



## **AGENDA FOR THE CITY PLAN COMMISSION**

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**December 18, 2025**  
**MAIN CONFERENCE ROOM, 300 NORTH CAMPBELL – 2ND FLOOR**  
**1:30 PM**

Notice is hereby given that a Hearing of the City Plan Commission will be conducted on the above date and time.

Members of the public may view the meeting via the following means:

Via the City's website. <http://www.elpasotexas.gov/videos>

Via television on City15,

YouTube: <https://www.youtube.com/user/cityofelpasotx/videos>

In compliance with the requirement that the City provide two-way communication for members of the public, members of the public may communicate with the City Plan Commission during public comment, and regarding agenda items by calling the following number:

1-915-213-4096 or Toll Free Number: 1-833-664-9267

At the prompt please enter the corresponding Conference ID: 698 828 026#

**A quorum of the City Plan Commission members must be present and participate in the meeting.**

If you wish to sign up to speak please contact Elsa Ramirez at [RamirezEZ@elpasotexas.gov](mailto:RamirezEZ@elpasotexas.gov) or (915) 212-0088 no later than by the start of the meeting.

A sign-up form is available outside the Main Conference Room, 2nd Floor for those who wish to sign up on the day of the meeting. Requests to speak must be received by 1:30 p.m. on the date of the meeting. A total time of three minutes may be allowed for each speaker. The Public Comment portion shall not exceed thirty (30) minutes, unless otherwise approved by the City Plan Commission.

### **PUBLIC COMMENT**

This time is reserved for members of the public who would like to address the City Plan Commission on any items that are not on the City Plan Commission Agenda and that are within the jurisdiction of

the City Plan Commission. No action shall be taken.

## **CONSENT AGENDA**

### **NOTICE TO THE PUBLIC:**

All matters listed under the CONSENT AGENDA, including those on the Addition to the Agenda, will be considered by City Plan Commission to be routine, or have met all standards for development under state law (plats only not requiring a public hearing), and will be enacted by one motion unless separate discussion is requested by City Plan Commission or staff and the item is removed from the Consent Agenda. Members of the audience who wish to ask questions or speak regarding items on the Consent Agenda must sign up on the day of the meeting, and such requests to speak must be received by 1:30 p.m. on the date of the meeting. When the vote has been taken, if an item has not been called out for separate discussion, the item has been approved. The City Plan Commission may, however, reconsider any item at any time during the meeting.

### **Approval of Minutes**

1. Discussion and action on the City Plan Commission minutes for December 4, 2025 [BC-1542](#)

### **Detailed Site Development Plan**

2. PZDS25-00032: Lot 3, Block 2, Desert Pass Unit Six, City of El Paso, El Paso County, Texas [BC-1543](#)

Location: 220 Desert Pass St.

Existing Zoning: C-3/sc (Commercial/special contract)

Request: Approval of Detailed Site Development Plan per Ordinance No. 9198

Existing Use: Vacant

Proposed Use: Apartments/Multi-family

Property Owner: Camino Real Investments I, LTD

Representative: Conde, Inc.

District: 8

Staff Contact: Alejandra González, (915) 212-1506, GonzalezAG@elpasotexas.gov

3. PZDS25-00038: A portion of Section 36, Block 79, Township 2, Texas & Pacific Railway Company Surveys, El Paso County, Texas [BC-1544](#)

Location: Generally South of Montana Ave. and Northwest of N. Zaragoza Rd.

Existing Zoning: C-4/c (Commercial/conditions)

Request: Detailed site development plan approval per Ordinance No. 16386

Existing Use: Vacant

Proposed Use: Other retail establishment  
Property Owner: Wagner Equipment Co.  
Representative: The Keith Corporation - Wendy Fulton  
District: 5  
Staff Contact: Alejandra González, (915) 212-1506,  
GonzalezAG@elpasotexas.gov

## **REGULAR AGENDA - DISCUSSION AND ACTION:**

### **Subdivision Applications**

#### **SUBDIVISION MAP APPROVAL**

The staff report for an agenda item may include conditions, exceptions, or modifications. The Commission's motion to approve an item in accordance with the staff report or with all staff comments means that any modifications, waivers, exceptions requested by the applicant and recommended for approval by staff and any staff recommended conditions, have been approved, without necessitating that the Commission restate the modifications, exceptions, waivers, or conditions as part of the motion to approve and that any findings required to be made by the Commission, have been made. If the Commission does not wish to approve an exception or modification, or require a condition, then the Commission's motion will state which have not been approved, otherwise, the staff report, with all modifications, exceptions and conditions, is approved and the applicant shall comply with all provisions of the staff report.

#### **Major Combination**

4. SUSU25-00103: Gateway Estates Unit One Replat M - Being a Replat of A Portion of Lots 11, 12, 13, 24, 25, and 26, and Portions of Right-of-Way Out of Chesterton Street, Fairglade Street, Blanker Street, Chilcote Street, Amesbury Avenue Chittenden Street All Within Gateway Estates, El Paso County, Texas

[BC-1545](#)

Location: North of Vista del Sol Dr. and East of Joe Battle Blvd.  
Existing Zoning: N/A property lies within Extraterritorial Jurisdiction (ETJ)  
Property Owner: GFA, LLC  
Representative: CEA Group  
District: N/A property lies within Extraterritorial Jurisdiction (ETJ)  
Staff Contact: Saul Fontes, (915) 212-1606, FontesSA@elpasotexas.gov

5. SUSU25-00101: Price Brothers Farms Unit One - A portion of Section 2, Block 80, Township 1, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas

[BC-1546](#)

Location: East of Patriot Blvd. South of Texas/New Mexico State Line  
Existing Zoning: R-5/c (Residential/conditions)  
Property Owner: JNC Development, Inc.  
Representative: TRE & Associates, LLC

District: 4  
Staff Contact: Myrna Aguilar, (915) 212-1584,  
AguilarMP@elpasotexas.gov

### **Other Business**

6. Overview of nonconforming circumstances.  
Staff Contact: Luis Zamora, Chief Planner, (915) 212-1552,  
ZamoraLF@elpasotexas.gov

[BC-1548](#)

### **EXECUTIVE SESSION**

The City Plan Commission may retire into Executive Session pursuant to Section 3.5A of the El Paso City Charter and the Texas Government Code, Section 551.071 Consultation with Attorney, Section 551.072 Deliberation Regarding Real Property, and Section 551.073 Deliberation Regarding Prospective Gifts to discuss any item on this agenda.

### **ADJOURN**

### **NOTE TO THE PROPERTY OWNER:**

CITY PLAN COMMISSION POLICY REQUIRES THAT THE APPLICANT OR REPRESENTATIVE BE PRESENT AT THE PUBLIC HEARING FOR THEIR ITEM(S). PLEASE DIRECT ANY QUESTIONS TO THE PLANNING & INSPECTIONS DEPARTMENT, PLANNING DIVISION, (915) 212-0088.

### **NOTICE TO THE PUBLIC:**

Sign language interpreters will be provided for this meeting upon request. Requests must be made to Elsa Ramirez at RamirezEZ@elpasotexas.gov a minimum of 48 hours prior to the date and time of this hearing.

If you need Spanish Translation Services, please email RamirezEZ@elpasotexas.gov at least 48 hours in advance of the meeting.

Posted this the 12th day of December at \_\_\_\_\_ AM

\_\_\_\_\_  
By Elsa Ramirez, Administrative Support Associate





El Paso, TX

300 N. Campbell  
El Paso, TX

Legislation Text

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**File #:** BC-1542, **Version:** 1

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**CITY OF EL PASO, TEXAS**  
**LEGISTAR AGENDA ITEM SUMMARY FORM**

**AGENDA LANGUAGE:**

*This is the language that will be posted to the agenda. Please use ARIAL 11 Font.*

Discussion and action on the City Plan Commission minutes for December 4, 2025



**CITY PLAN COMMISSION MEETING**  
**2<sup>nd</sup> Floor, Main Conference Room**  
**December 4, 2025**  
**1:30 P.M.**

**MINUTES**

The City Plan Commission met at the above place and date.

The meeting was called to order at 1:30 p.m. Chair Alfredo Borrego present and presiding and the following Commissioners answered roll call.

**COMMISSIONERS PRESENT:**

Alfredo Borrego (Chair)  
Lauren Hanson (1st Chair)  
Sal Masoud (2<sup>nd</sup> Chair)  
Lisa Badillo  
Jim W. Dobrowolski  
Jose L. Reyes

**COMMISSIONERS ABSENT:**

Albert Apodaca  
Juan Uribe

**AGENDA**

Commissioner Reyes read the rules into the record.

Ismael Segovia, Chief Planner, noted no changes to agenda.

**NO ACTION TAKEN.**

**I. CALL TO THE PUBLIC – PUBLIC COMMENT**

This time is reserved for members of the public who would like to address the City Plan Commission on any items that are not on the City Plan Commission Agenda and that are within the jurisdiction of the City Plan Commission. No action shall be taken.

A sign-up form is available outside the City Hall – Main Conference Room for those who wish to sign up on the day of the meeting. Requests to speak must be received by 1:30 p.m. on the date of the meeting. A total time of three minutes may be allowed for each speaker. The Public

Comment portion shall not exceed thirty (30) minutes, unless otherwise approved by the City Plan Commission.

None

## II. CONSENT AGENDA

### NOTICE TO THE PUBLIC:

All matters listed under the CONSENT AGENDA, including those on the Addition to the Agenda, will be considered by City Plan Commission to be routine, or have met all standards for development under state law (plats only not requiring a public hearing), and will be enacted by one motion unless separate discussion is requested by City Plan Commission or staff and the item is removed from the Consent Agenda. Members of the audience who wish to ask questions or speak regarding items on the Consent Agenda must sign up on the day of the meeting, and such requests to speak must be received by 1:30 p.m. on the date of the meeting. When the vote has been taken, if an item has not been called out for separate discussion, the item has been approved. The City Plan Commission may, however, reconsider any item at any time during the meeting.

### Approval of Minutes:

1. Discussion and action on the City Plan Commission minutes for November 20, 2025.

### Major Combination:

2. **SUSU25-00045:** Power of Dreams Unit Two – A portion of the Southwest ¼ of the Northwest ¼ of Section 16, and a portion of Tract 4, Block 79, Township 3, Texas and Pacific Railway Company Surveys, El Paso County, Texas  
Location: East of Joe Battle Blvd. and South of Vista Del Sol Dr.  
Existing Zoning: N/A property lies within Extraterritorial Jurisdiction (ETJ)  
Property Owner: 375 Properties, LLC  
Representative: CSA Design Group, Inc.  
District: N/A property lies within Extraterritorial Jurisdiction (ETJ)  
Staff Contact: Myrna Aguilar, (915) 212-1584, [AguilarMP@elpasotexas.gov](mailto:AguilarMP@elpasotexas.gov)

**ACTION:** Motion made by Commissioner Reyes, seconded by Commissioner Masoud to **APPROVE** all matters listed under the CONSENT AGENDA and carried unanimously.

Motion Passed.

## REGULAR AGENDA - DISCUSSION AND ACTION:

### Subdivision Applications:

### SUBDIVISION MAP APPROVAL:

### NOTICE TO THE PUBLIC AND APPLICANTS:

The staff report for an agenda item may include conditions, exceptions, or modifications. The Commission's motion to approve an item in accordance with the staff report or with all staff comments means that any modifications, waivers, exceptions requested by the applicant and recommended for approval by staff and any staff recommended conditions, have been approved, without necessitating that the Commission restate the modifications, exceptions, waivers, or conditions as part of the motion to approve and that any findings required to be made by the Commission, have been made. If the Commission does not wish to approve an exception or modification, or require a condition, then the Commission's motion will state which have not been approved, otherwise, the staff report, with all modifications, exceptions and conditions, is approved and the applicant shall comply with all provisions of the staff report.

**Major Combination:**

3. **SUSU25-00090:** Francisco Torres Subdivision – Tract 7A, Block 13, Upper Valley Surveys, El Paso County, Texas  
 Location: North of Artcraft Rd. and East of Westside Dr.  
 Existing Zoning: N/A property lies within Extraterritorial Jurisdiction (ETJ)  
 Property Owner: Juan Aguilar and Sandra Aguilar  
 Representative: Wall Engineers  
 District: N/A property lies within Extraterritorial Jurisdiction (ETJ)  
 Staff Contact: Saul Fontes, (915) 212-1606, [FontesSA@elpasotexas.gov](mailto:FontesSA@elpasotexas.gov)

Saul Fontes, Planner, made a presentation to the Commission. Staff recommends **approval** of Francisco Torres Subdivision on a Major Combination basis. In addition, the applicant is requesting from the City Plan Commission the following exception:

- To waive the construction of 5' of sidewalk along Strawberry Lane.

Chris Wall, Wall Engineers, was not available for comment.

**ACTION:** Motion made by Commissioner Hanson **TO APPROVE ITEM #SUSU25-00090**, seconded by Commissioner Masoud.

**VOTE:**

Ayes = 5 (Badillo, Masoud, Hanson, Reyes, and Dobrowolski)  
 Nays = 1 (Borrego)

Motion Passed.

**PUBLIC HEARING Rezoning Application:**

4. **PZRZ25-00022:** Portion of Tract 62-E-2, W H Glenn Surv 241 Abst 8425 and a portion of Tract 4-G-2-B-1, Nellie D Mundy Surv #240, City of El Paso, El Paso County, Texas  
 Location: East of Resler Dr. and North of Cimarron Canyon Dr.  
 Zoning: C-3 (Commercial)  
 Request: Rezone from C-3 (Commercial) to R-3A (Residential)  
 Existing Use: Vacant  
 Proposed Use: School  
 Property Owner: Canutillo Independent School District



Representative: Nancy Hayes, CSA Design Group  
District: 1  
Staff Contact: Luis Zamora, (915) 212-1552, [ZamoraLF@elpasotexas.gov](mailto:ZamoraLF@elpasotexas.gov)

Luis Zamora, Chief Planner, made a presentation to the Commission on both Items 4 and 5 together. Public notices were mailed to property owners within 300 feet on November 21, 2025. The Planning Division has received seven calls, one letter, and one email in opposition to the requests. Staff recommends **approval** of the rezoning request and **approval** of the condition release request.

Adrian Ontiveros, CSA Design Group, concurs with all staff recommendations.

Commissioner Borrego asked if there was anyone in the public who wished to speak in favor of or against this request.

**PUBLIC:**

- Whitley Miles-Ray – opposed
- Gustavo Mendoza - opposed

**ACTION:** Motion made by Commissioner Masoud, seconded by Commissioner Hanson **TO APPROVE ITEM #PZRZ25-00022 AND ITEM #PZCR25-00004** and unanimously carried.

Motion Passed.

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**PUBLIC HEARING Zoning Condition Release Application:**

5. **PZCR25-00004:** Portion of Tract 62-E-2, W H Glenn Surv 241 Abst 8425 and a portion of Tract 4-G-2-B-1, Nellie D Mundy Surv #240, City of El Paso, El Paso County, Texas
- Location: East of Resler Dr. and North of Cimarron Canyon Dr.  
Zoning: C-3 (Commercial)  
Request: Release All Zoning Conditions  
Existing Use: Vacant  
Proposed Use: School  
Property Owner: Canutillo Independent School District  
Representative: Nancy Hayes, CSA Design Group  
District: 1  
Staff Contact: Luis Zamora, (915) 212-1552, [ZamoraLF@elpasotexas.gov](mailto:ZamoraLF@elpasotexas.gov)

**See above for details in Item 4.**

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**PUBLIC HEARING Special Permit Application:**

6. **PZST25-00007:** A portion of Section 12, Block 81, Township 1, Texas and Pacific Railway Surveys and a portion of Section 11, Block 81, Township 1, Texas and Pacific Railway Surveys, City of El Paso, El Paso County, Texas
- Location: 5000 Stan Roberts Sr. Ave.  
Existing Zoning: R-F (Ranch and Farm)

Request: Special Permit and Detailed Site Development Plan approval to allow for a solar major utility facility in the R-F (Ranch and Farm) zone district

Existing Use: Vacant

Proposed Use: Solar major utility facility

Property Owner: City of El Paso – Managed by El Paso Water

Representative: Georges Halloul, SLI Engineering Inc.

District: 4

Staff Contact: Blanca Perez, (915) 212-1561, [PerezBM@elpasotexas.gov](mailto:PerezBM@elpasotexas.gov)

Blanca Perez, Planner, made a presentation to the Commission. Public notices were mailed to property owners within 300 feet on November 19, 2025. The Planning Division has received two (2) calls of inquiry but has not received any communications in support or opposition to the request. Staff recommends **approval** of the Detailed Site Development Plan and Special Permit Request.

Georges Halloul, SLI Engineering Inc., agrees with all staff comments and answered questions from the Commission.

Commissioner Borrego asked if there was anyone in the public who wished to speak in favor of or against this request. None

**ACTION:** Motion made by Commissioner Hanson, seconded by Commissioner Masoud **TO APPROVE ITEM # PZST25-00007** and unanimously carried.

Motion Passed.

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#### **Other Business:**

7. Discussion and Action on an amendment to El Paso City Code Title 20 (Zoning) to add a new definition for short-term rental.  
Staff Contact: Kevin Smith, Assistant Director of Planning, (915) 212-1566, [SmithKW@elpasotexas.gov](mailto:SmithKW@elpasotexas.gov)

Kevin Smith, Assistant Director of Planning, made a presentation to the Commission and answered questions from the Commission.

**ACTION:** Motion made by Commissioner Dobrowolski, seconded by Commissioner Masoud and unanimously carried to **APPROVE AN AMENDMENT TO EL PASO CITY CODE TITLE 20 (ZONING) TO ADD A NEW DEFINITION FOR SHORT-TERM RENTAL** and unanimously carried.

Motion Passed.

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8. Adjournment of the City Plan Commission's Meeting.

**ADJOURNMENT:**

**ACTION:** Motion made by Commissioner Reyes, seconded by Commissioner Masoud and unanimously carried to **ADJOURN**.

Motion passed.

Meeting adjourned at 2:32 p.m.

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### **EXECUTIVE SESSION**

The City Plan Commission may retire into Executive Session pursuant to Section 3.5A of the El Paso City Charter and the Texas Government Code, Section 551.071 Consultation with Attorney, Section 551.072 Deliberation Regarding Real Property, and Section 551.073 Deliberation Regarding Prospective Gifts to discuss any item on this agenda.

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Approved as to form:



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Kevin W. Smith, City Plan Commission Executive Secretary



Legislation Text

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**File #:** BC-1543, **Version:** 1

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**CITY OF EL PASO, TEXAS  
LEGISTAR AGENDA ITEM SUMMARY FORM**

**AGENDA LANGUAGE:**

*This is the language that will be posted to the agenda. Please use ARIAL 11 Font.*

**PZDS25-00032:** Lot 3, Block 2, Desert Pass Unit Six, City of El Paso,  
El Paso County, Texas

**Location:** 220 Desert Pass St.  
**Existing Zoning:** C-3/sc (Commercial/special contract)  
**Request:** Approval of Detailed Site Development Plan per  
Ordinance No. 9198  
**Existing Use:** Vacant  
**Proposed Use:** Apartments/Multi-family  
**Property Owner:** Camino Real Investments I, LTD  
**Representative:** Conde, Inc.  
**District:** 8  
**Staff Contact:** Alejandra González, (915) 212-1506,  
GonzalezAG@elpasotexas.gov



# 220 Desert Pass

City Plan Commission — December 18, 2025

SITE PLAN



**CASE NUMBER:** PZDS25-00032  
**CASE MANAGER:** Alejandra González, (915) 212-1506, [GonzalezAG@elpasotexas.gov](mailto:GonzalezAG@elpasotexas.gov)  
**PROPERTY OWNER:** Camino Real Investments I, LTD  
**REPRESENTATIVE:** Conde, Inc.  
**LOCATION:** 220 Desert Pass St. (District 8)  
**PROPERTY AREA:** 12.58 acres  
**REQUEST:** Detailed Site Development Plan Approval per Ordinance No. 9198  
**RELATED APPLICATIONS:** None  
**PUBLIC INPUT:** None

**SUMMARY OF REQUEST:** The applicant is requesting review and approval of Detailed Site Development Plan for proposed development of an apartment/multifamily use. Per Ordinance No. 9198, review and approval from City Plan Commission and City Council is required prior to the issuance of building permits.

**SUMMARY OF STAFF'S RECOMMENDATION:** Staff recommends **APPROVAL** of the request. The proposed use is permissible by right in the C-3 (Commercial) zone district and is compatible with surrounding developments. The proposed development meets the requirements of El Paso City Code Section 20.04.150 Detailed Site Development Plan.

PZDS25-00032



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. Enlargement 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 50 100 200 300 400 Feet



Figure A. Site Plan Superimposed on Aerial Imagery

**DESCRIPTION OF REQUEST:** The applicant is requesting approval of a Detailed Site Development Plan, as required per Ordinance No. 9198, dated October 27, 1987, which requires approval from the City Plan Commission and City Council prior to issuance of building permits. The site plan proposes the development of a 12.58-acre lot located at 220 Desert Pass Street for a proposed apartment complex. The development proposes twenty-two (22) apartment buildings with a maximum height of 29.5 feet and a total of 212 units comprised of a mix of 1, 2, and 3 bedrooms and a club house. The development is proposed as follows:

- Seven (7) type I buildings with an area of 4,280 square feet containing fifty-six (56) units;
- Four (4) type II-A buildings with an area of 6,568 square feet containing forty (40) units;
- Seven (7) type II-B buildings with an area of 6,564 square feet containing eighty-four (84) units;
- Four (4) type III buildings with an area of 6,028 square feet containing thirty-two (32) units.

The applicant is providing four hundred and fifty-seven (457) parking spaces and complies with parking requirements. Vehicular access will be provided from Gem Street.

**PREVIOUS CASE HISTORY:** Ordinance No. 9198 (Attachment 4), dated May 9, 1989, rezoned the property from R-3 (Residential) to A-2 (Apartment) with specific conditions. Later, Ordinance No. 13127, dated March 25, 1997, changed the zoning from A-2/sc (Apartment/special contract) to C-3/sc (Commercial/special contract), carrying forward the same conditions that were previously imposed. The applicable conditions are the following:

1. Prior to the issuance of a building permit for any parcel, a subdivision plat must be filed of record for that particular parcel.

**Note: Condition has been met.**

2. The maximum height of any buildings constructed on those portions of Parcels 3 and 5 which abut Sandcastle and Coronado Hills Subdivisions, or any buildings constructed on Parcel 4, shall not be higher than the finished grade of these two subdivisions.

**Note: Complies with this condition.**

3. Prior to the issuance of a building permit for Parcels 3, 4 and 5, a detailed site development plan must be approved by the City Plan Commission and the Mayor and City Council.

**Note: Condition is satisfied through this request.**

**COMPATIBILITY WITH NEIGHBORHOOD CHARACTER:** The proposal is in character with surrounding uses and zoning districts. The property to the north is zoned C-3/sc (Commercial/Special contract) and includes a business office. The property to the south is also zoned C-3/sc (Commercial/special contract) developed with an apartment complex. To the east, the properties are zoned A-2 (Apartment) and R-3 (Residential) developed with single-family dwellings. To the west, the properties are zoned C-3/sc (Commercial) and includes medical offices, restaurant, and movie theatre. The nearest school is Coronado High School located approximately 1.5 miles away. The closest park is Desert Pass 1 Park located approximately 0.04 miles away.

<b>COMPLIANCE WITH THE ZONING ORDINANCE – When evaluating whether a proposed Detailed Site Development Plan is in accordance with the Zoning Ordinance, consider following factors:</b>	
<b>Criteria</b>	<b>Does the Request Comply?</b>
<b>El Paso City Code Section 20.04.140 – When Required.</b> Except as stated herein, a detailed site development plan is required prior to development in a special purpose district or with a special permit application and may be required if a zoning condition exists on a	Yes. Per Ordinance No. 9198, dated October 27, 1987, the property owner must obtain Detailed Site Development Plan approval by the City Plan Commission and City Council prior to the issuance of any building permits for the subject property.

particular piece of property. Detailed site development plans are not required for any projects for development in the Mixed-Use District (RMU, GMU and IMU) or for any other projects other than those located in special purpose districts or as otherwise required herein.	
<b>Compatibility with Zoning Regulations:</b> The zoning district permits the proposed use, and all applicable regulations are met <b>C-3 (Commercial) District:</b> The purpose of these districts is to accommodate establishments providing goods or rendering services which are used in support of the community's trade and service establishments and serving multi-neighborhoods within a planning area of the city. The regulations of the districts will permit intensities designed to be compatible with each other and to provide for a wide range of types of commercial activity, including light automobile related uses.	Yes. The subject property is proposing the use of apartment/multifamily which is permitted by right in the C-3 (Commercial) zone district.
<b>THE PROPOSED ZONING DISTRICT'S EFFECT ON THE PROPERTY AND SURROUNDING PROPERTY, AFTER EVALUATING THE FOLLOWING FACTORS:</b>	
<b>Historic District or Special Designations &amp; Study Area Plans:</b> Any historic district or other special designations that may be applicable. Any adopted small areas plans, including land-use maps in those plans.	There are no Historic Districts or Special Designations on the subject property.
<b>Potential Adverse Effects:</b> Potential adverse effects that might be caused by approval or denial of the special permit.	There are no anticipated adverse impacts from the approval of the Detailed Site Development Plan.
<b>Natural Environment:</b> Anticipated effects on the natural environment.	The subject property does not involve greenfield or environmentally sensitive land or arroyo disturbance

**ADEQUACY OF PUBLIC FACILITIES, SERVICES AND INFRASTRUCTURE:** Property is adjacent to Desert Pass Street, a minor arterial as identified in El Paso Major Thoroughfare Plan (MTP). Access to the subject property is proposed from Gem Street which is designated as collector street in the City of El Paso's Major Thoroughfare Plan (MTP). While there are no bus stops within a walkable distance (0.25 miles), the nearest stop is approximately 0.52 miles away on Mesa Street. Although sidewalks are not currently present along Gem Street, they shall be constructed as part of the proposed development to improve pedestrian accessibility. Existing sidewalks are available on surrounding streets.

**PUBLIC COMMENT:** Notices are not required per El Paso City Code Section 20.04.150.

**CITY PLAN COMMISSION OPTIONS:** The purpose of the Zoning Ordinance is to promote the health, safety, morals and general welfare of the City. The City Plan Commission (CPC) has the authority to advise City Council on Zoning matters. In evaluating the request, the CPC may take any of the following actions:

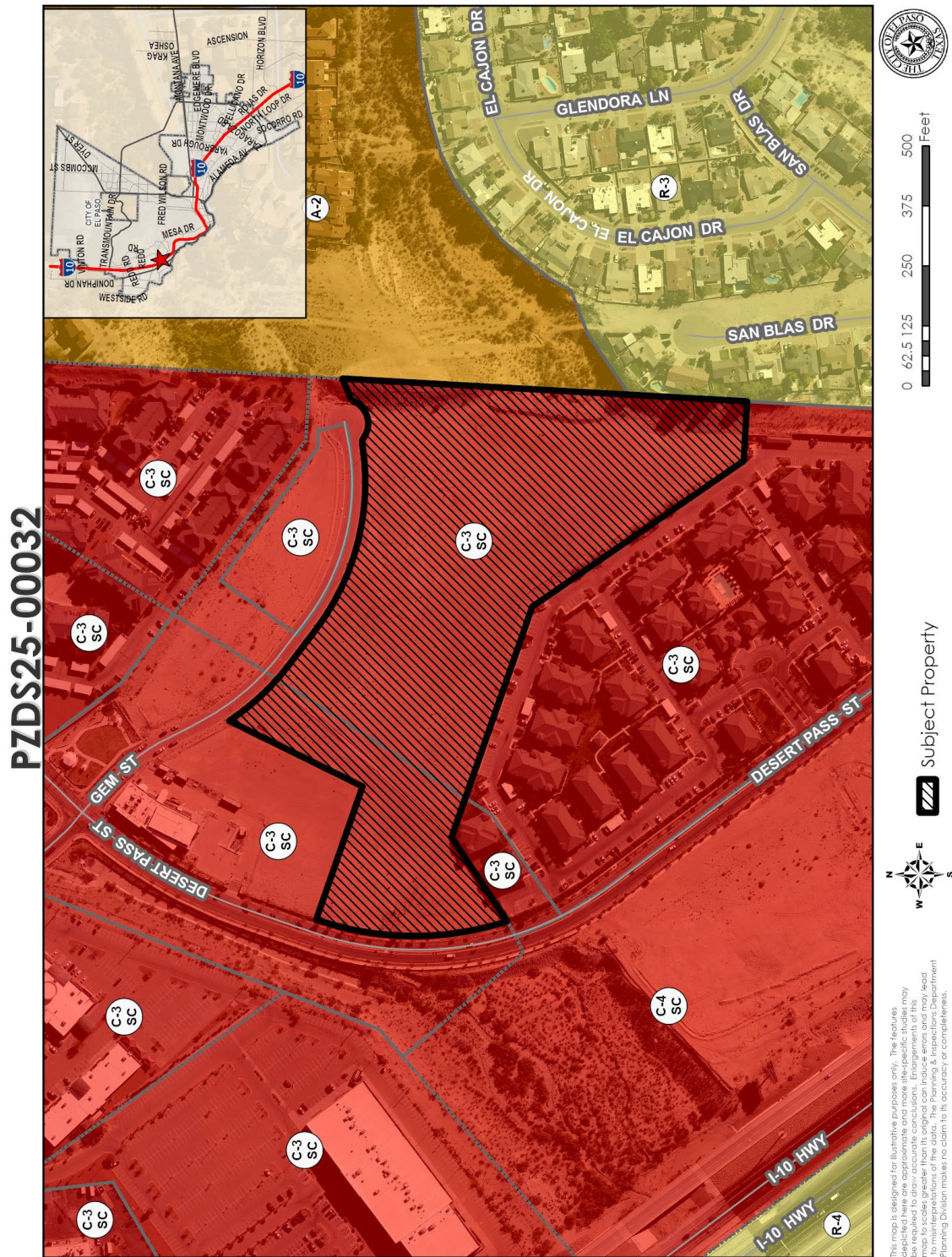
1. **Approve/Recommend Approval** of the Detailed Site Development Plan, finding that the request is in conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or that the request is in conformance with other criteria that the CPC identifies from the Comprehensive Plan. (Staff Recommendation)
2. **Approve/Recommend Approval of the Detailed Site Development Plan With Modifications** to bring the request into conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or other criteria that the CPC identifies from the Comprehensive Plan.
3. **Deny/Recommend Denial** of the Detailed Site Development Plan, finding that the request does not conform to the review criteria of *Plan El Paso* as reflected in the Staff Report, or other criteria that the CPC identifies from the Comprehensive Plan.

**ATTACHMENTS:**

1. Zoning Map
2. Detailed Site Plan
3. Elevations
4. Ordinance No. 9198
5. Department Comments



# ATTACHMENT 1





## ATTACHMENT 2



# ATTACHMENT 3



**Typical Front Elevation**



**Typical Rear Elevation**

N.T.C

# ATTACHMENT 4

87-5313

009198

AN ORDINANCE CHANGING THE ZONING OF  
PORTIONS OF A.F. MILLER SURVEYS NO. 210 AND 213;  
A PORTION OF J.F. DRISCOLL SURVEY NO. 372; AND A  
PORTION OF C.A. ENGELFRUEND SURVEY NO. 112.  
THE PENALTY BEING AS PROVIDED IN  
SECTION 20.68.010 OF THE EL PASO CITY CODE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

That the zoning of portions of A.F. Miller Surveys No. 210 and 213; a portion of J.F. Driscoll Survey No. 372; and a portion of C.A. Engelfruend Survey No. 112, as more particularly described by metes and bounds in the attached Exhibit "A", be changed as follows:

Parcel No. 1: R-3 (Residential) to C-3 (Commercial)  
Parcel No. 2: R-3 (Residential) to A-0 (Apartment/Office)  
Parcel No. 3: R-3 (Residential) to A-2 (Apartment)  
Parcel No. 4: R-3 (Residential) to C-4 (Commercial)  
Parcel No. 5: R-3 (Residential) to A-2 (Apartment)  
Parcel No. 6: R-3 (Residential) to R-3A (Residential)

within the meaning of the zoning ordinance, subject to a special contract placing certain restrictions, conditions and covenants on the property, and that the zoning map of the City of El Paso be revised accordingly.

PASSED AND APPROVED this 27<sup>th</sup> day of October, 1987.

ATTEST:

Carole Hunter  
City Clerk

Mayor

I CERTIFY THAT THE FOLLOWING ZONING MAPS  
HAVE BEEN REPRODUCED:  
7-25-89 OFFICE  
7-25-89 CONTROL  
7-25-89 Bldg.  
7-25-89 CONTROL

APPROVED AS TO FORM:

C. Gutierrez  
Assistant City Attorney

APPROVED AS TO CONTENT:

Ray Gilman  
Department of Planning,  
Research and Development

ZNG3:5313.87

I certify that the zoning map has been revised to  
reflect the amendment of ordinance 09198

009198 Date 7-25-89

RECEIVED

MAY 22 1989

PLANNING DEPT.  
LAND DEVELOPMENT



THE STATE OF TEXAS )  
 )  
COUNTY OF EL PASO )

CONTRACT

THIS CONTRACT made this 9th day of May,  
1989, by and between INTERNATIONAL CITY DEVELOPERS, INC., First  
Party, and the CITY OF EL PASO, Second Party, witnesseth:

Application has been made to the City of El Paso for the  
rezoning of portions of A.F. Miller Surveys No. 210 and 213; a  
portion of J.F. Driscoll Survey No. 372; and a portion of C.A.  
Engelfruend Survey No. 112, City and County of El Paso, Texas,  
which is more particularly described by metes and bounds in the  
attached Exhibit "A" which is made a part hereof by reference.  
To remove certain objections to such rezoning, First Party  
covenants that if the property is rezoned as follows:

Parcel No. 1: R-3 (Residential) to C-3 (Commercial)  
Parcel No. 2: R-3 (Residential) to A-O (Apartment/Office)  
Parcel No. 3: R-3 (Residential) to A-2 (Apartment)  
Parcel No. 4: R-3 (Residential) to C-4 (Commercial)  
Parcel No. 5: R-3 (Residential) to A-2 (Apartment)  
Parcel No. 6: R-3 (Residential) to R-3A (Residential)

within the meaning of the zoning ordinance of the City of El  
Paso, it shall be subject to the following restrictions,  
conditions and covenants:

1. Prior to the issuance of a building permit  
for any parcel, a subdivision plat must be  
filed of record for that particular parcel.
2. The maximum height of any buildings  
constructed on those portions of Parcels 3  
and 5 which abut Sandcastle and Coronado  
Hills Subdivisions, or any buildings  
constructed on Parcel 4, shall not be higher  
than the finished grade of these two  
subdivisions.

3. Prior to the issuance of a building permit for Parcels 3, 4 and 5, a detailed site development plan must be approved by the City Plan Commission and the Mayor and City Council.
4. Any subdivision plat(s) approved for Parcel 5 (A-2) must provide for the dedication, improvement and extension of Alto Mesa Drive, to Resler Drive.
5. The extension of Marcena Drive through Parcel 5 is prohibited.

This agreement is a restriction, condition and covenant running with the land and a charge and servitude thereon, and shall bind First Party and its successors in title. Any future conveyance of the land shall contain this restriction, condition and covenant and shall embody this agreement by express reference.

The City may enforce this agreement by injunction or any other legal or equitable remedy. The City Council of the City of El Paso may amend or release the above restrictions, conditions and covenants in its discretion without the consent of any third person who may be benefited thereby, and without affecting the validity or necessitating the amendment of the ordinance passed by the City Council embodying this change of zoning and subject to this contract.

WITNESS THE FOLLOWING SIGNATURES AND SEALS:

SIGNATURES CONTINUE ON NEXT PAGE

FIRST PARTY:  
INTERNATIONAL CITY DEVELOPERS, INC.

By *John C. Foster*

Title *Vice - pres*

ATTEST:

*N/A*  
Secretary

SECOND PARTY:  
THE CITY OF EL PASO

By *W. V. [Signature]*  
Mayor

ATTEST:

*Carol [Signature]*  
City Clerk

APPROVED AS TO FORM:

*C. [Signature]*  
Assistant City Attorney

APPROVED AS TO CONTENT:

*Ray [Signature]*  
Department of Planning,  
Research and Development

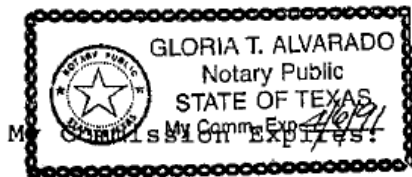
ACKNOWLEDGEMENT

THE STATE OF TEXAS )

)

COUNTY OF EL PASO )

This instrument was acknowledged before me on this *11<sup>th</sup>*  
day of *May*, 1989, by *John C. Foster* as  
*Vice-President* on behalf of INTERNATIONAL CITY DEVELOPERS,  
INC.



*Gloria T. Alvarado*  
Notary Public, State of Texas  
Notary's Printed or Typed Name  
*Gloria T. Alvarado*

ACKNOWLEDGEMENTS CONTINUE ON NEXT PAGE

# **ATTACHMENT 5**

## **Planning and Inspections Department - Planning Division**

Staff recommends **APPROVAL** of the request. The proposed use is permissible by right in the C-3 (Commercial) zone district and is compatible with surrounding developments. The proposed development meets the requirements of El Paso City Code Section 20.04.150 Detailed Site Development Plan.

## **Planning and Inspections Department – Plan Review & Landscaping Division**

Provide accessible route from public right of way to property.

*Note: Comments to be addressed at the permitting stage.*

## **Planning and Inspections Department – Land Development**

1. Show proposed drainage flow patterns with arrows on the Detailed site plan (How are you addressing the water run-off) and identify the discharge and/or storage location(s) for all storm-water runoff within the subdivision, including calculations at the time of grading permit.
2. Provide a 5ft sidewalk abutting the property lines (Gem St), including directional ADA ramps.
3. Provide driveway width of 25ft min. to 35ft max. in a commercial area (6-16 Driveway Approaches, Appendix A, Street Design Manual).
4. In the detailed site plans shows a drainage system parallel Desert Pass St. on Lot 3 Desert Pass Subdivision Unit 6 to discharge water runoff from Desert Pass Subdivision #2 to Desert Pass Subdivision #6, please include the drainage easement in Lot 3, Block 2, Dessert Pass Subdivision Unit 6, in the final Plat or by separate instrument.

*Note: Comments to be addressed at the permitting stage.*

## **Fire Department**

No comments received.

## **Police Department**

No comments received.

## **Environment Services**

No comments.

## **Sun Metro**

No comments received.

## **Streets and Maintenance Department**

### **Traffic & Transportation Engineering**

Install 5-foot sidewalks on Gem St. north of development abutting property lines.

### **Streets Lighting:**

Does not object to this request.

For the development of a project 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.

Streetlights 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:**

No comments.

#### **El Paso Water**

EPWater does not object to this request.

There is an existing 8-inch diameter water main along Desert Pass Street located approximately 22-feet west of the property line. This main is available to provide service.

There is an existing 8-inch and 6-inch diameter water main along Gem Street located approximately 4-feet north of the property line. These mains are available to provide service.

Previous water pressure readings from fire hydrant # 11874 located on Gem Street 830-feet east of Desert Pass Street, has yielded a static pressure of 142 psi, a residual pressure of 124 psi, and a discharge of 1,838 gallons per minute. The owner should, for his own protection and at his own expense, install at the discharge side of each water meter a pressure regulator, strainer, and relief valve, to be set for pressure as desired by the customer. The Owner shall be responsible for the operation and maintenance of the above-described water pressure regulating device.

#### **Sanitary Sewer**

There is an existing 12-inch diameter sanitary sewer main that extends along Desert Pass Street located 53-feet west of the property. This main is available to provide service.

There is an existing 8-inch diameter sanitary sewer main that extends along Gem Street located 23-feet north of the property. This main is available to provide service.

There is an existing 8-inch diameter sanitary sewer main that extends along the 20-foot PSB easement east of and parallel to Desert Pass St. This main is available to provide service and extensions.

#### **General**

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

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 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:**

EPWater-SW recommends using principles of low impact development (such as recessed landscaping, rainwater harvesting, and porous pavement) to reduce the amount of developed stormwater runoff.

**El Paso County 911 District**

No comments or concerns.

**Texas Department of Transportation**

No TXDOT comments as there appears to be no work affecting the ROW.

**El Paso County Water Improvement District #1**

No comments received.



# DESERT PASS UNIT SIX DETAILED SITE PLAN

BEING LOT 3, BLOCK 2, DESERT PASS UNIT SIX,  
CITY OF EL PASO, EL PASO COUNTY, TEXAS.

## PARKING INFORMATION

TOTAL SITE: 546,121.18 SQ. FT. ~ 12.537 Ac.  
TOTAL BUILDING: 129,050.00 SQ. FT.

### APARTMENTS

TOTAL BUILDINGS PROPOSED: 22  
TOTAL UNITS PROPOSED: 212  
TOTAL 1 BEDROOM UNITS PROPOSED: 92  
PARKING REQUIRED BY CITY CODE: 138

TOTAL 2 BEDROOM UNITS PROPOSED: 88  
PARKING REQUIRED BY CITY CODE: 176  
TOTAL 3 BEDROOM UNITS PROPOSED: 32  
PARKING REQUIRED BY CITY CODE: 64

TOTAL PARKING REQUIRED BY CITY CODE: 378  
HANDICAP PARKING REQUIRED: 8  
BICYCLE PARKING REQUIRED: 19

### PARKING PROVIDED

SURFACE PARKING: 446  
SURFACE ACCESSIBLE: 11  
TOTAL PARKING PROVIDED: 457  
TOTAL BICYCLE PARKING PROVIDED: 24

### TYPICAL PARKING DIMENSIONS:

STALLS : 9 FT. BY 18 FT.  
BICYCLE: 24" BY 75"

### REQUIRED LANDSCAPING

LANDSCAPING SHALL COMPLY WITH EL PASO CITY CODE 18.16  
TOTAL SITE: 546,121.18 SQ. FT. ~ 12.537 Ac.

TOTAL SITE REQUIRED:  
(SQ. FT. OF SITE LESS BLDG. SQ. FT. X 15%) = 62,561 S.F.

TOTAL SITE PROPOSED: 196,800 S.F.

DECIDUOUS OR CANOPY TREES 63 - 2" CALIPER

STREET TREES EXISTING 6

SHRUBS 1,251 - 5 gal. (1'x1')

GROUND COVER 6,256 s.f. MIN.

ONE DECIDUOUS OR EVERGREEN TREE HAVING A MINIMUM TWO INCH

CALIPER AND 10' AT THE TIME OF PLANTING.

SHADING SHALL BE REQUIRED FOR PARKING LOTS AND

VEHICULAR USE AREAS THAT ARE LOCATED WITHIN THE PROJECT.

WITH TEN PARKING SPACES OR MORE SHALL BE PROVIDED WITH AT

LEAST ONE PARKING LOT TREE FOR EVERY TEN PARKING SPACES.

CANOPY TREES REQUIRED BY CITY CODE: 46

SUBSTITUTION AS PER EL PASO MUNICIPAL ORDINANCE

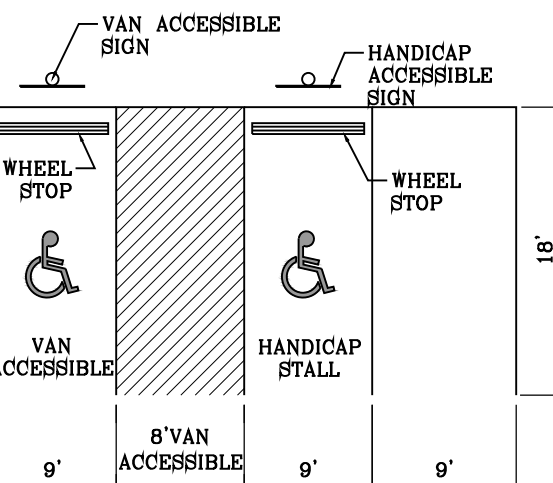
18.46.000 SECTION 1

TREES AS PER "RECOMMENDED TREES FOR EL PASO"

WEST TEXAS URBAN FORESTRY COUNCIL

### KEY NOTES

- 1 PROPOSED SIDEWALK W/  
STANDARD CURB
- 2 PROPOSED SIDEWALK (5'W)
- 3 PROPOSED RETAINING WALL (6'H)
- 4 PROPOSED ADA RAMP
- 5 PROPOSED PAVEMENT
- 6 PROPOSED LANDSCAPE
- 7 EXISTING CURB & GUTTER
- 8 WHEEL STOPS
- 9 PROPOSED CONCRETE DRIVEWAY
- 10 EXISTING SIDEWALK (5'W)
- 11 PROPOSED GATE (6'H)
- 12 EXISTING ROCK WALL (6'H)
- 13 PROPOSED DUMPSTER ENCLOSURE  
(12'W x 12'L x 6.7'H)
- 14 EXISTING LIGHT POLE
- 15 EXISTING FIRE HYDRANT
- 16 PROPOSED SWALE
- 17 EXISTING MANHOLE
- 18 PROPOSED CONCRETE DRIVEWAY
- 19 PROPOSED WROUGHT IRON FENCE
- 20 EXISTING CURB AND GUTTER  
TO BE REMOVED
- 21 PROPOSED CURB AND GUTTER
- 22 EXISTING ROCKWALL TO BE REMOVED
- 23 PROPOSED FLUME WITH TREAD PLATE
- 24 PROPOSED STEPS
- 25 EXISTING WING WALL
- 26 EXISTING 36"Ø PIPE
- 27 EXISTING HEAD WALL



TYPICAL HANDICAP PARKING  
SCALE: 1"=4'



Typical Front Elevation  
NTS



Typical Rear Elevation  
NTS

DESERT PASS  
SUBDIVISION  
UNIT FOUR  
File No. 20210096242

DESERT PASS SUBDIVISION  
UNIT FIVE  
File No. 20220095093

DESERT TRAIL SUBDIVISION  
UNIT TWO  
VOL. 80, PG. 41

### LEGEND

- BOUNDARY LINE
- PROPOSED BUILDING
- PROPOSED CLUBHOUSE
- PROPOSED PAVEMENT
- PROPOSED LANDSCAPING
- PROPOSED CONCRETE
- PROPOSED CHAT AND WALKING PATH
- CURB AND GUTTER
- PROPOSED ROCKWALL
- KEY NOTE
- RAMP
- DRAINAGE ARROWS

### C3 SETBACKS

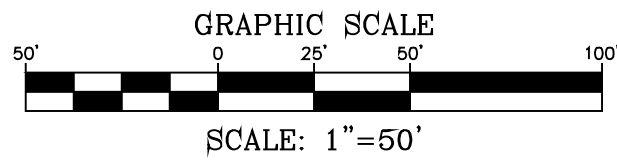
FRONT YARD 0 ft.  
REAR YARD 25 ft.  
SIDE YARD 5 ft.  
SIDE BUTTING STREET 10 ft.  
BUILDING MAX. HEIGHT 35 ft.

### AREA SCHEDULE

BUILDING TYPE	S.F.	No. UNITS	DIMENSIONS WIDTH (W) - DEPTH (D)
I	4,280	56	W 63.6'± Max. - 51.9'± Min. D 70'± Max. - 80.2'± Min.
II-A	6,568	40	W 69.9'± Max. - 45.4'± Min. D 109.5'± Max. - 98.3'± Min.
II-B	6,564	84	W 69.9'± Max. - 45.4'± Min. D 109.5'± Max. - 98.3'± Min.
III	6,028	32	W 69.9'± Max. - 50.4'± Min. D 98.4'± Max. - 80.9'± Min.

NOTE:  
ACCORDING TO THE FEDERAL  
EMERGENCY MANAGEMENT AGENCY  
FLOOD INSURANCE RATE MAP  
COMMUNITY PANEL NO. 48214 0027 D,  
DATED JANUARY 3, 1997 THIS  
PROPERTY IS IN FLOOD ZONE: C

NOTE:  
ALL EXISTING AND PROPOSED SIDEWALKS,  
BARRIERS, FREE RAMPS, HANDICAP  
PARKING, CROSSWALKS, DRIVEWAYS AND  
ACCESSIBLE ROUTES SHALL COMPLY WITH  
A.D.A. T.A.S. AND CITY OF EL PASO  
REQUIREMENTS. EXISTING INFRASTRUCTURE  
NOT COMPLYING SHALL BE REMOVED AND  
REPLACED TO MEET STANDARDS.







Legislation Text

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**File #:** BC-1544, **Version:** 1

---

**CITY OF EL PASO, TEXAS  
LEGISTAR AGENDA ITEM SUMMARY FORM**

**AGENDA LANGUAGE:**

*This is the language that will be posted to the agenda. Please use ARIAL 11 Font.*

**PZDS25-00038:** A portion of Section 36, Block 79, Township 2, Texas &  
Pacific Railway Company Surveys, El Paso County, Texas

**Location:** Generally South of Montana Ave. and Northwest of  
N. Zaragoza Rd.

**Existing Zoning:** C-4/c (Commercial/conditions)

**Request:** Detailed site development plan approval per  
Ordinance No. 16386

**Existing Use:** Vacant

**Proposed Use:** Other retail establishment

**Property Owner:** Wagner Equipment Co.

**Representative:** The Keith Corporation - Wendy Fulton

**District:** 5

**Staff Contact:** Alejandra González, (915) 212-1506,  
GonzalezAG@elpasotexas.gov



# South of Montana Ave. and Northwest of N. Zaragoza Rd.

City Plan Commission — December 18, 2025



## SITE PLAN

**CASE NUMBER:** PZDS25-00038  
**CASE MANAGER:** Alejandra González, (915) 212-1506, [GonzalezAG@elpasotexas.gov](mailto:GonzalezAG@elpasotexas.gov)  
**PROPERTY OWNER:** Wagner Equipment Co.  
**REPRESENTATIVE:** The Keith Corporation – Wendy Fulton  
**LOCATION:** Generally South of Montana Ave. and Northwest of N. Zaragoza Rd. (District 5)  
**PROPERTY AREA:** 3.78 acres  
**REQUEST:** Detailed Site Development Plan Approval per Ordinance No. 16386  
**RELATED APPLICATIONS:** None  
**PUBLIC INPUT:** None

**SUMMARY OF REQUEST:** The applicant is requesting review and approval of Detailed Site Development Plan for proposed development of an other retail establishment use. Per Ordinance No. 16386 review and approval from City Plan Commission is required prior to the issuance of building permits.

**SUMMARY OF STAFF'S RECOMMENDATION:** Staff recommends **APPROVAL** of the request. The proposed use is permissible by right in the C-4 (Commercial) zone district. The proposed development meets the requirements of El Paso City Code Section 20.04.150 – Detailed Site Development Plan.

### PZDS25-00038

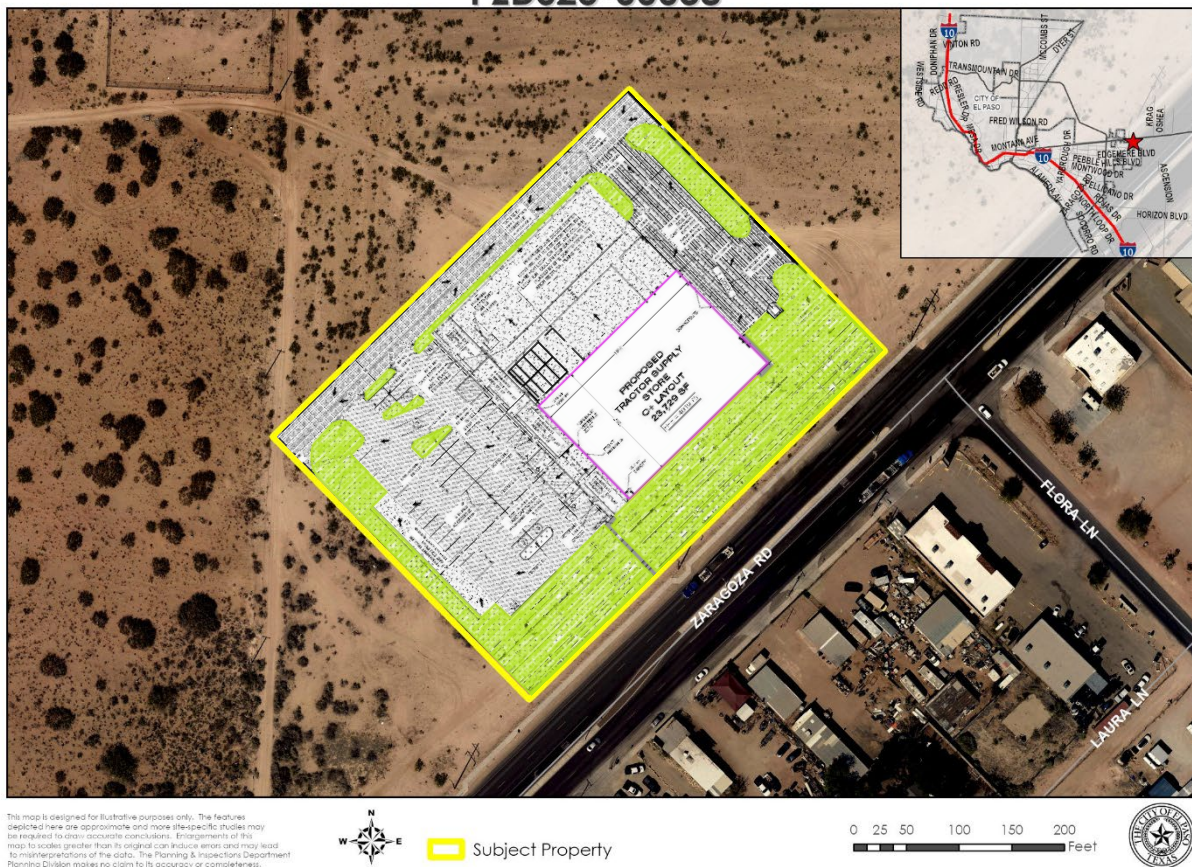


Figure A. Site Plan Superimposed on Aerial Imagery

**DESCRIPTION OF REQUEST:** The applicant is requesting approval of a Detailed Site Development Plan as required by Ordinance No. 16386, dated June 27, 2006, which requires approval from the City Plan Commission prior to issuance of building permits. The site plan proposes the development of a 3.78-acre lot located generally South of Montana Avenue and Northwest of N. Zaragoza Road for a use of other retail establishment. The project includes one single-story building of 23,729 square feet with a maximum height of thirty feet eight inches (30' 8"). The development is providing seventy-four (74) parking spaces and complies with the vehicular parking requirements in El Paso City Code 20.14. The plan also includes three (3) bicycle spaces and provides pedestrian access from the public sidewalk to the building. Access to the property will be provided through shared access driveways along Zaragoza Road.

**PREVIOUS CASE HISTORY:** Ordinance No. 16386 (Attachment 4), dated June 27, 2006, changed the zoning from R-F (Ranch and Farm) to C-4 (Commercial) with the following applicable condition:

1. That a detailed site development plan be reviewed and approved per the El Paso City Code in effect at the time of submittal of the application for detailed site development plan review, prior to the issuance of any building permits

**Note:** Condition is satisfied through this request.

**COMPATIBILITY WITH NEIGHBORHOOD CHARACTER:** The proposed development aligns with the surrounding commercial uses, maintaining compatibility with similarly zoned properties. To the north and west the properties are vacant and zoned C-4/c (Commercial/conditions). To the south and east the properties are part of the El Paso's 5-Mile Extra-Territorial Jurisdiction (ETJ) and have a shopping center and restaurant respectively. The nearest school, Chester E. Jordan Elementary, is approximately 1.8 miles away, while the closest park, Brisa del Este Park, is located 1.8 miles from the site.

<b>COMPLIANCE WITH THE ZONING ORDINANCE – When evaluating whether a proposed Detailed Site Development Plan is in accordance with the Zoning Ordinance, consider following factors:</b>	
<b>Criteria</b>	<b>Does the Request Comply?</b>
<b>El Paso City Code Section 20.04.140 – When Required.</b> Except as stated herein, a detailed site development plan is required prior to development in a special purpose district or with a special permit application and may be required if a zoning condition exists on a particular piece of property. Detailed site development plans are not required for any projects for development in the Mixed Use District (RMU, GMU and IMU) or for any other projects other than those located in special purpose districts or as otherwise required herein.	Yes. Per Ordinance No. 16386 review and approval from City Plan Commission is required due to the development being more than two acres in size. Approval is required prior to the issuance of any building permits for the subject property.
<b>Compatibility with Zoning Regulations:</b> The zoning district permits the proposed use, and all applicable regulations are met <b>C-4 (Commercial) District:</b> The purpose of these districts is to provide for locations for the most intensive commercial uses intended to serve the entire city. It is intended that the district regulations permit heavy commercial uses characterized by automotive and light warehousing. The regulations of the districts are intended to provide a transition from general business areas to industrial and manufacturing uses, and to accommodate major locations of commerce, service and employment activities.	Yes, the proposed use of other retail establishment is permitted by right in the C-4 (Commercial) zone district and complies with all requirements.

THE PROPOSED ZONING DISTRICT'S EFFECT ON THE PROPERTY AND SURROUNDING PROPERTY, AFTER EVALUATING THE FOLLOWING FACTORS:	
<b>Historic District or Special Designations &amp; Study Area Plans:</b> Any historic district or other special designations that may be applicable. Any adopted small areas plans, including land-use maps in those plans.	There are no Historic Districts or Special Designations on the subject property.
<b>Potential Adverse Effects:</b> Potential adverse effects that might be caused by approval or denial of the special permit.	There are no anticipated adverse impacts from the approval of the Detailed Site Development Plan.
<b>Natural Environment:</b> Anticipated effects on the natural environment.	The subject property does not involve greenfield or environmentally sensitive land or arroyo disturbance.

**ADEQUACY OF PUBLIC FACILITIES, SERVICES AND INFRASTRUCTURE:** Access to the subject property is proposed from Zaragoza Road, which is designated as a major arterial per the City of El Paso's Major Thoroughfare Plan (MTP). The existing street is appropriate to serve the proposed development. Access to the property will be provided through shared access driveways along Zaragoza Road. There are no bus stops within walkable distance (0.25 mile) of the subject property at this time. The nearest bus stop is approximately 1.34 miles away, and sidewalks are present along North Zaragoza Road, enhancing pedestrian accessibility.

**SUMMARY OF DEPARTMENTAL REVIEW COMMENTS:** There are no adverse comments from the reviewing departments.

**PUBLIC COMMENT:** Notices are not required per El Paso City Code Section 20.04.150.

**CITY PLAN COMMISSION OPTIONS:** The purpose of the Zoning Ordinance is to promote the health, safety, morals and general welfare of the City. The City Plan Commission (CPC) has the authority to advise City Council on Zoning matters. In evaluating the request, the CPC may take any of the following actions:

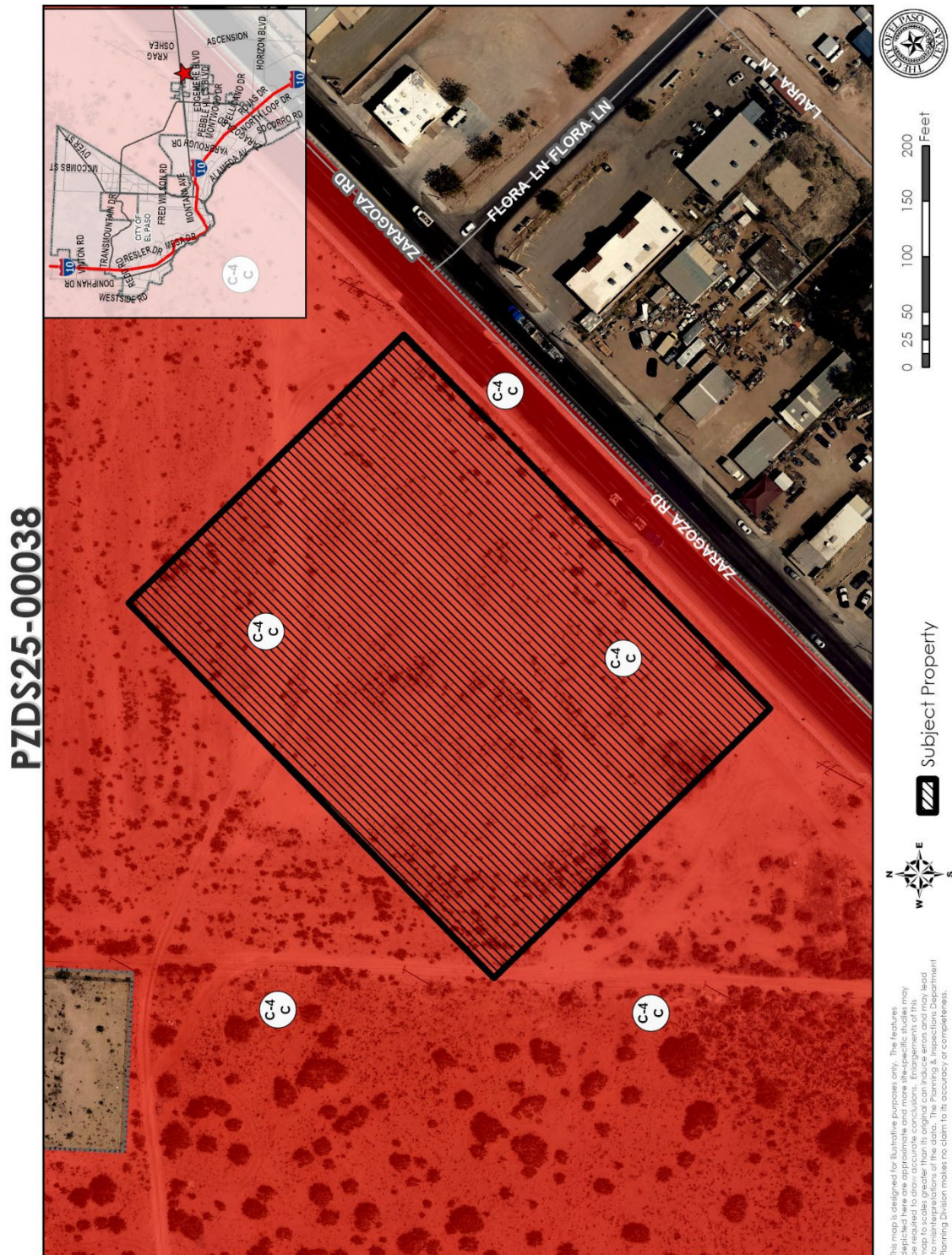
1. **Approve/Recommend Approval** of the Detailed Site Development Plan, finding that the request is in conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or that the request is in conformance with other criteria that the CPC identifies from the Comprehensive Plan. **(Staff Recommendation)**
2. **Approve/Recommend Approval of the Detailed Site Development Plan With Modifications** to bring the request into conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or other criteria that the CPC identifies from the Comprehensive Plan.
3. **Deny/Recommend Denial** of the Detailed Site Development Plan, finding that the request does not conform to the review criteria of *Plan El Paso* as reflected in the Staff Report, or other criteria that the CPC identifies from the Comprehensive Plan.

#### ATTACHMENTS:

1. Zoning Map
2. Detailed Site Plan
3. Elevations
4. Ordinance No. 16386
5. Department Comments

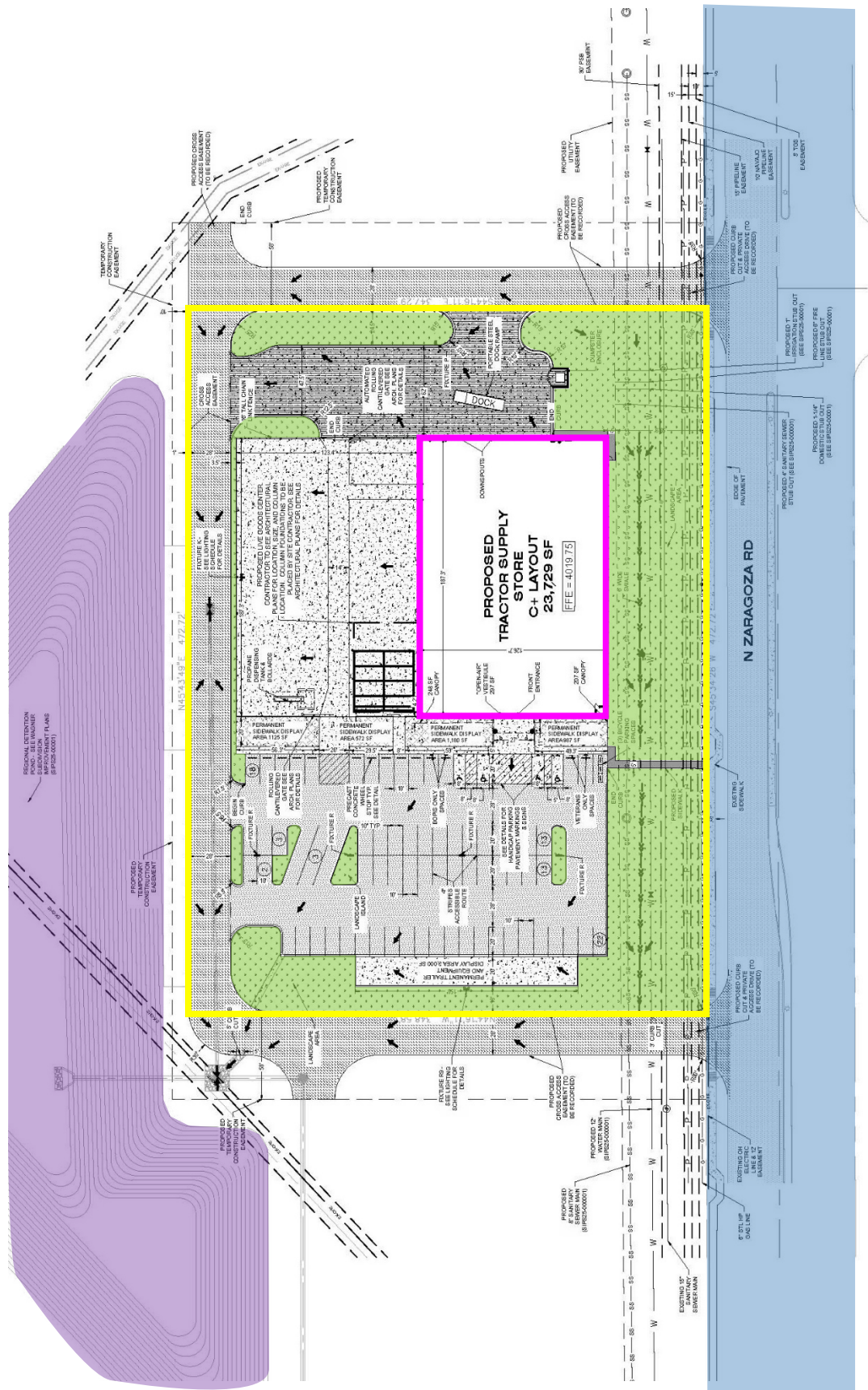


# ATTACHMENT 1





## ATTACHMENT 2



Architectural elevation drawing of the 'GARDEN CENTER' building. The drawing shows a long, low-profile structure with a flat roof and a series of windows. The facade is composed of various materials, including brick, concrete, and metal. The drawing is labeled 'ELEVATION' and includes a scale of 1/8" = 1'-0". The drawing is divided into two sections, '1' and '2', with corresponding elevation numbers. The drawing includes detailed annotations for materials, dimensions, and construction details. The building is situated on a sloping site, with a retaining wall and a parking area visible. The drawing is a technical architectural representation of the building's exterior.

# **ATTACHMENT 4**

ORDINANCE NO. 016386

AN ORDINANCE CHANGING THE ZONING OF THE FOLLOWING REAL PROPERTY DESCRIBED AS: PARCEL 1: A PORTION OF SECTIONS 35, 26, 27, 38, 39, 46 AND 47, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, EL PASO, EL PASO COUNTY, TEXAS FROM R-F (RANCH AND FARM) TO R-5 (RESIDENTIAL); PARCEL 2: A PORTION OF SECTIONS 35, 26, 27, 38, 39, 46 AND 47, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, EL PASO, EL PASO COUNTY, TEXAS FROM R-F (RANCH AND FARM) TO C-4 (COMMERCIAL) AND IMPOSING CONDITIONS; PARCEL 3: A PORTION OF SECTIONS 35, 26, 27, 38, 39, 46 AND 47, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, EL PASO, EL PASO COUNTY, TEXAS FROM R-F (RANCH AND FARM) TO C-2 (COMMERCIAL) AND IMPOSING CONDITIONS; PARCEL 4: A PORTION OF SECTIONS 35, 26, 27, 38, 39, 46 AND 47, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, EL PASO, EL PASO COUNTY, TEXAS FROM R-F (RANCH AND FARM) TO R-5 (RESIDENTIAL); PARCEL 5: A PORTION OF SECTIONS 35, 26, 27, 38, 39, 46 AND 47, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, EL PASO, EL PASO COUNTY, TEXAS FROM R-F (RANCH AND FARM) TO C-2 (COMMERCIAL) AND IMPOSING CONDITIONS; PARCEL 6: A PORTION OF SECTIONS 35, 26, 27, 38, 39, 46 AND 47, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, EL PASO, EL PASO COUNTY, TEXAS FROM R-F (RANCH AND FARM) TO C-2 (COMMERCIAL) AND IMPOSING CONDITIONS; PARCEL 7: A PORTION OF SECTIONS 35, 26, 27, 38, 39, 46 AND 47, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, EL PASO, EL PASO COUNTY, TEXAS FROM R-F (RANCH AND FARM) TO A-2 (APARTMENT); PARCEL 8: A PORTION OF SECTIONS 35, 26, 27, 38, 39, 46 AND 47, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, EL PASO, EL PASO COUNTY, TEXAS FROM R-F (RANCH AND FARM) TO R-5 (RESIDENTIAL); PARCEL 9: A PORTION OF SECTIONS 35, 26, 27, 38, 39, 46 AND 47, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, EL PASO, EL PASO COUNTY, TEXAS FROM R-F (RANCH AND FARM) TO C-4 (COMMERCIAL) AND IMPOSING CONDITIONS; PARCEL 10: A PORTION OF SECTIONS 35, 26, 27, 38, 39, 46 AND 47, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, EL PASO, EL PASO COUNTY, TEXAS FROM R-F (RANCH AND FARM) TO C-4 (COMMERCIAL) AND IMPOSING CONDITIONS. THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.68 OF THE EL PASO CITY CODE.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

That the zoning of the following property be changed as described below within the meaning of the zoning ordinance and that the zoning map of the City of El Paso be revised accordingly:

Doc#22629/Planning/ZON06-00052

016386

ORDINANCE NO. \_\_\_\_\_

ZON06-00052

**Parcel 1:** A portion of Sections 35, 26, 27, 38, 39, 46 and 47, Block 79, Township 2, Texas and Pacific Railroad Company Surveys, El Paso, El Paso County Texas, and as more particularly described by metes and bounds on the attached Exhibit "A", incorporated by reference, be changed from **R-F (Ranch and Farm)** to **R-5 (Residential)**; and,

**Parcel 2:** A portion of Sections 35, 26, 27, 38, 39, 46 and 47, Block 79, Township 2, Texas and Pacific Railroad Company Surveys, El Paso, El Paso County Texas, and as more particularly described by metes and bounds on the attached Exhibit "B", incorporated by reference, be changed from **R-F (Ranch and Farm)** to **C-4 (Commercial)**; and,

Further, that the property described as Parcel 2, be subject to the following conditions, which is necessitated by and attributable to the increased intensity of use generated by the change of zoning in order to protect the health, safety and welfare of the adjacent property owners and the residents of this City:

"1. That a detailed site development plan be reviewed and approved per the El Paso City Code in effect at the time of submittal of the application for detailed site development plan review, prior to the issuance of any building permits; and,

2. That a twenty-five foot (25') wide landscape buffer with high profile native trees placed at ten feet (10') on center, and if Mondale pine trees, fifteen feet (15') on center, be required along the property line abutting any residential zone prior to the issuance of any certificate of occupancy for this Parcel."

**Parcel 3:** A portion of Sections 35, 26, 27, 38, 39, 46 and 47, Block 79, Township 2, Texas and Pacific Railroad Company Surveys, El Paso, El Paso County Texas, and as more particularly described by metes and bounds on the attached Exhibit "C", incorporated by reference, be changed from **R-F (Ranch and Farm)** to **C-2 (Commercial)**; and,

Further, that the property described as Parcel 3, be subject to the following conditions, which is necessitated by and attributable to the increased intensity of use generated by the change of zoning in order to protect the health, safety and welfare of the adjacent property owners and the residents of this City:

"1. That a detailed site development plan be reviewed and approved per the El Paso City Code in effect at the time of submittal of the application for detailed site development plan review, prior to the issuance of any building permits; and,

2. That a ten foot (10') wide landscape buffer with high profile native trees placed at ten feet (10') on center, and if Mondale pine trees, fifteen feet (15') on center, be required along the property line abutting any residential zone prior to the issuance of any certificate of occupancy for this Parcel."

**Parcel 4:** A portion of Sections 35, 26, 27, 38, 39, 46 and 47, Block 79, Township 2, Texas and Pacific Railroad Company Surveys, El Paso, El Paso County Texas, and as more particularly described by metes and bounds on the attached Exhibit "D", incorporated by reference, be changed from **R-F (Ranch and Farm)** to **R-5 (Residential)**; and,

Doc#22629/Planning/ZON06-00052

2

**ORDINANCE NO.** 016386

**ZON06-00052**



**Parcel 5:** A portion of Sections 35, 26, 27, 38, 39, 46 and 47, Block 79, Township 2, Texas and Pacific Railroad Company Surveys, and El Paso, El Paso County Texas, and as more particularly described by metes and bounds on the attached Exhibit "E", incorporated by reference, be changed from **R-F (Ranch and Farm) to C-2 (Commercial)**; and,

Further, that the property described as Parcel 5, be subject to the following conditions, which is necessitated by and attributable to the increased intensity of use generated by the change of zoning in order to protect the health, safety and welfare of the adjacent property owners and the residents of this City:

"1. That a detailed site development plan be reviewed and approved per the El Paso City Code in effect at the time of submittal of the application for detailed site development plan review, prior to the issuance of any building permits; and,

2. That a ten foot (10') wide landscape buffer with high profile native trees placed at ten feet (10') on center, and if Mondale pine trees, fifteen feet (15') on center, be required along the property line abutting any residential zone prior to the issuance of any certificate of occupancy for this Parcel."

**Parcel 6:** A portion of Sections 35, 26, 27, 38, 39, 46 and 47, Block 79, Township 2, Texas and Pacific Railroad Company Surveys El Paso, El Paso County Texas, and as more particularly described by metes and bounds on the attached Exhibit "F", incorporated by reference, from **R-F (Ranch and Farm) to C-2 (Commercial)**; and,

Further, that the property described as Parcel 6, be subject to the following conditions, which is necessitated by and attributable to the increased intensity of use generated by the change of zoning in order to protect the health, safety and welfare of the adjacent property owners and the residents of this City:

"1. That a detailed site development plan be reviewed and approved per the El Paso City Code in effect at the time of submittal of the application for detailed site development plan review, prior to the issuance of any building permits; and,

2. That a ten foot (10') wide landscape buffer with high profile native trees placed at ten feet (10') on center, and if Mondale pine trees, fifteen feet (15') on center, be required along the property line abutting any residential zone prior to the issuance of any certificate of occupancy for this Parcel."

**Parcel 7:** A portion of Sections 35, 26, 27, 38, 39, 46 and 47, Block 79, Township 2, Texas and Pacific Railroad Company Surveys El Paso, El Paso County Texas, and as more particularly described by metes and bounds on the attached Exhibit "G", incorporated by reference, from **R-F (Ranch and Farm) to A-2 (Apartment)**; and,

**Parcel 8:** A portion of Sections 35, 26, 27, 38, 39, 46 and 47, Block 79, Township 2, Texas and Pacific Railroad Company Surveys El Paso, El Paso County Texas, and as more particularly described by metes and bounds on the attached Exhibit "H", incorporated by reference, from **R-F (Ranch and Farm) to R-5 (Residential)**; and,

Doc#22629/Planning/ZON06-00052

016386

3

ORDINANCE NO. \_\_\_\_\_

ZON06-00052

**Parcel 9:** A portion of Sections 35, 26, 27, 38, 39, 46 and 47, Block 79, Township 2, Texas and Pacific Railroad Company Surveys El Paso, El Paso County Texas, and as more particularly described by metes and bounds on the attached Exhibit "I", incorporated by reference, from **R-F (Ranch and Farm) to C-4 (Commercial)**; and,

Further, that the property described as Parcel 9, be subject to the following conditions, which is necessitated by and attributable to the increased intensity of use generated by the change of zoning in order to protect the health, safety and welfare of the adjacent property owners and the residents of this City:

"1. That a detailed site development plan be reviewed and approved per the El Paso City Code in effect at the time of submittal of the application for detailed site development plan review, prior to the issuance of any building permits; and,

2. That a twenty-five foot (25') wide landscape buffer with high profile native trees placed at ten feet (10') on center, and if *Mondale* pine trees, fifteen feet (15') on center, be required along the property line abutting any residential zone prior to the issuance of any certificate of occupancy for this Parcel."

**Parcel 10:** A portion of Sections 35, 26, 27, 38, 39, 46 and 47, Block 79, Township 2, Texas and Pacific Railroad Company Surveys El Paso, El Paso County Texas, and as more particularly described by metes and bounds on the attached Exhibit "J", incorporated by reference, from **R-F (Ranch and Farm) to C-4 (Commercial)**; and,

Further, that the property described as Parcel 10, be subject to the following condition, which is necessitated by and attributable to the increased intensity of use generated by the change of zoning in order to protect the health, safety and welfare of the adjacent property owners and the residents of this City:

"1. That a detailed site development plan be reviewed and approved per the El Paso City Code in effect at the time of submittal of the application for detailed site development plan review, prior to the issuance of any building permits"

PASSED AND APPROVED this 27<sup>th</sup> day of June, 2006.

THE CITY OF EL PASO

  
John F. Cook  
Mayor

ATTEST:

  
Richarda Duffy Momsen  
City Clerk

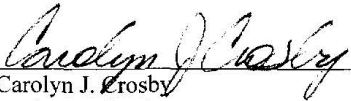
Doc#22629/Planning/ZON06-00052

ORDINANCE NO. 016386

4

ZON06-00052

**APPROVED AS TO FORM:**

  
Carolyn J. Crosby  
Assistant City Attorney

**APPROVED AS TO CONTENT:**

  
Rodolfo Valdez, Chief Urban Planner  
Development Services Department

Doc#22629/Planning/ZON06-00052

**016386**

5

**ORDINANCE NO.** \_\_\_\_\_

**ZON06-00052**

# **ATTACHMENT 5**

## **Planning and Inspections Department - Planning Division**

Staff recommends approval of the request. The proposed use is permissible by right in the C-4/c (Commercial/conditions) zone district and is compatible with surrounding commercial uses. The proposed development meets the requirements of El Paso City Code Section 20.04.150 Detailed Site Development Plan.

## **Planning and Inspections Department – Plan Review & Landscaping Division**

No objections to the proposed detailed site development plan. At the time of submittal for building permit, the project will need to comply with all applicable provisions of the ICC, TAS and Municipal Code.

## **Planning and Inspections Department – Land Development**

1. Show proposed drainage flow patterns on site plan and identify the discharge location(s) for all storm-water runoff. Provide drainage area plan for pond design capacity accounting for proposed area being developed. The proposed public ponding area shall have enough capacity to hold the developed runoff for a designated 100-yr. storm event.
2. Allow and provide for the safe passage of existing stormwater runoff traversing the subject property via drainage and maintenance access easements for abutting lots if needed.

*Note: Comments to be addressed at the permitting stage.*

## **Fire Department**

No comments received.

## **Police Department**

No comments received.

## **Environment Services**

No comments.

## **Sun Metro**

No comments received.

## **Streets and Maintenance Department**

### **Traffic & Transportation Engineering**

No Objection to Application.

Coordination is required with TXDOT for their right-of-way along North Zaragoza Road and for TXDOT approval of both driveways on its right-of-way.

*Note: Comments to be addressed at the permitting stage.*

## **Streets Lighting:**

Zaragoza Road is a Texas Department of Transportation (TXDOT) right-of-way (ROW). For the development of a project 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:**

1. For all proposed improvement within the city right-of-way, follow the Design Standards for Construction (DSC) in accordance with the municipal code, and include detailed information.
2. When installing sidewalks, ensure compliance with Municipal Code Chapter 19.21 governing sidewalks and Chapter 13.04.020 specifying sidewalk standards.
3. Indicate that any damaged structure within city right-of-way must be restored to the same or better condition.
4. Ensure that the minimum asphalt repair required after modifying a curve and gutter is at least 2 feet.
5. Confirm that all curbs cut locations and driveway approaches comply with current city spacing and sight distance requirements.
6. Ensure that driveways meet the required slope percentage and comply with Municipal Code Chapter 13.12.

**El Paso Water**

EPWater does not object to this request.

The subject property is located within the City of El Paso Annexation Service Area. Annexation fees will be assessed and collected at the time the El Paso Water receives an application for water and sewer services.

The Owner/Developer will enter into a Development Agreement with the El Paso Water – Public Service Board (EPWater-PSB) to install a 12-inch diameter water main and an 8-inch diameter sanitary sewer main 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 EPWater-PSB issues a Letter of Final Acceptance of the facilities.

**Water**

There is currently no water fronting this property.

**Sanitary Sewer**

There is an existing 15-inch diameter sanitary sewer main along a 30-foot PSB easement north of and parallel to Zaragoza Road. This main is available to provide service.

**General**

Water and sewer main extensions within an easement are required to provide service. Main extension and easement acquisition costs will be responsible by the owner.

EPWater-PSB requires access to the proposed water, sanitary sewer facilities, appurtenances, and meters within the proposed PSB easement(s) 24 hours a day, seven (7) days a week. No building, reservoir, structure or other improvement, other than asphaltic paving (HMAC), shall be constructed or maintained on the above referenced El Paso Water - Public Service Board Easements (PSB easements) without EPWater's written consent. The proposed PSB easements shall be improved to EPWater-PSB easement improvement standards.

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:**

EP Water has reviewed this property under Wagner Subdivision and has no objections to this proposal.

**El Paso County 911 District**

No comments or concerns.

**Texas Department of Transportation**

Submit distance between driveways and follow the Zaragoza master plan for driveway locations. Then must submit for TxDOT review and approval for permitting.

*Note: Comments to be addressed at the permitting stage.*

**El Paso County Water Improvement District #1**

No comments received.

**El Paso Electric**

Please note a 12' wide easement for the existing transmission line along N Zaragoza Rd. We have attached a copy of the ROW Guidelines for the developer.

*Note: Comments to be addressed at the permitting stage.*

**Texas Gas Service**

Texas Gas Service has a 6" Stl HP Pipe along Zaragoza Rd south bound in private property in a 5' TGS easement (see image below as reference).

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.

The main(s) and/or service line(s) locations depicted on the plans are for reference only. It is the designer responsibility to request line locates to verify existing infrastructure on the field and to notify TGS if the proposed improvements will be in conflict with any of our existing facilities before the construction commencement.

It is also responsibility of the construction contractor to contact Texas811 to locate lines prior to any excavation. 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 regarding the exhibits provided, please let us know.

**Texas Gas Service Data Disclaimer**

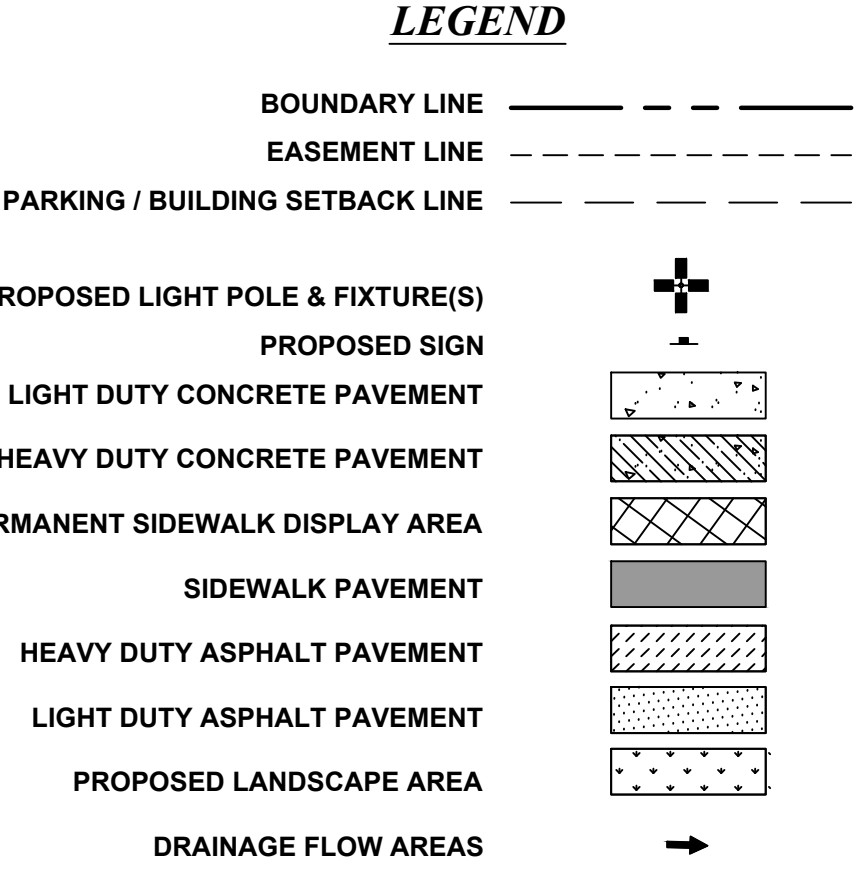
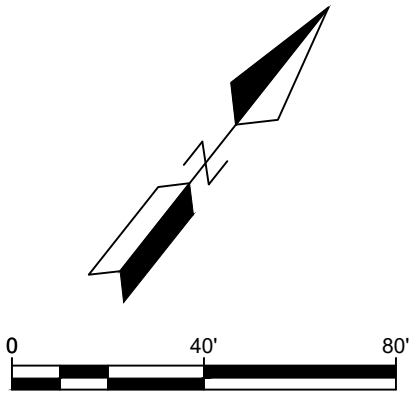
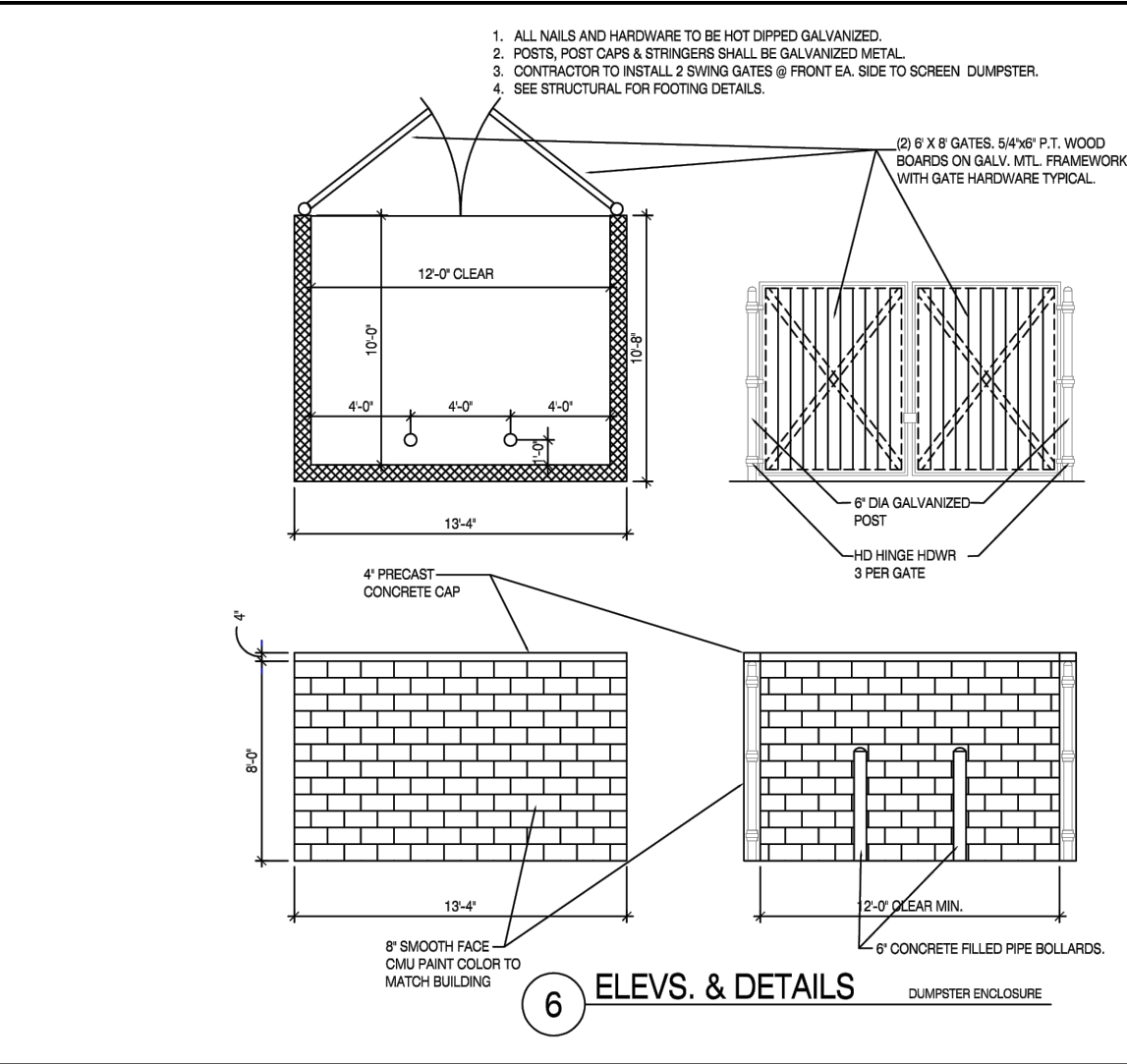
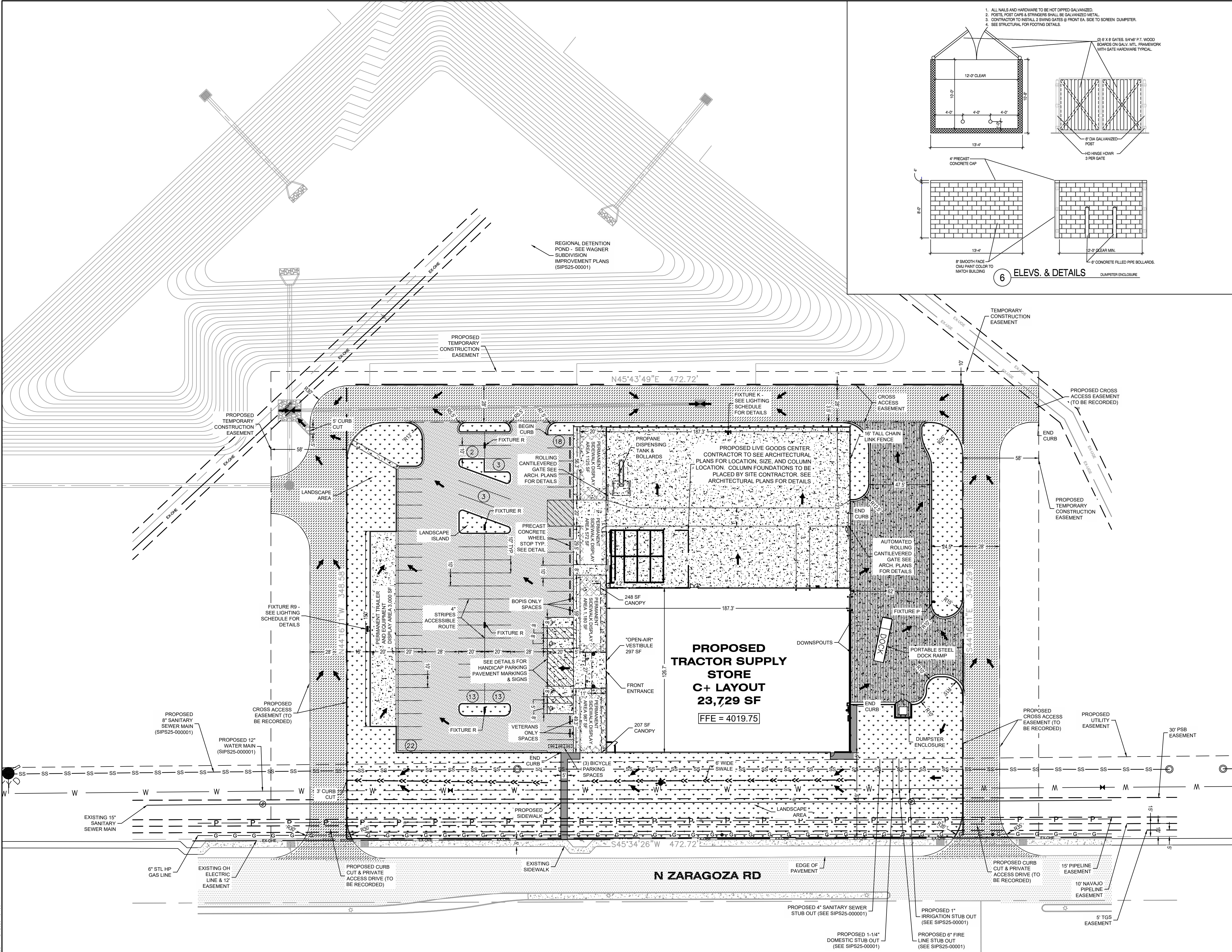
While Texas Gas Service makes every effort to maintain and distribute accurate information, it makes no warranties and/or representations of any kind regarding information, data provided, nor are any such warranties to be implied with respect to the information, data furnished herein.

As consideration for providing the attached data, Texas Gas Service requires that the user agree as follows:

- The use of such data shall be at the user's risk. The user acknowledges that it is responsible for assessing the accuracy and reliability of the data or information provided.
- In no event shall Texas Gas Service, its employees, officers or agents become liable or responsible for any use of this data or any consequential damages monetary or otherwise, which may result from the use of this data.
- The user agrees to indemnify, defend, and hold harmless Texas Gas Service, and its employees, officers and agents for any and all liability of any nature arising in connection with it's of the information or data, and any inaccuracies therein.

- The user shall not distribute the information provided to any other person or entity without the prior written consent of Texas Gas Service.





- NOTES:**
1. LIGHTING LOCATIONS ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. REFER TO ELECTRICAL PLANS TO CONFIRM LOCATIONS AND FOR PHOTOMETRIC VALUES.
  2. STRIPING ON CONCRETE TO BE YELLOW AND STRIPING ON ASPHALT TO BE WHITE.
  3. DIMENSIONS ARE SHOWN TO FACE OF CURB.
  4. DETECTABLE WARNING SURFACES (TRUNCATED DOMES) SHALL CONTRAST VISUALLY WITH ADJACENT WALKING SURFACES - EITHER LIGHT-ON-DARK, OR DARK-ON-LIGHT.
  5. ANY DAMAGED STRUCTURE WITHIN THE CIYT RIGHT-OF-WAY MUST BE RESTORED TO THE SAME OR BETTER CONDITION.
- PARKING LOT PAINT SPECIFICATIONS - 15 MIL APPLICATION (0.015 INCH THICKNESS):**
1. NEW PAVEMENT SURFACE TO CURE FOR A PERIOD OF NOT LESS THAN 14 DAYS BEFORE APPLICATION OF MARKING MATERIALS.
  2. REMOVE ALL DIRT, GRAVEL, DEBRIS, VEGETATION, OR OTHER MISCELLANEOUS OBJECTS FROM THE SURFACE WITH A BROOM TRUCK OR EQUIVALENT RIGOROUS METHOD. PROVIDE A CLEAN, DUST-FREE AND COMPLETELY DRY SURFACE FOR PAINT APPLICATION. DO NOT APPLY PAINT OVER EXISTING TAPE MARKINGS.
  3. CONFIRM & RECORD PROPER AIR AND SURFACE TEMPERATURES OF 55° AND RISING AND LESS THAN 95°. IF THE SURFACE TEMPERATURE IS NOT WITHIN THE TEMPERATURE RANGE OR IF THE PAINT APPLICATION IS DONE UNDER ADVERSE CONDITIONS (AS DETERMINED BY THE CONSTRUCTION PROJECT MANAGER) SUCH AS ABOVE 75% HUMIDITY, NIGHT STRIPING, ETC. IN ORDER TO MEET TSC OPENING SCHEDULE, CONTRACTOR TO RE-SCHEDULE AND COMPLETE SURFACE STRIPING UNDER PROPER CONDITIONS A MINIMUM OF 30 DAYS PRIOR TO THE EXPIRATION OF THE (1) ONE YEAR CONSTRUCTION WARRANTY.
  4. PROVIDE A 15 MIL THICK 4" WIDE CONTINUOUS STRIPE WHERE AND IN THE COLOR INDICATED, MINIMUM OF (2) TWO COATS.
  5. PROVIDE PRIMER AND SEALER TO BE APPLIED PER THE MANUFACTURER'S RECOMMENDATIONS ON ALL CONCRETE SURFACES AND ON ASPHALT SURFACES THAT ARE MORE THAN TWO YEARS OLD, OXIDIZED AND/OR HAVE AGGREGATE EXPOSED.
  6. SEE ARCHITECTURAL PLANS FOR VETERAN AND ON-LINE ORDER PARKING SPACES.

**PARKING SUMMARY**

REQUIRED VEHICLE PARKING SPACES	
MIN = 66	(1 SP PER 360 SF GFA)
MAX = 95	(1 SP PER 250 SF GFA)
70	REGULAR SPACES
4	HANDICAPPED SPACES (Including 1 van accessible space)
74	TOTAL SPACES PROVIDED
REQUIRED BICYCLE PARKING = 3 SP	
REQUIRED TRUCK LOADING = 1 SP PER 50,000 SF GFA	

**SITE/ZONING DATA SUMMARY**

SITE AREA:	±3.78 AC
ZONING CLASSIFICATION:	
EXISTING:	C4
PROPOSED:	C4
MINIMUM YARD REQUIREMENTS:	
FRONT:	0'
SIDE:	10' WHEN ABUTTING RESIDENTIAL OR APARTMENT
REAR:	10'
MAXIMUM BUILDING HEIGHT = 60'	
REQUIRED FLOOR AREA RATIO = 1.50	
BUILDING COVERAGE:	20.6%
IMPERVIOUS COVERAGE:	69.6%

**LANDSCAPING SUMMARY**

LOT AREA = 164,442 SF  
BUILDING AREA = 23,729 SF  
TRAILER & EQUIPMENT DISPLAY AREA = 3,000 SF  
FENCED OUTDOOR DISPLAY AREA = 23,123 SF  
BUILDING FOOTPRINT (INCLUDING APPROVED OUTDOOR DISPLAY AREAS) = 49,852 SF (23,729 + 3,000 + 23,123)  
LANDSCAPE AREA REQUIRED = 17,189 SF (164,442 - 49,852 X .15)  
LANDSCAPE AREA PROVIDED = 47,010 SF  
REQUIRED UNITS OF PLANT MATERIAL = 18 (1 PER 1,000 SF OF LANDSCAPE AREA)

**LEGAL DESCRIPTION**

**DESCRIPTION** OF A PARCEL OF LAND BEING A PORTION OF A 93.28 ACRE PARCEL (INSTRUMENT NO. 20230041835, REAL PROPERTY RECORDS OF EL PASO COUNTY, TEXAS), IN SECTION 36, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS, EL PASO COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING**, FOR REFERENCE AT A FOUND 2" PIPE (ORIGINAL CORNER) FOR THE COMMON CORNER OF SECTIONS 25, 26, 35 AND 36, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS, EL PASO COUNTY, TEXAS; **WHENCE**, A FOUND IRON WITH ALUMINUM CAP STAMPED "TEXAS DEPARTMENT OF TRANSPORTATION SAFETY PROPERTY CORNER" BEARS S 02° 29' 25" W (8' 00" 33' 00" E - DEED), A DISTANCE OF 1,292.07 FEET; **THENCE**, S 02° 29' 25" W (S 00° 33' 00" E - DEED), ALONG THE COMMON LINE OF SECTIONS 35 AND 36, A DISTANCE OF 731.17 FEET TO A POINT; **THENCE**, S 87° 30' 35" E, LEAVING SAID COMMON LINE OF SECTIONS 35 AND 36, A DISTANCE OF 24.60 FEET TO THE **POINT OF BEGINNING** OF THIS DESCRIPTION;

**THENCE**, N 45° 43' 49" E, A DISTANCE OF 472.72 FEET TO A POINT;

**THENCE**, S 44° 16' 11" E, A DISTANCE OF 347.29 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF F.M. HIGHWAY NO. 659 (ZARAGOZA BOULEVARD) (VOLUME 611, PAGE 599);

**THENCE**, S 45° 34' 26" W (S 42° 33' 00" W - DEED), ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 472.72 FEET TO A POINT;

**THENCE**, N 44° 18' 11" W, LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 348.58 FEET TO THE **POINT OF BEGINNING** OF THIS DESCRIPTION AND CONTAINING IN ALL 3.78 ACRES MORE OR LESS.

SITE LIGHTING SCHEDULE						
Symbol	Label	Quantity	Catalog Number	Description	Lamp	Lumens
P	P	1	RSK1-LED-P3-50K-R3-MVOLT-5PA	Single Head Lithonia RSK1 Series LED Area Unit w/Type R3 Distribution (22K Pole Height w/3R Base) FULL CUTOFF DESIGN	LED5000K (FULL CUTOFF DESIGN-NO UPLIGHT)	14022
R	R	4	RSK1-LED-P3-50K-R3-MVOLT-5PA	Double Head Lithonia RSK1 Series LED Area Unit w/Type R3 Distribution (22K Pole Height w/3R Base) FULL CUTOFF DESIGN	LED5000K (FULL CUTOFF DESIGN-NO UPLIGHT)	14022
R9	R9	1	RSK1-LED-P3-50K-R3-MVOLT-5PA	Triple Head Lithonia RSK1 Series LED Area Unit w/Type R3 Distribution (22K Pole Height w/3R Base) FULL CUTOFF DESIGN	LED5000K (FULL CUTOFF DESIGN-NO UPLIGHT)	14022
S	S	1	RSK1-LED-P3-50K-R3-MVOLT-5PA	Triple Head Lithonia RSK1 Series LED Area Unit w/Type R3 Distribution (22K Pole Height w/3R Base) FULL CUTOFF DESIGN	LED5000K (FULL CUTOFF DESIGN-NO UPLIGHT)	14022
K	K	12	DSKW1-LED-100-1000-20000	Lithonia DSKW1 Series Wall Mount LED Unit w/Type TBM Distribution (180 and 140 Fixture Mounting Heights) FULL CUTOFF DESIGN	LED5000K (FULL CUTOFF DESIGN-NO UPLIGHT)	3898
K1	K1	3	H-15118-07HL-AHD-279721LED240D-R24M	H-15118-07HL Series LED Gooseneck Unit (21.9K Mounting Height) Red Frame (FULL CUTOFF DESIGN)	LED5000K (FULL CUTOFF DESIGN-NO UPLIGHT)	1170

PREPARED BY:  
**SEE**  
13747 MONTFORT DR  
SUITE 275  
DALLAS, TX 75240  
214-678-9968  
TBPE FIRM 12394

PREPARED FOR:  
**TKC CCCLXII, LLC**

PROJECT NOTES:

BENCHMARKS:  
benchmark information

REVISIONS / ISSUANCES

No.	DATE	BY	DESCRIPTION
#	#	#	#
#	#	#	#
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**TRACTOR SUPPLY COMPANY**

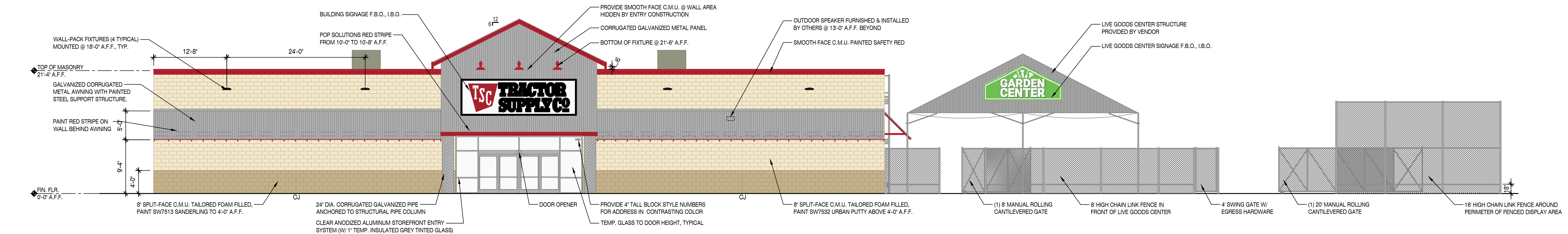
EL PASO (EAST), TX

**DETAILED SITE PLAN**

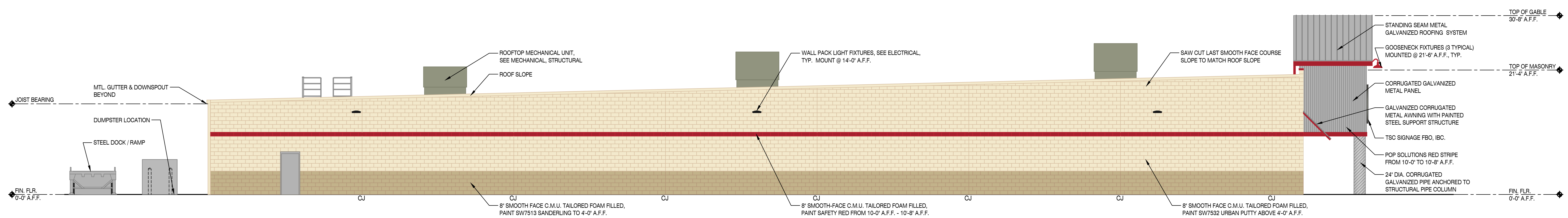
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DATE:	11/24/2025
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DRAFTED BY:	GMH
DESIGNED BY:	GMH
CHECKED BY:	MAG
SHEET No.	
OF SHEETS	

FILE NAME: L03\_216\_003\_001.dwg DATE: 11/24/2025 13:33 PM

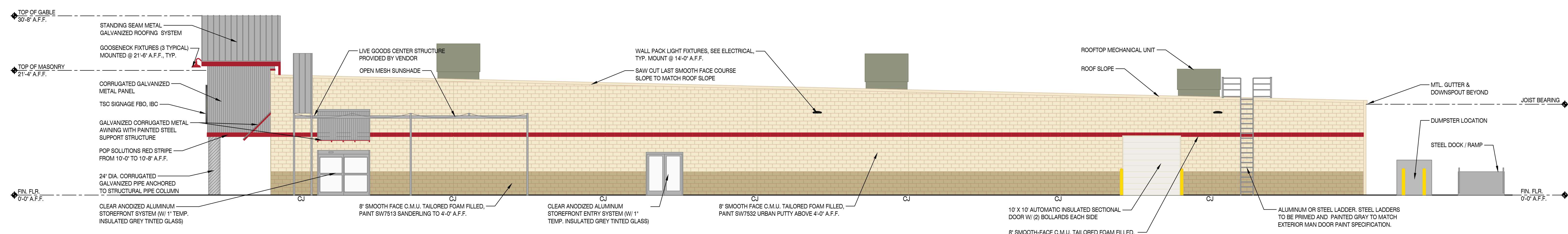




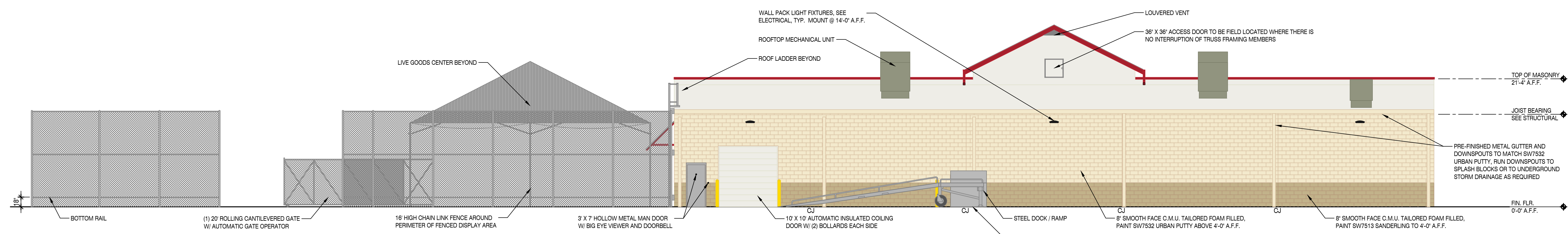
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**2 ELEVATION**  
SCALE: 1/8"=1'-0"



**3 ELEVATION**  
SCALE: 1/8"=1'-0"



**4 ELEVATION**  
SCALE: 1/8"=1'-0"

TRACTOR SUPPLY COMPANY  
EL PASO EAST, TEXAS



**OXFORD  
ARCHITECTURE**

2934 Sidco Drive  
Suite 120  
Nashville, TN 37204

Architecture  
Planning  
Interior Architecture



Legislation Text

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**File #: BC-1545, Version: 1**

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**CITY OF EL PASO, TEXAS  
LEGISTAR AGENDA ITEM SUMMARY FORM**

**AGENDA LANGUAGE:**

*This is the language that will be posted to the agenda. Please use ARIAL 11 Font.*

**SUSU25-00103:** Gateway Estates Unit One Replat M - Being a Replat of A Portion of Lots 11, 12, 13, 24, 25, and 26, and Portions of Right-of-Way Out of Chesterton Street, Fairglade Street, Blanker Street, Chilcote Street, Amesbury Avenue Chittenden Street All Within Gateway Estates, El Paso County, Texas

**Location:** North of Vista del Sol Dr. and East of Joe Battle Blvd.  
**Existing Zoning:** N/A property lies within Extraterritorial Jurisdiction (ETJ)  
**Property Owner:** GFA, LLC  
**Representative:** CEA Group  
**District:** N/A property lies within Extraterritorial Jurisdiction (ETJ)  
**Staff Contact:** Saul Fontes, (915) 212-1606, FontesSA@elpasotexas.gov



# Gateway Estates Unit One Replat M

City Plan Commission — December 18, 2025

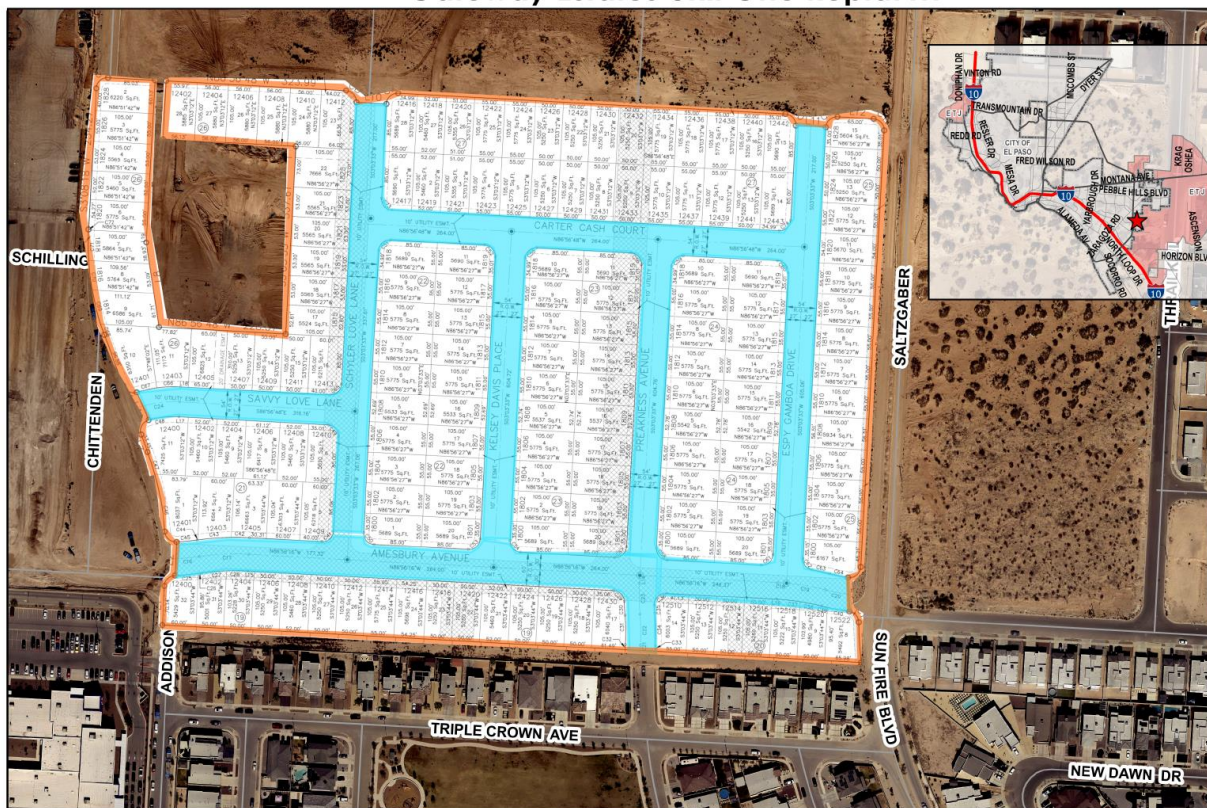


**CASE NUMBER/TYPE:** SUSU25-00103 – Resubdivision Final  
**CASE MANAGER:** Saul Fontes, (915) 212-1606, FontesSA@elpasotexas.gov  
**PROPERTY OWNER:** GFA, LLC  
**REPRESENTATIVE:** CEA Group  
**LOCATION:** North of Vista del Sol Dr. and East of Joe Battle Blvd., Extraterritorial Jurisdiction (ETJ)  
**PROPERTY AREA:** 28.11 acres  
**VESTED RIGHTS STATUS:** Not Vested  
**PARK FEES:** \$152,070.00  
**ZONING DISTRICT(S):** N/A property lies within ETJ  
**RELATED APPLICATIONS:** SUSU21-00052 Gateway Estates Unit One Replat M

**SUMMARY OF RECOMMENDATION:** Staff recommends **APPROVAL WITH CONDITIONS** of Gateway Estates Unit One Replat M on a Resubdivision Final basis subject to the following conditions

- The drainage pond for Gateway Estates Unit One Replat L (SUSU21-00044) needs be constructed and accepted prior to or concurrently with Gateway Estates Unit One Replat M in order to adequately sustain the proposed subdivision pursuant to Section 19.03.040.D.
- That the City Plan Commission require that the applicant landscape the rear of all double frontage lots pursuant to Section 19.23.040.H.3.c of the Subdivision Code in effect on August 8, 2008.

## Gateway Estates Unit One Replat M



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 & Inspection Department Planning Division makes no claim to its accuracy or completeness.



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**DESCRIPTION OF REQUEST:** The applicant is proposing to resubdivide 28.11 acres into 164 single-family residential lots. The single-family residential lots range in size between 5,001 sq. ft. to 6,220 sq. ft. The reason for the replat is to reconfigure streets and to meet lot size requirements with county design standards. The replat will also vacate portions of existing unimproved streets originally dedicated by the Gateway Estates Subdivision. The streets impacted are Fairglade Street, Amesbury Street, Blanker Street, and Chicote Street. Primary access to the subdivision will be from Sun Fire Boulevard. This Subdivision is part of the Gateway Estates Land Study. This application was reviewed under the current subdivision code.

**CASE HISTORY/RELATED APPLICATIONS:**

Gateway Estates Unit One Replat M (SUSU21-00052) Preliminary Plat was previously approved by the City Plan Commission on June 17, 2021. The application complies with all requirements.

An extension request to submit recording maps for Gateway Estates Unit One Replat M (PSEN25-00002) was approved by the City Plan Commission on July 31, 2025. The requested extended the deadline to June 17, 2026.

Gateway Estates Unit One Replat M lies within the Gateway Estates Land Study (SULD15-00001), which was originally approved by the City Plan Commission on February 11, 2016. The application complies with the approved land study.

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

Surrounding Zoning and Use	
North	Extraterritorial Jurisdiction (ETJ) / Vacant land
South	Extraterritorial Jurisdiction (ETJ) / Residential development
East	Extraterritorial Jurisdiction (ETJ) / Residential development
West	Extraterritorial Jurisdiction (ETJ) / Industrial development
Nearest Public Facility and Distance	
Park	Winners Park (0.01 mi.)
School	Harmony School of Science (0.01 mi.)
Plan El Paso Designation	
O6, Potential Annexation	
Impact Fee Service Area	
Eastside	

**PUBLIC COMMENT: “N/A”**

**PLAT EXPIRATION:** This application will expire on **December 18, 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.



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.

**ATTACHMENTS:**

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

# ATTACHMENT 1

## Gateway Estates Unit One Replat M



0 50 100 200 300 400 Feet

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 misinterpretations of the data. The Planning & Inspection Department Planning Division makes no claim to its accuracy or completeness.



## ATTACHMENT 2

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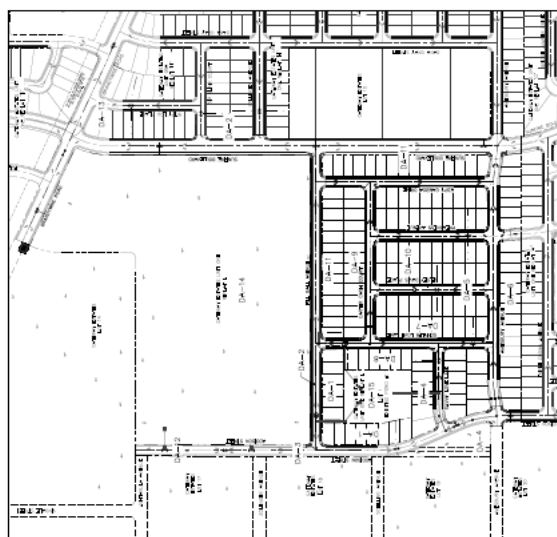
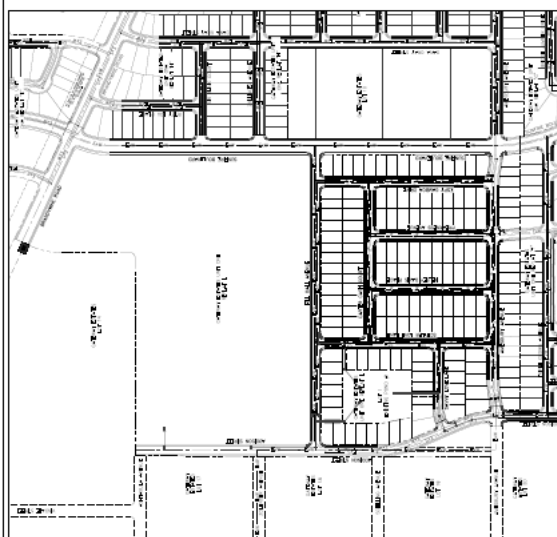
BEING A REPLAT OF A PORTION OF LOTS 11, 12,  
13, 24, 25 AND 26, AND PORTIONS OF  
RIGHT-OF-WAY OUT OF CHESTERTON STREET,  
FAIRLADE STREET, BLANKER STREET, CHILCOTE  
STREET, AMESBURY AVENUE AND CHITTENIEN  
STREET ALL WITHIN GATEWAY ESTATES,  
EL PASO COUNTY, TEXAS  
AREA 28.11 ACRES±  
SHEET 2 OF 3

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**GATEWAY ESTATES UNIT ONE REPLAT M**

BEING A REPLAT OF A PORTION OF LOTS 11,12,13,24,25 AND 26, AND PORTIONS OF  
RIGHT-OF-WAY OUT OF CHESTERTON STREET, FARGADE STREET, BLANER STREET, CHILCOTE  
STREET, AMESBURY AVENUE AND CHITTENDEN STREET ALL WITHIN GATEWAY ESTATES,  
EL PASO COUNTY, TEXAS  
AREA 28.11 ACRES±  
SHEET 3 OF 3

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**ENGINEER**

**ce**

**E R O U P**

613 N. Kansas St.  
Suite 300  
El Paso, TX 79902  
915.644.5232  
[www.ceroupp.net](http://www.ceroupp.net)

**TEXAS REGISTERED ENGINEERING FIRM #1484**  
CONTACT: JORGE L. AZCUNATE, P.E.

DATE OF PREPARATION: OCTOBER 2025

# ATTACHMENT 3



## RESUBDIVISION FINAL APPLICATION

DATE: 1/26/23 FILE NO. \_\_\_\_\_

SUBDIVISION NAME: Gateway Estates Unit One Replat "M"

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

Being a Replat of a portion of lots 11, 12, 13, 24, 25 & 26 and portions of right-of-way out of Charleston Street, Fairglade Street, Blanner Street, Chilcote Street, Amesbury Avenue and Childenden Street all within Gateway Estates, El Paso County, Texas Area 28.11 acres.

2. Property Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	21.59	164	Office		
Duplex			Street & Alley	6.52	7
Apartment			Ponding & Drainage		
Mobile Home			Institutional		
P.U.D.			Other (specify below)		
Park					
School					
Commercial			Total No. Sites		171
Industrial			Total (Gross) Acreage		28.11

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)

Surface flow to proposed storm sewer infrastructure that will ultimately discharge into a existing ponding area in Gateway Estates Unit One Replat "L".

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

See attached modification request letter for the 54' R & 60' foot street right-of-ways

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

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

## ATTACHMENT 4

12.	Owner of record	GFA, LLC	525 Goodyear Drive, El Paso, Texas 79936	915-598-1005
		(Name & Address)	(Zip)	(Phone)
13.	Developer	GFA, LLC	525 Goodyear Drive, El Paso, Texas 79936	915-598-1005
		(Name & Address)	(Zip)	(Phone)
14.	Engineer	CEIA Group	813 North Kansas, El Paso, Texas 79902	915-544-5232
			(Zip)	(Phone)

GFA Limited Partnership  
by GFA General, L.P. its general partner  
by the undersigned Manager of GFA GENERAL, L.P.

OWNER SIGNATURE: \_\_\_\_\_

Albert Garibos, Manager

**Jorge L.  
Azcarate**

Digitally signed by Jorge L.  
Azcarate  
DN: cn=Jorge L. Azcarate, o=CEIA  
Group, email=jazcarate@ceagroup.net  
Date: 2025.11.18 17:20:25 -0700

REPRESENTATIVE SIGNATURE: \_\_\_\_\_

REPRESENTATIVE CONTACT (PHONE): 915-200-1103

REPRESENTATIVE CONTACT (E-MAIL): jazcarate@ceagroup.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 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. 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. Revise citation of Local Government Code to “Location of Subdivision with Respect to the Extraterritorial Jurisdiction of Municipality” Site is located within the City of El Paso’s 5-Mile Extraterritorial Jurisdiction (ETJ) under Local Government Code, Chapter 212
4. The drainage pond for Gateway Estates Unit One Replat L (SUSU21-00044) needs be constructed and accepted prior to or concurrently with Gateway Estates Unit One Replat M in order to adequately sustain the proposed subdivision pursuant to Section 19.03.040.D.
5. That the City Plan Commission require that the applicant landscape the rear of all double frontage lots pursuant to Section 19.23.040.H.3.c of the Subdivision Code in effect on August 8, 2008

## Planning and Inspections Department- Land Development Division

Print-out of the mathematical closure of the exterior boundary of the subdivision is ok.

1. Detail, dimension, and tie location of city monument at intersection of Carter Cash Court and Schyller Love Lane.
2. Boundary closure report provided is ok.
3. Provide north arrow on location map key detail.

## Parks and Recreation Department

We have reviewed **Gateway Estates Unit One Replat “M”** resubdivision final plat map and on behalf of Parks & Recreation Department, we offer Developer / Engineer the following comments:

Please note that this Subdivision is part of the Gateway Estates Land Study. This subdivision is composed of **164** Single-family dwelling lots and does not include any parkland. Applicant shall be required to pay parkland fees to comply with the minimum requirements of the parkland ordinance Title 19 – Subdivision and Development Plats, **Chapter 19.20 – Parks and Open Space**. The total amount to pay is **\$152,070.00** based on the following “Parkland” calculations:

GATEWAY ESTATES UNIT 1 REPLAT M			
SUBDIVISION	TOTAL LOTS	REQUIRED PARKLAND ACREAGE	PROPOSING/DEDICATED PARKLAND ACREAGE
Gateway Estates Unit 1 Replat F	239	2.39	2.43
Gateway Estates Unit 1 Replat G	161	1.61	0.00
Gateway Estates Unit 1 Replat H	267	2.67	0.00
Gateway Estates Unit 1 Replat M	164	1.64	0.00
Off Site Dedication	0	0	4.77
<b>TOTAL</b>	<b>831</b>	<b>8.31</b>	<b>7.20</b>





**Streets and Maintenance Department**

**Traffic and Transpiration:**

A traffic impact analysis (T.I.A.) is required, scope meeting to be scheduled

**Street Lights Department:**

Does not object to this request.

The lot is out of the City of El Paso limits. The property is within ETJ (Extraterritorial Jurisdiction)

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).

**Capital Improvement Department**

No comments received.

**El Paso Water**

No comments received.

**El Paso County 911 District**

No comments received.

**Texas Department of Transportation**

No comments received.

**El Paso County Water Improvement District #1**

No comments received.

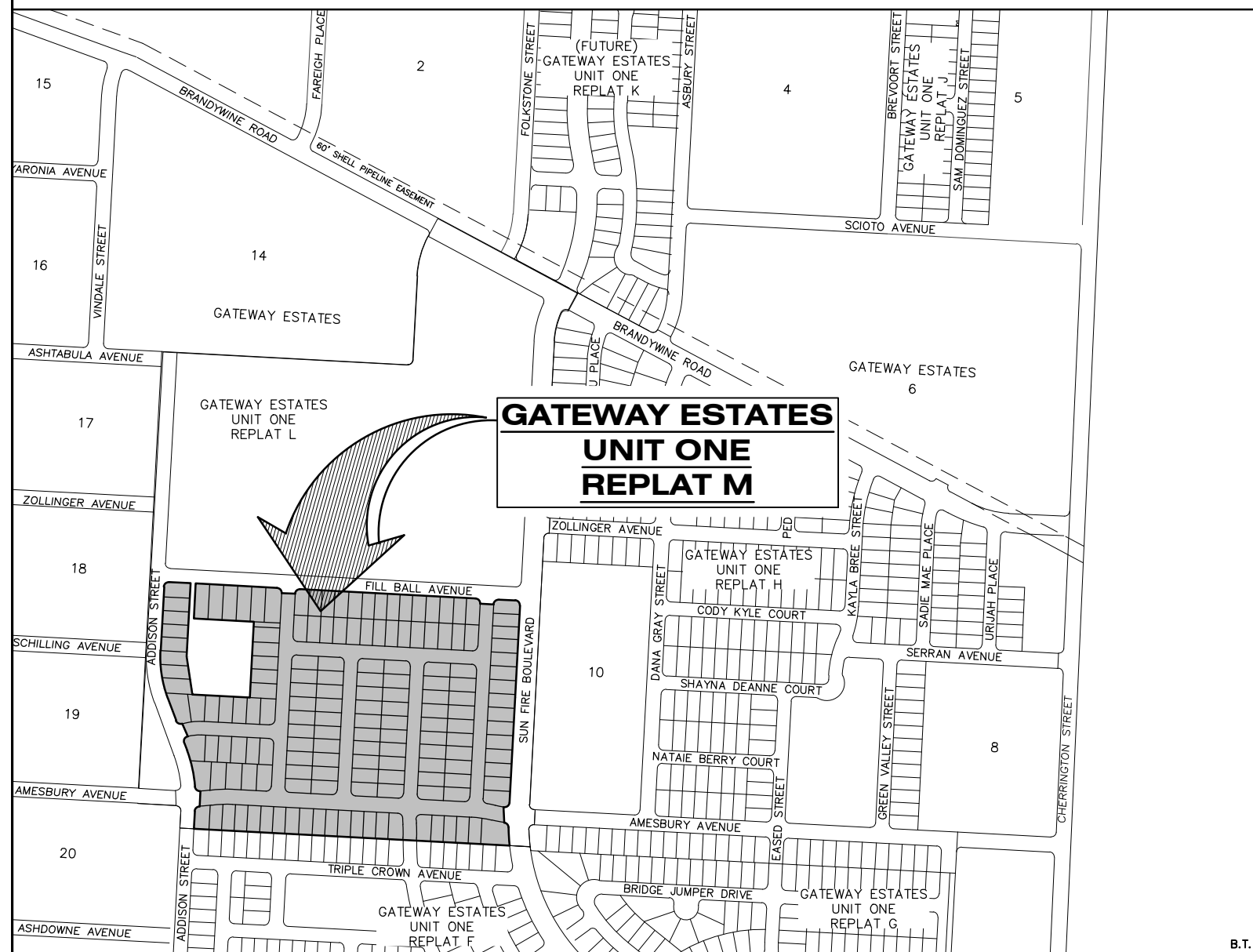


PLAT NOTES AND RESTRICTIONS:

1. THIS IS TO CERTIFY THAT WATER AND SEWER SERVICES WILL BE PROVIDED TO GATEWAY ESTATES UNIT ONE REPLAT M BY THE EL PASO WATER UTILITIES/PUBLIC SERVICE BOARD IN ACCORDANCE WITH THEIR RULES AND REGULATIONS AND WITH SECTION 16.343 OF THE TEXAS WATER CODE. WATER AND SEWER SERVICES WILL BE EXTENDED TO THE SUBDIVISION FROM FACILITIES LOCATED ON GATEWAY ESTATES UNIT ONE REPLAT 'L' AND WILL BE CONSTRUCTED TO SERVE THE SUBDIVISION.
2. TAX CERTIFICATE(S) FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION, INSTRUMENT No. \_\_\_\_\_, DATE \_\_\_\_\_.
3. RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION, INSTRUMENT No. \_\_\_\_\_, DATE \_\_\_\_\_.
4. INTERIOR LOT CORNERS WILL BE SET UPON COMPLETION OF CONSTRUCTION OF ROADWAYS AND UTILITIES. (BY OTHERS) SET 1/2" REBAR WITH CAP STAMPED "B&A INC" AT ALL EXTERIOR BOUNDARY CORNERS UNLESS OTHERWISE SHOWN.
5. "U.S. POSTAL SERVICE DELIVERY WILL BE PROVIDED THROUGH NEIGHBORHOOD DELIVERY AND COLLECTION BOX UNITS."
6. THIS SUBDIVISION LIES WITHIN ZONES "X" AS DESIGNATED IN PANEL NO. 480212 0250B, DATED SEPTEMBER 4, 1991, OF THE FLOOD INSURANCE RATE MAPS, EL PASO COUNTY, TEXAS. ZONE "X" INDICATES AREAS TO BE OUTSIDE 500-YEAR FLOOD PLAIN.
7. BEARINGS SHOWN ARE GRID BEARINGS DERIVED FROM RTK OBSERVATIONS TO THE TEXAS CO-OP NETWORK. REFERRED TO THE TEXAS COORDINATE SYSTEM (NAD 83) CENTRAL ZONE. DISTANCES ARE GROUND DISTANCE.
8. DENOTES EXISTING MONUMENT.
9. DENOTES PROPOSED MONUMENT. (NOT IN PLACE AS OF DATE OF PREPARATION, MAY BE SUBJECT TO RELOCATION AT TIME OF CONSTRUCTION. FOR EXACT LOCATION CONTACT EL PASO COUNTY.)
10. STORMWATER DRAINAGE INFRASTRUCTURE TO BE MAINTAINED BY THE COUNTY OF EL PASO.
11. VEHICULAR ACCESS IS RESTRICTED FOR PORTIONS OF THE RESIDENTIAL LOTS AS PER THE 10-FOOT RESTRICTED ACCESS EASEMENT.
12. THE STORM WATER RUN-OFF FOR THIS PROJECT WILL BE CONVEYED TO THE POND (LOT 1, BLOCK 2, GATEWAY ESTATES UNIT ONE REPLAT 'L') (CASE ID# 21-160).
13. NO MORE THAN ONE SINGLE-FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT.
14. DEVELOPER SHALL OBTAIN A PERMIT FROM THE COUNTY PUBLIC WORKS DEPARTMENT PRIOR TO CUTTING ANY EXISTING COUNTY ROAD FROM INSTALLATION OF UTILITIES, CONSTRUCTION OF DRIVEWAYS, OR ANY OTHER PURPOSE.
15. ALL UTILITY EASEMENTS ARE 10' WIDE UNLESS OTHERWISE SPECIFIED ON DRAWINGS.
16. DEVELOPER SHALL PROVIDE ADEQUATE STORM RUNOFF AND PONDING PROVISIONS PRIOR TO SALE OF ANY LOTS.
17. OWNER/SUBDIVIDER OF GATEWAY ESTATES UNIT ONE REPLAT M SHALL INSTALL ALL UTILITY SERVICE LINES TO THE PROPERTY LINES UNLESS OTHERWISE APPROVED, IN WRITING, BY THE COUNTY PLANNING AND DEVELOPMENT DEPARTMENT.
18. ROADS WILL NOT BE MAINTAINED BY THE COUNTY OF EL PASO UNTIL PAVED BY OWNER/DEVELOPER AND LEGALLY APPROVED AND ACCEPTED BY THE COUNTY OF EL PASO.
19. ALL LOT OWNERS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE PARKWAY, DRIVEWAY AND SIDEWALK ABUTTING THEIR PROPERTY.
20. IN ACCORDANCE WITH TEXAS LOCAL GOVERNMENT CODE 232.025(6), IT IS HEREBY EXPRESSED THAT ALL PURCHASE CONTRACTS MADE BETWEEN A SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THIS SUBDIVISION.
21. THE FINISHED FLOOR ELEVATION OF ANY RESIDENCE SHALL BE AT LEAST 18" ABOVE THE AVERAGE HEIGHT OF THE CURB IN FRONT OF THE LOT, OR AT LEAST 12" ABOVE THE NATURAL GROUND LEVEL SURROUNDING THE FOUNDATION, WHICHEVER IS HIGHER.
22. THE SETBACKS FOR THE DEVELOPMENT SHALL CONSIST OF 20-FOOT FRONT; 20-FOOT REAR, AND 5-FOOT SIDE EXCEPT 10-FOOT ABUTTING A STREET.
23. ALL LOT OWNERS WILL BE RESPONSIBLE FOR THE CONSTRUCTION OF A 5' WIDE CONCRETE SIDEWALK ABUTTING ALL SIDES OF THE PROPERTY AS PART OF LOT DEVELOPMENT. THE SIDEWALKS ARE LOCATED ALONG FRONT, REAR AND SIDES OF EACH LOT WHERE THE LOT ABUTS A PUBLIC ROAD.
24. ALL LOT OWNERS SHALL BE RESPONSIBLE OF THE CONSTRUCTION OF CONCRETE DRIVEWAYS BETWEEN THE ROAD CURB AND THE PROPERTY LINE AS PART OF THE LOT DEVELOPMENT.
25. VEHICULAR ACCESS TO THOSE RESIDENTIAL LOTS ABUTTING SUNFIRE BOULEVARD SHALL BE FROM OTHER DEDICATED STREETS ONLY. THE INSTRUMENT ASSURING RELEASE OF ACCESS IS FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION. INSTRUMENT No. \_\_\_\_\_, DATE \_\_\_\_\_.
26. DEED REFERENCE: VOLUME 4576, PAGE 516; VOLUME 3920, PAGE 512; VOLUME 4241, PAGE 866; AND VOLUME 4535, PAGE 1961, REAL PROPERTY RECORDS OF EL PASO COUNTY, TEXAS.

LOCATION MAP

SCALE: 1" = 600'



LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL OF A MUNICIPALITY  
GATEWAY ESTATES UNIT ONE REPLAT M IS LOCATED WITHIN EL PASO COUNTY APPROXIMATELY 1,642 FEET TO THE EAST OF JOE BATTLE BOULEVARD & 1,395 FEET NORTH OF VISTA DEL SOL DRIVE. SITE IS LOCATED WITHIN THE CITY OF EL PASO'S 5 MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE 2012.001

REASON FOR REPLAT

1. TO RE-CONFIGURE STREETS AND LOTS IN CONFORMANCE TO CITY/COUNTY SUBDIVISION DESIGN STANDARDS.
2. THE REPLAT WILL VACATE PORTIONS OF EXISTING STREETS WITHIN THE GATEWAY ESTATES SUBDIVISION. THE PORTION OF VACATED STREETS WILL BE CHESTERTON STREET, FAIRGLADE STREET, AMESBURY STREET, BLANKER STREET, CHILCOTE STREET AND CHITTENDEN STREET.

GATEWAY ESTATES UNIT ONE REPLAT M

GATEWAY ESTATES UNIT ONE REPLAT M is subject to impact fees and they shall be calculated based on the table below.

Chapter 395 of the Texas Local Government Code authorizes the City of El Paso to adopt and impose water and wastewater impact fees. This plat note fulfills an obligation mandated by Chapter 395 and sets the assessment of the impact fees in accordance with the impact fee schedule adopted by City Council as set forth below. The collection of the impact fee for this subdivision shall be at the time of the meter connection if development is outside the city limits.

FASTSIDE SERVICE AREA

Meter Size	Meter Capacity Ratio	*Water (\$)	Wastewater (\$)
Less Than 1"	1.00	697.00	920.00
1"	1.67	1,163.00	1,537.00
1 1/2"	3.33	2,321.00	3,065.00
2"	5.33	3,714.00	4,905.00
2 1/2"	10.00	6,968.00	9,203.00
3"	16.67	11,615.00	15,341.00
4"	33.33	23,223.00	30,672.00
6"	53.33	37,158.00	49,077.00
8"	76.67	40,064.00	52,916.00
12"	143.33	74,899.00	98,924.00

\* Fees do not apply to water meter or connections made for standby fire protection service.

STREET NAME	LENGTH
AMESBURY AVENUE	1,214.78'
SAVVY LOVE LANE	383.49'
CARTER CASH COURT	.792'
SCHYLER LOVE LANE	821.67'
KELSEY DAVIS PLACE	604.72'
PREAKNESS AVENUE	740.10'
ESPY GAMBOA DRIVE	822.06'

SCHOOL DISTRICT

SOCORRO INDEPENDENT SCHOOL DISTRICT  
12440 RUJAS DRIVE, EL PASO, TX 79928

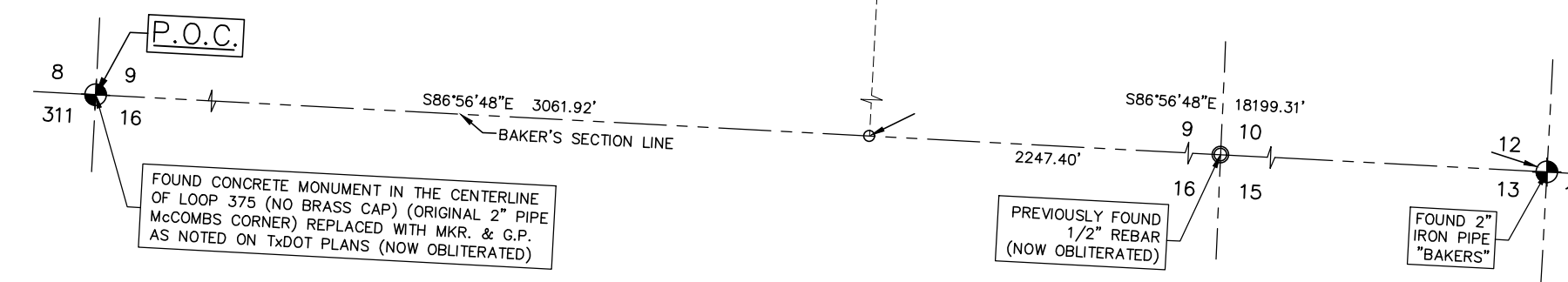
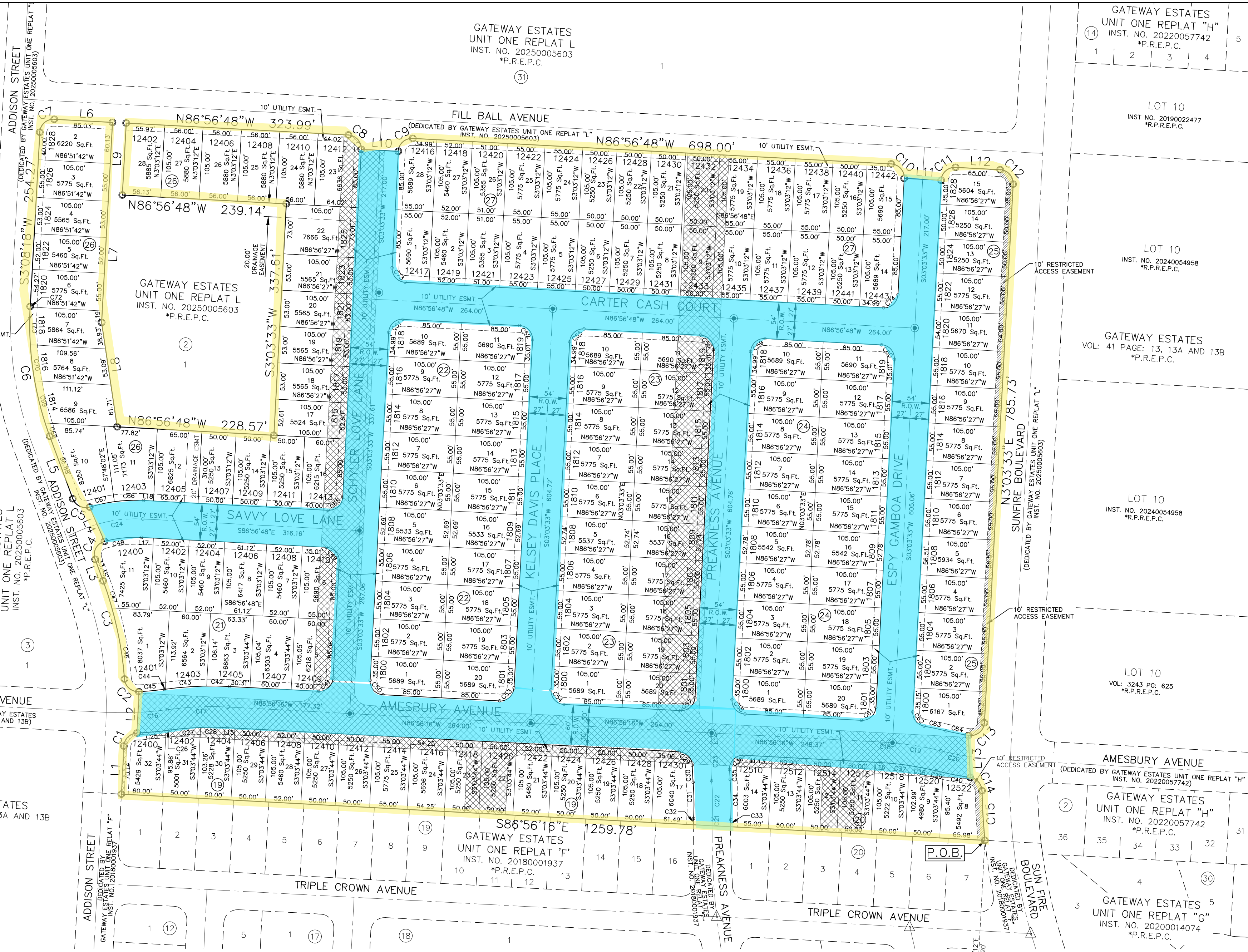
RESIDENTIAL = 164

TOTAL = 164

BENCHMARK:

NGS MONUMENT DESIGNATED TX04 A  
ELEVATION: 4005.60' (NAVD88 DATUM)

= EXISTING STREET RIGHT-OF-WAYS TO BE VACATED BY THIS PLAT



ENGINEER

**cea** 813 N. Kansas St.  
Suite 300  
El Paso, TX 79902  
915.544.5232

www.ceagroup.net  
TEXAS REGISTERED ENGINEERING FIRM F-4564

CONTACT: JORGE L. AZCARATE, P.E.

SURVEYOR

**Barragan & Associates Inc.**  
LAND PLANNING & LAND SURVEYING  
TEXAS SURVEYING FIRM# 10151200  
10950 Pellicano Dr. Bldg. F - El Paso TX 79935  
Phone (915) 591-5709 Fax (915) 591-5706

CONTACT: BENITO BARRAGAN, R.P.L.S.

DATE OF PREPARATION: OCTOBER 2025

# GATEWAY ESTATES UNIT ONE REPLAT M

BEING A REPLAT OF A PORTION OF LOTS 11, 12, 13, 24, 25 AND 26, AND PORTIONS OF RIGHT-OF-WAY OUT OF CHESTERTON STREET, FAIRGLADE STREET, BLANKER STREET, CHILCOTE STREET, AMESBURY AVENUE AND CHITTENDEN STREET ALL WITHIN GATEWAY ESTATES, EL PASO COUNTY, TEXAS  
AREA 28.11 ACRES±  
SHEET 1 OF 3

OWNERS DEDICATION, CERTIFICATION, AND ATTESTATION

GFA INC. A/K/A GFA LIMITED PARTNERSHIP AND THE ALBERT AND ESPERANZA TRUST, AS OWNER OF THE 28.11± ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED GATEWAY ESTATES UNIT ONE REPLAT M SUBDIVISION HEREBY SUBDIVIDED THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO THE PUBLIC USE OF THE STREETS AND UTILITY EASEMENTS SHOWN HEREIN. SPECIFIC IMPROVEMENTS TO BE DEDICATED TO THE EL PASO WATER UTILITIES, WATER AND WASTEWATER IMPROVEMENTS, SPECIFIC IMPROVEMENTS TO BE DEDICATED TO THE COUNTY ARE DRAINAGE IMPROVEMENTS AND STREET RIGHT-OF-WAY SAVVY LOVE LANE, SCHYLER LOVE LANE, CARTER CASH COURT, KELSEY DAVIS PLACE, PREAKNESS AVENUE, ESPY GAMBOA DRIVE & AMESBURY AVENUE.

I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE 232 AND THAT:

- A) THE WATER QUALITY AND CONNECTION TO THE LOTS MEET, OR WILL MEET THE MINIMUM STATE STANDARDS;
- B) SEWER CONNECTIONS TO THE LOTS MEET OR WILL MEET, THE MINIMUM REQUIREMENTS OF STATE STANDARDS;
- C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS; AND
- D) GAS, CONNECTIONS, IF AVAILABLE PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.

I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

ALBERT GAMBOA JR., MANAGER GFA INC. A/K/A GFA LIMITED PARTNERSHIP	DATE _____
NANCY GAMBOA TRUSTEE OF THE ALBERT AND ESPERANZA TRUST	DATE _____
NAOMI GAMBOA TRUSTEE OF THE ALBERT AND ESPERANZA TRUST	DATE _____
NANETTE GAMBOA TRUSTEE OF THE ALBERT AND ESPERANZA TRUST	DATE _____
ALBERT GAMBOA, III TRUSTEE OF THE ALBERT AND ESPERANZA TRUST	DATE _____

STATE OF TEXAS  
COUNTY OF EL PASO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED, ALBERT GAMBOA JR., NANCY GAMBOA, NOEMI GAMBOA, NANETTE GAMBOA AND ALBERT GAMBOA, III, PROVED TO ME THROUGH THEIR TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 202\_\_.

NOTARY PUBLIC \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_

CITY OF EL PASO CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE 212.009 (c) AND 212.0115 (b):  
WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF GATEWAY ESTATES UNIT ONE REPLAT M WAS REVIEWED AND APPROVED BY THE CITY PLAN COMMISSION OF THE CITY OF EL PASO

ON \_\_\_\_\_ ATTEST \_\_\_\_\_  
EXECUTIVE SECRETARY

CHAIRPERSON \_\_\_\_\_ DAY OF \_\_\_\_\_ 202\_\_

APPROVED FOR FILING THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 202\_\_

PLANNING AND INSPECTIONS DIRECTOR \_\_\_\_\_

EL PASO COUNTY, TEXAS CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE 232.028

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF GATEWAY ESTATES UNIT ONE REPLAT M SUBDIVISION WAS REVIEWED AND APPROVED BY THE EL PASO COUNTY, TX COMMISSIONERS COURT ON \_\_\_\_\_ 202\_\_.

EL PASO COUNTY JUDGE \_\_\_\_\_ DATE \_\_\_\_\_

COUNTY CLERK'S RECORDING CERTIFICATE

I, \_\_\_\_\_ COUNTY CLERK OF EL PASO COUNTY, CERTIFY THAT

THE PLAT BEARING THIS CERTIFICATE WAS FILED AND RECORDED UNDER INSTRUMENT NUMBER \_\_\_\_\_

IN THE PLAT RECORDS OF THE EL PASO COUNTY, FILED DATE \_\_\_\_\_

EL PASO COUNTY CLERK \_\_\_\_\_ DATE \_\_\_\_\_ BY DEPUTY \_\_\_\_\_ DATE \_\_\_\_\_

SUBDIVISION IMPROVEMENT PLANS PREPARED BY AND UNDER THE SUPERVISION OF CEA GROUP.

JORGE L. AZCARATE, P.E.  
LICENSED PROFESSIONAL ENGINEER  
TEXAS LICENSE NO. 85075

THIS PLAT REPRESENTS A SURVEY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION AND COMPLIES WITH THE CURRENT TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS, PROFESSIONAL AND TECHNICAL STANDARDS.

BENITO BARRAGAN TX, R.P.L.S. NO. 5615



# GATEWAY ESTATES

## UNIT ONE REPLAT M

BEING A REPLAT OF A PORTION OF LOTS 11, 12, 13, 24, 25 AND 26, AND PORTIONS OF RIGHT-OF-WAY OUT OF CHESTERTON STREET, FAIRGLADE STREET, BLANKER STREET, CHILCOTE STREET, AMESBURY AVENUE AND CHITTENDEN STREET ALL WITHIN GATEWAY ESTATES, EL PASO COUNTY, TEXAS  
AREA 28.11 ACRES±  
SHEET 2 OF 3

### PROPERTY DESCRIPTION

**Description** of a 28.11 acre, more or less, parcel being a replat of a portion of Lots 11, 12, 13, 24, 25 and 26, and portions of right-of-way out of Chesterton Street, Fairglade Street, Blanker Street, Chilcote Street, Amesbury Avenue and Chittenden Street, all within Gateway Estates, filed for record in Volume 41, Page 13, 13A and 13B, Real Property Records of El Paso County, Texas, and being more particularly described as follows:

**COMMENCING** at a found concrete monument in the centerline of Loop 375 (no brass cap) (original 2" pipe McCombs corner) replaced with MKR. & G.P. as noted on TxDot plans (now obliterated); **THENCE**, S 86° 56' 48" E, a distance of 3061.92 feet to a point; **THENCE**, N 03° 03' 12" E, a distance of 1661.20 feet to a point on the northerly line of Gateway Estates Unit One Replat 'I', filed for record in Instrument No. 20180001937, Real Property Records of El Paso County, Texas, and on a southwesterly corner of Gateway Estates Unit One Replat L, filed for record in Instrument No. 20250005603, Real Property Records of El Paso County, Texas said point being the **POINT OF BEGINNING** of this description:

**THENCE**, N 86° 56' 16" W, along said northerly line of Gateway Estates Unit One Replat 'F', a distance of 1259.78 feet to a point on a southeasterly corner of said Gateway Estates Unit One Replat L;

**THENCE**, along the boundary of said Gateway Estates Unit One Replat L, filed for record in Instrument No. 20250005603, Real Property Records of El Paso County, Texas, the following thirty-five (35) calls:

N 03° 02' 52" E, leaving said northerly line of Gateway Estates Unit One Replat 'F', a distance of 70.14 feet to a point being the beginning of a curve;

29.54 feet, along an arc of a curve to the right with a radius of 20.00 feet, an interior angle of 84° 36' 43", and a chord which bears N 43° 21' 13" E, a distance of 26.52 feet to a point of intersection with a non-tangential line;

N 02° 32' 51" E, a distance of 60.25 feet to a point being the beginning of a non-tangential curve;

30.97 feet, along an arc of a curve to the right with a radius of 20.00 feet, an interior angle of 88° 42' 30", and a chord which bears N 48° 40' 13" W, a distance of 27.96 feet to a point being the beginning of a non-tangential curve;

146.80 feet, along an arc of a curve to the left with a radius of 528.00 feet, an interior angle of 15° 55' 47", and a chord which bears N 12° 16' 51" W, a distance of 146.33 feet to a point;

N 20° 14' 45" W, a distance of 33.45 feet to a point being the beginning of a curve;

33.20 feet, along an arc of a curve to the right with a radius of 20.00 feet, an interior angle of 95° 07' 10", and a chord which bears N 27° 18' 50" E, a distance of 29.52 feet to a point of intersection with a non-tangential line;

N 23° 17' 24" W, a distance of 54.42 feet to a point being the beginning of a non-tangential curve;

30.31 feet, along an arc of a curve to the right with a radius of 20.00 feet, an interior angle of 86° 49' 53", and a chord which bears N 63° 39' 41" W, a distance of 27.49 feet to a point;

N 20° 14' 45" W, a distance of 96.88 feet to a point being the beginning of a curve;

192.64 feet, along an arc of a curve to the right with a radius of 472.00 feet, an interior angle of 23° 23' 02", and a chord which bears N 08° 33' 14" W, a distance of 191.30 feet to a point;

N 03° 08' 18" E, a distance of 254.27 feet to a point being the beginning of a curve;

31.39 feet, along an arc of a curve to the right with a radius of 20.00 feet, an interior angle of 89° 54' 55", and a chord which bears N 48° 05' 45" E, a distance of 28.26 feet to a point;

S 86° 56' 48" E, a distance of 85.03 feet to a point;

S 03° 08' 18" W, a distance of 292.00 feet to a point;

S 08° 30' 30" E, a distance of 153.73 feet to a point;

S 86° 56' 48" E, a distance of 228.57 feet to a point;

N 03° 03' 33" E, a distance of 337.61 feet to a point;

N 86° 56' 48" W, a distance of 239.14 feet to a point;

N 03° 08' 18" E, a distance of 105.00 feet to a point;

S 86° 56' 48" E, a distance of 323.99 feet to a point being the beginning of a curve;

31.42 feet, along an arc of a curve to the right with a radius of 20.00 feet, an interior angle of 90° 00' 21", and a chord which bears S 41° 56' 37" E, a distance of 28.29 feet to a point of intersection with a non-tangential line;

S 86° 57' 03" E, a distance of 54.00 feet to a point being the beginning of a non-tangential curve;

31.41 feet, along an arc of a curve to the right with a radius of 20.00 feet, an interior angle of 89° 59' 40", and a chord which bears N 48° 03' 22" E, a distance of 28.28 feet to a point;

S 86° 56' 48" E, a distance of 698.00 feet to a point being the beginning of a curve;

31.42 feet, along an arc of a curve to the right with a radius of 20.00 feet, an interior angle of 90° 00' 20", and a chord which bears S 41° 56' 38" E, a distance of 28.29 feet to a point of intersection with a non-tangential line;

S 86° 57' 03" E, a distance of 54.00 feet to a point being the beginning of a non-tangential curve;

31.41 feet, along an arc of a curve to the right with a radius of 20.00 feet, an interior angle of 89° 59' 40", and a chord which bears N 48° 03' 22" E, a distance of 28.28 feet to a point;

S 86° 56' 48" E, a distance of 65.00 feet to a point being the beginning of a curve;

31.42 feet, along an arc of a curve to the right with a radius of 20.00 feet, an interior angle of 90° 00' 20", and a chord which bears S 41° 56' 38" E, a distance of 28.29 feet to a point;

S 03° 03' 33" W, a distance of 785.73 feet to a point being the beginning of a curve;

33.65 feet, along an arc of a curve to the right with a radius of 20.00 feet, an interior angle of 96° 24' 00", and a chord which bears S 51° 15' 32" W, a distance of 29.82 feet to a point of intersection with a non-tangential line;

S 02° 24' 19" E, a distance of 61.14 feet to a point being the beginning of a non-tangential curve;

28.33 feet, along an arc of a curve to the right with a radius of 20.00 feet, an interior angle of 81° 09' 13", and a chord which bears S 41° 26' 03" E, a distance of 26.02 feet to a point being the beginning of a non-tangential curve;

72.25 feet, along an arc of a curve to the left with a radius of 840.22 feet, an interior angle of 04° 55' 37", and a chord which bears S 03° 19' 15" E, a distance of 72.23 feet to the **POINT OF BEGINNING** of this description and containing in all 28.11 acres more or less.

### CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	20.00'	29.54'	18.20'	26.92'	N45°21'13"E	084°36'43"
C2	20.00'	30.97'	19.55'	27.96'	N48°40'13"W	088°42'30"
C3	528.00'	146.80'	73.88'	146.33'	N12°16'51"W	015°55'47"
C4	20.00'	33.20'	21.87'	29.52'	N27°18'50"E	095°07'10"
C5	20.00'	30.31'	18.92'	27.49'	N63°39'41"W	086°49'53"
C6	472.00'	192.64'	97.68'	191.30'	N08°33'14"W	023°23'02"
C7	20.00'	31.39'	19.97'	28.26'	N48°05'45"E	089°54'55"
C8	20.00'	31.42'	20.00'	28.29'	S41°56'37"E	090°00'21"
C9	20.00'	31.41'	20.00'	28.28'	N48°03'22"E	089°59'40"
C10	20.00'	31.42'	20.00'	28.29'	S41°56'38"E	090°00'20"
C11	20.00'	31.41'	20.00'	28.28'	N48°03'22"E	089°59'40"
C12	20.00'	31.42'	20.00'	28.29'	S41°56'38"E	090°00'20"
C13	20.00'	33.65'	22.37'	29.82'	S51°15'32"W	096°24'00"
C14	20.00'	28.33'	17.13'	26.02'	S41°26'03"E	081°09'13"
C15	840.22'	72.25'	36.15'	72.23'	S03°19'15"E	004°55'37"
C16	460.00'	42.93'	21.48'	42.91'	N84°40'00"E	005°20'49"
C17	460.00'	88.87'	44.57'	88.73'	S87°31'40"W	011°04'09"
C18	460.00'	15.64'	7.82'	15.64'	N85°57'50"W	001°56'51"
C19	460.00'	71.54'	35.84'	71.47'	N80°32'05"W	008°54'38"
C20	460.00'	42.11'	21.07'	42.10'	S78°42'08"E	005°14'44"
C21	1100.00'	9.74'	4.87'	9.74'	S00°47'17"W	000°30'26"
C22	415.60'	55.72'	27.90'	55.68'	N00°46'55"W	007°40'55"
C23	415.60'	55.72'	27.90'	55.68'	S00°46'55"E	007°40'55"
C24	200.00'	67.33'	33.99'	67.01'	S83°24'34"W	019°17'16"
C25	490.00'	42.31'	21.17'	42.30'	S85°11'09"W	004°56'52"

### CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C26	490.00'	6.15'	3.07'	6.15'	S82°21'09"W	000°43'08"
C27	430.00'	44.42'	22.23'	44.40'	S84°57'10"W	005°55'09"
C28	430.00'	38.65'	19.34'	38.64'	N89°30'45"W	005°09'00"
C29	20.00'	29.86'	18.51'	27.17'	N44°09'39"W	085°33'14"
C30	442.60'	25.02'	12.51'	25.02'	N03°00'12"W	003°14'20"
C31	388.60'	52.57'	26.32'	52.53'	N00°44'51"W	007°45'01"
C32	1127.00'	9.27'	4.64'	9.27'	N00°49'51"E	000°28'17"
C33	1073.00'	10.23'	5.11'	10.23'	S00°44'38"W	000°32'46"
C34	442.60'	58.86'	29.47'	58.81'	S00°48'48"E	007°37'08"
C35	388.60'	14.26'	7.13'	14.25'	S03°34'19"E	002°06'07"
C36	20.00'	33.36'	22.05'	29.63'	S45°16'15"W	095°35'00"
C37	430.00'	41.58'	20.81'	41.56'	N84°10'03"W	005°32'25"
C38	430.00'	39.91'	19.97'	39.90'	N78°44'18"W	005°19'05"
C39	490.00'	10.68'	5.34'	10.68'	N76°42'14"W	001°14'56"
C40	490.00'	40.05'	20.03'	40.04'	N79°40'11"W	004°40'58"
C41	20.00'	31.42'	20.00'	28.29'	N48°03'39"E	090°00'12"
C42	490.00'	33.02'	16.52'	33.01'	S88°52'05"E	003°51'40"
C43	490.00'	60.54'	30.31'	60.50'	N85°39'43"E	007°04'45"
C44	490.00'	1.10'	0.55'	1.10'	N82°03'28"E	000°07'45"
C45	430.00'	37.39'	18.71'	37.38'	N84°29'04"E	004°58'57"
C46	528.00'	105.29'	52.82'	105.11'	S10°01'43"E	011°25'30"
C47	528.00'	41.51'	20.77'	41.50'	S17°59'36"E	004°30'17"
C48	173.00'	54.89'	27.68'	54.66'	S83°57'49"W	018°10'47"
C49	20.00'	31.42'	20.00'	28.29'	N41°56'38"W	090°00'20"
C50	20.00'	31.41'	20.00'	28.28'	S41°56'21"E	089°59'48"

### CURVE TABLE

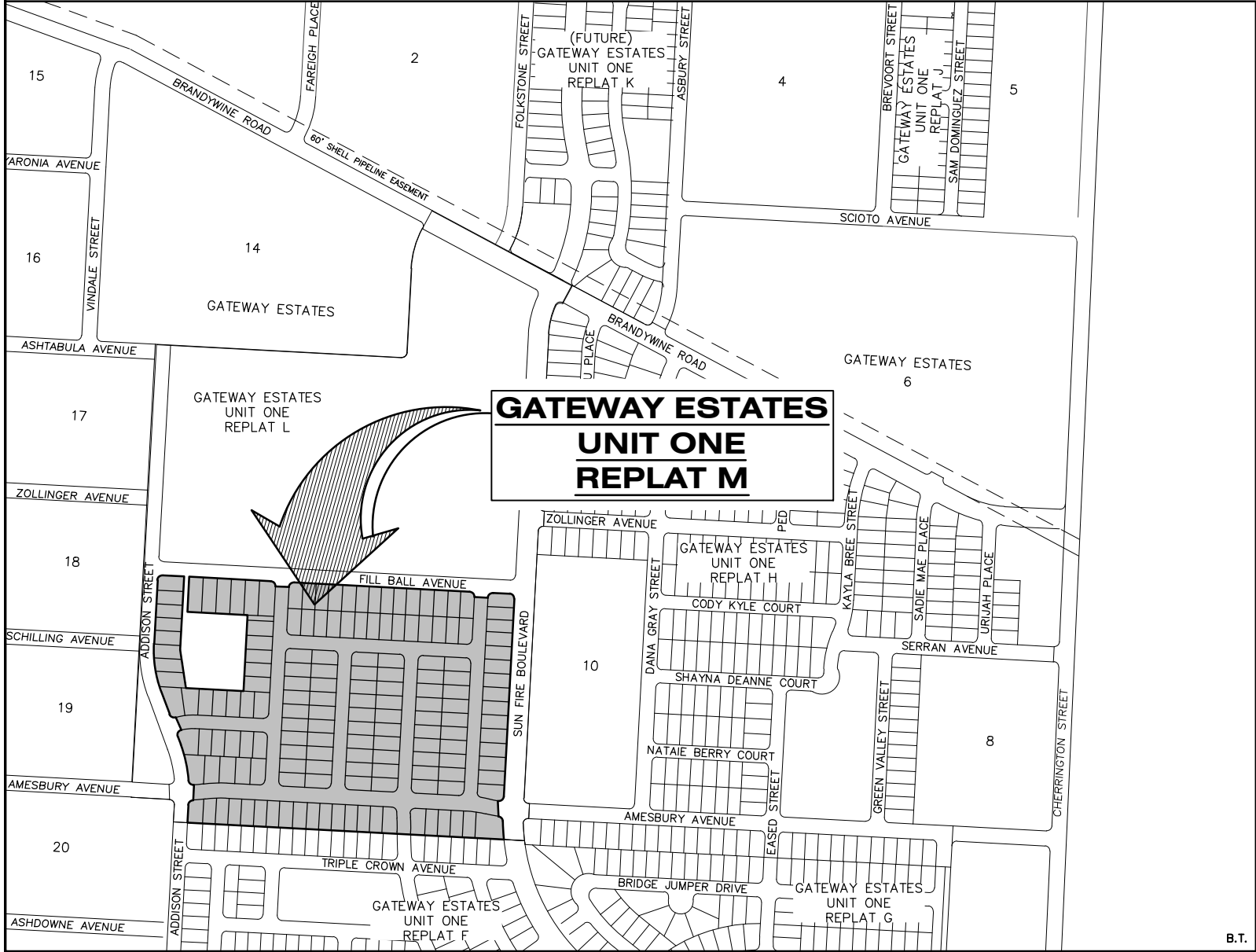
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C51	20.00'	31.41'	20.00'	28.28'	S48°03'22"W	089°59'40"
C52	20.00'	31.42'	20.00'	28.29'	N41°56'38"W	090°00'20"
C53	20.00'	31.42'	20.00'	28.29'	N48°03'39"E	090°00'12"
C54	20.00'	31.41'	20.00'	28.28'	S41°56'21"E	089°59'48"
C55	20.00'	31.41'	20.00'	28.28'	S48°03'22"W	089°59'40"
C56	20.00'	31.42'	20.00'	28.29'	N41°56'38"W	090°00'20"
C57	20.00'	31.42'	20.00'	28.29'	N48°03'39"E	090°00'12"
C58	20.00'	31.41'	20.00'	28.28'	S41°56'21"E	089°59'48"
C59	20.00'	31.41'	20.00'	28.28'	S48°03'22"W	089°59'40"
C60	20.00'	31.42'	20.00'	28.29'	N41°56'38"W	090°00'20"
C61	20.00'	31.42'	20.00'	28.29'	N48°03'39"E	090°00'12"
C62	20.00'	28.95'	17.68'	26.49'	S38°24'44"E	082°56'34"
C63	490.00'	32.53'	16.27'	32.53'	S77°58'54"E	003°48'15"
C64	430.00'	33.48'	16.75'	33.48'	S78°18'37"E	004°27'42"
C65	20.00'	31.41'	20.00'	28.28'	N48°03'22"E	089°59'40"
C66	227.00'	43.00'	21.57'	42.94'	N87°37'35"E	010°51'15"
C67	227.00'	36.75'	18.42'	36.71'	N77°33'40"E	009°16'36"
C68	472.00'	20.52'	10.26'	20.52'	S19°00'01"E	002°29'28"
C69	472.00'	63.43'	31.76'	63.38'	S13°54'18"E	007°41'58"
C70	472.00'	52.83'	26.44'	52.80'	S06°50'56"E	006°24'46"
C71	472.00'	55.13'	27.60'	55.10'	S00°17'47"E	006°41'32"
C72	472.00'	0.73'	0.36'	0.73'	S03°05'38"W	000°05'19"
C73	20.00'	31.42'	20.00'	28.29'	S41°56'38"E	090°00'20"
C74	20.00'	31.41'	20.00'	28.28'	N48°03'22"E	089°59'40"

### LINE TABLE

LINE	BEARING	LENGTH
L1	N03°02'52"E	70.14'
L2	N02°32'51"E	60.25'
L3	S20°14'45"E	33.45'
L4	N23°17'24"W	54.42'
L5	N20°14'45"W	96.88'
L6	S86°56'48"E	85.03'
L7	S03°08'18"W	292.00'
L8	S08°30'30"E	153.73'
L9	S03°08'18"W	105.00'
L10	S86°57'03"E	54.00'
L11	S86°57'03"E	54.00'
L12	S86°56'48"E	65.00'
L13	S02°24'19"E	61.14'
L14	S03°03'33"W	14.16'
L15	N86°56'16"W	11.40'
L16	N86°56'16"W	8.49'
L17	N86°56'48"W	17.03'
L18	S86°56'48"E	14.16'
L19	N03°08'18"E	16.87'

LOCATION MAP

SCALE: 1" = 600'



B.T.



# GATEWAY ESTATES UNIT ONE REPLAT M

BEING A REPLAT OF A PORTION OF LOTS 11,12,13,24,25 AND 26, AND PORTIONS OF RIGHT-OF-WAY OUT OF CHESTERTON STREET, FAIRGLADE STREET, BLANKER STREET, CHILCOTE STREET, AMESBURY AVENUE AND CHITTENDEN STREET ALL WITHIN GATEWAY ESTATES, EL PASO COUNTY, TEXAS  
AREA 28.11 ACRES±  
SHEET 3 OF 3

## ENGINEERING REPORT FOR GATEWAY ESTATES UNIT ONE REPLAT M

BY: JORGE L. AZCARATE, P.E.

### WATER FACILITIES: DESCRIPTION, COSTS AND OPERABILITY DATE

GATEWAY ESTATES UNIT ONE REPLAT M WILL BE PROVIDED WITH POTABLE WATER BY THE EL PASO WATER UTILITY (EPWU) IN ACCORDANCE WITH ITS REGULATIONS. WATER SERVICES WILL BE EXTENDED TO THE PROPERTY FROM EXISTING FACILITIES LOCATED ON ADDISON STREET, SUN FIRE BOULEVARD AND FILL BALL AVENUE. GFA, LLC, THE DEVELOPERS AND THE EL PASO WATER UTILITY (EPWU) HAVE ENTERED INTO A CONTRACT IN WHICH EL PASO WATER UTILITY (EPWU) HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST THIRTY (30) YEARS.

THE WATER SYSTEM WITHIN GATEWAY ESTATES UNIT ONE REPLAT M CONSISTS OF PROPOSED EIGHT (8") INCH DIAMETER WATER LINES WITHIN THE DEVELOPMENT THAT WILL CONNECT INTO THE EXISTING EIGHT INCH (8") WATERLINE ON ADDISON STREET AND A EXISTING 16" WATER LINE ON SUNFIRE BOULEVARD. THE PROPOSED EIGHT (8") INCH DIAMETER LINES WILL RUN WITHIN THE PAVED SURFACE. THE LINES RUN IN A NORTHERLY AND EASTERLY DIRECTION WITH SLIGHT BENDS AND CURVATURES. GATEWAY ESTATES UNIT ONE REPLAT M CONSISTS OF ONE HUNDRED AND SIXTY FOUR (164) 3/4" WATER SERVICE LINES.

ONCE THE WATER LINES ARE INSTALLED, THE TOTAL ESTIMATED COST FOR THESE IMPROVEMENTS IS \$218,857.82. PRIOR TO OBTAINING WATER SERVICE, INDIVIDUAL LOT OWNERS MUST OBTAIN WATER METERS FROM THE EL PASO WATER UTILITY (EPWU) AND PAY ALL APPLICABLE FEES. ADDITIONALLY, THE LOT OWNERS ARE RESPONSIBLE FOR THE COST OF AND INSTALLATION OF ANY SERVICE LINE REQUIRED FROM THE METER BOX TO THEIR LOT OR BUILDING IMPROVEMENTS. THE SUBDIVIDER HAS ALSO INSTALLED SIX (6) FIRE HYDRANTS AT A TOTAL COST OF \$24,000.00.

THE WATER FACILITIES TO BE INSTALLED BY THE DEVELOPER WILL BE CONSTRUCTED AND OPERABLE WITHIN TWO (2) YEARS OF THE FILING OF THE PLAT.

### SEWAGE FACILITIES: DESCRIPTION, COSTS AND OPERABILITY DATE

EL PASO WATER UTILITIES (EPWU) WILL PROVIDE SEWAGE SERVICE TO GATEWAY ESTATES UNIT ONE REPLAT M FROM A 8-INCH SEWER ALONG ADDISON STREET. THE PROPOSED EIGHT (8") INCH SEWER LINES WITHIN THE DEVELOPMENT WILL TIE INTO A EXISTING EIGHT (8") SEWER LINE ALONG ADDISON STREET WHICH WILL ULTIMATELY DISCHARGE INTO THE EXISTING TWELVE INCH (12") SEWER LINE ALONG VISTA DEL SOL DRIVE.

THE PROPOSED SEWER COLLECTION SYSTEM WITHIN GATEWAY ESTATES UNIT ONE REPLAT M CONSISTS OF EIGHT INCH (8") DIAMETER LINES WHICH GENERALLY RUN SOUTHERLY AND WESTERLY ALONG PROPOSED STREET RIGHT-OF-WAYS. THESE LINES WILL CONNECT AND BE EXTENDED THROUGHOUT THE PLANNED GATEWAY ESTATES UNIT ONE REPLAT M SITE. THE PROPOSED SEWAGE SYSTEM WILL ALSO INCLUDE THIRTEEN (13) SANITARY SEWER MANHOLES AND ONE HUNDRED AND SIXTY FOUR (164), FOUR INCH (4") SERVICE LATERALS TO EACH LOT.

THE ESTIMATED COST OF THESE SEWAGE FACILITIES IS \$304,799.63.

THE SEWAGE FACILITIES TO BE INSTALLED BY THE DEVELOPER WILL BE CONSTRUCTED AND OPERABLE WITHIN TWO (2) YEARS OF THE FILING OF THE PLAT.

### CERTIFICATION:

I CERTIFY THAT THE WATER AND SEWAGE SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE.

### DRAINAGE REPORT:

BY: JORGE L. AZCARATE, P.E.

GATEWAY ESTATES UNIT ONE REPLAT M IS LOCATED ON LAND THAT GENTLY SLOPES IN A WESTERLY DIRECTION. ALL THE STREETS HAVE BEEN CONSTRUCTED WITH CURBS AND GUTTERS. THE SUBDIVISION STREETS WILL CAPTURE RUNOFF ALONG THE CONCRETE CURB AND GUTTER TO CONCENTRATE THE GENERATED RUNOFF INTO ON-SITE DRAINAGE INLETS, WHICH ULTIMATELY DISCHARGE INTO A EXISTING ON-SITE RETENTION BASIN LOCATED ON LOT 1, BLOCK 2 DESIGNED WITH SUFFICIENT POND CAPACITY TO RETAIN A 100-YEAR DESIGN FREQUENCY AND PERCOLATE WITHIN A SEVENTY-TWO (72) HOUR PERIOD. APPROXIMATELY 110.07 CFS FROM THE DEVELOPED RUN-OFF WILL BE DISCHARGED TO THE PROPOSED ON-SITE RETENTION BASIN. IN ADDITION, THE WATERSHED AREAS DISCHARGING OUT OF THE SUBDIVISION BOUNDARY LIMITS WILL BE CAPTURED BY EXISTING GATEWAY ESTATES DEVELOPMENT. REFERENCE LAND STUDY FOR MORE INFORMATION.

OFF SITE RUNOFF WILL NOT IMPACT THE PROPOSED DEVELOPMENT. OFF SITE RUNOFF WILL CONTINUE ITS NATURAL PATH TOWARDS EXISTING DEPRESSION POINTS.

THIS SUBDIVISION IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA. FLOOD ZONE UNSHADED "X" AS DESIGNATED IN PANEL NO. 480212 0250B, DATED SEPTEMBER 4, 1991, OF THE FLOOD INSURANCE RATE MAPS, EL PASO COUNTY, TEXAS. NO PORTION OF GATEWAY ESTATES UNIT ONE REPLAT M IS SHOWN TO BE WITHIN A SPECIAL FLOOD HAZARD AREA SUBJECT TO A ONE PERCENT OR GREATER CHANCE OF FLOODING IN ANY GIVEN YEAR.

THE ABOVE MEASURES PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS, AVOID CONCENTRATING RUNOFF ONTO OTHER LOTS, AND COORDINATE INDIVIDUAL LOT DRAINAGE WITH THE GENERAL STORM DRAINAGE PATTERN FOR THE AREA. THE MAP SHOWN ILLUSTRATES THE FLOW PATTERNS FOR THE RUNOFF.

IMPROVEMENT PLANS FOR THIS SUBDIVISION ARE REFERENCED IN CASE ID#21-160 AT THE EL PASO COUNTY PUBLIC WORKS DEPARTMENT."

### CERTIFICATION

UNDER LOCAL GOVERNMENT CODE 232.021(4), "FLOOD PLAIN" MEANS ANY AREA IN THE 100-YEAR FLOOD PLAIN THAT IS SUSCEPTIBLE TO BEING INUNDATED BY WATER FROM ANY SOURCE OR THAT IS IDENTIFIED BY FEMA UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968. BY MY SIGNATURE BELOW, I CERTIFY THAT GATEWAY ESTATES UNIT ONE REPLAT M SUBDIVISION LIES WITHIN A FLOOD ZONE DESIGNATION OF UNSHADED FLOOD "X", AS DESIGNATED IN PANEL NO. 480212 0250B, DATED SEPTEMBER 4, 1991, OF THE FLOOD INSURANCE RATE MAPS, EL PASO COUNTY, TEXAS. UNSHADED FLOOD ZONE "X" INDICATES AREA OF MINIMAL FLOODING.

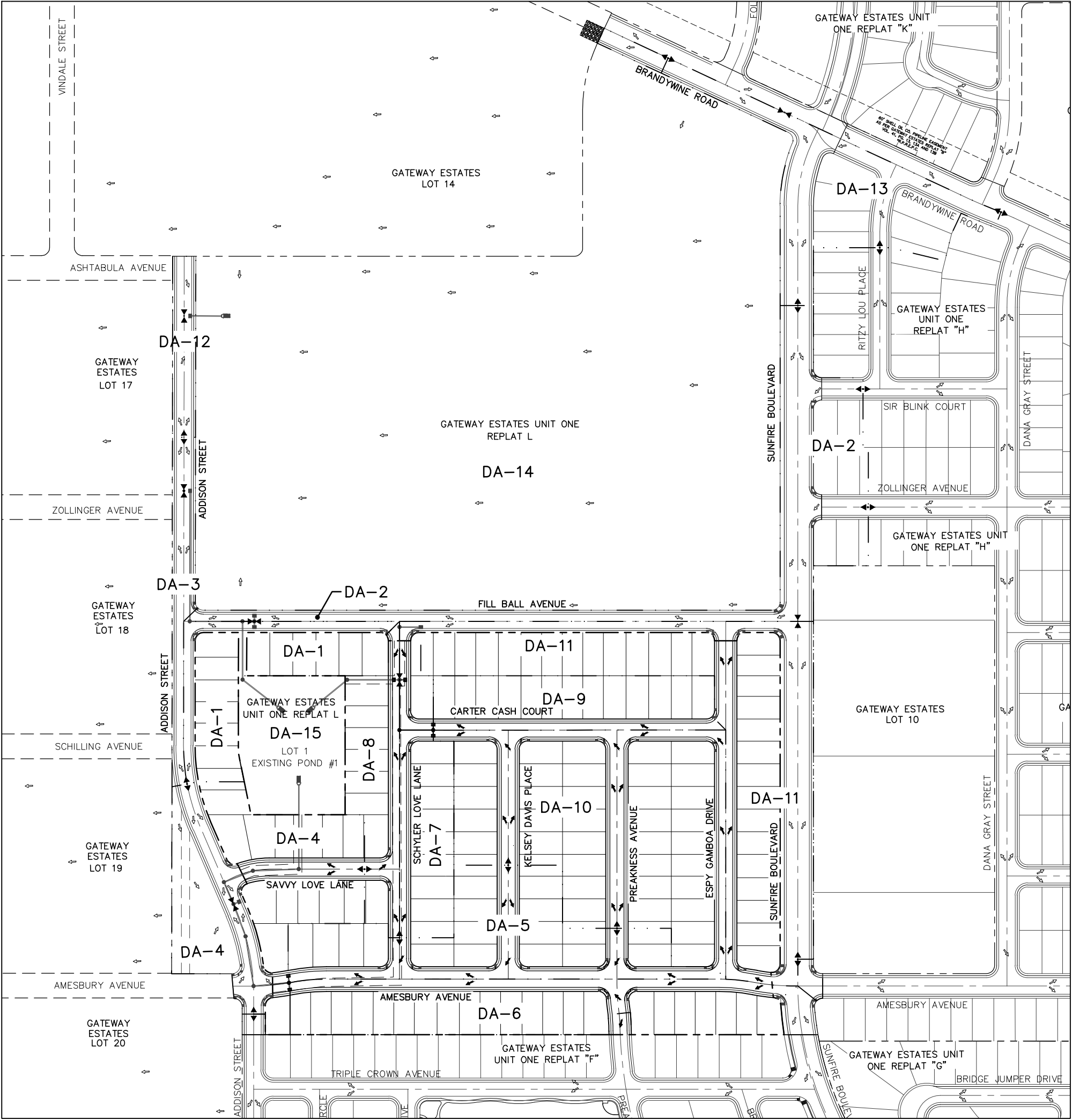
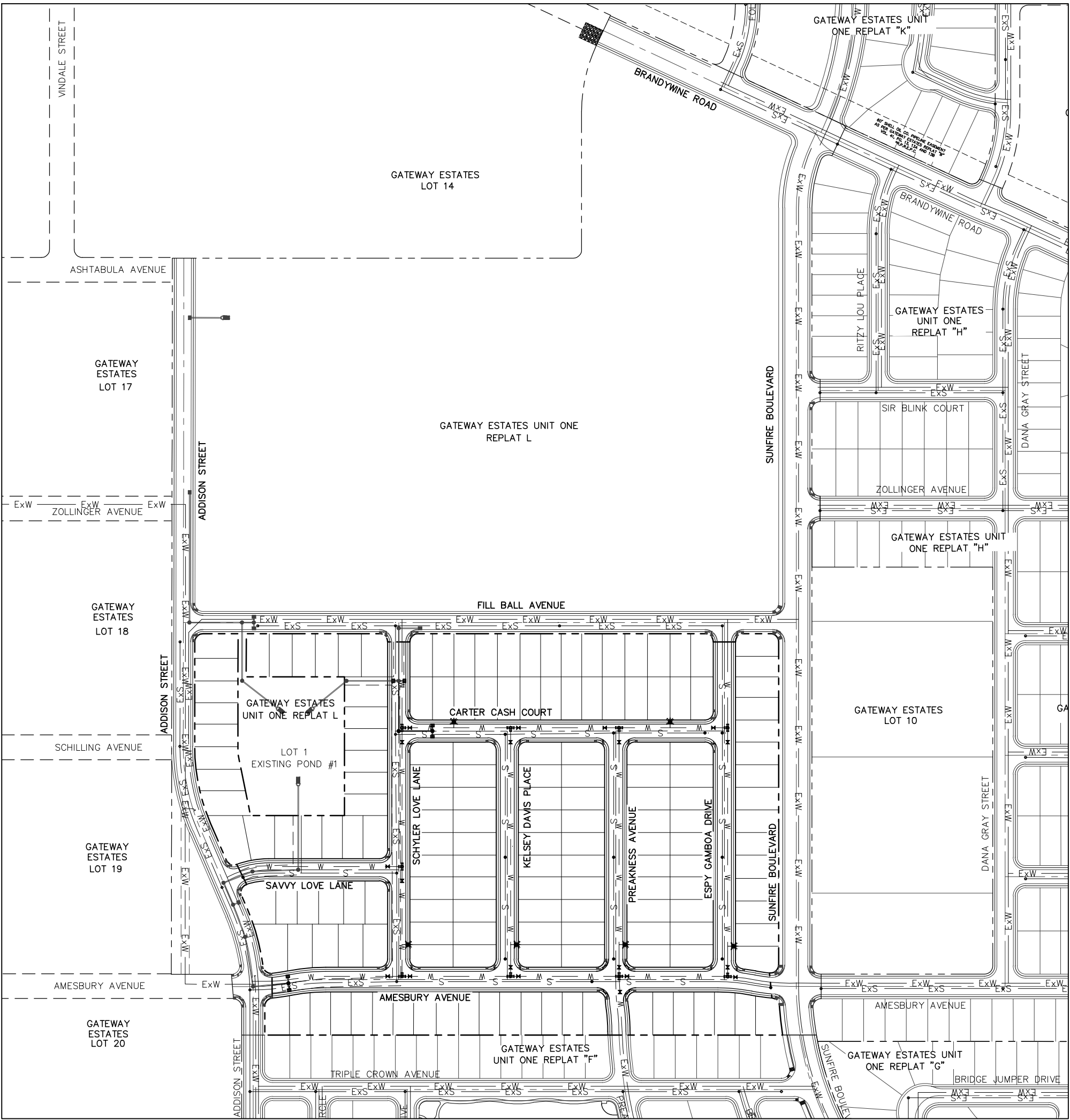
JORGE L. AZCARATE, P.E.  
TEXAS LICENSE # 85075  
TEXAS REGISTERED ENGINEERING  
FIRM F-4564

DATE

ENGINEER

**cea** 813 N. Kansas St.  
Suite 300  
El Paso, TX 79902  
915.544.5232  
www.ceagroup.net  
TEXAS REGISTERED ENGINEERING FIRM F-4564  
CONTACT: JORGE L. AZCARATE, P.E.

DATE OF PREPARATION: OCTOBER 2025



100 YEAR STORM CALCULATIONS FOR WATERSHED AREAS					
DRAINAGE AREA NO. (1)	DRAINAGE AREA (AC) (2)	DESIGN STORM INTENSITY (1100) (3)	TIME OF CONCENTRATION (4)	RUNOFF COEFF. (C) (5)	Q100 (CFS) (6)
DA-1	2.31	4.96	13.14	0.60	6.88
* DA-2	3.67	3.60	29.46	0.70	9.25
* DA-3	0.83	5.36	10.00	0.95	4.23
DA-4	4.32	5.33	10.20	0.60	13.83
DA-5	3.63	4.82	14.46	0.60	10.49
DA-6	3.62	4.63	16.26	0.60	10.05
DA-7	1.90	4.95	13.23	0.60	5.64
DA-8	1.63	5.00	12.84	0.60	4.89
DA-9	2.08	5.01	12.72	0.60	6.26
DA-10	6.69	4.38	18.90	0.60	17.56
DA-11	6.56	4.00	23.52	0.60	15.74
* DA-12	0.57	5.36	10.00	0.95	2.90
* DA-13	2.92	4.94	13.38	0.74	10.59
* DA-14	32.65	3.59	29.76	0.50	58.53
* DA-15	1.96	5.36	10.00	0.50	5.25

\* DRAINAGE AREAS BASED OFF OF EXISTING GATEWAY ESTATES UNIT ONE REPLAT "L"

EXISTING POND #1 CALCULATIONS	
QT = (ARC)/12	SILT VOLUME = 0.47
QT = 7.97 AC-FT	0.012 AC-FT/AC
A = 39.20	9.96 + 0.47 = 10.43 AC-FT
R = 4"	
Cw = 0.61	TOTAL req'd = 10.43 AC-FT
QT X 25% = 1.99	POND 1 cap = 10.96 AC-FT
7.97 + 1.99 = 9.96	

LEGEND:	
---	SUBDIVISION BOUNDARY
- - -	WATERSHED BOUNDARY
→	PROPOSED DIRECTION OF FLOW
→	EXISTING DIRECTION OF FLOW
▲	PROPOSED HIGH POINT ELEVATION
▼	PROPOSED LOW POINT ELEVATION
■	TEMPORARY DESILTING BASIN

MAP OF TOPOGRAPHY AND DRAINAGE  
MAPA TOPOGRAFICO Y DE ESCURRIMIENTOS DE AGUA  
SCALE: 1"=250'

## INFORME DE INGENIERIA FINAL PARA EL FRACCIONAMIENTO GATEWAY ESTATES UNIT ONE REPLAT M

POR: ING. JORGE L. AZCARATE

### SUMINISTRO DE AGUA POTABLE: DESCRIPCION, GASTOS Y FECHA DE INICIO DE OPERACIONES

EL PASO WATER UTILITY (EPWU) PROVEERA EL SERVICIO DE AGUA POTABLE A EL FRACCIONAMIENTO GATEWAY ESTATES UNIT ONE REPLAT M BASADO CON SUS REGLAMENTOS. LOS SERVICIOS DE AGUA SERAN CONECTADOS DE LINEAS EXISTENTES A LO LARGO DE ADDISON STREET, SUN FIRE BOULEVARD AND FILL BALL AVENUE. GFA, LLC, LOS DESARROLLADORES, Y EL PASO WATER UTILITY (EPWU) HAN ESTABLECIDO UN CONTRATO EN EL CUAL EL PASO WATER UTILITY (EPWU) SE COMPROMETE A PROVEER SUFICIENTE AGUA A EL FRACCIONAMIENTO POR LO MENOS TREINTA (30) AÑOS.

EL SISTEMA DE AGUA DE GATEWAY ESTATES UNIT ONE REPLAT M (EL FRACCIONAMIENTO) CONSISTE DE UNA PROPUESTA DE LINEAS DE AGUA DE OCHO PULGADAS (8") DE DIAMETRO DENTRO DEL FRACCIONAMIENTO, QUE SE CONECTARAN A UNA LINEA EXISTENTE DE OCHO PULGADAS (8") DE DIAMETRO EN ADDISON STREET Y UNA LINEA EXISTENTE DE DIECISEIS PULGADAS (16") EN SUNFIRE BOULEVARD. LAS LINEAS DE AGUA POTABLE PROPUESTAS DE OCHO PULGADAS (8") DE DIAMETRO CORRERAN A LO LARGO DE EL PAVIMENTO. LAS LINEAS DE AGUA CORRERAN A LO LARGO DEL PAVIMENTO HACIA AL NORTE Y AL ORIENTE CON PEQUEÑAS CURVATURAS Y DOBLEJES. GATEWAY ESTATES UNIT ONE REPLAT M CONSISTE DE CIENTO SESENTA Y CUATRO (164) LINEAS DE SERVICIO DE AGUA DE TRES CUARTOS (3/4") DE PULGADAS DE DIAMETRO.

UNA VEZ INSTALADO EL SUMINISTRO DE AGUA POTABLE, EL PRESUPUESTO TENDRA UN COSTO APROXIMADO TOTAL DE U.S. \$218,857.82. ANTES DE OBTENER EL SERVICIO DE AGUA POTABLE, EL PROPIETARIO DE CADA UNIDAD DEBERA OBTENER MEDIDORES MECANICOS DE AGUA DE EL PASO WATER UTILITY (EPWU) Y PAGAR TODOS LOS HONORARIOS. ADICIONALMENTE, EL DUEÑO(S) DE LAS UNIDADES SERA RESPONSABLE DEL COSTO DE INSTALACION DE CUALQUIER LINEA DE SERVICIO QUE SE REQUIERA DE LA CAJA DEL MEDIDOR MECANICO DE AGUA HASTA DENTRO DE LA UNIDAD. EL DUEÑO DEL FRACCIONAMIENTO A INSTALADO SEIS (6) HIDRANTES DE INCENDIOS AL COSTO TOTAL DE \$24,000.00.

LAS INSTALACIONES DE AGUA ESTARAN LISTAS PARA EL INICIO DE OPERACIONES DENTRO DE DOS (2) AÑOS DE ARCHIVADO ESTE MAPA.

### SUMINISTRO DE DRENAJE DE AGUAS NEGRAS: DESCRIPCION, GASTOS Y FECHA DE INICIO

EL PASO WATER UTILITIES (EPWU) PROVEERA EL SERVICIO DE DRENAJE DE AGUAS NEGRAS A EL FRACCIONAMIENTO GATEWAY ESTATES UNIT ONE REPLAT M DESDE UNA LINEA EXISTENTE DE DRENAJE DE AGUAS NEGRAS DE OCHO PULGADAS (8") SITUADA A LO LARGO DE ADDISON STREET. LAS PROPUESTAS LINEAS DE DRENAJE DE AGUAS NEGRAS DE OCHO PULGADAS (8") UBICADAS A LO LARGO DE ADDISON STREET SERA DESCARGADA ULTIMADAMENTE A LA LINEA EXISTENTE DE DOCE PULGADAS (12") SITUADA A LO LARGO DE VISTA DEL SOL DRIVE.

EL SISTEMA DE LINEAS DE DRENAJE DE AGUAS NEGRAS QUE ESTAN SIENDO PROPUESTAS PARA GATEWAY ESTATES UNIT ONE REPLAT M CONSISTEN DE LINEAS DE OCHO PULGADAS (8") DE DIAMETRO QUE CORREN AL SUR Y AL PONIENTE, DE TODAS LAS LINEAS CENTRALES DE LAS CALLES. ESTAS LINEAS SE CONECTARAN Y SE EXTENDERAN ATRAVEZ DE LA PLANIFICADA SUBDIVISION DE GATEWAY ESTATES UNIT ONE REPLAT M. EL PROPUUESTO SISTEMA DE DRENAJE TAMBIEN INCLUIRA TRECE (13) BOCAS DE ALCANTARILLAS Y CIENTO SESENTA Y CUATRO (164) DE SERVICIO LATERALES DE CUATRO (4") PULGADAS DE DIAMETRO PARA CADA LOTE RESIDENCIAL.

EL PRESUPUESTO DE LAS INSTALACIONES TENDRA UN COSTO APROXIMADO DE U.S. \$304,799.63.

LAS LINEAS DE SERVICIO DE DRENAJE DE AGUAS NEGRAS, QUE SERAN INSTALADAS POR LA CONSTRUCTORA, SERAN CONSTRUIDAS DENTRO DE UN PERIODO DE NO MAS DE DOS (2) AÑOS DEL TIEMPO DE LA ARCHIVACION DE EL MAPA FINAL DE LA SUBDIVISION.

### CERTIFICACION:

CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA POTABLE Y DE DRENAJE DE AGUAS NEGRAS, DESCRITOS EN ESTE DOCUMENTO, CUMPLEN CON MODEL SUBDIVISION RULES (LAS REGLAS GUBERNAMENTALES A LAS SUBDIVISIONES), ADOPTADAS EN LA SECCION 16.343 DEL TEXAS WATER CODE (CODIGO DE AGUA DE TEXAS).

### REPORTE DE DESAGUE:

POR: ING. JORGE L. AZCARATE

LA SUBDIVISION DE GATEWAY ESTATES UNIT ONE REPLAT M SE LOCALIZA EN UN TERRENO EL CUAL SUAVEMENTE TIENE PENDIENTE EN DIRECCION AL PONIENTE. TODAS LAS CALLES HAN SIDO CONSTRUIDAS CON CORDON CON CANAL Y ARROYOS DE CONCRETO. LAS CALLES DE LA SUBDIVISION CAPTURAN EL AGUA PLUVIAL Y LA LLEVAN POR EL CORDON Y LOS CAÑALES DE CONCRETO HASTA CONCENTRARLA A LOS DESAGUES. EL AGUA ES RECOGIDA Y TRANSPORTADA POR MEDIO DE UN SISTEMA DE ESCURRIMIENTOS DE AGUA HASTA DESCARGAR DENTRO DE UN DIQUE DE RETENCION, LOCALIZADO EN EL LOTE 1, CUADRA 2, EL CUAL HA SIDO DISEÑADO CON LA SUFICIENTE CAPACIDAD PARA RETENER UNA TORMENTA CON FRECUENCIA DE 100 AÑOS, Y FILTRARSE EN UN PERIODO DE SETENTA Y DOS (72) HORAS. APROXIMADAMENTE 110.07 CFS DE AGUA DESARROLLADA SERA TRANSMITIDA A UN ESTANQUE DE RETENCION DENTRO DE LA SUBDIVISION. ADICIONALMENTE, LAS CUENCAS PLUVIALES QUE SE DESCARGAN FUERA DE LOS LIMITES DE LA SUBDIVISION SERAN CAPTURADAS POR EL FUTURO DESARROLLO DE GATEWAY ESTATES. PARA MAS INFORMACION, REFERIRSE AL ESTUDIO DE DESARROLLO DE ESTE PROYECTO (LAND STUDY).

EL AGUA PLUVIAL FUERA DE ESTA SUBDIVISION NO IMPACTARA ESTA SUBDIVISION Y SEGUIRA SU CURSO NATURAL HACIA LOS PUNTO BAJOS EXISTENTES FUERA DE ESTA SUBDIVISION.

LA SUBDIVISION NO ESTA LOCALIZADA EN UNA ZONA ESPECIAL EN RIESGO DE INUNDACION. ZONA DE INUNDACION "X", DESIGNADA EN EL NUMERO 480212-0250B, FECHADO 4 DE SEPTIEMBRE DE 1991, DE MAPAS DE SEGURO PARA INUNDACION (THE FLOOD INSURANCE MAPS), EN EL CONDADO DE EL PASO, TEXAS. NINGUNA PARTE DE LA SUBDIVISION DE GATEWAY ESTATES UNIT ONE REPLAT M ESTA DENTRO DE UN AREA DE RIESGO DE INUNDACION ESPECIAL SUJETO A UN POR CIENTO O MAYOR POSIBILIDAD DE INUNDACION EN CUALQUIER AÑO DADO.

LAS MEDIDAS MENCIONADAS PROPORCIONAN LOS ESCURRIMIENTOS DE AGUA LOS CUALES SON AJEJADOS DE TODOS LOS EDIFICIOS, EVITANDO QUE EL AGUA SE CONCENTRE EN OTROS EDIFICIOS Y/O UNIDADES, Y COORDINAN LAS AGUAS PLUVIALES CON LOS PATRONES GENERALES DE ESCURRIMIENTOS DE LA AREA. EL MAPA TOPOGRAFICO Y DE ESCURRIMIENTOS DE AGUA ILLUSTR EL PATRON DE ESCURRIMIENTO.

LOS PLANOS DE ESTA SUBDIVISION SON REFERENCIADOS EN EL CASO ID#21-160 EN EL DEPARTAMENTO DE OBRAS PUBLICAS DEL CONDADO DE EL PASO, TEXAS (EL PASO COUNTY PUBLIC WORKS DEPARTMENT).

### CERTIFICACION

BAJO EL CODIGO LOCAL GUBERNAMENTAL 232.021(4), "ZONA DE INUNDACION" (FLOOD PLAIN) SIGNIFICA CUALQUIER AREA DENTRO DE LA ZONA DE INUNDACION DE CIENTO (100) AÑOS LA CUAL ES SUSCEPTIBLE A INUNDARSE POR AGUA DE CUALQUIER FUENTE O QUE ES IDENTIFICADA POR (FEMA) BAJO LEY DE SEGURO PARA INUNDACION NACIONAL (THE NATIONAL FLOOD INSURANCE ACT), CON MI FIRMA ABAJO, YO CERTIFICO QUE EL FRACCIONAMIENTO GATEWAY ESTATES UNIT ONE REPLAT M SE ENCUENTRA DENTRO UNA ZONA DE INUNDACION "X", DESIGNADA EN EL NUMERO 480212 0250B, CON FECHA DEL 4 DE SEPTIEMBRE DE 1991, DE MAPAS DE SEGURO PARA INUNDACION (THE FLOOD INSURANCE MAPS), EN EL CONDADO DE EL PASO, TEXAS. ZONA "X" INDICA AREAS DETERMINADAS A ESTAR FUERA DE LA ZONA DE INUNDACION DE UNA TORMENTA CON FRECUENCIA DE 500 AÑOS.

ING. JORGE L. AZCARATE, P.E.  
# DE LICENCIA DE TEXAS 85075  
TEXAS REGISTERED ENGINEERING  
FIRM F-4564

FECHA



Legislation Text

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**File #:** BC-1546, **Version:** 1

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**CITY OF EL PASO, TEXAS**  
**LEGISTAR AGENDA ITEM SUMMARY FORM**

**AGENDA LANGUAGE:**

*This is the language that will be posted to the agenda. Please use ARIAL 11 Font.*

**SUSU25-00101:** Price Brothers Farms Unit One - A portion of Section 2,  
Block 80, Township 1, Texas and Pacific Railway  
Company Surveys, City of El Paso, El Paso County, Texas

**Location:** East of Patriot Blvd. South of Texas/New Mexico State  
Line

**Existing Zoning:** R-5/c (Residential/conditions)

**Property Owner:** JNC Development, Inc.

**Representative:** TRE & Associates, LLC

**District:** 4

**Staff Contact:** Myrna Aguilar, (915) 212-1584,  
AguilarMP@elpasotexas.gov



El Paso, TX

300 N. Campbell  
El Paso, TX

Legislation Text

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**File #:** BC-1548, **Version:** 1

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**CITY OF EL PASO, TEXAS**  
**LEGISTAR AGENDA ITEM SUMMARY FORM**

**AGENDA LANGUAGE:**

*This is the language that will be posted to the agenda. Please use ARIAL 11 Font.*

Overview of nonconforming circumstances.

Staff Contact: Luis Zamora, Chief Planner, (915) 212-1552,  
ZamoraLF@elpasotexas.gov