

# Grayham Estates

City Plan Commission — June 18, 2025



<b>CASE NUMBER/TYPE:</b>	<b>SUSU25-00021 – Major Combination</b>
<b>CASE MANAGER:</b>	Myrna Aguilar, (915) 212-1584, <a href="mailto:AguilarMP@elpasotexas.gov">AguilarMP@elpasotexas.gov</a>
<b>PROPERTY OWNER:</b>	Larry L. & Sylvia M. Grayham
<b>REPRESENTATIVE:</b>	Sitework Engineering, LLC
<b>LOCATION:</b>	North of Borderland Rd. and East of Doniphan Dr. (District 1)
<b>PROPERTY AREA:</b>	0.18 acres
<b>VESTED RIGHTS STATUS:</b>	Not Vested
<b>PARK FEES:</b>	\$1,370.00
<b>EXCEPTIONS/MODIFICATIONS:</b>	Yes, see following section
<b>ZONING DISTRICT(S):</b>	R-3 (Residential)

**SUMMARY OF RECOMMENDATION:** Staff recommends **APPROVAL** of Grayham Estates on a Major Combination basis and **APPROVAL** of the exception request subject to the following:

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

- To waive the construction of a five (5) foot sidewalk along Easy Way Lane.



Figure A: Proposed plat with surrounding area

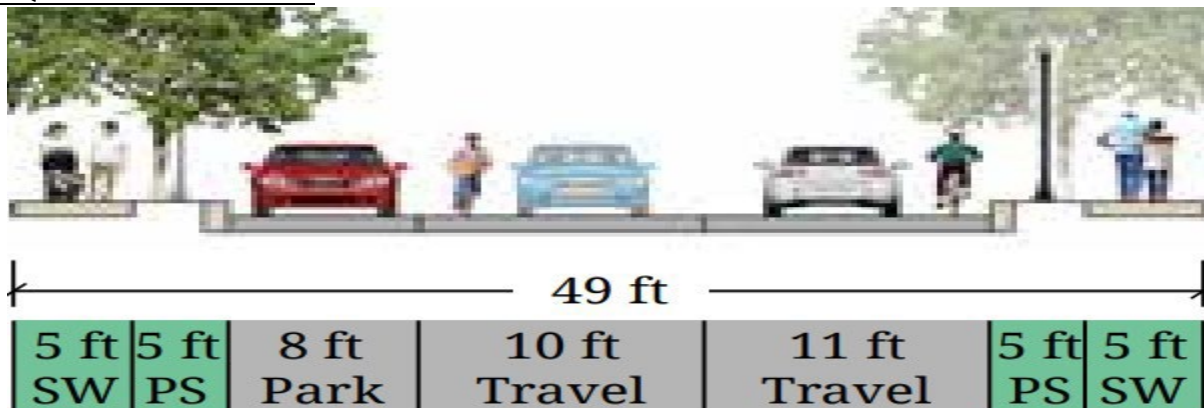
**DESCRIPTION OF REQUEST:** The applicant is proposing to subdivide .18 acres of land to create a single residential lot of 7,999 square feet in size. Stormwater drainage will be managed by on-site ponding. Access to the proposed subdivision is from Easy Way Lane. This application is being reviewed under the current Subdivision Code.

**CASE HISTORY/RELATED APPLICATIONS:** The proposed subdivision's lot width does not meet minimum requirements outlined in Title 20 – Zoning of the City of El Paso – Code of Ordinances. However, a legal non-conforming determination was granted under case no. PLAC25-00022, allowing the subdivision to proceed in compliance with Title 19 - Subdivision Code.

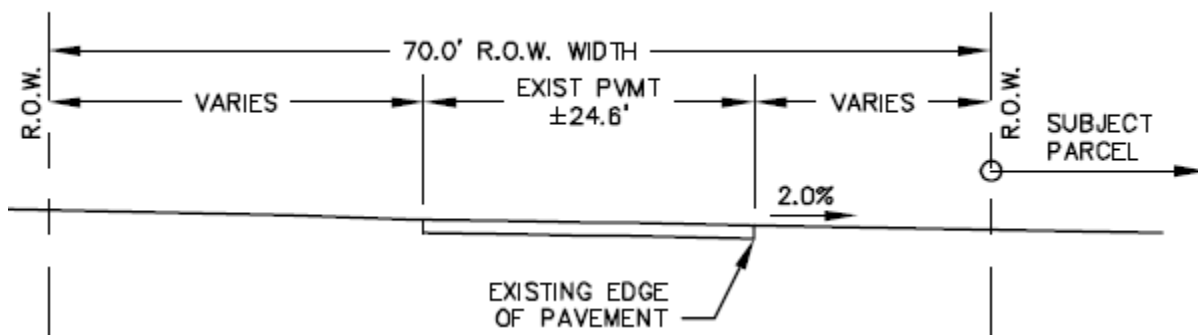
**EXCEPTIONS, MODIFICATIONS, OR WAIVER REQUESTS:** The applicant is requesting 1 exception pursuant to El Paso City Code Section 19.10.050(A)(1)(a) - (Roadway participation policies—Improvement of Roads and Utilities Within and or Abutting the Subdivision) of the current code. The exceptions include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

1. To waive the construction of a five (5) foot sidewalk along Easy Way Lane.

**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.

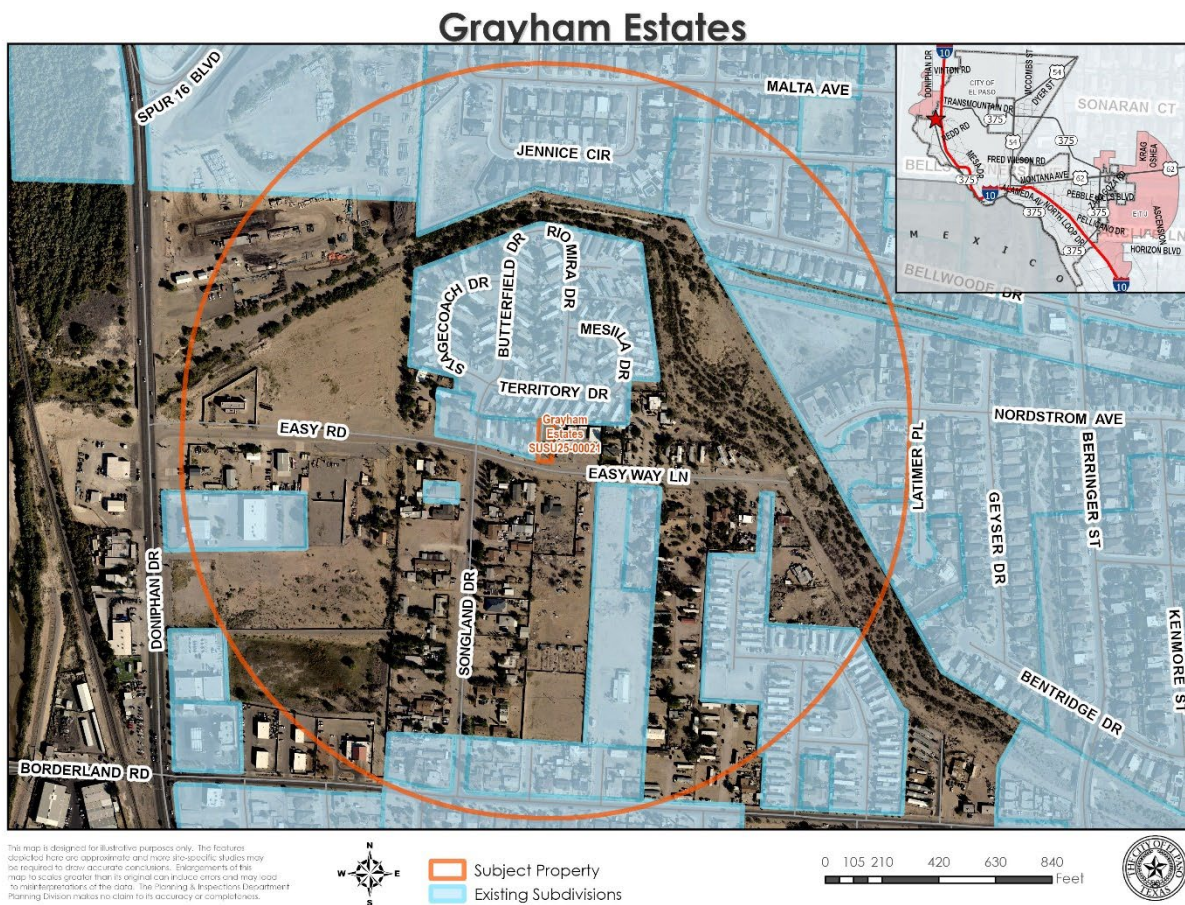


Figure B: Developed properties within a quarter mile of proposed subdivision

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

Surrounding Zoning and Use	
North	R-3 (Residential) / Residential development
South	R-5 (Residential) / Residential development
East	R-3 (Residential) / Residential development
West	R-3 (Residential) / Residential development
Nearest Public Facility and Distance	
Park	Borderland Park (0.48 mi.)
School	Jose H. Damian Elementary (1.3 mi.)
Plan El Paso Designation	
G-3, (Post-War)	
Impact Fee Service Area	
Westside	

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

##### Waiver, Exception, Modification Request(s)

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

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

#### **ATTACHMENTS:**

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



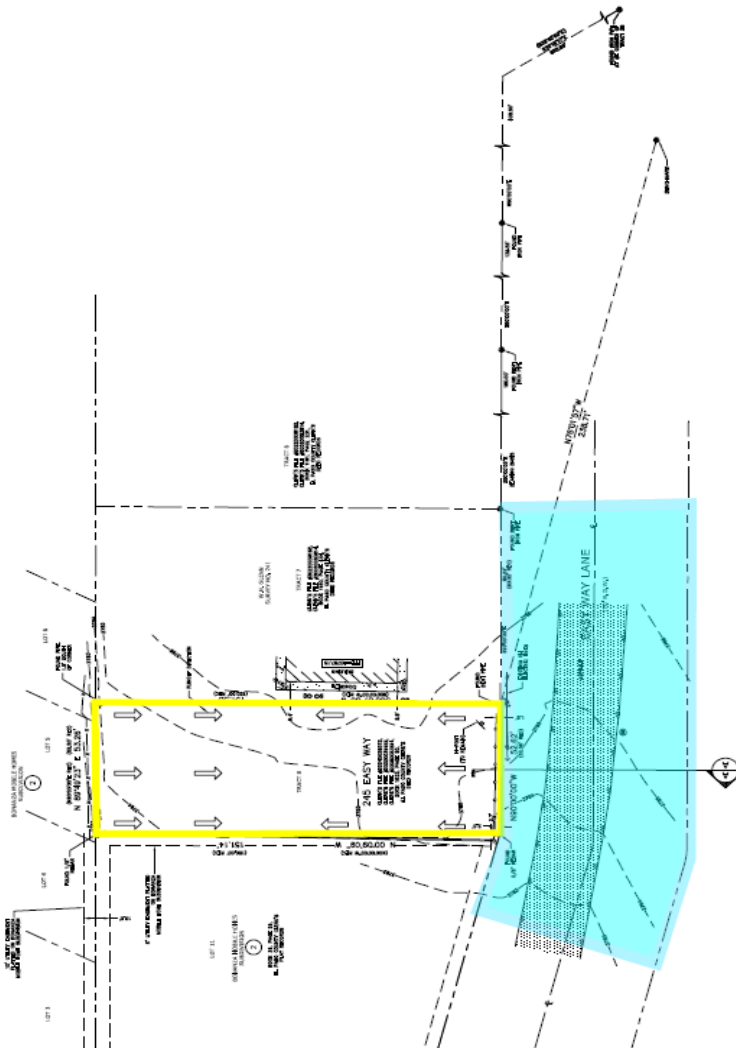
## ATTACHMENT 1



# ATTACHMENT 2

## GRAYHAM ESTATES PRELIMINARY

TRACT 8, BLOCK 2,  
WILLOW COUNTRY, TEXAS  
CITY OF EL PASO, EL PASO COUNTY, TEXAS  
CONTAINING: 7,999 SQ. FT. OR 0.1836 ACRES



LOCATION MAP



TOTAL SQUARE FEET OF LOT 1  
7,999 SQ. FT.

SCHOOL DISTRICT  
UNIFIED NEUTRALITY SCHOOL DISTRICT  
AND THE CITY OF EL PASO

PREPARED BY  
PASO DEL NORTE SURVEYING, INC.  
13008 BRADLEY ROAD, EL PASO, TEXAS 79906  
PHONE (915) 761-1001  
FAX (915) 761-1002

DATE OF SURVEY  
JULY 1, 2021  
BY  
PASO DEL NORTE SURVEYING, INC.  
13008 BRADLEY ROAD, EL PASO, TEXAS 79906  
PHONE (915) 761-1001  
FAX (915) 761-1002

**REMARKS**  
1. THIS SURVEY WAS MADE IN ACCORDANCE WITH THE SURVEYING ACT OF 1909, AS AMENDED.  
2. THE SURVEY WAS MADE BY PASO DEL NORTE SURVEYING, INC., A PROFESSIONAL SURVEYING FIRM.  
3. THE SURVEY WAS MADE FOR THE PURPOSE OF DIVIDING THE TRACT INTO LOTS FOR THE PURPOSE OF SELLING THE LOTS.

**ADDITIONAL NOTES**  
1. THE SURVEY WAS MADE IN ACCORDANCE WITH THE SURVEYING ACT OF 1909, AS AMENDED.  
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PASO DEL NORTE SURVEYING, INC.  
13008 BRADLEY ROAD, EL PASO, TEXAS 79906  
PHONE (915) 761-1001  
FAX (915) 761-1002



# ATTACHMENT 4



May 22, 2025

SENT VIA EMAIL

Mr. Alex Alejandre  
CITY OF EL PASO – Planning Department  
811 Texas Street  
El Paso, TX, 79901

PROJ: SUSU25-00021 – GRAYHAM ESTATES  
RE: SIDEWALK WAIVER

Dear Mr Garcia,

On behalf of the Owner, and according to Title 19.10.050 of the Municipal Code, we are submitting this petition to waive the street sidewalk improvements as indicated on the 5-day City comments under case SUFR25-00019 for the proposed subdivision. We are hereby seeking relief from the sidewalk requirement.

We believe that all of the lots within the vicinity have already been developed and the absence of street sidewalk is in character with the subdivision.

We believe that granting the waiver will not be detrimental to the public health, safety or welfare, or injurious to other property within the area.

We are submitting this letter along with the subdivision application.

Sincerely,  
*SiteWork Engineering, LLC*

A handwritten signature in black ink, appearing to read 'Jorge A. Garcia', written over a horizontal line.

Jorge A. Garcia, PE  
Project Engineer/Owner Representative

24054 Waiver of Sidewalk Request.docx

444 EXECUTIVE CENTER, SUITE 134 • EL PASO, TX • 79902  
PHONE: (915) 351-8033 • FAX: (915) 351-8055  
PAGE 1



# ATTACHMENT 5



## MAJOR COMBINATION APPLICATION

DATE: \_\_\_\_\_ FILE NO. SUSU25-00021

SUBDIVISION NAME: GRAYHAM ESTATES

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

TRACT 8, BLOCK 2, WH GLENN SURVEY 241

2. Property Land Uses:

	<u>ACRES</u>	<u>SITES</u>		<u>ACRES</u>	<u>SITES</u>
Single-family	<u>0.1836</u>	<u>1</u>	Office	_____	_____
Duplex	_____	_____	Street & Alley	_____	_____
Apartment	_____	_____	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below):	_____	_____
Park	_____	_____			
School	_____	_____			
Commercial	_____	_____	Total No. Sites:	<u>1</u>	
Industrial	_____	_____	Total (Gross) Acreage:	<u>0.1836</u>	

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

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 ON LOT WIDTH / WAIVER OF STREET IMPROVEMENTS

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 ☒

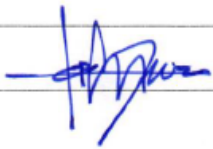
If yes, please submit a vested rights petition in accordance with Title I (General Provisions) Chapter 1.04 - Vested Rights

12. Owner of record LARRY L. & SYLVIA M. GRAYHAM  
(Name & Address, Zip) 103 MELISSA DR., GOODE VA 24556 (Email) (Phone)

13. Developer  
(Name & Address, Zip) (Email) (Phone)

14. Engineer SITWORK ENGINEERING  
444 EXECUTIVE CENTER STE 134 ELP TX 79902  
(Name & Address, Zip) (Email) (Phone)

OWNER SIGNATURE: 

REPRESENTATIVE SIGNATURE: 

REPRESENTATIVE CONTACT (PHONE): (715) 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.

# **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. Property lies with in the Westside impact fee area, please add the following chart on final plat.

<b>Westside Service Area</b>			
<b>Meter Size</b>	<b>Meter Capacity Ratio</b>	<b>Water*</b>	<b>Wastewater</b>
Less than 1 inch	1.00	\$844	\$1,187
1 inch	1.67	\$1,409	\$1,981
1½ inch	3.33	\$2,810	\$3,951
2 inch	5.33	\$4,498	\$6,324
3 inch	10.00	\$8,439	\$11,866
4 inch	16.67	\$14,067	\$19,780
6 inch	33.33	\$28,125	\$39,548
8 inch	53.33	\$45,002	\$63,279
10 inch	76.67	\$64,698	\$90,973
12 inch	143.33	\$120,947	\$170,070

3. Add square footage and acreage inside lot on both preliminary and final plats.
4. Change "Subdivision Coordinator" under City Plan Commission Statement to "Chairperson".
5. Proposed address already exists, please provide a different address.
6. Provide dimensions, location, and width of all recorded and proposed easements for drainage and rights-of-way to which the subdivision is subject. Label all easements on the plat as existing or proposed; in the case they are existing, provide instrument number. If proposed, include in the dedication statement.

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

After reviewing subject plats **Approval** is recommended.

The Developer/Engineer shall address the following comments

1. Revise general note #6 on both preliminary and final plat sheets: "This subdivision is subject to on-site ponding of all storm-water as per (SDM), (DDM #11.1), & (Muni-code, Title 19.19.010a)."
2. Provide print-out of the mathematical closure of the exterior boundary of the subdivision indicating the error of closure.

## **Parks and Recreation Department**

Please note that this subdivision is composed of **1 lot** zoned "R-3" and is required to comply with the parkland dedication ordinance Title 19 – Subdivision & Development Plats, **Chapter 19.20 - Parks & Open Space** in the form of "Park fees" based on requirements for residential subdivisions.

Applicant shall be required to pay "Park fees" in the amount of **\$1,370.00** calculated as follows:

$$1 \text{ (R-3) Single-family dwelling lots @ } \$1,370.00 / \text{ dwelling} = \mathbf{\$1,370.00}$$

Please allocate generated funds under Park Zone: **NW-9**



Nearest Park: **Sunset Terrace Trail**

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

### **Streets and Maintenance Department**

#### **Traffic & Transportation Engineering**

- No objections to application.
- Grant Sidewalk Waiver request

#### **Street Lights Department**

Do not object to this request.

For the development of the subject 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.

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**

- Indicate when placing Sidewalks the municipal Code Chapter 19.21 of Sidewalks shall be followed, and Chapter 13.04.020 Sidewalk Specifications.
- Indicate that for driveways the municipal code chapter 13.12 shall be followed.
- Indicate that any damaged structure must be restored to same or better condition, this goes for asphalt, concrete, manholes, or water valves.

### **El Paso Water**

Do not object to this request.

The subject property is located within the City of El Paso Westside Impact Fee Service Area. Impact fees will be collected after the El Paso Water Utilities receives an application for water and sanitary sewer services.

#### **Water:**

There is an existing 6-inch diameter water main that extends along the Easy Way Lane east side of Songland Ave., approximately 15-feet south of and parallel to the north right-of-way line. This water main is available for service.

Previous water pressure from fire hydrant #4104 located at southeast corner of the intersection of Easy Way Lane and Songland Dr., has yielded a static pressure of 66 psi, a residual pressure of 42 psi, and a discharge of 1,162 gallons per minute.

**Sanitary Sewer**

There is an existing 8-inch diameter force main extending along the southside of Easy Way Ln. approximately 20-feet north of the south right-of-way line. This main is available for service.

There is an existing 24-inch collector main extending along Easy way Lane approximately 30-feet south of and parallel to the north 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. This main will be available for extension when installation is completed and approved by EPWater.

**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 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. EPWater-SW requires on-site retention of all developed runoff; ensure runoff does not flow off-site.

**El Paso Electric**

Please add a 10' wide along the boundary of the lot and a 12' wide easement along Easy Way for access for any future development.

6.10.25 note- We can accept the 12' wide along Easy Way for future development. We can obtain additional ROW within the lot if needed in the future.

**Texas Gas**

Texas Gas Service has a service line at 245 Easy Way.

**El Paso Central Appraisal**

There are no comments for Grayham Estates Sub from Central Appraisal.

**Sun Metro**

No comments received.

**Fire 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.

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

No comments received.