

Dewberry Springs Subdivision

City Plan Commission — July 2, 2026 **REVISED**



CASE NUMBER/TYPE: SUSU26-00034 – Major Combination
CASE MANAGER: Myrna Aguilar, (915) 212-1584, AguilarMP@elpasotexas.gov
PROPERTY OWNER: DVEP Land, LLC
REPRESENTATIVE: Del Rio Engineering, Inc.
LOCATION: East of Resler Dr. and North of Transmountain Rd. (District 1)
PROPERTY AREA: 6.84 acres
VESTED RIGHTS STATUS: Not Vested
PARK FEES: \$60,280.00
EXCEPTIONS/MODIFICATIONS: Yes, see following section
ZONING DISTRICT(S): P-R II (Planned Residential District II)
RELATED APPLICATIONS: PZR25-00010 – Dewberry Drive

SUMMARY OF RECOMMENDATION: Staff recommends **APPROVAL WITH CONDITION** of Dewberry Springs Subdivision on a Major Combination basis and **APPROVAL** of the exception requests subject to the following condition.

- That an approved Detailed Site Development Plan be filed prior to recordation of the final plat.

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

- To waive the construction of 1-foot of planter strip along both sides of Dewberry Dr.
- To waive the length requirement of 600-feet of a cul-de-sac street.

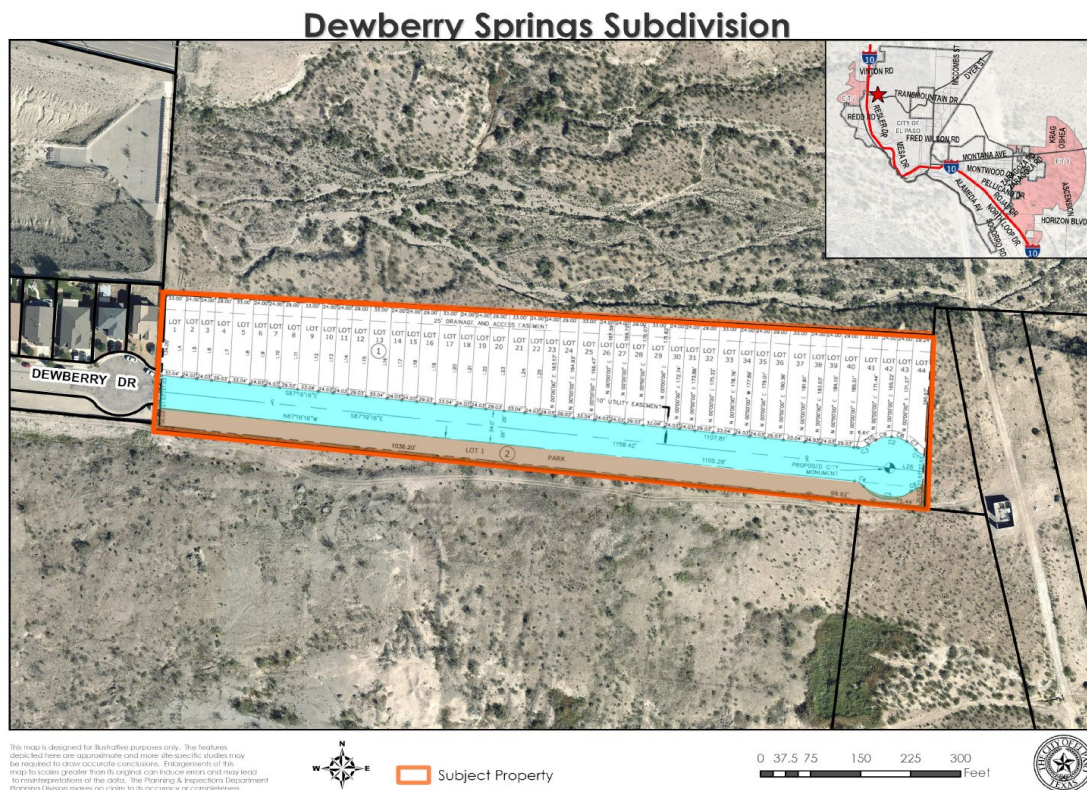


Figure A: Proposed plat with surrounding area

DESCRIPTION OF REQUEST: The applicant proposes to subdivide 6.84 acres into forty-four (44) lots, with lot sizes ranging from 3,268 to 5,986 square feet. Stormwater drainage will be accommodated through off-site facilities in accordance with the approved Master Drainage Plan. Primary access to the proposed subdivision will be provided from Dewberry Drive. This subdivision is being reviewed under Title 19 of the El Paso City Code.

CASE HISTORY/RELATED APPLICATIONS: subject property was presented to the City Plan Commission with a request to rezone the property from R-3 (Residential) to P-R II (Planned Residential II) to allow for the development of townhomes. The request was unanimously approved by the City Plan Commission on July 3, 2025, under Case No. PZRZ25-00010. Subsequently, the rezoning was approved by City Council through the adoption of Ordinance No. 019797 on September 30, 2025.

Through a separate application the applicant is proposing a detailed site development plan to allow for townhomes to be built.

EXCEPTIONS, MODIFICATIONS, OR WAIVER REQUESTS: The applicant is requesting the following exceptions, pursuant to El Paso City Code pursuant to El Paso City Code Section 19.48.030 (A) – Criteria for approval of the applicable code. The exceptions include the following:

1. To waive the construction of 1-foot of planter strip along Dewberry Dr.
2. To waive the length requirement of 600-feet of a cul-de-sac street.

EVALUATION OF EXCEPTION REQUEST: The exception request to waive right-of-way improvements meets the criteria set forth in El Paso City Code 19.48.030(A), which allows for exceptions under special circumstances arising from the physical surroundings, shape, topography, or other features affecting the land, such that the strict application of the code would create an unnecessary hardship or inequity for the applicant.

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

Surrounding Zoning and Use	
North	R-3 (Residential) / Vacant Land
South	R-3 (Residential) / Vacant Land
East	R-3A (Residential) / Vacant Land
West	R-3A (Residential) / Residential development
Nearest Public Facility and Distance	
Park	Eagle Vista Park (0.21 mi.)
School	Northwest El Paso Community College (1.82 mi.)
Plan El Paso Designation	
G-4, Suburban (Walkable)	
Impact Fee Service Area	
Westside	

PUBLIC COMMENT: N/A

PLAT EXPIRATION: This application will expire on **July 2, 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.
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.

Waiver, Exception, Modification Request(s)

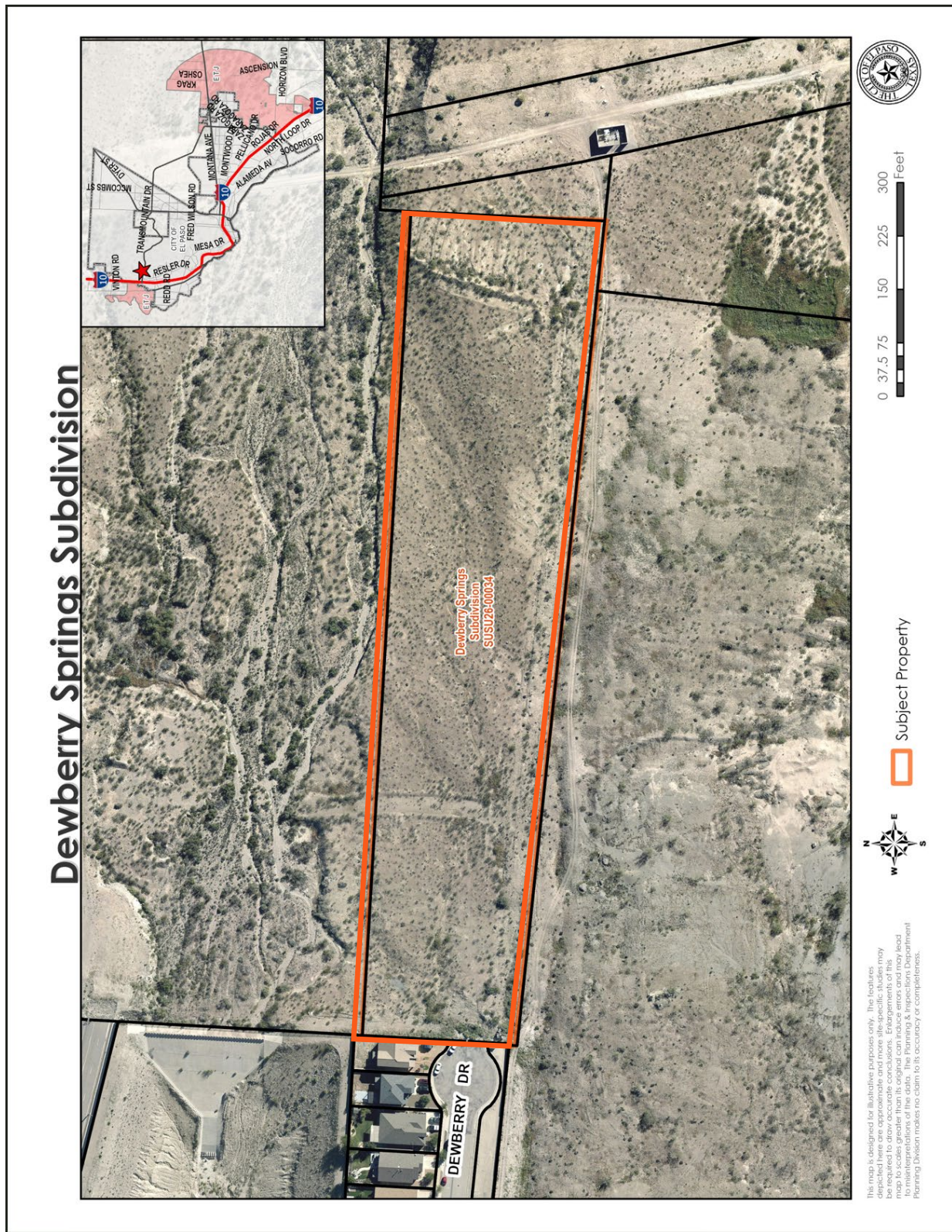
The approval of waivers from, or exceptions or modifications to any applicable code provision is at the discretion of the CPC, in consideration of any criteria provided by the El Paso City Code for the review of such waivers, exceptions, or modifications. In evaluating the request(s), the CPC may take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

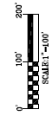
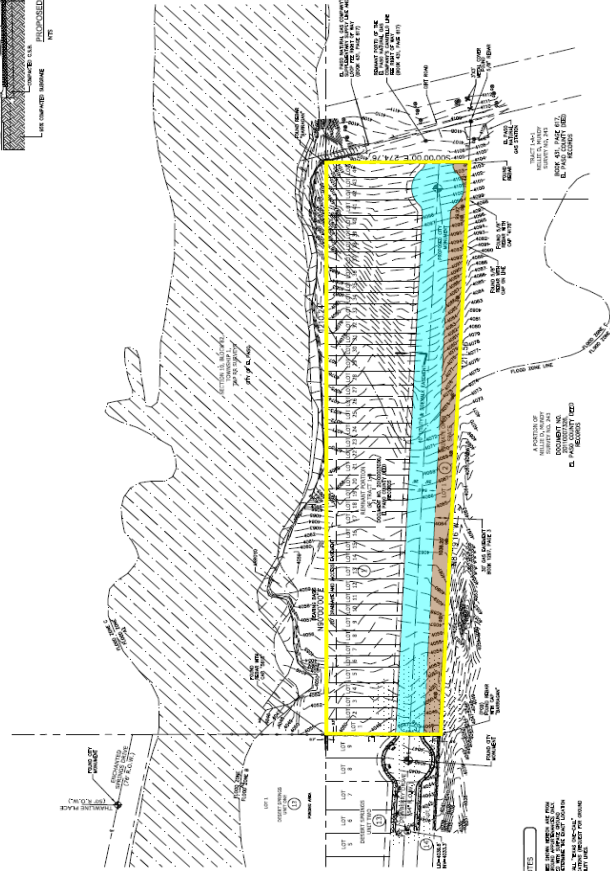
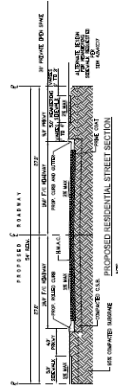
ATTACHMENT 1



ATTACHMENT 2

DEWBERRY SPRINGS SUBDIVISION

A PORTION OF TRACT 1-B,
NELLIE D. MUNDY SURVEY NO. 243,
CITY OF EL PASO, EL PASO COUNTY, TEXAS,
CONTAINING 298.263 SQ. FT. OR 6.8472 ACRES
PRELIMINARY



- NOTES:**
1. THE SUBDIVISION IS SHOWN AS BEING IN THE CITY OF EL PASO, TEXAS.
 2. THE SUBDIVISION IS SHOWN AS BEING IN THE CITY OF EL PASO, TEXAS.
 3. THE SUBDIVISION IS SHOWN AS BEING IN THE CITY OF EL PASO, TEXAS.
 4. THE SUBDIVISION IS SHOWN AS BEING IN THE CITY OF EL PASO, TEXAS.
 5. THE SUBDIVISION IS SHOWN AS BEING IN THE CITY OF EL PASO, TEXAS.
 6. THE SUBDIVISION IS SHOWN AS BEING IN THE CITY OF EL PASO, TEXAS.
 7. THE SUBDIVISION IS SHOWN AS BEING IN THE CITY OF EL PASO, TEXAS.
 8. THE SUBDIVISION IS SHOWN AS BEING IN THE CITY OF EL PASO, TEXAS.
 9. THE SUBDIVISION IS SHOWN AS BEING IN THE CITY OF EL PASO, TEXAS.
 10. THE SUBDIVISION IS SHOWN AS BEING IN THE CITY OF EL PASO, TEXAS.

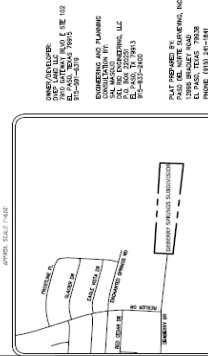
NOTES

1. THE SUBDIVISION IS SHOWN AS BEING IN THE CITY OF EL PASO, TEXAS.
2. THE SUBDIVISION IS SHOWN AS BEING IN THE CITY OF EL PASO, TEXAS.
3. THE SUBDIVISION IS SHOWN AS BEING IN THE CITY OF EL PASO, TEXAS.
4. THE SUBDIVISION IS SHOWN AS BEING IN THE CITY OF EL PASO, TEXAS.
5. THE SUBDIVISION IS SHOWN AS BEING IN THE CITY OF EL PASO, TEXAS.
6. THE SUBDIVISION IS SHOWN AS BEING IN THE CITY OF EL PASO, TEXAS.
7. THE SUBDIVISION IS SHOWN AS BEING IN THE CITY OF EL PASO, TEXAS.
8. THE SUBDIVISION IS SHOWN AS BEING IN THE CITY OF EL PASO, TEXAS.
9. THE SUBDIVISION IS SHOWN AS BEING IN THE CITY OF EL PASO, TEXAS.
10. THE SUBDIVISION IS SHOWN AS BEING IN THE CITY OF EL PASO, TEXAS.

NOTES

1. THE SUBDIVISION IS SHOWN AS BEING IN THE CITY OF EL PASO, TEXAS.
2. THE SUBDIVISION IS SHOWN AS BEING IN THE CITY OF EL PASO, TEXAS.
3. THE SUBDIVISION IS SHOWN AS BEING IN THE CITY OF EL PASO, TEXAS.
4. THE SUBDIVISION IS SHOWN AS BEING IN THE CITY OF EL PASO, TEXAS.
5. THE SUBDIVISION IS SHOWN AS BEING IN THE CITY OF EL PASO, TEXAS.
6. THE SUBDIVISION IS SHOWN AS BEING IN THE CITY OF EL PASO, TEXAS.
7. THE SUBDIVISION IS SHOWN AS BEING IN THE CITY OF EL PASO, TEXAS.
8. THE SUBDIVISION IS SHOWN AS BEING IN THE CITY OF EL PASO, TEXAS.
9. THE SUBDIVISION IS SHOWN AS BEING IN THE CITY OF EL PASO, TEXAS.
10. THE SUBDIVISION IS SHOWN AS BEING IN THE CITY OF EL PASO, TEXAS.

LOCATION MAP



DEWBERRY SPRINGS SUBDIVISION
NELLIE D. MUNDY SURVEY NO. 243
CITY OF EL PASO, EL PASO COUNTY, TEXAS
CONTAINING 298.263 SQ. FT. OR 6.8472 ACRES
PRELIMINARY



PASO DEL NORTE SURVEYING, INC.
P.O. Box 122811 El Paso, Texas 79913
PHONE (915) 241-1081
FAX (915) 241-1081

CONCELA MARRIAGE & CO. ENGINEERS
P.O. Box 122811 El Paso, Texas 79913
PHONE (915) 241-1081
FAX (915) 241-1081

CONCELA MARRIAGE & CO. ENGINEERS
P.O. Box 122811 El Paso, Texas 79913
PHONE (915) 241-1081
FAX (915) 241-1081

ATTACHMENT 4



Del Rio Engineering, Inc.

P.O. Box 220251

El Paso, Texas 79913

915/833-2400

SENT VIA EMAIL

DATE: 04/15/2026

SENT TO: Mr. Alonso Hernandez
City of El Paso – Planning Department
811 Texas Street
El Paso, TX 79901

J25-059

SUBJECT: J25-059 Dewberry Springs Major Combination Plat

RE: Request for exceptions to vary from the City's Street Design Manual per Title 19 for Street Length, Block Length, Street width and design based on the constraints based on the topographic features of the property and land constraints.

Dear Mr. Hernandez,

The landowner is requesting to develop a townhome neighborhood based on the Current zoning of Planned Residential II (PR-II). Zoning was approved September 30th, 2025.

The property is currently seeking approval under a separate application for the Site Development plan, as required by the PR-II zoning.

On behalf of the Owner, we kindly request exceptions to vary from the City's Municipal code as follows:

- Pursuant to El Paso Street Design Manual, 6.1.3 Length of A Block or Street Segment, we are requesting to waive the street length requirement and block face requirement based on the 6.1.4.E. This property is landlocked with one current access point and faces the topographic challenges with the existing FEMA recognized arroyo to the north of the property, existing major gas pipeline on the southern portion of the property, and the pipeline trail to the east of the property. We are providing a provision that Dewberry St. could be extended in the future when Plexxar Dr. is extended to the north. We are proposing a cul-de-sac turn around to allow the ability for emergency vehicles to turn around.
- According to the El Paso Street Design Manual (SDM) guidelines for construction Section 4.9.2 Local-Drivable Suburban Street Cross Section, the owner is asking for the reduction in parkway and is proposing additional pavement width to 36' face of curb to face of curb to match the existing Dewberry 54' ROW and road profile. The reduction of parkway will be offset by the open private space that the owner is proposing to the south of the property.

We are submitting this letter along with a subdivision application. Thank you for your consideration of these requests.

Sincerely,
Sal Masoud, P.E.

ATTACHMENT 5



MAJOR COMBINATION APPLICATION

DATE: 05/05/26 FILE NO. _____

SUBDIVISION NAME: Dewberry Springs Subdivision

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
A Portion of Tract 1-B, Nellie D. Mundy Survey No. 243, City of El Paso, El Paso County, Texas.

2. Property Land Uses:
- | | <u>ACRES</u> | <u>SITES</u> | | <u>ACRES</u> | <u>SITES</u> |
|---------------|--------------|--------------|------------------------|---------------|--------------|
| Single-family | <u>4.479</u> | <u>44</u> | Office | | |
| Duplex | | | Street & Alley | <u>1.078</u> | <u>1</u> |
| Apartment | | | Ponding & Drainage | | |
| Mobile Home | | | Institutional | | |
| P.U.D. | | | Other (specify below): | | |
| Park | | | Private Open Space | <u>1.046</u> | <u>1</u> |
| School | | | | | |
| Commercial | | | Total No. Sites: | | |
| Industrial | | | Total (Gross) Acreage: | <u>6.8472</u> | |

3. What is existing zoning of the above described property? PR-II Proposed zoning? _____

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)
Offsite per master drainage plan

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

Modification of parkway requirement/ Block Length requirements

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 DVEP Land LLC acelis@viewhomesinc.com (915) 591-6319
(Name & Address, Zip) (Email) (Phone)

13. Developer DVEP Land LLC acelis@viewhomesinc.com (915) 591-6319
(Name & Address, Zip) (Email) (Phone)

14. Engineer Del Rio Engineering, Inc. DRE@delrioengineering.net (915) 833-2400
(Name & Address, Zip) (Email) (Phone)

OWNER SIGNATURE: 

REPRESENTATIVE SIGNATURE: 

REPRESENTATIVE CONTACT (PHONE): 915-833-2400

REPRESENTATIVE CONTACT (E-MAIL): dre@delrioengineering.net

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. Place note on both preliminary and final plats specifying who will maintain the private open space.
4. Provide solid dark delineation line separating the private open space area from right-of-way area.
5. **This property is subject to the Westside Impact Fee Service Area. The table and respective language shall be included on the face of the final approved and recorded plat. Impact fees shall be calculated based on the table below:**

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

Westside Service Area			
Meter Size	Meter Capacity Ratio	Water*	Wastewater
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

Planning and Inspections Department- Land Development Division

1. Update dedication statement incorporating all infrastructure if applicable Park and street.
2. Label street 54' R.O.W. with Dewberry Street name.
3. Provide cross section arrows indicating where cross section was taken along the street.
4. Provide typical lot drainage arrows. Update drainage note #7 specifying which subdivision pond will ultimately receive stormwater runoff. Remove note #6 is redundant.
5. On typical roadway cross section will be 4" rolled curb abutting residential lots, but along linear park with 6" standard curb on preliminary plat.
5. The subdivision shall be tied by bearing and distance to existing City monument along Dewberry Drive and delineate on the final plat.
6. 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 zoned P-R11, meeting the requirements for Single-family, Two-family and Multi-family dwelling use, restricted to a maximum of 14 units per acre. Applicant is proposing a single-family dwelling unit. Subdivision 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 a total amount of **\$60,280.00**, calculated as follows:
44 Single-family dwelling units @ rate of **\$1,370** per dwelling unit = **\$60,280.00**

- **As per chapter 19.20.020 A. 1.** The land conveyed and deeded to the city **shall not be subject to reservation of record, encumbrances or easements. The proposed park/open space located on the gas easement will not be accepted for maintenance.**

Please allocate generated funds under Park Zone: **NW-12**

Nearest Park: **Eagle Vista Park**

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

El Paso Water

Engineering

El Paso Water does not object to this request.

Add Impact Fees on Plat effective after May 7, 2024, per El Paso Water Rules and Regulations No. 16.

Water:

There is an existing 8-inch water main along Dewberry Drive located approximately 19 feet south of the property. This main dead-ends approximately 713-feet east of Resler Drive. This main can be extended to provide service.

Previous water pressure from fire hydrant #11136, last tested on 02/18/2025 located fronting property 7377 Dewberry Drive has yielded a static pressure of 80 psi, a residual pressure of 75 psi, and a discharge of 1,113.4 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 sewer main along Dewberry Drive located approximately 32 feet south of the property. This main dead-ends approximately 713-feet east of Resler Drive. This main can be extended to provide service.

General:

Water and sanitary sewer main extensions will be required. Main extensions shall cover the entire length of the proposed right-of-way. Main extension costs are the responsibility of the owner

El Paso Water 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 El Paso Water – 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 an acceptable Stormwater Management plan in accordance with Section 19.19.030 of the current subdivision ordinance.
2. Show and Label drainage flow patterns on the preliminary plat and identify the final location of all the stormwater runoff.
3. 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.
4. The watershed for the Dewberry subdivision extends down to the Desert Springs subdivision and was not part of the design consideration for the Desert Springs Pond. The subdivision will need to retain the runoff for its post-developed conditions.

Streets & Maintenance Department

Traffic & Transportation Engineering

- There are streets within the new subdivision which we highly recommend installing or constructing traffic calming devices, since the concern in some of the streets are to discourage speeding.
- As per city ordinance 19.03.010 Purpose, Exceptions and Effect, traffic calming devices can be implemented for the safety of citizens that are going to living in the new subdivision.
- As per city ordinance 19.15.020 Subdivider responsibility, can be implemented on traffic calming for streets being constructed within the new subdivision.
- No traffic impact analysis is required.

Street Lights

Do not object to this request.

Street Lights Department requires that all projects that involve 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.

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.

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.

El Paso Central Appraisal District

There are no comments for Dewberry Springs Subdivision from the Central Appraisal.

Texas Gas

Texas Gas Service has an existing 2" PE main that runs along Dewberry Dr south ROW line and ends at Lot 1.

El Paso Electric

We have no comments for the Dewberry Springs Subdivision.

El Paso County Water Improvement District #1

The above-mentioned item is not within the boundaries of EPCWID.

Sun Metro

No comments received.

Fire Department

No comments received.

Streets and Maintenance 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.