

Gateway Estates Unit One Replat M

City Plan Commission — July 31, 2025



CASE NUMBER/TYPE: PSEN25-00004 – Extension Request to Record Final Plat
CASE MANAGER: Alex Alejandre, (915) 212-1642, AlejandroAX@elpasotexas.gov
PROPERTY OWNER: GFA, LLC
REPRESENTATIVE: CEA Group
LOCATION: North of Vista del Sol Dr. and East of Joe Battle Blvd. (Extraterritorial Jurisdiction (ETJ))
PROPERTY AREA: 28.11 acres
VESTED RIGHTS STATUS: Not Vested
ZONING DISTRICT(S): N/A property lies within (ETJ)
RELATED APPLICATIONS: SUSU21-00052 – Gateway Estates Unit One Replat M

SUMMARY OF RECOMMENDATION: Staff recommends **APPROVAL** of the extension request as it complies with Section 19.41.030.A of the El Paso City Code.

Gateway Estates Unit One Replat M

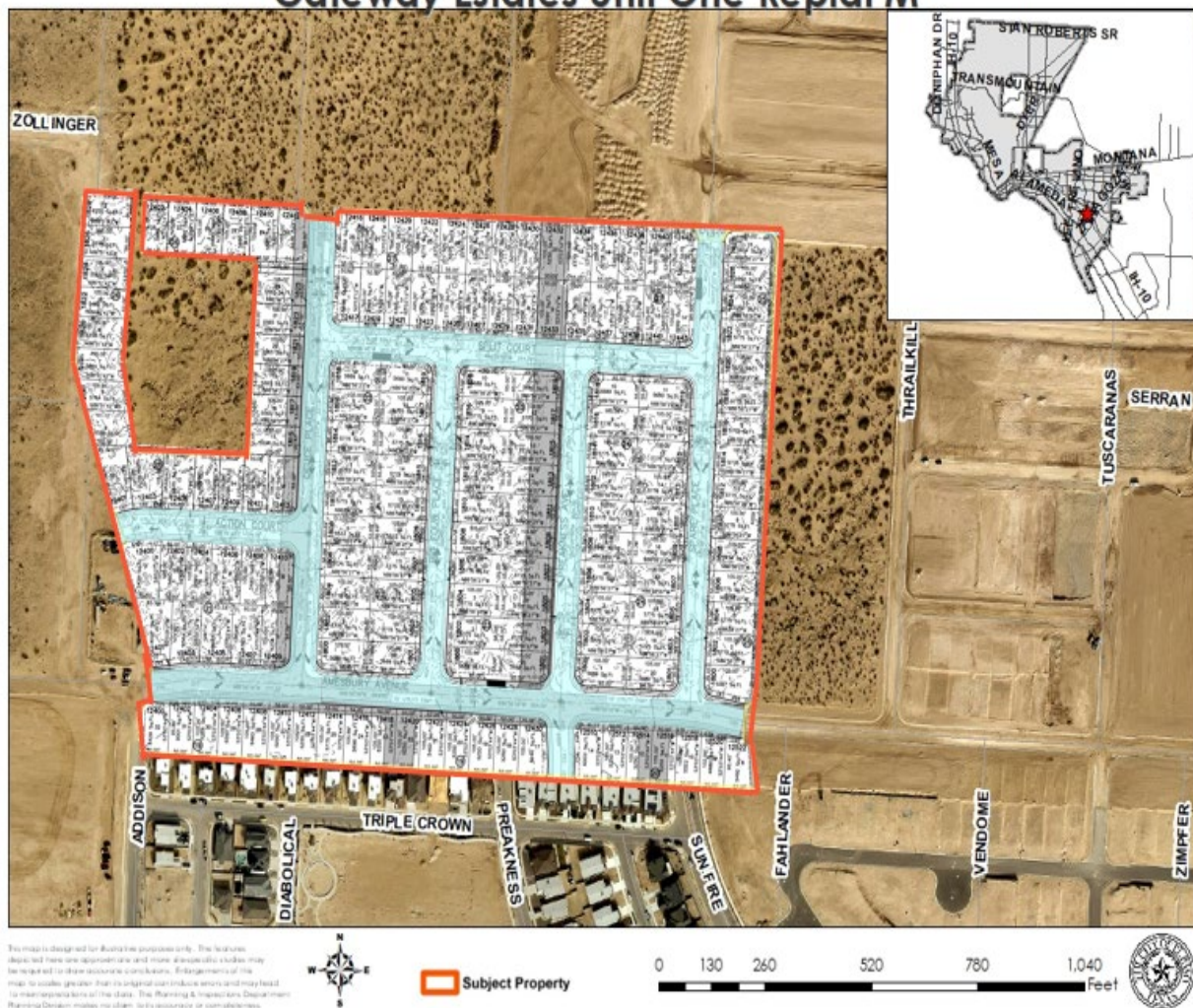


Figure A: Proposed plat with surrounding area

DESCRIPTION OF REQUEST: The applicant is requesting the second (1) year extension subject to Section 19.41.030.A (Extension Procedures) of the current subdivision code, which states that:

“Unless a different time is expressly provided for a specific procedure by this title, the approving authority for the type of original application may grant an initial extension of the time for expiration of the application for a period not to exceed one year from the date of the expiration of the application, provided that a request for extension is made in writing at least thirty business days before the approved application expires. Every request for extension shall include a statement of the reasons why the expiration date should be extended.”

The one (1) year extension to record the final plat is being requested due to the following reasons:

- Continue coordination with El Paso County regarding the completion of improvements.

CASE HISTORY/RELATED APPLICATIONS: The City Plan Commission approved Gateway Estates Unit One Replat M on June 17, 2021, on a Resubdivision Preliminary basis subject to the following conditions:

- The improvements for Gateway Estates Unit One Replat H (SUSU20-00019) to be completed and accepted by the City of El Paso prior to recording of Gateway Estates Unit One Replat M to provide adequate access.
- The drainage pond for Gateway Estates Unit One Replat L (SUSU21-00044) to be constructed and accepted prior to or concurrently with Gateway Estates Unit One Replat M to provide appropriate stormwater infrastructure pursuant to Section 19.03.040.D.
- That the City Plan Commission require that the applicant landscape the rear of all double frontage lots.

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

Surrounding Zoning and Use	
North	Extraterritorial Jurisdiction (ETJ) / Vacant
South	Extraterritorial Jurisdiction (ETJ) / Commercial development
East	Extraterritorial Jurisdiction (ETJ) / Vacant
West	Extraterritorial Jurisdiction (ETJ) / Commercial development
Nearest Public Facility and Distance	
Park	Winner's Park (0.10 miles)
School	Harmony School of Science (0.13 miles)
Plan El Paso Designation	
O-6, (Potential Annexation)	
Impact Fee Service Area	
Eastside	

PLAT EXPIRATION: If approved, the extension would be valid until **June 17, 2026**. Failure to submit the recording maps by the expiration date of the extension will necessitate resubmittal of the subdivision or an additional extension.

CITY PLAN COMMISSION OPTIONS:

City Plan Commission (CPC) has sole and final authority on subdivision matters. Subdivision applications and extension requests in conformance with all applicable code provisions shall be approved by the CPC. The Commission may take any of the following actions:

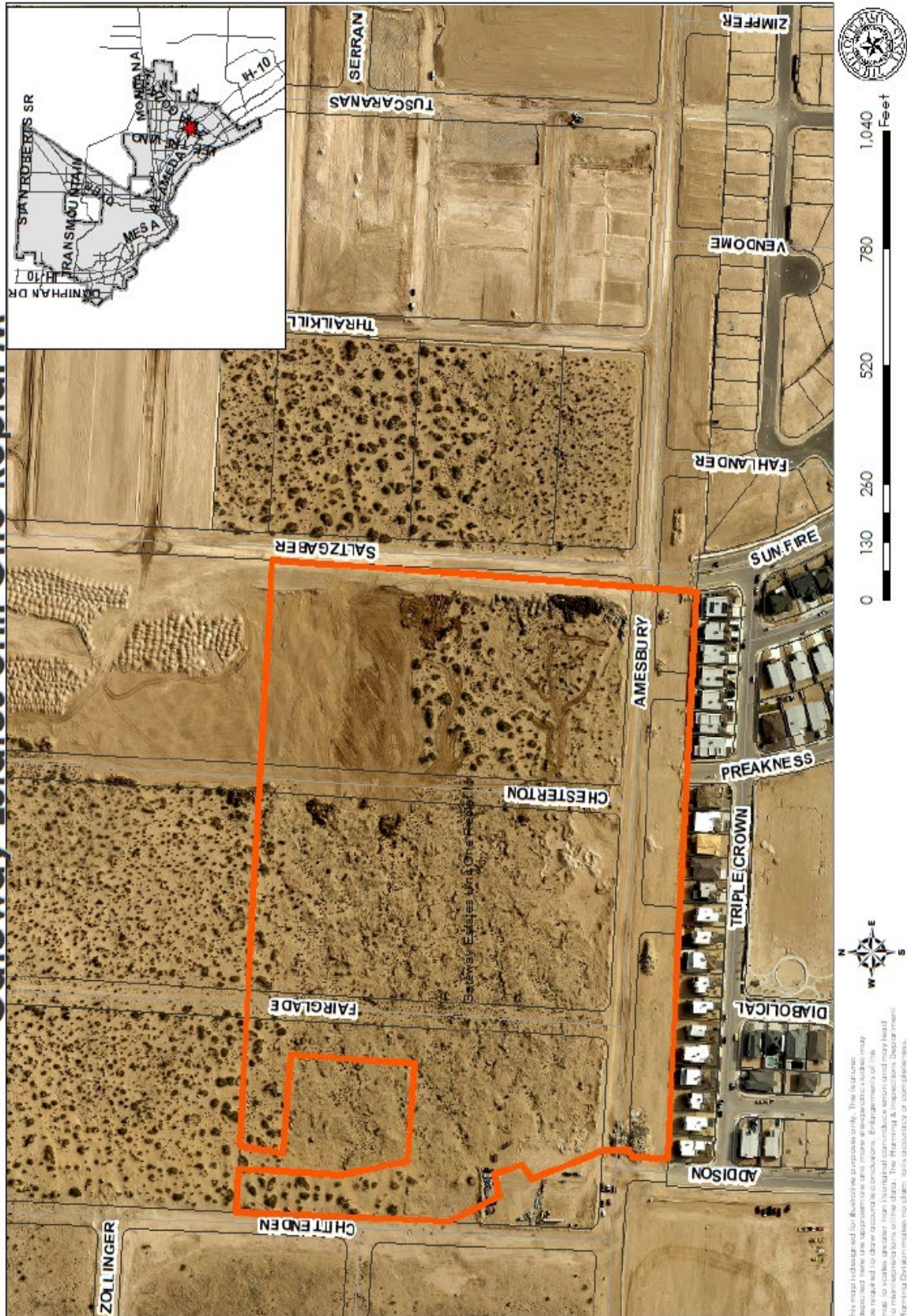
1. **Approval:** The CPC finds that the proposed request is in conformance with all applicable requirements of Title 19 of the El Paso City Code. **(Staff Recommendation)**
2. **Denial:** The CPC finds that the proposed request is not in conformance with all applicable requirements of Title 19 of the El Paso City Code.

ATTACHMENTS:

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

ATTACHMENT 1

Gateway Estates Unit One Replat M



GATEWAY ESTATES
UNIT ONE REPLAT "M"

BEING A REPLAT OF A PORTION OF LOTS
11,12,13,24,25 AND 26, AND PORTIONS OF
RIGHT-OF-WAY OUT OF CHESTNUT STREET,
FAIRLADE STREET, BLANKET STREET, CHILCOTE
STREET & AMESBURY AVENUE ALL WITHIN
GATEWAY ESTATES, EL PASO COUNTY,
TEXAS AREA 2811 ACRES

SHEET 1 OF 2

LF020-2

1. NAME
 2. ADDRESS
 3. CITY
 4. STATE
 5. ZIP
 6. PHONE
 7. DATE
 8. SIGNATURE
 9. PRINT NAME
 10. DATE

[illegible]

(1) 100% (2) 90% (3) 80% (4) 70% (5) 60% (6) 50% (7) 40% (8) 30% (9) 20% (10) 10% (11) 0%

SCHOOL BUS ONLY
VARIABLES: 10/10/2000

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STOCK MARKET. The Dow Jones Industrial Average closed at 10,000.00, up 100.00 points from the previous close. The S&P 500 Index closed at 1,000.00, up 10.00 points. The Nasdaq Composite Index closed at 2,000.00, up 20.00 points. The Russell 2000 Index closed at 1,000.00, up 10.00 points. The New York Stock Exchange reported a record volume of 1.5 billion shares traded. The market was buoyant on news of a strong economic report and a rise in oil prices.

1000

o2a
 11111 Avenue M
 Suite 100
 Irvine, CA 92618
 Tel: 949.440.1234
 Fax: 949.440.1235
 www.o2a.com

DATE OF PREPARATION: APRIL 2021



Case	Source	Year	Material	Size	Notes
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年份	项目	数量	单位	年份	项目	数量	单位
2000	固定资产投资	1000	亿元	2000	固定资产投资	1000	亿元
2001	固定资产投资	1200	亿元	2001	固定资产投资	1200	亿元
2002	固定资产投资	1500	亿元	2002	固定资产投资	1500	亿元
2003	固定资产投资	1800	亿元	2003	固定资产投资	1800	亿元
2004	固定资产投资	2200	亿元	2004	固定资产投资	2200	亿元
2005	固定资产投资	2800	亿元	2005	固定资产投资	2800	亿元
2006	固定资产投资	3500	亿元	2006	固定资产投资	3500	亿元
2007	固定资产投资	4500	亿元	2007	固定资产投资	4500	亿元
2008	固定资产投资	5500	亿元	2008	固定资产投资	5500	亿元
2009	固定资产投资	6500	亿元	2009	固定资产投资	6500	亿元
2010	固定资产投资	7500	亿元	2010	固定资产投资	7500	亿元
2011	固定资产投资	8500	亿元	2011	固定资产投资	8500	亿元
2012	固定资产投资	9500	亿元	2012	固定资产投资	9500	亿元
2013	固定资产投资	10500	亿元	2013	固定资产投资	10500	亿元
2014	固定资产投资	11500	亿元	2014	固定资产投资	11500	亿元
2015	固定资产投资	12500	亿元	2015	固定资产投资	12500	亿元
2016	固定资产投资	13500	亿元	2016	固定资产投资	13500	亿元
2017	固定资产投资	14500	亿元	2017	固定资产投资	14500	亿元
2018	固定资产投资	15500	亿元	2018	固定资产投资	15500	亿元
2019	固定资产投资	16500	亿元	2019	固定资产投资	16500	亿元
2020	固定资产投资	17500	亿元	2020	固定资产投资	17500	亿元

Table 1.1									
項目	2006年	2007年	2008年	2009年	2010年	2011年	2012年	2013年	2014年
1	10	10	10	10	10	10	10	10	10
2	10	10	10	10	10	10	10	10	10
3	10	10	10	10	10	10	10	10	10
4	10	10	10	10	10	10	10	10	10
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95	10	10	10	10	10	10	10	10	10
96	10	10	10	10	10	10	10	10	10
97	10	10	10	10	10	10	10	10	10
98	10	10	10	10	10	10	10	10	10
99	10	10	10	10	10	10	10	10	10
100	10	10	10	10	10	10	10	10	10



ATTACHMENT 3



Uptown centre
813 N. Kansas St., Ste. 300
El Paso, TX 79902
915.544.5232
www.ceagroup.net

June 6, 2025

City of El Paso-Planning and Inspections Department
811 Texas Ave.
El Paso, Texas 79901

Attention: Saul Pina

Reference: Gateway Estates Unit One Replat M (SUSU21-00053)

Dear Mr. Pina:

On behalf of the developer, GFA, LLC, we hereby request a one-year time extension request as per Section 19.41.030 to submit the filing plat and completion of the improvements for the subject subdivision for the following:

- Continue coordination for the completion of the improvements within the County of El Paso.

If you have any questions, please do not hesitate to contact me at 915-200-1103 or jazcarate@ceagroup.net.

Sincerely,
CEA Group

A handwritten signature in blue ink, appearing to read 'JLA', written over a circular stamp or watermark.

Jorge L. Azcarate, P.E., CFM
Principal Engineer

I-2260-027-replat m extension.06june2025
JLA/jla

PUBLIC INFRASTRUCTURE.PRIVATE DEVELOPMENT.

ATTACHMENT 4



SUBDIVISION PLAT EXTENSION AND REINSTATEMENT REQUEST APPLICATION

DATE: 6/6/2025

FILE NO. _____

1. Type of Application Requested (Select One):

☒

Extension To Record Final Plat

☒

Extension To Complete
Subdivision Improvements

☐

Reinstatement Of Expired
Application

2. Application requiring the extension/reinstatement:

Gateway Estates Replat M (SUSU21-00053) June 24, 2021
(Name/Permit #) (Approval Date)

3. Was the subdivision case vested? ☒ Yes ☐ No

4. Reason for request (Attach request letter and other relevant documents).

5. Proposed completion schedule of subdivision improvements (Attach documents if applicable).

6. Owner of record GFA, LLC. 1525 Goodyear El Paso, TX 79936 (915) 598-1105
(Name & Address) (Zip) (Phone)

7. Engineer CEA Group 813 N. Kansas St., Ste 300 El Paso, TX 79902 (915) 544-5232
(Name & Address) (Zip) (Phone)

8. Applicant GFA, LLC. 1525 Goodyear El Paso, TX 79936 (915) 598-1105
(Name & Address) (Zip) (Phone and email)

9. PROPERTY OWNER SIGNATURE: Nancy Mambor DATE: 06/06/2025

NOTES:

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

FOR VESTED APPLICATIONS:

AT THE DISCRETION OF THE DEPUTY DIRECTOR OF PLANNING AN APPLICATION FOR EXTENSION TO COMPLETE SUBDIVISION IMPROVEMENTS MAY BE SUBMITTED NO MORE THAN SIXTY (60) DAYS PAST THE REQUIRED COMPLETION DATE PROVIDED THAT A PENALTY FEE OF \$1,000.00 DOLLARS BE PAID IN ADDITION TO ALL OTHER FEES THAT WOULD OTHERWISE BE CHARGED FOR A PROPERLY SUBMITTED REQUEST FOR EXTENSION APPLICATION.

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. Original copy of the current tax certificate with zero balance (1 certificate only).
 - b. Current proof of ownership.
2. Provide original copies of the restrictive covenants or remove plat note #3 from the plat notes.
3. Include the representation of a tree on parkway area or planter strip area for all cross-sections within or adjacent to the proposed subdivision.
4. On location maps, correct Addison Street to Chittenden Street.
5. The improvements for Gateway Estates Unit One Replat H (SUSU20-00019) need to be completed and accepted by the City of El Paso prior to recording of Gateway Estates Unit One Replat M in order to have adequate access.
6. The drainage pond for Gateway Estates Unit One Replat L (SUSU21-00044) needs be constructed and accepted prior to or concurrently with Gateway Estates Unit One Replat M in order to adequately sustain the proposed subdivision pursuant to Section 19.03.040.D.
7. Update the Eastside Service Area table to the following:

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

8. That the City Plan Commission require that the applicant landscape the rear of all double frontage lots pursuant to Section 19.23.040.H.3.c of El Paso City Code.

El Paso County

No comments received.

Planning and Inspections Department- Land Development Division

No comments received.

Parks and Recreation Department

No comments received.

Streets and Maintenance Department

No comments received.

Capital Improvement Department

No comments received.

El Paso Water

No comments received.

Texas Gas

No comments received.

El Paso Electric

No comments received.

El Paso County 911 District

No comments received.

Texas Department of Transportation

No comments received.

El Paso County Water Improvement District #1

No comments received.

Sun Metro

No comments received.

Fire Department

No comments received.