

Majestic Sands Unit One

City Plan Commission — June 18, 2025



CASE NUMBER/TYPE:	SUSU25-00048 – Major Combination
CASE MANAGER:	Myrna Aguilar, (915) 212-1584, AguilarMP@elpasotexas.gov
PROPERTY OWNER:	Bowling Land Investment, LLC
REPRESENTATIVE:	CEA Group
LOCATION:	East of Joe Battle Blvd. and South of Pellicano Dr. (Extraterritorial Jurisdiction (ETJ))
PROPERTY AREA:	8.46 acres
VESTED RIGHTS STATUS:	Not Vested
PARK FEES:	\$52,060.00
EXCEPTIONS/MODIFICATIONS:	Yes, see following section
ZONING DISTRICT(S):	N/A property lies within ETJ

SUMMARY OF RECOMMENDATION: Staff recommends **APPROVAL WITH CONDITIONS** of Majestic Sands Unit One on a Major Combination basis and **APPROVAL** of the exception requests subject to the following conditions.

- That the County of El Paso approve the reduced lot sizes prior to recordation of the subdivision.
- That the City Plan Commission require the applicant to landscape the rear of all double-frontage lots, in accordance with Section 19.23.040(H)(3)(c) of the El Paso City Code.

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

- To allow for Block 1 to exceed 2,400 feet of total block perimeter.

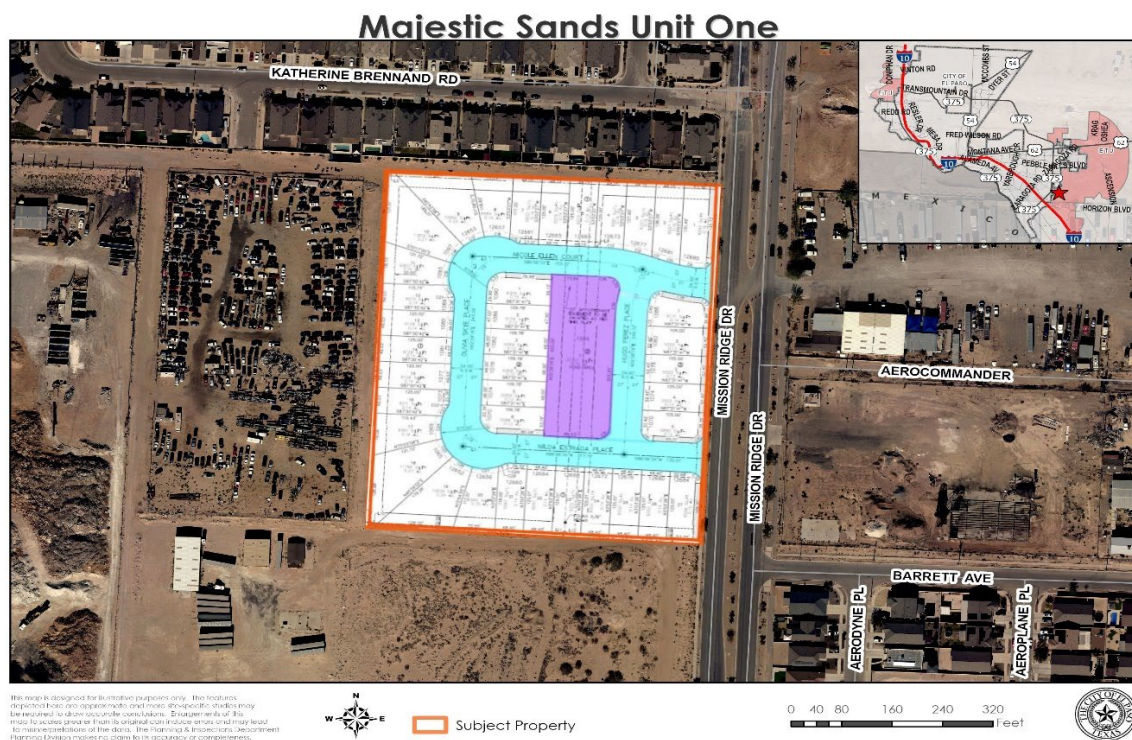


Figure A: Proposed plat with surrounding area

DESCRIPTION OF REQUEST: The applicant is proposing to subdivide 8.46 acres to create a residential subdivision comprising of thirty-eight (38) single-family lots and one (1) drainage pond site of .77 acres in size. The residential lots range in size from approximately 5,159 square feet to 11,819 square feet. Drainage will be provided by surface flow runoff to the drainage pond sites proposed within the subdivision. Primary access to the subdivision will be from Mission Ridge Boulevards. This application was reviewed under the current subdivision code.

EXCEPTIONS, MODIFICATIONS, OR WAIVER REQUESTS: The applicant is requesting (1) exception, pursuant to El Paso City Code Section 19.15.080 – Street length (Appendix 113- Street Design Manual 6.1.3 – Length of a Block or Street Segment). The exception includes the following:

- To allow for Block 1 to exceed 2,400 feet of total block perimeter, due to existing surrounding development patterns and limit thru traffic from the adjacent non-residential land uses.

EVALUATION OF EXCEPTION REQUEST: Per El Paso Code Section 19.15.8(a) of the applicable code, the full perimeter of any block shall not exceed two thousand four hundred (2,400) feet.

El Paso Code Section 19.48.3(a.1) of the applicable code states that the following criteria shall be applied in deciding a waiver or exception:

1. There are special circumstances or conditions arising from the physical surroundings, shape, topography or other feature affecting the land such that the strict application of the provisions of this Chapter to the proposed use would create an unnecessary hardship or inequity upon or for the applicant, as distinguished from a mere inconvenience, in developing the land or deprive the applicant of the reasonable and beneficial use of the land;
2. The circumstances causing the hardship do not similarly affect all or most properties in the vicinity of the applicant's land;
3. The waiver or exception is necessary for the preservation and enjoyment of a substantial property right of the applicant;
4. Granting the waiver or exception will not be detrimental to the public health, safety or welfare, or injurious to other property within the area;
5. Granting the waiver or exception will not have the effect of preventing the orderly use and enjoyment of other land within the area in accordance with the provisions of this Chapter, or adversely affect the rights of owners or residents of surrounding property;
6. The hardship or inequity is not caused wholly or in substantial part by the applicant;
7. The request for a waiver or exception is not based exclusively on the applicant's desire for increased financial gain from the property, or to reduce an existing financial hardship; and
8. The degree of variation requested is the minimum amount necessary to meet the needs of applicant and to satisfy the standards in this section.

In this case, due to existing surrounding development patterns and limit thru traffic from the adjacent non-residential land uses.

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

Surrounding Zoning and Use	
North	Extraterritorial Jurisdiction (ETJ) / Residential development
South	Extraterritorial Jurisdiction (ETJ) / Vacant lot
East	Extraterritorial Jurisdiction (ETJ) / Commercial development
West	Extraterritorial Jurisdiction (ETJ) / Commercial development
Nearest Public Facility and Distance	
Park	Aviator's Park (0.12 acres)
School	John Drugan (PK-8) (0.73 mi.)
Plan El Paso Designation	
O-6, Potential Annexation	
Impact Fee Service Area	
Eastside	

PUBLIC COMMENT: N/A

PLAT EXPIRATION: This application will expire on **June 18, 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.
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:

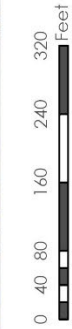
1. **Approval** of the waiver, exception, or modification request(s), finding that the request(s) is in conformance with the relevant review criteria provided by the El Paso City Code, as reflected in the Staff Report. **(Staff Recommendation)**
2. **Partial approval of the waiver, exception, or modification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

Majestic Sands Unit One

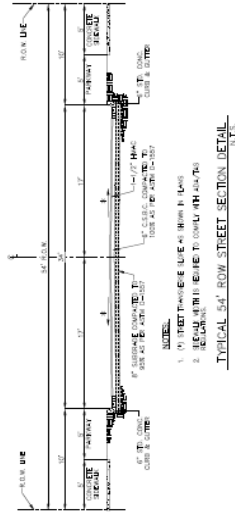
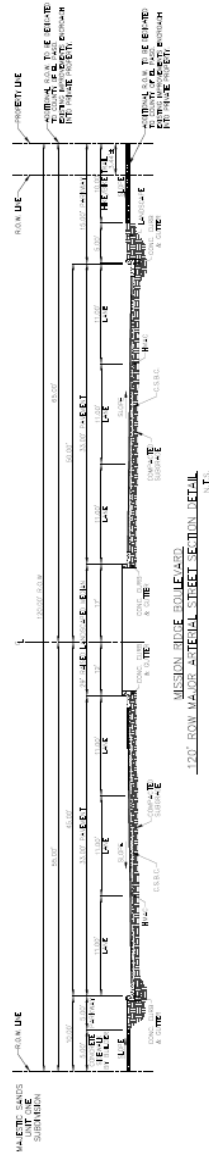


This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required to draw accurate conclusions. Enlargements of this map to scales greater than 1:10,000 may induce errors and may lead to misinterpretations of the data. The Planning & Inspections Department Planning Division makes no claim to its accuracy or completeness.

 Subject Property

MAJESTIC SANDS UNIT ONE

A PORTION OF SECTION 17, BLOCK 79, TOWNSHIP 3
TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, EL
PASO COUNTY, TEXAS
CONTAINING 8.46± ACRES
(SHEET 2 OF 2)



PRELIMINARY PLAT

ENGINEER
BOWLING ENGINEERS, LLC
2000 WEST 10TH STREET
SUITE 200
DALLAS, TEXAS 75201
CONTACT: MR. OREG BOWLING

SURVEYOR
Barragan
&
Associates
Inc.
1001 JACOBSON DRIVE
SUITE 100
DALLAS, TEXAS 75201
CONTACT: BENTON BARRAGAN, RPLS.

ENGINEER
cea
813 N. IRLAND ST.
SUITE 100
DALLAS, TEXAS 75201
972.441.1222
www.ceaengineers.com
Texas Professional Engineering Firm #4404
CONTACT: JORGE L. AZCARRATE, P.E.

DATE OF PREPARATION: APRIL 2025

ATTACHMENT 3



May 13, 2025

City of El Paso-Planning & Inspection Department
801 Texas Ave.
El Paso, TX. 79901

Attention: Ms. Myrna Aguilar

Reference: Majestic Sands Unit One – Exception Request Letter

Dear Ms. Aguilar:

On behalf of the Developer for the above referenced development, we are requesting a exceptions to the subdivision regulations. These exception requests will include the following:

Exception Request No. 1: 54 foot Roadway

This exception request shall consist of a 54 foot roadway cross-sections with (2) 17-foot paved driving lanes with 6-inch curb and gutter on both sides of the roadway, (2) 5-foot parkways abutting the curb and (2) 5-foot concrete sidewalks. This street cross-section is inline with the minimum County roadway design standards.

Exception Request No. 2: Mission Ridge Blvd.

This exception request is to accept the current roadway right-of-way and roadway improvements for Mission Ridge as constructed by the County of El Paso. The roadway generally consists of (6) 11-foot paved driving lanes with 6-inch curb and gutter on both sides of the roadway, (2) 5-foot parkways abutting the curb, (1) 5-foot concrete sidewalk and (1) 10-foot hike/bike trail.

Exception Request No. 3: Block Length

This exception request is to allow a block length exceeding the maximum allowed as per the City of El Paso Street Design Manual. Our exception request is based on existing surrounding development patterns and limit thru traffic from the adjacent non-residential land uses.

If you have any questions regarding this issue, please do not hesitate to call me at office number 915.544.5232. We thank you for your cooperation on this issue and look forward to your favorable consideration to our exception request.

Sincerely,
CEA Group

Jorge L. Azcarate, P.E., CFM
Principal Engineer

I-2000-240-cep_mod.request.am.13may2025
JLA/jia

PUBLIC INFRASTRUCTURE. PRIVATE DEVELOPMENT.

ATTACHMENT 5



MAJOR COMBINATION APPLICATION

DATE: _____ FILE NO. _____

SUBDIVISION NAME: Majestic Sands Unit One

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
A Portion of Section 17, 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	<u>5.76</u>	<u>38</u>	Office		
Duplex	_____	_____	Street & Alley	<u>1.93</u>	<u>4</u>
Apartment	_____	_____	Ponding & Drainage	<u>0.77</u>	<u>1</u>
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below):	_____	_____
Park	_____	_____			
School	_____	_____			
Commercial	_____	_____	Total No. Sites:	<u>43</u>	
Industrial	_____	_____	Total (Gross) Acreage:	<u>8.46</u>	
3. What is existing zoning of the above described property? ETJ Proposed zoning? ETJ
4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes ☐ No ☐ ETJ
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)
Surface flow to a retention basin
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
Street ROW.
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 Bowling Land Investment, LLC. 6000 Northern Pass, Ste C-1, El Paso, TX 79911
(Name & Address, Zip) (Email) (Phone)
13. Developer Bowling Enterprises, LLC. 6000 Northern Pass, Ste C-1, El Paso, TX 79911
(Name & Address, Zip) (Email) (Phone)
14. Engineer CEA Group 813 N. Kansas St., Ste 300, El Paso, TX 79902 jazcarate@ceagroup.net 915-200-1103
(Name & Address, Zip) (Email) (Phone)

OWNER SIGNATURE: _____



**Jorge L.
Azcarate**

Digitally signed by Jorge L.
Azcarate
DN: cn=Jorge L. Azcarate, o=US,
ou=CEA Group,
email=jazcarate@ceagroup.net
Date: 2025.05.15 08:33:11 -0500

REPRESENTATIVE SIGNATURE: _____

REPRESENTATIVE CONTACT (PHONE): Jorge L. Azcarate 915-200-1103

REPRESENTATIVE CONTACT (E-MAIL): jazcarate@ceagroup.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. Provide approval from El Paso County to reduce lot sizes.

Planning and Inspections Department- Land Development Division

Recommend **Approval with condition.**

The Developer/Engineer shall address the following comments:

1. Street 75' radius dimension for turning heel at the intersection of Nicole Ellen Court and Olivia Skye Place is not placed correctly.
2. **Specify with label if pond is private or public, or park/pond on plan view.**
3. Include complete engineering report.
4. Label the utility easement in the final plat and include dimension width.
5. Appurtenant easement is to be vacated as per this plat, please clarify if the complete appurtenant easement will be vacated or just a portion of it.
6. Provide street classification in the cross-section in the preliminary plat.
7. A city monument is recommended in the existing Mission Ridge Blvd. in order to align it with the proposed city monument within the subdivision boundaries.

Parks and Recreation Department

Please note that this is a Residential subdivision composed of thirty-eight (38) lots located with-in the City of El Paso Extra Territorial Jurisdiction (ETJ) area and with-in the area of potential annexation by the City as identified in the official map, thus subject to the calculation for "Parkland / fees" as required per ordinance Title 19 – Subdivision & Development Plats, **Chapter 19.20 - Parks & Open Space** as noted below:

Section 19.20.020 - Dedication Required

A. Dedication Required. All subdivisions located within the corporate limits of the City of El Paso and within those areas designated in the City's extra territorial jurisdiction (ETJ), as identified on an official map kept in the Development Services Department.

(Ord. 16882 § 2 (part), 2008; Ord. No. 17236, § 27, 11-10-2009;

Ord. No. 17251, § 11, 12-15-2009; Ord. No. 17396, § 14, 8-24-2010; Ord. No. 17561, § 9, 5-17-2011)

Also, please note that subdivisions within the ETJ do not have a district designation, however, per **Plat Notes & Restrictions** applicant is proposing one single-family dwelling unit per lot; If gross density waiver is granted by the Planning Department or designee and covenants are provided restricting the use to residential and the number of units to only one per lot, then applicant shall be required to pay "Park fees" in the amount of **\$52,060.00** based on the following calculations:

38 lots restricted to one Single-family dwelling unit per lot @\$1,370.00/Unit = **\$52,060.00**

Please allocate generated funds under Park Zone: **E-11**

Nearest Park: **Aviator's 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

EPWater does not object to this request.

The subject property is located within the City of El Paso Eastside Impact Fee Service Area. Impact fees will be assessed at the time of plat and collected after the El Paso Water receives an application for water and/or sanitary sewer services.

EPWater records indicate that the subject property is located within the Horizon Regional Municipal Utility District (HRMUD) service area. The property must be de-annexed from the boundaries of the HRMUD before EPWater can commit to provide service to the subject property.

Water:

There is an existing 24-inch diameter water distribution main that extends along the west side of Mission Ridge Road. It is approximately 8 feet east of the western right-of-way. No direct service connections are allowed to this main as per the El Paso Water – Public Service Board (EPWater-PSB) Rules and Regulations.

Sewer:

There is an existing 42-inch diameter sanitary sewer main that extends along the east side of Mission Ridge Drive. It is approximately 45 feet east of the western right-of-way. No direct service connections are allowed to this main as per the El Paso Water – Public Service Board (EPWater-PSB) Rules and Regulations.

Stormwater Engineering

1. Provide an acceptable Stormwater Management plan in accordance with Section 19.19.030 of the current subdivision ordinance.
2. 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.
3. The proposed ponding area shall have enough capacity to hold the developed runoff for a designated 100-yr. storm event.

Streets and Maintenance Department

Traffic & Transportation

Has no objection to application.

Street Lights Department does not object to this request.

For the development of a subdivision anything that will be maintained by the City of El Paso needs to follow the standards on the Street Design Manual (SDM) and the Design Standards for Construction (DSC) according to City of El Paso Code (cited below).

City of El Paso Code to be followed:

*Title 19 - 19.16.010 - Streetlighting.

**18.18.190 – Submission contents.

*** 19.02.040 Criteria for approval.

Signals

Have no comments, no traffic signals assets in the area of work.

El Paso County

Engineers

-Verify Panel Number. It seems it should be 0250, not 0175.

-Add ETJ statement.

-Correct subdivision name.

-Add note that sidewalk and concrete parkway abutting the pond is to be built by the developer.

-Are there multiple basins being proposed?

-Label correct street names.

- This should read "el area".
- In dedication list specific improvements to be dedicated to the County.

Planning

- Case ID will be 24-095S

Texas Gas

Do not have any comments.

Disclaimer: Texas Gas Service does not allow permanent structures nor trees to be installed on top of TGS gas mains or service lines. If a conflict is anticipated, the developer, contractors or owner representative should contact TGS to relocate the gas main and/or service at the developer's expense.

El Paso County Water Improvement District #1

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

El Paso Electric

Have no comments for Majestic Sands Unit One.

Fire Department

No adverse comments.

Sun Metro

No comments received.

Capital Improvement Department

No comments received.

El Paso County 911 District

No comments received.

Texas Department of Transportation

No comments received.