

# Ardent Estates

City Plan Commission — February 12, 2026

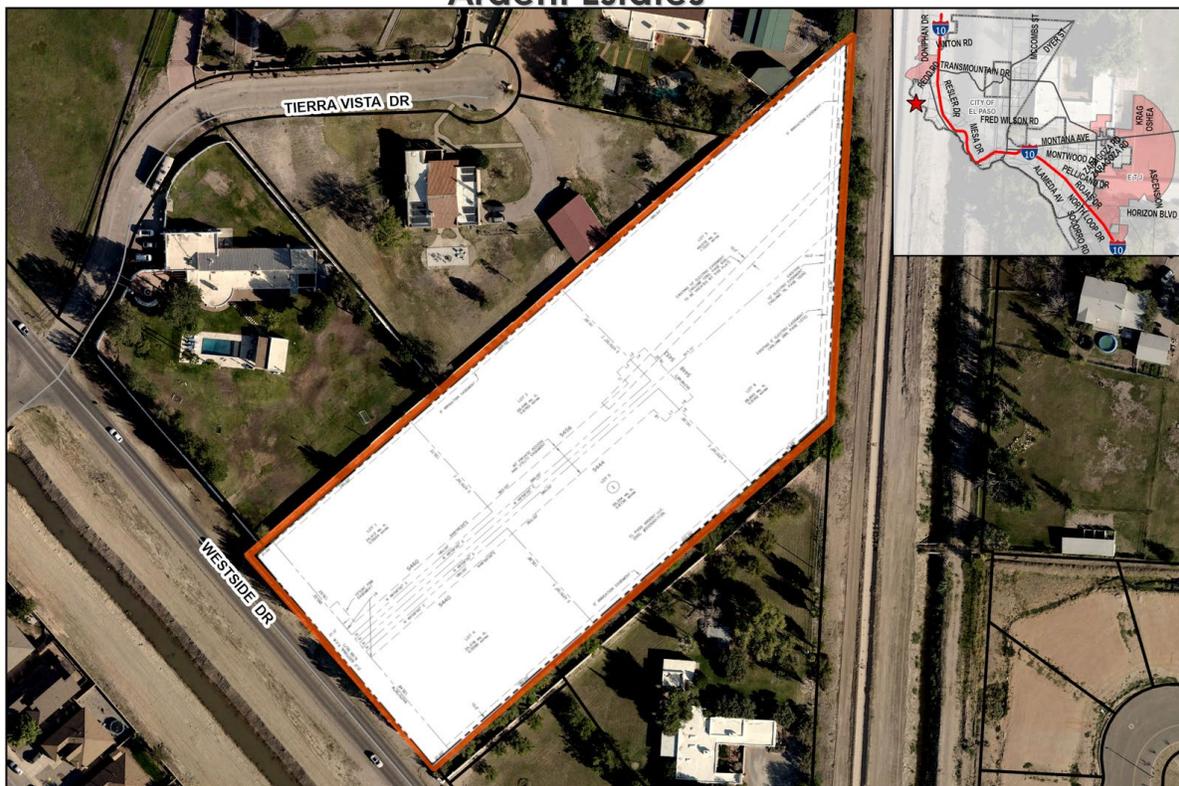


<b>CASE NUMBER/TYPE:</b>	<b>SUSU25-00097 – Major Combination</b>
<b>CASE MANAGER:</b>	Myrna Aguilar, (915) 212-1584, <a href="mailto:AguilarMP@elpasotexas.gov">AguilarMP@elpasotexas.gov</a>
<b>PROPERTY OWNER:</b>	El Paso Ardent, LLC
<b>REPRESENTATIVE:</b>	Sitework Engineering, LLC
<b>LOCATION:</b>	North of Westside Dr. and West of Upper Valley Rd. (District 1)
<b>PROPERTY AREA:</b>	4.33 acres
<b>VESTED RIGHTS STATUS:</b>	Not Vested
<b>PARK FEES:</b>	\$8,220.00
<b>EXCEPTIONS/MODIFICATIONS:</b>	Yes, see following section
<b>ZONING DISTRICT(S):</b>	R-1 (Residential)

**SUMMARY OF RECOMMENDATION:** Staff recommends **APPROVAL** of Ardent Estates on a Major Combination basis and **APPROVAL** of the following exception requests from the City Plan Commission:

- To waive the construction of seven (7)-feet of roadway along Westside Drive.
- To waive the construction of a six (6)-foot sidewalk along Westside Drive.

## Ardent Estates



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.



Subject Property

0 25 50 100 150 200 Feet



Figure A: Proposed plat with surrounding area

**DESCRIPTION OF REQUEST:** The applicant is seeking approval to subdivide 4.33 acres of vacant land into six single-family residential lots, ranging in size from 0.56 acres to 1.10 acres, with one private access easement. Primary access to the subdivision will be provided via Westside Drive, and drainage will be managed through onsite ponding. In addition, the applicant proposes to dedicate 21 feet of right-of-way along Westside Drive, within the City of El Paso, to accommodate future infrastructure needs. The subdivision has been reviewed in accordance with the current subdivision code.

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

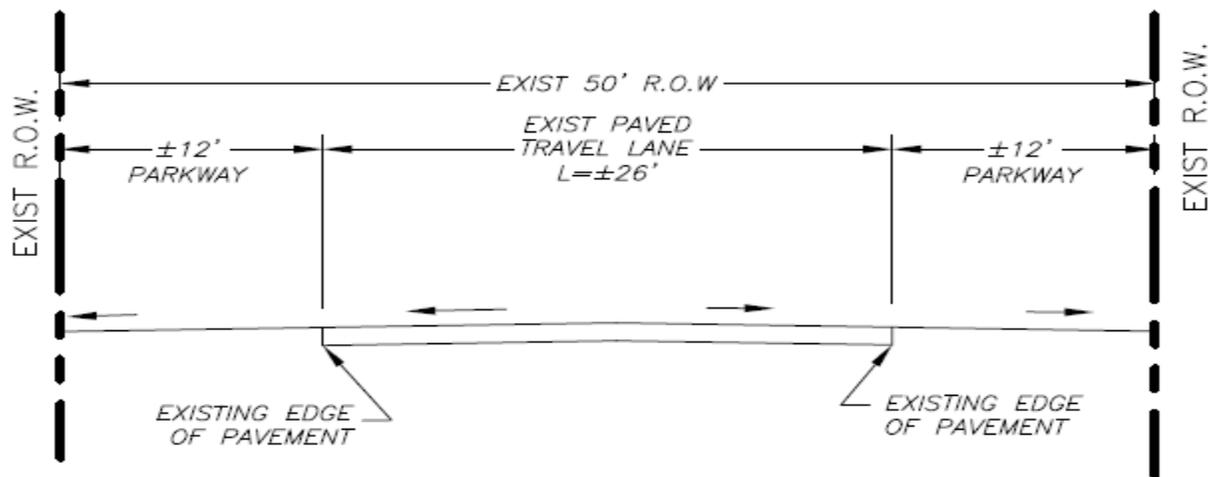
**EXCEPTIONS, MODIFICATIONS, OR WAIVER REQUESTS:** The applicant is dedicating 21 feet of right-of-way along Westside Drive and is requesting two exceptions to waive the required construction improvements, pursuant to El Paso City Code Section 19.10.050 – (Roadway Participation Policies) – Improvement of Roads and Utilities Within and or Abutting the Subdivision) of the applicable code. The exceptions are as follow:

1. To waive the construction of seven (7)-feet of roadway along Westside Drive.
2. To waive the construction of a 6-foot sidewalk along Westside Drive.

**REQUIRED CROSS-SECTION:**

Thoroughfare Cross-Section Design Factors and Priorities						
	Typical Lanes/Widths	Medians/ Access	On-Street Parking	Streetscape Elements	El Paso Bike Plan Bike Facilities	Min. Sidewalk Width
G-3 Post-War	4-6 lanes depending on volumes, 10 ft-12 ft lanes. 10 ft lanes typ. for inner lanes; 12 ft lanes (incl. gutter) typ. for outer lanes on priority transit corridors and truck routes	Medians preferred; TWLTL may be used	Conditional depends on land use context. This is preferred for commercial locations with smaller parcel patterns	Planter strips, which may be substituted with hardscape materials for special treatments such as bus stops	BBL, BL or SUP are appropriate to use, though in these area types any designated corridors should emphasize pedestrian and cyclist safety	12 ft SUP, 6 ft SW
G-4 Suburban						12 ft SUP, 6 ft SW

**EXISTING CROSS-SECTION:**



**EVALUATION OF EXCEPTION REQUEST:** The exception requests to allow for the existing configuration to remain and to waive the construction of 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.

The exception request to waive the required improvements for Westside Drive meets the criteria, as the street is already developed and the existing street improvements are consistent with the character of the surrounding neighborhood.

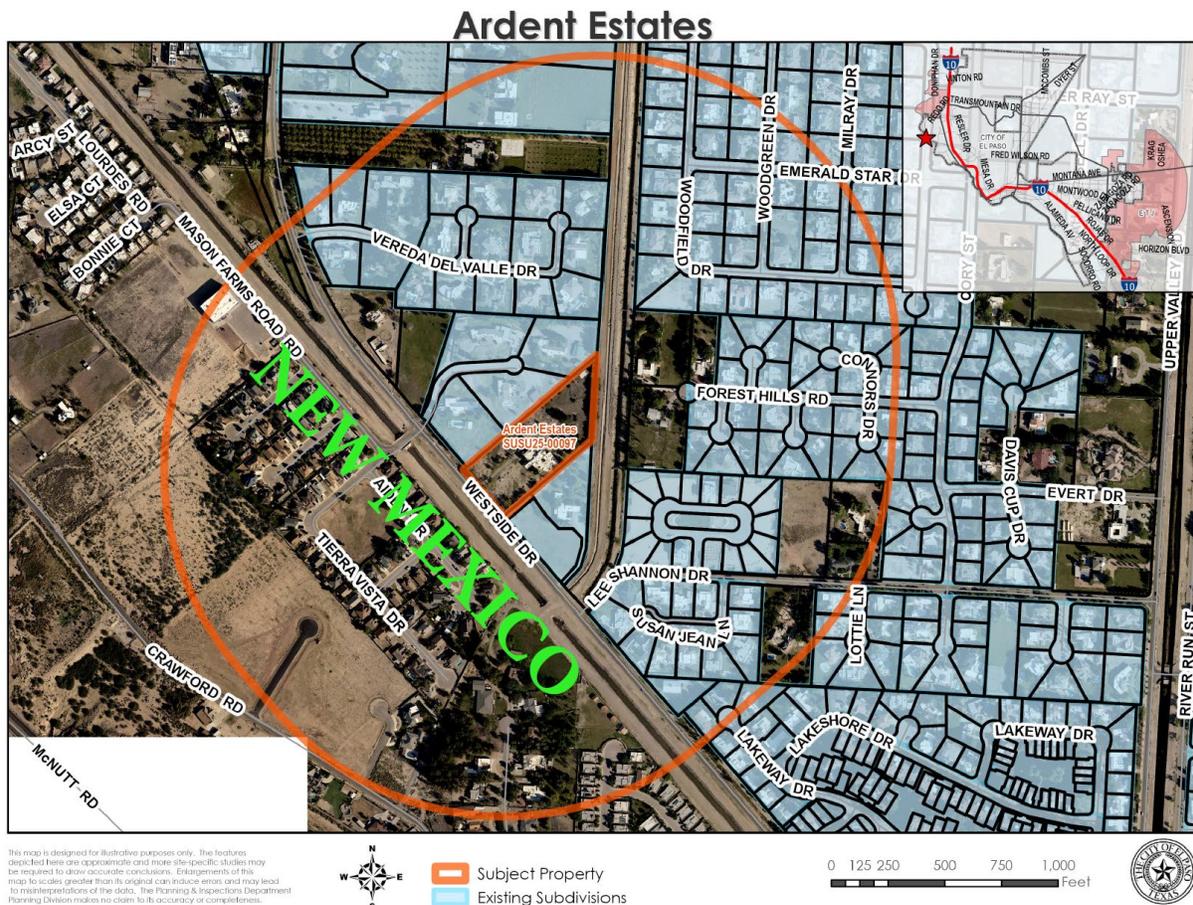


Figure B: Developed properties within a quarter mile of proposed subdivision

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

<b>Surrounding Zoning and Use</b>	
North	R-1 (Residential) / Residential development
South	R-1 (Residential) / Westside Drive
East	R-2 (Residential) / Residential development and Borderland Spur Drain
West	R-1 (Residential) / Residential development
<b>Nearest Public Facility and Distance</b>	
Park	Sereno Park (1.20 mi.)
School	Don Haskins PK-8 (2.5 mi.)
<b>Plan El Paso Designation</b>	
G-4, Suburban	
<b>Impact Fee Service Area</b>	
N/A	

**PUBLIC COMMENT:** N/A

**PLAT EXPIRATION:** This application will expire on **February 12, 2029**. If the final plat has not been recorded within the specified date, the final plat approval, unless extended in accordance with El Paso City Code Chapter 19.41 (Expiration, extension and reinstatement), shall expire and the applicable plat shall be deemed null and void.

**CITY PLAN COMMISSION OPTIONS:**

Subdivision

City Plan Commission (CPC) has sole and final authority on subdivision matters. Subdivision applications in conformance with all applicable code provisions shall be approved by the CPC. When a plat is brought forward to the CPC for review, the Commission may take any of the following actions:

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

## Ardent Estates



Subject Property



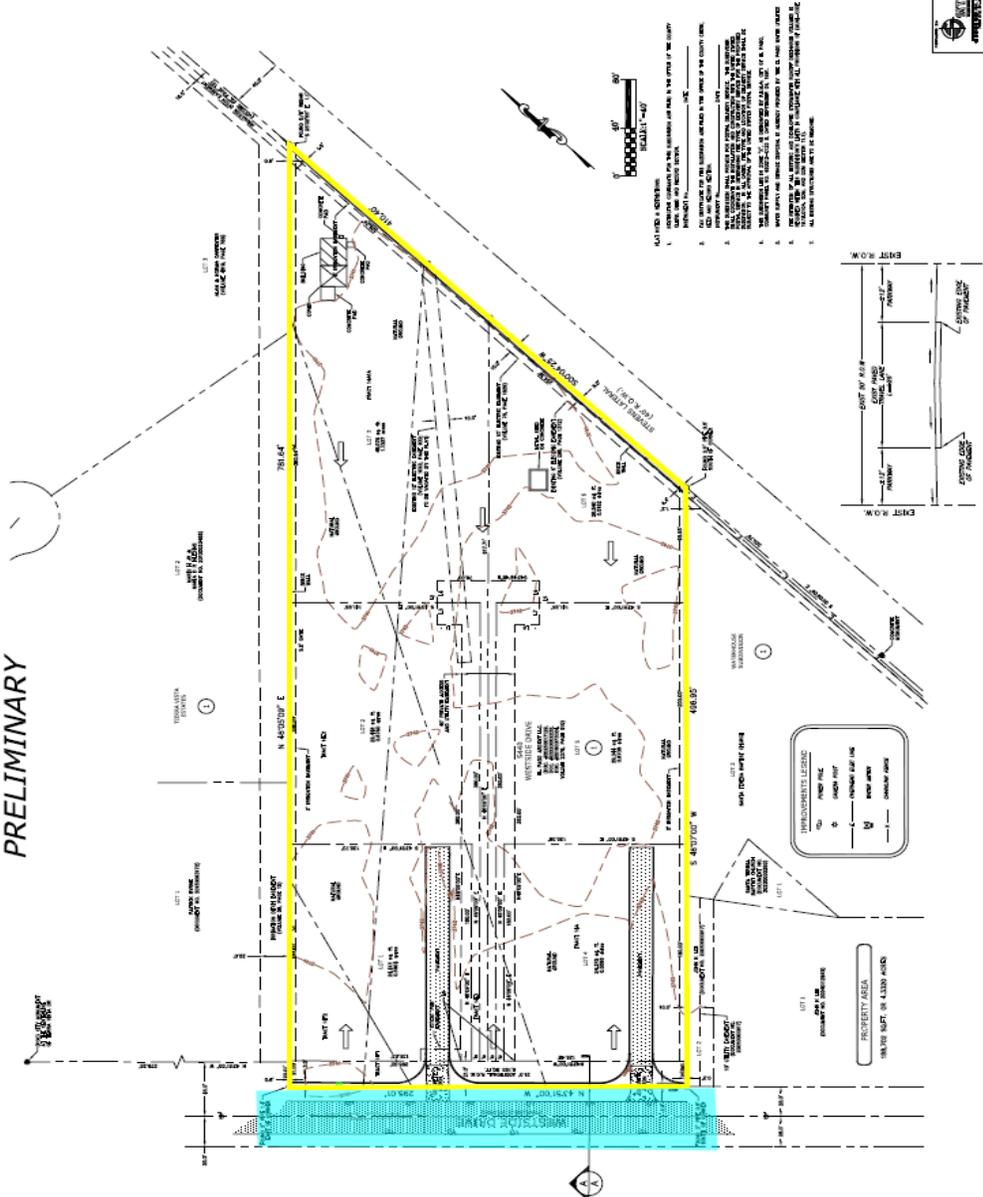
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# ATTACHMENT 2

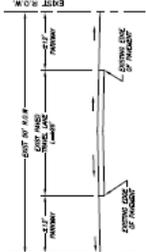
## ARDENT ESTATES

TRACTS 14A, 14A1A, 14E1, 14E2, 14F1 & 14F2, BLOCK 8,  
UPPER VALLEY SUBDIVISION,  
CITY OF EL PASO, EL PASO COUNTY, TEXAS  
CONTAINING 186,792 SQ. FT. OR 4.2528 ACRES

## PRELIMINARY



- NOTES:**
1. THIS PLAN IS A PRELIMINARY SURVEY AND IS NOT TO BE USED FOR ANY OTHER PURPOSE.
  2. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS FOUND NO EVIDENCE OF ANY OTHER SURVEY.
  3. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS FOUND NO EVIDENCE OF ANY OTHER SURVEY.
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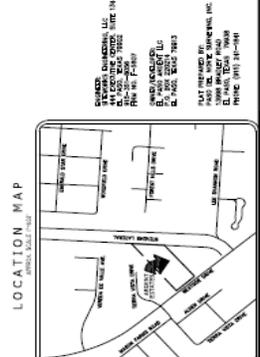


ADVIS: UNDERGROUND UTILITIES  
SCHOOL DISTRICT  
U.S.A. STATE ROAD 8 FROM N. 10100

**SURVEY NOTES:**

1. THIS SURVEY WAS CONDUCTED ON 02/12/2026.
2. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS FOUND NO EVIDENCE OF ANY OTHER SURVEY.
3. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS FOUND NO EVIDENCE OF ANY OTHER SURVEY.
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NO.	DESCRIPTION	DATE
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PREPARED BY:  
PASO DEL NORTE SURVEYING, INC.  
10000 N. 10100, SUITE 100  
EL PASO, TEXAS 79904  
PHONE (915) 341-1000



PASO DEL NORTE SURVEYING, INC.  
10000 N. 10100, SUITE 100  
EL PASO, TEXAS 79904  
PHONE (915) 341-1000



# ATTACHMENT 4



November 4, 2025

SENT VIA EMAIL

Mr. Raul Garcia  
CITY OF EL PASO – Planning Department  
811 Texas Street  
El Paso, TX, 79901

PROJ: SUFR25-00133 – ARDENT ESTATES SUBDIVISION  
RE: STREET IMPROVEMENTS – WESTSIDE DRIVE

Dear Mr Garcia,

On behalf of the Owner, and according to Title 19.10.050 of the Municipal Code, we are submitting this petition to waive the construction of all the street improvements as indicated on the 5-day City comments under case SUFR25-00133 for the proposed subdivision.

We are hereby seeking relief from the construction of all street improvement, which include street sidewalk, additional pavement, curbing, landscaped parkway and street lighting.

We believe that all of the lots within the vicinity have already been developed and the absence of street sidewalk is in character with the subdivision.

We believe that granting the waiver will not be detrimental to the public health, safety or welfare, or injurious to other property within the area.

We are willing to dedicate the requested 21-feet of additional right-of-way as indicated on the 5-day review.

We are submitting this letter along with the subdivision application.

Sincerely,  
*SiteWork Engineering, LLC*

A handwritten signature in black ink, appearing to read "Jorge A. Garcia", is written over a horizontal line. A vertical line extends downwards from the center of the horizontal line, ending at the signature.

Jorge A. Garcia, PE  
Project Engineer/Owner Representative

25024 Waiver of Street Improvements.docx

444 EXECUTIVE CENTER, SUITE 134 • EL PASO, TX • 79902  
PHONE: (915) 351-8033 • FAX: (915) 351-8055  
PAGE 1

# ATTACHMENT 5



## MAJOR COMBINATION APPLICATION

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

SUBDIVISION NAME: ARDENT ESTATES

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)  
TRACT 14A, 14A1A, 14E1, 14E2, 14F1 & 14F2, BLOCK 8, UPPER VALLEY SURVEYS

2. Property Land Uses:

	<u>ACRES</u>	<u>SITES</u>		<u>ACRES</u>	<u>SITES</u>
Single-family	4.190	6	Office	_____	_____
Duplex	_____	_____	Street & Alley	0.142	1
Apartment	_____	_____	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____	_____	_____	_____
School	_____	_____	_____	_____	_____
Commercial	_____	_____	Total No. Sites	7	_____
Industrial	_____	_____	Total (Gross) Acreage	4.332	_____

3. What is existing zoning of the above described property? R-1 Proposed zoning? R-1

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)  
ON SITE PONDING

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  
WAIVER TO CONSTRUCT STREET IMPROVEMENTS ON WESTSIDE DRIVE / EXCEPTION ON PANHANDLE LENGTH

9. Remarks and/or explanation of special circumstances: \_\_\_\_\_

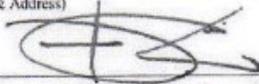
10. Improvement Plans submitted? Yes  No

11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes  No

If yes, please submit a vested rights petition in accordance with Title I (General Provisions) Chapter 1.04 - Vested Rights

Planning & Inspections Department  
 811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 212-0085

12. Owner of record EL PASO ARDENT LLC, PO BOX 220214, EL PASO, TX 79913  
(Name & Address) (Zip) (Phone)
13. Developer EL PASO ARDENT LLC, PO BOX 220214, ELP TX 79913  
(Name & Address) (Zip) (Phone)
14. Engineer SITWORK ENGINEERING, 444 EXECUTIVE CTR SUITE 134, ELP TX 915.351.8033  
(Name & Address) (Zip) (Phone)

OWNER SIGNATURE: 

REPRESENTATIVE SIGNATURE: Jorge A Garcia, PE Digitally signed by Jorge A Garcia, PE  
Date: 2025.10.31 08:45:17 -06'00'

REPRESENTATIVE CONTACT (PHONE): 915.351.8033

REPRESENTATIVE CONTACT (E-MAIL): JGARCIA@SITWORKENGINEERING.COM

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

Planning & Inspections Department  
 811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 212-0085



# ATTACHMENT 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. Set of restrictive covenants, if applicable.
2. Change the year 2025 to 2026 or 20\_\_ on the final plat.

## Planning and Inspections Department- Land Development Division

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

The Developer/Engineer shall address the following comments

1. Coordinate plat with the Water Improvement District #1 for any requirements abutting an irrigation lateral. Verify if lot has water rights and/or easements.
2. Provide print-out of the mathematical closure report of the exterior boundary of the subdivision indicating the error of closure.
3. Verify sprinkle requirements for the panhandle lots (380ft long)
4. A portion of the property area will be in the Flood zone according to the future FEMA maps. Meaning; that according to current maps from FEMA, the property is NOT in the flood zone area, but the property will be in the flood zone area in the future when new maps become effective. It is recommended to build 1 foot above the preliminary BFE for on the affected lots.
5. Include the 21' additional ROW in the cross section in the preliminary plat.
6. 5ft sidewalk abutting property line in the cross-section in preliminary plat.

## Parks and Recreation Department

Please note that this subdivision is composed of **6 lots** zoned "R-1" and is required to comply with the parkland dedication ordinance Title 19 – Subdivision & Development Plats, **Chapter 19.20 - Parks & Open Space** in the form of "Park fees" based on requirements for residential subdivisions.

Applicant shall be required to pay "Park fees" in the amount of **\$8,220.00** calculated as follows:

**6** Single-family dwelling units @ rate of **\$1,370.00** per unit = **\$8,220.00**

Please allocate generated funds under Park Zone: **NW-8**

Nearest Park: **Sereno 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 & Transportation Engineering**

- Engineering Plat is missing both access driveways' dimensions.

**Street Lights Department** does not object to this request.

For the development of a subdivision a complete set of plans shall be submitted to Street Lights Department for review showing the minimum requirements for street illumination proposals\*\*. The submission shall contain but shall not necessarily be limited to plans indicating the location on the premises of all lighting fixtures, both proposed and existing on the site\*\*\*. The description of all lighting fixtures, both proposed and existing. Photometric data.

Plans shall show street illumination design and details. El Paso city code is applicable to this process, Street Design Manual (SDM)\* and any other applicable standards or requirements of the city.

Street Lights Department requires that all projects that involves a roadway is to be evaluated for lighting requirements based on the City of El Paso Street Design Manual (SDM) and the Design Standards for Construction (DSC) according to City of El Paso Codes (cited below). While developing a project or construction area the existing street illumination system shall be protected and preserved. Complete survey for street illumination system shall be shown on plans. Any change on existing street illumination systems shall be coordinated with Street Lights Department.

City of El Paso Codes to be followed:

\*Title 19 - 19.16.010 - Streetlighting.

\*\*18.18.190 – Submission contents.

\*\*\* 19.02.040 Criteria for approval.

### **Contract Management**

- Indicate that any infrastructure located within the city right-of-way or within the city's two-mile Extra-Territorial Jurisdiction (ETJ) must comply with the Design Standards for Construction and the Municipal Code. (FINAL PLAT)
- Indicate that any damaged structure must be restored to same or better condition, this goes for asphalt, concrete, manholes, water valves, etc.
- Indicate that any infrastructure that is on city right of way must be done as per Design Standards for Construction and Municipal Code

### **El Paso Water**

#### **Engineering**

Do not object to this request.

#### **Water:**

There is an existing 12-inch diameter water main located along Westside Dr. This water main is available to provide service.

Previous water pressure from fire hydrant #6226, last tested on 7/31/25, located approximately 275-feet north of Westside Dr. has yielded a static pressure of 110 psi, a residual pressure of 70 psi, and a discharge of 1501 gallons per minute.

EPWater records indicate an active 2-inch water meter serving the subject property. The service address for this meter is 5440 Westside Drive.

#### **Sanitary Sewer:**

There is an existing 8-inch diameter sanitary sewer main located along Westside Dr., approximately 2-feet west of and parallel to the eastern right-of-way line of Westside Dr. This main ends just south of the Border Spur Drain. This sanitary sewer main can be extended to provide service.

#### **General:**

A sanitary sewer main extension will be required to provide service. The main extension shall cover the entire frontage. The main extension costs are the responsibility of the owner.

EPWater 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 Engineering**

1. Provide an acceptable Stormwater Management plan in accordance with Section 19.19.030 of the current subdivision ordinance.
2. Show and Label drainage flow patterns on the preliminary plat and identify the final location of all the stormwater runoff.
3. 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.
4. On the preliminary plat, show and label the proposed pond location within the lot. Any proposed ponding area shall have enough capacity to hold the developed runoff for a designed 100-yr storm event.
5. No vertical construction is permitted within utility easements per the Rules and Regulations of El Paso Water Utilities.

**Texas Gas**

Texas Gas Service has a service line at 5440 Westside Dr.

*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.

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

Submit an application, \$500 application fee and three irrigable land exhibits to the office located at 13247 Alameda in Clint, Texas. Also, there is an outstanding balance of \$500.43 in past due taxes. Please call Rose Rodriguez at 915-872-4000 to make payment arrangements.

**Fire Department**

Check with Fire Marshal's Office for turnaround requirements for Dead-End Fire Apparatus Access Roads and possible sprinkler system requirements. Appendix D: Fire Apparatus Access Roads

**El Paso Central Appraisal**

No comments for Ardent Estates subdivision from Central Appraisal.

**El Paso Electric**

No comments for Ardent Estates.

**El Paso County**

No comments received.

**Capital Improvement Department**

No comments received.

**El Paso County 911 District**

No comments received.

**Texas Department of Transportation**

No comments received.

**Sun Metro**

No comments received.