

Carrollton Estates Unit One

City Plan Commission — April 9, 2026



CASE NUMBER/TYPE:	SUSU26-00010 – Major Preliminary
CASE MANAGER:	Myrna Aguilar, (915) 212-1584, AguilarMP@elpasotexas.gov
PROPERTY OWNER:	JNC Development, Inc.
REPRESENTATIVE:	TRE & Associates, LLC
LOCATION:	Extraterritorial Jurisdiction (ETJ)
PROPERTY AREA:	111.04 acres
VESTED RIGHTS STATUS:	Not Vested
PARK FEES:	Park Fees Not Required
ZONING DISTRICT(S):	N/A property lies within ETJ

SUMMARY OF RECOMMENDATION: Staff recommends **APPROVAL with CONDITION** of Carrollton Estates Unit One on a Major Preliminary basis.

- That the City Plan Commission require the applicant to landscape the rear of all double frontage lots per Section 19.23.040 (H)(3)(c) of El Paso City Code.

Carrollton Estates Unit One

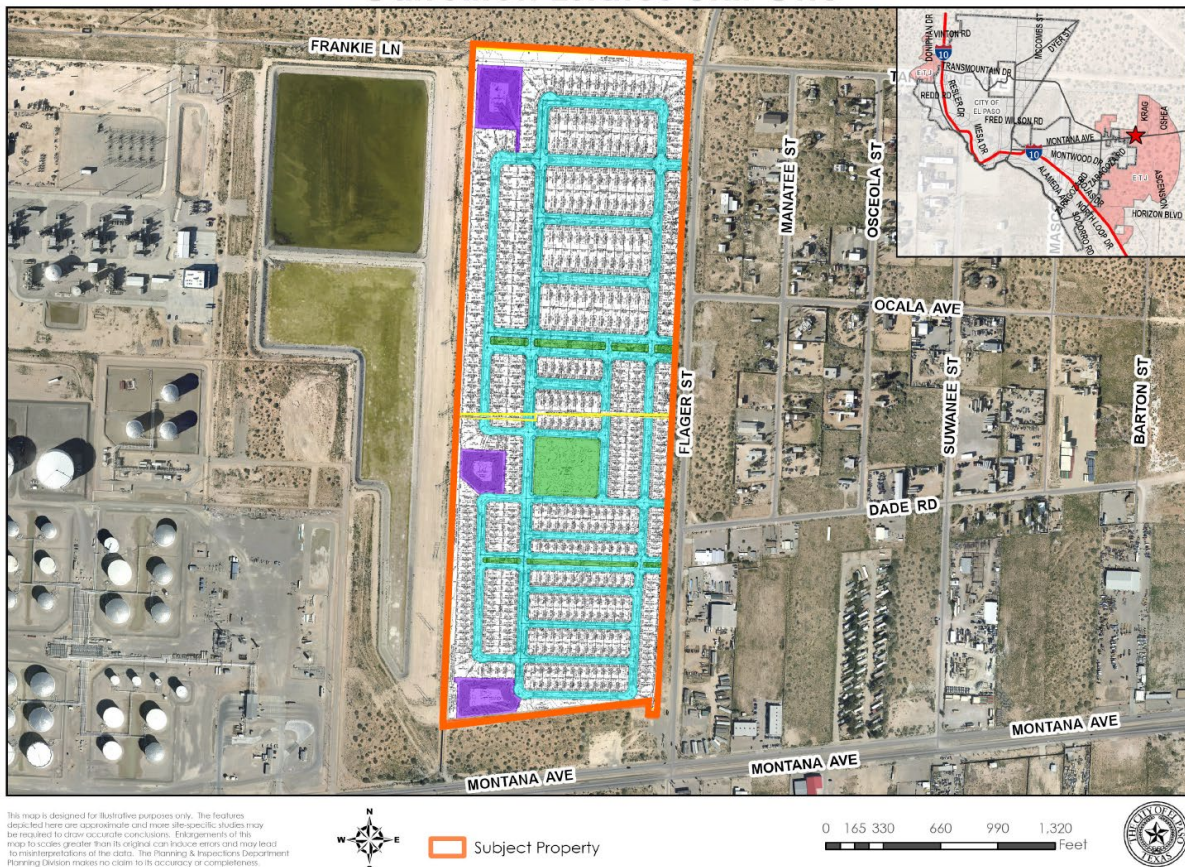


Figure A: Proposed plat with surrounding area

DESCRIPTION OF REQUEST: The applicant is proposing to subdivide 114.04 acres of vacant land to create 515 single family residential lots, one (1) park and seven (7) linear park sites, one (1) open space, three (3) ponding sites, and one (1) lift station lot. The proposed subdivision will be developed into two separate phases. The lots will range between 4, 500 to 11867 square feet. Drainage will be provided by stormwater sewer system and retention ponds. Primary access to the subdivision will be from Flager Street. This application is being reviewed under the current Subdivision Code.

CASE HISTORY/RELATED APPLICATIONS: N/A

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

Surrounding Zoning and Use	
North	El Paso County / Vacant Land
South	Extraterritorial Jurisdiction (ETJ) / Vacant Land
East	Extraterritorial Jurisdiction (ETJ) / Vacant Land and Commercial Development
West	Extraterritorial Jurisdiction (ETJ) / Commercial developments
Nearest Public Facility and Distance	
Park	The Beast (3.89 mi.) and a park is proposed within the subdivision
School	Idea Edgemere (1.52 mi.)
Plan El Paso Designation	
O-6, Potential Annexation	
Impact Fee Service Area	
Eastside	

PUBLIC COMMENT: N/A

PLAT EXPIRATION: This application will expire on **April 9, 2026**, pursuant to El Paso City Code Section 19.03.060 (Expiration). If subdivision improvement plans and a final plat application have not been approved within the specified date, the preliminary plat application, unless extended in accordance with El Paso City Code Chapter 19.41 (Expiration, extension and reinstatement), shall expire and the preliminary plat shall be null and void.

CITY PLAN COMMISSION OPTIONS:

Subdivision

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

1. **Approval:** The CPC finds that the proposed plat is in conformance with all applicable requirements of Title 19 of the El Paso City Code.
2. **Approval with Conditions:** The CPC may impose conditions that bring the proposed plat into conformance with all applicable requirements of Title 19 of the El Paso City Code. **(Staff Recommendation)**
3. **Denial:** The CPC finds that the proposed plat is not in conformance with all applicable requirements of Title 19 of the El Paso City Code.

ATTACHMENTS:

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

ATTACHMENT 1

Carrollton Estates Unit One



Subject Property

This map is designed for illustrative purposes only. The features shown on this map are not intended to be used for any other purpose. The map 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.

PRELIMINARY CARROLLTON ESTATES UNIT ONE

PARCEL OF LAND BEING A PORTION OF A PARCEL NORTH OF U.S. HIGHWAY 62-180, N/K/A TRACT 3-A, SECTION 25, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, EL PASO COUNTY, TEXAS, AREA 111.04 ACRES ±

SHEET 3 OF 4

CURVE	RADIUS	LENGTH	TANGENT CHORD BEARING	DELTA
C139	20.00	31.42	20.00	26.28
C140	20.00	31.42	20.00	26.28
C141	20.00	31.42	20.00	26.28
C142	20.00	31.42	20.00	26.28
C143	20.00	31.42	20.00	26.28
C144	20.00	31.42	20.00	26.28
C145	20.00	31.42	20.00	26.28
C146	20.00	31.42	20.00	26.28
C147	20.00	31.42	20.00	26.28
C148	20.00	31.42	20.00	26.28
C149	20.00	31.42	20.00	26.28
C150	20.00	31.42	20.00	26.28
C151	20.00	31.42	20.00	26.28
C152	20.00	31.42	20.00	26.28
C153	20.00	31.42	20.00	26.28
C154	20.00	31.42	20.00	26.28
C155	10.00	3.14	1.57	3.03
C156	10.00	3.14	1.57	3.03
C157	10.00	3.14	1.57	3.03
C158	10.00	3.14	1.57	3.03
C159	10.00	3.14	1.57	3.03
C160	10.00	3.14	1.57	3.03
C161	10.00	3.14	1.57	3.03
C162	10.00	3.14	1.57	3.03
C163	10.00	3.14	1.57	3.03
C164	10.00	3.14	1.57	3.03
C165	10.00	3.14	1.57	3.03
C166	10.00	3.14	1.57	3.03
C167	10.00	3.14	1.57	3.03
C168	10.00	3.14	1.57	3.03
C169	10.00	3.14	1.57	3.03
C170	10.00	3.14	1.57	3.03
C171	10.00	3.14	1.57	3.03
C172	10.00	3.14	1.57	3.03
C173	10.00	3.14	1.57	3.03
C174	10.00	3.14	1.57	3.03
C175	10.00	3.14	1.57	3.03
C176	10.00	3.14	1.57	3.03
C177	10.00	3.14	1.57	3.03
C178	10.00	3.14	1.57	3.03
C179	10.00	3.14	1.57	3.03
C180	10.00	3.14	1.57	3.03
C181	10.00	3.14	1.57	3.03
C182	10.00	3.14	1.57	3.03

CURVE	RADIUS	LENGTH	TANGENT CHORD BEARING	DELTA
C183	20.00	31.42	20.00	26.28
C184	20.00	31.42	20.00	26.28
C185	20.00	31.42	20.00	26.28
C186	20.00	31.42	20.00	26.28
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C189	20.00	31.42	20.00	26.28
C190	20.00	31.42	20.00	26.28
C191	20.00	31.42	20.00	26.28
C192	20.00	31.42	20.00	26.28
C193	20.00	31.42	20.00	26.28
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C195	20.00	31.42	20.00	26.28
C196	20.00	31.42	20.00	26.28
C197	20.00	31.42	20.00	26.28
C198	20.00	31.42	20.00	26.28
C199	20.00	31.42	20.00	26.28
C200	20.00	31.42	20.00	26.28

CURVE	RADIUS	LENGTH	TANGENT CHORD BEARING	DELTA
C201	20.00	31.42	20.00	26.28
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C212	20.00	31.42	20.00	26.28
C213	20.00	31.42	20.00	26.28
C214	20.00	31.42	20.00	26.28
C215	20.00	31.42	20.00	26.28
C216	20.00	31.42	20.00	26.28
C217	20.00	31.42	20.00	26.28
C218	20.00	31.42	20.00	26.28
C219	20.00	31.42	20.00	26.28
C220	20.00	31.42	20.00	26.28
C221	20.00	31.42	20.00	26.28
C222	20.00	31.42	20.00	26.28
C223	20.00	31.42	20.00	26.28
C224	20.00	31.42	20.00	26.28
C225	20.00	31.42	20.00	26.28
C226	20.00	31.42	20.00	26.28
C227	20.00	31.42	20.00	26.28
C228	20.00	31.42	20.00	26.28
C229	20.00	31.42	20.00	26.28
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C231	20.00	31.42	20.00	26.28
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C241	20.00	31.42	20.00	26.28
C242	20.00	31.42	20.00	26.28
C243	20.00	31.42	20.00	26.28
C244	20.00	31.42	20.00	26.28
C245	20.00	31.42	20.00	26.28
C246	20.00	31.42	20.00	26.28

CURVE	RADIUS	LENGTH	TANGENT CHORD BEARING	DELTA
C247	20.00	31.42	20.00	26.28
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C250	20.00	31.42	20.00	26.28
C251	20.00	31.42	20.00	26.28
C252	20.00	31.42	20.00	26.28
C253	20.00	31.42	20.00	26.28
C254	20.00	31.42	20.00	26.28
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C256	20.00	31.42	20.00	26.28
C257	20.00	31.42	20.00	26.28
C258	20.00	31.42	20.00	26.28
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C268	20.00	31.42	20.00	26.28
C269	20.00	31.42	20.00	26.28
C270	20.00	31.42	20.00	26.28
C271	20.00	31.42	20.00	26.28
C272	20.00	31.42	20.00	26.28
C273	20.00	31.42	20.00	26.28
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C276	20.00	31.42	20.00	26.28
C277	20.00	31.42	20.00	26.28
C278	20.00	31.42	20.00	26.28
C279	20.00	31.42	20.00	26.28
C280	20.00	31.42	20.00	26.28
C281	20.00	31.42	20.00	26.28
C282	20.00	31.42	20.00	26.28
C283	20.00	31.42	20.00	26.28
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C288	20.00	31.42	20.00	26.28
C289	20.00	31.42	20.00	26.28
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C294	20.00	31.42	20.00	26.28
C295	20.00	31.42	20.00	26.28
C296	20.00	31.42	20.00	26.28
C297	20.00	31.42	20.00	26.28
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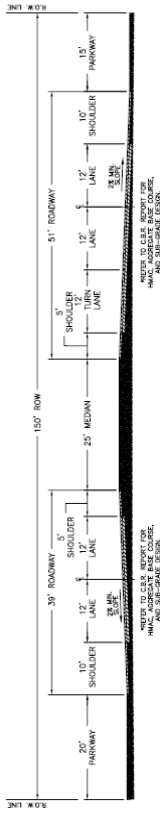
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95	12	188.33
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97	12	188.33
98	12	188.33
99	12	188.33
100	12	188.33

METER SIZE	METER CAPACITY RATIO	WATER	WATER/FEET	TOTAL
1 INCH	1.00	\$183	\$183	\$183
1 1/2 INCH	1.5			

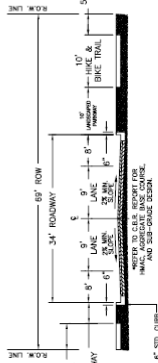
PRELIMINARY CARROLLTON ESTATES UNIT ONE

PARCEL OF LAND BEING A PORTION OF A PARCEL NORTH OF U.S. HIGHWAY 62-180, N/K/A TRACT 3-A, SECTION 25, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, EL PASO COUNTY, TEXAS, AREA 111.04 ACRES ±

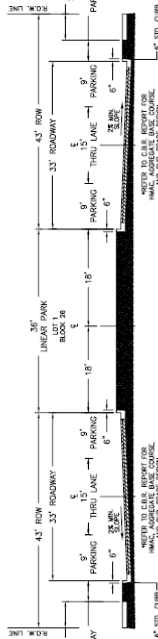
SHEET 4 OF 4



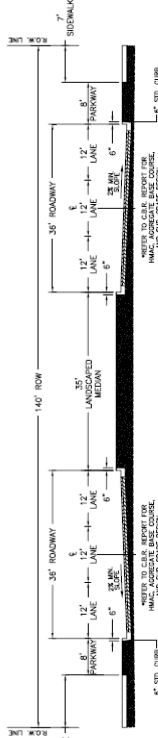
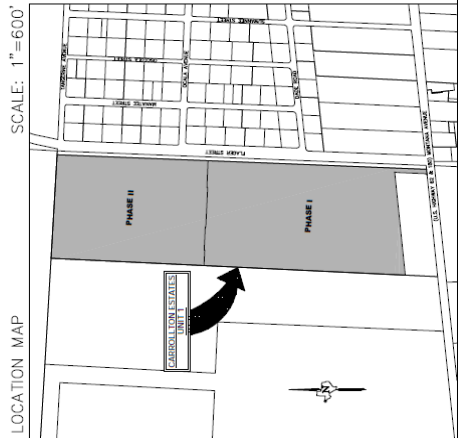
EXISTING MONTANA AVE 150' R.O.W. ROAD SECTION FREETHWAY EXPRESSWAY



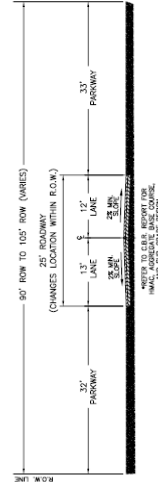
85' R.O.W. ROAD SECTION LOCAL RESIDENTIAL (PROPOSED)



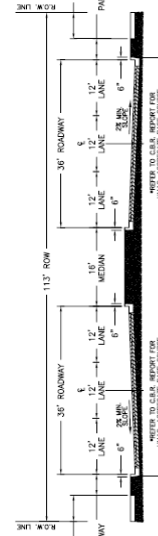
45' R.O.W. ROAD SECTION LOCAL RESIDENTIAL (PROPOSED)



140' R.O.W. ROAD SECTION MAJOR ARTERIAL (PROPOSED)



90' R.O.W. ROAD SECTION MAJOR ARTERIAL (PROPOSED)



113' R.O.W. ROAD SECTION MAJOR ARTERIAL (PROPOSED)

54' R.O.W. TYPICAL ROAD SECTION (PROPOSED)

OWNER: JNC Development, Inc. 1500 Marwood Drive City, St. 75088
 SURVEYOR: Barragat & Associates, Inc. 10952 E. Ventura Dr., Suite 7 El Paso, TX 79948 (931) 561-5700
 ENGINEER: T.R.E. Associates, Inc. 115 N. Mesa Park Dr., Suite 200 El Paso, TX 79912 (931) 656-8002

PRINCIPAL CONTACTS:

NAME: JNC Development, Inc. City, St. 75088
 ADDRESS: 1500 Marwood Drive El Paso, TX 79948
 PHONE: (931) 561-5700



ENGINEER
T.R.E. ASSOCIATES, INC.
 Engineering Solutions

115 N. Mesa Park Dr., Suite 200 El Paso, TX 79912
 Phone: (931) 656-8002
 Fax: (931) 656-8003
 Email: info@treassoc.com



SURVEYOR
Barragat & Associates, Inc.
 LAND PLANNING & LAND SURVEYING
 TEXAS SURVEYING FROM 1958 TO 2000
 Phone: (931) 561-5700 Fax: (931) 561-5700

CONTACT: ROBERTO S. ROMERO, P.E.

CONTACT: BENTO BARRAGAN, R.P.L.S.

DATE OF PREPARATION: OCTOBER 10, 2023

ATTACHMENT 3



MAJOR PRELIMINARY APPLICATION

DATE: 1/30/2026 FILE NO. _____
 SUBDIVISION NAME: Carrollton Estates Unit One

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
PARCEL OF LAND BEING A PORTION OF A PARCEL NORTH OF U.S. HIGHWAY 62-180, N/K/A TRACT 3-A, SECTION 25, BLOCK 79, TOWNSHIP 2,
TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, EL PASO COUNTY, TEXAS, AREA 111.04 ACRES +/-.

2. Property Land Uses:

	<u>ACRES</u>	<u>SITES</u>		<u>ACRES</u>	<u>SITES</u>
Single-family	98.88	515	Office	_____	_____
Duplex	_____	_____	Street & Alley	_____	_____
Apartment	_____	_____	Ponding & Drainage	5.82	3
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	5.30	8	Lift Station	0.12	1
School	_____	_____	Open Space	0.94	1
Commercial	_____	_____	Total No. Sites	528	_____
Industrial	_____	_____	Total (Gross) Acreage	111.04	_____

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

4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes No

5. What type of utility easements are proposed: Underground Overhead Combination of Both

6. What type of drainage is proposed? (If applicable, list more than one)
Storm sewer system draining to retention ponds.

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 1 (General Provisions) Chapter 1.04 - Vested Rights

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

M

12. Owner of record JNC Development, Inc. 12300 Montwood Dr El Paso, TX 79928 (915)855-1005
 (Name & Address) (Zip) (Phone)
13. Developer JNC Development, Inc. 12300 Montwood Dr El Paso, TX 79928 (915)855-1005
 (Name & Address) (Zip) (Phone)
14. Engineer TRE & Associates, LLC 110 Mesa Park Dr, Ste. 200 El Paso, TX 79912 (915)852-9093
 (Name & Address) (Zip) (Phone)

OWNER SIGNATURE: 

REPRESENTATIVE SIGNATURE: Lynette Nevarez Urias

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

Inevarez@tr-eng.com
 REPRESENTATIVE CONTACT (E-MAIL): _____

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

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

ATTACHMENT 5

Planning and Inspections Department- Planning Division

Developer / Engineer shall address the following comments:

1. Submit to the Planning & Inspections Department – Planning Division the following prior to recording of the subdivision:
 - a. Current certificate tax certificate(s)
 - b. Current proof of ownership.
 - c. Release of access document, if applicable.
 - d. Set of restrictive covenants, if applicable.
2. That the City Plan Commission require the applicant to landscape the rear of all double frontage lots per Section 19.23.040 (H)(3)(c) of El Paso City Code.

Planning and Inspections Department- Land Development Division

APPROVED

1. Subdivision improvement plans approval is required prior to plat approval.
2. Clarify how stormwater from commercial site will be routed into pond.
3. Clarify how stormwater will be handled.
4. Define destination of Flagger Street drainage area A-12 in runoff calculation table engineering report.

Parks and Recreation Department

1. Please note that this subdivision is part of the Vista Del Norte Estates Land Study, and it is composed of **515 Single-family** residential lots. Applicant is proposing to dedicate **5.30 Acres of parkland**.
2. Subdivision is located with-in the City of El Paso Extra Territorial Jurisdiction (ETJ) area and with-in the area of potential annexation by the city as identified in the official map, thus subject to the calculation for "Parkland / fees" as required per ordinance Title 19 – Subdivision & Development Plats, **Chapter 19.20 - Parks & Open Space** as noted below:

Section 19.20.020 - Dedication Required

Dedication Required. All subdivisions located within the corporate limits of the City of El Paso and within those areas designated in the City's extra territorial jurisdiction (ETJ), as identified on an official map kept in the Development Services Department.

(Ord. 16882 § 2 (part), 2008; Ord. No. 17236, § 27, 11-10-2009 Ord. No. 17251, § 11, 12-15-2009; Ord. No. 17396, § 14, 8-24-2010; Ord. No. 17561, § 9, 5-17-2011)

3. Also, please note that subdivisions within the ETJ do not have a district designation, however, per plat notes & application applicant is proposing one single-family dwelling unit per lot; If gross density waiver is granted by the Planning Department or designee and covenants are provided restricting the use to residential and the number of units to only one per lot, then applicant shall be **required to dedicate 5.15 acres of parkland**.
4. Subdivision is proposing to dedicate **5.30 acres of parkland**.
Therefore, **subdivision meets minimum requirements of Chapter 19.20.**

This subdivision is located with-in Park Zone: **E-8**

Nearest Park(s): **The Beast**

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

- Denied. Regarding the proportionate share cost for the mitigation improvements as stated in Conclusions and Recommendations if TXDOT does not have a potential project in place for the intersection mentioned.
- There are streets which we highly recommend installing or constructing traffic calming devices since the concern in some of the streets are to encourage speeding.
- As per city ordinance 19.03.010 Purpose, Exceptions and Effect can be implemented on the traffic calming for the safety of citizens that are going to living in the subdivision.
- As per city ordinance 19.15.020 Subdivider responsibility can be implemented on traffic calming for streets being constructed on subdivision

Street Lights

Do not object to this request.

Montana Ave. is a Texas Department of Transportation (TXDOT) right-of-way (ROW).

For the development of a 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).

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 future development, a complete set of improvement plans shall be submitted for review. Provide details for proposed sidewalk, curb & gutter, driveways, ADA ramps, etc.
- 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.
- Indicate that ADA ramp design must follow the Design Standards for construction, and that all ramps must be aligned with each other, leading to the receiving area.
- Indicate that trees planted in medians must not obstruct sight distance, according to municipal code chapter 12.68.060 – 5

El Paso Water

Stormwater Engineering

1. 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.
2. The proposed ponding areas shall have enough capacity to hold the developed runoff for a designated 100-yr. storm event.
3. The pond at Block 1 Lot 51 does not show a maintenance access ramp. Please revise.
4. Portions of the proposed subdivision lie within a FEMA-designated Special Flood Hazard Area (SFHA) per the current Preliminary FIRM. Development and improvements must be reasonably designed using the best available flood hazard data (including preliminary FIRM and associated FIS) to reduce exposure to flood hazards, per Section 18.60.210.
5. Add the following notes to the plat:
 - a. Any development within Special Flood Hazard Areas shall comply with Section 18.60- Flood

Damage Prevention and Section 19.19- Stormwater Management Requirements of the City of El Paso's Municipal Code.

- b. New construction or improvements within a special flood hazard area shall have their lowest floor elevated by a minimum of one foot above the base flood elevation (BFE).

El Paso County

Final Plat:

- Add note to Plat Notes and Restrictions that Lot 118 is for non-residential use and for pipeline use only.
- Add note that Lot 18 should be dedicated as Open Space/Park and be maintained by EPCMUD3.
- Show turning lane from Flager St to Edgar Gonzalez Avenue.
- Show turning lane from Flager St to Ocala Road.
- Show turning lane from Flager St to Ricardo Sameniego Court and Dade Road.
- Pond 2 needs to show access ramp on contours as the other ponds show.

Engineering Report:

- Shouldn't cost per lot be close to the total cost divided by the number of lots? Numbers are not adding up.

In Engineering Report need to include that service lines for water are being provided to meter box and sewer service lines are being provided to property line.

El Paso Electric

Please change the RAE to Utility Easements. Please add a 10' wide easement along Flager St for future access to the subdivision.

Fire Department

No adverse comments.

Texas Gas

Texas Gas Service has no comments.

El Paso Central Appraisal

There are no comments for Carrollton Estates #1 from Central Appraisal.

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.

El Paso County 911 District

No comments received.

Texas Department of Transportation

No comments received.