

# North Goza Subdivision

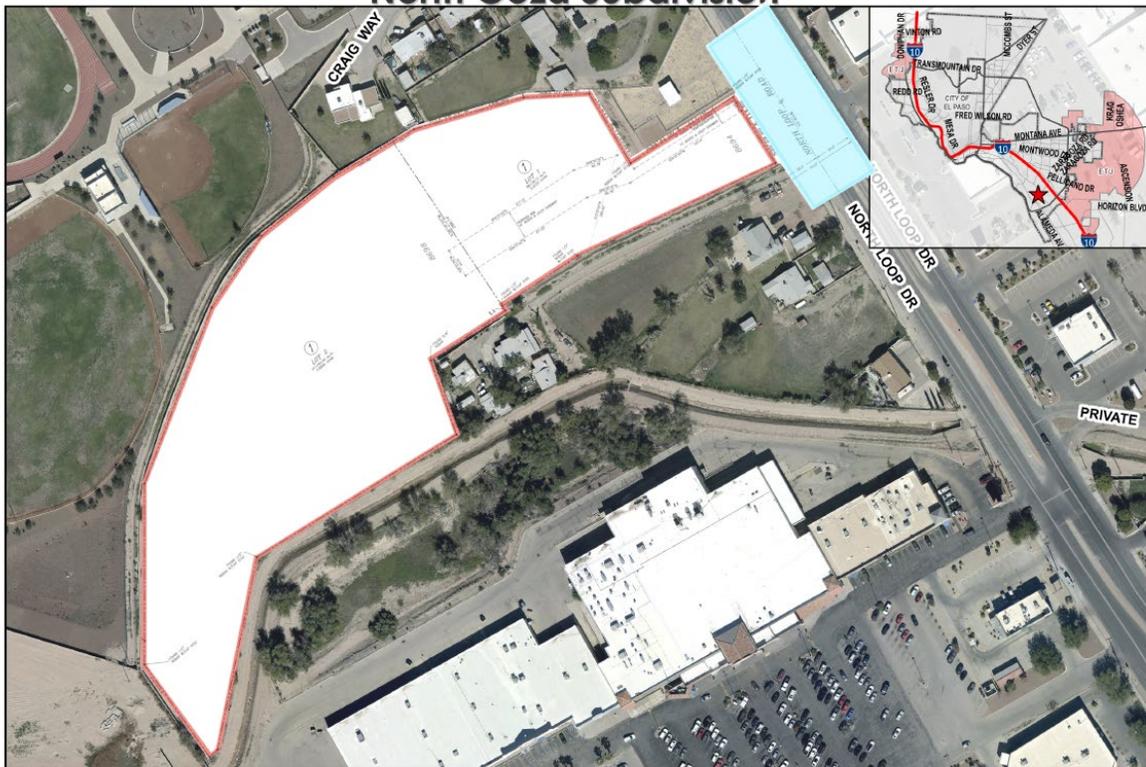
City Plan Commission — March 26, 2026



<b>CASE NUMBER/TYPE:</b>	<b>SUSU25-00047 – Reconsideration Waiver for Major Combination</b>
<b>CASE MANAGER:</b>	Ismael Segovia, (915) 212-1665, SegoviaIB@elpasotexas.gov
<b>PROPERTY OWNER:</b>	North Goza, LLC.
<b>REPRESENTATIVE:</b>	CAD Consulting Co.
<b>LOCATION:</b>	North of Zaragoza Rd. and West of North Loop Dr. (District 7)
<b>PROPERTY AREA:</b>	7.00 acres
<b>VESTED RIGHTS STATUS:</b>	Not Vested
<b>PARK FEES:</b>	\$7,000.00
<b>EXCEPTIONS/MODIFICATIONS:</b>	Yes, see following section
<b>ZONING DISTRICT(S):</b>	C-1c/C-2c (Commercial)

**SUMMARY OF RECOMMENDATION:** Staff recommends **APPROVAL** of the reconsideration of the waiver request for the North Goza Subdivision major combination. The request seeks to waive 13½ feet of right-of-way along Pell Way, leaving 6½ feet to be dedicated.

## North Goza Subdivision



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. Enlargement 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.



0 37.5 75 150 225 300 Feet



Figure A: Proposed plat with surrounding area

**DESCRIPTION OF REQUEST:** The applicant is requesting reconsideration of the prior waiver decision because the action taken was unclear due to conflicting information in the staff report and presentation. The applicant now proposes to waive 13½ feet of right-of-way along Pell Way, instead of 20 feet, leaving 6½ feet to be dedicated. This request better aligns with the 48-foot total right-of-way typically required for a residential local street.

**CASE HISTORY/RELATED APPLICATIONS:** SUSU25-00047 was approved at the March 12, 2026 City Plan Commission. Additionally, the request to waive dedication of 20 feet of right-of-way along Pell Way was denied, and the waivers to construct 5 feet of parkway along Pell Way and to allow for the sidewalk to abut the roadway along Pell Way were approved.

However, it was not clear as to what dedication waivers were approved and/or denied due to inconsistency between the staff report and presentation.

**EXCEPTIONS, MODIFICATIONS, OR WAIVER REQUESTS:** The applicant is requesting the following exception requests 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 exceptions include the following:

1. To waive 13 ½ feet of right-of-way dedication along Pell Way, thereby leaving only 6 ½ feet of right-of-way to be dedicated along Pell Way

**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.

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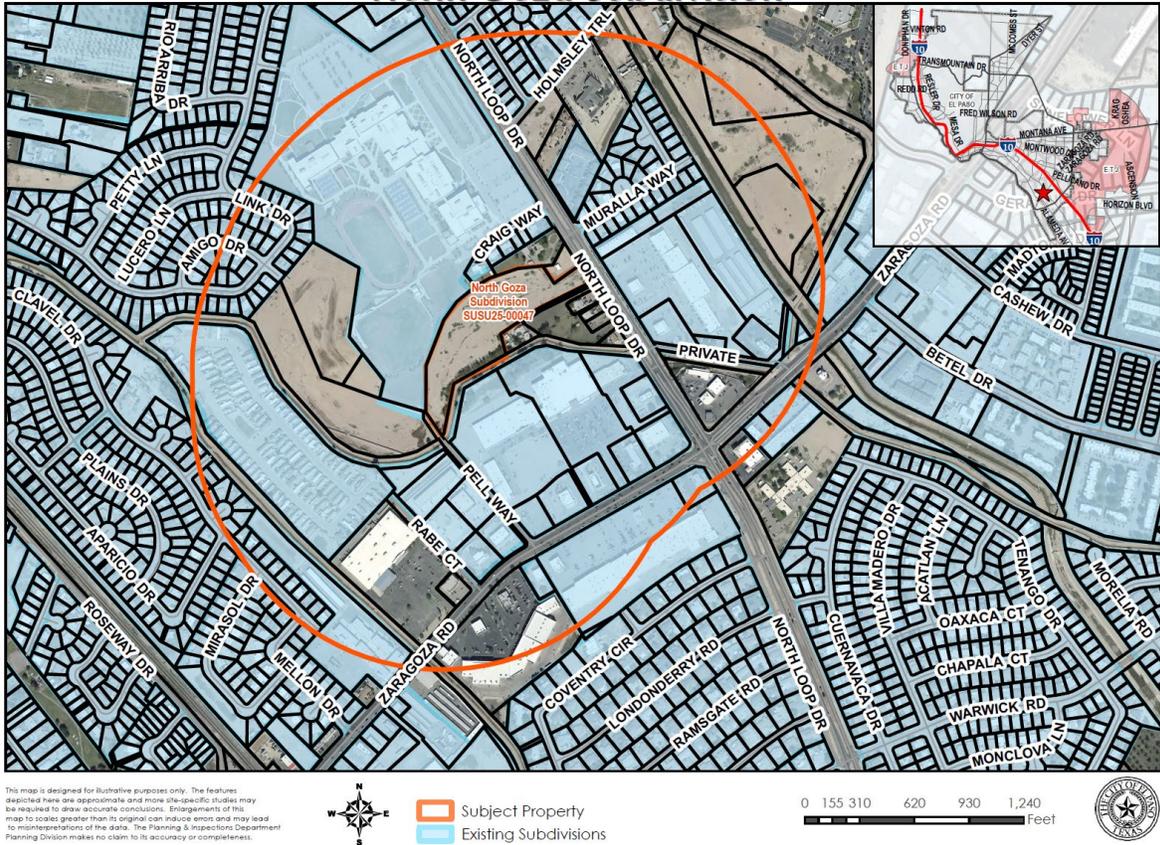


Figure B: Developed properties within a quarter mile of proposed subdivision

**STAFF ANALYSIS:** This request better aligns with the 48-foot total right-of-way typically required for a residential local street and aligns with the rest of Pell Way.

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

Surrounding Zoning and Use	
North	P-R-2/R-F (Planned Residential) / School
South	C-1/c (Commercial/condition) / Commercial development
East	C-2/SP (Commercial/Special Permit) / Commercial development
West	P-R-2/R-4/c (Planned Residential/Residential) / School
Nearest Public Facility and Distance	
Park	Blackie Chesher (0.8 mi.)
School	Mission Valley (0.1 mi.)
Plan El Paso Designation	
G3, Post-War	
Impact Fee Service Area	
N/A	

## **CITY PLAN COMMISSION OPTIONS:**

### Reconsideration of 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. Revised Exception Request

# ATTACHMENT 1

## North Goza Subdivision



 Subject Property

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# ATTACHMENT 4



March 17, 2026

To: City of El Paso

This is a request for a waiver for the property at 8696 North Loop Drive (North Goza Subdivision) on the request from the City of El Paso Planning and Transportation comments regarding the dedication of 20 ft. additional right-of-way. We are requesting a 13.5 ft. waiver instead of 20 feet. Only 6.5 ft. would be dedicated.

If you have any questions, please call me at 915-633-6422.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Enrique Ayala'.

Enrique Ayala  
CAD Consulting Co.