

Stellar La Mesa Subdivision Unit One

City Plan Commission — August 28, 2025 **[REVISED]**



CASE NUMBER/TYPE:	SUSU25-00068 – Major Combination
CASE MANAGER:	Saul Fontes, (915) 212-1606, FontesSA@elpasotexas.gov
PROPERTY OWNER:	SCP20 Partners, LP
REPRESENTATIVE:	Brock and Bustillos
LOCATION:	West of Interstate-10 and North of Transmountain Rd. (Extraterritorial Jurisdiction (ETJ))
PROPERTY AREA:	21.05 acres
VESTED RIGHTS STATUS:	Not Vested
PARK FEES:	\$356,320.00
EXCEPTIONS/MODIFICATIONS:	Yes, see following section
ZONING DISTRICT(S):	N/A property lies within ETJ

SUMMARY OF RECOMMENDATION: Staff recommends **APPROVAL WITH CONDITION** of **Stellar La Mesa Subdivision Unit One** on a Major Combination basis subject to the following condition.

- That the Major Thoroughfare Plan amendment for the proposed collector running north to south on the westerly portion of the subdivision be approved by City Council prior to the recordation of the final plat.

Stellar La Mesa 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 & Inspections Department Planning Division makes no claim to its accuracy or completeness.



0 65 130 260 390 520 Feet



DESCRIPTION OF REQUEST: The applicant is proposing to subdivide 21.05 acres of land into one 18.2-acre lot for multi-family development and one 2.12-acre lot for non-residential use. Drainage will be conveyed through surface runoff, drainage channel and underground storm network connection to private on-site ponding area. The applicant is also proposing a dedication of 30 additional feet of right-of-way along La Mesa Street. Per the Major Thoroughfare Plan, there is a proposed collector running north to south on the westerly portion of the subdivision. The existing right-of-way is being utilized for drainage purposes and El Paso County is not seeking improvements at this time. An amendment to the MTP will be required to remove the required construction of a collector street. Access shall be from Vinton Avenue and La Mesa Street. This application was reviewed under the current subdivision code.

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

Surrounding Zoning and Use	
North	Extraterritorial Jurisdiction (ETJ) / Residential development
South	C-4 (Commercial) / Commercial development
East	R-3 (Residential) / Vacant land
West	Extraterritorial Jurisdiction (ETJ) / Residential development
Nearest Public Facility and Distance	
Park	Enchanted Hills Park #1 (0.3 mi.)
School	Canutillo Elementary (0.34 mi.)
Plan El Paso Designation	
G3. Post-War	
Impact Fee Service Area	
Westside	

PUBLIC COMMENT: "N/A"

PLAT EXPIRATION: This application will expire on August 28, 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.

ATTACHMENTS:

1. Aerial Map
2. Preliminary Plat
3. Final Plat

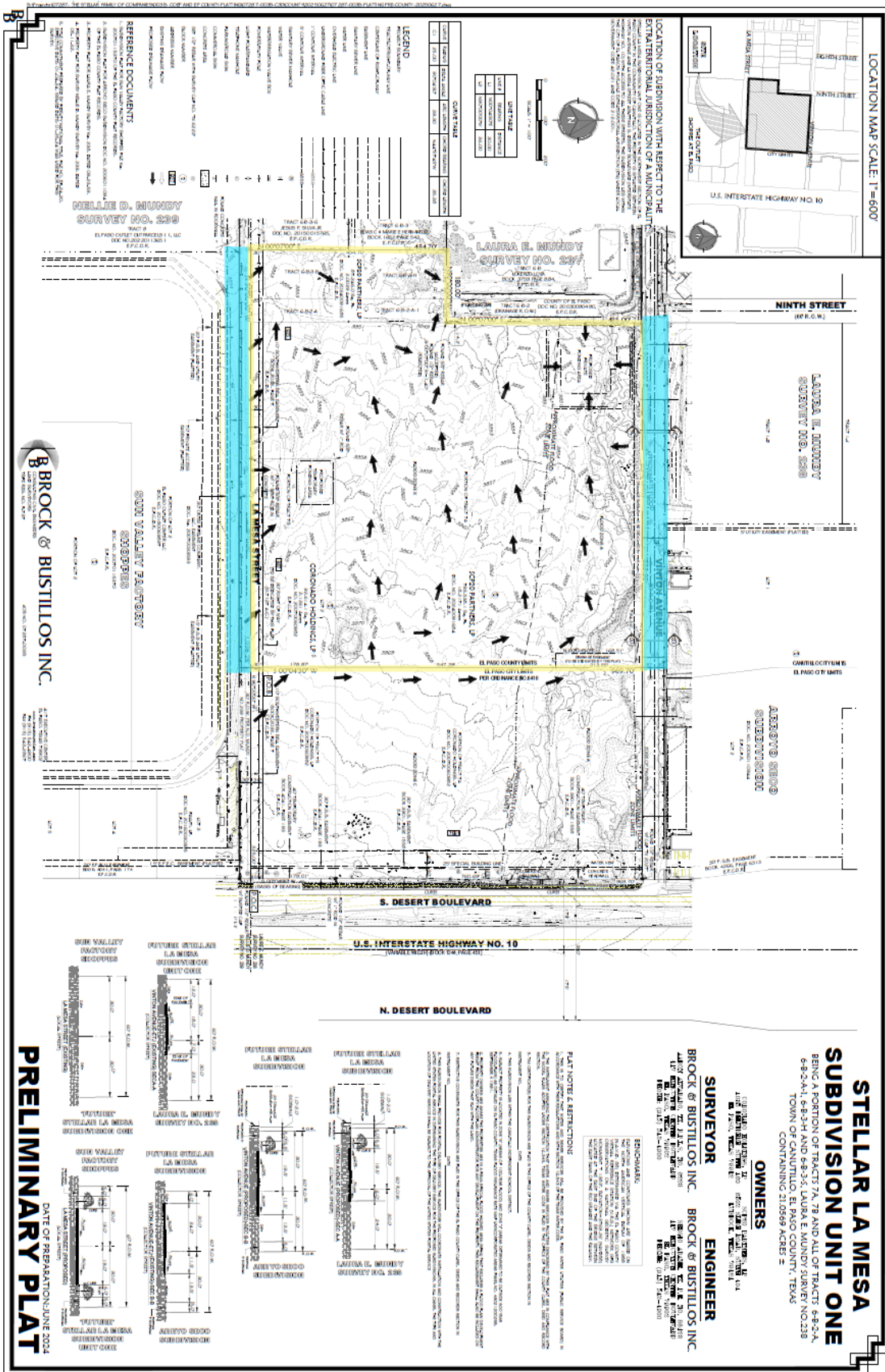
4. Application
5. Department Comments

ATTACHMENT 1

Stellar La Mesa Subdivision



ATTACHMENT 2



ATTACHMENT 3

[illegible]

ATTACHMENT 4



MAJOR COMBINATION APPLICATION

DATE: 07-11-25

FILE NO. _____

SUBDIVISION NAME: STELLAR LA MESA SUBDIVISION UNIT ONE

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)

PORTION OF TRACTS 7A, 7B AND ALL OF TRACTS 6B2, 6B2A1, 6B34 AND 6B35, LAURA E. MUNDY SURVEY NO. 238

2. Property Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family			Office		
Duplex			Street & Alley	0.7137	1
Apartment			Ponding & Drainage		
Mobile Home			Institutional		
P.U.D.			Other (specify below)		
Park			Vacant Land	2.1261	1
School			Vacant Land-Future Apts.	18.2171	1
Commercial			Total No. Sites	3	
Industrial			Total (Gross) Acreage	21.0569	

3. What is existing zoning of the above described property? None Proposed zoning? None

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)

Surface runoff, drainage channel and underground storm network connection to private on-site ponding area.

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: Subdivision lies within the COEP 5-Mile ETJ

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

Coronado Holdings, LP 1035 Belvedere Street, Suite 100 El Paso, TX 79912

12. Owner of record SCP20 PARTNERS, LP 6502 SLIDE ROAD, SUITE 404, LUBBOCK, TX 79424 915-407-9234
(Name & Address) (Zip) (Phone)
13. Developer [Redacted] ✓
(Name & Address) (Zip) (Phone)
14. Engineer [Redacted] ✓
(Name & Address) (Zip) (Phone)

OWNER SIGNATURE: _____

Aaron Alvarado

Digitally signed by Aaron Alvarado

Date: 2025.07.11 17:24:33 -06'00'

REPRESENTATIVE SIGNATURE: _____

915-542-4900, Ext. 136

REPRESENTATIVE CONTACT (PHONE): _____

aaron@brockbustillos.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. 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. Include Executive Secretary signature line on approval statement.
4. That the Major Thoroughfare Plan amendment for the proposed collector running north to south on the westerly portion of the subdivision be approved by City Council prior to the recordation of the final plat. Coordination with the Capital Improvement Department will be required.
5. Per El Paso Electric comments, please add a 10' wide utility easement along the perimeter of the lot for future development.

Planning and Inspections Department- Land Development Division

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

The Developer/Engineer shall address the following comments

1. Include FEMA CLOMR number on final plat prior to recordation.
2. Subdivision boundary error of closure report is ok.

Parks and Recreation Department

We have reviewed **Stellar La Messa Subdivision Unit One**, 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 is a Residential subdivision composed of two (2) lots 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

A. 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.

1. Applicant is proposing a multi-family dwelling use (apartments). Covenants need to be provided restricting the number of dwelling units.
2. Applicant has failed to provide total number of proposed multi-family dwelling units or restricting covenants, then applicant shall be required to pay "Park fees" in the amount of **\$356,320.00** calculated using gross density:

Subdivision acreage / minimum lot area of 1,750 sq. ft. per dwelling = # of dwellings

Subdivision acreage **21.0569 (917,238 sq. ft)** divided by **1,750 sq. ft.** minimum dwelling unit size = **524.136**
(rounded down to the nearest whole number) = **524 multi-family dwelling units**
524 dwelling units @ rate of \$680.00 per unit = \$356,320.00

Please allocate generated funds under Park Zone: **NW-13**

Nearest Park: **Enchanted Hills 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 and Engineering:

Approve TIA report on Conclusion and Recommendations

No objections to application

Coordination with TXDOT

Follow DSC standards for extension/ construction of La Mesa St

Street Lights Department:

Does not object to this request.

Plans shall show El Paso City limits.

For the development of the 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).

Contract Management:

Indicate that new asphalt or any new concrete structures must be compliant before acceptance and any type of damages must be restored before doing the final walkthrough.

Indicate that any type of restoration must be compliant as per the Design Standards for Construction and its addendums

Indicate that when placing driveways the municipal code chapter 13.12 shall be followed

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 and 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.

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.

General:

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

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.

Texas Gas

In reference to case SUFR25-00083 - Stellar La Mesa Subdivision Unit 1, Texas Gas Service does not have any comment.

El Paso Electric

Please add a 10' wide utility easement along the perimeter of the lot for future development.

El Paso County Water Improvement District #1

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

El Paso Central Appraisal District

There are no comments for Stellar La Mesa #1 from Central Appraisal.

El Paso County 911 District

No comments received.

Texas Department of Transportation

No comments received.

El Paso County

No comments received.

Sun Metro

No comments received.

Fire Department

No comments received.

Capital Improvement Department

No comments received.