

Vista del Sol Unit One Hundred Seventeen Replat "C"

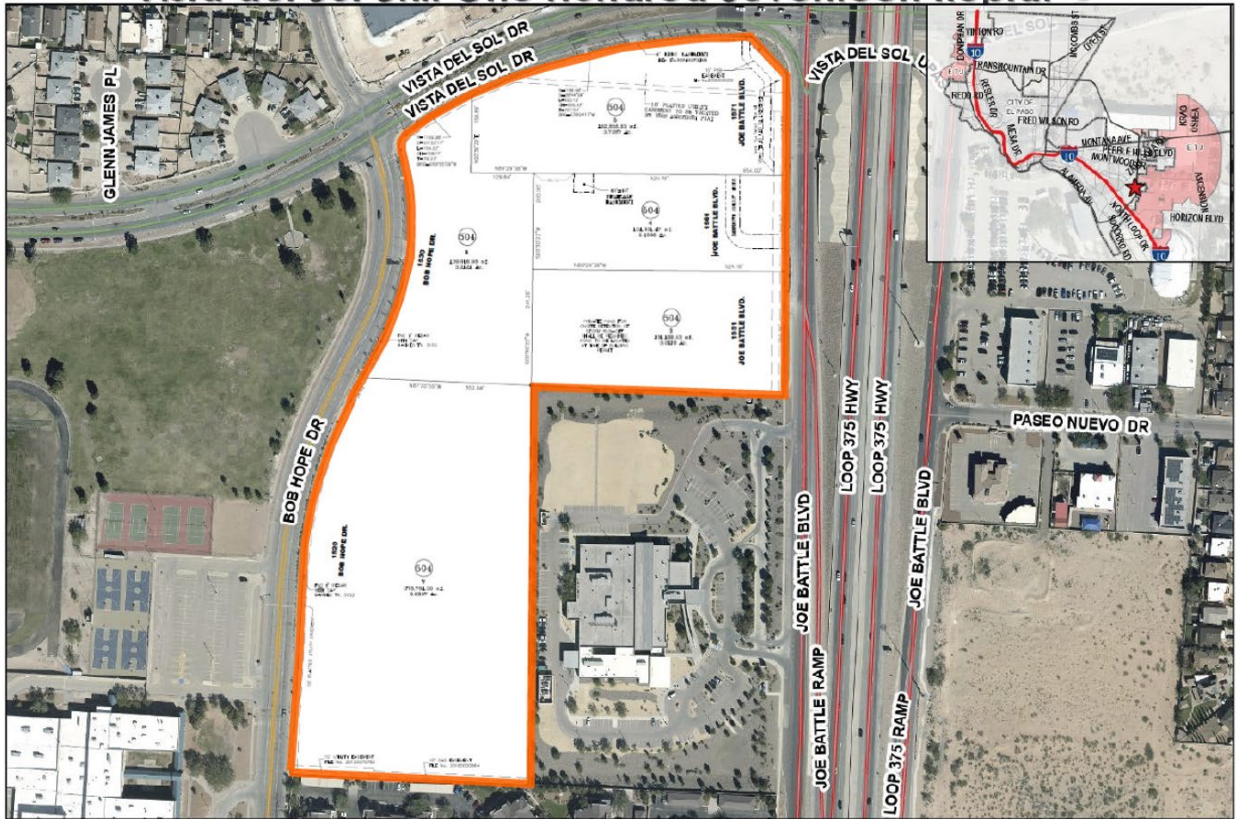
City Plan Commission — July 2, 2026



CASE NUMBER/TYPE:	SUSU26-00037 – Resubdivision Combination
CASE MANAGER:	Alonso Hernandez, (915) 212-1585, HernandezJA5@elpasotexas.gov
PROPERTY OWNER:	El Paso Vista HY RE, LLC.
REPRESENTATIVE:	Conde, Inc.
LOCATION:	South of Vista Del Sol Dr. and West of Joe Battle Blvd. (District 6)
PROPERTY AREA:	21.065 acres
VESTED RIGHTS STATUS:	Not Vested
PARK FEES:	Not Required
ZONING DISTRICT(S):	C-3/sc (Commercial/Special Contract)

SUMMARY OF RECOMMENDATION: Staff recommends **APPROVAL** of Vista del Sol Unit One Hundred Seventeen Replat - "C" on a Resubdivision Combination basis.

Vista del Sol Unit One Hundred Seventeen Replat-C



This map is intended for illustrative purposes only. The features depicted here are approximate and more precise details may be required to show accurate dimensions. Enlargements of this map to scales greater than its original date involve errors and may lead to misinterpretations of the data. The Planning & Inspection Department Planning Division makes no claim to its accuracy or completeness.



Subject Property

0 60 120 240 360 480 Feet



Figure A: Proposed plat with surrounding area

DESCRIPTION OF REQUEST: The applicant is proposing to resubdivide 21.06 acres to update easements within Block 504, including the addition of EPEC, PSB, drainage, and encroachment easements, the vacation of an existing utility easement, and the removal of an access easement comment. Primary access to the subdivision will be provided from Vista del Sol Drive and Bob Hope Drive. Stormwater drainage will be managed through surface flow. 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	C-1/c (Commercial/Conditions) and C-4 (Commercial) / Commercial development and Vacant lot.
South	C-3/sc (Commercial/Special Contract) / Apartments
East	C-4/c (Commercial/Conditions)/ Commercial Development
West	R-5/sc (Residential/Special Contract) / School
Nearest Public Facility and Distance	
Park	Walter Clarke Park (.12 mi.)
School	Capt. Walter Clarke middle school, Socorro ISD (0.13 mi.)
Plan El Paso Designation	
G-4, Suburban (Walkable)	
Impact Fee Service Area	
N/A	

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:

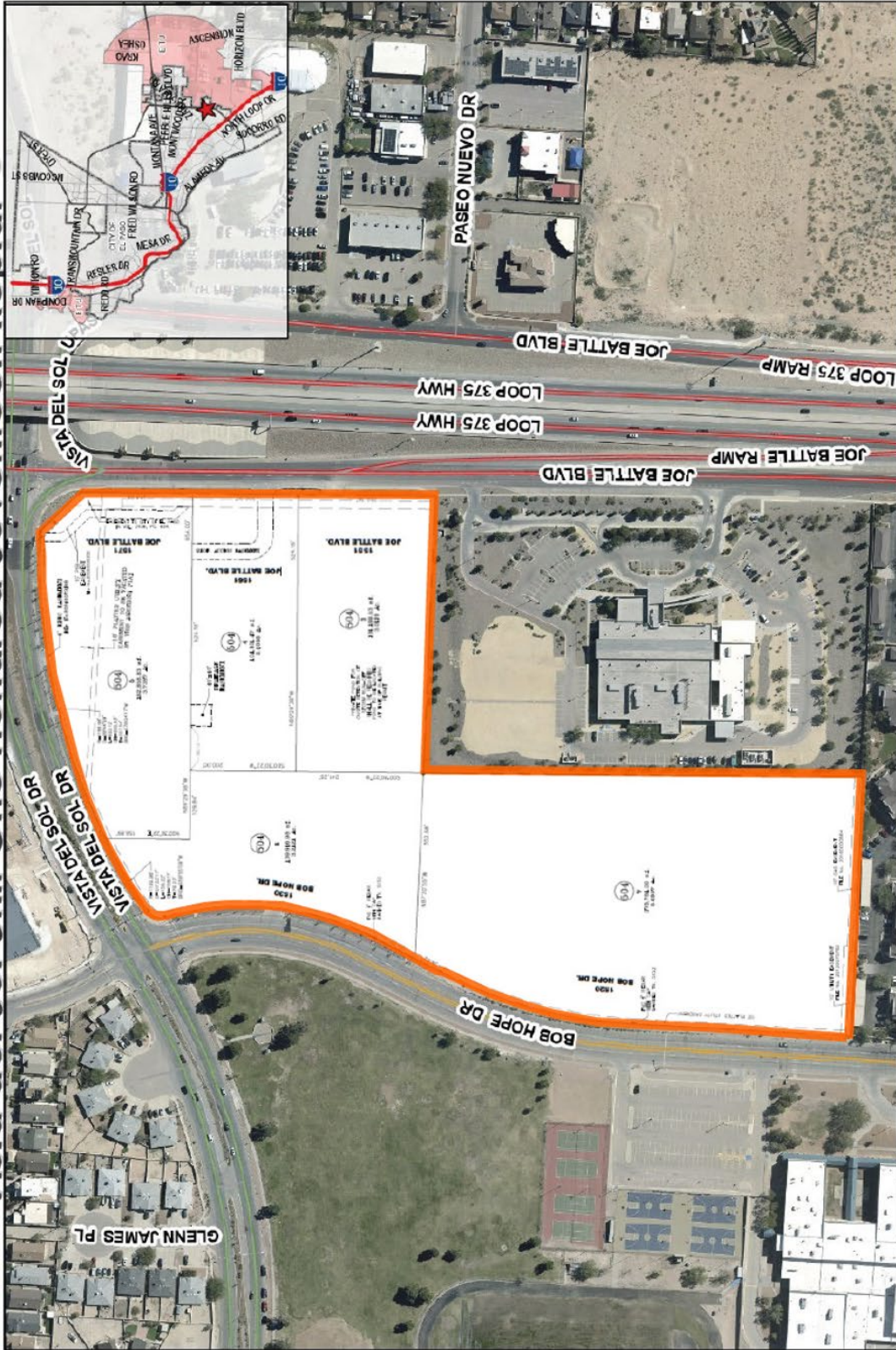
1. **Approval:** The CPC finds that the proposed plat is in conformance with all applicable requirements of Title 19 of the El Paso City Code. **(Staff Recommendation)**
2. **Approval with Conditions:** The CPC may impose conditions that bring the proposed plat into conformance with all applicable requirements 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

ATTACHMENT 1

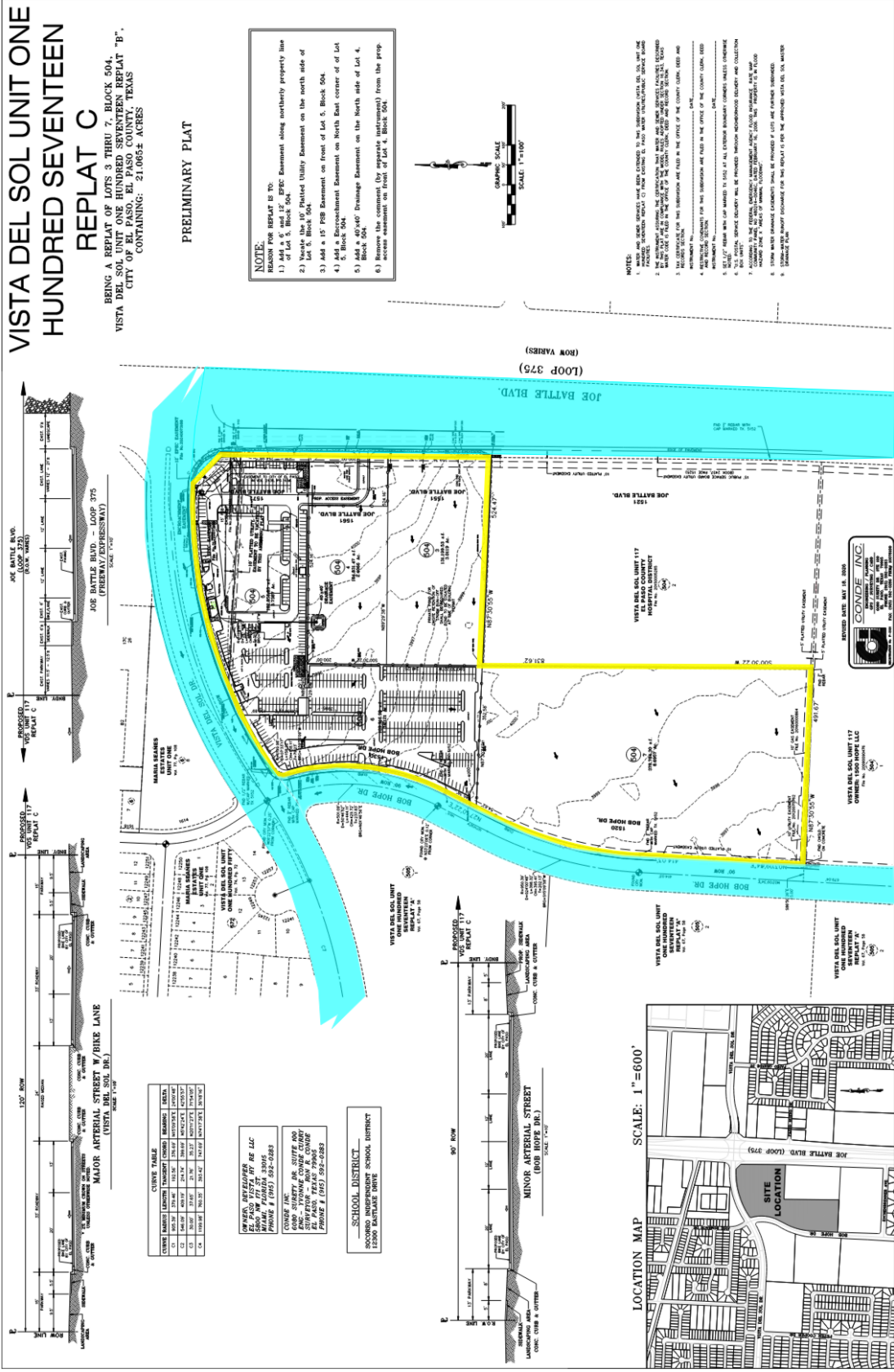
Vista del Sol Unit One Hundred Seventeen Replat-C



Subject Property

This map is designed for illustrative purposes only. The location of the subject property is shown for reference only. The map may be revised to reflect changes in the subject property. The map is not to be used for any other purpose. The Planning & Inspections Department is not responsible for any errors or omissions. The Planning & Inspections Department is not responsible for any errors or omissions. The Planning & Inspections Department is not responsible for any errors or omissions.

ATTACHMENT 2

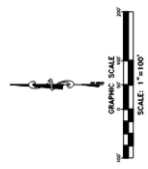


VISTA DEL SOL UNIT ONE HUNDRED SEVENTEEN REPLAT C

BEING A REPLAT OF LOTS 3 THRU 7, BLOCK 504,
VISTA DEL SOL UNIT ONE, HUNDRED SEVENTEEN REPLAT "B",
CITY OF EL PASO, EL PASO COUNTY, TEXAS
CONTAINING: 21.066± ACRES

PRELIMINARY PLAT

- NOTE:**
REASON FOR REPLAT IS TO:
- 1) Add a 10' Easement along westerly property line of Lot 5, Block 504.
 - 2) Remove the 10' Deeded Utility Easement on the north side of Lot 5, Block 504.
 - 3) Add a 15' FB Easement on front of Lot 5, Block 504.
 - 4) Add a Encroachment Easement on North East corner of Lot 5, Block 504.
 - 5) Block 504.
 - 6) Remove the comment (By separate instrument) from the prop. access easement on front of Lot 4, Block 504.



- NOTES:**
1. THIS PLAT, SHOWS LOTS, HAS BEEN PREPARED BY THE ENGINEER, UNDER THE CLOSEST SUPERVISION OF THE COUNTY CLERK, AND THE COUNTY CLERK HAS REVIEWED THE PLAT AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE PLAT ACT.
 2. THE ENGINEER HAS BEEN LICENSED BY THE STATE OF TEXAS AND IS A MEMBER OF THE PROFESSIONAL ENGINEERS SOCIETY OF TEXAS.
 3. THE COUNTY CLERK HAS REVIEWED THIS INSTRUMENT AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE PLAT ACT.
 4. ALL INSTRUMENTS REQUIRED FOR THIS INSTRUMENT ARE FILED IN THE OFFICE OF THE COUNTY CLERK, AND THE ENGINEER HAS BEEN LICENSED BY THE STATE OF TEXAS AND IS A MEMBER OF THE PROFESSIONAL ENGINEERS SOCIETY OF TEXAS.
 5. ALL INSTRUMENTS REQUIRED FOR THIS INSTRUMENT ARE FILED IN THE OFFICE OF THE COUNTY CLERK, AND THE ENGINEER HAS BEEN LICENSED BY THE STATE OF TEXAS AND IS A MEMBER OF THE PROFESSIONAL ENGINEERS SOCIETY OF TEXAS.
 6. THE ENGINEER HAS BEEN LICENSED BY THE STATE OF TEXAS AND IS A MEMBER OF THE PROFESSIONAL ENGINEERS SOCIETY OF TEXAS.
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 9. THE ENGINEER HAS BEEN LICENSED BY THE STATE OF TEXAS AND IS A MEMBER OF THE PROFESSIONAL ENGINEERS SOCIETY OF TEXAS.

CURVE TABLE

CHORD BEARS	LENGTH	TANGENT	CHORD	BEARINGS	DELTA
1	100.00	15.71	100.00	90° 00' 00"	90° 00' 00"
2	100.00	15.71	100.00	90° 00' 00"	90° 00' 00"
3	100.00	15.71	100.00	90° 00' 00"	90° 00' 00"
4	100.00	15.71	100.00	90° 00' 00"	90° 00' 00"

OWNER: REPLICATOR RE LLC
5500 NW 77th St
Miami, FL 33155
PHONE # (305) 582-6283

ENGINEER: CONDE INC.
6000 S. SYSTEMS AVENUE # 600
SUITE 100
DALLAS, TX 75249
PHONE # (972) 392-4283

SCHOOL DISTRICT:
SCHOOL DISTRICT
12000 BARCLAY DRIVE

LOCATION MAP
SCALE: 1" = 600'



ATTACHMENT 3

VISTA DEL SOL UNIT ONE HUNDRED SEVENTEEN REPLAT C

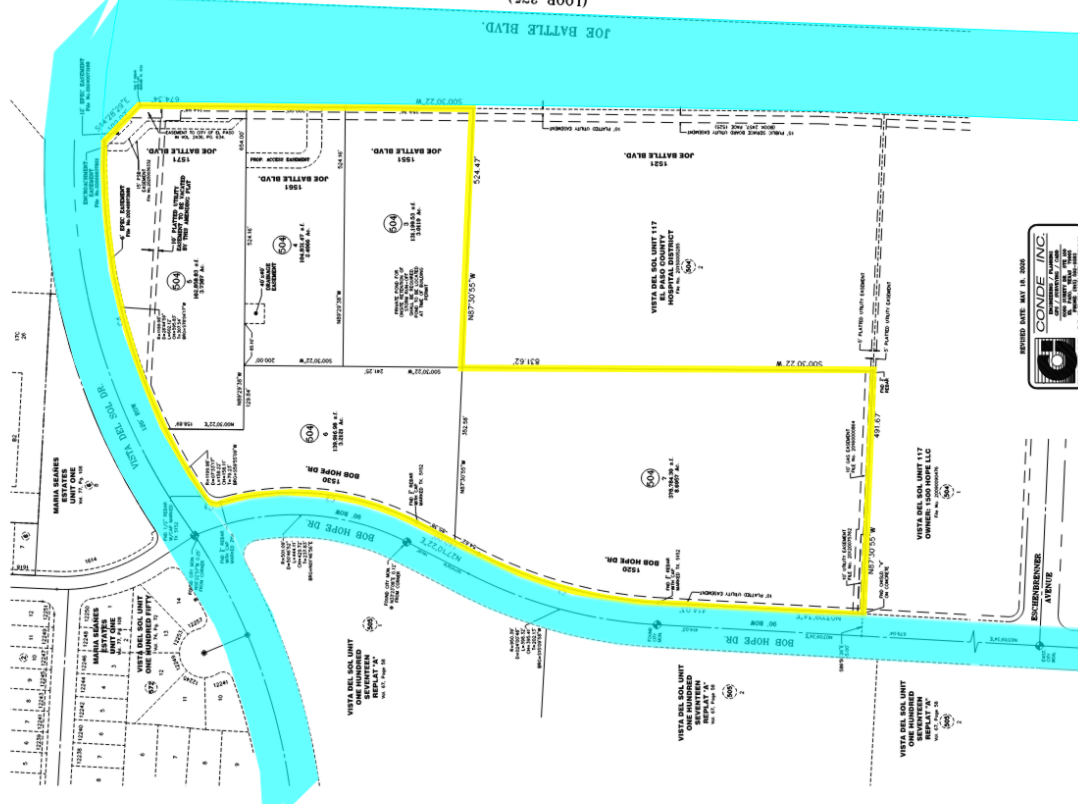
BEING A REPLAT OF LOTS 3 THRU 7, BLOCK 504,
VISTA DEL SOL UNIT ONE HUNDRED SEVENTEEN REPLAT "B",
CITY OF DEL PASO, EL PASO COUNTY, TEXAS
CONTAINING: .21,069± ACRES

NOTE:
REASON FOR REPLAT IS TO:
1) Add a 5' wide EPRC Easement along northerly property line of Lot 5, Block 504.
2) Locate the 10' Easement Utility Easement on the north side of Lot 5, Block 504.
3) Add a 10' FRB Easement on front of Lot 5, Block 504.
4) Add a Encroachment Easement on North East corner of Lot 5, Block 504.
5) Block 504 Drainage Easement on the North side of Lot 4, Block 504.
6) Remove the comment (Or separate instrument) from the prop. access easement on front of Lot 4, Block 504.

DEDICATION
I, [Name], do hereby dedicate to the public, including successors, the right of way and easements shown on this plat, including the right of way and easements shown on this plat, for the purpose of [purpose]. This dedication is made for the use and benefit of the public and shall not be subject to any conditions, covenants, or restrictions. I warrant that I am the owner of the property being dedicated and that I have the authority to make this dedication. This dedication shall be subject to any conditions, covenants, or restrictions that may be imposed by the City of Del Paso, Texas, or any other authority having jurisdiction over the property being dedicated. I warrant that I have read and understand the contents of this plat and that I agree to the terms and conditions of this dedication. I warrant that I have read and understand the contents of this plat and that I agree to the terms and conditions of this dedication. I warrant that I have read and understand the contents of this plat and that I agree to the terms and conditions of this dedication.

CITY PLAN COMMISSION
The City Plan Commission has reviewed the plat and the conditions of the dedication in accordance with Chapter 112 of the Local Government Code of Texas and has approved the plat on [date].
Approved for filing this [date] at [time].
Planning and Inspection Director

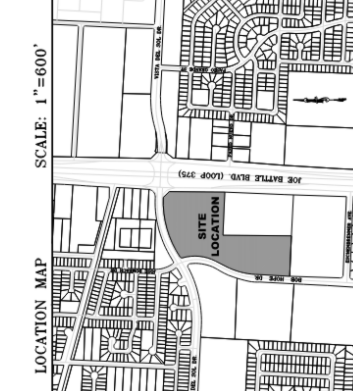
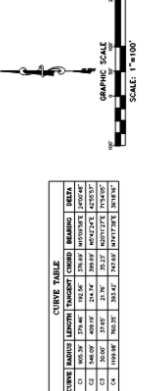
FILING
This plat was recorded in the office of the County Clerk of El Paso County, Texas, on [date] at [time].
County Clerk



- NOTES:**
1. THE CITY OF DEL PASO, TEXAS, HAS REVIEWED THIS PLAT AND HAS APPROVED THE PLAT FOR RECORDATION IN THE PUBLIC RECORDS OF THE COUNTY CLERK OF EL PASO COUNTY, TEXAS.
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CHURVE TABLE

CHURVE NO.	CHURVE RADIUS	CHURVE LENGTH	CHURVE AREA	CHURVE PERIMETER
1	100.00	157.08	15,708.00	314.16
2	200.00	314.16	31,416.00	628.32
3	300.00	471.24	47,124.00	942.48
4	400.00	628.32	62,832.00	1,256.64
5	500.00	785.40	78,540.00	1,570.80
6	600.00	942.48	94,248.00	1,884.96
7	700.00	1,099.56	1,09,956.00	2,199.12
8	800.00	1,256.64	1,25,664.00	2,513.28
9	900.00	1,413.72	1,41,372.00	2,827.44
10	1,000.00	1,570.80	1,57,080.00	3,141.60



ATTACHMENT 4



RESUBDIVISION COMBINATION APPLICATION

DATE: 5/1/26 FILE NO. _____

SUBDIVISION NAME: VISTA DEL SOL UNIT 117 REPLAT "C"

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
BEING A REPLAT OF LOTS 3 THRU 7, BLOCK 504, VISTA DEL SOL UNIT ONE HUNDRED SEVENTEEN REPLAT "B"; 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	_____	_____	Office	_____	_____
Duplex	_____	_____	Street & Alley	<u>3.7387</u>	<u>1</u>
Apartment	_____	_____	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____	_____	_____	_____
School	_____	_____	_____	_____	_____
Commercial	<u>17.326</u>	<u>5</u>	Total No. Sites	<u>6</u>	_____
Industrial	_____	_____	Total (Gross) Acreage	<u>21.065</u>	_____

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

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: _____

10. Improvement Plans submitted? Yes No

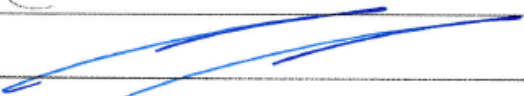
11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes No

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 El Paso Vista HY RE, LLC 5800 NW 171 St. Miami, Fl 33015 915-592-0283
 (Name & Address) (Email) (Phone)
13. Developer El Paso Vista HY RE, LLC 5800 NW 171 St. Miami, Fl 33015 915-592-0283
 (Name & Address) (Email) (Phone)
14. Engineer Conde, Inc., 6080 Surety Dr., Ste. 100 El Paso, Texas 79905 915-592-0283
 (Name & Address) (Email) (Phone)

OWNER SIGNATURE:  _____

REPRESENTATIVE SIGNATURE:  _____

REPRESENTATIVE CONTACT (PHONE): 915-592-0283 _____

REPRESENTATIVE CONTACT (E-MAIL): cconde@condeinc.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

1. Include the street width on each side of the centerline for Bob Hope Drive and Vista del Sol Drive on the face of both the preliminary and final plats.
2. Please include a tree representation within the parkway area on the provided street cross sections.
3. Provide the restrictive covenants document referenced in plat note No. 4
4. Please label all buildings or structures on the preliminary plat to indicate whether they will remain or be demolished.
5. Provide current tax certificate(s) showing a zero balance.

Planning and Inspections Department- Land Development Division

SUSU26-00037 - VISTA DEL SOL UNIT 117 REPLAT C - APPROVED

1. All stormwater flumes shall be diagonal in the direction of existing street receiving the flow.
2. Secure drainage easement agreements between lots.
3. Label landscape on Joe Battle typical street cross section along the parkway

Parks and Recreation Department

We have reviewed **Vista Del Sol Unit 117 Replat C** resubdivision plat map and on behalf of Parks & Recreation Department, we offer Developer / Engineer the following comments:

This is a resubdivision plat map which acreage is not being increased, as evidenced by the original and amending subdivision thus meeting the requirements to be excluded from the calculation for Parkland Dedication Ordinance Title 19 – Subdivision and Development Plats, **Chapter 19.20 – Parks and Open Space** as noted below.

19.20.060 - Exclusions from dedication requirement.

Exclusions. The following shall be excluded from the calculation for parkland dedication. In all instances, the burden of proof shall be on the subdivider to demonstrate that the plat meets the requirements of this chapter:

B. A replat or an amendment to a subdivision plat where the only change to the original subdivision plat is that easements or rights-of-way are eliminated, added or changed and there is no increase in density.

Streets and Maintenance Department

Had no comments.

Streets lights:

Street Lights does not object to this request.

Joe Battle Blvd. (Loop 375) is a Texas Department of Transportation (TXDoT) right-of-way (ROW). 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.

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.

Contract Management:

No objection to application.

1. For future development, a complete set of improvement plans shall be submitted for review.
2. Indicate that any proposed infrastructure improvements located within the city right-of-way must follow the design standards for construction (DSC), in accordance with its municipal code.
3. Indicate that any damage to existing infrastructure caused by the development of this project must be restore to its original or better condition.

El Paso Water

We have received the above referenced development and provide the following comments:

EPWater does not object to this request.

Joe Battle Blvd. is a Texas Department of Transportation (TxDOT) right-of-way. All proposed water and sanitary sewer work to be performed within Joe Battle Blvd. right-of-way requires written permission from TxDOT.

The Owner/Developer has entered into a Development Agreement with the El Paso Water – Public Service Board (EPWater-PSB) to construct, an 8-inch diameter water main along a PSB easement to provide service to this property. The Developer’s utility contractor is currently installing the required water main which will be available for permanent service once EPWater-PSB issues a Letter of Final Acceptance of the facilities.

Water:

There is an existing 48-inch diameter water main extending along a 25-foot PSB easement west of and parallel to Joe Battle Blvd. No direct service connections are allowed to this main as per the El Paso Water – Public Service Board (EPWater-PSB) Rules and Regulations.

There is an existing 12-inch diameter water main extending along Vista Del Sol Dr. approximately 25-feet south of the northern right-of-way line. This main can be extended to provide service.

There is an existing 12-inch diameter water main extending along Bob Hope Dr. approximately 35-feet west of the eastern right-of-way line. This main is available to provide service.

Previous water pressure readings from fire hydrant # 6470 last tested on 10/18/21, located at the southeast corner of the intersection of Bob Hope Dr. and Vista Del Sol Dr., have yielded a static pressure of 50 pounds per square inch, a residual pressure of 45 pounds per square inch, and a discharge flow of 919 gallons per minute.

Sanitary Sewer:

There is an existing 8-inch diameter sanitary sewer main extending along a 25-foot PSB easement west of and parallel to Joe Battle Blvd. This main is available to provide service.

There is an existing 12-inch diameter sanitary sewer main extending along Vista Del Sol Dr. approximately 36-feet north of the southern right-of-way line. This main is available to provide service.

There is an existing 8-inch diameter sanitary sewer main extending along Bob Hope Dr. approximately 40-feet east of the western right-of-way line. This main is available to provide service.

General:

No building, reservoir, structure, parking stalls, trees, 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, buildings, curbs or any structure that will interfere with the access to the PSB easements. There shall be at least 5-foot setback from the easement line to any building, sign or structure. All easements dedicated for public water and sanitary sewer facilities shall comply with the EPWater-PSB Easement Policy. The PSB easements shall be improved to allow the operation of EPWater maintenance vehicles. EPWater-PSB requires access to the proposed water, sanitary sewer facilities, appurtenances, and meters within the easement 24 hours a day, seven (7) days a week.

Each lot shall have a water and sewer connection fronting the limits of each lot.

EPWater-PSB requests that the lot be graded such that sanitary sewer service to each lot can be provided via gravity system.

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.

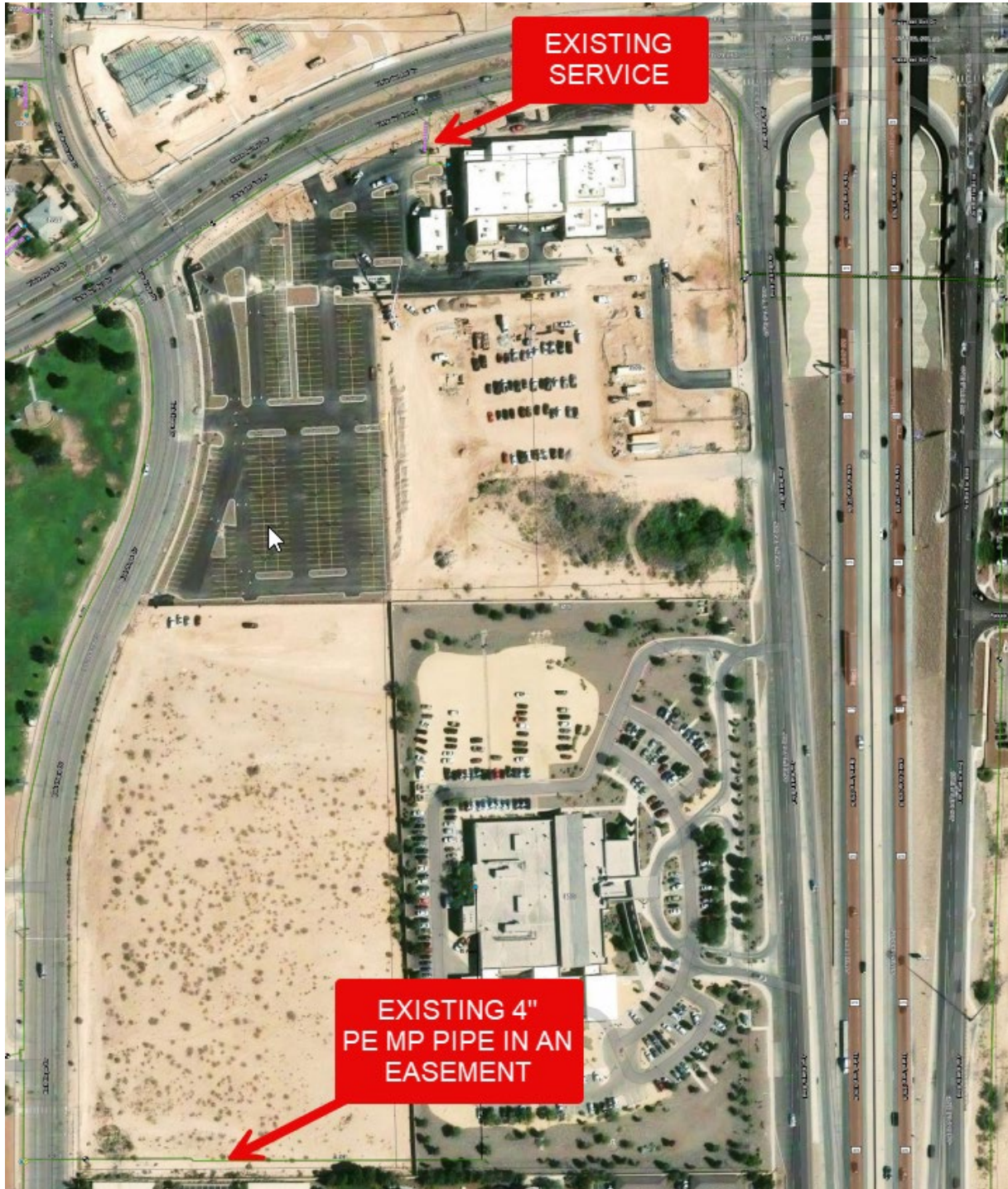
EPWater requires a new service application to provide additional service to the property. New service applications are available at 1154 Hawkins, 3rd floor and should be made 6 to 8 weeks in advance of construction to ensure water for construction work. A site plan, utility plan, grading and drainage 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:

No comments received.

Texas Gas

In reference to Case SUSU26-00037 – Vista Del Sol Unit One Hundred Seventeen Replat C, Texas Gas Service has an existing service line at 1571 Joe Battle Blvd., as well as a 4-inch PE medium-pressure (MP) main located at 1520 Bob Hope Dr., along the south property line within an existing easement (see image below for reference).



El Paso Electric

We have no comments for Vista Del Sol Unit One Hundred Seventeen Replat C.

Fire Department

No comments received.

El Paso County

No comments received.

El Paso County Water Improvement District # 1

No comments received.

El Paso Central Appraisal District

There are no comments for Vista del Sol #117 Replat C from Central Appraisal.

Texas Department of Transportation

No comments received.

Sun Metro

No comments received.

Capital Improvement Department

No comments received.

El Paso County 911 District

No comments received.