

Richmar Unit 4 Replat A

City Plan Commission — March 27, 2025



CASE NUMBER/TYPE:	SUSU25-00023 – Resubdivision Combination
CASE MANAGER:	Myrna Aguilar, (915) 212-1584, AguilarMP@elpasotexas.gov
PROPERTY OWNER:	Anne Brock and John Russell Kocian
REPRESENTATIVE:	Conde, Inc.
LOCATION:	West of Cotton St. and North of Murchison Dr. (District 8)
PROPERTY AREA:	1.18 acres
VESTED RIGHTS STATUS:	Not Vested
PARK FEES:	\$5,480.00
EXCEPTIONS/MODIFICATIONS:	Yes, see following section
ZONING DISTRICT(S):	R-4 (Residential)
PUBLIC INPUT:	1 email in opposition received as of March 18, 2025

SUMMARY OF RECOMMENDATION: Staff recommends **APPROVAL** of Richmar Unit 4 Replat "A" on a Resubdivision Combination basis.

In addition, the applicant is requesting the following exception(s) from the City Plan Commission:

- To waive the construction of one foot (1') of sidewalk and to allow the sidewalk to abut the roadway along Rocky Bluff Road.

Richmar Unit 4 Replat "A"



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. Displacement of features may be greater than is indicated on this map and may lead to misinterpretations of the data. The Planning & Inspections Department Planning Division makes no claim to the accuracy or completeness.



Subject Property

0 25 50 100 150 200 Feet



Figure A: Proposed plat with surrounding area

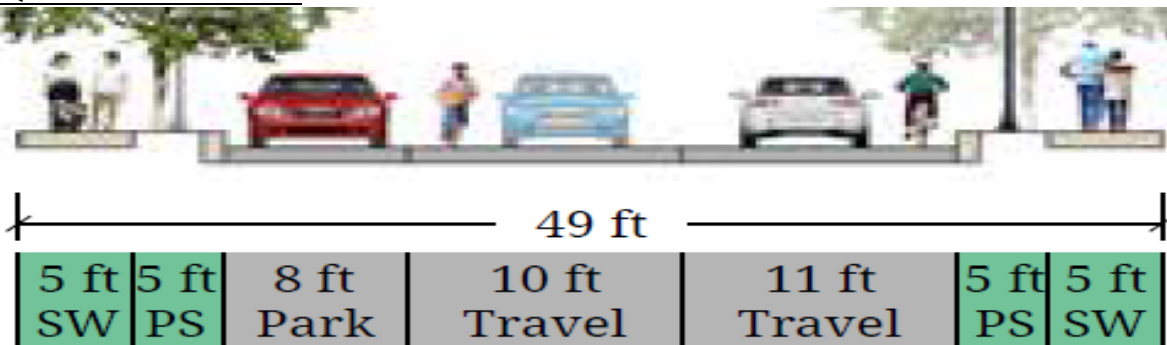
DESCRIPTION OF REQUEST: The applicant is proposing to resubdivide 1.18 acres in order to create a residential subdivision that will comprise of two (2) single-family residential lots. The residential lots are 14,796 and 36,557 square feet in size. The reason for the replat is to separate the existing parcel into two separate lots. Access to the subdivision will be from Rocky Bluff Road. Stormwater drainage will be managed by surface run-off flow to Rocky Bluff Drive. This development is being reviewed under the current Subdivision code.

CASE HISTORY/RELATED APPLICATIONS: Richmar Unit 4 was approved and recorded in 1966.

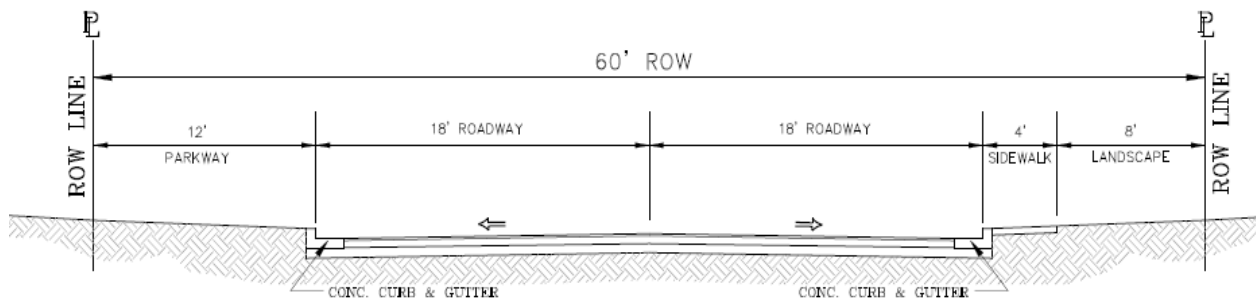
EXCEPTIONS, MODIFICATIONS, OR WAIVER REQUESTS: The applicant is requesting one (1) exception pursuant to El Paso City Code Section 19.10.050 (A)(1)(a) – (Roadway participation policies—Improvement of Roads and Utilities Within and or Abutting the Subdivision) of the current code. The exception includes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

1. To waive the construction of one foot (1') of sidewalk and to allow the sidewalk to abut the roadway along Rocky Bluff Road.

REQUIRED CROSS-SECTION:



EXISTING CROSS-SECTION:



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

Section 19.10.050(A)(1)(a)

The City Plan Commission may waive such requirements to provide rights-of-way or street improvements to adjacent substandard roads based on any of the following factors:

- a: Fifty per cent of the lots within a quarter mile of the proposed development have already been developed and the existing street improvements are in character with the neighborhood.

Richmar Unit 4 Replat "A"



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

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

Surrounding Zoning and Use	
North	R-4/sp (Residential/special permit) and PMD (Planned Mountain Development) / Vacant
South	R-4 (Residential) and PMD (Planned Mountain Development) / Residential and Vacant
East	PMD (Planned Mountain Development) / Vacant
West	R-4 (Residential) / Single-family dwellings
Nearest Public Facility and Distance	
Park	Tom Lea Lower (0.42 mi.)
School	El Paso High School (0.72 mi.)
Plan El Paso Designation	
G-3, (Post-War)	
Impact Fee Service Area	
N/A	

PUBLIC COMMENT: Notices of the proposed replat were sent on March 6, 2025 to all property owners within 200 feet of the subject property and within the original subdivision. Public Notice was published by El Paso Times on March 10, 2025. As of March 18, 2025, staff has received 1 email in opposition regarding this request.

PLAT EXPIRATION: This application will expire on **March 27, 2028**. If the final plat has not been recorded within the specified date, the final plat approval, unless extended in accordance with El Paso City Code

Chapter 19.41 (Expiration, extension and reinstatement), shall expire and the applicable plat shall be deemed null and void.

CITY PLAN COMMISSION OPTIONS:

Subdivision

City Plan Commission (CPC) has sole and final authority on subdivision matters. Subdivision applications in conformance with all applicable code provisions shall be approved by the CPC. When a plat is brought forward to the CPC for review, the Commission may take any of the following actions:

1. **Approval:** The CPC finds that the proposed plat is in conformance with all applicable requirements of Title 19 of the El Paso City Code. **(Staff Recommendation)**
2. **Approval with Conditions:** The CPC may impose conditions that bring the proposed plat into conformance with all applicable requirements of Title 19 of the El Paso City Code.
3. **Denial:** The CPC finds that the proposed plat is not in conformance with all applicable requirements of Title 19 of the El Paso City Code.

Waiver, Exception, Modification Request(s)

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

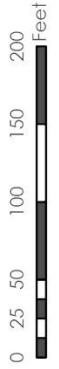
1. **Approval** of the waiver, exception, or modification request(s), finding that the request(s) is in conformance with the relevant review criteria provided by the El Paso City Code, as reflected in the Staff Report.
2. **Partial approval of the waiver, exception, or modification request(s)**, finding that the request(s) is partially in conformance with the relevant review criteria provided by the El Paso City Code.
3. **Denial** of the waiver, exception, or modification request(s), finding that the request(s) does not conform to the review criteria provided by the El Paso City Code, as reflected in the Staff Report.


ATTACHMENTS:

1. Aerial Map
2. Preliminary Plat
3. Final Plat
4. Exception Request
5. Application
6. Department Comments
7. Public Input

ATTACHMENT 1

Richmar Unit 4 Replat "A"



 Subject Property

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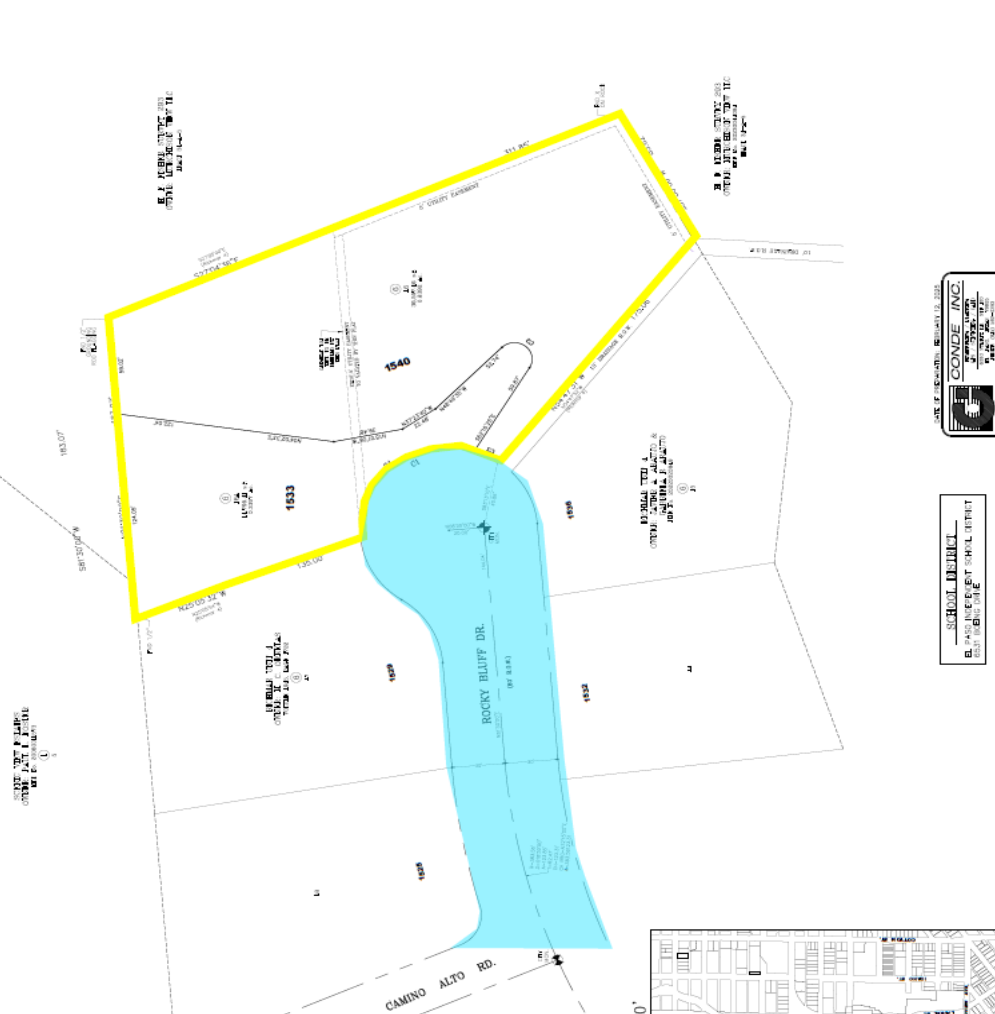
ATTACHMENT 3

RICHMAR UNIT 4

REPLAT "A"

BEING A REPLAT OF LOT 16, BLOCK 6, RECREAL UNIT 4,
& PORTION OF TRACT 14, H.F. FISHER SURVEY, NO. 293,
CITY OF EL PASO, EL PASO COUNTY, TEXAS,
CONTAINING 1.1789 AC.±

OWNER	ACRES	APPROX. VALUE	MARKS	DETA
1	0.00	0.00	0.00	0.00
2	0.00	0.00	0.00	0.00
3	0.00	0.00	0.00	0.00
4	0.00	0.00	0.00	0.00
5	0.00	0.00	0.00	0.00
6	0.00	0.00	0.00	0.00
7	0.00	0.00	0.00	0.00
8	0.00	0.00	0.00	0.00
9	0.00	0.00	0.00	0.00
10	0.00	0.00	0.00	0.00
11	0.00	0.00	0.00	0.00
12	0.00	0.00	0.00	0.00
13	0.00	0.00	0.00	0.00
14	0.00	0.00	0.00	0.00
15	0.00	0.00	0.00	0.00
16	0.00	0.00	0.00	0.00
17	0.00	0.00	0.00	0.00
18	0.00	0.00	0.00	0.00
19	0.00	0.00	0.00	0.00
20	0.00	0.00	0.00	0.00
21	0.00	0.00	0.00	0.00
22	0.00	0.00	0.00	0.00
23	0.00	0.00	0.00	0.00
24	0.00	0.00	0.00	0.00
25	0.00	0.00	0.00	0.00
26	0.00	0.00	0.00	0.00
27	0.00	0.00	0.00	0.00
28	0.00	0.00	0.00	0.00
29	0.00	0.00	0.00	0.00
30	0.00	0.00	0.00	0.00
31	0.00	0.00	0.00	0.00
32	0.00	0.00	0.00	0.00
33	0.00	0.00	0.00	0.00
34	0.00	0.00	0.00	0.00
35	0.00	0.00	0.00	0.00
36	0.00	0.00	0.00	0.00
37	0.00	0.00	0.00	0.00
38	0.00	0.00	0.00	0.00
39	0.00	0.00	0.00	0.00
40	0.00	0.00	0.00	0.00
41	0.00	0.00	0.00	0.00
42	0.00	0.00	0.00	0.00
43	0.00	0.00	0.00	0.00
44	0.00	0.00	0.00	0.00
45	0.00	0.00	0.00	0.00
46	0.00	0.00	0.00	0.00
47	0.00	0.00	0.00	0.00
48	0.00	0.00	0.00	0.00
49	0.00	0.00	0.00	0.00
50	0.00	0.00	0.00	0.00



NOTES:

1. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF UNLESS OTHERWISE SPECIFIED.
2. THE PROPERTY IS SUBJECT TO THE EASEMENTS AND ENCUMBRANCES SHOWN ON THE SURVEY.
3. THE SURVEY IS BASED ON THE DATA PROVIDED BY THE CLIENT AND THE SURVEYOR HAS NOT CONDUCTED A FIELD CHECK OF THE DATA.
4. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO OBVIOUS ENCUMBRANCES OR EASEMENTS.
5. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO OBVIOUS ENCUMBRANCES OR EASEMENTS.
6. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO OBVIOUS ENCUMBRANCES OR EASEMENTS.
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9. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO OBVIOUS ENCUMBRANCES OR EASEMENTS.
10. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO OBVIOUS ENCUMBRANCES OR EASEMENTS.

DEDICATION
 THE CITY OF EL PASO, TEXAS, HEREBY DEDICATES TO THE PUBLIC THE TRACT OF LAND SHOWN ON THIS SURVEY AS BEING NECESSARY FOR THE PROPER CONSTRUCTION AND MAINTENANCE OF THE HIGHWAY SHOWN ON THIS SURVEY. THE DEDICATION IS SUBJECT TO THE TERMS AND CONDITIONS SET FORTH IN THE INSTRUMENT OF DEDICATION FILED IN THE PUBLIC RECORDS OF THE COUNTY OF EL PASO, TEXAS, ON THIS _____ DAY OF _____, 2025.

ACKNOWLEDGEMENT
 I, _____, COUNTY CLERK OF EL PASO COUNTY, TEXAS, DO HEREBY ACKNOWLEDGE THAT THIS INSTRUMENT WAS FILED IN THE PUBLIC RECORDS OF THE COUNTY OF EL PASO, TEXAS, ON THIS _____ DAY OF _____, 2025.

CITY PLAN COMMISSION
 APPROVED BY THE CITY PLAN COMMISSION ON THIS _____ DAY OF _____, 2025.

FILED
 FILED IN THE PUBLIC RECORDS OF THE COUNTY OF EL PASO, TEXAS, ON THIS _____ DAY OF _____, 2025.



ATTACHMENT 4



CONDE INC

March 18, 2025

City of El Paso
Planning & Inspections – Planning Division
801 Texas Avenue
City of El Paso, Texas 79901

Attention: Myrna Aguilar

Re: RICHMAR UNIT 4 REPLAT "A"

Dear Myrna,

As per your request, we are submitting a Request for Exception per Section 19.10.050(A)(1)(a) due to the requirements listed in:

The City Plan Commission may waive such requirements to provide rights-of-way or street improvements to adjacent substandard roads based on any of the following factors:

- a: Fifty per cent of the lots within a quarter mile of the proposed development have already been developed and the existing street improvements are in character with the neighborhood.

If you have any questions or comments on the above please let me know. Thank you for your time and consideration in this matter.

Sincerely,



Conrad Code
CONDE, INC.

ENGINEERING/PLANNING/SURVEYING

6080 SURETY DR., SUITE 100 / EL PASO, TEXAS 79905 / (915) 592-0283 / FAX (915) 592-0286

ATTACHMENT 5



RESUBDIVISION COMBINATION APPLICATION

DATE: 2/25/25 FILE NO. SUSU25-00023

SUBDIVISION NAME: RICHMAR UNIT 4 REPLAT "A"

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
Being a Replat of Lot 16, Block 6, Richmar Unit 4, & Portion of Tract 14, H. F. Fisher Survey No. 293, City of El Paso, El Paso County, Texas

2. Property Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	1.1789	2	Office	_____	_____
Duplex	_____	_____	Street & Alley	_____	_____
Apartment	_____	_____	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____	_____	_____	_____
School	_____	_____	Total No. Sites	2	_____
Commercial	_____	_____	Total (Gross) Acreage	1.1789	_____
Industrial	_____	_____			

3. What is existing zoning of the above described property? R-4 Proposed zoning? N/A

4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes No

5. What type of utility easements are proposed: Underground Overhead Combination of Both

6. What type of drainage is proposed? (If applicable, list more than one)
Lots to street to drainage structure

7. Are special public improvements proposed in connection with development? Yes No

8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes _____ No
 If answer is "Yes", please explain the nature of the modification or exception _____

9. Remarks and/or explanation of special circumstances: _____

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 Right

12. Owner of record Anne Brock & John Russell Kocian, 1408 Lost Padre Mine, El Paso, TX 79902
(Name & Address, Zip) (Email) (Phone)
13. Developer Anne Brock & John Russell Kocian, 1408 Lost Padre Mine, El Paso, TX 79902
(Name & Address, Zip) (Email) (Phone)
14. Engineer Conde, Inc., 6080 Surety Dr., Ste. 100, El Paso, Texas 79901 (915) 592-0283
(Name & Address, Zip) (Email) (Phone)

OWNER SIGNATURE: Anne Brock Kocian [Signature]

REPRESENTATIVE SIGNATURE: _____

REPRESENTATIVE CONTACT (PHONE): 915-5292-0283

REPRESENTATIVE CONTACT (E-MAIL): cconde@condeinc.com

NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS.

ATTACHMENT 6

Planning and Inspections Department- Planning Division

Developer / Engineer shall address the following comments:

1. Submit to the Planning & Inspections Department – Planning Division the following prior to recording of the subdivision:
 - a. Current certificate tax certificate(s)
 - b. Current proof of ownership.
 - c. Release of access document, if applicable.
 - d. Set of restrictive covenants, if applicable.
2. Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivision. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.
3. **Provided warranty deed does not provide both listed owners. Please provide correct warranty deed.**
4. **Remove quotation marks prior to printing mylars.**

Planning and Inspections Department- Land Development Division

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

The Developer/Engineer shall address the following comments.

1. Provide print-out of the mathematical closure of the exterior boundary of the subdivision indicating the error of closure, for the entire continuous perimeter.

Parks and Recreation Department

Please note that this subdivision replat is composed of two residential lots zoned "R-4" meeting the requirements for Single-family or Two-family dwelling units and it is increasing density. Therefore, park fees will be assessed based on the following:

1. If gross density waiver is granted by the Planning Department or designee and covenants are provided restricting the use to a Single-family dwelling unit per lot, then applicant shall be required to pay "park fees" in the amount of **\$2,740.00**, calculated as follows:
2 Single-family dwelling units @ rate of \$1,370.00 per unit = \$2,740.00
2. Failure of the applicant to provide proof of gross density waiver and/or restrictive covenants shall result in calculating "park fees" using gross density. Then, applicant shall be required to pay "park fees" in the amount of **\$5,480.00**, calculated as follows:
2 residential lots meeting the requirements for Two-family dwellings = 4 Two-family dwelling units.
4 two-family dwelling units @ rate of \$1,370.00 per unit = \$5,480.00

Please allocate funds under Park Zone: NW-2

Nearest Park: **Murchison Rogers Park**

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

Streets and Maintenance Department

Streets and Maintenance traffic engineering has the following comments:

- No objections to application

Street Lights Department does not object to this request.

For the development of the subdivision a complete set of plans shall be submitted to Street Lights Department for review showing the minimum requirements for street illumination proposals**. The submission shall contain but shall not necessarily be limited to plans indicating the location on the premises of all lighting fixtures, both proposed and existing on the site***. The description of all lighting fixtures, both proposed and existing. Photometric data. Plans shall show street illumination design and details. El Paso city code is applicable to this process, Street Design Manual (SDM)* and any other applicable standards or requirements of the city.

Street Lights Department requires that a project that involves a roadway is to be evaluated for lighting requirements based on the City of El Paso Street Design Manual (SDM) and the Design Standards for Construction (DSC) according to City of El Paso Codes (cited below). While developing a project or construction area the existing street illumination system shall be protected and preserved. Complete survey for street illumination system shall be shown on plans. Any change on existing street illumination systems shall be coordinated with Street Lights Department.

El Paso Water

EPWater does not object to this request.

Water:

There is an existing 4-inch diameter water main that extends along the north side of Rocky Bluff Dr. It is approximately 20 feet south of the northern right of way line. This water main is available to provide service.

Previous water pressure from fire hydrant #2841, at the northeastern corner of Camino Alto Road and Rocky Bluff Dr., has yielded a static pressure of 80 (psi), a residual pressure of 60 (psi) and a discharge of 1,061 gallons per minute (gpm). 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 Lot owner shall be responsible for the operation and maintenance of the above-described water pressure regulating device.

Sanitary Sewer:

There is an existing 8-inch diameter sanitary sewer main that extends along Rocky Bluff Dr. It is approximately 25-foot north of the south right-of-way line. This sewer main is available to provide service.

General:

EPWater requires a new service application to provide service to the property. New service applications are available at 1154 Hawkins, 3rd floor and should be made 6 to 8 weeks in advance of construction to ensure water for construction work. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the property and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current EPWater – PSB Rules and Regulations. The applicant is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

Stormwater Engineering

1. Provide a conceptual Drainage Plan indicating existing and proposed major stormwater facilities as per Section 19.02.020 of the Municipal Code.
2. At the improvement plan stage, provide protection to the subdivision from all offsite storm water runoff that may have an adverse impact on any improvements and convey the existing watercourse through the subdivision.
3. As per the Municipal Code: new developments and redevelopments are required to maintain the pre-development hydrologic response in their post-development state as nearly as practicable to reduce flooding. The code also encourages the use of nonstructural storm water management such as the preservation of green space, water harvesting, and other conservation efforts, to the maximum extent practicable, per Section 19.19.010.

Texas Gas

In reference to case SUSU25-00023 - Richmar Unit 4 Replat A, Texas Gas service has 2 active services at 1533 & 1540 Rocky Bluff Dr.

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

El Paso Electric

Has no comments for Richmar Unit 4 Replat A.

El Paso Central Appraisal District

There are no comments for Richmar #4 replat A Subdivision.

El Paso County Water Improvement District #1

This item is not within the boundaries of EPCWID1.

Fire Department

No adverse comments.

Sun Metro

No comments received.

Capital Improvement Department

No comments received.

El Paso County 911 District

No comments received.

Texas Department of Transportation

No comments received.

El Paso County

No comments received.

ATTACHMENT 7

From: Javier Alfredo Araujo <aaraujo11@hotmail.com>
Sent: Tuesday, March 11, 2025 12:32 PM
To: Aguilar, Myrna P. <AguilarMP@elpasotexas.gov>
Cc: araujoja@state.gov; Gabriela ARAUJO <garaujo22@hotmail.com>
Subject: Case; SUSU25-00023

You don't often get email from aaraujo11@hotmail.com. [Learn why this is important](#)

CAUTION: This email originated from outside of the City of El Paso. Do not click links or open attachments unless you recognize the sender and know the content is safe. If suspicious, use **Phish Alert** or forward to SpamReport@elpasotexas.gov.

Dear City Planning Commission:

We are writing to express our strong opposition to the request to resubdivide the property located on district 8, specifically Lot 16, Block 6, Richmar Unit 4 & portion of Tract 14, H.F. Fisher Survey No 293, City of El Paso, TX. (Case: SUSU25-00023)

As neighboring property owners, we are deeply concerned about the potential consequences of this subdivision. The additional construction would not only deface the natural beauty of Franklin Mountain but also significantly impact our quality of life. We anticipate increased traffic, noise pollution, and strain on local infrastructure, which would adversely affect all property owners on Rocky Bluff Rd and Camino Alto Rd.

Furthermore, we believe that the topography of the land is not suitable for additional building without extensive alterations. The property's steep slopes, rocky terrain, and limited access points would require significant grading, excavation, and infrastructure upgrades to support new construction. This would not only be costly but also potentially hazardous, given the area's history of flash flooding and soil instability.

We urge you to consider the long-term effects of this subdivision and the potential harm it could cause to our community, environment, and public safety. We would appreciate the opportunity to discuss this matter further and explore alternative solutions .prioritize sustainable development, preserve the natural beauty of our area, and respect the limitations of the land.

Unfortunately, due to work-related travel we may not be able to attend the meeting, scheduled on March 27 at 1:30 pm, but we trust and thank you for your attention to this matter.

Respectfully,
Gabriela Araujo & Javier Araujo