disturbance within the vicinity of the TGS high-pressure mains. If you have any questions, please let us know.

Disclaimer: Texas Gas Service does not allow permanent structures nor trees to be installed on top of TGS gas mains or service lines. If a conflict is anticipated, the developer, contractors or owner representative should contact TGS to relocate the gas main and/or service at the developer's expense.

El Paso Electric

Please note the existing line throughout Lot 2 and Lot 1 to services the existing building. Please add a 10' wide easement for the existing services.

El Paso County

- The Applicant has had made submittals to the County of El Paso, which has reviewed and comments have been provided
- As part of the submittals there was no variance request to waive the construction of the street improvements as required by City Of El Paso Municipal Code - Title 19 – the Subdivision Ordinance, which is applicable to proposed subdivisions in the City's ETJ
- The County of El Paso does not concur with the request to waive the requirements for the construction of the street improvements abutting the substandard street rights-of ways and improvements, and offer the following:

- In Lieu of the construction of the street improvements, the County of El Paso is requesting the applicant provide an escrow and the application of **19.15.030 - Street/thoroughfare escrow policies and procedures.**
- The County of El Paso believes that the determination and application of an escrow fund account is in the best interest of the County of El Paso and its residents.
- The escrow fund amount shall be in compliance with the required improvements for the Brandywine Road, which has been identified and depicted on the City of El Paso's MTP as a "proposed Major Arterial"
- The Brandywine required street improvements will provide for the connection from Joe Battle Blvd, (Loop 375) to the existing improvements to the east, which will provide for the circulation of traffic throughout the area and help minimize pollution of the air by eventually improving the existing dirt roads. Refer to **19.01.010 - Authority, purpose and applicability.**

The escrow fund amount shall also be in compliance with the required improvements for the Windermere Ave., which has been identified and depicted on the County of El Paso's MTP as a "Major Collector"

Fire Department

No adverse comments.

El Paso County Water Improvement District #1

No comments received.

Sun Metro

No comments received.

El Paso County 911 District

No comments received.

Texas Department of Transportation

No comments received.