

Wagner Subdivision

City Plan Commission — March 13, 2025



CASE NUMBER/TYPE:	SUSU25-00015 – Major Combination
CASE MANAGER:	Saul Fontes, (915) 212-1606, FontesSA@elpasotexas.gov
PROPERTY OWNER:	Wagner Equipment Co.
REPRESENTATIVE:	CEA Group
LOCATION:	West of Zaragoza Rd. and South of Montana Ave. (District 5)
PROPERTY AREA:	93.30 acres
VESTED RIGHTS STATUS:	Not Vested
PARK FEES:	\$93,300.00
EXCEPTIONS/MODIFICATIONS:	Yes, see following section
ZONING DISTRICT(S):	C-4/c (Commercial/condition)

SUMMARY OF RECOMMENDATION: Staff recommends **APPROVAL** of Wagner Subdivision on a Major Combination basis.

In addition, the applicant is requesting the following exceptions from the City Plan Commission:

1. To waive the construction of one foot (1') of sidewalk along Zaragoza Road.
2. To waive the construction of six feet (6') of sidewalk along Montana Avenue.
3. To allow Block 1 to have a block length in excess of 1,600 feet and a block perimeter in excess of 2,400 feet.

Wagner Subdivision



This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required to show accurate conditions. Enlargements of this map to scales greater than its original can induce error and may lead to misinterpretations of the data. The Planning & Inspections Department Planning Division makes no claim to its accuracy or completeness.



0 210 420 840 1,260 1,680 Feet



DESCRIPTION OF REQUEST: The applicant is proposing to subdivide 93.3 acres of land into four commercial lots and two ponding sites. Lots range from 1.16 acres to 49.66 acres. The applicant will also be dedicating the extension of John Hayes Street. Stormwater drainage will be conveyed to retention basins located within the subdivision. Access to the subdivision shall be from Zaragoza Road, Montana Avenue, and John Hayes Street.

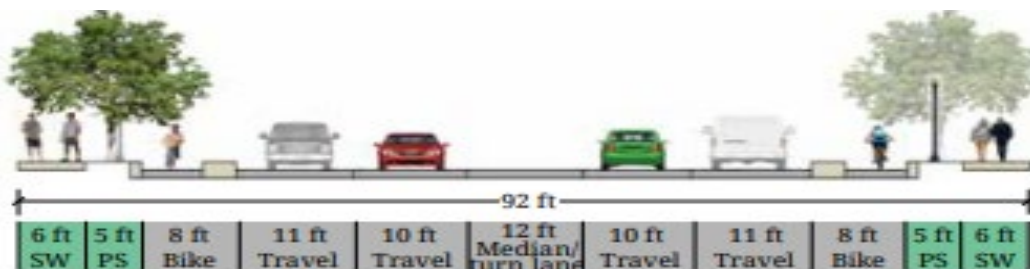
CASE HISTORY/RELATED APPLICATIONS: N/A

EXCEPTIONS, MODIFICATIONS, OR WAIVER REQUESTS: The applicant is requesting two (2) exceptions requests 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.

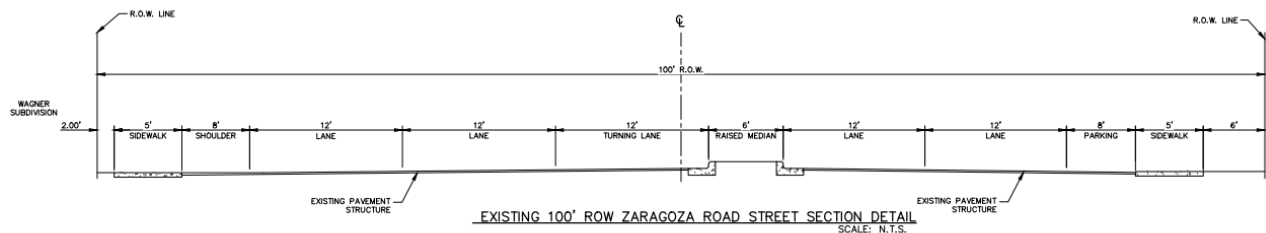
The applicant is also requesting one (1) exception pursuant to El Paso City Code 19.48.030 – (Criteria for Approval) of the El Paso City Code. The exceptions are the following:

1. To waive the construction of one foot (1') of sidewalk along Zaragoza Road.

REQUIRED CROSS-SECTION:

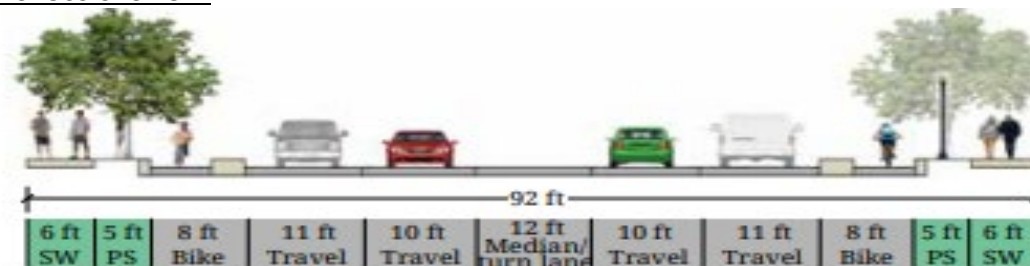


PROPOSED CROSS-SECTION:



2. To waive the construction of six feet (6') of sidewalk along Montana Avenue.

REQUIRED CROSS-SECTION:



PROPOSED CROSS-SECTION:

EVALUATION OF EXCEPTION REQUEST: The application meets the following criteria under El Paso City Code 19.48.030 – (Criteria for Approval) of the El Paso City Code.

Per Chapter 6.1.3 of the Street Design Manual, the maximum length of any block or street segment (including a looped street) shall be one thousand six hundred feet along arterial streets, except that where lots are designed under Sub-section 6.2.5, blocks may not exceed eight hundred feet. Block faces shall not exceed one thousand feet along other streets and the full perimeter of a block shall not exceed two thousand four hundred feet except when Section 5.2 specifies otherwise or where topographic features or parcels of onehalf acre or larger would justify an exception from this requirement.

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

Surrounding Zoning and Use	
North	Extraterritorial Jurisdiction (ETJ) / Commercial development
South	C-4/c (Commercial/condition) / Vacant Land
East	Extraterritorial Jurisdiction (ETJ) / Commercial development
West	Extraterritorial Jurisdiction (ETJ) / Commercial development
Nearest Public Facility and Distance	
Park	Loma Chica Park (0.17 mi.)
School	Chester E. Jordan (PK-5) (0.7 mi.)
Plan El Paso Designation	
G4 Suburban Walkable	
Impact Fee Service Area	
N/A	

PUBLIC COMMENT: N/A

PLAT EXPIRATION: This application will expire on **March 13, 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

ATTACHMENT 1

Wagner Subdivision



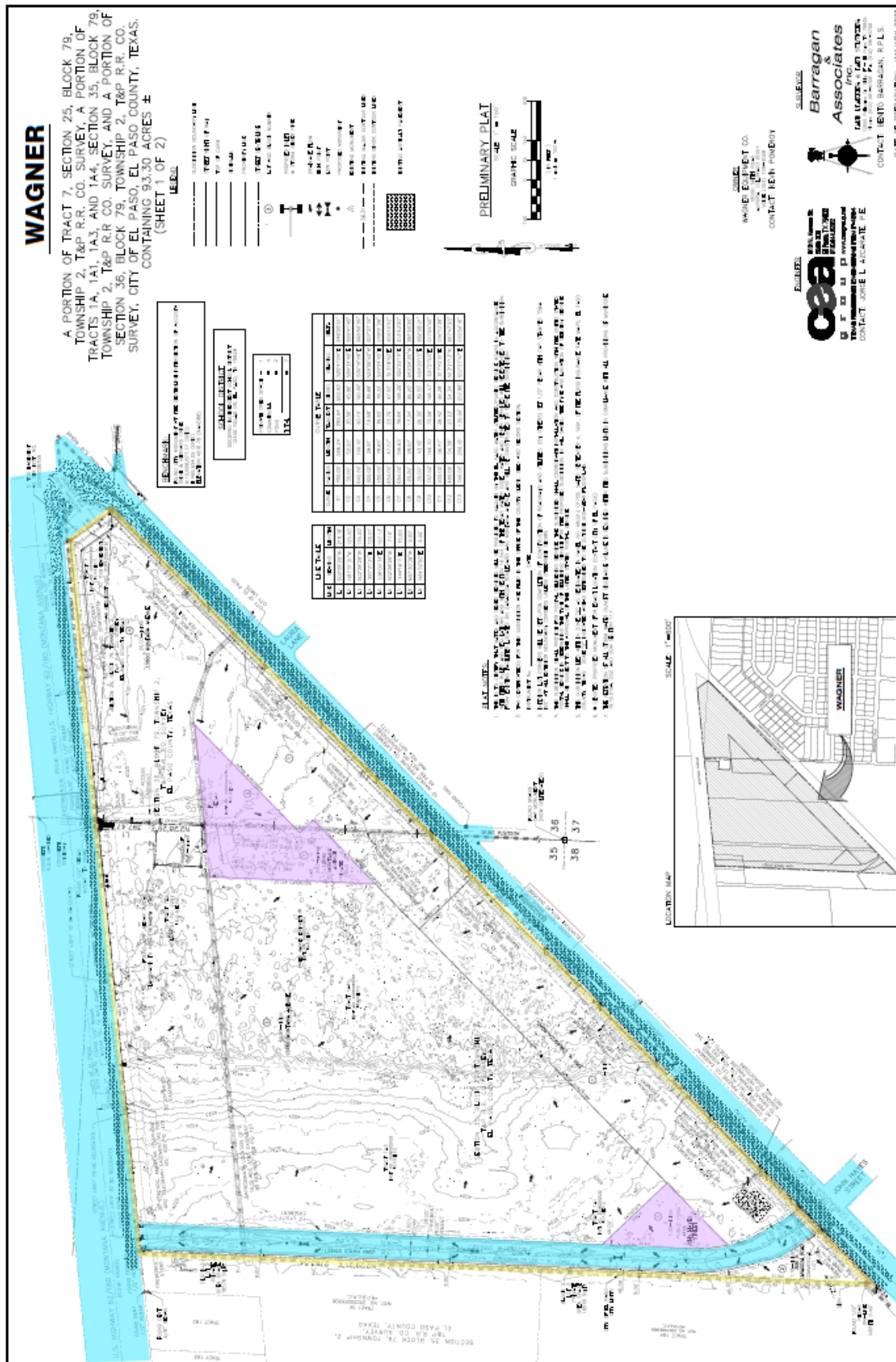
0 210 420 840 1,260 1,680 Feet

 Subject Property

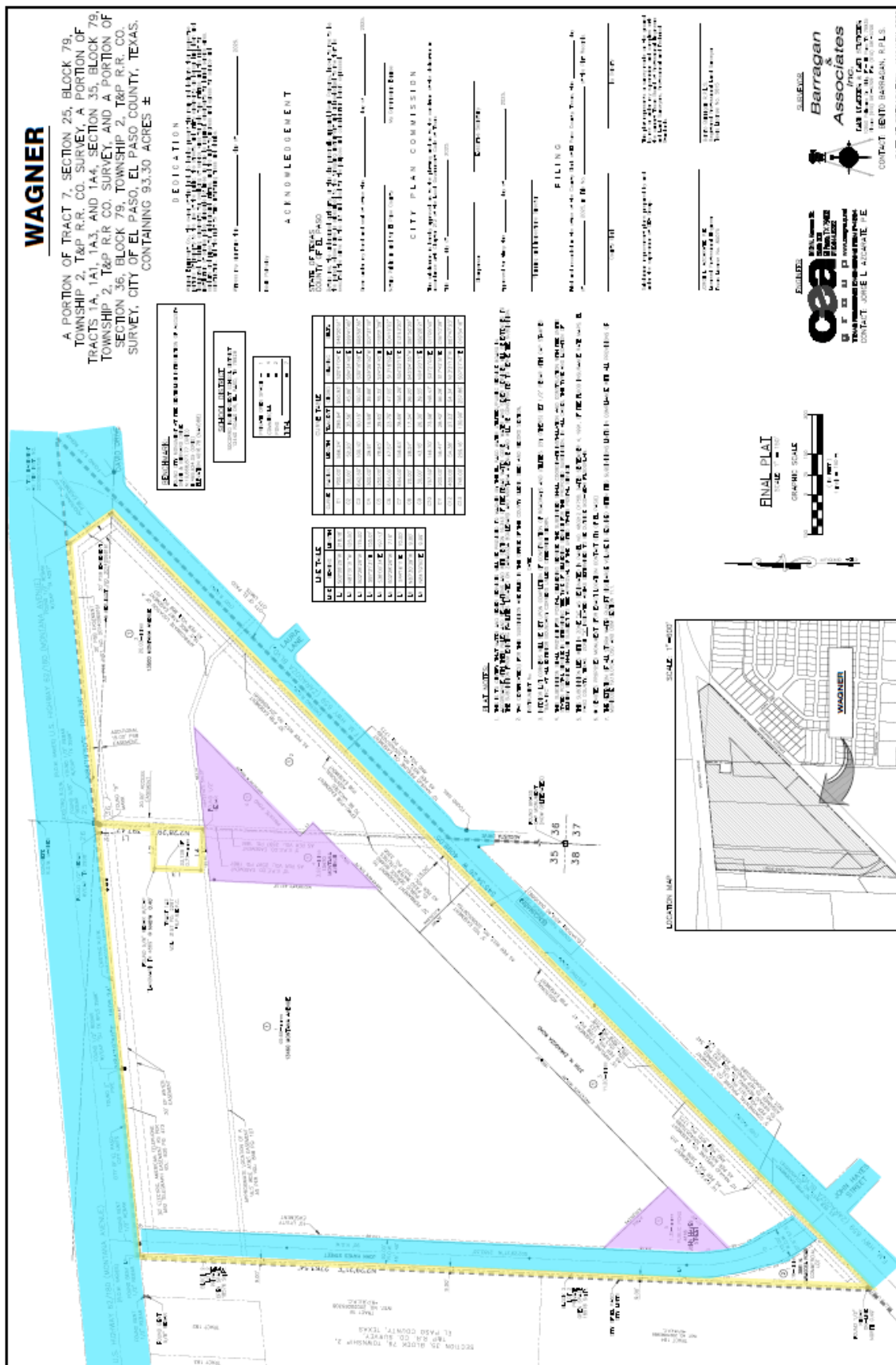


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ATTACHMENT 2



ATTACHMENT 3



ATTACHMENT 4



Uptown centre
813 N. Kansas St., Ste. 300
El Paso, TX 79902
915.544.5232
www.ceagroup.net

January 21, 2025

City of El Paso-Planning & Inspection Department
801 Texas Ave.
El Paso, TX. 79901

Attention: Mr. Raul Garcia

Reference: Wagner Subdivision – Waiver Request

Dear Mr. Garcia:

On behalf of the Developer for the above referenced development, we are requesting a waiver to the subdivision street design manual. The waiver will include the following adjustment:

Waiver No. 1: Montana Avenue

This portion of Montana Ave. is classified as a minor arterial with a 150-foot street right-of-way. This waiver shall consist of a (2) 12-foot paved travel lanes, (1) 6-foot shoulder, (1) 12-foot shoulder, on both sides of the roadway, (1) 66-foot recessed median. The request is to utilize the same TxDOT street ROW as it currently exists.

Waiver No. 2: Zaragoza Blvd.


This portion of Zaragoza Blvd. is classified as a minor arterial with a 100-foot street right-of-way. This modification shall consist of a (2) 12-foot paved travel lanes, (1) 8-foot shoulder, (1) 5-foot sidewalk on both sides of the roadway, and (1) 18-foot raised median. The request is to utilize the same TxDOT street ROW as it currently exists.

Waiver No. 3: Block Length

We are requesting a waiver for the block length to exceed 1,600 linear feet and a block perimeter to exceed 2,400 linear feet. The property is surrounded by TxDOT roadway facilities- Montana Avenue and Zaragoza Road and having controlled access through John Hayes is better suited for traffic flow. In addition, Lot 1, Block 1 is being developed for a new Wagner site.

We thank you for your cooperation on this issue and look forward to your favorable consideration to our request.

Sincerely,
CEA Group


Jorge L. Azcarate, P.E.
Principal Engineer

I-3070-001.csp_waiver request.rg.21january2025
JLA/Jla

PUBLIC INFRASTRUCTURE.PRIVATE DEVELOPMENT.

ATTACHMENT 5



MAJOR COMBINATION APPLICATION

DATE: _____ FILE NO. _____

SUBDIVISION NAME: Wagner Subdivision

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
A Portion of Tract 7, Section 25, Block 79, Township 2, T&P RR Co. Survey,
A Portion of Tracts 1A, 1A1, 1A3 and 1A4, Section 35, Block 79, Township 2
T&P RR Co. Survey and a Portion of Section 36, Block 79, Township 2,
T&P RR Co. Survey, City of El Paso, El Paso County, Texas

2. Property Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	_____	_____	Office	_____	_____
Duplex	_____	_____	Street & Alley	<u>5.43</u>	<u>1</u>
Apartment	_____	_____	Ponding & Drainage	<u>5.27</u>	<u>2</u>
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below):	_____	_____
Park	_____	_____		_____	_____
School	_____	_____		_____	_____
Commercial	<u>82.17</u>	<u>4</u>	Total No. Sites:	<u>7</u>	
Industrial	_____	_____	Total (Gross) Acreage:	<u>93.30</u>	

3. What is existing zoning of the above described property? C-4 C Proposed zoning? C-4 C

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

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 concentrated locations and conveyed via storm sewer
locations and conveyed via storm sewer to a series of retention basins

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
Utilize a 92-foot street section for John Hayes

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

12. Owner of record Wagner Equipment Co. 1800 Smith Road, Aurora, Colorado 80011 (303)-739-3028
(Name & Address) (Zip) (Phone)
13. Developer Wagner Equipment Co. 1800 Smith Road, Aurora, Colorado 80011 (303)-739-3028
(Name & Address) (Zip) (Phone)
14. Engineer CEA Group 813 N. Kansas St., Suite 300 El Paso, Texas 79902 (915)-544-5232
(Name & Address) (Zip) (Phone)

OWNER SIGNATURE: 

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 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. Include public pond in the dedication statement.
4. Provide length of all street segments, to include Montana and Zaragoza.

Planning and Inspections Department- Land Development Division

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

1. The survey map shall be tied by **bearing and distance** to either a section corner, survey line, grant line, or other known and accepted survey points. This tie shall be delineated and labeled on the plat.
2. Verify general note to both the preliminary and final plat sheets: "The retention of all storm-water runoff discharge volume is required within this subdivision's limits in compliance with all provisions of (Muni-Code 19.19.010A, **SDM**, and DDM Section 11.1).
3. The proposed ponding areas for subdivision shall have enough capacity to hold the developed runoff for a designated 100-yr. storm event.
4. TXDOT review and approval are required of the proposed subdivision for drainage and access requirements. No storm-water is allowed into TxDOT R.O.W.
5. Coordinate with Street and Maintenance (TIA, intersection of Zaragoza & John Hayes (traffic lights etc.) and Montana Ave.).
6. Coordinate arterial landscaped medians/parkways for maintenance requirements.
7. Secure a drainage agreement for stormwater runoff from lot 3 through lot 2 into pond lot 4.
8. Verify dedication statement if to include pond.
9. Provide a print-out of the mathematical closure of the exterior boundary of the subdivision indicating the error of closure.

Parks and Recreation Department

We have reviewed Wagner Subdivision a major plat map and on behalf of the Parks & Recreation Department, we offer the Developer / Engineer the following comments:

Please note that this subdivision is zoned "C-4" meeting the requirements for Non-residential uses (General commercial) as well as for Residential dwellings use (Multi-family) with a minimum lot area of 750 sq. ft. per dwelling therefore, "Park fees" will be assessed based on the following:

1. Applicant is proposing a Non-residential use, recorded covenants need to be provided restricting all residential uses and if gross density waiver is granted by the City Manager or the Planning Department designee, then Applicant shall be required to pay "Park fees" at a rate of \$1,000.00 per acre for a total amount of \$93,300.00, calculated as follows:

93.3 acres non-residential @ rate of \$1,000 per acre = \$93,300.00

Please allocate generated funds under Park Zone: E-7

Nearest Park: The Beast Urban Park

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

Sun Metro

Does not affect Sun Metro transit operations and transit services.

Streets and Maintenance Department

Traffic and Transportation Engineering:

No objections to application. Upon review of TIA report have a questions/ concern:
Provide what are the traffic signal modifications on John Hayes St & Zaragoza Rd

Contract Management:

Indicate that any infrastructure located within the city right-of-way must comply with the Design Standards for Construction and the Municipal Code.

When installing sidewalks, ensure compliance with Municipal Code Chapter 19.21 governing sidewalks and Chapter 13.04.020 specifying sidewalk standards

Indicate that trees planted in medians must not obstruct sight distance. According to Municipal Code chapter 12.68.060 - 5

Specify if John Hayes Street will have a storm drain system or how rainwater will be kept away from the street.

Street Lights:

Street Lights Department does not object to this request.

Montana Ave. and Zaragoza Rd. are Texas Department of Transportation (TXDoT) right-of-way (ROW).

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 all projects 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-PSB does not object to this request.

The owner's engineer is to coordinate with EPWater-PSB for additional PSB easements needed parallel to Montana Ave. and Zaragoza Rd.

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 EPWater-PSB receives an application for water and sewer services.

Water main extensions will be required to provide service. The water mains shall be extended to create a looped water system and shall cover the frontage of the property. The 16-inch diameter water main shall be extended along John Hayes St. and parallel to Montana Ave. The 12-inch diameter water main shall be extended parallel to Zaragoza Rd. and Montana Ave. All costs associated with the extension of the water mains are the responsibility of the Owner/Developer. The owner's engineer is to coordinate with EPWater-PSB for water and sanitary sewer design.

Water:

There is an existing 16-inch diameter water main that extends along John Hayes St. and dead-ends within a 30-foot PSB easement parallel and west of Zaragoza Rd. There are two (2) 16-inch stub-outs and one (1) 12-inch stub-out. These stub-outs are available for main extensions.

There is an existing 16-inch diameter water main that extends within a 20-foot access road south of and perpendicular to Montana Ave. approximately 1300-feet west of Zaragoza Rd. No direct service connections are allowed to this main as per EPWater-PSB Rules and Regulations.

Previous water pressure reading from fire hydrant #10932, located on Montana Ave. approximately 1160-feet west of Zaragoza Rd., has yielded a static pressure of 60 (psi), a residual pressure of 50 (psi), and a discharge of 1,061 (gpm).

Sewer:

There is an existing 18-inch diameter sanitary sewer main that extends within a 30-foot PSB easement parallel and west of Zaragoza Rd. No direct service connections are allowed to this main as per EPWater-PSB Rules and Regulations.

There is an existing 15-inch diameter sanitary sewer main that extends within a 30-foot PSB easement parallel and west of Zaragoza Rd. This main extends approximately 1367-feet southwest of the northeast corner of the property. This main is available for service.

There is an existing 12-inch diameter sanitary sewer main that extends within a 30-foot PSB easement parallel and south of Montana Ave. This main extends approximately 1000-feet west of the northeast corner of the property. This main is available for service.

General:

Montana Ave. and Zaragoza Rd. are Texas Department of Transportation (TxDOT) right-of-way. All proposed water and sanitary sewer work to be performed within Montana Ave. and Zaragoza Rd. right-of-way requires written permission from TxDOT.

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.

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 EPWater-PSB facilities and is responsible for the cost of setting appurtenant structures to final grade.

EPWater-PSB 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:

Provide a conceptual Drainage Plan indicating existing and proposed major stormwater facilities as per Section 19.02.020 of the Municipal Code.

The proposed ponds shown shall have enough capacity to hold the runoff for a designed 100-yr. storm event and they will be privately maintained.

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.

Texas Gas

Wagner Subdivision, Texas Gas Service has an existing 6" High Pressure Pipe along Zaragoza Rd and across Montana Ave. 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.

El Paso Electric

We have no comments for the Wagner Subdivision. Please note the existing transmission line along Zaragoza Rd. We have attached a copy of the ROW Guidelines for the developers review, for the street crossing.

El Paso Central Appraisal District

There are no comments for Wagner Subdivision from Central Appraisal.

Texas Department of Transportation

TxDOT comment is to submit layout with proposed access points.

El Paso County Water Improvement District #1

The above mentioned item is not within the boundaries of EPCWID1.

El Paso County 911 District

No comments received.

El Paso County

No comments received.

Capital Improvement Department

No comments received

Fire Department

No comments received.