

North Loop Village Apartments

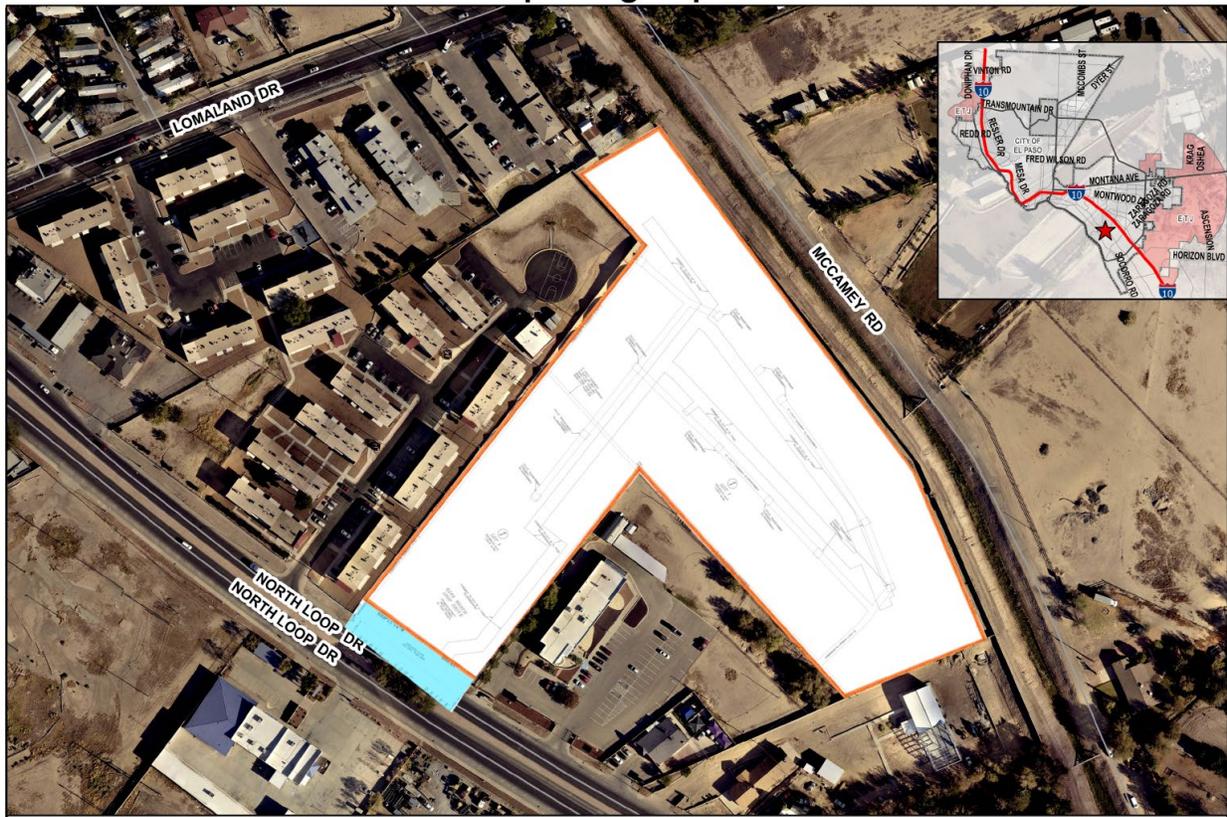
City Plan Commission — February 12, 2026



CASE NUMBER/TYPE:	SUSU25-00104 – Major Combination
CASE MANAGER:	Saul Fontes, (915) 212-1606, FonteSA@elpasotexas.gov
PROPERTY OWNER:	Fresno EP, LLC
REPRESENTATIVE:	CAD Consulting Co.
LOCATION:	East of Yarbrough Dr. and North of North Loop Dr. (District 7)
PROPERTY AREA:	7.45 acres
VESTED RIGHTS STATUS:	Not Vested
PARK FEES:	\$73,440.00
ZONING DISTRICT(S):	C-2/c (Commercial/condition)

SUMMARY OF RECOMMENDATION: Staff recommends **APPROVAL** of North Loop Village Apartments on a Major Combination basis.

North Loop Village Apartments



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.



0 40 80 160 240 320 Feet



Figure A: Proposed plat with surrounding area

DESCRIPTION OF REQUEST: The applicant is proposing to subdivide 7.45 acres into one lot for multi-family residential use. Stormwater drainage will be provided via on-site ponding. Access to the subdivision shall be from North Loop Drive. This application was reviewed under the current subdivision code.

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

Surrounding Zoning and Use	
North	R-3/R-F (Residential/Ranch and Farm) / Residential development)
South	R-2 (Residential) / Residential development
East	C-1 (Commercial) / Commercial development
West	A-O (Apartments-Office) /Multi-family developments)
Nearest Public Facility and Distance	
Park	Lomaland Park (0.26 mi.)
School	Young Women’s Leadership Academy (0.50 mi.)
Plan El Paso Designation	
G3, Post-War	
Impact Fee Service Area	
N/A	

PUBLIC COMMENT: “N/A”

PLAT EXPIRATION: This application will expire on **February 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

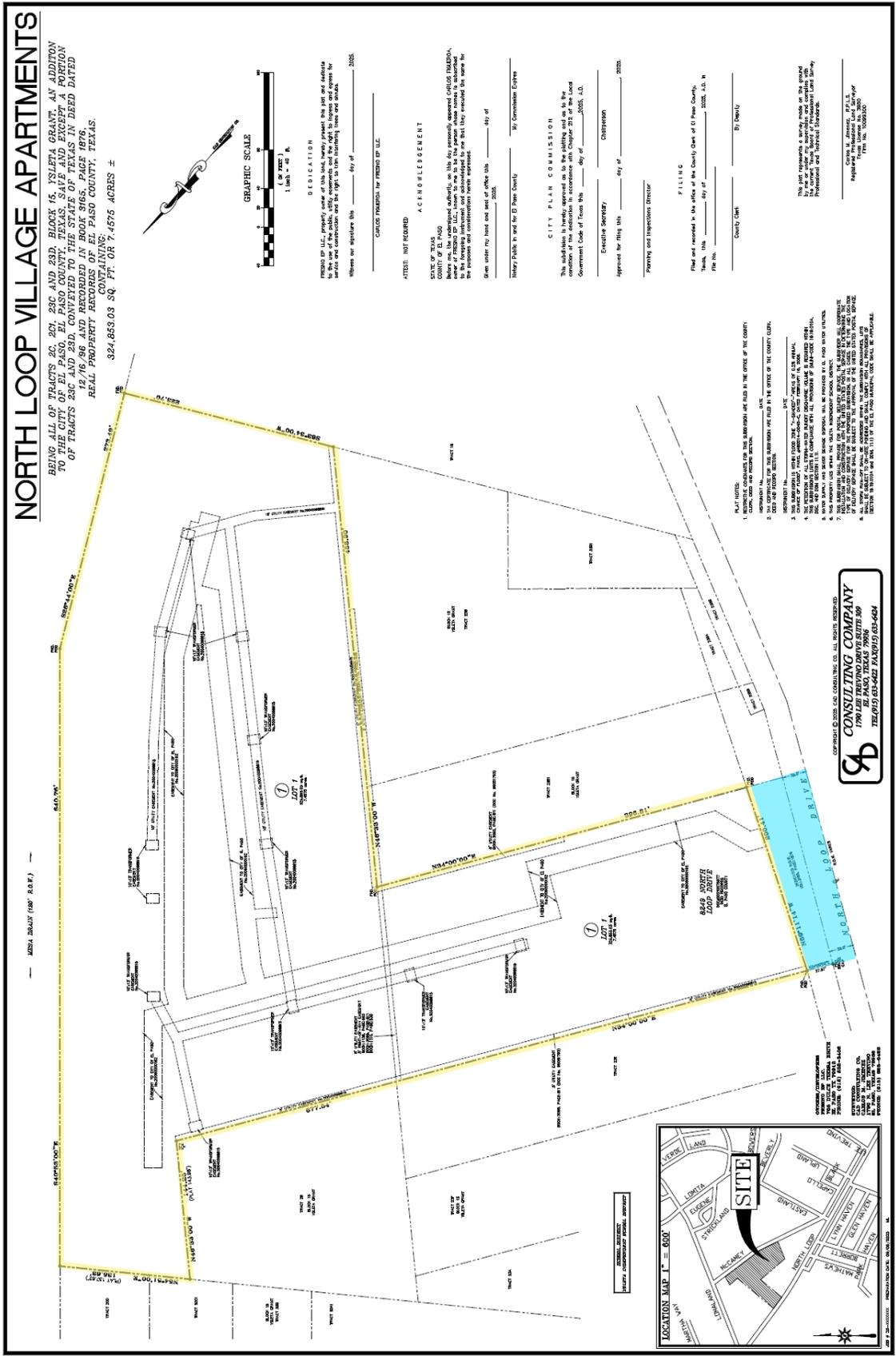
North Loop Village Apartments



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 Subject Property

ATTACHMENT 3



ATTACHMENT 4



MAJOR COMBINATION APPLICATION

DATE: _____ FILE NO. _____

SUBDIVISION NAME: NORTH LOOP VILLAGE APARTMENTS

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
TRACTS 22, 221, 23C & 23D, BLOCK 15
YSLETA GRANT, SAUE AND EXCEPT PORTIONS
OF TRACTS 23C AND 23D

2. Property Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	_____	_____	Office	_____	_____
Duplex	_____	_____	Street & Alley	_____	_____
Apartment	7.4575	1	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below):	_____	_____
Park	_____	_____			
School	_____	_____			
Commercial	_____	_____	Total No. Sites:	_____	1
Industrial	_____	_____	Total (Gross) Acreage:	7.4575	_____

3. What is existing zoning of the above described property? C-2 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)
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 IMPROVEMENTS AND LOCATIONS WAVEN FOR RIGHT-OF-WAY

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 FRESNO EP, LLC 915-532-5406
(Name & Address, Zip) (Email) (Phone)

13. Developer _____
(Name & Address, Zip) (Email) (Phone)

14. Engineer CAD CONSULTING CO 915-633-6422
(Name & Address, Zip) (Email) (Phone)

OWNER SIGNATURE: Carlos Figueroa

REPRESENTATIVE SIGNATURE: CA

REPRESENTATIVE CONTACT (PHONE): 915-633-6422

REPRESENTATIVE CONTACT (E-MAIL): CADCONSULTING61@AOL.COM

NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS.

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. Update dates for signatures to 2026.
3. Verify instrument numbers illustrated on the face of the plat.

Planning and Inspections Department- Land Development Division

Approved

1. Coordinate proposed plat with the Water Improvement District #1 abutting the Mesa Drain.
2. Subdivision boundary closure report is ok.

Parks and Recreation Department

We have reviewed **North Loop Village Apartments**, a minor plat map and on behalf of the Parks & Recreation Department we offer the Developer / Engineer the following comments:

Please note that this subdivision is zoned C-2 meeting the requirements for Non-residential uses as well as for multi-family dwellings use restricted to a maximum of 29 dwelling units per acre therefore "Park fees" will be assessed based on the following:

1. Applicant is proposing a multi-family residential dwelling use. As preliminary covenants, the number of multi-family units shall not exceed 108 units. Final recorded covenants need to be provided and if gross density waiver is granted by the City Manager of the Planning Department designee, then Applicant shall be required to pay "park fees" at a rate of **\$680.00** per dwelling unit, for a total amount of **\$73,440.00** calculated as follows:

108 multi-family dwelling units @ rate of \$680 per unit = \$73,440.00

Subdivision is located within Park Zone: **MV-3**

Nearest Park: **Lomaland Park**

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

Sun Metro

No comments received.

Fire Department

No comments received.

Streets and Maintenance Department

Traffic & Transportation Engineering:

has the following revised comments:

- No objection to application
- TXDOT coordination is required

Contract Management:

No objection to Improvements waiver. North Loop is TxDOT right-of-way therefore; outside City requirements. 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:

Does not object to this request.

North Loop Dr. is a Texas Department of Transportation (TXDoT) right-of-way (ROW).

For the development of the subdivision a complete set of plans shall be submitted to Street Lights Department for review showing the minimum requirements for street illumination proposals**. The submission shall contain but shall not necessarily be limited to plans indicating the location on the premises of all lighting fixtures, both proposed and existing on the site***. The description of all lighting fixtures, both proposed and existing. Photometric data. Plans shall show street illumination design and details. El Paso city code is applicable to this process, Street Design Manual (SDM)* and any other applicable standards or requirements of the city. Street Lights Department requires that all projects that involves a roadway is to be evaluated for lighting requirements based on the City of El Paso Street Design Manual (SDM) and the Design Standards for Construction (DSC) according to City of El Paso Codes (cited below). While developing a project or construction area the existing street illumination system shall be protected and preserved. Complete survey for street illumination system shall be shown on plans. Any change on existing street illumination systems shall be coordinated with Street Lights Department.

El Paso County Water Improvement District #1

Please have applicant submit an application, \$250 application fee and three irrigable land exhibits to the office located at 13247 Alameda in Clint, TX.

El Paso Central Appraisal District

There are no comments for North Loop Village Apartments Subdivision from Central Appraisal

Capital Improvement Department

No comments received.

El Paso Water

No comments received.

Texas Gas

No comments received.

El Paso Electric

No comments received.

El Paso County 911 District

No comments received.

Texas Department of Transportation

No comments received.

El Paso County

No comments received.