



AGENDA FOR THE CITY PLAN COMMISSION

February 26, 2026
THORMAN CONFERENCE ROOM , 801 TEXAS - BASEMENT
1:30 PM

Notice is hereby given that a Hearing of the City Plan Commission will be conducted on the above date and time.

Members of the public may view the meeting via the following means:

Via the City's website. <http://www.elpasotexas.gov/videos>

Via television on City15,

YouTube: <https://www.youtube.com/user/cityofelpasotx/videos>

In compliance with the requirement that the City provide two-way communication for members of the public, members of the public may communicate with the City Plan Commission during public comment, and regarding agenda items by calling the following number:

1-915-213-4096 or Toll Free Number: 1-833-664-9267

At the prompt please enter the corresponding Conference ID: 916 670 514#

If you wish to sign up to speak please contact Elsa Ramirez at RamirezEZ@elpasotexas.gov or (915) 212-0088 no later than by the start of the meeting.

A sign-up form is available outside the Thorman Conference Room, Basement for those who wish to sign up on the day of the meeting. Requests to speak must be received by 1:30 p.m. on the date of the meeting. A total time of three minutes may be allowed for each speaker. The Public Comment portion shall not exceed thirty (30) minutes, unless otherwise approved by the City Plan Commission.

A quorum of the City Plan Commission members must be present and participate in the meeting.

PUBLIC COMMENT

This time is reserved for members of the public who would like to address the City Plan Commission on any items that are not on the City Plan Commission Agenda and that are within the jurisdiction of the City Plan Commission.

No action shall be taken.

CONSENT AGENDA

NOTICE TO THE PUBLIC:

All matters listed under the CONSENT AGENDA, including those on the Addition to the Agenda, will be considered by City Plan Commission to be routine, or have met all standards for development under state law (plats only not requiring a public hearing), and will be enacted by one motion unless separate discussion is requested by City Plan Commission or staff and the item is removed from the Consent Agenda. Members of the audience who wish to ask questions or speak regarding items on the Consent Agenda must sign up on the day of the meeting, and such requests to speak must be received by 1:30 p.m. on the date of the meeting. When the vote has been taken, if an item has not been called out for separate discussion, the item has been approved. The City Plan Commission may, however, reconsider any item at any time during the meeting.

Approval of Minutes

1. Discussion and action on the City Plan Commission minutes for February 12, 2026 [BC-1783](#)

Resubdivision Combination

2. **SUSU25-00110:** Mission Ridge Towne Center Unit One Replat A - A [BC-1784](#)
replat of lots 1-3 Mission Ridge Towne Center Unit One A
Subdivision of Record in Document Number 20210024037,
Official Public Records, El Paso County, Texas
Location: North of Eastlake Blvd. and East of Loop 375 Hwy.
Existing Zoning: N/A Property lies within Extraterritorial Jurisdiction (ETJ)
Property Owner: Hunt Communities Development CO, LLC
Representative: TRE & Associates
District: N/A Property lies within Extraterritorial Jurisdiction (ETJ)
Staff Contact: Saul Fontes, (915) 212-1606,
FontesSA@elpasotexas.gov

REGULAR AGENDA - DISCUSSION AND ACTION:

Subdivision Applications

SUBDIVISION MAP APPROVAL

The staff report for an agenda item may include conditions, exceptions, or modifications. The Commission's motion to approve an item in accordance with the staff report or with all staff comments means that any modifications, waivers, exceptions requested by the applicant and recommended for approval by staff and any staff recommended conditions, have been approved, without necessitating that the Commission restate the modifications, exceptions, waivers, or conditions as part of the motion to approve and that any findings required to

be made by the Commission, have been made. If the Commission does not wish to approve an exception or modification, or require a condition, then the Commission's motion will state which have not been approved, otherwise, the staff report, with all modifications, exceptions and conditions, is approved and the applicant shall comply with all provisions of the staff report.

Major Combination

3. **SUSU25-00095:** Spare Feet Unit One - A portion of Section No. 19, Block 79 [BC-1785](#)
Township 3 Texas and Pacific Railway Company, El Paso County, Texas
Location: South of Pelicano Dr. and West of Darrington Rd.
Existing Zoning: N/A Property lies within Extraterritorial Jurisdiction (ETJ)
Property Owner: M2B El Paso LLC.
Representative: TRE & Associates, LLC.
District: N/A Property lies within Extraterritorial Jurisdiction (ETJ)
Staff Contact: Alonso Hernandez, (915) 212-1585,
HernandezJA5@elpasotexas.gov

Resubdivision Combination

4. **SUSU26-00001:** Mountain View Replat "A" - A portion of Block 13, Mountain [BC-1786](#)
View Replat, City of El Paso, El Paso County, Texas
Location: North of Hercules Dr. and East of Dyer St.
Existing Zoning: C-3 (Commercial), C-4 (Commercial)
Property Owner: CG ELP Dyer LLC.
Representative: SLI Engineering, Inc.
District: 2
Staff Contact: Alonso Hernandez, (915) 212-1585,
HernandezJA5@elpasotexas.gov

PUBLIC HEARING Rezoning Application

5. **PZRZ25-00023:** A portion of Tract 6, Laura E. Mundy Survey No. 237, City of [BC-1787](#)
El Paso, El Paso County, Texas
Location: East of Desert North Boulevard and North of Transmountain Road
Zoning: R-5/c (Residential/conditions)
Request: To rezone from R-5/c (Residential/Conditions) to C-3/c (Commercial/conditions)
Existing Use: Vacant
Proposed Use: Public utility facility and other retail establishment
Property Owner: EP Transmountain Residential, LLC
Representative: Conde Inc.
District: 1
Staff Contact: Alejandra González, (915) 212-1506,
GonzalezAG@elpasotexas.gov

Other Business

- 6. Discussion on reviewing differences between Urban Planning and Urban Design
Staff Contact: Ismael Segovia, (915) 212-1665, SegovialB@elpasotexas.gov

[BC-1788](#)

EXECUTIVE SESSION

The City Plan Commission may retire into Executive Session pursuant to Section 3.5A of the El Paso City Charter and the Texas Government Code, Section 551.071 Consultation with Attorney, Section 551.072 Deliberation Regarding Real Property, and Section 551.073 Deliberation Regarding Prospective Gifts to discuss any item on this agenda.

ADJOURN

NOTE TO THE PROPERTY OWNER:

CITY PLAN COMMISSION POLICY REQUIRES THAT THE APPLICANT OR REPRESENTATIVE BE PRESENT AT THE PUBLIC HEARING FOR THEIR ITEM(S). PLEASE DIRECT ANY QUESTIONS TO THE PLANNING & INSPECTIONS DEPARTMENT, PLANNING DIVISION, (915) 212-1569.

NOTICE TO THE PUBLIC:

Sign language interpreters will be provided for this meeting upon request. Requests must be made to Elsa Ramirez at RamirezEZ@elpasotexas.gov a minimum of 48 hours prior to the date and time of this hearing.

If you need Spanish Translation Services, please email RamirezEZ@elpasotexas.gov at least 48 hours in advance of the meeting.

Posted this the _____ of _____ at _____ AM/PM by _____



El Paso, TX

300 N. Campbell
El Paso, TX

Legislation Text

File #: BC-1783, Version: 1

**CITY OF EL PASO, TEXAS
LEGISTAR AGENDA ITEM SUMMARY FORM**

AGENDA LANGUAGE:

This is the language that will be posted to the agenda. Please use ARIAL 11 Font.

Discussion and action on the City Plan Commission minutes for February 12, 2026



**CITY PLAN COMMISSION MEETING
2nd Floor, Main Conference Room
February 12, 2026
1:30 P.M.**

MINUTES

The City Plan Commission met at the above place and date.

The meeting was called to order at 1:31 p.m. Chair Lauren Hanson present and presiding and the following Commissioners answered roll call.

COMMISSIONERS PRESENT:

- Lauren Hanson (Chair)
- Lisa Badillo (1st Chair)
- Juan Uribe (2nd Chair)
- Albert Apodaca
- Alfredo Borrego
- Jim W. Dobrowolski
- Kim Reagan

COMMISSIONERS ABSENT:

- Sal Masoud

AGENDA

Commissioner Apodaca read the rules into the record.

Ismael Segovia, Chief Planner, noted that there were no changes to agenda only one revised staff report.

NO ACTION TAKEN.

.....

I. CALL TO THE PUBLIC – PUBLIC COMMENT

This time is reserved for members of the public who would like to address the City Plan Commission on any items that are not on the City Plan Commission Agenda and that are within the jurisdiction of the City Plan Commission. No action shall be taken.

A sign-up form is available outside the City Hall – Main Conference Room for those who wish to sign up on the day of the meeting. Requests to speak must be received by 1:30 p.m. on the date of the meeting. A total time of three minutes may be allowed for each speaker. The Public

Comment portion shall not exceed thirty (30) minutes, unless otherwise approved by the City Plan Commission.

None

II. CONSENT AGENDA

NOTICE TO THE PUBLIC:

All matters listed under the CONSENT AGENDA, including those on the Addition to the Agenda, will be considered by City Plan Commission to be routine, or have met all standards for development under state law (plats only not requiring a public hearing), and will be enacted by one motion unless separate discussion is requested by City Plan Commission or staff and the item is removed from the Consent Agenda. Members of the audience who wish to ask questions or speak regarding items on the Consent Agenda must sign up on the day of the meeting, and such requests to speak must be received by 1:30 p.m. on the date of the meeting. When the vote has been taken, if an item has not been called out for separate discussion, the item has been approved. The City Plan Commission may, however, reconsider any item at any time during the meeting.

Approval of Minutes:

- 1. Discussion and action on the City Plan Commission minutes for January 29, 2026.

Major Combination:

- 2. **SUSU25-00104:** North Loop Village Apartments – Being All of Tracts 2C, 2C1, 23C and 23D, Block 15, Ysleta Grant, An Addition to the City of El Paso, El Paso County, Texas, Save And Except A Portion of Tracts 23C and 23D, Conveyed to the State of Texas In Deed Dated 12/16/96 And Recorded In Book 3165, Page 1876, Real Property Records of El Paso County, Texas
 Location: North of North Loop Dr. and East of Yarbrough Dr.
 Existing Zoning: C-2/c (Commercial/conditions)
 Property Owner: Fresno EP, LLC
 Representative: CAD Consulting Co.
 District: 7
 Staff Contact: Saul Fontes, (915) 212-1606, FontesSA@elpasotexas.gov

- 3. **SUSU25-00099:** Pebble Hills Green Hills Subdivision – A portion of Tract 2C, Section 46, Block 79, Township 2, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas
 Location: South of Pebble Hills Dr. and West of Zaragoza Rd.
 Existing Zoning: A-3/c (Apartment / Conditions), C-3/c (Commercial / Conditions)
 Property Owner: Genagra LP
 Representative: SLI Engineering, Inc.
 District: 5
 Staff Contact: Alonso Hernandez, (915) 212-1585, HernandezJA5@elpasotexas.gov

Resubdivision Combination:

- 4. **SUSU25-00106:** Emerald Heights Unit Four Replat A – Lots 2 and 3, Block 1, Emerald Heights Unit Four, El Paso County, Texas
 - Location: South of Eastlake Blvd. and West of Peyton Dr.
 - Existing Zoning: N/A property lies within Extraterritorial Jurisdiction (ETJ)
 - Property Owner: Bowling Construction, LLC
 - Representative: Rey Engineering, Inc.
 - District: N/A Property lies within Extraterritorial Jurisdiction (ETJ)
 - Staff Contact: Myrna Aguilar, (915) 212-1584, AguilarMP@elpasotexas.gov

ACTION: Motion made by Commissioner Reagan, seconded by Commissioner Apodaca to **APPROVE** all matters listed under the **CONSENT AGENDA** and carried unanimously.

Motion Passed.

REGULAR AGENDA - DISCUSSION AND ACTION:

Subdivision Applications:

SUBDIVISION MAP APPROVAL:

NOTICE TO THE PUBLIC AND APPLICANTS:

The staff report for an agenda item may include conditions, exceptions, or modifications. The Commission’s motion to approve an item in accordance with the staff report or with all staff comments means that any modifications, waivers, exceptions requested by the applicant and recommended for approval by staff and any staff recommended conditions, have been approved, without necessitating that the Commission restate the modifications, exceptions, waivers, or conditions as part of the motion to approve and that any findings required to be made by the Commission, have been made. If the Commission does not wish to approve an exception or modification, or require a condition, then the Commission’s motion will state which have not been approved, otherwise, the staff report, with all modifications, exceptions and conditions, is approved and the applicant shall comply with all provisions of the staff report.

Major Combination:

- 5. **SUSU25-00097:** Ardent Estates – Tracts 14A, 14A1A, 14E1, 14E2, 14F1 and 14F2, Block 8, Upper Valley Surveys, City of El Paso, El Paso County, Texas
 - Location: North of Westside Dr. and West of Upper Valley Rd.
 - Existing Zoning: R-1 (Residential)
 - Property Owner: El Paso Ardent LLC
 - Representative: Siteworks Engineering, LLC
 - District: 1
 - Staff Contact: Myrna Aguilar, (915) 212-1584, AguilarMP@elpasotexas.gov

Myrna Aguilar, Planner, made a presentation to the Commission. Staff recommends **approval** of Ardent Estates on a Major Combination basis and **approval** of the exception requests as they both comply with Title 19 requirements.

Jorge Garcia, representing owner, agrees with staff comments.

ACTION: Motion made by Commissioner Borrego **TO APPROVE ITEM #SUSU25-00097 WITH STAFF RECOMMENDATIONS**, seconded by Commissioner Apodaca and unanimously carried.

Motion Passed.

- 6. **SUSU25-00105:** Pebble Hills Medical 2 – A portion of Tract 2-C, Section 46, Block 79, Township 2, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas
 - Location: South of Pebble Hills Dr. and West of Zaragoza Rd.
 - Existing Zoning: A-3/c (Apartment/conditions) and C-3/c (Commercial/conditions)
 - Property Owner: Genagra LP
 - Representative: SLI Engineering, Inc.
 - District: 5
 - Staff Contact: Myrna Aguilar, (915) 212-1584, AguilarMP@elpasotexas.gov

Myrna Aguilar, Planner, made a presentation to the Commission. Staff recommends **approval with conditions** of Pebble Hills Medical 2 on a Major Combination basis. The conditions are as follows:

1. Prior to recordation of the final plat, the applicant shall submit a Traffic Impact Analysis (TIA).
2. Prior to recordation of the final plat, the applicant shall provide an access agreement for Lot One, which shall be shown on the face of the final plat.

Georges Halloul, representing owner, agrees with staff comments.

ACTION: Motion made by Commissioner Uribe **TO APPROVE ITEM #SUSU25-00105 WITH STAFF RECOMMENDATIONS**, seconded by Commissioner Badillo and unanimously carried.

Motion Passed.

PUBLIC HEARING Resubdivision Combination:

- 7. **SUSU25-00096:** Lomas del Oeste Replat A - A portion of Lot 1, Block 1, Lomas del Oeste, and Tract 7D, H G Foster Surveys 256, City of El Paso, El Paso County, Texas
 - Location: North of Redd Rd. and West of Resler Dr.
 - Existing Zoning: C-2/sc (Commercial/special contract) and C-3 (Commercial)
 - Property Owner: River Oaks Properties LTD
 - Representative: SLI Engineering, Inc.
 - District: 1
 - Staff Contact: Myrna Aguilar, (915) 212-1584, AguilarMP@elpasotexas.gov

Myrna Aguilar, Planner, made a presentation to the Commission. Staff recommends **approval with condition** of Lomas Del Oeste Replat A on a Resubdivision Combination basis. The condition is as follows:

1. That the applicant must provide an access agreement for Lots One and Two on the face of the plat before the final plat can be recorded.

Georges Halloul, representing owner, agrees with staff comments.

Commissioner Hanson asked if there was anyone in the public who wished to speak in favor of or against this request. No response.

ACTION: Motion made by Commissioner Apodaca **TO APPROVE ITEM # SUSU25-00096 WITH STAFF RECOMMENDATIONS**, seconded by Commissioner Uribe and unanimously carried.

Motion Passed.

.....

PUBLIC HEARING Rezoning Application:

- | | | |
|----|----------------------|---|
| 8. | PZRZ25-00026: | The north 59 feet of Tract 49 and the south 59 feet of the north 118 feet of Tract 49, Map of Sunrise Acres, City of El Paso, El Paso County, Texas |
| | Location: | North of Edgar Park Ave. and West of Gateway South Blvd. |
| | Zoning: | R-4 (Residential) |
| | Request: | To rezone from R-4 (Residential) to A-2 (Apartment) |
| | Existing Use: | Vacant |
| | Proposed Use: | Multifamily |
| | Property Owner: | Frank Padilla Jr. |
| | Representative: | Miguel Allen |
| | District: | 2 |
| | Staff Contact: | Jose Beltran, (915) 212-1607, BeltranJV@elpasotexas.gov |

Jose Beltran, Planner, made a presentation to the Commission. The applicant notified the Sunrise Neighborhood Association of the request. Public notices were mailed to property owners within 300 feet on January 30, 2026. The Planning Division has not received any communications in support or opposition to the request. Staff recommends **Approval** of the rezoning request.

Isaiah Allen, representing owner, agrees with staff comments.

Commissioner Hanson asked if there was anyone in the public who wished to speak in favor of or against this request.

PUBLIC:

-Sandra Williams, neighbor – neither in favor or opposed. Had questions on project.

ACTION: Motion made by Commissioner Borrego **TO APPROVE ITEM # PZRZ25-00026 WITH STAFF RECOMMENDATIONS**, seconded by Commissioner Dobrowolski and unanimously carried.

Motion Passed.

.....

9. **PZRZ25-00020:** All of Lots 1-16 and 21-32, and the Vacated Alley in Block 72, Cotton Addition, City of El Paso, El Paso County, Texas

Location: 210 N. Lee St.

Zoning: M-1 (Light Manufacturing) and M-1/sp (Light Manufacturing/special permit)

Request: To rezone from M-1 (Light Manufacturing) and M-1/sp (Light Manufacturing/special permit) to C-4 (Commercial)

Existing Use: Vacant

Proposed Use: Group Residential Facility

Property Owner: Rescue Mission of El Paso Inc.

Representative: Jorge Garcia

District: 8

Staff Contact: Jose Beltran, (915) 212-1607, BeltranJV@elpasotexas.gov

Jose Beltran, Planner, made a presentation to the Commission. The applicant notified the El Paso Central Business Association, Familias Unidas de Chamizal, the Sunrise Civic Group and the Magoffin Historical Neighborhood of the request. Public notices were mailed to property owners within 300 feet on January 30, 2026. The Planning Division has received two (2) phone calls of inquiry and one (1) email in opposition to the request. Staff recommends **Approval** of the rezoning request.

Blake Barrow, representing owner, agrees with staff comments.

Commissioner Hanson asked if there was anyone in the public who wished to speak in favor of or against this request.

PUBLIC:

- Veronica Carbajal - in opposition via email.
- Cemelli de Aztlan - Representing Familias Unidas de Chamizal in opposition of rezoning

ACTION: Motion made by Commissioner Borrego **TO EXTEND PUBLIC SPEAKER TIME AN ADDITIONAL THREE (3) MINUTES**, seconded by Commissioner Dobrowolski and unanimously carried.

Motion Passed.

- Raymond Surya - Representing Familias Unidas de Chamizal in opposition of rezoning
- Hilda Villegas – Resident of area, in opposition of rezoning

ACTION: Motion made by Commissioner Apodaca **TO DENY**, seconded by Commissioner Badillo.

VOTE:

Ayes = 3 (Badillo, Borrego, Apodaca)
Nayes = 3 (Uribe, Reagan, Dobrowolski)
Abstain = 1 Hanson

Motion Failed.

2ND ROLL CALL: Motion made by Commissioner Apodaca **TO DENY**, seconded by Commissioner Badillo.

VOTE:

Ayes = 3 (Badillo, Borrego, Apodaca)
Nayes = 4 (Hanson, Uribe, Reagan, Dobrowolski)

Motion Fails.

ACTION: Motion made by Commissioner Reagan **TO APPROVE THE REZONING REQUEST**, seconded by Commissioner Dobrowolski.

VOTE:

Ayes = 4 (Hanson, Uribe, Reagan, Dobrowolski)
Nayes = 3 (Badillo, Borrego, Apodaca)

Motion Passed.

.....
10. Adjournment of the City Plan Commission's Meeting.

ADJOURNMENT:

ACTION: Motion made by Commissioner Borrego, seconded by Commissioner Apodaca and unanimously carried to **ADJOURN**.

Motion passed.

Meeting adjourned at 2:42 p.m.
.....

EXECUTIVE SESSION

The City Plan Commission may retire into Executive Session pursuant to Section 3.5A of the El Paso City Charter and the Texas Government Code, Section 551.071 Consultation with Attorney, Section 551.072 Deliberation Regarding Real Property, and Section 551.073 Deliberation Regarding Prospective Gifts to discuss any item on this agenda.
.....

Approved as to form:



Kevin W. Smith, City Plan Commission Executive Secretary



File #: BC-1784, Version: 1

**CITY OF EL PASO, TEXAS
LEGISTAR AGENDA ITEM SUMMARY FORM**

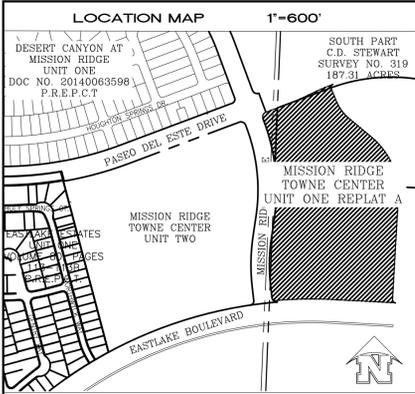
AGENDA LANGUAGE:

This is the language that will be posted to the agenda. Please use ARIAL 11 Font.

SUSU25-00110: Mission Ridge Towne Center Unit One Replat A - A
replat of lots 1-3 Mission Ridge Towne Center Unit One A
Subdivision of Record in Document Number 20210024037,
Official Public Records, El Paso County, Texas
Location: North of Eastlake Blvd. and East of Loop 375 Hwy.
Existing Zoning: N/A Property lies within Extraterritorial Jurisdiction (ETJ)
Property Owner: Hunt Communities Development CO, LLC
Representative: TRE & Associates
District: N/A Property lies within Extraterritorial Jurisdiction (ETJ)
Staff Contact: Saul Fontes, (915) 212-1606,
FontesSA@elpasotexas.gov

MISSION RIDGE TOWNE CENTER UNIT ONE REPLAT "A"

A REPLAT OF LOTS 1-3 MISSION RIDGE TOWNE CENTER UNIT ONE
A SUBDIVISION OF RECORD IN DOCUMENT NUMBER 20210024037,
OFFICIAL PUBLIC RECORDS, EL PASO COUNTY, TEXAS
CONTAINING 16.238 ACRES ±



OWNERS DEDICATION, CERTIFICATION AND ATTESTATION

I, HUNT COMMUNITIES DEVELOPEMENT CO. II, LLC, OWNER OF THE 16.238 ACRE TRACT OF LAND ENCOMPASSED WITHIN MISSION RIDGE TOWNE CENTER UNIT ONE REPLAT "A" PLAT, DO HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO THE UTILITY COMPANIES THE UTILITY EASEMENTS SHOWN HEREIN.

- I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE 232.032 AND THAT:
- (A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS AND THE REGULATIONS OF LOWER VALLEY WATER DISTRICT.
 - (B) SEWER CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS AND THE REGULATIONS OF LOWER VALLEY WATER DISTRICT.
 - (C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.
 - (D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.
- I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

JOSE LARES, P.E. _____ DATE _____

STATE OF TEXAS COUNTY OF EL PASO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOSE LARES, HUNT COMMUNITIES DEVELOPEMENT CO. II, LLC, KNOWN BY ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2025.

NOTARY PUBLIC IN THE COUNTY OF EL PASO, TEXAS

MY COMMISSION EXPIRES _____

EL PASO COUNTY CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE 232.028 (A):

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF CROSSLAND UNIT ONE PHASE II WAS REVIEWED AND APPROVED BY THE EL PASO COUNTY, TEXAS COMMISSIONERS COURT ON _____, 2025.

ATTEST:

COUNTY JUDGE _____ DATE _____

COUNTY CLERK'S RECORDING CERTIFICATE FILING

FILED AND RECORDED IN THE OFFICE OF THE COUNTY CLERK OF EL PASO COUNTY, TEXAS, THIS _____ DAY OF _____, 2025, A.D. IN

FILE NO. _____

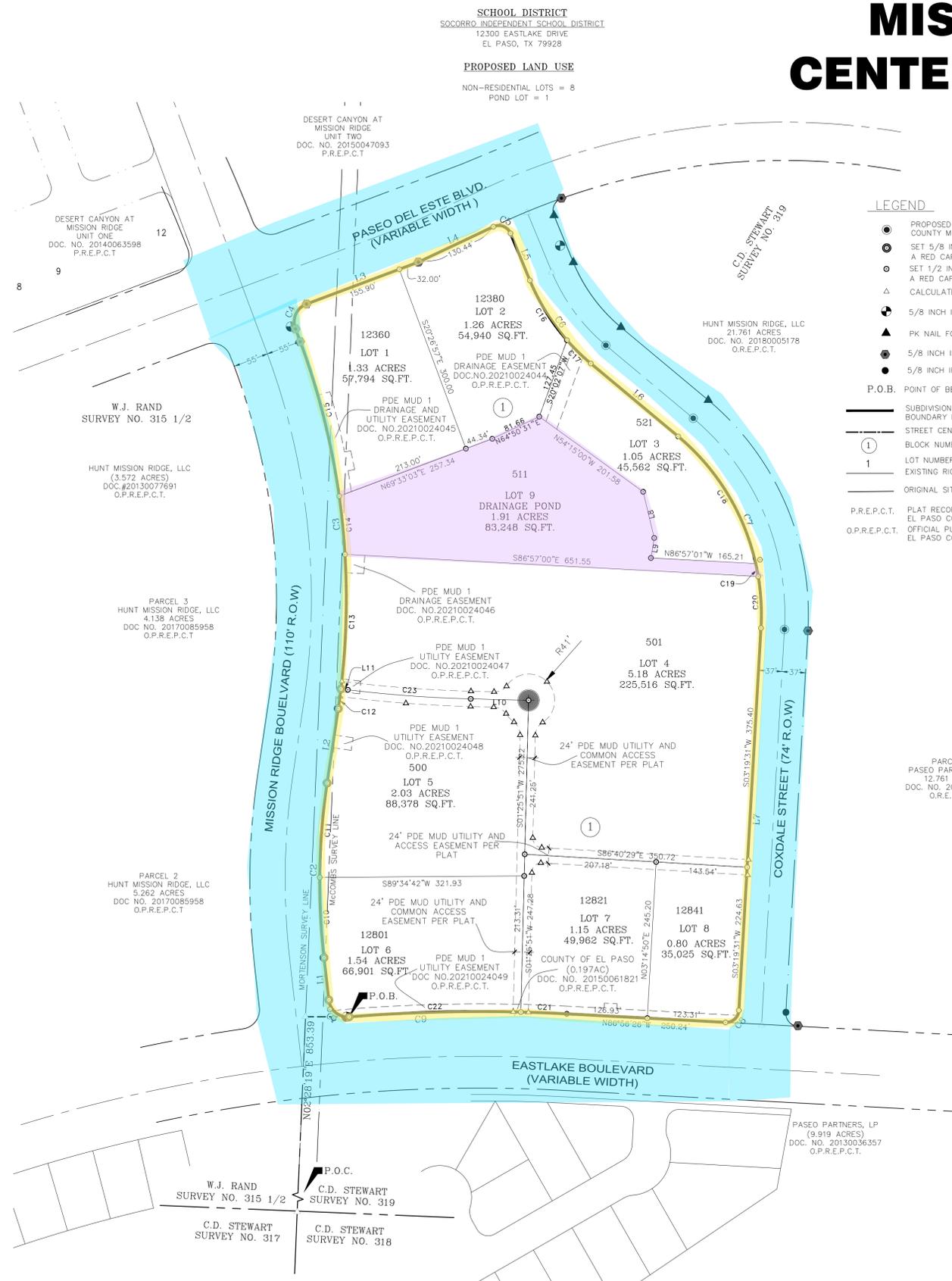
EL PASO COUNTY CLERK _____ BY DEPUTY _____

CITY OF EL PASO CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE 212.009 (C) AND 212.0115 (B):

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE MISSION RIDGE TOWNE CENTER UNIT ONE REPLAT "A" WAS RECEIVED AND APPROVED BY THE CITY OF EL PASO ON _____, 2025.

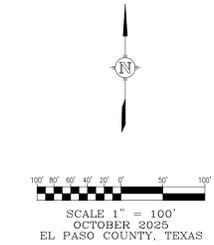
CHAIR PERSON _____ DATE _____ ATTEST: _____ EXECUTIVE SECRETARY
APPROVED FOR FILING THIS _____ DAY OF _____, 2025.

PLANNING AND INSPECTIONS DIRECTOR _____



LEGEND

- PROPOSED STREET COUNTY MONUMENT
- SET 5/8 INCH IRON ROD WITH A RED CAP STAMPED "ZWA"
- SET 1/2 INCH IRON ROD WITH A RED CAP STAMPED "ZWA"
- △ CALCULATED POINT
- 5/8 INCH IRON ROD / PK NAIL
- ▲ PK NAIL FOUND
- 5/8 INCH IRON ROD FOUND W/CAP
- 5/8 INCH IRON ROD FOUND
- P.O.B. POINT OF BEGINNING
- SUBDIVISION BOUNDARY LINE
- STREET CENTERLINE
- ① BLOCK NUMBER
- 1 LOT NUMBER
- EXISTING RIGHT OF WAY
- ORIGINAL SITE BOUNDARY
- P.R.E.P.C.T. PLAT RECORDS, EL PASO COUNTY, TEXAS
- O.P.R.E.P.C.T. OFFICIAL PUBLIC RECORDS, EL PASO COUNTY, TEXAS



LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY MISSION RIDGE TOWNE CENTER UNIT ONE IS LOCATED WITHIN EL PASO COUNTY, TEXAS APPROXIMATELY 1.5 MILES EAST OF THE CITY LIMITS OF EL PASO, TEXAS, 1.5 MILES WEST OF THE TOWN OF HORIZON, TEXAS, AND WITHIN THE CITY OF EL PASO'S 5 MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE 212.00, 212.001

THE FOLLOWING BENCH MARK INFORMATION IS GOVERNED BY THE PASEO DE ESTE MUNICIPAL UTILITY DISTRICT (PDEMUD) RULES AND REGULATIONS, ARTICLE II(A)(5)(1).
VERTICAL DATUM:
VERTICAL DATUM BASED ON WEST TEXAS AIRPORT REFERENCE POINT TX04A (NGS PID NO. AB6217) NAVD 88 DATUM AND REFERENCED TO NAD83, HAVING AN ELEVATION OF 4005.69.

BENCH MARKS:
BM#1 CHISELED "X" SET IN THE BACK OF CURB ON THE SOUTH SIDE OF PASEO DEL ESTE BOULEVARD, NORTH OF LOT 20, BLOCK 1 OF EASTLAKE ESTATES UNIT ONE
N=10,631,428.80
E=455,965.92
(GRID)
ELEVATION = 3899.26'
BM#2 5/8" IRON ROD WITH PLASTIC CAP STAMPED "ZWA CNTRL." SET ON THE WEST SIDE OF THE BUILT PORTION OF MISSION RIDGE BOULEVARD TERMINATION, AT THE NORTHEAST CORNER OF DESERT CANYON AT MISSION RIDGE UNIT ONE.
N=10,632,684.29
E=456,732.02
(GRID)
ELEVATION = 3921.28'

HUNT COMMUNITIES
OWNER/DEVELOPER
HUNT COMMUNITIES DEVELOPEMENT CO., II, LLC
601 NORTH MESA
EL PASO, TEXAS 79901
VOICE (915) 533-1122
FAX (915) 545-2631
CONTACT: MR. JOSE LARES, P.E.

TRE & ASSOCIATES
ENGINEER
Engineering Solutions
18PE FIRM #13897
110 N. Mesa Park Drive, Suite 200 6101 W. Courtney Dr. Bldg 1, Ste. 100
El Paso, Texas 79912 Austin, Texas 78720
Office: (915) 852-9993 Office: (512) 358-0469
Fax: (915) 629-8506 Fax: (512) 366-6374

ENGINEER'S DEDICATION
SUBDIVISION IMPROVEMENT PLANS PREPARED BY AND UNDER THE SUPERVISION OF TRE & ASSOCIATES, LLC.
RICARDO A. FELIX, P.E. NO. 138219

ZWA
SURVEYOR
Zamora, L.L.C.
Professional Land Surveyors
Job # 2035-218
1510 Zaragoza Road, Suite B-7 • El Paso, TX 79936
Office: (915) 955-9009

SURVEYOR'S DEDICATION
THIS PLAT REPRESENTS A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND IS IN COMPLIANCE WITH THE CURRENT TEXAS BOARD OF PROFESSIONAL LAND SURVEYING PROFESSIONAL AND TECHNICAL STANDARDS.
G. RENE ZAMORA, R.P.L.S. TX. NO. 5682

MISSION RIDGE TOWNE CENTER UNIT ONE REPLAT "A"

A REPLAT OF LOTS 1-3 MISSION RIDGE TOWNE CENTER UNIT ONE
A SUBDIVISION OF RECORD IN DOCUMENT NUMBER 20210024037,
OFFICIAL PUBLIC RECORDS, EL PASO COUNTY, TEXAS
CONTAINING 16.238 ACRES ±

Curve Table					
Curve #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	46.14	30.00	88°07'01"	N50°33'47"W	41.72
C2	274.42	1045.00	15°02'45"	N01°01'06"E	273.63
C3	605.58	1159.58	29°55'20"	N06°27'03"W	598.72
C4	47.63	30.00	90°57'47"	S24°04'10"W	42.78
C5	32.35	20.00	92°39'53"	S68°49'32"E	28.93
C6	163.39	337.00	27°46'42"	S36°22'58"E	161.79
C7	339.57	363.00	53°35'50"	S23°28'24"E	327.32
C8	31.31	20.00	89°42'01"	S48°10'32"W	28.21
C9	342.76	2556.79	7°40'52"	S89°13'08"W	342.51
C10	125.95	1045.00	6°54'21"	S03°03'06"E	125.88
C11	148.46	1045.00	8°08'24"	S04°28'17"W	148.34
C12	31.21	1159.58	1°32'31"	N07°44'22"E	31.21
C13	211.21	1159.58	10°26'10"	N01°45'01"E	210.92
C14	91.69	1159.58	4°31'49"	N05°43'59"W	91.66
C15	271.48	1159.58	13°24'50"	N14°42'18"W	270.86
C16	110.92	337.00	18°51'30"	S31°55'21"E	110.42
C17	52.47	337.00	8°55'12"	S45°48'42"E	52.41
C18	237.86	363.00	37°32'39"	N31°29'59"W	233.63
C19	20.63	363.00	3°15'22"	N11°05'58"W	20.63
C20	81.08	363.00	12°47'49"	N03°04'23"W	80.91
C21	72.41	2556.79	1°37'21"	N87°45'06"W	72.40
C22	270.36	2556.79	6°03'31"	S88°24'28"W	270.23
C23	194.01	2000.00	5°33'29"	S85°47'06"E	193.94

Line Table		
Line #	Length	Direction
L1	66.61	N06°30'17"W
L2	117.89	N08°32'29"E
L3	187.90	N69°33'03"E
L4	130.44	N64°50'31"E
L5	79.65	S22°29'36"E
L6	178.80	S50°16'19"E
L7	600.03	S03°19'31"W
L8	74.40	N13°30'17"W
L9	31.76	N09°19'33"E
L10	91.10	S88°33'51"E
L11	11.12	S83°00'22"E

Parcel Table		
LOT	BLOCK	ACRES
1	1	1.33
2	1	1.26
3	1	1.05
4	1	5.18
5	1	2.03
6	1	1.53
7	1	1.15
8	1	0.80
9	1	1.91

PLAT NOTES AND RESTRICTIONS

- BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM N.A.D. 1983, CENTRAL ZONE.
- THE SUBDIVISION IS WITHIN FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOOD PLAIN - PANEL No. 480212 02505, DATED SEPTEMBER 4, 1991.
- TAX CERTIFICATE(S) FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.
DOCUMENT No. _____, DATE _____.
- RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.
DOCUMENT No. _____, DATE _____.
- THIS IS TO CERTIFY THAT WATER AND SEWER SERVICES WILL BE PROVIDED TO MISSION RIDGE TOWNE CENTER UNIT ONE REPLAT "A" BY THE PASEO DEL ESTE MUNICIPAL UTILITY DISTRICT NO. 1 IN ACCORDANCE WITH THEIR RULES AND REGULATIONS AND WITH SECTION 16.343 OF THE TEXAS WATER CODE.
- WATER AND SEWER SERVICES WILL BE CONSTRUCTED TO SERVE THE SUBDIVISION PRIOR TO FILING THE FINAL SUBDIVISION PLAT OR WITHIN ONE (1) YEAR OF THE DATE OF THE FILING THE FINAL PLAT SUBDIVISION PLAT WITH AN APPROVED FISCAL GUARANTEE FOR COMPLETION OF IMPROVEMENTS, UNLESS A SUBSEQUENT FISCAL GUARANTEE IS APPROVED FOR FURTHER EXTENSION.
- LOT CORNERS WILL BE SET UPON COMPLETION OF ROUGH GRADING OF THE LOTS.
- COMMERCIAL BUILDING SETBACKS SHALL CONFORM TO PASEO DEL ESTE MASTER GUIDELINES, 15 FEET FROM THE FRONT PROPERTY LINES, 15 FEET FROM THE REAR PROPERTY LINES, 5 FEET FROM THE SIDE PROPERTY LINES AND 10 FEET FROM THE SIDE PROPERTY LINE ABUTTING STREET RIGHT-OF-WAY.
- HUNT COMMUNITIES DEVELOPMENT CO. II, LLC, HAS OBTAINED A PERMIT FROM THE COUNTY PLANNING AND DEVELOPMENT DEPARTMENT PRIOR TO CUTTING ANY EXISTING COUNTY ROAD FOR INSTALLATION OF UTILITIES, CONSTRUCTION OF DRIVEWAYS, OR ANY OTHER PURPOSE.
- HUNT COMMUNITIES DEVELOPMENT CO. II, LLC, HAS PROVIDED ADEQUATE STORM RUNOFF AND PONDING PROVISIONS PRIOR TO SALE OF ANY LOTS.
- HUNT COMMUNITIES DEVELOPMENT CO. II, LLC, THE SUBDIVIDER OF MISSION RIDGE TOWNE CENTER UNIT ONE REPLAT "A" HAS INSTALLED ALL UTILITY SERVICE LINES TO THE PROPERTY LINES, UNLESS OTHERWISE APPROVED IN WRITING, BY THE COUNTY ENGINEER.
- IN ACCORDANCE WITH TEXAS LOCAL GOVERNMENT CODE SECTION 232.025(6), IT IS HEREBY EXPRESSED THAT ALL PURCHASE CONTRACTS MADE BETWEEN HUNT COMMUNITIES DEVELOPMENT CO. II, LLC, AND A PURCHASER OF LAND IN THIS SUBDIVISION WILL CONTAIN A STATEMENT DESCRIBING WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THIS SUBDIVISION.
- LOT OWNERS SHALL BE RESPONSIBLE FOR MAINTAINING THE SIDEWALKS, DRIVEWAYS, AND PARKWAYS ABUTTING THEIR PROPERTY.
- LOT 9, BLOCK 1 SHALL BE MAINTAINED AND OPERATED BY PASEO DEL ESTE M.U.D. NO. 1.
- ALL LOTS IN THIS SUBDIVISION ARE RESTRICTED FOR NON-RESIDENTIAL USE ONLY.
- THIS SUBDIVISION SHALL PROVIDE FOR POSTAL DELIVERY SERVICE. THE SUBDIVIDER WILL COORDINATE 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.
- THE REASON FOR REPLAT: REPLAT OF LOTS 1 AND 3 OF MISSION RIDGE TOWNE CENTER UNIT ONE INCREASING NUMBER OF LOTS AND CHANGING LOT DIMENSIONS.
- LOTS 1-3 SHALL ACCEPT DEVELOPED STORM RUN-OFF FROM AFOREMENTIONED LOTS.
- LOTS 4-8 SHALL ACCEPT DEVELOPED STORM RUN-OFF FROM AFOREMENTIONED LOTS.

METES AND BOUNDS

DESCRIPTION OF A 16.238 ACRE TRACT OF LAND, SITUATED IN THE C. D. STEWART SURVEY NUMBER 319 AND THE W. J. RAND SURVEY NUMBER 315-1/2 IN EL PASO COUNTY, SAID 16.238 ACRE TRACT BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 5/8 inch iron rod with cap stamped "ZWA" set for the southwest corner of the herein described tract, and being on the north line of Eastlake Boulevard a variable width right-of-way;

THENCE along said curve to the right, with the east line of Mission Ridge Boulevard and the west line of the herein described tract, said curve having an arc length of 46.14 feet, a radius of 30.00 feet, a delta angle of 88°07'01", with a chord bearing of N 50°33'47" W, for a chord distance of 41.72 feet to a 5/8 inch iron rod with cap stamped "ZWA" set;

THENCE N 06°30'17" W, for a distance of 66.61 feet to a 5/8 inch iron rod set with cap stamped "ZWA" at the beginning of a curve to the right;

THENCE along said curve to the right, having an arc length of 274.42 feet, a radius of 1045.00 feet, a delta angle of 15°02'45", with a chord bearing of N 01°01'06" E, for a chord distance of 273.63 feet to a 5/8 inch iron rod with cap stamped "ZWA" set;

THENCE N 08°32'29" E, for a distance of 117.89 feet to a 5/8 inch iron rod set with cap stamped "ZWA" at the beginning of a curve to the left;

THENCE along said curve to the left, having an arc length of 605.58 feet, a radius of 1159.58 feet, a delta angle of 29°55'20", with a chord bearing of N 06°27'03" W, for a chord distance of 598.72 feet to a 5/8 inch iron rod with cap stamped "ZWA" set at the beginning of a curve to the right;

THENCE along said curve to the right, with the south line of Paseo Del Este Boulevard and being the north line of the herein described tract, said curve having an arc length of 47.63 feet, a radius of 30.00 feet, a delta angle of 90°57'47", with a chord bearing of N 24°04'10" E, for a chord distance of 42.78 feet to a 5/8 inch iron rod with cap stamped "ZWA" set;

THENCE N 69°33'03" E, for a distance of 187.90 feet to a 5/8 inch iron rod with cap stamped "ZWA" set;

THENCE N 64°50'31" E, for a distance of 130.44 feet to a 5/8 inch iron rod with cap stamped "ZWA" set at the beginning of a curve to the right;

THENCE along said curve to the right, continuing along the west line of Cavdale Street, a 74 foot right of way and being the east line of the herein described tract, said curve having an arc length of 32.35 feet, a radius of 20.00 feet, a delta angle of 92°39'53", with a chord bearing of S 68°49'32" E, for a chord distance of 28.93 feet to a 5/8 inch iron rod with cap stamped "ZWA" set at the beginning of a curve to the left;

THENCE S 22°29'36" E, for a distance of 79.65 feet to a 1/2 inch iron rod with cap stamped "ZWA" set at the beginning of a curve to the left;

THENCE along said curve to the left, having an arc length of 163.39 feet, a radius of 337.00 feet, a delta angle of 27°46'42", with a chord bearing of S 36°22'58" E, for a chord distance of 161.79 feet to a 1/2 inch iron rod with cap stamped "ZWA" set;

THENCE S 50°16'19" E, for a distance of 178.80 feet to a 1/2 inch iron rod with cap stamped "ZWA" set at the beginning of a curve to the right;

THENCE along said curve to the right, having an arc length of 339.57 feet, a radius of 363.00 feet, a delta angle of 53°35'50", with a chord bearing of S 23°28'24" E, for a chord distance of 327.32 feet to a 1/2 inch iron rod with cap stamped "ZWA" set;

THENCE S 03°19'31" W, for a distance of 600.03 feet to a 5/8 inch iron rod with cap stamped "ZWA" set at the beginning of a curve to the left;

THENCE along said curve to the right, having an arc length of 31.31 feet, a radius of 20.00 feet, a delta angle of 89.4201 with a chord bearing of S 48°10'32" E, for a chord distance of 28.21 feet to a 1/2 inch rod with cap stamped "ZWA" set;

THENCE N 86°56'26" W, with the south line of the herein described tract and being the north line of said Eastlake Boulevard, for a distance of 250.24 feet to a 5/8 inch iron rod with cap stamped "ZWA" set at the beginning of a curve to the left;

THENCE along said curve to the left, having an arc length of 342.76 feet, a radius of 2556.79 feet, a delta angle of 07°40'52", with a chord bearing of S 89°13'08" W, for a chord distance of 342.51 feet to a 5/8 inch iron rod with cap stamped "ZWA" set for the southwest corner of the herein described tract and being the POINT OF BEGINNING, containing more less 16.238 acres of land.



OWNER/DEVELOPER
HUNT COMMUNITIES DEVELOPMENT CO., II, LLC
601 NORTH MESA
EL PASO, TEXAS 79901
VOICE (915) 533-1122
FAX (915) 545-2631
CONTACT: MR. JOSE LARES, P.E.



Mission Ridge Towne Center Unit One Replat A



City Plan Commission — February 26, 2026

CASE NUMBER/TYPE:	SUSU25-00110 – Resubdivision Combination
CASE MANAGER:	Saul Fontes, (915) 212-1606, FontesSA@elpasotexas.gov
PROPERTY OWNER:	Hunt Communities Development CO, LLC
REPRESENTATIVE:	TRE & Associates, LLC
LOCATION:	East of Loop 375 Hwy and North of Eastlake Blvd. (Extraterritorial Jurisdiction (ETJ))
PROPERTY AREA:	16.23 acres
VESTED RIGHTS STATUS:	Vested (2002)
PARK FEES:	\$16,230.00
EXCEPTIONS/MODIFICATIONS:	Yes, see following section
ZONING DISTRICT(S):	N/A property lies within ETJ
RELATED APPLICATIONS:	SUVE25-00005 Mission Ridge Towne Center Unit One Replat A

SUMMARY OF RECOMMENDATION: Staff recommends **APPROVAL** of Mission Ridge Towne Center Unit One Replat A on a Resubdivision Combination basis.

Mission Ridge Towne Center Unit One Replat "A"



This map is designed for illustrative purposes only. The features depicted here are approximate and more site specific studies may be required to allow accurate conclusions. Engagements 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 50 100 200 300 400 Feet



Figure A: Proposed plat with surrounding area

DESCRIPTION OF REQUEST: The applicant is proposing to resubdivide 2 lots into 8 lots for non-residential use and one drainage pond. Lots range from 0.80 acres to 5.18 acres in size. Access to the subdivision will be from Paseo Del Este Boulevard, Mission Ridge Boulevard, Coxdale Street, and Eastlake Boulevard. This application is vested under the Subdivision Code that was in effect in 2002 and is compliant with all code requirements.

CASE HISTORY/RELATED APPLICATIONS: On October 31, 2025 a vested rights petition was granted for the project described a Mission Ridge Towne Center Unit One Replat A (SUSU25-00110).

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

Surrounding Zoning and Use	
North	Extraterritorial Jurisdiction (ETJ) / Residential development
South	Extraterritorial Jurisdiction (ETJ) / Residential development
East	Extraterritorial Jurisdiction (ETJ) / Vacant land
West	Extraterritorial Jurisdiction (ETJ) / Multi-family developments
Nearest Public Facility and Distance	
Park	Ranchos Del Sol Park (1.7mi.)
School	Eastlake High School (0.5 mi.)
Plan El Paso Designation	
G4, Suburban Walkable	
Impact Fee Service Area	
N/A	

PUBLIC COMMENT: “N/A”

PLAT EXPIRATION: This application will expire on **February 26, 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.

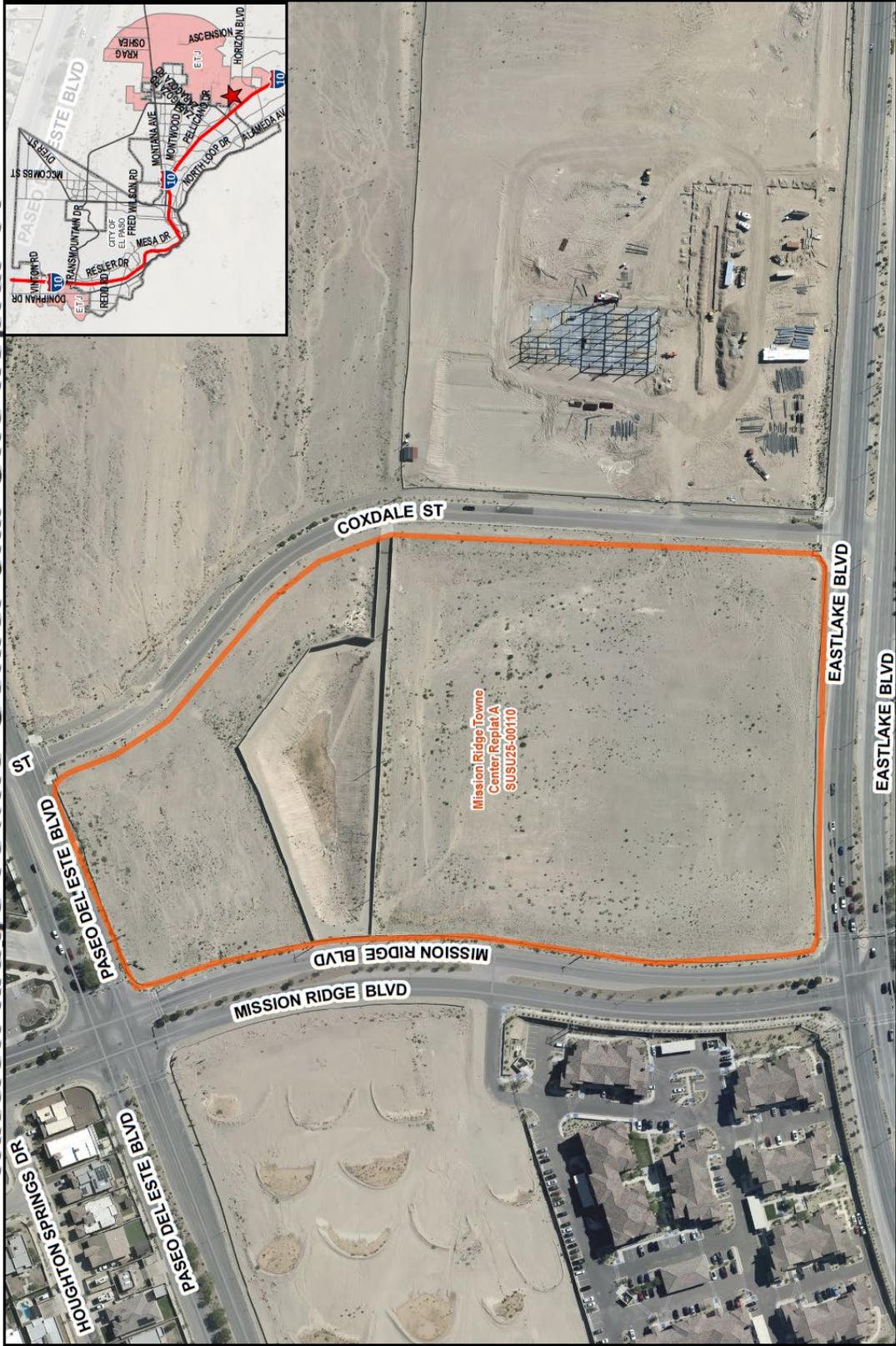
ATTACHMENTS:

1. Aerial Map

2. Preliminary Plat
3. Final Plat
4. Application
5. Department Comments

ATTACHMENT 1

Mission Ridge Towne Center Unit One Replat "A"



Mission Ridge Towne
Center Replat "A"
SUSU25-00110

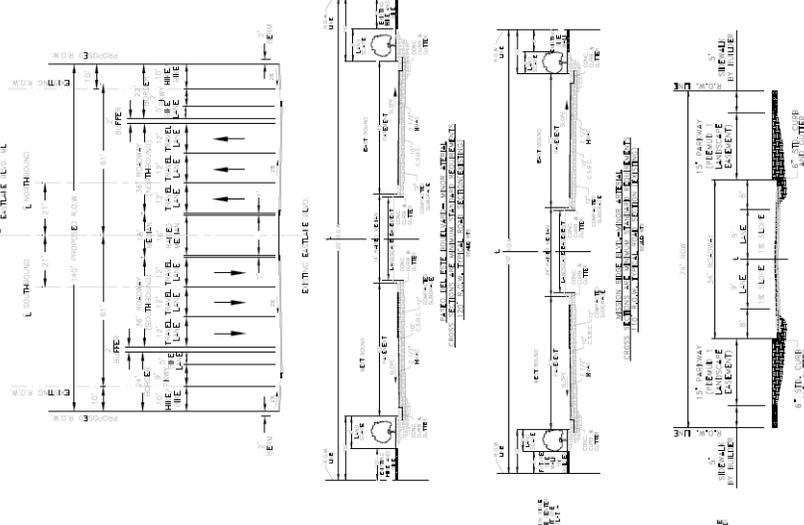


subject Property

This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required. The Planning & Inspections Department may lead to misinterpretations of the data. The Planning & Inspections Department Planning Division makes no claim to its accuracy or completeness.

MISSION RIDGE TOWNE CENTER UNIT ONE REPLAT "A"

A REPLAT OF LOTS 1-3 MISSION RIDGE TOWNE CENTER UNIT ONE
A SUBDIVISION OF RECORD IN DOCUMENT NUMBER 2021024087,
OFFICIAL PUBLIC RECORDS, EL PASO COUNTY, TEXAS
CONTAINING 16.288 ACRES ±



Lot #	Area (sq. ft.)	Area (Acres)
1	1,135	0.0258
2	1,206	0.0276
3	1,045	0.0239
4	1,710	0.0391
5	1,455	0.0331
6	1,415	0.0323
7	1,085	0.0247
8	1,085	0.0247

Lot #	Area (sq. ft.)	Area (Acres)
9	1,085	0.0247
10	1,085	0.0247
11	1,085	0.0247
12	1,085	0.0247
13	1,085	0.0247
14	1,085	0.0247
15	1,085	0.0247
16	1,085	0.0247
17	1,085	0.0247
18	1,085	0.0247
19	1,085	0.0247
20	1,085	0.0247

Lot #	Area (sq. ft.)	Area (Acres)	Area (Acres)	Area (Acres)
21	1,085	0.0247	0.0247	0.0247
22	1,085	0.0247	0.0247	0.0247
23	1,085	0.0247	0.0247	0.0247
24	1,085	0.0247	0.0247	0.0247
25	1,085	0.0247	0.0247	0.0247
26	1,085	0.0247	0.0247	0.0247
27	1,085	0.0247	0.0247	0.0247
28	1,085	0.0247	0.0247	0.0247
29	1,085	0.0247	0.0247	0.0247
30	1,085	0.0247	0.0247	0.0247
31	1,085	0.0247	0.0247	0.0247
32	1,085	0.0247	0.0247	0.0247
33	1,085	0.0247	0.0247	0.0247
34	1,085	0.0247	0.0247	0.0247
35	1,085	0.0247	0.0247	0.0247
36	1,085	0.0247	0.0247	0.0247
37	1,085	0.0247	0.0247	0.0247
38	1,085	0.0247	0.0247	0.0247
39	1,085	0.0247	0.0247	0.0247
40	1,085	0.0247	0.0247	0.0247
41	1,085	0.0247	0.0247	0.0247
42	1,085	0.0247	0.0247	0.0247
43	1,085	0.0247	0.0247	0.0247
44	1,085	0.0247	0.0247	0.0247
45	1,085	0.0247	0.0247	0.0247
46	1,085	0.0247	0.0247	0.0247
47	1,085	0.0247	0.0247	0.0247
48	1,085	0.0247	0.0247	0.0247
49	1,085	0.0247	0.0247	0.0247
50	1,085	0.0247	0.0247	0.0247
51	1,085	0.0247	0.0247	0.0247
52	1,085	0.0247	0.0247	0.0247
53	1,085	0.0247	0.0247	0.0247
54	1,085	0.0247	0.0247	0.0247
55	1,085	0.0247	0.0247	0.0247
56	1,085	0.0247	0.0247	0.0247
57	1,085	0.0247	0.0247	0.0247
58	1,085	0.0247	0.0247	0.0247
59	1,085	0.0247	0.0247	0.0247
60	1,085	0.0247	0.0247	0.0247
61	1,085	0.0247	0.0247	0.0247
62	1,085	0.0247	0.0247	0.0247
63	1,085	0.0247	0.0247	0.0247
64	1,085	0.0247	0.0247	0.0247
65	1,085	0.0247	0.0247	0.0247
66	1,085	0.0247	0.0247	0.0247
67	1,085	0.0247	0.0247	0.0247
68	1,085	0.0247	0.0247	0.0247
69	1,085	0.0247	0.0247	0.0247
70	1,085	0.0247	0.0247	0.0247
71	1,085	0.0247	0.0247	0.0247
72	1,085	0.0247	0.0247	0.0247
73	1,085	0.0247	0.0247	0.0247
74	1,085	0.0247	0.0247	0.0247
75	1,085	0.0247	0.0247	0.0247
76	1,085	0.0247	0.0247	0.0247
77	1,085	0.0247	0.0247	0.0247
78	1,085	0.0247	0.0247	0.0247
79	1,085	0.0247	0.0247	0.0247
80	1,085	0.0247	0.0247	0.0247
81	1,085	0.0247	0.0247	0.0247
82	1,085	0.0247	0.0247	0.0247
83	1,085	0.0247	0.0247	0.0247
84	1,085	0.0247	0.0247	0.0247
85	1,085	0.0247	0.0247	0.0247
86	1,085	0.0247	0.0247	0.0247
87	1,085	0.0247	0.0247	0.0247
88	1,085	0.0247	0.0247	0.0247
89	1,085	0.0247	0.0247	0.0247
90	1,085	0.0247	0.0247	0.0247
91	1,085	0.0247	0.0247	0.0247
92	1,085	0.0247	0.0247	0.0247
93	1,085	0.0247	0.0247	0.0247
94	1,085	0.0247	0.0247	0.0247
95	1,085	0.0247	0.0247	0.0247
96	1,085	0.0247	0.0247	0.0247
97	1,085	0.0247	0.0247	0.0247
98	1,085	0.0247	0.0247	0.0247
99	1,085	0.0247	0.0247	0.0247
100	1,085	0.0247	0.0247	0.0247

PRELIMINARY
THIS PLAN IS FOR INFORMATION ONLY.
IT IS NOT TO BE USED FOR ANY OTHER PURPOSE.
THE PLAN MUST BE FILED BY THE COUNTY CLERK.

HUNT COMMUNITIES
HUNT COMMUNITIES, L.P.
10000 HUNT CIRCLE, SUITE 100
DALLAS, TEXAS 75244-1111
TEL: 972.333.1111
WWW.HUNTCC.COM

TRE ASSOCIATES
REGISTERED PROFESSIONAL ENGINEERS
1100 N. WINDYBROOK DRIVE, SUITE 100
DALLAS, TEXAS 75244-1111
TEL: 972.333.1111
WWW.TREASSOCIATES.COM

ZWA
ZWA ASSOCIATES, L.P.
Professional Land Surveyors
1100 N. WINDYBROOK DRIVE, SUITE 100
DALLAS, TEXAS 75244-1111
TEL: 972.333.1111
WWW.ZWAASSOCIATES.COM

ATTACHMENT 3

MISSION RIDGE TOWNE CENTER UNIT ONE REPLAT "A"

A REPLAT OF LOTS 1-3 MISSION RIDGE TOWNE CENTER UNIT ONE
A SUBDIVISION OF RECORD IN DOCUMENT NUMBER 20210024097,
OFFICIAL PUBLIC RECORDS, EL PASO COUNTY, TEXAS
CONTAINING 10.233 ACRES ±

LEGEND

- 1. EASEMENT
- 2. EASEMENT
- 3. EASEMENT
- 4. EASEMENT
- 5. EASEMENT
- 6. EASEMENT
- 7. EASEMENT
- 8. EASEMENT
- 9. EASEMENT
- 10. EASEMENT
- 11. EASEMENT
- 12. EASEMENT
- 13. EASEMENT
- 14. EASEMENT
- 15. EASEMENT
- 16. EASEMENT
- 17. EASEMENT
- 18. EASEMENT
- 19. EASEMENT
- 20. EASEMENT
- 21. EASEMENT
- 22. EASEMENT
- 23. EASEMENT
- 24. EASEMENT
- 25. EASEMENT
- 26. EASEMENT
- 27. EASEMENT
- 28. EASEMENT
- 29. EASEMENT
- 30. EASEMENT
- 31. EASEMENT
- 32. EASEMENT
- 33. EASEMENT
- 34. EASEMENT
- 35. EASEMENT
- 36. EASEMENT
- 37. EASEMENT
- 38. EASEMENT
- 39. EASEMENT
- 40. EASEMENT
- 41. EASEMENT
- 42. EASEMENT
- 43. EASEMENT
- 44. EASEMENT
- 45. EASEMENT
- 46. EASEMENT
- 47. EASEMENT
- 48. EASEMENT
- 49. EASEMENT
- 50. EASEMENT
- 51. EASEMENT
- 52. EASEMENT
- 53. EASEMENT
- 54. EASEMENT
- 55. EASEMENT
- 56. EASEMENT
- 57. EASEMENT
- 58. EASEMENT
- 59. EASEMENT
- 60. EASEMENT
- 61. EASEMENT
- 62. EASEMENT
- 63. EASEMENT
- 64. EASEMENT
- 65. EASEMENT
- 66. EASEMENT
- 67. EASEMENT
- 68. EASEMENT
- 69. EASEMENT
- 70. EASEMENT
- 71. EASEMENT
- 72. EASEMENT
- 73. EASEMENT
- 74. EASEMENT
- 75. EASEMENT
- 76. EASEMENT
- 77. EASEMENT
- 78. EASEMENT
- 79. EASEMENT
- 80. EASEMENT
- 81. EASEMENT
- 82. EASEMENT
- 83. EASEMENT
- 84. EASEMENT
- 85. EASEMENT
- 86. EASEMENT
- 87. EASEMENT
- 88. EASEMENT
- 89. EASEMENT
- 90. EASEMENT
- 91. EASEMENT
- 92. EASEMENT
- 93. EASEMENT
- 94. EASEMENT
- 95. EASEMENT
- 96. EASEMENT
- 97. EASEMENT
- 98. EASEMENT
- 99. EASEMENT
- 100. EASEMENT

PROPERTY INFORMATION

OWNER: _____

ADDRESS: _____

CITY: _____

STATE: _____

ZIP: _____

DATE OF PREPARATION: OCTOBER 2, 2025

SHEET 1 OF 2

ATTACHMENT 4



RESUBDIVISION COMBINATION APPLICATION

DATE: 11/18/2025 FILE NO. _____

SUBDIVISION NAME: Mission Ridge Towne Center Unit One Replat A

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
A replat of Lots 1-3 Mission Ridge Towne Center Unit One. A subdivision of record in document number 2021002407, official public records, El Paso County, Texas, containing 16.238 +/-.

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	<u>1.91</u>	<u>1</u>
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____	_____	_____	_____
School	_____	_____	_____	_____	_____
Commercial	<u>14.33</u>	<u>8</u>	Total No. Sites	_____	_____
Industrial	_____	_____	Total (Gross) Acreage	_____	_____

3. What is existing zoning of the above described property? N/A Proposed zoning? N/A

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)
Developed runoff will sheet flow to existing storm sewer system which will convey run-off via existing RCP's to an existing retention pond with enough capacity for 100-yr storm.

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: _____

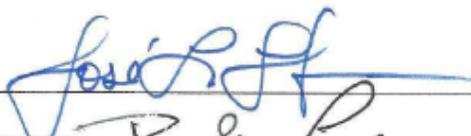
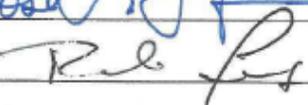
10. Improvement Plans submitted? Yes No

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 I (General Provisions) Chapter 1.04 - Vested Right

12. Owner of record Hunt Communities Development CO, LLC 4401 N. Mesa, El Paso, TX 79902 (915) 533-1122
(Name & Address, Zip) (Email) (Phone)
13. Developer Hunt Communities Development CO, LLC 4401 N. Mesa, El Paso, TX 79902 (915) 533-1122
(Name & Address, Zip) (Email) (Phone)
14. Engineer TRE & Associates, LLC 110 Mesa Park Dr. Suite 200, El Paso, TX 79912 (915) 852-9093

(Name & Address,
Zip)
(Email)
(Phone)

OWNER SIGNATURE:  _____
REPRESENTATIVE SIGNATURE:  _____
REPRESENTATIVE CONTACT (PHONE): 915-852-9093
REPRESENTATIVE CONTACT (E-MAIL): Ricardo Felix - rfelix@tr-eng.com

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

**REQUIRED DOCUMENTATION FOR
RESUBDIVISION COMBINATION APPLICATION**

Purpose of a Resubdivision Combination application is to make changes, beyond those that can be done with amending plat, to a recorded plat. It provides an accurate record of development.

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. Revise legal description.

Planning and Inspections Department- Land Development Division

DCC Approval with condition

1. Include a drainage easement along the 24' PDE MUD utility and common access easement (see location of the proposed drainage system)
2. Provide drainage easements on Lot 4 in order to connect the proposed 24' common access and utility easement (see location of the proposed drainage system).

Parks and Recreation Department

We have reviewed **Mission Ridge Towne Center Unit 1 Replat A** a resubdivision plat map and on behalf of Parks & Recreation Department, we offer Developer / Engineer the following comments:

Please note that this is a Non-residential subdivision composed of 8 Commercial lots with a combined area of **16.23-Acres**; Per City Standards a total of **\$16,230.00** would have been required in the form of "Park fees" however

This subdivision is located with-in the City of El Paso Extra Territorial Jurisdiction (ETJ) area but not with-in the areas of potential annexation by the City, therefore meeting the requirements to be excluded from the calculation for "Parkland / fees" as **IT IS NOT** identified on the official map as described 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.

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

Thanks for coordinating these items with the consultant; please do not hesitate to call if you have any questions, differ from above comments, or require additional information.

Streets and Maintenance Department

Traffic and Transportation Engineering:

No objections to application

Contract Management:

No objection to application.

For future development, a complete set of improvement plans shall be submitted for review.

Indicate that any proposed infrastructure improvements located within the city right-of-way and within the 5-mile ETJ must follow the design standards for construction in accordance with its municipal code.

Indicate that any damage to existing infrastructure caused by the development of this project must be restore to its original or better condition.

Street Lights:

Street Lights Department does not object to this request.

The lot is out of the City of El Paso 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).

El Paso Central Appraisal District

There are no comments for Mission Ridge Towne Center #1 Replat A from Central Appraisal.

El Paso Water

We have reviewed the request described above and provided the following comments:

EPWater does not object to this request.

EPWater records indicate that the subject property is located within the East El Paso Extraterritorial Jurisdiction (ETJ) within one of the Paseo Del Este Municipal Utility Districts (MUDs) service area. The Paseo Del Este MUD receives wholesale water and wastewater service from the EPWater-PSB in accordance with the Paseo del Este Wholesale Contract and EPWater-PSB Rules and Regulations No. 11.

Water:

There is an existing 24-inch diameter water main extends along Paseo Del Este Blvd., located approximately 42-feet south of and parallel to the northern right-of-way line. No 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 48-inch diameter sanitary sewer main that extends along Mission Ridge Dr., located approximately 60-feet east of and parallel to the western right-of-way line. No service connections are allowed to this main as per the El Paso Water – Public Service Board (EPWater-PSB) Rules and Regulations

Stormwater:

- SW has reviewed the above-described subdivision and has no objection to its approval.

Sun Metro

No comments received.

Fire Department

No comments received.

Texas Gas

At this time, Texas Gas has no comments for this subdivision, Mission Ridge Towne Center Unit One Replat A.

Capital Improvement Department

No comments received.

El Paso Electric

Please add a 12' wide easement around the parcel and as shown below. We have existing lines within the lot.



El Paso County 911 District

No comments received.

Texas Department of Transportation

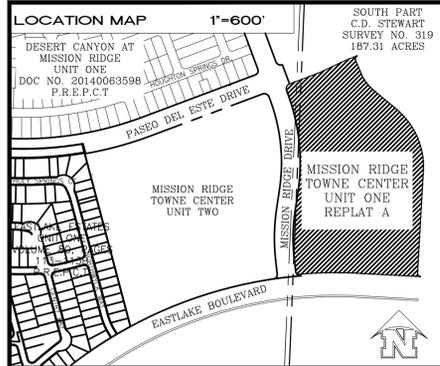
No comments received.

El Paso County

No comments received.

El Paso County Water Improvement District #1

No comments received.



SCHOOL DISTRICT
 SOCORRO INDEPENDENT SCHOOL DISTRICT
 12300 EASTLAKE DRIVE
 EL PASO, TX 79928

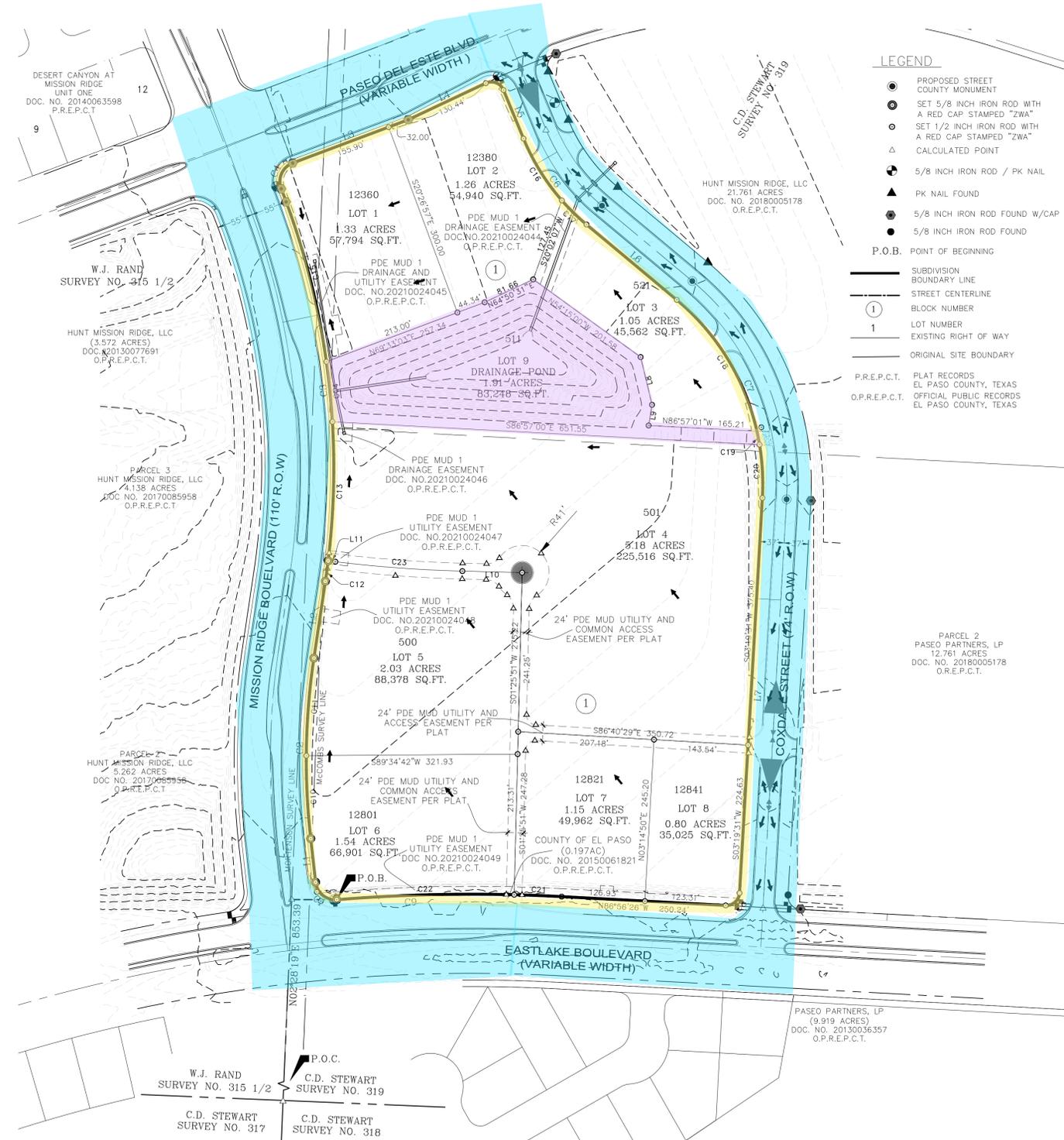
PROPOSED LAND USE
 NON-RESIDENTIAL LOTS = 8
 POND LOT = 1

MISSION RIDGE TOWNE CENTER UNIT ONE REPLAT "A"

A REPLAT OF LOTS 1-3 MISSION RIDGE TOWNE CENTER UNIT ONE
 A SUBDIVISION OF RECORD IN DOCUMENT NUMBER 20210024037,
 OFFICIAL PUBLIC RECORDS, EL PASO COUNTY, TEXAS
 CONTAINING 16.238 ACRES ±

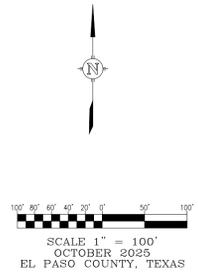
PLAT NOTES AND RESTRICTIONS

- BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM N.A.D. 1983, CENTRAL ZONE.
- THE SUBDIVISION IS WITHIN FLOOD ZONE "X". AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOOD PLAIN - PANEL No. 480212-02508, DATED SEPTEMBER 4, 1991.
- TAX CERTIFICATE(S) FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.
 DOCUMENT No. _____ DATE _____
- RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.
 DOCUMENT No. _____ DATE _____
- THIS IS TO CERTIFY THAT WATER AND SEWER SERVICES WILL BE PROVIDED TO MISSION RIDGE TOWNE CENTER UNIT ONE REPLAT "A" BY THE PASEO DEL ESTE MUNICIPAL UTILITY DISTRICT NO. 1 IN ACCORDANCE WITH THEIR RULES AND REGULATIONS AND WITH SECTION 16.343 OF THE TEXAS WATER CODE.
- WATER AND SEWER SERVICES WILL BE CONSTRUCTED TO SERVE THE SUBDIVISION PRIOR TO FILING THE FINAL SUBDIVISION PLAT OR WITHIN ONE (1) YEAR OF THE DATE OF THE FILING THE FINAL PLAT SUBDIVISION PLAT WITH AN APPROVED FISCAL GUARANTEE FOR COMPLETION OF IMPROVEMENTS, UNLESS A SUBSEQUENT FISCAL GUARANTEE IS APPROVED FOR FURTHER EXTENSION.
- LOT CORNERS WILL BE SET UPON COMPLETION OF ROUGH GRADING OF THE LOTS.
- COMMERCIAL BUILDING SETBACKS SHALL CONFORM TO PASEO DEL ESTE MASTER GUIDELINES, 15 FEET FROM THE FRONT PROPERTY LINES, 15 FEET FROM THE REAR PROPERTY LINES, 5 FEET FROM THE SIDE PROPERTY LINES AND 10 FEET FROM THE SIDE PROPERTY LINE ABUTTING STREET RIGHT-OF-WAY.
- HUNT COMMUNITIES DEVELOPMENT CO. II, LLC, HAS OBTAINED A PERMIT FROM THE COUNTY PLANNING AND DEVELOPMENT DEPARTMENT PRIOR TO CUTTING ANY EXISTING COUNTY ROAD FOR INSTALLATION OF UTILITIES, CONSTRUCTION OF DRIVEWAYS, OR ANY OTHER PURPOSE.
- HUNT COMMUNITIES DEVELOPMENT CO. II, LLC, HAS PROVIDED ADEQUATE STORM RUNOFF AND PONDING PROVISIONS PRIOR TO SALE OF ANY LOTS.
- HUNT COMMUNITIES DEVELOPMENT CO. II, LLC, THE SUBDIVIDER OF MISSION RIDGE TOWNE CENTER UNIT ONE REPLAT "A" HAS INSTALLED ALL UTILITY SERVICE LINES TO THE PROPERTY LINES, UNLESS OTHERWISE APPROVED IN WRITING, BY THE COUNTY ENGINEER.
- IN ACCORDANCE WITH TEXAS LOCAL GOVERNMENT CODE SECTION 232.025(6), IT IS HEREBY EXPRESSED THAT ALL PURCHASE CONTRACTS MADE BETWEEN HUNT COMMUNITIES DEVELOPMENT CO. II, LLC, AND A PURCHASER OF LAND IN THIS SUBDIVISION WILL CONTAIN A STATEMENT DESCRIBING WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THIS SUBDIVISION.
- LOT OWNERS SHALL BE RESPONSIBLE FOR MAINTAINING THE SIDEWALKS, DRIVEWAYS, AND PARKWAYS ABUTTING THEIR PROPERTY.
- LOT 9, BLOCK 1 SHALL BE MAINTAINED AND OPERATED BY PASEO DEL ESTE M.U.D. NO. 1.
- ALL LOTS IN THIS SUBDIVISION ARE RESTRICTED FOR NON-RESIDENTIAL USE ONLY.
- THIS SUBDIVISION SHALL PROVIDE FOR POSTAL DELIVERY SERVICE. THE SUBDIVIDER WILL COORDINATE 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.
- THE REASON FOR REPLAT: REPLAT OF LOTS 1 AND 3 OF MISSION RIDGE TOWNE CENTER UNIT ONE INCREASING NUMBER OF LOTS AND CHANGING LOT DIMENSIONS.
- LOTS 1-3 SHALL ACCEPT DEVELOPED STORM RUN-OFF FROM AFOREMENTIONED LOTS.
- LOTS 4-8 SHALL ACCEPT DEVELOPED STORM RUN-OFF FROM AFOREMENTIONED LOTS.



LEGEND

- PROPOSED STREET COUNTY MONUMENT
- SET 5/8 INCH IRON ROD WITH A RED CAP STAMPED "ZWA"
- SET 1/2 INCH IRON ROD WITH A RED CAP STAMPED "ZWA"
- △ CALCULATED POINT
- 5/8 INCH IRON ROD / PK NAIL
- ▲ PK NAIL FOUND
- 5/8 INCH IRON ROD FOUND W/CAP
- 5/8 INCH IRON ROD FOUND
- P.O.B. POINT OF BEGINNING
- SUBDIVISION BOUNDARY LINE
- STREET CENTERLINE
- ① BLOCK NUMBER
- ① LOT NUMBER
- EXISTING RIGHT OF WAY
- ORIGINAL SITE BOUNDARY
- P.R.E.P.C.T. PLAT RECORDS EL PASO COUNTY, TEXAS
- O.P.R.E.P.C.T. OFFICIAL PUBLIC RECORDS EL PASO COUNTY, TEXAS



LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY
 MISSION RIDGE TOWNE CENTER UNIT ONE IS LOCATED WITHIN EL PASO COUNTY, TEXAS APPROXIMATELY 1.5 MILES EAST OF THE CITY LIMITS OF EL PASO, TEXAS, 1.5 MILES WEST OF THE TOWN OF HORIZON, TEXAS, AND WITHIN THE CITY OF EL PASO'S 5 MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE 212.00, 212.001

THE FOLLOWING BENCH MARK INFORMATION IS GOVERNED BY THE PASEO DEL ESTE MUNICIPAL UTILITY DISTRICT (PDEMUD) RULES AND REGULATIONS, ARTICLE II(A)(5)(f).

VERTICAL DATUM:
 VERTICAL DATUM BASED ON WEST TEXAS AIRPORT REFERENCE POINT TX04A (NGS PID NO. AB6217) NAVD 88 DATUM AND REFERENCED TO NAD83, HAVING AN ELEVATION OF 4009.60.

BENCH MARKS:
 BM#1 CHISELED "X" SET IN THE BACK OF CURB ON THE SOUTH SIDE OF PASEO DEL ESTE BOULEVARD, NORTH OF LOT 20, BLOCK 1 OF EASTLAKE ESTATES UNIT ONE
 N=10,631,428.80
 E=455,965.92
 (GRID)
 ELEVATION = 3899.26'

BM#2 5/8" IRON ROD WITH PLASTIC CAP STAMPED "ZWA CNTRL." SET ON THE WEST SIDE OF THE BUILT PORTION OF MISSION RIDGE BOULEVARD TERMINATION, AT THE NORTHEAST CORNER OF DESERT CANYON AT MISSION RIDGE UNIT ONE.
 N=10,632,684.29
 E=456,732.02
 (GRID)
 ELEVATION = 3921.28'

PRELIMINARY

TO BE CONSIDERED BY THE CITY PLAN COMMISSION RECOMMENDATIONS CONCERNING THIS PLAT MUST BE FILED BY:

HUNT COMMUNITIES
 OWNER/DEVELOPER
 HUNT COMMUNITIES DEVELOPMENT CO., II, LLC
 601 NORTH MESA
 EL PASO, TEXAS 79901
 VOICE (915) 533-1122
 FAX (915) 545-2631
 CONTACT: MR. JOSE LARES, P.E.

ENGINEER
TRE & ASSOCIATES
 Engineering Solutions
 TBPE FIRM #13987
 6101 N. Mesa Park Drive, Suite 200 El Paso, Texas 79912
 Office: (915) 852-9093 Fax: (915) 629-8506
 6101 W. Courtyard Dr, Bldg 1, Ste. 100 Austin, Texas 78738
 Office: (512) 358-4049 Fax: (512) 366-5374

SURVEYOR
ZWA
 Zamora, L.L.C.
 Professional Land Surveyors
 Job # 2035-2B
 1510 Zaragoza Road, Suite B-7 • El Paso, TX 79906
 Office: (915) 955-9009

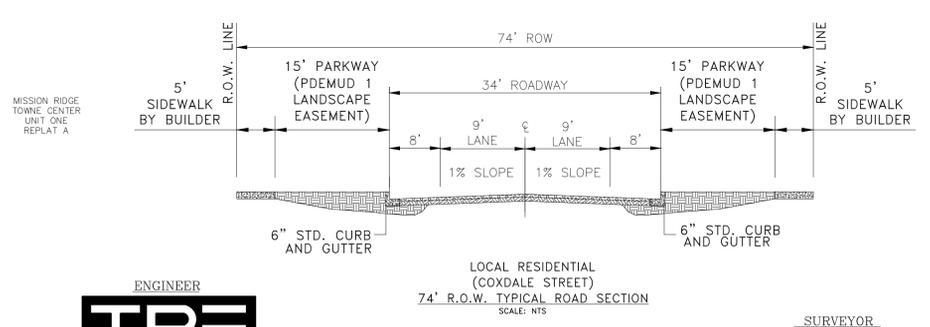
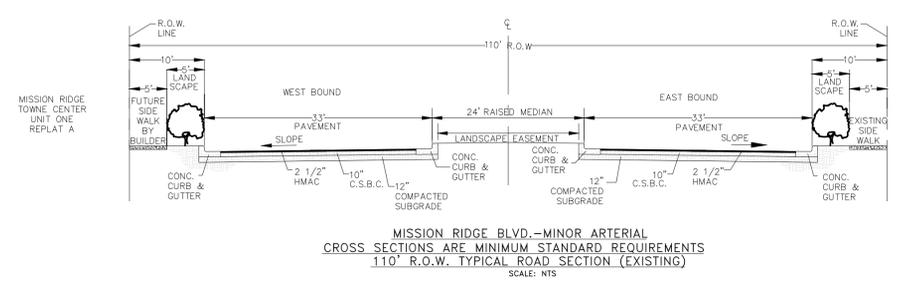
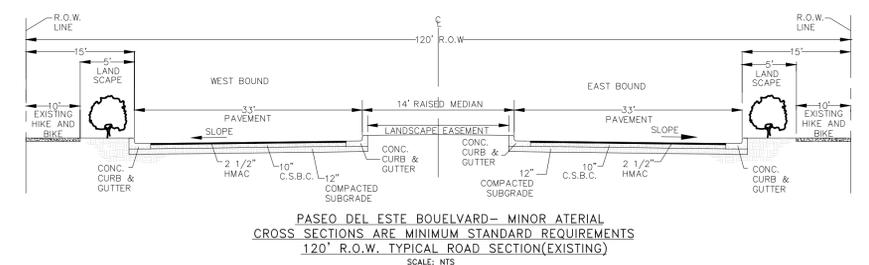
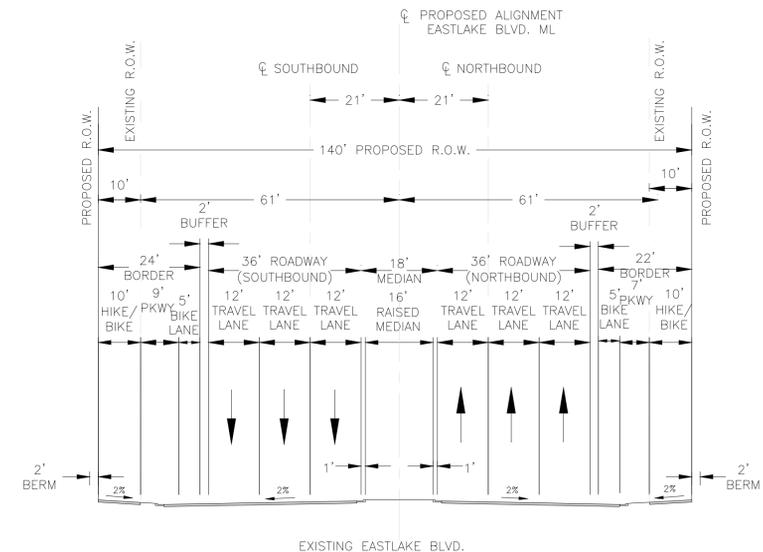
MISSION RIDGE TOWNE CENTER UNIT ONE REPLAT "A"

A REPLAT OF LOTS 1-3 MISSION RIDGE TOWNE CENTER UNIT ONE
A SUBDIVISION OF RECORD IN DOCUMENT NUMBER 20210024037,
OFFICIAL PUBLIC RECORDS, EL PASO COUNTY, TEXAS
CONTAINING 16.238 ACRES ±

Curve Table					
Curve #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	46.14	30.00	88°07'01"	N50°33'47"W	41.72
C2	274.42	1045.00	15°02'45"	N01°01'06"E	273.63
C3	605.58	1159.58	29°55'20"	N06°27'03"W	598.72
C4	47.63	30.00	90°57'47"	S24°04'10"W	42.78
C5	32.35	20.00	92°39'53"	S68°49'32"E	28.93
C6	163.39	337.00	27°46'42"	S36°22'58"E	161.79
C7	339.57	363.00	53°35'50"	S23°28'24"E	327.32
C8	31.31	20.00	89°42'01"	S48°10'32"W	28.21
C9	342.76	2556.79	7°40'52"	S89°13'08"W	342.51
C10	125.95	1045.00	6°54'21"	S03°03'06"E	125.88
C11	148.46	1045.00	8°08'24"	S04°28'17"W	148.34
C12	31.21	1159.58	1°32'31"	N07°44'22"E	31.21
C13	211.21	1159.58	10°26'10"	N01°45'01"E	210.92
C14	91.69	1159.58	4°31'49"	N05°43'59"W	91.66
C15	271.48	1159.58	13°24'50"	N14°42'18"W	270.86
C16	110.92	337.00	18°51'30"	S31°55'21"E	110.42
C17	52.47	337.00	8°55'12"	S45°48'42"E	52.41
C18	237.86	363.00	37°32'39"	N31°29'59"W	233.63
C19	20.63	363.00	3°15'22"	N11°05'58"W	20.63
C20	81.08	363.00	12°47'49"	N03°04'23"W	80.91
C21	72.41	2556.79	1°37'21"	N87°45'06"W	72.40
C22	270.36	2556.79	6°03'31"	S88°24'28"W	270.23
C23	194.01	2000.00	5°33'29"	S85°47'06"E	193.94

Line Table		
Line #	Length	Direction
L1	66.61	N06°30'17"W
L2	117.89	N08°32'29"E
L3	187.90	N69°33'03"E
L4	130.44	N64°50'31"E
L5	79.65	S22°29'36"E
L6	178.80	S50°16'19"E
L7	600.03	S03°19'31"W
L8	74.40	N13°30'17"W
L9	31.76	N09°19'33"E
L10	91.10	S88°33'51"E
L11	11.12	S83°00'22"E

Parcel Table		
LOT	BLOCK	ACRES
1	1	1.33
2	1	1.26
3	1	1.05
4	1	5.18
5	1	2.03
6	1	1.53
7	1	1.15
8	1	0.80
9	1	1.91



PRELIMINARY

TO BE CONSIDERED BY THE
CITY PLAN COMMISSION
RECOMMENDATIONS CONCERNING
THIS PLAT MUST BE FILED BY:



OWNER/DEVELOPER
HUNT COMMUNITIES DEVELOPMENT CO., II, LLC
601 NORTH MESA
EL PASO, TEXAS 79901
VOICE (915) 533-1122
FAX (915) 545-2631
CONTACT: MR. JOSE LARES, P.E.



ENGINEER
110 N. Mesa Park Drive, Suite 200 El Paso, Texas 79912
Office: (915) 852-9093 Fax: (915) 629-8506
6101 W. Courtyard Dr. Bldg 1, Ste. 100 Austin, Texas 78730
Office: (512) 358-4049 Fax: (512) 366-5374



SURVEYOR
ZWA
Zamora, L.L.C.
Professional Land Surveyors
Job # 2035-218
150 Zaragoza Road, Suite B-7 • El Paso, TX 79936
Office: (915) 955-9009



File #: BC-1785, Version: 1

**CITY OF EL PASO, TEXAS
LEGISTAR AGENDA ITEM SUMMARY FORM**

AGENDA LANGUAGE:

This is the language that will be posted to the agenda. Please use ARIAL 11 Font.

SUSU25-00095: Spare Feet Unit One - A portion of Section No. 19, Block 79
Township 3 Texas and Pacific Railway Company, El Paso
County, Texas

Location: South of Pelicano Dr. and West of Darrington Rd.

Existing Zoning: N/A Property lies within Extraterritorial Jurisdiction (ETJ)

Property Owner: M2B El Paso LLC.

Representative: TRE & Associates, LLC.

District: N/A Property lies within Extraterritorial Jurisdiction (ETJ)

Staff Contact: Alonso Hernandez, (915) 212-1585,
HernandezJA5@elpasotexas.gov

Spare Feet Unit One

City Plan Commission — February 26, 2026

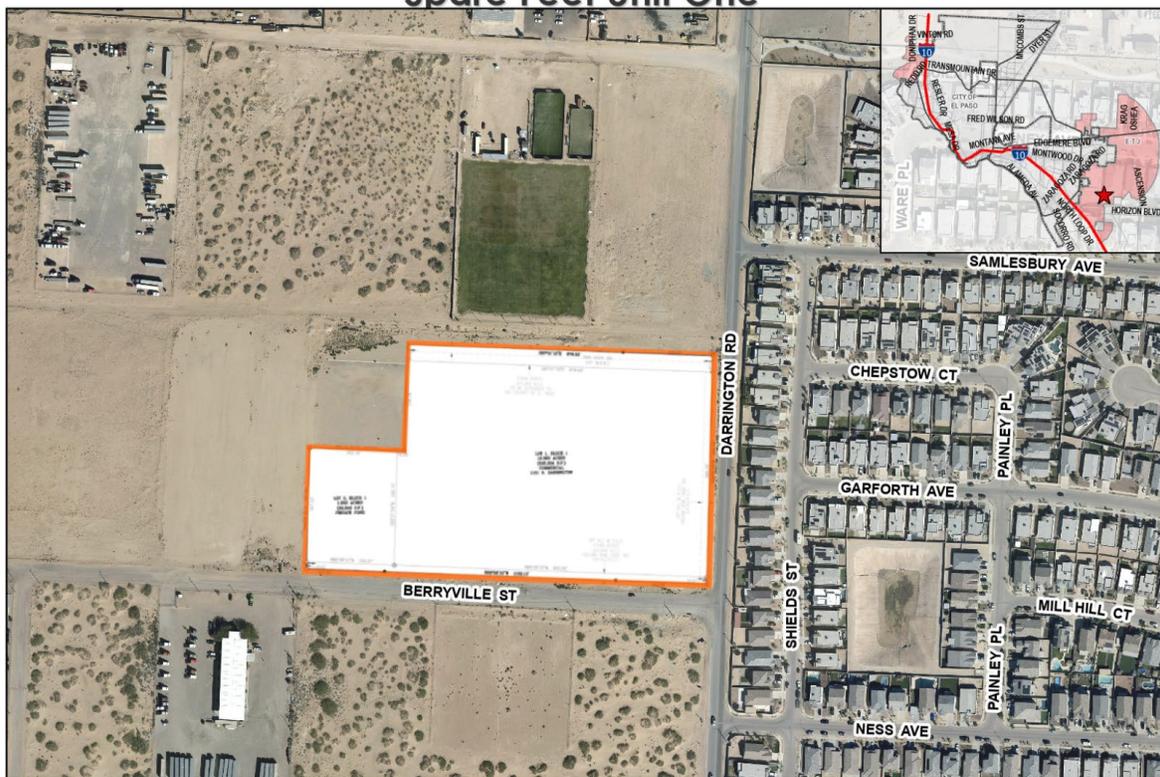


CASE NUMBER/TYPE:	SUSU25-00095 – Major Combination
CASE MANAGER:	Alonso Hernandez, (915) 212-1585, HernandezJA5@elpasotexas.gov
PROPERTY OWNER:	M2B El Paso LLC.
REPRESENTATIVE:	TRE & Associates, LLC.
LOCATION:	South of Pelicano Dr. and West of Darrington Rd. (Extraterritorial Jurisdiction (ETJ))
PROPERTY AREA:	15.44 acres
VESTED RIGHTS STATUS:	Not Vested
PARK FEES:	Park Fees Not Required
EXCEPTIONS/MODIFICATIONS:	Yes, see following section
ZONING DISTRICT(S):	N/A Property lies within ETJ

SUMMARY OF RECOMMENDATION: Staff recommends **PENDING** of Spare Feet Unit One on a Resubdivision Combination basis and **PENDING** of the exception requests. Related to this application, the applicant is requesting the following exceptions from the City Plan Commission:

1. To waive the construction of one foot (1') of sidewalk along Darrington Road.
2. To allow Block 1 to have a block perimeter in excess of 2,400 feet.

Spare Feet Unit One



This map is designed for illustrative purposes only. The features depicted here are approximate and more 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 65 130 260 390 520 Feet



Figure A: Proposed plat with surrounding area

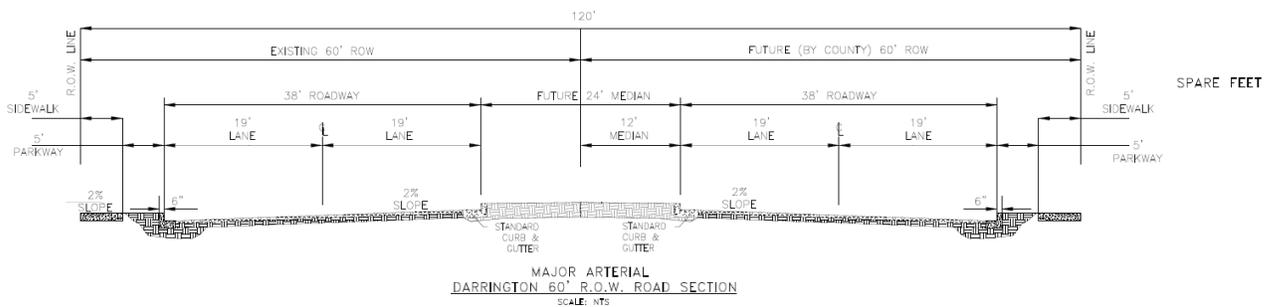
DESCRIPTION OF REQUEST: The applicant is proposing to subdivide 15.44 acres in order to create one (1) non-residential lot and a 1.90-acre private pond. Access to the subdivision will be from Darrington Road and Bob Hope Drive. Stormwater drainage will be managed by surface flow to the proposed pond site. This development is being reviewed under the current Subdivision code.

CASE HISTORY/RELATED APPLICATIONS: N/A

EXCEPTIONS, MODIFICATIONS, OR WAIVER REQUESTS: The applicant is requesting the following exceptions 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 construction of one foot (1') of sidewalk along Darrington Road.

PROPOSED CROSS-SECTION:



2. To allow Block 1 to have a block perimeter in excess of 2,400 feet.

EVALUATION OF EXCEPTION REQUEST: The exception request 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.

Spare Feet Unit One

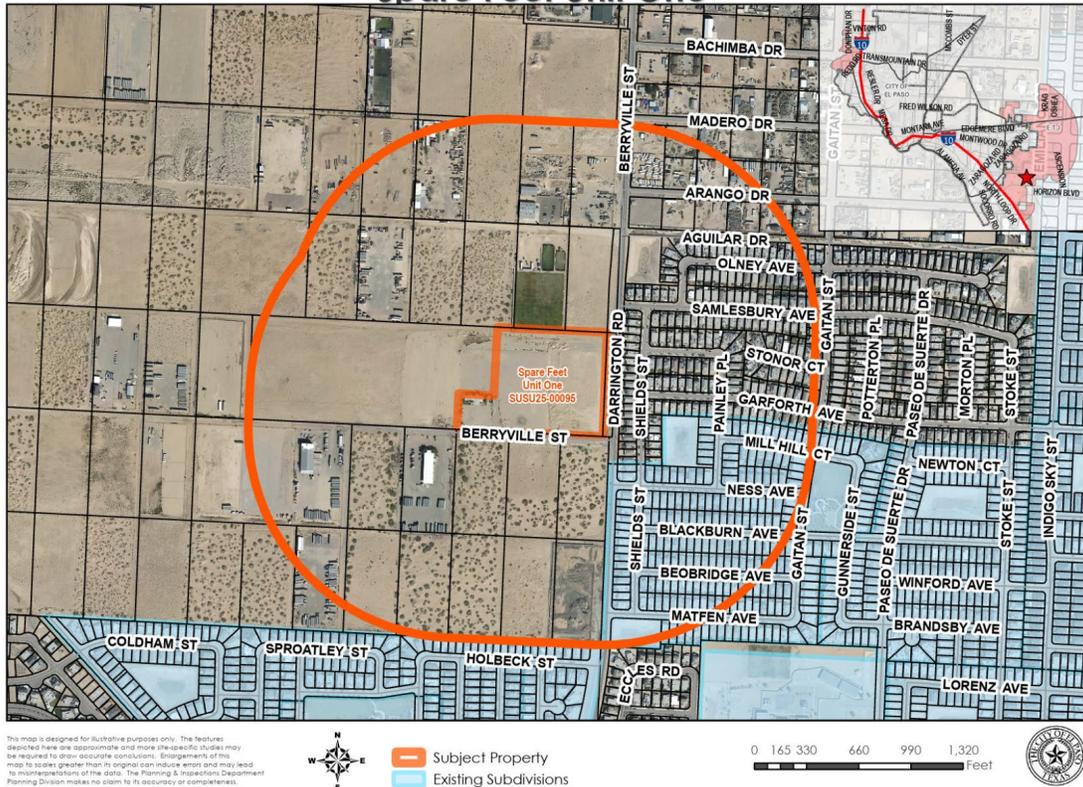


Figure B: Developed properties within a quarter mile of proposed subdivision

EVALUATION OF EXCEPTION REQUEST: The application meets the following criteria under El Paso City Code 19.48.030 – (Criteria for Approval) of the El Paso City Code.

Per Chapter 6.1.3 of the Street Design Manual, the maximum length of any block or street segment (including a looped street) shall be one thousand six hundred feet along arterial streets, except that where lots are designed under Sub-section 6.2.5, blocks may not exceed eight hundred feet. Block faces shall not exceed one thousand feet along other streets and the full perimeter of a block shall not exceed two thousand four hundred feet except when Section 5.2 specifies otherwise or where topographic features or parcels of one-half acre or larger would justify an exception from this requirement.

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

Surrounding Zoning and Use	
North	Extraterritorial Jurisdiction (ETJ) / Commercial developments and vacant lots.
South	Extraterritorial Jurisdiction (ETJ) / Commercial developments and vacant lots.
East	Extraterritorial Jurisdiction (ETJ) / Residential development.
West	Extraterritorial Jurisdiction (ETJ) / vacant lot.
Nearest Public Facility and Distance	
Park	Starduster Park (1.75 mi.)
School	Dr. Sue Shook (PK-5) (0.48 mi.)
Plan El Paso Designation	
O-5, (Remote)	
Impact Fee Service Area	

Surrounding Zoning and Use

Eastside

PUBLIC COMMENT: N/A

PLAT EXPIRATION: This application will expire on **February 26, 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.
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.
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

Spare Feet Unit One



Subject Property

This map is designed for illustrative purposes only. The features described here are approximate and more site-specific studies may be required to determine the accuracy of the information. The Planning & Inspections Department makes no claim to its accuracy or completeness.

ATTACHMENT 4



Engineering Solutions

November 19, 2025

Via Email: AlejandreAX@elpasotexas.gov

Mr. Alex Alejandre
Planning and Inspections Department
City of El Paso
801 Texas Avenue
El Paso, Texas 79901

**Re: Spare Feet Storage
Modification Request Letter
TRE No.: 2104-12501-14**

Dear Mr. Alejandre:

On behalf of Spare Feet Storage, TRE & Associates, LLC is respectfully requesting modifications from the Major Arterial and Minor Arterial cross sections as follows per section 19.48.030 of the current Title 19 Subdivisions Regulations:

- **Major Arterial Street – Darrington**
We are asking for a waiver from Darrington Street Major Arterial cross-section not to be built due to El Paso County currently working on the design and subsequently construction. The cross section consists of a 24-foot median, 120-foot pavement, 5-foot parkway each side, and a 5-foot sidewalk each side.
- **Minor Arterial Street – Bob Hope Drive**
We are asking for a modification request from the Bob Hope Drive Minor Arterial cross section which consists of a 70-foot R.O.W., 36-foot median with two 6-foot bike lane each side, two 11-foot parkways, and two 6-foot sidewalks; to the proposed 47-foot R.O.W., 29-foot pavement, 8-foot median, 5-foot sidewalk, 5-foot bike lane, 5-foot parkway. This modification request is being requested to match the existing conditions to Bob Hope Drive cross-section coordinated with El Paso County and to provide development proportionate share of the El Paso County cross-section.
- **Maximum Block Length and Perimeter – Spare Feet Storage Block**
We are asking for a waiver from the block faces and perimeter of block to be able to exceed the length required by the code of ordinances to be 1,000-feet of block face and 2,400-feet of full perimeter of block to the proposed block length of 880-feet and 3613-feet of full block perimeter. The reason for this request is to build the developer's proportionate share of Bob Hope along the entire frontage length.

110 Mesa Park Drive, Ste. 200 El Paso, Texas 79912 P (915) 852-9093 F (915) 629-8506
6101 W. Courtyard Drive, Bldg. One, Ste. 100 Austin, Texas 78730 P (512) 358-4049 F (512) 366-5374
www.tr-eng.com TBPE Firm No. 13987

TRE & Associates, LLC

We respectfully request the above-mentioned modification request and waiver to the roadway standards. Should you have any questions or need any additional information, please do not hesitate to contact me or Robert Romero, P.E. at 915-852-9093.

Sincerely,
TRE & ASSOCIATES, LLC
Denise Hernandez
Denise Hernandez

DH:rr
cc: TRE & Associates, LLC – File

ATTACHMENT 5



MAJOR COMBINATION APPLICATION

DATE: 10/29/2025 FILE NO. SUSU25-00095

SUBDIVISION NAME: Spare Feet Storage

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
A portion of section No. 19, Block 79, Township 3, Texas and Pacific Railway Company, El Paso County, Texas, containing 15.440 acres+/-

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	<u>1.902</u>	<u>1</u>
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____		_____	_____
School	_____	_____	Total No. Sites	<u>2</u>	_____
Commercial	<u>12.060</u>	<u>1</u>	Total (Gross) Acreage	<u>15.440</u>	_____
Industrial	_____	_____			

3. What is existing zoning of the above described property? N/A Proposed zoning? N/A

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 water will be captured via storm inlet and sent through RCP, then will be captured by retention pond.

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: To match existing conditions of arterial streets, and exceed maximum block length and perimeter.

10. Improvement Plans submitted? Yes No

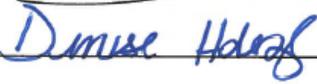
11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes No

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 Spare Feet Storage, Ryan Burkett (808) 786-1969
 (Name & Address) (Email) (Phone)
13. Developer Spare Feet Storage, Ryan Burkett (808) 786-1969
 (Name & Address) (Email) (Phone)
14. Engineer TRE & Associates, LLC 110 Mesa Park Dr. Ste. 200 El Paso, TX 79912 (915) 852-9093
 (Name & Address) (Email) (Phone)

OWNER SIGNATURE:  _____

REPRESENTATIVE SIGNATURE:  _____

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

REPRESENTATIVE CONTACT (E-MAIL): DHernandez@tr-eng.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. Original and current certificate tax certificate(s) with zero balance.
 - b. Provide original copies of the restrictive covenants, if applicable.
2. This property is subject to impact fees. The table and respective language shall be included on the face of the final approved and recorded plat. Impact fees shall be calculated based on the table below:

Eastside Service Area			
Meter Size	Meter Capacity Ratio	Water*	Wastewater
Less than 1 inch	1.00	\$892	\$1,178
1 inch	1.67	\$1,489	\$1,967
1½ inch	3.33	\$2,971	\$3,923
2 inch	5.33	\$4,754	\$6,278
3 inch	10.00	\$8,919	\$11,780
4 inch	16.67	\$14,867	\$19,636
6 inch	33.33	\$29,725	\$39,260
8 inch	53.33	\$47,562	\$62,819
10 inch	76.67	\$68,390	\$90,317
12 inch	143.33	\$127,850	\$168,843

3. Provide address or proposed address for Lot 2 on both the preliminary and final plats.
4. Staff recommends placing the subdivision on a single sheet for easier navigation and interpretation.
5. Update the application and waiver request to reflect the current subdivision name.
6. Provide the restrictive covenants as referenced in Plat Note No. 4.
7. Revise and update the applicable plat notes to reflect the current subdivision name.
8. The owner’s contact information is not required on the Final Plat and may be removed if desired.
9. Please clarify the discrepancy in the owner’s name as shown on the deed compared to the name listed on the plats and application.
10. Include the name and right-of-way (ROW) width of the street abutting the south side of the property on both the Preliminary and Final Plats.
11. Update the dates to 2026 on the acknowledgment, filing, and approval statements.
12. Update the subdivision name on the cross sections.

Planning and Inspections Department- Land Development Division

The Developer/Engineer shall address the following comments:

1. Include Berryville street cross section abutting subdivision boundary in preliminary plat.

2. Explain why Darrington proportionate share is labeled "future (by county) 60' ROW improvements.
3. Provide cross section arrows on plan view to identify view orientation.
4. Extend Bob Hope typical cross section to include entire row.
5. Provide Existing and proposed typical street cross sections for all abutting ROW's.
6. Secure stormwater drainage, access, and maintenance easements with agreements between other properties draining into on site private pond. Clarify which lots are allowed to drain into the retention pond.
7. Print-out of the mathematical closure is ok.
8. Engineering report is ok.

El Paso County

El Paso County recommends denial of the application and denial of the waiver request as per comments provided.

The comments remain as the comments were generated on the review of the 15.44-acre Spare Feet Unit One Subdivision Plat application submittal to the County.

The plats on the submittal to the county reflect a "Date of Preparation of August 2025", the plats on the attached email also reflect the same information "Date of Preparation of August 2025", also the information on your shared drive has same information- "Date of Preparation of August 2025"

SPARE FEET UNIT ONE - SUSU25-00095 Major Combination Subdivision County review and comments

The County of El Paso offers the following response(s) to Modification Request Letter Major Arterial Street - Darrington

We are asking for a waiver from Darrington Street Major Arterial cross-section not to be built due to El Paso County currently working on the design and subsequently construction. The cross section consists of a 24-foot median, 120-foot pavement, 5-foot parkway each side, and a 5-foot sidewalk each side. The waiver is being requested due to coordination with El Paso County.

El Paso County concurs conditionally with the request to defer the construction of street improvements due to the upcoming County of El Paso Project Darrington Roadway Street Improvements, with the condition that additional Public Right-of-Way (ROW) be dedicated as follows:

-

Additional ROW for a curb radius at the intersection of Bob Hope and Darrington intersection Collector Street - Bob Hope Drive

We are asking for a modification request from the Bob Hope Drive Collector cross section which consists of a 70-foot R.O.W., 36-foot median with two 6-foot bike lane each side, two 11-foot parkways, and two 6-foot sidewalks; to the proposed 47-foot R.O.W., 29-foot pavement, 8-foot median, 5-foot sidewalk, 5-foot bike lane, 5-foot parkway. This modification request is being requested to match the existing conditions to Bob Hope Drive cross-section coordinated with El Paso County and

to provide development proportionate share of the El Paso County cross-section.

El Paso County concurs conditionally with the request to accept the proposed cross section as presented for the construction of Bob Hope development proportionate street improvements with the condition that additional Public Right-of-Way (ROW) be dedicated as follows:

- To include additional ROW for right turn lanes at the driveways, north - south street right-of-way intersections and public right-of-way turning curb radius at roadway street right-of-way intersections abutting the property for the proposed east bound Bob Hope roadway

Maximum Block Length - Spare Feet Storage Block

We are asking for a waiver from the block faces and perimeter of block to be able to exceed the length required by the code of ordinances to be 1,000-feet of block face and 2,400-feet of full perimeter of block to the proposed block length of 880-feet and 3613-feet of full block perimeter. The reason for this request is to build the developer's proportionate share of Bob Hope along the entire frontage length.

El Paso County does not concur with the request to waive the requirements of the code of ordinances to that would allow for subdivision block to exceed the 1000-foot length of block face or exceeding the 2400-foot full block perimeter threshold.

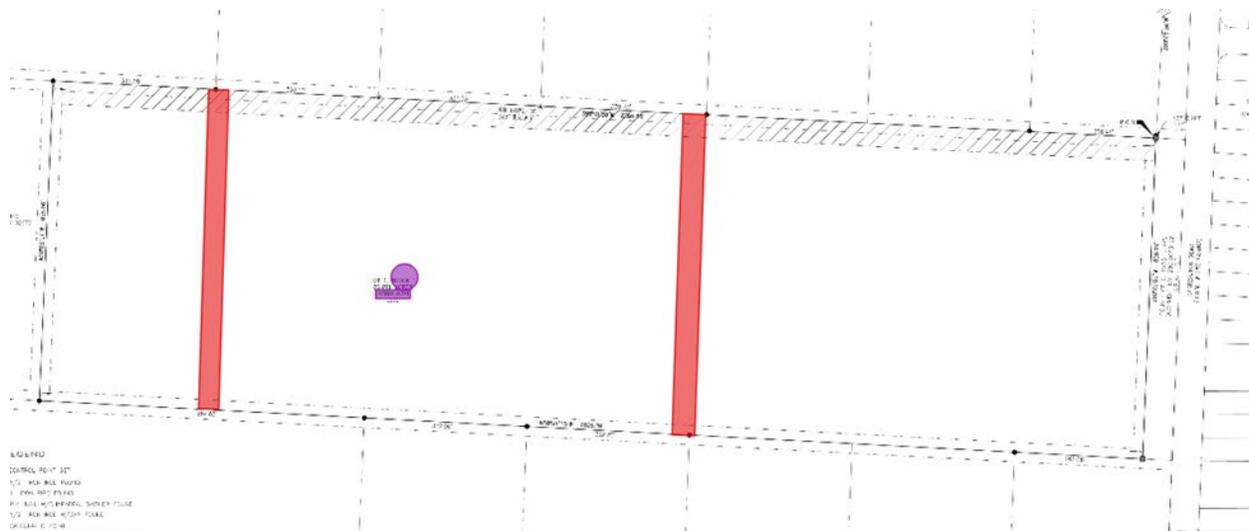
- El Paso County is requesting the subdivision include 2 - 60-foot public Rights-of-Ways (north-south

Public ROW's) to break the block length and meet the requirements of the code of ordinance on block

face length and full block perimeter thresholds as the entire same owner parcels have not been included, referencing the original submittal of the Spare Feet Storage Subdivision

- The 2 north - south through streets be located at the approximate locations as illustrated on snippets

below





Plat Submittals are incomplete, El Paso County Offers the following Comments in addition to response to Waiver Request Letter

Requesting a preliminary Plat of all the adjacent tracts of land owned by the same owner being included to provide information on future development and to evaluate and determine whether development of the land subject to the plat will be adequately served by public facilities and services and is otherwise in compliance with this title, taking into account the development of the property as a whole, as per City of El Paso Municipal Code Article - 19.02.060 - Remainder tracts revisions/modifications to drawing plan set and resubmittal(s) will generate subsequent review(s) and may generate additional comments that will need to be addressed

As illustrated, the Subdivision Plat layout and boundaries configuration seems to be creating portion(s) of parcel(s) (original parcels are approximately 5-acre sites) outside subdivision boundaries, tracts forming the one 15.440 acre large tract or any documents that would identify the easements as having been vacated.

Drainage Certification as illustrated does not coincide with the Plat information. Clarify and identify Drainage system infrastructure as illustrated, existing proposed, Engineer's report information does not coincide with information this page. Engineer's report information does not coincide with information illustrated on Preliminary Plat

Map of post development does not coincide with information illustrated on page 1. Information illustrated on Page 1 "preliminary Plat does not coincide with information depicted on Page 5 "Engineer's Drainage Report" Modifications on Preliminary Plat submittal are not reflected on "Engineer's Report"

Drainage easement(s) have not been illustrated/identified/labeled within the portion proposed plating area, for storm water run-off conveyance structures for the future Bob Hope ROW

Dedication depicted on Plat, appropriate drainage conveyance rights within subdivision limits have not been illustrated

Clarification of actual existing improvements /existing field conditions of the existing ROW fronting the proposed Spare Feet Unit One Subdivision. Additionally, cross section does not coincide with information depicted on Preliminary plat plan view

Information does not coincide with legal descriptions illustrated, clarify information portion of or all of.

Legal Description as illustrated for Spare Feet Unit One is the same Legal Description as illustrated for Spare Feet Storage Plat previously submitted, with only the difference in acreage being depicted.

Clarify Pond legal description and if dedicated as separate lot, easement and what legal access is being provided Also, clarify if storm system infrastructure is being dedicated, no easements have been depicted / identified on final Plat. Clarify pending 20' drainage easement by separate instrument clarify Public ROW and adjacent lot storm water runoff conveyed onto private pond

The original existing tracts of land/parcels have not been illustrated/identified/labeled within the portion proposed plating area, of Section 19, Block 79, that also include Appurtenant Easements to the general public for road purposes public utilities. Existing tracts of land/parcels have not been

illustrated/identified/labeled that that include designated Appurtenant Easements to the general public for road purposes public utilities

The Plat as illustrated does not clearly identify /depict the 20-foot Appurtenant Easement within lot boundaries on the southern plat limits

Proposed ROW dedication on southern subdivision boundaries shall clearly be illustrated/identified/labeled and applicable cross sections shall be incorporated in submittal(s)

Requesting Preliminary Plat to include complete existing /proposed ROW lines, existing proposed street/roadway/sidewalk improvements, and /or information all abutting ROW Cross Sections for Berryville/ Darrington, Southern ROW street, and Bob Hope.

ROW roadway improvements shall provide for a 25 foot paved roadway as per El Paso, County Subdivision Regulations -- Section 2.8. Road, Easement, Lot, and Drainage - Standards (l)(1), (m)(1), (n)(1)

Requesting for turning movements, Curb return radius right-of way dedication at the intersections, Future Road/ Darrington and Future Bob Hope Extension / Darrington.

Clarify, incorporate coefficients as applicable to each drainage area illustrated/ identified
clarify, incorporate pond dimensions and depths to calculate ponding volume capacity.

Clarify, storm run-off conveyance drainage system has not been depicted / illustrated to convey
run-off to pond.

El Paso Water

EPWater does not object to this request.

The proposed subdivision is located within the East El Paso Extraterritorial Jurisdiction (ETJ)
within Horizon Regional Municipal Utility District service area.

Stormwater:

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

Spare Feet Unit One – Major Combination

1. On the submitted improvement plans (SIPS26-00004) there is a 20-foot drainage easement, parallel to the N02'32'41'E line that abuts Section 19 Block 79. There appears to be a discrepancy as the improvement plans show a flume while these plans show an inlet on the preliminary plat. Please revise and clarify.
2. Show and Label existing and proposed drainage flow patterns on the preliminary plat and identify the final location of all the stormwater runoff.
3. 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.
4. The proposed ponding area shall have enough capacity to hold the developed runoff for a designated 100-yr. storm event.

Parks and Recreation Department

We have reviewed Spare Feet Unit One, a major preliminary plat map and on behalf of the Parks & Recreation Department we offer the Developer / Engineer the following comments:

Please note that this is a Non-residential subdivision composed of one (1) commercial lot with a combined area of 15.44-Acres; Per City Standards a total of \$15,440.00 would have been required in the form of "Park fees" however

This subdivision is located with-in the City of El Paso Extra Territorial Jurisdiction (ETJ) area but not with-in the areas of potential annexation by the City, therefore meeting the requirements to be excluded from the calculation for "Parkland / fees" as **IT IS NOT** identified on the official map as described 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.

(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)

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

SaM traffic & transportation engineering has the following comments:

- Clarification of cross section on proportionate share of Bob Hope Dr.
- Modification letter, under Collector Street-Bob Hope Drive, does not match description on cross section illustration

Streets lights:

Street Lights does not object to this request.

The lot is out of the City of El Paso 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:

1. Indicate that any infrastructure located within the city right-of-way or within the five-mile ETJ (Extra-territorial Jurisdiction, 19.50.030) must follow the design standards for construction, in accordance with the municipal code.
2. For new asphalt areas, verify that proper subgrade preparation is completed and that minimum compaction standards are achieved.
3. Indicate that all transitions to existing infrastructure shall be smooth and free of tripping hazards.
4. Please provide a response to the comments. If you have already addressed any of these items, they will be incorporated or evaluated accordingly

El Paso Electric

Please add a 12' wide easement around the proposed lots for future access.

Texas Gas

Texas Gas Service has no comments

El Paso Central Appraisal District

There are no comments for Spare Feet #1 subdivision from Central Appraisal.

Fire Department

Recommend approval. No adverse comments.

El Paso County Water Improvement District #1

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

Texas Department of Transportation

No comments received.

Sun Metro

No comments received.

Capital Improvement Department

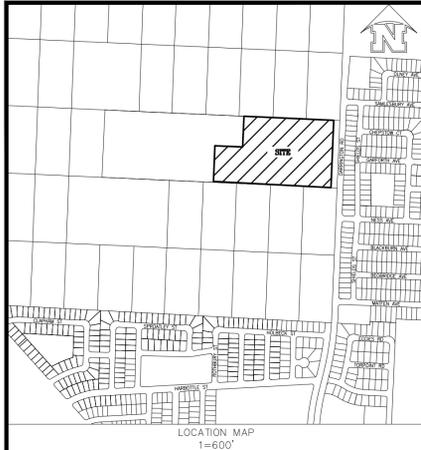
No comments received.

El Paso County 911 District

No comments received.

SPARE FEET UNIT ONE

A PORTION OF SECTION NO. 19, BLOCK 79, TOWNSHIP 3 TEXAS AND PACIFIC RAILWAY COMPANY EL PASO COUNTY, TEXAS. CONTAINING 15.440 ACRES ±



PROPOSED LAND USE
COMMERCIAL LOT = 1
POND = 1

ACREAGE TABLE		
DESCRIPTION	SQ. FT.	ACRES
COMMERCIAL	525,334	12.060
POND	82,849	1.902
DEDICATED R.O.W.	41,342	0.949
EXISTING A.E. & P.U.E.	23,043	0.529
TOTAL	672,568	15.440

BENCHMARK LIST				
POINT NUMBER	DESCRIPTION	Northing	Easting	Elevation
1	5/8" ROD SET	10639113.4561	468298.1745	4025.419
2	5/8" ROD SET	10638363.9223	468245.0712	4024.715

STREET TABLE	
STREET NAME	LINEAR FEET
BOB HOPE DRIVE	879.64

SCHOOL DISTRICT
SOCORRO INDEPENDENT SCHOOL DISTRICT
12300 EASTLAKE DRIVE
EL PASO, TX 79928

OWNERS DEDICATION, CERTIFICATION AND ATTESTATION

I, RYAN BURKETT, OWNER OF THE 15.440 ACRE TRACT OF LAND ENCOMPASSED WITHIN SPARE FEET UNIT ONE DO HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO THE PUBLIC USE THE STREETS SHOWN HEREIN. SPECIFIC IMPROVEMENTS TO BE DEDICATED TO HORIZON REGIONAL MUNICIPAL UTILITY DISTRICT ARE: UTILITY EASEMENTS SHOWN HEREIN, SPECIFIC IMPROVEMENTS TO BE DEDICATED TO THE COUNTY ARE STREET RIGHT-OF-WAYS.

I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE 232.032 AND THAT:

- (A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS AND THE REGULATIONS OF HORIZON REGIONAL MUNICIPAL UTILITY DISTRICT.
- (B) SEWER CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS AND THE REGULATIONS OF HORIZON REGIONAL MUNICIPAL UTILITY DISTRICT.
- (C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.
- (D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.

I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

RYAN BURKETT, PRESIDENT
SPARE FEET STORAGE
DATE _____

STATE OF TEXAS
COUNTY OF EL PASO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RYAN BURKETT, PRESIDENT OF SPARE FEET STORAGE, KNOWN BY ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2025.

NOTARY PUBLIC IN AND FOR EL PASO COUNTY, TX.

MY COMMISSION EXPIRES _____

EL PASO COUNTY CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE 232.028 (A):

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF SPARE FEET STORAGE SUBDIVISION WAS REVIEWED AND APPROVED BY THE EL PASO COUNTY, TEXAS COMMISSIONER'S COURT ON _____, 2025.

ATTEST:

COUNTY JUDGE _____ DATE _____

CITY OF EL PASO CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE 212.009 (C) AND 212.0115 (B):

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF SPARE FEET STORAGE SUBDIVISION WAS RECEIVED AND APPROVED BY THE CITY PLAN COMMISSION OF THE CITY OF EL PASO ON _____, 2025.

CHAIR PERSON _____ DATE _____ ATTEST: EXECUTIVE SECRETARY _____

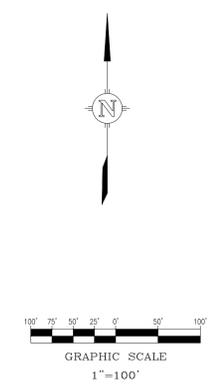
APPROVED FOR FILING THIS _____ DAY OF _____, 2025.

PLANNING & INSPECTIONS DIRECTOR _____

COUNTY CLERK'S RECORDING CERTIFICATE FILING

FILED AND RECORDED IN THE OFFICE OF THE COUNTY CLERK OF EL PASO COUNTY, TEXAS, THIS _____ DAY OF _____, 2025, A.D. IN FILE NO. _____

EL PASO COUNTY CLERK _____ BY DEPUTY _____



- ### LEGEND
- ▲ CONTROL POINT SET
 - 1/2" IRON ROD FOUND
 - 1" IRON PIPE FOUND
 - ▲ P.K. NAIL W/CHAPARRAL WASHER FOUND
 - 1/2" IRON ROD W/CAP FOUND
 - ▲ CALCULATED POINT
 - 5/8" IRON ROD W/ZWA YELLOW CAP SET
 - P.R.E.P.C.T. PLAT RECORDS EL PASO COUNTY, TEXAS
 - O.P.R.E.P.C.T. OFFICIAL PUBLIC RECORDS EL PASO COUNTY, TEXAS
 - B.M. BENCH MARK
 - A.E. APPURTENANT EASEMENT
 - P.U.E. PUBLIC UTILITY EASEMENT
 - P.O.B. POINT OF BEGINNING
 - P.O.C. POINT OF COMMENCEMENT
 - () BLOCK NUMBER
 - () RECORD INFORMATION

OWNER
RYAN BURKETT
SPARE FEET STORAGE
955 E. 87th STREET
ODESSA, TX 79765
PHONE: (806) 786-1969

ENGINEER
TRE & ASSOCIATES
Engineering Solutions
TBPE FIRM #13987
110 N. Mesa Park Drive, Suite 200 6101 W. Courtyard Dr. Bldg 1, Ste. 100
El Paso, Texas 79912 Austin, Texas 78730
Office: (915) 852-9093 Office: (512) 358-4049
Fax: (915) 629-8506 Fax: (512) 366-5374

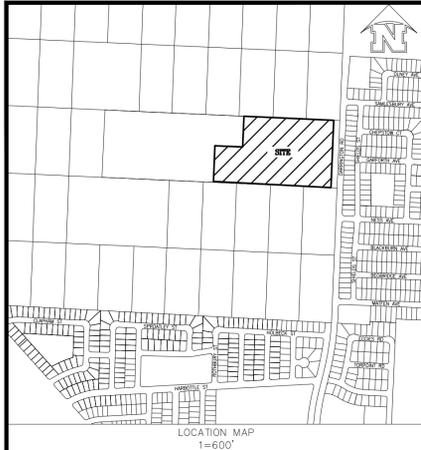
ENGINEER'S DEDICATION
SUBDIVISION IMPROVEMENT PLANS PREPARED BY AND UNDER THE SUPERVISION OF TRE & ASSOCIATES, L.L.C.
ROBERTO S. ROMERO, P.E. NO. 114517

SURVEYOR
ZWA
Zamora, L.L.C.
Professional Land Surveyors
Job # 2028-73
1510 Zaragoza Road, Suite B-7 • El Paso, TX 79936
Office: (915) 955-9009 • Fax: (915) 855-9012

SURVEYOR'S DEDICATION
THIS PLAT REPRESENTS A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND IS IN COMPLIANCE WITH THE CURRENT TEXAS BOARD OF PROFESSIONAL LAND SURVEYING PROFESSIONAL AND TECHNICAL STANDARDS.
G. RENE ZAMORA, R.P.L.S. TX. NO. 5682

SPARE FEET UNIT ONE

A PORTION OF SECTION NO. 19, BLOCK 79, TOWNSHIP 3 TEXAS AND PACIFIC RAILWAY COMPANY EL PASO COUNTY, TEXAS. CONTAINING 15.440 ACRES ±



SCHOOL DISTRICT
SOCORRO INDEPENDENT SCHOOL DISTRICT
12300 EASTLAKE DRIVE
EL PASO, TX 79928

PROPOSED LAND USE
COMMERCIAL LOT = 1
POND = 1

ACREAGE TABLE		
DESCRIPTION	SQ. FT.	ACRES
COMMERCIAL	525,334	12.060
POND	82,849	1.932
DEDICATED R.O.W.	41,342	0.949
EXISTING A.E. & P.U.E.	23,043	0.529
TOTAL	672,568	15.440

STREET TABLE	
STREET NAME	LINEAR FEET
BOB HOPE DRIVE	879.64

BENCHMARK LIST			
POINT NUMBER	DESCRIPTION	Northing	Easting
1	5/8" ROD SET	10639113.4561	468298.1745
2	5/8" ROD SET	10638363.9223	468245.0712

PLAT NOTES AND RESTRICTIONS

- THIS SYMBOL REPRESENTS ALL PROPOSED STREET MONUMENTS LOCATIONS.
- THE SUBDIVISION IS WITHIN FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOOD PLAIN - PANEL No. 480212 0250B, DATED SEPTEMBER 4, 1991.
- TAX CERTIFICATE(S) FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.
DOCUMENT No. _____ DATED _____
- RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.
DOCUMENT No. _____ DATED _____
- THIS IS TO CERTIFY THAT WATER AND SEWER SERVICES WILL BE PROVIDED TO SPARE FEET UNIT ONE BY THE PASO DEL ESTE MUNICIPAL UTILITY DISTRICT NO. 1 IN ACCORDANCE WITH THEIR RULES AND REGULATIONS AND WITH SECTION 16.343 OF THE TEXAS WATER CODE.
DOCUMENT No. _____ DATED _____
- WATER AND SEWER SERVICES WILL BE CONSTRUCTED TO SERVE THE SUBDIVISION PRIOR TO FILING THE FINAL SUBDIVISION PLAT OR WITHIN ONE (1) YEAR OF THE DATE OF THE FILING THE FINAL PLAT SUBDIVISION WITH AN APPROVED FISCAL GUARANTEE FOR COMPLETION OF IMPROVEMENTS, UNLESS A SUBSEQUENT FISCAL GUARANTEE IS APPROVED FOR FURTHER EXTENSION.
- LOT CORNERS WILL BE SET UPON COMPLETION OF CONSTRUCTION OF ROADWAYS.
- BUILDINGS SETBACKS SHALL CONFORM TO CITY OF EL PASO SETBACKS 30 FEET FROM FRONT PROPERTY LINES. REAR AND SIDE PROPERTY LINES SHALL CONFORM TO EL PASO COUNTY.
- SPARE FEET UNIT ONE HAS OBTAINED A PERMIT FROM THE COUNTY ROAD AND BRIDGE DEPARTMENT PRIOR TO CUTTING ANY EXISTING COUNTY ROAD FOR INSTALLATION OF UTILITIES, CONSTRUCTION OF DRIVEWAYS, OR ANY OTHER PURPOSE.
- SPARE FEET UNIT ONE HAS PROVIDED ADEQUATE STORM RUNOFF AND PONDING PROVISIONS PRIOR TO SALE OF ANY LOTS.
DOCUMENT No. _____ DATED _____
- SPARE FEET UNIT ONE THE SUBDIVIDER OF SPARE FEET STORAGE HAS INSTALLED ALL UTILITY SERVICE LINES TO THE PROPERTY LINES, UNLESS OTHERWISE APPROVED IN WRITING BY THE COUNTY ENGINEER.
- ROADS WILL NOT BE MAINTAINED BY THE COUNTY OF EL PASO UNTIL PAVED BY SPARE FEET STORAGE, AND LEGALLY APPROVED AND ACCEPTED BY THE COUNTY.
- IN ACCORDANCE WITH TEXAS LOCAL GOVERNMENT CODE SECTION 232.025(6), IT IS HEREBY EXPRESSED THAT ALL PURCHASE CONTRACTS MADE BETWEEN SPARE FEET STORAGE, AND A PURCHASER OF LAND IN THIS SUBDIVISION WILL CONTAIN A STATEMENT DESCRIBING WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THIS SUBDIVISION.
- THIS SUBDIVISION SHALL PROVIDE FOR POSTAL DELIVERY SERVICE. THE SUBDIVIDER WILL COORDINATE 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.

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY
SPARE FEET STORAGE IS LOCATED WITHIN EL PASO COUNTY, TEXAS APPROXIMATELY 1.5 MILES EAST OF THE CITY LIMITS OF EL PASO, TEXAS, 1.5 MILES WEST OF THE TOWN OF HORIZON, TEXAS, AND WITHIN THE CITY OF EL PASO'S 5 MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE 212.00, 212.001

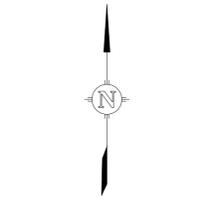
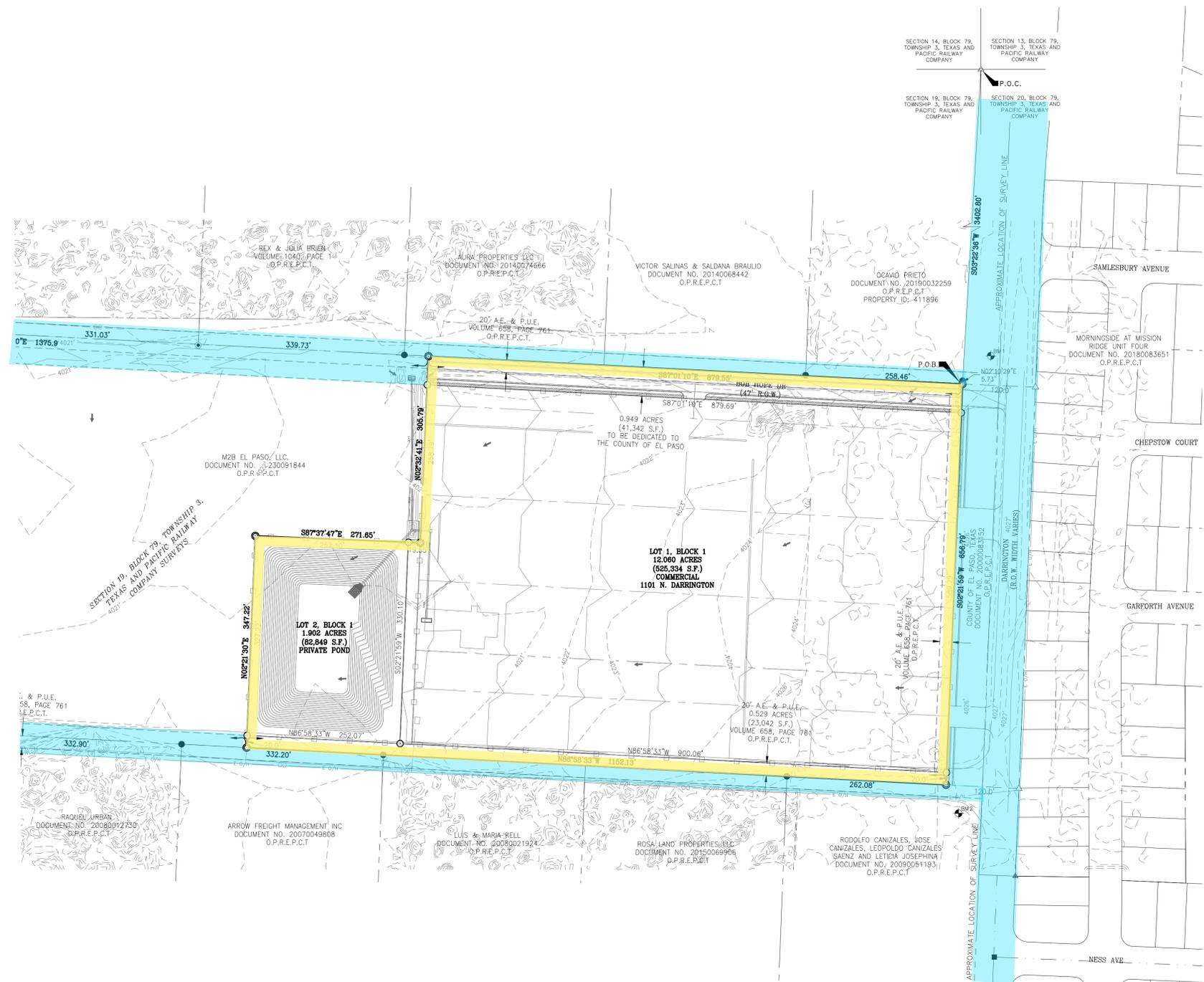
BEARING BASIS:
THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE, NAD83 (93) HARN. THE BEARINGS SHOWN ARE GRID BEARINGS. THESE COORDINATES WERE ESTABLISHED FROM REFERENCE POINT TX044 (NGS PID NO. AB6217), HAVING VALUES 31°43'10.98688"(N), 106°14'29.61456"(W) COMBINED SCALE FACTOR 0.99977223. ALL DISTANCE SHOWN ARE SURFACE DISTANCES.

VERTICAL DATUM:
VERTICAL DATUM BASED ON WEST TEXAS AIRPORT REFERENCE POINT TX044 (NGS PID NO. AB6217) NAVD 88 DATUM AND REFERENCED TO NAD83, HAVING AN ELEVATION OF 4005.60.

OWNER
RYAN BURKETT
SPARE FEET STORAGE
955 E. 87TH STREET
ODESSA, TX 79765
PHONE: (806) 786-1969

PRELIMINARY
TO BE CONSIDERED BY THE
CITY PLAN COMMISSION
RECOMMENDATIONS CONCERNING
THIS PLAT MUST BE FILED BY:

DATE OF PREPARATION: AUGUST 2025



- ### LEGEND
- △ CONTROL POINT SET
 - 1/2" IRON ROD FOUND
 - 1" IRON PIPE FOUND
 - ▲ P.K. NAIL W/CHAPARRAL WASHER FOUND
 - 1/2" IRON ROD W/CAP FOUND
 - △ CALCULATED POINT
 - ⊙ 5/8" IRON ROD W/ZWA YELLOW CAP SET
 - P.R.E.P.C.T. PLAT RECORDS EL PASO COUNTY, TEXAS
 - O.P.R.E.P.C.T. OFFICIAL PUBLIC RECORDS EL PASO COUNTY, TEXAS
 - EXISTING GROUND CONTOUR LINES
 - ↑ DIRECTION OF FLOW
 - ▲ HIGH POINT
 - ▼ LOW POINT
 - B.M. BENCH MARK
 - A.E. APPURTENANT EASEMENT
 - P.U.E. PUBLIC UTILITY EASEMENT
 - P.O.B. POINT OF BEGINNING
 - P.O.C. POINT OF COMMENCEMENT
 - Ⓛ BLOCK NUMBER
 - () RECORD INFORMATION



Engineering Solutions
TBPE FIRM #13987
110 N. Mesa Park Drive, Suite 200 6101 W. Courtyard Dr. Bldg 1, Ste. 100
El Paso, Texas 79912 Austin, Texas 78730
Office: (915) 852-9093 Office: (512) 358-4049
Fax: (915) 629-8506 Fax: (512) 366-5374



SURVEYOR
ZWA
Zamora, L.L.C.
Professional Land Surveyors

Job # 2028-73
1510 Zaragoza Road, Suite B-7 • El Paso, TX 79936
Office: (915) 955-9009



File #: BC-1786, Version: 1

**CITY OF EL PASO, TEXAS
LEGISTAR AGENDA ITEM SUMMARY FORM**

AGENDA LANGUAGE:

This is the language that will be posted to the agenda. Please use ARIAL 11 Font.

SUSU26-00001: Mountain View Replat "A" - A portion of Block 13, Mountain View Replat, City of El Paso, El Paso County, Texas

Location: North of Hercules Dr. and East of Dyer St.

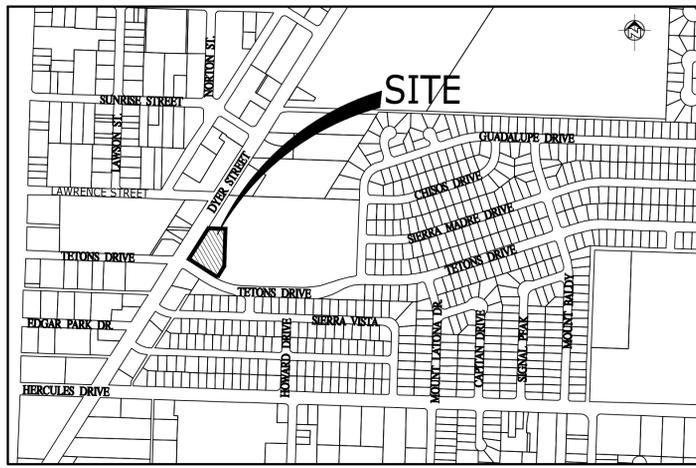
Existing Zoning: C-3 (Commercial), C-4 (Commercial)

Property Owner: CG ELP Dyer LLC.

Representative: SLI Engineering, Inc.

District: 2

Staff Contact: Alonso Hernandez, (915) 212-1585,
HernandezJA5@elpasotexas.gov



VICINITY MAP
SCALE: 1"=600'

NOTES

- NUMBER OF LOTS IN THIS SUBDIVISION = 2
- IF LOTS ARE FURTHER SUBDIVIDED, THEN ADDITIONAL PRIVATE EASEMENT SHALL BE REQUIRED.
- TAX CERTIFICATE FOR THIS DEVELOPMENT ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION, INSTRUMENT NO. _____, DATE _____.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 480214 0024 B, DATED OCTOBER 15, 1982, THIS PROPERTY LIES IN FLOOD ZONE C. ZONE "C" ARE AREAS OF MINIMAL FLOODING.
- THIS SUBDIVISION LIES WITHIN EL PASO INDEPENDENT SCHOOL DISTRICT.
- WATER AND SEWER SERVICES ARE EXTENDED TO THIS SUBDIVISION FROM EXISTING EL PASO WATER UTILITIES/PUBLIC SERVICE BOARD FACILITIES FROM ABUTTING STREETS.
- THIS INSTRUMENT ASSURING THE CERTIFICATION THAT WATER AND SEWER SERVICES FACILITIES DESCRIBED BY THIS PLAT ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, TEXAS WATER CODE IS FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.
- THIS SUBDIVISION SHALL PROVIDE FOR POSTAL DELIVERY SERVICE. THE SUBDIVIDER COORDINATE 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 IS SUBJECT TO THE APPROVAL OF THE UNITED STATES POSTAL SERVICE.
- THE RETENTION OF THE DIFFERENCE BETWEEN HISTORIC AND DEVELOPED STORM WATER RUNOFF DISCHARGE VOLUME IS REQUIRED WITHIN THIS SUBDIVISION'S LIMITS IN COMPLIANCE WITH ALL PROVISIONS OF (MUNICIPAL CODE 19.19.010A, DSC AND DDM SECTION 11.1).
- PROPERTY HAS DIRECT ACCESS TO DYER STREET AND TETONS DRIVE (PUBLIC RIGHT-OF-WAY).
- ALL BUILDINGS WILL REMAIN.
- THE PURPOSE OF THE REPLAT IS TO OBTAIN A SEPARATE LOT FOR THE MCDONALDS SITE.

LEGEND

CITY MONUMENT	⊙
BOUNDARY SYMBOL	○
BOUNDARY LINE	—
EASEMENT	- - - -
CENTER LINE	℄



LINE TABLE

LINE	DIRECTION	DISTANCE
L1	N00°07'43"W	15.00'
L2	N87°58'14"E	15.53'
L3	S00°56'23"E	15.89'
L4	N88°46'02"W	15.75'

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	512.49'	41.62'	41.61'	N82°53'35"W	04°39'10"

MAIN BENCHMARK:
SET MAGNETIC NAIL ON SIDEWALK TO THE EAST PARKING LOT SITE.
ELEVATION: 3,910.76' [NAVD 83 DATUM]
CONTOUR INTERVAL: MINOR: ONE [1] FOOT. MAJOR: FIVE [5] FEET.

MOUNTAIN VIEW REPLAT "A"

A PORTION OF BLOCK 13, MOUNTAIN VIEW REPLAT, AN ADDITION TO THE CITY OF EL PASO, EL PASO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 2, PAGE 39, OFFICIAL RECORDS OF EL PASO. CONTAINING: 1.3184 ACRES ±

DEDICATION

CG ELP LLC
OWNER OF THIS LAND HEREBY PRESENTS THIS MAP.

COY HAYNES
MANAGER

ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF EL PASO

BEFORE ME, THE THE UNDERSIGNED AUTHORITY, PUBLIC, ON THIS DAY PERSONALLY APPEARED COY HAYNES, BUSINESS MANAGER OF CG ELP LLC, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGE TO ME THAT HE EXECUTED THE SAME AS THE ACT AND DEED OF SAID COMPANY FOR THE PURPOSE AND CONSIDERATION HEREIN EXPRESSED.

NOTARY PUBLIC, STATE OF TEXAS MY COMMISSION EXPIRES: _____

CITY PLANNING COMMISSION

THIS SUBDIVISION IS HEREBY APPROVED AS TO THE PLATTING AND AS TO THE CONDITIONS OF THE DEDICATION IN ACCORDANCE WITH CHAPTER 212 OF THE LOCAL GOVERNMENT CODE OF TEXAS THIS _____ DAY OF _____, 2026 A.D.

EXECUTIVE SECRETARY CHAIRPERSON

APPROVED FOR FILING THIS _____ DAY OF _____, 2026, A.D.

PLANNING AND INSPECTIONS DIRECTOR

FILING

FILED AND RECORDED IN THE OFFICE OF THE COUNTY CLERK OF EL PASO COUNTY, TEXAS, THIS _____ DAY OF _____, 2026, A.D., IN FILE NO. _____ OF THE PLAT RECORD.

COUNTY CLERK BY DEPUTY

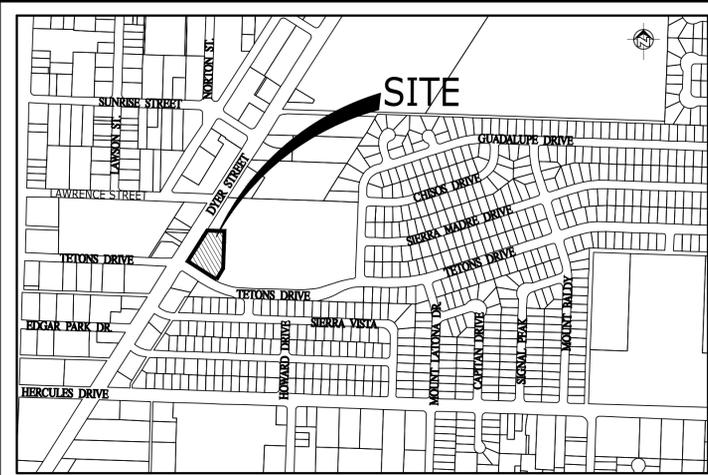
THIS PLAT REPRESENTS A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND IS IN COMPLIANCE WITH THE CURRENT TEXAS BOARD OF PROFESSIONAL LAND SURVEYING PROFESSIONAL AND TECHNICAL STANDARDS.

GUILLELMO LICON, RPLS 2998



FINAL PLAT
SLI ENGINEERING, INC.

CIVIL ENGINEERS - LAND SURVEYORS
LAND PLANNERS - CONSTRUCTION MANAGEMENT
6600 WESTWIND DR. - EL PASO, TEXAS - 79912 - (915) 584-4457
PREPARATION DATE: 10/28/2025



VICINITY MAP
SCALE: 1"=600'

LEGEND

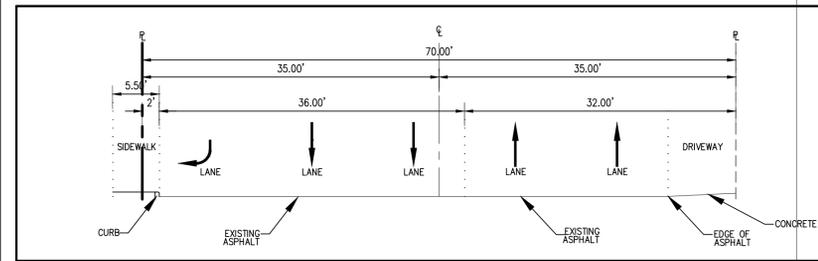
CITY MONUMENT	BOUNDARY LINE
BOUNDARY SYMBOL	EASEMENT
ELECTRIC BOX	UTILITY WATER LINE
LIGHT POST	UTILITY ELECTRIC LINE
IRRIGATION CONTROL VALVE	UTILITY GAS LINE
SIGN	GUARD POLE
CROSSING LIGHT	TRAFFIC LIGHT
SANITARY SEWER MANHOLE	HANDICAP SYMBOL
ELECTRIC METER	SEWER CLEAN OUT
WATER METER	UTILITY SEWER LINE
GAS METER	CENTER LINE

LINE TABLE

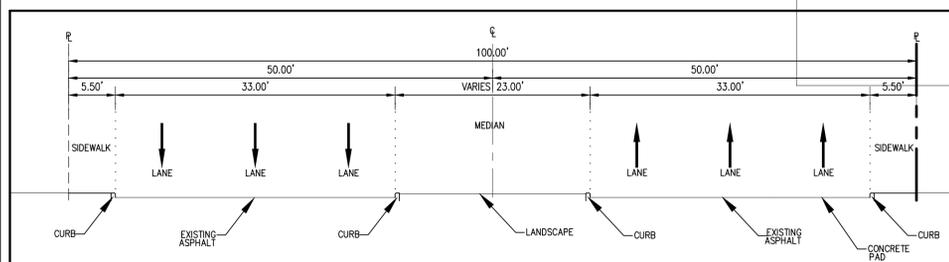
LINE	DIRECTION	DISTANCE
L1	N02°07'43"W	15.00'
L2	N87°58'14"E	15.53'
L3	S00°58'23"E	15.89'
L4	N88°46'02"W	15.75'

CURVE TABLE

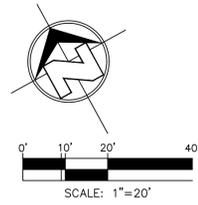
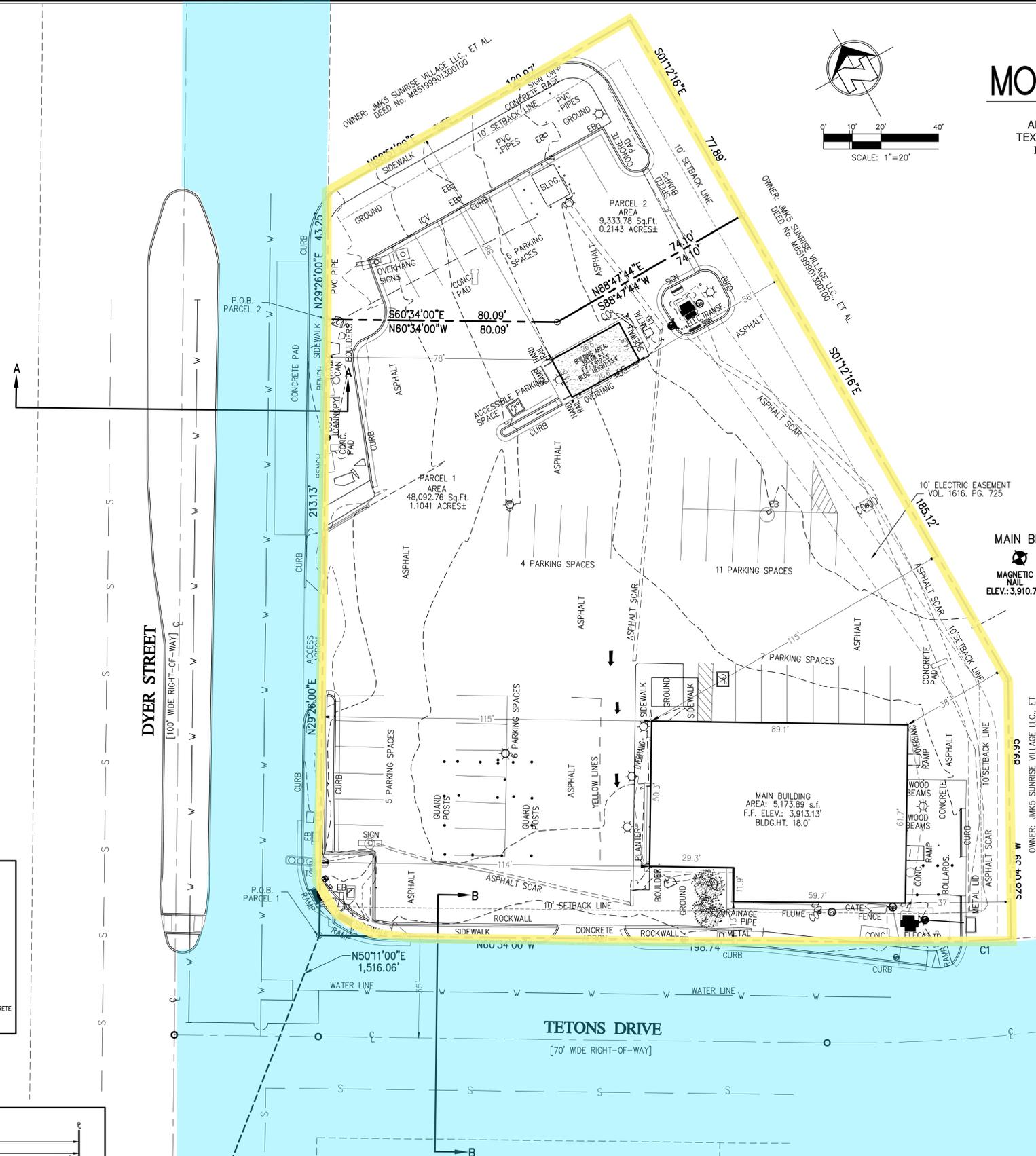
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	512.49'	41.62'	41.61'	N62°53'35"W	04°39'10"



TETONS DRIVE "B - B"
MAJOR ARTERIAL
SCALE: 1"=10'



DYER STREET "A - A"
MAJOR ARTERIAL
SCALE: 1"=10'



MOUNTAIN VIEW REPLAT "A"

A PORTION OF BLOCK 13, MOUNTAIN VIEW REPLAT, AN ADDITION TO THE CITY OF EL PASO, EL PASO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 2, PAGE 39, OFFICIAL RECORDS OF EL PASO. CONTAINING: 5.517 ACRES ±

- NOTES**
- NUMBER OF LOTS IN THIS SUBDIVISION = 2
 - OWNER: CG ELP LLC, 4514 Travis St, Suite 302, Dallas Tx, 75205, (214) 335-4702
 - SURVEYOR: SLI ENGINEERING, INC., 6600 WESTWIND DRIVE, EL PASO, TEXAS 79912, (915) 584-4457. PREPARED BY: SLI ENGINEERING, INC., 6600 WESTWIND DRIVE, EL PASO, TEXAS, (915) 584-4457
 - IF LOTS ARE FURTHER SUBDIVIDED, THEN ADDITIONAL PRIVATE EASEMENT SHALL BE REQUIRED.
 - TAX CERTIFICATE FOR THIS DEVELOPMENT ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION, INSTRUMENT NO. _____, DATE _____.
 - RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION, INSTRUMENT NO. _____, DATE _____.
 - ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 480214 0024 B, DATED OCTOBER 15, 1982. THIS PROPERTY LIES IN FLOOD ZONE C. ZONE "C" ARE AREAS OF MINIMAL FLOODING.
 - THIS SUBDIVISION LIES WITHIN EL PASO INDEPENDENT SCHOOL DISTRICT.
 - WATER AND SEWER SERVICES ARE EXTENDED TO THIS SUBDIVISION FROM EXISTING EL PASO WATER UTILITIES/PUBLIC SERVICE BOARD FACILITIES FROM ADJUTING STREETS.
 - THIS INSTRUMENT ASSURING THE CERTIFICATION THAT WATER AND SEWER SERVICES FACILITIES DESCRIBED BY THIS PLAT ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, TEXAS WATER CODE IS FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.
 - THIS SUBDIVISION SHALL PROVIDE FOR POSTAL DELIVERY SERVICE. THE SUBDIVIDER COORDINATE 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 IS SUBJECT TO THE APPROVAL OF THE UNITED STATES POSTAL SERVICE.
 - THE RETENTION OF THE DIFFERENCE BETWEEN HISTORIC AND DEVELOPED STORM WATER RUNOFF DISCHARGE VOLUME IS REQUIRED WITHIN THIS SUBDIVISION'S LIMITS IN COMPLIANCE WITH ALL PROVISIONS OF (MUNICIPAL CODE 19.19.010A, DSC AND DDM SECTION 11.1).
 - PROPERTY HAS DIRECT ACCESS TO DYER STREET AND TETONS DRIVE (PUBLIC RIGHT-OF-WAY).

SLI CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS
6600 WESTWIND DRIVE
EL PASO, TEXAS
(915) 584-4457

PRELIMINARY PLAT

SLI ENGINEERING, INC.
CIVIL ENGINEERS - LAND SURVEYORS
LAND PLANNERS - CONSTRUCTION MANAGEMENT
6600 WESTWIND DR. - EL PASO, TEXAS - 79912 - (915) 584-4457
PREPARATION DATE: 10/28/2025

MAIN BENCHMARK:
SET MAGNETIC NAIL ON SIDEWALK TO THE EAST PARKING LOT SITE.
COORDINATE NORTH: 10,691,370.8420'
COORDINATE EAST: 402,993.1000'
ELEVATION: 3,910.76' (NAVD 83 DATUM)
CONTOUR INTERVAL: MINOR: ONE [1] FOOT. MAJOR: FIVE [5] FEET.

F:\PROJECTS\IMP\SURV\24-5221_85000DyerSt.Bdrv&Topo\11-01-2024\MN\SUBDIVISION\MOUNTAIN VIEW REPLAT A.dwg, 11/4/2025 12:36:28 PM

Mountain View Replat "A"

City Plan Commission — February 26, 2026



CASE NUMBER/TYPE:	SUSU26-00001 – Resubdivision Combination
CASE MANAGER:	Alonso Hernandez, (915) 212-1585, HernandezJA5@elpasotexas.gov
PROPERTY OWNER:	CG ELP Dyer LLC.
REPRESENTATIVE:	SLI Engineering, Inc.
LOCATION:	North of Hercules Dr. and East of Dyer St. (District 2)
PROPERTY AREA:	1.31 acres
VESTED RIGHTS STATUS:	Not Vested
PARK FEES:	pending
EXCEPTIONS/MODIFICATIONS:	Yes, see following section
ZONING DISTRICT(S):	C-3 (Commercial), C-4 (Commercial)

SUMMARY OF RECOMMENDATION: Staff recommends **APPROVAL WITH CONDITION** of Mountain View Replat "A" on a Resubdivision Combination basis and **APPROVAL** of the exception requests. The condition states the following:

- Approval of the TIA waiver request, or approval of a TIA, must be obtained from the Street and Maintenance Department prior to recordation of the plat.

Related to this application, the applicant is requesting the following exceptions from the City Plan Commission:

1. To waive the construction of five feet (5') of planter strip along Tetons Drive.
2. To waive the construction of three feet (3') of sidewalk and to allow the sidewalk to abut the roadway along Tetons Drive.

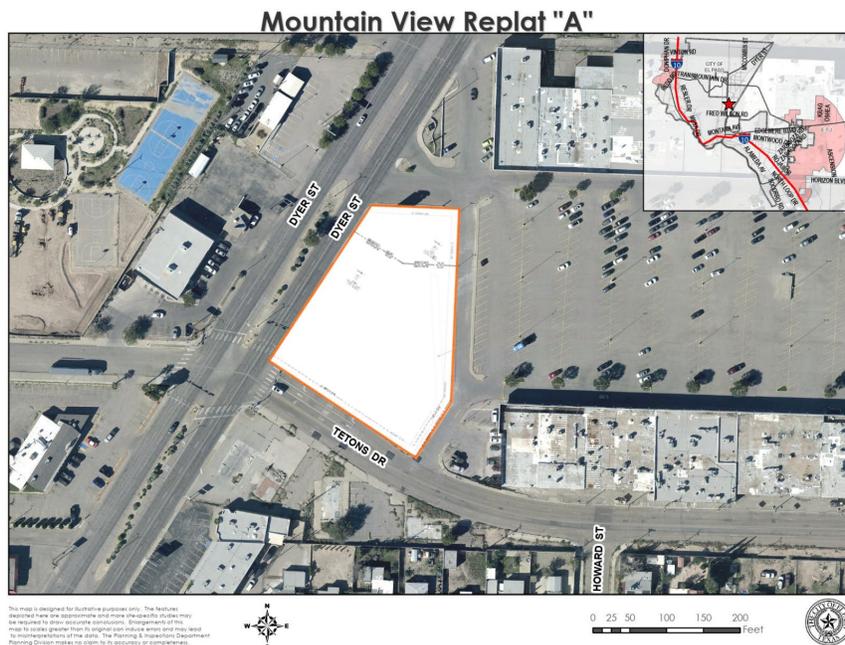


Figure A: Proposed plat with surrounding area

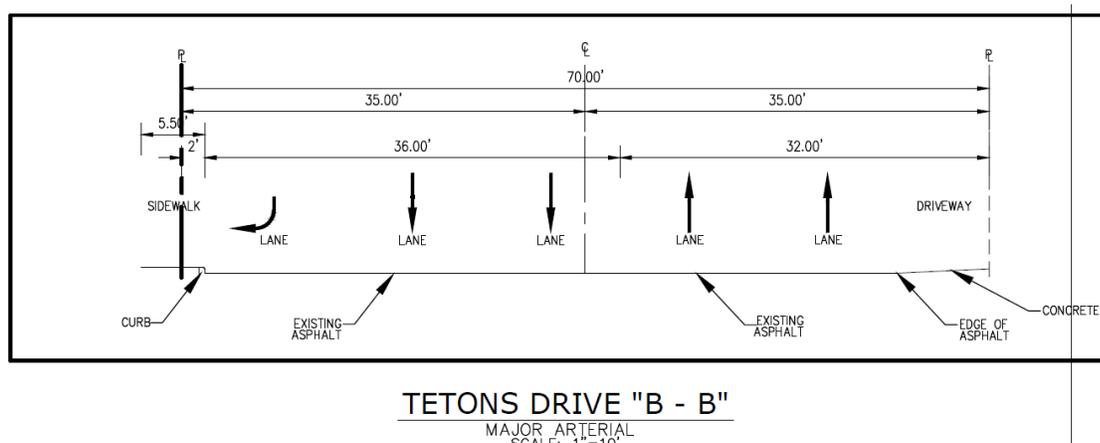
DESCRIPTION OF REQUEST: The applicant is proposing to resubdivide 1.31 acres in order to create two (2) nonresidential lots. Lot 1 consists of 1.10 acres, and Lot 2 consists of 0.21 acres. Access to the subdivision will be from Dyer Street and Tetons Drive. Stormwater drainage will be managed by on-site ponding. This development is being reviewed under the current Subdivision code.

CASE HISTORY/RELATED APPLICATIONS: N/A

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

- To waive the construction of five feet (5') of planter strip along Davis Tetons Drive.
- To waive the construction of three feet (3') of sidewalk and to allow the sidewalk to abut the roadway along Tetons Drive.

EXISTING CROSS-SECTION:



EVALUATION OF EXCEPTION REQUEST: The exception request 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.

Mountain View Replat "A"

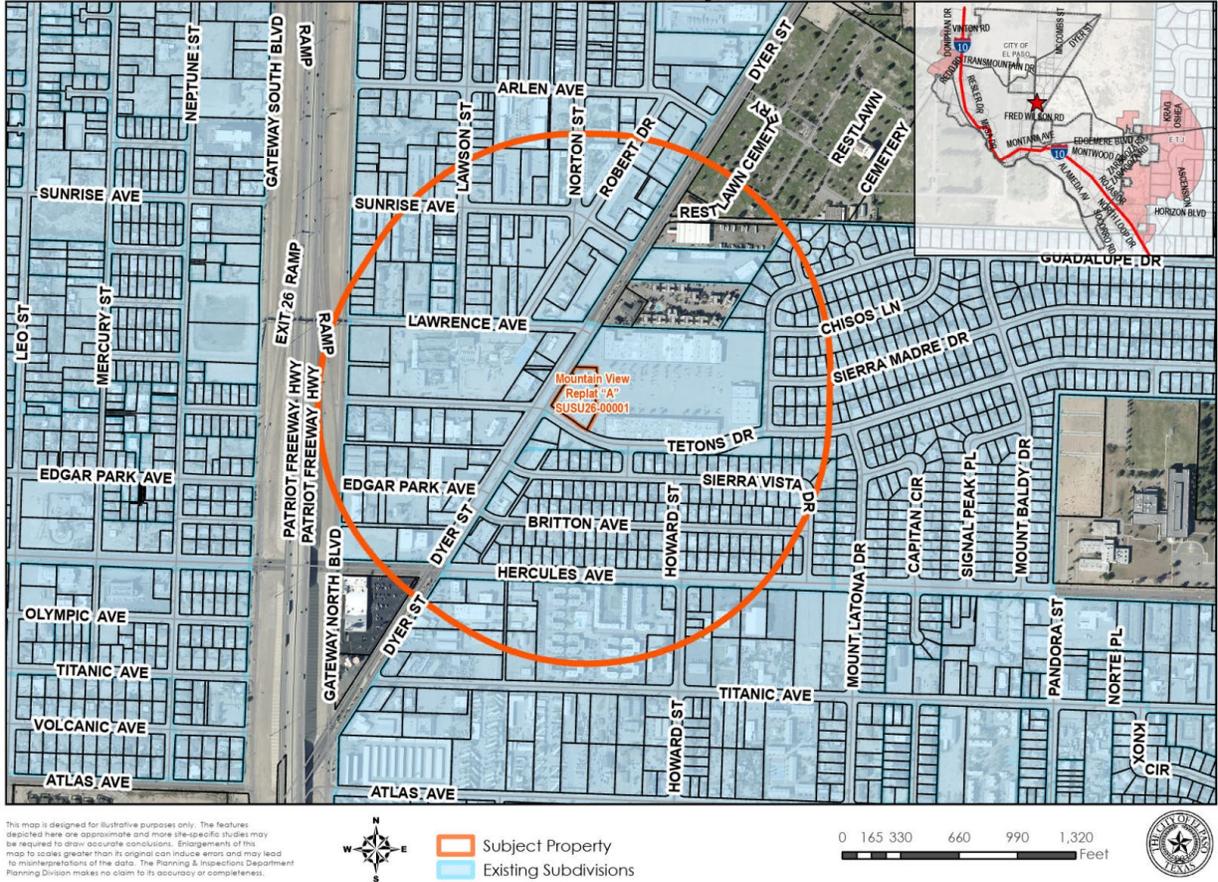


Figure B: Developed properties within a quarter mile of proposed subdivision

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

Surrounding Zoning and Use	
North	C-4 (Commercial) / Commercial development
South	C-3 (Commercial) / Commercial development
East	C-3 (Commercial) / Commercial development
West	C-3 (Commercial) / Commercial development
Nearest Public Facility and Distance	
Park	Wainwright (0.06 mi.)
School	Magoffin Middle School (0.55 mi.)
Plan El Paso Designation	
G-3, (Post-War)	
Impact Fee Service Area	
N/A	

PUBLIC COMMENT: N/A

PLAT EXPIRATION: This application will expire on **February 26, 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.
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:

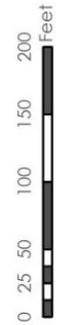
1. **Approval** of the waiver, exception, or modification request(s), finding that the request(s) is in conformance with the relevant review criteria provided by the El Paso City Code, as reflected in the Staff Report. **(Staff Recommendation)**
2. **Partial approval of the waiver, exception, or modification 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.

ATTACHMENTS:

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

ATTACHMENT 1

Mountain View Replat "A"

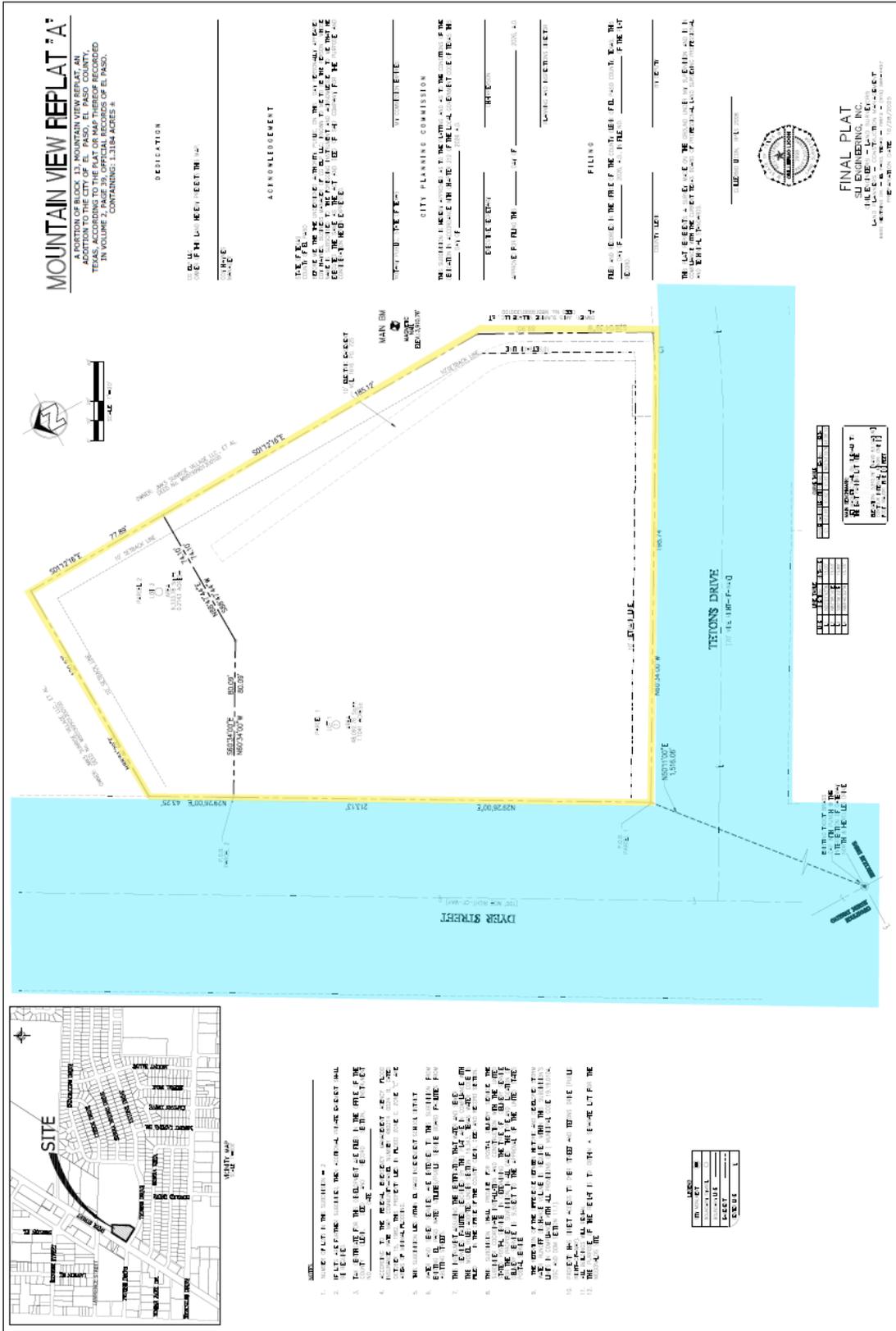


Subject Property



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. Engagements of this kind are subject to change without notice. The Planning & Inspection Department Planning Division makes no claim to its accuracy or completeness.

ATTACHMENT 3



ATTACHMENT 4



Page 1 of 1

December 20, 2025

Guillermo Licón, P.E.
President

Alex Alejandre
Planning Division
City of El Paso
711 Texas Street
El Paso Texas

Dear Alex

Subject: Mountain View Replat A waiver request.

We cordially requests a waiver for **Code No. 19.10.050 - Roadway participation policies—Improvement of roads and utilities within and or abutting the subdivision of the Municipal Code**, to eliminate the following condition:

- Teton Drive :
 - Waiver to construct a new side walk. There is an existing sidewalk however, it is located mainly within the property.
 - Waiver for Planter along Tetons Dr. The improvements have been in existence and they have an occupancy permit

This configuration will not be detrimental to the public health, safety and welfare and will be in character with the neighborhood.

Thank you for your assistance and consideration.

Sincerely:



Georges Halloul
SLI Engineering, Inc.

Civil Engineers
Land Surveyors & Planners
Construction Management

Licensed Registered Engineers
Texas - New Mexico
Arizona - Colorado

6600 Westwind Drive
El Paso, TX 79912
Phone (915) 584-4457
Fax (915) 581-7756

1

ATTACHMENT 5



RESUBDIVISION COMBINATION APPLICATION

DATE: 11-5-2025 FILE NO. _____

SUBDIVISION NAME: MOUNTAIN VIEW REPLAT A

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
A Replat of a PORTION OF BLOCK 13, MOUNTAIN VIEW REPLAT, AN ADDITION TO THE CITY OF EL PASO, EL PASO COUNTY, TEXAS,
ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 2, PAGE 39, OFFICIAL RECORDS OF
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	_____	_____
Apartment	_____	_____	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____	_____	_____	_____
School	_____	_____	_____	_____	_____
Commercial	5.517	2	Total No. Sites	2	_____
Industrial	_____	_____	Total (Gross) Acreage	5.517	_____

3. What is existing zoning of the above described property? ^{e4} _____ Proposed zoning? SAME

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 ^x No _____
 If answer is "Yes", please explain the nature of the modification or exception waiver for improvement on Tetons dr.

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 CG ELP LLC 4514 Travis St. Suite 302 Dallas Tx. 75205 (214) 335-4
(Name & Address) (Zip) (Phone)

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

14. Engineer SLI ENGINEERING, INC. 6600 WESTWIND 79912 915 584 4457
(Name & Address) (Zip) (Phone)

OWNER SIGNATURE: 
REPRESENTATIVE SIGNATURE: georges Digitally signed by georges
Date: 2025.04.09 13:22:46 -06'00'

REPRESENTATIVE CONTACT (PHONE): 915 203 7277

REPRESENTATIVE CONTACT (E-MAIL): ghalloul@sl-engineering.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. Original and current certificate tax certificate(s) with zero balance. (2 total tax certificates)
 - b. Provide original copies of the restrictive covenants, if applicable.
2. Coordination with the Streets and Maintenance Department is required to obtain approval of the TIA waiver, or to submit a TIA for approval, prior to recordation of the final plat.
3. A Pedestrian Access Easement must be created and recorded for the Tetons Dr. sidewalk located within the property, or the existing sidewalk must be dedicated to the City.
4. If the sidewalk is not dedicated to the city, add a plat note stating that pedestrian access will be granted and no obstructions will be permitted on the portion of the sidewalk located within the subdivision.
5. Please note that the proposed subdivision is located within two different zoning districts; C-3 (Commercial District) and C-4 (Commercial District). Coordination with the Zoning Administrator is recommended.
6. Tetons Dr. is a collector street, not a major street. Please update the cross-section title to reflect the correct classification.
7. Label all buildings or structures on the preliminary plat to indicate whether they will remain or be demolished.
8. Provide the block and lot number on the face of both the preliminary and final plats. Staff recommends Block 1, Lot 1 and Block 1 Lot 2.
9. Staff recommends removing the “Parcel 1” and “Parcel 2” designations from the face of both the preliminary and final plats to avoid confusion.
10. Indicate the direction of flow for all watercourses on the preliminary plat and include the on-site ponding location.
11. Provide address or proposed address for each lot within the subdivision on both the preliminary and final plats.
12. Remove the frame lines from the viewport to maintain clarity on the preliminary plat.
13. The acreage shown on the preliminary plat does not match the final plat and deed. Please revise for consistency.
14. Provide the restrictive covenants, as referenced in Plat Note No. 6 on preliminary plat.

Planning and Inspections Department- Land Development Division

1. Show proposed drainage flow patterns on preliminary plat for storm-water runoff into on site detention ponding area(s), identify the excess discharge location(s).

2. The code encourages the new developments and redevelopments use structural and nonstructural storm water management such as the preservation of greenspaces, rain water harvesting within landscape areas, and the Preservation of Natural Arroyos, to the maximum extent practicable, per Chapter 19.19, Section 19.19.010, and Subparagraph A-2 & A-5.
3. Applicant shall coordinate and obtain approval from TxDOT for stormwater drainage and access requirements.

Streets and Maintenance Department

SaM Traffic & Transportation Engineering has the following comments:

- The TIA waiver was denied. The justification provided did not clearly or sufficiently explain the reasoning behind the decision. Further clarification is requested.
- If this justification is not provided, a TIA is required.
- For the sidewalk. A sidewalk easement by metes and bounds will have to be made.

Streets lights:

Street Lights does not object to this request.

Dyer St. is a Texas Department of Transportation (TXDOT) right-of-way (ROW).

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.

Contract Management:

1. Indicate that any proposed infrastructure improvements located within the city right-of-way must follow the design standards for construction (DSC), in accordance with its municipal code.
2. Indicate that any damage to existing infrastructure caused by the development of this project must be restore to its original or better condition.
3. For future development a complete set of improvement plans shall be submitted for review.

El Paso Water

We have reviewed the request described above and provide the following comments:
EPWater does not object to this request.

Water:

There is an existing 8-inch diameter water main that extends along the north side of Tetons Dr. It is approximately 18 feet south of the northern right of way. This water main is available to provide service.

There is an existing 6-inch diameter water main that extends along Dyer St. This water main is available to provide service.

There is an existing 24-inch diameter water main that extends along Dyer St. No direct service connections are allowed to this main as per the El Paso Water – Public Service Board (EPWater-PSB) Rules and Regulations.

Previous water pressure from fire hydrant #02386, last tested on 10/25/25, located at the northwest corner of Dyer St. and Tetons Dr. intersection, has yielded a static pressure of 90 psi, a residual pressure of 88 psi and a discharge of 1,007 gpm. The owner should, for his own protection and at his own expense, install at the discharge side of each water meter a pressure regulator, strainer, and relief valve, to be set for pressure as desired by the customer. The Lot owner shall be responsible for the operation and maintenance of the above-described water pressure regulating device.

Sanitary Sewer:

There is an existing 8-inch diameter sanitary sewer main that extends along Tetons Dr. and is approximately 30-feet north of the southern right-of-way. This sewer main is available to provide service.

There is an existing 12-inch diameter sanitary sewer main that extends along Dyer St. and is approximately 19-feet west of the eastern right-of-way.

General:

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 EPWater – 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 provided the following comments:

Mountain View Replat 'A' – Resubdivision Combination

1. Provide a conceptual Drainage Plan indicating existing and proposed major stormwater

facilities as per Section 19.02.020 of the Municipal Code.

2. Show and Label drainage flow patterns on the preliminary plat and identify the final location of all the stormwater runoff.
3. On the preliminary plat, show and label the proposed pond location within the lot. Any proposed ponding area shall have enough capacity to hold the developed runoff for a designed 100-yr storm event.
4. Lot owners are responsible for maintaining adequate provisions to accommodate all stormwater runoff generated from their respective lot.
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 and convey the existing watercourse through the subdivision.
6. Revise line and curve tables for elements that are not part of the final and/or preliminary plat.

Texas Gas

In reference to case SUSU26-00001 - Mountain View Replat "A", Texas Gas Service does not have any comments.

El Paso Central Appraisal District

There are no comments for Mountain View Replat A subdivision from Central Appraisal.

El Paso Electric

Please add a 15' wide easement along Dyer St. We have an existing line.

Texas Department of Transportation

No comments received.

Fire Department

No adverse comments.

Parks and Recreation Department

No comments received.

Sun Metro

No comments received.

Capital Improvement Department

No comments received.

El Paso County 911 District

No comments received.

El Paso County

No comments received.



Legislation Text

File #: BC-1787, Version: 1

**CITY OF EL PASO, TEXAS
LEGISTAR AGENDA ITEM SUMMARY FORM**

AGENDA LANGUAGE:

This is the language that will be posted to the agenda. Please use ARIAL 11 Font.

PZRZ25-00023: A portion of Tract 6, Laura E. Mundy Survey No. 237, City of El Paso, El Paso County, Texas

Location: East of Desert North Boulevard and North of Transmountain Road

Zoning: R-5/c (Residential/conditions)

Request: To rezone from R-5/c (Residential/Conditions) to C-3/c (Commercial/conditions)

Existing Use: Vacant

Proposed Use: Public utility facility and other retail establishment

Property Owner: EP Transmountain Residential, LLC

Representative: Conde Inc.

District: 1

Staff Contact: Alejandra González, (915) 212-1506,
GonzalezAG@elpasotexas.gov

North Desert and Transmountain

City Plan Commission — February 26, 2026

REZONING



CASE NUMBER:	PZRZ25-00023
CASE MANAGER:	Alejandra González, (915) 212-1506, GonzalezAG@elpasotexas.gov
PROPERTY OWNER:	EP Transmountain Residential, LLC
REPRESENTATIVE:	Conde, Inc.
LOCATION:	Generally East of North Desert Blvd. and North of Transmountain Rd. (District 1)
PROPERTY AREA:	9.38 acres
REQUEST:	Rezone from R-5/c (Residential/conditions) to C-3/c (Commercial/conditions)
RELATED APPLICATIONS:	None
PUBLIC INPUT:	None received as of February 19, 2026

SUMMARY OF REQUEST: The applicant is requesting to rezone the subject property from R-5/c (Residential/conditions) to C-3/c (Commercial/conditions) to allow for the use of a public utility service and other retail establishment.

SUMMARY OF STAFF'S RECOMMENDATION: Staff recommends **DENIAL** of the C-3 (Commercial) rezoning request. The proposed C-3 (Commercial) zoning district and allowed uses are not appropriate for the property in relation to proposed adjacent single-family development and has the potential to negatively impact the character of the area.

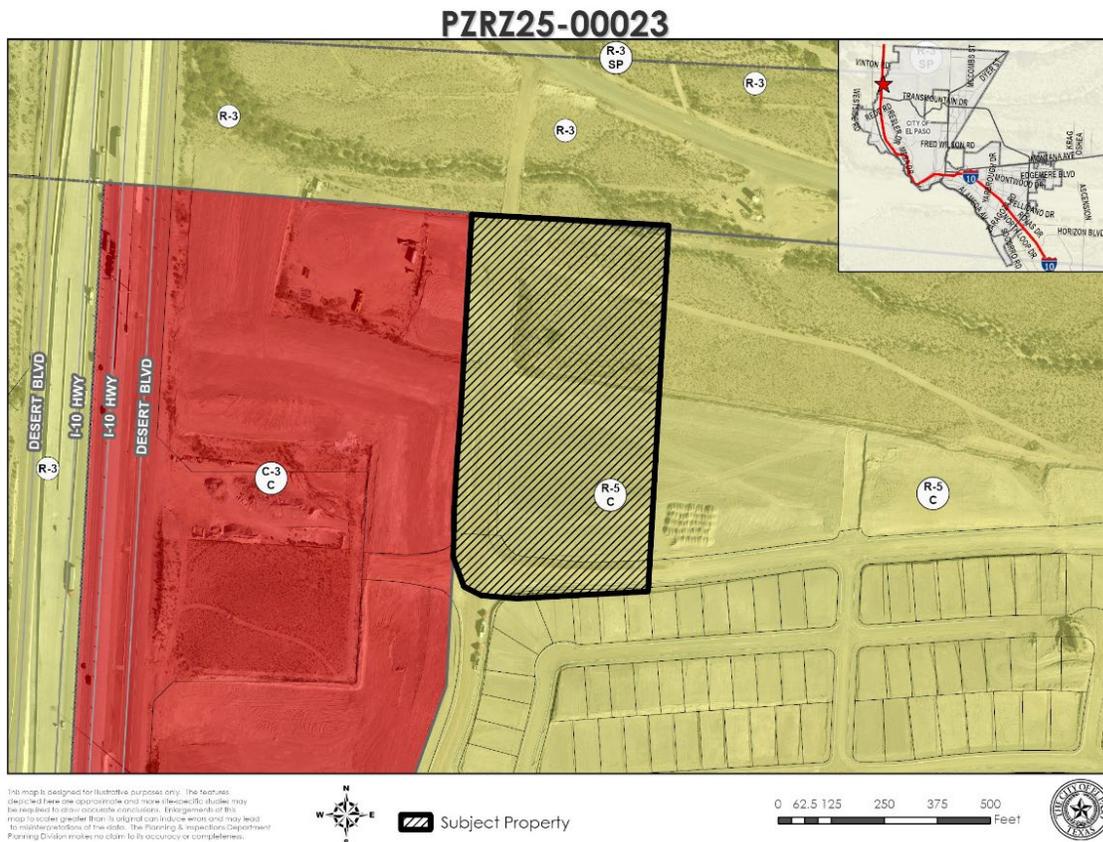


Figure A. Subject Property & Immediate Surroundings

DESCRIPTION OF REQUEST: The applicant is requesting to rezone the subject property from R-5/c (Residential/conditions) to C-3/c (Commercial/conditions) to allow for public utility service and other retail establishment. The size of the property is 9.38 acres and is currently vacant. The conceptual site plan shows a site for a proposed electric substation and four (4) retail buildings with vehicular traffic access via future roadways. The conceptual plan is not being reviewed for conformance and is not binding.

PREVIOUS CASE HISTORY: Ordinance No. 19286 (attachment 3), dated February 1, 2022, rezoned the subject property from R-MU (Residential Mixed Use) to R-5 (Residential) for a proposed residential development and imposed the following applicable condition to Parcel 1:

4. That prior to the issuance of certificates of occupancy for Parcel 1, 2, and 3, the rezonings for the properties identified as “future commercial” on Exhibit B be submitted and processed by the City.

Note: Condition has been fulfilled.

COMPATIBILITY WITH NEIGHBORHOOD CHARACTER: The proposed zoning district is not compatible with proposed residential development as per platted single-family lots to the south and the adjacent proposed park to the east. The proposed C-3 (Commercial) zoning district has the potential to allow uses not suitable or desired in the area, such as heavy automotive and transportation uses, that can negatively impact the character of the adjacent residential neighborhood. Possible conditions to the rezoning were considered to protect adjacent single-family development, but were deemed excessive due to the proposal’s incompatibility.

Moreover, the proposed uses of public utility service facility and other retail can be achieved on less intense commercial zoning districts without introducing other uses that can negatively impact residential areas, or the uses can be developed on existing C-3 (Commercial) zoned property to the west and along Interstate 10. The area and surrounding properties are proposed to be developed as a single-family subdivision with abutting properties to the north and east zoned R-3 (Residential) and R-5 (Residential); property to the south zoned R-5/c (Residential/conditions); and properties to the west zoned C-3/c (Commercial/conditions). The closest school is Canutillo High School located 4.0 miles away and the closest park is Enchanted Hills Park #3 located 1.6 miles away.

COMPLIANCE WITH PLAN EL PASO/REZONING POLICY – When evaluating whether a proposed rezoning is in accordance with <i>Plan El Paso</i>, consider the following factors:	
Criteria	Does the Request Comply?
<p>Future Land Use Map: Proposed zone change is compatible with the Future Land Use designation for the property:</p> <p>G-4, Suburban (Walkable): This sector applies to modern single-use residential subdivisions and office parks, large schools and parks, and suburban shopping centers. This sector is generally stable but would benefit from strategic suburban retrofits to supplement the limited housing stock and add missing civic and commercial uses.</p>	<p>Yes. The subject property and the proposed C-3 (Commercial) zoning district meet the G-4, Suburban (Walkable) Future Land use designation of <i>Plan El Paso</i>.</p>

<p>Compatibility with Surroundings: The proposed zoning district is compatible with those surrounding the site:</p> <p>C-3 (Commercial) District: The purpose of these districts is to provide for locations for the most intensive commercial uses intended to serve the entire city. It is intended that the district regulations permit heavy commercial uses characterized by automotive and light warehousing. The regulations of the districts are intended to provide a transition from general business areas to industrial and manufacturing uses, and to accommodate major locations of commerce, service and employment activities.</p>	<p>No. While the proposed zoning district would match that of adjacent property to the west, the proposed zoning district is not compatible with adjacent residential zoning districts to the North, East, and South.</p>
<p>Preferred Development Locations: Located along an arterial (or greater street classification) or the intersection of two collectors (or greater street classification). The site for proposed rezoning is not located mid-block, resulting in it being the only property on the block with an alternative zoning district, density, use and/or land use.</p>	<p>No. While the subject property is adjacent to property zoned C-3 (Commercial), the proposed rezoning would allow a higher intensity zoning district to continue to extend into single-family zoned areas. Additionally, the subject property is proposed at the corner of future roadways being the proposed Tony Conde Drive and Enchanted Pass Drive, but immediately adjacent to residential zoned property without properly transitioning in intensity.</p>
<p>THE PROPOSED ZONING DISTRICT'S EFFECT ON THE PROPERTY AND SURROUNDING PROPERTY, AFTER EVALUATING THE FOLLOWING FACTORS:</p>	
<p>Historic District or Special Designations & Study Area Plans: Any historic district or other special designations that may be applicable. Any adopted small areas plans, including land-use maps in those plans.</p>	<p>None. The proposed development is not within any historic districts or study area plan boundaries.</p>
<p>Potential Adverse Effects: Potential adverse effects that might be caused by approval or denial of the requested rezoning.</p>	<p>The proposed C-3 (Commercial) zoning district has the potential to allow uses not suitable or desired in close proximity to residential development, such as heavy automotive and transportation uses, which can negatively impact the character of the adjacent residential neighborhood.</p>
<p>Natural Environment: Anticipated effects on the natural environment.</p>	<p>None. There are no anticipated effects on the natural environment.</p>
<p>Stability: Whether the area is stable or in transition.</p>	<p>The area is in transition as is being developed into a residential subdivision along Northwestern Drive and as commercial developments along Interstate 10. The properties to the south at Hunter Foster Drive were rezoned from R-5 (Residential) to C-2 (Commercial) in 2022. Furthermore, the corner lot to the south along Northwestern Drive and Hunter Foster Drive was rezoned from R-5 (Residential) to C-1 (Commercial) in 2025.</p>
<p>Socioeconomic & Physical Conditions: Any changed social, economic, or physical conditions that make the existing zoning no longer suitable for the property.</p>	<p>None.</p>

ADEQUACY OF PUBLIC FACILITIES, SERVICES AND INFRASTRUCTURE: The proposed development will have future access to proposed roadways. Additionally, the subject property will need to provide adequate infrastructure at the time of platting and prior to development. No public transit facilities exist within walking distance (0.25 miles) of the subject property.

SUMMARY OF DEPARTMENTAL REVIEW COMMENTS: Planning staff recommends denial of the proposed C-3 (Commercial) request due to incompatibility with the adjacent residential districts and not meeting the character of future development. Staff has considered imposing conditions, but were found to be excessive and possibly getting into contract zoning in order to protect the nearby residential zone areas. Some of the conditions considered include restricting uses, implementing buffers and setbacks, and limiting commercial truck ingress and egress.

PUBLIC COMMENT: There are no registered neighborhood association applicable to the subject property. As required, public notices were mailed to property owners within 300 feet on February 13, 2026. As of February 19, 2026 the Planning Division has not received any other communication in support or opposition to the request.

CITY PLAN COMMISSION OPTIONS: The purpose of the Zoning Ordinance is to promote the health, safety, morals and general welfare of the City. The City Plan Commission (CPC) has the authority to advise City Council on Zoning matters. In evaluating the request, the CPC may take any of the following actions:

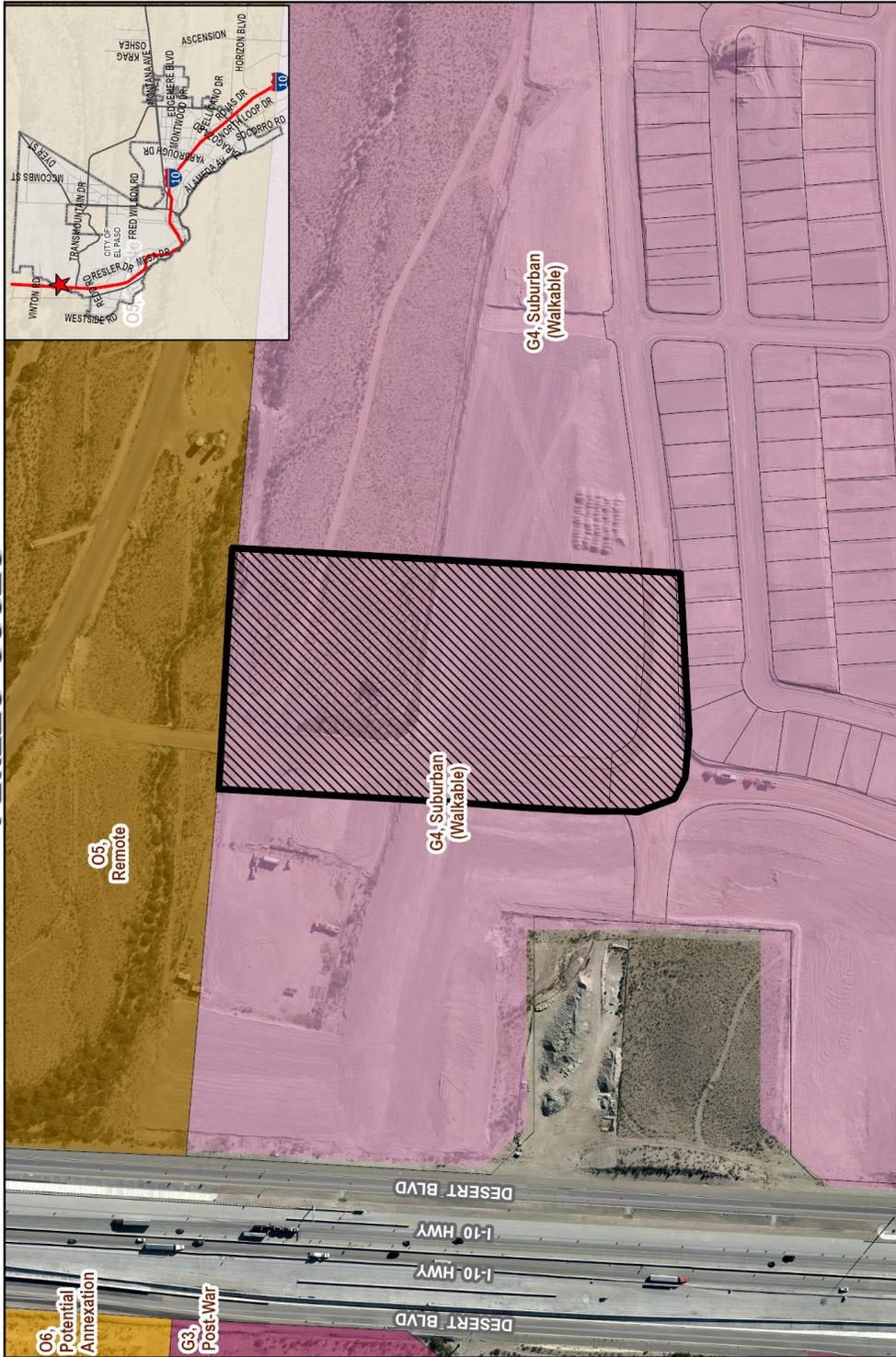
1. **Recommend Approval** of the rezoning request, finding that the request is in conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or that the request is in conformance with other criteria that the CPC identifies from the Comprehensive Plan.
2. **Recommend Approval of the rezoning request With Modifications** to bring the request into conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or other criteria that the CPC identifies from the Comprehensive Plan.
3. **Recommend Denial** of the rezoning request, finding that the request does not conform to the review criteria of *Plan El Paso* as reflected in the Staff Report, or other criteria that the CPC identifies from the Comprehensive Plan.

ATTACHMENTS:

1. Future Land Use Map
2. Generalized Plot Plan
3. Ordinance No. 19286, dated February 1, 2022
4. Department Comments
5. Neighborhood Notification Boundary Map

ATTACHMENT 1

PZR25-00023

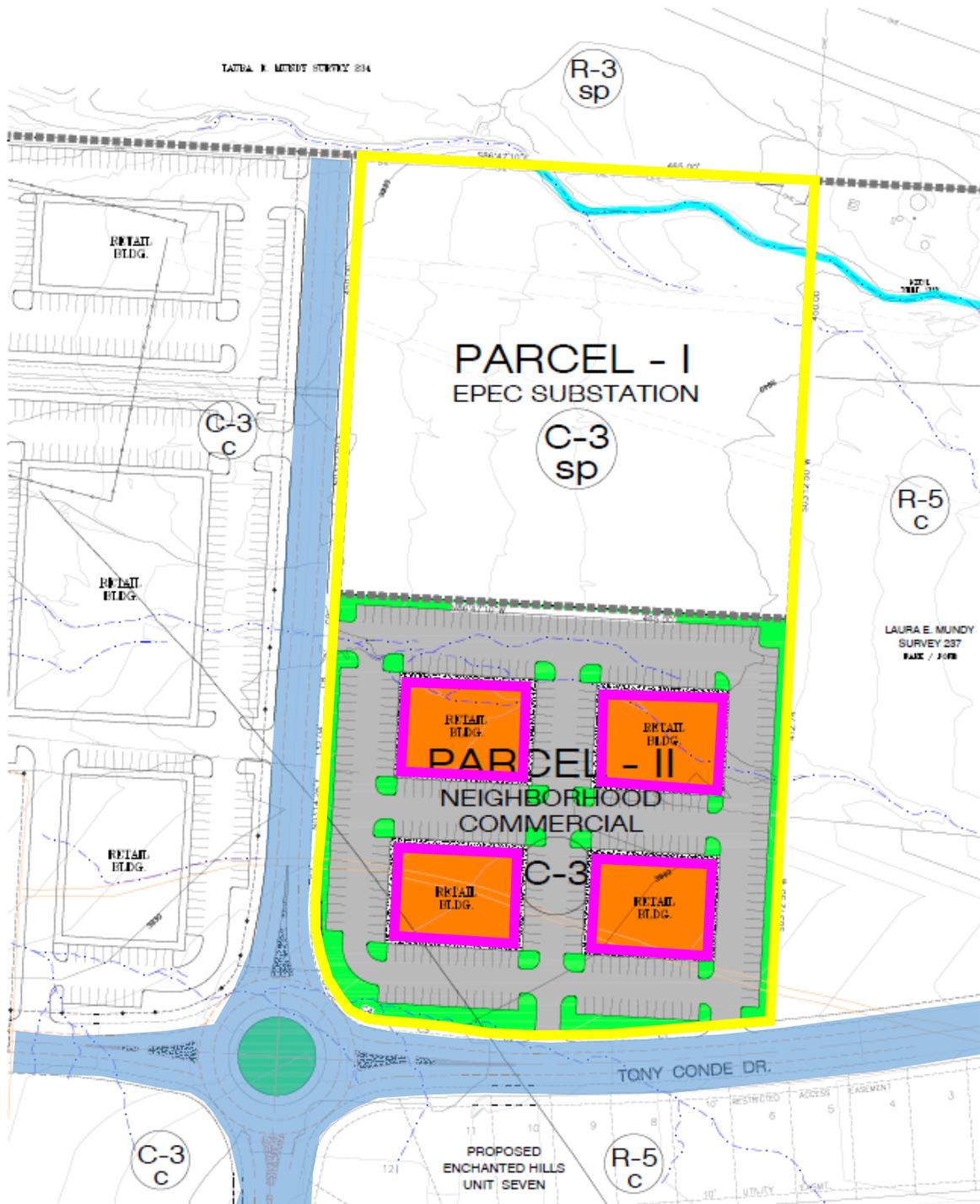


Subject Property



The 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 incorrect conclusions. The City of El Paso Planning Department Planning Division makes no claim to its accuracy or completeness.

ATTACHMENT 2



ATTACHMENT 3

47

019286

ORDINANCE NO. _____

AN ORDINANCE CHANGING THE ZONING OF THE FOLLOWING REAL PROPERTY KNOWN AS:

PARCEL 1: A PORTION OF TRACTS 4B, 4B1, 5A, 5A1, AND 6, LAURA E. MUNDY SURVEY 237; TRACTS 9B AND 9B1, LAURA E. MUNDY SURVEY NO. 238; AND PORTION OF ENCHANTED HILLS UNIT FIVE, CITY OF EL PASO, EL PASO COUNTY, TEXAS, FROM R-MU (RESIDENTIAL MIXED USE) TO R-5 (RESIDENTIAL) AND,

PARCEL 2: A PORTION OF TRACTS 9B, 9B1, AND 9B2, LAURA E. MUNDY SURVEY NO. 238; AND PORTION OF LOTS 2 THRU 5, 9 THRU 12, AND 21 THRU 24, BLOCK 23, ENCHANTED HILLS 5, CITY OF EL PASO, EL PASO COUNTY, TEXAS, FROM R-3 (RESIDENTIAL), R-5/SP (RESIDENTIAL/SPECIAL PERMIT), AND R-MU (RESIDENTIAL MIXED USE) TO C-2 (COMMERCIAL); AND,

PARCEL 3: A PORTION OF TRACT 9B2, LAURA E. MUNDY SURVEY NO. 238, CITY OF EL PASO, EL PASO COUNTY, TEXAS, FROM R-3 (RESIDENTIAL) TO C-3 (COMMERCIAL), AND IMPOSING CONDITIONS.

THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.24 OF THE EL PASO CITY CODE.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

Pursuant to Section 20.04.360 of the El Paso City Code, that the zoning of *Parcel 1*: a portion of Tracts 4B, 4B1, 5A, 5A1, and 6, Laura E. Mundy Survey 237; Tracts 9B and 9B1, Laura E. Mundy Survey No. 238; and portion of Enchanted Hills Unit Five, located in the City of El Paso, El Paso County, Texas, and as more particularly described by metes and bounds on the attached Exhibit "A", incorporated by reference; and, *Parcel 2*: a portion of Tracts 9B, 9B1, and 9B2, Laura E. Mundy Survey No. 238; and portion of Lots 2 thru 5, 9 thru 12, and 21 thru 24, Block 23, Enchanted Hills 5, located in the City of El Paso, El Paso County, Texas, and as more particularly described by metes and bounds on the attached Exhibit "A", incorporated by reference; and, *Parcel 3*: a portion of Tract 9B2, Laura E. Mundy Survey No. 238, located in the City of El Paso, El Paso County, Texas, and as more particularly described by metes and bounds on the attached Exhibit "A", incorporated by reference; be changed as listed for **PARCEL 1:** FROM R-MU (RESIDENTIAL MIXED USE) TO R-5 (RESIDENTIAL); **PARCEL 2:** FROM R-3 (RESIDENTIAL), R-5/SP (RESIDENTIAL/SPECIAL PERMIT), AND R-MU (RESIDENTIAL MIXED USE) TO C-2 (COMMERCIAL); and **PARCEL 3:** FROM R-3 (RESIDENTIAL) TO C-3 (COMMERCIAL), as defined in Section 20.06.020, and that the zoning map of the City of El Paso be revised accordingly.

Further, that the property described above be subject to the following conditions which are necessitated by and attributable to the increase of use intensity generated by the change of zoning in order to protect the health, safety and welfare of the residents of the City:

ORDINANCE NO. **019286** Zoning Case No: PZRZ21-00024
Rezoning Ordinance | PZRZ21-00024 | Northwestern | Hunter Foster | Enchanted Pass
21-1007-2823 | 1133725 | EAS

1. On Parcel 2, a ten-foot (10') landscaped buffer with high-profile native or naturalized trees of at least two-inch (2") caliper and ten feet (10') in height shall be placed at thirty feet (30') on center along the property lines adjacent to residential zone districts or uses. The landscaped buffer shall be irrigated and maintained by the property owner at all times and shall be installed prior to the issuance of any certificates of occupancy.
2. That a detailed site development plan shall be reviewed and approved per the El Paso City Code prior to the issuance of building permits for Parcel 2.
3. That a detailed site development plan shall be reviewed and approved per the El Paso City Code prior to the issuance of building permits for Parcel 3.
4. That prior to the issuance of certificates of occupancy for Parcel 1, 2, and 3, the rezonings for the properties identified as "future commercial" on Exhibit B be submitted and processed by the City.

The penalties for violating the standards imposed through this rezoning ordinance are found in Section 20.24 of the El Paso City Code.

ADOPTED this 1st day of February, 2022.



ATTEST:

Laura D. Prine
 Laura D. Prine
 City Clerk

THE CITY OF EL PASO:
Oscar Lesser
 Oscar Lesser
 Mayor

APPROVED AS TO FORM:

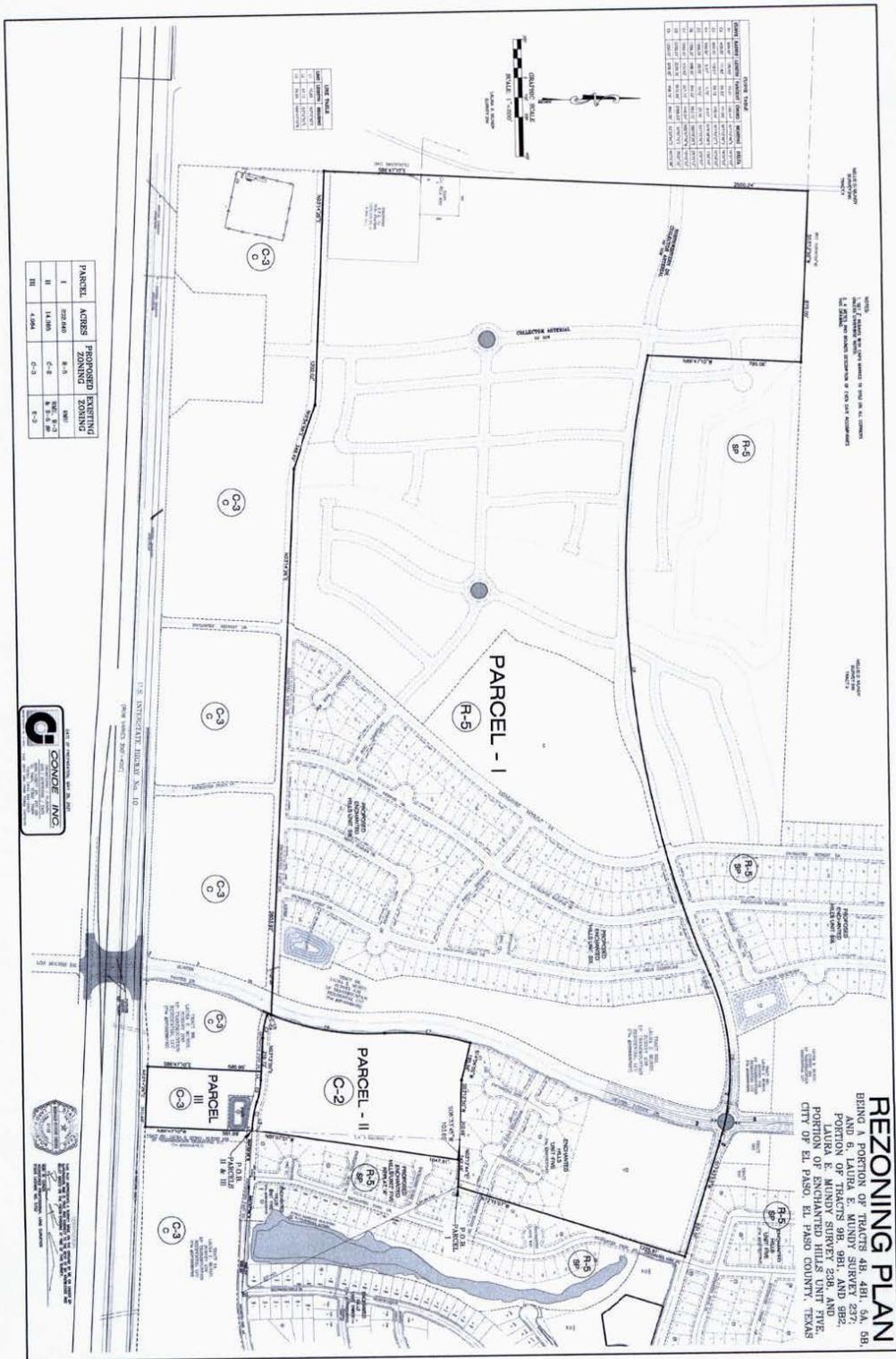
Evy A. Sotelo
 Evy A. Sotelo
 Assistant City Attorney

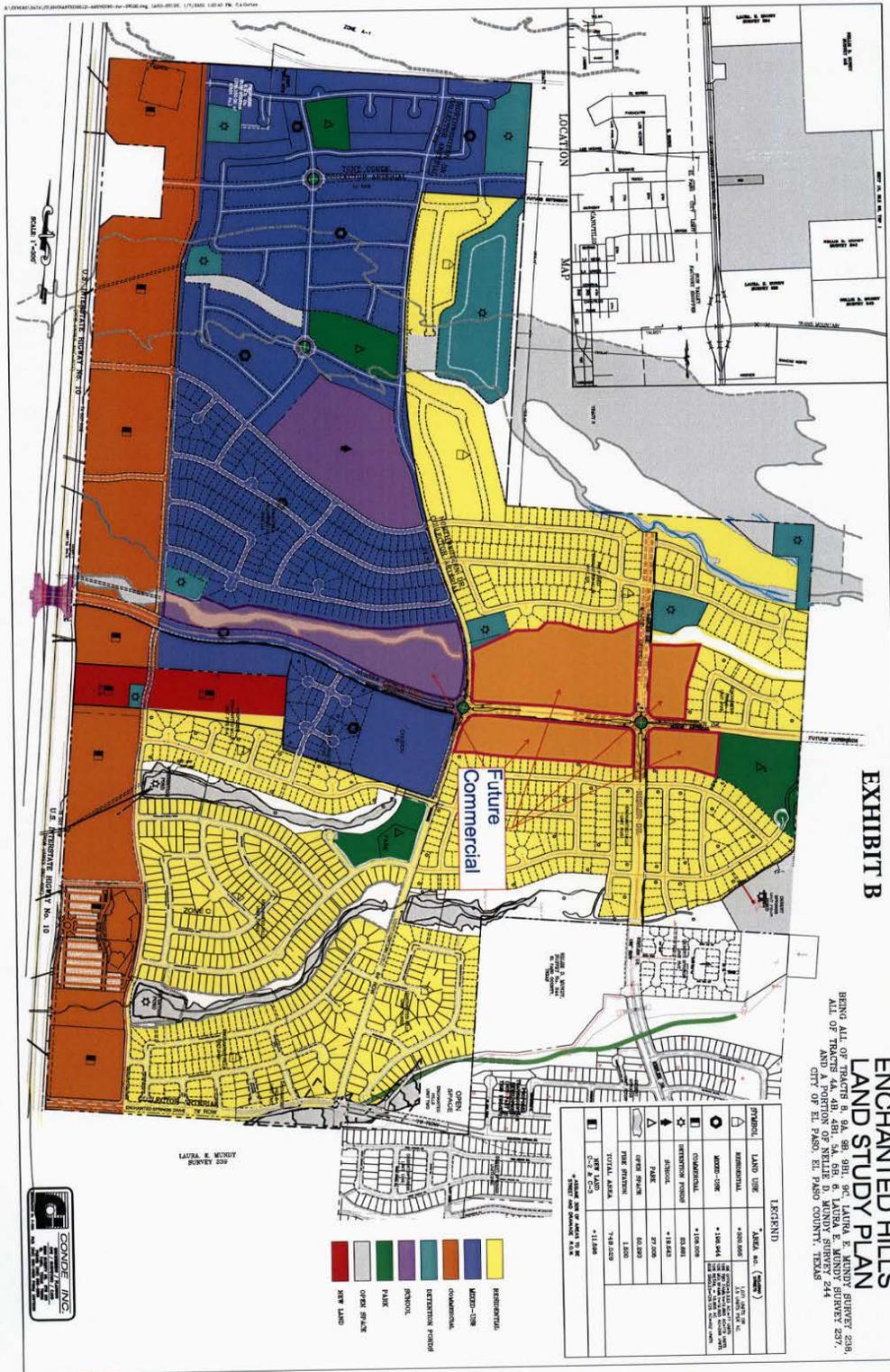
APPROVED AS TO CONTENT:

Philip F. Etiwe
 Philip F. Etiwe, Director
 Planning & Inspections Department

019286

ORDINANCE NO. _____ Zoning Case No: PZRZ21-00024
 Rezoning Ordinance | PZRZ21-00024 | Northwestern | Hunter Foster | Enchanted Pass
 21-1007-2823 | 1133725 | EAS





ATTACHMENT 4

Planning and Inspections Department - Planning Division

Staff recommends to consider a request to a low intensity commercial district for the property to allow for the proper transition from existing C-3 (Commercial) zoned property along Interstate 10 into existing R-5 (Residential) zoned property to the east and south of the subject property.

Staff reviewed the request to C-3 (Commercial) and identified the following potential conditions to safeguard adjacent properties as part of such request:

1. Restrict the following uses:
 - Automobile (sales, service, storage & rental)
 - Automotive repair garage
 - Bus (sales, service, storage & rental)
 - Contractor yard (small)
 - Home improvement center
 - Industrial equipment repair
 - Light truck (sales, service, storage & rental)
 - Material sales (building & construction)
 - Motor vehicle repair, major
 - Transportation terminal, Type A
2. A detailed site development plan prior to certificates of occupancy or completion.
3. A twenty-foot (20') landscaped buffer abutting residential districts or uses.
4. Commercial truck loading and unloading area for deliveries shall be located no closer than 50-feet (50') to residential zone districts.
5. No buildings shall be constructed closer than fifty (50) feet to the property lines adjacent to residential zone districts.
6. No heavy truck ingress or egress shall be permitted to and from the south of the property.
7. That a minimum 500-foot distance be required between any establishments deriving 51% or more of their income from the sale of alcoholic beverages for on-premise consumption.
8. No outdoor amplified sound is permitted.

Staff recommends **DENIAL** of the C-3 (Commercial) rezoning request as the proposed C-3 (Commercial) zoning district and conditions considered are not appropriate for the property in relation to existing platted lots for single-family and other proposed development as per the Enchanted Hills Land Study. This can potentially lead the way into contract zoning and still not address possible future nuisances to the single-family residential areas.

Additionally, per Streets and Maintenance Department either a TIA is required or that a TIA deferral to the subdivision plat is granted.

Planning and Inspections Department – Plan Review & Landscaping Division

The generalized site plan is not being reviewed for conformance due to conceptual nature. No objections to proposed rezoning. At the time of submittal for building permit, the project will need to comply with all applicable provisions of the ICC, TAS and Municipal Code.

Planning and Inspections Department – Land Development

No objections to proposed rezoning.

Fire Department

No adverse comments.

Police Department

No comments received.

Environment Services

No comments.

Sun Metro

No comments received.

Streets and Maintenance Department

Traffic & Transportation Engineering

As per City Code 19.18.010.B.1.B, greater than 100 peak hour trips, therefore a TIA is required.

As per City Code 19.18.010.B.4, applicant may request a deferral to a TIA study if development generates less than 500 peak hour trips and for the property proposed for rezoning has not yet been platted a formal letter for such a request is required for the designee (City Traffic Engineer).

Streets Lighting:

North Desert Blvd. is a Texas Department of Transportation (TXDOT) right-of-way ROW. Street Lights Department requires that all projects that involve a roadway are 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 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. 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:

No objection on proposed rezoning.

El Paso Water

EPWater does not object to this request.

The Owner/Developer of Enchanted Hills Unit 7 will be entering into a Development Agreement with the El Paso Water – Public Service Board (EPWater-PSB) to construct, 8-inch diameter water mains and 8-inch diameter sanitary sewer mains to provide service to this property. The Developer’s utility contractor will install the required water and sanitary sewer mains which will be available for permanent service once EPWater-PSB issues a Letter of Final Acceptance of the facilities.

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

General

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 EPWater – 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:

No comments received.

El Paso County 911 District

No comments or concerns regarding this zoning.

Texas Department of Transportation

No comments received.

El Paso County Water Improvement District #1

No comments received.

Texas Gas Service

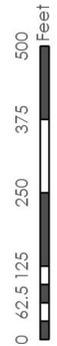
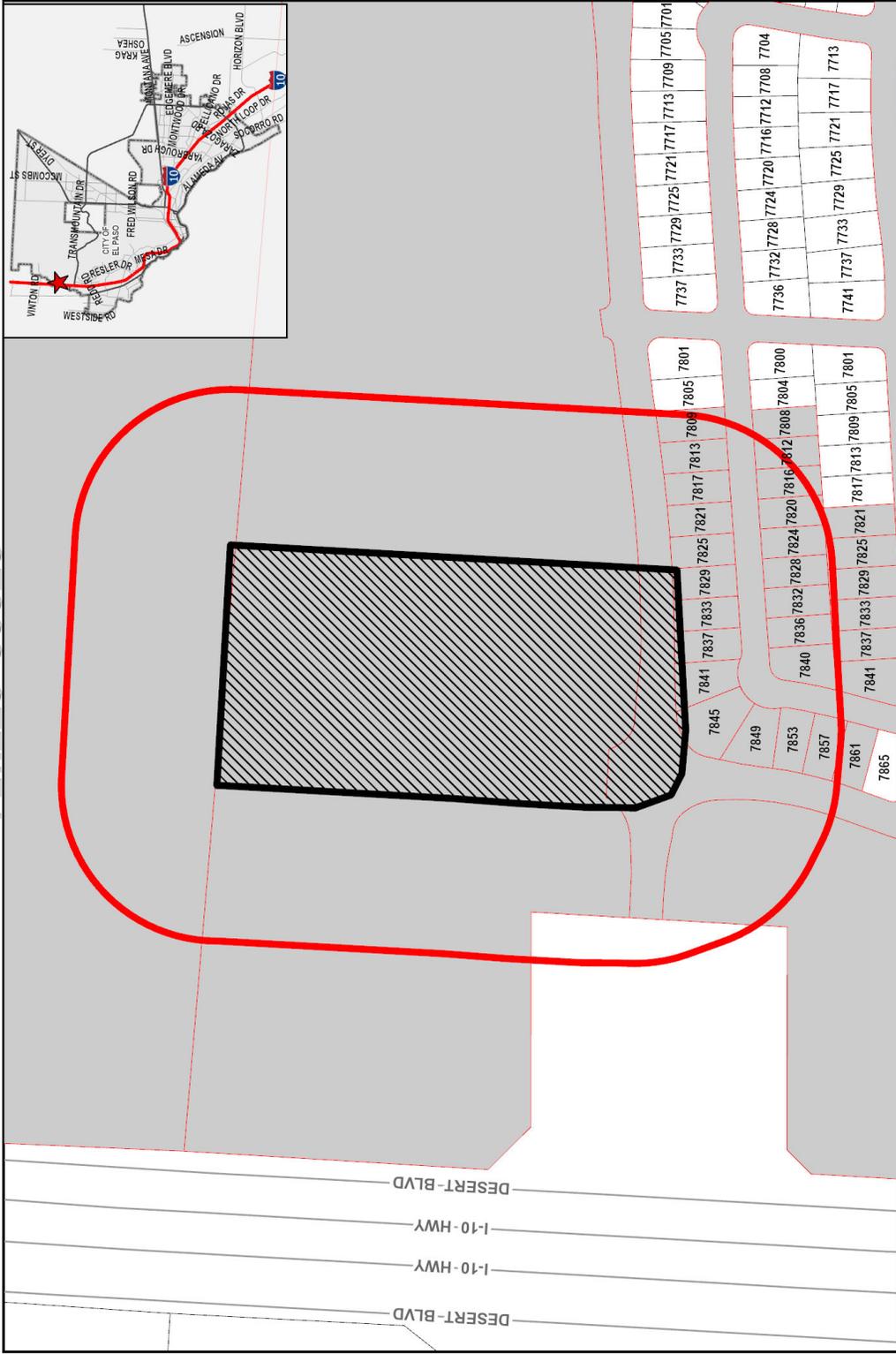
No comments.

El Paso Electric

Please have the developer note a 10' wide easement around the proposed Parcel II for future development.

ATTACHMENT 5

PZR25-00023



-  Subject Property
-  300 Feet Notice Area
-  Notified Properties



This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required. The map is not intended to be used as a legal document and may lead to misinterpretations of the data. The Planning & Inspections Department Planning Division makes no claim to its accuracy or completeness.



El Paso, TX

300 N. Campbell
El Paso, TX

Legislation Text

File #: BC-1788, Version: 1

**CITY OF EL PASO, TEXAS
LEGISTAR AGENDA ITEM SUMMARY FORM**

AGENDA LANGUAGE:

This is the language that will be posted to the agenda. Please use ARIAL 11 Font.

Discussion on reviewing differences between Urban Planning and Urban Design

Staff Contact: Ismael Segovia, (915) 212-1665, SegoviaIB@elpasotexas.gov