

Stellar La Mesa Subdivision Unit Two

City Plan Commission — June 5, 2025 **(REVISED)**



CASE NUMBER/TYPE:	SUSU25-00006 – Major Combination
CASE MANAGER:	Alex Alejandre, (915) 212-1642, AlejandreAX@elpasotexas.gov
PROPERTY OWNER:	Coronado Holdings, LP
REPRESENTATIVE:	Brock and Bustillos, Inc.
LOCATION:	West of Interstate I-10 and North of Woodrow Bean Transmountain Rd. (District 1)
PROPERTY AREA:	11.68 acres
VESTED RIGHTS STATUS:	Not Vested
PARK FEES:	Pending Restrictive Covenants
EXCEPTIONS/MODIFICATIONS:	Yes, see following section
ZONING DISTRICT(S):	R-3 (Residential)

SUMMARY OF RECOMMENDATION: Staff recommends **APPROVAL WITH CONDITIONS** of Stellar La Mesa Subdivision Unit Two on a Major Combination basis, and **DENIAL** of the exception requests.

- That the applicant landscape the rear of the double-frontage lot, in accordance with Section 19.23.4(H)(3)(c) of the El Paso City Code.
- That restrictive covenants are provided prior to the recordation of the final plat.

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

1. To waive the dedication of (5.5') feet of additional right-of-way, the construction of (7') feet of additional roadway, the construction of (5') feet of planter strip, and to allow the sidewalk to abut the roadway along Vinton Avenue.

STELLAR LA MESA SUBDIVISION UNIT TWO



Figure A: Proposed plat with surrounding area

DESCRIPTION OF REQUEST: The applicant is proposing to subdivide 11.68 acres of land into one (1) residential lot. Primary access to the subdivision is proposed from La Mesa Avenue. The retention of all storm-water runoff discharge volume is required within the subdivision. This application is reviewed under the current Subdivision code.

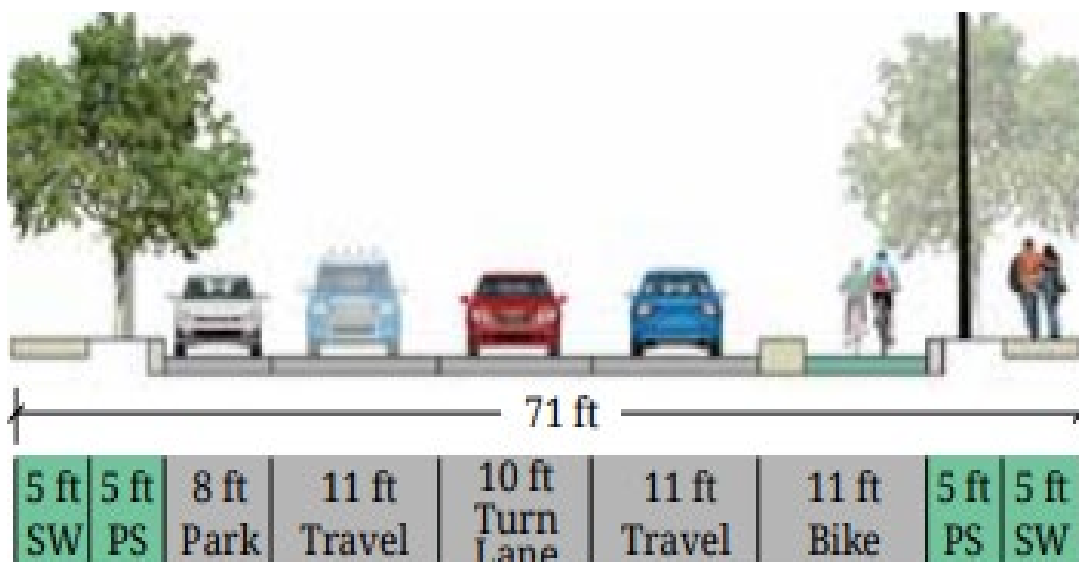
CASE HISTORY/RELATED APPLICATIONS: N/A

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 exception includes the following:

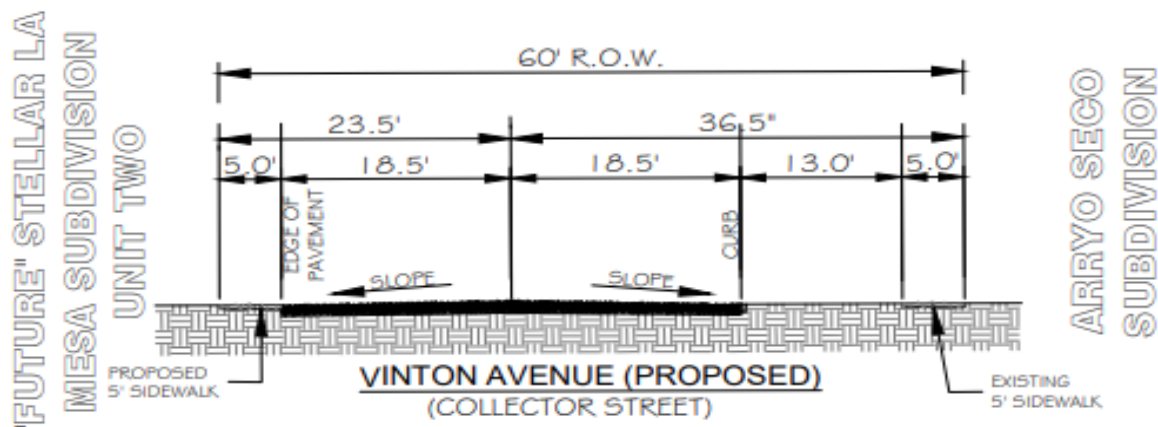
The exception requests include the following:

- To waive the dedication of (5.5') feet of additional right-of-way, the construction of (7') feet of additional roadway, the construction of (5') feet of planter strip, and to allow the sidewalk to abut the roadway along Vinton Avenue.

REQUIRED CROSS-SECTION:



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.

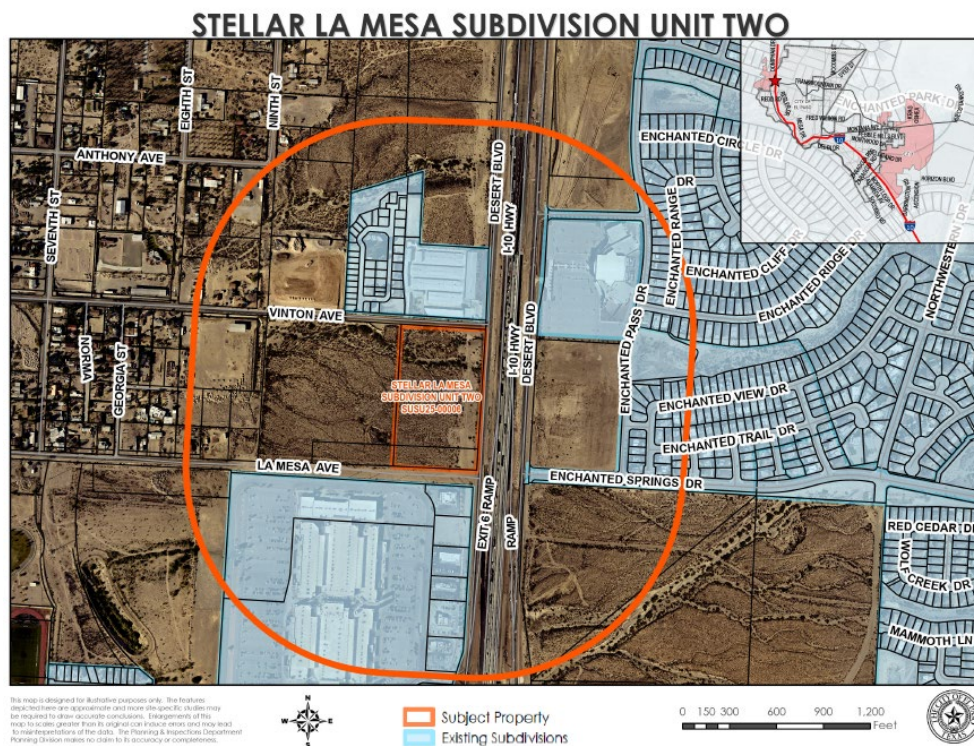


Figure B: Developed properties within a quarter mile of proposed subdivision

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

Surrounding Zoning and Use	
North	C-3 c (Commercial/conditions) / Commercial development
South	C-4 (Commercial) / Commercial development
East	C-3 c (Commercial/conditions) / Commercial development
West	Extraterritorial Jurisdiction (ETJ) / Vacant
Nearest Public Facility and Distance	
Park	Enchanted Hills Park #1 (0.19 mi.)
School	Canutillo Middle School (0.52 mi.)
Plan El Paso Designation	
G-3, (Post-War)	
Impact Fee Service Area	
Westside	

PUBLIC COMMENT: N/A

PLAT EXPIRATION: This application will expire on **June 5, 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.
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.

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.
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. (Staff Recommendation)

ATTACHMENTS:

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

ATTACHMENT 1

STELLAR LA MESA SUBDIVISION UNIT TWO

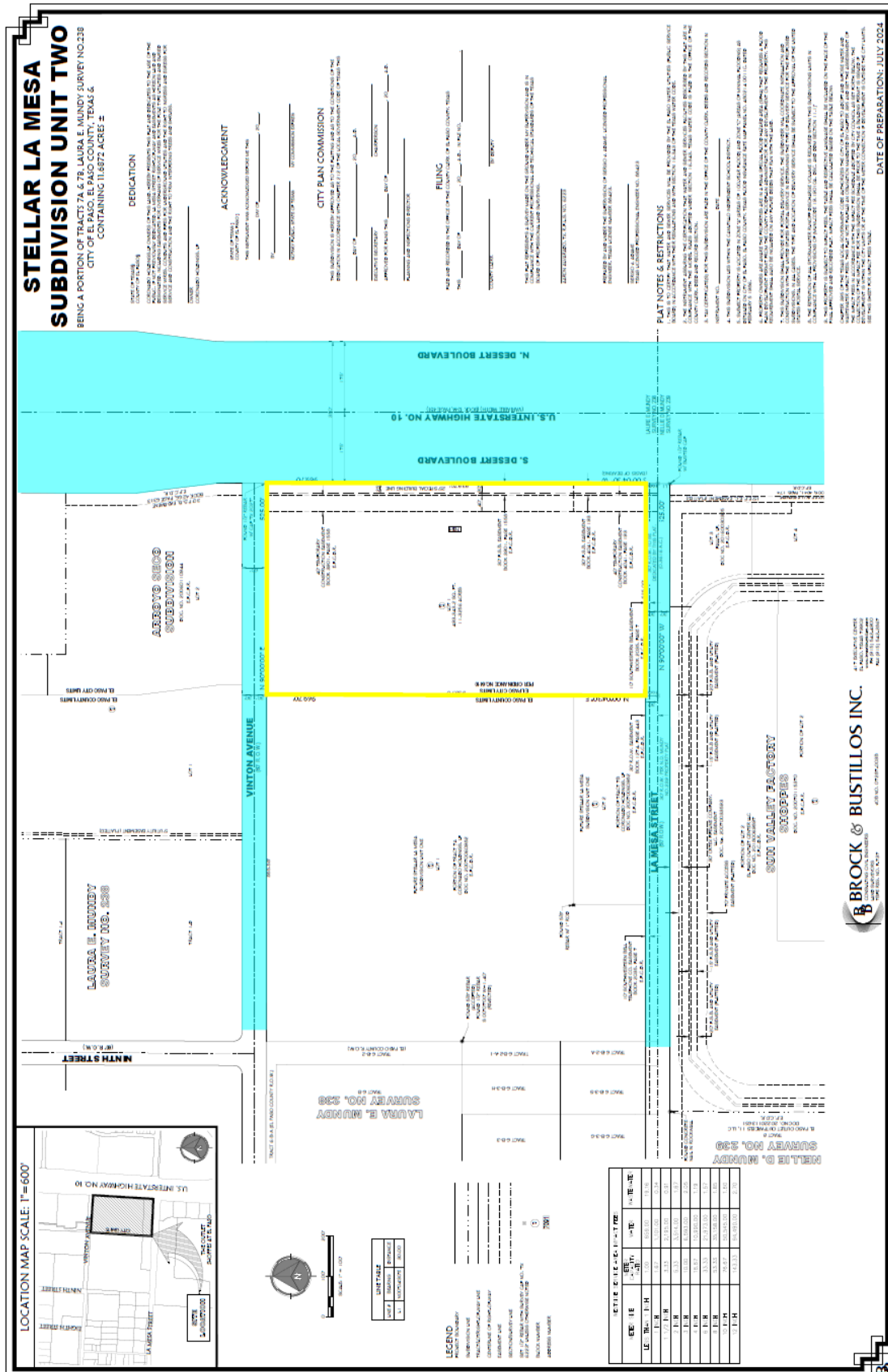


 Subject Property



This map is designed for illustrative purposes only. The features depicted herein are approximate and more site-specific studies may be required to show 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.

ATTACHMENT 3



ATTACHMENT 4



January 13, 2025

City of El Paso
Planning and Inspections
801 Texas Avenue
El Paso, Texas 79901

Attn: Alex Alejandre,
Planner

Re: Stellar La Mesa Subdivision Unit Two Exception Request

Dear Mr. Alejandre:

Brock and Bustillos, Inc. has recently submitted the reference subdivision as part of the five day review process to your office. This subdivision plat was triggered because the developer and/or owner wishes to subdivide the 11.6872 acres property into one lot.

Regarding the proposed subdivision we are requesting an exception for the portion of Vinton Avenue in accordance with Section 19.10.050-A.1.a of the city's municipal code which reads, "Fifty percent 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 existing cross-section of said Vinton Avenue consists of a 60 feet ROW with a 5 feet sidewalk, 13 feet planter strip on the opposite side of said La Mesa Subdivision Unit Two. The existing paved roadway is 37 feet wide. There is only room for a 5 feet sidewalk between the pavement edge and the right-of-way line on the proposed said Unit Two side. We request that the existing roadway configuration remain the same as this subdivision application is only proposing a 5 feet sidewalk with no planter strip.

Interstate Highway No. 10 (Desert South Boulevard) "Major Arterial" is a Texas Department of Transportation (TXDOT) maintained and owned right-of-way. TXDOT is the governing agency that can request and approve any roadway improvements inside their rights-of-ways. According to DSC roadway standards it calls for a 92 feet Right-of-Way that requires a 70 feet roadway with two (2) five (5)-feet planter strips and two (2) six (6)-feet sidewalks in accordance with Section 19.15.110-Street width and design to instead provide an existing 300 feet Right-of-Way that includes 103 feet± roadway and 12 feet walking path. This proposed subdivision application is currently being reviewed by TXDOT for the extension of La Mesa Avenue to I-10 Highway and there has been no requirement to improve the proportionate share of right-of-way improvements along I-10 Highway.

Please contact me if you have any questions or need more information concerning the exception request to Stellar La Mesa Subdivision Unit Two.

Sincerely,



Aaron Alvarado, RPLS
Vice President Surveying
07287-003B-STELLAR LA MESA UNIT TWO SUB-VARIANCE REQUEST.doc

ROMAN BUSTILLOS, P.E.
President

SERGIO J. ADAME, P.E.
Vice President - Engineering

AARON ALVARADO, R.P.L.S.
Vice President - Surveying

HECTOR MARTINEZ, P.E.
Associate Partner

TBPE Reg. No. F-737
TBPLS Reg. No. 101314-00

ATTACHMENT 5



MAJOR COMBINATION APPLICATION

DATE: 01-14-25 FILE NO. _____

SUBDIVISION NAME: STELLAR LA MESA SUBDIVISION UNIT TWO

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
PORTION OF TRACTS 7A AND 7B, LAURA E. MUNDY SURVEY NO. 238

2. Property Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	11.3256	1	Office		
Duplex			Street & Alley	0.3616	1
Apartment			Ponding & Drainage		
Mobile Home			Institutional		
P.U.D.			Other (specify below)		
Park					
School					
Commercial			Total No. Sites	2	
Industrial			Total (Gross) Acreage	11.6872	

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

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)
Existing surface runoff to arroyo

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 See Exception Request Letter

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 Coronado Holdings, LP, 1035 Belvidere, Suite 100, El Paso, TX 79912
(Name & Address) (Zip) (Phone)

13. Developer ✓
(Name & Address) (Zip) (Phone)

14. Engineer ✓
(Name & Address) (Zip) (Phone)

OWNER SIGNATURE: *Coronado Holdings LLC* dotloop verified
09/26/24 6:37 AM MST
J30E-FXPR-2CND-LTKF

REPRESENTATIVE SIGNATURE: Aaron Alvarado Digitally signed by Aaron Alvarado
Date: 2024.09.20 15:27:37 -06'00'

REPRESENTATIVE CONTACT (PHONE): 915-542-4900, Ext. 136

REPRESENTATIVE CONTACT (E-MAIL): aaron@brockbustillos.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 original tax certificates with zero balance.
2. Coordination with TXDOT is required for access to the proposed subdivision.
3. Original copies of the restrictive covenants will be required prior to the recordation of the final plat restricting the amount of units.
4. The applicant shall landscape the rear of all double-frontage lots, in accordance with Section 19.23.4(H)(3)(c) of the El Paso City Code.
5. Access to the subdivision shall be restricted from Vinton Avenue.

Streets and Maintenance Department

Traffic & Transportation engineering has the following comments:

- No objections to application

Streets Lighting:

Does not object to this request. City limit shall be show on plans.

South Desert Blvd. is a Texas Department of Transportation (TXDOT) right-of-way.

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.

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).

Parks and Recreation Department

We have reviewed **Stellar La Mesa Unit 2** a minor plat map and on behalf of Parks & Recreation Department, we offer Developer / Engineer the following comments:

Please note that this subdivision is composed of **11.68 acres** zoned “R-3” and is required to comply with the parkland dedication ordinance Title 19 – Subdivision & Development Plats, **Chapter 19.20 - Parks & Open Space**. As per application the proposed use is single-family dwelling units. Covenants need to be provided restricting the number of residential units. However, restrictive covenants have not been provided. Therefore, parks requirements will be assed using gross density as follow:

11.68 acres multiply by 43560 sq. ft. = 508,780.80 sq. ft.

508,780.80 sq. ft. divided by the minimum lot area of 4,500 sq. ft. = **113 single-family dwelling units.**

113 single-family dwelling units = $113/100 = 1.13$ acres of parkland

Applicant shall be required to dedicate 1.13 acres of parkland.

Subdivision does not meet the Chapter 19.20 - Parks & Open Space minimum requirements since is not dedicating any parkland.

Subdivision is located within Park Zone: **NW-12**

Nearest Park: **Desert Vista Park**

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

Planning and Inspections Department- Land Development Division

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

The Developer/Engineer shall address the following comments:

1. Provide print-out of the mathematical closure of the exterior boundary of the subdivision indicating the error of closure.
2. Verify flood zone designation note, a portion of the property is in the flood zone "A", provide this information on the final and preliminary plat, including flood zone contour in the preliminary plat only.
3. Provide an elevation certificate for each building at the time of grading permit.
4. Provide TXDOT approval at the time of grading permit.
5. The subdivision shall be tied to a horizontal control by bearing and distance to either a section corner, survey line, the National Geodetic Survey monument, City monument or other known and accepted survey points. This tie shall be delineated on the plats.
6. Fully dimension the easements by bearing and distance or provide a document book and page recording reference numbers
7. Show existing and proposed drainage flow patterns on the site plan and identify the discharge and/or storage location(s) for all storm-water runoff within the subdivision. Provide alternate drainage courses for historic flow.
8. Add a general note to both the preliminary and final plat sheets: "The retention of all storm-water runoff discharge volume is required within this subdivision's limits in compliance with all provisions of (Muni-Code 19.19.010A, SDM, and DDM Section 11.1). Upstream arroyo flows shall remain unobstructed."
9. Add general note to this effect: Secure a "drainage easement" at time of development to allow upstream flows to traverse this subdivision.
10. 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.
11. Provide subdivision improvements plans required for La Mesa Street.
12. Verify if La Mesa St is already dedicated by another plat.
13. Remove flood zone limits on the Final Plat.
14. Provide proposed 5ft sidewalk and parkway along Vinton Ave abutting property line.
15. Verify parkway and sidewalk dimensions in the collector street.
16. Provide and label proposed header curb along the street
17. Verify classification of the street in La Mesa St. (Collector Street)
18. Verify radius of the street at the intersection.

El Paso Water

El Paso Water does not object to this request.

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

The subject subdivision will be located within an Intermediate Pressure Zone. Private water pressure regulating devices will be required at the discharge side of each water meter. The Developer shall include in the sale of contract documents that the lot/home buyer shall acquire ownership of the above-described water pressure regulating devices to be located at the discharge side of the water meters. Additionally, the lot/home buyer shall be responsible for the operation and maintenance of the above-described privately-owned water pressure regulating devices.

Water:

There is an existing 8-inch diameter water main that extends along La Mesa Ave. This main is located approximately 12 feet north of the right of way center line. This main dead-ends approximately 700-feet east of Georgia St. Water main extension from this main will be required to provide service. Water main extension shall cover the entire La Mesa Ave. frontage. Water main extension costs are the responsibility of the Owner/Developer.

There is an existing 8-inch diameter water main that extends along Vinton Ave. This main is located approximately 30 feet south of the northern right-of-way. This water main is available for service.

There is an existing 16-inch water main, and a 60-inch diameter water transmission main that extend along a 30-foot easement west of Desert South Blvd. No direct service connections are allowed to this main as per the El Paso Water – Public Service Board (EPWater-PSB) Rules and Regulations.

Sanitary Sewer:

There is an existing 8-inch diameter sanitary sewer main that extends along Vinton Ave. This main is located approximately 20-feet north of the southern right-of-way. The main dead ends approximately 557 feet east of Ninth St. This main is available for service and main extension.

There is an existing 18-inch diameter sanitary sewer main that extends along the southside of La Mesa Ave. No direct service connections are allowed to this main as per the El Paso Water – Public Service Board (EPWater-PSB) Rules and Regulations.

There is an existing 15-inch diameter sanitary sewer main that extends along the west of Desert South Blvd. It is approximately 8-feet from the TxDOT right-of-way. This main is not available for service.

General:

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

EPWater-PSB anticipates providing water and sanitary sewer service by main extensions.

Each lot shall have a water and sewer connection fronting the limits of each lot. EPWATER recommends that each lot have its own water and sewer service connection.

A looped water system extension will be required to provide service.

All costs associated with the main extensions and easement acquisition are the responsibility of the Owner/Developer.

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

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 EPWU – 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.

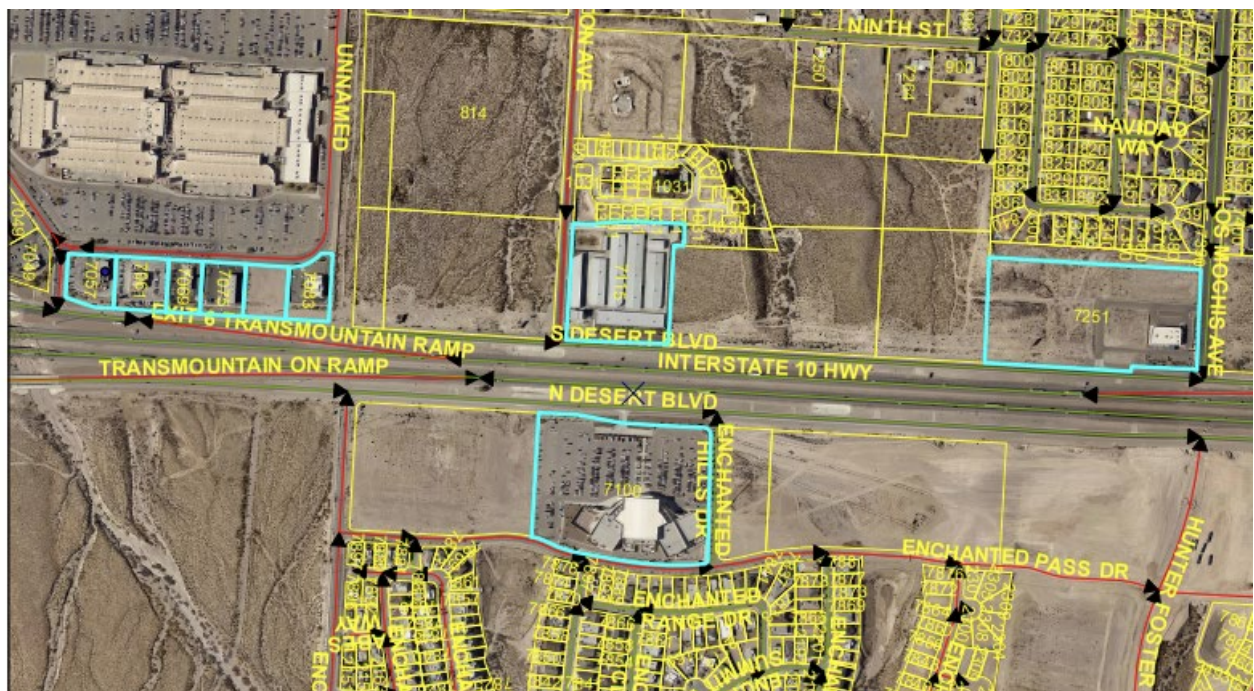
Stormwater:

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

1. Provide a conceptual Drainage Plan indicating existing and proposed major stormwater facilities as per Section 19.02.020 of the Municipal Code.
2. La Mesa St. & Vinton Ave. are both County roads and Desert South Blvd. is a state highway; these streets are not designed to carry outside storm sewer runoff. EPWater-SW requires on-site retention of all developed runoff; ensure runoff does not flow off-site.
3. Any proposed ponding area shall have enough capacity to hold the developed runoff for a designated 100-yr. storm event. Label the pond as “Private”.
4. There is a Flow Path crossing this property; runoff flowing through this floodway shall be conducted safely throughout this subdivision.
5. 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.

El Paso County 911 District

Regarding the proposed address of 7901 S Desert Blvd, please note that this is out of range with the existing addressing surrounding this property. Attached is a screenshot showing the surrounding addresses. I recommend an address of 7101 S Desert Blvd instead of 7901.



Texas Department of Transportation

Please have requestor submit grading and drainage plans to TXDOT for review and approval.

Texas Gas

In reference to case SUSU25-00006 - Stellar La Mesa Subdivision Unit Two, Texas Gas Service does not have any comments.

El Paso Electric

Please add a 12' wide easement along Vinton Ave, S. Desert Blvd, and La Mesa St for future development.

El Paso County Water Improvement District #1

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

Fire Department

No comments received.

El Paso County

No comments received.

Sun Metro

No comments received.

El Paso Central Appraisal District

No comments received.