

Sadova Logistics Subdivision

City Plan Commission — May 21, 2026 - POSTPONEMENT REQUEST



CASE NUMBER/TYPE:	SUSU26-00019 – Major Combination
CASE MANAGER:	Alonso Hernandez, (915) 212-1585, HernandezJA5@elpasotexas.gov
PROPERTY OWNER:	Susmar LLC.
REPRESENTATIVE:	Dorado Engineering Group.
LOCATION:	North of Pellicano Dr. and East of Joe Battle Blvd. (ETJ)
PROPERTY AREA:	9.988 acres
VESTED RIGHTS STATUS:	Not Vested
PARK FEES:	\$9,980.00
ZONING DISTRICT(S):	N/A Property lies within ETJ

SUMMARY OF POSTPONEMENT REQUEST: The applicant has requested a postponement until the June 4, 2026 City Plan Commission (CPC) meeting in order to allow time for distribution of the revised plats, including the County recommendations, to the appropriate departments.

RECOMMENDATION: Planning staff recommends **APPROVAL** of the postponement request.

Sadova Logistics Subdivision



This map is designed for illustrative purposes only. The features described here are approximate, and more site-specific studies may be required to draw accurate conclusions. 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.



Subject Property

0 105 210 420 630 840 Feet



Figure A: Proposed plat with surrounding area

DESCRIPTION OF REQUEST: The applicant is proposing to subdivide 9.98 acres into two (2) nonresidential lots, each consisting of 4.99 acres. Primary access to the subdivision will be provided from Pellicano Drive via a 20-foot appurtenant access easement. Stormwater drainage will be managed through on-site ponding. This development is being reviewed under the current Subdivision Code.

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

Surrounding Zoning and Use	
North	Extraterritorial Jurisdiction (ETJ) / Vacant lots.
South	Extraterritorial Jurisdiction (ETJ) / Vacant lots.
East	Extraterritorial Jurisdiction (ETJ) / Vacant lots.
West	Extraterritorial Jurisdiction (ETJ) / Vacant lots.
Nearest Public Facility and Distance	
Park	West Texas Estates (.42 mi.)
School	John Drugan (PK-8) (0.48 mi.)
Plan El Paso Designation	
O-6, (Potential Annexation)	
Impact Fee Service Area	
Eastside	

CITY PLAN COMMISSION OPTIONS:

City Plan Commission (CPC) has sole and final authority on subdivision matters. When a waiver of right to thirty-day action is brought forward to the CPC for review, the Commission may take any of the following actions:

1. **Approval:** The CPC finds that the postponement request is in conformance with all applicable requirements of Title 19 of the El Paso City Code in regards to waivers of thirty-day action. If approved, action on the plat will be waived for a period of time not to exceed thirty days. **(Staff Recommendation)**
2. **Denial:** The CPC finds that the postponement request is not in conformance with all applicable requirements of Title 19 of the El Paso City Code in regards to waivers of thirty-day action. If denied, action shall be taken on the plat application.

ATTACHMENTS:

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

ATTACHMENT 1

Sadova Logistics Subdivision



Subject Property

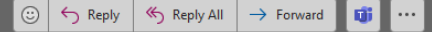
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ATTACHMENT 4

[ESET SPAM] Fw: [External] - Re: SUSU26-00019-Sadova Logistics Subdivision

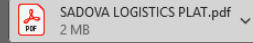


Alejandre, Alex
To: Hernandez, J. Alonso (Planner)



Tue 5/12/2026 7:14 AM

[If there are problems with how this message is displayed, click here to view it in a web browser.](#)



Alex,

Thank you for the email.
Attached is the revised Subdivision Plat as per County of El Paso Comments,
Secondly we are requesting a two (2) week postponement of our subdivision.

DORADO ENGINEERING, INC,
2717 E. YANDELL STREET
EL PASO TX 79903
(915) 562-0002 FAX (915) 562-7743
doradoengineering@sbcglobal.net

On Monday, May 11, 2026 at 05:19:20 PM MDT, Alejandre, Alex <alejandreax@elpasotexas.gov> wrote:

Good afternoon Mr. Dorado,

Last week, you stated that a postponement request would be submitted while coordination with El Paso County was completed. The following email is to inform you that the postponement request is an option for you but not a requirement. Staff will continue to work on the completion of the staff report but may not recommend approval if El Paso County objects to the application.

Would you be able to confirm if coordination with El Paso County is finalized. If so, please provide any supporting documentation as soon as possible. Any assistance on this matter will be greatly appreciated.

Regards,

Alex Alejandre | Senior Planner

P: 915.212.1642

A: 801 Texas Ave., 1st Floor, El Paso, TX 79901

E: AlejandreAX@elpasotexas.gov

ElPasoTexas.gov | [Take Our Survey](#)

ATTACHMENT 5



MAJOR COMBINATION APPLICATION

DATE: 04/22/26 FILE NO. _____

SUBDIVISION NAME: SADOVA LOGISTICS SUBDIVISION

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

2. Property Land Uses:

	<u>ACRES</u>	<u>SITES</u>		<u>ACRES</u>	<u>SITES</u>
Single-family	_____	_____	Office	_____	_____
Duplex	_____	_____	Street & Alley	_____	_____
Apartment	_____	_____	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below):	_____	_____
Park	_____	_____	_____	_____	_____
School	_____	_____	_____	_____	_____
Commercial	_____	_____	Total No. Sites:	<u>2</u>	_____
Industrial	<u>10</u>	<u>2</u>	Total (Gross) Acreage:	<u>10</u>	_____

3. What is existing zoning of the above described property? NONE 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)
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

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 Ernesto Martinez 10500 Pellicanos ernest@bar.net 575-430-6875
 (Name & Address, Zip) Suite C (Email) (Phone)
El Paso 79928
13. Developer Ernesto Martinez ernest@bar.net 575 430 6875
 (Name & Address, Zip) (Email) (Phone)
14. Engineer DORADO ENGINEERING GROUP 2717 E. YANDELL EL PASO TX, 79903 doradoengineering@sbcglobal.net (915) 203-8608
 (Name & Address, Zip) (Email) (Phone)

OWNER SIGNATURE: _____



REPRESENTATIVE SIGNATURE: _____



04-22-26

REPRESENTATIVE CONTACT (PHONE): (915) 203-8608

REPRESENTATIVE CONTACT (E-MAIL): doradoengineering@sbcglobal.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

Planning staff recommends **APPROVAL** of the postponement request

El Paso County

No comments received.

Planning and Inspections Department- Land Development Division

No comments received.

Parks and Recreation Department

No comments received.

Streets and Maintenance Department

No comments received.

Contract Management:

No comments received.

El Paso Water

No comments received.

Stormwater:

No comments received.

Texas Gas

No comments received.

El Paso Electric

No comments received.

El Paso Central Appraisal District

No comments received.

Texas Department of Transportation

No comments received.

Fire Department

No comments received.

Sun Metro

No comments received.

Capital Improvement Department

No comments received.

El Paso County 911 District

No comments received.