

Hueco Bolson Subdivision Replat A



City Plan Commission — March 12, 2026

CASE NUMBER/TYPE:	SUSU26-00007 – Resubdivision Combination
CASE MANAGER:	Saul Fontes, (915) 212-1606, FontesSA@elpasotexas.gov
PROPERTY OWNER:	Hueco Bolson Land Investments, Ltd
REPRESENTATIVE:	SLI Engineering, Inc.
LOCATION:	West of Doniphan Dr. and North of Artcraft Rd. (Extraterritorial Jurisdiction (ETJ))
PROPERTY AREA:	7.88 acres
VESTED RIGHTS STATUS:	Not Vested
PARK FEES:	\$7,880.00
EXCEPTIONS/MODIFICATIONS:	Yes, see following section
ZONING DISTRICT(S):	N/A property lies within ETJ

SUMMARY OF RECOMMENDATION: Staff recommends **APPROVAL** of Hueco Bolson Subdivision Replat A on a Resubdivision Combination basis.

Hueco Bolson Subdivision Replat A



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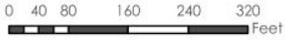


Figure A: Proposed plat with surrounding area

DESCRIPTION OF REQUEST: The applicant is requesting to resubdivide 7.88 acres into three lots for non-residential use. Lots range from 1.4 to 3.8 acres in size. Drainage will be provided via on-site ponding. Access to the subdivision shall be from Canutillo La Union Avenue and Strahan 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	Extraterritorial Jurisdiction (ETJ) / Residential development/ Event area
East	Extraterritorial Jurisdiction (ETJ) / Residential development
West	Extraterritorial Jurisdiction (ETJ) / Residential development
Nearest Public Facility and Distance	
Park	Rio Del Norte Park
School	Canutillo Middle (0.48 mi.)
Plan El Paso Designation	
O3 Agriculture	
Impact Fee Service Area	
Westside	

PUBLIC COMMENT: N/A

PLAT EXPIRATION: This application will expire on **March 12, 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.

ATTACHMENTS:

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

ATTACHMENT 1

Hueco Bolson Subdivision Replat A

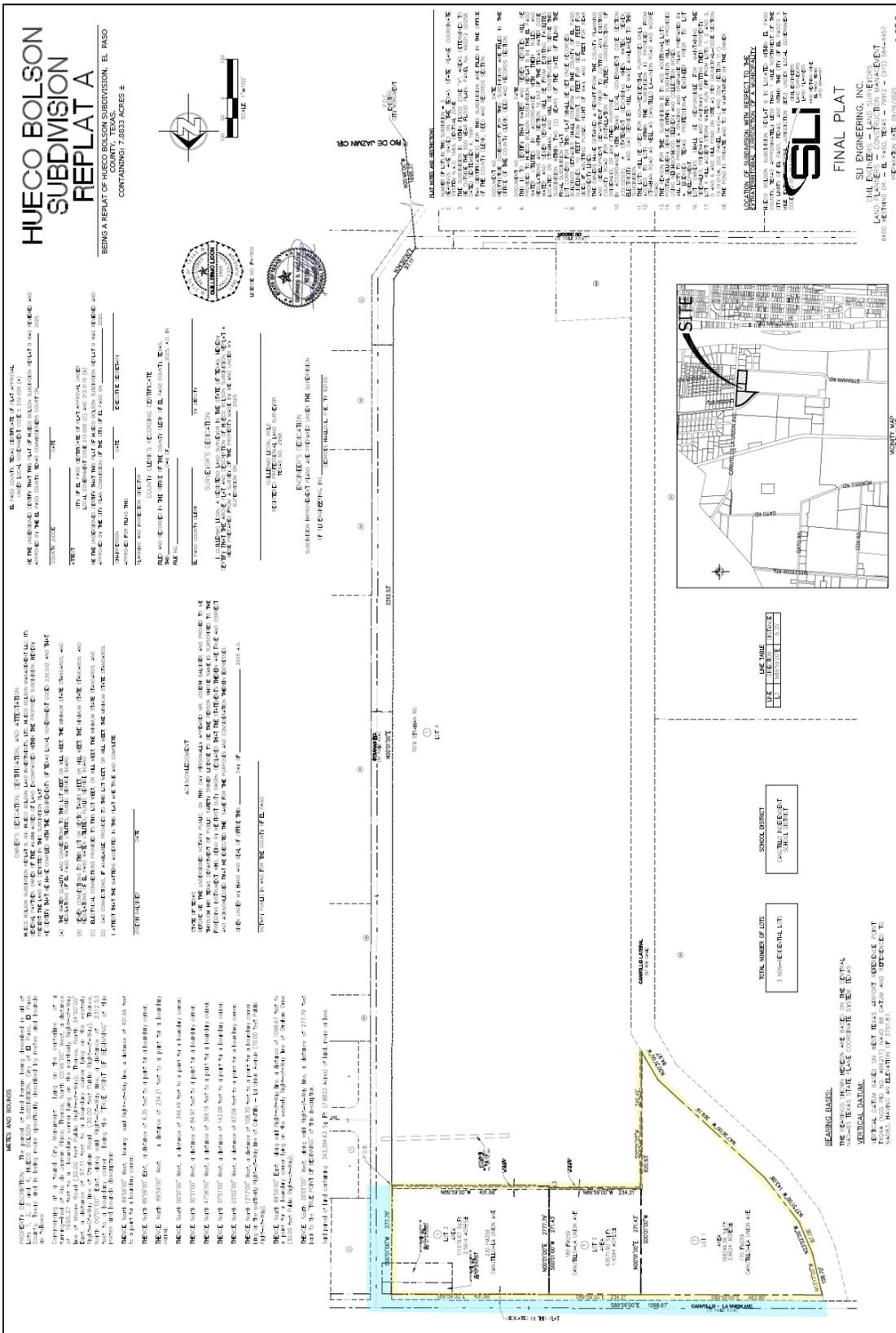


Subject Property




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ATTACHMENT 3



ATTACHMENT 4



RESUBDIVISION COMBINATION APPLICATION

DATE: 4-15-2025 FILE NO. _____

SUBDIVISION NAME: HUECO BOLSON REPLAT A

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
A REPLAT OF LOTS, 1, 2, 3 AND PORTION OF LOT 4, BLOCK 1, HUECO BOLSON SUBDIVISION, EL PASO County Texas

2. Property Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	_____	_____	Office	_____	_____
Duplex	_____	_____	Street & Alley	_____	_____
Apartment	_____	_____	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____	_____	_____	_____
School	_____	_____	_____	_____	_____
Commercial	33.062	4	Total No. Sites	4	_____
Industrial	_____	_____	Total (Gross) Acreage	33.062	_____

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)
on site ponding

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

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 Hueco Bolson Land Investments, Ltd, and Canutillo Self Storage, LP
(Name & Address) (Zip) (Phone)
13. Developer SAME
(Name & Address) (Zip) (Phone)
14. Engineer SLI ENGINEERING, INC. 6600 WESTWIND 79912 915 584 445
(Name & Address) (Zip) (Phone)

OWNER SIGNATURE: 
Digitally signed by georges

REPRESENTATIVE SIGNATURE: georges
Date: 2025.04.09 13:22:46 -06'00'

REPRESENTATIVE CONTACT (PHONE): 915 203 7277

REPRESENTATIVE CONTACT (E-MAIL): ghalloul@sli-engineering.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 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. Coordinate with EPCWID#1 for proposed development abutting lateral.
4. Remove Moore Road as one of the points of access for this subdivision, as the subdivision does not abut it. If otherwise, please provide an explanation as to how access is being provided to Moore Road.
5. Please revise note #14 and confirm the accuracy of the statement.

Planning and Inspections Department- Land Development Division

1. A portion of 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 1 foot above the preliminary BFE for the affected lots.
2. The proposed ponding area shall have enough capacity to hold the developed runoff for a designated 100-yr. storm event.
3. Provide print-out of the mathematical closure of the exterior boundary of the subdivision indicating the error of closure.
4. Coordinate and obtain approval from the Water Improvement District #1 for proposed development containing and abutting existing irrigation laterals. Verify if lots will retain water rights and/or easements.

El Paso County Water Improvement District #1

Please have both applicants submit an application, \$500 fee and three irrigable land exhibits to the office located at 13247 Alameda in Clint, Texas.

Parks and Recreation Department

We have reviewed Hueco Bolson Subdivision Replat A, a resubdivision combination plat map and on behalf of the Parks & Recreation Department, we offer the Developer / Engineer the following comments:

Please note that this subdivision is located with-in the City of El Paso east Extra Territorial Jurisdiction (ETJ) area **and** within the area of potential annexation by the City, thus subject to the calculation for "Parkland / Fees" as it is identified on the official map as described 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 area do not have a zoning district designation however, per Plat Notes and Restrictions, applicant is proposing 3 non-residential lots therefore, "Park fees" will be assessed as follows:

1. **If applicant provides copy of final signed / recorded covenants restricting all residential uses and if gross density waiver is granted by the City Manager or the Planning Department designee, then Applicant shall be required to pay "Park fees" in the amount of \$7,880.00 based on the following calculations:**

7.88 acres non-residential @ rate of \$1,000.00 per acre = \$7,880.00

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

Nearest Park: **Rio del Norte 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 and Transportation Engineering:

No objection to application

Contract Management:

No objection to application.

For future development a complete set of plans shall be submitted for review.

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 Department does not object to this request.

Canutillo La Union Ave. or Farm-to-Market Road (FM) 259 is a Texas Department of Transportation (TxDOT) right-of way (ROW).

Capital Improvement Department

No comments received.

El Paso Water

EPWater does not object to this request.

The subject property is located within the Westside Impact Fee Service Area. Impact fees will be assessed and collected at the time El Paso Water receives an application for water and sanitary sewer services.

Water:

There is an existing 16-inch diameter water main that extends along Strahan Road located approximately 18-feet east of the property. No direct service connections are allowed to this main as per the El Paso Water - Public Service Board Rules & Regulations. This water can be extended to provide service.

There is an existing 36-inch diameter water transmission main along Strahan Road east of FM 259 – Canutillo La Union Road. This main then extends west along a 30-foot PSB easement along the northeast portion of Lot 3. No direct service connections are allowed to this main as per the El Paso Water - Public Service Board Rules & Regulations.

There is an existing 8-inch diameter water main that extends along FM 256 – Canutillo La Union Avenue. This main is within East Montana Water System and managed by El Paso County Roads and Bridges.

Sanitary Sewer:

There is an existing 15-inch diameter sanitary sewer main that extends along Strahan Road. This main is located approximately 4 feet east of the property. This sewer main is available to provide service to lot 3 and can be extended to provide service.

General:

Installation of water and sanitary sewer main extension along a PSB easement will be required to provide service. Main extension costs will be the responsibility of the owner. Water main shall be extended creating a looped system.

No building, reservoir, structure, parking stalls, or other improvement, other than asphaltic paving (HMAC), shall be constructed or maintained on the above referenced EPWater-PSB easement without the written consent of EPWater-PSB. The Developer shall refrain from constructing rock walls, signs, trees, buildings, curbs, or any structure that will interfere with the access to the PSB easement(s). There shall be at least a 5-foot setback from the easement line to any building, sign, or structure. All easements dedicated to public water and/or sanitary sewer facilities shall comply with EPWater-PSB Easement Policy. The PSB easement(s) shall be improved to allow the operation of EPWater-PSB maintenance vehicles. EPWater-PSB requires access to the proposed water facilities, sanitary sewer facilities, appurtenances, and meters within the easement 24 hours a day, seven (7) days a week.

During the site improvement work, the Owner/Developer shall safeguard the existing water/sanitary sewer mains and appurtenant structures located within the subdivision. The Owner/Developer shall minimize changes in grade above or near the vicinity of the existing PSB facilities and is responsible for the costs of setting appurtenant structures to final grade.

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:

Provide a conceptual Drainage Plan indicating existing and proposed major stormwater facilities as per Section 19.02.020 of the Municipal Code.

Show proposed drainage flow patterns on the preliminary plat and identify the final location of all the stormwater runoff. Some existing flow arrows appear to show flow from low spots to higher ones.

North Loop Dr. is a state highway; TXDOT roads are not designed to take in outside flow.

EPWater-SW requires on-site retention of all developed runoff; ensure runoff does not flow off-site. Any proposed ponding area/s shall have enough capacity to hold the developed runoff for a designated 100-yr. storm event. Label the pond as “Private”.

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.

