

Classic Park Unit 1

City Plan Commission — July 31, 2025 **REVISED**

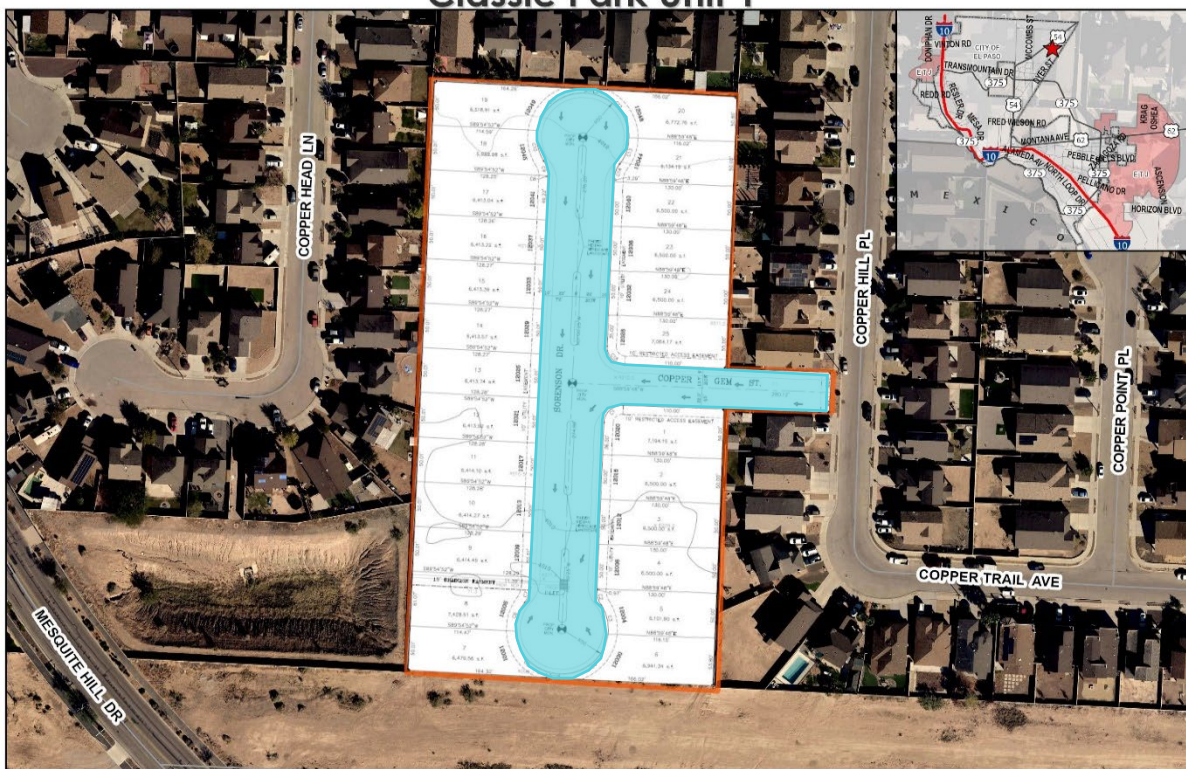


CASE NUMBER/TYPE:	SUSU25-00062 – Resubdivision Preliminary
CASE MANAGER:	Myrna Aguilar, (915) 212-1584, AguilarMP@elpasotexas.gov
PROPERTY OWNER:	Direct Home Sales, Inc.
REPRESENTATIVE:	Conde, Inc.
LOCATION:	East of Mesquite Hill Dr. and North of Dyer St. (District 4)
PROPERTY AREA:	5.12 acres
VESTED RIGHTS STATUS:	Not Vested
PARK FEES:	\$34,250.00
EXCEPTIONS/MODIFICATIONS:	Yes, see following section
ZONING DISTRICT(S):	R-5 (Residential)
PUBLIC INPUT:	One inquiring email received as of 07/30/2025

SUMMARY OF RECOMMENDATION: Staff recommends **APPROVAL** of Classic Park Unit 1 on a Resubdivision Preliminary basis and **APPROVAL** of the exception requests from the City Plan Commission:

- To allow a connectivity index to be 0.75 instead of the required 1.4 for the subdivision.
- To waive the construction of two feet (2') of planter strip on each side of Copper Gem St. for a total of four feet (4').

Classic Park Unit 1



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. Changes to this map to scales greater than 1:10,000 may lead to misinterpretations of the data. The Planning & Inspections Department Planning Division makes no claim to its accuracy or completeness.



Subject Property

0 30 60 120 180 240 Feet



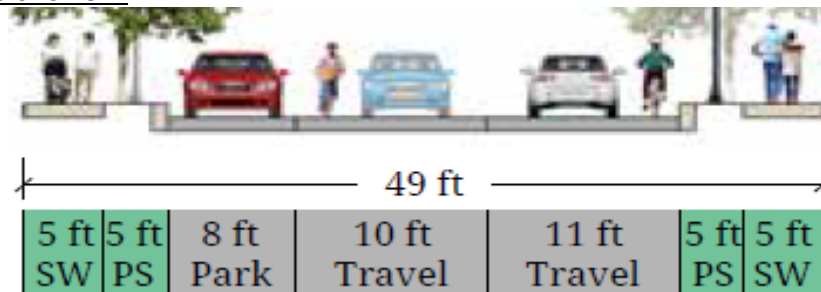
Figure A: Proposed plat with surrounding area

DESCRIPTION OF REQUEST: The applicant is proposing to resubdivide 5.13 acres of land to create a residential subdivision consisting of twenty-five (25) single-family lots. The subdivision is including 5.01 acres of unplatted land and 0.12 acres of platted land from the Mesquite Hills Unit Four Subdivision. The residential lots will range in size from approximately 5,988 to 7,428 square feet. Drainage will be provided through surface runoff directed to the existing drainage pond adjacent to the subdivision. Primary access to the subdivision will be provided via Copper Hill Place. The subdivision was reviewed under the standards of the current subdivision code.

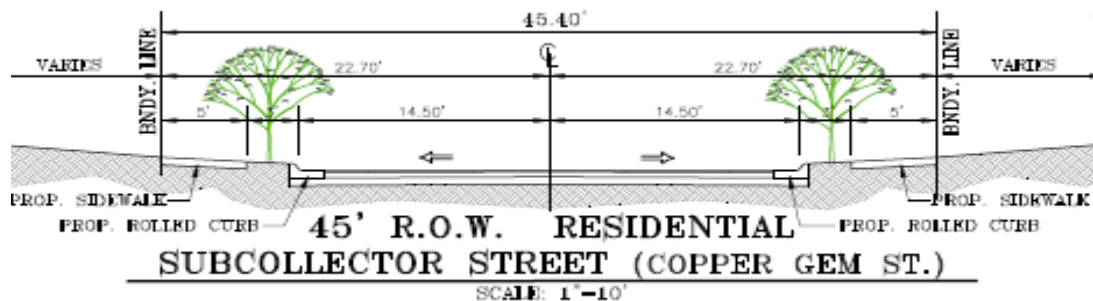
EXCEPTIONS, MODIFICATIONS, OR WAIVER REQUESTS: The applicant is requesting the following exception requests pursuant to El Paso City Code Section 19.48.030 (A) – Criteria for approval of the applicable code. The exceptions include the following:

1. To allow the connectivity index to be 0.75 instead of the required 1.4 for the subdivision.
2. To waive the construction of two feet (2') of planter strip on each side of Copper Gem St. for a total of four feet (4').

REQUIRED CROSS-SECTION:



PROPOSED CROSS-SECTION:



EVALUATION OF EXCEPTION REQUEST: The exception request to waive right-of-way improvements meets the criteria set forth in El Paso City Code 19.48.030(A), which allows for exceptions under special circumstances arising from the physical surroundings, shape, topography, or other features affecting the land, such that the strict application of the code would create an unnecessary hardship or inequity for the applicant. In this case, the exception is requested due to a lot being resubdivided and converted into a local street, resulting in only one point of access to the proposed subdivision. Additionally, surrounding developments constrain the ability to construct a full planter strip without reducing the width of the roadway.

The proposed connectivity of 0.75 is deemed acceptable for this project due to the unique physical constraints of the site. In this case the adjacent developed parcels limit the feasibility of achieving a higher level of connectivity. While the proposed index falls below the minimum standard, the layout still provides reasonable internal access and connectivity to the surrounding street network to support circulation and public access.

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

Surrounding Zoning and Use	
North	R-5 (Residential) / Residential development
South	R-F (Ranch Farm) / El Paso Water Easement
East	R-5 (Residential) / Residential development and Pond
West	R-5 (Residential) / Residential development
Nearest Public Facility and Distance	
Park	North Skies Park (0.15 mi.)
School	Barron Elementary (4.1 mi.)
Plan El Paso Designation	
G-4, Suburban (Walkable)	
Impact Fee Service Area	
Northeast	

PUBLIC COMMENT: Notices of the proposed replat were sent on July 11, 2025 to all property owners within 200 feet of the subject property and within the original subdivision. As of July 30, 2025 staff has received 1 email of inquiry regarding this request.

PLAT EXPIRATION: This application will expire on **July 31, 2028**, pursuant to El Paso City Code Section 19.03.060 (Expiration). If subdivision improvement plans and a final plat application have not been approved within the specified date, the preliminary plat application, unless extended in accordance with El Paso City Code Chapter 19.41 (Expiration, extension and reinstatement), shall expire and the preliminary plat shall be 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.

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. Exception Request
4. Application
5. **Department Comments**

ATTACHMENT 1

Classic Park Unit 1



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Subject Property

CLASSIC PARK UNIT 1
BEING A REPLAT OF LOT 69, BLOCK 28, MESQUITE
HILLS UNIT FOUR, AND ALL OF TRACTS 7
AND 7A, SECTION 16, BLOCK 80, TOWNSHIP 1,
TEXAS AND PACIFIC RAILROAD CO. SURVEYS,
CITY OF EL PASO, EL PASO COUNTY, TEXAS
CONTAINING: 5.1312 ACRES

[illegible]

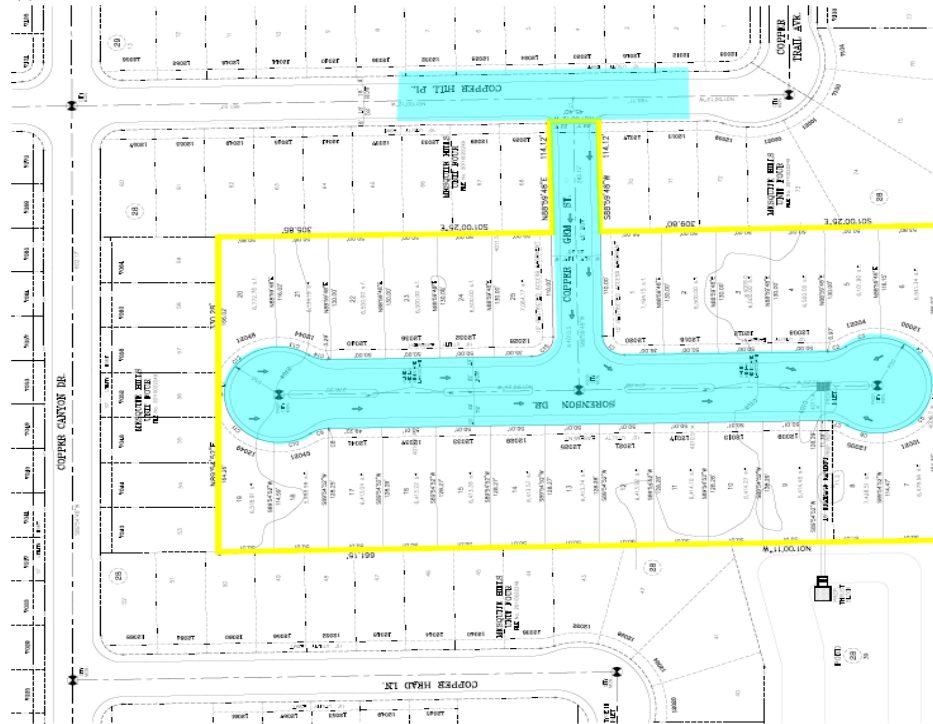
—EQUUS 124—

[illegible]

CONDE LNT.
ENG - IVONNE CONDE CURT
SUNVEION - JON R CONDE
6000 SUNSET DR SUITE 100
EL PASO TEXAS 79905

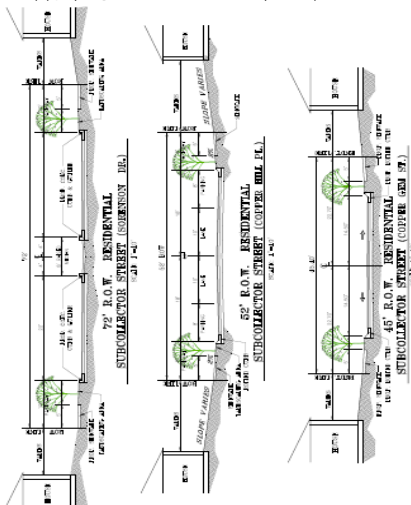
OWNER, DEVELOPER
DIRECT HOME SALES, INC.
12770 ROCKMERE BLVD. STE. A-
FT. PASEO, FT. WORTH 76138
PHONE # (817) 593-7707

dim - HATFAP Plot



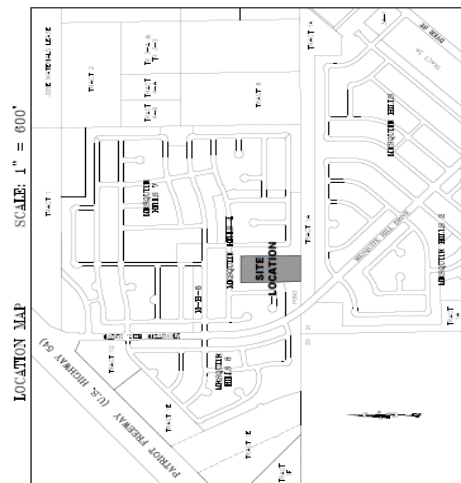
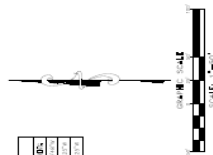
SCHOOL DISTRICT
 PUEBLO INDEPENDENT SCHOOL DISTRICT
 3800 S.W. DRIVE

TOTAL RESIDENTIAL LOTS



GRADE	DATE	SCORE	GRADE	DATE	SCORE	GRADE	DATE	SCORE
1	10/10/10	95	2	11/10/10	90	3	12/10/10	85
4	13/10/10	80	5	14/10/10	75	6	15/10/10	70
7	16/10/10	65	8	17/10/10	60	9	18/10/10	55
10	19/10/10	50	11	20/10/10	45	12	21/10/10	40
13	22/10/10	35	14	23/10/10	30	15	24/10/10	25
16	25/10/10	20	17	26/10/10	15	18	27/10/10	10
19	28/10/10	5	20	29/10/10	0	21	30/10/10	-5

USE YIELD		
INT	BT% (ML)	% OF T41
1	20.00	100.00
2	15.00	75.00
3	10.00	50.00



ATTACHMENT 3



CONDE INC

July 24, 2025

City of El Paso
Planning & Inspections – Planning Division
801 Texas Avenue
City of El Paso, Texas 79901

Attention: Jose Chavez

Re: CLASSIC PARK UNIT ONE

Dear Jose,

As per your request, we are submitting a Request for Exception per Section 19.48 due to the requirements listed in:

- El Paso Street Design Manual – To allow for a modified Cul-de-Sac Street cross-section due to width constrain (45' wide ROW).
 - To allow for a Connectivity Index of less than 1.4 due to site access constraints (1 point of access).
 - To allow to waive the construction of two feet (2') of planter strip on each side of Copper Gem Street for a total of four (4').
1. The circumstances causing the hardship do not similarly affect all or most properties in the vicinity of the applicants land;
 2. The waiver or exception is necessary for the preservation and enjoyment of a substantial property right of the applicant;
 3. Granting the waiver or exception will not be detrimental to the public health, safety or welfare, or injurious to other property within the area;
 4. Granting the waiver or exception will not have the effect of preventing the orderly use and enjoyment of other land within the area in accordance with the provisions of this Chapter, or adversely affect the rights of owners or residents of surrounding property;
 5. The hardship or inequity is not caused wholly or in substantial part by the applicant;
 6. The request for a waiver or exception is not based exclusively on the applicant's desire for increased financial hardship; and
 7. The degree of variation requested is the minimum amount necessary to meet the needs of applicant and to satisfy the standards in this section.

If you have any questions or comments on the above please let me know. Thank you for your time and consideration in this matter.

Sincerely,

Conrad Conde
CONDE, INC.

ENGINEERING/PLANNING/SURVEYING

6080 SURETY DR., SUITE 100 / EL PASO, TEXAS 79905 / (915) 592-0283 / FAX (915) 592-0288

ATTACHMENT 4



RESUBDIVISION PRELIMINARY APPLICATION

DATE: June 19, 2025 FILE NO. SUSU25-00062

SUBDIVISION NAME: CLASSIC PARK UNIT ONE

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
BEING LOT 89, BLOCK 28, MESQUITE HILLS UNIT FOUR, AND TRACTS 7 AND 7A, SECTION 16, BLOCK 80, TOWNSHIP 1, TEXAS AND PACIFIC RAILROAD CO. SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS
2. Property Land Uses:

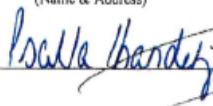
	<u>ACRES</u>	<u>SITES</u>		<u>ACRES</u>	<u>SITES</u>
Single-family	<u>4.1050</u>	<u>25</u>	Office		
Duplex			Street & Alley	<u>1.0262</u>	<u>1</u>
Apartment			Ponding & Drainage		
Mobile Home			Institutional		
P.U.D.			Other (specify below)		
Park					
School					
Commercial			Total No. Sites	<u>26</u>	
Industrial			Total (Gross) Acreage	<u>5.1312</u>	
3. What is existing zoning of the above described property? R-5 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)
Lots to street to 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
To allow for a modified entrance street cross-section due to width constraints.
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 DIRECT HOMES SALES, INC., 12770 Edgemere Blvd., Ste. A-1, El Paso, TX
(Name & Address) (Zip) (Phone) 79938

13. Developer DIRECT HOMES SALES, 12770 Edgemere Blvd., Ste. A-1, El Paso, TX
(Name & Address) (Zip) (Phone) 79938

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

OWNER SIGNATURE: 

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. Subdivision needs to show a block number.
4. Recommend to post Fire Lane Signs as per the 2018 International Fire Code (IFC) on proposed Copper Gem St.

Planning and Inspections Department- Land Development Division

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

The Developer/Engineer shall address the following comments

1. Provide drainage plan sheet from Mesquite Hills Unit 4, to verify existing stormwater City Pond (Lot 39, Block 28) capacity for additional runoff.
2. The existing ponding area for subdivision shall have enough capacity to hold the developed runoff for a designated 100-yr. storm event, provide drainage calculations.
3. Sidewalk shall be required along R.O.W. (Cooper Gem St.) at the time of grading permit.
4. Provide directional ramps at the street corners.
5. On typical Sorenson Street cross section, label landscaping along raised median.
6. Subdivision Improvement plans are required.
7. Review and approval from Environmental Services Department will be required for median openings at time of SIP plans.
8. Print-out of the mathematical closure is ok.

Parks and Recreation Department

Please note that this subdivision is composed of **25 lots** zoned "R-5" and is required to comply with the parkland dedication ordinance Title 19 – Subdivision & Development Plats, **Chapter 19.20 - Parks & Open Space** in the form of "Park fees" based on requirements for residential subdivisions.

Applicant shall be required to pay "Park fees" in the amount of **\$34,250.00** calculated as follows:

25 (R-5) Single-family dwelling lots @ \$1,370.00 / dwelling = \$34,250.00

Please allocate generated funds under Park Zone: **NE-7**

Nearest Park: **North Skies 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

- No objections to application.

Street Lights Department

Do not object to this request.

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

- Indicate when placing Sidewalks the municipal Code Chapter 19.21 of Sidewalks shall be followed, and Chapter 13.04.020 Sidewalk Specifications.
- Indicate that for driveways the municipal code chapter 13.12 shall be followed.
- Indicate that new asphalt or any new concrete structures must be compliant before acceptance and any type of damages must be restored before doing the final walkthrough.
- Incorporate that any manhole, water valve or gas valve shall be raised to the new paving level and added an apron.

Environmental Services

Will the raised medians on Sorenson Drive have landscaping, or will they be filled in with concrete?

Will this area be a gated community or an HOA?

El Paso Water

Engineering

Do not object to this request.

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

Water:

There is an existing 8-inch diameter water main extending along Copper Hill Pl. The water main is located 18 feet west of the eastern right-of-way line. This main can be extended to provide service.

Previous water pressure from fire hydrant #010607, located at 12028 Copper Hill Pl., has yielded a static pressure of 60 (psi), a residual pressure of 40 (psi) and a discharge of 1,006 gallons per minute (gpm).

Sanitary Sewer:

There is an existing 8-inch diameter sewer main extending along Copper Hill Pl. The sewer main is located 21 feet east of the western right-of-way line. This main can be extended to provide service.

General:

A water and sanitary sewer main extension is required to provide service. Water main shall be extended creating a looped system. The water and sanitary sewer main extension costs are the responsibility of the owner.

EPWater-PSB anticipates providing water and sanitary sewer service by on-site main extensions. EPWater-PSB requests that site be graded so that sanitary sewer may be provided by gravity.

EPWater requires a new service application to provide service to the property. New service applications are available at 1154 Hawkins, 3rd floor and should be made 6 to 8 weeks in advance of construction to ensure water for construction work. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the 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.

El Paso Central Appraisal

Need Block #.

El Paso Electric

Please change the Restricted Easement to 10' Wide Utility Easement, along Copper Gem St, for future access for electrical services.

Texas Department of Transportation

No TXDOT comments as there appears to be no work affecting the ROW.

El Paso County Water Improvement District #1

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

Texas Gas

Do not have any comments.

Sun Metro

No comments received.

Fire Department

Requesting No Parking designation on Copper Gem St.

(As per 2018 International Fire Code (IFC) – Minimum access road width is 20 feet and 26 feet in commercial. The proposed cross-section road for Copper Gem St is 29 ft. and meets fire code.)

El Paso County 911 District

No comments received.

El Paso County

No comments received.

Capital Improvement Department

No comments received.