

Dewberry Springs Subdivision

City Plan Commission — June 18, 2026



CASE NUMBER/TYPE: SUSU26-00034 – Major Combination
CASE MANAGER: Myrna Aguilar, (915) 212-1584, AguilarMP@elpasotexas.gov
PROPERTY OWNER: DVEP Land, LLC
REPRESENTATIVE: Del Rio Engineering, Inc.
LOCATION: East of Resler Dr. and North of Transmountain Rd. (District 1)
PROPERTY AREA: 6.84 acres
VESTED RIGHTS STATUS: Not Vested
PARK FEES: \$60,280.00
ZONING DISTRICT(S): P-R II (Planned Residential District II)
RELATED APPLICATIONS: PZR25-00010 – Dewberry Drive

SUMMARY OF RECOMMENDATION: Staff recommends **PENDING RECOMMENDATION** of Dewberry Springs Subdivision on a Major Combination basis.

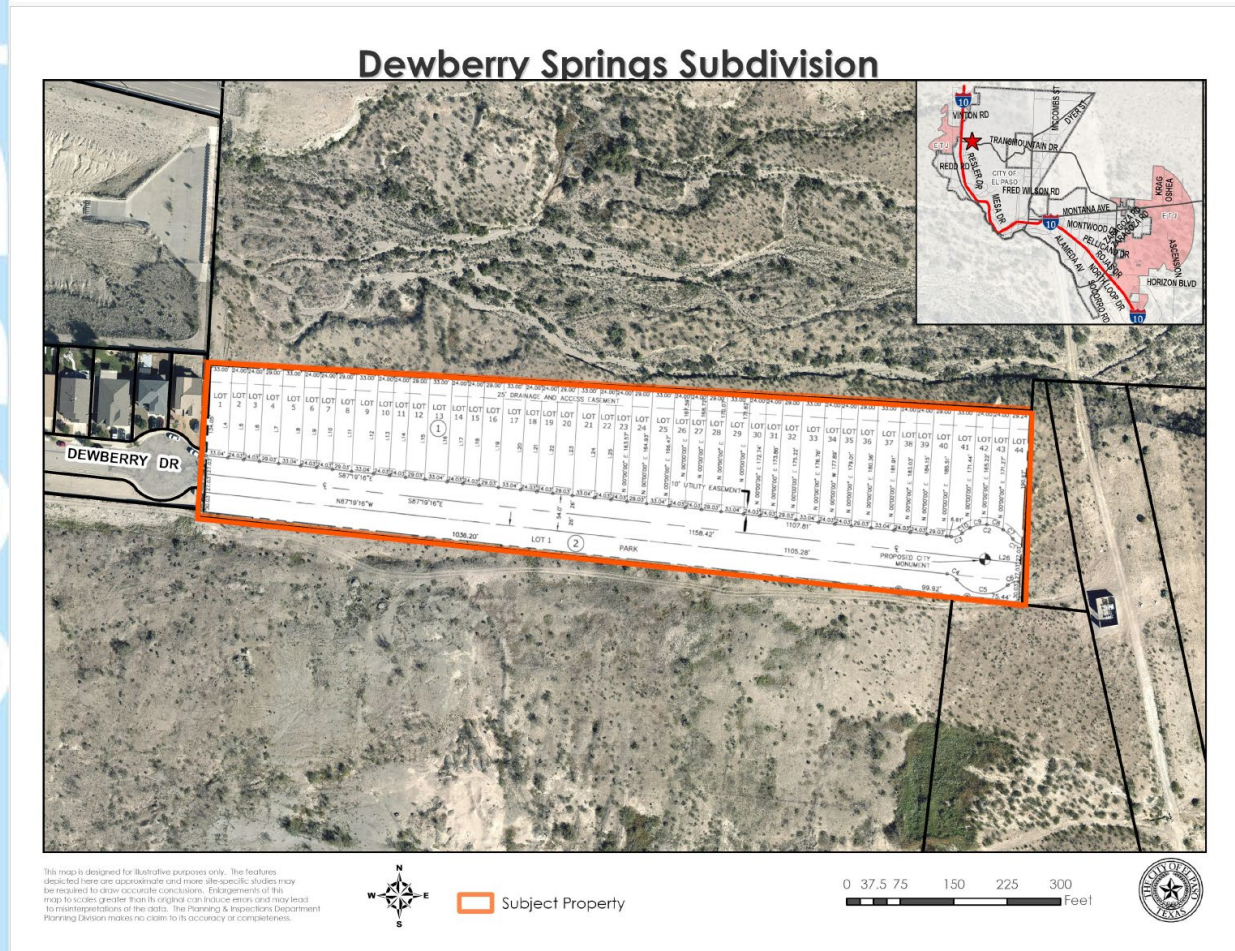


Figure A: Proposed plat with surrounding area

DESCRIPTION OF REQUEST: The applicant proposes to subdivide 6.84 acres into forty-four (44) lots, with lot sizes ranging from 3,268 to 5,986 square feet. Stormwater drainage will be accommodated through off-site facilities in accordance with the approved Master Drainage Plan. Primary access to the proposed subdivision will be provided from Dewberry Drive. This subdivision is being reviewed under Title 19 of the El Paso City Code.

CASE HISTORY/RELATED APPLICATIONS: The subject property was presented to the City Plan Commission with a request to rezone the property from R-3 (Residential) to P-R II (Planned Residential II) to allow for the development of townhomes. The request was unanimously approved by the City Plan Commission on July 3, 2025, under Case No. PZRZ25-00010. Subsequently, the rezoning was approved by City Council through the adoption of Ordinance No. 019797 on September 30, 2025.

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

Surrounding Zoning and Use	
North	R-3 (Residential) / Vacant Land
South	R-3 (Residential) / Vacant Land
East	R-3A (Residential) / Vacant Land
West	R-3A (Residential) / Residential development
Nearest Public Facility and Distance	
Park	Eagle Vista Park (0.21 mi.)
School	Northwest El Paso Community College (1.82 mi.)
Plan El Paso Designation	
G-4, Suburban (Walkable)	
Impact Fee Service Area	
Westside	

PUBLIC COMMENT: N/A

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

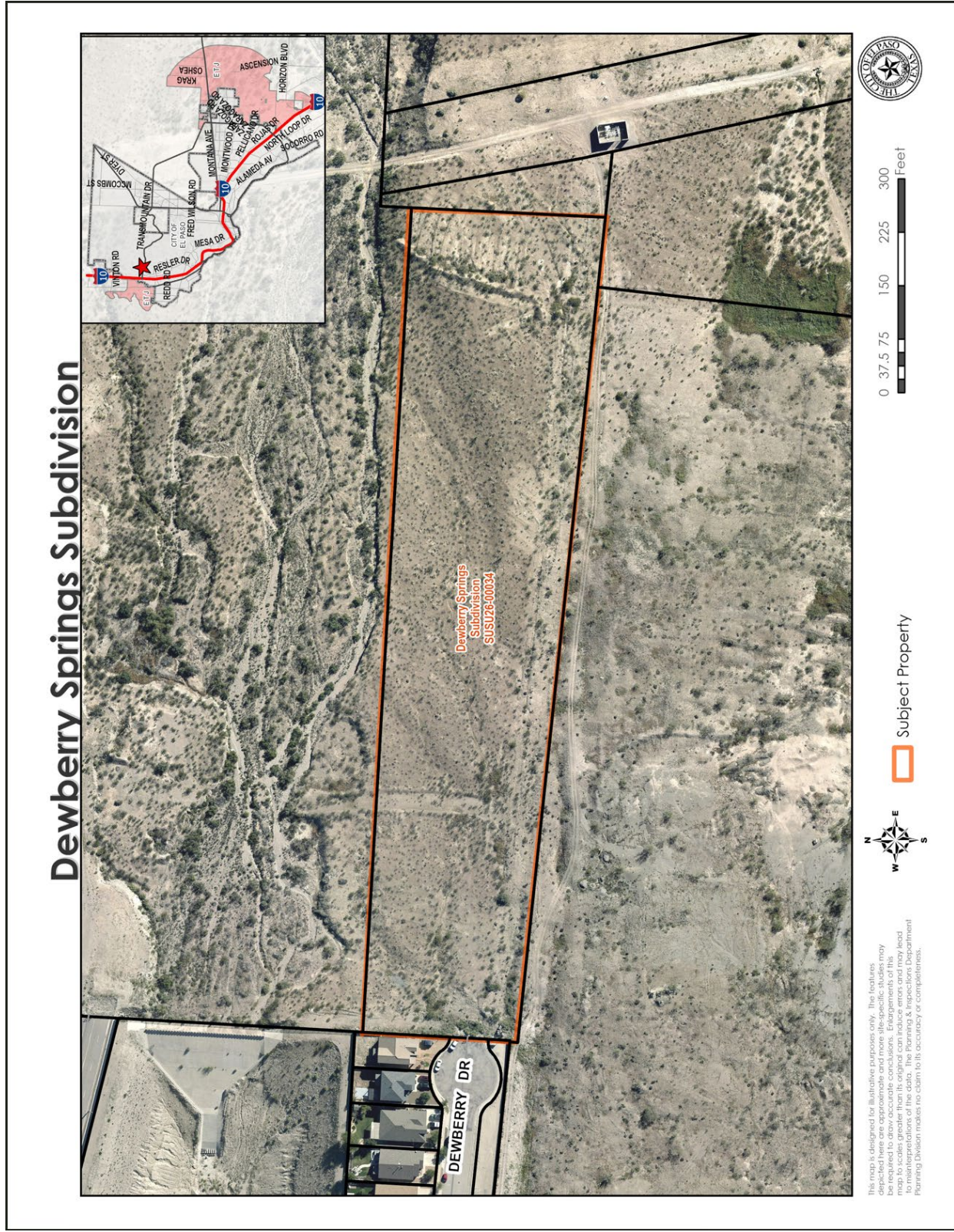
City Plan Commission (CPC) has sole and final authority on subdivision matters. Subdivision applications in conformance with all applicable code provisions shall be approved by the CPC. When a plat is brought forward to the CPC for review, the Commission may take any of the following actions:

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.
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



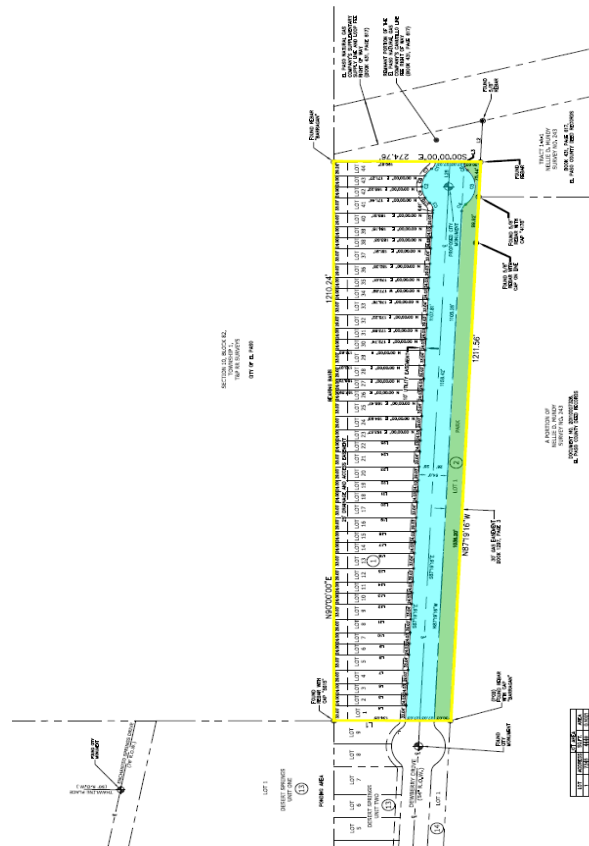
ATTACHMENT 3

DEWBERRY SPRINGS SUBDIVISION

A PORTION OF TRACT 1-B,
MELLIE D. MUNDY SURVEY NO. 243,
CITY OF EL PASO, EL PASO COUNTY, TEXAS,
CONTAINING 29,265.50 SQ. FT. OR 0.6717 ACRES

TOTAL NUMBER OF LOTS
42

SCHOOL DISTRICT
CENTRAL APPROPRIATION SCHOOL DISTRICT
1901 WEST 10TH ST. SUITE 100, DALLAS, TX 75208



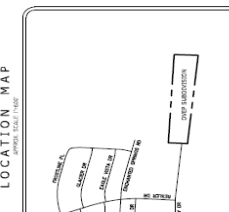
LOT	AREA (SQ. FT.)	AREA (ACRES)
1	1,234.56	0.0281
2	1,234.56	0.0281
3	1,234.56	0.0281
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DEWBERRY SPRINGS SUBDIVISION
 DEWBERRY L.L.C. AS TRUSTEE
 12345 WEST 10TH ST., SUITE 100
 DALLAS, TEXAS 75208
 214-555-1234

CONVEYANCE BY
 DEL RIO ENGINEERING, L.L.C.
 12345 WEST 10TH ST., SUITE 100
 DALLAS, TEXAS 75208
 214-555-1234

PLAT PREPARED BY
 PASO DEL NORTE SURVEYING, INC.
 12345 WEST 10TH ST., SUITE 100
 EL PASO, TEXAS 79928
 PHONE (915) 241-9181



DEWBERRY SPRINGS SUBDIVISION AND ATTENTION
 L. Andrew Denson, CEO of DEWBERRY L.L.C. or owner of a DEWBERRY L.L.C. property, is hereby certifying that the information contained in this subdivision plat and certain of the plat is true and correct.

I declare that the number contained in this plat has not been completed.
 Where my signature this _____ day of _____, 2026.
 Signature of Owner
 DEWBERRY L.L.C.
 DATE

STATE OF TEXAS
 COUNTY OF EL PASO
 I, _____, County Clerk, do hereby certify that the information contained in this subdivision plat and certain of the plat is true and correct, and that the same has been recorded in the public records of this county.

Given under my hand and seal of office this _____ day of _____, 2026.

HENRY HARRIS is not an Engineer.
 City of El Paso County
 City Engineer

CITY PLANNING COMMISSION APPROVAL STATEMENT
 The subdivision is in compliance with the City of El Paso Subdivision Ordinance and the City of El Paso Subdivision Ordinance. The subdivision is in compliance with the City of El Paso Subdivision Ordinance and the City of El Paso Subdivision Ordinance. The subdivision is in compliance with the City of El Paso Subdivision Ordinance and the City of El Paso Subdivision Ordinance.

Approved for this day of _____, 2026.
 City Engineer
 Henry Harris

FILED
 Filed and recorded in the office of the County Clerk of El Paso County, Texas,
 this _____ day of _____, 2026, A.D.
 County Clerk
 B.J. Henry

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 DATE

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 Signature of Owner
 DEWBERRY L.L.C.
 DATE

ATTACHMENT 4



MAJOR COMBINATION APPLICATION

DATE: 05/05/26 FILE NO. _____

SUBDIVISION NAME: Dewberry Springs Subdivision

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
A Portion of Tract 1-B, Nellie D. Mundy Survey No. 243, City of El Paso, El Paso County, Texas.

2. Property Land Uses:

	<u>ACRES</u>	<u>SITES</u>		<u>ACRES</u>	<u>SITES</u>
Single-family	<u>4.479</u>	<u>44</u>	Office		
Duplex	_____	_____	Street & Alley	<u>1.078</u>	<u>1</u>
Apartment	_____	_____	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below):		
Park	_____	_____	Private Open Space	<u>1.046</u>	<u>1</u>
School	_____	_____			
Commercial	_____	_____	Total No. Sites:		
Industrial	_____	_____	Total (Gross) Acreage:	<u>6.8472</u>	

3. What is existing zoning of the above described property? PR-II Proposed zoning? _____

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)
Offsite per master drainage plan

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
Modification of parkway requirement/ Block Length requirements

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 DVEP Land LLC acelis@viewhomesinc.com (915) 591-6319
(Name & Address, Zip) (Email) (Phone)
13. Developer DVEP Land LLC acelis@viewhomesinc.com (915) 591-6319
(Name & Address, Zip) (Email) (Phone)
14. Engineer Del Rio Engineering, Inc. DRE@delrioengineering.net (915) 833-2400
(Name & Address, Zip) (Email) (Phone)

OWNER SIGNATURE: 

REPRESENTATIVE SIGNATURE: 

REPRESENTATIVE CONTACT (PHONE): 915-833-2400

REPRESENTATIVE CONTACT (E-MAIL): dre@delrioengineering.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. 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.

Planning and Inspections Department- Land Development Division

1. Update dedication statement incorporating all infrastructure if applicable Park and street.
2. Label street 54' R.O.W. with Dewberry Street name.
3. Provide cross section arrows indicating where cross section was taken along the street.
4. Provide typical lot drainage arrows. Update drainage note #7 specifying which subdivision pond will ultimately receive stormwater runoff. Remove note #6 is redundant.
5. On typical roadway cross section will be 4" rolled curb abutting residential lots, but along linear park with 6" standard curb on preliminary plat.
5. The subdivision shall be tied by bearing and distance to existing City monument along Dewberry Drive and delineate on the final plat.
6. Provide print-out of the mathematical closure of the exterior boundary of the subdivision indicating the error of closure.

Parks and Recreation Department

Please note that this subdivision is zoned P-R11, meeting the requirements for Single-family, Two-family and Multi-family dwelling use, restricted to a maximum of 14 units per acre. Applicant is proposing a single-family dwelling unit. Subdivision is required to comply with the parkland dedication ordinance **Title 19 – Subdivision & Development Plats, Chapter 19.20 - Parks & Open Space** in the form of Park fees based on requirements for residential subdivisions.

- Applicant shall be required to pay a total amount of **\$60,280.00**, calculated as follows:
44 Single-family dwelling units @ rate of \$1,370 per dwelling unit = \$60,280.00
- **As per chapter 19.20.020 A. 1. The land conveyed and deeded to the city shall not be subject to reservation of record, encumbrances or easements. The proposed park/open space located on the gas easement will not be accepted for maintenance.**

Please allocate generated funds under Park Zone: **NW-12**

Nearest Park: **Eagle Vista 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 Central Appraisal District

There are no comments for Dewberry Springs Subdivision from the Central Appraisal.

Texas Gas

Texas Gas Service has an existing 2" PE main that runs along Dewberry Dr south ROW line and ends at Lot 1.

El Paso Electric

We have no comments for the Dewberry Springs Subdivision.

El Paso County Water Improvement District #1

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

Sun Metro

No comments received.

Fire Department

No comments received.

Streets and Maintenance 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

No comments received.