

Modesto Gomez Park Subdivision

City Plan Commission — September 25, 2025 **REVISED**



CASE NUMBER/TYPE:	SUSU25-00064 – Major Combination
CASE MANAGER:	Myrna Aguilar, (915) 212-1584, AguilarMP@elpasotexas.gov
PROPERTY OWNER:	City of El Paso
REPRESENTATIVE:	SLI Engineering, Inc.
LOCATION:	North of Cesar Chavez Memorial Hwy. and East of Gateway North Blvd. (District 2)
PROPERTY AREA:	26.58 acres
VESTED RIGHTS STATUS:	Not Vested
PARK FEES:	Park Fees Not Required
EXCEPTIONS/MODIFICATIONS:	Yes, see following section
ZONING DISTRICT(S):	R-5 (Residential) and M-1 (Manufacturing)
RELATED APPLICATIONS:	PZR25-00018 – Rezoning portion from M-1 (Light Manufacturing to R-5 (Residential)

SUMMARY OF RECOMMENDATION: Staff recommends **APPROVAL WITH CONDITIONS** of Modesto Gomez Park Subdivision on a Major Combination basis.

Condition being as follow:

- That the rezoning of a portion of the proposed subdivision be approved by City Council prior to the recordation of the final plat.

Modesto Gomez Park Subdivision



This map is designed for illustrative purposes only. The boundaries depicted here are approximate and more site-specific studies may be required to draw accurate conclusions. Portions of this map for scales greater than the original can include errors and may lead to misinterpretations of the data. The Planning & Inspections Departmental Planning Division makes no claim to its accuracy or completeness.



Subject Property

0 65 130 260 390 520
Feet



Figure A: Proposed plat with surrounding area

DESCRIPTION OF REQUEST: The applicant is proposing to subdivide 26.58 acres of land into one (1) residential lot to formally dedicate to the use of the public Modesto Gomez Park. The park use will remain. Drainage will be facilitated through regional ponding. Access to the subdivision will be from Edna Ave. The review of this development is being reviewed under the current Subdivision Code.

CASE HISTORY/RELATED APPLICATIONS: The applicant has submitted a rezoning request (PZRZ25-00018) for the subject property, proposing to change a portion of the proposed subdivision from M-1 (Light Manufacturing) to R-5 (Residential). The request is consistent with the proposed plat.

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

Surrounding Zoning and Use	
North	M-1 (Manufacturing) / Commercial development
South	International Border
East	R-5 (Residential) / Residential development
West	M-1 (Manufacturing) / Commercial development
Nearest Public Facility and Distance	
Park	A park is proposed within the subdivision
School	Tinajero PK-8 (1.1 mi.)
Plan El Paso Designation	
O-1, Preserve	
Impact Fee Service Area	
N/A	

PUBLIC COMMENT: N/A

PLAT EXPIRATION: This application will expire on **September 25, 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

Modesto Gomez Park Subdivision



Subject Property



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September 25, 2025

ATTACHMENT 3



ATTACHMENT 4



MAJOR COMBINATION APPLICATION

DATE 9/11/2025 FILE NO. _____

SUBDIVISION NAME: Modesto Gomez Park Subdivision

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
A Portion of Tracts 2 and 3, F. Neve Survey No. 8, and a Portion of E.R. Talley Surveys No. 6 and 7, and a Portion of
Tract 1-A, U.S. Government Parcel No. 1

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 | <u>26.58</u> | <u>1</u> | | | |
| School | _____ | _____ | | | |
| Commercial | _____ | _____ | Total No. Sites: | _____ | |
| Industrial | _____ | _____ | Total (Gross) Acreage: | _____ | |

3. What is existing zoning of the above described property? M-1, R-5 Proposed zoning? R-5

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

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
Waiver of sidewalk along Cesar Chavez Highway

9. Remarks and/or explanation of special circumstances: None

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

12.	Owner of record	City of El Paso		
		(Name & Address, Zip)	(Email)	(Phone)
13.	Developer	City of El Paso		
		(Name & Address, Zip)	(Email)	(Phone)
14.	Engineer	SLI Engineering, Inc.		
		(Name & Address, Zip)	(Email)	(Phone)

OWNER SIGNATURE: *Gilbert Guerrero* Gilbert Guerrero Assistant Director of Capital Improvements

REPRESENTATIVE SIGNATURE: *[Signature]*

REPRESENTATIVE CONTACT (PHONE): 915.929.1827

REPRESENTATIVE CONTACT (E-MAIL): jennifer@countrymanandcoarchitecture.com

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

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. Illustrate regional ponding the subdivision will be draining water to.
3. Provide easement as per El Paso Water comments.
4. Remove zoning line on the preliminary and final plat before recordation of final plat.
5. Staff recommends approval with condition based on the rezoning being approved by City Council prior to recordation of final plat.
6. Water easement needs to be corrected as per water department's request. Water easement extends through the property.

Planning and Inspections Department- Land Development Division

We have reviewed subject plats and recommend Approval.

The Developer/Engineer shall address the following comments.

1. Print-out of the mathematical closure report is ok.
2. Illustrate subdivision's outer boundary lines in bold thicker line type.

Parks and Recreation Department

Please note this Subdivision is currently housing **Modesto Gomez Park**, which under the Municipal Code definitions is considered a "Public facility" therefore, meets the requirements to be excluded from the calculation for parkland dedication ordinance Title 19 – Subdivision & Development Plats, **Chapter 19.20 Parks and Open Space** as noted below:

19.20.060 - Exclusions from Dedication Requirements.

Exclusions. The following shall be excluded from the calculation for parkland dedication. In all instances, the burden of proof shall be on the subdivider to demonstrate that the plat meets the requirements of this chapter:

H. Land shown within a subdivision, whether residential or nonresidential, which is designated for use as a "Public facility".

(Ord. 16882 § 2 (part), 2008; Ord. No. 17576, § 1, 6-7-2011; Ord. No. 17753, § 1, 3-20-2012; Ord. No. 17905, § 6, 11-6-2012)

Streets and Maintenance Department

Traffic & Transportation Engineering

- No objections to application

Street Lights

Do not object to this request.

Cesar E. Chavez Border Highway 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.

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

- For all proposed improvement within the city right-of-way, follow the Design Standards for Construction (DSC) in accordance with the municipal code, and include detailed information.
- Include a scope of work detailing what will be done for this specific job.
- Indicate if the work or project is being conducted inside private property or city right-of-way.
- Ensure all transitions to existing roadways are smooth and free of trip hazards.

El Paso Water

Objects to this request.

EPWater requests a 20-foot PSB easement dedicated by this plat along the southern property line to accommodate the existing 24-inch reclaimed water main as described below.

Water:

There is an existing 6-inch diameter water main extending along Edna St. The water main is located 20 feet south of the north property line. This main dead-ends approximately 162-feet west of the eastern right-of-way line of Francis St.

Previous water pressure from fire hydrant #001009, on the southwest corner of Flower Dr. and Francis St., has yielded a static pressure of 88 psi, a residual pressure of 86 psi and a discharge of 1,162 gallons per minute. 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 extending along Delta Dr. that is available for service. The sewer main is located approximately 4 feet north of the southern right-of-way line.

There is an existing 24-inch diameter force main extending along Delta Dr. The sewer main is located approximately 19 feet north of the southern right-of-way line. No connections are allowed to this main.

There is an existing 12-inch diameter force main extending along Delta Dr. The sewer main is located approximately 15 feet north of the southern right-of-way line. No connections are allowed to this main.

Reclaimed:

There is an existing 24-inch diameter reclaimed water main that extends 30-feet north and parallel to Cesar E. Chavez Border Hwy. No connections are allowed to this main.

General:

EPWater requires a new service application to provide service to the right-of-way. 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 right-of-way 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 Department of Transportation

If access is planned through Cesar Chavez, TXDOT requires submission for review and permit approval within one year of the start of construction.

Texas Gas

In reference to case SUSU25-00064 - Modesto Gomez Park Subdivision, Texas Gas Service does not have any comments.

Disclaimer: Texas Gas Service does not allow permanent structures nor trees to be installed on top of TGS gas mains or service lines. If a conflict is anticipated, the developer, contractors or owner representative should contact TGS to relocate the gas main and/or service at the developer's expense.

El Paso Electric

Please add a 12' wide easement around Lot 1.

El Paso County Water Improvement District #1

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

El Paso Central Appraisal District

There are no comments for Modesto Gomez Park Subdivision from Central Appraisal.

El Paso County 911 District

No comments received.

El Paso County

No comments received.

Capital Improvement Department

No comments received.

Sun Metro

No comments received.

Fire Department

No comments received.