

# Cevalia Avenue

City Plan Commission — March 26, 2026 **(REVISED)**



|                                  |  |
|----------------------------------|--|
| <b>CASE NUMBER/TYPE:</b>         | <b>SUSU26-00018 – Major Combination</b>                              |
| <b>CASE MANAGER:</b>             | Saul Fontes, (915) 212-1606, FontesSA@elpasotexas.gov                |
| <b>PROPERTY OWNER:</b>           | County of El Paso  |
| <b>REPRESENTATIVE:</b>           | CSA Design Group   |
| <b>LOCATION:</b>                 | South of Vista Del Sol Dr. and East of Joe Battle Blvd. (District 7) |
| <b>PROPERTY AREA:</b>            | 1.26 acres   |
| <b>VESTED RIGHTS STATUS:</b>     | Not Vested   |
| <b>PARK FEES:</b>                | Park Fees Not Required   |
| <b>EXCEPTIONS/MODIFICATIONS:</b> | Yes, see following section   |
| <b>ZONING DISTRICT(S):</b>       | C-4 (Commercial)   |

**SUMMARY OF RECOMMENDATION:** Staff recommends **APPROVAL** of Cevalia Avenue on a Major Combination basis and **APPROVAL** of the exception request.

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

- To waive the construction of 1' foot of sidewalk along both sides of Cevalia Avenue.

## Cevalia Avenue



This map is designed for illustrative purposes only. The features depicted 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 errors and may lead to misinterpretations of the data. The Planning & Inspections Department Planning Division makes no claim to its accuracy or completeness.



Subject Property



Figure A: Proposed plat with surrounding area

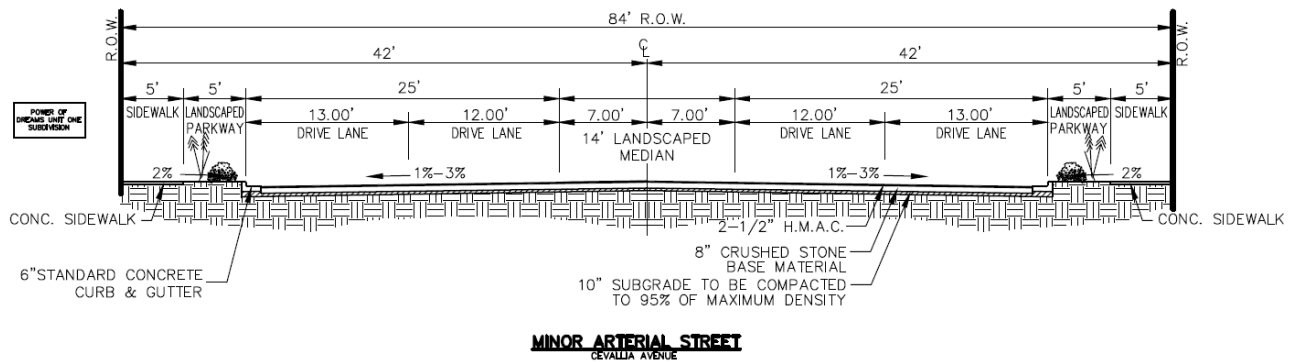
**DESCRIPTION OF REQUEST:** The applicant is proposing to subdivide to 1.26 acres of land into public R.O.W to be known as Cevallia Avenue, a minor arterial to be dedicated to the City of El Paso. The street is to be extended East to West and will connect to Joe Battle Boulevard. This application was reviewed under the current subdivision code.

**CASE HISTORY/RELATED APPLICATIONS:** N/A

**EXCEPTIONS, MODIFICATIONS, OR WAIVER REQUESTS:** The applicant is requesting one (1) exception request 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 exception includes the following:

1. To waive the construction of 1' foot of sidewalk along both sides of Cevallia Avenue.

**PROPOSED CROSS-SECTION:**



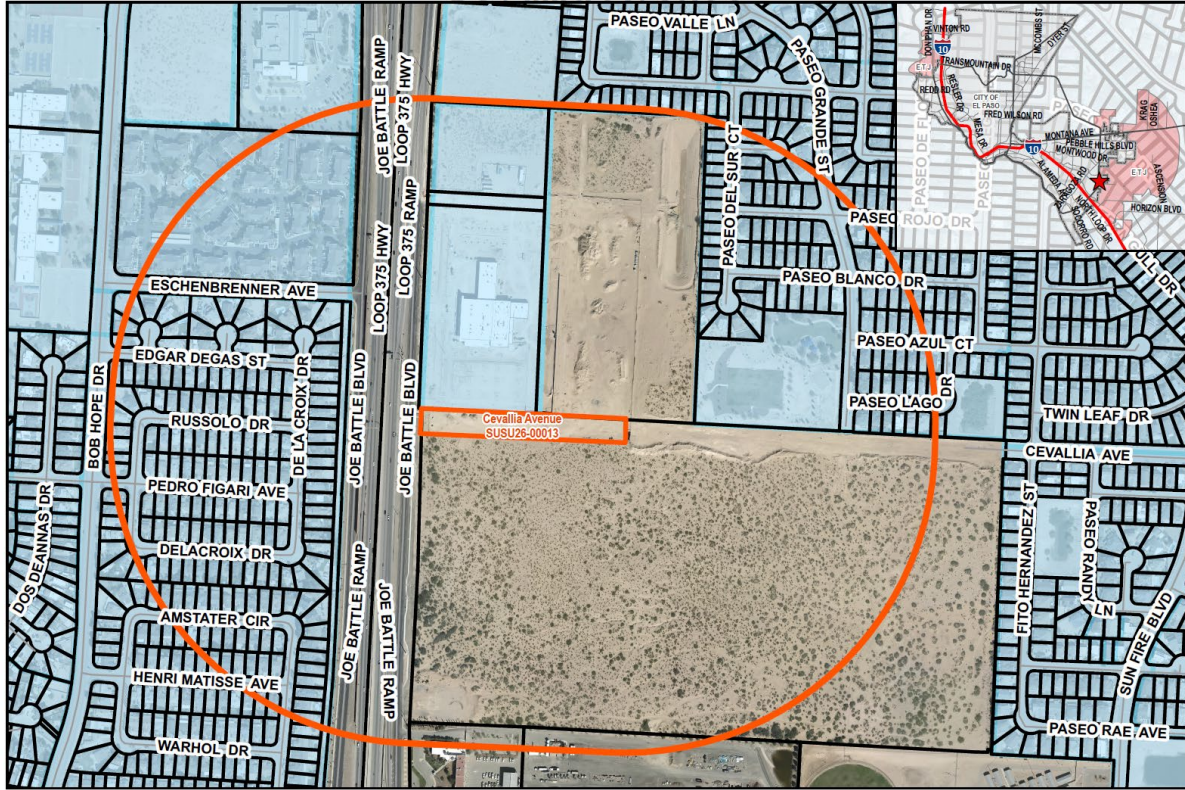
**EVALUATION OF EXCEPTION REQUEST:** The exception requests to waive right-of-way improvements meets the following criteria under El Paso City Code 19.10.050(A)(1)(a) – (Roadway Participation Policies— Improvement of Roads and Utilities Within and or Abutting the Subdivision). The section reads as follows:

**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. street improvements are in character with the neighborhood.

# Cevalia Avenue



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Subject Property  
 Existing Subdivisions

0 120 240 480 720 960 Feet



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

| <b>Surrounding Zoning and Use</b>           |   |
|---|---|
| North                                       | C-3 (Commercial) / Commercial development         |
| South                                       | C-4C (Commercial) / Commercial development        |
| East  | C-4C (Commercial) / Commercial development        |
| West  | R-3A/sc (Residential) / Single-family development |
| <b>Nearest Public Facility and Distance</b> |   |
| Park  | Paseo (0.05 mi.)                                  |
| School                                      | John Drugan Elementary (0.20 mi.)                 |
| <b>Plan El Paso Designation</b>             |   |
| G4, Suburban Walkable                       |   |
| <b>Impact Fee Service Area</b>              |   |
|   |   |

**PUBLIC COMMENT:** N/A

**PLAT EXPIRATION:** This application will expire on **March 26, 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.

### 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:

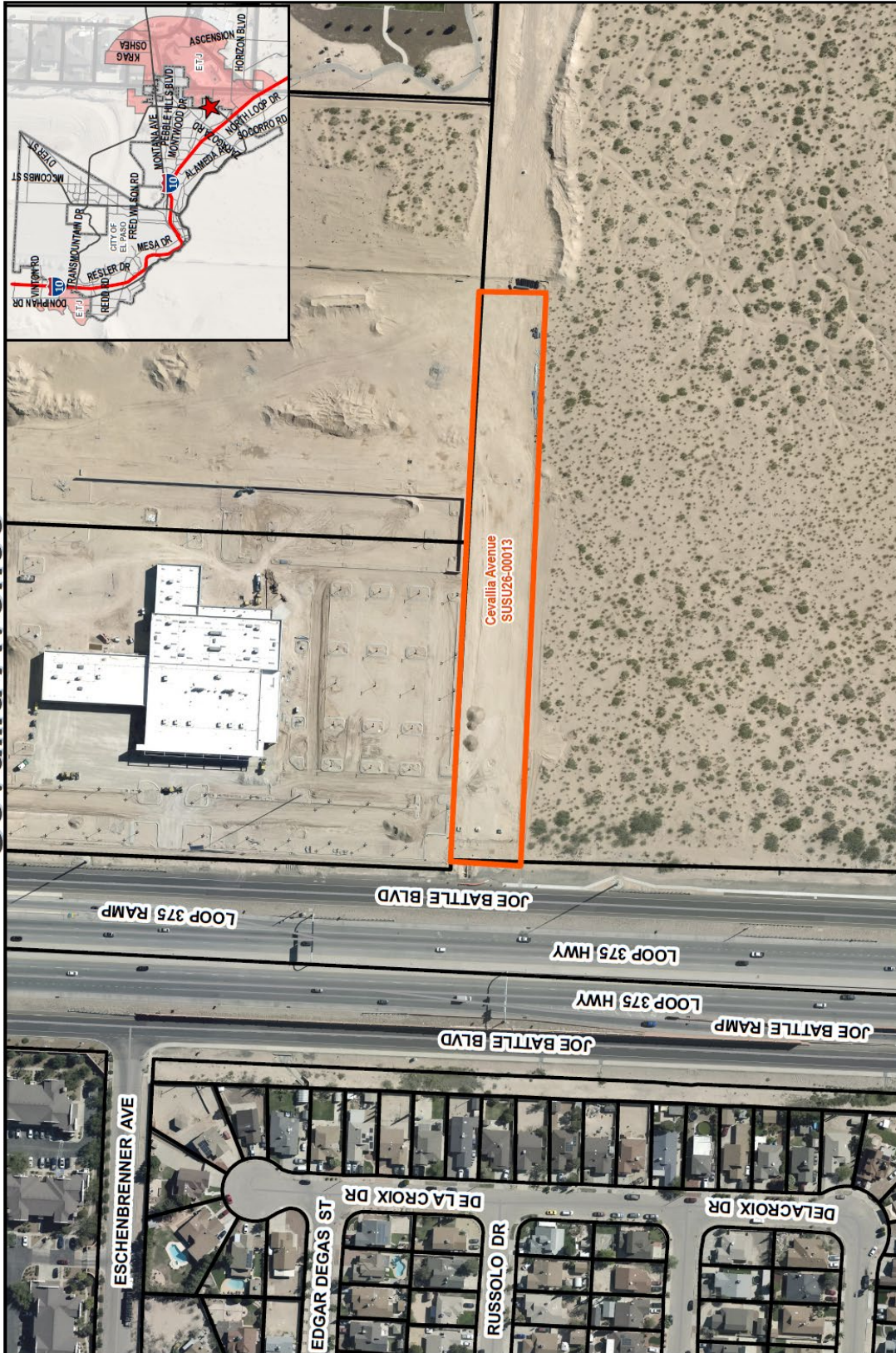
1. **Approval** of the waiver, exception, or modification request(s), finding that the request(s) is in conformance with the relevant review criteria provided by the El Paso City Code, as reflected in the Staff Report. **(Staff Recommendation)**
2. **Partial approval of the waiver, exception, or modification 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

Cevallia Avenue



Subject Property

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# ATTACHMENT 4

csa design group, inc.

444 Executive Center Boulevard, Ste 200  
El Paso, Texas 79902



www.csaengineers.com

tel 915.877.4155  
fax 915.877.4334

February 5, 2026

Mr. Alex Alejandre  
Senior Planner, Subdivisions  
Planning & Inspections - Planning Division | City of El Paso  
801 Texas Avenue – 2<sup>nd</sup> Floor  
El Paso, TX 79901

Reference: **Exceptions Request Letter**  
*Power of Dreams Unit Two*

Dear Mr. Alejandre:

On behalf of the Property Owner and as per section 19.04.170, we present this letter requesting acceptance of existing modifications to rights-of-way (R.O.W.) that currently abut the subject subdivision:

**Exception to Proposed Minor Arterial Drivable Suburban Area Type (90' ROW)**  
*Proposed Cevalia Avenue*

*Modifications requested will match the existing cross section for Cevalia Avenue (reference Mesquite Trails Unit Three subdivision plat).*

Proposed modifications for this R.O.W. include a 5' sidewalk with a 5' parkway, and a 25-ft section of paved roadway in each direction (50' total drive lane section) resulting in a total R.O.W. width of 84-feet. We are requesting to waive the installation of the 8-ft parking area within the pavement section and absorbing a portion of that space within the abutting drive lane and parkway.

Should you have any questions, please feel free to contact me at (915) 339-9768 at any time.

Thank you for your assistance with this matter.

Sincerely,

CSA DESIGN GROUP, INC.

Adrian I. Holguin-Ontiveros, P.E., CFM, CNU-a,  
Civil Engineer – Vice President

# ATTACHMENT 5



## MAJOR COMBINATION APPLICATION

DATE: 02/10/2026 FILE NO. \_\_\_\_\_

SUBDIVISION NAME: Cevalia Avenue

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)  
Being a portion of the South Part of Section 16, Block 79, Township 3, Texas and Pacific Railway Company Surveys, 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        | 1.288        | 1            |
| Apartment     | _____        | _____        | Ponding & Drainage    | _____        | _____        |
| Mobile Home   | _____        | _____        | Institutional         | _____        | _____        |
| P.U.D.        | _____        | _____        | Other (specify below) | _____        | _____        |
| Park          | _____        | _____        | _____                 | _____        | _____        |
| School        | _____        | _____        | _____                 | _____        | _____        |
| Commercial    | _____        | _____        | Total No. Sites       | _____        | 1            |
| Industrial    | _____        | _____        | Total (Gross) Acreage | 1.288        | _____        |

3. What is existing zoning of the above described property? C4-C 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)  
Masterplanned private ponding area via storm sewer system - Reference Power of Dreams Unit One SIP's

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 ROW Modifications

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 County of El Paso 500 E. Overland Avenue 79901 915-273-3520  
 (Name & Address) (Zip) (Phone)
13. Developer 375 Properties, LLC 6630 Montana Avenue 79925 915-877-4155  
 (Name & Address) (Zip) (Phone)
14. Engineer CSA Design Group, Inc. 444 Executive Center Blvd, STE 200 79902 915-339-9768  
 (Name & Address) (Zip) (Phone)

OWNER SIGNATURE: Ricardo A. Zamarrin

REPRESENTATIVE SIGNATURE: 

REPRESENTATIVE CONTACT (PHONE): 915-339-9768

REPRESENTATIVE CONTACT (E-MAIL): aontiveros@csaengineers.com

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

Planning & Inspections Department  
 811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 212-0085

# **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. Add plat note labeling Poe Court and Honda Place as private roads.

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

No comments received.

## **Parks and Recreation Department**

We have reviewed **Cevallia Avenue**, a major combination plat map and on behalf of the Parks & Recreation Department offers no objections to this proposed public street.

## **Texas Gas**

Texas Gas Service has no comments.

## **El Paso Central Appraisal District**

There are no comments for Cevallia Avenue from the Central Appraisal.

## **Streets and Maintenance Department**

### **Traffic and Transportation Engineering:**

- No objection to application
- Waiver letter accepted

### **Contract Management:**

- No objection to application
- Preliminary plat shows Honda Pl & Poe Ct as public right of way on the plat, but is private under the “rights-of-way” table. Please clarify. City of El Paso does not maintain private roads.
- 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.
- Indicate that any damage to existing infrastructure caused by the development of this project must be restore to its original or better condition.

### **Street Lights:**

Street Lights does not object to this request.

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

Plans shall show private roads, if any. Street Lights Department does not maintain private street illumination systems (El Paso, Texas Code - 19.15.150). Any private street illumination system shall be isolated from the public street lights system.

For the area inside of City of El Paso limits:

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.

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.

#### **Texas Gas**

Texas Gas Service has no comments.

#### **El Paso Water**

##### **Stormwater:**

We have reviewed the subdivision described above and provided the following comments:

##### **Cevalia Avenue Subdivision – Major Combination**

1. 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.
2. Per an agreement with El Paso water, at the edge of the subdivision, at the intersection with Honda Place, a manhole is to be provided. Please add to plans and add a callout and/or note to indicate the agreement made for the connection at the interface between the private and public systems.

#### **Capital Improvement Department**

No comments received.

#### **El Paso Electric**

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.

**Sun Metro**

No comments received.

**Fire Department**

No comments received.