

Borderland

City Plan Commission — June 5, 2025 **[REVISED]**



CASE NUMBER/TYPE: SUSU25-00016 – Major Combination
CASE MANAGER: Myrna Aguilar, (915) 212-1584, AguilarMP@elpasotexas.gov
PROPERTY OWNER: Proyecto II, LLC
REPRESENTATIVE: SLI Engineering, Inc.
LOCATION: North of Borderland Rd. and East of Westside Dr. (Extraterritorial Jurisdiction (ETJ))
PROPERTY AREA: 17.70 acres
VESTED RIGHTS STATUS: Not Vested
PARK FEES: \$113,710.00
EXCEPTIONS/MODIFICATIONS: Yes, see following section
ZONING DISTRICT(S): N/A Property lies within ETJ

SUMMARY OF RECOMMENDATION: Staff recommends **APPROVAL WITH CONDITIONS** of Borderland on a Major Combination basis 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.

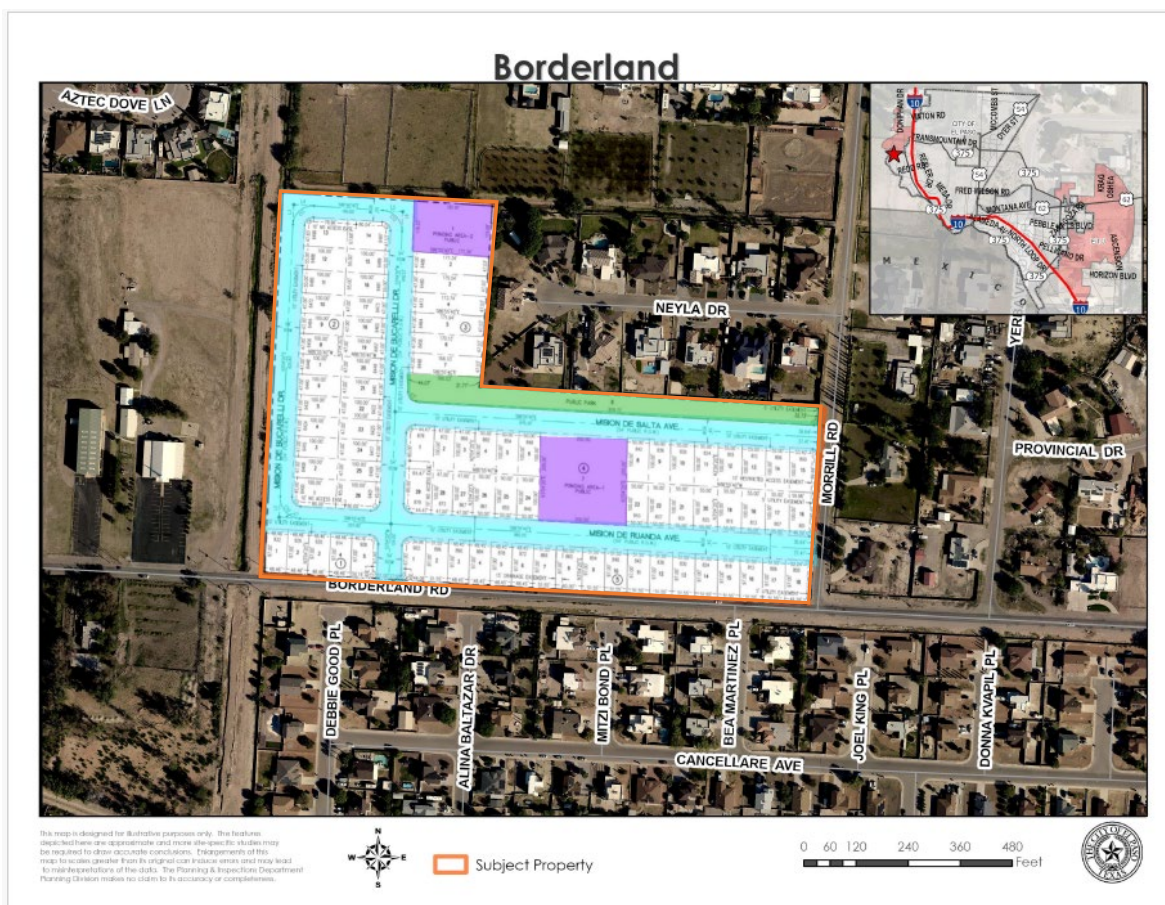


Figure A: Proposed plat with surrounding area

DESCRIPTION OF REQUEST: The applicant is proposing to subdivide 17.70 acres to create a residential subdivision comprising of eighty-three (83) single-family lots, one (1) park site of 0.93 acres, and two (2) drainage pond sites with a combined acreage of 1.42 acres in size. The residential lots range in size from approximately 4,700 square feet to 8,038 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 Borderland Road and from Morrill Road. This application was reviewed under the current subdivision code.

CASE HISTORY/RELATED APPLICATIONS: N/A

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

Surrounding Zoning and Use	
North	Extraterritorial Jurisdiction (ETJ) / Residential development
South	R-2 (Residential) / Residential development
East	Extraterritorial Jurisdiction (ETJ) / Residential development
West	Extraterritorial Jurisdiction (ETJ) / Vacant
Nearest Public Facility and Distance	
Park	A park is proposed within the subdivision
School	Jose H. Damian Elementary (.64 mi.)
Plan El Paso Designation	
O-3, Agriculture	
Impact Fee Service Area	
N/A	

PUBLIC COMMENT: N/A

PLAT EXPIRATION: This application will expire on **June 5, 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

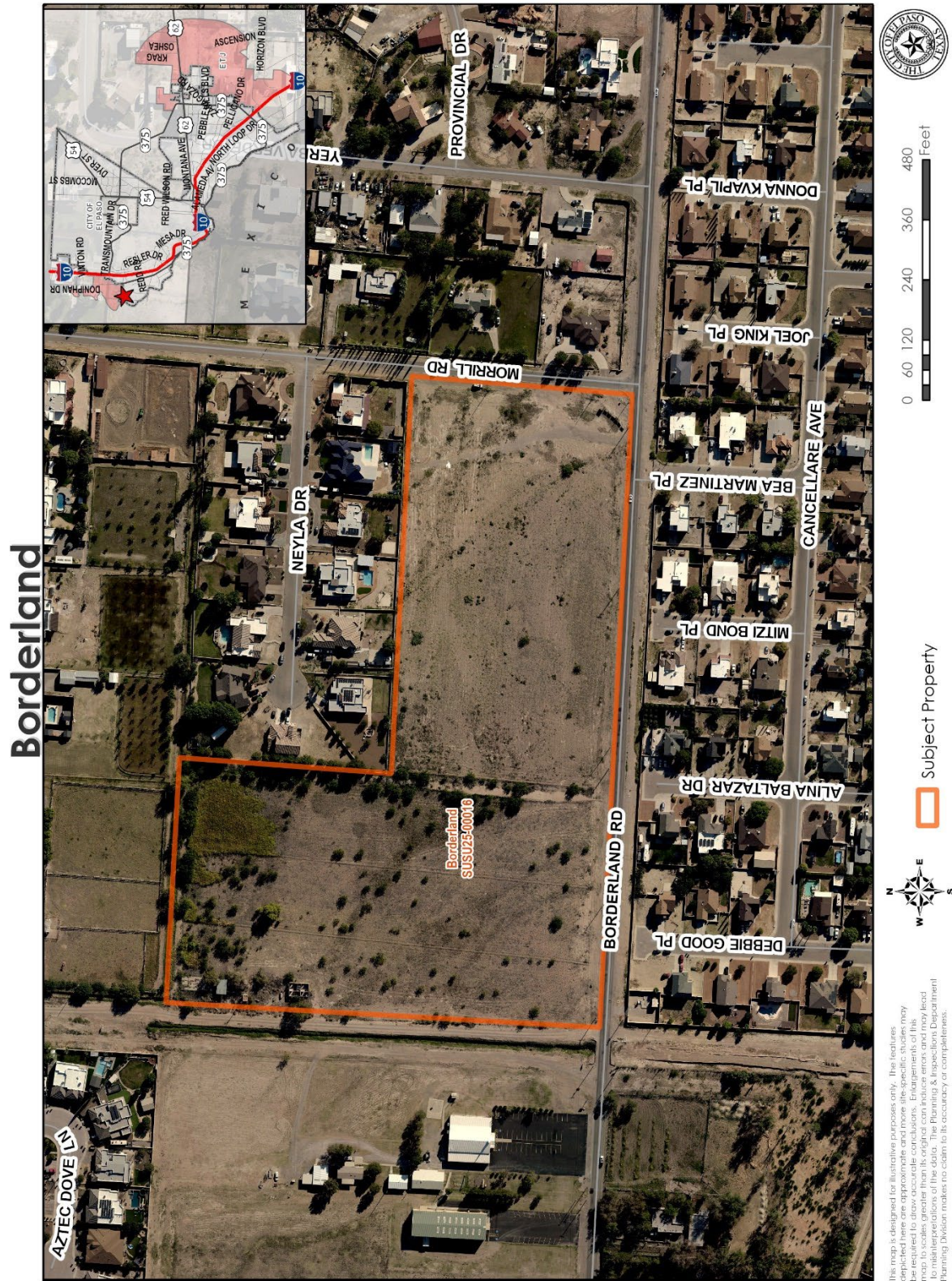
City Plan Commission (CPC) has sole and final authority on subdivision matters. Subdivision applications in conformance with all applicable code provisions shall be approved by the CPC. When a plat is brought forward to the CPC for review, the Commission may take any of the following actions:

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.

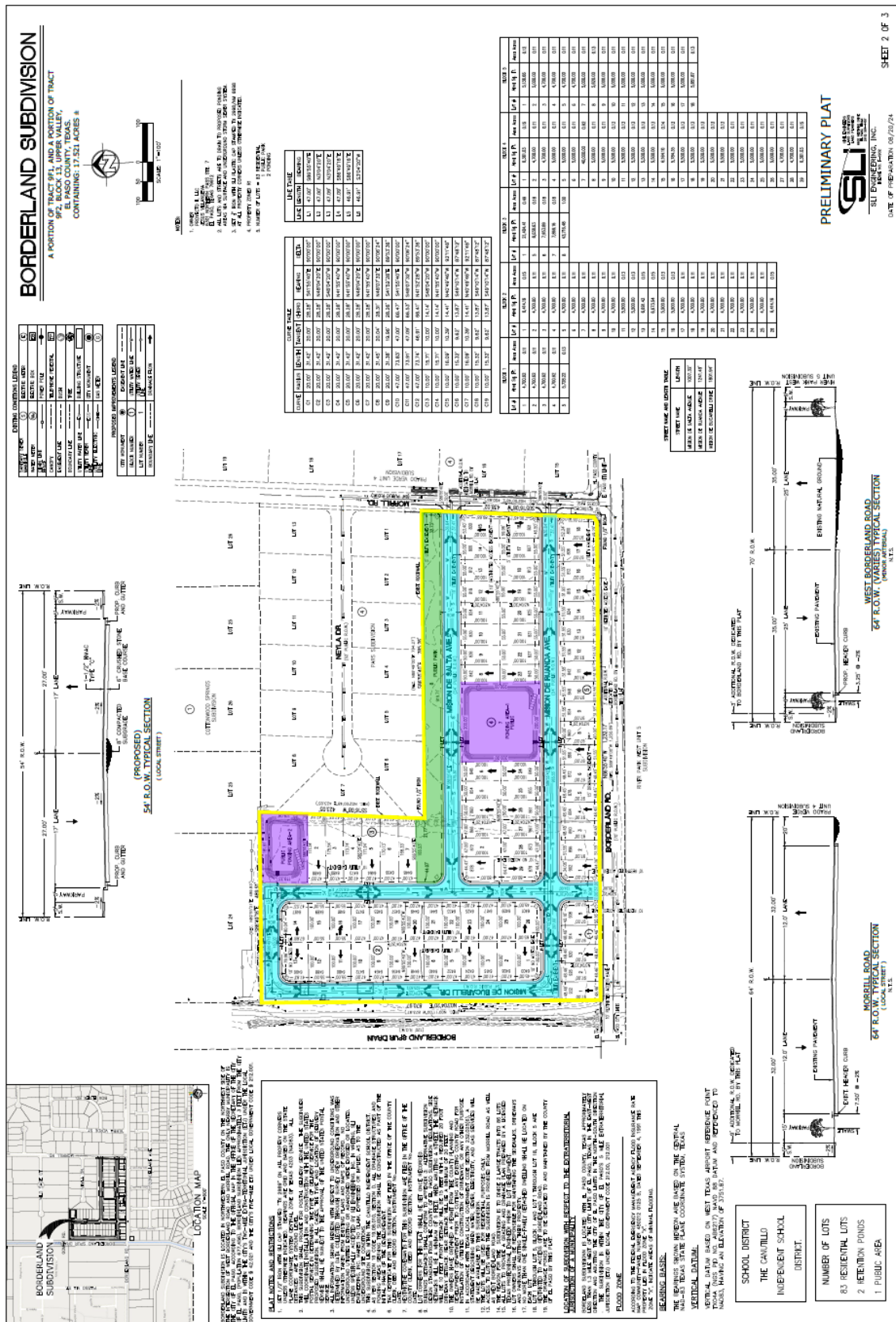
ATTACHMENTS:

1. Aerial Map
2. Preliminary Plat
3. Final Plat
4. Exception Request
5. Application
6. Department Comments

ATTACHMENT 1



ATTACHMENT 2



ATTACHMENT 3

[illegible]

ATTACHMENT 4

PUBLIC NOTICE FOR VARIANCE REQUEST

On behalf of Proyecto II, LLC., SLI Engineering, Inc., is requesting the following variance from the County of El Paso Subdivision Regulations for the proposed **Borderland Subdivision**:

- We are requesting permission to reduce the standard residential collector street right-of-way from 60 feet to 54 feet.
- We are requesting permission for the lot frontages to be less than 50 feet wide for the following lots:
 - Lot 1 through Lot 4, Block 1
 - Lot 2 through Lot 9, Block 2
 - Lot 17 through Lot 25, Block 2
 - Lot 2 through Lot 7, Block 3
 - Lots 2, 3, 27, and 28, Block 4
 - Lots 2, and 3, Block 5
- We are requesting permission to have the frontage less than 1/3 of the length of Lot 2 through Lot 7, Block 3, due to the shape of the lots.

The proposed subdivision is identified as being A PORTION OF TRACT 9F1, AND A PORTION OF TRACT 9F2, BLOCK 13, UPPER VALLEY, El Paso County Texas. . The El Paso County Commissioner's Court will consider the request for these variances on Monday, April 21, 2025 at the County Courthouse, 500 E. San Antonio Street, Room 303, El Paso, Texas 79901.

Anyone interested in providing comment on the proposed variance(s), either in support or opposition, may do so during the public comment period of the Commissioner's Court meeting by providing written comment to the attention of the Subdivision Coordinator, County Public Works Department, 800 E. Overland Avenue, Suite 407, El Paso, Texas 79901. Written comments must be received seven (7) calendar days prior to the Commissioner's Court meeting.

ATTACHMENT 5



MAJOR COMBINATION APPLICATION

DATE: 4-28-2025

FILE NO. _____

SUBDIVISION NAME: BORDERLAND SUBDIVISION


1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
A PORTION OF TRACT 9F1, AND A PORTION OF TRACT 9F2, BLOCK 13, UPPER VALLEY SURVEY, EL PASO COUNTY, TEXAS
2. Property Land Uses:
- | | ACRES | SITES | | ACRES | SITES |
|---------------|---------------|-----------|-----------------------|---------------|-----------|
| Single-family | <u>9.351</u> | <u>23</u> | Office | | |
| Duplex | | | Street & Alley | <u>5.5622</u> | |
| Apartment | | | Ponding & Drainage | <u>1.9295</u> | <u>2</u> |
| Mobile Home | | | Institutional | | |
| P.U.D. | | | Other (specify below) | | |
| Park | <u>0.9298</u> | <u>1</u> | | | |
| School | | | | | |
| Commercial | | | Total No. Sites | | <u>86</u> |
| Industrial | | | Total (Gross) Acreage | <u>17.70</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 ☐
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)
REGIONAL POND
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 IMPROVEMENT WAIVER
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 PROYECTO II LLC. 6600 WESTWIND 79912 915 584 4457
(Name & Address) (Zip) (Phone)

13. Developer same
(Name & Address) (Zip) (Phone)

14. Engineer SLI ENGINEERING, INC. 6600 WESTWIND 79912 915 584 4457
(Name & Address) (Zip) (Phone)

OWNER SIGNATURE:  georges Digitally signed by georges
REPRESENTATIVE SIGNATURE: 915 584 4457 Date: 2023.05.02 09:32:45 -06'00'

REPRESENTATIVE CONTACT (PHONE): ghalloul@sl-engineering.com

REPRESENTATIVE CONTACT (E-MAIL):

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. Please remove the word “subdivision” from subdivision name.
4. Add square footage and acreage to every single lot.
5. Please verify all proposed addresses correct. Block 3, Lot 4 has an odd number in comparison to the rest of the block. El Paso County 911 District has proposed addresses for Block 2, Lots 1 to 13.

Planning and Inspections Department- Land Development Division

We have reviewed subject plats and recommend Approval

The Developer/Engineer shall address the following comments

1. The property area will be in the Flood zone according to the preliminary future FEMA maps. Meaning; that according to current maps from FEMA, the property is not in the flood zone area, but the property will be in the flood zone area in the future when new maps become effective. it is recommended to build 1foot above the preliminary BFE for on the affected lots.
2. Add general note to both the preliminary and final plat sheets: “The retention of all storm-water runoff discharge volume is required within this subdivision's limits in compliance with all provisions of (Muni-Code 19.19.010A, SDM, and DDM Section 11.1).”
3. Coordinate improvements with the El Paso County.
4. Boundary closure report is ok.
5. Provide and label private drainage easement in case needed.

Parks and Recreation Department

Please note that this is a Residential subdivision composed of eighty-three (83) lots located with-in the City of El Paso Extra Territorial Jurisdiction (ETJ) area and with-in the Northwest 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.

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 **\$113,710.00** based on the following calculations:

83 lots restricted to one Single-family dwelling unit per lot @\$1,370.00/unit= **\$113,710.00**

Please allocate generated funds under Park Zone: **NW-14**
Nearest Park: **Amber Sun Park**

If density/acreage is increased /decreased or the property zoning /use changes, then "Park fees" will be re-assessed based on applicable conditions.

Streets and Maintenance Department

Traffic & Transportation Engineering

- There are streets which we highly recommend installing or constructing traffic calming devices since the concern in some of the streets are to encourage speeding.
- As per city ordinance 19.03.010 Purpose, Exceptions and Effect can be implemented on the traffic calming for the safety of citizens that are going to living in the subdivision.
- As per city ordinance 19.15.020 Subdivider responsibility can be implemented on traffic calming for streets being constructed on subdivision

Contract Management Section

- Indicate that any infrastructure located within the city right-of-way or within the city's two-mile Extra-Territorial Jurisdiction (ETJ) must comply with the Design Standards for Construction and the Municipal Code.
- When installing sidewalks, ensure compliance with Municipal Code Chapter 19.21 governing sidewalks and Chapter 13.04.020 specifying sidewalk standards.
- Specify that all manholes, water valves, and city monuments must be raised to the new paving level, with an apron around each.
- All new asphalt and concrete structures shall be compliant with project specifications prior to acceptance.

Street Lights

Have no comments for this subdivision. The subdivision is out of the El Paso City limits.

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).

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.

El Paso Water

Do not object to this request.

Water:

There is an existing 16-inch diameter water main that extends along Borderland Road. It is located approximately 7 feet south of the Northern 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.

There is an existing 12-inch diameter water main that extends along Morrill Road. It is located approximately 5 feet west of the eastern right-of-way. This main is available to provide service.

Sanitary Sewer:

There is an existing 8-inch diameter sanitary sewer force main that extends along an easement north of and parallel to Borderland Road. No direct service connections are allowed to this main.

General:

EPWater requires a new service application to provide service to the property. New service applications are available at 1154 Hawkins, 3rd floor and should be made 6 to 8 weeks in advance of construction to ensure water for construction work. 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 EPWater – 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.

Stormwater Engineering

- Provide an acceptable Stormwater Management Plan in accordance with Section 19.19.030 of the Municipal Code.
- 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.
- The proposed ponding areas shall have enough capacity to hold the developed runoff for a designated 100-yr. storm event. Percolation tests shall be conducted and there shall be a separation of no less than two feet between the pond and the underground water table (which may be present in this area).

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 Electric

- Please add a 10' wide easement along Borderland Rd, we have an existing line.
- Please change the restricted easement to a 10' wide utility easement along Morrill Rd, we have an existing line.
- Please add a 10' wide utility easement along the proposed ponding.

El Paso County 911 District

Please re-address to avoid duplication of addresses as shown in the highlighted attachment. Recommendations have been included. Comments have been forwarded to applicant.

El Paso County Water Improvement District #1

Please submit an application, \$1,500 application fee and three irrigable land exhibits to the office located at 13247 Alameda, Clint, Texas. Also, there is an outstanding balance of \$1,126.89 in delinquent taxes. Please have the applicant call Sonia Ontiveros or Rose Rodriguez at 915-872-4000 to pay the balance. Comments have been forwarded to applicant.

El Paso County

Preliminary Plat:

- No comments

Final Plat:

- Include City approval for street turns where no turning heels are provided.
-
- Identify the cost of the water and sewer facilities and amount paid

Engineering Report:

- Include cost per lot for water and sewer.
- For drainage areas that include all ROW area, the drainage coefficient should be 0.90 (DA-1E, DA-1H, DA-2B)
- In Water Facilities description need to separate cost for facilities.
- In Water Facilities description need to add operation date.
- In Sewer Facilities description need to include cost per lot.
- In Sewer Facilities description need to update date of operation which currently is shown as in the past.

Capital Improvement Department

Have no comments for this subdivision.

Sun Metro

No comments received.

Texas Department of Transportation

No comments received.

Fire Department

No comments received.