

# Seafox Addition



City Plan Commission — August 14, 2025

CASE NUMBER/TYPE:	SUSU25-00066 – Major Final
CASE MANAGER:	Alonso Hernandez, (915) 212-1585, HernandezJA5@elpasotexas.gov
PROPERTY OWNER:	Worldwide, LLC
REPRESENTATIVE:	Robert Steffens, Olsson
LOCATION:	West of U.S. Highway 54 and North of Stan Roberts Sr Ave. (District 4)
PROPERTY AREA:	1,038.9 acres
VESTED RIGHTS STATUS:	Not Vested
PARK FEES:	Not Required
ZONING DISTRICT(S):	C-4 (Commercial)
RELATED APPLICATIONS:	SUSU24-00065 Seafox Addition

**SUMMARY OF RECOMMENDATION:** Staff recommendation is **APPROVAL** of Seafox Addition on a Major Final basis.

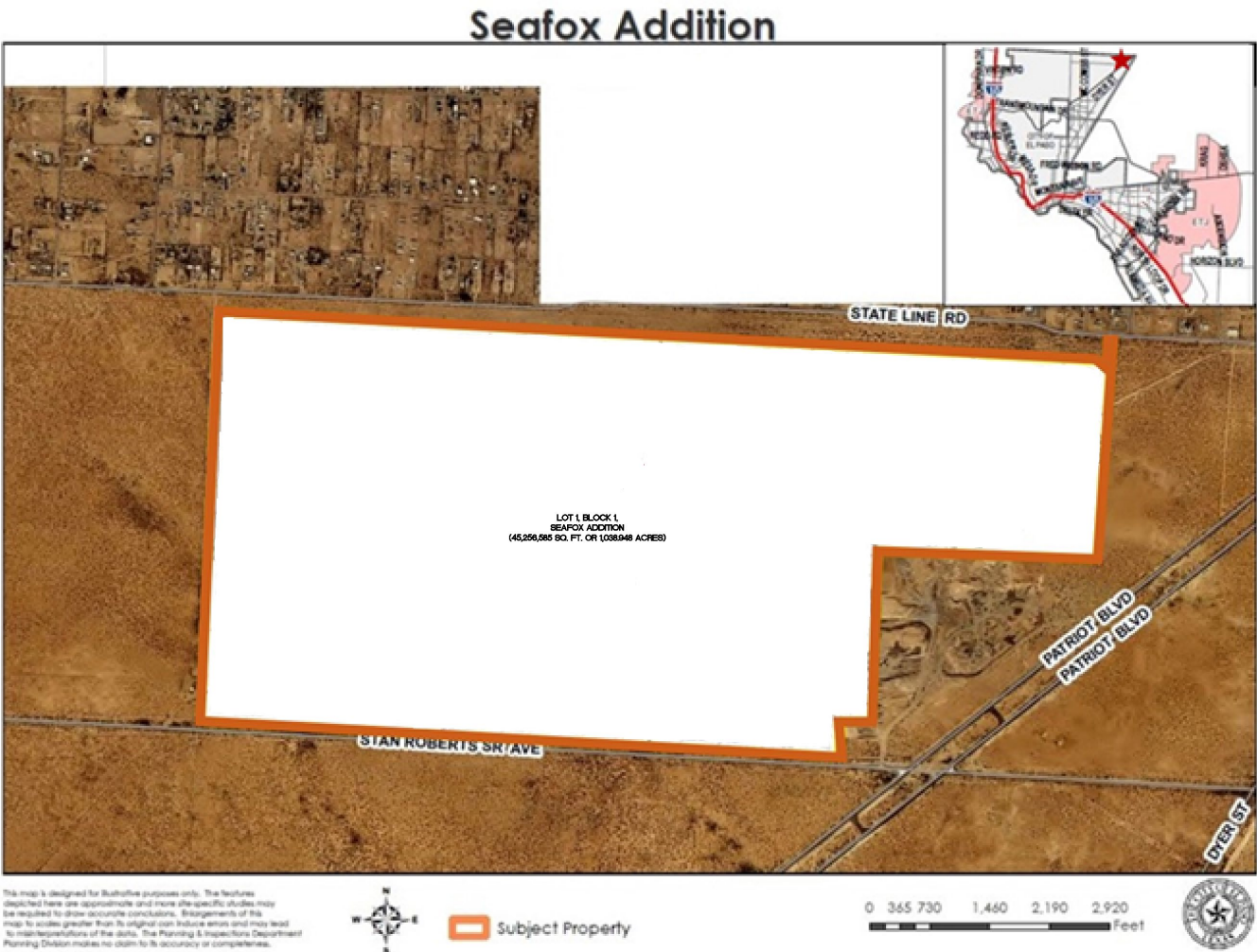


Figure A: Proposed plat with surrounding area

**DESCRIPTION OF REQUEST:** The applicant is proposing to subdivide 1,038.94 acres to create a one-lot commercial subdivision. Above-ground retention basins will be utilized for stormwater capture and treatment. Access to the subdivision will be from Stan Roberts Sr Ave. The application is being reviewed under the current Subdivision code.

**CASE HISTORY/RELATED APPLICATIONS:** The City Plan Commission, at its regular meeting of September 19, 2024, voted to approve Seafox Addition (SUSU24-00065) on a Major Preliminary basis. The current application complies with the previously-approved subdivision.

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

Surrounding Zoning and Use	
North	R-F (Ranch and Farm) / Vacant
South	R-F (Ranch and Farm) / Vacant
East	R-F/Q(SC) (Ranch and Farm and Quarry / special contact) / Vacant
West	Q/SP (Quarry / special contract) / Vacant
Nearest Public Facility and Distance	
Park	Futureland Park (1.89)
School	Barron Elementary (4.26 mi.)
Plan El Paso Designation	
G-7 (Industrial and/or Railyards)	
Impact Fee Service Area	
Northeast	

**PUBLIC COMMENT:** N/A

**PLAT EXPIRATION:** This application will expire on **August 14, 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.

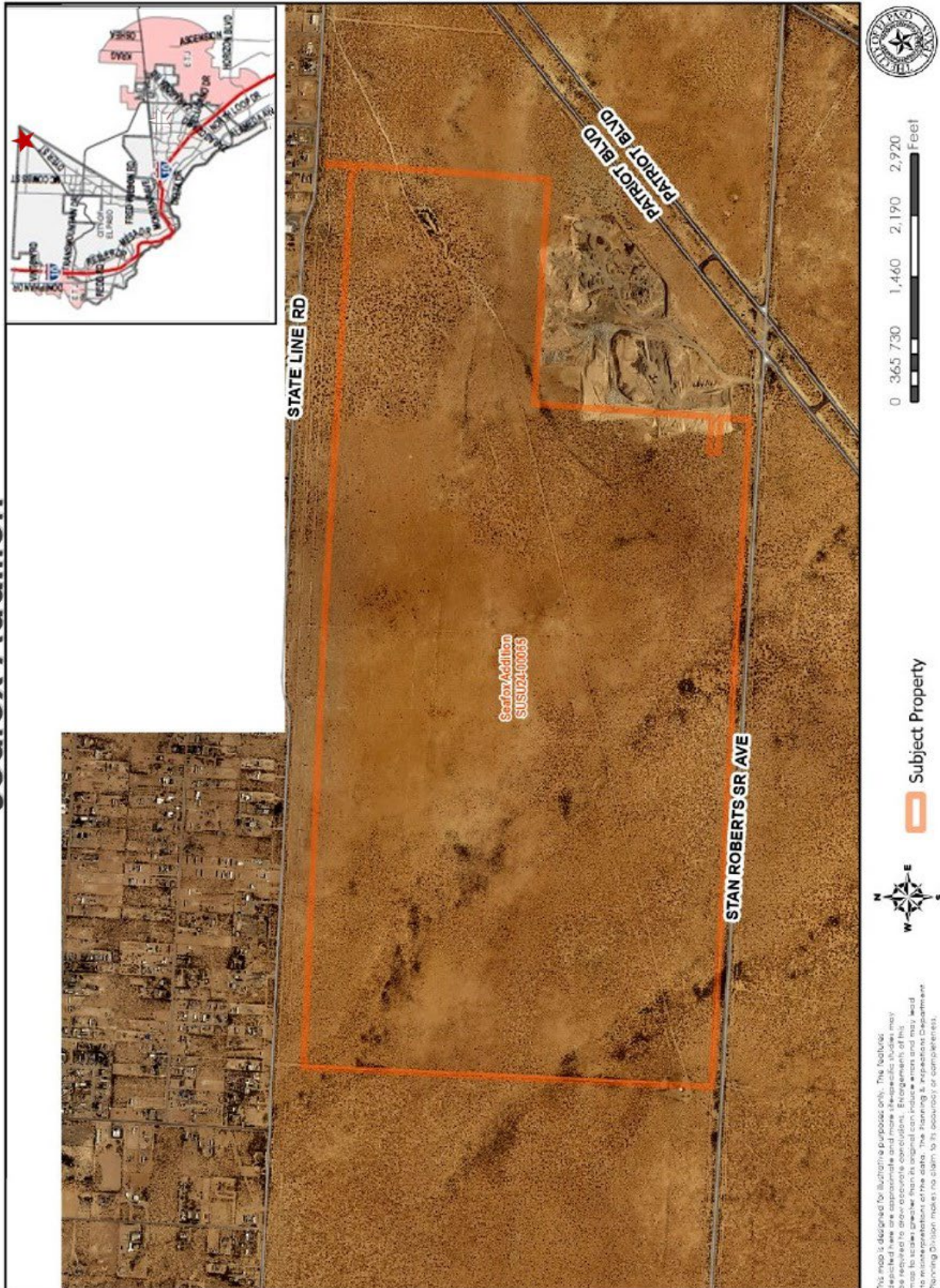
**ATTACHMENTS:**

1. Aerial Map
2. Final Plat
3. Application
4. Department Comments

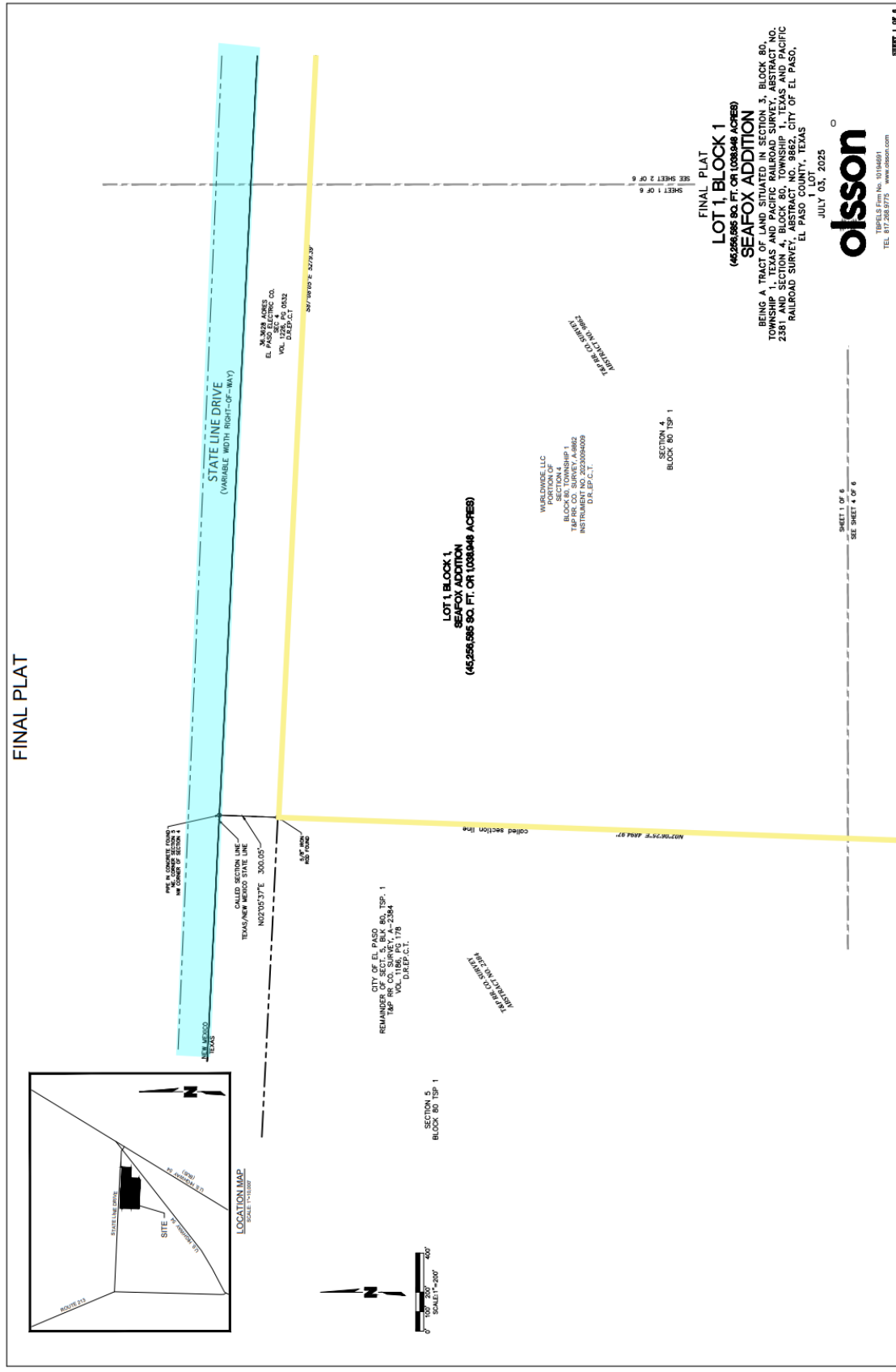


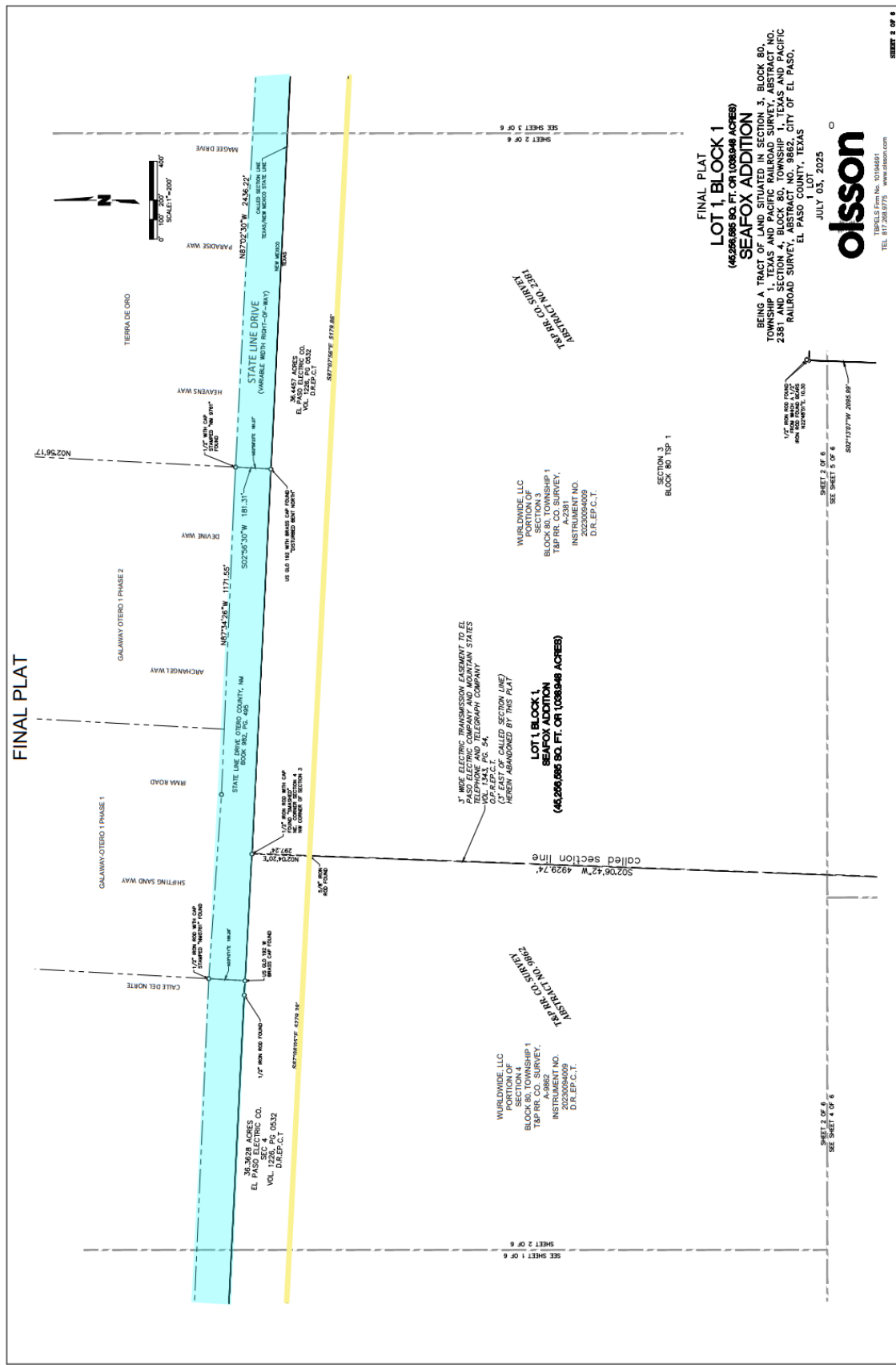
# ATTACHMENT 1

## Seafox Addition



# ATTACHMENT 2

















# ATTACHMENT 3



## MAJOR FINAL APPLICATION

DATE: 07/08/2025 FILE NO. \_\_\_\_\_  
SUBDIVISION NAME: SEAFOX ADDITION

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)  
SEAFOX ADDITION, LOT 1, BLOCK 1
  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:	_____	_____
Industrial	<u>1038.948</u>	<u>1</u>	Total (Gross) Acreage:	_____	_____
  3. What is existing zoning of the above described property? C-4 Proposed zoning? C-4
  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 ☐ N/A
  6. What type of drainage is proposed? (If applicable, list more than one)  
PER THE ORDINANCE ON THE PROPERTY, THE SITE REQUIRES FULL  
INFILTRATION TO MEET 130% OF THE 100-YEAR STORMWATER VOLUME
  7. Are special public improvements proposed in connection with development? Yes ☐ No ☐ PUBLIC IMPROVEMENTS ALREADY UNDERWAY
  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 ☐ PUBLIC IMPROVEMENTS ALREADY UNDERWAY AND HAVE BEEN COORDINATED WITH CAPITAL IMPROVEMENT PROJECTS GROUP
  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	Worldwide LLC dba Statue LLC		
		(Name & Address, Zip)	(Email)	(Phone)
13.	Developer	OLSSON, INC, 7301 W. 133RD STREET, SUITE 200	RSTEFFENS@OLSSON.COM	316-648-3215
		(Name & Address, Zip)	(Email)	(Phone)
14.	Engineer	OLSSON, INC, 7301 W. 133RD STREET, SUITE 200	RSTEFFENS@OLSSON.COM	316-648-3215
		(Name & Address, Zip)	(Email)	(Phone)

OWNER SIGNATURE: \_\_\_\_\_

REPRESENTATIVE SIGNATURE: *Rosalyn Steffen* \_\_\_\_\_

REPRESENTATIVE CONTACT (PHONE): 316-648-3215 \_\_\_\_\_

REPRESENTATIVE CONTACT (E-MAIL): RSTEFFENS@OLSSON.COM \_\_\_\_\_

NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING  
UNTIL THE PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND  
COMPLETENESS.

# **ATTACHMENT 4**

## **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. Provide original copy of the Tax certificate with zero balance.
2. This property is subject to impact fees. The table and respective language shall be included on the face of the final approved and recorded plat. Please update both the final and preliminary plats according to the following table, which outlines how impact fees shall be calculated:

### **APPENDIX B IMPACT FEE ASSESSMENT SCHEDULES**

Northeast Service Area			
Meter Size	Meter Capacity Ratio	Water*	Wastewater
Less than 1 inch	1.00	\$1,508	\$372
1 inch	1.67	\$2,518	\$622
1½ inch	3.33	\$5,019	\$1,240
2 inch	5.33	\$8,033	\$1,985
3 inch	10.00	\$15,072	\$3,725
4 inch	16.67	\$25,125	\$6,209
6 inch	33.33	\$50,235	\$12,415
8 inch	53.33	\$80,379	\$19,864
10 inch	76.67	\$115,557	\$28,558
12 inch	143.33	\$216,027	\$53,388

3. Please add the CPC Approval Statement and the corresponding signature lines to the Final Plat.
4. Include the Filing statement on the Final Plat.
5. Provide tax certificate statement on the final plat notes.
6. Include restrictive covenants statement on the final plat notes if applicable. Provided instrument does not correspond to the required covenants.
7. Staff recommends to update provided postal delivery service statement to the following:

This subdivision shall provide for postal delivery service. The subdivider will coordinate installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivisions. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.
8. Provide the adequate school district applicable to the proposed subdivision (Ysleta)
9. Please ensure that the subdivision name is in boldface type, no smaller than one-half inch in height, so that it stands out for easy identification.
10. Provide name and width of abutting rights-of-way on the Final Plat.
11. Provide address or proposed address for the lot on Final Plat.
12. Staff recommends including an Overall Plan that shows the full parcel subdivided into the sections presented on each sheet (1–5), for easier and clearer identification.
13. Please double-check the 'Preliminary' note on Sheet 6 of 6. If it is not necessary , remove it.
14. Include a location map on each sheet that indicates the specific part of the parcel represented on the plat.

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

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

The Developer/Engineer shall address the following comments:



1. On the preliminary plat, provide the direction of flow of all watercourses, location, type, material and size of any existing and proposed storm water drainage structures and/or facilities.
2. **Submit the complete public improvement plans for the Stan Roberts Ave. under SIPS24-00015 in order to review.**
3. Provide print-out of the mathematical closure of the exterior boundary of the subdivision indicating the error of closure - (Provide bearings and distance for the complete exterior lot).
4. Fully dimension the easements by bearing and distance or provide a document book and page recording reference numbers, including El Paso Electric Co. easement along Stan Robert Ave.
5. **Provide header curb instead of curb and gutter along proposed Stan Robert Ave. (onsite ponding area).**
6. The subdivision shall be tied to a horizontal control by bearing and distance to either a section corner, survey line, the National Geodetic Survey monument, City monument or other known and accepted survey points. This tie shall be delineated on the plats.
7. Provide and label note on the plat: "If lots are further subdivided, then additional private easement shall be required".
8. Verify "480214IND0A" on Flood zone determination note 10.
9. Provide official address for the Lot 1, Block 1.

#### **Parks and Recreation Department**

We have reviewed **Seafox Addition** a major final plat map and on behalf the Parks & Recreation Department, we offer the Developer / Engineer the following comments:

1. According to the 380 agreement the fees have been waived.

#### **El Paso Water**

El Paso Water does not object to this request.

The subject property is located within the City of El Paso Northeast Impact Fee Service Area. Impact fees will be assessed and collected at the time the El Paso Water receives an application for water and sanitary sewer services. There are no water/sewer mains in the vicinity of the subject property at this time. Water and sewer can be made available in the manner described below.

#### **Water:**

Currently a 24-inch water transmission main along Stan Roberts Sr. Avenue is under construction. The estimate time of completion is fall of 2025. No direct service connections are allowed to this main as per the El Paso Water - Public Service Board Rules & Regulations. A small diameter main will also be installed parallel with the above described 24-inch water transmission main. This small diameter water main will be available for service once Final completion has been issued. The developer is to provide the anticipated locations and sizes of services.

#### **Sanitary Sewer:**

Currently a 21-inch sanitary sewer interceptor along Stan Roberts Sr. Avenue is under construction. Estimated time of completion is fall of 2025. No direct service connections are allowed to this main as per the El Paso Water - Public Service Board Rules & Regulations. Stub-outs will also be installed along with the above described 21-inch sanitary sewer interceptor main. Stub-outs will be available for service once Final completion has been issued.

#### **General:**

An application for water and sanitary sewer services should be submitted 6 to 8 weeks prior to construction to ensure water for construction work. Additional service applications are available at 1154 Hawkins, 3rd Floor. 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 EPWU – 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.

**Traffic and Transportation:**

SaM traffic & transportation engineering has the following comments:

- TIA approved on recommendations and conclusions.
- Roadway improvements are responsible of the developer.

**Contract Management**

Comm.-

Indicate when placing Sidewalks the municipal Code Chapter 19.21 of Sidewalks shall be followed, and Chapter 13.04.020 Sidewalk Specifications.

Comm.-

Indicate that for driveways the municipal code chapter 13.12 shall be followed.

Comm.-

Indicate that any type of restoration must be compliant as per the Design Standards for Construction and its addendums.

**Street lights**

**Street Lights Department** does not object to this request.

Location/Vicinity map shall show Stan Roberts Sr. Ave. (F.M. road 2529) and McCombs St.

On Plans sheet 4 of 6 and 5 of 6 clarify if section of Stan Roberts Sr. Ave. is part of F.M. road 2529.

Stan Roberts Sr. Ave. (F.M. road 2529) is a Texas Department of Transportation (TXDOT) right of way (ROW). Street illumination is subject to State of Texas code and regulations.

For the development of this 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.

**Texas Gas**

In reference to SUSU25-00066 - Seafox Addition, Texas Gas Service does not have any comments.

**El Paso Electric**

We have no comments for Seafox Addition.

**Texas Department of Transportation**

If access is required from US 54, a permit application must be submitted to TxDOT to obtain approval for the access point.

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

The mentioned item is not within the boundaries of EPCWID.

**El Paso Central Appraisal District**

There are no comments for Seafox Addition Subdivision from Central Appraisal.

**Fire Department**

No adverse comments.

**El Paso County 911 District**

No comments received.

**El Paso County**

No comments received.

**Sun Metro**

No comments received.

**Streets and Maintenance Department**

No comments received.

**Capital Improvement Department**

No comments received.