

Gateway Estates Unit One Replat M

City Plan Commission — December 18, 2025

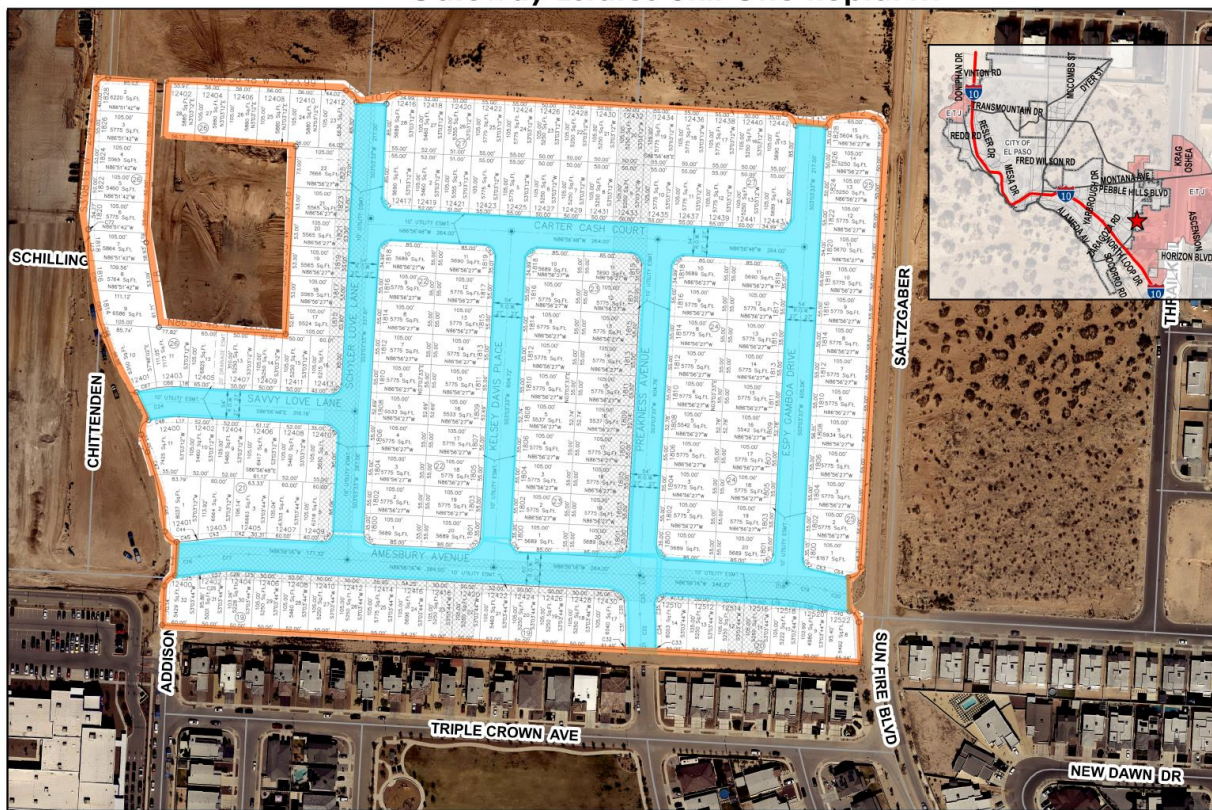


CASE NUMBER/TYPE: SUSU25-00103 – Resubdivision Final
CASE MANAGER: Saul Fontes, (915) 212-1606, FontesSA@elpasotexas.gov
PROPERTY OWNER: GFA, LLC
REPRESENTATIVE: CEA Group
LOCATION: North of Vista del Sol Dr. and East of Joe Battle Blvd., Extraterritorial Jurisdiction (ETJ)
PROPERTY AREA: 28.11 acres
VESTED RIGHTS STATUS: Not Vested
PARK FEES: \$152,070.00
ZONING DISTRICT(S): N/A property lies within ETJ
RELATED APPLICATIONS: SUSU21-00052 Gateway Estates Unit One Replat M

SUMMARY OF RECOMMENDATION: Staff recommends **APPROVAL WITH CONDITIONS** of Gateway Estates Unit One Replat M on a Resubdivision Final basis subject to the following conditions

- The drainage pond for Gateway Estates Unit One Replat L (SUSU21-00044) needs be constructed and accepted prior to or concurrently with Gateway Estates Unit One Replat M in order to adequately sustain the proposed subdivision pursuant to Section 19.03.040.D.
- That the City Plan Commission require that the applicant landscape the rear of all double frontage lots pursuant to Section 19.23.040.H.3.c of the Subdivision Code in effect on August 8, 2008.

Gateway Estates Unit One Replat M



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.



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DESCRIPTION OF REQUEST: The applicant is proposing to resubdivide 28.11 acres into 164 single-family residential lots. The single-family residential lots range in size between 5,001 sq. ft. to 6,220 sq. ft. The reason for the replat is to reconfigure streets and to meet lot size requirements with county design standards. The replat will also vacate portions of existing unimproved streets originally dedicated by the Gateway Estates Subdivision. The streets impacted are Fairglade Street, Amesbury Street, Blanker Street, and Chicote Street. Primary access to the subdivision will be from Sun Fire Boulevard. This Subdivision is part of the Gateway Estates Land Study. This application was reviewed under the current subdivision code.

CASE HISTORY/RELATED APPLICATIONS:

Gateway Estates Unit One Replat M (SUSU21-00052) Preliminary Plat was previously approved by the City Plan Commission on June 17, 2021. The application complies with all requirements.

An extension request to submit recording maps for Gateway Estates Unit One Replat M (PSEN25-00002) was approved by the City Plan Commission on July 31, 2025. The requested extended the deadline to June 17, 2026.

Gateway Estates Unit One Replat M lies within the Gateway Estates Land Study (SULD15-00001), which was originally approved by the City Plan Commission on February 11, 2016. The application complies with the approved land study.

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

Surrounding Zoning and Use	
North	Extraterritorial Jurisdiction (ETJ) / Vacant land
South	Extraterritorial Jurisdiction (ETJ) / Residential development
East	Extraterritorial Jurisdiction (ETJ) / Residential development
West	Extraterritorial Jurisdiction (ETJ) / Industrial development
Nearest Public Facility and Distance	
Park	Winners Park (0.01 mi.)
School	Harmony School of Science (0.01 mi.)
Plan El Paso Designation	
O6, Potential Annexation	
Impact Fee Service Area	
Eastside	

PUBLIC COMMENT: “N/A”

PLAT EXPIRATION: This application will expire on **December 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.

ATTACHMENTS:

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

ATTACHMENT 1

Gateway Estates Unit One Replat M



0 50 100 200 300 400 Feet

Subject Property



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ATTACHMENT 2

[illegible]

BEING A REPLAT OF A PORTION OF LOTS 11, 12,
13, 24, 25 AND 26, AND PORTIONS OF
RIGHT-OF-WAY OUT OF CHESTNUT STREET,
FAIRLADE STREET, BLANKET STREET, CHILCOTE
STREET, AMESBURY AVENUE AND CHITTENIEN
STREET ALL WITHIN GATEWAY ESTATES,
EL PASO COUNTY, TEXAS
AREA 28.11 ACRES±
SHEET 2 OF 3

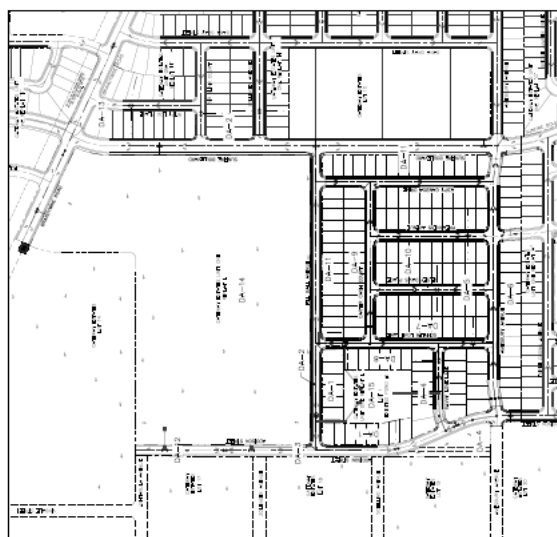
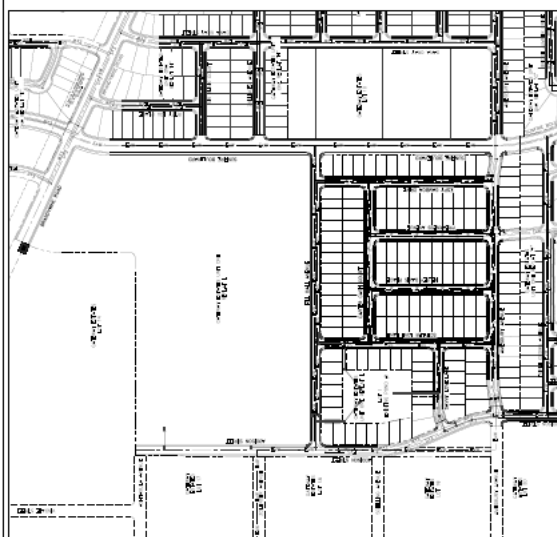
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GATEWAY ESTATES UNIT ONE REPLAT M

BEING A REPLAT OF A PORTION OF LOTS 11,12,13,24,25 AND 26, AND PORTIONS OF
RIGHT-OF-WAY OUT OF CHESTERTON STREET, FARGADE STREET, BLANER STREET, CHILCOITE
STREET, AMESBURY AVENUE AND CHITTENDEN STREET ALL WITHIN GATEWAY ESTATES,
EL PASO COUNTY, TEXAS
AREA 28.11 ACRES±
SHEET 3 OF 3

[illegible]

EXISTING POND # CALCULATIONS

$DT = \frac{V_{\text{pond}}}{Q_{\text{flow}}}$
 $DT = \frac{100,000 \text{ gal}}{100 \text{ gpm}} = 1,000 \text{ min}$
 $DT = \frac{1,000 \text{ min}}{60 \text{ min/hr}} = 16.67 \text{ hr}$
 $DT = 16.67 \text{ hr}$

LIFEAD.

—	SUBMITTEN DOCUMENT
—	RECEIVED DOCUMENT
—	PROPOSED DECISION OF F.R.B.
—	EMITTED DECISION OF F.R.B.
—	PROPOSED COMMENT BY THE COURT
—	PROPOSED CONSENT DECISION
—	TELETYPE MESSAGE

[illegible][illegible]

ENGINEER

CS&P

6113 N. Kerens St.
Suite 300
El Paso, TX 79902
915.541.5222
www.csgrp.net

CS&P

TEXAS REGISTERED ENGINEERING FIRM #4864
CONTACT: ORVILLE L. AZGARRATE, P.E.

DATE OF PREPARATION: OCTOBER 2025

ATTACHMENT 3



RESUBDIVISION FINAL APPLICATION

DATE: 1/26/23 FILE NO. _____

SUBDIVISION NAME: Gateway Estates Unit One Replat "M"

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)

Being a Replat of a portion of lots 11, 12, 13, 24, 25 & 26 and portions of right-of-way out of Charleston Street, Fairglade Street, Blanner Street, Chilcote Street, Amesbury Avenue and Childers Street all within Gateway Estates, El Paso County, Texas Area 28.11 acres.

2. Property Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	21.59	164	Office		
Duplex			Street & Alley	6.52	7
Apartment			Ponding & Drainage		
Mobile Home			Institutional		
P.U.D.			Other (specify below)		
Park					
School					
Commercial			Total No. Sites		171
Industrial			Total (Gross) Acreage		28.11

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 ☐

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 proposed storm sewer infrastructure that will ultimately discharge into a existing ponding area in Gateway Estates Unit One Replat "L".

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

See attached modification request letter for the 54' R & 60' foot street right-of-ways

9. Remarks and/or explanation of special circumstances: N/A

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

ATTACHMENT 4

12.	Owner of record	GFA, LLC	525 Goodyear Drive, El Paso, Texas 79936	915-598-1005
		(Name & Address)	(Zip)	(Phone)
13.	Developer	GFA, LLC	525 Goodyear Drive, El Paso, Texas 79936	915-598-1005
		(Name & Address)	(Zip)	(Phone)
14.	Engineer	CEIA Group	813 North Kansas, El Paso, Texas 79902	915-544-5232
			(Zip)	(Phone)

GFA Limited Partnership
by GFA General, L.P. its general partner
by the undersigned Manager of GFA GENERAL, L.P.

OWNER SIGNATURE: _____

Albert Garibos, Manager

**Jorge L.
Azcarate**

Digitally signed by Jorge L.
Azcarate
DN: cn=Jorge L. Azcarate, o=CEIA
Group, email=jazcarate@ceagroup.net
Date: 2025.11.18 17:20:25 -0700

REPRESENTATIVE SIGNATURE: _____

REPRESENTATIVE CONTACT (PHONE): 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.

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

ATTACHMENT 5

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. Revise citation of Local Government Code to “Location of Subdivision with Respect to the Extraterritorial Jurisdiction of Municipality” Site is located within the City of El Paso’s 5-Mile Extraterritorial Jurisdiction (ETJ) under Local Government Code, Chapter 212
4. The drainage pond for Gateway Estates Unit One Replat L (SUSU21-00044) needs be constructed and accepted prior to or concurrently with Gateway Estates Unit One Replat M in order to adequately sustain the proposed subdivision pursuant to Section 19.03.040.D.
5. That the City Plan Commission require that the applicant landscape the rear of all double frontage lots pursuant to Section 19.23.040.H.3.c of the Subdivision Code in effect on August 8, 2008

Planning and Inspections Department- Land Development Division

Print-out of the mathematical closure of the exterior boundary of the subdivision is ok.

1. Detail, dimension, and tie location of city monument at intersection of Carter Cash Court and Schyller Love Lane.
2. Boundary closure report provided is ok.
3. Provide north arrow on location map key detail.

Parks and Recreation Department

We have reviewed **Gateway Estates Unit One Replat “M”** resubdivision final plat map and on behalf of Parks & Recreation Department, we offer Developer / Engineer the following comments:

Please note that this Subdivision is part of the Gateway Estates Land Study. This subdivision is composed of **164** Single-family dwelling lots and does not include any parkland. Applicant shall be required to pay parkland fees to comply with the minimum requirements of the parkland ordinance Title 19 – Subdivision and Development Plats, **Chapter 19.20 – Parks and Open Space**. The total amount to pay is **\$152,070.00** based on the following “Parkland” calculations:

GATEWAY ESTATES UNIT 1 REPLAT M			
SUBDIVISION	TOTAL LOTS	REQUIRED PARKLAND ACREAGE	PROPOSING/DEDICATED PARKLAND ACREAGE
Gateway Estates Unit 1 Replat F	239	2.39	2.43
Gateway Estates Unit 1 Replat G	161	1.61	0.00
Gateway Estates Unit 1 Replat H	267	2.67	0.00
Gateway Estates Unit 1 Replat M	164	1.64	0.00
Off Site Dedication	0	0	4.77
TOTAL	831	8.31	7.20

Streets and Maintenance Department

Traffic and Transpiration:

A traffic impact analysis (T.I.A.) is required, scope meeting to be scheduled

Street Lights Department:

Does not object to this request.

The lot is out of the City of El Paso limits. The property is within ETJ (Extraterritorial Jurisdiction)

For the development of the 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).

Capital Improvement Department

No comments received.

El Paso Water

No comments received.

El Paso County 911 District

No comments received.

Texas Department of Transportation

No comments received.

El Paso County Water Improvement District #1

No comments received.