

Mulberry Estates

City Plan Commission — July 30, 2026



CASE NUMBER/TYPE:	SUSU26-00041 – Resubdivision Combination
CASE MANAGER:	Blanca Perez, (915) 212-1561, PerezBM@elpasotexas.gov
PROPERTY OWNER:	Cardances Properties, LLC
REPRESENTATIVE:	Sitework Engineering, LLC
LOCATION:	West of Doniphan Dr. and South of Redd Rd. (District 1)
PROPERTY AREA:	1.99 acres
VESTED RIGHTS STATUS:	Not Vested
PARK FEES:	TBD
ZONING DISTRICT(S):	R-2/sp (Residential/special permit)
PUBLIC INPUT:	One (1) letter in opposition received as of July 23, 2026.

SUMMARY OF RECOMMENDATION: Staff recommends **APPROVAL** of Mulberry Estates on a Resubdivision Combination basis.

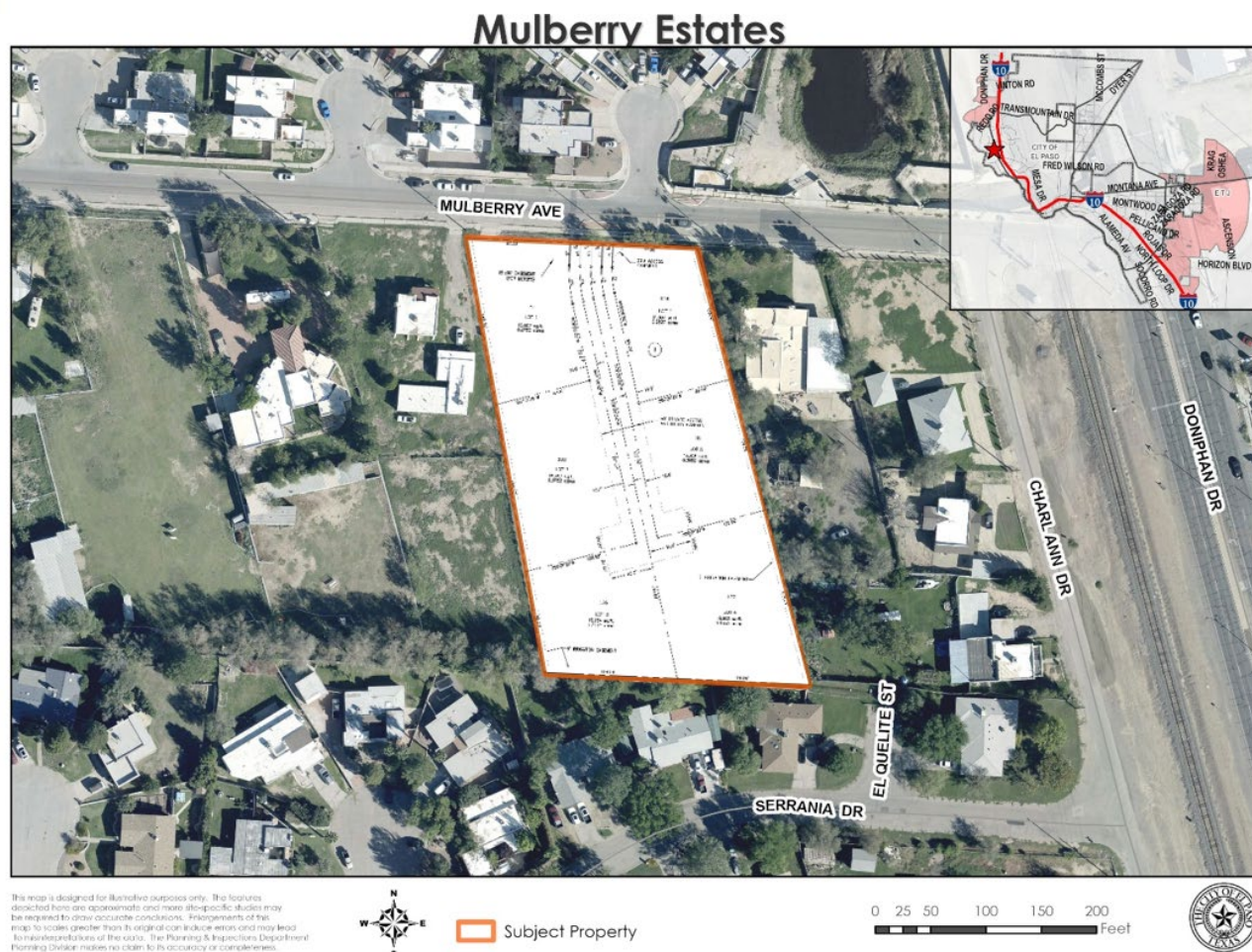


Figure A: Proposed plat with surrounding area

DESCRIPTION OF REQUEST: The applicant is proposing to resubdivide 1.99 acres in order to create six (6) single-family residential lots. The lots range from 0.25 acres to 0.43 acres. Access to the subdivision will be from Mulberry Avenue. Stormwater drainage will be managed by on-site ponding. This development is being reviewed under the current Subdivision code.

CASE HISTORY/RELATED APPLICATIONS: N/A

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

Surrounding Zoning and Use	
North	A-2 (Apartment) / Residential development
South	R-2 (Residential) / Residential development
East	R-2 (Residential) / Residential development
West	R-2 (Residential) / Residential development
Nearest Public Facility and Distance	
Park	Thorn City Park (0.25 mi.)
School	Don Haskins PK-8 School (0.30 mi.)
Plan El Paso Designation	
G-3, (Post-War)	
Impact Fee Service Area	
N/A	

PUBLIC COMMENT: Notice of the proposed replat was posted in the El Paso Times on July 13, 2026. In addition, notices were also sent on July 9, 2026, to all property owners within 200 feet of the subject property and within the original subdivision. As of July 23, 2026, staff has not received any communication regarding this request.

PLAT EXPIRATION: This application will expire on **July 30, 2029**. If the final plat has not been recorded within the specified date, the final plat approval, unless extended in accordance with El Paso City Code Chapter 19.41 (Expiration, extension and reinstatement), shall expire and the applicable plat shall be deemed null and void.

CITY PLAN COMMISSION OPTIONS:

Subdivision

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

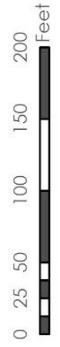
1. **Approval:** The CPC finds that the proposed plat is in conformance with all applicable requirements of Title 19 of the El Paso City Code. **(Staff Recommendation)**
2. **Approval with Conditions:** The CPC may impose conditions that bring the proposed plat into conformance with all applicable requirements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

ATTACHMENTS:

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

ATTACHMENT 1

Mulberry Estates



This map is designed for illustrative purposes only. The features shown are not to scale and are not intended to be used for legal purposes. The City of El Paso Planning & Inspections Department makes no claim to its accuracy or completeness.

ATTACHMENT 4



RESUBDIVISION COMBINATION APPLICATION

DATE: _____ FILE NO. _____

SUBDIVISION NAME: MULBERRY ESTATES

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

Property Land Uses:	ACRES	SITES		ACRES	SITES
Single-family	<u>1.9959</u>	<u>6</u>	Office	_____	_____
Duplex	_____	_____	Street & Alley	_____	_____
Apartment	_____	_____	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____		_____	_____
School	_____	_____		_____	_____
Commercial	_____	_____	Total No. Sites	<u>6</u>	_____
Industrial	_____	_____	Total (Gross) Acreage	<u>1.9959</u>	_____

3. What is existing zoning of the above described property? R2 Proposed zoning? R2

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

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

6. What type of drainage is proposed? (If applicable, list more than one)
ON-SITE PONDING

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

8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes ☒ No ☐
If answer is "Yes", please explain the nature of the modification or exception
EXCEPTION TO LEAVE EXISTING STREET SIDEWALK ABUTTING THE CURB

9. Remarks and/or explanation of special circumstances: REASON FOR PLATTING: CREATION OF 6-RESIDENTIAL LOTS

10. Improvement Plans submitted? Yes ☒ No ☐

11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes ☐ No ☒

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

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

12. Owner of record CARDANCES PROPERTIES, LLC, 914 N LEE ST., EL PASO, TX 79
(Name & Address) (Zip) (Phone)

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

14. Engineer SITEWORK ENGINEERING, LLC / 444 EXECUTIVE CENTER SUITE 134
(Name & Address) (Zip) (Phone)

OWNER SIGNATURE: Jorge A Garcia, PE Digitally signed by Jorge A Garcia, PE
DN: cn=Jorge A Garcia, PE, o=Sitework Engineering LLC, ou,
email=jgarcia@siteworkengineering.com, c=US
Date: 2021.11.30 11:06:35 -0700

REPRESENTATIVE SIGNATURE: _____

REPRESENTATIVE CONTACT (PHONE): 915.351.8033

REPRESENTATIVE CONTACT (E-MAIL): jgarcia@siteworkengineering.com

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

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

ATTACHMENT 5

Planning and Inspections Department- Planning Division

Developer / Engineer shall address the following comments:

1. Submit to the Planning & Inspections Department – Planning Division the following prior to recording of the subdivision:
 - a. Original and current certificate tax certificate(s) with zero balance. (2 total tax certificates)
 - b. Provide original copies of the restrictive covenants, if applicable.
2. Add a 10' wide easement along Mulberry Ave. per El Paso Electric comments.
3. Purpose for the replat is missing on face of the plat.
4. Address El Paso County Water Improvement District #1 comment.

Planning and Inspections Department- Land Development Division

1. Provide cross section of 40' private access and utility easement.
2. Illustrate proposed driveway location. Driveway coincides with the traffic speed reduction raised curbs. Address relocation of speed reduction measures and street striping.
3. Area lies within flood zone A1 and buildings shall be elevated 1 foot above the base flood elevation and comply with FEMA requirements.

Streets and Maintenance Department

Traffic and Transportation Engineering:

No objection to application.

Street Lights Department:

Does not object to this request.

Mulberry Ave. is in El Paso Major Thoroughfare Plan (MTP).

For the development of a 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.

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 additional comments from previous review. Previous comments below:

1. Indicate that any infrastructure located within the city right-of-way must comply with the Design Standards for Construction and the Municipal Code.
2. Indicate that any damaged structure must be restored to same or better condition.
3. Provide a complete set of plans for the review of all applicable details.

El Paso Water

EPWater does not object to this request. Depending on the proposed development layout, main extensions will be required.

Water:

There is an existing 12-inch diameter water main that extends along Mulberry Ave., located approximately 18-feet south of and parallel to the northern right-of-way line. This main is available to provide service.

Previous water pressure readings from fire hydrant # 03235, last tested on 08/09/2023, located at southwest corner of Mulberry Ave. and Charl Ann St., have yielded a static pressure of 86 psi, a residual pressure of 82 psi, and a discharge of 1,061 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.

Sewer:

There is an existing 8-inch diameter sanitary sewer main that extends along Mulberry Ave., located approximately 18-feet north of and parallel to the southern right-of-way line. This main is +/- 13-feet in depth. Depending on the proposed development layout, this main may be available to provide service.

There is an existing 8-inch diameter sanitary sewer main that extends along Mulberry Ave., located approximately 18-feet north of and parallel to the southern right-of-way line. This main is +/- 5.40-feet in depth and dead ends +/- 157-feet east of the manhole located southwest of the property. This main line is available to provide service.

There is an existing 16-inch diameter force main line that extends along Mulberry Ave., located approximately 24-feet south of and parallel to the northern right-of-way line. No direct service

connections are allowed to this main as per the El Paso Water – Public Service Board (EPWater-PSB) Rules and Regulations.

General:

Depending on proposed development layout, EPWater might require main extensions to provide a new service application to the property.

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.

During the site improvement work, the Owner/Developer shall safeguard all existing water mains, sewer mains, and appurtenant structures. The Owner/Developer shall minimize changes in grade above or near the vicinity of the existing PSB facilities and is responsible for the cost of setting appurtenant structures to final grade.

A looped water system extension will be required to provide service.

Each lot shall have a water and sewer connection fronting the limits of each lot. EPWATER recommends that each unit has its own water and sewer service connection.

EPWater-PSB anticipates providing water and sanitary sewer service by on-site main extensions. EPWater-PSB requests that site be graded so that sanitary sewer may be provided by gravity.

New service applications are available at 1154 Hawkins, 2nd 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:

1. Portions of this subdivision lie within FEMA Special Flood Hazard Area Zone A1. Development within the SFHA shall comply with Chapter 18.60 of the El Paso Municipal Code and all applicable FEMA requirements. Approval of this preliminary plat does not constitute approval of any modification to the effective floodplain or regulatory floodway.
 - a. Residential lowest floor shall be at least one foot above the BFE.
2. For Residential lots which require on-site ponding, place this note on the Filing & Preliminary Plats: "On-site ponding of all storm-water runoff discharge volume is required within each subdivided lot and shall comply with all provisions of the Municipal Code Section 19.19.010, DSC panel 1-4C-J, and DDM #11.1

3. Show and Label drainage flow patterns on the preliminary plat and identify the final location of all the stormwater runoff.
4. 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.
5. The proposed ponding areas shall have enough capacity to hold the developed runoff for a designated 100-yr. storm event.
6. Clarify what type of structures are being removed by note 8.

Texas Gas

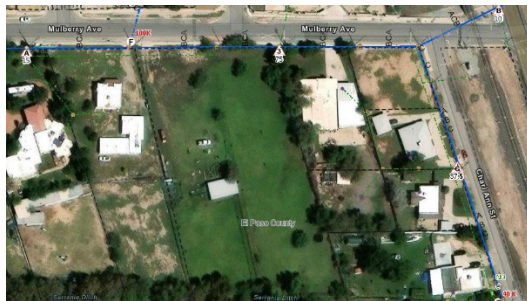
In reference to case SUSU26-00041 - Mulberry Estates, Texas Gas Service does not have any comments.

El Paso Central Appraisal District

There are no comments for Mulberry Estates from Central Appraisal.

El Paso Electric

Please add a 10' wide easement along Mulberry Ave. We have an existing line.



Fire Department

Recommend approval with condition. Designer to check Appendix D - Fire Apparatus Access Roads, Table D103.4 Requirements for Dead-End, Fire Apparatus Access Roads.

Parks and Recreation Department

No comments provided.

El Paso County Water Improvement District #1

Please have applicant submit an application, \$500 application fee and three irrigable land exhibits to the office located at 13247 Alameda in Clint, Texas.

Texas Department of Transportation

No comments provided.

Sun Metro

No comments provided.

Capital Improvement Department

No comments provided.

El Paso County 911 District

No comments provided.

El Paso County

No comments provided.

ATTACHMENT 6

Sandra N. Guerrero

115 Serranía Dr.

El Paso, TX (Valle Verde Subdivisión)

79932

Sandra-gc@live.com

Date: July 13, 2026

TO THE CITY PLAN COMMISSION / EL PASO CITY COUNCIL

City Hall, 300 N. Campbell

El Paso, Texas 79901

SUBJECT: Formal Letter of Protest Against Zoning Change

Case / File: SUSU26-0041 – Mulberry Estates

Location: District 1 (Current Zoning C to Apartments)

Dear Members of the Commission and Competent Authorities:

By means of this letter, I, Sandra N. Guerrero, in my capacity as an affected resident and property owner within the 79932-zip code, formalize my **PROTEST AND UNQUALIFIED OPPOSITION** to the rezoning request for case **SUSU26-0041 – Mulberry Estates**, which intends to change the current land use from C (Commercial) to high-density residential use for the construction of apartment complexes.

As an active member of this community, I respectfully request that this petition be denied based on the following critical points that will negatively impact the safety, infrastructure, and quality of life in our area:

- 1. Critical Saturation of the Drainage and Stormwater Management System:**
Our Upper Valley area already suffers from severe structural deficiencies in flood and stormwater runoff control. The properties in the community located directly behind this proposed construction consist of large lots with extensive gardens and horse properties, which naturally absorb significant amounts of rainwater. The construction of a multi-family complex will drastically increase the impervious surface area (concrete, roofs, asphalt), eliminating this natural ground absorption and creating zero stormwater drainage containment. This will inevitably overload El Paso Water's channels and systems, creating a severe risk of heavy flooding for all adjacent properties.

2. **Negative Impact on Traffic and Road Safety:** Local access roads in this sector of District 1 are not designed to absorb the continuous traffic volume generated by a high-density apartment development. This will cause bottlenecks during peak hours, premature wear and tear of the asphalt surfaces, and will jeopardize the safety of pedestrians in the area. There are two schools within approximately 2 miles of the proposed development; a drastic increase in vehicular volume on a 2-acre plot with 12 apartments poses a significant hazard.
3. **Incompatibility with the Master Plan and Neighborhood Character:** A direct transition to apartments abruptly breaks the density and residential harmony of the surrounding subdivisions. A change of this nature must respect long-term urban planning and should not be carried out at the expense of the well-being of current residents.

For the reasons stated above, I request that this letter be formally integrated into the case file for **SUSU26-0041** and that the dissenting vote of the affected community be taken into consideration during the corresponding public hearings. Furthermore, I demand that comprehensive and independent infrastructure and drainage impact studies be conducted before any resolution is passed.

Thank you in advance for your attention to this legitimate citizen concern.

Sincerely,

Sandra N. Guerrero



Affected Property Owner - District 1

(79932)

OPPOSING RESIDENTS & PROPERTY OWNERS PETITION

We, the undersigned residents and property owners within the affected 79932 zip code, hereby state our formal opposition to Case SUSU26-0041 (Mulberry Estates) and fully endorse the objections raised in this letter.

	Printed Name	Property Address	Signature	Date
1.	Stella Moreno	192 Mulberry	Stella Moreno	7/13/26
2.	Alexandra Vinger	300 Mulberry	Alex Vinger	7/13/2026.
3.	Pablo Gutierrez	201 Mulberry	Pablo Gutierrez	7-13-26
4.	Belinda Martinez	201 Mulberry	Belinda Martinez	7/13/26
5.	Veronica Urra	201 Mulberry Ave	Veronica Urra	7/13/2026
6.	Manuel Zubia	-5346 El Puente Pl	Manuel Zubia	7-13-2026
7.	Esperanza Zubia	5346 El Puente Pl	Esperanza Zubia	7-13-2026
8.	Enrique Vasquez	112 Mulberry	Enrique Vasquez	7-13-2026
9.	Hector Gonzalez	200 Mulberry Ave	Hector Gonzalez	7-13-2026
10.	Shanna Graham	200 Mulberry	Shanna Graham	7-13-2026
11.	Rodriguez Smith	5401 Soledad Ln.	Rodriguez Smith	7-13-2026
12.	Nanci T. Diaz	5400 Soledad	Nanci T. Diaz	7/13/2026
13.	Ana Arellano	125 Serrania	Ana Arellano	7/13/2026.
14.	JESUS TAYLOR	5365 CHARLTON DR.	JESUS TAYLOR	7/13/2026
15.	Jenifer Hansen	119 Serrania Dr	Jenifer Hansen	7/13/2026
16.	Timothy B. Milikien	191 E MULBERRY AVE	Timothy B. Milikien	7/13/2026
17.	Sheila Diamond	215 Mulberry Ave # H	Sheila Diamond	7/13/2026
18.	Sean A Martin	215 Mulberry Ave # H	Sean A Martin	7/13/2026
19.	Sandra N Guerrero	115 Serrania Dr.	Sandra N Guerrero	7/13/2026
20.	ARTURO R. FLORES	201 #E Mulberry	Arturo R. Flores	7/14/2026
21.	Jocelyn Roberts	308 Mulberry	Jocelyn Roberts	7/15/2026
22.				

OPPOSING RESIDENTS & PROPERTY OWNERS PETITION

We, the undersigned residents and property owners within the affected 79932 zip code, hereby state our formal opposition to Case SUSU26-0041 (Mulberry Estates) and fully endorse the objections raised in this letter.

	Printed Name	Property Address	Signature	Date
12	Seantelle Plummer	215F Mulberry Ave	[Signature]	7-13-26
23	Jason Sichel	215F MULBERRY	[Signature]	7-13-26
24	Esperanza Gutierrez	215 Mulberry G	[Signature]	7-13-26
25	Rodrigo P. Valverde	5400 Sichel Ln	[Signature]	7-13-26
26	DEBBY STARK	215B Mulberry	[Signature]	7-13-26
27	Ronald P. [unclear]	5367 Charlton	[Signature]	7-13-26
28	Nirive Gomez	191 Mulberry Ave F	[Signature]	7/14/26
29	Arturo Aguilar	201 mulberry H	[Signature]	7/14/26
30				
10.				