

Formation Park at El Camino Real

City Plan Commission — August 14, 2025

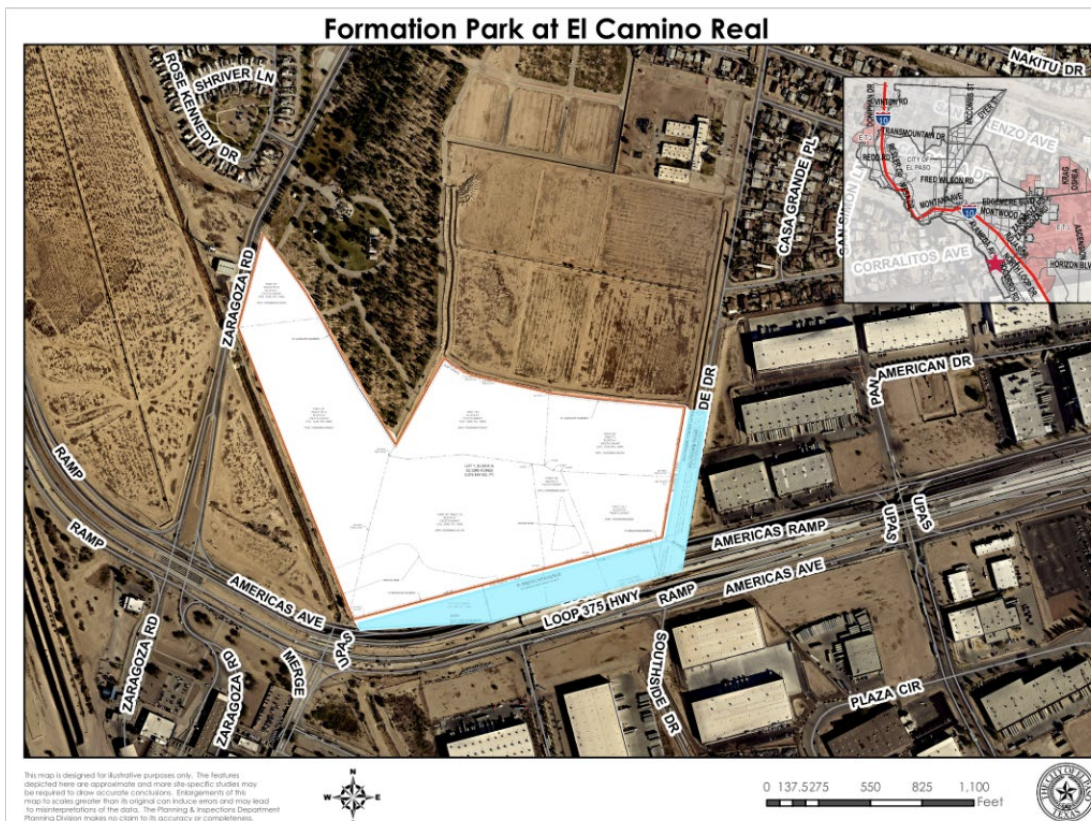


CASE NUMBER/TYPE:	SUSU25-00061 – Major Combination
CASE MANAGER:	Saul Fontes, (915) 212-1606, FontesSA@elpasotexas.gov
PROPERTY OWNER:	FIELP #1, LLC
REPRESENTATIVE:	Kimley-Horn
LOCATION:	West of Americas Ave. and North of Cesar Chavez Memorial Hwy. (District 7)
PROPERTY AREA:	52.7 acres
VESTED RIGHTS STATUS:	Not Vested
PARK FEES:	\$52,120.00
EXCEPTIONS/MODIFICATIONS:	Yes, see following section
ZONING DISTRICT(S):	C-4c (Commercial/condition)
RELATED APPLICATIONS:	PZR24-00006, PZR24-000042, PLAC25-00001

SUMMARY OF RECOMMENDATION: Staff recommends **APPROVAL** of Formation Park at El Camino Real on a Major Combination basis and **APPROVAL** of the exception requests.

The applicant is requesting the following exceptions from the City Plan Commission:

- To waive the dedication and construction of 4.75 feet of right-of-way, and the construction of 0.5 feet of roadway, and 6 feet of sidewalk along Zaragoza Road.



DESCRIPTION OF REQUEST: The applicant is proposing to subdivide 52.12 acres of land into a one-lot subdivision for industrial use. Stormwater drainage shall be provided by on-site ponding. Access to the subdivision shall be from Southside Road, Americas Avenue, and South Zaragoza Road.

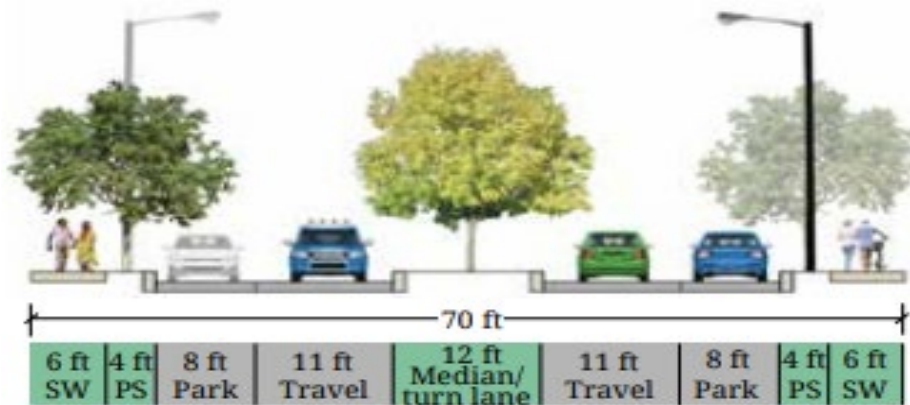
CASE HISTORY/RELATED APPLICATIONS: On March 18th, 2025, City Council approved a rezoning change (PZRZ24-00006) from R-F Ranch (Ranch and Farm) to C-4 (Commercial) for a portion of this property under Ordinance No. 019716.

On June 24th, 2025, City Council approved a rezoning change (PZRZ24-00042) from R-F (Ranch and Farm) to C-4 (Commercial) for a portion of this property under Ordinance No. 019741 and an amendment to the Future Land Use Map to changing a portion of this property from O-1, Preserve and O-3, Agriculture to G-7 Industrial and/or Railyards under Ordinance No. 019742.

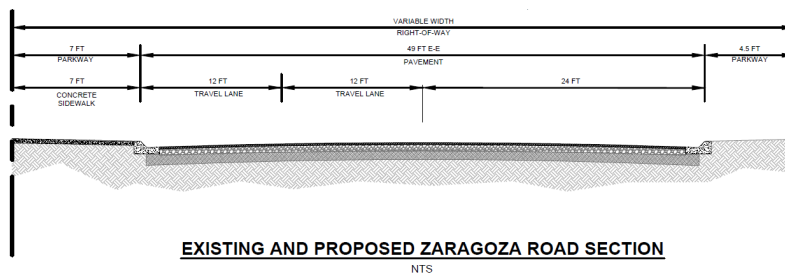
EXCEPTIONS, MODIFICATIONS, OR WAIVER REQUESTS: The applicant is requesting three (3) exceptions requests pursuant to El Paso City Code Section 19.10.050 (A)(1)(a) – (Roadway participation policies— Improvement of Roads and Utilities Within and or Abutting the Subdivision) of the current code. The exceptions are the following:

1. To waive the dedication and construction of 4.75 feet of right-of-way, and the construction of 0.5 feet of roadway, and 6 feet of sidewalk along Zaragoza Road.

REQUIRED CROSS-SECTION:



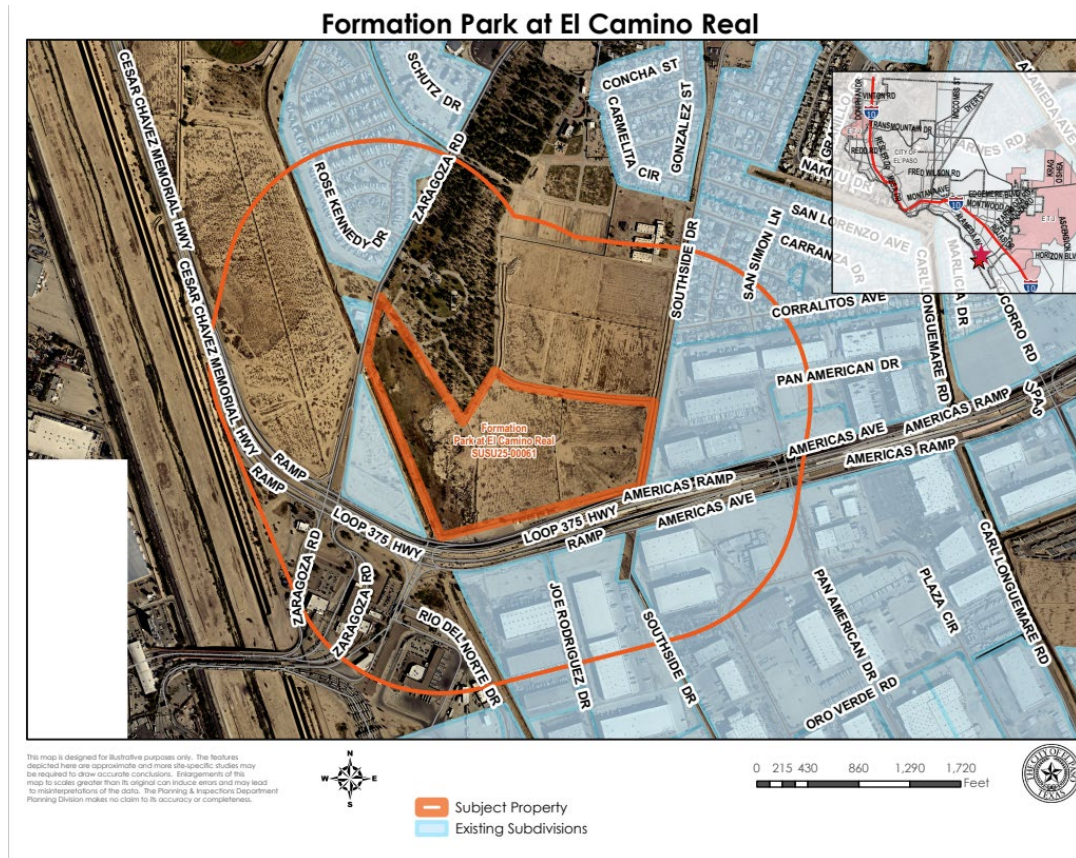
EXISTING CROSS-SECTION:



EVALUATION OF EXCEPTION REQUEST: The exception requests 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:

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. Street improvements are in character with the neighborhood.



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

Surrounding Zoning and Use	
North	R-F (Ranch and Farm) / Vacant development
South	C-4 (Commercial) / Commercial development
East	C-4/c/sc (Commercial/Condition/Special Contract) / Commercial development
West	C-4/c (Commercial/Condition) / Vacant land
Nearest Public Facility and Distance	
Park	Capistrano Park (0.41 mi.)
School	Capistrano Elementary (0.63 mi.)
Plan El Paso Designation	
G7, Industrial and/or Railyards	
Impact Fee Service Area	
N/A	

PUBLIC COMMENT: “N/A”

PLAT EXPIRATION: This application will expire on **August 14, 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:

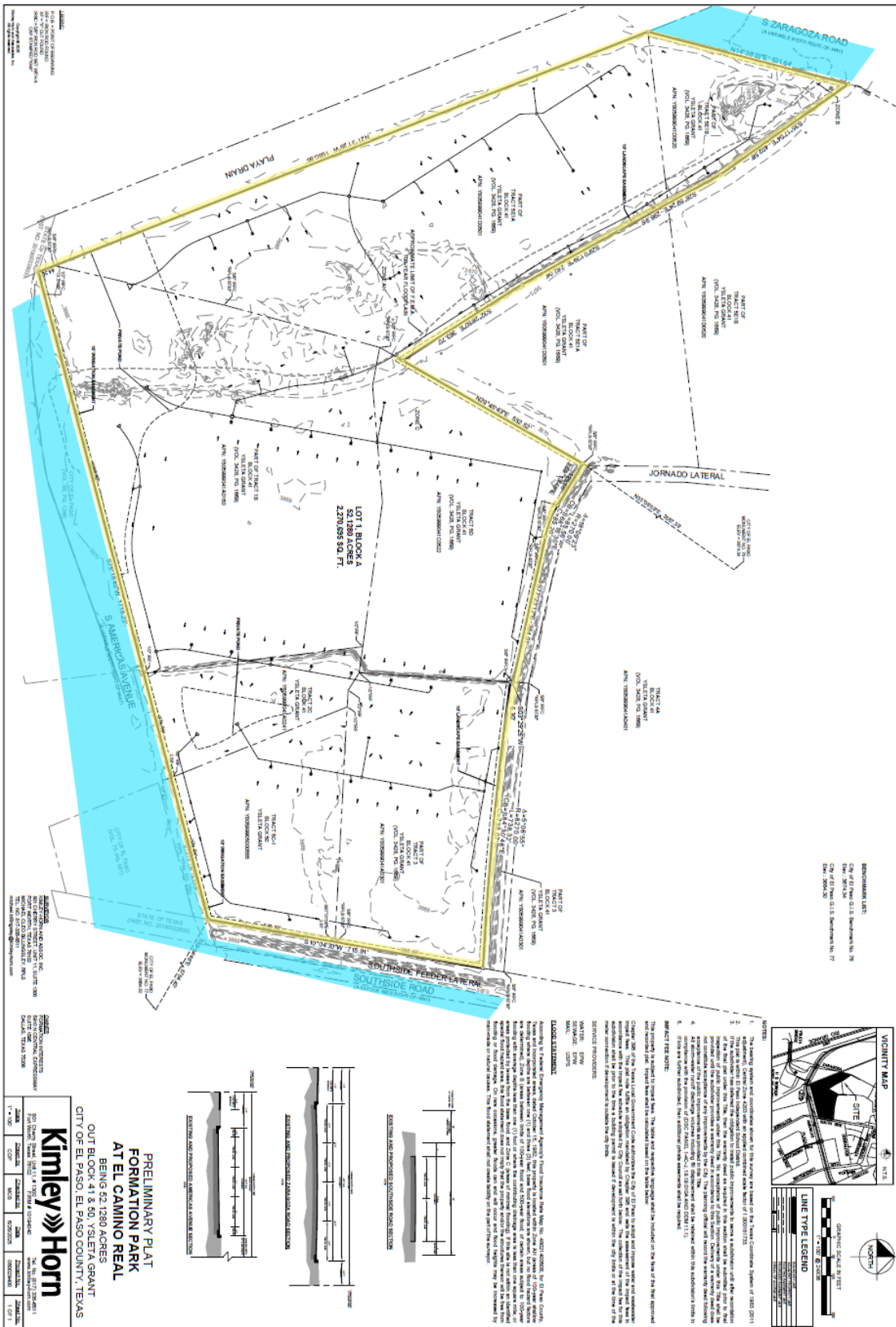
1. Aerial Map
2. Preliminary Plat
3. Final Plat
4. Exception Request
5. Application
6. Department Comments

ATTACHMENT 1

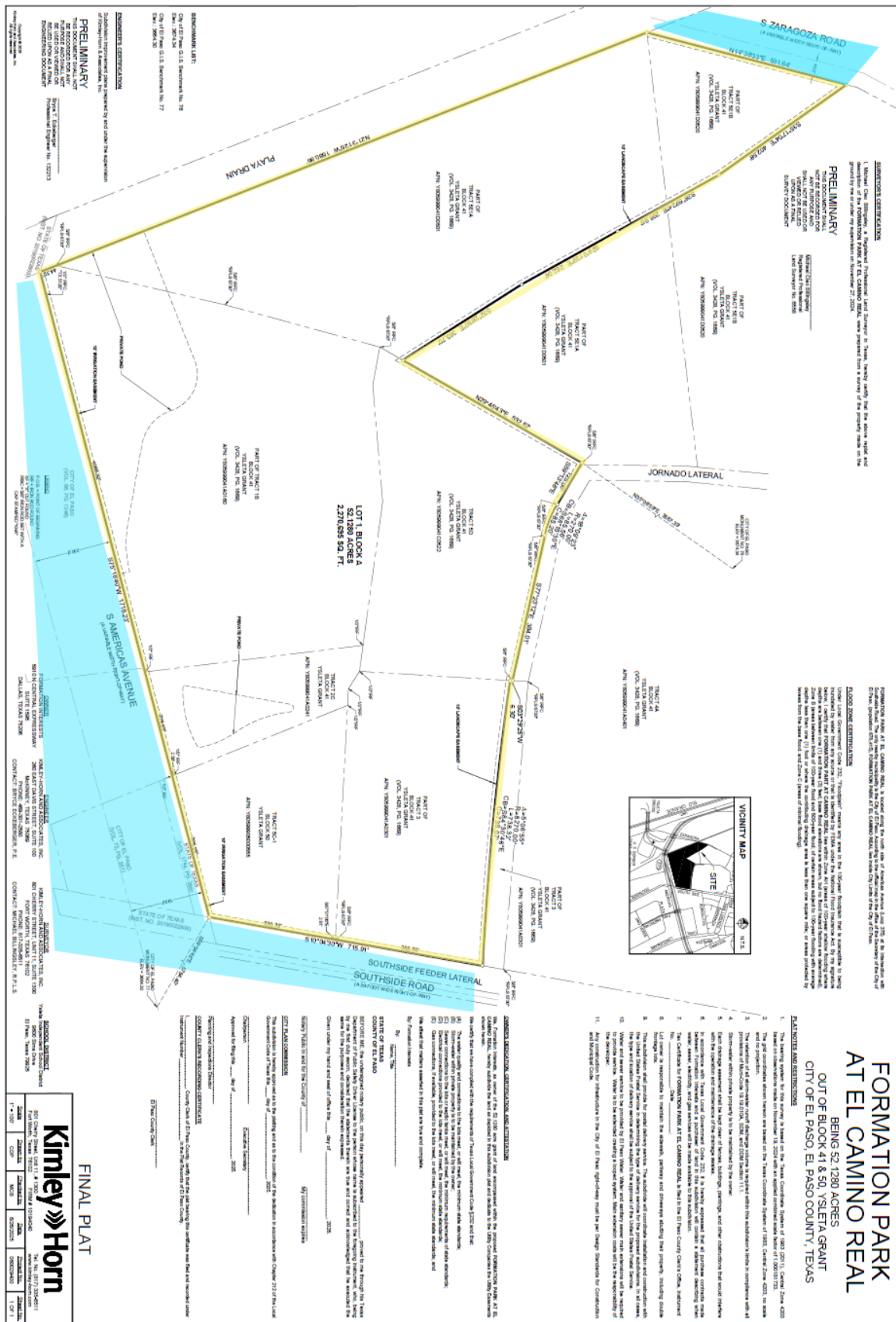
Formation Park at El Camino Real



ATTACHMENT 2



ATTACHMENT 3



ATTACHMENT 4



July 17, 2025

Mr. Saul Fontes
Planner
City of El Paso
801 Texas Avenue
El Paso, Texas 79901

RE: *Formation Park at El Camino Real
Exception Request.*

Dear Mr. Fontes,

This letter is to formally request an exception to the City of El Paso Code of Ordinances section 19, section 19.10 and 19.15. The list below also depicts an explanation of the exception being requested for Southside Road, Zaragoza Road, and Americas Avenue (Loop 375 Service Road).

- Americas Avenue (Loop 375 Service Road) is a Texas Department of Transportation (TxDOT) maintained and owned right-of-way and they are the agency that can request and approve any improvements within their right-of-way. TxDOT has already reviewed and approved a driveway permit for this project and there were no additional requests for improvements of Americas Avenue with that approval. Therefore, the request is that the section for Americas Avenue remain in the existing condition.
- Zaragoza Road is a 4-lane minor arterial in the current condition. The required section includes four 10ft travel lanes, while the existing condition includes four 12' travel lanes. This is an increase of 8' of additional travel lane pavement over the required section. The required section includes 8' of parking on either side of the roadway. The areas adjacent to our site are vacant land to the southeast and southwest, the Mount Carmel Cemetery to the Northeast, and an existing subdivision to the northwest. Neither of these areas promote the need for parking and parking does not exist in the current condition. Therefore, the request is that the section for Zaragoza Road remain in the existing condition.
- Southside Road is an existing 2-lane road. El Paso County Water Improvement District #1 owns the tract of land, that contains the Jomado Lateral, between Southside Road and the subject site. A crossing application for the Jomado Lateral has been submitted to EPCWID1, but they will not approve of the widening of Southside Road into the land they own and control. The adjacent development to the east was not required to make improvements to Southside Road. Therefore, the request is that the section for Southside Road remain in the existing condition.

kimley-horn.com

13455 Noel Road, Galleria Tower 2, Dallas, TX 75240

972 770 1300

Should you have any questions, please feel free to contact me at 972-770-1324 or via email at bryce.eckeberger@kimley-horn.com

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Bryce Eckeberger, P.E.
Project Manager

ATTACHMENT 5



MAJOR COMBINATION APPLICATION

DATE: 6/16/2025

FILE NO. _____

SUBDIVISION NAME: Formation Park at El Camino Real

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
Part of tract 1B, 3, 5D, 5E1A, 5C1, 2C, and 5E1B, Block 41 Ysleta 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 | _____ | _____ |
| Apartment | _____ | _____ | Ponding & Drainage | _____ | _____ |
| Mobile Home | _____ | _____ | Institutional | _____ | _____ |
| P.U.D. | _____ | _____ | Other (specify below): | _____ | _____ |
| Park | _____ | _____ | | _____ | _____ |
| School | _____ | _____ | | _____ | _____ |
| Commercial | _____ | _____ | Total No. Sites: | _____ | _____ |
| Industrial | <u>52.47</u> | <u>1</u> | Total (Gross) Acreage: | _____ | _____ |
3. What is existing zoning of the above described property? C-4 and R-F Proposed zoning? C-4
4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes ☐ No N/A
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)
Underground storm pipe and onsite retention
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

12.	Owner of record	FIELD #1, LLC 5910 N Central Expy, Dallas, TX; kheath@formation-interests.com; 214-957-4029
		(Name & Address, Zip) (Email) (Phone)
13.	Developer	Formation Interests 5910 N Central Expy, Dallas, TX; kheath@formation-interests.com; 214-957-4029
		(Name & Address, Zip) (Email) (Phone)
14.	Engineer	Kimley-Horn, 13455 Noel Rd. Dallas, TX 75240; bryce.eckeberger@kimley-horn.com; 972-770-1324
		(Name & Address, Zip) (Email) (Phone)

OWNER SIGNATURE: Kyle J. Heath

REPRESENTATIVE SIGNATURE: Bryce Eckeberger

REPRESENTATIVE CONTACT (PHONE): 972-770-1324

REPRESENTATIVE CONTACT (E-MAIL): bryce.eckeberger@kimley-horn.com

12.	Owner of record	Mount Carmel Cemetery 401 S Zaragoza Rd, El Paso, TX officeofthebishop@elpasodiocese.org 915-872-8419
		(Name & Address, Zip) (Email) (Phone)
13.	Developer	Formation Interests 5910 N Central Expy, Dallas, TX; kheath@formation-interests.com; 214-957-4029
		(Name & Address, Zip) (Email) (Phone)
14.	Engineer	Kimley-Horn, 13455 Noel Rd. Dallas, TX 75240; bryce.eckeberger@kimley-horn.com; 972-770-1324
		(Name & Address, Zip) (Email) (Phone)

OWNER SIGNATURE: Mark J. Seitz
Mark J. Seitz (Jun 17, 2025 10:24 PM)

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

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. 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. Remove tract labels from final plat.
4. Confirm the total acreage of the plat.
5. Provide size and dimensions for all ponds.

Planning and Inspections Department- Land Development Division

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

The Developer/Engineer shall address the following comments

1. TXDOT review and approval if a driveway and/or deceleration lane (access) is required.
2. Applicant shall coordinate with FEMA, for the requirements for developing in a Special Flood Hazard flood plain area, a CLOMR and LOMR may be required; the CLOMR application shall be submitted and approved by FEMA prior to any grading or approval of the subdivision improvement plans.
3. The proposed ponding area for subdivision shall have enough capacity to hold the developed runoff for a designated 100-yr. storm event, provide drainage calculations.
4. Coordinate plat with the Water Improvement District #1 for compliance with their requirements. Define if property is to have irrigation water rights and or easements.
5. Provide official address.
6. Sidewalk shall be required along R.O.W. (S. Zaragoza Road) at the time of grading permit.
7. Note #4 of preliminary plat "as it is", shall be posted on final plat. (Remove and replace note #3 on final plat).
8. Note #2 of preliminary plat does not coincide with school district on final plat. Verify.

Parks and Recreation Department

We have reviewed **Formation Park at El Camino Real**, a major 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-4" meeting the requirements for Non-residential uses (General commercial) as well as for Residential dwellings use (Multi-family) with a minimum lot area of 750 sq. ft. per dwelling therefore, "Park fees" will be assessed based on the following:

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 **\$52,120.00** based on Non-residential subdivision requirements calculated as follows:

52.12 acres non-residential @ rate of **\$1,000** per acre = **\$52,120.00**

Please allocate generated funds under Park Zone: **MV-6**

Nearest Park: **SPC Adrian Garcia Park**

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

Streets and Maintenance Department

Traffic Engineering:

TIA is approved. Agree to its Conclusions and Recommendations.

"No Trucks above 26ft" signs to be implemented along on Southside Rd and Corralitos Ave.

No objections to application

Street Lights Department:

Does not object to this request.

Zaragoza Rd., Americas Ave. and Border Highway are Texas Department of Transportation (TXDoT) right-of-way (ROW).

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.

Contract Management:

Indicate when placing Sidewalks the municipal Code Chapter 19.21 of Sidewalks shall be followed, and Chapter 13.04.020 Sidewalk Specifications.

Indicate that for driveways the municipal code chapter 13.12 shall be followed

Indicate that any type of restoration must be compliant as per the Design Standards for Construction and its addendums.

Indicate that new asphalt or any new concrete structures must be compliant before acceptance and any type of damages must be restored before doing the final walkthrough.

El Paso Water

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

EPWater does not object to this request.

Water:

There is an existing 12-inch diameter water main that extends along an existing 25-foot PSB easement (Pan American Commerce Park Subdivision) and north of and parallel to Americas Avenue. This water main dead-ends at Southside Drive. This main can be extended to provide service.

There is an existing 12-inch diameter water main that extends along Southside Road located approximately 25 feet east of the western right-of-way. This main can be extended to provide service.

There is an existing 12-inch diameter water main that extends along the northern portion of Americas Avenue. This water main dead-ends approximately 900 feet east of the west corner of the subject property. This main can be extended to provide service.

There is an existing 12-inch diameter water main extending along Zaragoza Road. This water main dead-ends approximately 200 feet north of the northwest corner of the subject property. This main can be extended to provide service.

Previous water pressure readings conducted on fire hydrant number 6853, located at the northeast corner of Americas Avenue and Southside Road have yielded a static pressure of 100 pounds psi, residual pressure of 78 psi, and a flow discharge of 1,233 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 Owner shall be responsible for the operation and maintenance of the above-described water pressure regulating device.

Sanitary Sewer:

There is an existing 8-inch diameter sanitary sewer main located inside an easement (Pan American Commerce Park subdivision). This main dead-ends east of Southside Road. This main is approximately 6.8 feet in depth.

There is an existing 12-inch diameter sanitary sewer main along an easement located approximately 130 feet south of Corralitos Way. This main has an approximate depth of 19 feet and can be extended to provide service.

There is an existing 8-inch diameter sanitary sewer main along Southside Road and Corralitos Avenue. This sewer main is approximately 9.5-feet in depth and can be extended to provide service.

There is an existing 8-inch diameter sanitary sewer main along Zaragoza. This sewer main dead-ends approximately 200 feet north of the northwest corner of the subject property. This main has an approximate depth of 4.5 feet.

General:

Service to the subject Property is anticipated to be provided by means of off-site as well as on-site water and sanitary sewer main extensions. The water main extensions are to create a "looped" system. PSB easements may be required. Main extension and easement acquisition costs are the responsibility of the Owner. Water main extension shall cover the entire frontage.

Americas Avenue is a Texas Department of Transportation (TxDOT) right-of-way. All proposed water and sanitary sewer work to be performed within Americas Avenue right-of-way requires written permission from TxDOT.

EPWater-PSB requests that site be graded so that sanitary sewer may be provided by gravity.

Permits from the El Paso County Water Improvement District No. 1 (EPCWID No. 1) will be required for proposed water and /or sanitary sewer facilities construction within EPCWID No. 1 right-of-way. Lot owner is responsible for permit, 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, buildings, curbs or any structure that will interfere with the access to the PSB easements. There shall be at least 5-foot setback from the easement line to any building, sign or structure. All easements dedicated for public water and sanitary sewer facilities shall comply with the EPWater-PSB Easement Policy. The PSB easements shall be improved to allow the operation of

EPWater maintenance vehicles. EPWater-PSB requires access to the proposed water, sanitary sewer facilities, appurtenances, and meters within the easement 24 hours a day, seven (7) days a week. All easements dedicated for public water and/or sanitary sewer facilities are to comply with EPWater-PSB Easement Policy.

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.

Texas Gas

In reference to case SUSU25-00061 - Formation Park at El Camino Real, Texas Gas Service will need an easement to provide gas service to this property.

El Paso Electric

Please add a 12' wide utility easement around the property boundaries.

Texas Department of Transportation

TxDOT comments are to submit plans for review and approval for a construction permit.

El Paso County Water Improvement District #1

The applicant has already submitted an application, fee and irrigable land exhibits

El Paso County

No comments received.

El Paso County 911 District

No comments received.

Sun Metro

No comments received.

Fire Department

No comments received.

Capital Improvement Department

No comments received.