SUBDIVISION

Gateway Estates Unit One Replat M

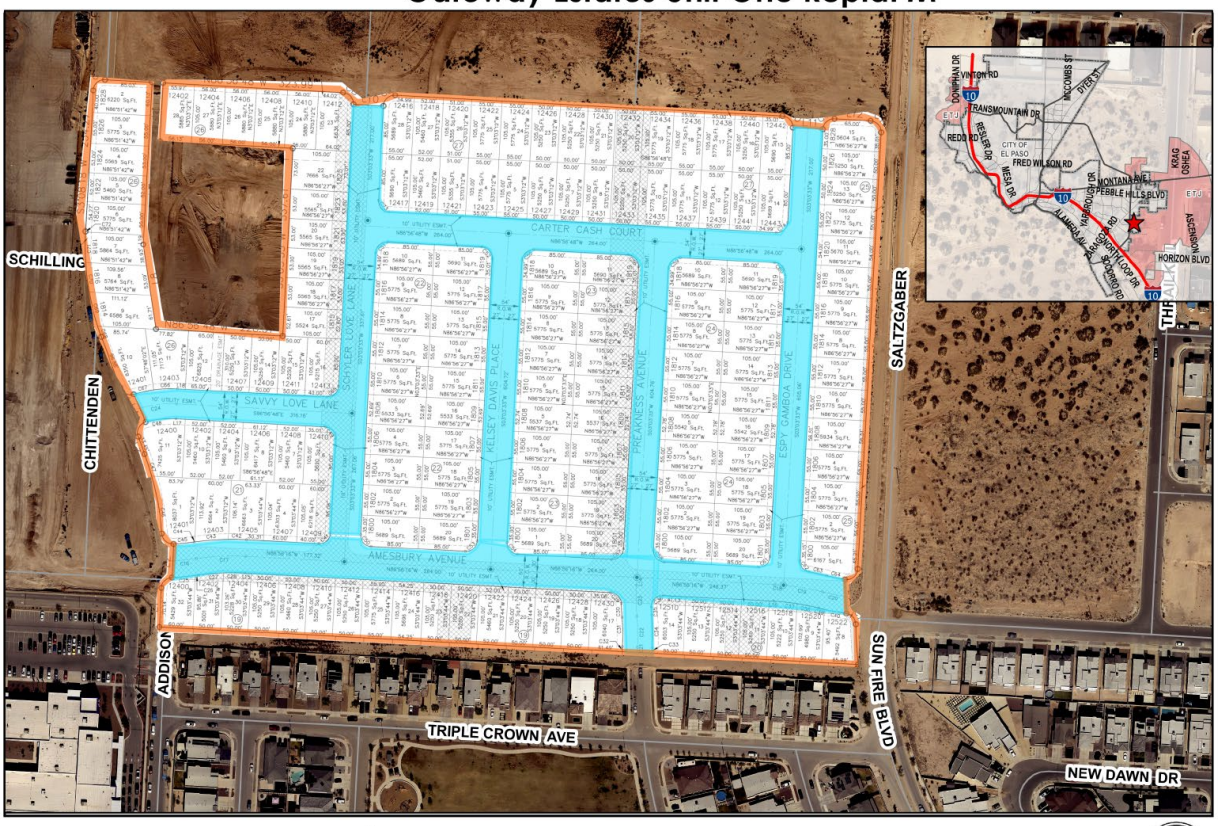
City Plan Commission — December 18, 2025 (REVISED)

CASE NUMBER/TYPE:	**SUSU25-00103 – Resubdivision Final**
CASE MANAGER:	Saul Fontes, (915) 212-1606, FontesSA@elpasotexas.gov
PROPERTY OWNER:	GFA, LLC
REPRESENTATIVE:	CEA Group
LOCATION:	North of Vista del Sol Dr. and East of Joe Battle Blvd., Extraterritorial Jurisdiction (ETJ)
PROPERTY AREA:	28.11 acres
VESTED RIGHTS STATUS:	Not Vested
PARK FEES:	$152,070.00
ZONING DISTRICT(S):	N/A property lies within ETJ
RELATED APPLICATIONS:	SUSU21-00052 Gateway Estates Unit One Replat M

SUMMARY OF RECOMMENDATION: Staff recommends **APPROVAL WITH CONDITIONS** of Gateway Estates Unit One Replat M on a Resubdivision Final basis subject to the following conditions

- The drainage pond for Gateway Estates Unit One Replat L needs be accepted prior to or concurrently with Gateway Estates Unit One Replat M in order to adequately sustain stormwater drainage for the proposed subdivision.
- That the City Plan Commission require that the applicant landscape the rear of all double frontage lots pursuant to Section 19.23.040.H.3.c of the Subdivision Code.

Gateway Estates Unit One Replat M



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.

N W E S

0 50 100 200 300 400 Feet

DESCRIPTION OF REQUEST: The applicant is proposing to resubdivide 28.11 acres into 164 single-family residential lots. The single-family residential lots range in size between 5,001 sq. ft. to 6,220 sq. ft. The reason for the replat is to reconfigure streets and to meet lot size requirements with county design standards. The replat will also vacate portions of existing unimproved streets originally dedicated by the Gateway Estates Subdivision. The streets impacted are Fairglade Street, Amesbury Street, Blanker Street, and Chicote Street. Primary access to the subdivision will be from Sun Fire Boulevard. This Subdivision is part of the Gateway Estates Land Study. This application was reviewed under the current subdivision code.

CASE HISTORY/RELATED APPLICATIONS:
Gateway Estates Unit One Replat M (SUSU21-00052) Preliminary Plat was previously approved by the City Plan Commission on June 17, 2021. The application complies with all requirements.

An extension request to submit recording maps for Gateway Estates Unit One Replat M (PSEN25-00002) was approved by the City Plan Commission on July 31, 2025. The requested extended the deadline to June 17, 2026.

Gateway Estates Unit One Replat M lies within the Gateway Estates Land Study (SULD15-00001), which was originally approved by the City Plan Commission on February 11, 2016. The application complies with the approved land study.

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

Surrounding Zoning and Use	
North	Extraterritorial Jurisdiction (ETJ) / Vacant land
South	Extraterritorial Jurisdiction (ETJ) / Residential development
East	Extraterritorial Jurisdiction (ETJ) / Residential development
West	Extraterritorial Jurisdiction (ETJ) / Industrial development
Nearest Public Facility and Distance	
Park	Winners Park (0.01 mi.)
School	Harmony School of Science (0.01 mi.)
***Plan El Paso* Designation**	
O6, Potential Annexation	
Impact Fee Service Area	
Eastside	

PUBLIC COMMENT: "N/A"

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

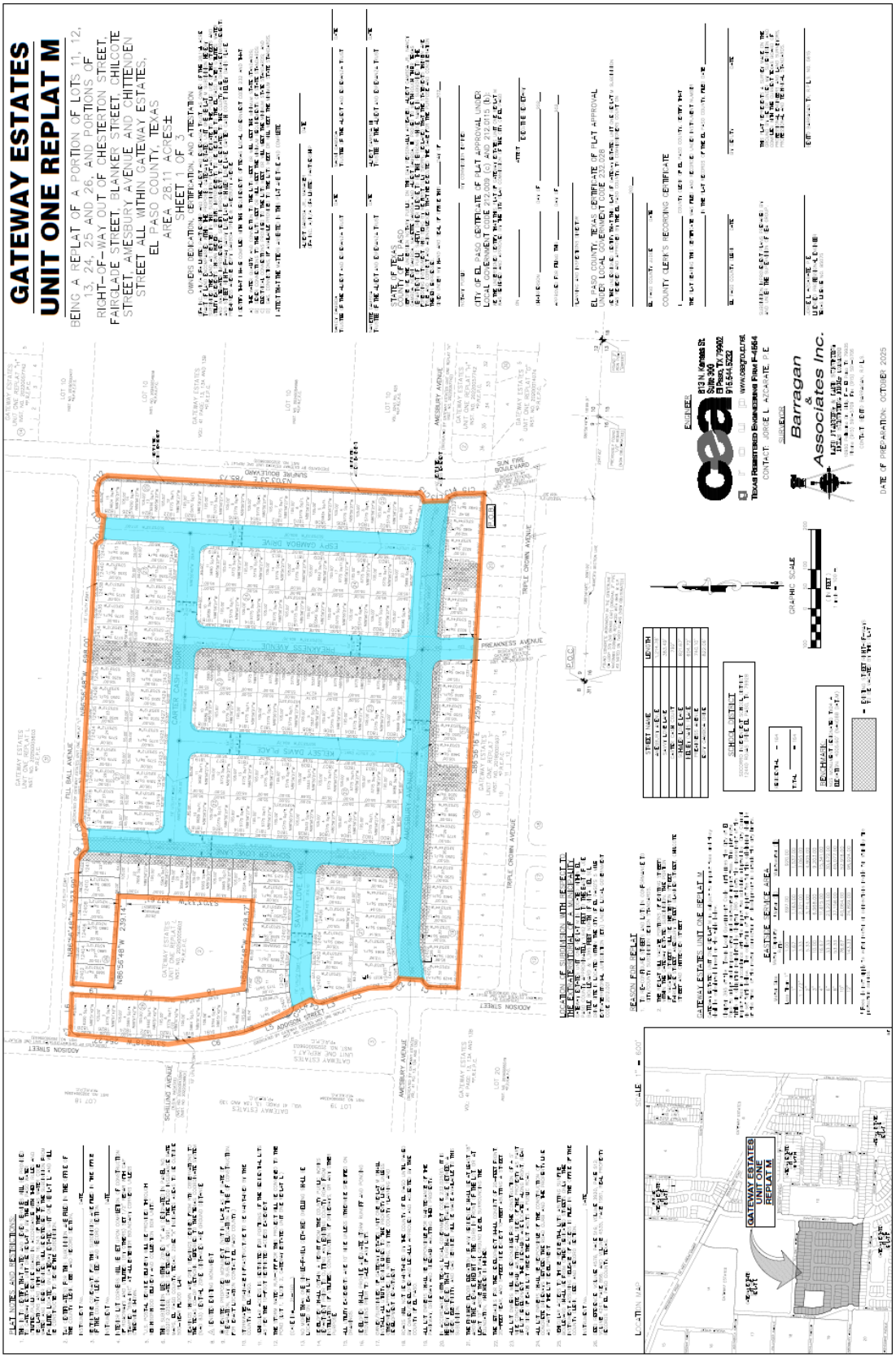
1. **Approval:** The CPC finds that the proposed plat is in conformance with all applicable requirements of Title 19 of the El Paso City Code.

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. **(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. Final Plat
3. Application
4. Department Comments

ATTACHMENT 1

ATTACHMENT 2



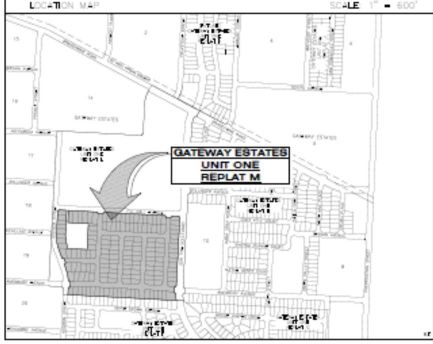
GATEWAY ESTATES
UNIT ONE REPLAT M

BEING A REPLAT OF A PORTION OF LOTS 11, 12, 13, 24, 25 AND 26, AND PORTIONS OF RIGHT-OF-WAY OUT OF CHESTERTON STREET, FAIRGLADE STREET, BLANKER STREET, CHILCOTE STREET, AMESBURY AVENUE AND CHITTENDEN STREET ALL WITHIN GATEWAY ESTATES, EL PASO COUNTY, TEXAS
AREA 28.11 ACRES±
SHEET 2 OF 3

PROPERTY DESCRIPTION

[illegible]

LOCATION MAP — SCALE 1" = 600'



CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	20.00'	29.54'	18.20'	26.92'	N45°21'13"E	084°36'43"
C2	20.00'	30.97'	19.55'	27.96'	N48°40'13"W	088°42'30"
C3	528.00'	146.80'	73.88'	146.33'	N12°16'51"W	015°55'47"
C4	20.00'	33.20'	21.87'	29.52'	N27°18'50"E	095°07'10"
C5	20.00'	30.31'	18.92'	27.49'	N63°39'41"W	086°49'53"
C6	472.00'	192.64'	97.68'	191.30'	N08°33'14"W	023°23'02"
C7	20.00'	31.39'	19.97'	28.26'	N48°05'45"E	089°54'55"
C8	20.00'	31.42'	20.00'	28.29'	S41°56'37"E	090°00'21"
C9	20.00'	31.41'	20.00'	28.28'	N48°03'22"E	089°59'40"
C10	20.00'	31.42'	20.00'	28.29'	S41°56'38"E	090°00'20"
C11	20.00'	31.41'	20.00'	28.28'	N48°03'22"E	089°59'40"
C12	20.00'	31.42'	20.00'	28.29'	S41°56'38"E	090°00'20"
C13	20.00'	33.66'	22.37'	29.82'	S51°16'32"W	096°24'00"
C14	20.00'	28.33'	17.13'	26.02'	S41°26'03"E	081°09'13"
C15	840.22'	72.25'	36.15'	72.23'	S03°19'15"E	004°55'37"
C16	460.00'	42.93'	21.48'	42.91'	N84°40'00"E	005°20'48"
C17	460.00'	88.87'	44.57'	88.73'	S87°31'40"W	011°04'09"
C18	460.00'	15.64'	7.82'	15.64'	N85°57'50"W	001°56'51"
C19	460.00'	71.54'	35.84'	71.47'	N80°32'05"W	008°54'36"
C20	460.00'	42.11'	21.07'	42.10'	S78°42'08"E	005°14'44"
C21	1100.00'	9.74'	4.87'	9.74'	S00°47'17"W	000°30'26"
C22	415.60'	55.72'	27.90'	55.68'	N00°46'55"W	007°40'55"
C23	415.60'	55.72'	27.90'	55.68'	S00°46'55"E	007°40'55"
C24	200.00'	67.33'	33.99'	67.01'	S63°24'34"W	019°17'16"
C25	490.00'	42.31'	21.17'	42.30'	S85°11'09"W	004°56'52"

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C26	490.00'	6.15'	3.07'	6.15'	S82°21'09"W	000°43'08"
C27	430.00'	44.42'	22.23'	44.40'	S84°57'10"W	005°55'09"
C28	430.00'	38.65'	19.34'	38.64'	N89°30'45"W	005°09'00"
C29	20.00'	29.86'	18.51'	27.17'	N44°09'39"W	085°33'14"
C30	442.60'	25.02'	12.51'	25.02'	N03°00'12"W	003°14'20"
C31	388.60'	52.57'	26.32'	52.53'	N00°44'51"W	007°45'01"
C32	1127.00'	9.27'	4.64'	9.27'	N00°49'51"E	000°28'17"
C33	1073.00'	10.23'	5.11'	10.23'	S00°44'38"W	000°32'46"
C34	442.60'	58.86'	29.47'	58.81'	S00°48'48"E	007°37'08"
C35	388.60'	14.28'	7.13'	14.28'	S03°54'19"E	002°06'07"
C36	20.00'	33.36'	22.05'	29.63'	S45°16'15"W	095°35'00"
C37	430.00'	41.58'	20.81'	41.56'	N84°10'03"W	005°32'25"
C38	430.00'	39.91'	19.97'	39.90'	N78°44'18"W	005°19'05"
C39	490.00'	10.68'	5.34'	10.68'	N76°42'14"W	001°14'56"
C40	490.00'	40.05'	20.03'	40.04'	N79°40'11"W	004°40'58"
C41	20.00'	31.42'	20.00'	28.29'	N48°03'38"E	090°00'12"
C42	490.00'	33.02'	16.52'	33.01'	S88°52'05"E	003°51'40"
C43	490.00'	60.54'	30.31'	60.50'	N86°39'43"E	007°04'45"
C44	490.00'	1.10'	0.55'	1.10'	N82°03'28"E	000°07'45"
C45	430.00'	37.39'	18.71'	37.38'	N84°29'04"E	004°58'57"
C46	528.00'	105.29'	52.82'	105.11'	S10°01'43"E	011°25'30"
C47	528.00'	41.51'	20.77'	41.50'	S17°59'36"E	004°30'17"
C48	173.00'	54.89'	27.68'	54.66'	S83°57'49"W	018°10'47"
C49	20.00'	31.42'	20.00'	28.29'	N41°56'38"W	090°00'20"
C50	20.00'	31.41'	20.00'	28.28'	S41°56'21"E	089°59'48"

CURVE TABLE

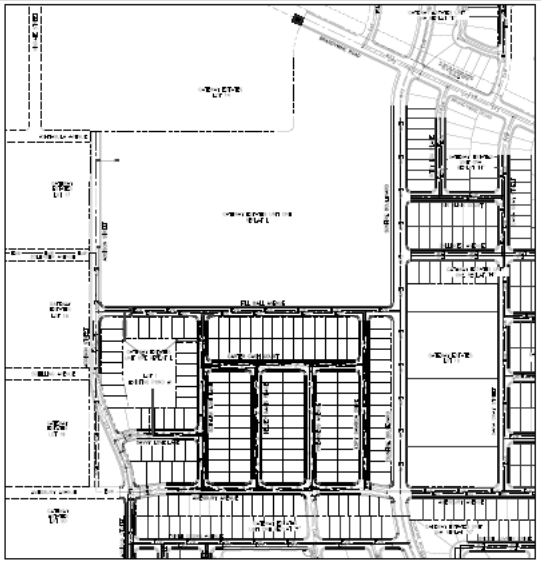
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C51	20.00'	31.41'	20.00'	28.28'	S48°03'22"W	089°59'40"
C52	20.00'	31.42'	20.00'	28.29'	N41°56'38"W	090°00'20"
C53	20.00'	31.42'	20.00'	28.29'	N48°03'39"E	090°00'12"
C54	20.00'	31.41'	20.00'	28.28'	S41°56'21"E	089°59'48"
C55	20.00'	31.41'	20.00'	28.28'	S48°03'22"W	089°59'40"
C56	20.00'	31.42'	20.00'	28.29'	N41°56'38"W	090°00'20"
C57	20.00'	31.42'	20.00'	28.29'	N48°03'39"E	090°00'12"
C58	20.00'	31.41'	20.00'	28.28'	S41°56'21"E	089°59'48"
C59	20.00'	31.41'	20.00'	28.28'	S48°03'22"W	089°59'40"
C60	20.00'	31.42'	20.00'	28.29'	N41°56'38"W	090°00'20"
C61	20.00'	31.42'	20.00'	28.29'	N48°03'39"E	090°00'12"
C62	20.00'	28.95'	17.68'	26.49'	S38°24'44"E	082°56'34"
C63	490.00'	32.53'	16.27'	32.53'	S77°58'54"E	003°48'15"
C64	430.00'	33.48'	16.75'	33.48'	S78°18'37"E	004°27'42"
C65	20.00'	31.41'	20.00'	28.28'	N48°03'22"E	089°59'40"
C66	227.00'	43.00'	21.57'	42.94'	N87°37'35"E	010°51'15"
C67	227.00'	36.75'	18.42'	36.71'	N77°33'40"E	009°16'36"
C68	472.00'	20.52'	10.26'	20.52'	S19°00'01"E	002°29'28"
C69	472.00'	63.43'	31.76'	63.38'	S13°54'18"E	007°41'58"
C70	472.00'	52.83'	26.44'	52.80'	S06°50'56"E	006°24'46"
C71	472.00'	55.13'	27.60'	55.10'	S00°17'47"E	006°41'32"
C72	472.00'	0.73'	0.36'	0.73'	S03°05'38"W	000°05'19"
C73	20.00'	31.42'	20.00'	28.29'	S41°56'38"E	090°00'20"
C74	20.00'	31.41'	20.00'	28.28'	N48°03'22"E	089°59'40"

LINE TABLE

LINE	BEARING	LENGTH
L1	N03°02'52"E	70.14'
L2	N02°32'51"E	60.25'
L3	S20°14'45"E	33.45'
L4	N23°17'24"W	54.42'
L5	N20°14'45"W	96.88'
L6	S86°56'48"E	85.03'
L7	S03°08'18"W	292.00'
L8	S08°30'30"E	153.73'
L9	S03°08'18"W	106.00'
L10	S86°57'03"E	54.00'
L11	S86°57'03"E	54.00'
L12	S86°56'48"E	65.00'
L13	S02°24'19"E	61.14'
L14	S03°03'33"W	14.16'
L15	N86°56'16"W	11.40'
L16	N86°56'16"W	8.49'
L17	N86°56'48"W	17.03'
L18	S86°56'48"E	14.16'
L19	N03°08'18"E	16.87'

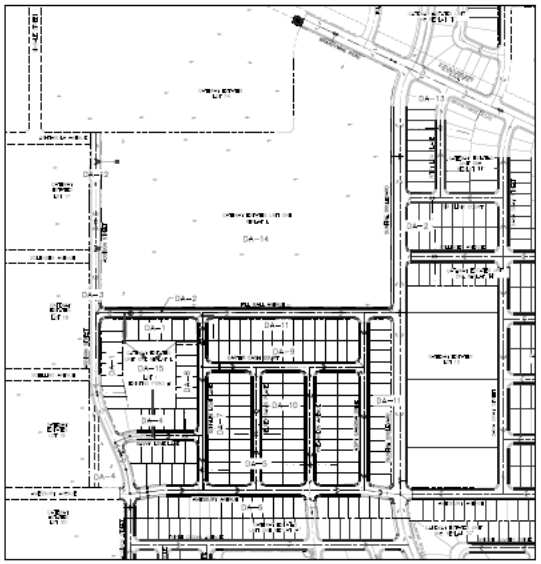
GATEWAY ESTATES UNIT ONE REPLAT M

BEING A REPLAT OF A PORTION OF LOTS 11,12,13,24,25 AND 26, AND PORTIONS OF RIGHT-OF-WAY OUT OF CHESTERTON STREET, FAIRGLADE STREET, BLANKER STREET, CHILCOTE STREET, AMESBURY AVENUE AND CHITTENDEN STREET ALL WITHIN GATEWAY ESTATES,
EL PASO COUNTY, TEXAS
AREA 28.11 ACRES±
SHEET 3 OF 3



LEGEND:
- SUBDIVISION BOUNDARY
- EXISTING WATER LINE
- EXISTING SANITARY SEWER
- PROPOSED WATER LINE
- PROPOSED SANITARY SEWER
- PROPOSED FIRE HYDRANT

MAP OF WATER DISTRIBUTION SYSTEM
MAPA DE REDES DE DISTRIBUCIÓN DE AGUA
SCALE 1"=200'



100 YEAR STORM CALCULATIONS FOR WATERSHED AREAS					
DRAINAGE AREA NO.	DRAINAGE AREA (AC)	EXISTING RUNOFF (CFS)	TIME OF CONCENTRATION (MIN)	RUNOFF COEFF. (C)	RUNOFF (CFS)
DA-1	2.27	4.96	13.14	0.60	6.68
DA-2	3.87	3.60	25.40	0.70	5.20
DA-3	0.83	5.36	10.00	0.85	4.23
DA-4	4.32	5.33	15.20	0.60	13.83
DA-5	3.63	4.60	14.48	0.60	10.49
DA-6	3.52	4.63	16.28	0.60	10.05
DA-7	1.90	4.90	13.33	0.60	5.64
DA-8	1.23	5.00	12.84	0.60	4.06
DA-9	2.08	5.01	12.13	0.60	6.26
DA-10	6.44	4.38	18.00	0.60	17.00
DA-11	4.54	4.60	23.02	0.60	15.74
DA-12	0.57	5.39	10.00	0.90	2.69
DA-13	2.32	4.94	13.38	0.75	10.99
DA-14	32.60	3.89	25.25	0.50	94.53
DA-15	1.26	5.00	10.00	0.50	3.29

1. DRAINAGE AREAS MAY BE OFF OF EXISTING GATEWAY ESTATES UNIT ONE REPLAT L

EXISTING POND #1 CALCULATIONS

$V_T = 1.47 \times 0.67 = 0.97$ AC-FT

$V_{T+L} = 0.97 + 9.46 = 10.43$ AC-FT

$V_{100} = 7.99 + 1.99 = 9.98$ AC-FT

LEGEND:
- SUBDIVISION BOUNDARY
- WATERSHED BOUNDARY
- PROPOSED DIRECTION OF FLOW
- EXISTING DIRECTION OF FLOW
- PROPOSED HIGH POINT ELEVATION
- PROPOSED LOW POINT ELEVATION
- TEMPORARY DETENTION POND

MAP OF TOPOGRAPHY AND DRAINAGE
MAPA TOPOGRAFÍA Y DE DRENAJE DE DE AGUA
SCALE 1"=200'

ENGINEERING REPORT FOR GATEWAY ESTATES UNIT ONE REPLAT M

WATER FACILITIES: DESCRIPTION, COSTS, AND OPERABILITY DATE

[illegible]

SEWER FACILITIES: DESCRIPTION, COSTS, AND OPERABILITY DATE

[illegible]

DRAINAGE REPORT

[illegible]

CERTIFICATION

[illegible]

INFORME DE INGENIERÍA FINAL PARA EL FRACCIONAMIENTO GATEWAY ESTATES UNIT ONE REPLAT M

SUMINISTRO DE AGUA POTABLE: DESCRIPCIÓN, GASTOS Y FECHA DE INICIO DE OPERACIONES

[illegible]

SUMINISTRO DE DRENAJE DE AGUAS NEGRAS: DESCRIPCIÓN, GASTOS Y FECHA DE INICIO

[illegible]

CERTIFICACIÓN

[illegible]

REPORTE DE DRENAJE

[illegible]

CERTIFICACIÓN

[illegible]

ENGINEER
CEA GROUP
613 N. Kansas St.
Suite 300
El Paso, TX 79902
915.544.5232
www.ceagroup.net
TEXAS REGISTERED ENGINEERING FIRM F-4864
CONTACT: JORGE L. AZCARATE, P.E.

DATE OF PREPARATION: OCTOBER 2025

ATTACHMENT 3

RESUBDIVISION FINAL APPLICATION

DATE: 1/26/23 FILE NO. _____

SUBDIVISION NAME: Gateway Estates Unit One Replat "M"

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
Being a Replat of a portion of lots 11,12,13,24,25 & 26 and portions of right-of-way out of Chesterton Street, Fairglade Street, Blanker Street, Chilcote Street, Amesbury Avenue and Chiltenden Street all within Gateway Estates, El Paso County, Texas Area 28.11 acres.

2. Property Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	21.59	164	Office		
Duplex			Street & Alley	6.52	7
Apartment			Ponding & Drainage		
Mobile Home			Institutional		
P.U.D.			Other (specify below)		
Park					
School					
Commercial			Total No. Sites	171	
Industrial			Total (Gross) Acreage	28.11	

3. What is existing zoning of the above described property? ETJ Proposed zoning? ETJ

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)
Surface flow to proposed storm sewer infrastructure that will ultimately discharge into a existing ponding area in Gateway Estates Unit One Replat "L".

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
See attached modification request letter for the 54' ft & 60' foot street right-of-ways

9. Remarks and/or explanation of special circumstances: N/A

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

ATTACHMENT 4

12.	Owner of record	GFA, LLC	525 Goodyear Drive, El Paso, Texas 79936	915-598-1005
		(Name & Address)	(Zip)	(Phone)
13.	Developer	GFA, LLC	525 Goodyear Drive, El Paso, Texas 79936	915-598-1005
		(Name & Address)	(Zip)	(Phone)
14.	Engineer	CEA Group	813 North Kansas, El Paso, Texas 79902	915-544-5232
			(Zip)	(Phone)

OWNER SIGNATURE: GFA Limited Partnership by GFA General, LC, its general partner By the undersigned Manager of GFA GENERAL, LC Albert Garibay, Manager

REPRESENTATIVE SIGNATURE: Jorge L. Azcarate Digitally signed by Jorge L. Azcarate DN: cn=Jorge L. Azcarate, c=US, o=CEA Group, email=jazcarate@ceagroup.net Date: 2025.11.18 17:20:28 -07'00'

REPRESENTATIVE CONTACT (PHONE): 915-200-1103

REPRESENTATIVE CONTACT (E-MAIL): jazcarate@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 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. 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.
3. Revise citation of Local Government Code to "Location of Subdivision with Respect to the Extraterritorial Jurisdiction of Municipality" Site is located within the City of El Paso's 5-Mile Extraterritorial Jurisdiction (ETJ) under Local Government Code, Chapter 212
4. The drainage pond for Gateway Estates Unit One Replat L (SUSU21-00044) needs be constructed and accepted prior to or concurrently with Gateway Estates Unit One Replat M in order to adequately sustain the proposed subdivision pursuant to Section 19.03.040.D.
5. That the City Plan Commission require that the applicant landscape the rear of all double frontage lots pursuant to Section 19.23.040.H.3.c of the Subdivision Code in effect on August 8, 2008

Planning and Inspections Department- Land Development Division

Print-out of the mathematical closure of the exterior boundary of the subdivision is ok.

1. Detail, dimension, and tie location of city monument at intersection of Carter Cash Court and Schyller Love Lane.
2. Boundary closure report provided is ok.
3. Provide north arrow on location map key detail.

Parks and Recreation Department

We have reviewed **Gateway Estates Unit One Replat "M"** resubdivision final plat map and on behalf of Parks & Recreation Department, we offer Developer / Engineer the following comments:

Please note that this Subdivision is part of the Gateway Estates Land Study. This subdivision is composed of **164** Single-family dwelling lots and does not include any parkland. Applicant shall be required to pay parkland fees to comply with the minimum requirements of the parkland ordinance Title 19 – Subdivision and Development Plats, **Chapter 19.20 – Parks and Open Space.** The total amount to pay is **$152,070.00** based on the following **"Parkland"** calculations:

GATEWAY ESTATES UNIT 1 REPLAT M			
SUBDIVISION	**TOTAL LOTS**	**REQUIRED PARKLAND ACREAGE**	**PROPOSING/DEDICATED PARKLAND ACREAGE**
Gateway Estates Unit 1 Replat F	239	2.39	2.43
Gateway Estates Unit 1 Replat G	161	1.61	0.00
Gateway Estates Unit 1 Replat H	267	2.67	0.00
Gateway Estates Unit 1 Replat M	164	1.64	0.00
Off Site Dedication	0	0	4.77
TOTAL	**831**	**8.31**	**7.20**

TOTAL DEDICATED PARKLAND	**7.20**	**Acres**
TOTAL REQUIRED PARKLAND	**8.31**	**Acres**
PARKLAND SHORTFALL	**-1.11**	**Acres**

111 Single- family dwelling units @ rate of $1,370.00 per unit = $152,070.00
This subdivision is within Park Zone **E-10:**
Nearest Park: **Winners 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
The Impact Fees shall be updated to the fees that are effective after May 7, 2024, in accordance with EPWater Rules and Regulations No. 16.

The subject property is located within the City of El Paso Eastside Impact Fee Service Area. Impact fees will be collected after El Paso Water receives an application for water and/or sanitary sewer services.

Water:
There is an existing 8-inch diameter water main along Addison Street, Action Court, Amesbury Avenue, Deuce Place, Big Four Place, Preakness Avenue, Spare Place, Split court and Fill Ball Street. These mains are available to provide service.

There is an existing 24-inch diameter water main extending along Addison Street located approximately 6-feet east of the right-of-way center line. No direct service connections are allowed to this main as per the El Paso Water – Public Service Board (EPWater-PSB) Rules and Regulations.

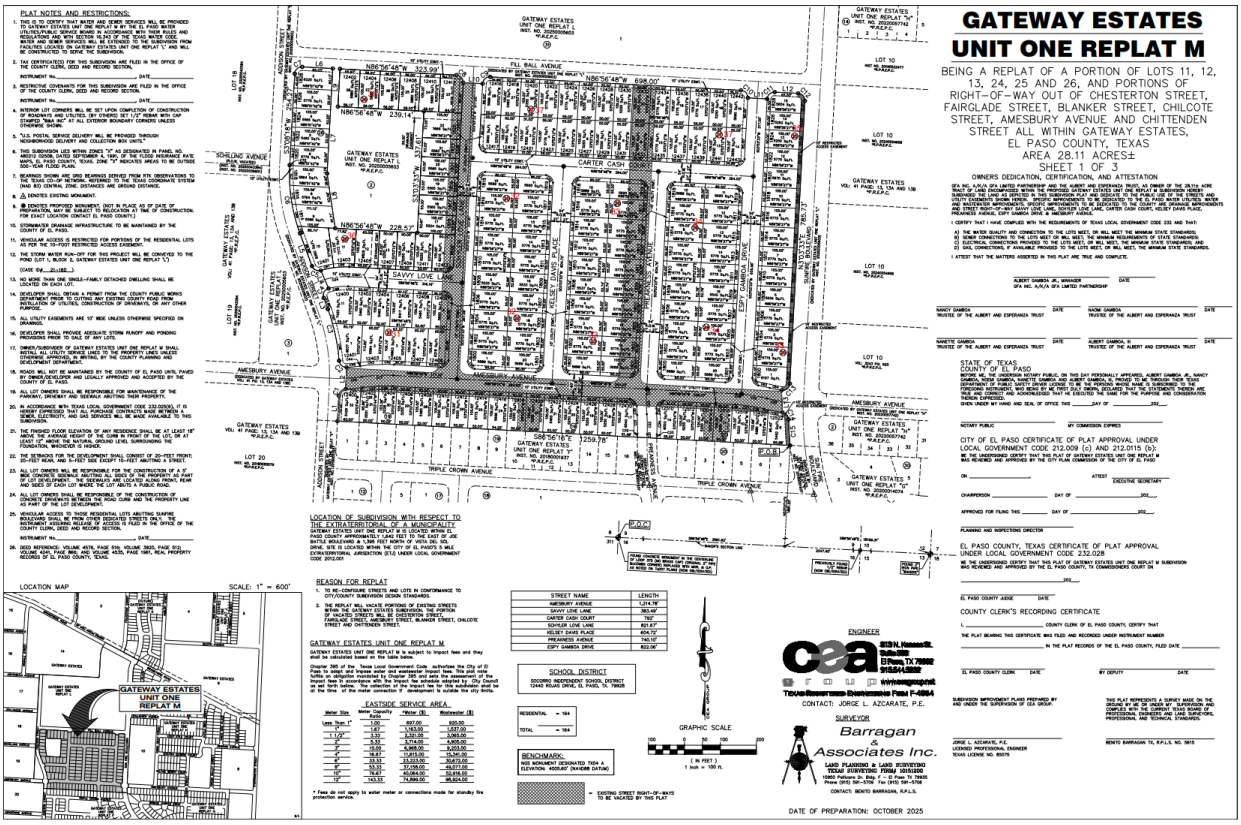
There is an existing 16-inch diameter water main extending along Sunfire Boulevard located approximately 8-feet east of the right-of-way center line. No direct service connections are allowed to this main as per the El Paso Water – Public Service Board (EPWater-PSB) Rules and Regulations.
Sewer:
There is an existing 8-inch diameter sewer main along Action Court, Amesbury Avenue, Deuce Place, Big Four Place, Preakness Avenue, Spare Place, Split court and Fill Ball Street. These mains are available to provide service.

There is an existing 12-inch diameter sewer main extending along Addison Street located approximately 13-feet west of the right-of-way center line. This main is available to provide service.

General:
An application for water and sanitary sewer services should be made 6 to 8 weeks prior to construction to ensure water for construction work. New service applications are available at 1154 Hawkins, 3rd floor. 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.

El Paso Electric
We have no comments for Gateway Estates Unit One Replat M.

El Paso Central Appraisal District



Texas Gas

In reference to case SUSU25-00106 - Gateway Estates Unit One Raplat M, Consultant shall coordinate with Texas Gas Service since mains has been installed in this property to ensure the Proposed Right-Of-Way hasn't change as per the Plat or Right-OF-Way used to installed these mains

El Paso County

El Paso County has no further comments.

Sun Metro

No comments received.

Fire Department

No comments received.

Streets and Maintenance Department

Traffic and Transpiration:

A Land Study for the Gateway Estates received and no objection to application. Traffic Impact Analysis

is not required.

Street Lights Department:

Does not object to this request.

The lot is out of the City of El Paso limits. The property is within ETJ (Extraterritorial Jurisdiction)

For the development of the subdivision anything that will be maintained by the City of El Paso needs to follow the standards on the Street Design Manual (SDM) and the Design Standards for Construction (DSC) according to City of El Paso Code (cited below).

Capital Improvement Department
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.