

Power of Dreams Unit Two

City Plan Commission — December 4, 2025



CASE NUMBER/TYPE:	SUSU25-00045 – Major Combination
CASE MANAGER:	Myrna Aguilar, (915) 212-1584, AguilarMP@elpasotexas.gov
PROPERTY OWNER:	375 Properties, LLC
REPRESENTATIVE:	CSA Design Group, Inc.
LOCATION:	East of Joe Battle Blvd. and South of Vista del Sol Dr. / Extraterritorial Jurisdiction (ETJ)
PROPERTY AREA:	20.26 acres
VESTED RIGHTS STATUS:	Not Vested
PARK FEES:	\$20,260.00
ZONING DISTRICT(S):	N/A property lies within ETJ
RELATED APPLICATIONS:	SUSU22-00125 Power of Dreams Unit One

SUMMARY OF RECOMMENDATION: Staff recommends **APPROVAL** of Power of Dreams Unit Two on a Major Combination basis.

Power of Dreams Unit Two



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.



Subject Property

0 65 130 260 390 520 Feet



Figure A: Proposed plat with surrounding area

DESCRIPTION OF REQUEST: The applicant is proposing to subdivide 20.26 acres of vacant land to create two (commercial) lots, ranging in size from 1.62 acres to 17.33 acres. Primary access will be from Joe Battle Blvd and the extension of previously created Poe Court into the subdivision. Drainage flow will be provided by onsite ponding, to be maintained by the applicant. The subdivision was reviewed under the standards of the current Subdivision Code.

CASE HISTORY/RELATED APPLICATIONS: The City Plan Commission recommended approval of Power of Dreams Unit One subdivision December 15, 2022. This subdivision created Poe Court, thereby providing access to Power of Dreams Unit Two through the extension of the roadway cross-section.

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

Surrounding Zoning and Use	
North	C-4/c (Commercial/contract) and R-3A/sp (Residential/special permit) / Vacant Lot and Residential development.
South	C-4/c (Commercial/contract) / Vacant Lot
East	R-3A (Residential) / Residential development
West	C-3 (Commercial) / Commercial development
Nearest Public Facility and Distance	
Park	Paseo del Sol Park (0.87 mi.)
School	Captain Walter Clarke (6-8) & Sierra Vista (PK-6) (1.04 mi.)
Plan El Paso Designation	
G-4, Suburban (Walkable)	
Impact Fee Service Area	
N/A	

PUBLIC COMMENT: N/A

PLAT EXPIRATION: This application will expire on **December 4, 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:

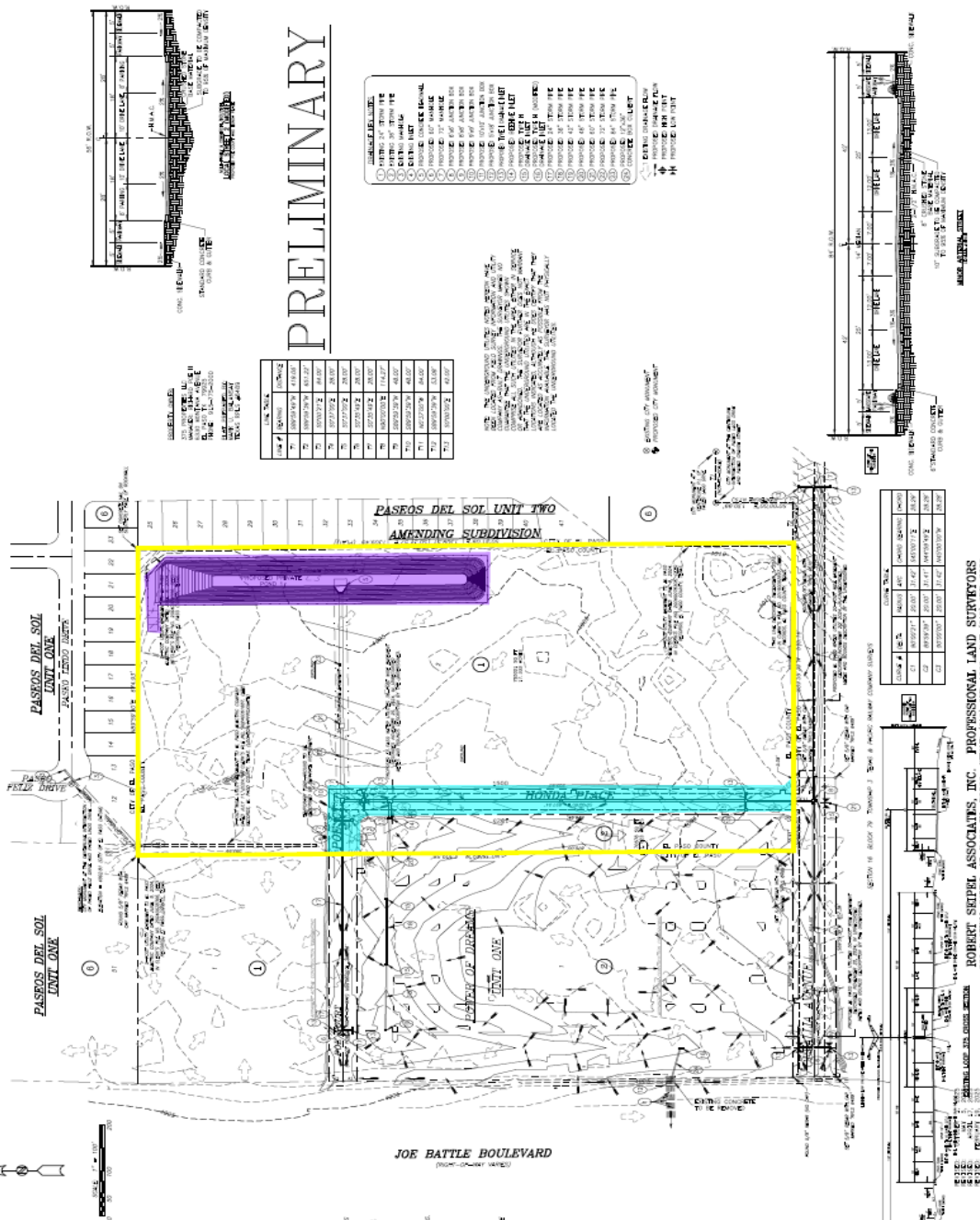
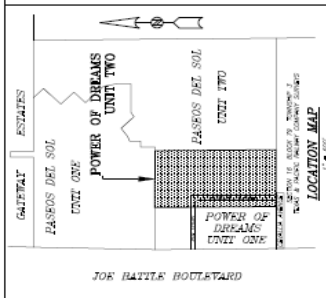
1. Aerial Map
2. Preliminary Plat
3. Final Plat
4. Application
5. Department Comments

ATTACHMENT 1

Power of Dreams Unit Two



POWER OF DREAMS UNIT TWO
BEING A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, OF
SECTION 16, BLOCK 79, TOWNSHIP 3, TEXAS AND PACIFIC RAILWAY
COMPANY SURVEYS, EL PASO COUNTY, TEXAS.
CONTAINING 20.263 ± ACRES (882,640 SQ. FT.)



[illegible]

ATTACHMENT 4



MAJOR COMBINATION APPLICATION

DATE: 11-11-22

FILE NO. _____

SUBDIVISION NAME: Power of Dreams Unit Two

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
Being a portion of the south part of section 16 and the southwest 1/4 of the northwest 1/4, of section 16, block 79, township 3, Texas & Pacific Railway
Company Surveys, El Paso County, Texas
 2. Property Land Uses:

	<u>ACRES</u>	<u>SITES</u>		<u>ACRES</u>	<u>SITES</u>
Single-family	_____	_____	Office	_____	_____
Duplex	_____	_____	Street & Alley	1.307	2
Apartment	_____	_____	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____	_____	_____	_____
School	_____	_____	_____	_____	_____
Commercial	18.956	2	Total No. Sites	4	_____
Industrial	_____	_____	Total (Gross) Acreage	20.263	_____
 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)
Masterplanned private ponding area via proposed public storm sewer system.
 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 ROW Modifications
 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 375 Properties, LLC 6630 Montana Avenue 79925 915-877-4155
(Name & Address) (Zip) (Phone)

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

14. Engineer CSA Design Group, Inc. 444 Executive Center Blvd, STE 200 79902 915-339-9768
(Name & Address) (Zip) (Phone)

OWNER SIGNATURE: [Signature]

REPRESENTATIVE SIGNATURE: [Signature]

REPRESENTATIVE CONTACT (PHONE): 915-339-9768

REPRESENTATIVE CONTACT (E-MAIL): aontiveros@csaengineers.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 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. Submit evidence that a copy of the plat has been delivered to the County of El Paso as per Title 19, Section 19.11.010 (B).
 - Additionally, as per Title 19, Section 19.11.010(B) *"If the city has not received a decision from the County of El Paso on matters pertaining to the final plat application which are to be determined by the County of El Paso, the application for final plat approval shall be accepted for submission by the city, but shall either be approved subject to the subsequent county approval or be denied, unless a waiver of right to thirty-day action is approved. No final plat shall be recorded with the county clerk until both the City of El Paso and El Paso County have approved and the appropriate officials have signed such final plat."*
3. Provide proposed address for both lots within subdivision.
4. Plat note # 3 is not relevant to this subdivision, please remove.
5. Revise legal prescription to match deed(s).

Planning and Inspections Department- Land Development Division

No comments received.

Parks and Recreation Department

Please note that this is a non-residential subdivision with a total area of **20.26 acres** located with-in the City of El Paso Extra Territorial Jurisdiction (ETJ) area and with-in the eastside 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.

Also, please note that subdivisions within the ETJ do not have a district designation, however, applicant is proposing non-residential use (commercial); 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 pay "Park fees" in the amount of **\$20,260** based on the following calculations:

20.26 acres non-residential @ rate of \$1,000 per acre = \$20,260.00

Please allocate generated funds under Park Zone: **E-10**

Nearest Park: **Paseos Del Sol Park**

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

Sun Metro

No comments received.

Fire Department

No comments received.

Streets and Maintenance Department

No comments received.

Capital Improvement Department

No comments received.

El Paso Water

No comments received.

Texas Gas

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

This subdivision is not within the boundaries of EPCWID.