

# Inglewood Valley

City Plan Commission — May 22, 2025 **[REVISED]**



<b>CASE NUMBER/TYPE:</b>	<b>SUSU25-00046 – Inglewood Valley</b>
<b>CASE MANAGER:</b>	Alex Alejandre, (915) 212-1642, <a href="mailto:AlejandreAX@elpasotexas.gov">AlejandreAX@elpasotexas.gov</a>
<b>PROPERTY OWNER:</b>	BRE Development, LLC
<b>REPRESENTATIVE:</b>	CEA Group
<b>LOCATION:</b>	West of North Loop Dr. and South of Americas Ave. (District 7)
<b>PROPERTY AREA:</b>	9.47 acres
<b>VESTED RIGHTS STATUS:</b>	Not Vested
<b>PARK FEES:</b>	\$159,120.00
<b>EXCEPTIONS/MODIFICATIONS:</b>	Yes, see following section
<b>ZONING DISTRICT(S):</b>	A-O (Apartment/Office)

**SUMMARY OF RECOMMENDATION:** Staff recommends **APPROVAL** of Inglewood Valley on a Major Combination basis and **APPROVAL** of the exception request. The exception includes the following:

1. **To** waive the construction of all and any improvements along Via Maria Drive.

## Inglewood Valley



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 Subject Property

0 37.5 75 150 225 300 Feet



Figure A: Proposed plat with surrounding area

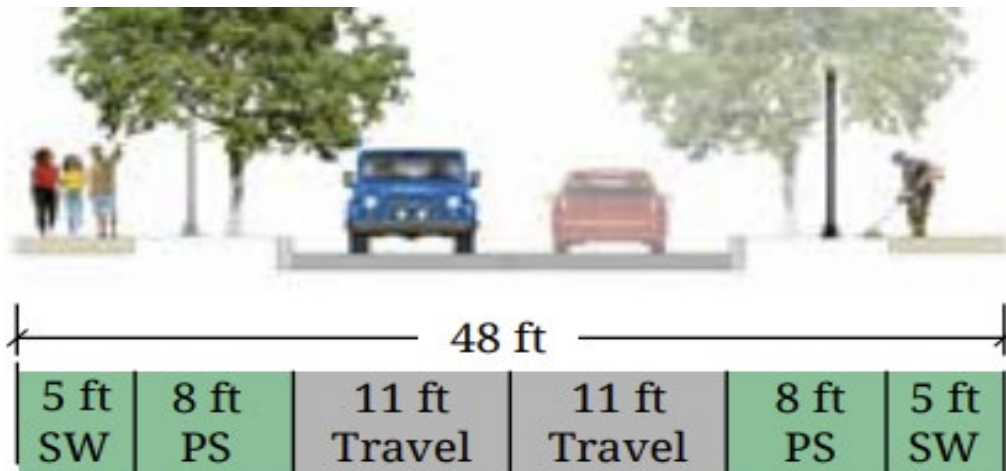
**DESCRIPTION OF REQUEST:** The applicant is proposing to subdivide 9.47 acres into two commercial lots ranging in size from 4.65 acres to 4.82 acres. Access to the subdivision will be from North Loop Drive and Inglewood Drive. Stormwater drainage will be managed by on-site ponding. This application is being reviewed under the current subdivision code.

**CASE HISTORY/RELATED APPLICATIONS:** N/A

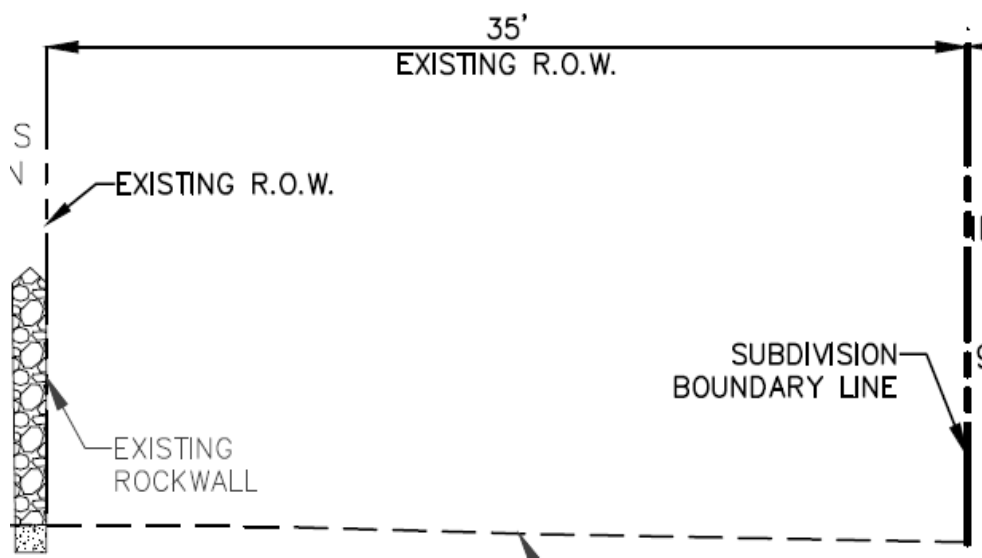
**EXCEPTIONS, MODIFICATIONS, OR WAIVER REQUESTS:** The applicant is requesting one (1) exception, pursuant to El Paso City Code Section 19.10.050 (A)(1)(a) – (Roadway participation policies—Improvement of roads and utilities within and or abutting the subdivision) of the applicable code. The exceptions include the following:

1. **To** waive the construction of all and any improvements along Via Maria Drive.

REQUIRED CROSS-SECTION:



EXISTING CROSS-SECTION:



**EVALUATION OF EXCEPTION REQUEST:** The exception request to waive right-of-way improvements meets the following criteria under El Paso City Code Section 19.10.050 (A)(1)(a). 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:

- a. 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.

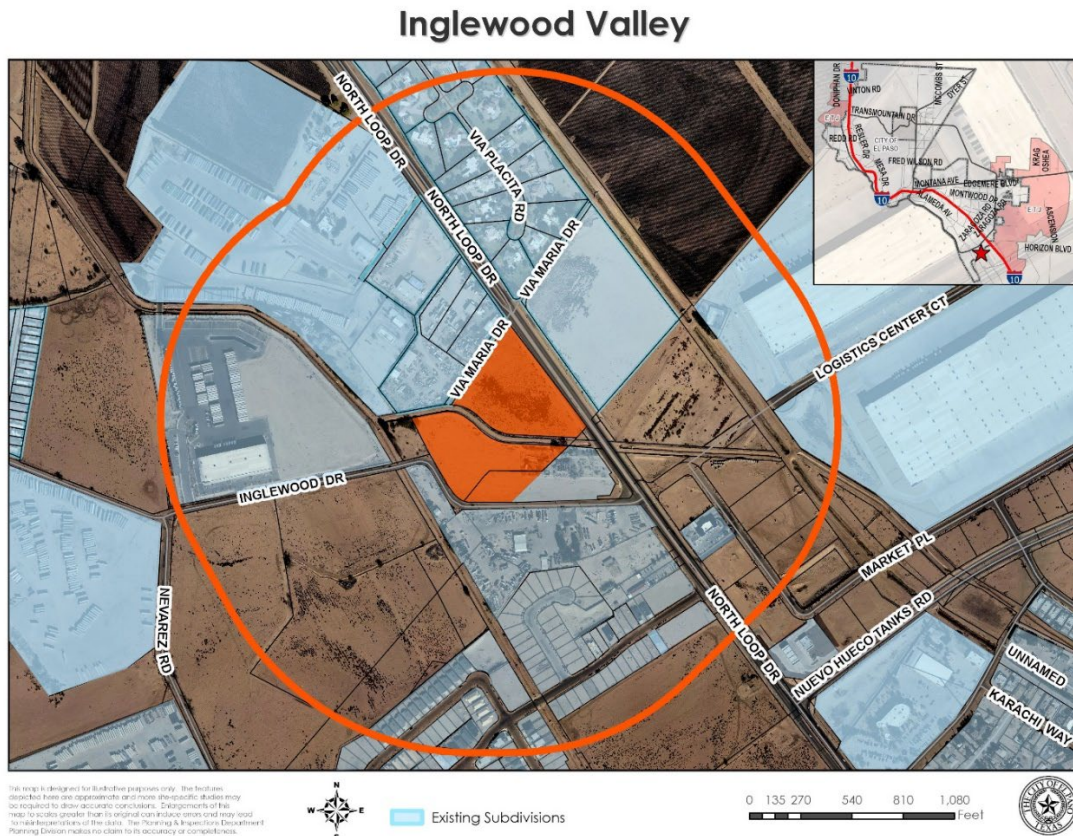


Figure B: Developed properties within a quarter mile of proposed subdivision

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

Surrounding Zoning and Use	
North	PR-1 sc (Planned Residential/special condition) / Residential
South	R-F (Ranch and Farm) / Moving and storage facility
East	C-4 c (Commercial/condition), ETJ (Extraterritorial Jurisdiction) / Vacant Lots
West	C-4 sc (Commercial/special condition) / Heavy truck (sales, storage, repair and rental)
Nearest Public Facility and Distance	
Park	Caribe City Park (1.02 mi.)
School	Del Valle High School (0.76 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 **May 22, 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. **(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.

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. **(Staff Recommendation)**
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

## Inglewood Valley



0 37.5 75 150 225 300 Feet

Subject Property



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## ATTACHMENT 4



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

May 2, 2025

City of El Paso-Planning and Inspections Department  
801 Texas Avenue  
El Paso, Texas 79901

Attention: Mr. Raul Garcia

Reference: Inglewood Valley Subdivision – Exception Letter

Dear Mr. Garcia:

On behalf of the Developer for the above referenced development, we are requesting the following exception to the subdivision regulations.

Exception No. 1: Inglewood Street Right-of-Way

This exception request is for the street right-of-way cross-section for Inglewood. To allow the existing ROW of Inglewood to continue within the subject subdivision. The subdivision will dedicate an additional 10-feet of street right-of-way and the developer will contribute its proportionate share of improvements to Inglewood. Inglewood ROW will consist of a 30-foot pavement width, header curb, one 5-foot parkway and one 5-foot sidewalk. Maintaining the same street section at the curvature will avoid any potential safety hazards with a wider pavement section that does not align with the existing street section. The developer will contribute its proportionate share of improvements to Inglewood. The street section is as per: PLCP24-00004, PLCP24-00005, PZRZ24-00004, PZRZ24-00023, PZCR24-00002 and PZCR24-00003.

Exception No. 2: Via Maria Street Right-of-Way

This exception request is for the street right-of-way cross-section for Via Maria. The request is not to require the developer/property owner to improve Via Maria Street. The existing 35-foot Via Maria Street was dedicated as part of the Clear Skies Subdivision but never improved. As part of Conditional Release on the property, Via Maria is not required to be extended; therefore the public street would only serve a private development. The development will be seeking access off of North Loop and Inglewood Street and will be coordinating with TXDOT and City of El Paso at the time of full building plans are completed.

If you have any questions regarding this issue, please do not hesitate to call me at office number 915.544.5232. We thank you for your cooperation on this issue and look forward to your favorable consideration to our request.

Sincerely,  
CEA Group

A handwritten signature in blue ink, appearing to read 'Jorge L. Azcarate', written over a circular stamp or seal.

Jorge L. Azcarate, P.E.  
Principal Engineer

I-2702-001.rg.cep-exception request.02may2025  
JLA/jla

# ATTACHMENT 5



## MAJOR COMBINATION APPLICATION

DATE: \_\_\_\_\_ FILE NO. \_\_\_\_\_

SUBDIVISION NAME: Inglewood Valley

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)  
TRACTS 2B AND 3D, BLOCK 2, YSLETA GRANT AND A PORTION OF TRACT 2B, BLOCK 6, SOCORRO GRANT, CITY OF EL PASO, EL PASO COUNTY, TEXAS

2. Property Land Uses:

	<u>ACRES</u>	<u>SITES</u>		<u>ACRES</u>	<u>SITES</u>
Single-family	_____	_____	Office	_____	_____
Duplex	_____	_____	Street & Alley	<u>0.11</u>	<u>1</u>
Apartment	<u>9.47</u>	<u>2</u>	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____	_____	_____	_____
School	_____	_____	_____	_____	_____
Commercial	_____	_____	Total No. Sites	<u>3</u>	_____
Industrial	_____	_____	Total (Gross) Acreage	<u>9.58</u>	_____

3. What is existing zoning of the above described property? A-O C Proposed zoning? A-O C

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 ponds within the development

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 Inglewood Drive to construct a 56-foot ROW to match the existing ROW of Inglewood. Also, to waive swale on Via Maria.

9. Remarks and/or explanation of special circumstances: None

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 BRE Development LLC. 337 Borderland #7 El Paso, TX 79932 (915) 581-2939  
(Name & Address) (Zip) (Phone)
13. Developer BRE Development LLC. 337 Borderland #7, El Paso, TX 79932 (915) 581-2939  
(Name & Address) (Zip) (Phone)
14. Engineer CEA Group 813 N. Kansas St., Suite 300, El Paso, TX 79902 (915) 544-5232  
(Name & Address) (Zip) (Phone)

OWNER SIGNATURE: \_\_\_\_\_

REPRESENTATIVE SIGNATURE: \_\_\_\_\_

REPRESENTATIVE CONTACT (PHONE):

915-200-1103

REPRESENTATIVE CONTACT (E-MAIL):

jazzarato@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**

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 copy of the current tax certificates with zero balance. As per our records, a total of 3 tax certificates shall be provided.
2. Remove the Flood Zone notice that is in its own box, as it is already mentioned in Plat Note #4.

## **Planning and Inspections Department- Land Development Division**

We have reviewed subject plats and recommend **Approval**. The Developer/Engineer shall address the following comments:

1. Print-out of the mathematical closure is ok.
2. The proposed ponding areas for the proposed subdivision shall have enough capacity to hold the developed runoff for a designated 100-yr. storm event at the time of grading permit.
3. Provide improvement plans for the proposed ROW improvements.
4. Verify if Juan De Herrera Lateral Branch "C" is a 60.00'R.O.W.
5. Coordinate with El Paso Water District No. 1; Juan De Herrera Lateral Branch "C" for proposed improvements.
6. Clarify what L7 & L8 dimension are for and if they should connect to a line end.

## **Parks and Recreation Department**

Please note that this subdivision is zoned A-O meeting the requirements for Non-residential uses (Offices) and Residential uses (Multi-family dwelling) with the minimum unit area of 1,750 sq. ft. per dwelling. Therefore, parks fees will be assessed based on the following:

1. Applicant is proposing a Residential use (Multi-family). Applicant has provided temporary covenants restricting the number of multi-family units to **234**. A copy of the final recorded covenants needs to be provided 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" at a rate of **\$680.00** per dwelling unit for a total amount of **\$159,120** calculated as follows:

**234** multi-family units @ rate of **\$680** per unit = **\$159,120.00**

Subdivision is located within park zone: **MV-6**

Nearest Park: **Caribe 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**

EPWater-PSB does not object to this request.

Water and sanitary sewer main extensions are required to serve the subject property. Water mains are to be extended to create a looped system. Easements may be required. The owner is responsible for main extension and easement acquisition costs.

**Water:**

There is an existing 8-inch diameter water main that extends along Via Maria Dr., located approximately 5-feet west of the east right-of-way line. This main dead-ends approximately 500-feet south of North Loop Dr. This main is available for extension and service.

There is an existing 50-feet long by 15-feet wide water meter easement (PSB easement) at the southeast boundary line of Lot 1, Block 2. This easement accommodates the master meter service to the Lower Valley Water District.

**Sewer:**

There is an existing 48-inch diameter sanitary sewer main extending along Via Maria Dr., located approximately 15-feet west of the east right-of-way line. No direct service connections are allowed to this main as per EPWater-PSB Rules and Regulations.

There is an existing 60-inch diameter sanitary sewer main extending along a 30-foot easement on the western portions of Lot 1, Block 1 and Lot 1, Block 2. No direct service connections are allowed to this main as per EPWater-PSB Rules and Regulations.

**General:**

The Juan Herrera Drain is an El Paso County Water Improvement District No. 1 facility. Permits for the installation of mains within the right of way are required. The owner is responsible for permits, survey, and consideration fees.

No building, reservoir, structure, parking stalls, or other improvement, other than asphaltic paving (HMAC), shall be constructed or maintained on the above referenced EPWater-PSB easement without the written consent of EPWater-PSB. The Developer shall refrain from constructing rock walls, signs, trees, buildings, curbs, or any structure that will interfere with the access to the PSB easement(s). There shall be at least a 5-foot setback from the easement line to any building, sign, or structure. All easements dedicated to public water and/or sanitary sewer facilities shall comply with EPWater-PSB Easement Policy. The PSB easement(s) shall be improved to allow the operation of EPWater-PSB maintenance vehicles. EPWater-PSB requires access to the proposed water facilities, sanitary sewer facilities, appurtenances, and meters within the easement 24 hours a day, seven (7) days a week.

During the site improvement work, the Owner/Developer shall safeguard all existing water mains, sanitary sewer mains, and appurtenant structures located within the subdivision. The Owner/Developer shall minimize changes in grade above or near the vicinity of the existing EPWater-PSB facilities and is responsible for the costs of setting appurtenant structures to final grade.

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.

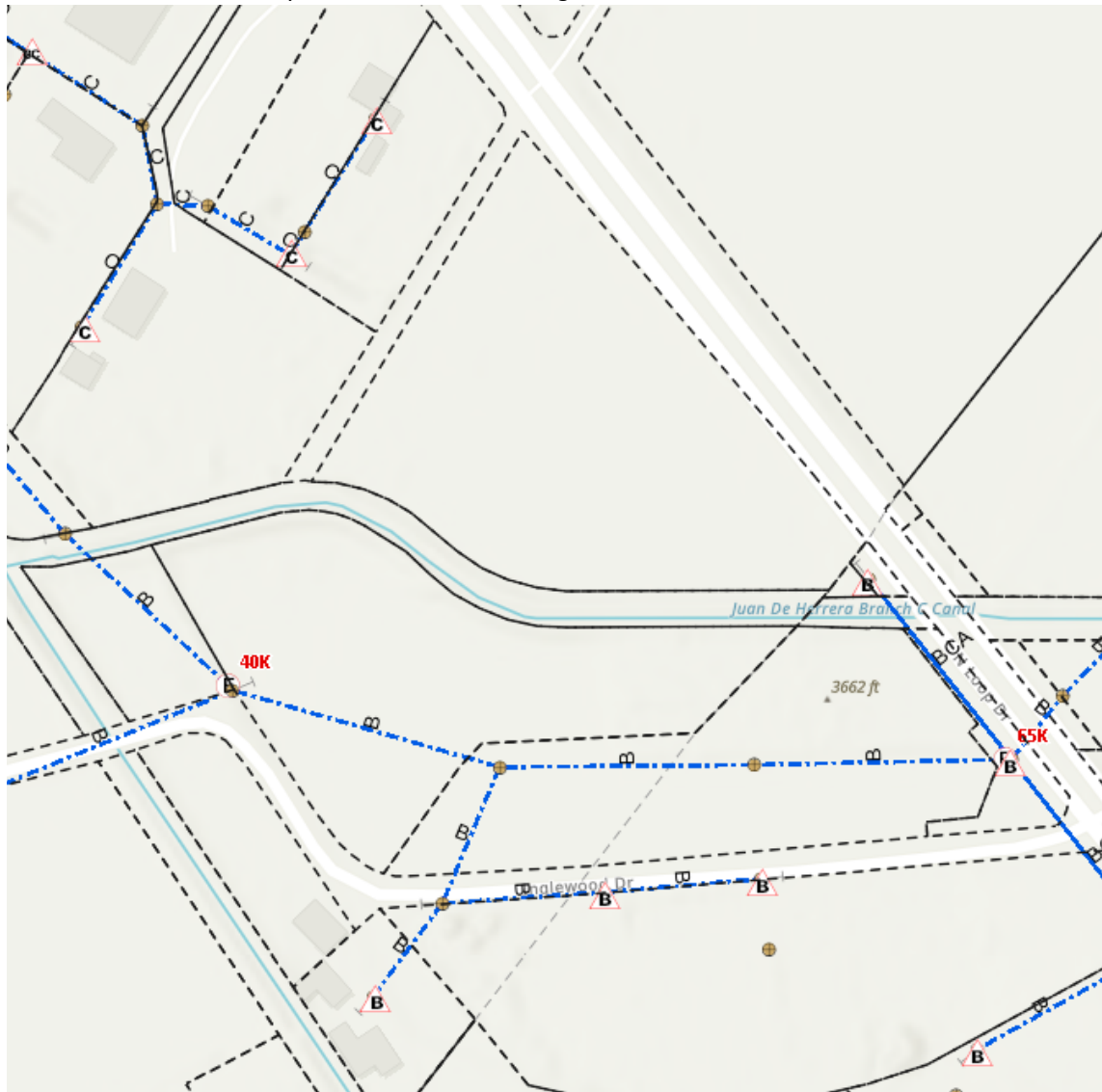
**Stormwater:**

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

1. Provide an acceptable Drainage Plan in accordance with Section 19.01.050 of the current City Ordinance.
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.

### **El Paso Electric**

Please add a 10' wide utility easement for the existing line shown below.



### **Streets and Maintenance Department**

Street and Maintenance Traffic & Transportation Engineering has the following comments:

1. Continue header curb, 5 ft sidewalks and 5 ft parkway from L5 to L6 on SW of lot
2. Illustrate cross section of Via Maria Drive

### **Contract Management:**

1. Indicate when placing Sidewalks the municipal Code Chapter 19.21 of Sidewalks shall be followed, and Chapter 13.04.020 Sidewalk Specifications
2. Indicate that for driveways the municipal code chapter 13.12 shall be followed
3. Indicate that any type of water valve, manhole must have a concrete apron. and any city monuments as well
4. Indicate that any damaged structure must be restored to same or better condition, this goes for asphalt, concrete, manholes, or water valves.
5. Missing legend of hatched area and what the scope of work is

**Street Lights:**

Does not object to this request. North Loop Dr. is a Texas Department of Transportation (TXDOT) right-of-way (ROW). Plans shall show City of El Paso limits.

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.

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).

**Signs & Markings:**

1. All construction plan set submittals and all work shall be in compliance with all applicable City of El Paso Municipal Code, Ordinances, Design Standards for Construction (DSC), Americans with Disabilities Act (ADA), Texas Accessibility Standards (TAS), and Texas Department of Licensing and regulation (TDLR), Street Design Manual (SDM), and all applicable state and federal rules and regulations. The city may refer to TXDOT specs and standards as may be required or not covered by DSC or SDM.
2. Please, clarify document submitted with name "Inglewood Valley Subdivision - Exception Letter." Elaborate more. Intentions of the waiver, etc.
3. Please contact and coordinate with property/ROW-owning entities and all utility companies for any work done within/adjacent to respective ROW/systems infrastructure.
  - a. North Loop is State ROW (TXDOT)

**El Paso County Water Improvement District #1**

Submit an application, \$500 fee and three irrigable land exhibits to the office located at 13247 Alameda in Clint, Texas.

**Texas Department of Transportation**

Submit site layout, grading and drainage plans for review and approval before permitting construction along or adjacent to TXDOT ROW.

**Texas Gas Service**

Does not have any comments.

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

**Capital Improvement Department**

No comments received.

**Fire Department**

No comments received.

**El Paso County**

No comments received.

**El Paso County 911 District**

No comments received.

**Sun Metro**

No comments received.

**El Paso Central Appraisal District**

No comments.

**Environmental Services Department**

No comments.