

Stone Ridge Unit Five

City Plan Commission — April 10, 2025



CASE NUMBER/TYPE:	SUSU25-00027 – Major Final
CASE MANAGER:	Saul Fontes, (915) 212-1606, FontesSA@elpasotexas.gov
PROPERTY OWNER:	Jorge M. Sanchez
REPRESENTATIVE:	Conde, Inc.
LOCATION:	East of Zaragoza Rd. and North of Rojas Dr. (District 6)
PROPERTY AREA:	2.79 acres
VESTED RIGHTS STATUS:	Not Vested
PARK FEES:	\$17,810.00
ZONING DISTRICT(S):	R-3 (Residential)
RELATED APPLICATIONS:	SUSU24-00066 - Major Preliminary

SUMMARY OF RECOMMENDATION: Staff recommends **APPROVAL** of Stone Ridge Unit Five on a Major Final basis.

Stone Ridge Unit Five



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. Enlargements of the map to scales greater than its original can induce errors and may lead to misinterpretations of the data. The Planning & Inspections Department Planning Division makes no claim to its accuracy or completeness.



DESCRIPTION OF REQUEST: The purpose of this application is to subdivide 2.97 acres into 13 residential lots, ranging from 6,593 square feet to 8,473 square feet in size. Drainage will be conveyed from the lots onto the street and to a ponding area outside of the subdivision. Access to the subdivision shall be from Holstein Lane. This application was reviewed under the current subdivision code.

CASE HISTORY/RELATED APPLICATIONS: SUSU24-00066 Stone Ridge Unit Five, a major preliminary application, was previously approved by the City Plan Commission on October 3, 2024. The current application complies with the previously approved subdivision.

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

Surrounding Zoning and Use	
North	R-3 (Residential) / Residential development
South	R-3/SP (Residential/Special Permit) / Residential development
East	R-3 (Residential) / Vacant land
West	R-3 (Residential) / Residential
Nearest Public Facility and Distance	
Park	Argal Park (0.74 mi.)
School	Myrtle Cooper (0.27 mi.)
Plan El Paso Designation	
G4, Suburban	
Impact Fee Service Area	
N/A	

PUBLIC COMMENT: "N/A"

PLAT EXPIRATION: This application will expire on **April 10, 2028** after plat approval. 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. Final Plat
3. Application
4. Department Comments


ATTACHMENT 1

Stone Ridge Unit Five



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 Subject Property



ATTACHMENT 3



MAJOR FINAL APPLICATION

DATE: 1/14/25 FILE NO. SUSU25-00027

SUBDIVISION NAME: STONE RIDGE UNIT 5

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
BENS TRACT 15, AND PORTION OF TRACTS 8 AND 14, O. A. DANIELSON SURVEY NO. 315, AND PORTION OF 60 FEET COUNTY ROAD, CITY OF EL PASO,
EL PASO COUNTY, TEXAS

2. Property Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	2.3784	13	Office	_____	_____
Duplex	_____	_____	Street & Alley	0.5864	1
Apartment	_____	_____	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____		_____	_____
School	_____	_____		_____	_____
Commercial	_____	_____	Total No. Sites	14	_____
Industrial	_____	_____	Total (Gross) Acreage	2.9729	_____

3. What is existing zoning of the above described property? R-3 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 DRAINAGE STRUCTURE

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:
STREET CROSS SECTION

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

ATTACHMENT 4

12. Owner of record Jorge M. Sanchez, 7525 North Loop Dr., El Paso, TX 79915 915-203-5097
(Name & Address) (Zip) (Phone)
13. Developer Jorge M. Sanchez, 7525 North Loop Dr., El Paso, TX 79915 915-203-5097
(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: 

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.

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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.

Planning and Inspections Department- Land Development Division

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

The Developer/Engineer shall address the following comments

1. Subdivision improvements will be required.
2. Verify if any subdivision boundary perimeter rock walls are to be structural and/or retaining walls due to grade differences.
3. Delineate direct tie to a City monument shown on plat by bearing and distance.
4. Provide 6ft rockwall "from high side" around the proposed pond and between commercial and residential area zone at the time of grading permit.
5. Verify general note 9 and describe conveyance and ultimate stormwater ponding destination method.
6. Closure report is ok.

Parks and Recreation Department

We have reviewed **Stone Ridge Unit 5 Subdivision**, a major plat map and on behalf of the Parks and Recreation Department we offer the Developer / Engineer the following comments:

Please note that this subdivision is composed of **13 lots** zoned "R-3" 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 **\$17,810.00** calculated as follows:

13 (R-3) Single-family dwelling lots @ \$1,370.00 / dwelling = \$17,810.00

Please allocate generated funds under Park Zone: **E-6**

Nearest Park: **Marty Robbins 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 and Transportation Engineering:

No objections to application

Follow DSC standards

Street Lights Department:

Does 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.

Signs and Markings:

No comments.

Capital Improvement Department

No comments received.

El Paso Water

EPWater does not object to this request.

Water:

There is an existing 12-inch diameter water main that extends along the north side of Holstein Dr. It is approximately 20 feet south of the northern right of way. This water can be extended for service.

Previous water pressure from fire hydrant #08139, at the southeastern corner of David Ray Way and Holstein Dr., has yielded a static pressure of 110 (psi), a residual pressure of 106 (psi) and a discharge of 1,006 gallons per minute (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 the south side of Holstein Dr. It is approximately 25 feet north of the southern right of way. This main dead-ends approximately 136-feet east of Sally Ray Ct. This sanitary sewer main can be extended for service.

Stormwater:

Stone Ridge Unit 2 does not seem to include this subdivision in their drainage calculations; this subdivision will be required to retain the developed stormwater runoff within the subdivision. On the drainage plan, provide capacity of proposed ponding area; it shall have enough capacity to hold the runoff for a designed 100-yr. storm event.

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.

General:

Water and sanitary sewer main extensions along Holstein Dr and Alexandria Way will be required to provide service. Water main shall be extended creating a looped system. Owner is responsible for all main installation costs.

During the site improvement work, the Owner/Developer shall safeguard all existing water mains, sewer mains, and appurtenant structures. The Owner/Developer shall minimize changes in grade above or near the vicinity of the existing PSB facilities and is responsible for the cost of setting appurtenant structures to final grade.

EPWater-PSB requests that the lots be graded such that sanitary sewer service to each lot can be provided via a gravity system.

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.

Texas Gas

in reference to case SUSU25-00027 - Stone Ridge Unit Five, 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

We have no comments for the Stone Ridge Unit Five Plat.

El Paso County Water Improvement District #1

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

Sun Metro

No comments received.

Fire Department

No comments received.

El Paso County 911 District

No comments received.

Texas Department of Transportation

No comments received.

El Paso County

No comments received.

Capital Improvement Department

No comments received.