

# Price Brothers Crossing Unit One

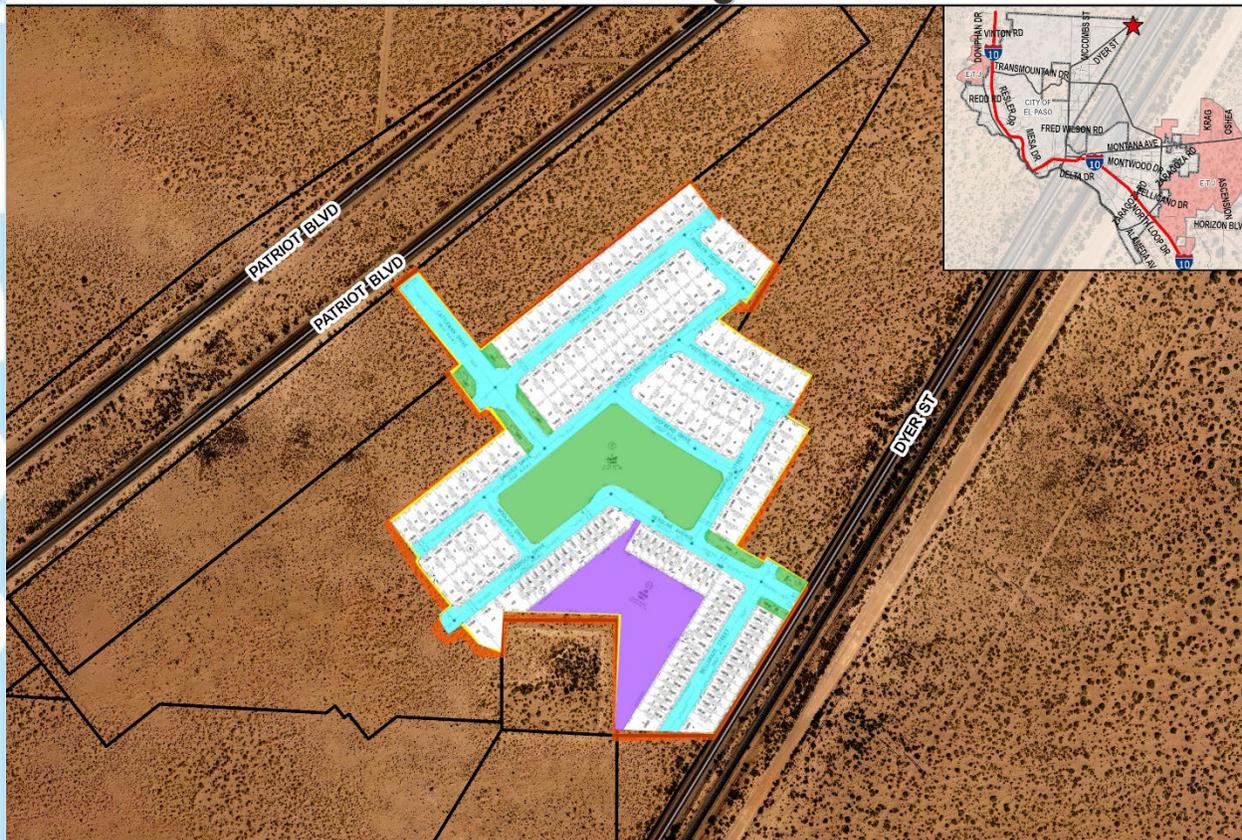
City Plan Commission — December 18, 2025 **REVISED**



<b>CASE NUMBER/TYPE:</b>	<b>SUSU25-00101 – Major Combination</b>
<b>CASE MANAGER:</b>	Myrna Aguilar, (915) 212-1584, AguilarMP@elpasotexas.gov
<b>PROPERTY OWNER:</b>	JNC Development, Inc
<b>REPRESENTATIVE:</b>	TRE & Associates, LLC
<b>LOCATION:</b>	East of Patriot Blvd. South of Texas/New Mexico State Line (District 4)
<b>PROPERTY AREA:</b>	36.43 acres
<b>VESTED RIGHTS STATUS:</b>	Not Vested
<b>PARK FEES:</b>	Park Fees Not Required
<b>ZONING DISTRICT(S):</b>	R-5/c (Residential/conditions)

**SUMMARY OF RECOMMENDATION:** Staff recommends **APPROVAL** of Price Brothers Farms Unit One on a Major Combination basis.

## Price Brothers Crossing Unit One



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 & Inspection Department Engineering Division makes no claim to its accuracy or completeness.



Subject Property

0 105 210 420 630 840 Feet



Figure A: Proposed plat with surrounding area

**DESCRIPTION OF REQUEST:** The applicant proposes to subdivide approximately 36.43 acres of vacant land into 171 residential lots, with lot sizes ranging from 0.08 to 0.23 acres. The subdivision will include one park totaling 4.17 acres, seven linear park areas ranging in size from 0.07 to 0.14 acres, and one pond with an area of 3.27 acres, all to be dedicated to the City of El Paso. Additionally, the subdivision will dedicate 9.34 acres of public right-of-way to the City of El Paso.

Price Brothers Crossing Unit One will have two points of access, one from U.S. Highway 54 (Patriot Freeway) and the other from Dyer Street. The subdivision has been reviewed for compliance with the standards of the current subdivision code.

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

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

<b>Surrounding Zoning and Use</b>	
North	R-F (Ranch Farm) and R-5/c (Residential/contract) / Vacant Land
South	R-F (Ranch Farm) / Vacant Land
East	Fort Bliss / Vacant Land
West	R-F (Ranch Farm) / Vacant Land
<b>Nearest Public Facility and Distance</b>	
Park	A park is proposed within the subdivision / Futureland Park (2.8 mi.)
School	Barron Elementary (6.1 mi.)
<b>Plan El Paso Designation</b>	
O-5, Remote	
<b>Impact Fee Service Area</b>	
Northeast	

**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:

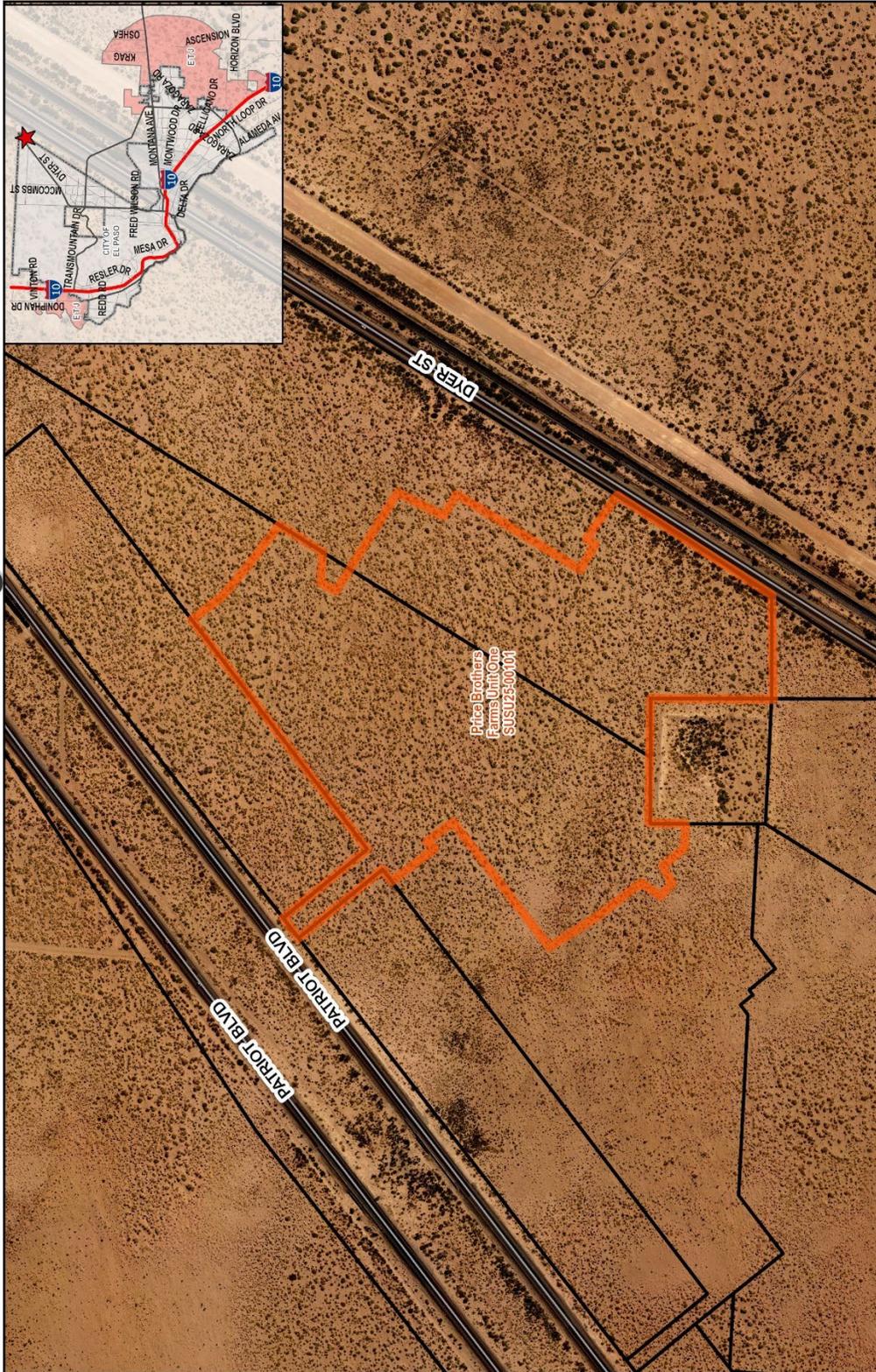
1. **Approval:** The CPC finds that the proposed plat is in conformance with all applicable requirements of Title 19 of the El Paso City Code. **(Staff Recommendation)**
2. **Approval with Conditions:** The CPC may impose conditions that bring the proposed plat into conformance with all applicable requirements 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.

**ATTACHMENTS:**

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

# ATTACHMENT 1

## Price Brothers Crossing Unit One



 Subject Property

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# ATTACHMENT 4



## MAJOR COMBINATION APPLICATION

DATE: 12/11/2025 FILE NO. \_\_\_\_\_

SUBDIVISION NAME: Price Brothers Crossing Unit One

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)  
A PORTION OF SECTION 2, BLOCK 80, TOWNSHIP 1, TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS. CONTAINING 36.428 ACRES +/- (1,588,815 SQ. FT. +/-)

2. Property Land Uses:

	<u>ACRES</u>	<u>SITES</u>		<u>ACRES</u>	<u>SITES</u>
Single-family	<u>18.479</u>	<u>171</u>	Office	_____	_____
Duplex	_____	_____	Street & Alley	_____	_____
Apartment	_____	_____	Ponding & Drainage	<u>3.285</u>	<u>1</u>
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below):		
Park	<u>4.168</u>	<u>1</u>	Linear Trail / Lots	<u>1.176</u>	<u>7</u>
School	_____	_____	R.O.W.	<u>9.340</u>	<u>1</u>
Commercial	_____	_____	Total No. Sites:	_____	_____
Industrial	_____	_____	Total (Gross) Acreage:	<u>36.428</u>	_____

3. What is existing zoning of the above described property? N/A Proposed zoning? N/A

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)  
Storm sewer system draining to retention pond.

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 JNC DEVELOPMENT, INC. 12300 MONTWOOD DRIVE EL PASO, TEXAS 79928 915-855-1005  
 (Name & Address, Zip) (Email) (Phone)
13. Developer JNC DEVELOPMENT, INC. 12300 MONTWOOD DRIVE EL PASO, TEXAS 79928 915-855-1005  
 (Name & Address, Zip) (Email) (Phone)
14. Engineer TRE & Associates, LLC. 110 Mesa Park Dr. El Paso, Texas 79912 kbaraza@tr-eng.com 915-852-9093  
 (Name & Address, Zip) (Email) (Phone)

OWNER SIGNATURE:  CARLOS J. SOMBACH, C.E.O.

REPRESENTATIVE SIGNATURE: 

REPRESENTATIVE CONTACT (PHONE): (915) 852-9093

REPRESENTATIVE CONTACT (E-MAIL): RROMERO@TR-ENG.COM

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

# **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. Provide temporary turnarounds on the preliminary and final plats for Bellgraze Street, Paddock Drive, Drover Drive, and Spurlock Drive prior to recordation of the final plat.
3. Add a plat note restricting residential access from Dyer Street in accordance with Code of Ordinance Section 19.23.040(B)(3), or add a restrictive access easement on both the preliminary and final plats.
4. Revise the proposed land use by changing landscape lots to linear park on both the preliminary and final plats.
5. Plat notes are out of sequence. Please revise and arrange them in the correct order.
6. Revise all references to 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 subdivision improvement plans. Major changes, provide the corresponding revision.
2. Provide print-out of the mathematical closure of the exterior boundary of the subdivision indicating the error of closure.
3. Provide and label R.O.W. width on each portion of the street change in the final plat.
4. Provide temporary turn-around easement in all proposed dead-end street in the plat.
5. Provide and label if the park, pond and lineal parks will be private or public in the final plat include information in the dedication statement accordingly.
6. Verify classification of the collector street in “local residential” 82ft R.O.W.
7. Verify 4ft of parkway in 82ft R.O.W.
8. Include name of the streets in each cross sections in the preliminary plat.
9. If the park and/ or lineal park will be private, provide who will be responsible to maintain the landscaping areas, include in a note in the final plat.
10. Indicate a legend in the proposed hatch that showing in the preliminary plat.
11. Verify pond block and lot number
12. Verify lot locations for Lot 22 Block 7, Lot 11 Block 9, Lot 15 Block 10, Lot 33 Block 6, Lot 34 Block 7 in note 12 from Plat notes and restrictions.
13. Define, clarify and label the use of the lots mentioned “to be maintained by City of El Paso” in the plat notes and restrictions.
14. More accurate location in the location map (US Highway 54)

## **Parks and Recreation Department**

Please note that this is a Residential subdivision composed of 171 single-family dwelling units. Applicant is proposing to dedicate one Park site with a total area of 4.16 Acres.

This subdivision meets the minimum "Parkland" requirements per ordinance Title 19 – Subdivision and Development Plats, **Chapter 19.20 – Parks and Open Space**.

Additionally, we offer the following **informational comments** to assist the Applicant in the construction drawings design of the new parkland.

Please note that design layout (Concept & Final) needs to be coordinated with Parks Department and/or designee for review and approval prior to submit park improvements plans and are to include at minimum the following improvements:

1. Refer to current ordinance Chapter 19.20 – Parks and Open Space and the Design & Construction Standards for Park Facilities as approved by Mayor and Council in June 2018.
2. Irrigation System must be designed to accommodate site static water pressure less 9% and a pump must be incorporated to accommodate design criteria.
3. Note for all park improvements (sidewalks, Ramps, etc.) and paved Hike/Bike trails (if applicable) to be compliant with required accessibility criteria as set forth in ADAAG & TAS standards as mandated by Federal and State Governments.
4. Project(s) must be coordinated with TDLR to ensure compliance with TAS requirements to include inspection, and certificate of substantial completion; approval of the subdivision /park improvement plans is subject to applicant providing proof of the project registration number (EAB Project Registration No. by the State Agency).
5. No signs, **mail delivery boxes**, fire hydrants, lights, NDCBU's, electrical/water boxes, telephone pedestals, no obstructions in general, shall be placed into proposed perimeter sidewalk, nor shall any utility conduits be placed along the park site – Any utilities with-in the parkway need to be underneath the proposed sidewalk and buried at 5' minimum cover.
6. Provide pedestrian-oriented perimeter park lighting along adjacent public and private street rights of way. Engineer to coordinate with Parks Department and/or department liaison/designee, Planning and Inspections Engineering & Construction Management Division, SAM Dept., and E.P.E.Co., light poles location & conduit placement; light poles shall be steel, direct bury with a minimum 65 watt LED luminaire installed at max. 150' apart and/or at all street intersections along the park side and not along the residential side to prevent duplication of light poles.
7. Developer/Contractor shall obtain soil samples (taken from actual park site location finished ground) & provide complete analysis report (textural, soils classification, minerals and nutrients availability, water infiltration/percolation, detailed salinity, & PH conductivity test). Report shall include recommendations for soils amendments and preparation to ensure soil conditions are suitable for turf, shrubs, and tree growth, coordinate site visit with Parks staff or Dept. designee for collection of soil samples.
8. Any unsuitable soil conditions shall be remedied to eliminate hard soils, stony soils, high caliche soils, clay soils and contaminated soils to a minimum depth of 12 inches and by shattering, in two directions of hard pan caliche, clay soils, rocks to a depth of 36 inches below finished grade as required for proper planting as per Park's Design & Construction Standards
9. Any unsuitable soil materials not approved by Parks Department and/or department liaison/designee are to be removed, disposed-off, and replaced with "Top Soil" / Sandy Loam material (blend of 40% Sand, 40% Silt, & 20% Clay - Capable of holding moisture) to include organic matter / nutrients to a minimum depth of 12 inches.
10. Any sloped areas (if flatter areas are not feasible) along park's frontages shall be at the max. 1 vertical: 20 horizontal (5%) or as determined according to the park improvements plan review.
11. Provide adequate cross-sections, enough to better understand/visualize the finished improvements.
12. Provide grading and drainage plan for the site.
13. Developer / Contractor is required to obtain irrigation, building, electrical, and any other required permit(s) from Planning & Inspections One Stop Shop City Development Division.
14. At minimum, a 7' wide meandering concrete sidewalk is required all along the park's frontage.
15. Provide an age-appropriate play structure from approved vendors with a minimum fifty foot by fifty-foot user zone complete with metal shade canopy or approved alternative equipment/amenities as applicable.
16. Provide one 30' tall pre-stressed concrete direct bury light pole at the playground or focal point of the park; use LED type fixtures and lamps for a maximum five foot-candles with a uniformity ratio of 3:1 to include photocell and timer.
17. Provide shaded picnic tables and or benches and trashcans on concrete pads as required / applicable.
18. Street trees shall be provided along the parkway spaced at maximum 20' on center.
19. Construction of Park improvements need to be coordinated and inspected by Parks Department and/or department liaison/designee.

20. Park Site acceptance for maintenance is contingent upon completion and acceptance of all subdivision improvements by the director of the Land Development Services Department or designee.

This subdivision is located with-in "Park Zone": NE-7  
Nearest Park: Futureland Park

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

### **El Paso Water**

#### **Stormwater Engineering**

1. Label drainage flow patterns on the preliminary plat. Revision from November had addressed this but they have been removed since then.
2. Annotate the FEMA FIRM panel and flood zone on the Preliminary & Filing Plats.
3. Per the Design Standards for Construction the access ramp for the pond should line up with the access from the right-of-way.
4. 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.
5. The proposed ponding area shall have enough capacity to hold the developed runoff for a designated 100-yr. storm event.

#### **Engineering\_12.3.2025**

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

El Paso Water does not object to this request.

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

There are no water/sewer mains in the vicinity of the subject property at this time. Water and sewer can be made available in the manner described below

#### **Water:**

Currently a 24-inch water transmission main along Stan Roberts Sr. Avenue is under construction. Estimated time of completion is fall of 2025. No direct service connections are allowed to this main as per the El Paso Water - Public Service Board Rules & Regulations. A small diameter main extension will be required to provide service.

#### **Sanitary Sewer:**

Currently a 21-inch sanitary sewer interceptor along Stan Roberts Sr. Avenue is under construction. Estimated time of completion is fall of 2025. No direct service connections are allowed to this main as per the El Paso Water - Public Service Board Rules & Regulations. A small diameter main extension will be required to provide service.

#### **General:**

El Paso Water requires a new service application to provide additional services 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 El Paso Water – 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.

Water and sanitary sewer main extensions will be required. Main extensions shall cover the frontage. Easements may be required. Main extension and easements acquisition costs are the responsibility of the Owner.

No building, reservoir, structure, parking stalls or other improvement, other than asphaltic paving (HMAC), shall be

constructed or maintained on the above referenced El Paso Water-PSB easement without the written consent of El Paso Water-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 El Paso Water-PSB Easement Policy. The PSB easements shall be improved to allow the operation of El Paso Water maintenance vehicles. El Paso Water-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.

## **Streets and Maintenance Department**

### **Traffic Engineering**

- Revised Traffic Impact Analysis (T.I.A.) is required for reevaluation to address the following comments:
  - Traffic Impact Analysis (T.I.A.) does not state if TXDOT R-Cut completed development along US-54 and State Line Intersection was taken into account for traffic flow analysis.
  - TIA does not state if new development of NE Data/Meta Center was taken into account for traffic flow analysis for the proposed development.
  - Required proposal coordination with TXDOT to improve roadway conditions along TXDOT right-of-way roadways.
  - Additional recommendation are required to be generated and presented to TXDOT to improve level of service along US-54 and State Line Road and the proposed access points to the development along US-54 and Dyer Street.
- There are streets within the new subdivision, in which we highly recommend installing or constructing traffic calming devices since the concern in some of the streets is to discourage speeding.
- As per city ordinance 19.03.010 Purpose, Exceptions and Effect, traffic calming devices can be implemented for the safety of citizens that are going to be living within the subdivision.
- As per city ordinance 19.15.020 Subdivider responsibility, can be implemented on traffic calming for streets being constructed in subdivision

### **Street Lights Department**

Do not object to this request.

US Highway 54 (Patriot Freeway) and Dyer St. 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 a project 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**

- For all proposed improvement within the city right-of-way, follow the Design Standards for Construction (DSC) in accordance with the municipal code, and include detailed information.
- For new asphalt areas, verify that proper subgrade preparation is completed and the minimum compaction standards are met.
- Ensure all transitions to existing roadways/sidewalks are smooth and free of trip hazards.
- Indicate that, in accordance with the Design Standards for Construction (DSC), concrete curbs must be provided with expansion joint material every 50 feet, regardless of whether they are placed by machine or by hand.
- Include the dimensions and all relevant details for each cul-de-sac.
- Include typical cross-section for proposed streets, showing right-of-way widths and sidewalks.
- Please provide a response to the comments. If you have already addressed any of these items, they will be incorporated or evaluated accordingly.

**El Paso County 911 District**

Change the addressing of Block 10, Lot 1 and Block 13, Lot 1. These lots should have 13500 range addresses. The rest of addresses on Block 10 will need to be adjusted if necessary.

**El Paso Electric**

If possible, add a 10' wide easement along the entry of Cattleman Dr for access to the lots. (see image)

**Fire Department**

No adverse comments.

**Texas Gas**

Texas Gas Service does not have any comments concerning this Subdivision.

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

The above-mentioned item is not within the boundaries of EPCWID.

**Sun Metro**

No comments received.

**Capital Improvement Department**

No comments received.

**Texas Department of Transportation**

No comments received.

**El Paso County**

No comments received.