

Lomas del Oeste Replat A

City Plan Commission — February 12, 2026



CASE NUMBER/TYPE:	SUSU25-00096 – Resubdivision Combination
CASE MANAGER:	Myrna Aguilar, (915) 212-1584, AguilarMP@elpasotexas.gov
PROPERTY OWNER:	River Oaks Properties, LTD
REPRESENTATIVE:	SLI Engineering, Inc.
LOCATION:	North of Redd Rd. and West of Resler Dr. (District 1)
PROPERTY AREA:	4.49 acres
VESTED RIGHTS STATUS:	Not Vested
PARK FEES:	\$4,490.00
ZONING DISTRICT(S):	C-2/sc (Commercial/special contract) and C-3 (Commercial)

SUMMARY OF RECOMMENDATION: Staff recommends **APPROVAL WITH CONDITION** of Lomas del Oeste Replat A on a Resubdivision Combination basis subject to the following condition:

- That the applicant must provide an access agreement for Lots One and Two on the face of the plat before the final plat can be recorded.

Lomas del Oeste Replat A



This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required to show 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 & Inspection Department Planning Division makes no claim to its accuracy or completeness.



Subject Property



Figure A: Proposed plat with surrounding area

DESCRIPTION OF REQUEST: The applicant is proposing to subdivide 4.49 acres of vacant land to create two commercial lots, ranging in size from 1.26 acres to 3.228 acres. Primary access will be provided by an access easement agreement between the adjacent lots and the proposed subdivision. Drainage flow will be provided by regional pond. The subdivision was reviewed under the standards of 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	C-2/sc (Commercial/special contract), A-O/sc (Apartment-Office/special contract) / Commercial development and Vacant land.
South	C-3 (Commercial) / Commercial development
East	C-3 (Commercial) and C-2/sc (Commercial/special contract)/ Commercial development
West	A-O (Apartment-Office) and R-3 (Residential) / Vacant land
Nearest Public Facility and Distance	
Park	Westside Community Park (0.47 mi.)
School	Franklin High School (0.25 mi.)
Plan El Paso Designation	
G-4, Suburban	
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.
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. Application
5. Department Comments

ATTACHMENT 1

Lomas del Oeste Replat A



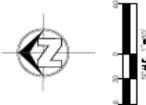
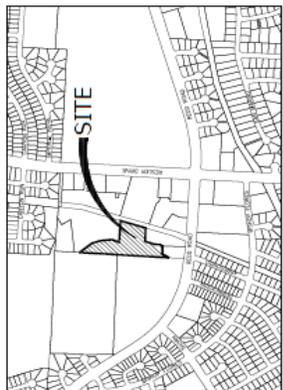
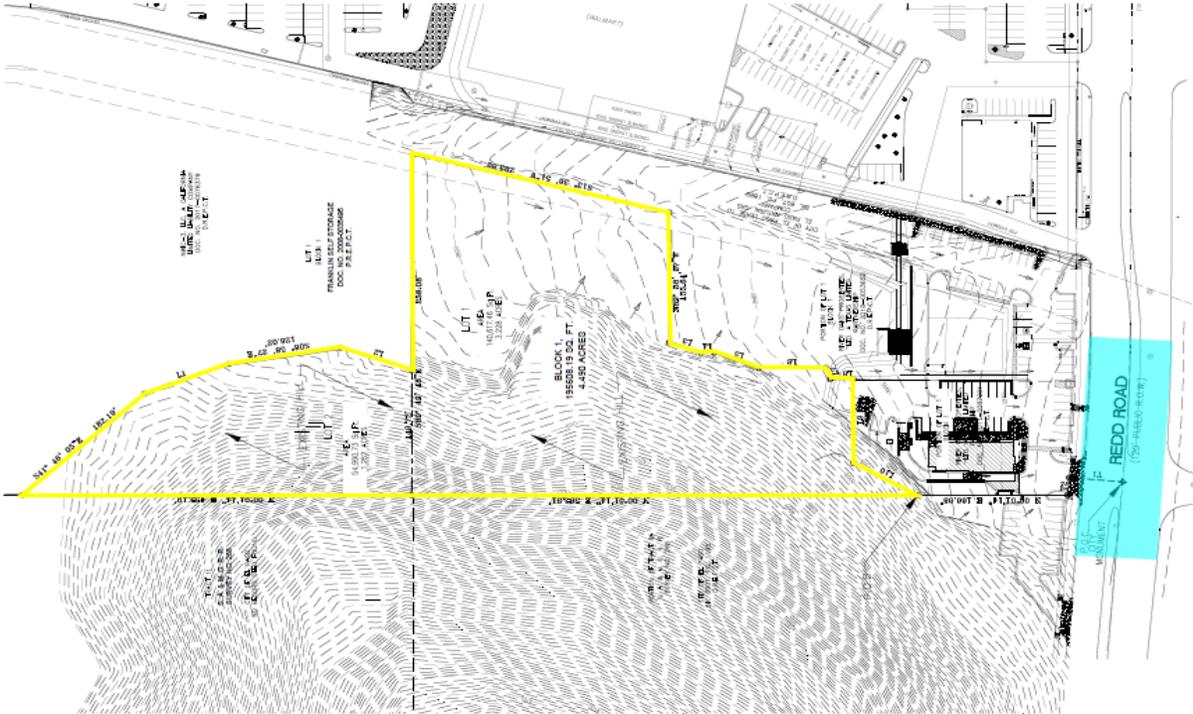
 Subject Property

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ATTACHMENT 2

LOMAS DEL OESTE REPLAT A

BEING A PORTION OF LOT 1, BLOCK 1, LOMAS DEL OESTE
SUBDIVISION AND TRACT 70, H.G. FOSTER SURV. 256
EL PASO, EL PASO COUNTY, TEXAS,
CONTAINING 4.490 ACRES ±



LINE	DATE	DESCRIPTION
1	10/15/2025	PRELIMINARY PLAT
2	10/15/2025	REVISIONS
3	10/15/2025	REVISIONS
4	10/15/2025	REVISIONS
5	10/15/2025	REVISIONS
6	10/15/2025	REVISIONS
7	10/15/2025	REVISIONS
8	10/15/2025	REVISIONS
9	10/15/2025	REVISIONS
10	10/15/2025	REVISIONS
11	10/15/2025	REVISIONS
12	10/15/2025	REVISIONS
13	10/15/2025	REVISIONS
14	10/15/2025	REVISIONS
15	10/15/2025	REVISIONS

1. THESE PLATS IN THE SUBDIVISION ARE:
2. THE LOTS AND BLOCKS ARE:
3. THE SUBDIVISION IS:
4. THE PLATS ARE:
5. THE SUBDIVISION IS:
6. THE SUBDIVISION IS:
7. THE SUBDIVISION IS:
8. THE SUBDIVISION IS:
9. THE SUBDIVISION IS:
10. THE SUBDIVISION IS:
11. THE SUBDIVISION IS:
12. THE SUBDIVISION IS:
13. THE SUBDIVISION IS:

SU
SUSU ENGINEERING, INC.
PRELIMINARY PLAT
SUSU ENGINEERING, INC.
CIVIL ENGINEERS - LAND SURVEYORS
1400 PLANKENBERRY - CONSTRUCTION MANAGEMENT
6800 METCALF ROAD - EL PASO, TEXAS 79907
TEL: 915.764.4400 FAX: 915.764.4403

ATTACHMENT 4



RESUBDIVISION COMBINATION APPLICATION

DATE: 10-15-2025 FILE NO. _____

SUBDIVISION NAME: LOMAS DEL OESTE REPLAT A

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
BEING A PORTION OF LOT 1, BLOCK 1, LOMAS DEL OESTE SUBDIVISION AND TRACT 7D, H G FOSTER SURV 256 EL PASO, 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	4.490	2	Total No. Sites	2	_____
Industrial	_____	_____	Total (Gross) Acreage	4.490	_____

3. What is existing zoning of the above described property? C-25C AND C-3 Proposed zoning? SAME

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 _____

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 RIVEROAKS PROPERTIES LTD 5678 N MESA 915 225 5700
(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: 

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

REPRESENTATIVE CONTACT (PHONE): 915 203 7277

REPRESENTATIVE CONTACT (E-MAIL): ghalloul@sl-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. Release of access document, if applicable.
 - c. Set of restrictive covenants, if applicable.
2. Provide access agreement for Lots One and Two on the face of the plat before the final plat can be recorded.
3. Update all year on all approval statements from 2023 and 2025 to current year.
4. Provide original copy of restrictive covenants prior to recordation of final plat.
5. Provide reason for replat on face of both preliminary and final plat.
6. Plat Note # 9 is to be updated to include/reference instrument number for access easement and access easement from Lot 1 to Lot 2.
7. Provide reason for replat on face of both preliminary and final plats.

Planning and Inspections Department- Land Development Division

1. Driveway apron along Redd Road shall not encroach past property line.
2. Verify and secure a shared access and drainage easement.
3. Subdivision boundary closure report is ok.

Parks and Recreation Department

Please note that this subdivision is zoned "C-3" 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 Non-residential use, covenants need to be provided restricting all residential uses 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 **\$1,000.00** per acre for a total amount of **\$4,490.00** calculated as follows:

4.49 acres non-residential @ rate of **\$1,000** per acre = **\$4,490.00**

Please allocate generated funds under Park Zone: **NW-10**

Nearest Park: **Westside Community 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 Water Engineering

Do not object to this request.

Water

There is an existing sixteen (16) inch diameter water main that extends along Redd Road. No direct service connections are allowed to this main as per the El Paso Water Utilities Public Service Board Rules and Regulations.

There is an existing twenty-four (24) inch diameter water transmission main extending along Redd Rd. No direct service connections are allowed to this main as per the El Paso Water Utilities Public Service Board Rules and Regulations.

Within Westview Place Subdivision, the property located north of Redd Road, west of Resler Drive and east of the El Paso Natural Gas Company right-of-way, there is an existing eight (8) inch diameter water main. This main is located immediately east of the EPNG ROW within the 30-foot easement. This water main is available to provide service.

Previous water pressure readings from fire hydrant number #10327, last tested on 10/27/21, located at 655 Redd Road have yielded a static pressure of 80 psi, residual pressure of 78 psi, discharge of 474 gpm. The owner should, for his own protection and at his own expense, install at the discharge side of each water meter a pressure regulator, strainer, and relief valve, to be set for pressure as desired by the customer. The Lot owner shall be responsible for the operation and maintenance of the above-described water pressure regulating device.

Sanitary Sewer

Within the subject property, there is an existing eight (8) inch diameter sanitary sewer main. This main is located along the easternmost portion of the property immediately west of the El Paso Natural Gas Company right-of-way. This main is located within a 20-foot easement. The main is west of and parallel to the east boundary line of the subject Property. This main is available to provide service.

There is an existing eight (8) inch diameter sanitary sewer main that extends along Redd Rd. This main is available to provide service.

General

El Paso Water-PSB requires a complete set of improvement plans, and grading plans for review and approval prior to any work pertaining to the subject property where the described existing sanitary sewer main is located. This is required to ascertain that the proposed improvements and/or grading will not adversely affect the existing eight (8) inch diameter sanitary sewer main that transects the subject property. The El Paso Water Utilities — Public Service Board requests for the Developer to coordinate with El Paso Water-PSB Engineering Department.

Clearance from proposed buildings and existing sanitary sewer main shall be not less than ten feet.

The El Paso Water-PSB easement shall be improved to allow the operation of El Paso Water-PSB maintenance vehicles. El Paso Water-PSB requires access to the existing sanitary sewer facilities located within the easement 24 hours a day, seven (7) days a week.

No building, reservoir, structure or other improvement, other than asphaltic paving (HMAC), shall be constructed or maintained on the above referenced El Paso Water Utilities - Public Service Board Easements (El Paso Water-PSB easements) without the written consent of El Paso Water-PSB.

El Paso Water requires a new service application to initialize design of the water and sanitary sewer main extensions to serve the subject property. New service applications are available at 1154 Hawkins, 3rd Floor. The following items are required at the time of application: (1) hard copy of subdivision plat; (2) finalized set of street improvement plans, including storm sewer; (3) digital copy of subdivision plat; (4) benchmark check; and (5) construction schedule. Service will be provided in accordance with the current El Paso Water — PSB Rules and Regulations. The owner 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

1. Provide an acceptable Stormwater Management plan in accordance with Section 19.19.030 of the current subdivision ordinance.
2. Show and Label drainage flow patterns on the preliminary plat and identify the final location of all the stormwater runoff.
3. No vertical construction is permitted within utility easements per the Rules and Regulations of El Paso Water Utilities.

El Paso Electric

Please add a 10' wide utility easement to the front of the lot.

Texas Gas

In reference to case SUSU25-00096 - Lomas Del Oeste Replat "A", Texas Gas Service will need an Access Road and/or an easement from Redd Road to provide gas to the property. Also, Texas Gas Service has an existing 6" HP Pipe along El Paso Natural Gas Easement (see image below as reference).

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's representative should contact TGS to relocate the gas main and/or service at the developer's expense.

The main(s) and/or service line(s) locations depicted on the plans are for reference only. It is the designer's responsibility to request line locates to verify existing infrastructure on the field and to notify TGS if the proposed improvements will be in conflict with any of our existing facilities before the construction commencement. It is also the responsibility of the construction contractor to contact Texas811 to locate lines prior to any excavation. In addition, please note that any high-pressure mains require a TGS stand by crew during any and all work within vicinity of the existing high pressure main, and TGS needs to be notified 48 hours prior to any construction and/or ground disturbance within the vicinity of the TGS high pressure mains. If you have any questions regarding the exhibits provided, please let us know.

Texas Gas Service Data Disclaimer

While Texas Gas Service makes every effort to maintain and distribute accurate information, it makes no warranties and/or representations of any kind regarding information, data provided, nor are any such warranties to be implied with respect to the information, data furnished herein.

As consideration for providing the attached data, Texas Gas Service requires that the user agree as follows:

- The use of such data shall be at the user's risk. The user acknowledges that it is responsible for assessing the accuracy and reliability of the data or information provided.
- In no event shall Texas Gas Service, its employees, officers or agents become liable or responsible for any use of this data or any consequential damages monetary or otherwise, which may result from the use of this data.
- The user agrees to indemnify, defend, and hold harmless Texas Gas Service, and its employees, officers and agents for any and all liability of any nature arising in connection with its of the information or data, and any inaccuracies therein.
- The user shall not distribute the information provided to any other person or entity without the prior written consent of Texas Gas Service.

Streets and Maintenance Department

Traffic & Transportation Engineering

- No objection to application
- Replat reason is required to be stated in the engineering plat.

Street Lights Department does not object to this request.

For the development of a 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.

City of El Paso Codes to be followed:

*Title 19 - 19.16.010 - Streetlighting.

**18.18.190 – Submission contents.

*** 19.02.040 Criteria for approval.

Contract Management

- Provide explanation of exception in application
- The scope of work is within private property. if any part of the project extends into the City of El Paso’s right-of-way, the contractor must comply with El Paso City Municipal Codes and DSC guidelines.
- Indicate that any infrastructure that is on city right of way must be done as per Design Standards for Construction and Municipal Code
- Indicate that any damaged structure must be restored to same or better condition, this goes for asphalt, concrete, manholes, or water valves.

El Paso Central Appraisal

No comments for Lomas del Oeste Replat A subdivision from Central Appraisal.

El Paso County Water Improvement District #1

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

Fire Department

No adverse comments.

Sun Metro

No comments received.

Capital Improvement Department

No comments received.

El Paso County 911 District

No comments received.

Texas Department of Transportation

No comments received.

El Paso County

No comments received.