

Artcraft Addition

City Plan Commission — May, 8, 2025 **(REVISED)**



CASE NUMBER/TYPE: SUSU25-00035 – Major Combination
CASE MANAGER: Saul Fontes, (915) 212-1606, FontesSA@elpasotexas.gov
PROPERTY OWNER: ASLM, LTD
REPRESENTATIVE: Conde, Inc.
LOCATION: East of Westside Drive and South of Artcraft Road (District 1)
PROPERTY AREA: 9.98 acres
VESTED RIGHTS STATUS: Not Vested
PARK FEES: \$9,980.00
EXCEPTIONS/MODIFICATIONS: Yes, see following section
ZONING DISTRICT(S): G-MU (General Mixed-Use)

SUMMARY OF RECOMMENDATION: Staff recommends **APPROVAL WITH CONDITIONS** of Artcraft Addition on a Major Combination basis, subject to the following conditions:

- That the proposed rezoning of the subject property be approved by City Council prior to the recording of the plat.
- That the applicant coordinate with TXDOT to establish proper access to the subdivision through Artcraft Road.

Artcraft Addition

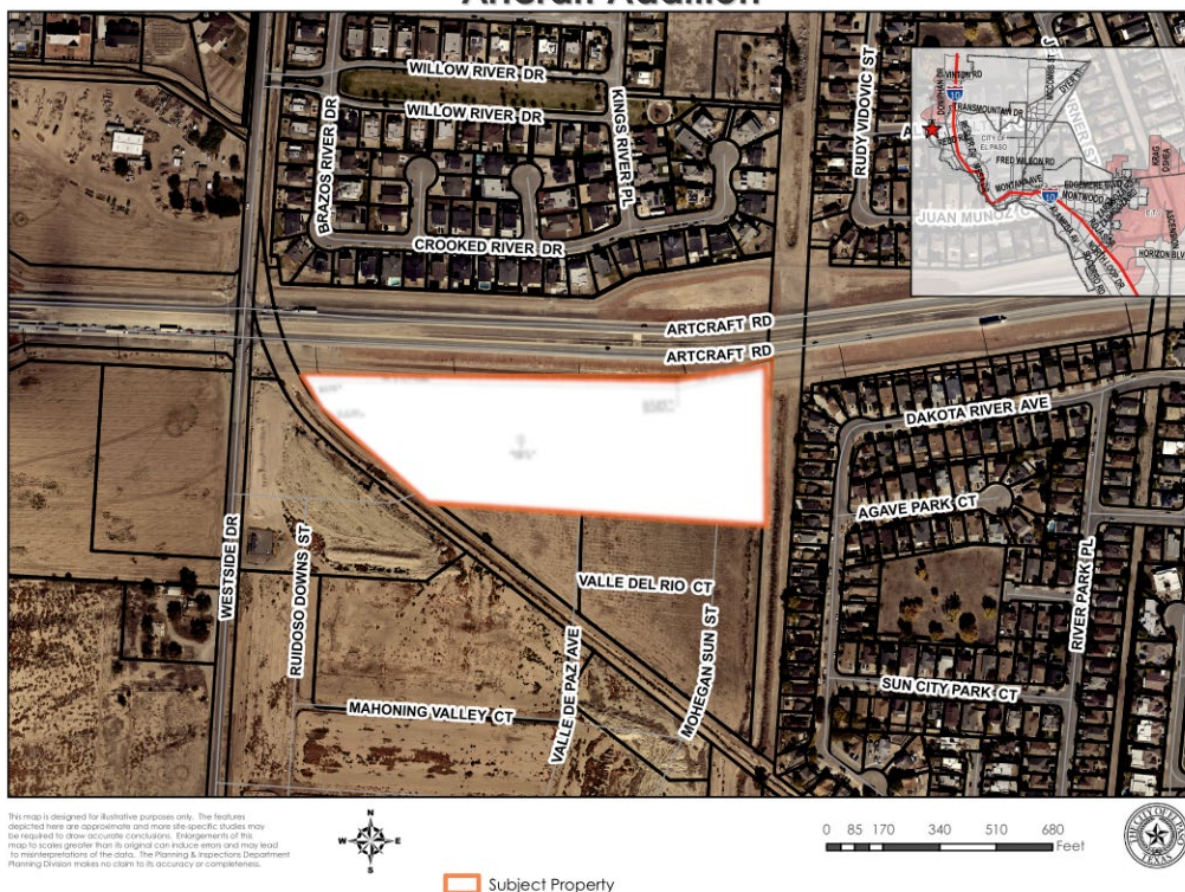


Figure A: Proposed plat with surrounding area

DESCRIPTION OF REQUEST: The applicant is proposing to subdivide 9.98 acres of land into a one-lot general mixed-use subdivision. Drainage for the subdivision will be through on-site ponding. This subdivision was reviewed under the current subdivision code.

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

Surrounding Zoning and Use	
North	R-2A/c (Residential/condition) /Residential development
South	G-MU (General Mixed Use) / Vacant land
East	R-3A (Residential) / Residential development
West	G-MU (General Mixed Use) / Vacant land
Nearest Public Facility and Distance	
Park	Artcraft/Sunset Terrace Linear Trail (0.01 mi.)
School	Jose H. Damian Elementary (0.92 mi.)
Plan El Paso Designation	
G-4, Suburban (Walkable)	
Impact Fee Service Area	
N/A	

PUBLIC COMMENT: N/A

PLAT EXPIRATION: This application will expire on **May 8, 2028**. If the final plat has not been recorded within the specified date, the final plat approval, unless extended in accordance with El Paso City Code Chapter 19.41 (Expiration, extension and reinstatement), shall expire and the applicable plat shall be deemed null and void.

CITY PLAN COMMISSION OPTIONS:

Subdivision

City Plan Commission (CPC) has sole and final authority on subdivision matters. Subdivision applications in conformance with all applicable code provisions shall be approved by the CPC. When a plat is brought forward to the CPC for review, the Commission may take any of the following actions:

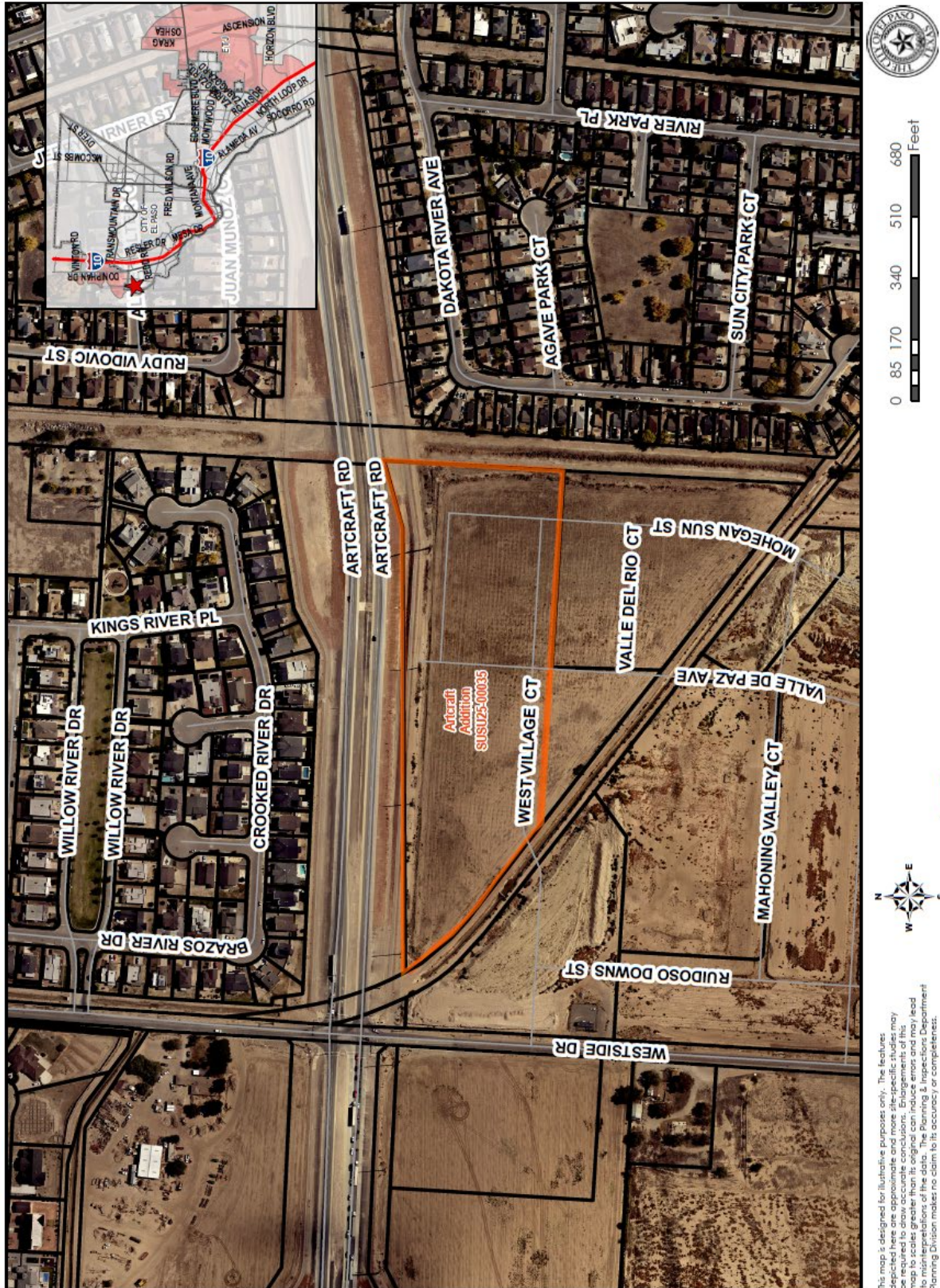
1. **Approval:** The CPC finds that the proposed plat is in conformance with all applicable requirements of Title 19 of the El Paso City Code.
2. **Approval with Conditions:** The CPC may impose conditions that bring the proposed plat into conformance with all applicable requirements of Title 19 of the El Paso City Code. **(Staff Recommendation)**
3. **Denial:** The CPC finds that the proposed plat is not in conformance with all applicable requirements of Title 19 of the El Paso City Code.

ATTACHMENTS:

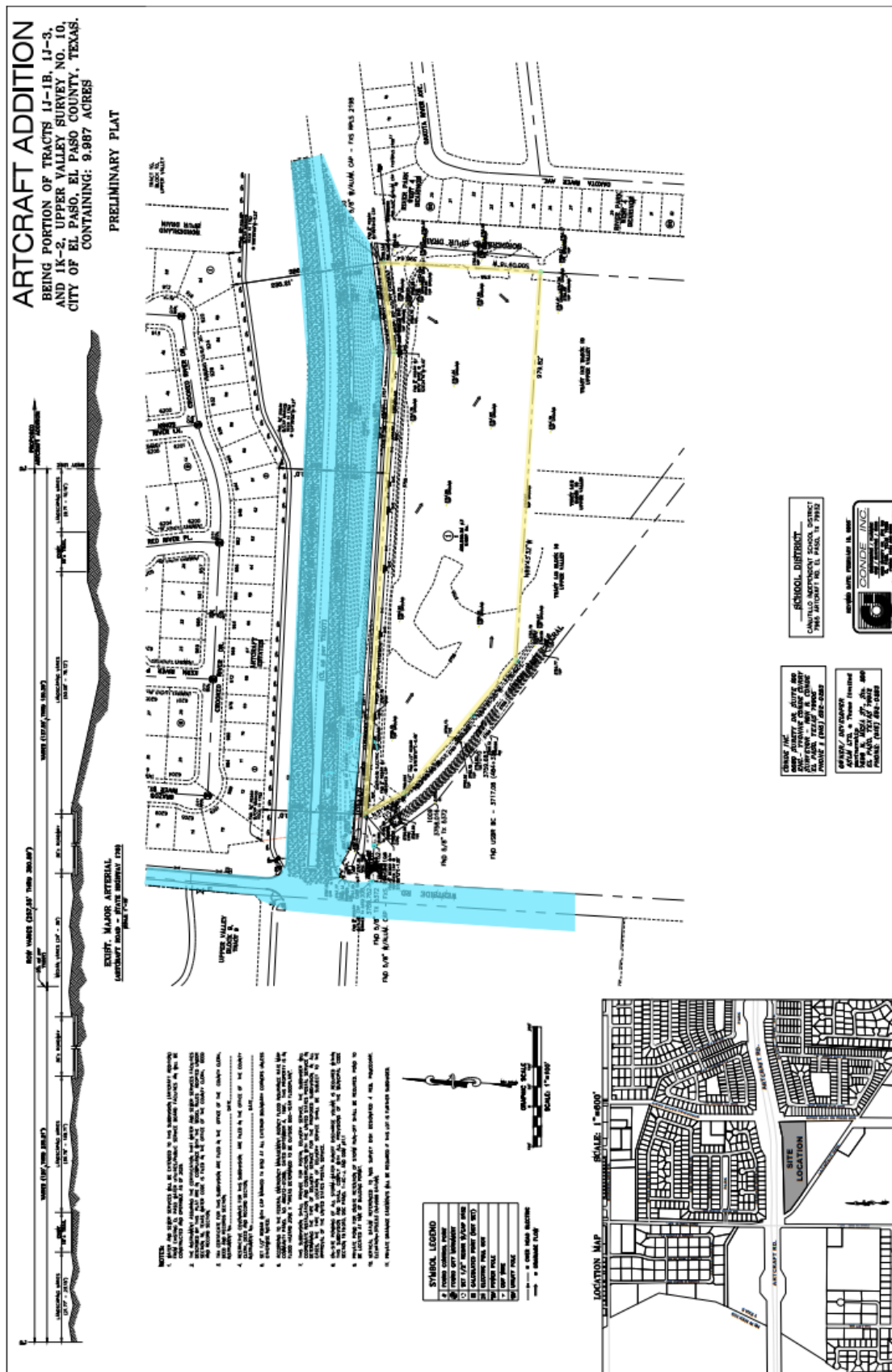
1. Aerial Map
2. Preliminary Plat
3. Final Plat
4. Application
5. Department Comments

ATTACHMENT 1

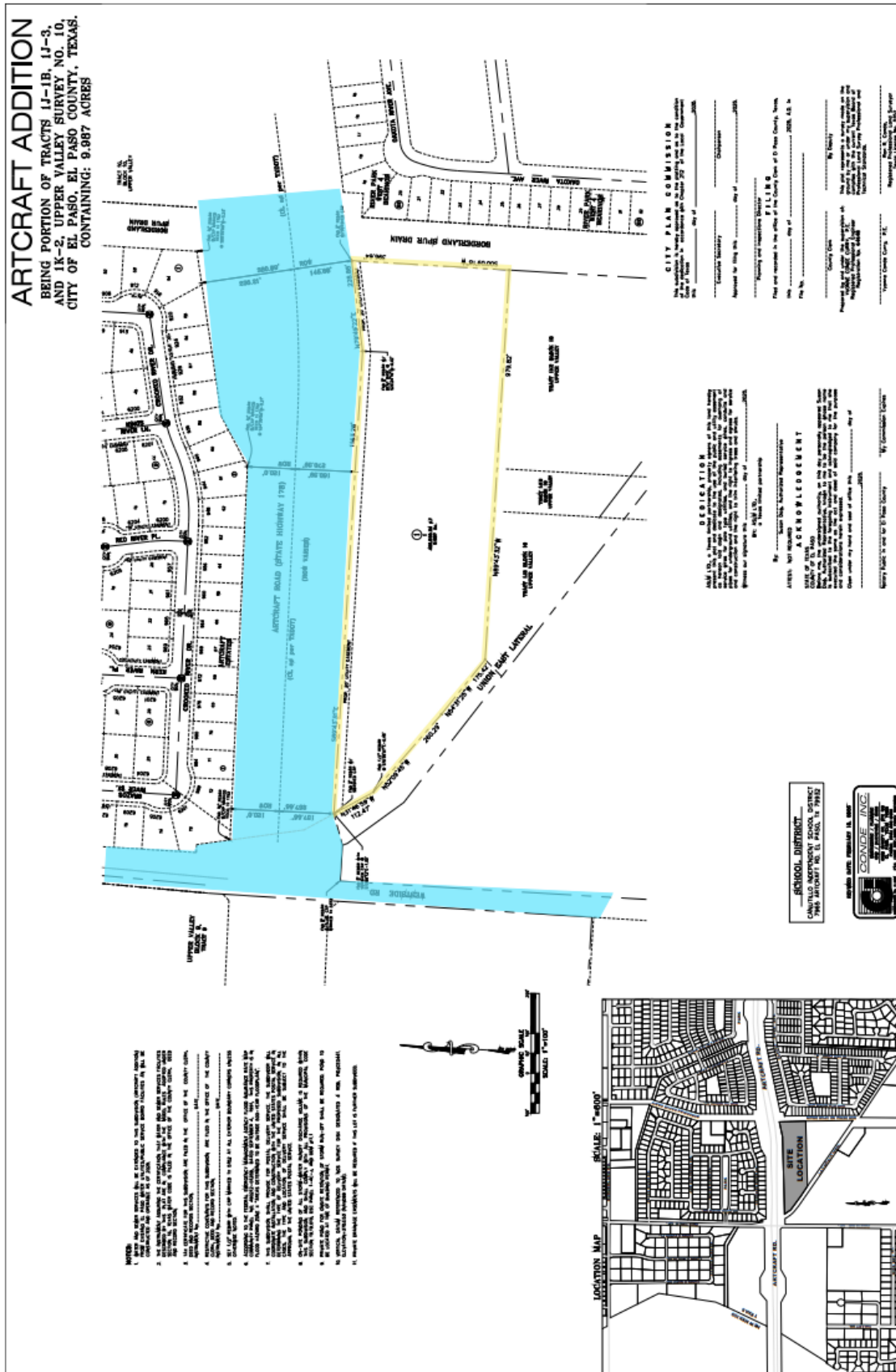
Artcraft Addition



ATTACHMENT 2



ATTACHMENT 3



ATTACHMENT 4



MAJOR COMBINATION APPLICATION

DATE: 4/8/25 FILE NO. SUSU25-00035

SUBDIVISION NAME: ARTCRAFT ADDITION

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
Being Portion of Tracts 1J-1B, 1J-3, and 1K-2, Upper Valley Survey NO. 10, City of El Paso, El Paso County, Texas
2. Property Land Uses:

	<u>ACRES</u>	<u>SITES</u>		<u>ACRES</u>	<u>SITES</u>
Single-family	<u> </u>	<u> </u>	Office	<u> </u>	<u> </u>
Duplex	<u> </u>	<u> </u>	Street & Alley	<u> </u>	<u> </u>
Apartment	<u> </u>	<u> </u>	Ponding & Drainage	<u> </u>	<u> </u>
Mobile Home	<u> </u>	<u> </u>	Institutional	<u> </u>	<u> </u>
P.U.D.	<u> </u>	<u> </u>	Other (specify below):	<u> </u>	<u> </u>
Park	<u> </u>	<u> </u>			
School	<u> </u>	<u> </u>			
Commercial	<u>9.987</u>	<u>1</u>	Total No. Sites:	<u>1</u>	
Industrial	<u> </u>	<u> </u>	Total (Gross) Acreage:	<u>9.987</u>	
3. What is existing zoning of the above described property? GMU Proposed zoning? C-2
4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes ☐ No ☐ N/A ☐
5. What type of utility easements are proposed: Underground ☐ Overhead ☐ Combination of Both ☒
6. What type of drainage is proposed? (If applicable, list more than one)
On-Site Ponding
7. Are special public improvements proposed in connection with development? Yes ☐ No ☒
8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes ☒ No ☐
If answer is "Yes", please explain the nature of the modification or exception _____
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

ATTACHMENT 5

12. Owner of record ASLM, LTD, 7598 N. Mesa, Ste. 200, El Paso, TX 79912 (915) 592-0283
(Name & Address) (Zip) (Phone)

13. Developer ASLM, LTD, 7598 N. Mesa, Ste. 200, El Paso, TX 79912 (915) 592-0283
(Name & Address) (Zip) (Phone)

14. Engineer Conde, Inc., 6080 Surety Dr., Ste. 100 El Paso, TX 79905 (915) 592-0283
(Name & Address) (Zip) (Phone)

OWNER SIGNATURE: *Susan McDow Auth Rep*

REPRESENTATIVE SIGNATURE _____

REPRESENTATIVE CONTACT (PHONE): 915-592-0283

REPRESENTATIVE CONTACT (E-MAIL): cconde@condeinc.com

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

Planning & Inspections Department
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 212-0085

ATTACHMENT 6

Planning and Inspections Department- Planning Division

Developer / Engineer shall address the following comments:

1. Submit to the Planning & Inspections Department – Planning Division the following prior to recording of the subdivision:
 - a. Current 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. Per the condition, proposed rezoning of the subject property be approved by City Council prior to the recording of the final plat.
4. Per the condition, the applicant will coordinate with TXDOT to establish proper access to the subdivision through Artcraft Road.
5. Remove note 4 on plat if no restrictive covenants will be provided.

Planning and Inspections Department- Land Development Division

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

The Developer/Engineer shall address the following comments

1. The subdivision shall be tied to a horizontal control by bearing and distance to either a section corner, survey line, the National Geodetic Survey monument, City monument or other known and accepted survey points. This tie shall be delineated on the plats.
2. Provide print-out of the mathematical closure of the exterior boundary of the subdivision indicating the error of closure.
3. TXDOT review and approval are required of the proposed subdivision for drainage and access requirements. Storm-water shall not be allowed into TXDOT R.O.W.
4. On the preliminary plat, provide the direction of flow of all watercourses, location, type, material, and size of any existing and proposed storm-water drainage structures and/or facilities, and provide drainage calculations.
5. Verify access for abutting lots is not obstructed (TRACT 1J3 BLOCK 10, TRACT 1J1B BLOCK 10, and TRACT 1K2 BLOCK 10.) shall not be landlocked.
6. Coordinate and obtain approval from Water Improvement District #1 for proposed development. Verify if any irrigation easements are required.
7. Provide a 6ft rock-wall from high side along the entire length adjacent to drainage structures (Union East Lateral and Borderland Spur Drain), at the time of grading permit (20.16.020 - Mandatory walls.-C.).
8. Label legal lot address.

Parks and Recreation Department

We have reviewed **Artcraft Addition**, a major combination plat map and on behalf of Parks & Recreation Department, we offer Engineer the following comments:

Please note that this Subdivision is zoned "GMU" meeting the requirements for a mixed use of residential and non-residential components. Applicant is proposing a non-residential use (commercial). Therefore, we offer the following comments:

Covenants need to be provided restricting all residential uses and if gross density waiver is granted by the City Manager or the Planning Department designee, then Applicant shall be required to pay "Park fees" at a rate of **\$1,000.00** per acre for a total amount of **\$9,980.00**, calculated as follows:

9.98 acres non-residential @ rate of \$1,000.00 per acre = **\$9,980.00**

Please allocate generated funds under Park Zone: **NW-8**

Nearest Park: **Willow River Park**

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

Streets and Maintenance Department

Traffic Engineering:

TIA is required. Scope meeting to be schedule

Street Lights Department:

does not object to this request.

Artcraft 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 project 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.

Contract Management:

Indicate if there are old service lines that might cause a near future repair or probable damage, gas, water, electric.

Signs and Markings:

All construction plan set submittals and all work shall be in compliance with all applicable City of El Paso Municipal Code, Ordinances, Design Standards for Construction (DSC), Americans with Disabilities Act (ADA), Texas Accessibility Standards (TAS), and Texas Department of Licensing and regulation (TDLR), Street Design Manual (SDM), and all applicable state and federal rules and regulations. The city may refer to TXDOT specs and standards as may be required or not covered by DSC or SDM.

Please, clarify document submitted with name "Waiver Letter." Elaborate more. Intentions of the waiver, etc.

Please contact and coordinate with property/ROW-owning entities and all utility companies for any work done within/adjacent to respective ROW/systems infrastructure. • Artcraft Dr is TXDOT ROW

El Paso Water

EPWater-PSB does not object to this request.

Water:

There is an existing 12-inch diameter water main that extends along Westside Drive located approximately 7-feet west of the eastern right-of-way line. This main increases to a 16-inch diameter water main approximately 570-feet north of Miss Bev Avenue and continues north to Artcraft Road. No direct service connections are allowed to

the 16-inch diameter water main as per the El Paso Water Utilities – Public Service Board Rules and Regulations. The 16-inch and 12-inch water mains are available for main extensions.

There are no water mains along Artcraft Road.

Water mains required to serve the project need to be extended by creating a looped system. Owner/Developer is responsible for all extension costs.

Previous water pressure from fire hydrant #6301 located at Westside Drive, 1800-feet north of Gomez Road, has yielded a static pressure of 72 psi, a residual pressure of 40 psi, and a discharge of 1,186 gallons per minute.

Sanitary Sewer:

There is an existing 15-inch diameter sanitary sewer main along Westside Drive. This sewer main dead ends approximately 400-feet North of Miss Bev Avenue. This main is available for service and main extensions.

General:

Sanitary sewer main improvements may be required downstream, depending on the anticipated land use and density of the proposed development at Owner/Developer's expense.

La Union Lateral is an El Paso County Water Improvement District No. 1 facility. Permits for installation of water main within the right of way are required. Lot owner is responsible for permit, survey and consideration fees.

EPWater-PSB 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.

Texas Gas

Texas Gas Service has no comments.

El Paso Electric

Please change the 20' wide proposed easement to the existing 25' wide existing easement for EPE noted with instrument number **2007009715**. Please also add a 15' wide utility easement along the Borderland Spur Drain Canal for access to the lots located below the proposed lot 1 for future development.

Attached is a copy of our ROW guidelines, any grade changes or improvements will need to be reviewed by our operation departments for safety and meet the guidelines for our transmission line.

El Paso Central Appraisal

There are no comments for Artcraft subdivision from Central Appraisal.

Texas Department of Transportation

TXDOT Comments are please submit construction grading and drainage for approval and there is an existing access denial line along SH 178 to consider when designing this site.

El Paso County

No comments received.

El Paso County Water Improvement District #1

No comments received.

Sun Metro

No comments received.

Fire Department

No comments received.

Capital Improvement Department

No comments received.

El Paso County 911 District

No comments received.