

Mercury Street Subdivision

City Plan Commission — January 29, 2026



CASE NUMBER/TYPE:	PSEN25-00007 – Extension Request to Record Final Plat and Complete Subdivision Improvements
CASE MANAGER:	Ismael Segovia, (915) 212-1665, SegoviaIB@elpasotexas.gov
PROPERTY OWNER:	Cardances Properties, LLC
REPRESENTATIVE:	SiteWork Engineering, LLC
LOCATION:	South of Moonlight Ave. and west of US-54 (District 2)
PROPERTY AREA:	1.1530 acres
VESTED RIGHTS STATUS:	Not Vested
ZONING DISTRICT(S):	R-4 (Residential)
RELATED APPLICATIONS:	SUSU22-00083 – Mercury Street Subdivision

SUMMARY OF RECOMMENDATION: Staff recommends **APPROVAL** of the extension request as it complies with Section 19.41.030.A of the El Paso City Code.

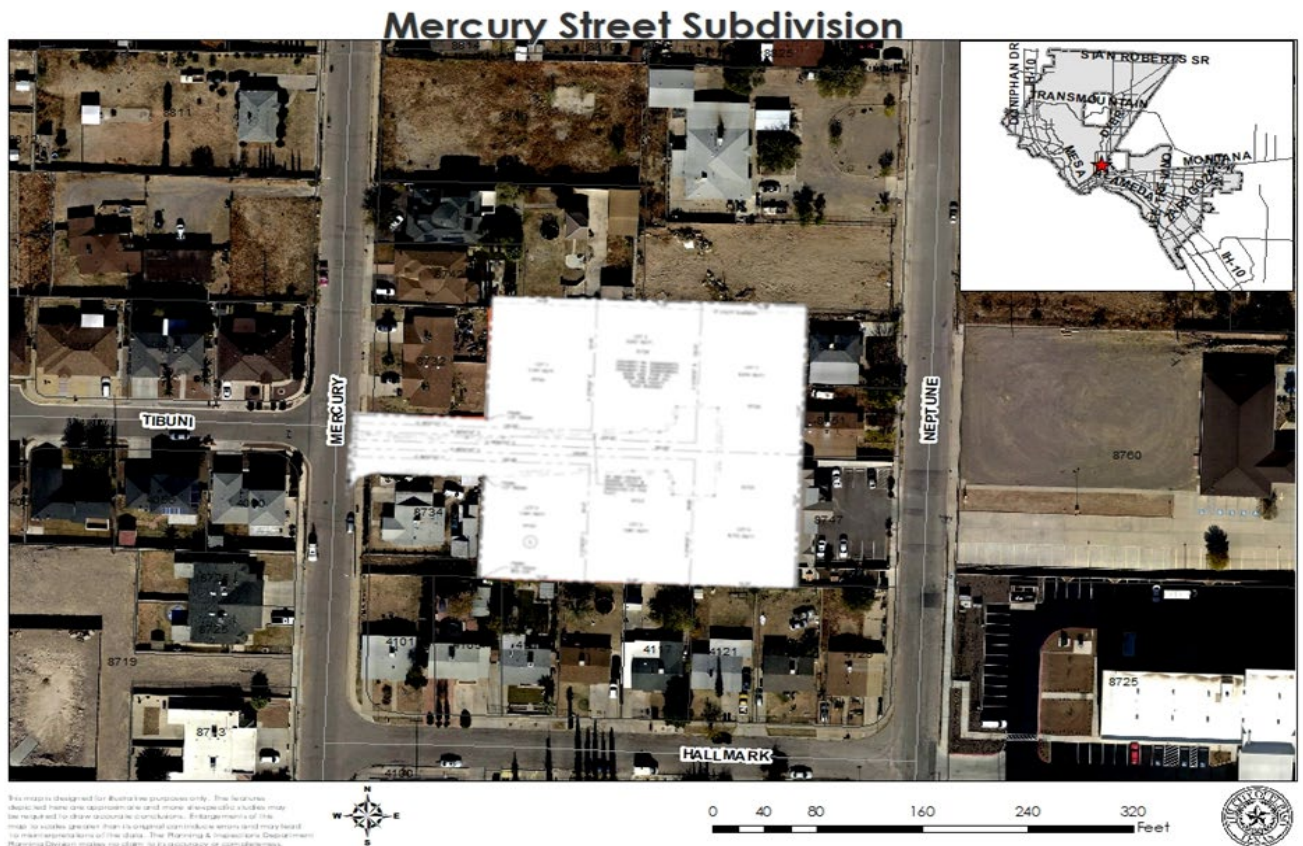


Figure A: Proposed plat with surrounding area

DESCRIPTION OF REQUEST: The applicant is requesting the first (1) year extension subject to Section 19.41.030.A (Extension Procedures) of the current subdivision code, which states that:

“Unless a different time is expressly provided for a specific procedure by this title, the approving authority for the type of original application may grant an initial extension of the time for expiration of the application for a period not to exceed one year from the date of the expiration of the application, provided that a request for extension is made in writing at least thirty business days before the approved application expires. Every request for extension shall include a statement of the reasons why the expiration date should be extended.”

The one (1) year extension to record the final plat is being requested due to the following reasons:

- Continue coordination with El Paso Electric regarding the completion of improvements.

CASE HISTORY/RELATED APPLICATIONS: The City Plan Commission approved Mercury Street Subdivision on December 1, 2022, on a Resubdivision Combination basis.

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

Surrounding Zoning and Use	
North	R-4 (Residential) / Residential development
South	R-4 (Residential) / Residential development
East	R-4 (Residential), S-D (Special Development) / Residential development
West	R-4 (Residential) / Residential development
Nearest Public Facility and Distance	
Park	Sunrise Park (0.22 miles)
School	Canyon Hills Middle School (0.35 miles)
Plan El Paso Designation	
G-3, Post-War	
Impact Fee Service Area	
N/A	

PLAT EXPIRATION: If approved, the extension would be valid until **December 1, 2026**. Failure to submit the recording maps by the expiration date of the extension will necessitate resubmittal of the subdivision or an additional extension.

CITY PLAN COMMISSION OPTIONS:

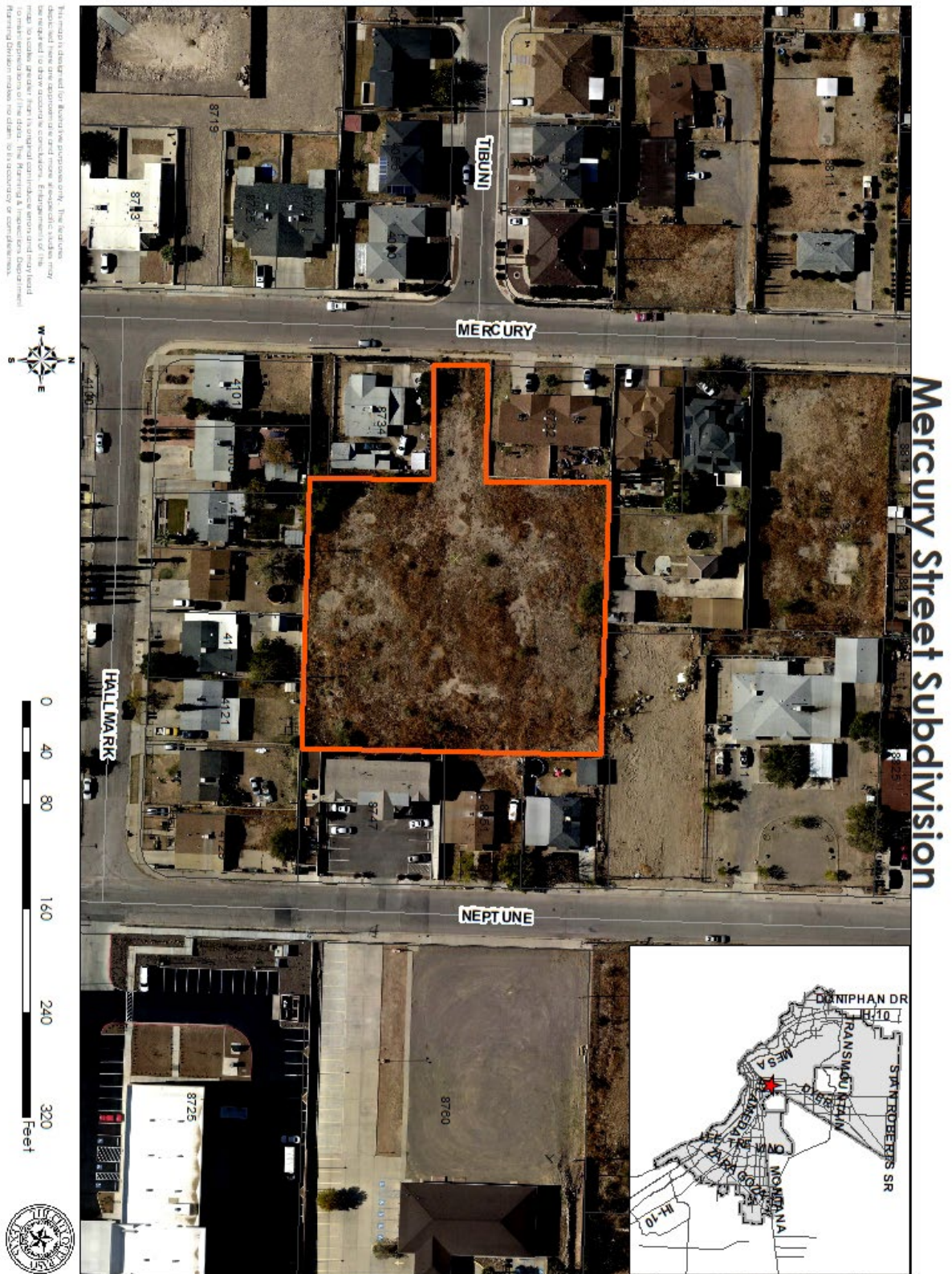
City Plan Commission (CPC) has sole and final authority on subdivision matters. Subdivision applications and extension requests in conformance with all applicable code provisions shall be approved by the CPC. The Commission may take any of the following actions:

1. **Approval:** The CPC finds that the proposed request is in conformance with all applicable requirements of Title 19 of the El Paso City Code. **(Staff Recommendation)**
2. **Denial:** The CPC finds that the proposed request is not in conformance with all applicable requirements of Title 19 of the El Paso City Code.

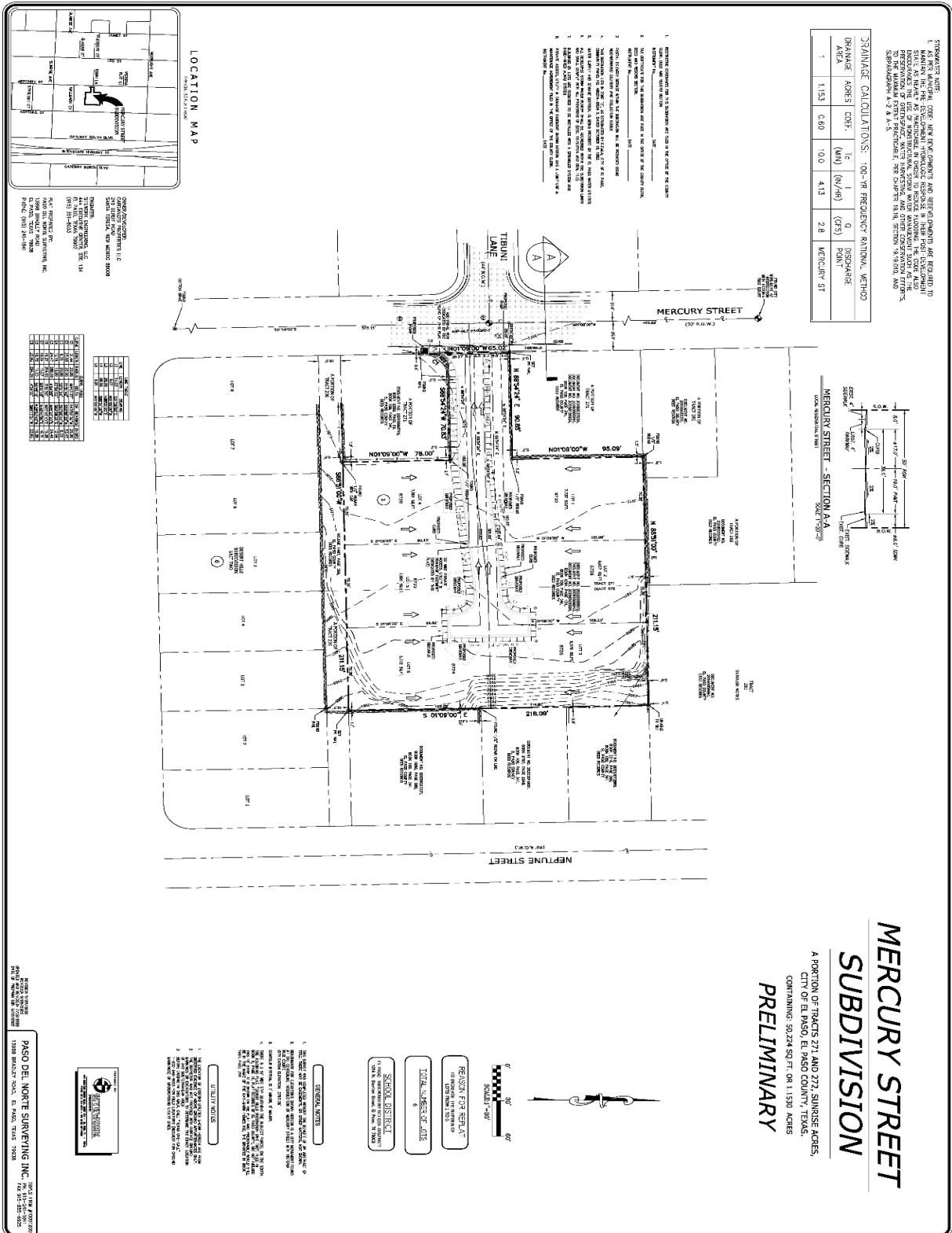
ATTACHMENTS:

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

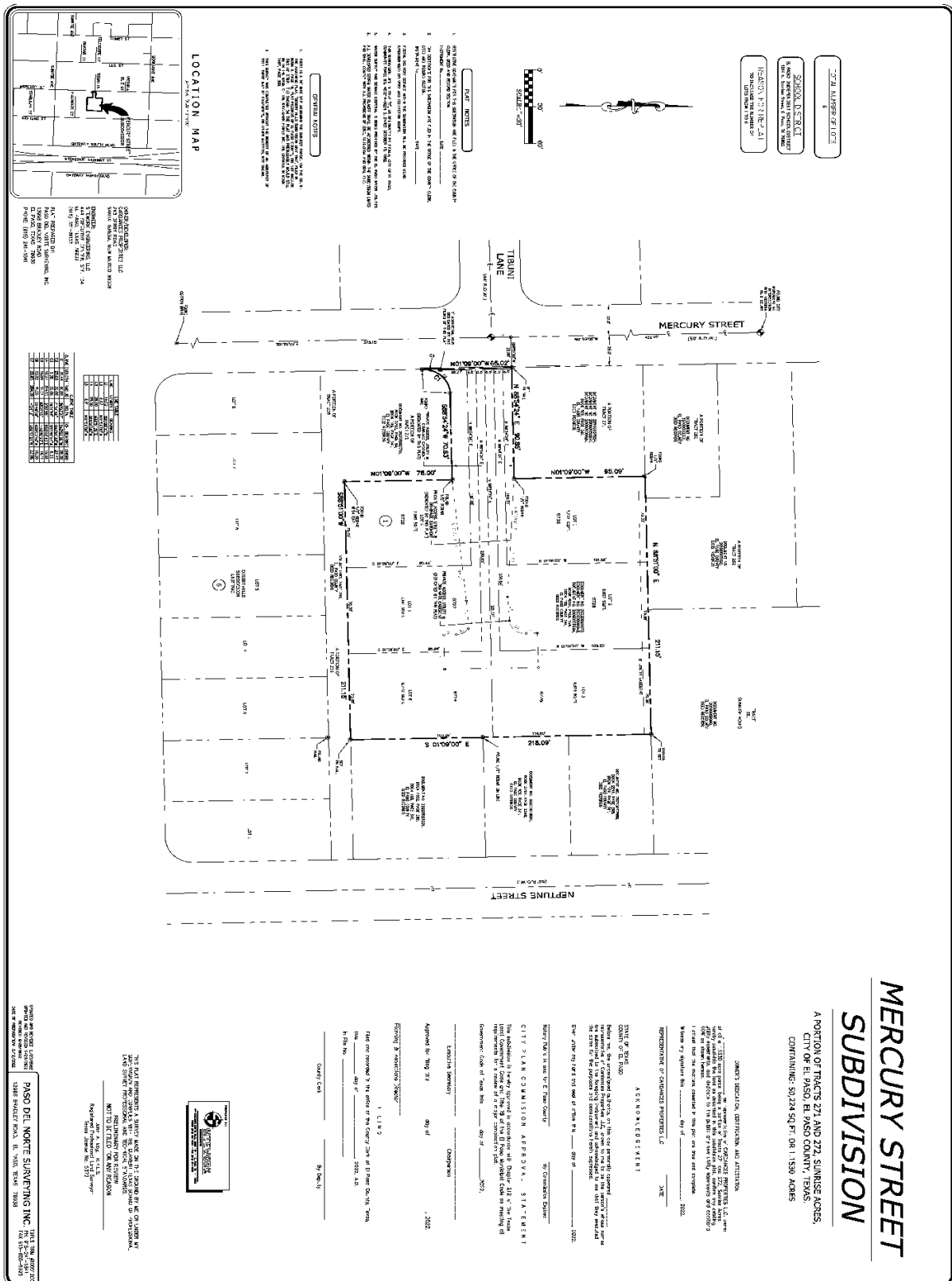
ATTACHMENT 1



ATTACHMENT 2



ATTACHMENT 3



ATTACHMENT 4

Cardances Properties LLC

**City of El Paso
Land Development Division**

Attn: **Mr. Oscar Romero Villalobos**
El Paso, Texas
Nov 21, 2025

Subject: Request for Extension of Time Mercury Subdivision Project (Current Deadline: December 1, 2025)

Dear Mr. Romero Villalobos,

On behalf of Cardances Properties LLC, we respectfully submit this correspondence to formally request an extension of time for the Mercury Subdivision Project, presently scheduled for completion by December 1, 2025.

All coordination efforts with El Paso Water and El Paso Electric have been successfully completed. Both agencies have confirmed that all submittals, technical requirements, and supporting documentation are in full compliance and ready for execution.

The only remaining factor affecting our ability to meet the current deadline is the installation of the main electrical line. El Paso Electric has advised that, upon execution of the contract and issuance of payment both of which are prepared and ready to proceed the following schedule will apply:

Approximately one (1) month for El Paso Electric to assign and contract the installation crew.

An estimated three (3) additional months to complete the installation of the main electrical line.

Based on this schedule, it is evident that the current project completion date of December 1, 2025, cannot be achieved without an extension. Accordingly, we respectfully request an extension of time that aligns with the timeline provided by El Paso Electric, allowing the project to be completed safely, efficiently, and in full compliance with all applicable City of El Paso standards and requirements.

We appreciate your consideration of this request and your continued cooperation throughout the development process. Please do not hesitate to contact our office should you require any additional documentation, clarification, or supporting materials.

Sincerely,


Cesar I. Chaparro
President
Cardances Properties LLC

☎ (915) 487 6064



914 N Lee, El Paso Tx 79902



zimapropertyestx@gmail.com

ATTACHMENT 5



SUBDIVISION PLAT EXTENSION AND REINSTATEMENT REQUEST APPLICATION

DATE: 12/02/2025

FILE NO. _____

1. Type of Application Requested (Select One):



Extension to Record Final Plat



Extension to Complete
Subdivision Improvements



Reinstatement of Expired
Application

2. Application requiring the extension/reinstatement:

Mercury Street Subdivision/ SUSU22-00083

12/08/2022

(Name/Permit #)

(Approval Date)

3. Was the subdivision case vested? ☐ Yes ☒ No

4. Reason for request (Attach request letter and other relevant documents).

5. Proposed completion schedule of subdivision improvements (Attach documents if applicable).

6. Owner of record Cardenas Properties LLC/ 914 N Lee El Paso Tx 79902 zimaproperties@gmail.com (915) 487 6064
(Name & Address) (Email) (Phone)

7. Engineer Jorge Garcia/444 Executive Center, Suite 134 El Paso Tx 79902 kgarcia@silworkengineering.com (915) 351 8033
(Name & Address) (Email) (Phone)

8. Applicant Cardenas Properties LLC/ 914 N Lee El Paso Tx 79902 zimaproperties@gmail.com (915) 487 6064
(Name & Address) (Email) (Phone)

9. PROPERTY OWNER SIGNATURE: _____ DATE: _____

Cesar J. Chavarro

NOTES:

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

FOR VESTED APPLICATIONS:

AT THE DISCRETION OF THE DEPUTY DIRECTOR OF PLANNING AN APPLICATION FOR EXTENSION TO COMPLETE SUBDIVISION IMPROVEMENTS MAY BE SUBMITTED NO MORE THAN SIXTY (60) DAYS PAST THE REQUIRED COMPLETION DATE PROVIDED THAT A PENALTY FEE OF \$1,000.00 DOLLARS BE PAID IN ADDITION TO ALL OTHER FEES THAT WOULD OTHERWISE BE CHARGED FOR A PROPERLY SUBMITTED REQUEST FOR EXTENSION APPLICATION.

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

1. 1.Submit to the Planning & Inspections Department – Planning Division the following prior to recording of the subdivision.
 - a. Current certified 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

No objections to extension request.

El Paso County

No comments received.

Parks and Recreation Department

No comments received.

Streets and Maintenance Department

No comments received.

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 Water Improvement District #1

No comments received.

Sun Metro

No comments received.

Fire Department

No comments received.