

North Goza Subdivision



City Plan Commission — March 12, 2026 **(REVISED)**

CASE NUMBER/TYPE:	SUSU25-00047 – Major Combination
CASE MANAGER:	Saul Fontes, (915) 212-1606, FontesSA@elpasotexas.gov
PROPERTY OWNER:	North Goza, LLC.
REPRESENTATIVE:	CAD Consulting Co.
LOCATION:	North of Zaragoza Rd. and West of North Loop Dr. (District 7)
PROPERTY AREA:	7.00 acres
VESTED RIGHTS STATUS:	Not Vested
PARK FEES:	\$7,000.00
EXCEPTIONS/MODIFICATIONS:	Yes, see following section
ZONING DISTRICT(S):	C-1c/C-2c (Commercial)

SUMMARY OF RECOMMENDATION: Staff recommends **APPROVAL** of North Goza Subdivision on a Major Combination basis and **DENIAL** of the exception request to waive the dedication of 20’ feet of right-of-way along Pell Way, and **APPROVAL** of the exception requests to waive the construction of 5’ of parkway along Pell Way and to allow for the sidewalk the roadway along Pell Way.

In addition, the applicant is requesting the following exception from the City Plan Commission:

- To waive the dedication of 20’ feet of right-of-way along Pell Way.
- To waive the construction of 5’ feet of parkway along Pell Way.
- To allow for the sidewalk to abut the roadway along Pell Way.

North Goza Subdivision



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 Planning Division makes no claim to its accuracy or completeness.



0 37.5 75 150 225 300 Feet



Figure A: Proposed plat with surrounding area

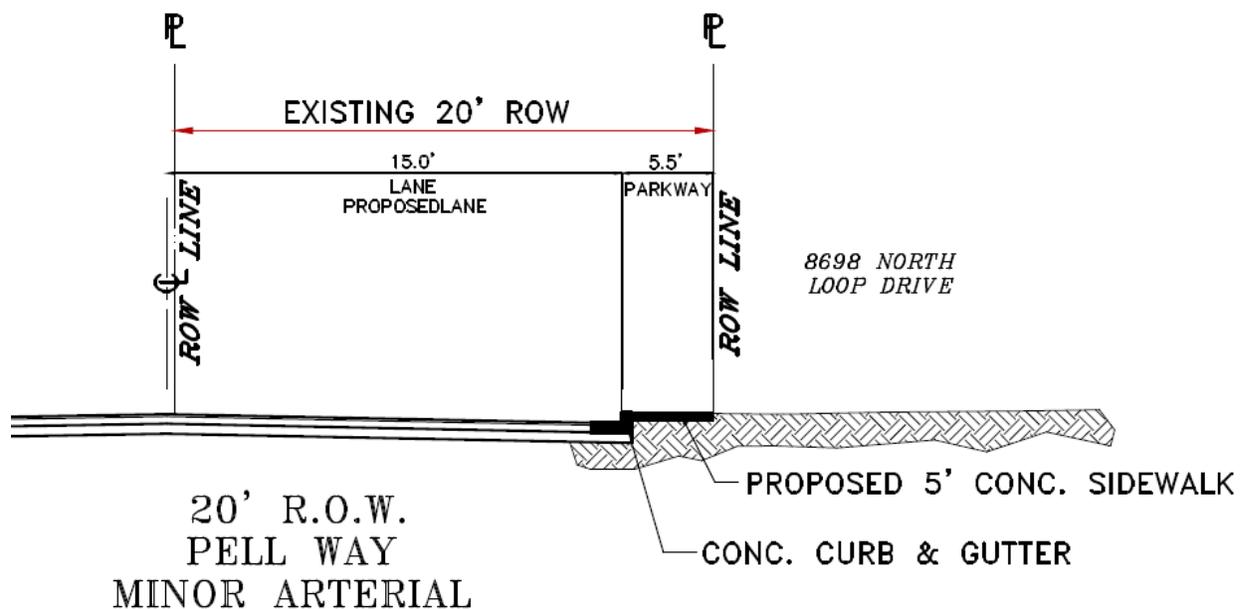
DESCRIPTION OF REQUEST: The applicant is proposing to subdivide 7 acres of land into 2 lots for commercial use. Lot 1 is 2.03 and Lot 2 is 4.98 acres in size. Stormwater drainage will be provided by way of on-site ponding. Access to the subdivision shall be from North Loop Road. This subdivision was reviewed under the current subdivision code.

CASE HISTORY/RELATED APPLICATIONS: N/A

EXCEPTIONS, MODIFICATIONS, OR WAIVER REQUESTS: The applicant is requesting the following exception 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 include the following:

1. To waive the dedication of 20' feet of right-of-way along Pell Way
2. To waive the construction of 5' feet of parkway along Pell Way.
3. To allow for the sidewalk to abut the roadway along Pell Way.

PROPOSED 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.

North Goza Subdivision

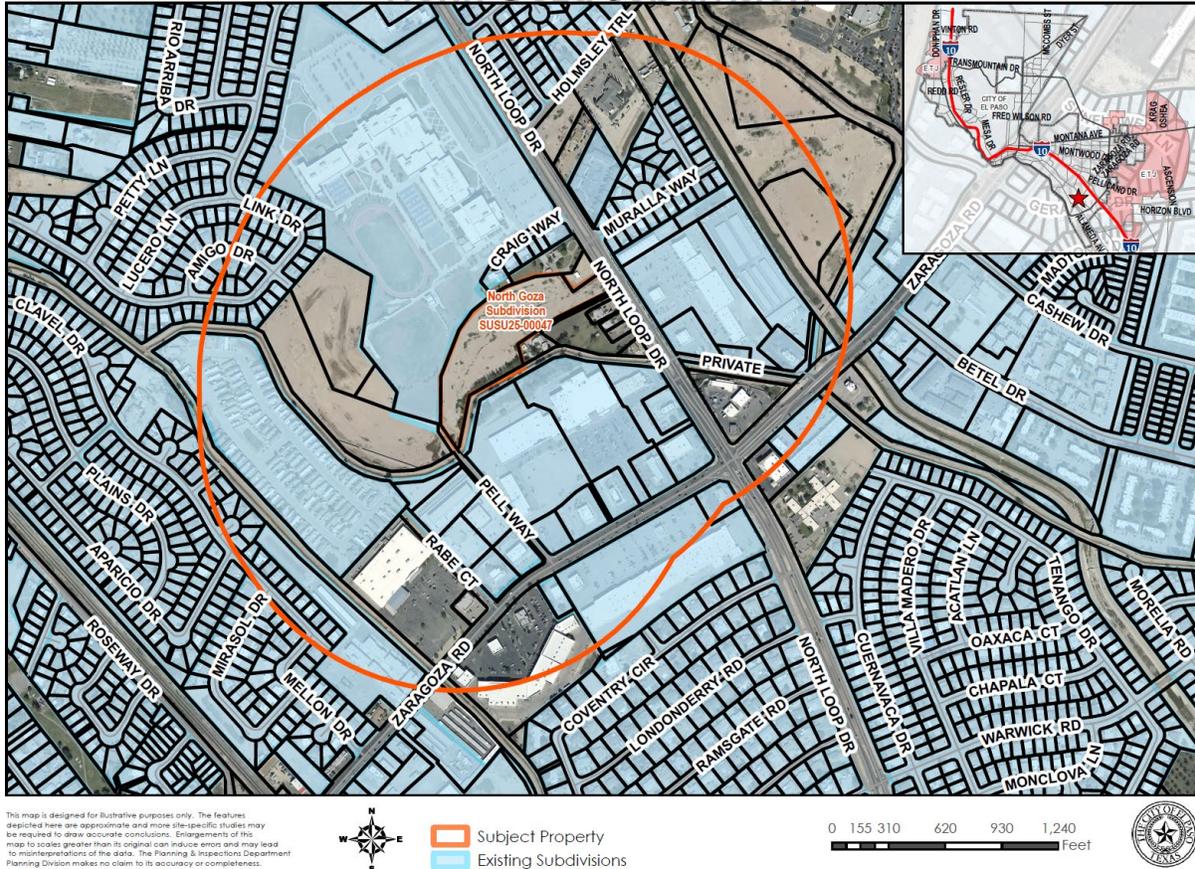


Figure B: Developed properties within a quarter mile of proposed subdivision

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

Surrounding Zoning and Use	
North	P-R-2/R-F (Planned Residential) / School
South	C-1/c (Commercial/condition) / Commercial development
East	C-2/SP (Commercial/Special Permit) / Commercial development
West	P-R-2/R-4/c (Planned Residential/Residential) / School
Nearest Public Facility and Distance	
Park	Blackie Chesher (0.8 mi.)
School	Mission Valley (0.1 mi.)
Plan El Paso Designation	
G3, Post-War	
Impact Fee Service Area	
N/A	

PUBLIC COMMENT N/A

PLAT EXPIRATION: This application will expire on **March 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.
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. **(Staff Recommendation)**
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

North Goza Subdivision



Subject Property



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ATTACHMENT 4



March 31, 2025

To: City of El Paso

This is a request for a waiver for the property at 8696 North Loop Drive (North Goza Subdivision) on the request from the City of El Paso Planning and Transportation comments regarding roadway improvements, parkways, planter strips, sidewalk and pavement width. This is because North Loop Drive already has existing pavement, parkways, sidewalks and would like them to be except as per Section 19.10.050.A. A Would like to waive the:

- North Loop Drive - Requires 110' right-of-way. [Have existing 110' right-of-way]
- North Loop Drive - Required 88' paved roadway. [Have existing 87.8' paved roadway]
- North Loop Drive - Requires (2) 11' parkway consisting of (2) 5' planter strips, (2) 6' sidewalks [Have (1) existing 16.6' parkways on southside consisting of (1) 6' planter strip and (1) 10.6' sidewalk and (1) existing 5.6' parkway on northside consisting of (1) 0' planter strip and (1) 5.6' sidewalk] (Also waive the location of the sidewalk and planter strip locations)
- Pell Road – Requires 49' right-of-way consisting of (2) 5' planter strips and (2) 5' sidewalks. (asking for waiver of all improvements as adjacent owner will be developing the road)

If you have any questions, please call me at 915-633-6422.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Enrique Ayala', is written over a faint blue circular stamp.

Enrique Ayala
CAD Consulting Co.

ATTACHMENT 5



MAJOR COMBINATION APPLICATION

DATE: _____ FILE NO. _____

SUBDIVISION NAME: NORTH GOZA SUBDIVISION

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
TRACTS 3A3 AND 3A1
BLOCK 9, VISTA GRANT

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	_____	_____	<u>STORAGE UNITS</u>	<u>4.9826</u>	<u>2</u>
School	_____	_____	Total No. Sites:	_____	<u>2</u>
Commercial	<u>2.0237</u>	<u>1</u>	Total (Gross) Acreage:	_____	<u>7.0060</u>
Industrial	_____	_____			

3. What is existing zoning of the above described property? RF Proposed zoning? C1 & C2

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 FOR RIGHT-OF-WAY IMPROVEMENTS

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 NORTH GOZA LLC 915-202-3893
(Name & Address, Zip) (Email) (Phone)

13. Developer _____
(Name & Address, Zip) (Email) (Phone)

14. Engineer CAD CONSULTING CO. 915-633-6422
(Name & Address, Zip) (Email) (Phone)

OWNER SIGNATURE: [Signature]

REPRESENTATIVE SIGNATURE: [Signature]

REPRESENTATIVE CONTACT (PHONE): 915-633-6422

REPRESENTATIVE CONTACT (E-MAIL): CADCONSULTING1@AOL.COM

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 all wording regarding the “proposed Los Sauces subdivision” from all plats as it is not applicable to this proposed subdivision.
4. Label Pell Way as a local street.
5. Coordination with El Paso County Water Improvement District #1 will be required due to the property abutting a lateral.

Planning and Inspections Department- Land Development Division

Approved

1. Coordinate and obtain approval from the Water Improvement District #1 for proposed development abutting existing irrigation lateral and bridge. Verify if any water rights will be provided to any lots.
2. Provide a print-out of the mathematical closure of the subdivision boundary, showing error of closure. Applicant shall coordinate and obtain approval from TxDOT for drainage and access requirements.
3. The subdivision shall be tied by bearing and distance to either a section corner, a survey line, a grant line, or other known and accepted survey points this tie shall be delineated on the plat.
4. Show proposed drainage flow patterns on preliminary plat for storm-water runoff into on site retention ponding area location(s).

Parks and Recreation Department

We have reviewed North Goza Subdivision 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 "R-F" meeting the requirements for Non-residential uses (General commercial) as well as for Single-family residential dwellings use therefore, “Park fees” will be assessed based on the following:

1. Applicant is proposing a Non-residential use, final covenants need to be provided restricting all residential uses and if gross density waiver is granted by the City Manager or the Planning Department designee, then Applicant shall be required to pay "Park fees" at a rate of **\$1,000.00** per acre for a total amount of **\$7,000.00** calculated as follows:

7.0 acres non-residential @ rate of **\$1,000 per acre = \$7,000.00**

Please allocate generated funds under Park Zone: **MV-3**

Nearest Park: **Marian Manor Park**

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

El Paso Central Appraisal District

There are no comments for North Goza Subdivision from the Central Appraisal.

Streets and Maintenance Department

Traffic and Transportation Engineering:

- No objections to application.

Coordinated with TXDOT via access on North Loop Dr

Texas Gas

In reference to SUSU25-00047 - North Goza Subdivision, Texas Gas Service does not have any objections.

Sun Metro

No comments received.

Fire Department

No comments received.

Capital Improvement Department

No comments received.

El Paso Water

No comments received.

El Paso Electric

No comments received.

El Paso County 911 District

No comments received.

Texas Department of Transportation

No comments received.

El Paso County

No comments received.

El Paso County Water Improvement District #1

No comments received.