



## **AGENDA FOR THE CITY PLAN COMMISSION**

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**March 13, 2025**  
**MAIN CONFERENCE ROOM, 300 NORTH CAMPBELL – 2ND FLOOR**  
**1:30 PM**

Notice is hereby given that a Hearing of the City Plan Commission will be conducted on the above date and time.

Members of the public may view the meeting via the following means:

Via the City's website. <http://www.elpasotexas.gov/videos>

Via television on City15,

YouTube: <https://www.youtube.com/user/cityofelpasotx/videos>

In compliance with the requirement that the City provide two-way communication for members of the public, members of the public may communicate with the City Plan Commission during public comment, and regarding agenda items by calling the following number:

1-915-213-4096 or Toll Free Number: 1-833-664-9267

**At the prompt please enter the corresponding Conference ID: 249 814 370#**

If you wish to sign up to speak please contact Elsa Ramirez at [RamirezEZ@elpasotexas.gov](mailto:RamirezEZ@elpasotexas.gov) or (915) 212-0088 no later than by the start of the meeting.

A sign-up form is available outside the Main Conference Room, 2nd Floor for those who wish to sign up on the day of the meeting. Requests to speak must be received by 1:30 p.m. on the date of the meeting. A total time of three minutes may be allowed for each speaker. The Public Comment portion shall not exceed thirty (30) minutes, unless otherwise approved by the City Plan Commission.

**A quorum of the City Plan Commission members must be present and participate in the meeting.**

### **PUBLIC COMMENT**

This time is reserved for members of the public who would like to address the City Plan Commission on any items that are not on the City Plan Commission Agenda and that are within the jurisdiction of the City Plan Commission.

No action shall be taken.

If you wish to sign up to speak please contact Elsa Ramirez at RamirezEZ@elpasotexas.gov or (915) 212-0088 no later than by the start of the meeting.

A sign-up form is available outside the Main Conference Room, 2nd Floor for those who wish to sign up on the day of the meeting. Requests to speak must be received by 1:30 p.m. on the date of the meeting. A total time of three minutes may be allowed for each speaker. The Public Comment portion shall not exceed thirty (30) minutes, unless otherwise approved by the City Plan Commission.

## **CONSENT AGENDA**

### **NOTICE TO THE PUBLIC:**

All matters listed under the CONSENT AGENDA, including those on the Addition to the Agenda, will be considered by City Plan Commission to be routine, or have met all standards for development under state law (plats only not requiring a public hearing), and will be enacted by one motion unless separate discussion is requested by City Plan Commission or staff and the item is removed from the Consent Agenda. Members of the audience who wish to ask questions or speak regarding items on the Consent Agenda must sign up on the day of the meeting, and such requests to speak must be received by 1:30 p.m. on the date of the meeting. When the vote has been taken, if an item has not been called out for separate discussion, the item has been approved. The City Plan Commission may, however, reconsider any item at any time during the meeting.

### **Approval of Minutes**

1. Discussion and action on the City Plan Commission minutes for: February 27, 2025 [BC-477](#)

### **Postponement - Resubdivision Combination**

2. **SUSC25-00001:** Montecillo Unit Eight Replat A - Being a replat of Blocks 1 and 2, Vin Madrid Street, and Vin Aragon Street Rights of Way, Montecillo Unit Eight and a portion of Castellano Drive Right of Way, Montecillo Unit 4 "A", City of El Paso, El Paso County, Texas [BC-478](#)

Location: South of Castellano Dr. and West of Mesa St.  
Existing Zoning: SCZ-T4O (SmartCode; Transect 4O) and SCZ -T1 (SmartCode; Transect 1)  
Property Owner: EPT Mesa Development, LP  
Representative: Brock & Bustillos  
District: 8  
Staff Contact: Armida R Martinez, (915) 212-1605, MartinezAR@elpasotexas.gov

## **REGULAR AGENDA - DISCUSSION AND ACTION:**

### **Subdivision Applications**

## SUBDIVISION MAP APPROVAL

The staff report for an agenda item may include conditions, exceptions, or modifications. The Commission's motion to approve an item in accordance with the staff report or with all staff comments means that any modifications, waivers, exceptions requested by the applicant and recommended for approval by staff and any staff recommended conditions, have been approved, without necessitating that the Commission restate the modifications, exceptions, waivers, or conditions as part of the motion to approve and that any findings required to be made by the Commission, have been made. If the Commission does not wish to approve an exception or modification, or require a condition, then the Commission's motion will state which have not been approved, otherwise, the staff report, with all modifications, exceptions and conditions, is approved and the applicant shall comply with all provisions of the staff report.

### Major Combination

3. **SUSU25-00020:** Gardea Subdivision - A Portion of Tract 8-B, Block 4, Upper Valley Survey, City of El Paso, El Paso County, Texas [BC-479](#)
- Location: West of Doniphan Dr. and South of Country Club Rd.  
Existing Zoning: R-1 (Residential)  
Property Owner: Roberto Gardea  
Representative: Sitework Engineering, LLC  
District: 1  
Staff Contact: Aaron Andaluz, (915) 212-1585,  
AndaluzA@elpasotexas.gov
4. **SUSU25-00015:** Wagner Subdivision - A Portion of Tract 7, Section 25, Block 79, Township 2, T&P RR Co. Survey, A Portion of Tracts 1A, 1A1, 1A3, and 1A4, Section 35, Block 79, Township 2, T&P R.R Co. Survey, and A Portion of Section 36, Block 79, Township 2, T&P, R.R. CO. Survey, City of El Paso, El Paso County, Texas [BC-480](#)
- Location: West of Zaragoza Rd. and South of Montana Ave.  
Existing Zoning: C-4/c (Commercial/conditions)  
Property Owner: Wagner Equipment Co.  
Representative: CEA Group  
District: 5  
Staff Contact: Saul Fontes, (915) 212-1606,  
FontesSA@elpasotexas.gov

### PUBLIC HEARING Special Permit Application

5. **PZST24-00009:** A portion of Tract 5A, Block 8, Upper Valley Surveys, City of El Paso, El Paso County, Texas [BC-481](#)
- Location: North of Westside Dr. and West of Upper Valley Rd.  
Zoning: R-2 (Residential)  
Request: Special permit to allow for a planned residential development with reductions to setbacks

Existing Use: Vacant  
Proposed Use: Single-family dwellings  
Property Owner: Jacide Investments, LLC, Horizonte Residential  
Developers, LLC, and Pulling Investments LLC  
Representative: Vision Consultants, Inc.  
District: 1  
Staff Contact: Saul J. G. Pina, (915) 212-1604,  
PinaSJ@elpasotexas.gov

**ITEM POSTPONED FROM FEBRUARY 27, 2025**

## **Other Business**

6. Annual legal training [BC-482](#)  
Contact: Russell Abeln, Assistant City Attorney, City Attorney's Office, (915)  
212-1127, AbelnRT@elpasotexas.gov
7. Presentation on drainage and arroyos [BC-483](#)  
Contact: Oscar Villalobos, Capital Improvements Project Manager, (915)  
212-1580, VillalobosOX@elpasotexas.gov

## **EXECUTIVE SESSION**

The City Plan Commission may retire into Executive Session pursuant to Section 3.5A of the El Paso City Charter and the Texas Government Code, Section 551.071 Consultation with Attorney, Section 551.072 Deliberation Regarding Real Property, and Section 551.073 Deliberation Regarding Prospective Gifts to discuss any item on this agenda.

## **ADJOURN**

### **NOTE TO THE PROPERTY OWNER:**

CITY PLAN COMMISSION POLICY REQUIRES THAT THE APPLICANT OR REPRESENTATIVE BE PRESENT AT THE PUBLIC HEARING FOR THEIR ITEM(S). PLEASE DIRECT ANY QUESTIONS TO THE PLANNING & INSPECTIONS DEPARTMENT, PLANNING DIVISION, (915) 212-1569.

### **NOTICE TO THE PUBLIC:**

Sign language interpreters will be provided for this meeting upon request. Requests must be made to Elsa Ramirez at RamirezEZ@elpasotexas.gov a minimum of 48 hours prior to the date and time of this hearing.

If you need Spanish Translation Services, please email RamirezEZ@elpasotexas.gov at least 48 hours in advance of the meeting.

Posted this \_\_\_\_\_ of \_\_\_\_\_ by \_\_\_\_\_.







El Paso, TX

300 N. Campbell  
El Paso, TX

Legislation Text

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**File #: BC-477, Version: 1**

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**CITY OF EL PASO, TEXAS  
LEGISTAR AGENDA ITEM SUMMARY FORM**

**AGENDA LANGUAGE:**

*This is the language that will be posted to the agenda. Please use ARIAL 11 Font.*

Discussion and action on the City Plan Commission minutes for: February 27, 2025



**CITY PLAN COMMISSION MEETING  
2<sup>nd</sup> Floor, Main Conference Room  
February 27, 2025  
1:30 P.M.**

**MINUTES**

The City Plan Commission met at the above place and date.

The meeting was called to order at 1:31 p.m. Chair Alredo Borrego present and presiding and the following Commissioners answered roll call.

**COMMISSIONERS PRESENT:**

Alfredo Borrego (Chair)  
Ken Gorski (1st Chair)  
Brandon Carrillo  
Albert Apodaca  
Sal Masoud  
Jose L. Reyes

**COMMISSIONERS ABSENT:**

Lauren Hanson (2nd Chair)  
Margaret Livingston  
Juan Uribe

**AGENDA**

Commissioner Gorski read the rules into the record.

Alex Alejandre, Senior Planner, noted that Items #8 and Item #9 will be heard together. There are three items on Consent and several revised staff reports.

**ACTION:** Motion made by Commissioner Carrillo, seconded by Commissioner Masoud and unanimously carried to **APPROVE THE CHANGES TO AGENDA.**

AYES: Commissioners Borrego, Gorski, Carrillo, Apodaca, Masoud, and Reyes

NAYS: N/A

ABSTAIN: N/A

ABSENT: Commissioner Hanson, Livingston, and Uribe

NOT PRESENT FOR THE VOTE: N/A

Motion Passed.

**I. CALL TO THE PUBLIC – PUBLIC COMMENT**



District: 8  
 Staff Contact: Armida R Martinez, (915) 212-1605, [MartinezAR@elpasotexas.gov](mailto:MartinezAR@elpasotexas.gov)

**ACTION:** Motion made by Commissioner Gorski, seconded by Commissioner Reyes to **APPROVE** all matters listed under the **CONSENT AGENDA** and carried unanimously.

Motion Passed.  
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### **III. REGULAR AGENDA - DISCUSSION AND ACTION:**

#### **Subdivision Applications:**

#### **SUBDIVISION MAP APPROVAL:**

#### **NOTICE TO THE PUBLIC AND APPLICANTS:**

The staff report for an agenda item may include conditions, exceptions, or modifications. The Commission's motion to approve an item in accordance with the staff report or with all staff comments means that any modifications, waivers, exceptions requested by the applicant and recommended for approval by staff and any staff recommended conditions, have been approved, without necessitating that the Commission restate the modifications, exceptions, waivers, or conditions as part of the motion to approve and that any findings required to be made by the Commission, have been made. If the Commission does not wish to approve an exception or modification, or require a condition, then the Commission's motion will state which have not been approved, otherwise, the staff report, with all modifications, exceptions, and conditions, is approved and the applicant shall comply with all provisions of the staff report.

#### **Major Combination:**

4. **SUSU25-00013:** McKelligon Business Center – Tracts 2C and 2E, Block 81, Section 22, Township 2, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas
- Location: West of Alabama St. and North of Fort Blvd.  
 Existing Zoning: C-1/sc (Commercial/Special contract)  
 Property Owner: Grand Diamond Property, LLC  
 Representative: Dorado Engineering, Inc.  
 District: 2  
 Staff Contact: Alex Alejandre, (915) 212-1642, [AlejandreAX@elpasotexas.gov](mailto:AlejandreAX@elpasotexas.gov)

Alex Alejandre, Senior Planner, made a presentation to the Commission. Staff recommends **approval** of McKelligon Business Center on a Major Combination basis.

In addition, the applicant is requesting from the City Plan Commission the following exception:

- To waive the construction of three feet (3') of additional sidewalk and to allow the sidewalk to abut the roadway along Alabama Street to allow the current configuration.

Fermin Dorado, Dorado Engineering, Inc., concurs with staff comments and answered questions.

**ACTION:** Motion made by Commissioner Masoud **TO APPROVE ITEM #SUSU25-00013 WITH EXCEPTIONS**, seconded by Commissioner Apodaca.

#### **VOTE:**

**AYES = 4 (Masoud, Gorski, Apodaca, Carrillo)**  
**NAYES = 2 (Borrego, Reyes)**



Motion Passed.

5. **SUSU25-00011:** Holstein Estates - Being Tract 9 and 10, and portion of Tracts 8, 13, and 14, O.A. Danielson Survey No. 310; and Portion of 60 Feet County Road, City of El Paso, El Paso County, Texas
- Location: West of Zaragoza Rd. and South of Pellicano Dr.  
Existing Zoning: A-O (Apartment/Office)  
Property Owner: Jorge M. Sanchez  
Representative: Conde, Inc.  
District: District 6  
Staff Contact: Saul Fontes, (915) 212-1606, [FontesSA@elpasotexas.gov](mailto:FontesSA@elpasotexas.gov)

Saul Fontes, Planner, made a presentation to the Commission. Staff recommends **approval** of Holstein Estates on a Major Combination basis as it complies with Title 19 requirements.

In addition, the applicant is requesting the following exception from the City Plan Commission:

- To waive the construction of one-foot (1') of sidewalk along Zaragoza Road

Conrad Conde, Conde, Inc., concurs with all staff comments.

**ACTION:** Motion made by Commissioner Masoud **TO APPROVE ITEM #SUSU25-00011 WITH EXCEPTIONS**, seconded by Commissioner Carrillo and unanimously carried.

Motion Passed.

Kevin Smith, Assistant Director of Planning, asked for a last minute change to the agenda requested by applicant on Item #10 to postpone for two weeks.

**ACTION:** Motion made by Commissioner Gorski, seconded by Commissioner Masoud **TO POSTPONE ITEM #10 FOR TWO WEEKS** and unanimously carried.

Motion Passed.

6. **SUSU25-00012:** Nunez Estates - Being Tracts 7A-1B, 8B, and 8C, Block 8, Upper Valley Surveys, City of El Paso, El Paso County, Texas
- Location: West of Upper Valley Rd. and South of Gomez Rd.  
Existing Zoning: R-1 (Residential)  
Property Owner: Jorge M. Sanchez  
Representative: Conde, Inc.  
District: 1  
Staff Contact: Saul Fontes, (915) 212-1606, [FontesSA@elpasotexas.gov](mailto:FontesSA@elpasotexas.gov)

Saul Fontes, Planner, made a presentation to the Commission. Staff recommend **approval** of Nunez Estates on a Major Combination basis as it complies with Title 19 requirements.

In addition, the applicant is requesting the following exceptions from the City Plan Commission:

- To waive the dedication of eleven feet (11') of additional right-of-way to Gomez Rd.
- To waive the construction of fifteen feet (15') of roadway along Gomez Rd.
- To waive the construction of six feet (6') of sidewalk along Gomez Rd.

Conrad Conde, Conde, Inc., concurs with all staff comments.

**ACTION:** Motion made by Commissioner Reyes **TO APPROVE ITEM #SUSU25-00012 WITH ALL EXCEPTIONS**, seconded by Commissioner Apodaca and unanimously carried.

Motion Passed.

**PUBLIC HEARING Resubdivision Combination:**

7. **SUSU25-00008:** Henry Subdivision Replat "A" – A replat of Tract 9 and a portion of Tract 10, Block, Henry Subdivision, City of El Paso, El Paso County, Texas
- Location: East of North Loop Dr. and North of Zaragoza Rd.
- Existing Zoning: R-4 (Residential)
- Property Owner: Eva A. Hernandez Soria
- Representative: Barragan & Associates Inc.
- District: 7
- Staff Contact: Alex Alejandre, (915) 212-1642, [AlejandroAX@elpasotexas.gov](mailto:AlejandroAX@elpasotexas.gov)

Alex Alejandre, Senior Planner, made a presentation to the Commission. Public notices were mailed to property owners within 200 feet on February 10, 2025. As of February 27, 2025, the Planning Division has not received any communication in support or opposition to this request. Staff recommends **approval** of Henry Subdivision Replat A on a Resubdivision Combination basis.

In addition, the applicant is requesting from the City Plan Commission the following exception:

- To waive the construction of five feet (5') of sidewalk along Link Drive.

Denise Vedder, Barragan & Associates, Inc., was available for questions.

Commissioner Borrego asked if there was anyone in the public who wished to speak in favor of or against this request. No response.

**ACTION:** Motion made by Commissioner Masoud **TO APPROVE ITEM #SUSU25-00008 WITH EXCEPTIONS**, seconded by Commissioner Carrillo.

**VOTE:**

**AYES = 3 (Masoud, Apodaca, Carrillo)**

**NAYES = 3 (Borrego, Gorski, Reyes)**

Motion Failed.

**ACTION:** Motion made by Commissioner Masoud **TO APPROVE ITEM #SUSU25-00008 TO EXCLUDE EXCEPTIONS**, seconded by Commissioner Reyes and unanimously carried.

Motion Passed.

**ACTION:** Motion made by Commissioner Masoud **TO APPROVE ITEM #SUSU25-00008 ACCEPT REQUESTED EXCEPTIONS**, seconded by Commissioner Apodaca.

**VOTE:**

**AYES = 3 (Masoud, Apodaca, Carrillo)**

**NAYES = 3 (Borrego, Gorski, Reyes)**

Motion Failed.

**PUBLIC HEARING Rezoning Application:**

8. **PZRZ24-00037:** All of Tract 1-B-1 and 1-B-2, O.A. Danielson Survey 312 Abstract 10030; all of Tract 3-B, Block 56, Ysleta Grant Survey, City of El Paso, El Paso County, Texas
- Location: Southwest of Gateway Blvd. East and Northwest of Americas Ave.  
Zoning: C-3/sc (Commercial/special contract)  
Request: To rezone from C-3/sc (Commercial/special contract) to C-4/sc (Commercial/special contract)
- Existing Use: Vacant  
Proposed Use: General warehouse  
Property Owner: Ivey Partners LTD  
Representative: CEA Group  
District: 7  
Staff Contact: Jose Beltran, (915) 212-1607, [BeltranJV@elpasotexas.gov](mailto:BeltranJV@elpasotexas.gov)

Jose Beltran, Planner, made a presentation to the Commission. Public notices were mailed to property owners within 300 feet on February 14, 2025. The Planning Division has received one (1) letter in support from the Mission Valley Civic Association. Staff recommends **approval** of the rezoning request. Staff recommends **approval with condition** of the detailed site plan request:

- That the rezoning of PZRZ24-00037 be approved by City Council prior to the issuance of building permits or certificates of occupancy.

Jorge Grajeda, CEA Group, agrees with all staff comments.

Commissioner Borrego asked if there was anyone in the public who wished to speak in favor of or against this request. No response.

**ACTION:** Motion made by Commissioner Apodaca **TO APPROVE ITEM #PZRZ24-00037**, seconded by Commissioner Masoud and unanimously carried.

Motion Passed.

**ACTION:** Motion made by Commissioner Apodaca **TO APPROVE ITEM #PZDS25-00006**, seconded by Commissioner Masoud and unanimously carried.

Motion Passed.

**Detailed Site Development Plan:**

9. **PZDS25-00006:** All of Tract 1-B-1 and 1-B-2, O.A. Danielson Survey 312 Abstract 10030; All of Tract 3-B, Block 56, Ysleta Grant Survey; and a portion of Lot Ivey's Interstate, Subdivision No. 2, Block 2, Lot 1, City of El Paso, El Paso County, Texas
- Location: Southwest of Gateway Blvd. East and Northwest of Americas Ave.  
Zoning: C-3/sc (Commercial/special contract)  
Request: Detailed Site Development Plan approval per Ordinance No. 6567  
Existing Use: Vacant  
Proposed Use: General warehouse  
Property Owner: Ivey Partners LTD  
Representative: CEA Group  
District: 7  
Staff Contact: Jose Beltran, (915) 212-1607, [BeltranJV@elpasotexas.gov](mailto:BeltranJV@elpasotexas.gov)

**SEE ITEM #8 FOR DETAILS**



**PUBLIC HEARING Special Permit Application:**

10. **PZST24-00009:** A portion of Tract 5A, Block 8, Upper Valley Surveys, City of El Paso, El Paso County, Texas  
 Location: North of Westside Dr. and West of Upper Valley Rd.  
 Zoning: R-2 (Residential)  
 Request: Special permit to allow for a planned residential development with reductions to setbacks  
 Existing Use: Vacant  
 Proposed Use: Single-family dwellings  
 Property Owner: Jacide Investments, LLC, Horizonte Residential Developers, LLC, and Pulling Investments LLC  
 Representative: Vision Consultants, Inc.  
 District: 1  
 Staff Contact: Saul J. G. Pina, (915) 212-1604, [PinaSJ@elpasotexas.gov](mailto:PinaSJ@elpasotexas.gov)

**ITEM POSTPONED FOR TWO WEEKS**

11. Adjournment of the City Plan Commission's Meeting.

**ADJOURNMENT:**

**ACTION:** Motion made by Commissioner Apodaca, seconded by Commissioner Masoud and unanimously carried to **ADJOURN**.

Motion passed.

Meeting adjourned at 2:23 p.m.

**EXECUTIVE SESSION**

The City Plan Commission may retire into Executive Session pursuant to Section 3.5A of the El Paso City Charter and the Texas Government Code, Section 551.071 Consultation with Attorney, Section 551.072 Deliberation Regarding Real Property, and Section 551.073 Deliberation Regarding Prospective Gifts to discuss any item on this agenda.

Approved as to form:



Kevin W. Smith, City Plan Commission Executive Secretary

STATE OF NEW YORK

IN SENATE

January 1, 1900

REPORT  
OF THE  
COMMISSIONER OF THE LAND OFFICE  
IN RESPONSE TO A RESOLUTION  
PASSED BY THE SENATE  
MAY 1, 1899

ALBANY:  
J. B. LIPPINCOTT & CO. PRINTERS  
1899

THE STATE OF NEW YORK  
OFFICE OF THE COMMISSIONER OF THE LAND OFFICE  
ALBANY

REPORT  
OF THE  
COMMISSIONER OF THE LAND OFFICE  
IN RESPONSE TO A RESOLUTION  
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MAY 1, 1899

ALBANY:  
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1899



Legislation Text

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**File #: BC-478, Version: 1**

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**CITY OF EL PASO, TEXAS  
LEGISTAR AGENDA ITEM SUMMARY FORM**

**AGENDA LANGUAGE:**

*This is the language that will be posted to the agenda. Please use ARIAL 11 Font.*

SUSC25-00001: Montecillo Unit Eight Replat A - Being a replat of Blocks 1 and 2, Vin Madrid Street, and Vin Aragon Street Rights of Way, Montecillo Unit Eight and a portion of Castellano Drive Right of Way, Montecillo Unit 4 "A", City of El Paso, El Paso County, Texas

Location: South of Castellano Dr. and West of Mesa St.  
Existing Zoning: SCZ-T4O (SmartCode; Transect 4O) and SCZ -T1  
(SmartCode; Transect 1)  
Property Owner: EPT Mesa Development, LP  
Representative: Brock & Bustillos  
District: 8  
Staff Contact: Armida R Martinez, (915) 212-1605,  
MartinezAR@elpasotexas.gov

# Montecillo Unit Eight Replat A

City Plan Commission — March 13, 2025 POSTPONEMENT REQUEST



**CASE NUMBER/TYPE:** SUSC25-00001 – Resubdivision Combination  
**CASE MANAGER:** Armida R. Martinez, (915) 212-1605, [martinezar@elpasotexas.gov](mailto:martinezar@elpasotexas.gov)  
**PROPERTY OWNER:** EPT Mesa Development, LP  
**REPRESENTATIVE:** Brock & Bustillos  
**LOCATION:** South of Castellano Dr. and West of Mesa Street (District 8)  
**PROPERTY AREA:** 6.09 acres  
**VESTED RIGHTS STATUS:** Not Vested  
**PARK FEES:** Park Fees Not Required  
**ZONING DISTRICT(S):** SCZ-T40 (SmartCode; Transect 40) and SCZ -T1 (SmartCode; Transect 1)

**SUMMARY OF RECOMMENDATION:** The applicant has agreed to postpone until the March 27, 2025 City Plan Commission (CPC) meeting to allow time for the review revised documents related to the cross sections and utility comments.

## Montecillo Unit Eight Replat "A"

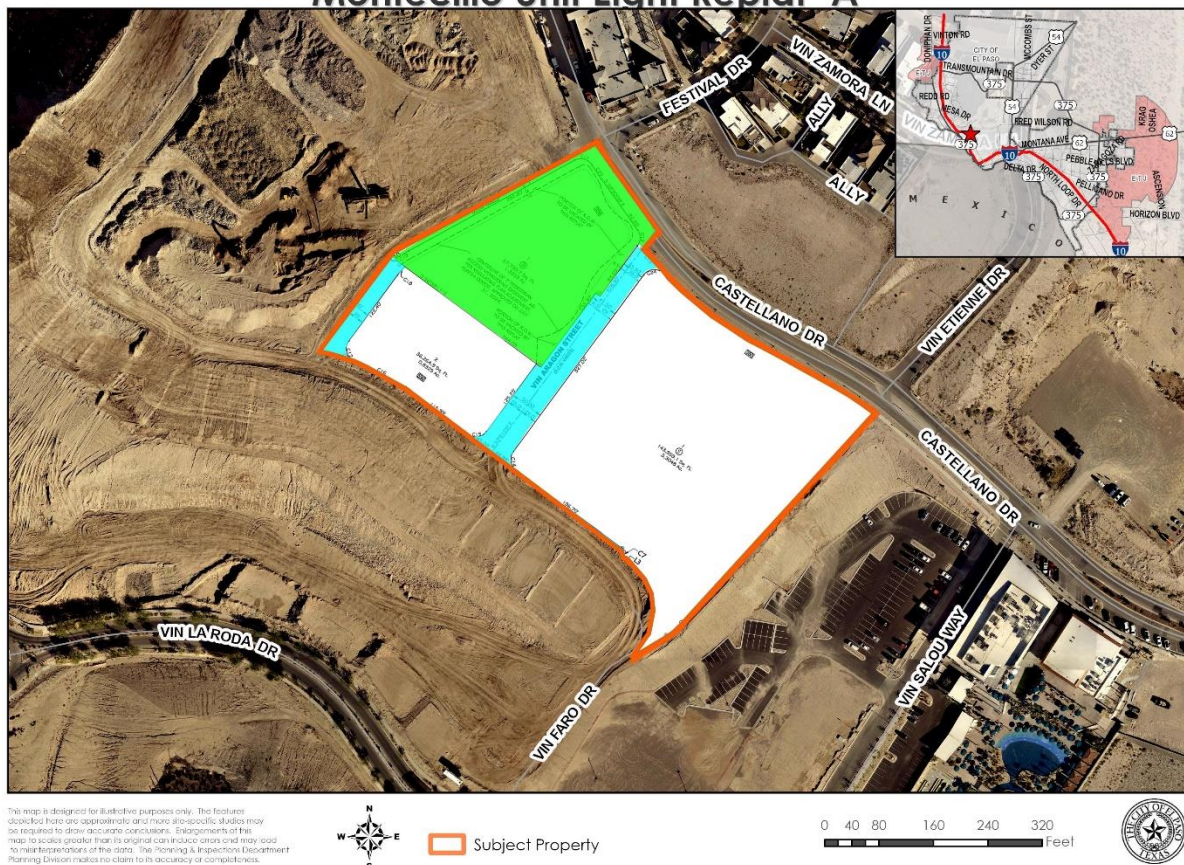


Figure A: Proposed plat with surrounding area

**DESCRIPTION OF REQUEST:** The applicant proposes to resubdivide 6.09 acres for the development of two apartment buildings and a 1.33-acre private park. The purpose of the replat is to vacate a portion of right-of-way along Vin Madrid Street, Castellano Drive, and Vin Aragon Street, as well as a 10-foot utility easement within Blocks 1 and 2. Access to subdivision is from Castellano Drive, Vin Madrid Street, Vin Aragon Street and Vin Faro Lane. This application is being reviewed under the current subdivision code and under Title 21 (SmartCode) and complies with the approved Montecillo Regulating Plan.

**CASE HISTORY/RELATED APPLICATIONS:** The City Plan Commission at its regular meeting on May 14, 2023, voted to approve Montecillo Unit Eight on a Resubdivision Combination basis.

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

Surrounding Zoning and Use	
North	SCZ-T40 (SmartCode; Transect-40) Vacant
South	SCZ-T40 (SmartCode; Transect-40) Vacant
East	SCZ -T40 (SmartCode; Transect-40) Residential Development
West	SCZ-T40 (SmartCode; Transect-40) Vacant
Nearest Public Facility and Distance	
Park	A private park is proposed within the subdivision
School	Idea Mesa Hills Academy (0.79 miles)
Plan El Paso Designation	
G2, Traditional Neighborhood (Walkable)	
Impact Fee Service Area	
N/A	

#### **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 postponement request is in conformance with all applicable requirements of Title 19 of the El Paso City Code in regards to waivers of thirty-day action. If approved, action on the plat will be waived for a period of time not exceed thirty days. **(Staff Recommendation)**
2. **Denial:** The CPC finds that the postponement request is not in conformance with all applicable requirements of Title 19 of the El Paso City Code in regards to waivers of thirty-day action. If denied, action shall be taken on the plat application.

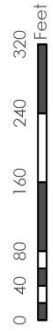
#### **ATTACHMENTS:**

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



# ATTACHMENT 1

## Montecillo Unit Eight Replat "A"



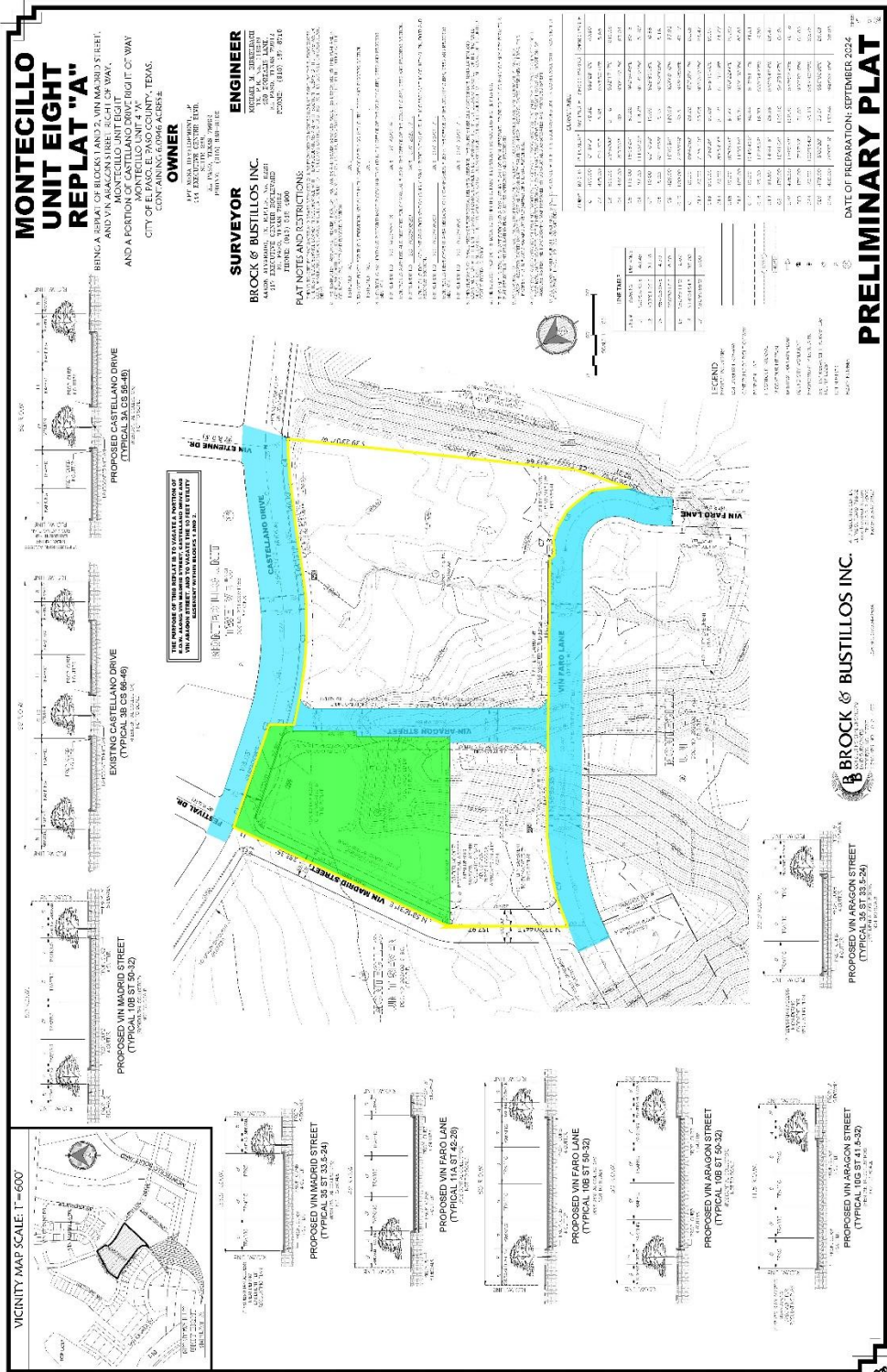
Subject Property



This map is designed for illustrative purposes only. The features shown on this map are not intended to be used for any other purpose. The map is not a survey and should not be relied upon for any legal or financial transaction. The map is not a warranty of any kind. The map is not a representation of any kind. The map is not a guarantee of any kind. The map is not a promise of any kind. The map is not a statement of any kind. The map is not a declaration of any kind. The map is not a confession of any kind. The map is not an admission of any kind. The map is not a concession of any kind. The map is not a withdrawal of any kind. The map is not a reservation of any kind. The map is not a limitation of any kind. The map is not an exception of any kind. The map is not an exclusion of any kind. The map is not a reservation of any kind. The map is not a limitation of any kind. The map is not an exception of any kind. The map is not an exclusion of any kind.



## **ATTACHMENT 2**







# ATTACHMENT 4



## RESUBDIVISION COMBINATION APPLICATION

DATE: 12-19-24

FILE NO. SUSC25-00001

SUBDIVISION NAME: Montecillo Unit Eight Replat A

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)  
All of Blocks 1 and 2, Vin Madrid Street and Vin Aragon Street Rights-of-Ways, Montecillo Unit Eight and a portion of Castellano Drive Rights-of-Ways, Montecillo Unit 4A.
2. Property Land Uses:
- |               | ACRES  | SITES |                       | ACRES  | SITES |
|---------------|--------|-------|-----------------------|--------|-------|
| Single-family |        |       | Office                |        |       |
| Duplex        |        |       | Street & Alley        | 0.6320 | 3     |
| Apartment     | 4.1373 | 2     | Ponding & Drainage    |        |       |
| Mobile Home   |        |       | Institutional         |        |       |
| P.U.D.        |        |       | Other (specify below) |        |       |
| Park          | 1.3263 | 1     |                       |        |       |
| School        |        |       |                       |        |       |
| Commercial    |        |       | Total No. Sites       | 6      |       |
| Industrial    |        |       | Total (Gross) Acreage | 6.0946 |       |
3. What is existing zoning of the above described property? <sup>SC</sup> Proposed zoning? <sup>SC</sup>
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)  
Surface runoff and underground storm network connection.
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 ☒ <sup>x</sup>  
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

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

12. Owner of record EPT Mesa Dev., LP 444 Executive Ctr. Blvd., Suite 208, El Paso, Tex  
(Name & Address) (Zip) (Phone)

13. Developer EPT Mesa Dev., LP 444 Executive Ctr. Blvd., Suite 208, El Paso, Texas, 7  
(Name & Address) (Zip) (Phone)

14. Engineer Brock & Bustillos, Inc. 417 Executive Ctr. Blvd., El Paso, Texas, 79902 915  
(Name & Address) (Zip) (Phone)

OWNER SIGNATURE: David Bogas  Digitally signed by David Bogas  
Date: 2024.12.20 11:28:30 -07'00'

REPRESENTATIVE SIGNATURE: Aaron Alvarado  Digitally signed by Aaron Alvarado  
Date: 2024.12.19 16:16:22 -07'00'

REPRESENTATIVE CONTACT (PHONE): 915-542-4900 Ext. 136

REPRESENTATIVE CONTACT (E-MAIL): aaron@brockbustillos.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 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. 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. The proposed transition widths for Vin Madrid Street and Castellano Drive do not meet the requirements outlined in the Street Design Manual (SDM) Section 4.11.6 – Transitions of Right-of-Way Width. Per this section: Wherever the right-of-way width of a residential, local, collector or arterial street must transition to a greater or lesser width., **the transition shall not occur within an intersection** but within the street right-of-way so that the right-of-way shall be the same on both side of the street intersection. **The minimum taper length of the right-of-way transition taper shall be 100 feet.**
4. Vin Faro Lane includes two cross-sections with different proposed transition widths; however, these are not reflected on the plat. The plat currently indicates on a 50' ROW width.
5. Please provide articles of incorporation authorizing Mr. Bogas to sign on behalf of the owner.
6. Label the park on the plats.
7. Provide a copy of the plat or instrument that dedicated the public easements and right-of-way, including the recording information.
8. Lot number on the preliminary plat are not clearly legible – please ensure they are distinguishable.
9. Revise the preliminary plat showing the improvements

## Planning and Inspections Department- Land Development Division

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

Provide a print-out of the mathematical closure of the exterior boundary of the subdivision indicating the error of closure.

## Parks and Recreation Department

We have reviewed **Montecillo Unit 8 Replat A**, a resubdivision combination plat map and on behalf of the Parks & Recreation Department, we offer the Developer / Engineer the following comments:

This subdivision is zoned Smart Code Zoning (SCZ) and is part of the "**Montecillo Development Regulating Plan**" therefore not required to comply with the parkland dedication ordinance requirements Title 19 – Subdivision & Development Plats, **Chapter 19.20 - Parks & Open Space**, however, applicant needs to comply with the Title 21 Smart Code Zoning requirements.

Nearest Park: **Promontory Area at Montecillo – Park Zone: NW-2**

## Sun Metro

No comments received.

## Fire Department

Recommend approval.

Check Preliminary Plat for incorrect dimensioning (representation of) of median (0'-10' of 66' R.O.W.

## **Streets and Maintenance Department**

### **Street Lights Department:**

Does not object to this request.

Existing public street light system shall be included on plans and the proposed change on the right-of-way of Vin Madrid St., Castellano Dr., and Vin Aragon St. shall show any change on the existing public street illumination system. Existing public street illumination system shall be protected and preserved.

For the development of the 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 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.

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 Section**

Indicate that any type of water valve, manhole must have a concrete apron. any city monuments if disturbed must be restored by a licensed surveyor.

Indicate that any type of restoration must be compliant as per the Design Standards for Construction and its addendums

Indicate when placing Sidewalks the municipal Code Chapter 19.21 of Sidewalks shall be followed, and Chapter 13.04.020 Sidewalk Specifications

### **Transportation Engineering:**

Recommend Vin Madrid St and Vin Aragon St to have roadway width of 28 feet with 2-10 ft traffic lanes and 8 ft parking space

The reduction of street ROW will impact the illumination infrastructure, in which an easement will need to be established

## **Capital Improvement Department**

No comments received.

## **El Paso Water**

EPWater-PSB objects to this request.

The Owner/Developer of Montecillo Units 7 and 8 has entered into a Development Agreement with the El Paso Water – Public Service Board (EPWater-PSB) to construct 8-inch diameter water main and 8-inch diameter sanitary sewer main that will provide water and sewer service to this property. The Developer's utility contractor is currently

installing the required water and sanitary sewer mains which can be extended to provide service once EPWater-PSB issues a Letter of Final Acceptance of the facilities.

**Water:**

There is an existing 8-inch diameter water main that extends along the north side of Castellano Drive. This water main is available for service.

Previous water pressure readings from fire hydrant # 11590 located on the southeast corner of Festival drive and Castellano Drive, yielded a static pressure of 100 psi, a residual pressure of 40 psi and a discharge of 1,126 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.

**Sewer:**

There is an existing 8-inch diameter sanitary sewer main that extends along the north side of Castellano Drive. This sanitary sewer main is available for service.

**General:**

EPWater requires a new service application to provide additional services 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 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.

**Stormwater**

Castellano Dr., Vin Aragon St., and Vin Madrid St. have been narrowed through this replat; make sure that these streets can still safely direct the storm sewer runoff away from this development.

**Texas Gas**

Texas Gas Service does not have any comments.

**El Paso Electric**

Please note the existing line in Lot 1, Block 1 and also note 10' wide easement.

**El Paso County 911 District**

No comments received.

**Texas Department of Transportation**

No comments received.

**El Paso County Water Improvement District #1**

The subdivision is not within the boundaries of the EPWID

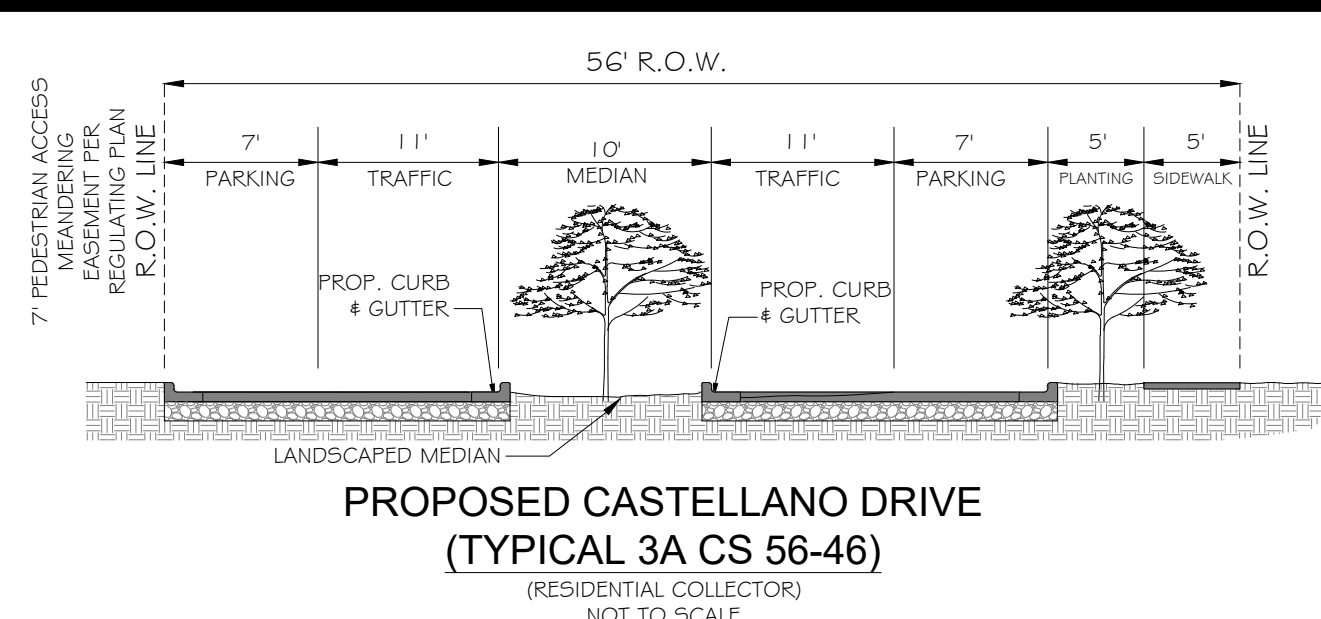
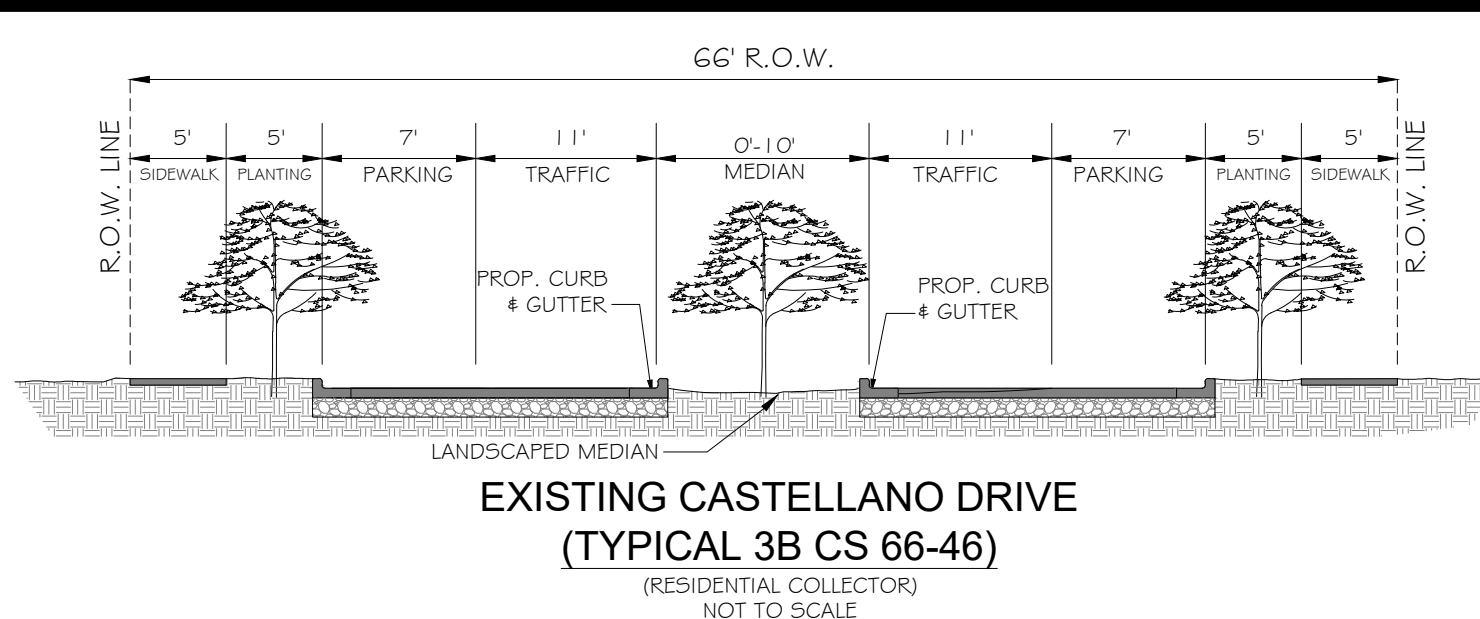
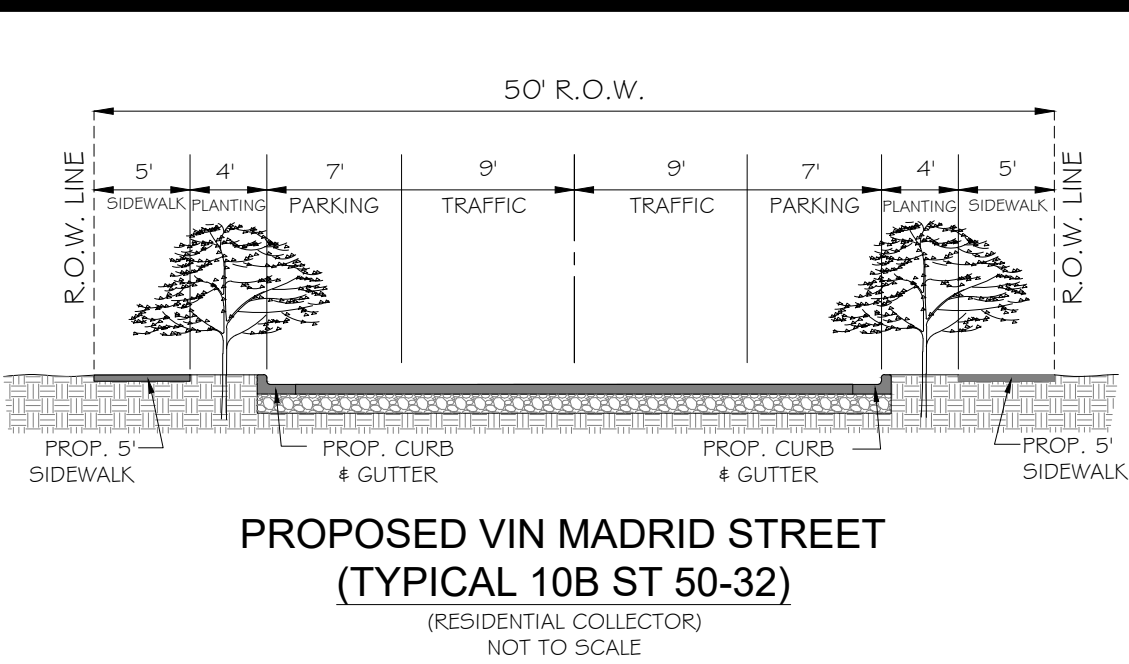
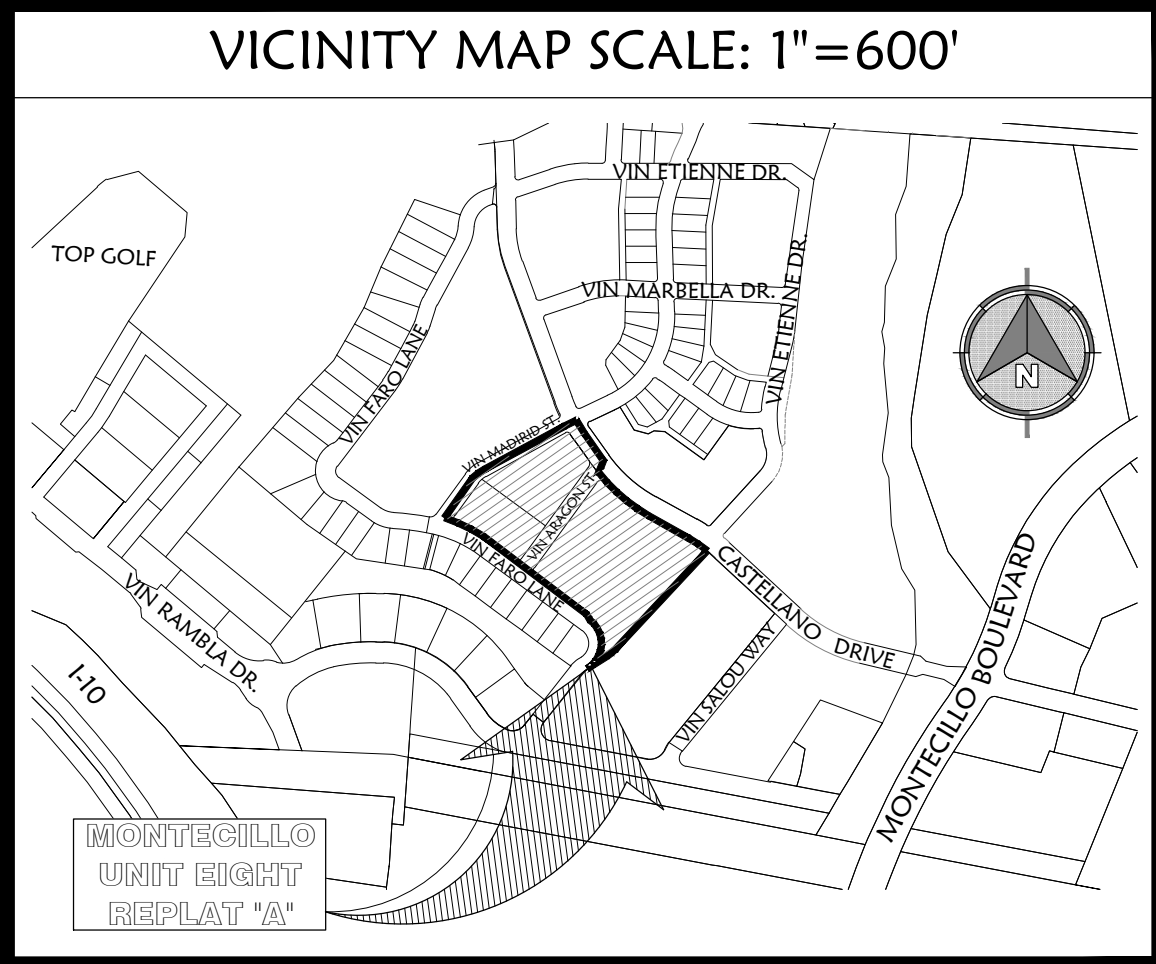
**Central Appraisal District**

There are no comments from Central Appraisal









# MONTECILLO UNIT EIGHT REPLAT "A"

BEING A REPLAT OF BLOCKS 1 AND 2, VIN MADRID STREET,  
AND VIN ARAGON STREET RIGHT OF WAY,  
MONTECILLO UNIT EIGHT  
AND A PORTION OF CASTELLANO DRIVE RIGHT OF WAY  
MONTECILLO UNIT 4 "A"  
CITY OF EL PASO, EL PASO COUNTY, TEXAS.  
CONTAINING 6.0946 ACRES±

## OWNER

EPT MESA DEVELOPMENT, LP  
444 EXECUTIVE CENTER BLVD.  
SUITE 238  
EL PASO, TEXAS 79902  
PHONE: (915) 838-8100

## SURVEYOR

### BROCK & BUSTILLOS INC.

AARON ALVARADO, TX. R.P.L.S. No. 6223  
417 EXECUTIVE CENTER, BOULEVARD  
EL PASO, TEXAS 79902  
PHONE: (915) 542-4900

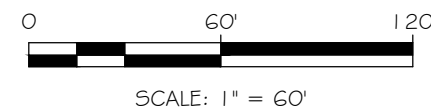
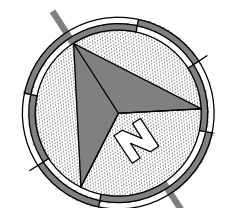
## ENGINEER

### MICHAEL M. BIRKELBACH

TX. P.E. No. 119039  
428 BOREALIS LANE,  
EL PASO, TEXAS 79912  
PHONE: (915) 487-8710

### PLAT NOTES AND RESTRICTIONS:

- THIS IS TO CERTIFY THAT WATER AND SEWER SERVICES WILL BE PROVIDED TO MONTECILLO UNIT EIGHT, BY THE EL PASO WATER UTILITIES (PUBLIC SERVICE BOARD) IN ACCORDANCE WITH THEIR REGULATIONS AND WITH SECTION 16.343 OF THE TEXAS WATER CODE. WATER AND SEWER SERVICE WILL BE EXTENDED TO THE SUBDIVISION FROM EXISTING FACILITIES LOCATED ON CASTELLANO DRIVE.
- THE INSTRUMENT ASSURING THE CERTIFICATION THAT WATER AND SEWER SERVICES DESCRIBED BY THIS PLAT ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, TEXAS WATER CODE IS FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.
- TAX CERTIFICATE FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.
- MONTECILLO AMENDED AND RESTATED MASTER COVENANTS FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.
- MONTECILLO AMENDED AND RESTATED POSTAL SERVICE MANUAL FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.
- MONTECILLO DEVELOPMENT AREA DECLARATION (SINGLE FAMILY RESIDENTIAL) FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.
- MONTECILLO DEVELOPMENT AREA DECLARATION (TOWNHOMES) FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.
- THIS SUBDIVISION SHALL PROVIDE FOR POSTAL DELIVERY SERVICE. THE SUBDIVIDER WILL COORDINATE INSTALLATION AND CONSTRUCTION WITH THE UNITED STATES POSTAL SERVICE IN DETERMINING THE TYPE OF DELIVERY SERVICE FOR THE PROPOSED SUBDIVISIONS. IN ALL CASES, THE TYPE AND LOCATION OF DELIVERY SERVICE SHALL BE SUBJECT TO THE APPROVAL OF THE UNITED STATES POSTAL SERVICE.
- THE SUBJECT PROPERTY IS LOCATED WITHIN THE EL PASO INDEPENDENT SCHOOL DISTRICT (E.P.I.S.D.).
- THIS LAND IS ZONED SMART CODE AND A REGULATING PLAN HAS BEEN APPROVED. PRIOR TO THE ISSUANCE OF ANY CITY PERMITS A PLAT REFLECTING THE REGULATING PLAN MUST BE APPROVED AND RECORDED.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48021-40027D, DATED JANUARY 3, 1997 AND COMMUNITY PANEL NO. 48021-40032C, DATED FEBRUARY 5, 1986, THIS PROPERTY IS IN FLOOD HAZARD ZONE "C" (AREAS OF MINIMAL FLOODING).
- ELEVATIONS AND CONTOURS SHOWN ARE BASED ON THE CITY OF EL PASO VERTICAL DATUM (E.P.V.D.) BASED ON A CITY OF EL PASO MONUMENT LOCATED AT THE INTERSECTION OF CASTELLANO DRIVE AND FESTIVAL DRIVE HAVING AN ELEVATION OF 4080.85 AS PER THE TOPOGRAPHIC MAP PREPARED BY DORADO AND ASSOCIATES AND PROVIDED BY EPT.
- ALL STORM WATER RUNOFF DISCHARGE SHALL BE RETAINED WITHIN THIS SUBDIVISIONS LIMIT IN COMPLIANCE WITH PROVISION OF (DSC PLAN 1-4C.1, 19.1901 DA AND DDM 11.1)



LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N6°06'38"E	40.49
L2	N33°21'05"E	34.48
L3	S56°35'36"E	4.70
L4	S56°39'12"E	6.50
L5	N56°39'11"W	16.82
L6	N14°04'54"E	35.09
L7	N56°38'55"W	8.00

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	450.00	6°13'45"	48.92	S35°23'16"E	48.90
C2	475.00	0°41'07"	5.68	S38°50'41"E	5.68
C3	508.00	23°52'00"	211.61	S52°17'17"E	210.08
C4	442.00	8°57'32"	69.11	N59°44'31"W	69.04
C5	115.00	15°03'24"	30.22	N46°54'49"E	30.13
C6	92.00	111°02'07"	178.29	N01°04'32"W	151.67
C7	10.00	62°10'55"	10.85	S25°30'09"E	10.33
C8	5.00	62°10'55"	5.43	N25°30'09"W	5.16
C9	425.00	18°40'34"	138.53	N68°48'10"W	137.92
C10	100.00	24°55'46"	43.51	N45°48'38"E	43.17
C11	20.00	83°42'30"	29.22	N76°59'41"W	26.69
C12	20.00	71°51'13"	25.08	N02°34'32"W	23.47
C13	508.00	5°38'59"	50.09	S43°10'46"E	50.07
C14	20.00	89°56'40"	31.40	S11°37'16"E	28.27
C15	20.00	90°03'20"	31.44	N78°22'44"E	28.30
C16	425.00	11°35'24"	85.97	N65°10'46"E	85.82
C17	20.00	104°24'02"	36.44	S18°51'17"E	31.61
C18	75.00	12°28'36"	16.33	S39°34'29"W	16.30
C19	91.50	14°44'13"	23.53	S50°54'24"W	23.47
C20	475.00	12°41'04"	105.16	S45°31'47"E	104.94
C21	475.00	12°20'58"	102.38	S58°02'48"E	102.18
C22	475.00	7°27'55"	61.89	N60°29'19"W	61.85
C23	20.00	100°38'40"	35.13	S83°40'25"W	30.79
C24	473.00	3°06'20"	25.64	S36°56'58"E	25.63
C25	400.00	20°00'16"	139.66	N69°33'19"W	138.95

### LEGEND

- PROJECT BOUNDARY
- LOT LINE/RIGHT-OF-WAY
- CENTERLINE OF RIGHT-OF-WAY
- EASEMENT LINE
- 1' CONTOUR INTERVAL
- 5' CONTOUR INTERVAL
- EXISTING DRAINAGE FLOW
- FOUND CITY MONUMENT
- PROPOSED CITY MONUMENT
- SET 1/2" REBAR WITH SURVEY CAP NO. TX 6223
- LOT NUMBER
- BLOCK NUMBER

DATE OF PREPARATION: SEPTEMBER 2024

# PRELIMINARY PLAT

SHEET  
1  
OF  
2

17, 2025, 11:47 am  
51702557004 - EPT LAND CONTINGUITIES AND MONTECILLO059A-MONTECILLO UNIT 8 REPLAT OF BLOCKS 1 & 2, 207004-059A-C3D07004-059A-MONTECILLO UNIT 8 PRE-REPLAT.dwg



**BROCK & BUSTILLOS INC.**  
CONSULTING CIVIL ENGINEERS  
LAND SURVEYORS  
TDR REG. NO. F-737  
TDR REG. NO. 101314-00  
417 EXECUTIVE CENTER  
EL PASO, TEXAS 79902  
www.brockbustillos.com  
PH 915.542.4900  
FAX 915.542.2667

JOB NO. 07004-059A





Legislation Text

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**File #: BC-479, Version: 1**

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**CITY OF EL PASO, TEXAS  
LEGISTAR AGENDA ITEM SUMMARY FORM**

**AGENDA LANGUAGE:**

*This is the language that will be posted to the agenda. Please use ARIAL 11 Font.*

SUSU25-00020: Gardea Subdivision - A Portion of Tract 8-B, Block 4, Upper Valley Survey, City of El Paso, El Paso County, Texas

Location: West of Doniphan Dr. and South of Country Club Rd.  
Existing Zoning: R-1 (Residential)  
Property Owner: Roberto Gardea  
Representative: Sitework Engineering, LLC  
District: 1  
Staff Contact: Aaron Andaluz, (915) 212-1585,  
AndaluzA@elpasotexas.gov



# Gardea Subdivision

City Plan Commission — March 13, 2025



<b>CASE NUMBER/TYPE:</b>	<b>SUSU25-00020 – Major Combination</b>
<b>CASE MANAGER:</b>	Aaron Andaluz, (915) 212-1585, <a href="mailto:AndaluzA@elpasotexas.gov">AndaluzA@elpasotexas.gov</a>
<b>PROPERTY OWNER:</b>	Roberto Gardea
<b>REPRESENTATIVE:</b>	Sitework Engineering, LLC
<b>LOCATION:</b>	West of Doniphan Dr. and South of Country Club Rd. (District 1)
<b>PROPERTY AREA:</b>	0.92 acres
<b>VESTED RIGHTS STATUS:</b>	Not Vested
<b>PARK FEES:</b>	\$1,370.00
<b>EXCEPTIONS/MODIFICATIONS:</b>	Yes, see following section
<b>ZONING DISTRICT(S):</b>	R-1 (Residential)

**SUMMARY OF RECOMMENDATION:** Staff recommends **APPROVAL** of Gardea Subdivision on a Major Combination basis.

In addition, the applicant is requesting the following exception from the City Plan Commission:

- To waive the construction of five feet (5') of sidewalk to Country Club Place.
- To waive the construction of 5.5 feet of roadway to Country Club Place.

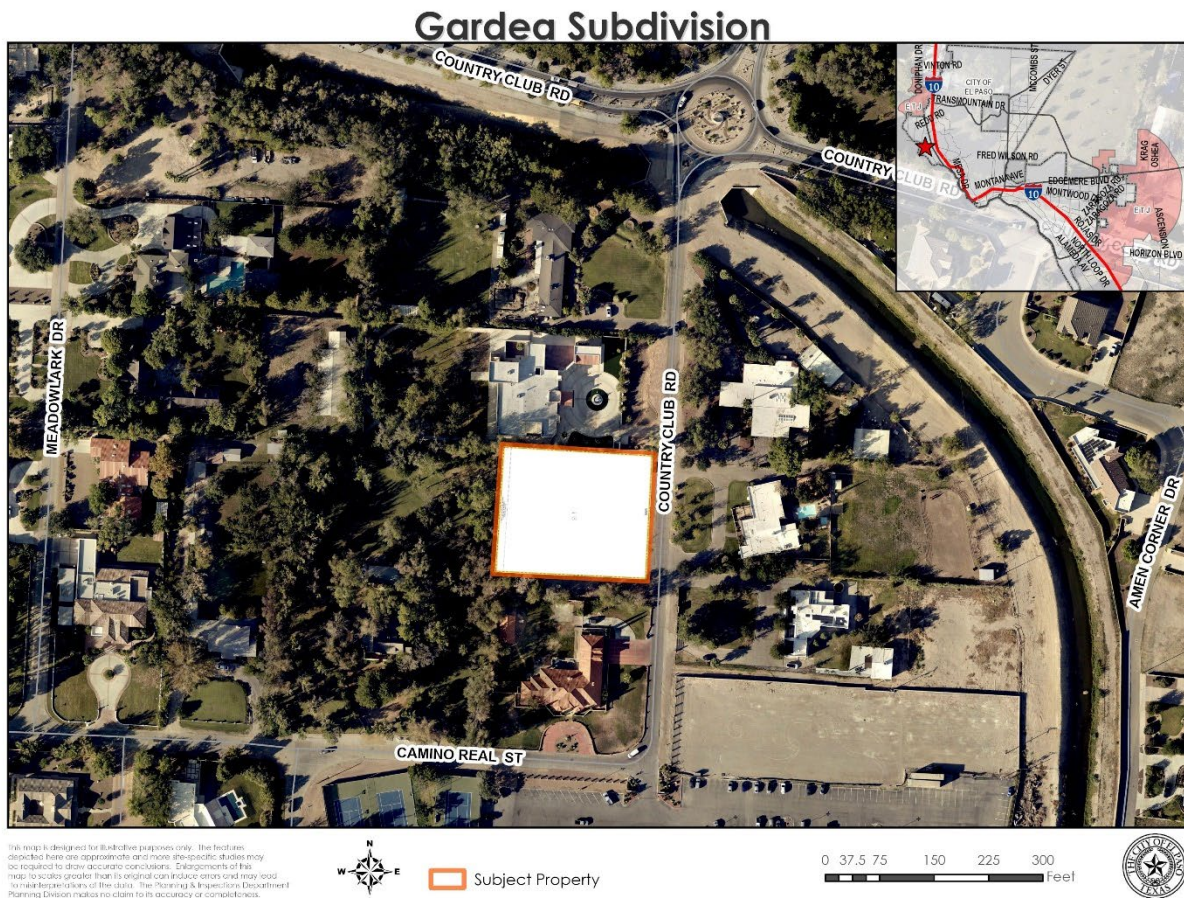


Figure A: Proposed plat with surrounding area

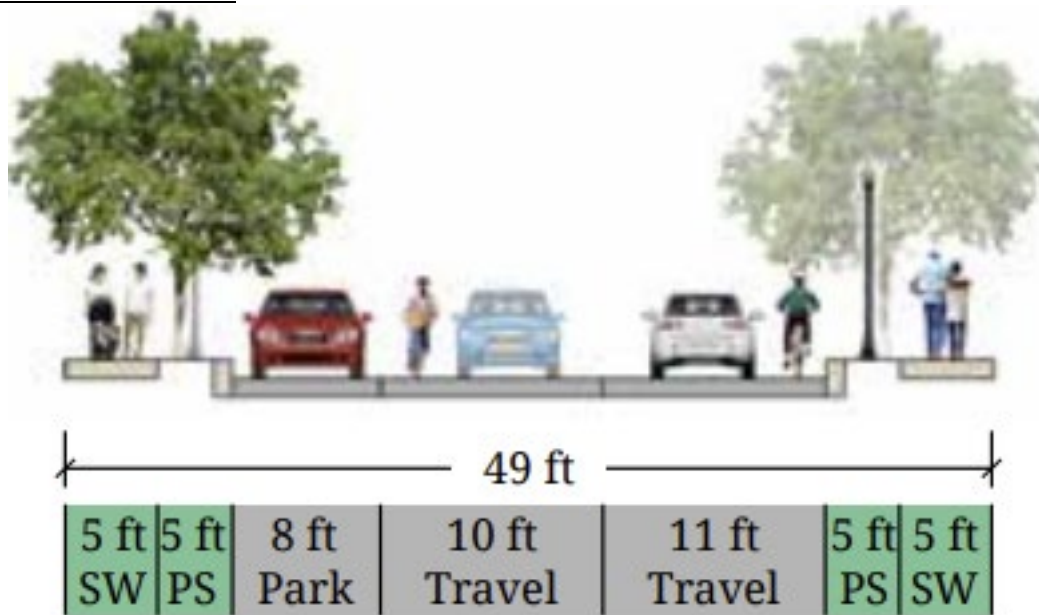
**DESCRIPTION OF REQUEST:** The applicant is proposing to subdivide 0.92 acres into one single-family lot. Access to the subdivision will be from Country Club Place. Drainage will be managed by on-site ponding. This application is being reviewed under the current subdivision code.

**CASE HISTORY/RELATED APPLICATIONS:** N/A

**EXCEPTIONS, MODIFICATIONS, OR WAIVER REQUESTS:** The applicant is requesting two waivers, pursuant to El Paso City Code 19.10.050.A.1.a – (Roadway participation policies—Improvement of roads and utilities within and or abutting the subdivision). The waivers include the following:

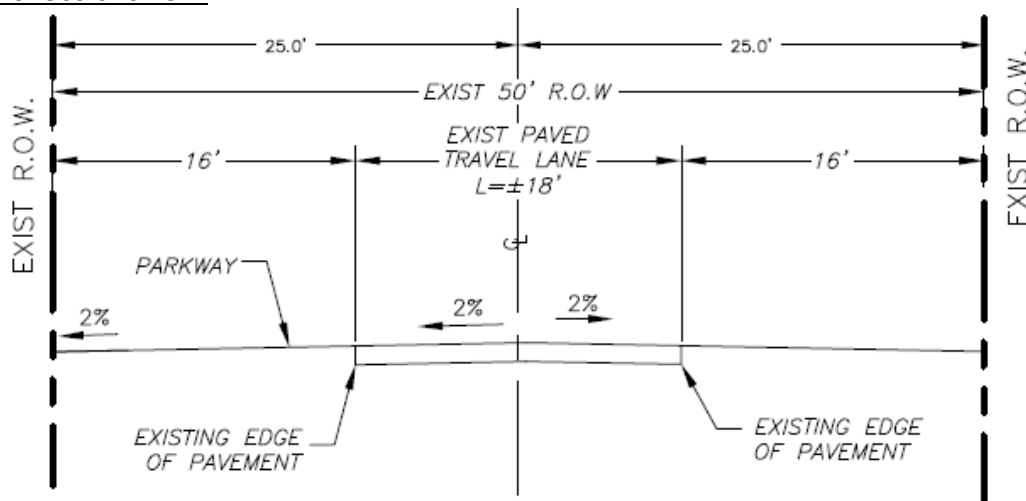
- To waive the construction of 5 feet of sidewalk to Country Club Place.
- To waive the construction of 5.5 feet of roadway to Country Club Place.

REQUIRED CROSS-SECTION:



Residential Local Drivable Suburban Area Type

EXISTING CROSS-SECTION:

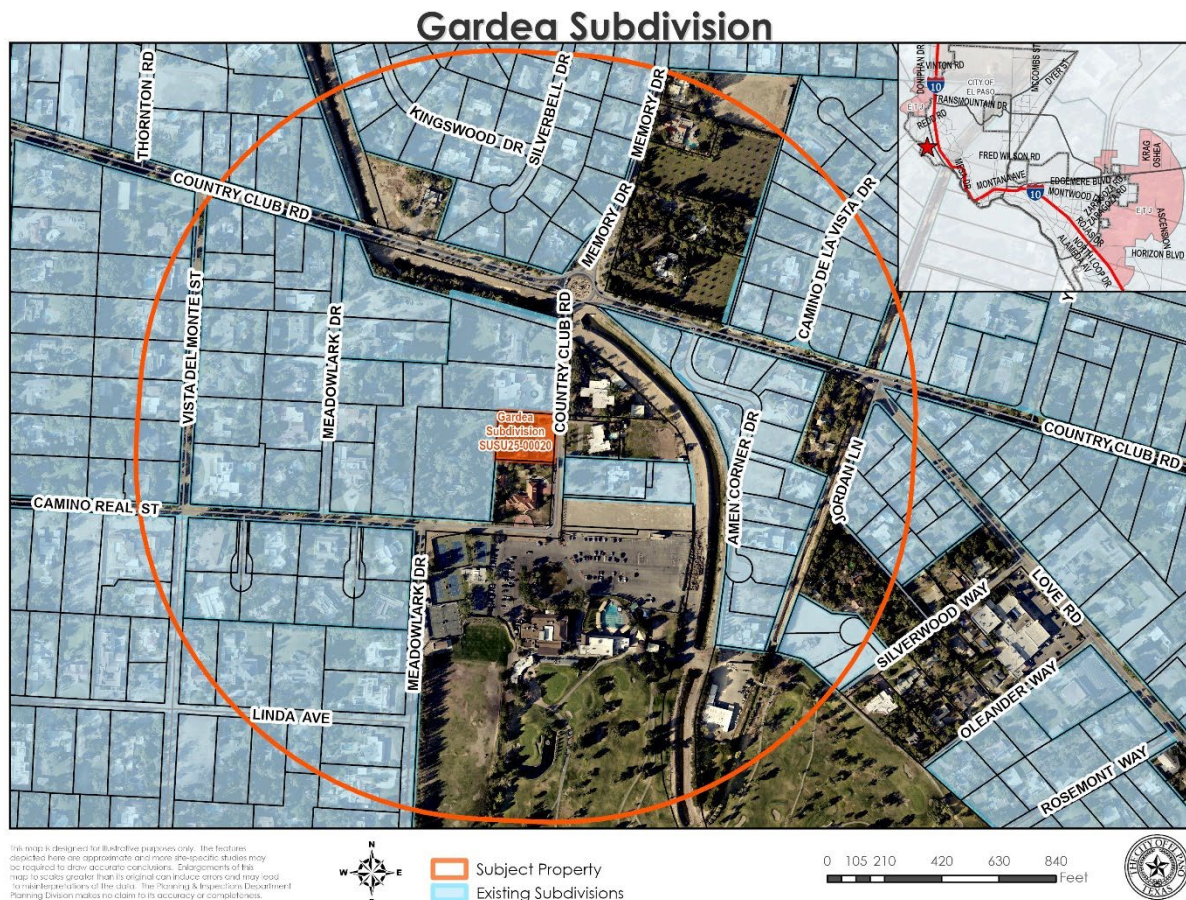




**EVALUATION OF EXCEPTION REQUEST:** The exception request to waive right-of-way improvements meets the following criteria under El Paso City Code 19.10.050.A.1.a. The section reads as follows:

The City Plan Commission may waive such requirements to provide rights-of-way or street improvements to adjacent substandard roads based on any of the following factors:

- a. Fifty per cent of the lots within a quarter mile of the proposed development have already been developed and the existing street improvements are in character with the neighborhood.



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

Surrounding Zoning and Use	
North	R-1 (Residential) / Residential development
South	R-1 (Residential) / Residential development
East	R-1 (Residential) / Residential development
West	R-1 (Residential) / Residential development
Nearest Public Facility and Distance	
Park	White Spur Park (0.81 mi.)
School	Don Haskins PK-8 (0.71 mi.)
Plan El Paso Designation	
G-3, Post War	
Impact Fee Service Area	
N/A	

**PUBLIC COMMENT:** N/A

**PLAT EXPIRATION:** This application will expire on **March 13, 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. **(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:

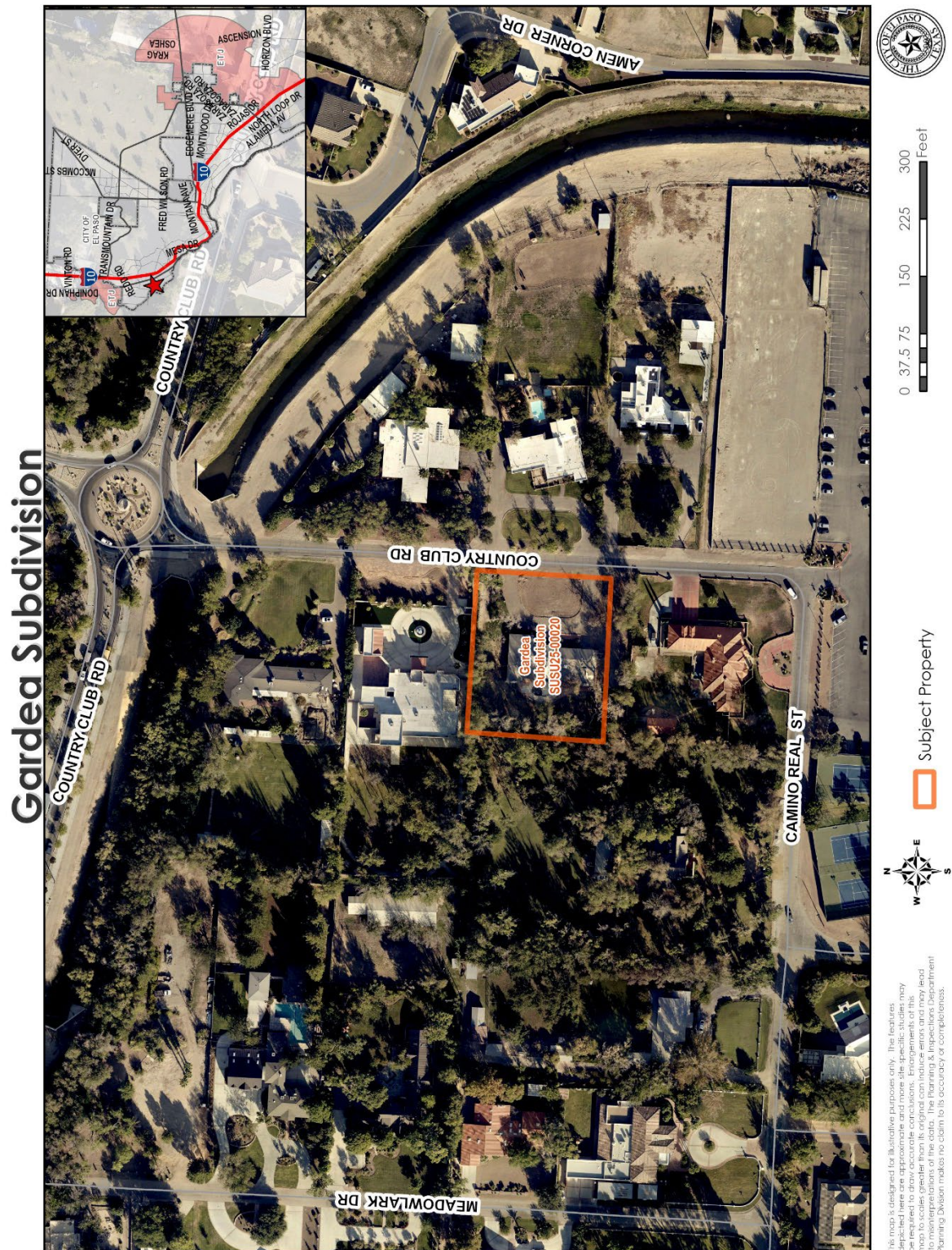
1. **Approval** of the waiver, exception, or modification request(s), finding that the request(s) is in conformance with the relevant review criteria provided by the El Paso City Code, as reflected in the Staff Report.
2. **Partial approval of the waiver, exception, or modification request(s)**, finding 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. Final Plat
4. Exception Request
5. Application
6. Department Comments



## ATTACHMENT 1

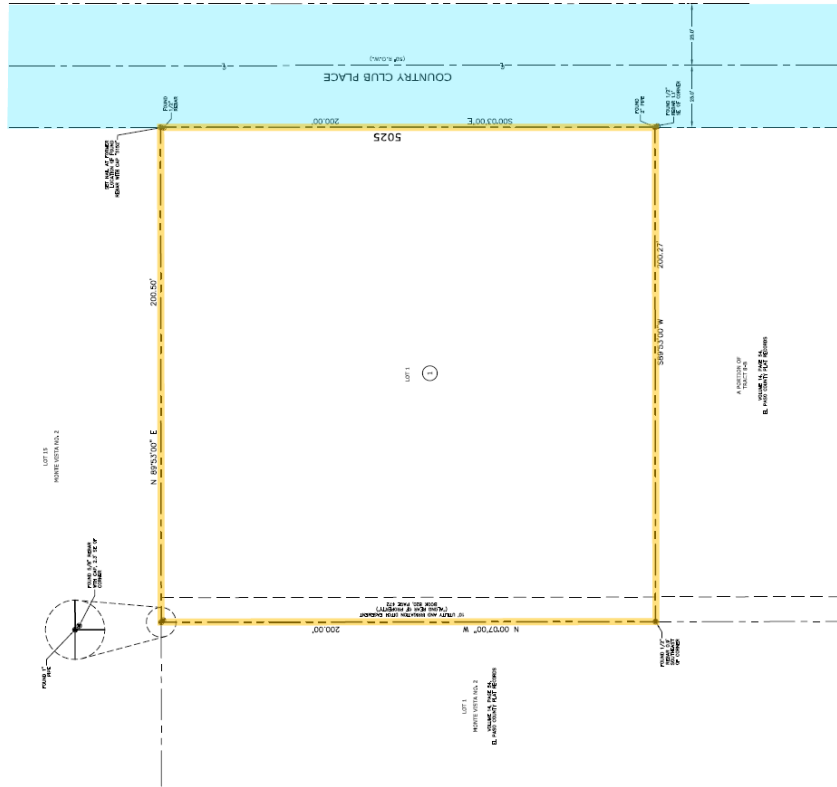




# ATTACHMENT 3

## GARDEA SUBDIVISION

A PORTION OF TRACT 8-B, BLOCK 4,  
UPPER VALLEY SURVEY,  
CITY OF EL PASO, EL PASO COUNTY, TEXAS  
CONTAINING: 40.077 SQ. FT. OR 0.9200 ACRES



TOTAL NUMBER OF LOTS  
1

SCHOOL DISTRICT  
EL PASO INDEPENDENT SCHOOL DISTRICT  
CITY OF EL PASO, TEXAS



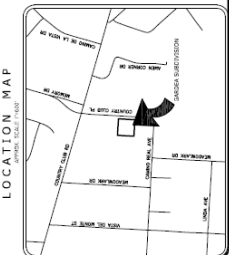
SCALE: 1"=40'

200.27' 200.50'

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SURVEY NOTES

THE SURVEY WAS MADE BY THE SURVEYOR AND FIELD BY THE SURVEYOR AND FIELD BY THE SURVEYOR.



DURANGO SURVEYING, LLC  
11111 EL PASO AVENUE, SUITE 114  
EL PASO, TEXAS 79906  
PHONE: (915) 241-4533

OWNER/DEVELOPER  
CITY OF EL PASO  
11111 EL PASO AVENUE, SUITE 114  
EL PASO, TEXAS 79906  
PHONE: (915) 241-4533

PLAT PREPARED BY  
PASO DEL NORTE SURVEYING, INC.  
13088 BRANLEY ROAD  
EL PASO, TEXAS 79906  
PHONE: (915) 241-4541

CITY OF EL PASO  
CITY CLERK  
11111 EL PASO AVENUE, SUITE 114  
EL PASO, TEXAS 79906  
PHONE: (915) 241-4533

I attest that the plat is correct and true to the original survey and that the same is a true and correct copy of the original survey.

Witness my signature this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
CITY CLERK

CITY OF EL PASO  
CITY CLERK  
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CITY CLERK

CITY OF EL PASO  
CITY CLERK  
11111 EL PASO AVENUE, SUITE 114  
EL PASO, TEXAS 79906  
PHONE: (915) 241-4533

PASO DEL NORTE SURVEYING, INC.  
13088 BRANLEY ROAD, EL PASO, TEXAS 79906  
PHONE: (915) 241-4541  
FAX: (915) 241-4542



## ATTACHMENT 4



February 14, 2025

SENT VIA EMAIL

Mr Raul Garcia  
CITY OF EL PASO – Planning Department  
811 Texas Street  
El Paso, TX, 79901

PROJ: SUFR25-00022 – GARDEA SUBDIVISION  
RE: REQUEST OF WAIVER FOR STREET IMPROVEMENTS

Dear Mr. Garcia,

On behalf of the Owner, and according to Title 19.10.050 of the Municipal Code, we are submitting this petition to waive the street improvements on Country Club Rd. as indicated on your 5-day review comments letter.

We are hereby seeking relief from the required street sidewalk, additional pavement, curb, and landscaped parkway requirements.

We are submitting this letter along with a subdivision application.

Sincerely,  
*SiteWork Engineering, LLC*

A handwritten signature in black ink, appearing to read 'Jorge A. Garcia', written over a horizontal line.

Jorge A. Garcia, PE  
Project Engineer/Owner Representative

cc Mr. Roberto Gardea - Owner  
Mr. John Andy Eby – Paso del Norte Surveying

24077 Waiver of Improv.docx

444 EXECUTIVE CENTER, SUITE 134 • EL PASO, TX • 79902

PHONE: (915) 351-8033 • FAX: (915) 351-8055

PAGE 1



# ATTACHMENT 5



## MAJOR COMBINATION APPLICATION

DATE: \_\_\_\_\_ FILE NO. SUSU25-00020

SUBDIVISION NAME: GARDEA SUBDIVISION

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)  
A PORTION OF TRACT B-B, BLOCK 4  
UPPER VALLEY SURVEY

2. Property Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	<u>0.92</u>	<u>1</u>	Office	_____	_____
Duplex	_____	_____	Street & Alley	_____	_____
Apartment	_____	_____	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below):	_____	_____
Park	_____	_____		_____	_____
School	_____	_____		_____	_____
Commercial	_____	_____	Total No. Sites:	_____	<u>1</u>
Industrial	_____	_____	Total (Gross) Acreage:	<u>0.9200</u>	_____

3. What is existing zoning of the above described property? R1 Proposed zoning? R1

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 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

WAIVER TO BUILD STREET IMPROVEMENTS

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 I.04 - Vested Rights

12. Owner of record ROBERTO GARDEA  
7312 SKYROCKET DR., EL PASO TX 79912,  
(Name & Address, Zip) (Email) (Phone)
13. Developer  
(Name & Address, Zip) (Email) (Phone)  
SITWORK ENGINEERING LLC
14. Engineer 444 EXECUTIVE CTR STE 134, EL PASO TX 79902 (95) 351-8033  
(Name & Address, Zip) (Email) (Phone)

OWNER SIGNATURE: \_\_\_\_\_

REPRESENTATIVE SIGNATURE: \_\_\_\_\_

REPRESENTATIVE CONTACT (PHONE): \_\_\_\_\_

REPRESENTATIVE CONTACT (E-MAIL): \_\_\_\_\_

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

# **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. Recommend removing the word “Subdivision” from subdivision name for simplicity and clarity.
3. Add restrictive covenant instrument number(s), if any; otherwise, remove from plat notes.
4. Recommend making the drainage arrows more precise.
5. The subdivision shall be tied by bearing and distance to either a section corner, survey line, grant line or other known and accepted survey point. The tie shall be delineated on the plat.
6. Add the name of the subdivision to the subdivision side of the Country Club Place cross-section for the reader’s convenience.
7. Recommend including the representation of a tree on the parkway area to existing cross-section.

## **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 print-out of the mathematical closure of the exterior boundary of the subdivision indicating the error of closure.
2. 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.
3. The property area will be in the Flood zone according to the (preliminary) future FEMA maps. Meaning; that according to current maps from FEMA, the property is not in the flood zone area, but the property will be in the flood zone area in the future when new maps become effective. It is recommended to build 1 foot above the preliminary BFE for the affected lots.

## **Parks and Recreation Department**

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

Please note that this subdivision is composed of **1 lot** zoned “R-1” 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 **\$1,370.00** calculated as follows:

**1 (R-1) Single-family dwelling lots @ \$1,370.00 / dwelling = \$1,370.00**

Please allocate generated funds under Park Zone: **NW-4**

Nearest Park: **White Spur 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****Traffic Engineering:**

- No objections to application
- Grant waiver letter

**El Paso County Water Improvement District #1**

Submit an application, \$500 application fee and three irrigable land exhibits to the office located at 13247 Alameda. Also, there is an outstanding balance of \$85.18 in delinquent taxes. Please call Sonia Ontiveros or Rose Rodriguez at (915)872-4000 to pay the outstanding balance. If you have any questions, please let call Sharon Atilano, Licensing Manager, 915-872-4014.

**Texas Gas**

Texas Gas Service has a service line at 5025 Country Club Pl.

**Sun Metro**

Exception does not affect Sun Metro transit operations or services. Sun Metro routes do not enter Country Club Place R.O.W. Route 16 is the closest service to proposed plot; Route 16 only utilizes Country Club Road.

**El Paso Central Appraisal District**

There are no comments for Gardea Subdivision from Central Appraisal District.

**El Paso Electric**

We have no comments for the Gardea plat.

**Capital Improvement Department**

No comments received.

**El Paso Water**

No comments received.

**Fire Department**

No comments received.

**El Paso County**

No comments received.

**El Paso County 911 District**

No comments received.

**Texas Department of Transportation**

No comments received.



# GARDEA SUBDIVISION

A PORTION OF TRACT 8-B, BLOCK 4,  
UPPER VALLEY SURVEY,  
CITY OF EL PASO, EL PASO COUNTY, TEXAS  
CONTAINING: 40,077 SQ.FT. OR 0.9200 ACRES

### OWNER'S DEDICATION, CERTIFICATION AND ATTESTATION

I, ROBERTO GARDEA, as owner of all of GARDEA SUBDIVISION hereby subdivide the land as described in this subdivision plat and confirm any existing utility easement.

I attest that the matters asserted in this plat are true and complete.

Witness my signature this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

ROBERTO GARDEA

DATE

### A C K N O W L E D G E M E N T

STATE OF TEXAS  
COUNTY OF EL PASO

Before me, the undersigned authority, on this day personally appeared Roberto Gardea, known to me to be the person's whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations herein expressed.

Given under my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_, 2025.

Notary Public in and for El Paso County

My Commission Expires

### C I T Y P L A N C O M M I S S I O N A P P R O V A L S T A T E M E N T

This subdivision is hereby approved in accordance with Chapter 212 of the Texas Local Government Code and Title 19 of the El Paso Municipal Code as meeting all requirements for a review of a major combination plat.

Government Code of Texas this \_\_\_\_ day of \_\_\_\_\_, 2025,

Executive Secretary

Chairperson

Approved for filing this \_\_\_\_ day of \_\_\_\_\_, 2025.

Planning & Inspections Director

### F I L I N G

Filed and recorded in the office of the County Clerk of El Paso County, Texas,

this \_\_\_\_\_ day of \_\_\_\_\_, 2025, A.D.

in File No. \_\_\_\_\_

County Clerk

By Deputy

THIS PLAT REPRESENTS A SURVEY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION AND COMPLIES WITH THE CURRENT STANDARDS OF THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

PRELIMINARY FOR REVIEW  
NOT TO BE FILED FOR ANY REASON

John A. Eby, R.P.L.S.  
Registered Professional Land Surveyor  
Texas License No. 5372

UPDATED: 2/13/2025  
UPDATED: 01/28/2025  
DATE OF PREPARATION: 01/15/2025

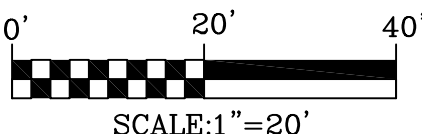
PASO DEL NORTE SURVEYING INC.  
13998 BRADLEY ROAD, EL PASO, TEXAS 79938

TBPLS FIRM #10001200  
PH. 915-241-1841  
FAX 915-855-6925

TOTAL NUMBER OF LOTS  
1

### SCHOOL DISTRICT

EL PASO INDEPENDENT SCHOOL DISTRICT  
1014 N Stanton Street, El Paso, TX 79902



### PLAT NOTES

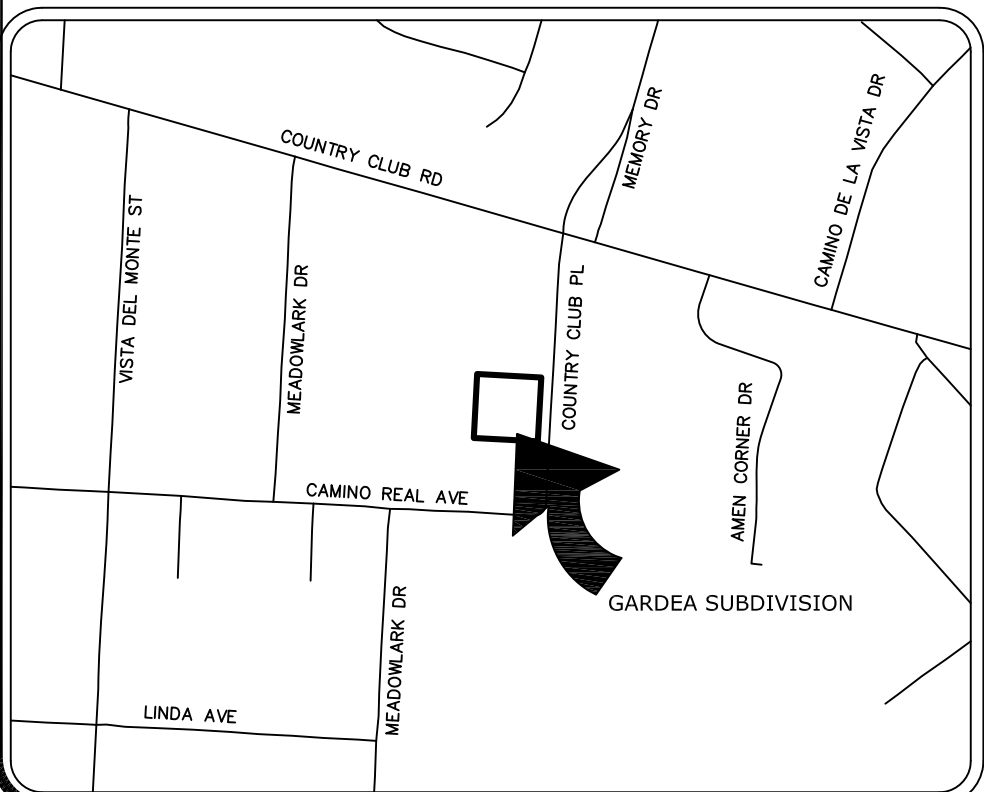
- RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.  
INSTRUMENT No. \_\_\_\_\_ DATE \_\_\_\_\_
- TAX CERTIFICATE FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.  
INSTRUMENT No. \_\_\_\_\_ DATE \_\_\_\_\_
- THIS 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.
- THIS SUBDIVISION LIES IN ZONE "C", AS DESIGNATED BY F.E.M.A.; CITY OF EL PASO, COMMUNITY PANEL NO. 480214-0021 D, DATED JANUARY 03, 1997.
- WATER AND SEWER SERVICES HAVE BEEN EXTENDED TO THIS SUBDIVISION (GARDEA SUBDIVISION) FROM EXISTING EL PASO WATER UTILITIES/PUBLIC SERVICE BOARD FACILITIES.
- THE INSTRUMENT ASSURING THE CERTIFICATION THAT WATER AND SEWER SERVICES FACILITIES DESCRIBED BY THIS PLAT ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16, TEXAS WATER CODE IS FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.
- ALL DEVELOPED STORM WATER RUNOFF SHALL BE ADDRESSED WITHIN THE SUBDIVISION LIMITS AND SHALL COMPLY WITH ALL PROVISIONS OF (DSC, 19.19.010A AND DOM, 11.1).

### SURVEY NOTES

- THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THERE MAY BE EASEMENTS, OR OTHER MATTERS, NOT SHOWN.

### LOCATION MAP

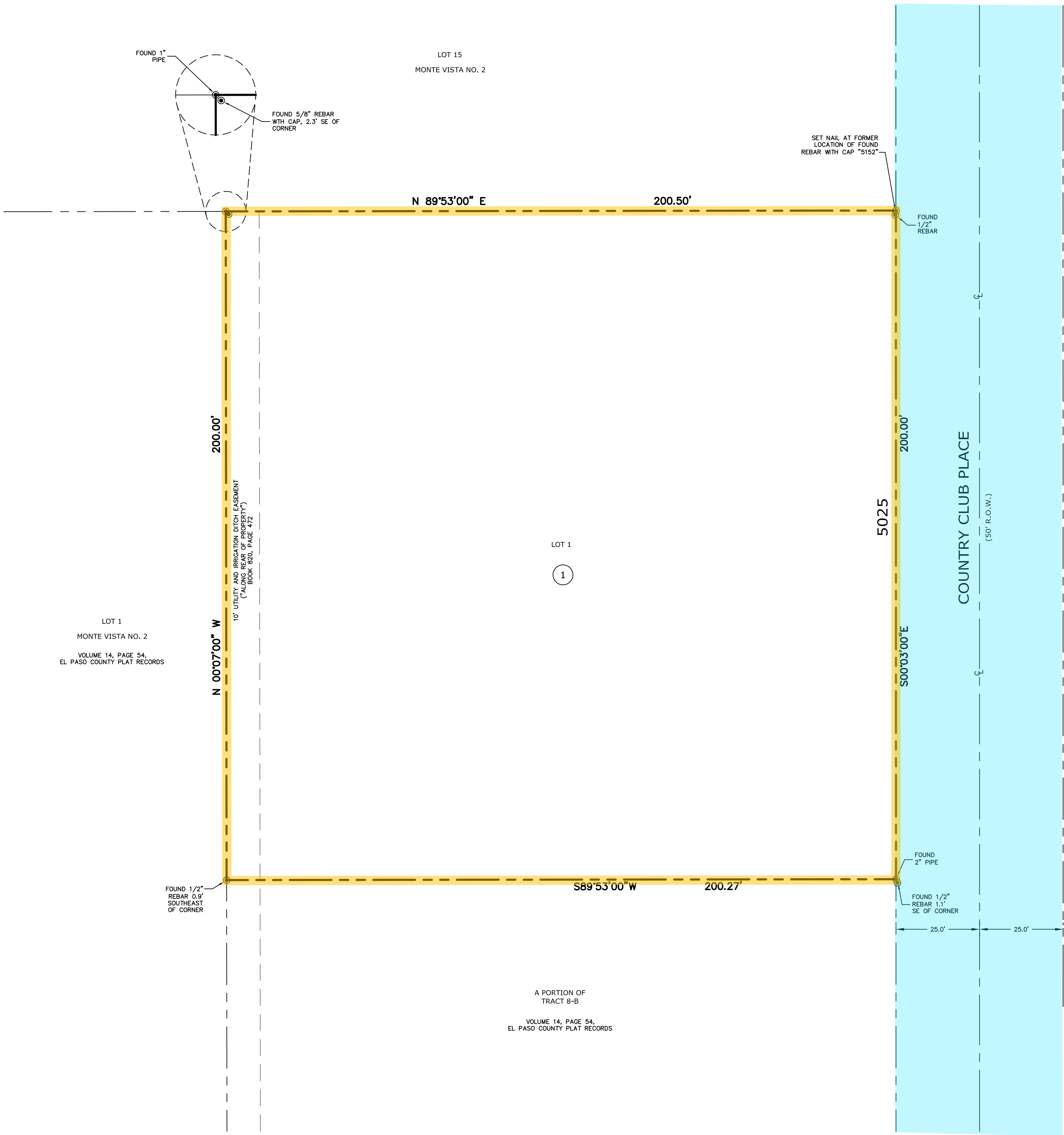
APPROX. SCALE 1"=600'



ENGINEER:  
SITEWORK ENGINEERING, LLC  
444 EXECUTIVE CENTER, SUITE 134  
EL PASO, TEXAS 79902  
PHONE: (915) 351-8033

OWNER/DEVELOPER:  
ROBERTO GARDEA  
7312 SKYROCKET DRIVE  
EL PASO, TEXAS 79911  
PHONE: (915) 822-4338

PLAT PREPARED BY:  
PASO DEL NORTE SURVEYING, INC.  
13998 BRADLEY ROAD  
EL PASO, TEXAS 79938  
PHONE: (915) 241-1841



LOT 1  
1

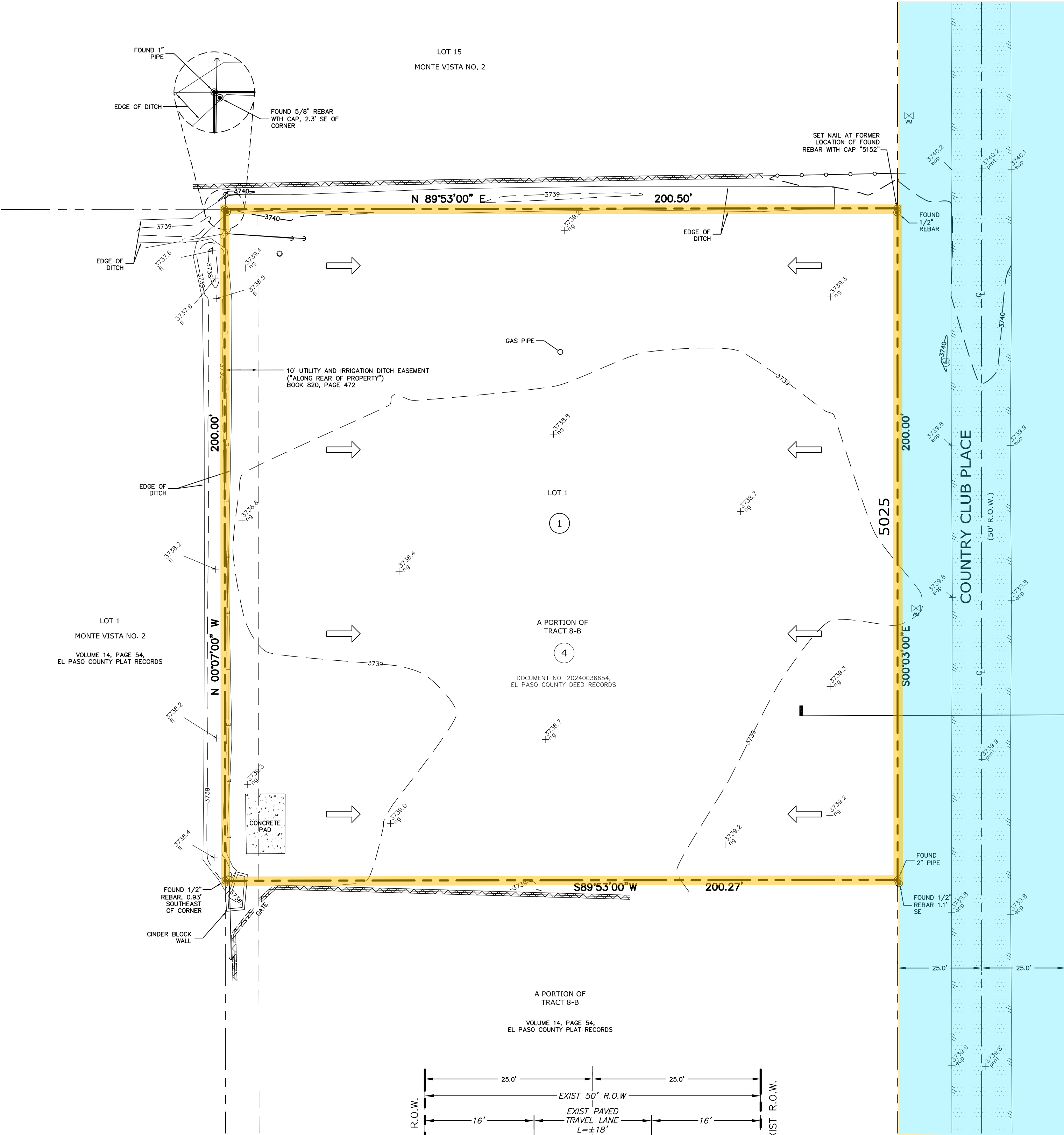
LOT 1  
MONTE VISTA NO. 2  
VOLUME 14, PAGE 54  
EL PASO COUNTY PLAT RECORDS

A PORTION OF  
TRACT 8-B  
VOLUME 14, PAGE 54  
EL PASO COUNTY PLAT RECORDS

# GARDEA SUBDIVISION

A PORTION OF TRACT 8-B, BLOCK 4,  
UPPER VALLEY SURVEY,  
CITY OF EL PASO, EL PASO COUNTY, TEXAS  
CONTAINING: 40,077 SQ. FT. OR 0.9200 ACRES

PRELIMINARY



### PLAT NOTES

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INSTRUMENT NO. \_\_\_\_\_ DATE \_\_\_\_\_
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6. ALL DEVELOPED STORM WATER RUNOFF SHALL BE ADDRESSED WITHIN THE SUBDIVISION LIMITS AND SHALL COMPLY WITH ALL PROVISIONS OF (DSC, 19.19.010A AND DDM, 11.1).

### TOTAL NUMBER OF LOTS

1

### SCHOOL DISTRICT

EL PASO INDEPENDENT SCHOOL DISTRICT  
1014 N Stanton Street, El Paso, TX 79902

### SURVEY NOTES

1. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THERE MAY BE EASEMENTS, OR OTHER MATTERS, NOT SHOWN.
2. BENCHMARK FOR ELEVATIONS SHOWN HEREON IS A CITY MONUMENT FOUND AT THE CENTERLINE INTERSECTION OF LINDA AVENUE WITH MONTAÑA DRIVE. CITY DATUM ELEVATION: 3738.69'
3. CONTOUR INTERVAL IS 1' MINOR, 5' MAJOR.

### UTILITY NOTES

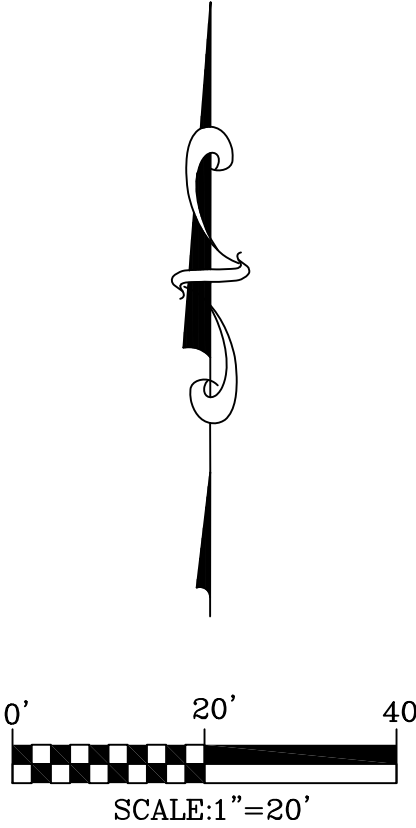
1. THE LOCATION OF EXISTING UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY.
2. THE SURVEYOR WAS NOT PROVIDED WITH SURFACE GROUND MARKINGS OR EXCAVATIONS TO DETERMINE THE EXACT LOCATION OF ANY SUBTERRANEAN USES.
3. BEFORE DIGGING IN THIS AREA, CALL "TEXAS ONE-CALL" 1-800-545-6005 FOR FIELD LOCATIONS (REQUEST FOR GROUND MARKINGS) OF UNDERGROUND UTILITY LINES.

### TOPOGRAPHIC LEGEND

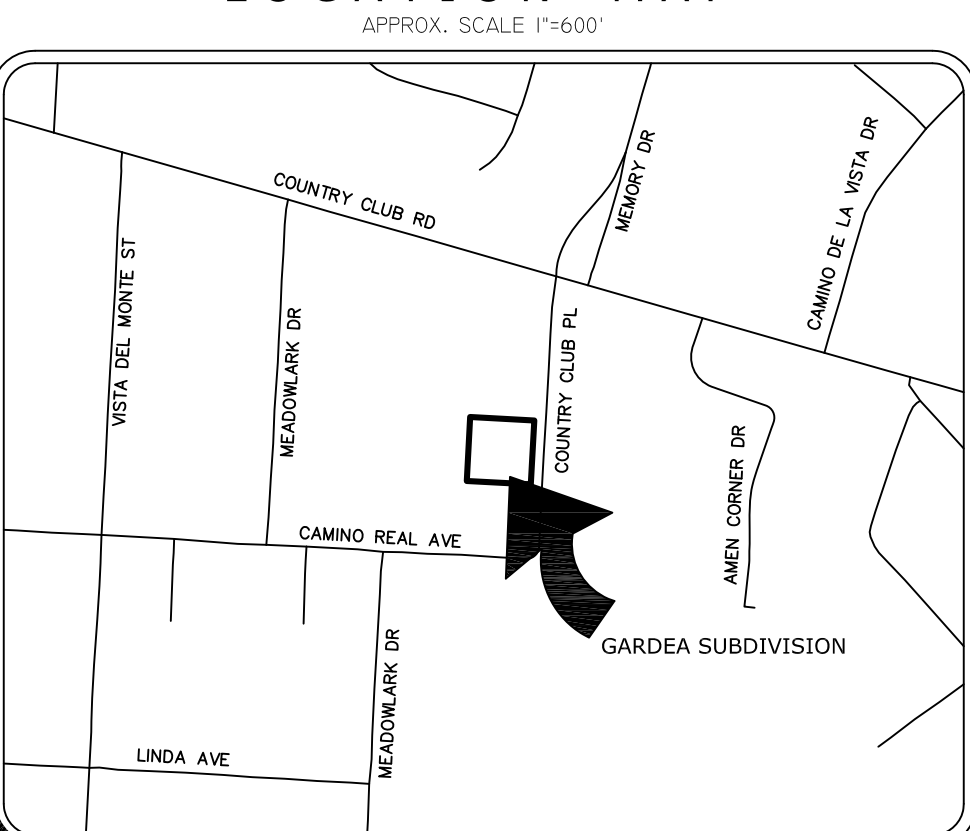
- eop EDGE OF PAVEMENT
- fl FLOW LINE
- pmnt PAVEMENT
- ng NATURAL GROUND

### IMPROVEMENTS LEGEND

- POWER POLE
- OVERHEAD ELEC LINE
- GUY WIRE
- WATER METER
- MANHOLE
- DROP POLE
- ROCK WALL
- PLASTIC FENCE



### LOCATION MAP

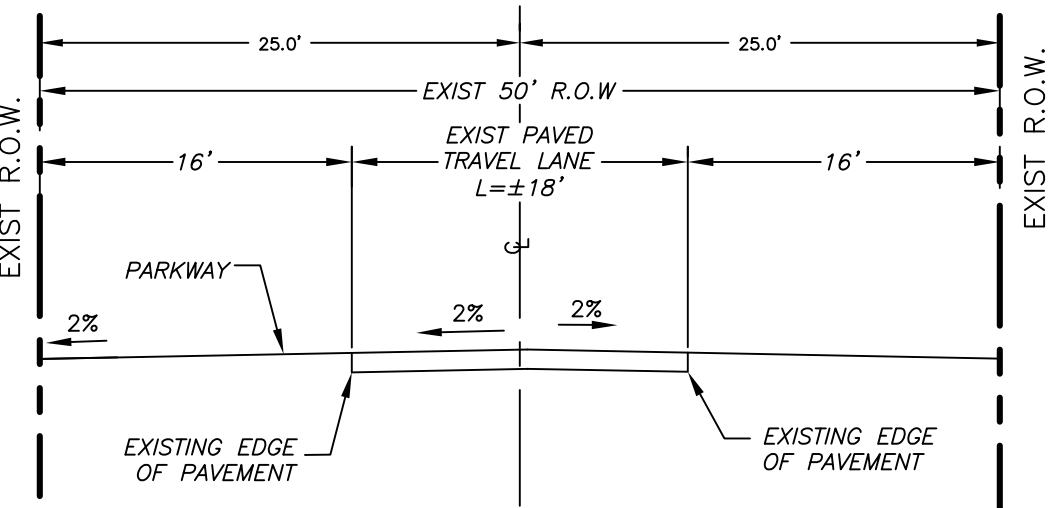


ENGINEER:  
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PHONE: (915) 351-8033

OWNER/DEVELOPER:  
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PLAT PREPARED BY:  
PASO DEL NORTE SURVEYING, INC.  
13998 BRADLEY ROAD  
EL PASO, TEXAS 79938  
PHONE: (915) 241-1841

### COUNTRY CLUB PL SECTION A-A



Residential Local Drivable Suburban Area Type SCALE 1"= 10'-0"

REVISED 2/26/2025  
REVISED 2/13/2025  
REVISED 01/28/2025  
DATE OF PREPARATION 01/15/2025

PASO DEL NORTE SURVEYING INC.  
13998 BRADLEY ROAD, EL PASO, TEXAS 79938

TBPLS FIRM #10001200  
PH. 915-241-1841  
FAX 915-855-6925



Legislation Text

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**File #:** BC-480, **Version:** 1

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**CITY OF EL PASO, TEXAS**  
**LEGISTAR AGENDA ITEM SUMMARY FORM**

**AGENDA LANGUAGE:**

*This is the language that will be posted to the agenda. Please use ARIAL 11 Font.*

SUSU25-00015: Wagner Subdivision - A Portion of Tract 7, Section 25, Block 79, Township 2, T&P RR Co. Survey, A Portion of Tracts 1A, 1A1, 1A3, and 1A4, Section 35, Block 79, Township 2, T&P R.R Co. Survey, and A Portion of Section 36, Block 79, Township 2, T&P, R.R. CO. Survey, City of El Paso, El Paso County, Texas

Location: West of Zaragoza Rd. and South of Montana Ave.  
Existing Zoning: C-4/c (Commercial/conditions)  
Property Owner: Wagner Equipment Co.  
Representative: CEA Group  
District: 5  
Staff Contact: Saul Fontes, (915) 212-1606,  
FontesSA@elpasotexas.gov



# Wagner Subdivision

City Plan Commission — March 13, 2025



<b>CASE NUMBER/TYPE:</b>	<b>SUSU25-00015 – Major Combination</b>
<b>CASE MANAGER:</b>	Saul Fontes, (915) 212-1606, <a href="mailto:FontesSA@elpasotexas.gov">FontesSA@elpasotexas.gov</a>
<b>PROPERTY OWNER:</b>	Wagner Equipment Co.
<b>REPRESENTATIVE:</b>	CEA Group
<b>LOCATION:</b>	West of Zaragoza Rd. and South of Montana Ave. (District 5)
<b>PROPERTY AREA:</b>	93.30 acres
<b>VESTED RIGHTS STATUS:</b>	Not Vested
<b>PARK FEES:</b>	\$93,300.00
<b>EXCEPTIONS/MODIFICATIONS:</b>	Yes, see following section
<b>ZONING DISTRICT(S):</b>	C-4/c (Commercial/condition)

**SUMMARY OF RECOMMENDATION:** Staff recommends **APPROVAL** of Wagner Subdivision on a Major Combination basis.

In addition, the applicant is requesting the following exceptions from the City Plan Commission:

1. To waive the construction of one foot (1') of sidewalk along Zaragoza Road.
2. To waive the construction of six feet (6') of sidewalk along Montana Avenue.
3. To allow Block 1 to have a block length in excess of 1,600 feet and a block perimeter in excess of 2,400 feet.

## Wagner Subdivision



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



0 210 420 840 1,260 1,680 Feet





**DESCRIPTION OF REQUEST:** The applicant is proposing to subdivide 93.3 acres of land into four commercial lots and two ponding sites. Lots range from 1.16 acres to 49.66 acres. The applicant will also be dedicating the extension of John Hayes Street. Stormwater drainage will be conveyed to retention basins located within the subdivision. Access to the subdivision shall be from Zaragoza Road, Montana Avenue, and John Hayes Street.

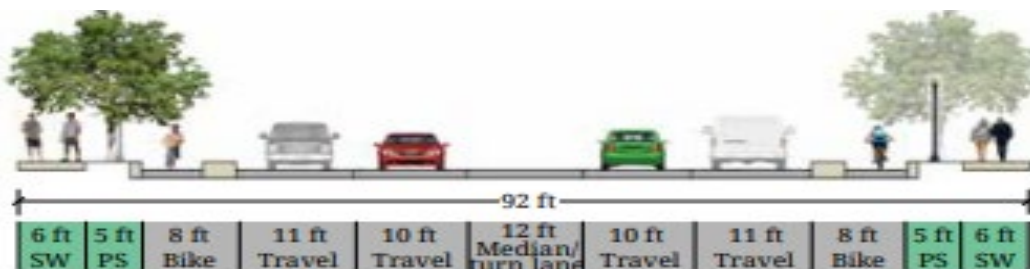
**CASE HISTORY/RELATED APPLICATIONS:** N/A

**EXCEPTIONS, MODIFICATIONS, OR WAIVER REQUESTS:** The applicant is requesting two (2) exceptions requests pursuant to El Paso City Code Section 19.10.050 (A)(1)(a) – (Roadway participation policies— Improvement of Roads and Utilities Within and or Abutting the Subdivision) of the current code.

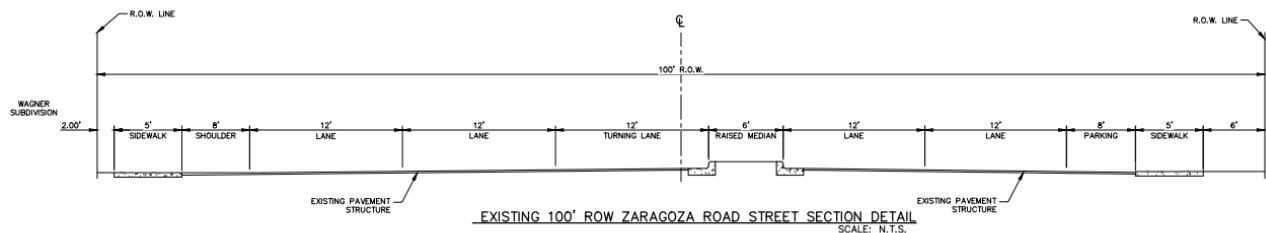
The applicant is also requesting one (1) exception pursuant to El Paso City Code 19.48.030 – (Criteria for Approval) of the El Paso City Code. The exceptions are the following:

1. To waive the construction of one foot (1') of sidewalk along Zaragoza Road.

REQUIRED CROSS-SECTION:

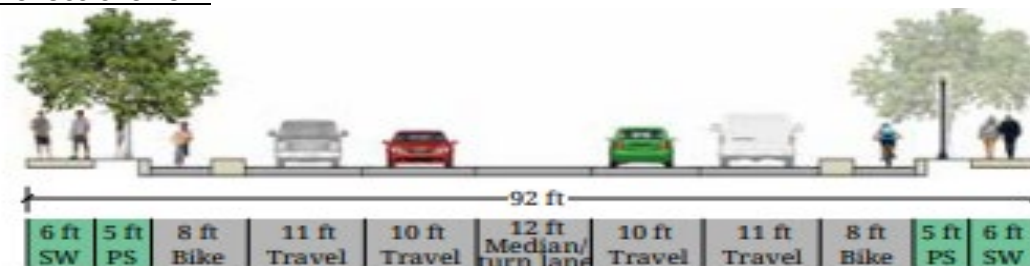


PROPOSED CROSS-SECTION:



2. To waive the construction of six feet (6') of sidewalk along Montana Avenue.

REQUIRED CROSS-SECTION:



PROPOSED CROSS-SECTION:



**EVALUATION OF EXCEPTION REQUEST:** The application meets the following criteria under El Paso City Code 19.48.030 – (Criteria for Approval) of the El Paso City Code.

Per Chapter 6.1.3 of the Street Design Manual, the maximum length of any block or street segment (including a looped street) shall be one thousand six hundred feet along arterial streets, except that where lots are designed under Sub-section 6.2.5, blocks may not exceed eight hundred feet. Block faces shall not exceed one thousand feet along other streets and the full perimeter of a block shall not exceed two thousand four hundred feet except when Section 5.2 specifies otherwise or where topographic features or parcels of onehalf acre or larger would justify an exception from this requirement.

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

Surrounding Zoning and Use	
North	Extraterritorial Jurisdiction (ETJ) / Commercial development
South	C-4/c (Commercial/condition) / Vacant Land
East	Extraterritorial Jurisdiction (ETJ) / Commercial development
West	Extraterritorial Jurisdiction (ETJ) / Commercial development
Nearest Public Facility and Distance	
Park	Loma Chica Park (0.17 mi.)
School	Chester E. Jordan (PK-5) (0.7 mi.)
Plan El Paso Designation	
G4 Suburban Walkable	
Impact Fee Service Area	
N/A	

**PUBLIC COMMENT:** N/A

**PLAT EXPIRATION:** This application will expire on **March 13, 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. **(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.
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. Final Plat
4. Exception Request
5. Application
6. Department Comments



# ATTACHMENT 1

## Wagner Subdivision



0 210 420 840 1,260 1,680 Feet

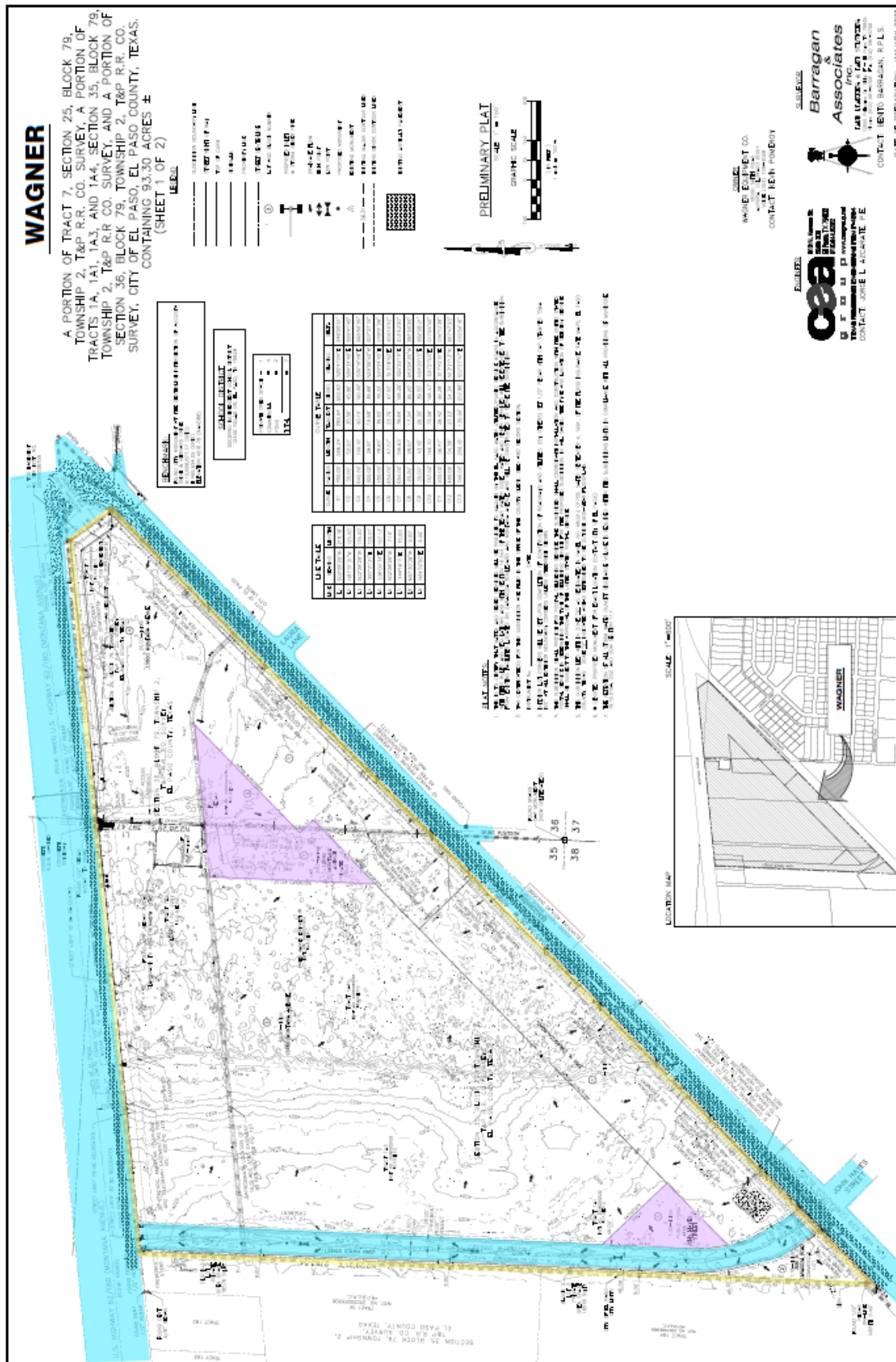
 Subject Property



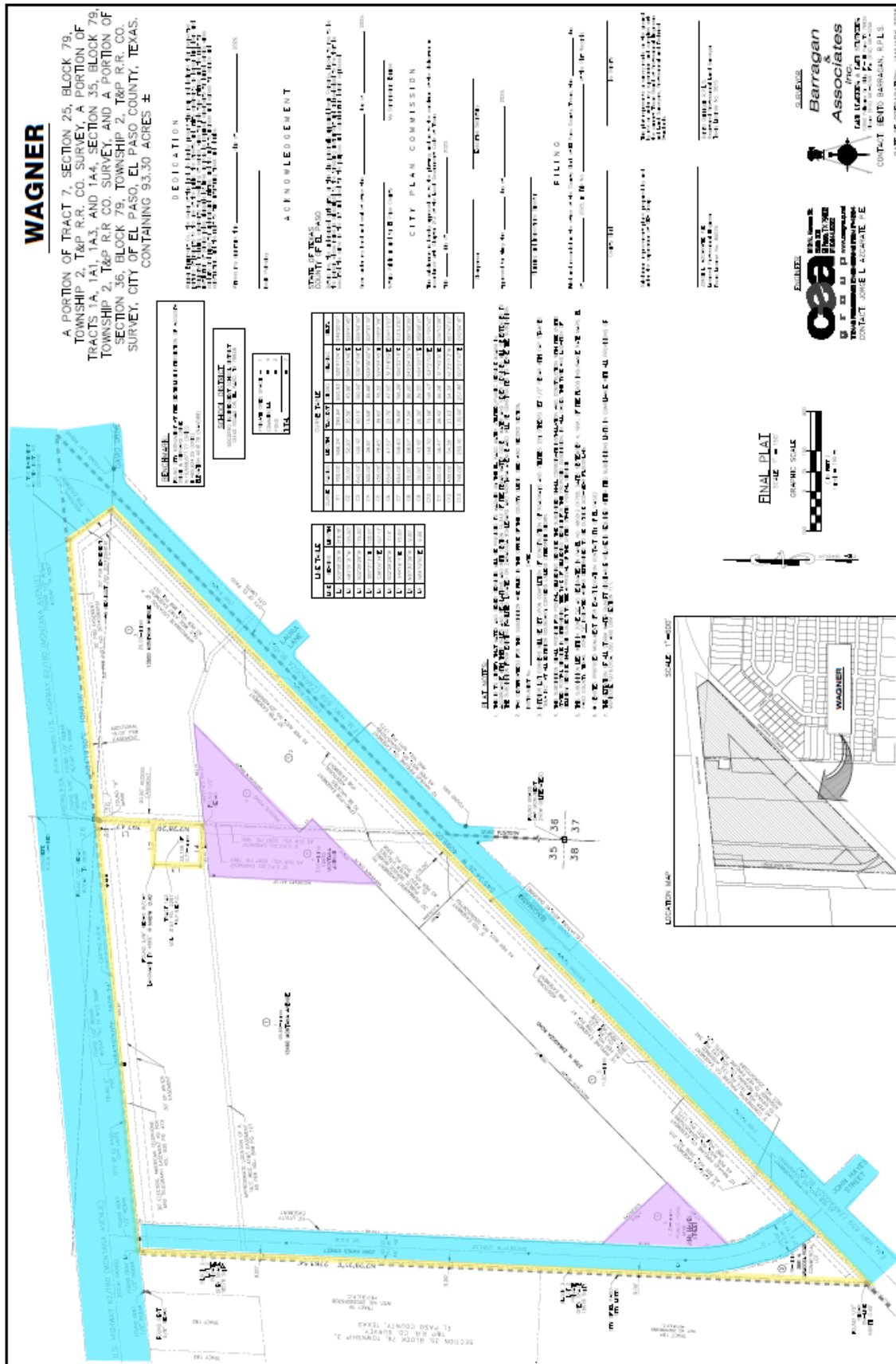
This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required to draw accurate conclusions. Enlargements of this map to other scales or for other purposes may lead to inaccuracies. The Planning & Research Department Planning Division makes no claim to its accuracy or completeness.



## **ATTACHMENT 2**



# ATTACHMENT 3



## ATTACHMENT 4



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

January 21, 2025

City of El Paso-Planning & Inspection Department  
801 Texas Ave.  
El Paso, TX. 79901

Attention: Mr. Raul Garcia

Reference: Wagner Subdivision – Waiver Request

Dear Mr. Garcia:

On behalf of the Developer for the above referenced development, we are requesting a waiver to the subdivision street design manual. The waiver will include the following adjustment:

Waiver No. 1: Montana Avenue

This portion of Montana Ave. is classified as a minor arterial with a 150-foot street right-of-way. This waiver shall consist of a (2) 12-foot paved travel lanes, (1) 6-foot shoulder, (1) 12-foot shoulder, on both sides of the roadway, (1) 66-foot recessed median. The request is to utilize the same TxDOT street ROW as it currently exists.

Waiver No. 2: Zaragoza Blvd.


This portion of Zaragoza Blvd. is classified as a minor arterial with a 100-foot street right-of-way. This modification shall consist of a (2) 12-foot paved travel lanes, (1) 8-foot shoulder, (1) 5-foot sidewalk on both sides of the roadway, and (1) 18-foot raised median. The request is to utilize the same TxDOT street ROW as it currently exists.

Waiver No. 3: Block Length

We are requesting a waiver for the block length to exceed 1,600 linear feet and a block perimeter to exceed 2,400 linear feet. The property is surrounded by TxDOT roadway facilities- Montana Avenue and Zaragoza Road and having controlled access through John Hayes is better suited for traffic flow. In addition, Lot 1, Block 1 is being developed for a new Wagner site.

We thank you for your cooperation on this issue and look forward to your favorable consideration to our request.

Sincerely,  
CEA Group

  
Jorge L. Azcarate, P.E.  
Principal Engineer

I-3070-001.csp\_waiver request.rg.21january2025  
JLA/Jla

**PUBLIC INFRASTRUCTURE.PRIVATE DEVELOPMENT.**



# ATTACHMENT 5



## MAJOR COMBINATION APPLICATION

DATE: \_\_\_\_\_ FILE NO. \_\_\_\_\_

SUBDIVISION NAME: Wagner Subdivision

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)  
A Portion of Tract 7, Section 25, Block 79, Township 2, T&P RR Co. Survey,  
A Portion of Tracts 1A, 1A1, 1A3 and 1A4, Section 35, Block 79, Township 2  
T&P RR Co. Survey and a Portion of Section 36, Block 79, Township 2,  
T&P RR Co. Survey, City of El Paso, El Paso County, Texas

2. Property Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	_____	_____	Office	_____	_____
Duplex	_____	_____	Street & Alley	<u>5.43</u>	<u>1</u>
Apartment	_____	_____	Ponding & Drainage	<u>5.27</u>	<u>2</u>
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below):	_____	_____
Park	_____	_____		_____	_____
School	_____	_____		_____	_____
Commercial	<u>82.17</u>	<u>4</u>	Total No. Sites:	<u>7</u>	
Industrial	_____	_____	Total (Gross) Acreage:	<u>93.30</u>	

3. What is existing zoning of the above described property? C-4 C Proposed zoning? C-4 C

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)  
Surface flow to concentrated locations and conveyed via storm sewer  
locations and conveyed via storm sewer to a series of retention basins

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  
Utilize a 92-foot street section for John Hayes

9. Remarks and/or explanation of special circumstances: N/A

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 Wagner Equipment Co. 1800 Smith Road, Aurora, Colorado 80011 (303)-739-3028  
(Name & Address) (Zip) (Phone)
13. Developer Wagner Equipment Co. 1800 Smith Road, Aurora, Colorado 80011 (303)-739-3028  
(Name & Address) (Zip) (Phone)
14. Engineer CEA Group 813 N. Kansas St., Suite 300 El Paso, Texas 79902 (915)-544-5232  
(Name & Address) (Zip) (Phone)

OWNER SIGNATURE: 

REPRESENTATIVE SIGNATURE: 

REPRESENTATIVE CONTACT (PHONE): 915-200-1103

REPRESENTATIVE CONTACT (E-MAIL): jazcarate@ceagroup.net

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. Include public pond in the dedication statement.
4. Provide length of all street segments, to include Montana and Zaragoza.

## **Planning and Inspections Department- Land Development Division**

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

1. The survey map shall be tied by **bearing and distance** to either a section corner, survey line, grant line, or other known and accepted survey points. This tie shall be delineated and labeled on the plat.
2. Verify general note to both the preliminary and final plat sheets: "The retention of all storm-water runoff discharge volume is required within this subdivision's limits in compliance with all provisions of (Muni-Code 19.19.010A, **SDM**, and DDM Section 11.1).
3. The proposed ponding areas for subdivision shall have enough capacity to hold the developed runoff for a designated 100-yr. storm event.
4. TXDOT review and approval are required of the proposed subdivision for drainage and access requirements. No storm-water is allowed into TxDOT R.O.W.
5. Coordinate with Street and Maintenance (TIA, intersection of Zaragoza & John Hayes (traffic lights etc.) and Montana Ave.).
6. Coordinate arterial landscaped medians/parkways for maintenance requirements.
7. Secure a drainage agreement for stormwater runoff from lot 3 through lot 2 into pond lot 4.
8. Verify dedication statement if to include pond.
9. Provide a print-out of the mathematical closure of the exterior boundary of the subdivision indicating the error of closure.

## **Parks and Recreation Department**

We have reviewed Wagner Subdivision a major plat map and on behalf of the Parks & Recreation Department, we offer the Developer / Engineer the following comments:

Please note that this subdivision is zoned "C-4" meeting the requirements for Non-residential uses (General commercial) as well as for Residential dwellings use (Multi-family) with a minimum lot area of 750 sq. ft. per dwelling therefore, "Park fees" will be assessed based on the following:

1. Applicant is proposing a Non-residential use, recorded 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 \$93,300.00, calculated as follows:

93.3 acres non-residential @ rate of \$1,000 per acre = \$93,300.00

Please allocate generated funds under Park Zone: E-7

Nearest Park: The Beast Urban Park

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

#### **Sun Metro**

Does not affect Sun Metro transit operations and transit services.

#### **Streets and Maintenance Department**

##### **Traffic and Transportation Engineering:**

No objections to application. Upon review of TIA report have a questions/ concern:

Provide what are the traffic signal modifications on John Hayes St & Zaragoza Rd

##### **Contract Management:**

Indicate that any infrastructure located within the city right-of-way must comply with the Design Standards for Construction and the Municipal Code.

When installing sidewalks, ensure compliance with Municipal Code Chapter 19.21 governing sidewalks and Chapter 13.04.020 specifying sidewalk standards

Indicate that trees planted in medians must not obstruct sight distance. According to Municipal Code chapter 12.68.060 - 5

Specify if John Hayes Street will have a storm drain system or how rainwater will be kept away from the street.

##### **Street Lights:**

Street Lights Department does not object to this request.

Montana Ave. and Zaragoza Rd. are Texas Department of Transportation (TXDoT) right-of-way (ROW).

For the development of the 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.

#### **El Paso Water**

EPWater-PSB does not object to this request.

The owner's engineer is to coordinate with EPWater-PSB for additional PSB easements needed parallel to Montana Ave. and Zaragoza Rd.

The subject property is located within the City of El Paso Annexation Service Area. Annexation fees will be assessed and collected at the time the EPWater-PSB receives an application for water and sewer services.

Water main extensions will be required to provide service. The water mains shall be extended to create a looped water system and shall cover the frontage of the property. The 16-inch diameter water main shall be extended along John Hayes St. and parallel to Montana Ave. The 12-inch diameter water main shall be extended parallel to Zaragoza Rd. and Montana Ave. All costs associated with the extension of the water mains are the responsibility of the Owner/Developer. The owner's engineer is to coordinate with EPWater-PSB for water and sanitary sewer design.

#### **Water:**

There is an existing 16-inch diameter water main that extends along John Hayes St. and dead-ends within a 30-foot PSB easement parallel and west of Zaragoza Rd. There are two (2) 16-inch stub-outs and one (1) 12-inch stub-out. These stub-outs are available for main extensions.

There is an existing 16-inch diameter water main that extends within a 20-foot access road south of and perpendicular to Montana Ave. approximately 1300-feet west of Zaragoza Rd. No direct service connections are allowed to this main as per EPWater-PSB Rules and Regulations.

Previous water pressure reading from fire hydrant #10932, located on Montana Ave. approximately 1160-feet west of Zaragoza Rd., has yielded a static pressure of 60 (psi), a residual pressure of 50 (psi), and a discharge of 1,061 (gpm).

#### **Sewer:**

There is an existing 18-inch diameter sanitary sewer main that extends within a 30-foot PSB easement parallel and west of Zaragoza Rd. No direct service connections are allowed to this main as per EPWater-PSB Rules and Regulations.

There is an existing 15-inch diameter sanitary sewer main that extends within a 30-foot PSB easement parallel and west of Zaragoza Rd. This main extends approximately 1367-feet southwest of the northeast corner of the property. This main is available for service.

There is an existing 12-inch diameter sanitary sewer main that extends within a 30-foot PSB easement parallel and south of Montana Ave. This main extends approximately 1000-feet west of the northeast corner of the property. This main is available for service.

#### **General:**

Montana Ave. and Zaragoza Rd. are Texas Department of Transportation (TxDOT) right-of-way. All proposed water and sanitary sewer work to be performed within Montana Ave. and Zaragoza Rd. right-of-way requires written permission from TxDOT.

No building, reservoir, structure, parking stalls, or other improvement, other than asphaltic paving (HMAC), shall be constructed or maintained on the above referenced EPWater-PSB easement without the written consent of EPWater-PSB. The Developer shall refrain from constructing rock walls, signs, trees, buildings, curbs, or any structure that will interfere with the access to the PSB easement(s). There shall be at least a 5-foot setback from the easement line to any building, sign, or structure. All easements dedicated to public water and/or sanitary sewer facilities shall comply with EPWater-PSB Easement Policy. The PSB easement(s) shall be improved to allow the operation of EPWater-PSB maintenance vehicles. EPWater-PSB requires access to the proposed water facilities, sanitary sewer facilities, appurtenances, and meters within the easement 24 hours a day, seven (7) days a week.

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 EPWater-PSB facilities and is responsible for the cost of setting appurtenant structures to final grade.

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.

**Stormwater:**

Provide a conceptual Drainage Plan indicating existing and proposed major stormwater facilities as per Section 19.02.020 of the Municipal Code.

The proposed ponds shown shall have enough capacity to hold the runoff for a designed 100-yr. storm event and they will be privately maintained.

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.

**Texas Gas**

Wagner Subdivision, Texas Gas Service has an existing 6" High Pressure Pipe along Zaragoza Rd and across Montana Ave. In addition, please note that any high pressure mains require a TGS stand by crew during any and all work within vicinity of the existing high pressure main, and TGS needs to be notified 48 hours prior to any construction and/or ground disturbance within the vicinity of the TGS high pressure mains.

**El Paso Electric**

We have no comments for the Wagner Subdivision. Please note the existing transmission line along Zaragoza Rd. We have attached a copy of the ROW Guidelines for the developers review, for the street crossing.

**El Paso Central Appraisal District**

There are no comments for Wagner Subdivision from Central Appraisal.

**Texas Department of Transportation**

TxDOT comment is to submit layout with proposed access points.

**El Paso County Water Improvement District #1**

The above mentioned item is not within the boundaries of EPCWID1.

**El Paso County 911 District**

No comments received.

**El Paso County**

No comments received.

**Capital Improvement Department**

No comments received

**Fire Department**

No comments received.



WAGNER

A PORTION OF TRACT 7, SECTION 25, BLOCK 79, TOWNSHIP 2, T&P R.R. CO. SURVEY, A PORTION OF TRACTS 1A, 1A1, 1A3, AND 1A4, SECTION 35, BLOCK 79, TOWNSHIP 2, T&P R.R. CO. SURVEY, AND A PORTION OF SECTION 36, BLOCK 79, TOWNSHIP 2, T&P R.R. CO. SURVEY, CITY OF EL PASO, EL PASO COUNTY, TEXAS. CONTAINING 93.30 ACRES ±

DEDICATION

Wagner Equipment Co., the owner of this land, do hereby present this map and dedicate their respective portions of property to the use of the public, the streets, and utility easements as hereon laid down and designated, including easements for overhang of service wires for pole type utilities and the right for installation of service poles alongside lot lines as may be required, easements for buried service wires, conduits and pipes for underground utilities, and the right to ingress and egress for service and construction, and the right to trim interfering trees and shrubs.

Witness my signature this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Kevin Pomeroy

ACKNOWLEDGEMENT

STATE OF TEXAS  
COUNTY OF EL PASO

Before me, the undersigned authority, on this day personally appeared Kevin Pomeroy, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as the act and deed for the purpose and consideration herein expressed.

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Notary Public in and for El Paso County

My Commission Expires

CITY PLAN COMMISSION

This subdivision is hereby approved as to the platting and as to the condition of the dedication in accordance with Chapter 212 of the Local Government Code of Texas

this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Chairperson

Executive Secretary

Approved for filing this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Planning and Inspections Director

FILING

Filed and recorded in the office of the County Clerk of El Paso County, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2025, in File No. \_\_\_\_\_ of the Plat Records.

County Clerk

by Deputy

Subdivision improvement plans prepared by and under the supervision of CEA Group.

This plat represents a survey made on the ground by me or under my supervision and complies with the current Texas Board of Professional Engineers and Land Surveyors, Professional and Technical Standards.

JORGE L. AZCARATE, P.E.  
Licensed Professional Engineer  
Texas License No. 85075

Benito Barragan R.P.L.S.  
Registered Professional Land Surveyor  
Texas License No. 5615

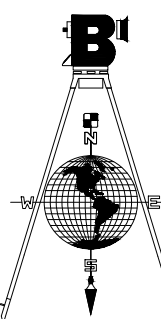
ENGINEER

**cea** group  
TEXAS REGISTERED ENGINEERING FIRM F-4564  
CONTACT: JORGE L. AZCARATE, P.E.

813 N. Kansas St.  
Suite 300  
El Paso, TX 79902  
915.544.5232  
www.ceagroup.net

SURVEYOR

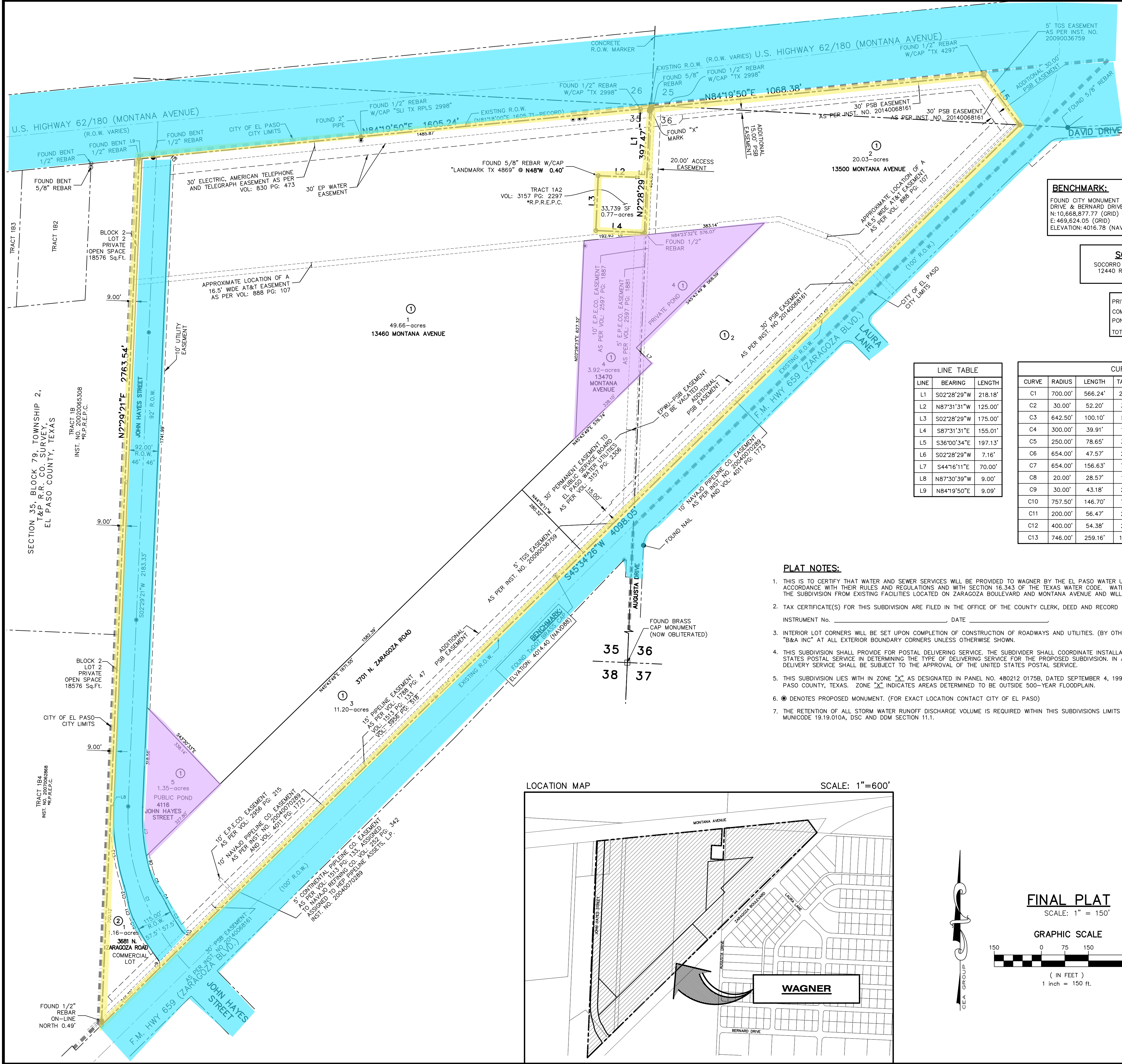
**Barragan & Associates Inc.**



LAND PLANNING & LAND SURVEYING  
10950 Pellicano Dr. Bldg. F - El Paso TX 79935  
Phone (915) 591-5709 Fax (915) 591-5708

CONTACT: BENITO BARRAGAN, R.P.L.S.

DATE OF PREPARATION: JANUARY 2025



**BENCHMARK:**  
FOUND CITY MONUMENT AT THE CENTERLINE INTERSECTION OF AUGUSTA DRIVE & BERNARD DRIVE.  
N:10,666,877.77 (GRID)  
E:469,624.05 (GRID)  
ELEVATION: 4016.78 (NAVD88)

**SCHOOL DISTRICT**  
SOCORRO INDEPENDENT SCHOOL DISTRICT  
12440 ROJAS DR, EL PASO, TX 79928

PRIVATE OPEN SPACE	=	1
COMMERCIAL	=	4
POND	=	2
TOTAL	=	7

LINE	BEARING	LENGTH
L1	S02°28'29"W	218.18'
L2	N87°31'31"W	125.00'
L3	S02°28'29"W	175.00'
L4	S87°31'31"E	155.01'
L5	S36°00'34"E	197.13'
L6	S02°28'29"W	7.16'
L7	S44°16'11"E	70.00'
L8	N87°30'39"W	9.00'
L9	N84°19'50"E	9.09'

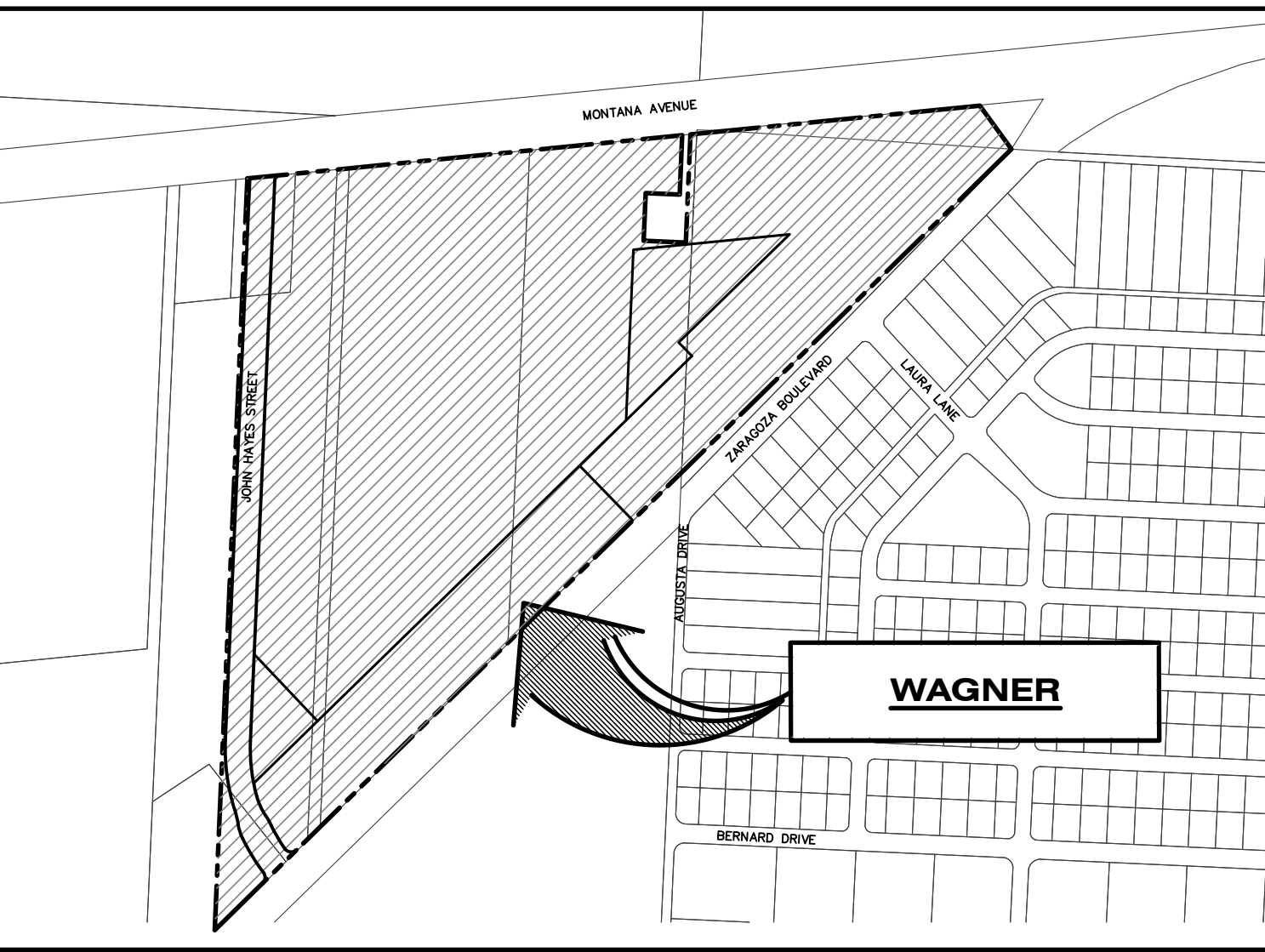
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	700.00'	566.24'	299.64'	550.93'	S20°41'04"E	046°20'51"
C2	30.00'	52.20'	35.56'	45.86'	S84°34'40"E	099°41'48"
C3	642.50'	100.10'	50.15'	100.00'	S30°15'58"E	008°55'36"
C4	300.00'	39.91'	19.98'	39.88'	N29°36'50"W	007°37'19"
C5	250.00'	78.65'	39.65'	78.32'	S24°24'45"E	018°01'29"
C6	654.00'	47.57'	23.79'	47.55'	S13°18'59"E	004°10'02"
C7	654.00'	156.63'	78.69'	156.26'	S04°22'19"E	013°43'20"
C8	20.00'	28.57'	17.34'	26.20'	S43°24'35"W	081°50'29"
C9	30.00'	43.18'	26.30'	39.55'	N04°20'15"E	082°28'21"
C10	757.50'	146.70'	73.58'	146.47'	S31°21'03"E	011°05'45"
C11	200.00'	56.47'	28.42'	56.28'	S17°42'51"E	016°10'39"
C12	400.00'	54.38'	27.23'	54.34'	N13°31'13"W	007°47'23"
C13	746.00'	259.16'	130.90'	257.86'	S07°27'47"E	019°54'16"

PLAT NOTES:

- THIS IS TO CERTIFY THAT WATER AND SEWER SERVICES WILL BE PROVIDED TO WAGNER BY THE EL PASO WATER UTILITIES/PUBLIC SERVICE BOARD IN ACCORDANCE WITH THEIR RULES AND REGULATIONS AND WITH SECTION 16.343 OF THE TEXAS WATER CODE. WATER AND SEWER SERVICES WILL BE EXTENDED TO THE SUBDIVISION FROM EXISTING FACILITIES LOCATED ON ZARAGOZA BOULEVARD AND MONTANA AVENUE AND WILL BE CONSTRUCTED TO SERVE THE SUBDIVISION.
- TAX CERTIFICATE(S) FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION, INSTRUMENT No. \_\_\_\_\_, DATE \_\_\_\_\_.
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- THIS SUBDIVISION LIES WITHIN IN ZONE "X" AS DESIGNATED IN PANEL NO. 480212 0175B, DATED SEPTEMBER 4, 1991, OF THE FLOOD INSURANCE RATE MAPS, EL PASO COUNTY, TEXAS. ZONE "X" INDICATES AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.
- ⊙ DENOTES PROPOSED MONUMENT. (FOR EXACT LOCATION CONTACT CITY OF EL PASO)
- THE RETENTION OF ALL STORM WATER RUNOFF DISCHARGE VOLUME IS REQUIRED WITHIN THIS SUBDIVISIONS LIMITS IN COMPLIANCE WITH ALL PROVISIONS OF MUNICODE 19.19.010A, DSC AND DDM SECTION 11.1.

LOCATION MAP

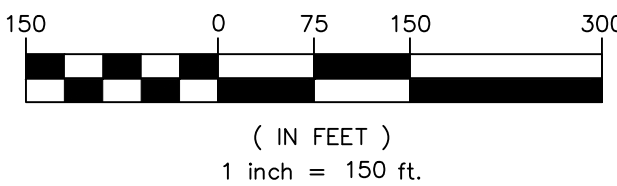
SCALE: 1"=600'



FINAL PLAT

SCALE: 1" = 150'

GRAPHIC SCALE



WAGNER



# WAGNER

A PORTION OF TRACT 7, SECTION 25, BLOCK 79, TOWNSHIP 2, T&P R.R. CO. SURVEY, A PORTION OF TRACTS 1A, 1A1, 1A3, AND 1A4, SECTION 35, BLOCK 79, TOWNSHIP 2, T&P R.R. CO. SURVEY, AND A PORTION OF SECTION 36, BLOCK 79, TOWNSHIP 2, T&P R.R. CO. SURVEY, CITY OF EL PASO, EL PASO COUNTY, TEXAS.  
CONTAINING 93.30 ACRES ±  
(SHEET 1 OF 2)

## LEGEND

- SUBDIVISION BOUNDARY LINE
- STREET RIGHT OF WAY
- TOP OF CURB
- SIDEWALK
- PROPERTY LINE
- STREET CENTERLINE
- LOT AND BLOCK NUMBER
- PROPOSED INLET & STORM SEWER PIPE
- DRAINAGE FLOW
- HIGH POINT
- LOW POINT
- PROPOSED MONUMENT
- EXISTING MONUMENT
- EXISTING MAJOR CONTOUR LINES
- EXISTING MINOR CONTOUR LINES
- EXISTING ASPHALT PAVEMENT

**BENCHMARK:**  
FOUND CITY MONUMENT AT THE CENTERLINE INTERSECTION OF AUGUSTA DRIVE & BERNARD DRIVE.  
N:101,665,877.77 (GRID)  
E:469,624.05 (GRID)  
ELEVATION: 4016.78 (NAVD88)

**SCHOOL DISTRICT**  
SOCORRO INDEPENDENT SCHOOL DISTRICT  
12440 ROJAS DR, EL PASO, TX 79928

PRIVATE OPEN SPACE	=	1
COMMERCIAL	=	4
POND	=	2
TOTAL	=	7

LINE	BEARING	LENGTH
L1	S02°28'29"W	218.18'
L2	N87°31'31"W	125.00'
L3	S02°28'29"W	175.00'
L4	S87°31'31"E	155.01'
L5	S36°00'34"E	197.13'
L6	S02°28'29"W	7.16'
L7	S44°16'11"E	70.00'
L8	N87°30'39"W	9.00'
L9	N84°19'50"E	9.09'

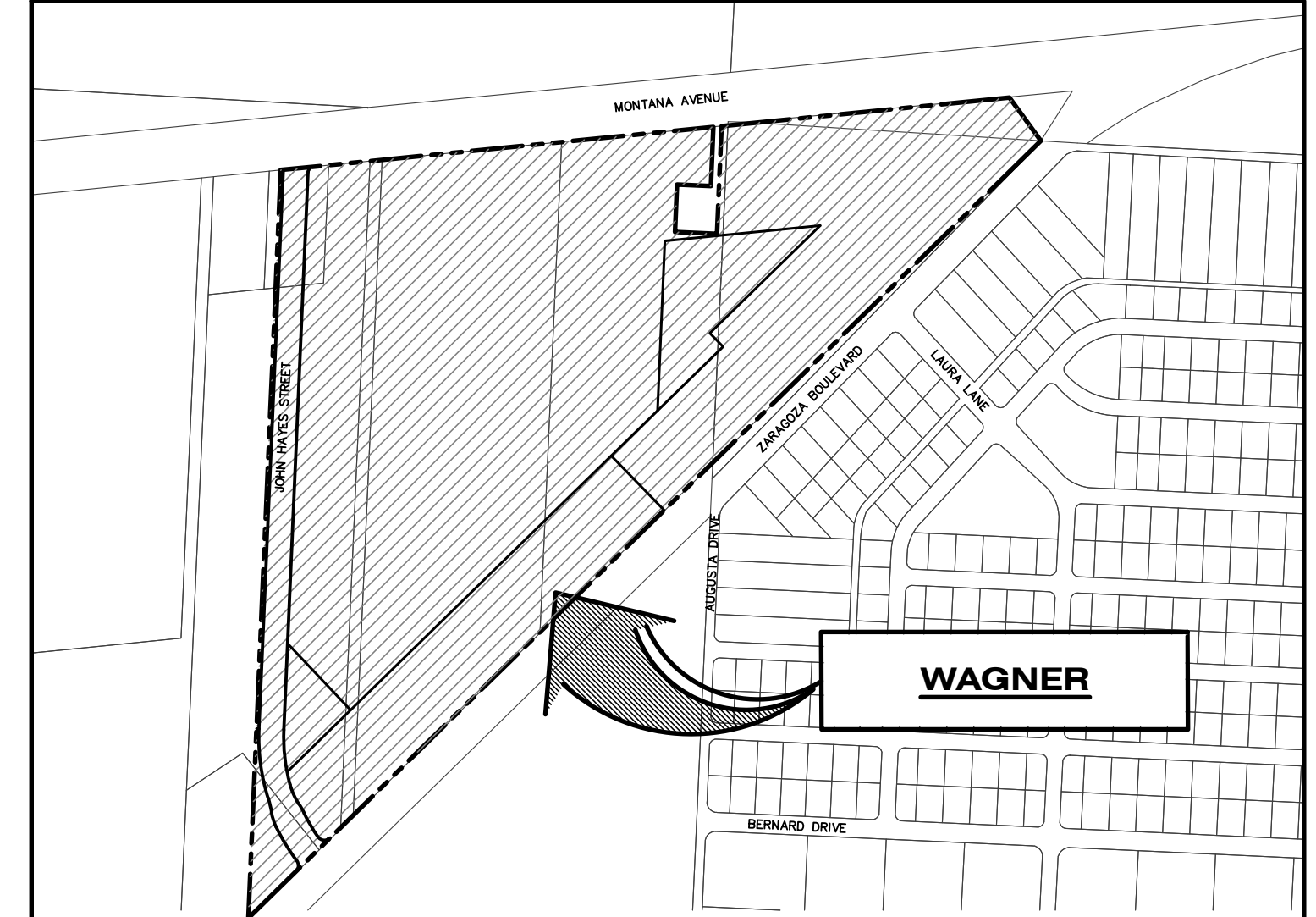
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	700.00'	566.24'	299.64'	550.93'	S20°41'04"E	046°20'51"
C2	30.00'	52.20'	35.56'	45.86'	S84°34'40"E	099°41'48"
C3	642.50'	100.10'	50.15'	100.00'	S30°15'58"E	008°55'36"
C4	300.00'	39.91'	19.98'	39.88'	N29°36'50"W	007°37'19"
C5	250.00'	78.65'	39.65'	78.32'	S24°24'45"E	018°01'29"
C6	654.00'	47.57'	23.79'	47.55'	S13°18'59"E	004°10'02"
C7	654.00'	156.63'	78.69'	156.26'	S04°22'19"E	013°43'20"
C8	20.00'	28.57'	17.34'	26.20'	S43°24'35"W	081°50'29"
C9	30.00'	43.18'	26.30'	39.55'	N04°20'15"E	082°28'21"
C10	757.50'	146.70'	73.58'	146.47'	S31°21'03"E	011°05'45"
C11	200.00'	56.47'	28.42'	56.28'	S17°42'51"E	016°10'39"
C12	400.00'	54.38'	27.23'	54.34'	N13°31'13"W	007°47'23"
C13	746.00'	259.16'	130.90'	257.86'	S07°27'47"E	019°54'16"

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## LOCATION MAP

SCALE: 1"=600'



**OWNER**  
WAGNER EQUIPMENT CO.  
18000 SMITH ROAD  
AURORA, COLORADO 80011  
VOICE (303) 739-3028  
CONTACT: KEVIN POMEROY

**ENGINEER**  
**cea** group  
813 N. Kansas St.  
Suite 300  
El Paso, TX 79902  
915.544.5232  
www.ceagroup.net  
TEXAS REGISTERED ENGINEERING FIRM F-4564  
CONTACT: JORGE L. AZCARATE, P.E.

**SURVEYOR**  
**Barragan & Associates Inc.**  
LAND PLANNING & LAND SURVEYING  
10950 Pellicano Dr. Bldg. F - El Paso TX 79935  
Phone (915) 591-5709 Fax (915) 591-5708  
CONTACT: BENITO BARRAGAN, R.P.L.S.

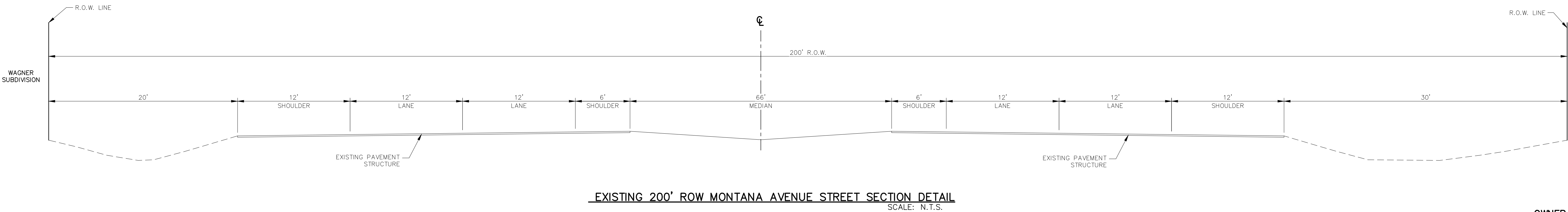
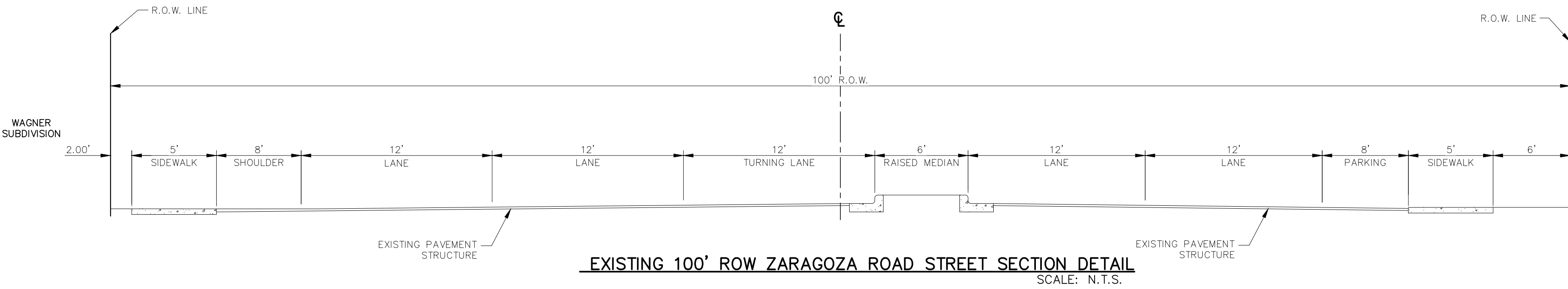
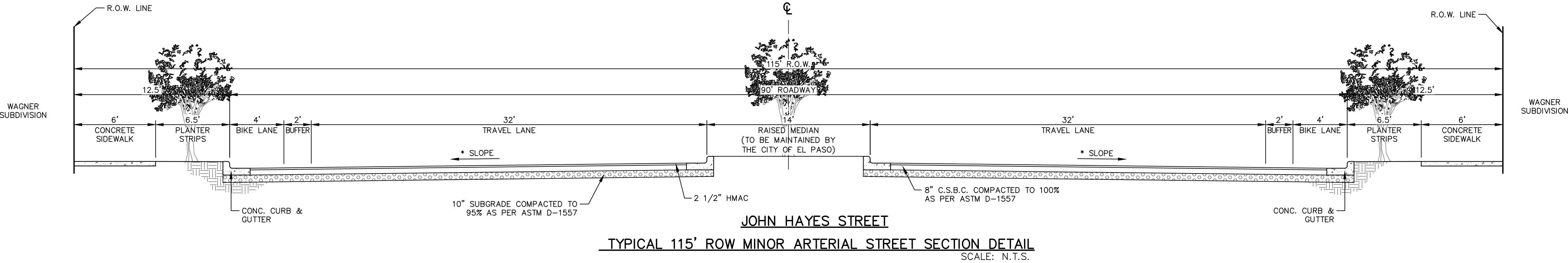
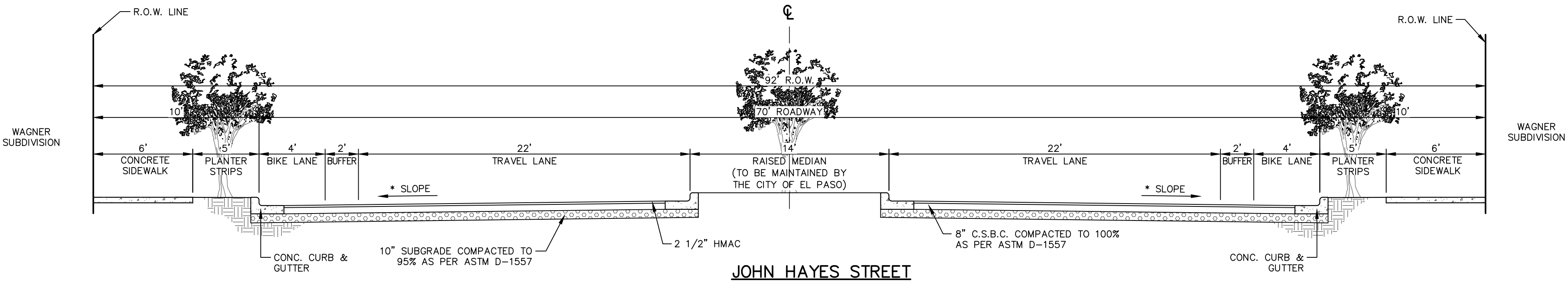
DATE OF PREPARATION: JANUARY 2025



# WAGNER

A PORTION OF TRACT 7, SECTION 25, BLOCK 79,  
TOWNSHIP 2, T&P R.R. CO. SURVEY, A PORTION OF  
TRACTS 1A, 1A1, 1A3, AND 1A4, SECTION 35, BLOCK 79,  
TOWNSHIP 2, T&P R.R. CO. SURVEY, AND A PORTION OF  
SECTION 36, BLOCK 79, TOWNSHIP 2, T&P R.R. CO.  
SURVEY, CITY OF EL PASO, EL PASO COUNTY, TEXAS.  
CONTAINING 93.30 ACRES ±  
(SHEET 2 OF 2)

- NOTES:**
1. (\*) STREET TRANSVERSE SLOPE AS SHOWN IN PLANS
  2. SIDEWALK WIDTH IS REQUIRED TO COMPLY WITH ADA/TAS REGULATIONS.
  3. STREET IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CURRENT CITY OF EL PASO PAVING CONSTRUCTION DETAILS AND STANDARD SPECIFICATIONS. CBR @ EVERY 500' RESULTS TO BE SUBMITTED TO THE CITY OF EL PASO FOR REVIEW AND APPROVAL PRIOR TO PLACEMENT OF PAVEMENT.



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WAGNER EQUIPMENT CO.  
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AURORA, COLORADO 80011  
VOICE (303) 739-3028  
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DATE OF PREPARATION: JANUARY 2025



Legislation Text

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**File #: BC-481, Version: 1**

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**CITY OF EL PASO, TEXAS  
LEGISTAR AGENDA ITEM SUMMARY FORM**

**AGENDA LANGUAGE:**

*This is the language that will be posted to the agenda. Please use ARIAL 11 Font.*

**PZST24-00009:** A portion of Tract 5A, Block 8, Upper Valley Surveys, City of El Paso, El Paso County, Texas

**Location:** North of Westside Dr. and West of Upper Valley Rd.  
**Zoning:** R-2 (Residential)  
**Request:** Special permit to allow for a planned residential development with reductions to setbacks  
**Existing Use:** Vacant  
**Proposed Use:** Single-family dwellings  
**Property Owner:** Jacide Investments, LLC, Horizonte Residential Developers, LLC, and Pulling Investments LLC  
**Representative:** Vision Consultants, Inc.  
**District:** 1  
**Staff Contact:** Saul J. G. Pina, (915) 212-1604,  
PinaSJ@elpasotexas.gov

**ITEM POSTPONED FROM FEBRUARY 27, 2025**

# West Gate

City Plan Commission — March 13, 2025

SPECIAL PERMIT



**CASE NUMBER:** PZST24-00009  
**CASE MANAGER:** Saul J. G. Pina, (915) 212-1604, [PinaSJ@elpasotexas.gov](mailto:PinaSJ@elpasotexas.gov)  
**PROPERTY OWNER:** Jacide Investments, LLC, Horizonte Residential Developers, LLC, and Pulling Investments LLC  
**REPRESENTATIVE:** Vision Consultants, Inc.  
**LOCATION:** North of Westside Dr. and West of Upper Valley Rd. (District 1)  
**PROPERTY AREA:** 9.0 acres  
**EXISTING ZONING:** R-2 (Residential)  
**REQUEST:** Special Permit to allow for a planned residential development with reductions to setbacks.  
**PUBLIC INPUT:** Three (3) calls of inquiry, four (4) emails, and two (2) letters in opposition received as of March 6, 2025

**SUMMARY OF REQUEST:** The applicant is requesting a special permit and detailed site development plan approval for a planned residential development in the R-2 (Residential) zone district.

**SUMMARY OF STAFF RECOMMENDATION:** Staff recommends **APPROVAL** of the special permit and detailed site development plan requests for a planned residential development. The proposed development meets all the requirements of El Paso City Code Section 20.04.320 – Special Permit and Section 20.04.150 – Detailed Site Development Plan. Furthermore, the proposed development is in accordance with both the G-4, Suburban (Walkable) Neighborhood Future Land Use Designation and *Plan El Paso*, the City's adopted Comprehensive Plan.

## PZST24-00009



Figure A. Subject Property & Immediate Surroundings



**DESCRIPTION OF REQUEST:** The applicant is requesting review and approval of a special permit and detailed site development plan for a planned residential development on the subject property, with reductions to the cumulative (front and rear) setback from 60 feet to 0 feet; the side setback from 8 feet to 5 feet; and the cumulative (side and side street) setbacks from 20 feet to 0 feet. If approved, the minimum reduced setbacks will be maintained. The zoning district for the property is R-2 (Residential) and the development consists of two (2) phases. The detailed site development plan for phase one shows seventeen (17) residential lots with reduced setbacks, a proposed 0.49-acre park, and a private street. The detailed site development plan for phase two shows five (5) residential lots with reduced setbacks, and a private street. Both developments are 9.03 acres in total with a maximum proposed residential dwelling unit of 2.4 dwellings per acre. Lots on both phases will range from 10,700 to 18,900 square feet. Main access to the subject property will be from Lee Shannon Drive. The detailed site development plan demonstrates compliance with all applicable standards as per the El Paso City Code.

<b>COMPLIANCE WITH SPECIAL PERMIT REQUIREMENTS (EL PASO CITY CODE SECTION 20.04.320.D)</b>	
<b>Criteria</b>	<b>Does the Request Comply?</b>
1. The proposed development complies, except to the extent waived, varied or modified pursuant to the provisions of this title, with all of the standards and conditions applicable in the zoning district in which it is proposed to be located.	Yes. The detailed site development plan demonstrates compliance with all other applicable standards per the El Paso City Code.
2. Furthers <i>Plan El Paso</i> and applicable neighborhood plans or policies.	Yes. The request complies with the recommendations of <i>Plan El Paso</i> and the G-4, Suburban (Walkable) Land Use designation. The proposed development will provide a single-family housing type for the area.
3. Adequately served by and will not impose an undue burden upon public improvements.	Yes. The subject property fronts Lee Shannon Drive, a local road classified on the City of El Paso's Major Thoroughfare Plan (MTP). The classification of this road is appropriate for connectivity between other residential areas.
4. Any impacts of the proposed development on adjacent property are adequately mitigated with the design, proposed construction and phasing of the site development.	Yes. No impact is anticipated from the approval of the proposed special permit and detailed site development plan. The proposed development will adhere to zoning requirements as requested and will not impose a risk to neighboring properties.
5. The design of the proposed development mitigates substantial environmental problems.	Yes. The subject property does not involve greenfield/ environmentally sensitive land or arroyo disturbance. Onsite ponding will be provided to account for stormwater management.
6. The proposed development provides adequate landscaping and/or screening where needed.	Yes. The proposed development will include green or open-space areas.
7. The proposed development is compatible with adjacent structures and uses.	Yes. The proposed development aligns with the neighboring residential housing types and will preserve low-density residential housing through single-family dwellings.
8. The proposed development is not materially detrimental to the property adjacent to the site.	Yes. The proposed development will not impact the adjacent and neighboring properties. The purpose of the special permit is to seek a reduction in setback requirements while maintaining compliance with zoning and other code regulations.

**COMPLIANCE WITH *PLAN EL PASO* GOALS & POLICIES – When evaluating whether a proposed special permit is in accordance with *Plan El Paso*, consider the following factors:**

Criteria	Does the Request Comply?
<p><b>Future Land Use Map:</b> Proposed zone change is compatible with the Future Land Use designation for the property:</p> <p><b>G-4, Suburban (Walkable):</b> This sector applies to modern single-use residential subdivisions and office parks, large schools and parks, and suburban shopping centers. This sector is generally stable but would benefit from strategic suburban retrofits to supplement the limited housing stock and add missing civic and commercial uses.</p>	<p>Yes, the proposed development is consistent with the future land use designation as it provides a single-family housing type for the area.</p>
<p><b>Compatibility with Surroundings:</b> The proposed zoning district is compatible with those surrounding the site:</p> <p><b>R-2 (Residential) District:</b> The purpose of this district is to promote and preserve residential development within the city to create basic neighborhood units. It is intended that the district regulations maintain a low density of dwelling units supporting a suburban-urban interface that permits developments utilizing varying lot configurations. The regulations of the districts will permit primarily single-family and two-family residential areas, and recreational and institutional uses incidental to and serving the neighborhood.</p>	<p>Yes, the proposed special permit is compatible with the surrounding single-family residential housing types. The development will integrate with the surrounding area while maintaining low-density residential housing in the form of single-family dwellings.</p>
<p><b>THE PROPOSED PROJECT'S EFFECT ON THE PROPERTY AND SURROUNDING PROPERTY, AFTER EVALUATING THE FOLLOWING FACTORS:</b></p>	
<p><b>Historic District or Special Designations &amp; Study Area Plans:</b> Any historic district or other special designations that may be applicable. Any adopted small areas plans, including land-use maps in those plans.</p>	<p>Yes. The property is located within the Upper Valley Plan and complies with this plan as well as other applicable zoning standards. The two phases will include open space areas that meet the plan's 30% requirement.</p>
<p><b>Potential Adverse Effects:</b> Potential adverse effects that might be caused by approval or denial of the requested rezoning.</p>	<p>None. There are no anticipated adverse impacts on the proposed development and its surroundings. The construction of additional dwellings is not expected to affect Lee Shannon Drive and its connection to other residential dwellings.</p>
<p><b>Natural Environment:</b> Anticipated effects on the natural environment.</p>	<p>None. The subject property does not involve green field or environmentally sensitive land or arroyo disturbance.</p>
<p><b>Stability:</b> Whether the area is stable or in transition.</p>	<p>Yes. The area has been stable with no development in the past year.</p>
<p><b>Socioeconomic &amp; Physical Conditions:</b> Any changed social, economic, or physical conditions that make the existing zoning no longer suitable for the property.</p>	<p>Existing zoning will not be changed. The special permit will permit development of the property as proposed.</p>

**ADEQUACY OF PUBLIC FACILITIES, SERVICES AND INFRASTRUCTURE:** The subject property fronts Lee Shannon Drive, a street designated as a local road on the City of El Paso's Major Thoroughfare Plan (MTP) and is adequate for the interconnectivity between other residential dwellings on the area. Vehicular access will be available only through private access into both phases. No bus stops are available on the area. Sidewalks are largely not present throughout the area.

**PUBLIC COMMENT:** The subject property is located within the Mary Francis Neighborhood Association and the Upper Valley Neighborhood Association, which the applicant has contacted. Additionally, the applicant has a planned meeting scheduled with the neighboring home owners' associations as part of public outreach. Notices were sent to

property owners within 300 feet of the subject property on February 14, 2025. As of February 27, 2025, the Planning Division received three (3) calls of inquiry, four (4) emails, and two (2) letters in opposition, mainly citing concerns about home depreciation values in the area, increased traffic, and lack of open space, among other issues.

**RELATED APPLICATIONS:** SUSU21-0065 (Major Combination) and SUSU22-00136 (Major Combination) are two subdivision applications that were approved by the City Plan Commission for both phases of Horizonte Residential. Both subdivision applications comply with the special permit requirements for planned residential.

**CITY PLAN COMMISSION OPTIONS:** The purpose of the Zoning Ordinance is to promote the health, safety, morals and general welfare of the City. The City Plan Commission (CPC) has the authority to advise City Council on Zoning matters. In evaluating the request, the CPC may take any of the following actions:

1. **Recommend Approval** of the special permit request, finding that the request is in conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or that the request is in conformance with other criteria that the CPC identifies from the Comprehensive Plan. **(Staff Recommendation)**
2. **Recommend Approval of the special permit request With Modifications** to bring the request into conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or other criteria that the CPC identifies from the Comprehensive Plan.
3. **Recommend Denial** of the special permit request, finding that the request does not conform to the review criteria of *Plan El Paso* as reflected in the Staff Report, or other criteria that the CPC identifies from the Comprehensive Plan.

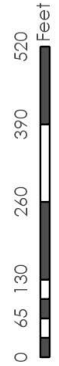
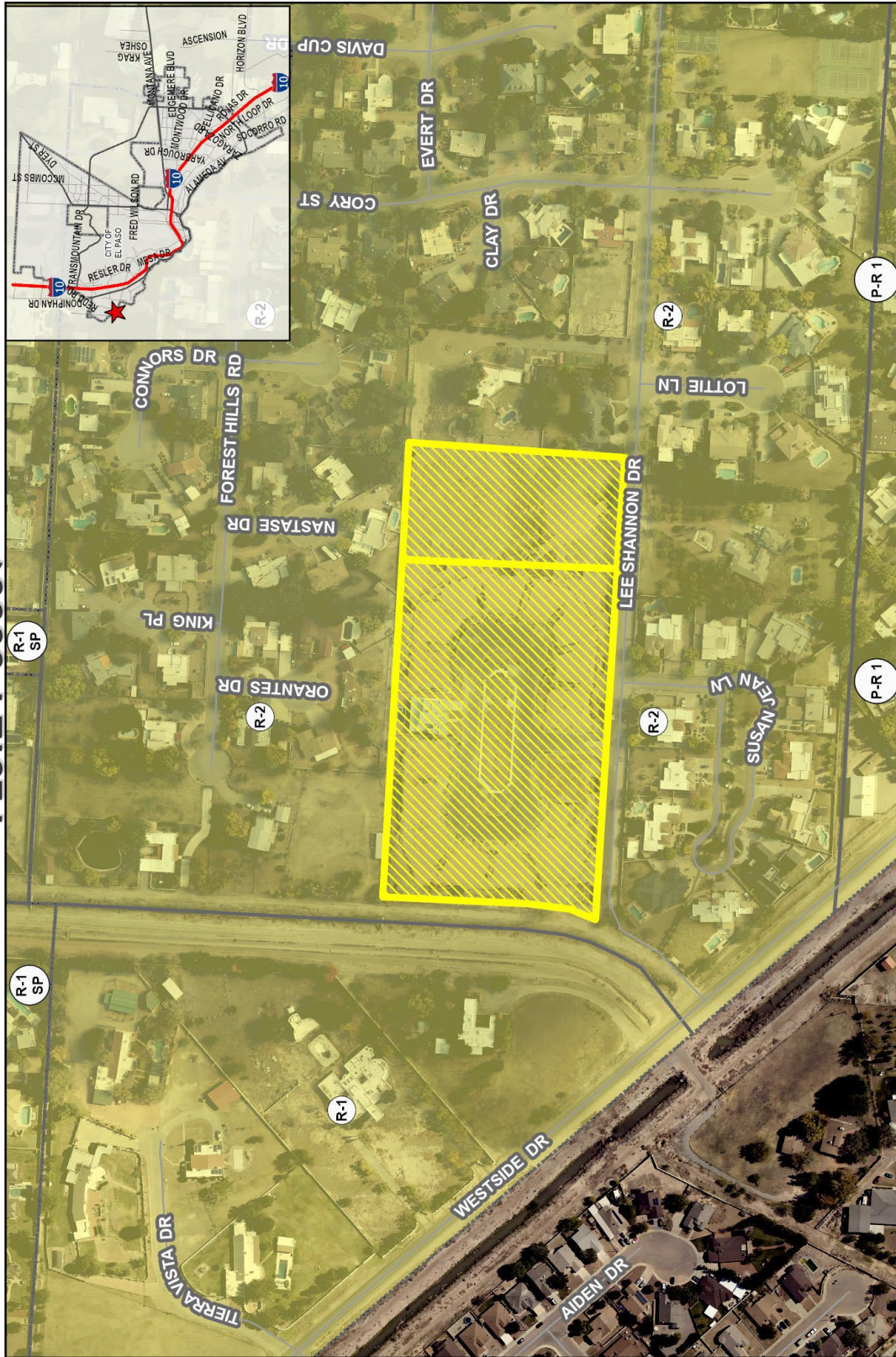
**ATTACHMENTS:**

1. Zoning Map
2. Future Land Use Designation
3. Detailed Site Development Plan
4. Department Comments
5. Neighborhood Notification Boundary Map
6. Public Input



# ATTACHMENT 1

PZST24-00009



 Subject Property

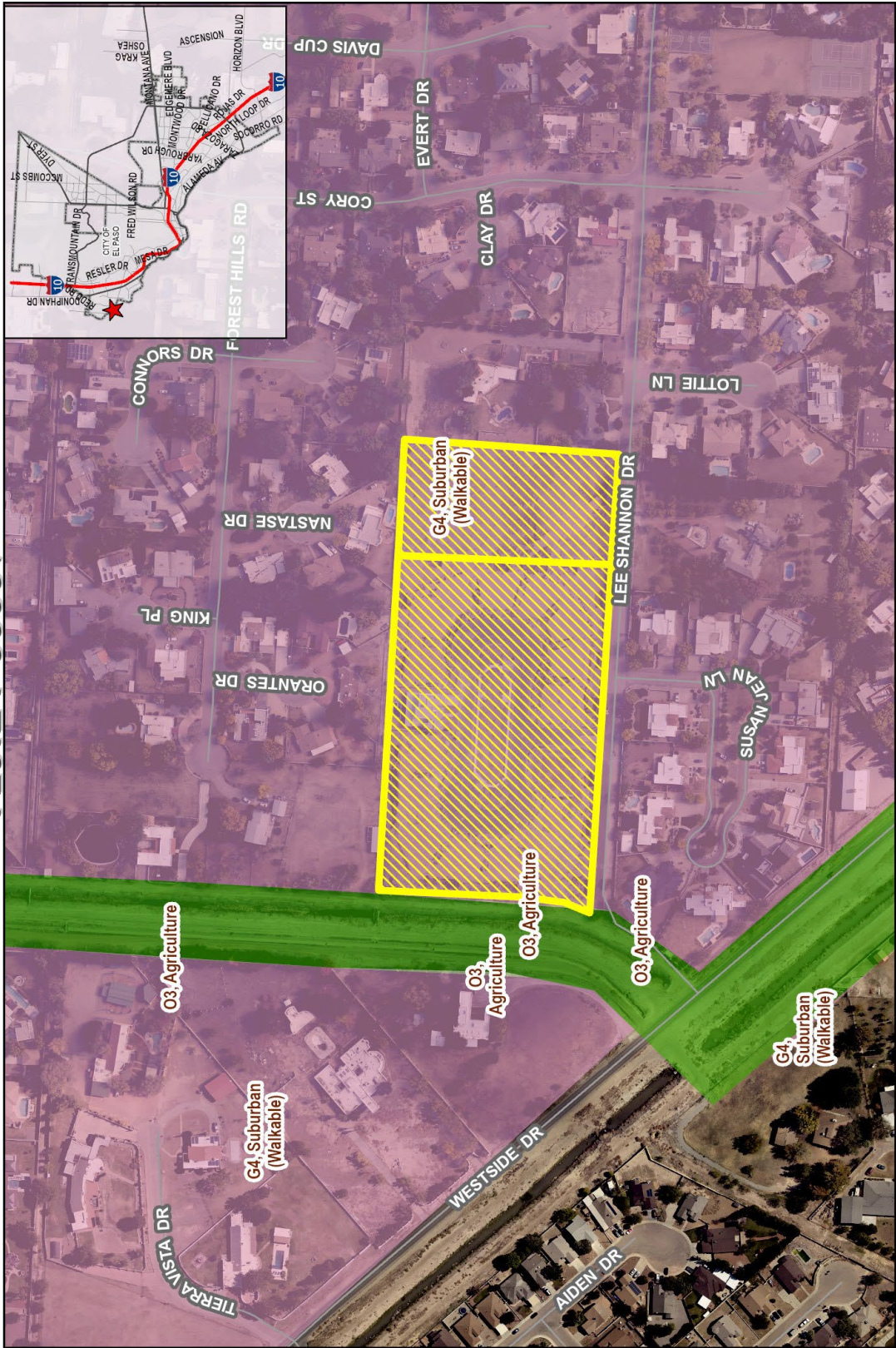


This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required to draw accurate conclusions. Enlargements of this map to scales greater than its original can induce error and may lead to misinterpretation of the data. The Planning & Inspection Department Planning Division makes no claim to its accuracy or completeness.



# ATTACHMENT 2

PZST24-00009



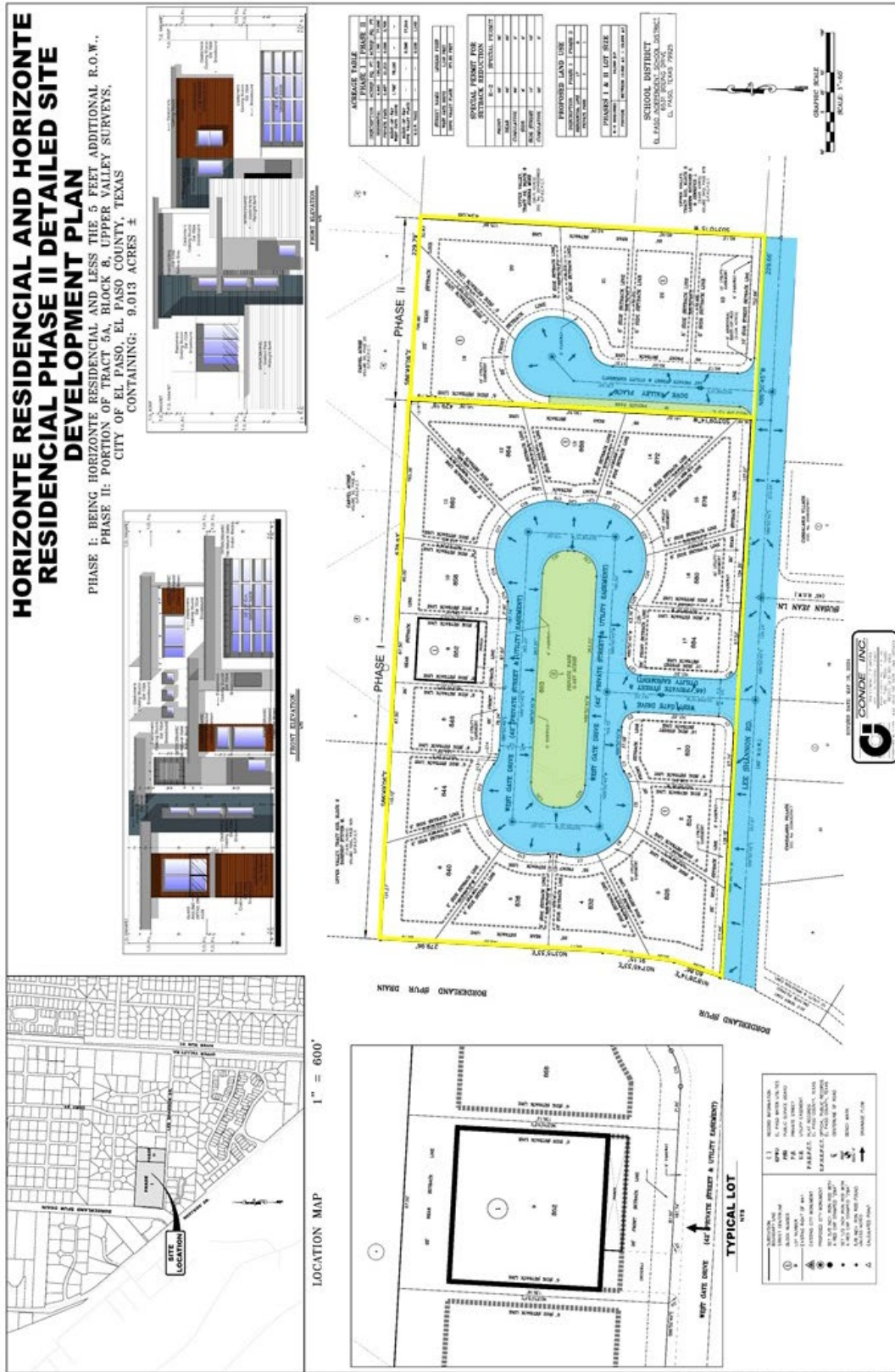
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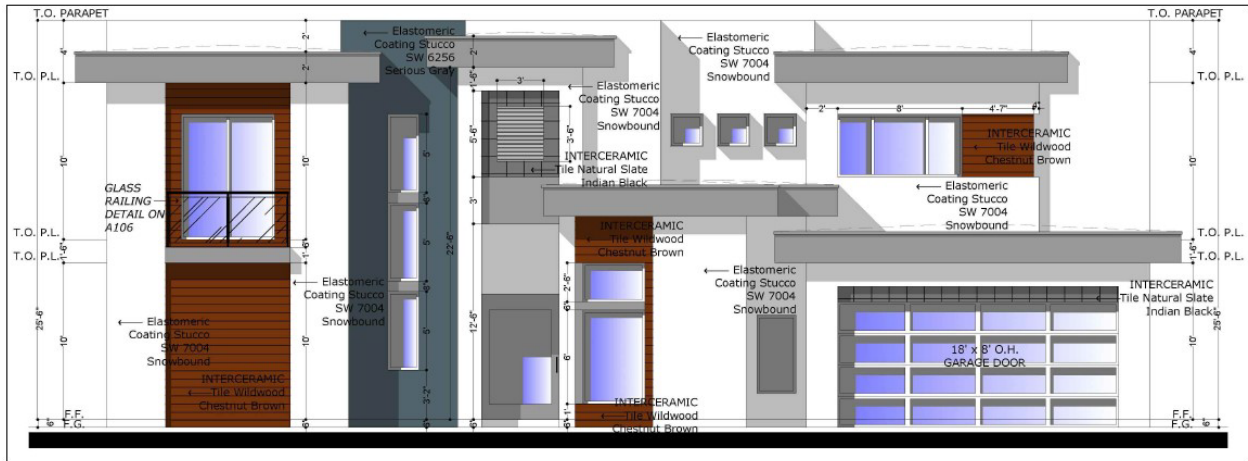
Subject Property





# ATTACHMENT 3





**FRONT ELEVATION**

NTS



**FRONT ELEVATION**

NTS

Typical elevations for phases 1 and 2.



# **ATTACHMENT 4**

## **Planning and Inspections Department - Planning Division**

Staff recommends **Approval** of the special permit and detailed site development plan per Section 20.04.320 – Special Permit, and Section 20.04.150 – Detailed Site Development Plan.

In addition, the following comments are applicable:

1. Provide a note, stating that 50% of the lots need to remain open for ponding areas.
2. Update the legal description in the plan and any subsequent documents.
3. Provide a note showing internal sidewalk width.
4. Modify the zoning table to include the use and dimensional standards (depth, width, and area).
5. Phase 2 is marking a landscape easement as its own lot. Remove the lot number or change this to a linear park.

## **Planning and Inspections Department – Plan Review & Landscaping Division**

No objections to the request.

## **Planning and Inspections Department – Land Development**

Recommend approval. Provide a 5-foot sidewalk abutting the property line on Lee Shannon Rd.

***Note: Sidewalk addressed at the subdivision phase.***

## **Fire Department**

Recommend approval. No adverse comments.

## **Police Department**

No comments received.

## **Environment Services**

No comments received.

## **Streets and Maintenance Department**

### **Traffic & Transportation Engineering**

No objections to the application.

## **Street Lights Department**

Does not object to this request. Comments apply to public right-of-way subject to public street illumination.

For the development of the subject 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 a project 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 Section**

1. Indicate that all construction in city ROW must be as per DSC and municipal code compliancy.
2. Indicate all required signalizations must be installed.
3. Indicate that asphalt must be the type required by DSC and must be in approved/compliant conditions before being accepted by the city.

### **Sun Metro**

Sun Metro currently does not service the area and does not affect Sun Metro transit services and operations.

### **El Paso Water**

Owners Dedication is to clarify whether Dove Valley Place will be a private street or public street right-of-way.

The proposed private street (Dove Valley Place) is to be dedicated as a full width Utility Easement to enable the construction, operation, maintenance, and repair of the water and sanitary sewer main extensions.

Water and sanitary sewer main extensions will be required along the private street and utility easement (Dove Valley Place) to provide service. All costs of the main extensions will be the responsibility of the owner. Water mains shall be extended creating a looped water system. The lots will be graded such that sanitary sewer service to each lot can be provided via a gravity system.

### **Water:**

There is an existing 8-inch diameter water main along Lee Shannon Rd., located approximately 15-feet south of the north right-of-way line. This main is available for extension.

Previous water pressure from fire hydrant #6173, located on Lee Shannon Rd. approximately 150-feet west of Lottie Ln., has yielded a static pressure of 76 (psi), a residual pressure of 62 (psi), and a discharge of 1,061 (gpm).

### **Sanitary Sewer:**

There is an existing 8-inch diameter sanitary sewer main along Lee Shannon Rd., located approximately 23-feet south of the north right-of-way line. This main is available for extension.

There is an existing 8-inch diameter sanitary sewer main along Lee Shannon Rd., located approximately 24.5-feet south of the north right-of-way line. This main dead-ends approximately 300-feet west of Lottie Ln. This main is available for extension.

### **General:**

Separate water and sanitary sewer services will be required for each lot (within the limits of each lot).

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.

### **Stormwater:**

EPWater-SW has no objections to their proposal.

EPWater-SW also provided comments to CPC under the subdivision name of Horizonte Residencial Phase I & II, and

provided the following comments:

- The proposed ponding areas shall have enough capacity to hold the developed runoff for a designated 100-yr. storm event.
- The elevation marker shall extend 12" above the finished grade.

**Texas Department of Transportation**

No comments received.

**El Paso County Water Improvement District #1**

No comments received.

**El Paso County 911 District**

The 911 District has no comments or concerns regarding this zoning.

**Central Appraisal District**

No comments received.

**El Paso Electric**

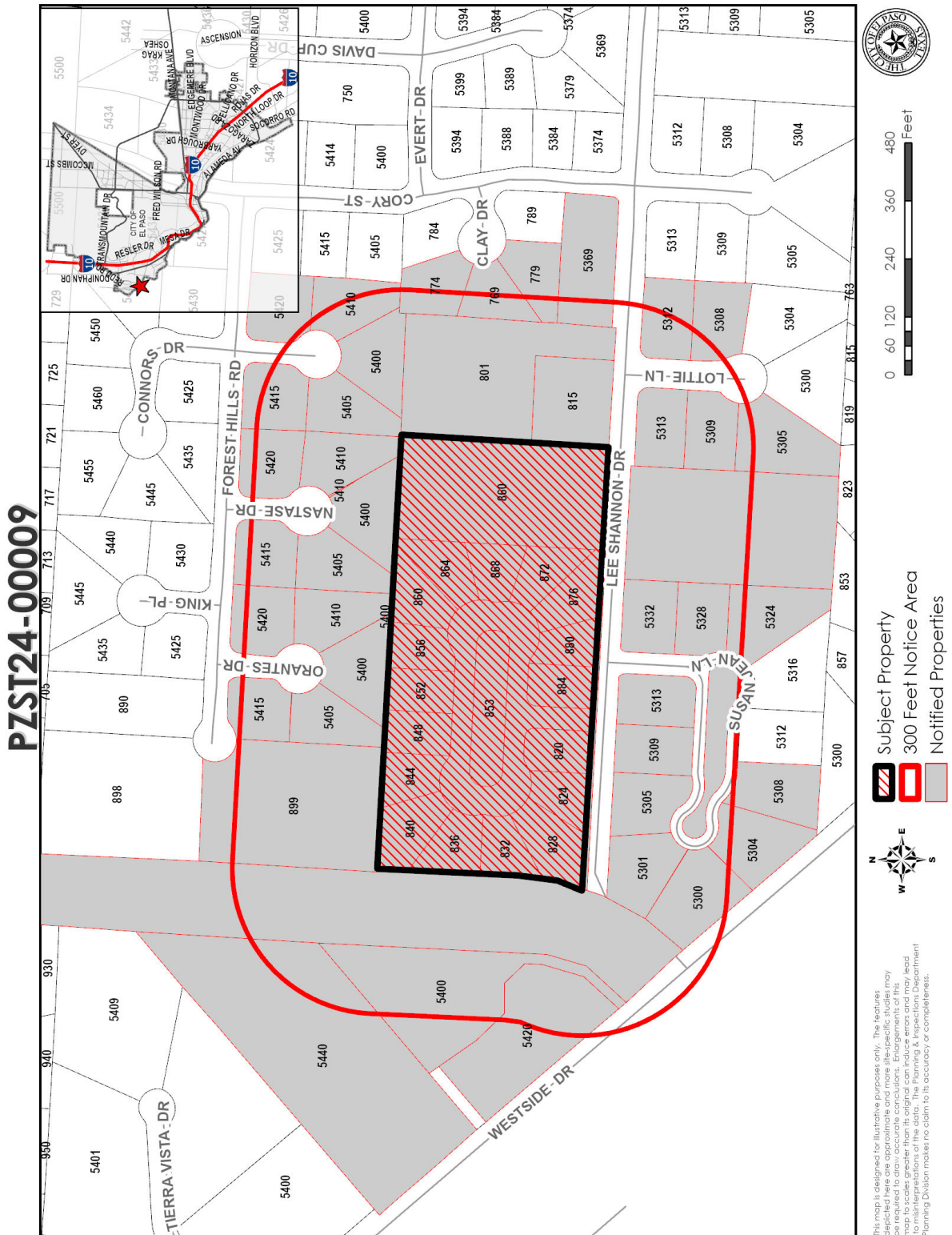
No comments received.

**Texas Gas Service**

PZST24-00009 - West Gate, Texas Gas Service has an existing 2" PE pipe inside Horizonte Subdivision and a 1" PE service line for 852 West Gate Dr



# ATTACHMENT 5



# ATTACHMENT 6

**From:** [Kevin Dow](#)  
**To:** [Pina, Saul J.](#)  
**Subject:** Re: Case: PZST24-00009-West Gate  
**Date:** Monday, February 17, 2025 5:44:06 PM  
**Attachments:** [image001.png](#)

You don't often get email from kevinericdow@gmail.com. [Learn why this is important](#)

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Mr. Pina,

We are very concerned about the potential approval of the special permit for the two developments on the nine acres adjacent to our homes as noted in the email stream below.

As you know, there is at least one home that has been completed, and construction has resumed on the other three that are currently under various stages of completion. I do not understand how they can continue to move forward with construction without having the proper permits approved by the city. When the notice sign was originally erected notifying residents of the special permit, framing of the fourth house had not yet begun. Since that time, they have worked every day to erect the framing as quickly as possible.

Further, my family is quite concerned about this development contributing to the devaluation of our homes. In particular, it seems as though a few issues arise:

1. There is a strong negative impact of a reduction in the minimum lot size for the size of homes on our home value
2. The minimum setback requirements from the structure to the property line being reduced so much has a strong negative impact on our home value due to the unsightly nature of slum-look
3. the elevation of the homes do not match anything in the surrounding communities -- which contributes to the devaluation of our homes
4. The fact that these are all two-story homes that abut to our homes is unsightly and is clearly a contributing factor to the decrease in our home value

Taken together, these issues all raise serious concerns about how these issues contribute the decrease in desirability of our homes -- which means they are all now worth considerably less than before. I do hope that CAD takes this into consideration when assessing the taxable value of our homes this year, and all years in the future.

The developer should be required to adhere to the standard setback requirements without modification.

The variance to the setbacks request should therefore be denied.

All the best,

Kevin and Lilith Dow

**From:** [Kristi & Jake Provencio](#)  
**To:** [Pina, Saul J.](#)  
**Subject:** Case: PZST24-0009  
**Date:** Wednesday, February 26, 2025 2:44:41 PM

---

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Dear Mr. Pina:

Myself and my husband are also very concerned about the special permit request and echo the points/concerns addressed in a letter emailed to you dated February 17, 2025 by our neighbors, Kevin and Lilith Dow.

Additionally, it appears there have been several "variances" allowed for this development already. I brought some of these to your attention in our phone conversation the day the Notice sign was posted. I have also had contact with a handful of other city inspectors/employees regarding these "variances" and our concerns. I am referring to the utility pole and fire hydrant that sit within the actual roadway. Apparently, there is no explanation for how that was approved. I would like to add that we also experienced damage to our property during the dirt work phase of the development. This was the result of extreme vibrations from the vibratory equipment that was allowed to be used.

Perhaps the reason for pointing these things out as it relates to the "special permit" is that this development has had extremely poor oversight by the City, as well as a lack of transparency. It is hard to comprehend how a request for a "special permit" is being made after building has already commenced and some homes have been completed, or are nearing completion. Who is watching the store?

Also of concern is the fact that the construction on the homes in Phase I was supposed to cease until the special permit is voted on and approved. Interestingly enough, there was an abundance of activity, specifically on the home that was in the slab phase when the "Notice" sign was posted. We can only speculate that the builder has been told that the special permit will be approved.

In our brief review of the Zoning packet for the case it is noted that the proposed zoning is compatible with surrounding residential housing types and that the development will integrate with the surrounding area while maintaining low-density residential housing in the form of single family-dwellings. The homes in the subdivision **are not** compatible with surrounding residential housing types. These are ultra modern, mostly two story, cookie cutter homes with backyards that have the same pool placement and shape. The homes in surrounding neighborhoods are mostly custom, to include the backyards.

With limited time to respond and a whole lot of additional concerns I will end with...we are in opposition to the "special permit".

Regards,  
Kristi & Jake Provencio



**From:** [Greg McDonald](#)  
**To:** [Pina, Saul J.](#)  
**Cc:** [Rivera](#); [Jennifer Larsen](#); [Rick Larsen](#); [Laura McDonald](#); [Oliver Edwards](#); [Oliver and Sharon Edwards](#); [Shellie Payne](#); [Dan and Mary Hagan](#); [marybaverhagan@gmail.com](mailto:marybaverhagan@gmail.com); [Jim and Celeste Herget](#)  
**Subject:** Objection to Special Permit Request Case PZST24-00009-West Gate  
**Date:** Wednesday, February 26, 2025 2:11:07 PM

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City Planning Commission  
c/o Planning Division  
P.O. Box 1890

El Paso, Texas 79950-1890

(via email to [PinaSJ@elpasotexas.gov](mailto:PinaSJ@elpasotexas.gov))

RE: Letter in Objection to Case **PZST24-00009-West Gate**

Dear Planning Commission Members:

I am writing on behalf of myself and my wife who are property owners within the 300 feet Notice Area of the Applicant's requested Special Permit.

We have owned this single story, single family residence for more than twenty years. We are OPPOSED to the granting of the Special Permit sought by the applicant. In the interest of time because the hearing is set for tomorrow, I will keep this e-mail brief, even though I am hesitant to do so but regrettably there has just been insufficient time to review the Special Permit request and formulate a detailed response.

I am also a member of the Tennis North Owners Association HOA and so my comments will largely mirror their objections since we have discussed the issue as much as we could in the time allowed. My points of objection are as follows:

<!--[if !supportLists]-->(1) <!--[endif]-->Timing, Notice, and Sufficient time to respond to the permit request:

The applicant filed a request for this Special Permit-	August 12, 2024
Pre-Application started that date and ended on	October 28, 2024
Application date then commenced on	October 29, 2024
Notice to the public wooden sign erected on the lot- approx.	January 30, 2025
Phone calls to City Office – never returned to my number, while others had sporadic success.	
Letter notice with CPC meeting dated	February 14, 2025
In person visit to City Hall # 3 by myself - after signing in and waiting 30 minutes, met with Aaron Andulz, Planner in an effort to review Special Permit	

Application – minimal information available -

February 19, 2025

CPC Agenda posted – City Planning Zoning 13 page

Report and detailed document posted online

February 20, 2025

For the CPC or the City to expect the directly impacted neighbors to review and assess the proposed plan in less than seven (7) calendar days while the Applicant and all the city departments and other entities had months is on its face fundamentally unfair.

Attachment Four to the report lists the responses or absence of responses from no less than fifteen different departments and entities – collected over months while the public comment section has only one comment for the simple reasons because that neighbor responded on Monday February 17, 2025, three short days after the notice was mailed, and more importantly, BEFORE the City Planning commission's report was prepared.

How could my wife and I, nor any impacted neighbors reply when they were unaware of the specifics of the request? my own research efforts on line to locate the actual permit application yielded zero results.

The result is that the public comment period was woefully inadequate in relation to the scope and magnitude of the applicants request and is flawed. The process lacks transparency and limits the ability of impacted citizens like us to effectively respond.

<!--[if !supportLists]-->(2) <!--[endif]-->Compatibility with surrounding residential housing types:

a. <!--[endif]-->On page 3 of the Report the City staff opines that the proposed zoning variance is compatible with surrounding residential areas. We disagree.

<!--[if !supportLists]-->b. <!--[endif]-->Of the twenty-four (24) single family residential homes in our HOA, twelve are single story and twelve are two story. The Applicant is proposing to build exclusively two-story homes.

c. <!--[endif]-->All twenty-four homes in our HOA have at least 25-foot front setbacks, and multiple have circular or extended driveways to maximize off street backing. This includes our residence. None of the proposed homes nor the four already under construction by the Applicant have more than a single vehicle length straight driveway and no houses have side entrance garages.

<!--[if !supportLists]-->d. <!--[endif]-->Multiple homes in our HOA have three and four door garages. None of the Applicants do.

e. <!--[endif]-->Directly south from the Applicants property on the opposite side of Lee Shannon Drive is the Candelaria Village HOA on Susan Jean Street. This is a single, one-way street with twelve single family residences. Only three (3) of those homes are two story. All have extended driveways and existence off street parking as well as shared parking spaces around the median. Front and side yard setbacks are also consistent with our HOA. Their development was unopposed by ourselves nor our HOA because it is in fact compatible.

<!--[if !supportLists]-->f. <!--[endif]-->For the City to argue that 100 % of the homes build to the literal edge of property line, and all two stories high is somehow compatible with the existing 'low-density' housing is factually inaccurate.

<!--[if IsupportLists]-->(3) <!--[endif]-->There do exist numerous potential adverse effects.

a. The Applicant's proposed plan for Phase 2 does not address the issue of water runoff. With the paving over of the street and the lack of access to the ponding area in Phase 1, there is insufficient undeveloped land to allow for onsite ponding or water drainage. The lack of surface area to capture runoff will result in the adverse effect of flooding on neighboring properties with each and every inclement weather event.

b. The higher density of residences with reduced setbacks will result in more vehicle traffic utilizing Lee Shannon Drive in addition to more street parking because the driveways will have reduced capacity. More lots equate to more homes, meaning more daily traffic from residents and more visits from vendors, delivery vehicles etc. Increasing the density has a disparate impact on the overall volume of traffic throughout the day on Lee Shannon Drive that can be ameliorated easily by reducing the number of lots

c. Higher density neighborhoods have more traffic, less open green space, more noise and reduced property values. My wife and I firmly believe this proposed change will multiply adverse effects.

(4) The Applicant has not offered any sound rationale for WHY the requested Special Permit should be granted. Other than the obvious motivation to increase return on profit shouldn't there be some discussion of why this applicant should be able to deviate from the zoning ordinances, rules, and permit requirements that all the rest of their surrounding property owners had to comply with. What makes them special?

(5) The Applicant appears to be asking for after the fact adjustments for its ongoing efforts in Phase 1 of the project. If that is the case, rewarding an Applicant who sheepishly steps forward after building four homes and then seeks a Special Permit to back date their malfeasance seems to reward bad behavior and sets a dangerous precedent.

Our family, as homeowners, and really every citizen of the city of El Paso should be able to invest their money into real property and thereafter rely on the City of El Paso and its departments to enforce the existing city ordinances. This residence represents one of the largest investments we have, and we have invested even more resources over the years to maintain and upgrade the property. We did so believing that our City would support us. The homeowners relied upon the existing zoning laws and to change them now, without their consent is unfair.

Time is of the essence, and I want to get this objection letter filed with sufficient time for the CPC members to review it prior to the meeting tomorrow so I will end my comments here. Of course, I am sure that if myself and our HOA members were afforded more time to study the newly received report and other data we could address more issues.

**In conclusion please note our OPPOSITION to the CPC granting the Applicant's Special Permit Request.** I will be present to speak to the CPC in person at the meeting during the public comment section and will sign up in accordance with the CPC rules.

Sincerely,

*Greg and Laura McDonald*

Property Owners  
5308 Lottie Lane  
El Paso, Texas 79932



## Tennis North Owners Association

780 Lee Shannon  
El Paso, Texas 79932

February 26, 2025

City Planning Commission  
c/o Planning Division  
P.O. Box 1890  
El Paso, Texas 79950-1890  
(via email to [PinaSJ@elpasotexas.gov](mailto:PinaSJ@elpasotexas.gov))

RE: Letter in Objection to Case **PZST24-00009-West Gate**

Dear Planning Commission Members:

This letter is being written on behalf of the twenty-four (24) single family residences owners that make up the Tennis North Owners Association (HOA), platted with the City of El Paso in 1992 as Tennis North Estates Units One and Two. This letter is a compilation of discussions with residence owners, research conducted by HOA residents, and limited information furnished by the City. Our HOA covers an area bordered on the north by Lee Shannon and has three residences on Upper Valley Road, and seven residences on Criswell, Cory and Lottie Lane respectively. The HOA was created by deed covenants in 1992 to protect the value of the area. Residences on Lottie Lane are within 300 feet of the proposed special permit; however, the entire HOA will be impacted in multiples ways if this Special Permit request is granted for the reasons set forth. In the interest of time because the hearing is set for tomorrow, this letter will be brief, regrettably there has been insufficient time to review the Special Permit request and formulate a detailed response.

(1) Timing, Notice, and Sufficient time to respond to the permit request:

The applicant filed a request for this Special Permit-	August 12, 2024
Pre-Application started that date and ended on	October 28, 2024
Application date then commenced on	October 29, 2024
Notice to the public wooden sign erected on the lot- approx.	January 30, 2025
Phone calls to City Office – limited information	
Letter notice with CPC meeting date	February 14, 2025
In person visit to City Hall # 3 by HOA member – met with Aaron Andulz, Planner to review Special Permit	
Application – minimal information available -	February 19, 2025
CPC Agenda posted – City Planning Zoning 13 page	
Report and detailed document posted online	February 20, 2025

For the CPC or the City to expect the directly impacted neighbors to review and assess the proposed plan in less than seven (7) calendar days while the Applicant and all the city departments and other entities had months is fundamentally unfair.

Attachment Four to the report lists the responses or absence of responses from no

less than fifteen different departments and entities – collected over months while the public comment section has only one comment because that neighbor responded on Monday February 17, 2025, three days after the notice was mailed, and more importantly, before the City Planning commission's report was prepared.

How could impacted neighbors reply when they were unaware of the specifics of the request? Research efforts to obtain the actual permit application were not successful.

The result is that the public comment period was inadequate in relation to the scope and magnitude of the applicant's request. The process lacks transparency and limits the ability of citizens to effectively respond.

- (2) Compatibility with surrounding residential housing types:
- a. On page 3 of the Report the City staff opines that the proposed zoning variance is compatible with surrounding residential areas. We beg to differ.
  - b. Of the twenty-four (24) single family residential homes in our HOA, twelve are single story and twelve are two story. The Applicant is proposing to build exclusively two-story homes.
  - c. All twenty-four homes have at least 25-foot front setbacks, and multiple have circular or extended driveways to maximize off street backing. None of the proposed nor the four already under construction by the Applicant have more than a single vehicle length straight driveway and no houses have side entrance garages.
  - d. Multiple homes in our HOA have three and four door garages. None of the Applicants do.
  - e. Directly south from the Applicants property on the opposite side of Lee Shannon Drive is the Candelaria Village HOA on Susan Jean Street. This is a single, one-way street with twelve single family residences. Only three (3) of those homes are two story. All have extended driveways and existence off street parking as well as shared parking spaces around the median. Front and side yard setbacks are also consistent with our HOA. Their development was unopposed by our HOA because it is in fact compatible.
  - f. For the City to argue that 100 % of the homes build to the literal edge of property line, and all two stories high is somehow compatible with the existing 'low-density' housing is factually inaccurate.
- (3) There does exist numerous potential adverse effects.
- a. The Applicant's proposed plan for Phase 2 does not appear to address the issue of water runoff. With the paving over of the street and the lack of access to the ponding area in Phase 1, there is insufficient undeveloped land to allow for onsite ponding or water drainage. The lack of surface area to capture run-off could result in the adverse effect of flooding on neighboring properties with each inclement weather event.
  - b. The higher density of residences with reduced setbacks will result in more vehicle

traffic utilizing Lee Shannon Drive in addition to more street parking because the driveways will have reduced capacity. Higher density neighborhoods have more traffic, less open green space, more noise and reduced property values. Our HOA members believe this proposed change will have multiple adverse effects.

- (4) We have not been provided with any rationale for WHY the requested Special Permit should be granted. The apparent motivation is to increase housing square footage. Further the Applicant appears to be asking for after the fact adjustments for its ongoing efforts in Phase 1 of the project. There should be some discussion of why this applicant should be able to deviate from the zoning ordinances, rules, and permit requirements that all the rest of their surrounding property owners had to comply with.

Our HOA members, and really every citizen of the city of El Paso, should be able to invest their money into real property and thereafter rely on the City of El Paso and it's departments to enforce the existing city ordinances. Our HOA members invested in their homes counting on the city to support them. The homeowners relied upon the existing zoning laws and to change them now, without their consent is unfair.

Time is of the essence, and we want to get this objection letter filed with sufficient time for the CPC members to review it prior to the meeting tomorrow. If our HOA members were afforded more time to study the newly received report and other data, we could address more issues.

**In conclusion, please note that the Tennis North Owners Association is OPPOSED to the CPC granting the Applicant's Special Permit Request.** Some members will be present to speak to the CPC in person at the meeting during the public comment section.

Sincerely,

Robert Rivera

President  
Tennis North Owners Association



City Planning Commission  
c/o Planning Division  
P.O. Box 1890  
El Paso, Texas 79950-1890  
(via email to [PinaSI@elpasotexas.gov](mailto:PinaSI@elpasotexas.gov))

RE: Letter in Objection to Case **PZST24-00009-West Gate**

Dear Planning Commission Members:

I am writing on behalf of myself and my wife who are property owners within the 300 feet Notice Area of the Applicant's requested Special Permit.

We have owned our single story, single family residence for over 7 years since moving back to El Paso. We are in **STRONG OPPOSITION** to the Applicant's request for the Special Permit and CPC's recommended **APPROVAL**.

Zoning laws are in place to maintain consistency and preserve the character of neighborhoods. They exist to avoid for (1) unpredictable changes in the community's appearance and character, and for (2) disrupting established norms and expectations of residents. Our area shares similar characteristics: density, building height and setback requirements. This development will considerably differ from the neighboring properties.

Approval of the Special Permit will have a negative impact on our property values due to: overcrowding, inconsistency and undesirable aesthetics of the proposed Residential Development.

1. Of the total homes represented in the Notice Area, less than 50% are two-story homes; The Applicant is proposing to build two-story homes, exclusively, yielding significantly more visual skyline noise. This is a direct disagreement with the proposed zoning variance being compatible with the surrounding residential areas.
2. If approved, we will see a significant change in the character of this area. The homes within the Notice Area have abided by the City's outlined setbacks and have ample room for ponding, parking and structures. Our area is currently viewed as an area with nice homes on spacious lots (with privacy) which will be changed if the Special Permit is approved. It will then appear as though it is overcrowded with undesirable consistency in property appearance.
3. Allowing reduced setbacks allows for higher density of residences leading to more vehicle traffic utilizing our one way in, Lee Shannon Drive. Additionally, due to the lack of available visitor parking (overflow spaces and unaccommodating driveways), we will see an increase in street parking resulting in additional safety hazards and decreased visual appearance.

What is the justification for the City to grant the Special Permit? What is the justification provided by the Applicant to earn a Special permit other than taking the approach of, "asking for forgiveness is better than asking for permission"? How has this phase 1 continued despite frequent code enforcement visits without a Special Permit?

Unfortunately, it appears as if CPC and/or the City operated with gross negligence or intentional omission to benefit the Applicant's request of a Special Permit, after construction had begun. The lack of the City's oversight and insufficient time to review this request has truly undermined my confidence in the City's zoning regulations and planning processes. If approved, it can be assumed that homeowners may no longer trust that our zoning laws set forth will be enforced and thus may potentially lead to destabilization of our property value. Granting this Special Permit will now set a precedent in our zoning area. Future developments will no longer be held to the standard of the EXISTING residences ultimately eroding the integrity and contradicting the long-term vision of our area. As taxpayers, citizens expect the City to enforce the existing ordinances.

Since the proposed residential development does NOT align with our community, but instead compromises neighborhood character, it is with great concern that we request this Special Permit application be DENIED. We hope the City will support and protect residents' interests in this decision.

**In conclusion please note our Opposition to the CPC granting the Applicant's Special Permit Request.**

Respectfully submitted,  
Drs. John and Martha Day  
Property Owners  
5309 Susan Jean Lane  
El Paso, Texas 79932

**From:** [Jennifer Larsen](#)  
**To:** [Pina, Saul J.](#)  
**Subject:** Objection to Special Permit Request Case PZST24-00009-West Gate  
**Date:** Thursday, February 27, 2025 10:49:31 AM

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Subject: Objection to Case PZST24-00009 – West Gate

City Planning Commission  
c/o Planning Division  
P.O. Box 1890  
El Paso, Texas 79950-1890

(via email to [PinaSJ@elpasotexas.gov](mailto:PinaSJ@elpasotexas.gov))

Dear Planning Commission Members,

We, Jennifer Larsen and Richard Larsen PA-C, are writing as homeowners at 815 Lee Shannon Road to formally express our opposition to the Special Permit request Case PZST24-00009 – West Gate. Our property is directly adjacent to the Applicant's requested Special Permit, making us one of the most impacted residents.

One of our primary concerns is the effect this development will have on our solar energy production. We have solar panels installed on the west side of our house, where they receive the strongest and most consistent direct sunlight, generating the majority of our home's energy. A two-story home with reduced setbacks in such close proximity will significantly obstruct sunlight to our panels, decreasing their efficiency and undermining our investment in renewable energy. Given the City's efforts to promote sustainability and green energy, allowing a development that directly reduces solar efficiency contradicts these initiatives.

We also share the concerns raised by the Tennis North Owners Association HOA, including

- Insufficient notice and time for public review: The timeline for public input was unreasonably short, preventing proper evaluation of the permit request.
- Incompatibility with surrounding residential housing: The proposed two-story homes with reduced setbacks are inconsistent with the existing neighborhood, where many homes have larger setbacks and driveways.
- Adverse effects: Increased housing density will lead to water runoff issues, more street parking congestion, additional vehicle traffic, and decreased property values.
- Lack of justification for the variance: The applicant has not provided a compelling reason why they should be granted a deviation from zoning ordinances that other homeowners have had to follow.
- Setting a precedent for after-the-fact approvals: The applicant appears to be requesting approval for adjustments that should have been considered before construction, rather



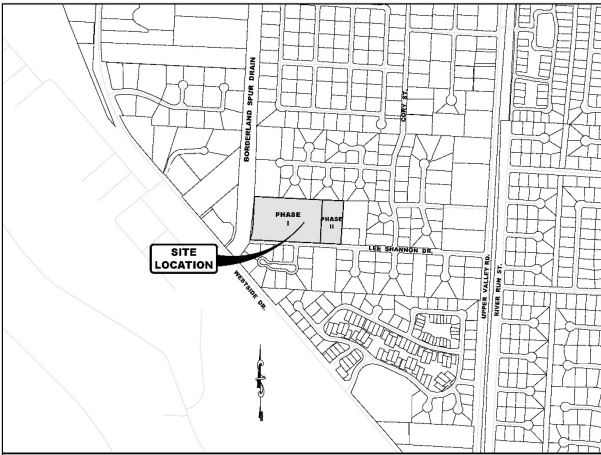
than after the fact.

This proposal threatens to negatively impact our property and our neighborhood. We respectfully request that the Commission deny this Special Permit.

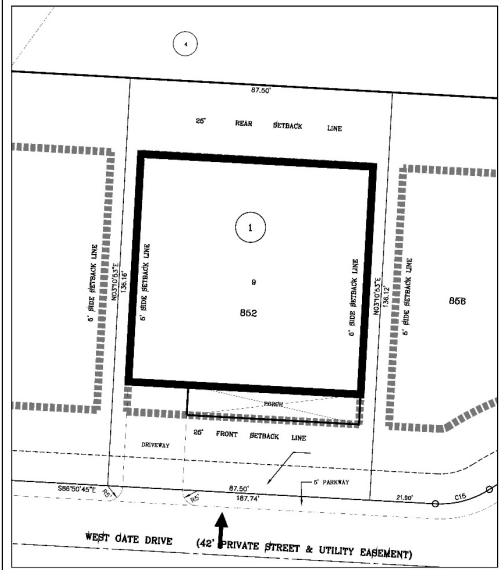
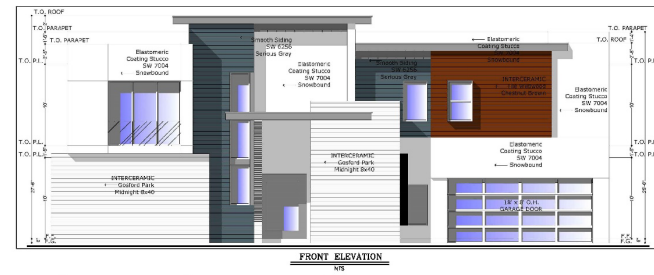
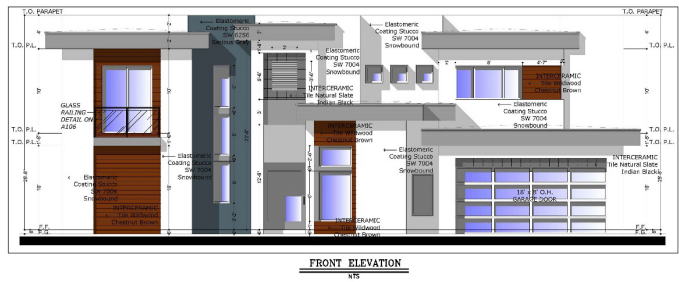
Sincerely,  
Jennifer Larsen & Richard Larsen, PA-C  
815 Lee Shannon Road  
El Paso, TX 79932

HORIZONTE RESIDENCIAL AND HORIZONTE RESIDENCIAL PHASE II DETAILED SITE DEVELOPMENT PLAN

PHASE I: BEING HORIZONTE RESIDENCIAL AND LESS THE 5 FEET ADDITIONAL R.O.W.,  
PHASE II: PORTION OF TRACT 5A, BLOCK 8, UPPER VALLEY SURVEYS,  
CITY OF EL PASO, EL PASO COUNTY, TEXAS  
CONTAINING: 9.013 ACRES ±

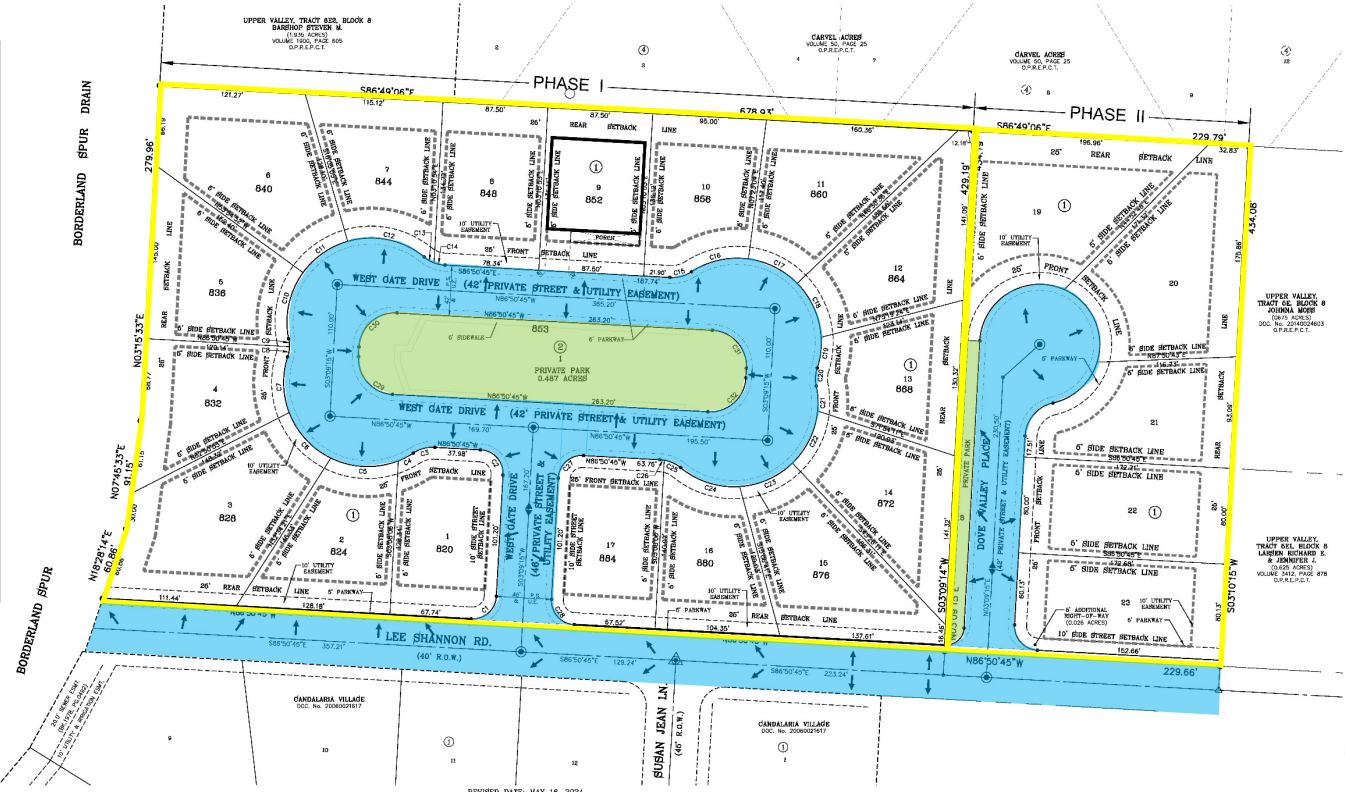


LOCATION MAP 1" = 600'



LEGEND

1	SUBDIVISION BOUNDARY LINE	( )	RECORD INFORMATION
2	STREET CENTERLINE	EPWU	EL PASO WATER UTILITIES
3	BLOCK NUMBER	PSB	PUBLIC SERVICE BOARD
4	LOT NUMBER	P.S.	PRIVATE STREET
5	EXISTING RIGHT OF WAY	U.E.	UTILITY EASEMENT
6	EXISTING CITY MONUMENT	P.R.P.C.T.	PLAT RECORDS
7	PROPOSED CITY MONUMENT	O.P.R.P.C.T.	OFFICIAL PUBLIC RECORDS
8	SET 5/8 INCH IRON ROD WITH A RED CAP STAMPED "204"	EL PASO COUNTY, TEXAS	
9	SET 1/2 INCH IRON ROD WITH A RED CAP STAMPED "204"	EL PASO COUNTY, TEXAS	
10	5/8 INCH IRON ROD POINT UNLESS NOTED		
11	CALCULATED POINT		
12		BENCH MARK	
13		DRAINAGE FLOW	



ACREAGE TABLE

DESCRIPTION	PHASE I ACRES	PHASE II ACRES	TOTAL ACRES
RESIDENTIAL	4.441	1.044	5.485
PRIVATE PARK	0.487	0.183	0.670
TOTAL OF WAY	1.796	1.180	2.976
TOTAL OF WAY	1.796	1.180	2.976
TOTAL OF WAY	1.796	1.180	2.976

STREET NAME

STREET NAME	LENGTH FEET
WEST GATE DRIVE	1,119 FEET
DOVE VALLEY DRIVE	291.25 FEET

SPECIAL PERMIT FOR SETBACK REDUCTION

PROPOSED	R-2	SPECIAL PERMIT
FRONT	10'	10'
REAR	10'	10'
CUMULATIVE	10'	10'
SIDE	10'	10'
CUMULATIVE	10'	10'

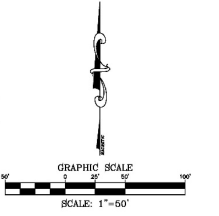
PROPOSED LAND USE

DESCRIPTION	PHASE I ACRES	PHASE II ACRES
RESIDENTIAL	4.441	1.044
PRIVATE PARK	0.487	0.183

PHASES I & II LOT SIZE

R-2 REQUIRED	10,000 S.F.
PROVIDE	BETWEEN 10,000 S.F. - 10,000 S.F.

SCHOOL DISTRICT  
EL PASO INDEPENDENT SCHOOL DISTRICT  
6531 BOILING DRIVE  
EL PASO, TEXAS 79925





El Paso, TX

300 N. Campbell  
El Paso, TX

Legislation Text

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**File #: BC-482, Version: 1**

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**CITY OF EL PASO, TEXAS  
LEGISTAR AGENDA ITEM SUMMARY FORM**

**AGENDA LANGUAGE:**

*This is the language that will be posted to the agenda. Please use ARIAL 11 Font.*

Annual legal training

Contact: Russell Abeln, Assistant City Attorney, City Attorney's Office, (915) 212-1127,  
AbelnRT@elpasotexas.gov





El Paso, TX

300 N. Campbell  
El Paso, TX

Legislation Text

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**File #: BC-483, Version: 1**

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**CITY OF EL PASO, TEXAS  
LEGISTAR AGENDA ITEM SUMMARY FORM**

**AGENDA LANGUAGE:**

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Presentation on drainage and arroyos

Contact: Oscar Villalobos, Capital Improvements Project Manager, (915) 212-1580,  
VillalobosOX@elpasotexas.gov