

Ivey Interstate Industrial Center #1

City Plan Commission — March 27, 2025



CASE NUMBER/TYPE:	SUSU25-00026 – Resubdivision Combination
CASE MANAGER:	Alex Alejandre, (915) 212-1642, AlejandreAX@elpasotexas.gov
PROPERTY OWNER:	Ivey Partners LTD
REPRESENTATIVE:	CEA Group
LOCATION:	West of Americas Ave. and South of Interstate 10. (District 7)
PROPERTY AREA:	38.54 acres
VESTED RIGHTS STATUS:	Not Vested
PARK FEES:	\$38,530.00
EXCEPTIONS/MODIFICATIONS:	Yes, see following section
ZONING DISTRICT(S):	C-4/c (Commercial/conditions) and C-3/sc (Commercial/special contract)

SUMMARY OF RECOMMENDATION: Staff recommends **PENDING** of Ivey Interstate Industrial Center #1 on a Resubdivision Combination basis, subject to the following:

- That the rezoning be approved by City Council prior to the recordation of the final plat.

Related to this application, the applicant is requesting the following exceptions from the City Plan Commission:

1. To waive the construction of one foot (1') of sidewalk along Gateway East Blvd.
2. To waive the construction of one foot (1') of sidewalk along Americas Avenue.

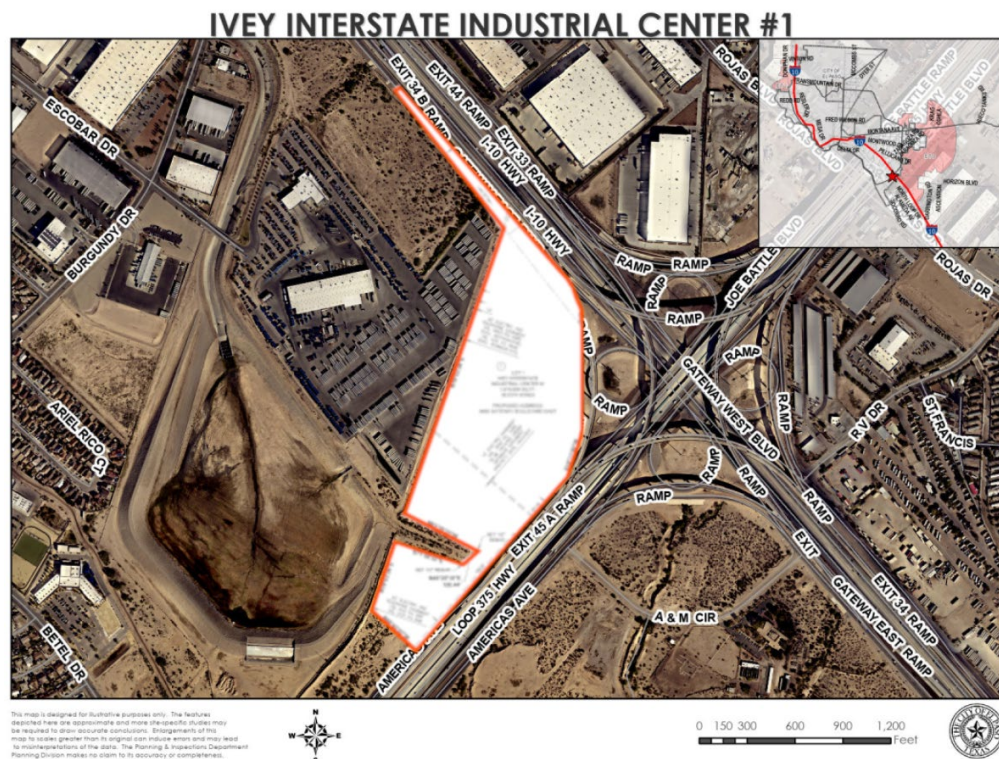


Figure A: Proposed plat with surrounding area

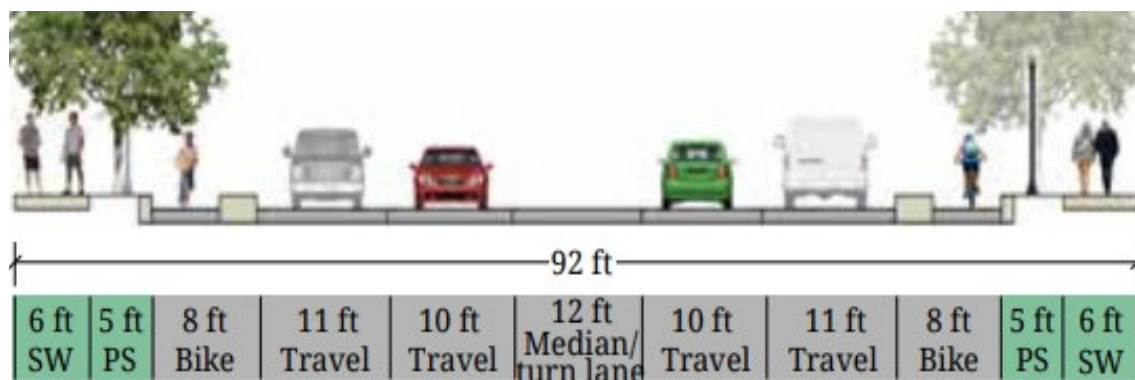
DESCRIPTION OF REQUEST: The applicant is proposing to resubdivide 38.54 acres in order to create one (1) commercial lot. The reason for the replat is to combine platted and unplatted property into one single lot. Access to the subdivision will be from Americas Avenue and Gateway East Boulevard. Stormwater drainage will be conveyed by on-site ponding. This development is being reviewed under the current Subdivision code.

CASE HISTORY/RELATED APPLICATIONS: The proposed resubdivision is related to rezoning case PZRZ24-00037, which was previously reviewed by the City Plan Commission on February 27, 2025. The property owner requested to rezone the subject property from C-3/sc (Commercial/special contract) to C-4/sc (Commercial/special contract).

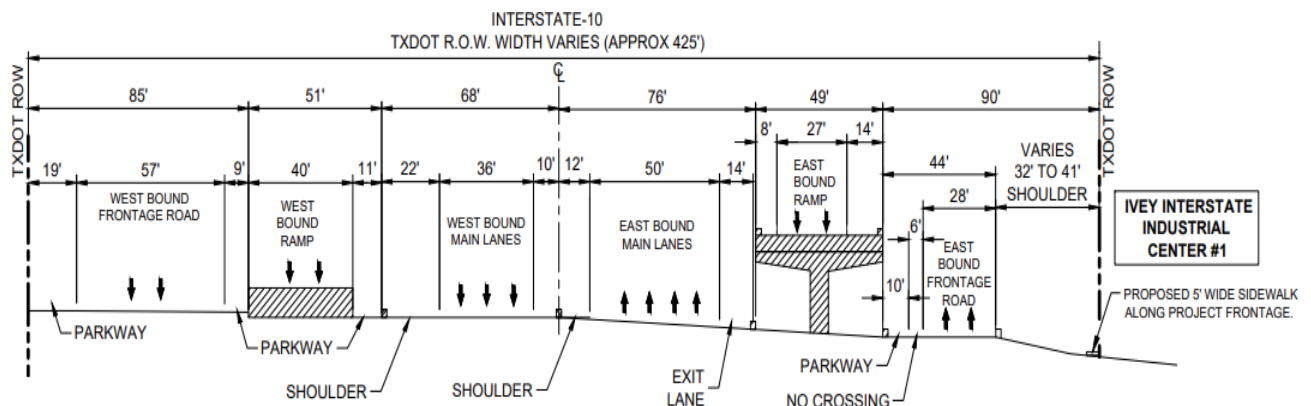
EXCEPTIONS, MODIFICATIONS, OR WAIVER REQUESTS: The applicant is requesting two (2) exceptions pursuant to El Paso City Code Section 19.10.050 (A)(1)(a) – (Roadway participation policies—Improvement of Roads and Utilities Within and or Abutting the Subdivision) of the current code. The exceptions include the following:

1. To waive the construction of one foot (1') of sidewalk along Gateway East Blvd.

REQUIRED CROSS-SECTION:

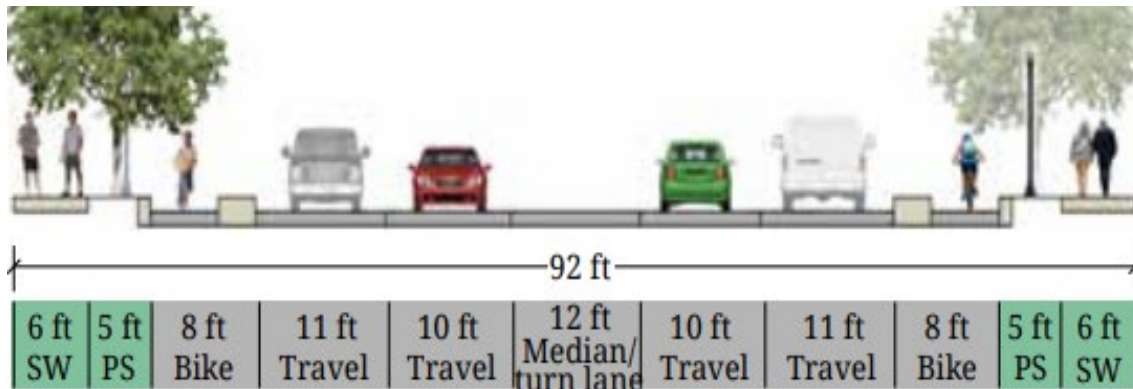


PROPOSED CROSS-SECTION:

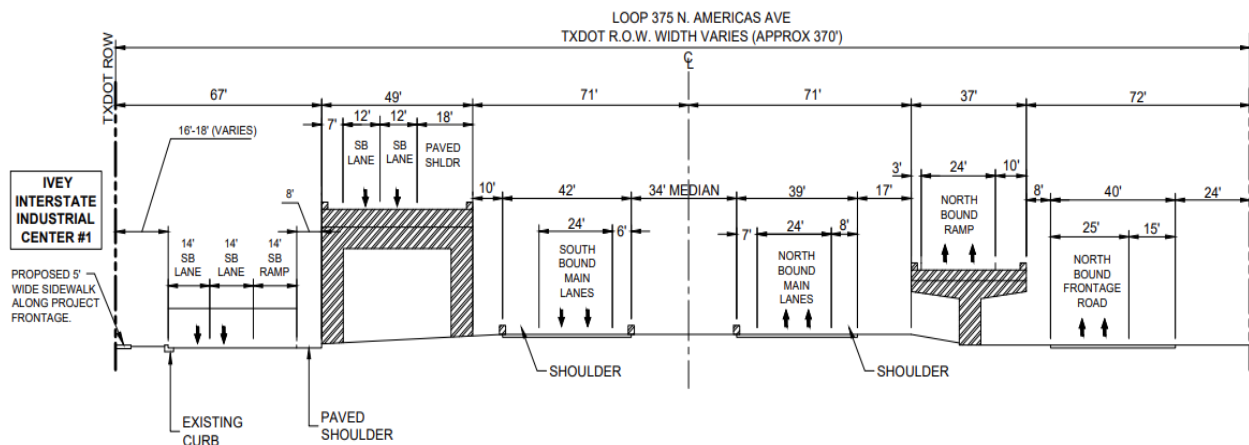


- To waive the construction of one foot (1') of sidewalk along Americas Avenue.

REQUIRED CROSS-SECTION:



PROPOSED CROSS-SECTION:



EVALUATION OF EXCEPTION REQUEST: The exception request to waive right-of-way improvements meets the following criteria under El Paso City Code 19.10.050(A)(1)(a) – (Roadway Participation Policies— Improvement of Roads and Utilities Within and or Abutting the Subdivision). The section reads as follows:

Section 19.10.050(A)(1)(a)

The City Plan Commission may waive such requirements to provide rights-of-way or street improvements to adjacent substandard roads based on any of the following factors:

- Fifty per cent of the lots within a quarter mile of the proposed development have already been developed and the existing street improvements are in character with the neighborhood.

IVEY INTERSTATE INDUSTRIAL CENTER #1



Figure B: Developed properties within a quarter mile of proposed subdivision

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

Surrounding Zoning and Use	
North	C-4/sc (Commercial/special contract) / Warehouse
South	C-3/sc (Commercial/special contract) Vacant lot
East	C-3/sc (Commercial/special contract) and C-3 (Commercial) / Vacant lots
West	C-4/sc (Commercial/special contract) and C-3 (Commercial) / Warehouse and vacant lot
Nearest Public Facility and Distance	
Park	Ranchos Del Sol (0.81 mi.)
School	Harmony School of Excellence (0.23 mi.)
Plan El Paso Designation	
G-4, (Suburban, Walkable)	
Impact Fee Service Area	
N/A	

PUBLIC COMMENT: N/A

PLAT EXPIRATION: This application will expire on **March 27, 2028**. 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.

Waiver, Exception, Modification Request(s)

The approval of waivers from, or exceptions or modifications to any applicable code provision is at the discretion of the CPC, in consideration of any criteria provided by the El Paso City Code for the review of such waivers, exceptions, or modifications. In evaluating the request(s), the CPC may take any of the following actions:

1. **Approval** of the waiver, exception, or modification request(s), finding that the request(s) is in conformance with the relevant review criteria provided by the El Paso City Code, as reflected in the Staff Report.
2. **Partial approval of the waiver, exception, or modification request(s)**, finding that the request(s) is partially in conformance with the relevant review criteria provided by the El Paso City Code.
3. **Denial** of the waiver, exception, or modification request(s), finding that the request(s) does not conform to the review criteria provided by the El Paso City Code, as reflected in the Staff Report.

ATTACHMENTS:

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

ATTACHMENT 1

IVEY INTERSTATE INDUSTRIAL CENTER #1



This map is designed for illustrative purposes only. The features shown on this map are not intended to be used for any other purpose. The Planning Division makes no claim to its accuracy or completeness.

ATTACHMENT 2

[illegible]

ATTACHMENT 3

[illegible]

ATTACHMENT 4



Uptown centre
813 N. Kansas St., Ste. 300
El Paso, TX 79902
915.544.5232
www.ceagroup.net

February 28, 2025

City of El Paso Planning Dept.
801 Texas Ave.
El Paso, Texas 79901

Attention: Mr. Aaron Adaluz
Planner

Reference: Ivey Interstate Industrial Center#1 – Modification Request Letter

Dear Mr. Andaluz:

Cavalry Acquisitions LLC is requesting the following modifications from the City Subdivision Regulations.

1. Modification from a 6-ft wide sidewalk on the frontage abutting I-10 Gateway Blvd. East and Loop 375 Americas Ave. southbound, to a proposed 5-ft wide sidewalk. The modification is due to the existing TxDOT utilities and existing conditions abutting the property within TxDOT right-of-way. The 5-ft sidewalk is also consistent with the nearby developments within TxDOT right-of-way and TxDOT Maintenance Department is also in consensus.

On behalf of the developer and CEA Group, we thank you in advance for your prompt attention to this issue and look forward to a favorable consideration to our modification request. If you have any questions, please do not hesitate to call me at (915) 544-5232 or email jgrajeda@ceagroup.net.

Sincerely,
CEA Group

A blue ink signature of Jorge Grajeda, P.E., written over a light blue circular stamp.

Jorge Grajeda, P.E.
Project Manager

I-2720-009-iveyinterstate_cep_modificationrequest.aa.28sfeb.2025
JG/jg

Attachment: Preliminary Plat & Exhibits

cc: Josh Meredith, Cavalry Acquisitions, LLC

PUBLIC INFRASTRUCTURE. PRIVATE DEVELOPMENT.

ATTACHMENT 5



RESUBDIVISION COMBINATION APPLICATION

DATE: 2/17/2025

FILE NO. SUSU25-00026

SUBDIVISION NAME: Ivey Interstate Industrial Center #1

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
Being a Portion of Tracts 1-B-1, and 1-B-2, O.A. Danielson Survey 314 Abst 10030,
Portion of Tract 3-B, Block 56, Ysleta Grant, and Portion of Lot 1, Block 2, Ivey's Interstate
Subdivision No. 2, City of El Paso, El Paso County, Texas. Acres: 38.54±
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 | _____ | _____ | Total No. Sites | <u>1</u> | _____ |
| Industrial | <u>38.54</u> | <u>1</u> | Total (Gross) Acreage | <u>38.54</u> | _____ |
3. What is existing zoning of the above described property? C-3 SC, C4 C Proposed zoning? C4
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)
Existing sheet flow to its natural discharge to Americas Dam. Site ponds will be developed at
future lot site improvements.
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 To construct a 5-ft sidewalk
abutting the property instead of 6-ft sidewalk due to existing utilities and existing conditions.
9. Remarks and/or explanation of special circumstances: A rezoning application has been submitted and
currentlv in process. CPC hearing date has been scheduled for 2/27/25.
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 Ivey Partners LTD P.O. Box 47 Tornillo, TX 79853 915-765-9140
 (Name & Address) (Zip) (Phone)

13. Developer Cavalry Acquisitions, LLC 5960 Berkshire Ln., Ste. 600, Dallas, TX. 75225 214-542-5249
 (Name & Address) (Zip) (Phone)

14. Engineer CEA Group 813 N. Kansas St., Ste. 300, El Paso, TX 79902 9155445232
 (Name & Address) (Zip) (Phone)

OWNER SIGNATURE: 

REPRESENTATIVE SIGNATURE: 

REPRESENTATIVE CONTACT (PHONE): 9152001143

REPRESENTATIVE CONTACT (E-MAIL): jgrajeda@ceagroup.net

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 6

Planning and Inspections Department- Planning Division

Staff recommends **approval with a condition** of the Ivey Interstate Industrial Center #1. The condition is subject to the following:

- That the associated rezoning be approved by City Council prior to the recording of the final plat.

In addition, The 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. Original Copies of the tax certificates with zero balance.
2. Remove plat note #9 if no restrictive covenants will be recorded with the proposed resubdivision.
3. Include authorized representative on dedication and acknowledgement statements.
4. Include purpose of the replat on plat notes or face of the plat.
5. Provide approximate location of areas subject to inundation or stormwater overflow, and the location, widths and direction of flow of all watercourses and location and type of any proposed stormwater drainage facilities.

Planning and Inspections Department- Land Development Division

We have reviewed subject plats and recommend **Approval**.

The Developer/Engineer shall address the following comments.

1. Include proposed drainage flow patterns on the site plan and identify the storage location(s) for all storm-water runoff within the subdivision limits.
2. Add general note on both the Preliminary & Filing Plat sheets: "The retention of the difference between historic and developed storm-water runoff discharge volume is required within this subdivision's limits in compliance with all provisions of (Muni-Code 19.19.010A, SDM, and DDM Section 11.1)."
3. On site ponding is required as per Municipal Code. New developments and redevelopments are required to maintain the pre-development hydrologic response in their post-development state as nearly as practicable in order to reduce flooding.
4. The developer shall provide safe passage of storm runoff from upstream areas through the subdivision, including drainage easements in the plat.
5. Coordinate with abutting property 9525 Escobar for any potential or existing stormwater drainage issues.
6. Provide print-out of the mathematical closure of the exterior boundary of the subdivision indicating the error of closure.

Parks and Recreation Department

We have reviewed **Ivey Interstate Industrial Center 1**, 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 zoned "C-3" meeting the requirements for Non-residential uses (General commercial) as well as for Residential dwellings use (Multi-family) restricted to a maximum of 29 dwelling units per acre. Restrictive covenants need to be provided restricting all residential users. Park fees will be assessed as follows:

1. If applicant provides copy of final signed/recorded covenants restricting the use to Non-residential (General commercial) 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 **\$38,530.00** based on Non-residential subdivision requirements calculated as follows:

38.53 acres non-residential @ rate of \$1,000 per acre = \$38,530.00

Please allocate generated funds under Park Zone: **MV-5**

Nearest Park: **Blackie Chesher Park**

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

Thanks for coordinating these items with the consultant; please do not hesitate to call if you have any questions, differ from above comments, or require additional information.

Streets and Maintenance Department

Streets and Maintenance traffic engineering has the following comments:

- Exception letter is granted
- No objections to application

Street Lights:

Does not object to the subject re-subdivision application. This department requires that the existing street illumination system shall be protected and preserved. U.S. Interstate Highway no. 10 and N. Americas Ave – Loop 375 are Texas Department of Transportation (TXDOT) right of way (ROW).

For the development of the subject subdivision 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 subdivision, 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 Water

Sanitary sewer service is critical to the property. EPWater requires a sanitary sewer study and complete grading plans before committing to provide sanitary sewer service to the property. An off-site sanitary sewer main extension along a PSB easement is anticipated to serve this property.

Water and sanitary sewer main extensions will be required to provide service. The water main shall be extended to create a looped water system and shall cover the frontage of the property. EPWater-PSB requests that the site be graded so that sanitary sewer service may be provided by gravity. All costs associated with the extension of water and sanitary sewer mains including easement acquisition, are the responsibility of the Owner/Developer. The owner's engineer is to coordinate with EPWater for water and sanitary sewer design.

Water:

There is an existing 20-inch diameter water main that extends along Gateway East Blvd. and Americas Ave., located approximately 10-feet away from the property line. No direct service connections are allowed to this main as per EPWater-PSB Rules and Regulations.

Sanitary Sewer:

There are no sanitary sewer mains fronting the property.

General:

Gateway East Blvd. and Americas Ave. are Texas Department of Transportation (TxDOT) right-of-way. All proposed water and sanitary sewer work to be performed within Gateway East Blvd. and Americas Ave. right-of-way requires written permission from TxDOT.

EPWater-PSB 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.

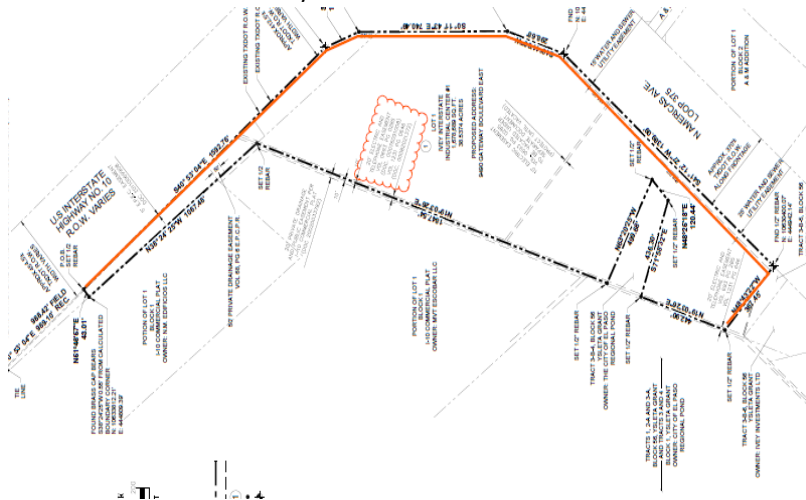
Stormwater:

We have reviewed the subdivision described above and provide the following comments:

1. Provide a conceptual Drainage Plan indicating existing and proposed major stormwater facilities as per Section 19.02.020 of the Municipal Code.
2. 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.
3. The developer shall be responsible for the additional stormwater runoff generated by this development, and must ensure that the historic runoff volume, peak, and duration are maintained.
4. Any proposed ponding area/s shall have enough capacity to hold the developed runoff for a designated 100-yr. storm event. Label the pond/s as "Private".

El Paso Electric

Please add a 15' wide utility easement to the as shown below:



Texas Gas

in reference to case SUSU25-00026 - IVEY INTERSTATE INDUSTRIAL CENTER #1, Texas Gas Service does not have any comments.

El Paso Central Appraisal District

There are no comments to report from Central Appraisal for Ivey Interstate Industrial Center #1

Texas Department of Transportation

Please submit latest plans for TXDOT approval

El Paso County Water Improvement District #1

EPCWID has no comments or objection to the above mentioned item.

Fire Department

Recommend approval. No adverse comments.

Capital Improvement Department

No comments received.

El Paso County 911 District

No comments received.

Sun Metro

No comments received

El Paso County

No comments received.