



AGENDA FOR THE CITY PLAN COMMISSION

**March 27, 2025
CITY COUNCIL CHAMBERS, 300 NORTH CAMPBELL
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 or (915) 212-0088 no later than by the start of the meeting.

A sign-up form is available outside the City Council Chambers 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.

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: March 13, 2025 [BC-531](#)

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-532](#)

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. SUSU25-00007:** Thorn Estates - Being Tracts 1 and 3, SA & MGRR [BC-533](#)
Survey No. 268, City of El Paso, El Paso County, Texas

Location: East of Desert Blvd. and North of Mesa St.
Existing Zoning: R-3 (Residential)
Property Owner: Abdolkarim Saadatkahh
Representative: Conde, Inc.
District: 1
Staff Contact: Saul Fontes, (915) 212-1606,
FontesSA@elpasotexas.gov
- 4. SUSU25-00018:** Boardwalk at the Outlet - Being a portion of Tract 8, [BC-534](#)
Nellie D. Mundy Survey No. 239, City of EL Paso, El Paso County, Texas

Location: West of Desert Blvd. and North of Talbot Ave.
Existing Zoning: R-F (Ranch and Farm)
Property Owner: Sangiovese, LLC
Representative: Conde, Inc.
District: 1
Staff Contact: Saul Fontes, (915) 212-1606,
FontesSA@elpasotexas.gov
- 5. SUSU25-00004:** LFC Subdivision - Tract 29-C, Block 37, Ysleta Grant, [BC-535](#)
City of El Paso, El Paso County, Texas

Location: West of Zaragoza Rd. and North of Alameda Ave.
Existing Zoning: A-2/H (Apartment/Historic)
Property Owner: LFC Smart Business, LLC
Representative: CAD Consulting Co.
District: 7
Staff Contact: Aaron Andaluz, (915) 212-1585,
AndaluzA@elpasotexas.gov
- 6. SUSU25-00005:** El Bronco D Allende Estates - Tracts 7-C and 8-D, Block [BC-536](#)
34, Ysleta Grant, City of El Paso, El Paso County, Texas

Location: East of Alameda Ave. and South of Yarbrough Dr.
Existing Zoning: C-4/sc (Commercial/Special contract)
Property Owner: Lizalan, LLC

Representative: CAD Consulting Co.
District: 7
Staff Contact: Aaron Andaluz, (915) 212-1585,
AndaluzA@elpasotexas.gov

7. **SUSU25-00014:** Tierra del Este Unit Ninety-Four - A portion of Section 18, Block 78, Township 2, Texas and Pacific Railway Company Surveys, El Paso County, Texas

[BC-537](#)

Location: South of Edgemere Blvd. and East of Tim Floyd St.
Existing Zoning: N/A - Property lies within the Extraterritorial Jurisdiction (ETJ)
Property-Owner: Ranchos Real Land Holdings, LLC
Representative: Conde, Inc.
District: N/A - Property lies within the Extraterritorial Jurisdiction (ETJ)
Staff Contact: Alex Alejandre, (915) 212-1642,
AlejandreAX@elpasotexas.gov

PUBLIC HEARING Resubdivision Combination

8. **SUSU25-00026:** Ivey Interstate Industrial Center #1 - A portion of Tract 1 -B-1, and a portion of Tract 1-B-2, O.A. Danielson Survey No. 314, a portion of Tract 3-B, Block 56, Ysleta Grant, and a portion of Lot 1, Block 2, Ivey's Interstate Subdivision No. 2, City of El Paso, El Paso County, Texas

[BC-538](#)

Location: West of Americas Ave. and South of Interstate 10
Existing Zoning: C-4/c (Commercial/conditions) and C-3/sc (Commercial/special)
Property Owner: Ivey Partners LTD
Representative: CEA Group
District: 7
Staff Contact: Alex Alejandre, (915) 212-1642,
AlejandreAX@elpasotexas.gov

9. **SUSU25-00023:** Richmar Unit 4 Replat "A"- A replat of Lot 16, Block 6, Richmar Unit 4 & portion of Tract 14, H.F. Fisher Survey No. 293, City of El Paso, El Paso County, Texas

[BC-539](#)

Location: North of Murchison Dr. and West of Cotton St.
Existing Zoning: R-4 (Residential)
Property Owner(s): Anne B. Kocian & John R. Kocian
Representative: Conde, Inc
District: 8
Staff Contact: Myrna Aguilar, (915) 212-1584,
AguilarMP@elpasotexas.gov

PUBLIC HEARING Comprehensive Plan Amendment

10. **PLCP25-00001:** Part of Tract 1B, part of Tract 3, Tract 5D, part of Tract 5E1A, and part of Tract 5E1B, part of Tract 2C, Block 41, and part of Tract 5C-1, Block 50, Ysleta Grant, City of El Paso, El Paso County, Texas [BC-540](#)

Location: North of Americas Ave. and West of Southside Rd.
Zoning: R-F (Ranch and Farm) and C-4 (Commercial)
Existing Use: Vacant
Request: Future Land Use Map amendment from O-1, Preserve and O-3, Agriculture to G-7, Industrial and/or Railyards
Owner: Mount Carmel Cemetery, Ajeya Bhava, LLC, and FIELP #1 LLC
Representative: Kimley-Horn c/o Bryce Eckeberger
District: 7
Staff Contact: Andrew Salloum, (915) 212-1603, SalloumAM@elpasotexas.gov

PUBLIC HEARING Rezoning Application

11. **PZRZ24-00042:** Part of Tract 5D, Tract 5E1A, and Tract 5E1B, Block 41, Ysleta Grant, City of El Paso, El Paso County, Texas [BC-541](#)

Location: Generally North of Americas Ave. and West of Southside Rd.
Zoning: R-F (Ranch and Farm)
Request: To rezone from R-F (Ranch and Farm) to C-4 (Commercial)
Existing Use: Vacant
Proposed Use: General warehouses
Property Owner: Mount Carmel Cemetery
Representative: Kimley Horn c/o Bryce Eckeberger
District: 7
Staff Contact: Jose Beltran, (915) 212-1607, BeltranJV@elpasotexas.gov

12. **PZRZ24-00019:** A portion of Tracts 5C, 6C, and 7C and all of Tracts 8B, Block 55, Ysleta Grant, City of El Paso, El Paso County, Texas [BC-542](#)

Location: 9050 Escobar Dr.
Zoning: R-3 (Residential)
Request: To rezone from R-3 (Residential) to C-4 (Commercial)
Existing Use: Vacant
Proposed Use: Motor carrier terminal
Property Owner: Idea Public Schools
Representative: Conrad Conde, Conde, Inc
District: 7
Staff Contact: Luis Zamora, (915) 212-1552, ZamoraLF@elpasotexas.gov

13. **PZRZ24-00034:** Lots 5 to 10, Block 226, Alexander, City of El Paso, El Paso County, Texas [BC-543](#)

Paso County, Texas

Location: 2824 N. Kansas St.
Zoning: A-2 (Apartment)
Request: To rezone from A-2 (Apartment) to A-3 (Apartment)
Existing Use: Apartments
Proposed Use: Apartments
Property Owner: Reyesbilt Group, LLC
Representative: David Etzold
District: 8
Staff Contact: Luis Zamora, (915) 212-1552,
ZamoraLF@elpasotexas.gov

PUBLIC HEARING Special Permit Application

14. **PZST24-00017:** Lots 5 to 10, Block 226, Alexander, City of El Paso, El Paso County, Texas

[BC-544](#)

Location: 2824 N. Kansas St.
Zoning: A-2 (Apartment)
Request: Special Permit for 70% parking reduction
Existing Use: Apartments
Proposed Use: Apartments
Property Owner: Reyesbilt Group, LLC
Representative: David Etzold
District: 8
Staff Contact: Luis Zamora, (915) 212-1552,
ZamoraLF@elpasotexas.gov

Other Business

15. Discussion and action on amendments to:
Chapter 20.02 - General Provisions and Definitions,
Chapter 20.10 - Supplemental Use Regulations,
Appendix A - Table of Permissible Uses, and
Appendix C - Table of Parking Requirements and Standards in support of ongoing economic development initiatives in Downtown El Paso. Proposed amendments would create and modify definitions in support of high-density residential uses, allow such uses within the C-5 (Commercial) district, and remove incompatible use permissions for the C-5 (Commercial) district.

[BC-545](#)

Staff Contact: Karina Brasgalla, Economic & International Development,
(915) 212-0094, BrasgallaKX@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

File #: BC-531, Version: 1

**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: March 13, 2025



CITY PLAN COMMISSION MEETING
2nd Floor, Main Conference Room
March 13, 2025
1:30 P.M.

MINUTES

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

The meeting was called to order at 1:30 p.m. Chair Alredo Borrego present and presiding and the following Commissioners answered roll call.

COMMISSIONERS PRESENT:

Alfredo Borrego (Chair)
Ken Gorski (1st Chair)
Lauren Hanson (2nd Chair)
Brandon Carrillo
Albert Apodaca
Sal Masoud
Juan Uribe

COMMISSIONERS ABSENT:

Margaret Livingston
Jose L. Reyes

AGENDA

Commissioner Carrillo read the rules into the record.

Raul Garcia, Planning Program Manager, noted that Items #5 is to be deleted. There are two items on Consent and one revised staff report.

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

AYES: Commissioners Borrego, Gorski, Hanson, Carrillo, Apodaca, Masoud, and Uribe

NAYS: N/A

ABSTAIN: N/A

ABSENT: Commissioner Livingston and Reyes

NOT PRESENT FOR THE VOTE: N/A

Motion Passed.

I. CALL TO THE PUBLIC – 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.

A sign-up form is available outside the City Hall – Main Conference Room 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.

NONE

II. CONSENT AGENDA

NOTICE TO THE PUBLIC:

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Approval of Minutes:

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

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
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

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

Motion Passed.

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:

3. **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

Aaron Andaluz, Planner, made a presentation to the Commission. Staff recommend **approval** of Gardea Subdivision on a Major Combination basis as it complies with Title 19 requirements.

In addition, the applicant is requesting the following exceptions:

- 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.

Aaron Andaluz answered questions from the Commission.

Jorge Garcia, Sitework Engineering, LLC, concurs with all staff comments.

ACTION: Motion made by Commissioner Masoud **TO APPROVE ITEM #SUSU25-00020**, seconded by Commissioner Apodaca, and unanimously carried.

Motion Passed.

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
- 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

Saul Fontes, Planner, made a presentation to the Commission. Staff recommend **Approval** of Wagner Subdivision on a Major Combination basis.

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

- To waive the construction of one foot (1') of sidewalk along Zaragoza Road.
- To waive the construction of six feet (6') of sidewalk along Montana Avenue.
- 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.

Saul Fontes answered questions from the Commission.

Jorge Azcarate, CEA Group, was available for questions.

ACTION: Motion made by Commissioner Uribe **TO APPROVE ITEM #SUSU25-00015**, seconded by Commissioner Masoud and unanimously carried.

Motion Passed.

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
- 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**
- ITEM DELETED**

Other Business:

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

Russell Abeln, Assistant City Attorney, made a presentation to the Commission and answered questions.
2. Presentation on drainage and arroyos
Contact: Oscar Villalobos, Capital Improvements Project Manager, (915) 212-1580, VillalobosOX@elpasotexas.gov

Oscar Villalobos, Capital Improvements Project Manager, made a presentation to the Commission and answered questions.

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

ADJOURNMENT:

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

Motion passed.

Meeting adjourned at 2:47 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.

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Approved as to form:



Kevin W. Smith, City Plan Commission Executive Secretary

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Legislation Text

File #: BC-532, Version: 1

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

AGENDA LANGUAGE:

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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 27, 2025 POSTPONEMENT REQUEST



CASE NUMBER/TYPE: SUSC25-00001 – Resubdivision Combination
CASE MANAGER: Armida R. Martinez, (915) 212-1605, martinezar@elpasotexas.gov
PROPERTY OWNER: EPT Mesa Development, LP
REPRESENTATIVE: Brock & Bustillos
LOCATION: South of Castellano Dr. and West of Mesa St. (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 April 10, 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"

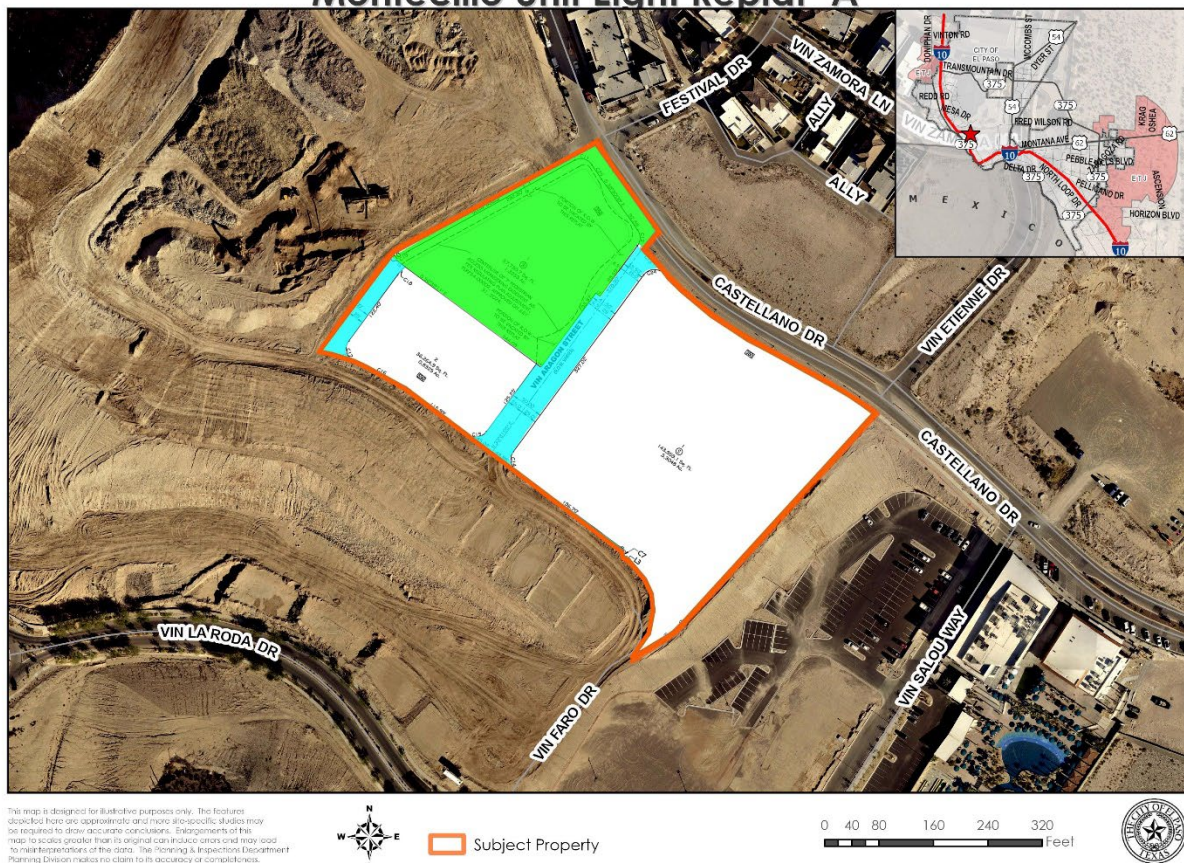


Figure A: Proposed plat with surrounding area

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.

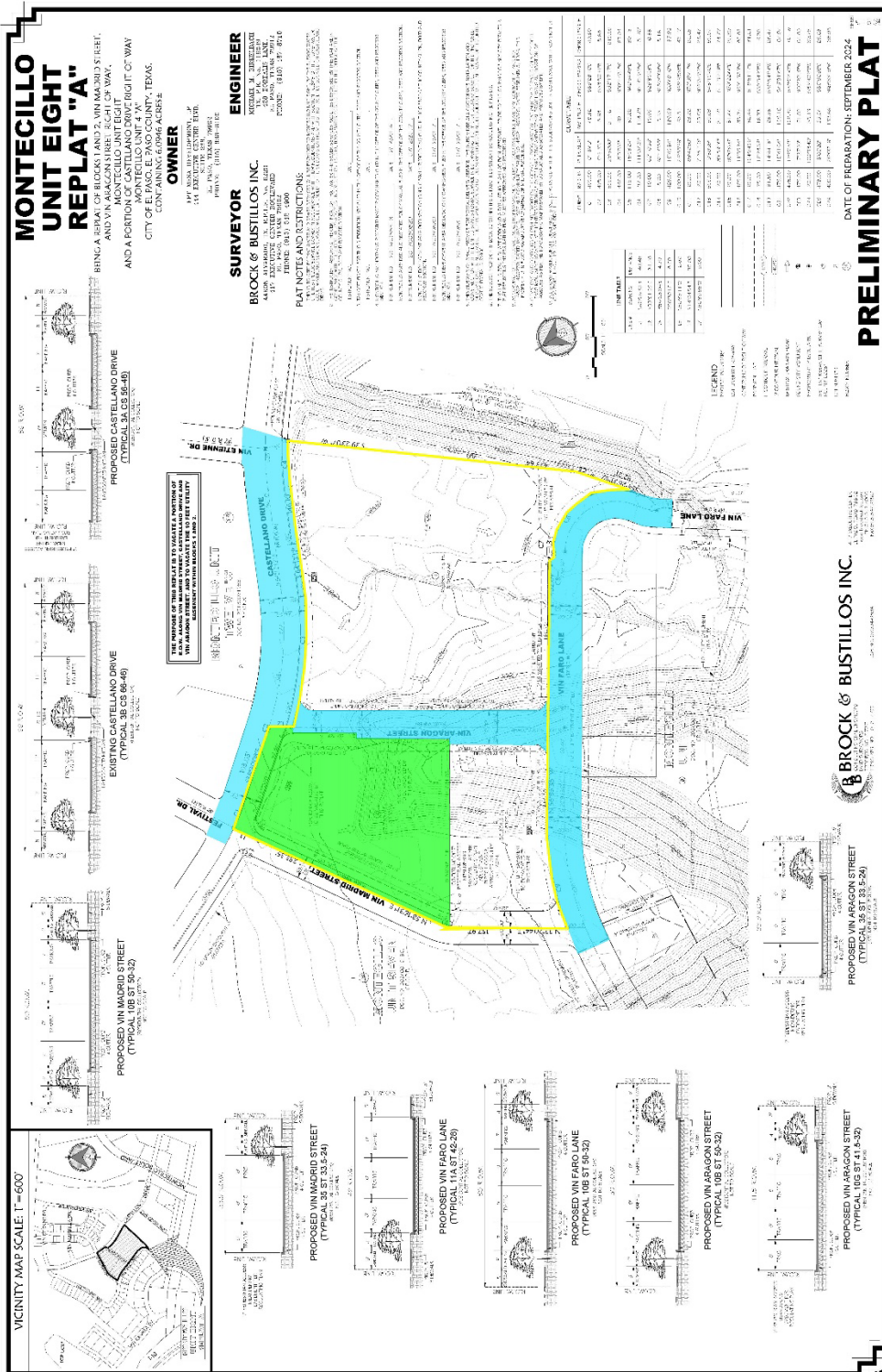
ATTACHMENTS:

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

Montecillo Unit Eight Replat "A"



ATTACHMENT 2



20

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 | 1.3253 | 1 | | | |
| School | | | | | |
| Commercial | | | Total No. Sites | 6 | |
| Industrial | | | Total (Gross) Acreage | 6.0946 | |
3. What is existing zoning of the above described property? ^{SC} Proposed zoning? ^{SC}
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 ☒
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

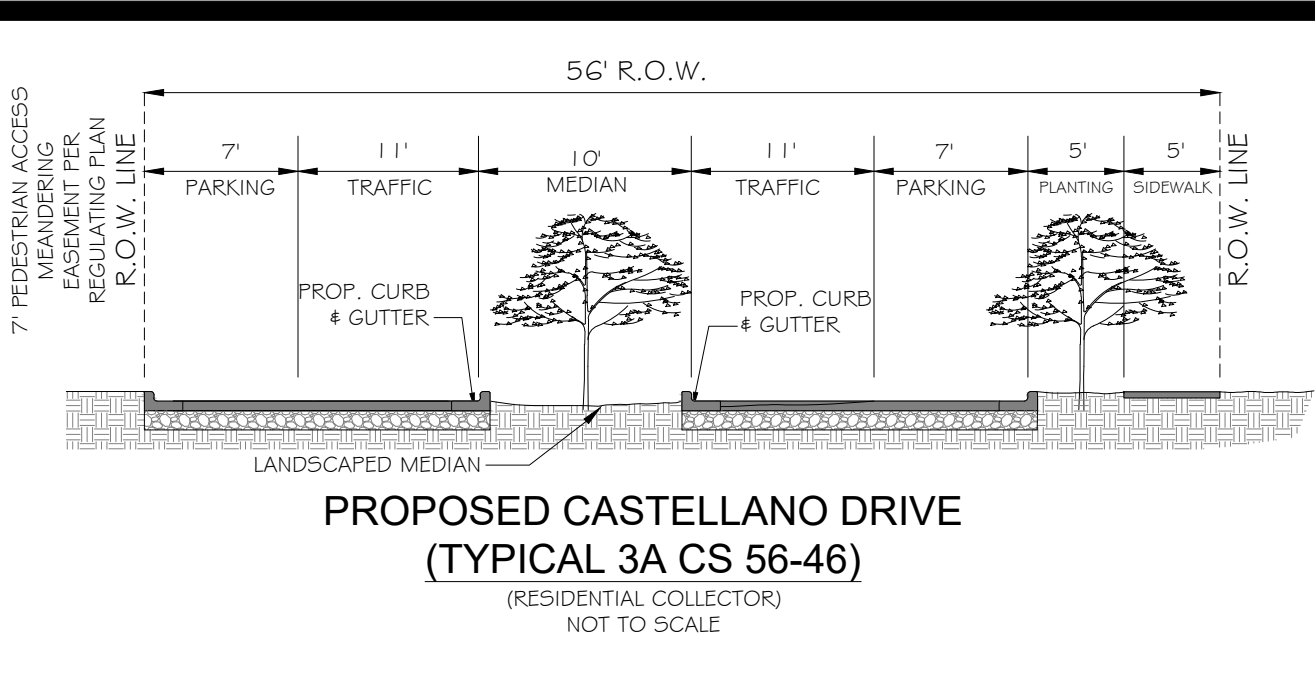
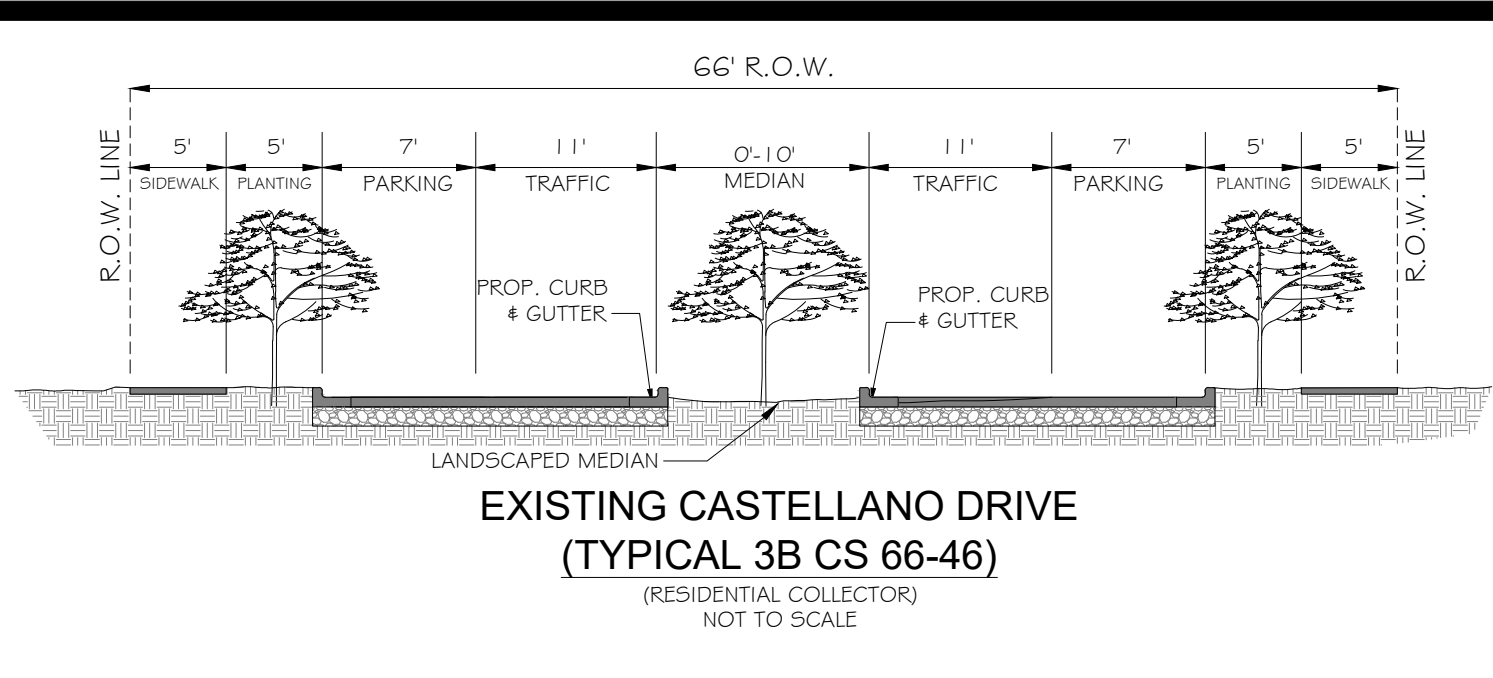
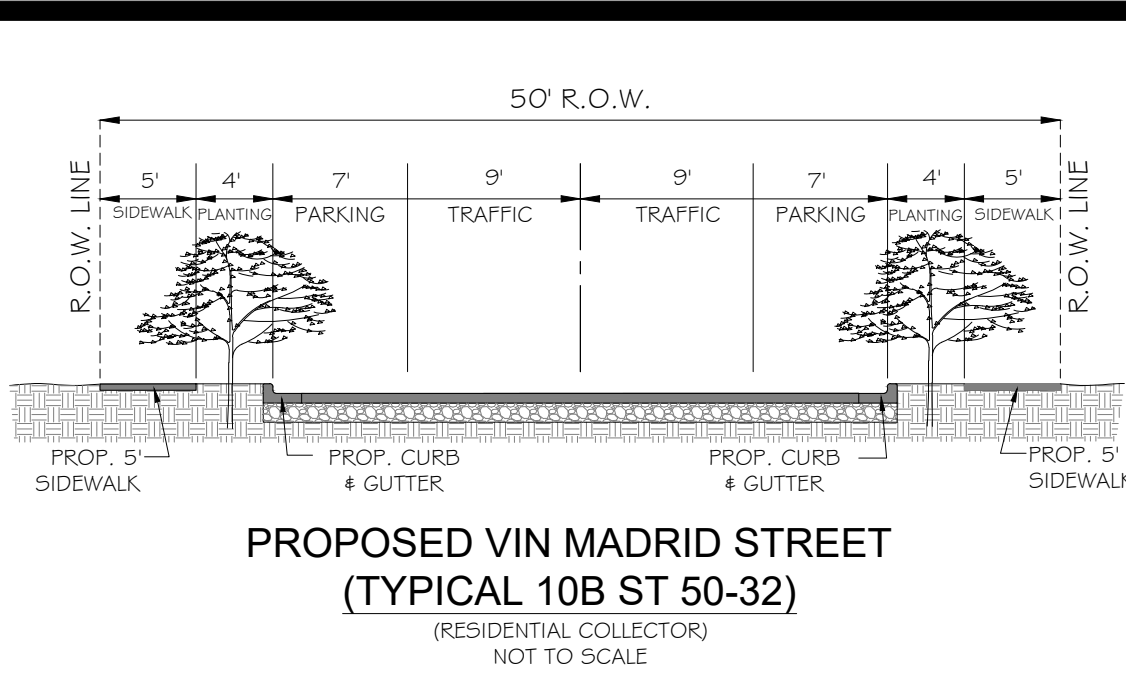
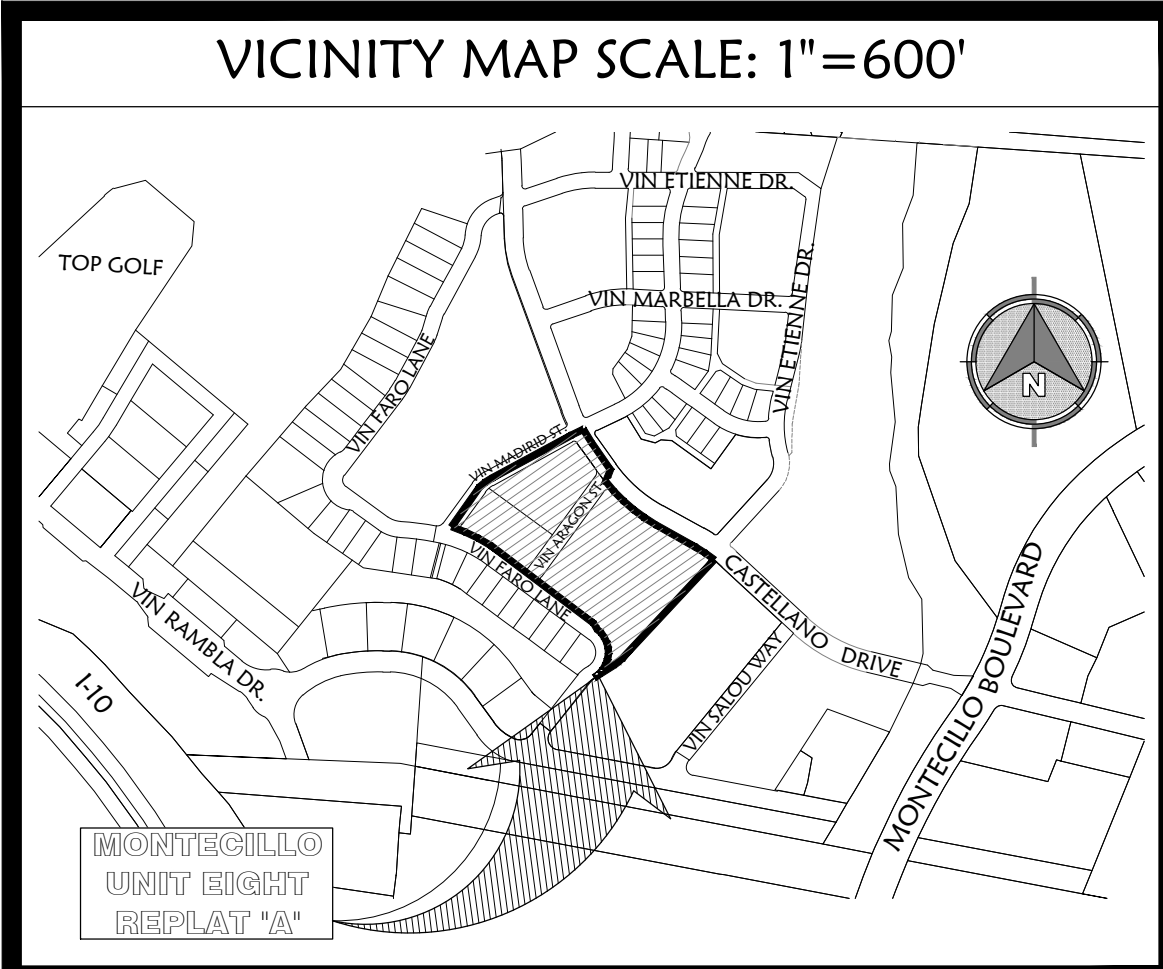
No comments received.

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

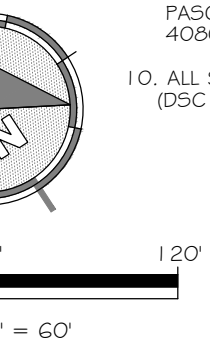
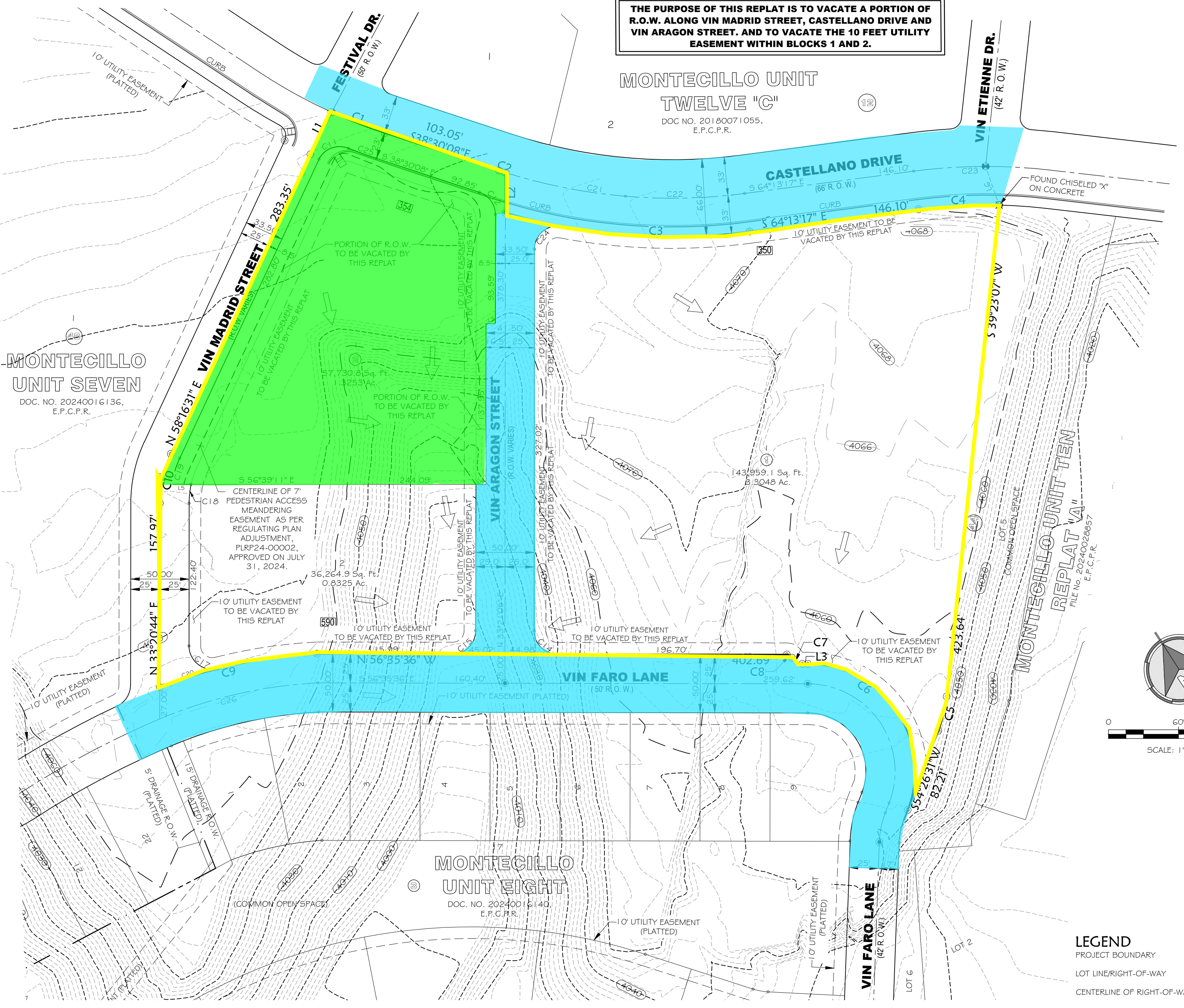
BROCK & BUSTILLOS INC.
AARON ALVARADO, TX. R.P.S. No. 6223
417 EXECUTIVE CENTER, BOULEVARD
EL PASO, TEXAS 79902
PHONE: (915) 542-4900

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
C21	475.00	12°41'04"	105.16	S45°31'47"E	104.94
C22	475.00	12°20'58"	102.38	S58°02'48"E	102.18
C23	475.00	7°27'55"	61.89	N60°29'19"W	61.85
C24	20.00	100°38'40"	35.13	S83°40'25"W	30.79
C25	473.00	3°06'20"	25.64	S36°56'58"E	25.63
C26	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

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

DATE OF PREPARATION: SEPTEMBER 2024

PRELIMINARY PLAT

SHEET
1
OF
2

Jan 17, 2025, 11:47 am
517026537004 - EPT LAND CONTAMINATES AND MONTECILLO059A-MONTECILLO UNIT 8 REPLAT OF BLOCKS 1 & 2 OF 07004-059A-MONTECILLO UNIT 8 PRE-REPLAT.dwg



Legislation Text

File #: BC-533, Version: 1

**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.

SUSU25-00007: Thorn Estates - Being Tracts 1 and 3, SA & MGRR Survey No. 268, City of El Paso, El Paso County, Texas

Location: East of Desert Blvd. and North of Mesa St.
Existing Zoning: R-3 (Residential)
Property Owner: Abdolkarim Saadatkah
Representative: Conde, Inc.
District: 1
Staff Contact: Saul Fontes, (915) 212-1606,
FontesSA@elpasotexas.gov

Thorn Estates

City Plan Commission — March, 27, 2025



CASE NUMBER/TYPE: SUSU25-00007 – Major Combination
CASE MANAGER: Saul Fontes, (915) 212-1606, FontesSA@elpasotexas.gov
PROPERTY OWNER: Abdolkarim Saadatkhah
REPRESENTATIVE: Conde, Inc.
LOCATION: West of Interstate 10 and North of Mesa St. (District 1)
PROPERTY AREA: 13.33 acres
VESTED RIGHTS STATUS: Not Vested
PARK FEES: \$13,330.00
EXCEPTIONS/MODIFICATIONS: Yes, see following section
ZONING DISTRICT(S): R-3 (Residential)
RELATED APPLICATIONS: PZRZ25-00001

SUMMARY OF RECOMMENDATION: Staff recommends **APPROVAL** of Thorn Estates on a Major Combination basis, subject to the following condition.

- That the rezoning of the subject property be approved by City Council prior to the recordation of the final plat.

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

- To waive the construction six (6') feet of sidewalk along Interstate Highway 10.
- To waive the construction of five (5') feet of planter strip along Thorn Avenue.
- To waive the construction of one (1') foot of roadway along Thorn Avenue.

Thorn Estates



This map is designed for illustrative purposes only. The features depicted here are approximate and more detailed studies may be required to show accurate conditions. Misinterpretation of this map to scales greater than its original scale may lead to misinterpretation of the data. The Planning & Inspection Department Planning Division makes no claim to its accuracy or completeness.



0 55 110 220 330 440 Feet



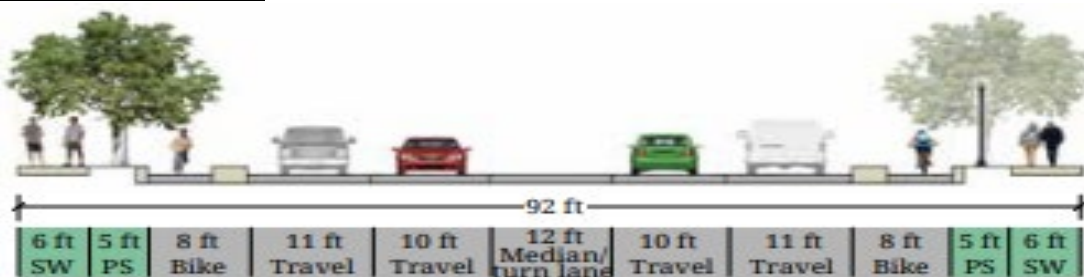
DESCRIPTION OF REQUEST: The applicant is proposing to subdivide 13.33 acres into a one lot subdivision. Stormwater drainage will be conveyed from lot to an existing drainage structure. Access to the subdivision shall be from Thorn Avenue, S. Desert Boulevard, and Ridge Street. This application was reviewed under the former code.

CASE HISTORY/RELATED APPLICATIONS: There is an active rezoning case (PZRZ25-00001). No action has been taken on this case.

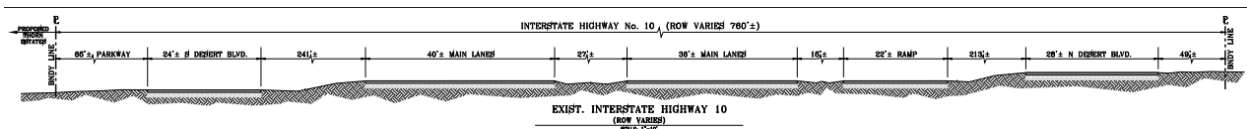
EXCEPTIONS, MODIFICATIONS, OR WAIVER REQUESTS: The applicant is requesting three (3) exceptions requests pursuant to El Paso City Code Section 19.10.050 (A)(1)(a) – (Roadway participation policies— Improvement of Roads and Utilities Within and or Abutting the Subdivision) of the current code. The exceptions are the following:

1. To waive the construction six (6') feet of sidewalk along Interstate Highway 10.

REQUIRED CROSS-SECTION:



EXISTING CROSS-SECTION:

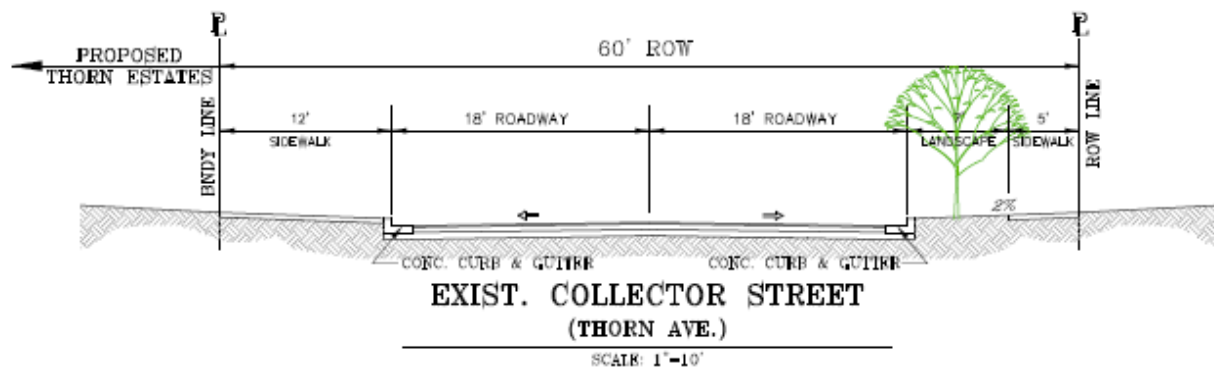


2. To waive the construction of five (5') feet of planter strip along Thorn Avenue.
3. To waive the construction of one (1') foot of roadway along Thorn Avenue.

REQUIRED CROSS-SECTION:



EXISTING CROSS-SECTION:



EVALUATION OF EXCEPTION REQUEST: The exception requests to waive right-of-way improvements meets the following criteria under 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 section reads as follows:

Section 19.10.050(A)(1)(a)

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. street improvements are in character with the neighborhood

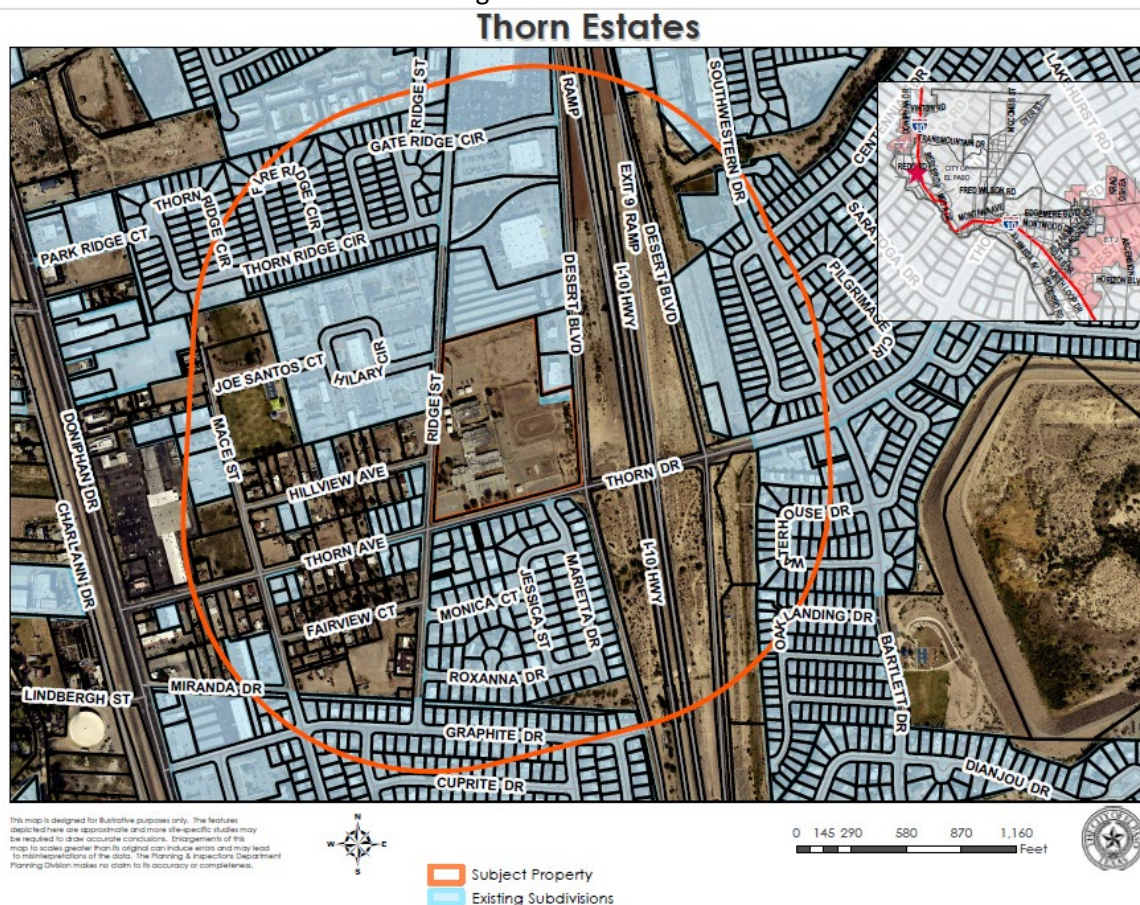


Figure B: Developed properties within a quarter mile of proposed subdivision

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

Surrounding Zoning and Use	
North	C-3/SC (Commercial/Special contract) / Commercial development
South	R-3 (Residential) / Residential development
East	C-3/SC (Commercial/Special contract) / Commercial development
West	A-2SC (Apartments) / Multi-family developments/Special Contract
Nearest Public Facility and Distance	
Park	Thorn City Park (0.13 mi.)
School	Rosa Guerrero Elementary (0.65 mi.)
Plan El Paso Designation	
G3, Post War	
Impact Fee Service Area	
N/A	

PUBLIC COMMENT: N/A

PLAT EXPIRATION: This application will expire **March 27, 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

Thorn Estates



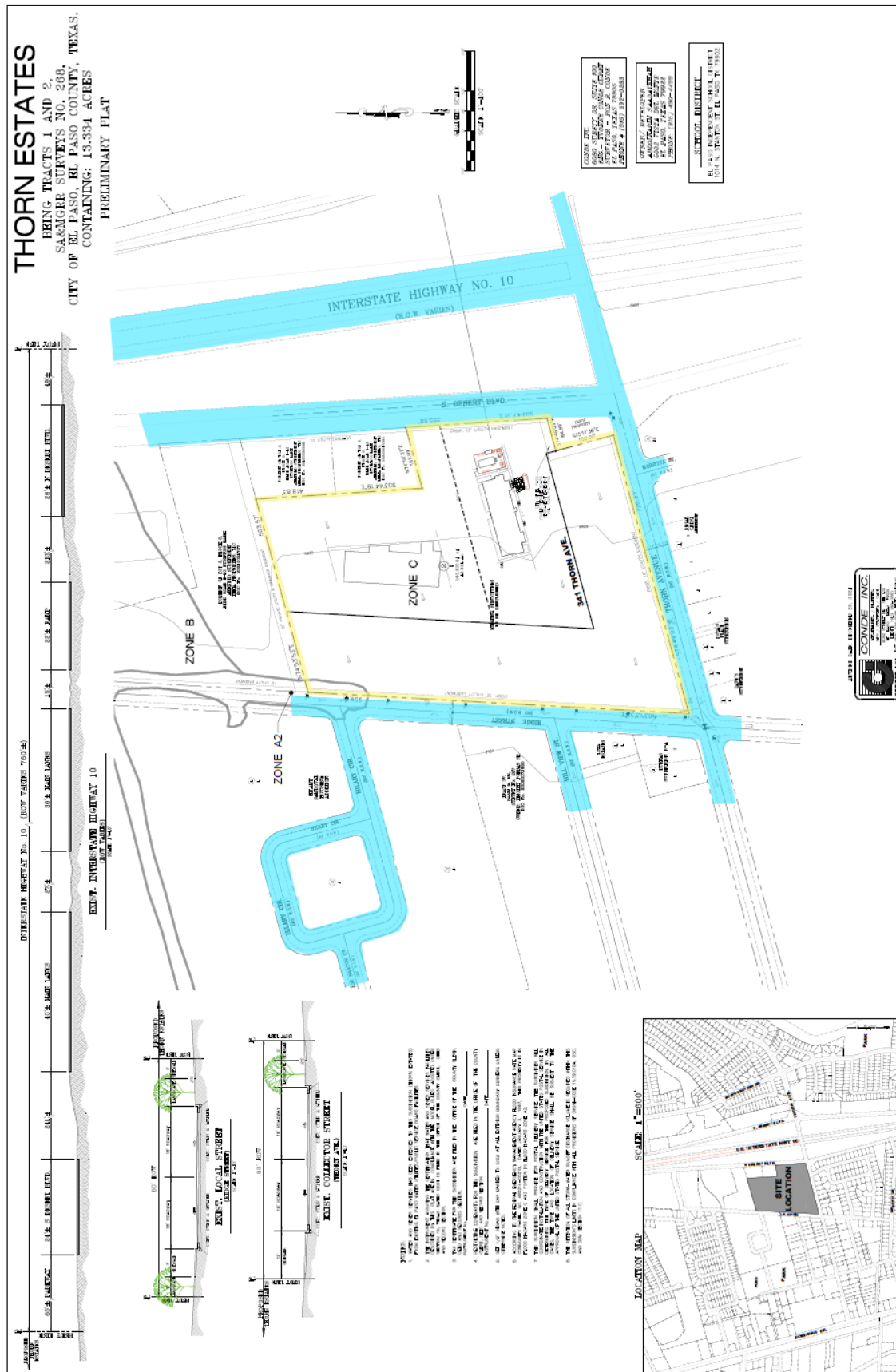
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Subject Property

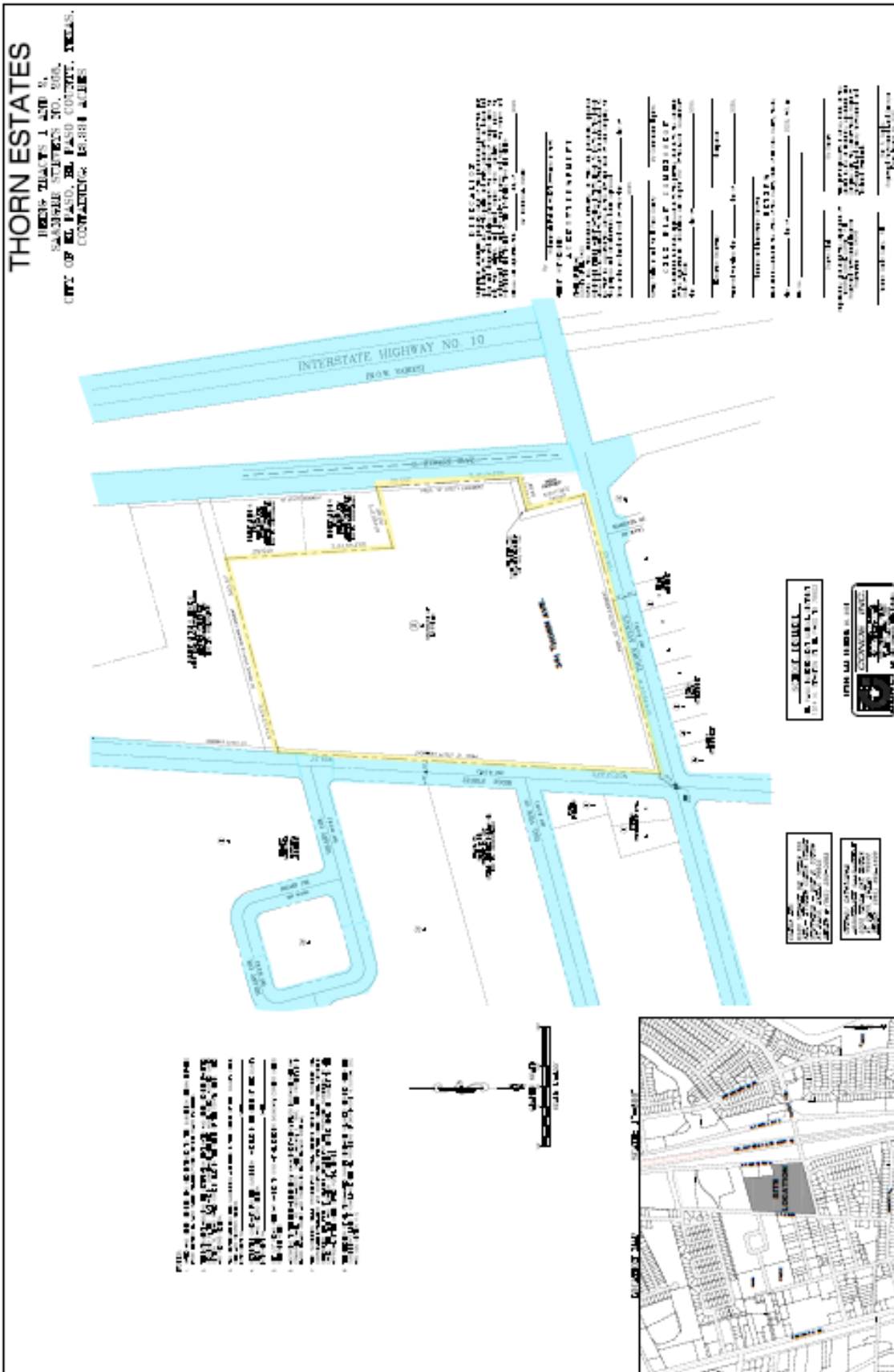


This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required to draw accurate conclusions. Engagements of this type are not intended to provide a professional engineering or architectural opinion. The Planning & Inspection Department Planning Division makes no claim to its accuracy or completeness.

ATTACHMENT 2



ATTACHMENT 3



ATTACHMENT 4



CONDE INC

January 15, 2025

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

Attention: Andrew Salloum

Re: THORN ESTATES

Dear Andrew,

As per your request, we are submitting a Request for Exception per Section 19.10.050 due to the requirements listed in:

Roadway participation policies—Improvement of roads and utilities within and or abutting the subdivision.

Thus, per section 19.48, we are meeting the following conditions.

1. The circumstances causing the hardship do not similarly affect all or most properties in the vicinity of the applicants land;
2. The wavier or exception is necessary for the preservation and enjoyment of a substantial property right of the applicant;
3. Granting the waiver or exception will not be detrimental to the public health, safety or welfare, or injurious to other property within the area;
4. Granting the waiver or exception will not have the effect of preventing the orderly use and enjoyment of other land within the area in accordance with the provisions of this Chapter, or adversely affect the rights of owners or residents of surrounding property;
5. The hardship or inequity is not caused wholly or in substantial part by the applicant;
6. The request for a waiver or exception is not based exclusively on the applicant's desire for increased financial hardship; and
7. The degree of variation requested is the minimum amount necessary to meet the needs of applicant and to satisfy the standards in this section.

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

Sincerely,



Conrad Code
CONDE, INC.

ENGINEERING/PLANNING/SURVEYING

5080 SURETY DR., SUITE 100 / EL PASO, TEXAS 79905 / (915) 582-0263 / FAX (915) 582-0266

ATTACHMENT 5

dotloop signature verification: <https://dotloop.com/27441752/20>



MAJOR COMBINATION APPLICATION

DATE: 1/13/25 FILE NO. _____

SUBDIVISION NAME: THORN ESTATES

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
BEING TRACTS 1 AND 2, SA&MGRR SURVEYS NO. 268, CITY OF EL PASO, EL PASO COUNTY, TEXAS

2. Property Land Uses:
- | | ACRES | SITES | | ACRES | SITES |
|---------------|---------------|----------|------------------------|---------------|-------|
| Single-family | _____ | _____ | Office | _____ | _____ |
| Duplex | _____ | _____ | Street & Alley | _____ | _____ |
| Apartment | _____ | _____ | Ponding & Drainage | _____ | _____ |
| Mobile Home | _____ | _____ | Institutional | _____ | _____ |
| P.U.D. | _____ | _____ | Other (specify below): | _____ | _____ |
| Park | _____ | _____ | | _____ | _____ |
| School | _____ | _____ | Total No. Sites: | _____ | _____ |
| Commercial | <u>13.334</u> | <u>1</u> | Total (Gross) Acreage: | <u>13.334</u> | _____ |
| Industrial | _____ | _____ | | _____ | _____ |

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

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)
Lot to drainage structure

7. Are special public improvements proposed in connection with development? Yes ☐ No ☒

8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes ☐ No ☒
If answer is "Yes", please explain the nature of the modification or exception _____

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

12. Owner of record Abdolkarim Saadatkhah, 5002 Vista Del Monte, El Paso, Texas (915)490-4499
(Name & Address, Zip) (Email) (Phone)

13. Developer Abdolkarim Saadatkhah, 5002 Vista Del Monte, El Paso, Texas (915)490-4499
(Name & Address, Zip) (Email) (Phone)

14. Engineer Conde, Inc., 6080 Surety Drive, Ste. 100, cconde@condeinc.com (915)592-0283
(Name & Address, Zip) (Email) (Phone)

OWNER SIGNATURE: *Abdolkarim Saadatkhah* 
REPRESENTATIVE SIGNATURE: _____
REPRESENTATIVE CONTACT (PHONE): 915-592-0283
REPRESENTATIVE CONTACT (E-MAIL): cconde@condeinc.com

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

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.
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 rezoning of the subject property be approved by City Council prior to the recordation of the final plat. This is to ensure frontage to an arterial is allowed.
4. Preliminary plat shall include location and outline, to scale, of each building or other structure existing within the proposed subdivision, noting whether such building or structure is to be removed or remain in the development, and other physical features which would influence the layout or design
5. Provide full cross-section for S. Desert Boulevard (I-10).

Planning and Inspections Department- Land Development Division

We have reviewed subject plats and recommend Approval.

The Developer/Engineer shall address the following comments

1. No objections to proposed plat.

Parks and Recreation Department

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

Please note that this subdivision is zoned "R-3" and it is required to comply with the parkland dedication ordinance Title 19 – Subdivision & Development Plats, **Chapter 19.20 - Parks & Open Space**.

Applicant is proposing a non-residential use (commercial) and a rezoning to "C-4". If the proposed rezoning is approved. 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 or portion thereof calculated as follows:

13.33 acres non-residential @ rate of \$1,000.00 per acre = **\$13,330.00**

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

Nearest Park: **Thorn Park**

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

Streets and Maintenance Department

Traffic Engineering has the following comments:

We received TIA report and approve its conclusion and recommendations.

El Paso Water

We have reviewed the request described above and provide the following comments:

EPWater does not object to this request.

Water:

There is an existing 12-inch diameter water main that extends along the Ridge Street. It is approximately 20 feet west of the eastern right of way line. This water main is available to provide service.

There is an existing 8-inch diameter water main that extends along a 30-foot PSB easement north of and parallel to property. The water main is located approximately 5 feet north of the property. This main is available to provide service.

There is an existing 48-inch diameter water main that extends along Thorn Avenue. It is located approximately 19-feet north of the southern right of way line. No direct service connections are allowed to this main as per the El Paso Water – Public Service Board (EPWater-PSB) Rules and Regulations.

There is an existing 12-inch diameter water main that extends along Thorn Avenue from Ridge Street to Marieta Street, located approximately 24-feet south of the northern right-of-way line. This water main is available to provide service.

Previous water pressure from fire hydrant #02422, located at the northeast corner of Ridge Street and Thorn Avenue, has yielded a static pressure of 42 psi, a residual pressure of 36 psi and a discharge of 919 gallons per minute.

EPWater records indicate an active 3/4-inch yard meter and one 3-inch water service serving the subject property. The service address for these meters is 341 Thorn Avenue.

Sanitary Sewer:

There is an existing 8-inch diameter sanitary sewer main that extends along Ridge Street. It is located approximately 25-feet west of the eastern property line. This sanitary sewer main is available to provide service.

There is an existing 12-inch diameter sanitary sewer main that extends along Thorn Avenue. It is located approximately 15-feet north from the southern property line. This sanitary sewer main is available to provide service.

There is an existing 8-inch diameter sanitary sewer main that extends along a 30-foot PSB easement north of and parallel to property. The sanitary sewer main is located approximately 25-feet north of property. This sanitary sewer main is available to provide service.

General:

EPWater requires a new service application to provide service to the property. New service applications are available at 1154 Hawkins, 3rd floor and should be made 6 to 8 weeks in advance of construction to ensure water for construction work. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the property and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current EPWater – PSB Rules and Regulations. The applicant is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

Texas Gas

in reference to case SUSU25-00007 - Thorn Estates, Texas Gas Service has a service line at 341 Thorn Ave. along Hills View St across Ridge St.

El Paso Electric

Please note the existing anchor and line on the property, shown below:



Texas Department of Transportation

Please submit civil drawings for TXDOT review and approval. Work on TXDOT ROW will require a permit are our comments for the time being.

Capital Improvement Department

No comments received.

Sun Metro

No comments received.

Fire Department

No comments received.

El Paso County

No comments received.

El Paso County 911 District

No comments received.

El Paso County Water Improvement District #1

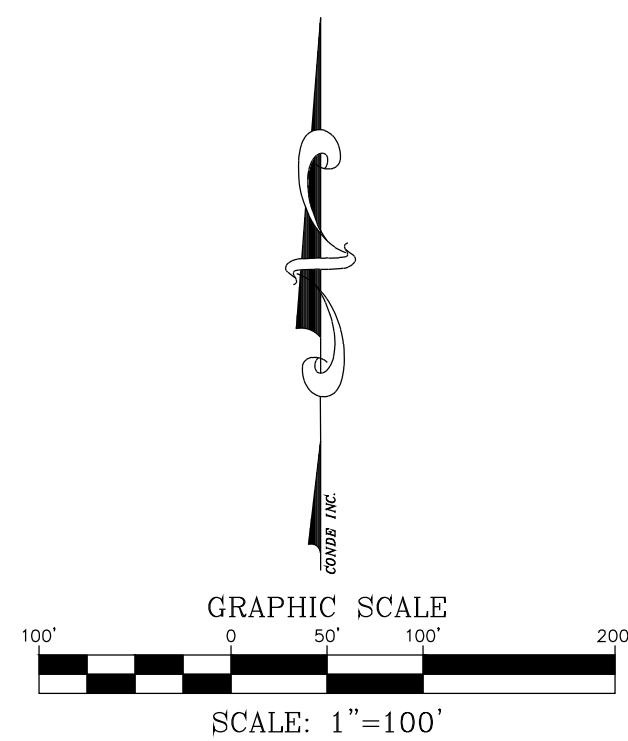
No comments received.

THORN ESTATES

BEING TRACTS 1 AND 2,
SA&MGR SURVEYS NO. 268,
CITY OF EL PASO, EL PASO COUNTY, TEXAS.
CONTAINING: 13.334 ACRES

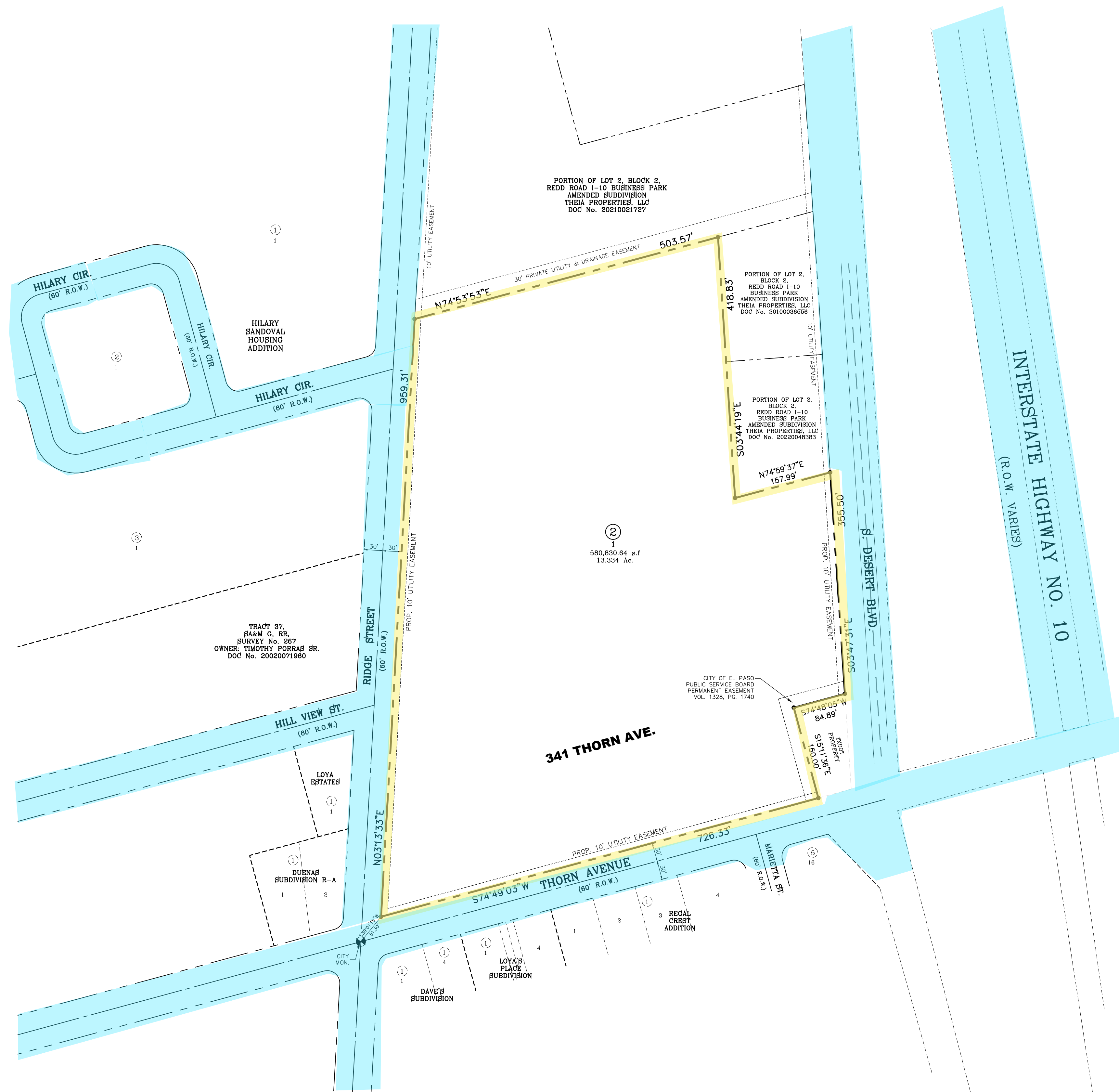
NOTES:

1. WATER AND SEWER SERVICES HAS BEEN EXTENDED TO THIS SUBDIVISION (THORN ESTATES) FROM EXISTING EL PASO WATER UTILITIES/PUBLIC SERVICE BOARD FACILITIES.
2. 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.
3. TAX CERTIFICATE FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.
INSTRUMENT No. _____ DATE _____
4. RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.
INSTRUMENT No. _____ DATE _____
5. SET 1/2" REBAR WITH CAP MARKED TX 5152 AT ALL EXTERIOR BOUNDARY CORNERS UNLESS OTHERWISE NOTED.
6. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 480214-0021D, DATED JANUARY 3, 1997, THIS PROPERTY IS IN FLOOD HAZARD ZONE C AND PORTION IN FLOOD HAZARD ZONE A2.
7. 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 SUBDIVISION. IN ALL CASES, THE TYPE AND LOCATION OF DELIVERY SERVICE SHALL BE SUBJECT TO THE APPROVAL OF THE UNITED STATES POSTAL SERVICE.
8. THE RETENTION OF ALL STORM-WATER RUNOFF DISCHARGE VOLUME IS REQUIRED WITHIN THIS SUBDIVISION'S LIMITS IN COMPLIANCE WITH ALL PROVISIONS OF (MUN-CODE 19.19.010A, DSC, AND DDM SECTION 11.1)



LOCATION MAP

SCALE: 1"=600'

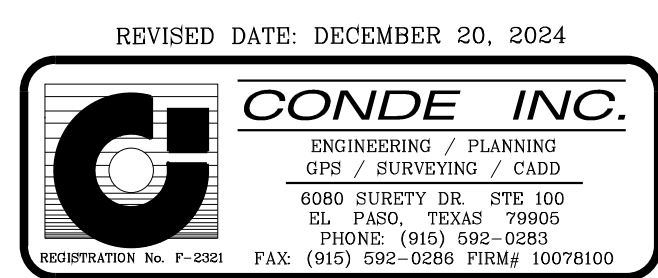


CONDE INC.
6080 SURETY DR. SUITE 100
ENG. - YVONNE CONDE CURRY
SURVEYOR - RON R. CONDE
EL PASO, TEXAS 79905
PHONE # (915) 692-0283

OWNER/ DEVELOPER
ABDOLKARIM SAADATKHAH
6002 VISTA DEL MONTE
EL PASO, TEXAS 79922
PHONE: (915) 490-4499

SCHOOL DISTRICT

EL PASO INDEPENDENT SCHOOL DISTRICT
1014 N. STANTON ST. EL PASO TX 79902



DEDICATION

Saadatkah Abdolkarim, property owner of this land hereby present this plat and dedicate to the use of the public and utility easements as hereon laid down and designated, including easements for overhead of service wires for pole type utilities, and 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 our signature this _____ day of _____, 2025.

BY: INDIVIDUAL OWNER

By: _____
Mohammadi Farhad, AGENT (Attorney in fact)

ATTEST: NOT REQUIRED

ACKNOWLEDGEMENT

STATE OF TEXAS

COUNTY OF EL PASO

Before me, the undersigned authority, on this day personally appeared Mohammadi Farhad, AGENT (Attorney in fact), 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 of said company for the purpose 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 _____

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.

Executive Secretary _____ Chairperson _____

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, A.D. in

File No. _____

County Clerk _____

By Deputy _____

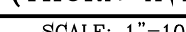
Prepared by and under the supervision of:
YVONNE CONDE CURRY, P.E.
Registered Professional Engineer
Registration No. 64648


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

Yvonne Conde Curry, P.E.

Ron R. Conde,
Registered Professional Land Surveyor
Texas License No. 5152

BEING TRACTS 1 AND 2,
SA&MGRR SURVEYS NO. 268,
CITY OF EL PASO, EL PASO COUNTY, TEXAS.
CONTAINING: 13.334 ACRES
PRELIMINARY PLAT



- 
- CONDE INC.**
- ENGINEERING / PLANNING
GPS / SURVEYING / CADD
- 6080 SURETY DR STE 100
EL PASO, TEXAS 79905
PHONE (915) 592-0283
FAX (915) 592-0286 FIRMA.10078100
- REGISTRATION No. F-2321



Legislation Text

File #: BC-534, Version: 1

**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.

SUSU25-00018: Boardwalk at the Outlet - Being a portion of Tract 8, Nellie D. Mundy Survey No. 239,
City of EL Paso, El Paso County, Texas

Location: West of Desert Blvd. and North of Talbot Ave.
Existing Zoning: R-F (Ranch and Farm)
Property Owner: Sangiovese, LLC
Representative: Conde, Inc.
District: 1
Staff Contact: Saul Fontes, (915) 212-1606,
FontesSA@elpasotexas.gov

Boardwalk at the Outlet

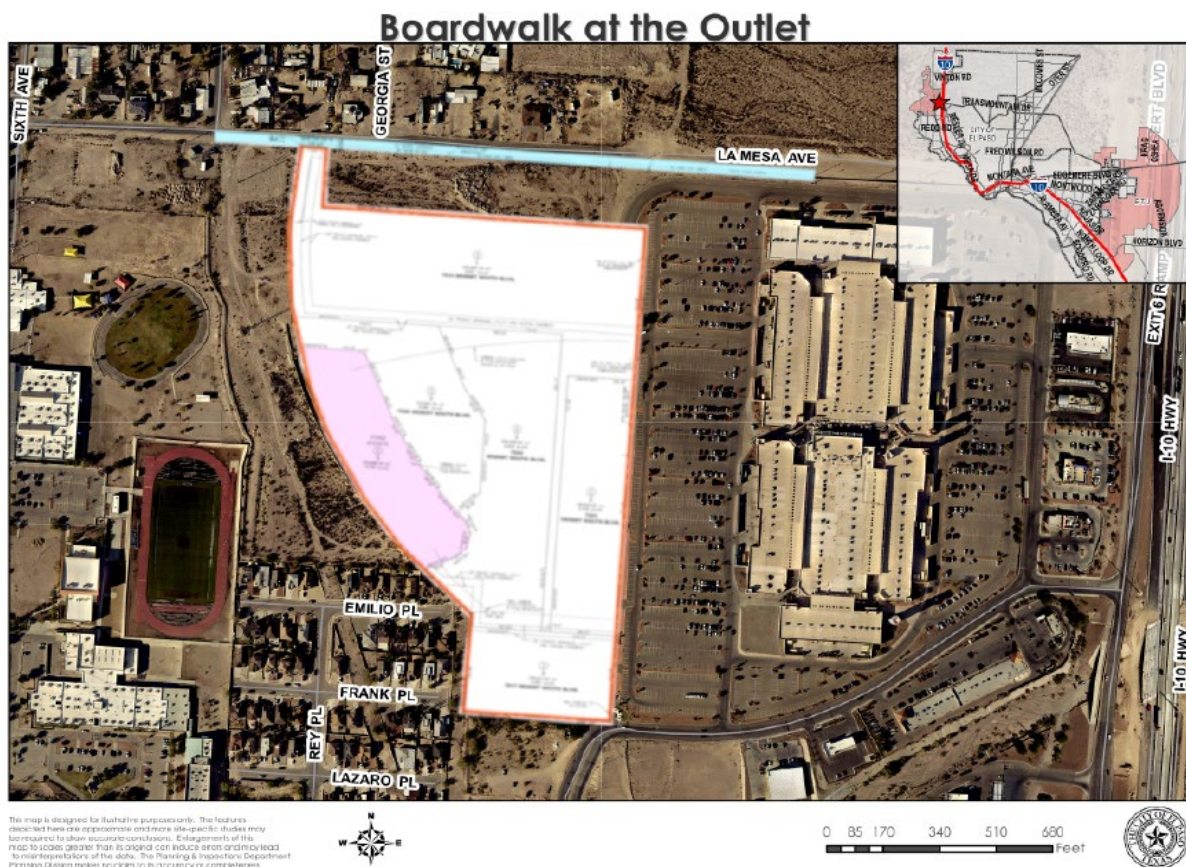
City Plan Commission — March, 27, 2025



CASE NUMBER/TYPE:	SUSU25-00018 – Major Final
CASE MANAGER:	Saul Fontes, (915) 212-1606, FontesSA@elpasotexas.gov
PROPERTY OWNER:	Sangiovese, LLC
REPRESENTATIVE:	Conde, Inc.
LOCATION:	West of Interstate 10 and North of Talbot Ave. (District 1)
PROPERTY AREA:	26.37 acres
VESTED RIGHTS STATUS:	Not Vested
PARK FEES:	\$208,290.00
ZONING DISTRICT(S):	R-F (Ranch and Farm)
RELATED APPLICATIONS:	SUSU24-00068 Boardwalk at the Outlet, PZR24-00021

SUMMARY OF RECOMMENDATION: Staff recommends **APPROVAL WITH CONDITION** of Boardwalk at the Outlet on a Major Final basis subject to the following condition.

- That the Major Thoroughfare Plan amendment be approved by City Council prior to the recordation of the final plat.



DESCRIPTION OF REQUEST: Applicant is proposing to subdivide 26.37 acres of land into 5 lots for general mixed uses, 2 private access easements, and 1 pond. Lots range from 2.49 acres to 9.09 acres. The pond is 3.10 acres in size and will provide drainage for the subdivision. Primary access to the subdivision shall be accessed from La Mesa Avenue. Per the Major Thoroughfare Plan (MTP), there is a proposed collector arterial running through the subdivision, the applicants are proposing to remove the arterial, the amendment to the MTP for removal will be required prior to recordation of this plat. This application is being reviewed under the current subdivision code.

CASE HISTORY/RELATED APPLICATIONS: On November 7, 2024, the City Plan Commission approved SUSU24-00068 -Boardwalk at the Outlet with exceptions and condition on a Major Preliminary basis.

Rezoning application PZRZ24-00021 has been submitted and is under review, with a proposal to rezone to G-MU.

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

Surrounding Zoning and Use	
North	Extraterritorial Jurisdiction (ETJ) /Residential development
South	R-F (Ranch and Farm) / Vacant
East	C-4 (Commercial) / Commercial development (Shopping mall)
West	Extraterritorial Jurisdiction (ETJ) / Vacant
Nearest Public Facility and Distance	
Park	Enchanted Hills Park (0.22 mi.)
School	Canutillo Elementary (0.01 mi.)
Plan El Paso Designation	
G-4 Suburban (Walkable)	
Impact Fee Service Area	
Westside	

PUBLIC COMMENT: N/A

PLAT EXPIRATION: This application will expire on **March 27, 2028**. If the final plat has not been recorded within the specified date, the final plat approval, unless extended in accordance with El Paso City Code Chapter 19.41 (Expiration, extension and reinstatement), shall expire and the applicable plat shall be deemed null and void.

CITY PLAN COMMISSION OPTIONS:

Subdivision

City Plan Commission (CPC) has sole and final authority on subdivision matters. Subdivision applications in conformance with all applicable code provisions shall be approved by the CPC. When a plat is brought forward to the CPC for review, the Commission may take any of the following actions:

1. **Approval:** The CPC finds that the proposed plat is in conformance with all applicable requirements of Title 19 of the El Paso City Code.
2. **Approval with Conditions:** The CPC may impose conditions that bring the proposed plat into conformance with all applicable requirements of Title 19 of the El Paso City Code. **(Staff Recommendation)**
3. **Denial:** The CPC finds that the proposed plat is not in conformance with all applicable requirements of Title 19 of the El Paso City Code.

ATTACHMENTS:

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

ATTACHMENT 1

Boardwalk at the Outlet



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. Engagements of this type are not intended to be used for legal or regulatory purposes and may lead to misinterpretations of the data. The Planning & Inspections Department Planning Division makes no claim to its accuracy or completeness.

ATTACHMENT 2

ATTACHMENT 3



MAJOR FINAL APPLICATION

DATE: 2/10/25 FILE NO. _____
 SUBDIVISION NAME: BOARDWALK AT THE OUTLET


1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
Being a Portion of Tract 8, Nellie D. Mundy Survey No. 239, City of El Paso, El Paso
County, Texas
2. Property Land Uses:


	ACRES	SITES		ACRES	SITES
Single-family	_____	_____	Office	<u>2.490</u>	<u>1</u>
Duplex	_____	_____	Street & Alley	_____	_____
Apartment	<u>9.091</u>	<u>1</u>	Ponding & Drainage	<u>3.106</u>	<u>1</u>
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below):	_____	_____
Park	_____	_____	<u>Retail & Live Work</u>	<u>5.203</u>	<u>1</u>
School	_____	_____	<u>Townhome</u>	<u>3.403</u>	<u>1</u>
Commercial	<u>3.084</u>	<u>1</u>	Total No. Sites:	<u>6</u>	_____
Industrial	_____	_____	Total (Gross) Acreage:	<u>26.376</u>	_____
3. What is existing zoning of the above described property? R-F Proposed zoning? GMU
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)
To existing Pond
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 _____
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

12. Owner of record Sangiovese, LLC 7525 N. Loop, El Paso, TX 79915
(Name & Address) (Zip) (Phone)

13. Developer Sangiovese, LLC 7525 N. Loop, El Paso, TX 79915
(Name & Address) (Zip) (Phone)

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

OWNER SIGNATURE: 

REPRESENTATIVE SIGNATURE: 

REPRESENTATIVE CONTACT (PHONE): 915-592-0283

REPRESENTATIVE CONTACT (E-MAIL): cconde@condeinc.com

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

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

ATTACHMENT 4

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. If not applicable remove note from plat.
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. Per the condition, the Major Thoroughfare Plan is to be amended prior to the recordation of the final plat to ensure that the proposed development is compliant with MTP requirements.
4. Ensure all easements and document numbers are legible on plat.
5. Update City Plan Commission approval year on plat.

Planning and Inspections Department- Land Development Division

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

The Developer/Engineer shall address the following comments.

Provide an approval from EPWater-Stormwater Department, and complete improvement plans for all public improvements.

Provide and label On-site ponding notes on Final plat.

Sidewalk shall be required along R.O.W. (La Mesa St.) at the time of grading permit.

Provide directional ramps on the corners.

Clarify the proposed Drainage System is outside of the 25' Private Drainage, utility and access easement area.

Parks and Recreation Department

We have reviewed **Boardwalk at the Outlet Subdivision** a final plat map and on behalf of Parks & Recreation Department, we offer Developer / Engineer the following comments:

Please note that this subdivision is zoned "R-F" meeting the requirements for Non-residential uses (General commercial) as well as for Single-family residential dwellings use. Applicant is proposing a rezoning to GMU with residential and non-residential uses. **Restrictive have not yet been provided.**

Therefore, "Park fees" will be assessed using gross density and proposed use. Applicant shall be required to pay **\$208,290.00** on "Park fess" calculated as follows:

1. Lot 1 is composed of **9.09 acres** and the proposed use is residential (apartment). Covenants need to be provided restricting the number of multi-family dwelling units. Park fees will be assessed at rate of \$680 per dwelling unit, for a total amount of **\$153,680.00** based on the following calculations:

9.09 acres (x) 43560 Sq. Ft. = **395,960.40 Sq. Ft.**

395,960.40 Sq. Ft. divided by minimum lot area of **1,750 Sq. Ft.** = **226** multi-family dwelling units

226 multi-family dwelling units @ rate of = **\$680** per unit = **\$153,680.00**

2. Lot 2 is composed of **3.08 acres** and the proposed use is non-residential (commercial). Park fees will be assessed at rate of \$1000 per acre, for a total amount of **\$3,080.00** based on the following calculations:

3.08 acres non-residential @ rate of \$1,000 per acre = **\$3,080.00**

3. Lot 4 is composed of **5.20 acres** and the proposed use is non-residential (commercial). Park fees will be assessed at rate of \$1000 per acre, for a total amount of **\$5,200.00** based on the following calculations:

3.08 acres non-residential @ rate of \$1,000 per acre = **\$5,200.00**

4. Lot 5 is composed of **3.40 acres** and the proposed use residential (townhouse). Covenants need to be provided restricting the number of dwelling units. Parks fees will be assessed at rate of \$1,370 per dwelling unit, for a total amount of **\$43,840.00** based on the following calculations:

3.40 acres (x) 43560 Sq. Ft. = **148,104 Sq. Ft.**

148,104 Sq. Ft. divided by minimum lot area of **4,500 Sq. Ft.** = **32** single-family/townhouse dwelling units.

32 single-family/townhouse @ rate of = **\$1,370** per unit = **\$43,840.00**

5. Lot 6 is composed of **2.49 acres** and the proposed use is non-residential (office). Park fees will be assessed at rate of \$1000 per acre, for a total amount of **\$2,490.00** based on the following calculations:

2.49 acres non-residential @ rate of \$1,000 per acre = **\$2,490.00**

Please allocate generated funds under Park Zone: **NW-13**

Nearest Park: **Westside Sports Complex**

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

Streets and Maintenance Department

Traffic Engineering:

- No objections to application

Contract Management:

- Indicate that any type of water valve, manhole must have a concrete apron. and any city monuments if disturbed must be restored by a licensed surveyor.
- Indicate that any infrastructure that is on city right of way must be done as per Design Standards for Construction and Municipal Code
- Indicate that new asphalt or any new concrete structures must be compliant before acceptance and any type of damages must be restored before doing the final walkthrough.

Street Lights:

Does not object to the request.

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.

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.

El Paso Water

El Paso Water-PSB (EPWater-Public Service Board) does not object to this request.

The subject property is located within the City of El Paso Westside Annexation Area. Annexation fees will be collected after the El Paso Water processes an application for water and/or sanitary sewer services.

The subject property is located within the Vinton intermediate pressure zone. Private water pressure regulating devices will be required at the discharge side of each water meter. The lot owner shall be responsible for the operation and maintenance of the above-described water pressure regulating devices.

Water:

There is an existing 8-inch diameter water main within a 25-foot/ 40-foot easement east of the subject property. This main can be extended to provide service.

There is an existing 8-inch diameter water main that extends along La Mesa St. This main can be extended to provide service.

There is an existing 6-inch diameter water main that extends along Emilio Pl. This main can be extended to provide service.

Previous water pressure from fire hydrant #9877 located within the Retail Outlet Mall adjacent to the subject property, has yielded a static pressure of 82 psi, a residual pressure of 74 psi, and a discharge of 1,061 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 Owner shall be responsible for the operation and maintenance of the above-described water pressure regulating device.

Sanitary Sewer:

There is an existing 8-inch diameter sanitary sewer main that extends along Emilio Pl. This main is available for service and main extension.

There is an existing 12-inch diameter sanitary sewer main that extends along La Mesa St. This main is available for main extension.

General:

Water and sanitary sewer main extensions may be required to provide service. Easements may be required. Owner is responsible for main extension and easement acquisition costs.

EPWater requires a new service application to provide service to the property. New service applications are available at 1154 Hawkins, 3rd Floor. 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:

1. Provide a conceptual Drainage Plan indicating existing and proposed major stormwater facilities as per Section 19.02.020 of the Municipal Code.
2. 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.
3. As per the Municipal Code: new developments and redevelopments are required to maintain the pre-development hydrologic response in their post-development state as nearly as practicable to reduce flooding. The code also encourages the use of nonstructural storm water management such as the preservation of green space, water harvesting, and other conservation efforts, to the maximum extent practicable, per Section 19.19.010.
4. This property may be required to retain its storm sewer runoff onsite, to mitigate any flooding on the streets.

Texas Gas

In reference to case SUFR25-00014 - Boardwalk at the Outlet, Texas Gas Service will need an easement to provide service to these properties and to provide two-way feed.

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

El Paso Electric

We have no comments for the Boardwalk at the Outlet.

Sun Metro

No comments received.

Fire Department

No comments received.

Capital Improvement Department

No comments received.

El Paso County 911 District

No comments received.

Texas Department of Transportation

No comments received.

El Paso County

No comments received.

El Paso County Water Improvement District #1

No comments received.

BOARDWALK AT THE OUTLET

BEING A PORTION OF TRACT 8,
NELLIE D. MUNDY SURVEY NO. 239,
CITY OF EL PASO, EL PASO COUNTY, TEXAS.
CONTAINING: 26.376 ACRES

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	499.50'	23.54'	11.77'	23.54'	S12°14'5"W	2°42'00"
C2	1332.70'	1197.89'	642.82'	1157.97'	N24°34'00"W	51°30'00"
C3	1332.70'	34.38'	17.19'	34.38'	S49°34'39"E	1°28'42"
C4	1332.70'	772.13'	397.24'	761.37'	S32°14'27"E	33°11'43"
C5	1332.70'	92.63'	46.34'	92.62'	S13°39'06"E	3°58'57"
C6	1332.70'	298.75'	150.00'	298.12'	S51°14'19"E	12°50'38"
C7	20.00'	22.24'	12.43'	21.11'	N58°08'51"W	63°42'19"

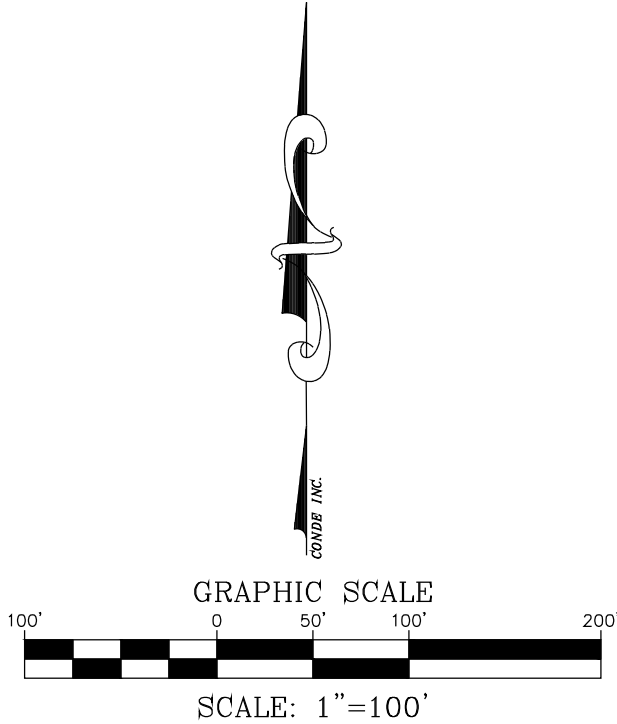
- NOTES:
1. WATER AND SEWER SERVICES WILL BE EXTENDED TO THIS SUBDIVISION (BOARDWALK AT THE OUTLET) FROM EXISTING EL PASO WATER UTILITIES/PUBLIC SERVICE BOARD FACILITIES AND WILL BE CONSTRUCTED AND OPERABLE AS OF _____ 2025.
 2. THE INSTRUMENT ASSURING THE CERTIFICATION THAT WATER AND SEWER SERVICES FACILITIES DESCRIBED BY THIS PLAT ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, TEXAS WATER CODE IS FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.
INSTRUMENT No. _____ DATE _____
 3. TAX CERTIFICATE FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.
INSTRUMENT No. _____ DATE _____
 4. RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.
INSTRUMENT No. _____ DATE _____
 5. SET 1/2" REBAR WITH CAP MARKED TX 5152 AT ALL EXTERIOR BOUNDARY CORNERS UNLESS OTHERWISE NOTED.
 6. BEARING BASED ON PLAT OF SUN VALLEY FACTORY SHOPS RECORDED IN CLERK'S FILE NO. 20070115370, REAL PROPERTY RECORDS OF EL PASO COUNTY, TEXAS.
 7. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 480212-25B, DATED SEPTEMBER 17, 2009, THIS PROPERTY IS IN FLOOD HAZARD ZONE X.
 8. 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 SUBDIVISION. IN ALL CASES, THE TYPE AND LOCATION OF DELIVERY SERVICE SHALL BE SUBJECT TO THE APPROVAL OF THE UNITED STATES POSTAL SERVICE.
 9. 10(c). EASEMENT TO EL PASO ELECTRIC COMPANY IN CLERK'S FILE NO. 0050057108, CLERK'S FILE NO. 20070042519; CLERK'S FILE NO. 20070042519; CLERK'S FILE NO. 20080097265; AND CLERK'S FILE NO. 20080099023; REAL PROPERTY RECORDS OF EL PASO COUNTY, TEXAS, (PLOTTED)
 10. 10(c). TERMS CONDITIONS AND STIPULATIONS OF RECIPROCAL EASEMENT AGREEMENT BETWEEN JOSEP LAND COMPANY, LLC AND EL PASO OUTLET CENTER, LLC DATED 11/28/2007, RECORDED IN CLERK'S FILE NO. 20070110437, REAL PROPERTY RECORDS OF EL PASO COUNTY, TEXAS, (SUBJECT TO PROPERTY)
 11. AMENDED AND RESTATED RECIPROCAL EASEMENT AGREEMENT AND DECLARATION OF COVENANTS CONDITIONS AN RESTRICTION DATED 12-15-22, RECORDED IN CLERK'S FILE NO. 20220113530
 12. 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, DSC, AND DCM SECTION 11.1)
 13. VERTICAL DATUM IS NGVD 29 AS PER CORPSCON CONVERSION FROM 88 ON NGS FIRST ORDER VERTICAL BENCHMARK DESIGNATION "CHINO", PID "CE0444" NAVD 88 ELEV=3946.11ft.

This property is subject to impact fees. Impact fees shall be calculated based on the table below.

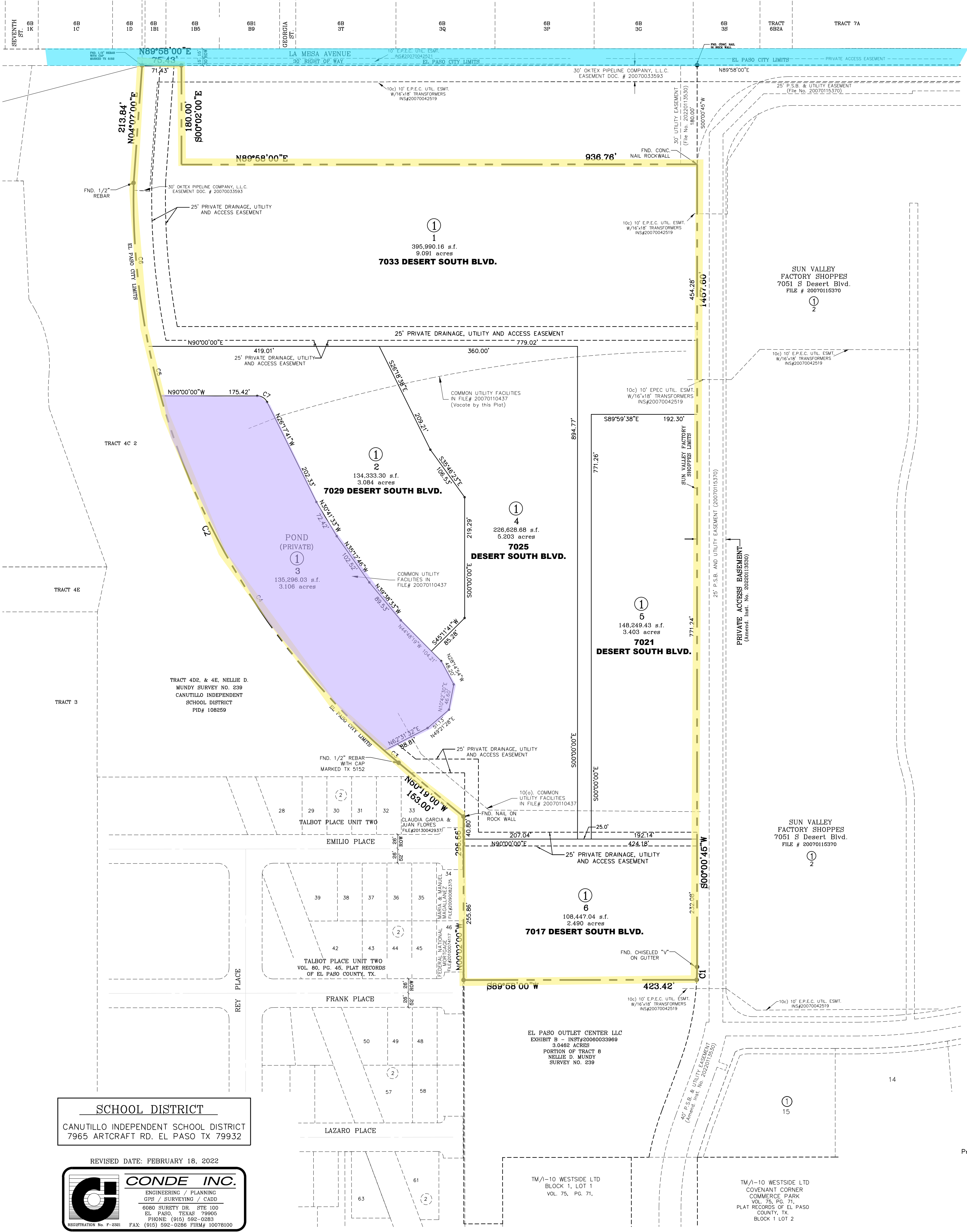
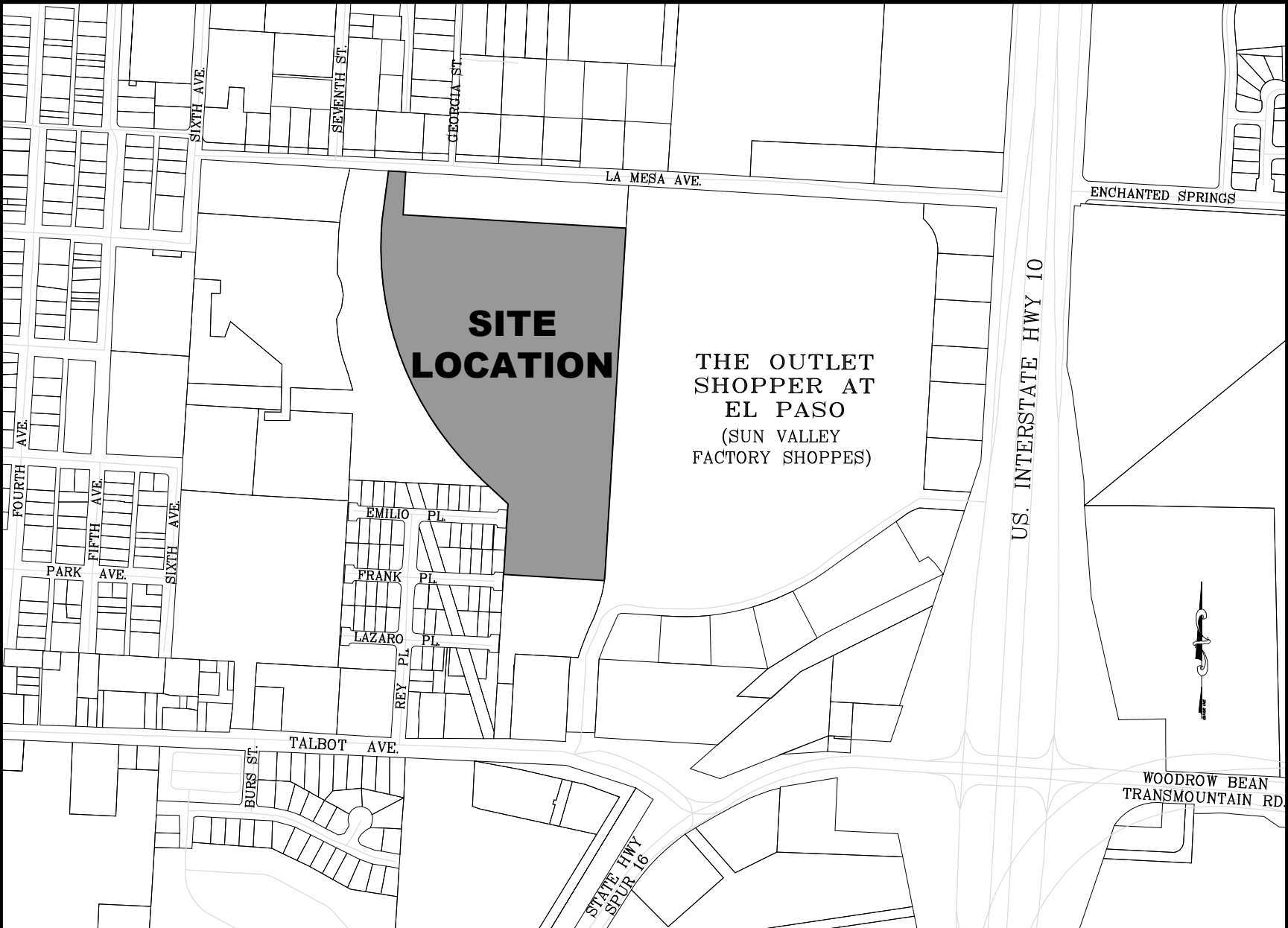
Chapter 395 of the Texas Local Government Code authorizes the City of El Paso to adopt and impose water and wastewater impact fees. This plat note fulfills an obligation mandated by Chapter 395 and sets the amount of the impact fees in accordance with the impact fee schedule adopted by City Council as set forth below. The collection of the impact fee for this subdivision shall be prior to the time a building permit is issued if development is within the city limits or at the time of the meter connection if development is outside the city limits.

WESTSIDE SERVICE AREA			
METER SIZE	METER CAPACITY RATIO	WATER	WASTEWATER
LESS THAN 1 INCH	1.00	\$844.00	\$1,187.00
1 INCH	1.67	\$1,408.00	\$1,981.00
1 1/2 INCH	3.33	\$2,810.00	\$3,951.00
2 INCH	5.33	\$4,498.00	\$6,324.00
3 INCH	10.00	\$8,439.00	\$11,866.00
4 INCH	16.67	\$14,067.00	\$19,780.00
6 INCH	33.33	\$28,125.00	\$39,560.00
8 INCH	53.33	\$45,002.00	\$63,279.00
10 INCH	76.67	\$68,698.00	\$90,973.00
12 INCH	143.33	\$120,947.00	\$170,070.00

*Fees do not apply to water meter or connections made for standby fire protection service



LOCATION MAP SCALE: 1"=600'



SCHOOL DISTRICT
CANUTILLO INDEPENDENT SCHOOL DISTRICT
7965 ARTCRAFT RD. EL PASO TX 79932

REVISED DATE: FEBRUARY 18, 2022

CONDE INC.
ENGINEERING / PLANNING
GPS / SURVEYING / CAD
6080 SURETY DR. STE 100
EL PASO, TEXAS 79906
PHONE: (915) 592-0283
FAX: (915) 592-0286 FIRM# 10078100

Prepared by and under the supervision of:
YVONNE CONDE CURRY, P.E.
Registered Professional Engineer
Registration No. 64648

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

Yvonne Conde Curry, P.E.

Ron R. Conde,
Registered Professional Land Surveyor
Texas License No. 5152

DEDICATION

BY: SANGIOVESE, L.L.C., property owner of this land hereby present this plat and dedicate to the use of the public, the drives, utility easements as hereon laid down and designated, and buried service 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 our signature this _____ day of _____, 2025.

BY: SANGIOVESE, L.L.C.

By: _____
Jorge Sanchez, MANAGER

ATTEST: NOT REQUIRED

ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF EL PASO
Before me, the undersigned authority, on this day personally appeared Jorge Sanchez, Manager of SANGIOVESE, L.L.C., 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 of said company for the purpose 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

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 _____, 2024.

Executive Secretary Chairperson

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, A.D. in

File No. _____

County Clerk

By Deputy



Legislation Text

File #: BC-535, Version: 1

**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.

SUSU25-00004: LFC Subdivision - Tract 29-C, Block 37, Ysleta Grant, City of El Paso, El Paso County, Texas

Location: West of Zaragoza Rd. and North of Alameda Ave.
Existing Zoning: A-2/H (Apartment/Historic)
Property Owner: LFC Smart Business, LLC
Representative: CAD Consulting Co.
District: 7
Staff Contact: Aaron Andaluz, (915) 212-1585,
AndaluzA@elpasotexas.gov

LFC Subdivision

City Plan Commission — March 27, 2025



CASE NUMBER/TYPE:	SUSU25-00004 – Major Combination
CASE MANAGER:	Aaron Andaluz, (915) 212-1585, AndaluzA@elpasotexas.gov
PROPERTY OWNER:	LFC Smart Business, LLC
REPRESENTATIVE:	CAD Consulting Co.
LOCATION:	West of Zaragoza Rd. and North of Alameda Ave. (District 7)
PROPERTY AREA:	0.56 acres
VESTED RIGHTS STATUS:	Not Vested
PARK FEES:	\$6,800.00
EXCEPTIONS/MODIFICATIONS:	Yes, see following section
ZONING DISTRICT(S):	A-2/H (Apartment/Historic)

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

In addition, the applicant is requesting the following four (4) exceptions for Old County Road from the City Plan Commission:

- The dedication of ten feet (10') of additional right-of-way
- The construction of five feet (5') of roadway
- The reconfiguration of the planter strip and sidewalk
- The construction of six feet (6') of planter strip

LFC Subdivision



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



Subject Property

0 25 50 100 150 200 Feet



Figure A: Proposed plat with surrounding area

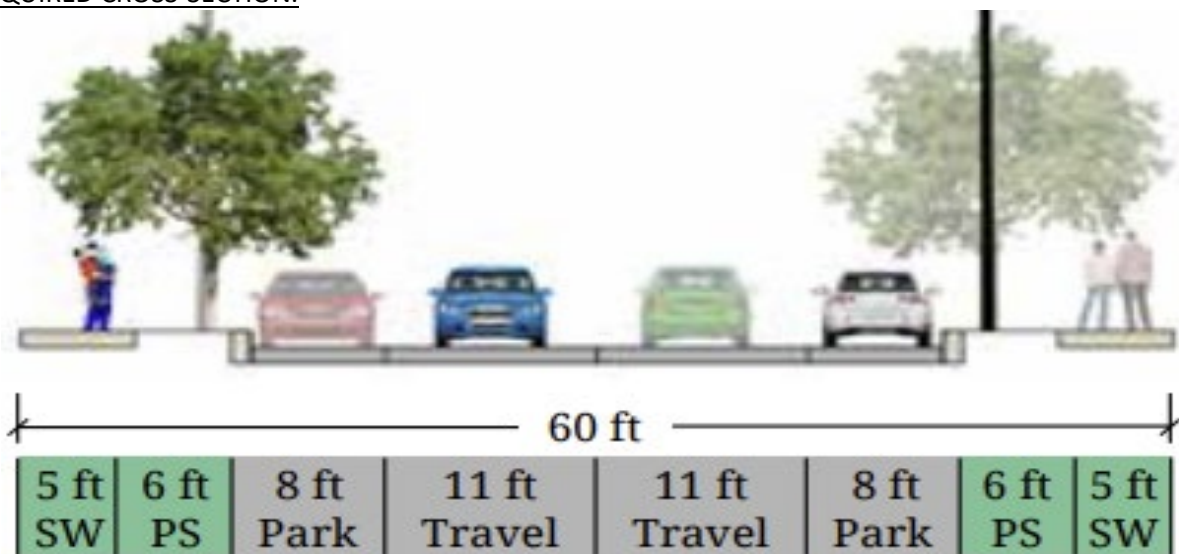
DESCRIPTION OF REQUEST: The applicant is proposing to subdivide 0.56 acres into one apartment lot. Access to the subdivision will be from Old County Road. Drainage will be controlled by on-site ponding. This application is being reviewed under the current subdivision code.

CASE HISTORY/RELATED APPLICATIONS: N/A

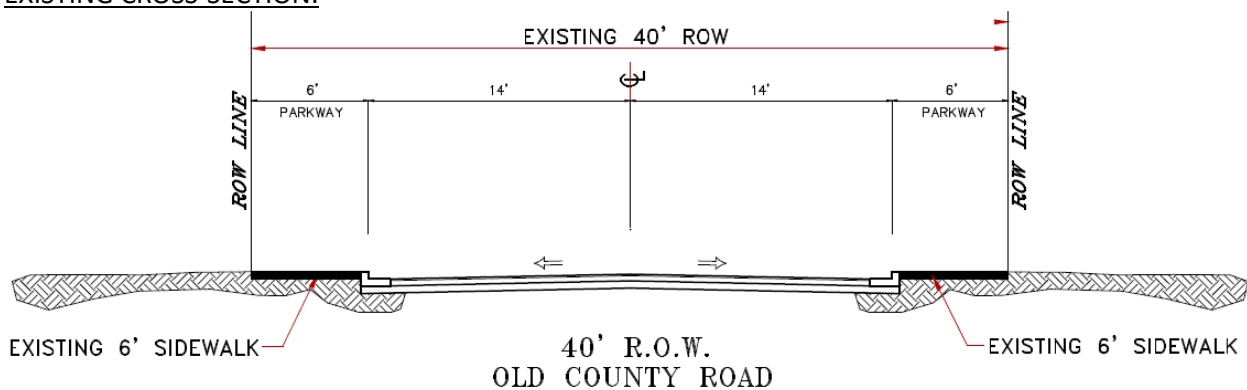
EXCEPTIONS, MODIFICATIONS, OR WAIVER REQUESTS: The applicant is requesting four (4) exceptions pursuant to El Paso City Code 19.10.050.A.1.a – (Roadway participation policies—Improvement of roads and utilities within and or abutting the subdivision). The waivers include the following:

- The dedication of ten feet (10') of additional right-of-way for Old County Road
- The construction of five feet (5') of roadway on Old County Road
- The reconfiguration of the planter strip and sidewalk along Old County Road
- The construction of six feet (6') of planter strip on Old County Road

REQUIRED CROSS-SECTION:



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:

- # LFC Subdivision
-
- LFC Subdivision**
- Subject Property**
- Existing Subdivisions**
- 0 105 210 420 630 840 Feet
- 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. Discrepancies of this map to scales greater than 1:10,000 can induce errors and may lead to false representations of the data. The Planning & Inspection Department Planning Division makes no claim to its accuracy or completeness.

PLAT EXPIRATION: This application will expire on **March 27, 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:

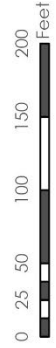
1. **Approval** of the waiver, exception, or modification request(s), finding that the request(s) is in conformance with the relevant review criteria provided by the El Paso City Code, as reflected in the Staff Report.
2. **Partial approval of the waiver, exception, or modification request(s)**, finding 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

LFC Subdivision



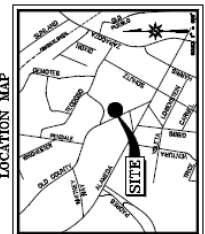
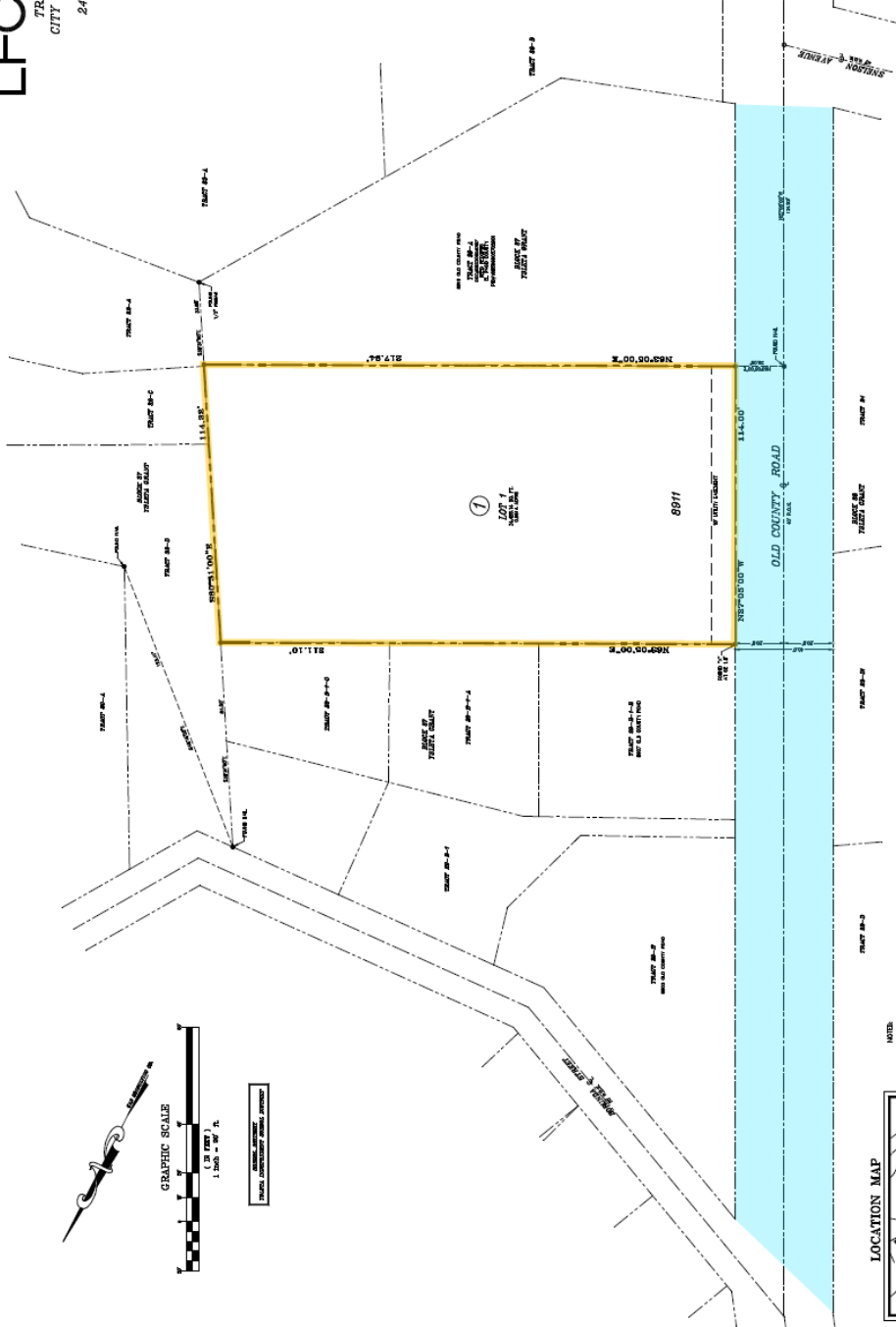
Subject Property



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LFC SUBDIVISION

TRACT 29-C, BLOCK 37, TSILETA GRANT
CITY OF EL PASO, EL PASO COUNTY, TEXAS
CONTAINING:
24,455.14 SQ. FT. OR 0.5614 ACRES ±



- NOTES:
1. THE SUBDIVISION IS IN ACCORDANCE WITH THE PLAT OF THE COUNTY OF EL PASO, TEXAS, AND THE PLAT OF THE CITY OF EL PASO, TEXAS.
 2. THE SUBDIVISION IS IN ACCORDANCE WITH THE PLAT OF THE COUNTY OF EL PASO, TEXAS, AND THE PLAT OF THE CITY OF EL PASO, TEXAS.
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 10. THE SUBDIVISION IS IN ACCORDANCE WITH THE PLAT OF THE COUNTY OF EL PASO, TEXAS, AND THE PLAT OF THE CITY OF EL PASO, TEXAS.



OWNER/DEVELOPER:
LFC SUBDIVISION, L.P.
1799 LEE STREET, SUITE 200
EL PASO, TEXAS 79906
PHONE: (915) 462-4624

SURVEYOR:
JAMES H. JONES, L.S.
1799 LEE STREET, SUITE 200
EL PASO, TEXAS 79906
PHONE: (915) 462-4624

ATTACHMENT 3

DEDICATION

LFC SUBDIVISION, L.P. hereby dedicates and conveys to the City of El Paso, Texas, the right to use and occupy the land and structures thereon for the purpose of the public utility easement and the right to maintain and operate the same and construction and the right to use the same for the purpose of the public utility easement and the right to maintain and operate the same.

Witness our signature this _____ day of _____, 2025.

By: LFC SUBDIVISION, L.P.

LUCAS F. CONTRERAS, Owner

ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF EL PASO

Before me, the undersigned authority, on this day personally appeared LUCAS F. CONTRERAS, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

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

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 Land Government Code of Texas this _____ day of _____, 2025, A.D.

Secretary

Chairman

Approval for filing this _____ day of _____, 2025.

Planning and Inspection Director

FILING

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 provisions of the Texas Surveying and Mapping Act, Chapter 212 of the Land Government Code of Texas, and the rules and regulations of the State Board of Surveying and Mapping.

James H. Jones, L.S.
Registered Professional Surveyor
Texas License No. 2000

ATTACHMENT 4



January 09, 2025

To: City of El Paso

This is a request for a waiver for the property at 8911 Old County Road (LFC Subdivision) on the request from the City of El Paso Planning and Inspections Department comments regarding roadway improvements, parkways, sidewalks, pavement width and right-of-way width. This is because Old County Road already has existing pavement, parkways and 40' right-of-way and would like them to be except as per Section 19.10.050.A. Would like to waive the:

- Required 58' Right-of-way. (Have existing 40' Right-of-way)
- Required 38' roadway. (Have existing 28' roadway)
- Required 10 parkway (2) consisting of 5' landscaped parkway (2) and 5' sidewalks (2). (Have existing 6' parkway consisting of a 6' sidewalk).

If you have any questions, please call me at 915-633-6422.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Enrique Ayala'.

Enrique Ayala
CAD Consulting Co.
915-633-6422

ATTACHMENT 5

A27C3ED-FBCE-EF11-88CF-002248299057



MAJOR COMBINATION APPLICATION

DATE: 1/10/2025 FILE NO. SUSU25-00004

SUBDIVISION NAME: LFC SUBDIVISION

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
TRACT 29C BLOCK 37
YSLETA GRANT

2. Property Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family			Office		
Duplex			Street & Alley		
Apartment	<u>0.5614</u>	<u>1</u>	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>0.5614</u>

3. What is existing zoning of the above described property? A2H Proposed zoning? _____

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 FOR ROADWAY IMPROVEMENTS, RIGHT-OF-WAY AND SIDEWALK AND PARKWAY LOCATION

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

12. Owner of record LFC SMART BUSINESS LLC 915-269-0831
(Name & Address, Zip) (Email) (Phone)

13. Developer _____
(Name & Address, Zip) (Email) (Phone)

14. Engineer CAD CONSULTING CO. 915-633-6422
(Name & Address, Zip) (Email) (Phone)

OWNER SIGNATURE:  Luis F. Contreras 01/10/25

REPRESENTATIVE SIGNATURE: 

REPRESENTATIVE CONTACT (PHONE): 915-633-6422

REPRESENTATIVE CONTACT (E-MAIL): CADCONSULTING61@AOL.COM

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; if none, remove note from plat.
2. Remove the word “Subdivision” from subdivision name for clarity and simplicity.
3. Update year on Acknowledgement Statement.
4. Change designation of Old County Road from “Local Street” to “Residential Collector Drivable Suburban”
5. Note that if the chain-link fence is out of the property limits it will need to be relocated.
6. Make drainage arrows more precise.
7. Verify bearing for southern lot line N63°05’00”E. (May be S63°05’00”W).
8. As property lies within the Yselta Historic District, coordination with the Historic Preservation Office is required prior to development.

Planning and Inspections Department- Land Development Division

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

The Developer/Engineer shall address the following comments

1. Boundary closure is Ok.
2. **Coordinate and obtain approval from City Of El Paso – Historic Preservation officer for the proposed development in zoning A-2H.**

Parks and Recreation Department

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

Please note that this subdivision is zoned "A-2" meeting the requirements for Single-family (A-1 uses), Two-family (A-1 uses) and Multi-family dwellings use with a minimum unit area of 1,750 sq. ft. per dwelling therefore “Park fees” will be assessed based on the following:

1. Applicant is proposing **10** multi-family dwellings, applicant has provided preliminary covenants. However, **final** covenants need to be provided restricting the number of dwelling units and **if** gross density waiver is granted by the City Manager of the Planning Department designee, then "Park fees" will be assessed at a rate of **\$680.00** per dwelling unit, for a total amount of **\$6,800.00**, calculated as follows:
 - a. **10** multi-family dwelling unit @ rate of **\$680.00** per unit = **\$6,800.00**

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

Nearest Park: **Playa Drain Trail**

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

El Paso County Water Improvement District #1

Please have applicant 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 \$39.62 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 us know.

Streets and Maintenance – Traffic Engineering

No objections to application.

El Paso Electric

We have no comments for LFC Subdivision.

El Paso Central Appraisal District

No comments.

Texas Gas Service

Texas Gas Service does not have any comments.

Capital Improvement Department

No comments received.

Fire Department

No comments received.

El Paso County

No comments received.

El Paso County 911 District

No comments received.

El Paso Water

No comments received.

Sun Metro

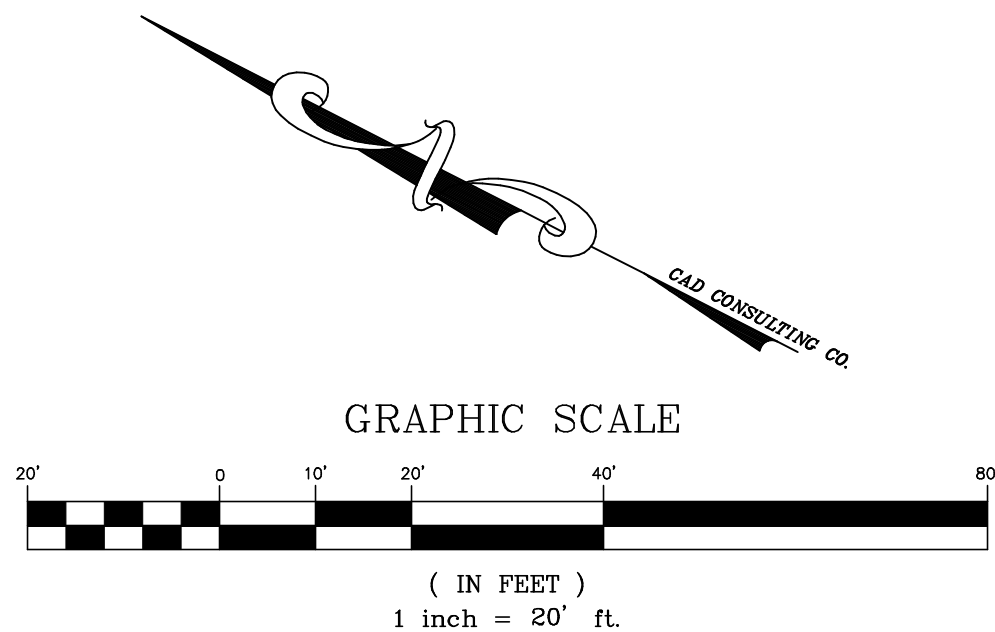
No comments received.

Texas Department of Transportation

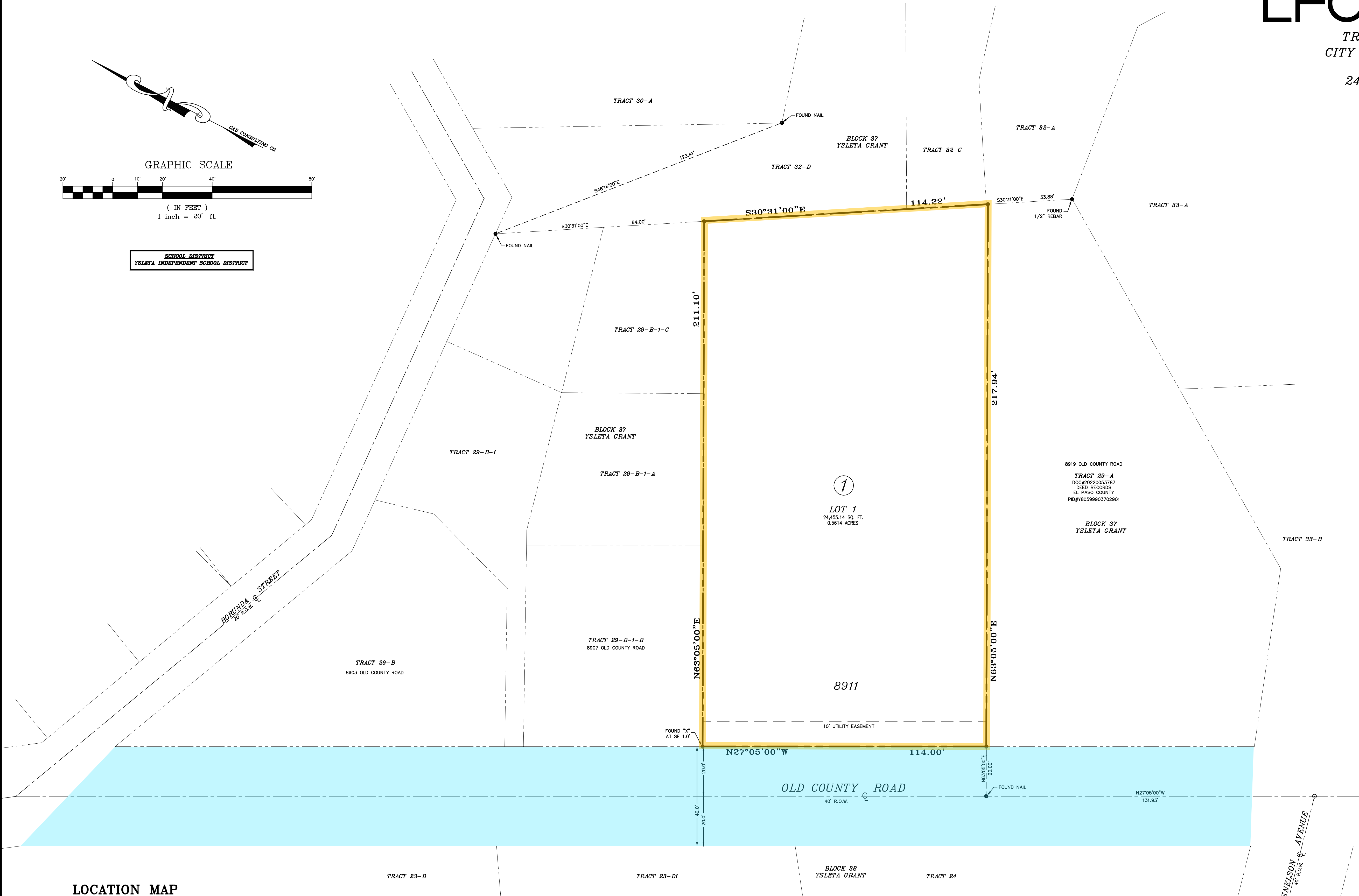
No comments received.

LFC SUBDIVISION

TRACT 29-C, BLOCK 37, YSLETA GRANT
CITY OF EL PASO, EL PASO COUNTY, TEXAS.
CONTAINING:
24,455.14 SQ. FT. OR 0.5614 ACRES ±



SCHOOL DISTRICT
YSLETA INDEPENDENT SCHOOL DISTRICT



DEDICATION

LFC SMART BUSINESS LLC., property owner's of this land, hereby present this plat and dedicate to the use of the public, utility easements and the right to ingress and egress for service and construction and the right to trim interfering trees and shrubs.

Witness our signature this _____ day of _____, 2025.

By: LFC SMART BUSINESS LLC.

LUIS F. CONTRERAS, Owner

ATTEST: NOT REQUIRED

ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF EL PASO

Before me, the undersigned authority, on this day personally appeared Luis F. Contreras, owner of LFC SMART BUSINESS LLC., known to me to be the person's whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations herein expressed.

Given under my hand and seal of office this _____ day of _____, 2024.

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, A.D.

Secretary

Chairperson

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, A.D. in

File No. _____

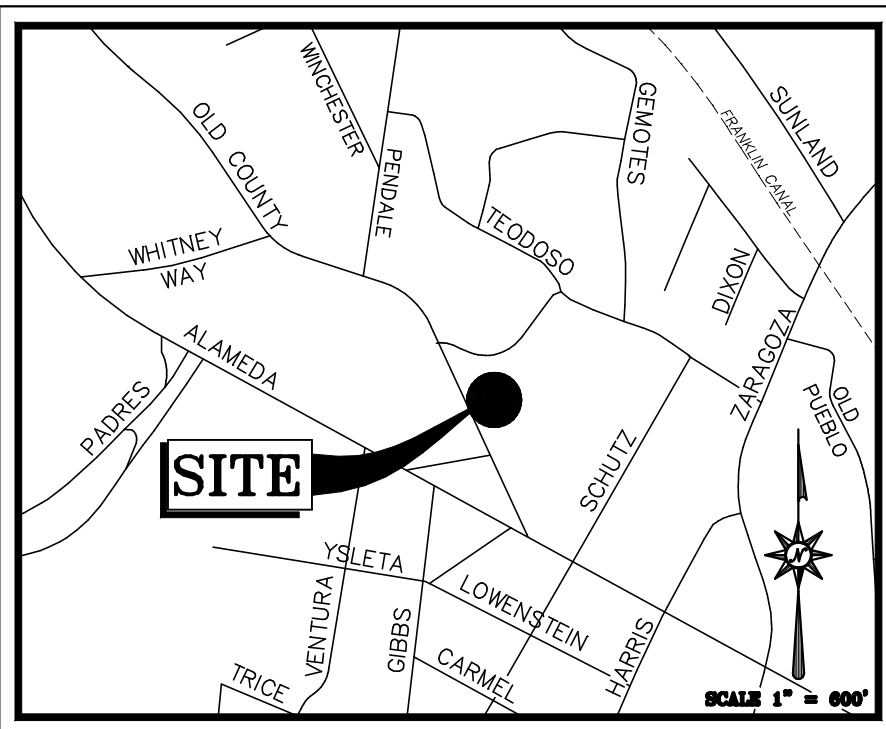
County Clerk

By Deputy

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

Carlos M. Jimenez, R.P.L.S.
Registered Professional Land Surveyor
Texas License No. 3950

LOCATION MAP



NOTES:

- RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.
- TAX CERTIFICATE FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.
- SET 1/2" REBAR AT ALL EXTERIOR BOUNDARY CORNERS UNLESS OTHERWISE NOTED.
- 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 SUBDIVISION. IN ALL CASES, THE TYPE AND LOCATION OF DELIVERY SERVICE SHALL BE SUBJECT TO THE APPROVAL OF THE UNITED STATES POSTAL SERVICE.
- THIS PROPERTY LIES IN ZONES "X", AS DESIGNATED BY F.E.M.A.; CITY OF EL PASO, TEXAS EFFECTIVE DATE 02/16/2006, COMMUNITY PANEL NO. 480214-0048-C.
- WATER SUPPLY AND SEWAGE DISPOSAL WILL BE PROVIDED BY THE EL PASO WATER UTILITIES.
- ALL STORMWATER RUN-OFF DISCHARGE VOLUMES SHALL BE RETAINED WITHIN THIS SUBDIVISION LIMITS LIMITS IN COMPLIANCE WITH PROVISIONS OF (DSC, 19.19.010A, AND DDM 11.1)
- THIS PROPERTY LIES IN THE YSLETA INDEPENDENT SCHOOL DISTRICT.

COPYRIGHT © 2025 CAD CONSULTING CO. ALL RIGHTS RESERVED

CAD CONSULTING COMPANY
1790 LEE TREVINO DRIVE SUITE 309
EL PASO, TEXAS 79936
TEL(915) 633-6422 FAX(915) 633-6424

OWNER/DEVELOPER:
LFC SMART BUSINESS LLC.
1644 LOMALAND DRIVE
EL PASO, TEXAS 79935
PHONE: (915) 269-0831

SURVEYOR:
CAD CONSULTING CO.
CARLOS M. JIMENEZ
1790 N. LEE TREVINO
EL PASO, TEXAS 79936

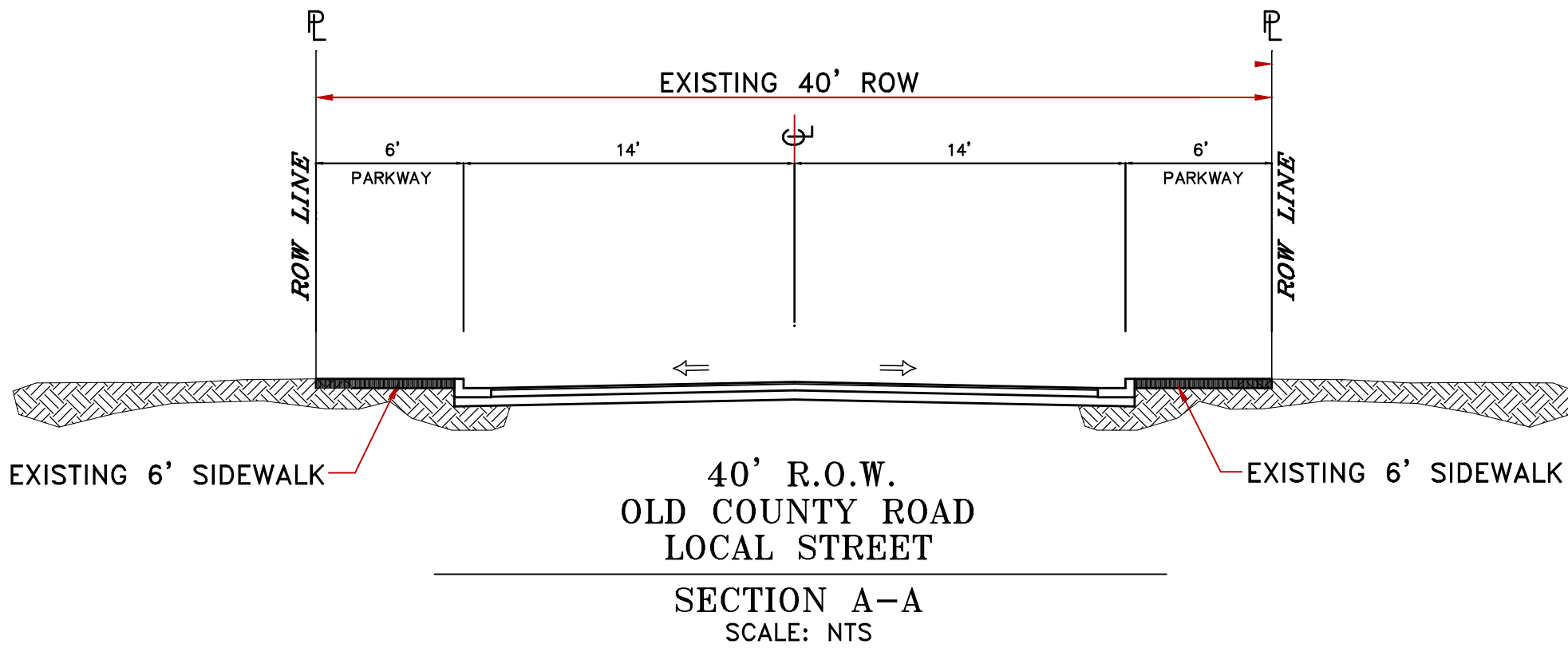
LFC SUBDIVISION

TRACT 29-C, BLOCK 37, YSLETA GRANT
CITY OF EL PASO, EL PASO COUNTY, TEXAS.
CONTAINING:
24,455.14 SQ. FT. OR 0.5614 ACRES ±

PRELIMINARY

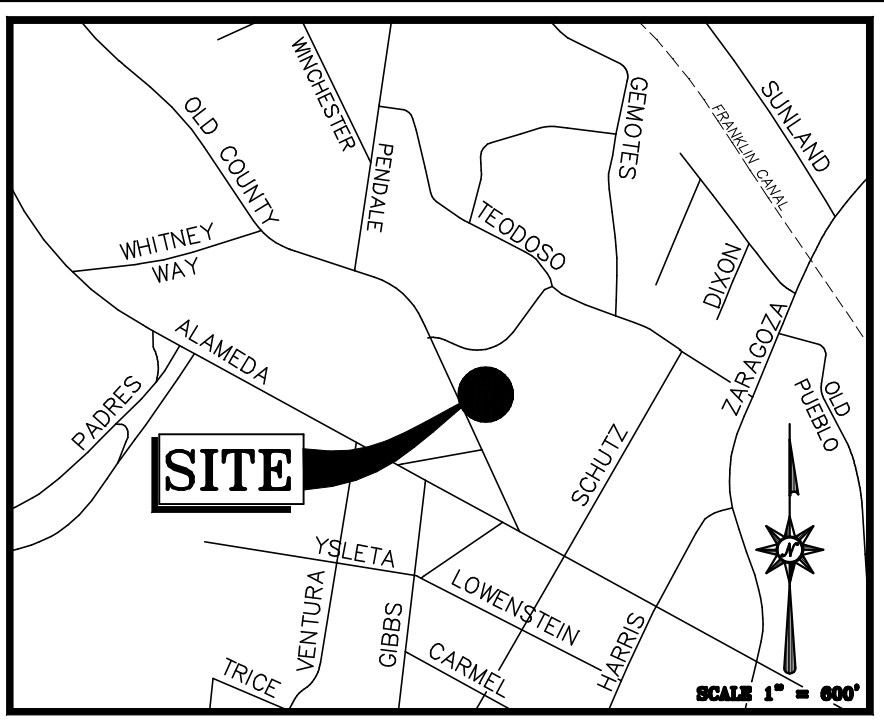
LEGEND	
CBW	= CINDER BLOCK WALL
NG	= NATURAL GROUND
CL	= CENTERLINE STREET
G	= GUTTER
TC	= TOP OF CURB
RW	= ROCKWALL
CONC	= CONCRETE
CLF	= CHAINLINK FENCE
D	= DRAIN
W	= WATER METER
M	= MANHOLE
P	= POWER POLE
V	= WATER VALVE
S	= SIGN
E	= OVERHEAD ELECTRIC
R	= ROCKWALL
X	= CHAINLINK FENCE

SCHOOL DISTRICT
YSLETA INDEPENDENT SCHOOL DISTRICT



BENCH MARK:
FOUND CITY MONUMENT AT CENTERLINE
INTERSECTION OF WINCHESTER AND PENDALE
BENCH MARK ELEV. = 3661.99' CITY DATUM
CONTOUR INTERVAL 1 FOOT
CONTOUR LABEL 5 FEET

LOCATION MAP



NOTES:

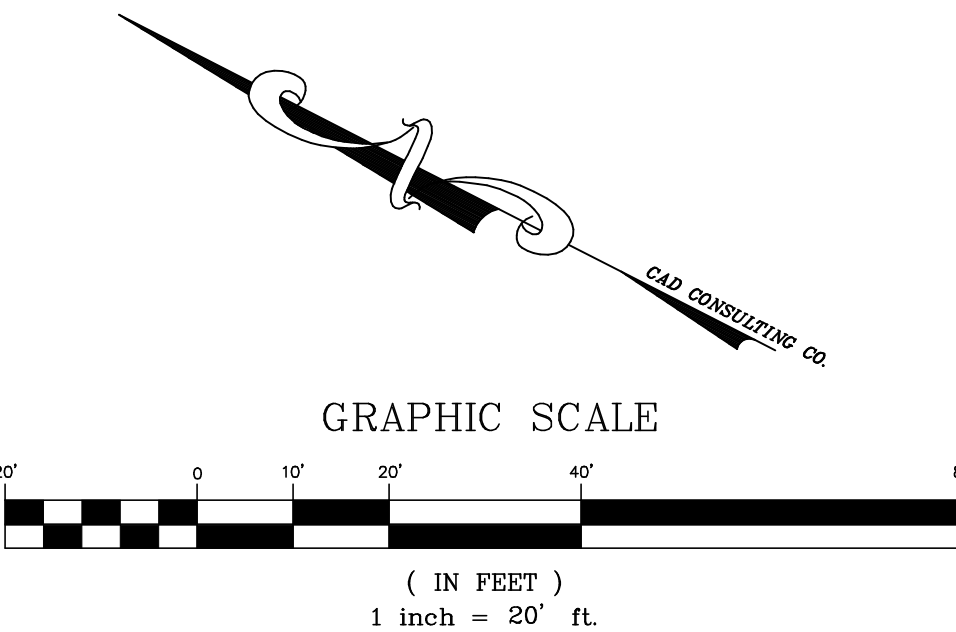
- RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.
INSTRUMENT No. _____ DATE _____
- TAX CERTIFICATE FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.
INSTRUMENT No. _____ DATE _____
- SET 1/2" REBAR AT ALL EXTERIOR BOUNDARY CORNERS UNLESS OTHERWISE NOTED.
- 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 SUBDIVISION. IN ALL CASES, THE TYPE AND LOCATION OF DELIVERY SERVICE SHALL BE SUBJECT TO THE APPROVAL OF THE UNITED STATES POSTAL SERVICE.
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- THIS PROPERTY LIES IN THE YSLETA INDEPENDENT SCHOOL DISTRICT.

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SURVEYOR:
CAD CONSULTING CO.
CARLOS M. JIMENEZ
1790 N. LEE TREVINO
EL PASO, TEXAS 79936





Legislation Text

File #: BC-536, Version: 1

**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.

SUSU25-00005: El Bronco D Allende Estates - Tracts 7-C and 8-D, Block 34, Ysleta Grant, City of El Paso, El Paso County, Texas

Location: East of Alameda Ave. and South of Yarbrough Dr.
Existing Zoning: C-4/sc (Commercial/Special contract)
Property Owner: Lizalan, LLC
Representative: CAD Consulting Co.
District: 7
Staff Contact: Aaron Andaluz, (915) 212-1585,
AndaluzA@elpasotexas.gov

El Bronco D Allende Estates

City Plan Commission — March 27, 2025



CASE NUMBER/TYPE:	SUSU25-00005 – Major Combination
CASE MANAGER:	Aaron Andaluz, (915) 212-1585, AndaluzA@elpasotexas.gov
PROPERTY OWNER:	Lizalan, LLC.
REPRESENTATIVE:	CAD Consulting Co.
LOCATION:	East of Alameda Ave. and South of Yarbrough Dr. (District 7)
PROPERTY AREA:	2.31 acres
VESTED RIGHTS STATUS:	Not Vested
PARK FEES:	Park Fees Not Required OR \$XXXX.XX
EXCEPTIONS/MODIFICATIONS:	Yes, see following section
ZONING DISTRICT(S):	C-4/sc (Commercial)

SUMMARY OF RECOMMENDATION: Staff recommends **APPROVAL** of El Bronco D Allende Estates on a Major Combination basis.

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 Alameda Ave.

El Bronco D Allende Estates



Figure A: Proposed plat with surrounding area

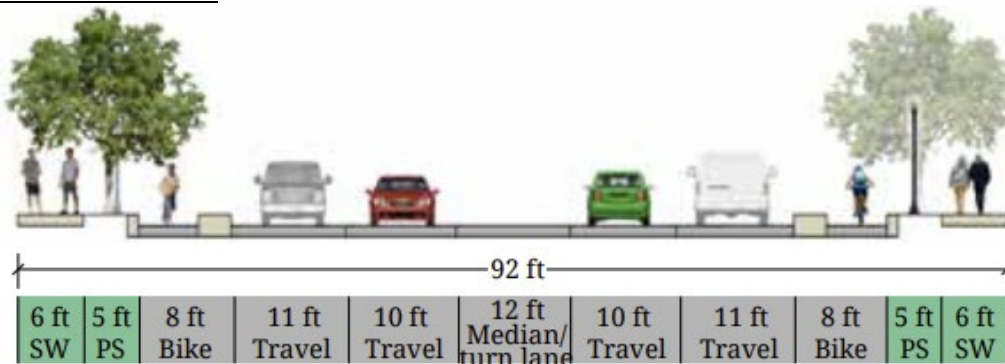
DESCRIPTION OF REQUEST: The applicant is proposing to subdivide 2.31 acres into one commercial lot. Access to the subdivision will be from Alameda Avenue. Stormwater drainage will be managed by on-site ponding. This application is being reviewed under the current subdivision code.

CASE HISTORY/RELATED APPLICATIONS: N/A

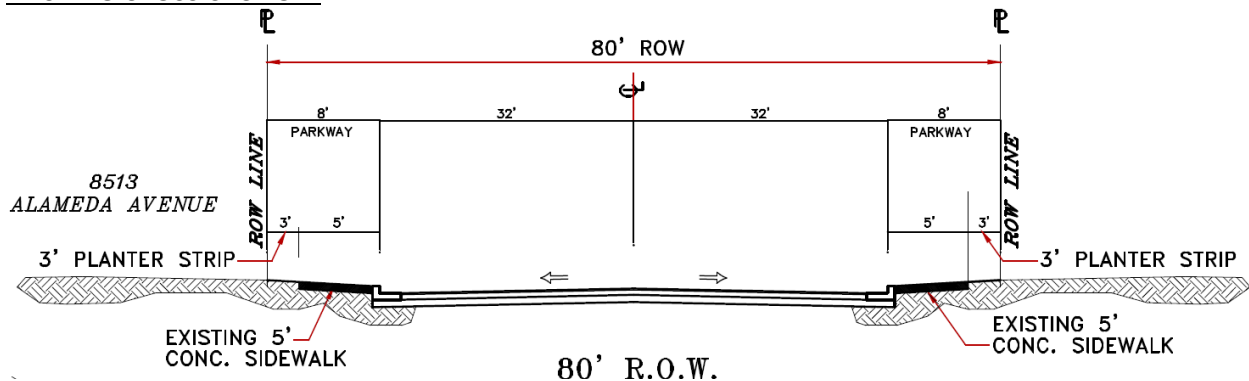
EXCEPTIONS, MODIFICATIONS, OR WAIVER REQUESTS: The applicant is requesting one (1) exception pursuant to El Paso City Code 19.10.050.A.1.a – (Roadway participation policies—Improvement of roads and utilities within and or abutting the subdivision). The waiver includes the following:

- The construction of one foot (1') of sidewalk along Alameda Ave.

REQUIRED CROSS-SECTION:



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:

- 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.

El Bronco D Allende Estates

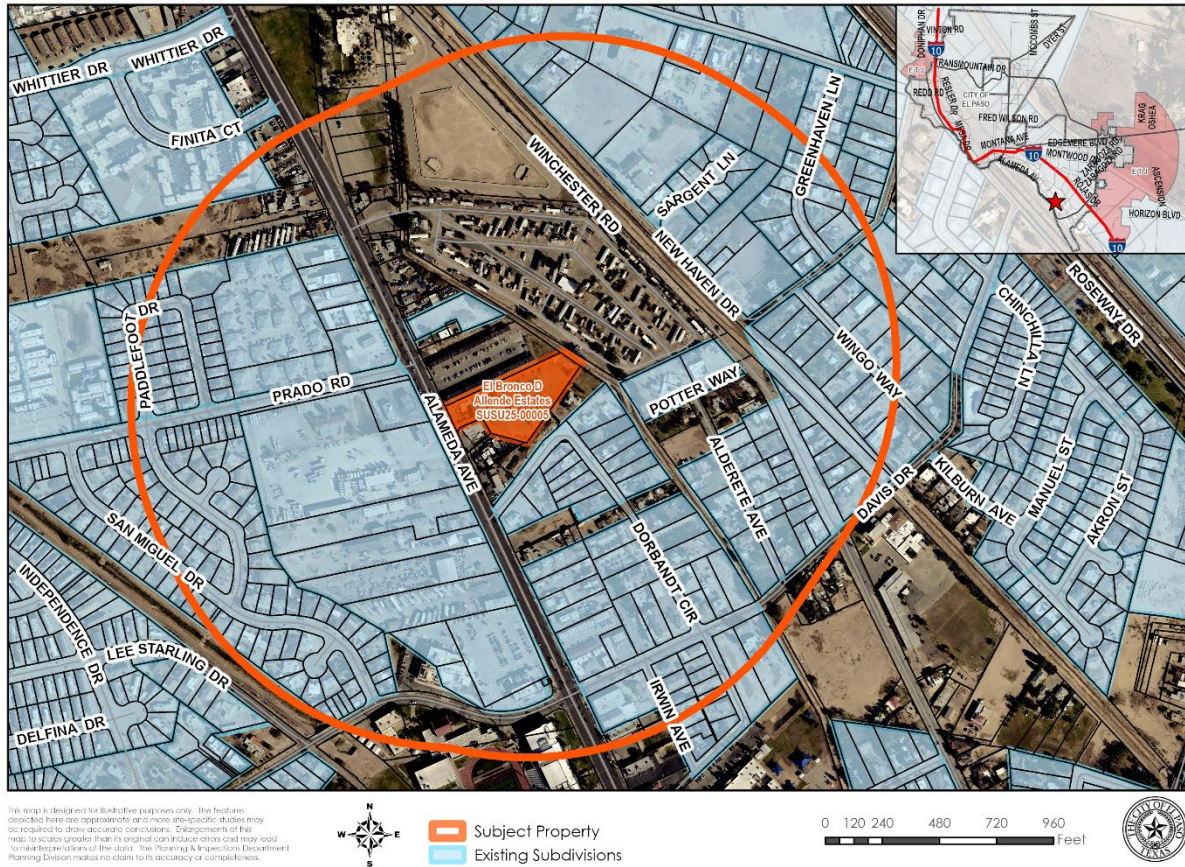


Figure B: Developed properties within a quarter mile of proposed subdivision

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

Surrounding Zoning and Use	
North	C-1 (Commercial) / Apartments
South	A-2 (Apartment) / Duplex; C-3 (Commercial) / Motor vehicle repair, minor
East	R-F (Ranch-Farm) / Mobile home park; R-4 (Residential) / Duplexes
West	C-1 (Commercial) / Beauty salon; C-4/sc (Commercial/special contract) / Gas stations
Nearest Public Facility and Distance	
Park	Pueblo Viejo City Park (0.35 mi.)
School	Ysleta High School (0.21 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 27, 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

El Bronco D Allende Estates



Subject Property



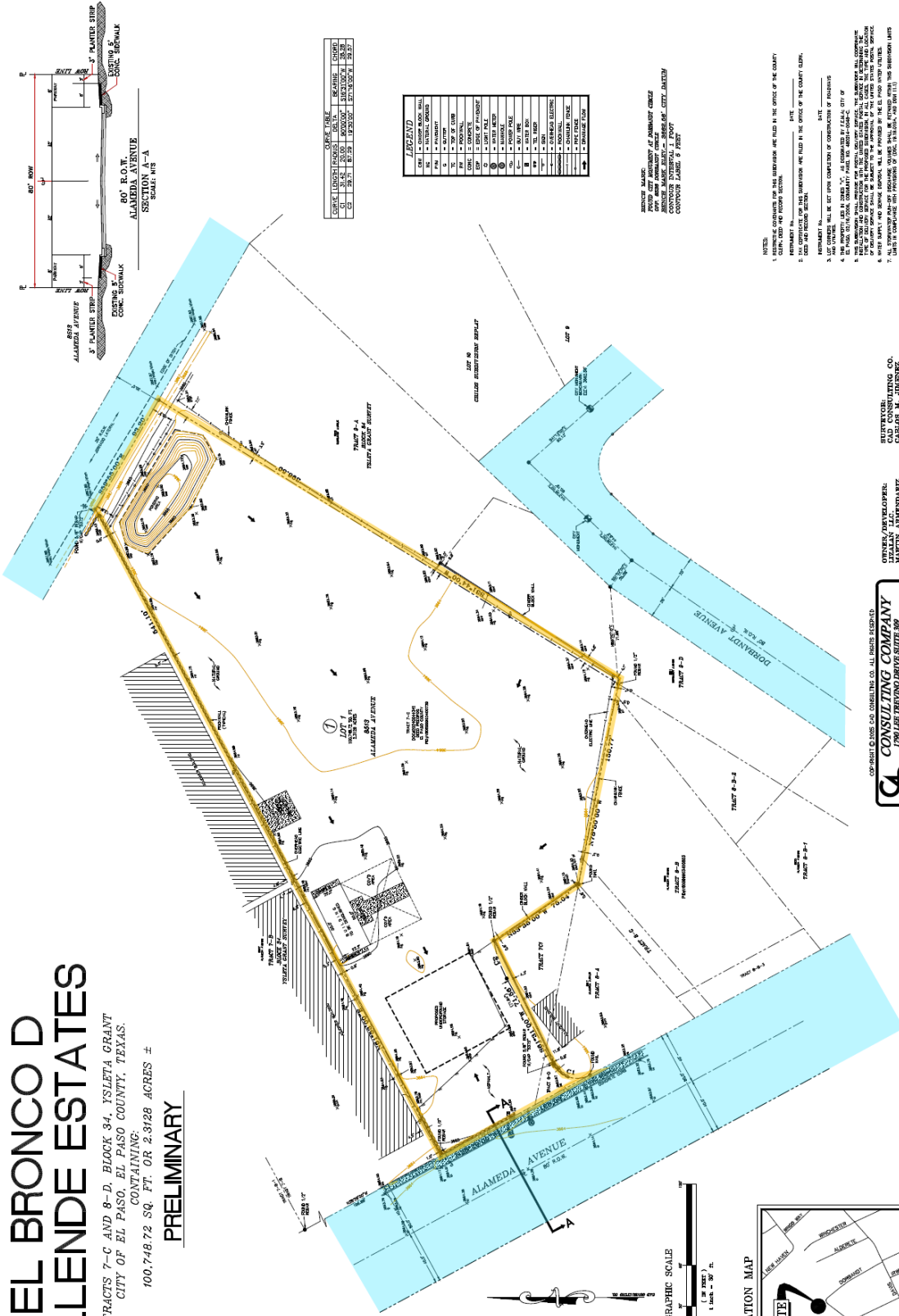
This map is designed for illustrative purposes only. The boundaries depicted herein are approximate and more site specific studies may be required to draw accurate conclusions. Encroachments of this map to scales greater than 1:10,000 may induce error and may lead to misinterpretations of the data. The Planning & Inspection Department Planning Division makes no claim to its accuracy or completeness.

ATTACHMENT 2

EL BRONCO D ALLENDE ESTATES

TRACTS 7-C AND 8-D, BLOCK 34, YSLETA GRANT
CITY OF EL PASO, EL PASO COUNTY, TEXAS.
CONTAINING:
100.748.72 SQ. FT. OR 2.3128 ACRES ±

PRELIMINARY



CONSULTING COMPANY
1700 LEE TREYNO DRIVE, SUITE 200
EL PASO, TEXAS 79907
TEL: (915) 633-4422 FAX: (915) 633-4424

OWNER/DEVELOPER
MARTIN AMENDIAREZ
1700 LEE TREYNO DRIVE, SUITE 200
EL PASO, TEXAS 79907
PHONE: (915) 633-4422

NOTES:
1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. ALL DIMENSIONS ARE TO THE CENTER OF THE CURVE.
3. ALL DIMENSIONS ARE TO THE CENTER OF THE CURVE.
4. ALL DIMENSIONS ARE TO THE CENTER OF THE CURVE.
5. ALL DIMENSIONS ARE TO THE CENTER OF THE CURVE.
6. ALL DIMENSIONS ARE TO THE CENTER OF THE CURVE.
7. ALL DIMENSIONS ARE TO THE CENTER OF THE CURVE.
8. ALL DIMENSIONS ARE TO THE CENTER OF THE CURVE.
9. ALL DIMENSIONS ARE TO THE CENTER OF THE CURVE.
10. ALL DIMENSIONS ARE TO THE CENTER OF THE CURVE.

**EL BRONCO D
ALLENDE ESTATES**
TRACTS 7-C AND 8-D, BLOCK 34, YSLETA GRANT
CITY OF EL PASO, EL PASO COUNTY, TEXAS.
CONTAINING:
100.748.72 Sq. Ft. OR 2.3128 ACRES ±

TRACTS 7-C AND 8-D, BLOCK 34, YSLETA GRANT
CITY OF EL PASO, EL PASO COUNTY, TEXAS.

100,748.72 SQ. FT. OR 2.3128 ACRES ±

DEDICATION

Witness our signature this _____ day of _____, 2025.

Box 1 1974-2003

Human Motion in

MARTIN APMUDUABIZ, Owner

Copyright © 2007 John Wiley & Sons, Ltd. *J. Polym. Sci. Part A: Polym. Chem.* 45: 1005–1015 (2007)
DOI: 10.1002/pola.21405

ATTEST: NOT REQUIRED

ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF EL PASO

Before me, the undersigned authority, on this day personally appeared Martin Armendiz, owner of LIZALAN LLC, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations herein expressed.

Given under my hand and seal of office this _____ day of _____

Notary Public in and for El Paso County

Notary Public in and for El Paso County

CITY PLANNING 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, A.D.

Secretary	Chairperson
-----------	-------------

Author(s)	Year	Country	Sample Size	Study Design	Findings
...

Development Services Director

FILMS

Filed and recorded in the office of the County Clerk of El Paso County,
Texas, this _____ day of _____, 2025. A.D. in Volume _____

County Clerk _____ By Deputy _____

County Clerk _____ By Deputy _____

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

Carlos M. Jimenez, R.P.L.S.
Registered Professional Land Surveyor
Texas License No. 3950
Exp. Mo. 10/2000

OWNER/DEVELOPER:
LIZALAN LLC.
MARTIN ARMANDARIZ
9450 ALAMEDA AVENUE
EL PASO, TEXAS 79907
PHONE: (915) 633-6422

SURVEYOR:
CAD CONSULTING CO.
CARLOS M. JIMENEZ
1790 N. LEE TRIVINO
EL PASO, TEXAS 79936
PHONE: (915) 633-6422

CD CONSULTING COMPANY
1790 LEE TRUVINO DRIVE SUITE 309
EL PASO, TEXAS 79936
TEL (915) 633-6422 FAX (915) 633-6424

ON: INICO ESTAS DATE OF PREPARATION: 04/2024 RECEIVED DATE: 12-02-24

DATE OF PREPARATION: 10/01/2024

THE MICHIGAN STATE UNIVERSITY

81

ATTACHMENT 4



December 04, 2024

To: City of El Paso

This is a request for a waiver for the property at 8513 Alameda Avenue (Bronco Estates) on the request from the City of El Paso Planning and Transportation comments regarding roadway improvements, parkways and sidewalk and pavement width. This is because Alameda Avenue already has existing pavement, parkways, sidewalks and would like them to be except as per Section 19.10.050.A. Would like to waive the:

- Alameda Ave. - Requires 92' right-of-way. (Have existing 80' right-of-way)
- Alameda Ave. - Required 70' paved roadway. (Have existing 64' paved roadway)
- Alameda Ave. - Requires (2) 11' parkway consisting of (2) 5' planter strips, (2) 6' sidewalks (Have (2) existing 8' parkways consisting of (2) 3' planters strips and (2) 5' sidewalks)

If you have any questions, please call me at 915-633-6422.

Sincerely,

A handwritten signature in blue ink, appearing to read 'a. Ayala'.

Enrique Ayala
CAD Consulting Co.

ATTACHMENT 5



MAJOR COMBINATION APPLICATION

DATE: 3/13/2025

FILE NO. SUSU25-00005

SUBDIVISION NAME: EL BRONCO D ALLENOR ESTATES

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
TRACTS 7C & 8D, BLOCK 34
YSLETA GRANT
2. Property Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	_____	_____	Office	_____	_____
Duplex	_____	_____	Street & Alley	_____	_____
Apartment	_____	_____	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below):	_____	_____
Park	_____	_____		_____	_____
School	_____	_____		_____	_____
Commercial	<u>2.3129</u>	<u>1</u>	Total No. Sites:	_____	_____
Industrial	_____	_____	Total (Gross) Acreage:	<u>2.3129</u>	_____
3. What is existing zoning of the above described property? C-4 Proposed zoning? _____
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 IMPROVEMENTS, PARKWAYS, SIDEWALKS WAIVER FOR ROAD WAY
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

12. Owner of record LIZALAN LLC / Martin Amendariz (915) 726 0139
(Name & Address, Zip) (Email) (Phone)
(Manager)

13. Developer _____
(Name & Address, Zip) (Email) (Phone)

14. Engineer CAD CONSULTING CO. 915-633-6422
(Name & Address, Zip) (Email) (Phone)

OWNER SIGNATURE: Martin Amendariz

REPRESENTATIVE SIGNATURE: CA

REPRESENTATIVE CONTACT (PHONE): 915-633-6422

REPRESENTATIVE CONTACT (E-MAIL): CADCONSULTING1@AOL.COM

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. Provide restrictive covenants or remove note if not applicable.
2. **A Traffic Impact Analysis will be required.**
3. Verify metes-and-bounds bearings. Recommended that they connect *from* the City Monument *to* the subdivision (e.g., change S41°13'00"E to **N41°13'00"W**).
4. Change "Dorbandt Avenue" to "Dorbandt Circle" on plats
5. Move graphic scale and North arrow in final plat so that it does not overlap the subdivision.
6. Add the word "Executive" before the word "Secretary" in the City Plan Commission signature line.
7. Change "Development Services Director" to "Planning & Inspections Director" in the City Plan Commission signature line.
8. Verify if any easements are being dedicated; otherwise, remove from dedication statement.
9. Make subdivision border a bit thicker so that it stands out more.
10. Add cinder block wall to legend.
11. Add subdivision lot to location map (rather than a spot).
12. Add lateral to location map.
13. Remove "Job #" that is located below location map.
14. Why do the drainage arrows point away from ponding area? If there is an inlet, etc., somewhere, clarify.
15. Clarify whether the proposed underground storage is for water.

Parks and Recreation Department

Please note that this subdivision is zoned "C-4" meeting the requirements for Non-residential uses as well as for Multi-family dwellings use restricted to a maximum of 29 dwelling units per acre therefore "Park fees" will be assessed based on the following:

1. Applicant is proposing a Non-residential use, covenants need to be provided restricting all residential uses and **if** gross density waiver is granted by the City Manager of 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 **\$2,310.00** calculated as follows:

2.31 acres non-residential @ rate of **\$1,000** per acre = **\$2,310.00**

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

Nearest Park: **Pueblo Viejo Park**

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

Streets and Maintenance Department

Traffic & Transportation Engineering

TIA is required. Scope meeting to be scheduled.

El Paso Central Appraisal District

This subdivision name El Bronco D Allende Estates is acceptable here at Central Appraisal.

El Paso Electric

Please add a 10' wide utility easement around lot one, we have existing lines along the property boundary.

El Paso Water

EPWater-PSB does not object to this request.

Alameda Avenue is a Texas Department of Transportation (TxDOT) right-of-way. All proposed water and sanitary sewer work to be performed within Alameda Avenue right-of-way requires written permission from TxDOT.

Water:

There is an existing 12-inch diameter water main that extends along Alameda Avenue, located approximately 65-feet south of the property line. This water main is available to provide service and a main extension may be required.

Previous water pressure from fire hydrant #104 located at 490-feet southeast of Prado Avenue and Alameda Avenue, has yield a static pressure of 116 psi, a residual pressure of 89 psi, and a discharge of 1,186 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.

EPWater records indicate a 3/4-inch water meter serving the subject property. The service address for this meter is 8513 Alameda Avenue.

Sewer:

There is an existing 10-inch diameter sanitary sewer main along Alameda Avenue, located approximately 17-feet south of the property line. This sanitary sewer main is available to provide service and a main extension may be required.

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.

Texas Department of Transportation

Submit plans for review and approval for a construction permit.

Texas Gas Service

Texas Gas Service does not have any objections.

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

Planning and Inspections Department- Land Development Division

No comments received.

Capital Improvement Department

No comments received.

Fire Department

No comments received.

El Paso County

No comments received.

El Paso County 911 District

No comments received.

El Paso County Water Improvement District #1

No comments received.

Sun Metro

No comments received.

EL BRONCO D ALLENDE ESTATES

TRACTS 7-C AND 8-D, BLOCK 34, YSLETA GRANT
CITY OF EL PASO, EL PASO COUNTY, TEXAS.
CONTAINING:
100,748.72 SQ. FT. OR 2.3128 ACRES ±

DEDICATION

LIZALAN LLC., property owner's of this land, hereby present this plat and dedicate to the use of the public, easements and the right to ingress and egress for service and construction and the right to trim interfering trees and shrubs.

Witness our signature this _____ day of _____, 2025.

By: LIZALAN LLC.,

MARTIN ARMENDARIZ, Owner

ATTEST: NOT REQUIRED

ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF EL PASO

Before me, the undersigned authority, on this day personally appeared Martin Armendariz, owner of LIZALAN LLC., known to me to be the person's whose name is subscribed to the foregoing instrument and acknowledged to me that he 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

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, A.D.

Secretary

Chairperson

Approved for filing this _____ day of _____, 2025.

Development Services Director

FILING

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

Texas, this _____ day of _____, 2025, A.D. in Volume _____, of the Plat Record, Page _____, 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 Texas Board of Professional Land Survey Professional and Technical Standards.

Carlos M. Jimenez, R.P.L.S.
Registered Professional Land Surveyor
Texas License No. 3950
Firm No. 10099300

OWNER/DEVELOPER:
LIZALAN LLC.
MARTIN ARMENDARIZ
8450 ALAMEDA AVENUE
EL PASO, TEXAS 79907
PHONE: (915) 633-6422

SURVEYOR:
CAD CONSULTING CO.
CARLOS M. JIMENEZ
1790 N. LEE TREVINO
EL PASO, TEXAS 79936
PHONE: (915) 633-6422

NOTES:

1. RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.

INSTRUMENT No. _____ DATE _____

2. TAX CERTIFICATE FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.

INSTRUMENT No. _____ DATE _____

3. LOT CORNERS WILL BE SET UPON COMPLETION OF CONSTRUCTION OF ROADWAYS AND UTILITIES.

4. THIS PROPERTY LIES IN ZONES "X", AS DESIGNATED BY F.E.M.A.; CITY OF EL PASO, 02/16/2006, COMMUNITY PANEL NO. 480214-0048-C.

5. 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 SUBDIVISION, IN ALL CASES, THE TYPE AND LOCATION OF DELIVERY SERVICE SHALL BE SUBJECT TO THE APPROVAL OF THE UNITED STATES POSTAL SERVICE.

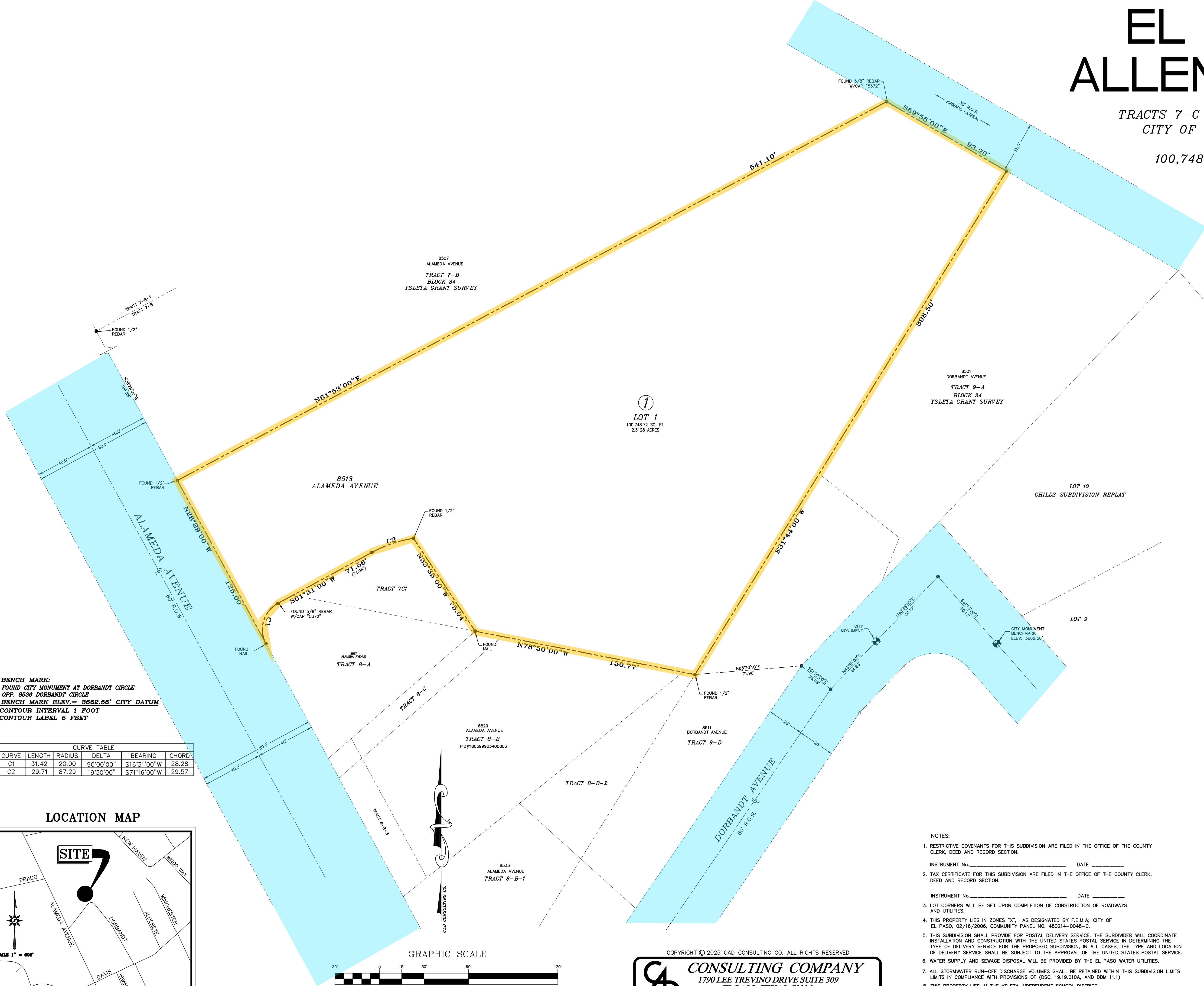
6. WATER SUPPLY AND SEWAGE DISPOSAL WILL BE PROVIDED BY THE EL PASO WATER UTILITIES.

7. ALL STORMWATER RUN-OFF DISCHARGE VOLUMES SHALL BE RETAINED WITHIN THIS SUBDIVISION LIMITS LIMITS IN COMPLIANCE WITH PROVISIONS OF (DSC, 19.19.010A, AND DDM 11.1)

8. THIS PROPERTY LIES IN THE YSLETA INDEPENDENT SCHOOL DISTRICT.

COPYRIGHT © 2025 CAD CONSULTING CO. ALL RIGHTS RESERVED

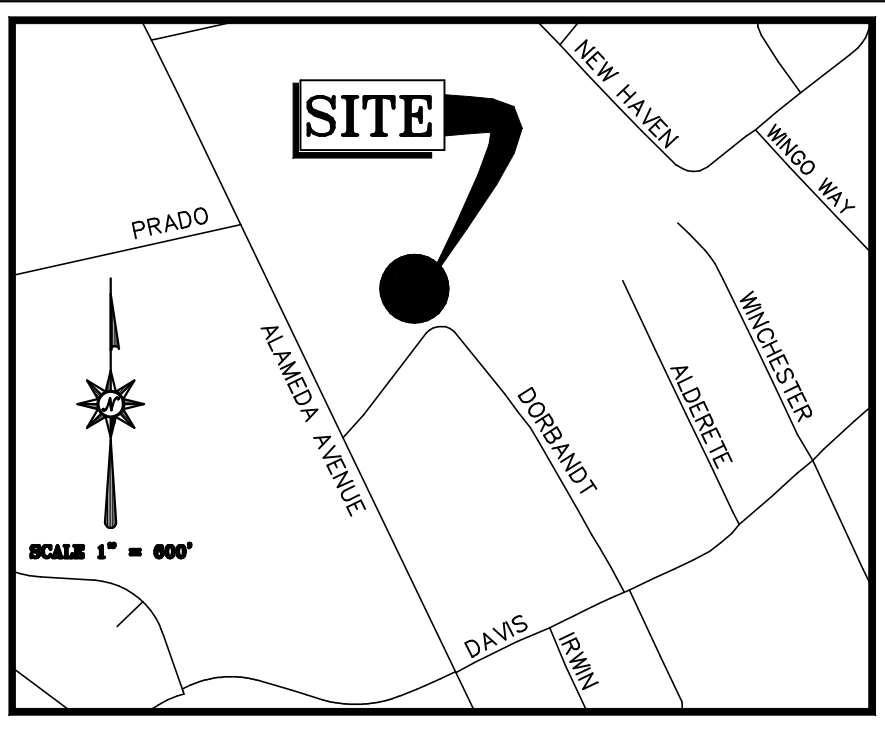
CAD CONSULTING COMPANY
1790 LEE TREVINO DRIVE SUITE 309
EL PASO, TEXAS 79936
TEL(915) 633-6422 FAX(915) 633-6424



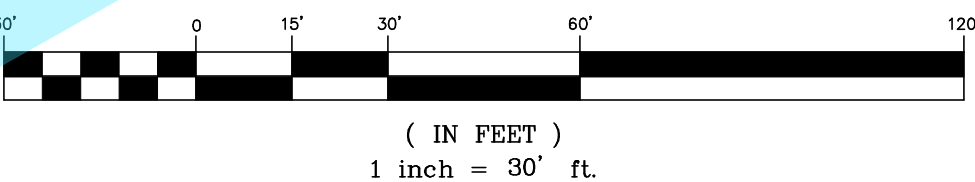
BENCH MARK:
FOUND CITY MONUMENT AT DORBANDT CIRCLE
OPP. 8536 DORBANDT CIRCLE
BENCH MARK ELEV. = 3662.56' CITY DATUM
CONTOUR INTERVAL 1 FOOT
CONTOUR LABEL 5 FEET

CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	31.42	20.00	90°00'00"	S16°31'00"W	28.28
C2	29.71	87.29	19°30'00"	S71°16'00"W	29.57

LOCATION MAP



GRAPHIC SCALE



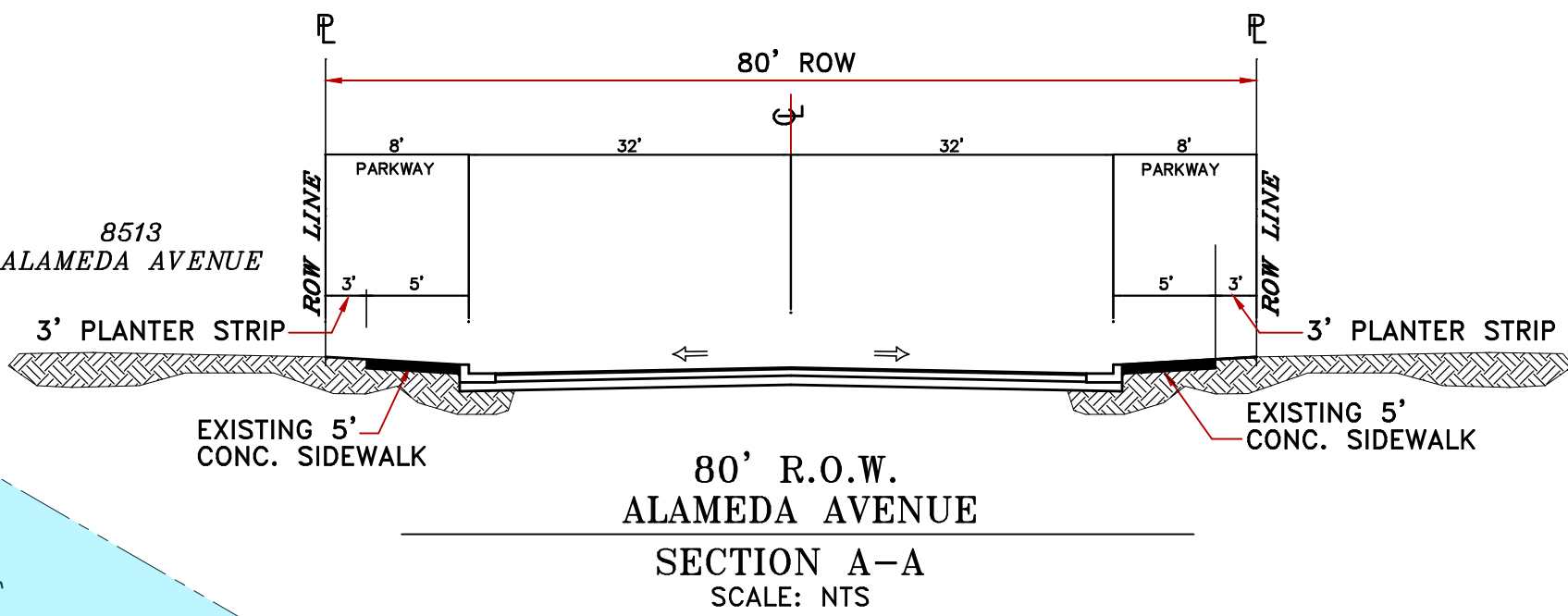
EL BRONCO D ALLENDE ESTATES

TRACTS 7-C AND 8-D, BLOCK 34, YSLETA GRANT
CITY OF EL PASO, EL PASO COUNTY, TEXAS.

CONTAINING:

100,748.72 SQ. FT. OR 2.3128 ACRES ±

PRELIMINARY



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	31.42	20.00	90°00'00"	S16°31'00"W	28.28
C2	29.71	87.29	19°30'00"	S71°16'00"W	29.57

LEGEND	
CBW	= CINDER BLOCK WALL
NG	= NATURAL GROUND
PVM	= PAVEMENT
G	= GUTTER
TC	= TOP OF CURB
RW	= ROCKWALL
CONC	= CONCRETE
EOP	= EDGE OF PAVEMENT
□	= LIGHT POLE
⊙	= WATER METER
⊙	= MANHOLE
⊙	= POWER POLE
—	= GUY WIRE
⊙	= WATER BOX
⊙	= TEL RISER
—	= SIGN
—	= OVERHEAD ELECTRIC
—	= ROCKWALL
—	= CHAINLINK FENCE
—	= PIPE FENCE
→	= DRAINAGE FLOW

BENCH MARK:
FOUND CITY MONUMENT AT DORBANDT CIRCLE
OPP. 8536 DORBANDT CIRCLE
BENCH MARK ELEV. = 3662.56' CITY DATUM
CONTOUR INTERVAL 1 FOOT
CONTOUR LABEL 5 FEET

- NOTES:
- RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.
INSTRUMENT No. _____ DATE _____
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 - WATER SUPPLY AND SEWAGE DISPOSAL WILL BE PROVIDED BY THE EL PASO WATER UTILITIES.
 - ALL STORMWATER RUN-OFF DISCHARGE VOLUMES SHALL BE RETAINED WITHIN THIS SUBDIVISION LIMITS LIMITS IN COMPLIANCE WITH PROVISIONS OF (DSC, 19.19.010A, AND DDM 11.1)
 - THIS PROPERTY LIES IN THE YSLETA INDEPENDENT SCHOOL DISTRICT.

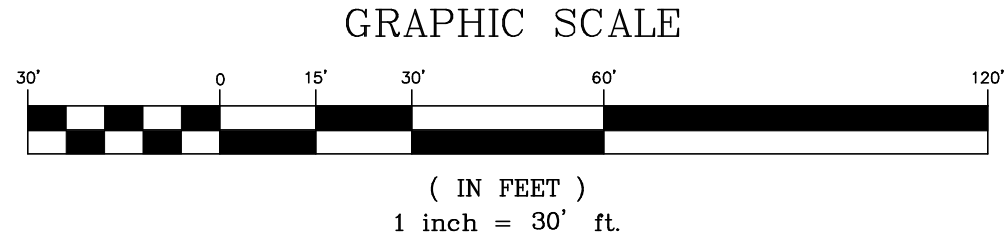
COPYRIGHT © 2025 CAD CONSULTING CO. ALL RIGHTS RESERVED



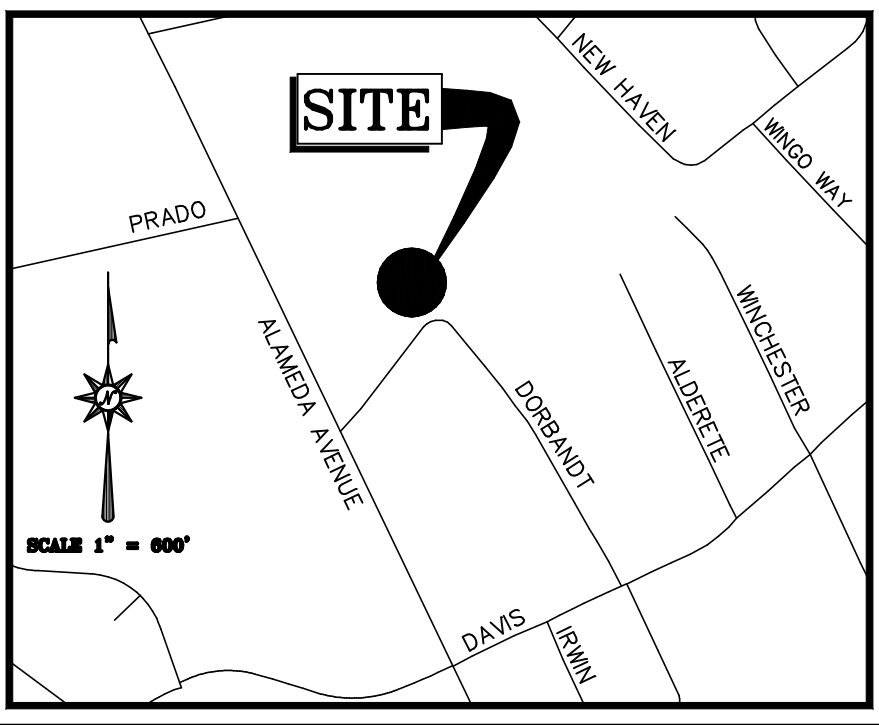
CONSULTING COMPANY
1790 LEE TREVINO DRIVE SUITE 309
EL PASO, TEXAS 79936
TEL(915) 633-6422 FAX(915) 633-6424

OWNER/DEVELOPER:
LIZALAN LLC.
MARTIN ARMENDARIZ
8450 ALAMEDA AVENUE
EL PASO, TEXAS 79907
PHONE: (915) 633-6422

SURVEYOR:
CAD CONSULTING CO.
CARLOS M. JIMENEZ
1790 N. LEE TREVINO
EL PASO, TEXAS 79936
PHONE: (915) 633-6422



LOCATION MAP





Legislation Text

File #: BC-537, Version: 1

**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.

SUSU25-00014: Tierra del Este Unit Ninety-Four - A portion of Section 18, Block 78, Township 2, Texas and Pacific Railway Company Surveys, El Paso County, Texas

Location: South of Edgemere Blvd. and East of Tim Floyd St.
Existing Zoning: N/A - Property lies within the Extraterritorial Jurisdiction (ETJ)
Property-Owner: Ranchos Real Land Holdings, LLC
Representative: Conde, Inc.
District: N/A - Property lies within the Extraterritorial Jurisdiction (ETJ)
Staff Contact: Alex Alejandre, (915) 212-1642,
AlejandreAX@elpasotexas.gov

Tierra Del Este Unit Ninety Four

City Plan Commission — March 27, 2025



CASE NUMBER/TYPE: SUSU25-00014 – Major Combination
CASE MANAGER: Alex Alejandre, (915) 212-1642, AlejandreAX@elpasotexas.gov
PROPERTY OWNER: Ranchos Real Land Holdings, LLC
REPRESENTATIVE: Conde, Inc.
LOCATION: South of Edgemere Blvd. and East of John Hayes St. (Extraterritorial Jurisdiction (ETJ))
PROPERTY AREA: 112.66 acres
VESTED RIGHTS STATUS: Vested (August 2008)
PARK FEES: Park Fees Not Required
EXCEPTIONS/MODIFICATIONS: Yes, see following section
ZONING DISTRICT(S): N/A property lies within ETJ

SUMMARY OF RECOMMENDATION: Staff recommends **APPROVAL WITH CONDITION** of Tierra Del Este Unit Ninety Four on a Major Combination basis, subject to the following condition:

- That the applicant landscape the rear of all double-frontage lots, in accordance with Section 19.23.040(H)(3)(c) of the El Paso City Code.

Related to this application, the applicant is requesting the following exceptions from the City Plan Commission:

- To allow for Block 119 to exceed 2,400 total block perimeter.
- To allow for a location map scale of 1" = 1,000'.



Figure A: Proposed plat with surrounding area

DESCRIPTION OF REQUEST: The applicant is proposing to subdivide 112.66 acres to create a residential subdivision comprising of four-hundred and sixty-seven (467) single-family lots, two (2) park sites with a combined acreage of 7.04 acres, two (2) drainage pond sites with a combined acreage of 4.35 acres in size, and one (1) commercial site with 6.68 acres. The residential lots will range from approximately 6,000 square feet to 7,600 square feet. Drainage will be provided by surface flow runoff to the drainage pond sites proposed within the subdivision. Primary access to the subdivision will be from Tim Floyd Street and from Edgemere Boulevard. This application was granted vested rights under the Tierra del Este III Phase VI Land Study, and was reviewed under the Subdivision Code that was in effect after June 1, 2008.

CASE HISTORY/RELATED APPLICATIONS: The proposed development falls within the area of the Tierra del Este III Phase VI Land Study, which was approved by the City Plan Commission (CPC) in 2008. The proposed development is in conformance with the previously approved land study.

EXCEPTIONS, MODIFICATIONS, OR WAIVER REQUESTS: The applicant is requesting two (2) waivers pursuant to El Paso City Code 19.48.3 – (Criteria for Approval) of the August, 2008 Code. The waivers are as follows:

1. To allow for Block 119 to exceed 2,400 total block perimeter, due to accommodating a drainage pond and park.
2. To allow for a location map scale of 1" = 1,000' instead of 1" = 600'

EVALUATION OF EXCEPTION REQUEST: Per El Paso Code Section 19.15.8(a) of the applicable code, the maximum length of any block or street segment (including a looped street) shall be sixteen hundred feet (1,600') along arterial streets and 1,200 feet along other streets, except when Table 19.15-3 specifies otherwise or where topographic features or parcels of one-half (1/2) acre or larger would justify an exception from this requirement.

El Paso Code Section 19.48.3(a.1) of the applicable code states that the following criteria shall be applied in deciding a waiver or exception:

1. There are special circumstances or conditions arising from the physical surroundings, shape, topography or other feature affecting the land such that the strict application of the provisions of this Chapter to the proposed use would create an unnecessary hardship or inequity upon or for the applicant, as distinguished from a mere inconvenience, in developing the land or deprive the applicant of the reasonable and beneficial use of the land;
2. The circumstances causing the hardship do not similarly affect all or most properties in the vicinity of the applicant's land;
3. The waiver or exception is necessary for the preservation and enjoyment of a substantial property right of the applicant;
4. Granting the waiver or exception will not be detrimental to the public health, safety or welfare, or injurious to other property within the area;
5. Granting the waiver or exception will not have the effect of preventing the orderly use and enjoyment of other land within the area in accordance with the provisions of this Chapter, or adversely affect the rights of owners or residents of surrounding property;
6. The hardship or inequity is not caused wholly or in substantial part by the applicant;
7. The request for a waiver or exception is not based exclusively on the applicant's desire for increased financial gain from the property, or to reduce an existing financial hardship; and
8. The degree of variation requested is the minimum amount necessary to meet the needs of applicant and to satisfy the standards in this section.

In this case, the increased street/block perimeter is caused by the placement of a park and a drainage pond site, a topographic feature. The consolidation of the park and pond is the most efficient use of land, and creates a block that exceeds the maximum block length. The park and pond are public facilities that enhance the livability of the development.

Regarding the change of scale to the location map, the proposed scale provides for a higher level of context than what is otherwise required, and improves the maps' legibility.

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

Surrounding Zoning and Use	
North	Extraterritorial Jurisdiction (ETJ) / Vacant, school, and residential development
South	Extraterritorial Jurisdiction (ETJ) / Vacant
East	Extraterritorial Jurisdiction (ETJ) / Vacant
West	R-5 (Residential) / Residential development
Nearest Public Facility and Distance	
Park	Parks are proposed within the subdivision
School	Idea Edgemere Charter School (0.05 miles)
Plan El Paso Designation	
O-6, Potential Annexation	
Impact Fee Service Area	
Eastside	

PUBLIC COMMENT: N/A

PLAT EXPIRATION: This application will expire on **March 27, 2028**. If the final plat has not been recorded within the specified date, the final plat approval, unless extended in accordance with El Paso City Code Chapter 19.41 (Expiration, extension and reinstatement), shall expire and the applicable plat shall be deemed null and void.

CITY PLAN COMMISSION OPTIONS:

Subdivision

City Plan Commission (CPC) has sole and final authority on subdivision matters. Subdivision applications in conformance with all applicable code provisions shall be approved by the CPC. When a plat is brought forward to the CPC for review, the Commission may take any of the following actions:

1. **Approval:** The CPC finds that the proposed plat is in conformance with all applicable requirements of Title 19 of the El Paso City Code.
2. **Approval with Conditions:** The CPC may impose conditions that bring the proposed plat into conformance with all applicable requirements of Title 19 of the El Paso City Code. **(Staff Recommendation)**
3. **Denial:** The CPC finds that the proposed plat is not in conformance with all applicable requirements of Title 19 of the El Paso City Code.

Waiver, Exception, Modification Request(s)

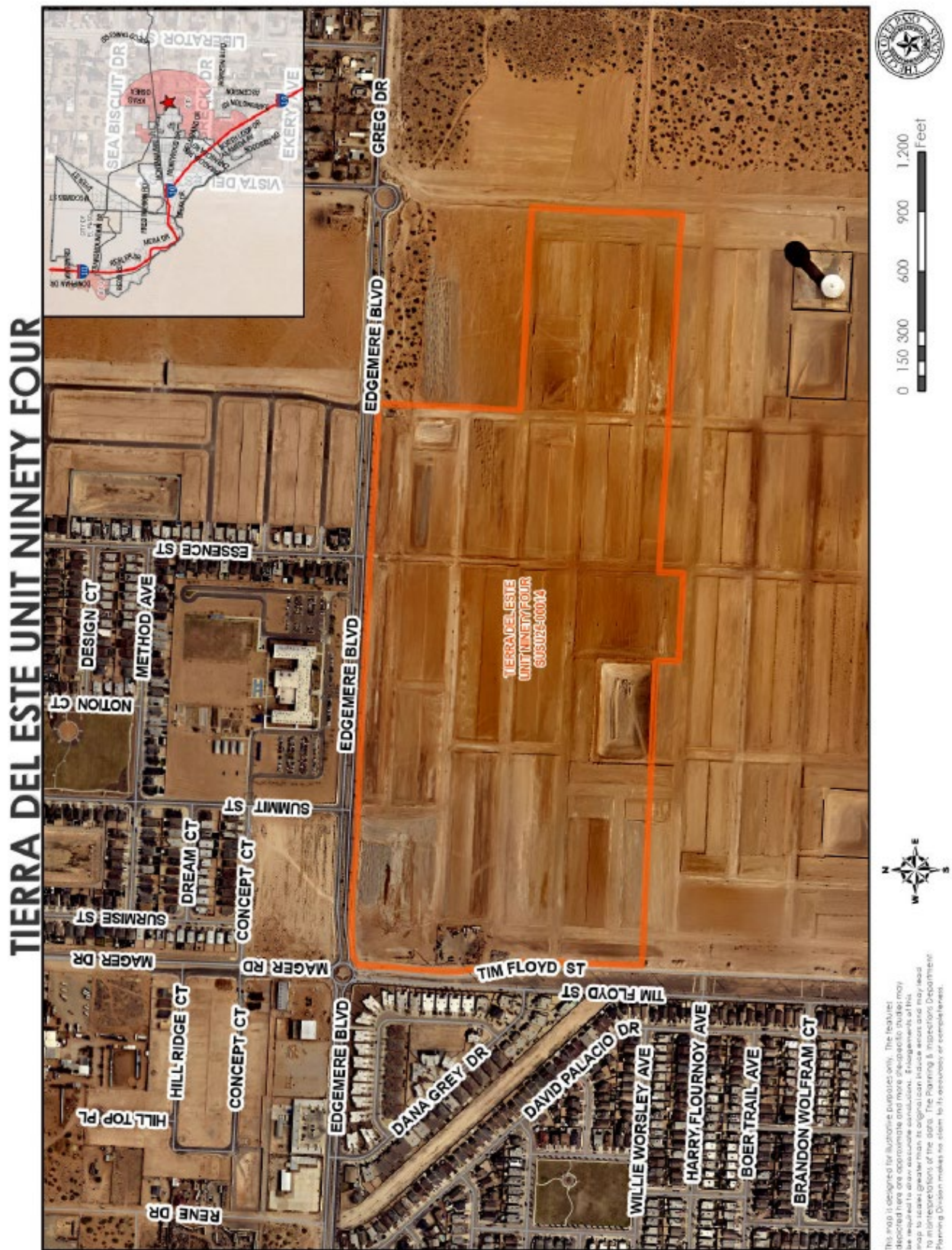
The approval of waivers from, or exceptions or modifications to any applicable code provision is at the discretion of the CPC, in consideration of any criteria provided by the El Paso City Code for the review of such waivers, exceptions, or modifications. In evaluating the request(s), the CPC may take 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.

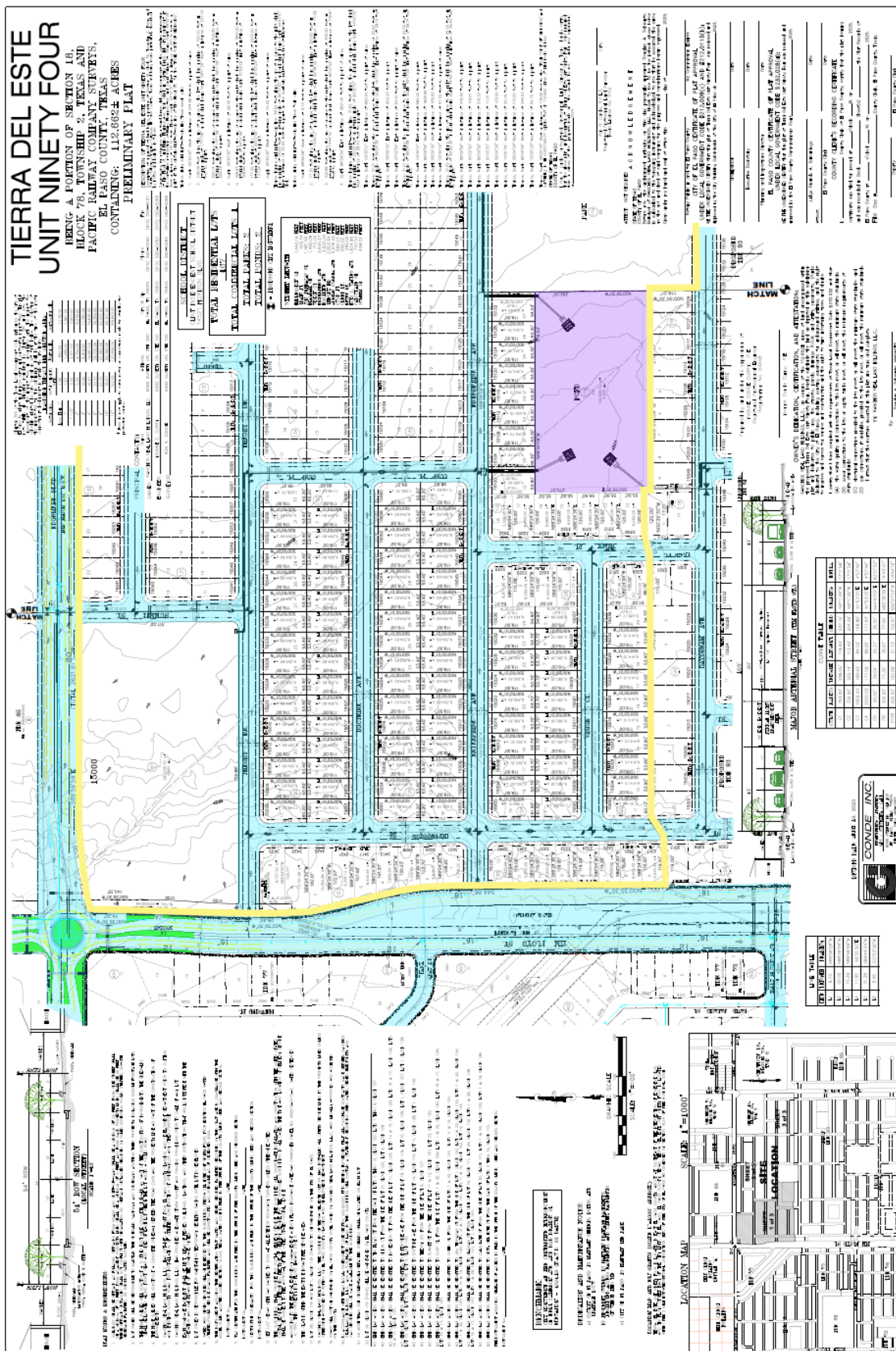
ATTACHMENTS:

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

ATTACHMENT 1



ATTACHMENT 2



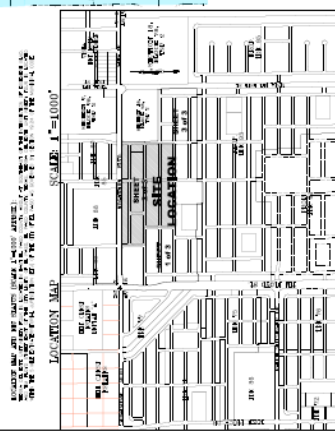
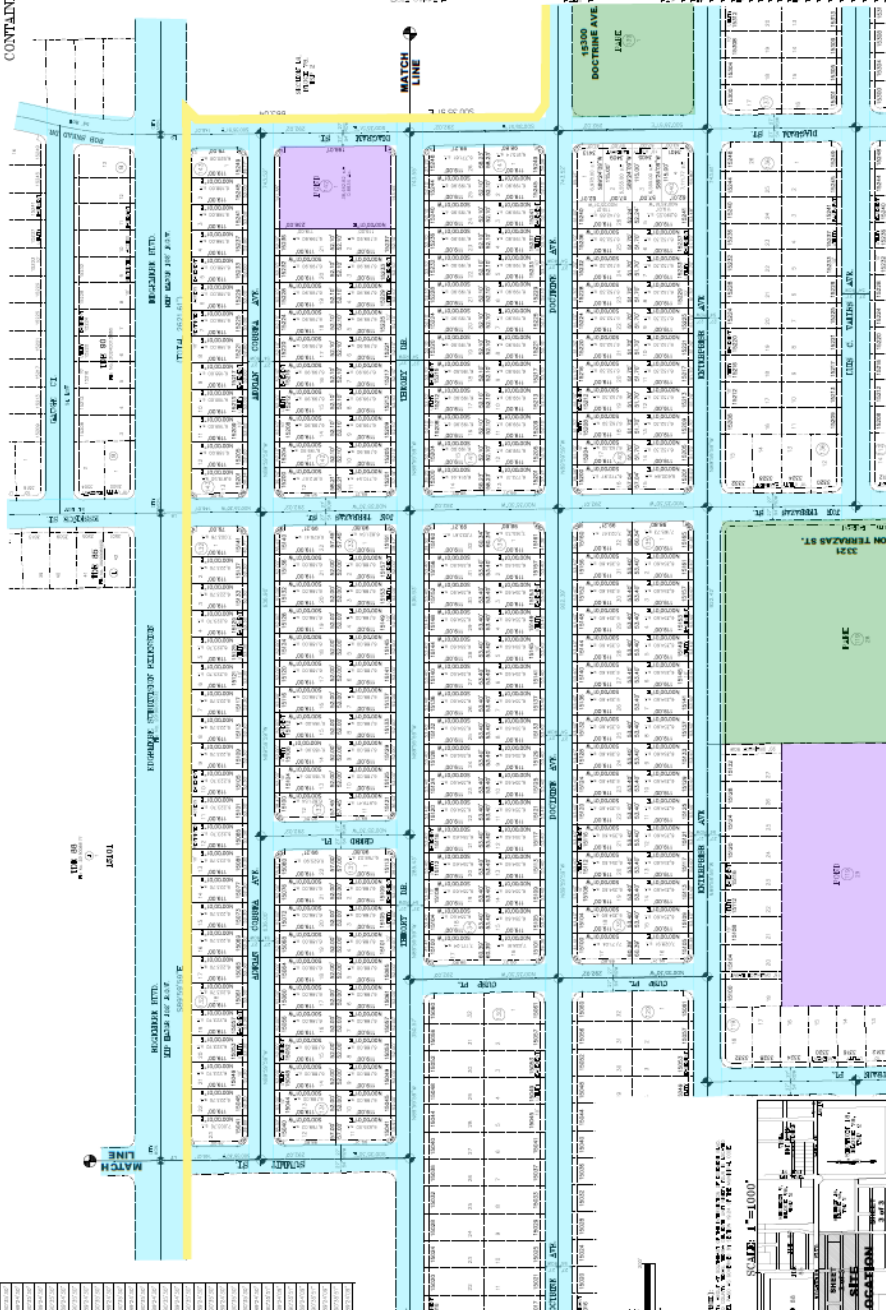
Product 2 of 6

99

ING A PORTION OF SECTION 18,
LOCK 78, TOWNSHIP 2, TEXAS AND
TIFIC RAILWAY COMPANY SURVEYS,
EL PASO COUNTY, TEXAS
CONTAINING: 112.662± ACRES

CONTAINING: 112.662± ACRES

SCHOOL DISTRICT
UNIVERSITY SCHOOL DISTRICT
 14601 HAMILTON BLVD.

[illegible][illegible][illegible]

CUMULATIVE FILE				
DATE	FILED	FILED	FILED	FILED
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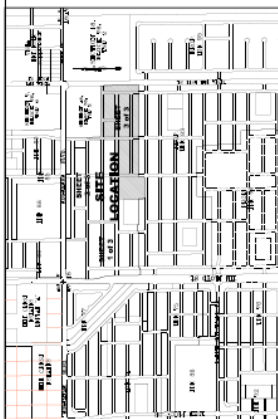
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CONFIDENTIAL

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED
DATE 08-19-2010 BY 60322 UCBAW/SJS/KSP

DECLASSIFICATION AUTHORITY DERIVED FROM:
FBI AUTOMATIC DECLASSIFICATION GUIDE
DATE 08-19-2010 BY 60322 UCBAW/SJS/KSP

[illegible][illegible][illegible]

LOCATION MAP

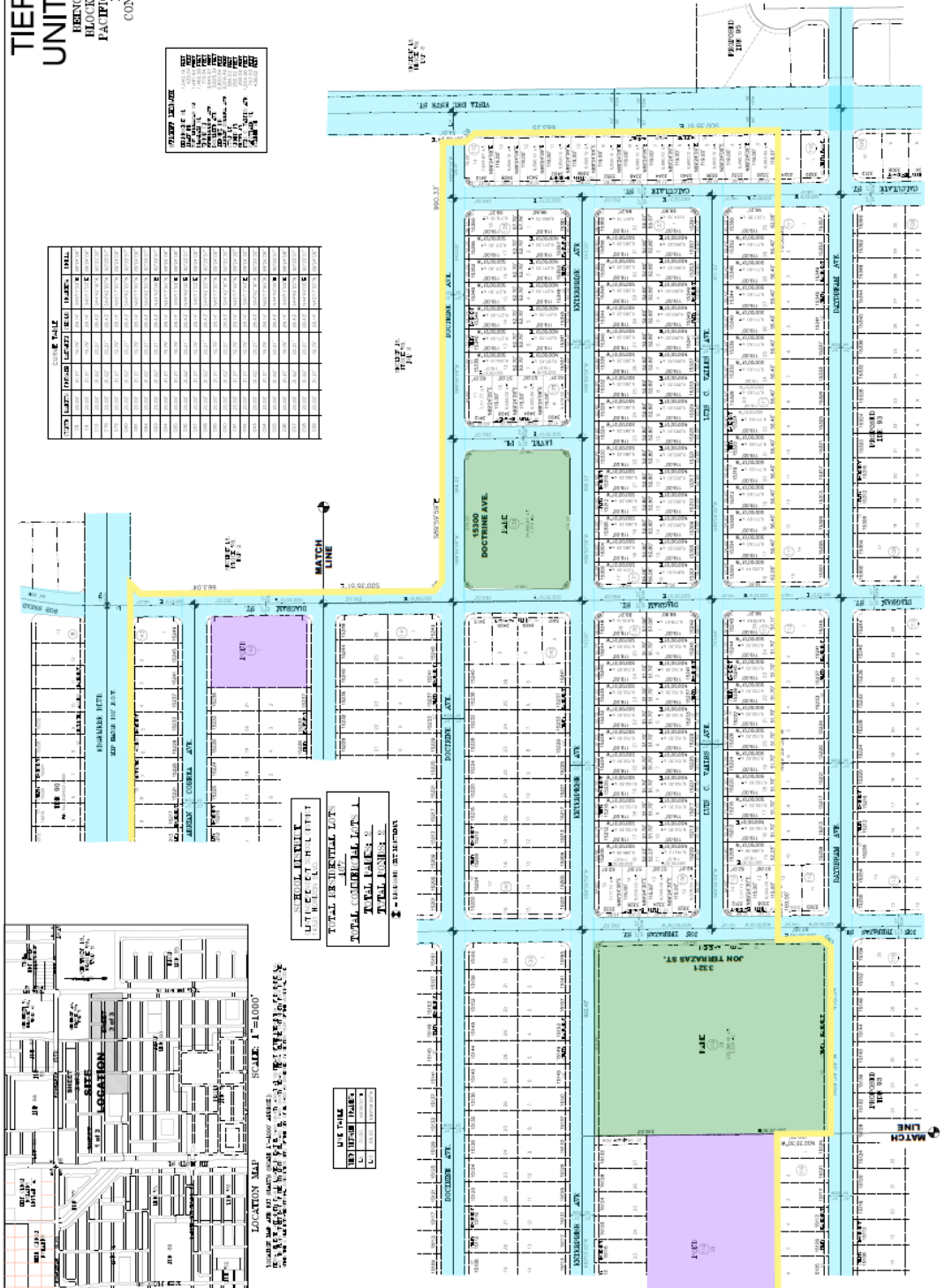
SCALE: 1"=1000'

[illegible]

SCHOOL DISTRICT
OUTREACH CENTER
1000 10TH AVE N
SEATTLE, WA 98107

TOTAL RESIDENTIAL LOTS _____
TOTAL COMMERCIAL LOTS _____

TOTAL PAGES: 2
TOTAL LOTS: 2

[illegible]

March 13 1868

ATTACHMENT 4



January 27, 2025

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

Attention: Saul Fontes

Re: Tierra Del Este Unit 94

Dear Saul,

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

- 19.01.050 - Location Map Scale, to allow for 1' = 1,000' instead of 1" = 600.
- 19.15.080 – Street Length – to allow for Block to exceed 2,400 total block perimeter due to El Paso Water Booster Station and Pond.
- DSC Standards for street name greater the 13 characters – to allow for "Harry Flournoy"

Thus, per section 19.48, we are meeting the following conditions.

1. The circumstances causing the hardship do not similarly affect all or most properties in the vicinity of the applicants land;
2. The wavier or exception is necessary for the preservation and enjoyment of a substantial property right of the applicant;
3. Granting the waiver or exception will not be detrimental to the public health, safety or welfare, or injurious to other property within the area;
4. Granting the waiver or exception will not have the effect of preventing the orderly use and enjoyment of other land within the area in accordance with the provisions of this Chapter, or adversely affect the rights of owners or residents of surrounding property;
5. The hardship or inequity is not caused wholly or in substantial part by the applicant;
6. The request for a waiver or exception is not based exclusively on the applicant's desire for increased financial hardship; and
7. The degree of variation requested is the minimum amount necessary to meet the needs of applicant and to satisfy the standards in this section.

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

Sincerely,



Conrad Code
CONDE, INC.

ATTACHMENT 5



MAJOR COMBINATION APPLICATION

DATE: 1/22/25 FILE NO. SUSU25-00014

SUBDIVISION NAME: TIERRA DEL ESTE UNIT NINETY FOUR

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
BIEING A PORTION OF SECTION 18, BLOCK 78, TOWNSHIP 2, TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS, EL PASO COUNTY, TEXAS

2. Property Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	72.0592	467	Office		
Duplex			Street & Alley	22.5324	1
Apartment			Ponding & Drainage	4.3454	2
Mobile Home			Institutional		
P.U.D.			Other (specify below)		
Park	7.044	2			
School					
Commercial	6.681	1	Total No. Sites	473	
Industrial			Total (Gross) Acreage	112.662	

3. What is existing zoning of the above described property? N/A Proposed zoning? N/A

4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes ☒ No ☐

5. What type of utility easements are proposed: Underground ☐ Overhead ☐ Combination of Both ☒

6. What type of drainage is proposed? (If applicable, list more than one)
LOTS TO STREET TO PONDING

7. Are special public improvements proposed in connection with development? Yes ☐ No ☒

8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes ☒ No ☐
If answer is "Yes", please explain the nature of the modification or exception _____

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 Ranchos Real Land Holdings, LLC 6080 Surety Dr., Ste. 300, El Paso, TX 79905
(Name & Address) (Zip) (Phone) 915-592-0290

13. Developer Ranchos Real Land Holdings, LLC 6080 Surety Dr., Ste. 300, El Paso, TX 79905
(Name & Address) (Zip) (Phone)

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

OWNER SIGNATURE: 

REPRESENTATIVE SIGNATURE: 

REPRESENTATIVE CONTACT (PHONE): 915-592-0283

REPRESENTATIVE CONTACT (E-MAIL): cconde@condeinc.com

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

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. Original copies of the tax certificate(s) with zero balance.
 - b. Original copies of the restrictive covenants.
2. Staff will recommend to the City Plan Commission (CPC) that the applicant landscape the rear of all double-frontage lots, as per section 19.23.040(H)(3)(c) of the applicable Subdivision Code.
3. Update year on City of El Paso Certificate of Plat Approval from 2023 to 20__.
4. Provide a park deed for each park dedicated to the City of El Paso prior to the recordation of the final plat.

Planning and Inspections Department- Land Development Division

No objections to proposed subdivision plat.

1. Include existing street roundabouts along Edgemere intersections.
2. Provide clearer and more legible PDF documents.
3. Delineate all watershed drainage areas DAI, DAII, & DAIII.
4. Label all ponds A & B from calculation tables on plan views the same for reference clarity.
5. Provide street centerline location with city monuments. Label point of beginning of survey and monument tie.
6. On site ponding is required as per Municipal Code. New developments and redevelopments are required to maintain the pre-development hydrologic response in their post-development state as nearly as practicable in order to reduce flooding.
7. Provide print-out of the mathematical closure of the exterior boundary of the subdivision indicating the error of closure, for the entire continuous perimeter.

El Paso Water

El Paso Water (EPWater) does not object to this request. As per EPWater-PSB Records, the Property is located outside the limits of the City of El Paso.

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

Water:

There is an existing 16-inch water main that extends along Tim Floyd Street located 20-feet west of the east right-of-way line. No direct service connections are allowed to this water main in accordance with El Paso Water – Public Service Board Rules and Regulations. From this 16-inch water main, there are 8-inch water main stub-outs in the direction of Theory Dr., Enterprise Ave. and Harry Flournoy Ave. These stub-outs are available for main extension.

There is an existing 16-inch water main that extends along Tim Floyd Street located 25-feet west of the western property. No direct service connections are allowed to this water main in accordance with El Paso Water – Public Service Board Rules and Regulations.

There is an existing 36-inch water main that extends along Vista Del Este Street. This main is located approximately 11-feet east of and parallel to the west right-of-way line. This main extends to the Ranchos Real Tank. No direct service connections are allowed to this water main in accordance with El Paso Water – Public Service Board Rules and Regulations.

The Owner/Developer of Tierra Del Este Unit Ninety-Three has entered into a Development Agreement with the El Paso Water – Public Service Board (EPWater-PSB) to construct, 8-inch diameter and 16-inch diameter water mains and 8-inch diameter sanitary sewer mains. The Developer’s utility contractor is currently installing the required water and sanitary sewer mains which will be available for permanent service and extension once EPWater-PSB issues a Letter of Final Acceptance of the facilities.

There is an existing 16-inch water main that extends long Vista Del Este Street. This main is located approximately 23-feet east of and parallel to the west right-of-way line. This main dead-ends approximately 136-feet south of Edgemere Blvd. No direct service connections are allowed to this water main in accordance with El Paso Water – Public Service Board Rules and Regulations. This main will be extended to cover the entire Vista Del Este frontage.

Sewer:

There is an existing 15-inch sanitary sewer main along Tim Floyd Street. From this main there is an existing 12-inch sanitary sewer stub-out extending east along Harry Flournoy Ave towards the subject subdivision. This main can be extended to provide service.

There is an existing 24-inch sanitary sewer main that extends along Edgemere Blvd. No direct service connections are allowed to this water main in accordance with El Paso Water – Public Service Board Rules and Regulations. From this 24-inch sanitary sewer main, there are 8-inch main stub-outs extending south Summit Street, Jon Terrazas Street, and Diagram Street. These stub-outs can be extended to provide service.

General:

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:

We have reviewed the subdivision described above and provide the following comments:
EPWater – SW has reviewed the subdivision described above and has no objections.

Parks and Recreation Department

We have reviewed **Tierra Del Este Unit 94** a major combination plat map and on behalf of Parks & Recreation Department, we offer Developer / Engineer the following comments:

1. Please note this subdivision includes **6.68 acres non-residential** (commercial). Applicant shall be required to pay “park fess” for the non-residential portion of the subdivision for a total amount of **\$6,680** calculated as follows:

6.68 acres non-residential @ rate of \$1,000 per acre = \$6,680.00

2. In addition, please note that this Subdivision is part of Phase VI of Tierra Del Este Land Study. This subdivision is composed of **467** Single-family dwelling lots and applicant is proposing to dedicate **2** park sites with a total area of **7.04 Acres**. This subdivision meets the minimum of residential "Parkland" requirements per ordinance Title 19 – Subdivision and Development Plats, **Chapter 19.20 – Parks and Open Space** and exceed the requirements by **4.20 Acres** or **420** dwelling units that can be applied towards sub-sequent subdivisions within the approved Land Study-Phase VI. Parkland calculations as follows:

PHASE VI - TIERRA DEL ESTE LAND STUDY

SUBDIVISION	TOTAL LOTS	REQUIRED PARKLAND ACREAGE	PROPOSING/DEDICATED PARKLAND ACREAGE
TDE 85	309	3.09	7.52
TDE 90	602	6.02	2.07
TDE 91	996	9.96	6.84
TDE 92	462	4.62	12.99
TDE 93	678	6.78	2.88
TDE 94	467	4.67	7.04
TOTAL	3514	35.14	39.34

TOTAL DEDICATED PARKLAND	39.34	Acres
TOTAL REQUIRED PARKLAND	35.14	Acres
PARKLAND CREDITS	4.20	Acres

This subdivision is located within park zone: **E-9**

Nearby Park: **Miners Park**

Additionally, we offer the following informational comments to assist Applicant in the construction drawings design of the new Park.

Please note that design layout (Concept & Final) need to be coordinated with Parks Department and/or department liaison/designee for review and approval and are to include at minimum the following improvements:

1. Refer to current ordinance Chapter 19.20 – Parks and Open Space and the Design & Construction Standards for Park Facilities as approved by Mayor and Council.
2. Irrigation System must be designed to accommodate site static water pressure less 9% and a pump must be incorporated to accommodate design criteria.
3. Note for all park improvements (sidewalks, Ramps, etc.) and paved Hike/Bike trails (if applicable) to be compliant with required accessibility criteria as set forth in ADAAG & TAS standards as mandated by Federal and State Governments.
4. Project(s) must be coordinated with TDLR to insure compliance with TAS requirements to include inspection, and certificate of substantial completion; approval of the subdivision /park improvement plans is subject to applicant providing proof of the project registration number (EAB Project Registration No. by the State Agency).
5. No signs, fire hydrants, lights, NDCBU's, electrical/water boxes, telephone pedestals, no obstructions in general, shall be placed into proposed perimeter sidewalk, nor shall any utility conduits be placed along the park site – Any utilities with-in the parkway need to be underneath the proposed sidewalk and buried at 5' minimum cover.
6. Provide pedestrian-oriented perimeter park lighting along adjacent public and private street rights of way. Engineer to coordinate with Parks Department and/or department liaison/designee, Planning and Inspections Engineering & Construction Management Division, SAM Dept., and E.P.E.Co., light poles location & conduit placement; light poles shall be steel, direct bury with a minimum 65 watt LED luminaire installed at max. 150' apart and/or at all street intersections along the park side and not along the residential side to prevent duplication of light poles.
7. Developer/Contractor shall obtain soil samples (taken from actual park site location finished ground) & provide complete analysis report (textural, soils classification, minerals and nutrients availability, water infiltration/percolation, detailed salinity, & PH conductivity test). Report shall include recommendations for soils amendments and preparation to insure soil conditions are suitable for turf, shrubs, and tree growth; coordinate site visit with Parks staff or Dept. designee for collection of soil samples.

8. Any unsuitable soil conditions shall be remedied to eliminate hard soils, stony soils, high caliche soils, clay soils and contaminated soils to a minimum depth of 12 inches and by shattering, in two directions, of hard pan caliche, clay soils, rocks to a depth of 36 inches below finished grade as required for proper planting as per Park's Design & Construction Standards for Park Facilities approved on 01/08/2013
9. Any unsuitable soil materials not approved by Parks Department and/or department liaison/designee are to be removed, disposed-off, and replaced with "Top Soil" / Sandy Loam material (blend of 40% Sand, 40% Silt, & 20% Clay - Capable of holding moisture) to include organic matter / nutrients to a minimum depth of 12 inches.
10. Any sloped areas (if flatter areas are not feasible) along park's frontages shall be at the max. 1 vertical: 20 horizontal (5%) or as determined according to the park improvements plan review.
11. Provide adequate cross-sections, enough to better understand/visualize the finished improvements.
12. Grading and drainage plan for the site, to be reviewed and approved by Parks Department and/or department liaison/designee.
13. Developer / Contractor are required to obtain irrigation, building, electrical, and any other required permit(s) from Planning & Inspections One Stop Shop City Development Division.
14. At minimum, a 7' wide meandering concrete sidewalk is required all along the park's frontage unless a Trail is required, then current Park Design Standards for Park Facilities shall apply.
15. Provide an age appropriate 2-5- or 5-12-years old play structure from approved vendors with a minimum fifty foot by fifty-foot user zone complete with metal shade canopy or approved alternative equipment/amenities as applicable.
16. Provide one 30' tall Pre-stressed concrete direct bury light pole at the playground or focal point of the park; use LED type fixtures and lamps for a maximum five foot-candles with a uniformity ratio of 3:1 to include photo cell and timer.
17. Provide shaded picnic tables and or benches and trashcans on concrete pads as required / applicable.
18. Street trees shall be provided along the parkway spaced at maximum 20' on center.
19. Construction of Park improvements need to be coordinated and inspected by Parks Department and/or department liaison/designee.
20. Park Site acceptance for maintenance is contingent upon completion and acceptance of all subdivision improvements by the director of the Land Development Services Department or designee.

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

Thanks for coordinating these items with the consultant; please do not hesitate to call if you have any questions, differ from above comments, or require additional information.

This subdivision is located within park zone: **E-12**

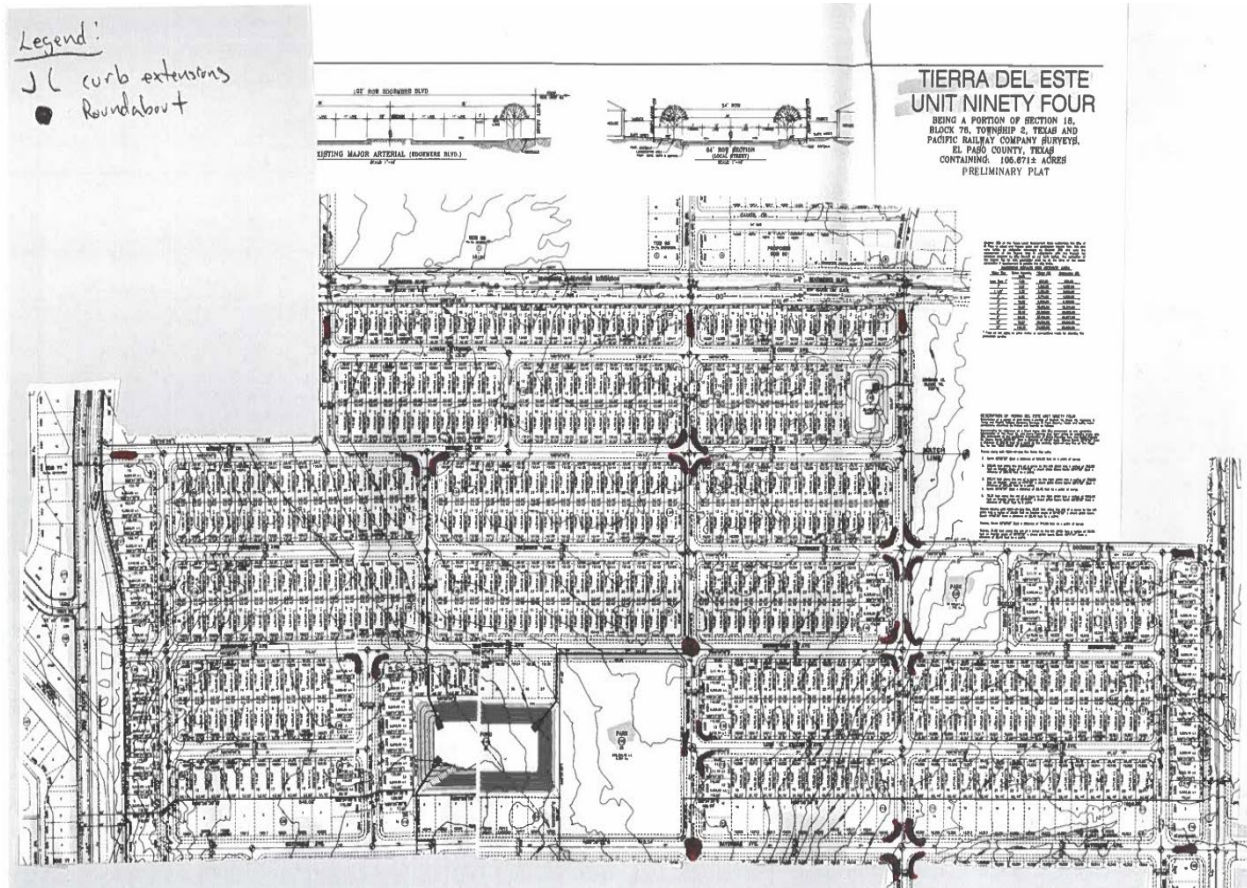
Nearest Park: **Moon Park**

Streets and Maintenance Department

Streets and Maintenance traffic engineering has the following comments:

- Speed limit shall be 25mph when entering the 35 ROW streets on subdivision according to the criteria on city ordinance **12.28.010 Generally. C.**
- There are streets which we highly recommend installing or constructing traffic calming devices since the concern in some of the streets are to encourage speeding. Can we implement the developer or builder to construct these traffic calming devices?
- As per city ordinance **19.03.010 Purpose, Exceptions and Effect** can be implemented on the traffic calming for the safety of citizens that are going to living in the subdivision.
- As per city ordinance **19.15.020 Subdivider responsibility** can be implemented on traffic calming for streets being constructed on subdivision

- Please see attachment for recommendations on traffic calming locations



Streets Lighting:

Does not object to this request. For the development of the subdivision anything that will be maintained by the City of El Paso needs to follow the standards on the Street Design Manual (SDM) and the Design Standards for Construction (DSC) according to City of El Paso Code (cited below).

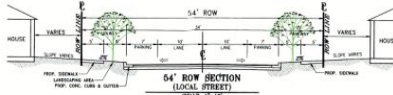
Plans shall show City of El Paso limits. If any part of the subdivision is inside the City of El Paso limits the following comments apply:

For the development of a subdivision a complete set of plans shall be submitted to Street Lights Department for review showing the minimum requirements for street illumination proposals**. The submission shall contain but shall not necessarily be limited to plans indicating the location on the premises of all lighting fixtures, both proposed and existing on the site***. The description of all lighting fixtures, both proposed and existing. Photometric data. Plans shall show street illumination design and details. El Paso city code is applicable to this process, Street Design Manual (SDM)* and any other applicable standards or requirements of the city.

Street Lights Department requires that 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.

Contract Management:

Indicate when placing Sidewalks the municipal Code Chapter 19.21 of Sidewalks shall be followed, and Chapter 13.04.020 Sidewalk Specifications. Indicate that for driveways the municipal code chapter 13.12 shall be followed



BEING A PORTION OF SECTION 18,
BLOCK 78, TOWNSHIP 2, TEXAS AND
PACIFIC RAILWAY COMPANY SURVEYS,
EL PASO COUNTY, TEXAS
CONTAINING: 105.671± ACRES
PRELIMINARY PLAT

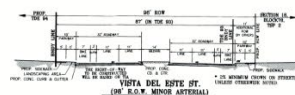


Water Type	Water Capacity	Water (L)	Waterweight (L)
Left Side 1"	1.00	487.00	508.00
1"	1.07	1,763.00	1,827.00
1 1/2"	2.33	2,520.00	2,685.00
2"	3.33	3,794.00	4,005.00
3"	5.30	6,060.00	6,351.00
4"	9.67	11,670.00	12,360.00
6"	22.33	23,520.00	24,675.00
8"	33.33	37,068.00	39,071.00
10"	38.67	40,804.00	52,396.00
12"	34.33	24,898.00	36,004.00

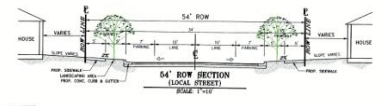
DESCRIPTION OF TERRA DEL ESTE UNIT NINETY FOUR
Description of a portion of land being a portion of Section 18, Block 10, Town
Three and Pacific Railway Company Survey, St. Polka County, Texas and being
particularly described by metes and bounds as follows:

Containing the reference to or from (said) City measurement of the center
distance line of Section 10 and Pacific Railway line that shall extend to existing
City measurement of the center distance line of Pacific Railway line and extend
10 feet, North 89°29'28" East a distance of 180.00 feet, Thence North 22°12'
E distance of 207.56 feet to a point at the eastern right-of-way line of St.

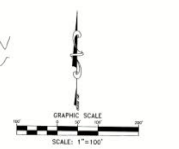
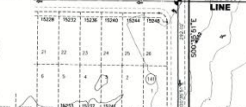
- [illegible]



CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C8	20.00'	31.21'	16.76'	28.14'	S40°17'50"E	49°24'09"
C9	20.00'	31.21'	16.76'	28.14'	S40°17'50"E	89°24'09"
C10	20.00'	31.62'	20.21'	28.63'	S44°42'18"W	90°18'30"



BEING A PORTION OF SECTION 18,
BLOCK 78, TOWNSHIP 2, TEXAS AND
PACIFIC RAILWAY COMPANY SURVEYS,
EL PASO COUNTY, TEXAS
CONTAINING: 105.671± ACRES
PRELIMINARY PLAT



DESCRIPTION OF TERRA DEL ESTE UNIT NINETY FOUR
 (beginning at a point of old being a portion of Section 18, Block 16, Township
 20 North and Range 10 East Company Survey), 20 Square County, Texas and being re-
 spectively described by more or less as follows:

Commencing for reference at a fixed tree on the E corner of the under-
 mentioned of Sec 18, T. 20 N., R. 10 E., Plaquemine Area, from which an ending to
 my monument at the correlative intersection of State Highway No. 4 and Road 1
 S. W. Corner 49°55' 20" West is distance of 155.87 feet; thence South 72°2'
 E distance of 207.14 feet to a point at the NW corner of my tract of Sec 18,
 T. 20 N., R. 10 E.

- [illegible]

[illegible]

In reference to case SUSU25-00014 - Tierra Del Este Unit Ninety Four, Texas Gas Service does not allow permanent structures nor trees to be installed on top of TGS gas mains or service lines. If a conflict is anticipated, the developer, contractors or owner representative should contact TGS to relocate the gas main and/or service at the developer's expense.

We have no comments for the Tierra Del Este Unit Ninety Four.

El Paso County has no comments to address.

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

Recommend Approval. No adverse comments.

No comments received.

No comments received.

No comments received.

BEING A PORTION OF SECTION 18,
BLOCK 78, TOWNSHIP 2, TEXAS AND
PACIFIC RAILWAY COMPANY SURVEYS,
EL PASO COUNTY, TEXAS
CONTAINING: 112.692± ACRES
PRELIMINARY PLAT


SCHOOL DISTRICT
CLINT INDEPENDENT SCHOOL DISTRICT
14521 HORIZON BLVD.

TOTAL RESIDENTIAL LOTS
467

TOTAL COMMERCIAL LOTS 1

TOTAL PARKS: 2

TOTAL PONDS: 2

 = SPOCOPED, CHRY. MONTHLY

BENCHMARK:

PEDICATION AND MAINTENANCE NOTES:

ION OF TIERRA DEL ESTE UNIT NINETY FOUR
of a parcel of land being a portion of Section 15, Block 75,
Township 2

essary right-of-way line of Tim Floyd St., for the "BACK POINT" of a solid right-of-way line these seven cases:

10720'30" West x distance of 544.86 feet to a point of curve
 along the arc of a curve to the left which has a radius of 7913.05
 feet of 171'38" x chord which bears North 091°28'30" East x distance
 of 171'38" to a point of tangency of the solid right-of-way line.

507.20' (dist. a distance of 28.45 feet to a point of curve;
feet along the arc of a curve to the right which has a radius of 2050.0
feet at 0+37.49'; a chord which bears North 01°53'26" East a distance
feet to a point);
feet along the arc of a curve to the left which has a radius of 2050.0
feet at 0+37.49'; a chord which bears North 01°53'26" East a distance
feet to a point).

10. A solid right-of-way line these four calls:
 100' 00" 20° West a distance of 3.75 feet to a point of curve
 along the arc of a curve to the left which has a radius of 300.00
 feet and a central angle of 120° 00' to a point of tangency
 100' 00" 20° West a distance of 3.75 feet to a point of curve
 along the arc of a curve to the left which has a radius of 300.00
 feet and a central angle of 120° 00' to a point of tangency
 100' 00" 20° West a distance of 3.75 feet to a point of curve
 along the arc of a curve to the left which has a radius of 300.00
 feet and a central angle of 120° 00' to a point of tangency
 100' 00" 20° West a distance of 3.75 feet to a point of curve
 along the arc of a curve to the left which has a radius of 300.00
 feet and a central angle of 120° 00' to a point of tangency

90°59'59" East a distance of 2621.61 feet to a point of curve
solid right-of-way line, 31.62 feet along the arc of a curve to the
point of tangency, 20.00 feet on interior angle of 90°59'59" a chord which bears South
10°59'59" East a distance of 28.43 feet to a point
of curve.

07°02'24" East a distance of 64.01 feet to a point of curve
 It lies along the arc of a curve to the right, which has a radius of 20
 ft. and a central angle of 89°24'00". A chord which bears South 45°14'56" East a distance of
 68.32 feet to the point of curve.

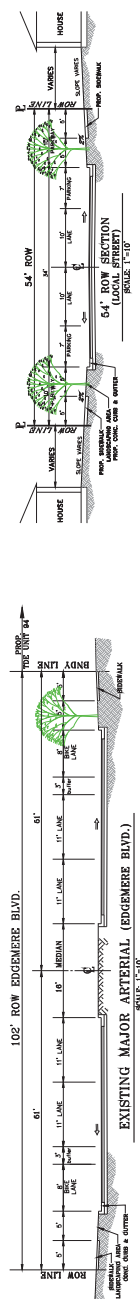
12 feet along the arc of a curve to the right, which has a radius of 40.253' and a chord which bears South $41^{\circ}16'$ West a distance of 19.9575' least a distance of 418.54 feet to a point;
in $00^{\circ}50'30''$ least a distance of 119.01 feet to a point;

74757487 feet • distance of 55.79 feet to a point;
8824209 feet • distance of 115.00 feet to a point;
88758739 feet • distance of 546.03 feet to a point;

EL PASO

Ron R. Conde, P.L.S.
Registered Professional Land Surveyor
Texas License No. 5152

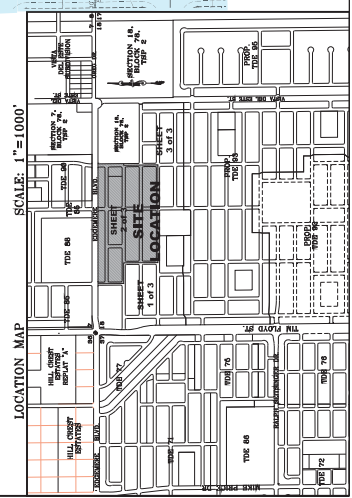
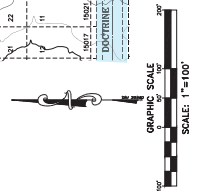
Page 2 of 8



CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C7	20.00'	31.62'	20.21'	28.43'	544°2'05" W	90°35'51" W

STREET	LENGTH
IMPERIAL BL.	1,040.19 FEET
MANLY BL.	1,040.19 FEET
WILSON BL.	1,461.54 FEET
DIAMOND ST.	1,460.08 FEET
VISION CT.	715.04 FEET
ENTERPRISE AVE.	3,645.27 FEET
DOCTRINE AVE.	3,625.24 FEET
TRIDENT DR.	2,802.64 FEET
WILSON BL.	1,040.19 FEET
CLUB BL.	584.03 FEET
CHERRY PL.	282.02 FEET
LEVER PL.	292.02 FEET
LUIS C. VALLES AVE.	1,654.96 FEET
GAUCIATE ST.	747.53 FEET
JOHNST ST.	458.02 FEET

LINE TABLE		
LINE	LENGTH	BEARING
L7	51.00	S0°35'30"E
L8	51.00	N0°35'30"W
L9	51.00	S0°35'51"E



PRINCIPAL CONTACTS:				
Name	Address	City & Zip	Phone	Fax
OWNER: RANCOE REEL HOLDINGS, LLC	6080 SURFVIEW DR. STE. 300	EL PASO, TX 79905	(915) 592-0290	(915) 592-8277
ENGINEER: YVONNE C. CURRY	6080 SURFVIEW DR. STE. 100	EL PASO, TX 79905	(915) 592-0283	(915) 592-0286
SUPERVISOR: RON R. CONDE	6080 SURFVIEW DR. STE. 100	EL PASO, TX 79905	(915) 592-0283	(915) 592-0286

REVISED DATE: APRIL 16, 2023

CONDE INC.
 ENGINEERING / PLANNING
 CIVIL / SURVEYING / CAD
 6600 SUSSEX DR. #715 100
 ST. JAC. TEL: 403-246-0000
 FAX: 403-246-0001
 1000100



Legislation Text

File #: BC-538, Version: 1

**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.

SUSU25-00026: Ivey Interstate Industrial Center #1 - A portion of Tract 1-B-1, and a portion of Tract 1-B-2, O.A. Danielson Survey No. 314, a portion of Tract 3-B, Block 56, Ysleta Grant, and a portion of Lot 1, Block 2, Ivey's Interstate Subdivision No. 2, City of El Paso, El Paso County, Texas

Location: West of Americas Ave. and South of Interstate 10
Existing Zoning: C-4/c (Commercial/conditions) and C-3/sc
(Commercial/special)
Property Owner: Ivey Partners LTD
Representative: CEA Group
District: 7
Staff Contact: Alex Alejandre, (915) 212-1642,
AlejandreAX@elpasotexas.gov

Ivey Interstate Industrial Center #1

City Plan Commission — March 27, 2025



CASE NUMBER/TYPE:	SUSU25-00026 – Resubdivision Combination
CASE MANAGER:	Alex Alejandre, (915) 212-1642, AlejandreAX@elpasotexas.gov
PROPERTY OWNER:	Ivey Partners LTD
REPRESENTATIVE:	CEA Group
LOCATION:	West of Americas Ave. and South of Interstate 10. (District 7)
PROPERTY AREA:	38.54 acres
VESTED RIGHTS STATUS:	Not Vested
PARK FEES:	\$38,530.00
EXCEPTIONS/MODIFICATIONS:	Yes, see following section
ZONING DISTRICT(S):	C-4/c (Commercial/conditions) and C-3/sc (Commercial/special contract)

SUMMARY OF RECOMMENDATION: Staff recommends **PENDING** of Ivey Interstate Industrial Center #1 on a Resubdivision Combination basis, subject to the following:

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

Related to this application, the applicant is requesting the following exceptions from the City Plan Commission:

1. To waive the construction of one foot (1') of sidewalk along Gateway East Blvd.
2. To waive the construction of one foot (1') of sidewalk along Americas Avenue.

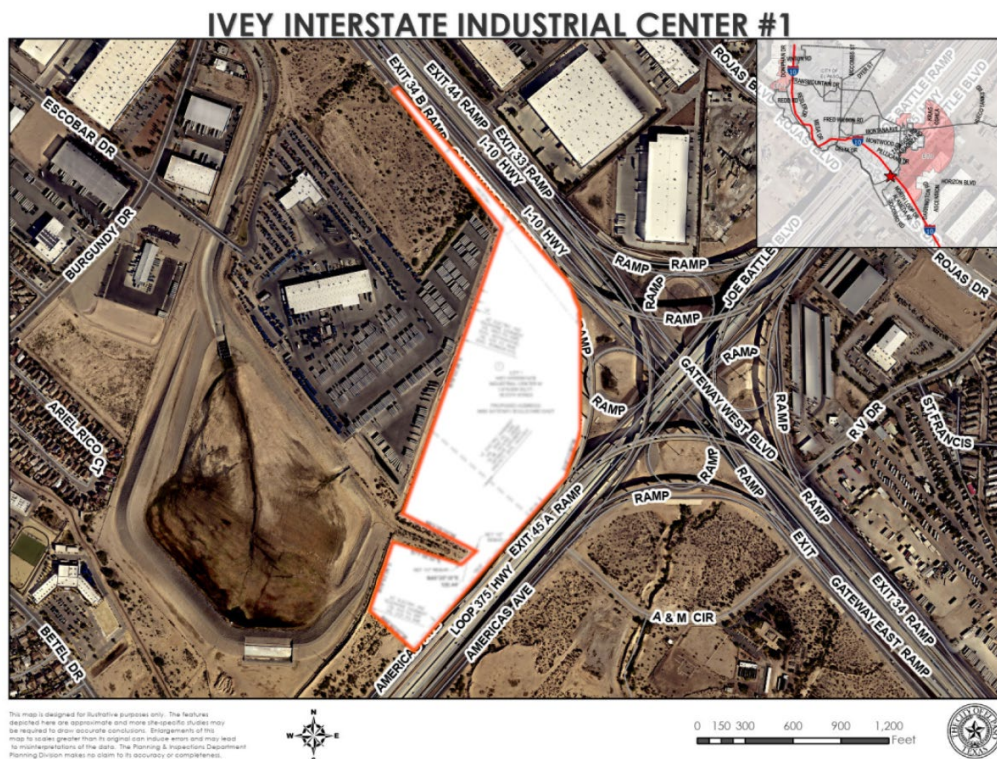


Figure A: Proposed plat with surrounding area

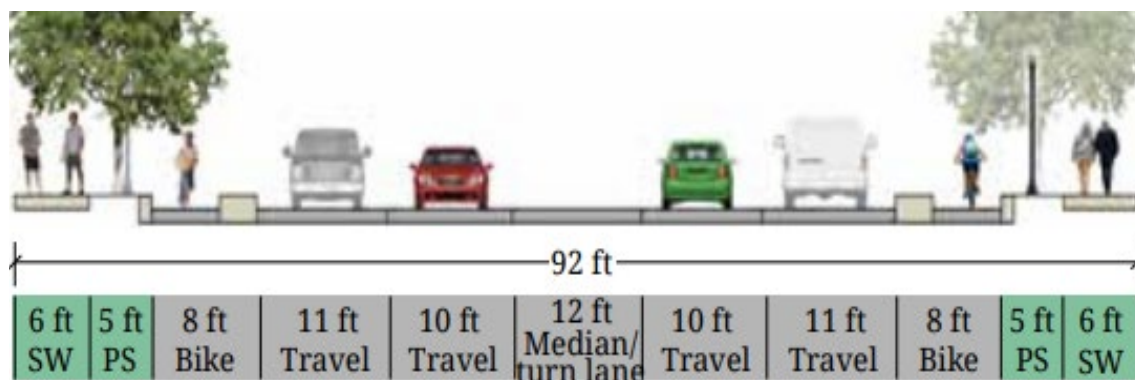
DESCRIPTION OF REQUEST: The applicant is proposing to resubdivide 38.54 acres in order to create one (1) commercial lot. The reason for the replat is to combine platted and unplatted property into one single lot. Access to the subdivision will be from Americas Avenue and Gateway East Boulevard. Stormwater drainage will be conveyed by on-site ponding. This development is being reviewed under the current Subdivision code.

CASE HISTORY/RELATED APPLICATIONS: The proposed resubdivision is related to rezoning case PZRZ24-00037, which was previously reviewed by the City Plan Commission on February 27, 2025. The property owner requested to rezone the subject property from C-3/sc (Commercial/special contract) to C-4/sc (Commercial/special contract).

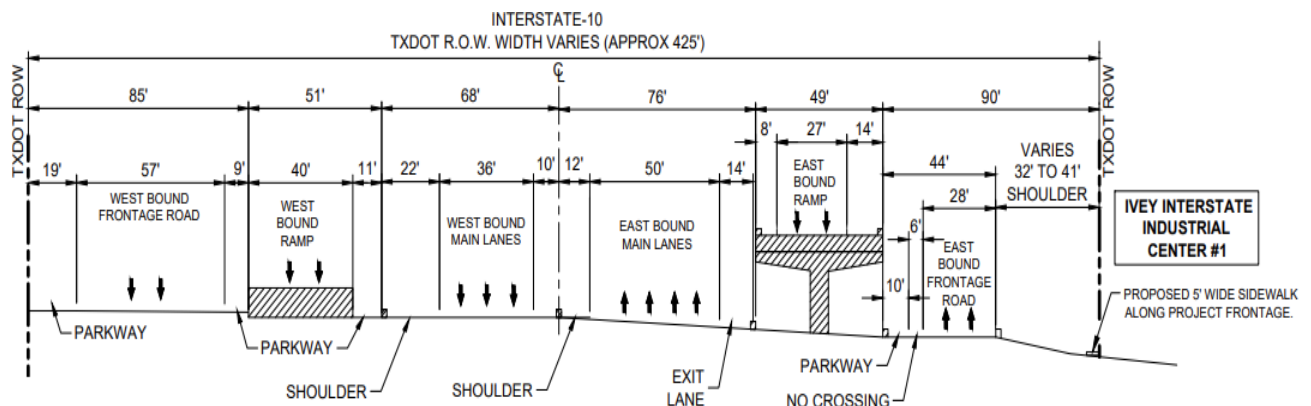
EXCEPTIONS, MODIFICATIONS, OR WAIVER REQUESTS: The applicant is requesting two (2) exceptions pursuant to El Paso City Code Section 19.10.050 (A)(1)(a) – (Roadway participation policies—Improvement of Roads and Utilities Within and or Abutting the Subdivision) of the current code. The exceptions include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

1. To waive the construction of one foot (1') of sidewalk along Gateway East Blvd.

REQUIRED CROSS-SECTION:

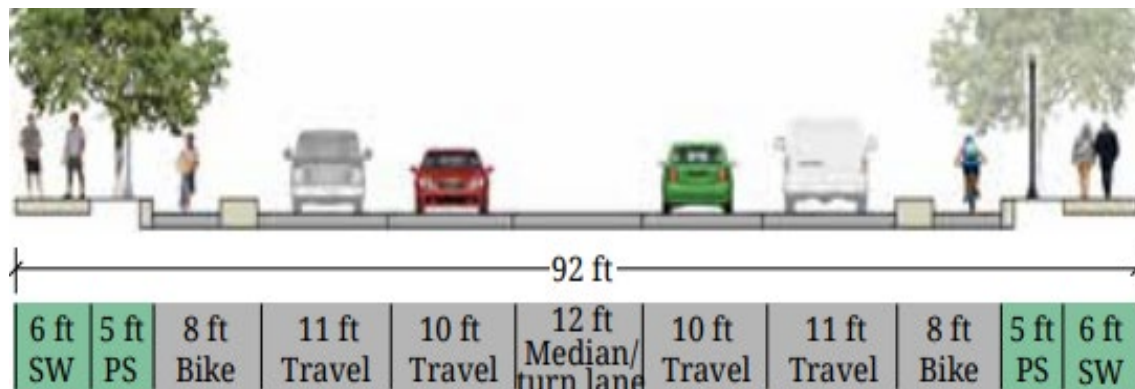


PROPOSED CROSS-SECTION:

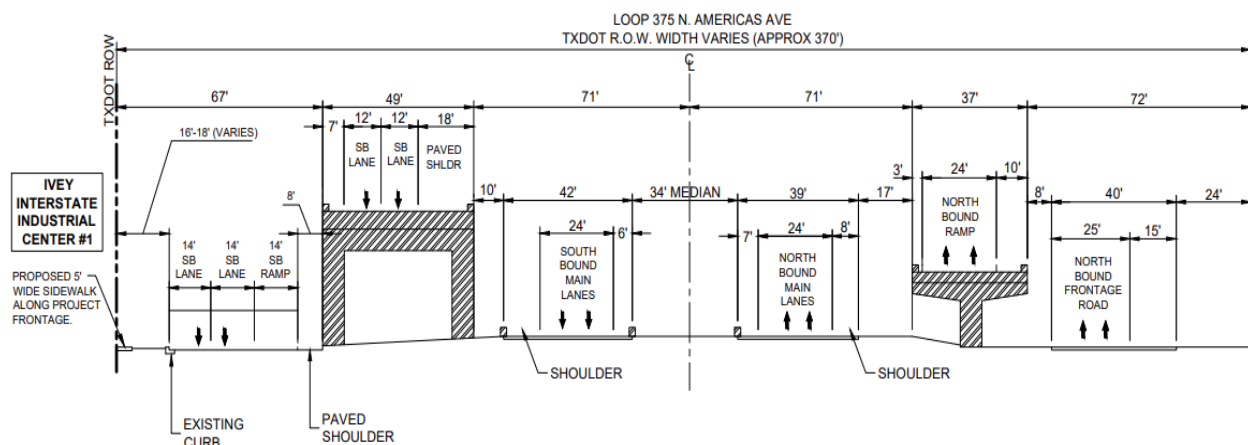


- To waive the construction of one foot (1') of sidewalk along Americas Avenue.

REQUIRED CROSS-SECTION:



PROPOSED 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) – (Roadway Participation Policies— Improvement of Roads and Utilities Within and or Abutting the Subdivision). The section reads as follows:

Section 19.10.050(A)(1)(a)

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:

- 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.

IVEY INTERSTATE INDUSTRIAL CENTER #1



Figure B: Developed properties within a quarter mile of proposed subdivision

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

Surrounding Zoning and Use	
North	C-4/sc (Commercial/special contract) / Warehouse
South	C-3/sc (Commercial/special contract) Vacant lot
East	C-3/sc (Commercial/special contract) and C-3 (Commercial) / Vacant lots
West	C-4/sc (Commercial/special contract) and C-3 (Commercial) / Warehouse and vacant lot
Nearest Public Facility and Distance	
Park	Ranchos Del Sol (0.81 mi.)
School	Harmony School of Excellence (0.23 mi.)
Plan El Paso Designation	
G-4, (Suburban, Walkable)	
Impact Fee Service Area	
N/A	

PUBLIC COMMENT: N/A

PLAT EXPIRATION: This application will expire on **March 27, 2028**. If the final plat has not been recorded within the specified date, the final plat approval, unless extended in accordance with El Paso City Code Chapter 19.41 (Expiration, extension and reinstatement), shall expire and the applicable plat shall be deemed null and void.

CITY PLAN COMMISSION OPTIONS:

Subdivision

City Plan Commission (CPC) has sole and final authority on subdivision matters. Subdivision applications in conformance with all applicable code provisions shall be approved by the CPC. When a plat is brought forward to the CPC for review, the Commission may take any of the following actions:

1. **Approval:** The CPC finds that the proposed plat is in conformance with all applicable requirements of Title 19 of the El Paso City Code.
2. **Approval with Conditions:** The CPC may impose conditions that bring the proposed plat into conformance with all applicable requirements of Title 19 of the El Paso City Code.
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

IVEY INTERSTATE INDUSTRIAL CENTER #1

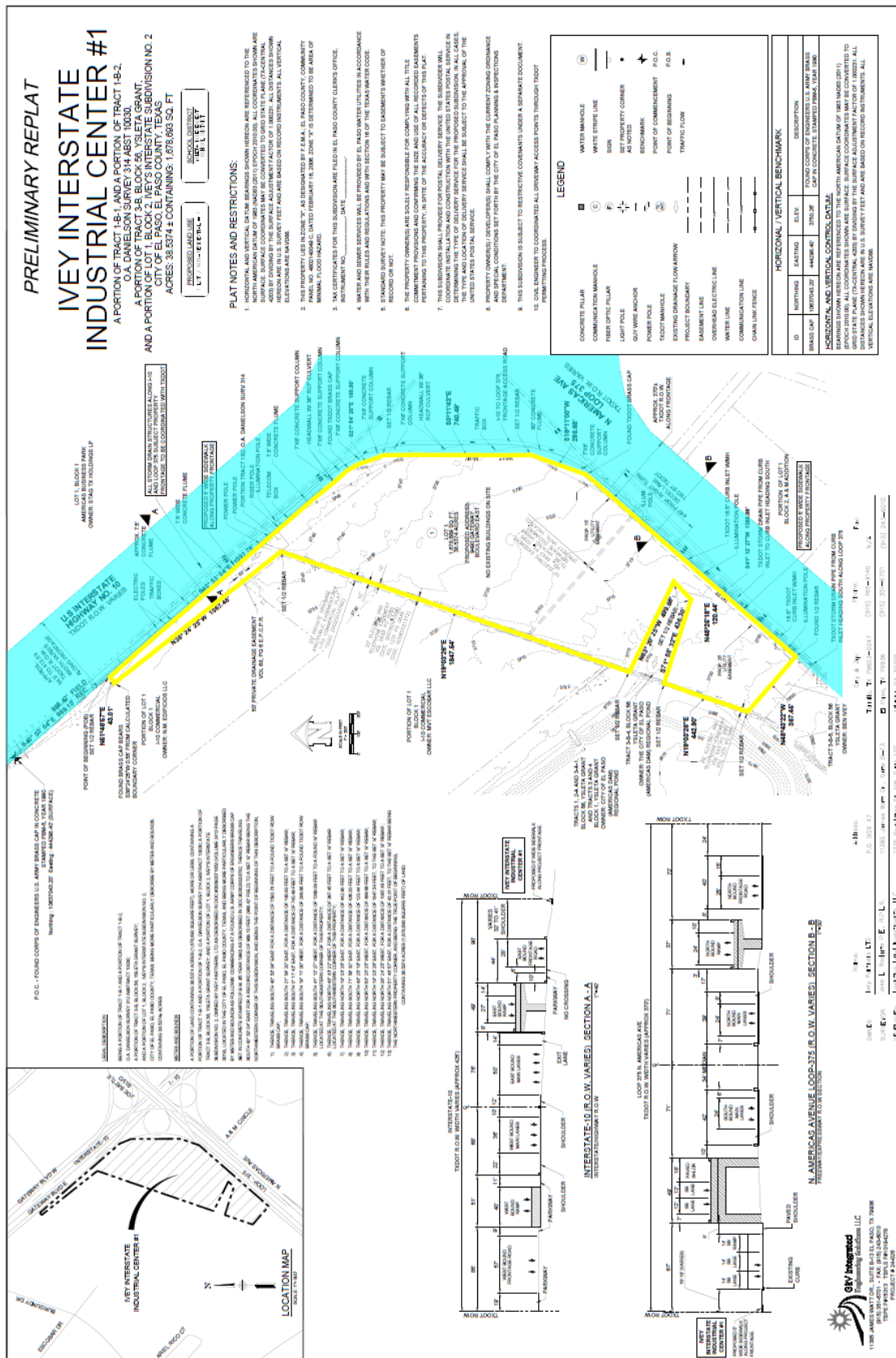


0 150 300 600 900 1,200 Feet



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 Planning Division makes no claim to its accuracy or completeness.

ATTACHMENT 2



ATTACHMENT 3

[illegible]

ATTACHMENT 4



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

February 28, 2025

City of El Paso Planning Dept.
801 Texas Ave.
El Paso, Texas 79901

Attention: Mr. Aaron Adaluz
Planner

Reference: Ivey Interstate Industrial Center#1 – Modification Request Letter

Dear Mr. Andaluz:

Cavalry Acquisitions LLC is requesting the following modifications from the City Subdivision Regulations.

1. Modification from a 6-ft wide sidewalk on the frontage abutting I-10 Gateway Blvd. East and Loop 375 Americas Ave. southbound, to a proposed 5-ft wide sidewalk. The modification is due to the existing TxDOT utilities and existing conditions abutting the property within TxDOT right-of-way. The 5-ft sidewalk is also consistent with the nearby developments within TxDOT right-of-way and TxDOT Maintenance Department is also in consensus.

On behalf of the developer and CEA Group, we thank you in advance for your prompt attention to this issue and look forward to a favorable consideration to our modification request. If you have any questions, please do not hesitate to call me at (915) 544-5232 or email jgrajeda@ceagroup.net.

Sincerely,
CEA Group

A blue ink signature of Jorge Grajeda, P.E., written over a light blue circular stamp.

Jorge Grajeda, P.E.
Project Manager

I-2720-009-iveyinterstate_cep_modificationrequest.aa.28sfeb.2025
JG/jg

Attachment: Preliminary Plat & Exhibits

cc: Josh Meredith, Cavalry Acquisitions, LLC

PUBLIC INFRASTRUCTURE. PRIVATE DEVELOPMENT.

ATTACHMENT 5



RESUBDIVISION COMBINATION APPLICATION

DATE: 2/17/2025

FILE NO. SUSU25-00026

SUBDIVISION NAME: Ivey Interstate Industrial Center #1

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
Being a Portion of Tracts 1-B-1, and 1-B-2, O.A. Danielson Survey 314 Abst 10030,
Portion of Tract 3-B, Block 56, Ysleta Grant, and Portion of Lot 1, Block 2, Ivey's Interstate
Subdivision No. 2, City of El Paso, El Paso County, Texas. Acres: 38.54±
 2. Property Land Uses:

	<u>ACRES</u>	<u>SITES</u>		<u>ACRES</u>	<u>SITES</u>
Single-family	_____	_____	Office	_____	_____
Duplex	_____	_____	Street & Alley	_____	_____
Apartment	_____	_____	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____		_____	_____
School	_____	_____	Total No. Sites	<u>1</u>	_____
Commercial	_____	_____	Total (Gross) Acreage	<u>38.54</u>	_____
Industrial	<u>38.54</u>	<u>1</u>			
 3. What is existing zoning of the above described property? C-3 SC, C4 C Proposed zoning? C4
 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)
Existing sheet flow to its natural discharge to Americas Dam. Site ponds will be developed at
future lot site improvements.
 7. Are special public improvements proposed in connection with development? Yes ☐ No ☒
 8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes ☒ No ☐
 If answer is "Yes", please explain the nature of the modification or exception To construct a 5-ft sidewalk
abutting the property instead of 6-ft sidewalk due to existing utilities and existing conditions.
 9. Remarks and/or explanation of special circumstances: A rezoning application has been submitted and
currently in process. CPC hearing date has been scheduled for 2/27/25.
 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 Ivey Partners LTD P.O. Box 47 Tornillo, TX 79853 915-765-9140
 (Name & Address) (Zip) (Phone)

13. Developer Cavalry Acquisitions, LLC 5960 Berkshire Ln., Ste. 600, Dallas, TX. 75225 214-542-5249
 (Name & Address) (Zip) (Phone)

14. Engineer CEA Group 813 N. Kansas St., Ste. 300, El Paso, TX 79902 9155445232
 (Name & Address) (Zip) (Phone)

OWNER SIGNATURE: 

REPRESENTATIVE SIGNATURE: 

REPRESENTATIVE CONTACT (PHONE): 9152001143

REPRESENTATIVE CONTACT (E-MAIL): jgrajeda@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

Staff recommends **approval with a condition** of the Ivey Interstate Industrial Center #1. The condition is subject to the following:

- That the associated rezoning be approved by City Council prior to the recording of the final plat.

In addition, The Developer / Engineer shall address the following comments:

1. Submit to the Planning & Inspections Department – Planning Division the following prior to recording of the subdivision:
 - a. Original Copies of the tax certificates with zero balance.
2. Remove plat note #9 if no restrictive covenants will be recorded with the proposed resubdivision.
3. Include authorized representative on dedication and acknowledgement statements.
4. Include purpose of the replat on plat notes or face of the plat.
5. Provide approximate location of areas subject to inundation or stormwater overflow, and the location, widths and direction of flow of all watercourses and location and type of any proposed stormwater drainage facilities.

Planning and Inspections Department- Land Development Division

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

The Developer/Engineer shall address the following comments.

1. Include proposed drainage flow patterns on the site plan and identify the storage location(s) for all storm-water runoff within the subdivision limits.
2. Add general note on both the Preliminary & Filing Plat sheets: "The retention of the difference between historic and developed 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. On site ponding is required as per Municipal Code. New developments and redevelopments are required to maintain the pre-development hydrologic response in their post-development state as nearly as practicable in order to reduce flooding.
4. The developer shall provide safe passage of storm runoff from upstream areas through the subdivision, including drainage easements in the plat.
5. Coordinate with abutting property 9525 Escobar for any potential or existing stormwater drainage issues.
6. Provide 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 **Ivey Interstate Industrial Center 1**, a resubdivision 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 zoned "C-3" meeting the requirements for Non-residential uses (General commercial) as well as for Residential dwellings use (Multi-family) restricted to a maximum of 29 dwelling units per acre. Restrictive covenants need to be provided restricting all residential users. Park fees will be assessed as follows:

1. If applicant provides copy of final signed/recorded covenants restricting the use to Non-residential (General commercial) 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" in the amount of **\$38,530.00** based on Non-residential subdivision requirements calculated as follows:

38.53 acres non-residential @ rate of \$1,000 per acre = \$38,530.00

Please allocate generated funds under Park Zone: **MV-5**

Nearest Park: **Blackie Chesher Park**

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

Thanks for coordinating these items with the consultant; please do not hesitate to call if you have any questions, differ from above comments, or require additional information.

Streets and Maintenance Department

Streets and Maintenance traffic engineering has the following comments:

- Exception letter is granted
- No objections to application

Street Lights:

Does not object to the subject re-subdivision application. This department requires that the existing street illumination system shall be protected and preserved. U.S. Interstate Highway no. 10 and N. Americas Ave – Loop 375 are Texas Department of Transportation (TXDOT) right of way (ROW).

For the development of the subject subdivision 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 subdivision, 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

Sanitary sewer service is critical to the property. EPWater requires a sanitary sewer study and complete grading plans before committing to provide sanitary sewer service to the property. An off-site sanitary sewer main extension along a PSB easement is anticipated to serve this property.

Water and sanitary sewer main extensions will be required to provide service. The water main shall be extended to create a looped water system and shall cover the frontage of the property. EPWater-PSB requests that the site be graded so that sanitary sewer service may be provided by gravity. All costs associated with the extension of water and sanitary sewer mains including easement acquisition, are the responsibility of the Owner/Developer. The owner's engineer is to coordinate with EPWater for water and sanitary sewer design.

Water:

in reference to case SUSU25-00026 - IVEY INTERSTATE INDUSTRIAL CENTER #1, Texas Gas Service does not have any comments.

El Paso Central Appraisal District

There are no comments to report from Central Appraisal for Ivey Interstate Industrial Center #1

Texas Department of Transportation

Please submit latest plans for TXDOT approval

El Paso County Water Improvement District #1

EPCWID has no comments or objection to the above mentioned item.

Fire Department

Recommend approval. No adverse comments.

Capital Improvement Department

No comments received.

El Paso County 911 District

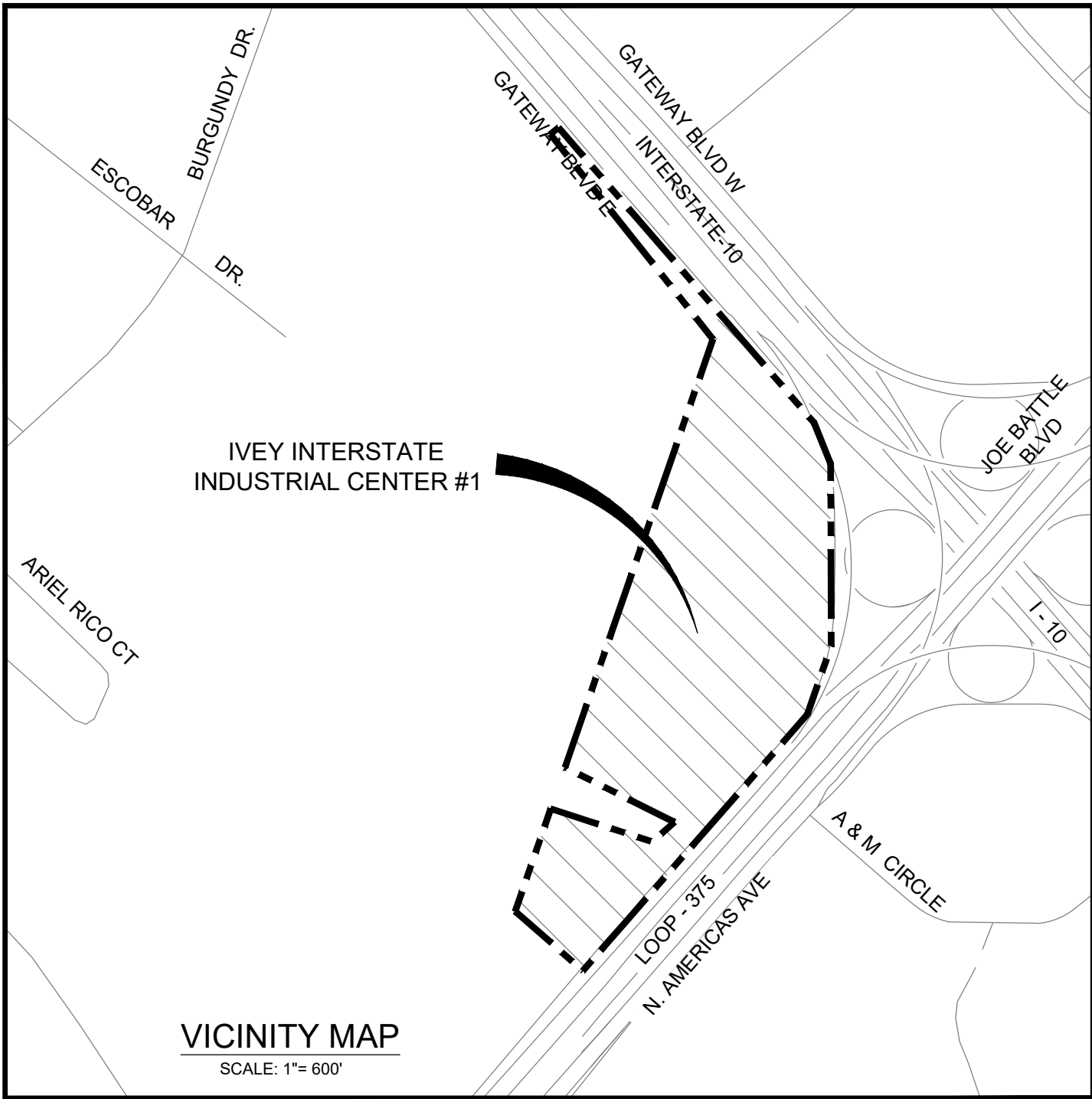
No comments received.

Sun Metro

No comments received

El Paso County

No comments received.



PLAT NOTES AND RESTRICTIONS:

- HORIZONTAL DATUM: BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, TX-CENTRAL ZONE 4203, NAD83 (2011). DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET BASED ON RECORD INSTRUMENTS.
- THIS PROPERTY LIES IN ZONE "X", AS DESIGNATED BY F.E.M.A.; EL PASO COUNTY, COMMUNITY PANEL NO. 4802140049 C, DATED FEBRUARY 16, 2006. ZONE "X" IS DETERMINED TO BE AREA OF MINIMAL FLOOD HAZARD.
- TAX CERTIFICATES FOR THIS SUBDIVISION ARE FILED IN EL PASO COUNTY CLERK'S OFFICE, INSTRUMENT NO. _____, DATE _____.
- WATER AND SEWER SERVICES WILL BE PROVIDED BY EL PASO WATER UTILITIES IN ACCORDANCE WITH THEIR RULES AND REGULATIONS AND WITH SECTION 16 OF THE TEXAS WATER CODE.
- STANDARD SURVEY NOTE: THIS PROPERTY MAY BE SUBJECT TO EASEMENTS WHETHER OF RECORD OR NOT.
- THE PROPERTY OWNER(S) ARE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL TITLE COMMITMENT PROVISIONS AND CONFIRMING THE SIZE AND USE OF ALL RECORDED EASEMENTS PERTAINING TO THIS PROPERTY, IN SPITE OF THE ACCURACY OR DEFECTS OF THIS PLAT.
- 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 SUBDIVISION. IN ALL CASES, THE TYPE AND LOCATION OF DELIVERY SERVICE SHALL BE SUBJECT TO THE APPROVAL OF THE UNITED STATES POSTAL SERVICE.
- PROPERTY OWNER(S) / DEVELOPER(S) / BUILDER(S) SHALL COMPLY WITH THE CURRENT ZONING ORDINANCE AND SPECIAL CONDITIONS SET FORTH BY THE CITY OF EL PASO PLANNING & INSPECTIONS DEPARTMENT.
- THIS SUBDIVISION IS SUBJECT TO RESTRICTIVE COVENANTS UNDER A SEPARATE DOCUMENT.

HORIZONTAL BENCHMARK			
ID	NORTHING	EASTING	DESCRIPTION
BRASS CAP	10634586.61'	444195.78'	FOUND CORPS OF ENGINEERS U.S. ARMY BRASS CAP IN CONCRETE. STAMPED PBM-5, YEAR 1990
HORIZONTAL CONTROL DATUM: BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD83 (2011). DISTANCES SHOWN HEREON ARE BASED ON RECORD INSTRUMENTS.			

Name: _____ Address: _____ City & Zip: _____ Phone: _____ Fax: _____

OWNER: Ivey Partners LTD P.O. BOX 47 Tornillo, TX 79853-0047 (915) 765-9140 N/A

ENGINEER: Marvin H. Gomez, P.E. 11385 James Watt Dr., Suite B-13 El Paso, TX 79936 (915) 351-6701 (915) 243-6010

SURVEYOR: Jose L. Rodarte P.E., R.P.L.S. 11385 James Watt Dr., Suite B-13 El Paso, TX 79936 (915) 351-6701 (915) 243-6010

IVEY INTERSTATE INDUSTRIAL CENTER #1

A PORTION OF TRACT 1-B-1, AND A PORTION OF TRACT 1-B-2,
O.A. DANIELSON SURVEY 314 ABST 10030,
A PORTION OF TRACT 3-B, BLOCK 56, YSLETA GRANT,
AND A PORTION OF LOT 1, BLOCK 2, IVEY'S INTERSTATE SUBDIVISION NO. 2
CITY OF EL PASO, EL PASO COUNTY, TEXAS
ACRES: 38.5374 ± CONTAINING: 1,678,693 SQ. FT

PROPOSED LAND USE
1 LOT / NON-RESIDENTIAL = 1

SCHOOL DISTRICT
YSLETA INDEPENDENT
SCHOOL DISTRICT

DEDICATION

Ivey Partners LTD, property owner of this land hereby present this plat and dedicates to the use of public, utility easements as hereon laid down and designated, including easements for overhang of service wires for pole type utilities, and 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 our signature this _____ day of _____ 20_____.

James L. Ivey (Authorized Representative) _____ Date _____

ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF EL PASO

Before me, the undersigned authority, on this day personally appeared, Ivey Partners LTD, Property Owner of Ivey Interstate Industrial Center #1, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he executed the same for purposes and considerations herein expressed.

Given under my hand and seal of office this _____ day of _____ 20_____.

Notary Public in the County of El Paso, Texas _____ My Commission Expires _____

CITY PLAN COMMISSION

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 approval of the plat.

Government Code of Texas this _____ day of _____ 20_____.

Executive Secretary _____ Chairperson _____

Approved for filing this _____ day of _____, 20_____.

Planning and Inspections Director _____

FILING

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

this _____ day of _____ 20_____, A.D. in the plat record, Clerks 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 Texas Board of Professional Land Surveyors, Professional and Technical Standards.

JOSE LUIS RODARTE, R.P.L.S.
Registered Professional Land Surveyor
Texas License No. 3513



Prepared by and under the supervision of:
Marvin H. Gomez
Registered Professional Engineer

MARVIN H. GOMEZ, P.E
Texas P.E. No. 86920

PRELIMINARY REPLAT

IVEY INTERSTATE INDUSTRIAL CENTER #1

A PORTION OF TRACT 1-B-1, AND A PORTION OF TRACT 1-B-2,
O.A. DANIELSON SURVEY 314 ABST 10030,
A PORTION OF TRACT 3-B, BLOCK 56, YSLETA GRANT,
AND A PORTION OF LOT 1, BLOCK 2, IVEY'S INTERSTATE SUBDIVISION NO. 2
CITY OF EL PASO, EL PASO COUNTY, TEXAS
ACRES: 38.5374 ± CONTAINING: 1,678,693 SQ. FT

PROPOSED LAND USE
1 LOT / NON-RESIDENTIAL = 1

SCHOOL DISTRICT
YSLETA INDEPENDENT
SCHOOL DISTRICT

PLAT NOTES AND RESTRICTIONS:

- HORIZONTAL AND VERTICAL DATUM: BEARINGS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83 (2011) EPOCH 2010.00). ALL COORDINATES SHOWN ARE SURFACE. SURFACE COORDINATES MAY BE CONVERTED TO GRID STATE PLANE (TX-CENTRAL 4203) BY DIVIDING BY THE SURFACE ADJUSTMENT FACTOR OF 1.000231. ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET AND ARE BASED ON RECORD INSTRUMENTS. ALL VERTICAL ELEVATIONS ARE NAVD88.
- THIS PROPERTY LIES IN ZONE "X", AS DESIGNATED BY F.E.M.A.; EL PASO COUNTY, COMMUNITY PANEL NO. 4802140049 C, DATED FEBRUARY 16, 2006. ZONE "X" IS DETERMINED TO BE AREA OF MINIMAL FLOOD HAZARD.
- TAX CERTIFICATES FOR THIS SUBDIVISION ARE FILED IN EL PASO COUNTY CLERK'S OFFICE, INSTRUMENT NO. _____, DATE _____.
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- STANDARD SURVEY NOTE: THIS PROPERTY MAY BE SUBJECT TO EASEMENTS WHETHER OF RECORD OR NOT.
- THE PROPERTY OWNER(S) ARE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL TITLE COMMITMENT PROVISIONS AND CONFIRMING THE SIZE AND USE OF ALL RECORDED EASEMENTS PERTAINING TO THIS PROPERTY, IN SPITE OF THE ACCURACY OR DEFECTS OF THIS PLAT.
- 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 SUBDIVISION. IN ALL CASES, THE TYPE AND LOCATION OF DELIVERY SERVICE SHALL BE SUBJECT TO THE APPROVAL OF THE UNITED STATES POSTAL SERVICE.
- PROPERTY OWNER(S) / DEVELOPER(S) SHALL COMPLY WITH THE CURRENT ZONING ORDINANCE AND SPECIAL CONDITIONS SET FORTH BY THE CITY OF EL PASO PLANNING & INSPECTIONS DEPARTMENT.
- THIS SUBDIVISION IS SUBJECT TO RESTRICTIVE COVENANTS UNDER A SEPARATE DOCUMENT.
- CIVIL ENGINEER TO COORDINATED ALL DRIVEWAY ACCESS POINTS THROUGH TXDOT PERMITTING PROCESS.

LEGEND

CONCRETE PILLAR	■	WATER MANHOLE	⊙
COMMUNICATION MANHOLE	⊙	WHITE STRIPE LINE	—
FIBER OPTIC PILLAR	⊙	SIGN	⊙
LIGHT POLE	⊙	SET PROPERTY CORNER AS NOTED	●
GUY WIRE ANCHOR	⊙	BENCHMARK	⊙
POWER POLE	⊙	POINT OF COMMENCEMENT	P.O.C.
TXDOT MANHOLE	⊙	POINT OF BEGINNING	P.O.B.
EXISTING DRAINAGE FLOW ARROW	⇨	TRAFFIC FLOW	⇨
PROJECT BOUNDARY	---		
EASEMENT LINE	---		
OVERHEAD ELECTRIC LINE	—O—		
WATER LINE	—W—		
COMMUNICATION LINE	—C—		
CHAIN LINK FENCE	—O—		

HORIZONTAL / VERTICAL BENCHMARK

ID	NORTHING	EASTING	ELEV.	DESCRIPTION
BRASS CAP	10637043.20'	444298.40'	3750.26'	FOUND CORPS OF ENGINEERS U.S. ARMY BRASS CAP IN CONCRETE. STAMPED PBM-5, YEAR 1990

HORIZONTAL AND VERTICAL CONTROL DATUM:

BEARINGS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 NAD83 (2011) (EPOCH 2010.00). ALL COORDINATES SHOWN ARE SURFACE. SURFACE COORDINATES MAY BE CONVERTED TO GRID STATE PLANE (TX-CENTRAL 4203) BY DIVIDING BY THE SURFACE ADJUSTMENT FACTOR OF 1.000231. ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET AND ARE BASED ON RECORD INSTRUMENTS. ALL VERTICAL ELEVATIONS ARE NAVD88.

P.O.C. - FOUND CORPS OF ENGINEERS U.S. ARMY BRASS CAP IN CONCRETE
STAMPED PBM-5, YEAR 1990
Northing : 10637043.20' Easting : 444298.40' (SURFACE)

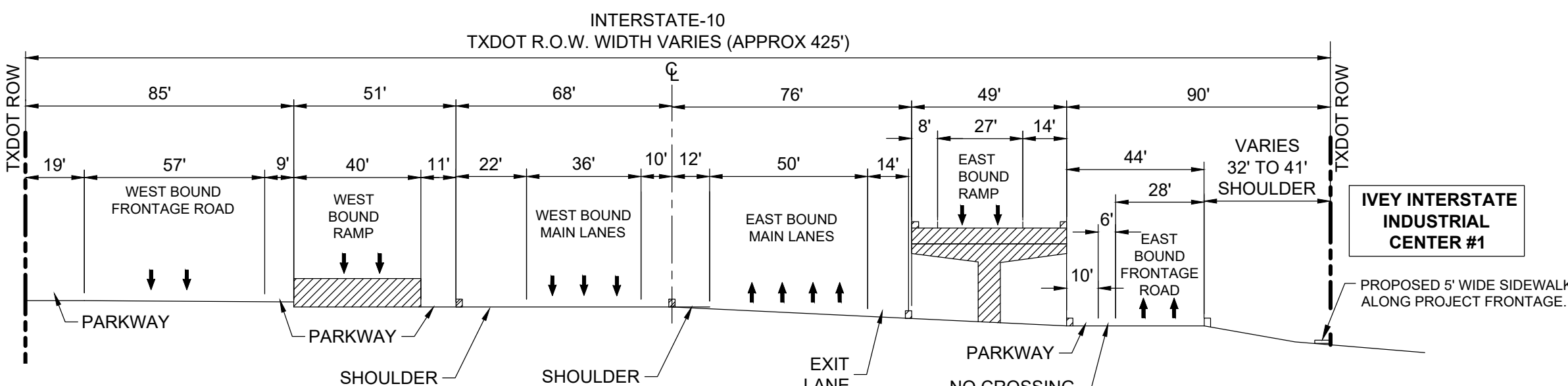
LEGAL DESCRIPTION

BEING A PORTION OF TRACT 1-B-1 AND A PORTION OF TRACT 1-B-2,
O.A. DANIELSON SURVEY 312 ABSTRACT 10030;
A PORTION OF TRACT 3-B, BLOCK 56, YSLETA GRANT SURVEY;
AND A PORTION OF LOT 1, BLOCK 2, IVEY'S INTERSTATE SUBDIVISION NO. 2,
CITY OF EL PASO, EL PASO COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBE BY METES AND BOUNDS,
CONTAINING 38.5374± ACRES

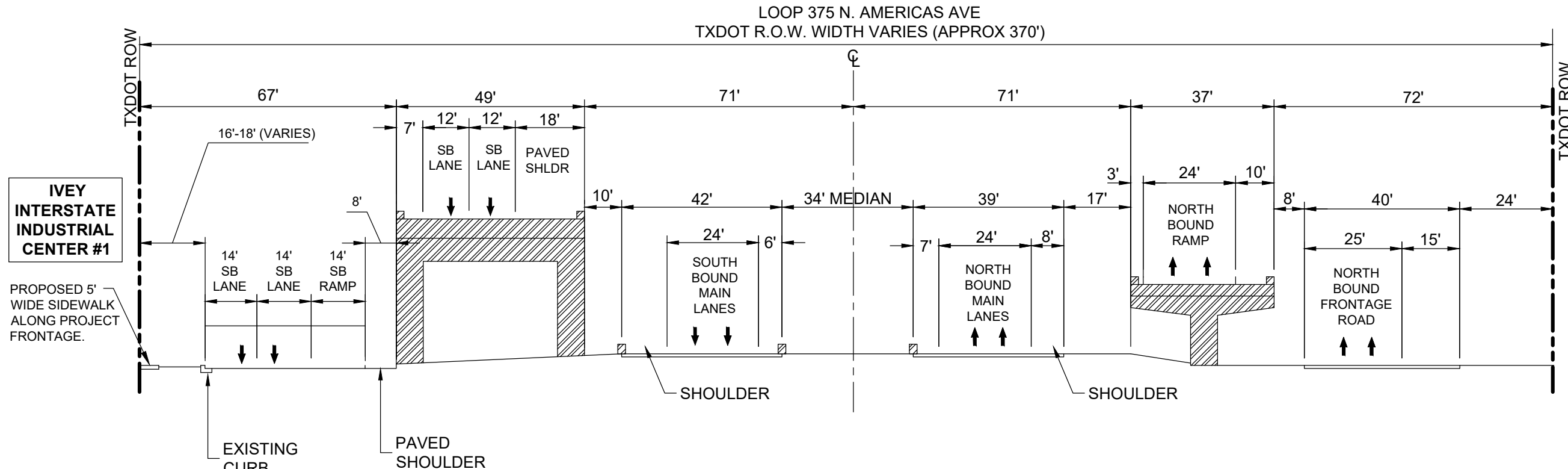
METES AND BOUNDS

A PORTION OF LAND CONTAINING 38.5374 ACRES (1,678,692 SQUARE FEET), MORE OR LESS, CONTAINING A PORTION OF TRACT 1-B-1 AND A PORTION OF 1-B-2, O.A. DANIELSON SURVEY 314 ABSTRACT 10030; A PORTION OF TRACT 3-B, BLOCK 56, YSLETA GRANT SURVEY; AND A PORTION OF LOT 1, BLOCK 2, IVEY'S INTERSTATE SUBDIVISION NO. 2, OWNED BY IVEY PARTNERS, LTD AS DESCRIBED IN DOC #00082071853 (VOLUME 2413 PAGE 0019), LOCATED IN THE CITY OF EL PASO, EL PASO COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: COMMENCING AT A FOUND U.S. ARMY CORPS OF ENGINEERS BRASS CAP SET IN CONCRETE STAMPED (P.B.M. #5 YEAR 1990) AS DESCRIBED IN DOC #20020033782; THENCE TRAVELING SOUTH 40° 53' 04" EAST FOR A RECORD DISTANCE OF 989.10 FEET (988.42' FIELD) TO A SET 1/2" REBAR BEING THE NORTHWESTERN CORNER OF THIS SUBDIVISION, AND BEING THE POINT OF BEGINNING OF THIS DESCRIPTION,

- THENCE, TRAVELING SOUTH 40° 53' 04" EAST FOR A DISTANCE OF 1592.76 FEET TO A FOUND TXDOT ROW BRASS CAP;
- THENCE, TRAVELING SOUTH 21° 54' 20" EAST, FOR A DISTANCE OF 180.80 FEET TO A SET 1/2" REBAR;
- THENCE, TRAVELING SOUTH 0° 11' 43" EAST, FOR A DISTANCE OF 740.49 FEET TO A SET 1/2" REBAR;
- THENCE, TRAVELING SOUTH 19° 11' 00" WEST, FOR A DISTANCE OF 298.68 FEET TO A FOUND TXDOT ROW BRASS CAP;
- THENCE, TRAVELING SOUTH 41° 12' 27" WEST, FOR A DISTANCE OF 1389.09 FEET TO A FOUND 1/2" REBAR LOCATED AT THE SOUTHEASTERN CORNER OF THIS PROPERTY;
- THENCE, TRAVELING NORTH 48° 43' 22" WEST, FOR A DISTANCE OF 367.45 FEET TO A SET 1/2" REBAR LOCATED AT THE SOUTHWESTERN CORNER OF THIS PROPERTY;
- THENCE, TRAVELING NORTH 19° 03' 26" EAST, FOR A DISTANCE OF 442.90 FEET TO A SET 1/2" REBAR;
- THENCE, TRAVELING SOUTH 71° 58' 32" EAST, FOR A DISTANCE OF 436.30 FEET TO A SET 1/2" REBAR;
- THENCE, TRAVELING NORTH 48° 25' 18" EAST, FOR A DISTANCE OF 120.44 FEET TO A SET 1/2" REBAR;
- THENCE, TRAVELING NORTH 63° 20' 25" WEST, FOR A DISTANCE OF 499.66 FEET TO A SET 1/2" REBAR;
- THENCE, TRAVELING NORTH 19° 03' 26" EAST, FOR A DISTANCE OF 1847.54 FEET, TO THE SET 1/2" REBAR;
- THENCE, TRAVELING NORTH 38° 24' 25" WEST, FOR A DISTANCE OF 1067.48 FEET TO A SET 1/2" REBAR;
- THENCE, TRAVELING NORTH 51° 46' 57" EAST, FOR A DISTANCE OF 43.01 FEET, TO THE SET 1/2" REBAR BEING THE NORTHWESTERN PROPERTY CORNER, AND BEING THE TRUE POINT OF BEGINNING,
- CONTAINING 38.5374 ACRES (1,678,693 SQUARE FEET) OF LAND.



INTERSTATE-10 (R.O.W. VARIES) SECTION A - A
INTERSTATE/HIGHWAY R.O.W 1"=40'



N. AMERICAS AVENUE LOOP-375 (R.O.W. VARIES) SECTION B - B
FREEWAY/EXPRESSWAY R.O.W SECTION 1"=30'



11385 JAMES WATT DR., SUITE B-13 EL PASO, TX 79936
(915) 351-6701 - FAX: (915) 243-6010
TBPE F#15313 TBPLS F#10194278
PROJECT # 24-026
PLOT DATE 02/18/2025

Name: _____ Address: _____ City & Zip: _____ Phone: _____ Fax: _____

OWNER: Ivey Partners LTD P.O. BOX 47 Tornillo, TX 79853-0047 (915) 765-9140 N/A

SURVEYOR: Jose L. Rodarte P.E., R.P.L.S. 11385 James Watt Dr., Suite B-13 El Paso, TX 79936 (915) 351-6701 (915) 243-6010

DEVELOPER: Logistics Land Investments, LLC 1776 Peachtree St. NW, Suite 100 Atlanta, GA 30309



Legislation Text

File #: BC-539, Version: 1

**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.

SUSU25-00023: Richmar Unit 4 Replat "A"- A replat of Lot 16, Block 6, Richmar Unit 4 & portion of Tract 14, H.F. Fisher Survey No. 293, City of El Paso, El Paso County, Texas

Location: North of Murchison Dr. and West of Cotton St.
Existing Zoning: R-4 (Residential)
Property Owner(s): Anne B. Kocian & John R. Kocian
Representative: Conde, Inc
District: 8
Staff Contact: Myrna Aguilar, (915) 212-1584,
AguilarMP@elpasotexas.gov

Richmar Unit 4 Replat A

City Plan Commission — March 27, 2025



CASE NUMBER/TYPE:	SUSU25-00023 – Resubdivision Combination
CASE MANAGER:	Myrna Aguilar, (915) 212-1584, AguilarMP@elpasotexas.gov
PROPERTY OWNER:	Anne Brock and John Russell Kocian
REPRESENTATIVE:	Conde, Inc.
LOCATION:	West of Cotton St. and North of Murchison Dr. (District 8)
PROPERTY AREA:	1.18 acres
VESTED RIGHTS STATUS:	Not Vested
PARK FEES:	\$5,480.00
EXCEPTIONS/MODIFICATIONS:	Yes, see following section
ZONING DISTRICT(S):	R-4 (Residential)
PUBLIC INPUT:	1 email in opposition received as of March 18, 2025

SUMMARY OF RECOMMENDATION: Staff recommends **APPROVAL** of Richmar Unit 4 Replat "A" on a Resubdivision Combination basis.

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

- To waive the construction of one foot (1') of sidewalk and to allow the sidewalk to abut the roadway along Rocky Bluff Road.

Richmar Unit 4 Replat "A"

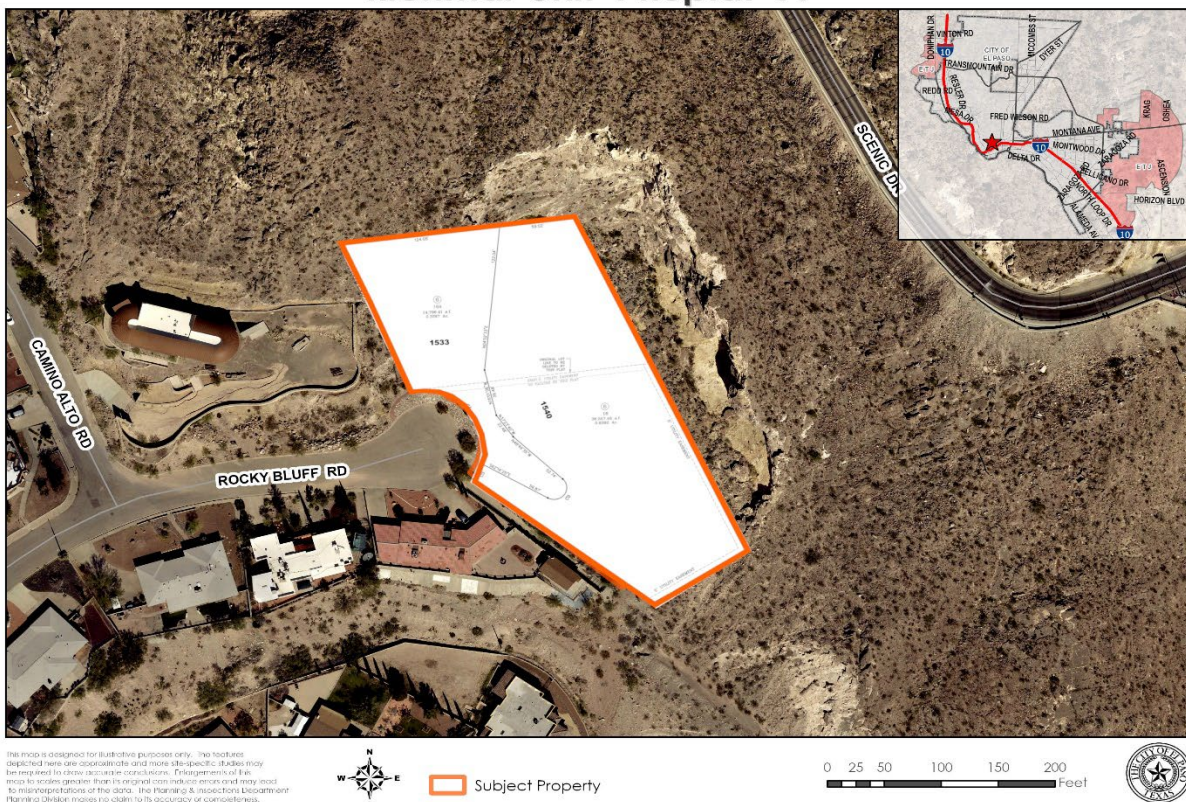


Figure A: Proposed plat with surrounding area

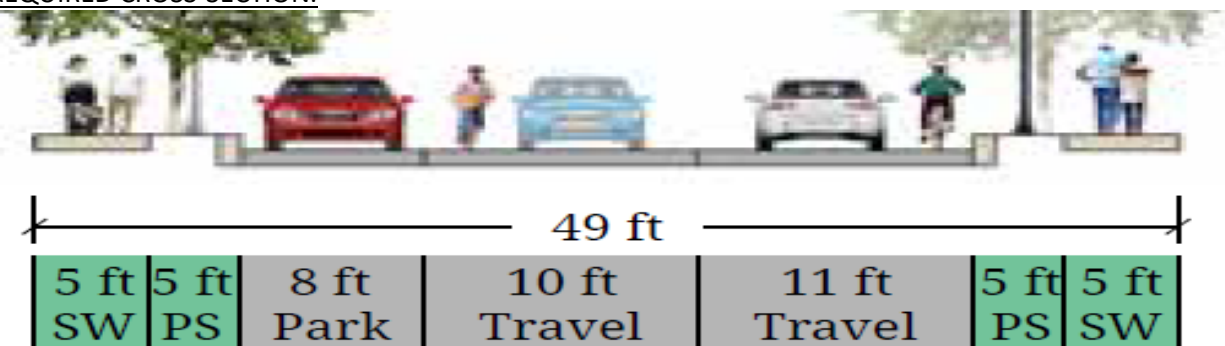
DESCRIPTION OF REQUEST: The applicant is proposing to resubdivide 1.18 acres in order to create a residential subdivision that will comprise of two (2) single-family residential lots. The residential lots are 14,796 and 36,557 square feet in size. The reason for the replat is to separate the existing parcel into two separate lots. Access to the subdivision will be from Rocky Bluff Road. Stormwater drainage will be managed by surface run-off flow to Rocky Bluff Drive. This development is being reviewed under the current Subdivision code.

CASE HISTORY/RELATED APPLICATIONS: Richmar Unit 4 was approved and recorded in 1966.

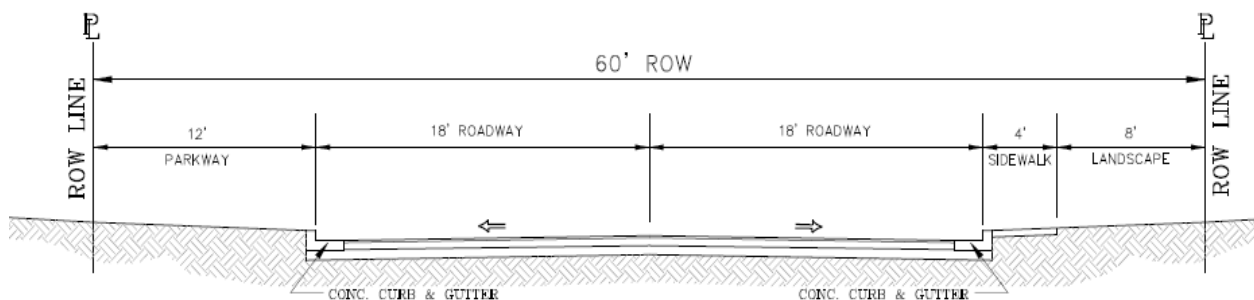
EXCEPTIONS, MODIFICATIONS, OR WAIVER REQUESTS: The applicant is requesting one (1) exception pursuant to El Paso City Code Section 19.10.050 (A)(1)(a) – (Roadway participation policies—Improvement of Roads and Utilities Within and or Abutting the Subdivision) of the current code. The exception includes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

1. To waive the construction of one foot (1') of sidewalk and to allow the sidewalk to abut the roadway along Rocky Bluff Road.

REQUIRED CROSS-SECTION:



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) – (Roadway Participation Policies—Improvement of Roads and Utilities Within and or Abutting the Subdivision). The section reads as follows:

Section 19.10.050(A)(1)(a)

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.



Figure B: Developed properties within a quarter mile of proposed subdivision

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

Surrounding Zoning and Use	
North	R-4/sp (Residential/special permit) and PMD (Planned Mountain Development) / Vacant
South	R-4 (Residential) and PMD (Planned Mountain Development) / Residential and Vacant
East	PMD (Planned Mountain Development) / Vacant
West	R-4 (Residential) / Single-family dwellings
Nearest Public Facility and Distance	
Park	Tom Lea Lower (0.42 mi.)
School	El Paso High School (0.72 mi.)
Plan El Paso Designation	
G-3, (Post-War)	
Impact Fee Service Area	
N/A	

PUBLIC COMMENT: Notices of the proposed replat were sent on March 6, 2025 to all property owners within 200 feet of the subject property and within the original subdivision. Public Notice was published by El Paso Times on March 10, 2025. As of March 18, 2025, staff has received 1 email in opposition regarding this request.

PLAT EXPIRATION: This application will expire on **March 27, 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
7. Public Input

ATTACHMENT 1

Richmar Unit 4 Replat "A"

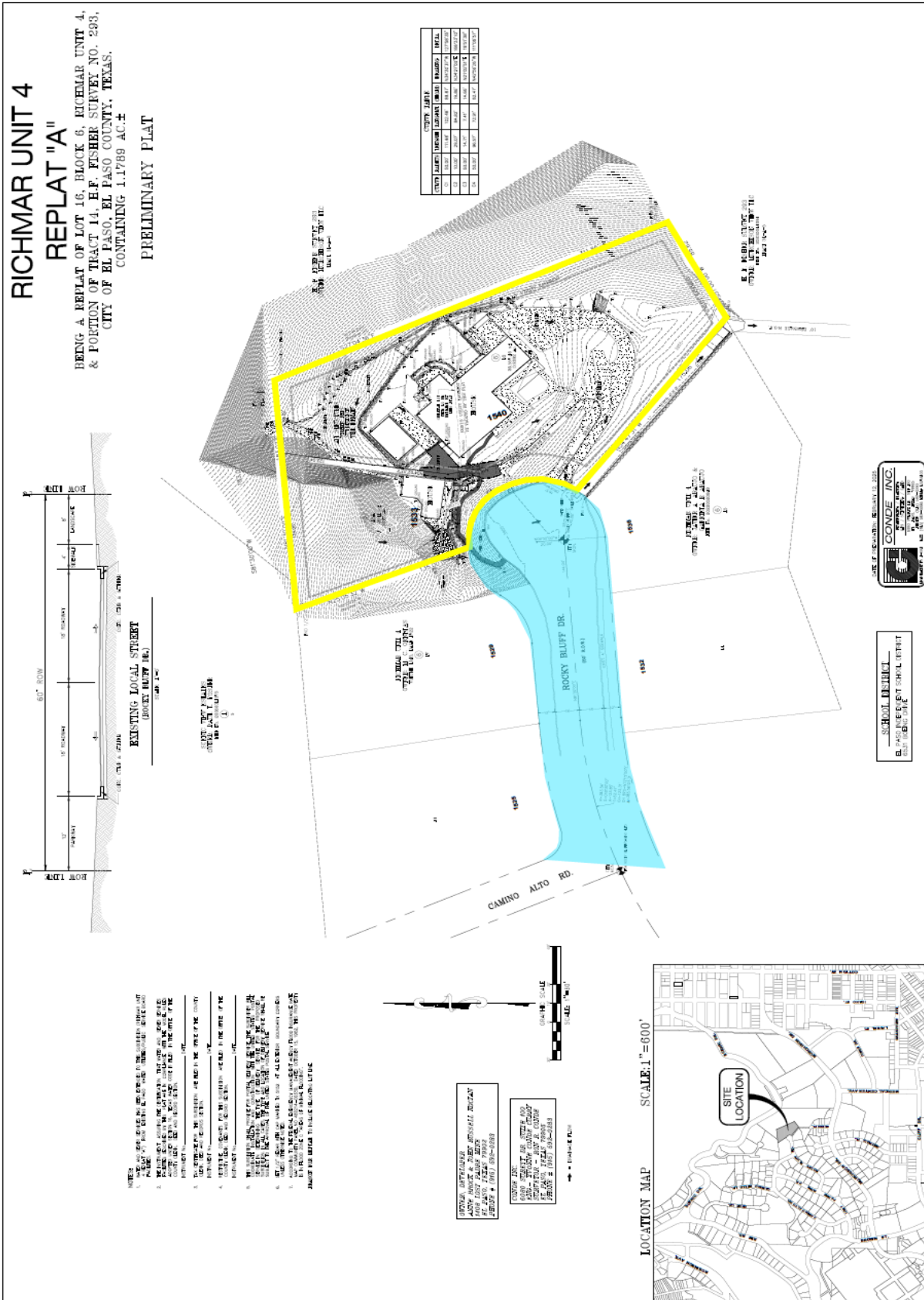


This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required to determine the exact location and boundaries of the map to scales greater than its original can reduce errors and may lead to misinterpretations of the data. The Planning & Inspections Department Planning Division makes no claim to its accuracy or completeness.

Subject Property



ATTACHMENT 2



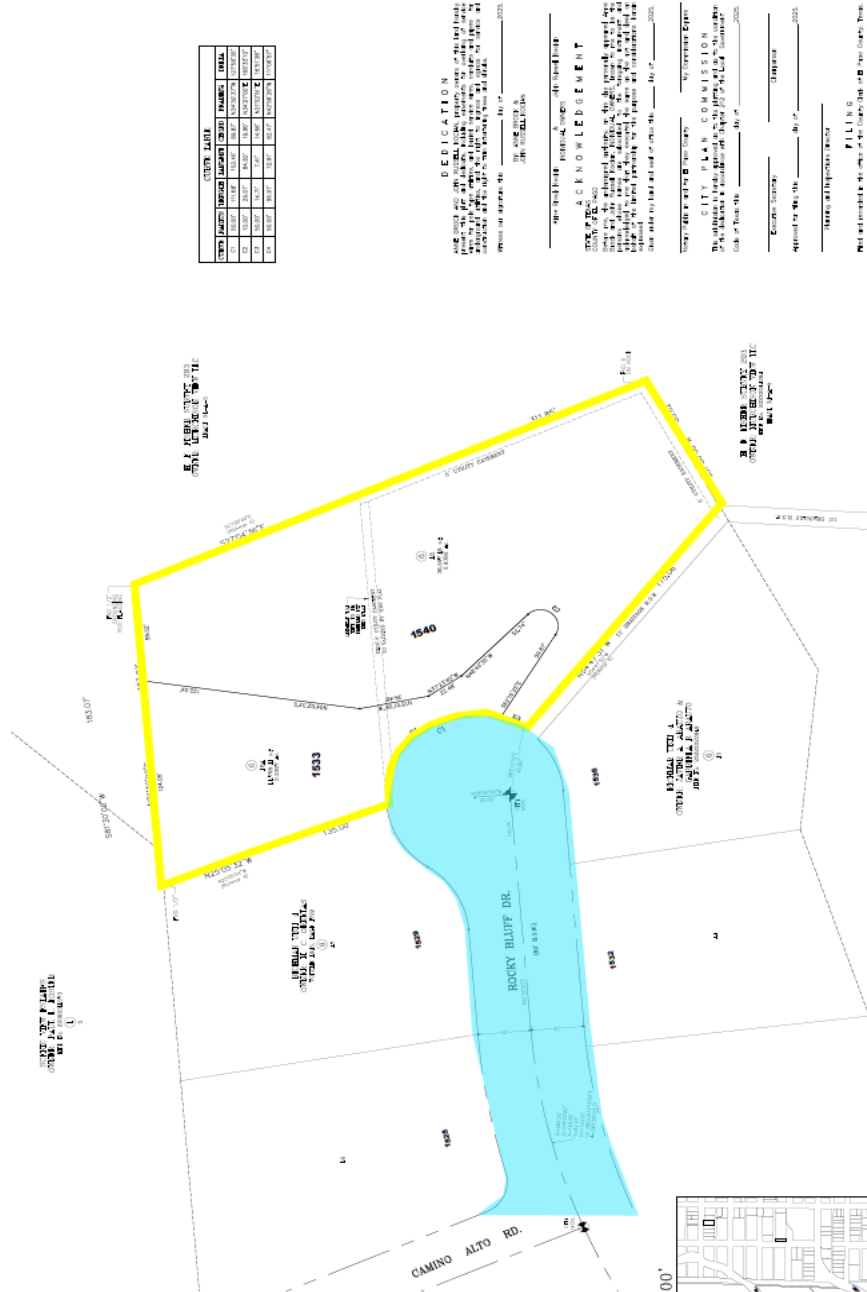
ATTACHMENT 3

RICHMAR UNIT 4

REPLAT "A"

BEING A REPLAT OF LOT 16, BLOCK 6, RICHMAR UNIT 4,
& PORTION OF TRACT 14, H.F. FISHER SURVEY NO. 293,
CITY OF EL PASO, EL PASO COUNTY, TEXAS,
CONTAINING 1.1789 AC.±

CHURN DATA	DATE	TIME	BY	REMARKS
1	10/27/2020	10:00	10/27/2020	10/27/2020
2	10/27/2020	10:00	10/27/2020	10/27/2020
3	10/27/2020	10:00	10/27/2020	10/27/2020
4	10/27/2020	10:00	10/27/2020	10/27/2020
5	10/27/2020	10:00	10/27/2020	10/27/2020
6	10/27/2020	10:00	10/27/2020	10/27/2020
7	10/27/2020	10:00	10/27/2020	10/27/2020
8	10/27/2020	10:00	10/27/2020	10/27/2020
9	10/27/2020	10:00	10/27/2020	10/27/2020
10	10/27/2020	10:00	10/27/2020	10/27/2020
11	10/27/2020	10:00	10/27/2020	10/27/2020
12	10/27/2020	10:00	10/27/2020	10/27/2020
13	10/27/2020	10:00	10/27/2020	10/27/2020
14	10/27/2020	10:00	10/27/2020	10/27/2020
15	10/27/2020	10:00	10/27/2020	10/27/2020
16	10/27/2020	10:00	10/27/2020	10/27/2020
17	10/27/2020	10:00	10/27/2020	10/27/2020
18	10/27/2020	10:00	10/27/2020	10/27/2020
19	10/27/2020	10:00	10/27/2020	10/27/2020
20	10/27/2020	10:00	10/27/2020	10/27/2020



DEDICATION
THE CITY OF EL PASO, TEXAS, HEREBY DEDICATES TO THE PUBLIC THE LAND SHOWN ON THE ATTACHED MAP, TOGETHER WITH ALL RIGHTS AND INTERESTS THEREIN, FOR THE PURPOSES OF THE CITY OF EL PASO, TEXAS, AND FOR THE BENEFIT OF THE PEOPLE OF THE CITY OF EL PASO, TEXAS.

ACKNOWLEDGEMENT
THE CITY OF EL PASO, TEXAS, HEREBY ACKNOWLEDGES THE DEDICATION OF THE LAND SHOWN ON THE ATTACHED MAP, TOGETHER WITH ALL RIGHTS AND INTERESTS THEREIN, FOR THE PURPOSES OF THE CITY OF EL PASO, TEXAS, AND FOR THE BENEFIT OF THE PEOPLE OF THE CITY OF EL PASO, TEXAS.

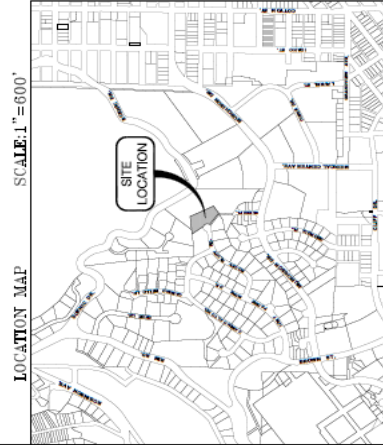
CITY PLAN COMMISSION
The City Plan Commission has reviewed the proposed dedication and has recommended that the City of El Paso, Texas, accept the dedication of the land shown on the attached map, together with all rights and interests therein, for the purposes of the City of El Paso, Texas, and for the benefit of the people of the City of El Paso, Texas.

APPROVED BY THE CITY
The City of El Paso, Texas, has approved the dedication of the land shown on the attached map, together with all rights and interests therein, for the purposes of the City of El Paso, Texas, and for the benefit of the people of the City of El Paso, Texas.

FILED
The City of El Paso, Texas, has filed the dedication of the land shown on the attached map, together with all rights and interests therein, for the purposes of the City of El Paso, Texas, and for the benefit of the people of the City of El Paso, Texas.

NOTARIAL PUBLIC
The City of El Paso, Texas, has notated the dedication of the land shown on the attached map, together with all rights and interests therein, for the purposes of the City of El Paso, Texas, and for the benefit of the people of the City of El Paso, Texas.

1. THE CITY OF EL PASO, TEXAS, HEREBY DEDICATES TO THE PUBLIC THE LAND SHOWN ON THE ATTACHED MAP, TOGETHER WITH ALL RIGHTS AND INTERESTS THEREIN, FOR THE PURPOSES OF THE CITY OF EL PASO, TEXAS, AND FOR THE BENEFIT OF THE PEOPLE OF THE CITY OF EL PASO, TEXAS.
2. THE CITY OF EL PASO, TEXAS, HEREBY ACKNOWLEDGES THE DEDICATION OF THE LAND SHOWN ON THE ATTACHED MAP, TOGETHER WITH ALL RIGHTS AND INTERESTS THEREIN, FOR THE PURPOSES OF THE CITY OF EL PASO, TEXAS, AND FOR THE BENEFIT OF THE PEOPLE OF THE CITY OF EL PASO, TEXAS.
3. THE CITY OF EL PASO, TEXAS, HEREBY APPROVES THE DEDICATION OF THE LAND SHOWN ON THE ATTACHED MAP, TOGETHER WITH ALL RIGHTS AND INTERESTS THEREIN, FOR THE PURPOSES OF THE CITY OF EL PASO, TEXAS, AND FOR THE BENEFIT OF THE PEOPLE OF THE CITY OF EL PASO, TEXAS.
4. THE CITY OF EL PASO, TEXAS, HEREBY RECOMMENDS THE DEDICATION OF THE LAND SHOWN ON THE ATTACHED MAP, TOGETHER WITH ALL RIGHTS AND INTERESTS THEREIN, FOR THE PURPOSES OF THE CITY OF EL PASO, TEXAS, AND FOR THE BENEFIT OF THE PEOPLE OF THE CITY OF EL PASO, TEXAS.
5. THE CITY OF EL PASO, TEXAS, HEREBY FILED THE DEDICATION OF THE LAND SHOWN ON THE ATTACHED MAP, TOGETHER WITH ALL RIGHTS AND INTERESTS THEREIN, FOR THE PURPOSES OF THE CITY OF EL PASO, TEXAS, AND FOR THE BENEFIT OF THE PEOPLE OF THE CITY OF EL PASO, TEXAS.
6. THE CITY OF EL PASO, TEXAS, HEREBY NOTATED THE DEDICATION OF THE LAND SHOWN ON THE ATTACHED MAP, TOGETHER WITH ALL RIGHTS AND INTERESTS THEREIN, FOR THE PURPOSES OF THE CITY OF EL PASO, TEXAS, AND FOR THE BENEFIT OF THE PEOPLE OF THE CITY OF EL PASO, TEXAS.



ATTACHMENT 4



March 18, 2025

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

Attention: Myrna Aguilar

Re: RICHMAR UNIT 4 REPLAT "A"

Dear Myrna,


As per your request, we are submitting a Request for Exception per Section 19.10.050(A)(1)(a) due to the requirements listed in:

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.

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

Sincerely,



Conrad Code
CONDE, INC.

ENGINEERING/PLANNING/SURVEYING

6080 SURETY DR., SUITE 100 / EL PASO, TEXAS 79905 / (915) 592-0283 / FAX (915) 592-0286

ATTACHMENT 5



RESUBDIVISION COMBINATION APPLICATION

DATE: 2/25/25

FILE NO. SUSU25-00023

SUBDIVISION NAME: RICHMAR UNIT 4 REPLAT "A"

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
Being a Replat of Lot 16, Block 6, Richmar Unit 4, & Portion of Tract 14, H. F. Fisher Survey No. 293, City of El Paso, El Paso County, Texas
2. Property Land Uses:

	<u>ACRES</u>	<u>SITES</u>		<u>ACRES</u>	<u>SITES</u>
Single-family	<u>1.1789</u>	<u>2</u>	Office	_____	_____
Duplex	_____	_____	Street & Alley	_____	_____
Apartment	_____	_____	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____		_____	_____
School	_____	_____		_____	_____
Commercial	_____	_____	Total No. Sites	<u>2</u>	_____
Industrial	_____	_____	Total (Gross) Acreage	<u>1.1789</u>	_____
3. What is existing zoning of the above described property? R-4 Proposed zoning? N/A
4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes ☒ No ☐
5. What type of utility easements are proposed: Underground ☐ Overhead ☐ Combination of Both ☒
6. What type of drainage is proposed? (If applicable, list more than one)
Lots to street to drainage structure
7. Are special public improvements proposed in connection with development? Yes ☐ No ☒
8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes _____ No ☒
If answer is "Yes", please explain the nature of the modification or exception _____
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 Right

12. Owner of record Anne Brock & John Russell Kocian, 1408 Lost Padre Mine, El Paso, TX 79902
(Name & Address, Zip) (Email) (Phone)
13. Developer Anne Brock & John Russell Kocian, 1408 Lost Padre Mine, El Paso, TX 79902
(Name & Address, Zip) (Email) (Phone)
14. Engineer Conde, Inc., 6080 Surety Dr., Ste. 100, El Paso, Texas 79901 (915) 592-0283
(Name & Address, Zip) (Email) (Phone)

OWNER SIGNATURE: Anne Brock Kocian [Signature]

REPRESENTATIVE SIGNATURE: _____

REPRESENTATIVE CONTACT (PHONE): 915-5292-0283

REPRESENTATIVE CONTACT (E-MAIL): cconde@condeinc.com

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

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. **Provided warranty deed does not provide both listed owners. Please provide correct warranty deed.**
4. **Remove quotation marks prior to printing mylars.**

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, for the entire continuous perimeter.

Parks and Recreation Department

Please note that this subdivision replat is composed of two residential lots zoned "R-4" meeting the requirements for Single-family or Two-family dwelling units and it is increasing density. Therefore, park fees will be assessed based on the following:

1. If gross density waiver is granted by the Planning Department or designee and covenants are provided restricting the use to a Single-family dwelling unit per lot, then applicant shall be required to pay "park fees" in the amount of **\$2,740.00**, calculated as follows:
2 Single-family dwelling units @ rate of \$1,370.00 per unit = \$2,740.00
2. Failure of the applicant to provide proof of gross density waiver and/or restrictive covenants shall result in calculating "park fees" using gross density. Then, applicant shall be required to pay "park fees" in the amount of **\$5,480.00**, calculated as follows:
2 residential lots meeting the requirements for Two-family dwellings = 4 Two-family dwelling units.
4 two-family dwelling units @ rate of \$1,370.00 per unit = \$5,480.00

Please allocate funds under Park Zone: NW-2

Nearest Park: **Murchison Rogers Park**

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

Streets and Maintenance Department

Streets and Maintenance traffic engineering has the following comments:

- No objections to application

Street Lights Department does not object to this request.

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 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.

El Paso Water

EPWater does not object to this request.

Water:

There is an existing 4-inch diameter water main that extends along the north side of Rocky Bluff Dr. It is approximately 20 feet south of the northern right of way line. This water main is available to provide service.

Previous water pressure from fire hydrant #2841, at the northeastern corner of Camino Alto Road and Rocky Bluff Dr., has yielded a static pressure of 80 (psi), a residual pressure of 60 (psi) and a discharge of 1,061 gallons per minute (gpm). The owner should, for his own protection and at his own expense, install at the discharge side of each water meter a pressure regulator, strainer, and relief valve, to be set for pressure as desired by the customer. The Lot owner shall be responsible for the operation and maintenance of the above-described water pressure regulating device.

Sanitary Sewer:

There is an existing 8-inch diameter sanitary sewer main that extends along Rocky Bluff Dr. It is approximately 25-feet north of the south right-of-way line. This sewer main is available to provide service.

General:

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 Engineering

1. Provide a conceptual Drainage Plan indicating existing and proposed major stormwater facilities as per Section 19.02.020 of the Municipal Code.
2. 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.
3. As per the Municipal Code: new developments and redevelopments are required to maintain the pre-development hydrologic response in their post-development state as nearly as practicable to reduce flooding. The code also encourages the use of nonstructural storm water management such as the preservation of green space, water harvesting, and other conservation efforts, to the maximum extent practicable, per Section 19.19.010.

Texas Gas

In reference to case SUSU25-00023 - Richmar Unit 4 Replat A, Texas Gas service has 2 active services at 1533 & 1540 Rocky Bluff Dr.

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

El Paso Electric

Has no comments for Richmar Unit 4 Replat A.

El Paso Central Appraisal District

There are no comments for Richmar #4 replat A Subdivision.

El Paso County Water Improvement District #1

This item is not within the boundaries of EPCWID1.

Fire Department

No adverse comments.

Sun Metro

No comments received.

Capital Improvement Department

No comments received.

El Paso County 911 District

No comments received.

Texas Department of Transportation

No comments received.

El Paso County

No comments received.

ATTACHMENT 7

From: Javier Alfredo Araujo <aaraujo11@hotmail.com>

Sent: Tuesday, March 11, 2025 12:32 PM

To: Aguilar, Myrna P. <AguilarMP@elpasotexas.gov>

Cc: araujoja@state.gov; Gabriela ARAUJO <garaujo22@hotmail.com>

Subject: Case; SUSU25-00023

You don't often get email from aaaraujo11@hotmail.com. [Learn why this is important](#)

CAUTION: This email originated from outside of the City of El Paso. Do not click links or open attachments unless you recognize the sender and know the content is safe. If suspicious, use **Phish Alert** or forward to SpamReport@elpasotexas.gov.

Dear City Planning Commission:

We are writing to express our strong opposition to the request to resubdivide the property located on district 8, specifically Lot 16, Block 6, Richmar Unit 4 & portion of Tract 14, H.F. Fisher Survey No 293, City of El Paso, TX. (Case: SUSU25-00023)

As neighboring property owners, we are deeply concerned about the potential consequences of this subdivision. The additional construction would not only deface the natural beauty of Franklin Mountain but also significantly impact our quality of life. We anticipate increased traffic, noise pollution, and strain on local infrastructure, which would adversely affect all property owners on Rocky Bluff Rd and Camino Alto Rd.

Furthermore, we believe that the topography of the land is not suitable for additional building without extensive alterations. The property's steep slopes, rocky terrain, and limited access points would require significant grading, excavation, and infrastructure upgrades to support new construction. This would not only be costly but also potentially hazardous, given the area's history of flash flooding and soil instability.

We urge you to consider the long-term effects of this subdivision and the potential harm it could cause to our community, environment, and public safety. We would appreciate the opportunity to discuss this matter further and explore alternative solutions .prioritize sustainable development, preserve the natural beauty of our area, and respect the limitations of the land.

Unfortunately, due to work-related travel we may not be able to attend the meeting, scheduled on March 27 at 1:30 pm, but we trust and thank you for your attention to this matter.

Respectfully,
Gabriela Araujo & Javier Araujo

RICHMAR UNIT 4 REPLAT "A"

BEING A REPLAT OF LOT 16, BLOCK 6, RICHMAR UNIT 4,
& PORTION OF TRACT 14, H.F. FISHER SURVEY NO. 293,
CITY OF EL PASO, EL PASO COUNTY, TEXAS.
CONTAINING 1.1789 AC.±

NOTES:

1. WATER AND SEWER SERVICES HAS BEEN EXTENDED TO THIS SUBDIVISION (RICHMAR UNIT 4 REPLAT "A") FROM EXISTING EL PASO WATER UTILITIES/PUBLIC SERVICE BOARD FACILITIES.
2. 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.
INSTRUMENT No. _____ DATE _____
3. TAX CERTIFICATE FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.
INSTRUMENT No. _____ DATE _____
4. RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.
INSTRUMENT No. _____ DATE _____
5. 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 SUBDIVISION IN ALL CASES, THE TYPE AND LOCATION OF DELIVERY SERVICE SHALL BE SUBJECT TO THE APPROVAL OF THE UNITED STATES POSTAL SERVICE.
6. SET 1/2" REBAR WITH CAP MARKED TX 5152 AT ALL EXTERIOR BOUNDARY CORNERS UNLESS OTHERWISE NOTED.
7. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 480214--0333B, DATED OCTOBER 15, 1982, THIS PROPERTY IS IN FLOOD ZONE C "AREAS OF MINIMAL FLOODING"

REASON FOR REPLAT: TO INCLUDE RELOCATING LOT LINE.

SCENIC VIEW ESTATES
OWNER: PAUL L. FOSTER
FILE No. 20060011573

①
6

RICHMAR UNIT 4
OWNER: M. C. ORNELAS
VOLUME 1845, PAGE 1722

⑥
17

H. F. FISHER SURVEY 293
OWNER: MURCHISON VIEW LLC
TRACT 34-A-5

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	50.00'	111.68'	102.46'	89.87'	N34°30'37"W	127°58'35"
C2	10.00'	29.07'	84.82'	19.86'	N34°27'00"E	166°33'10"
C3	50.00'	14.71'	7.41'	14.66'	N21°02'51"E	16°51'38"
C4	50.00'	96.97'	72.91'	82.47'	N42°56'26"W	111°06'57"

DEDICATION

ANNE BROCK AND JOHN RUSSELL KOCIAN, property owners of this land hereby present this plat and dedicate, including easements for overhead of service wires for pole type utilities, and 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 our signature this _____ day of _____, 2025.

BY: ANNE BROCK &
JOHN RUSSELL KOCIAN

Anne Brock Kocian & John Russell Kocian
INDIVIDUAL OWNERS

ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF EL PASO
Before me, the undersigned authority, on this day personally appeared Anne Brock and John Russell Kocian, INDIVIDUAL OWNERS, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same as the act and deed on behalf of the limited partnership for the purpose 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 _____

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.

Executive Secretary Chairperson

Approved for filing this _____ day of _____, 2025.

Planning and Inspections Director

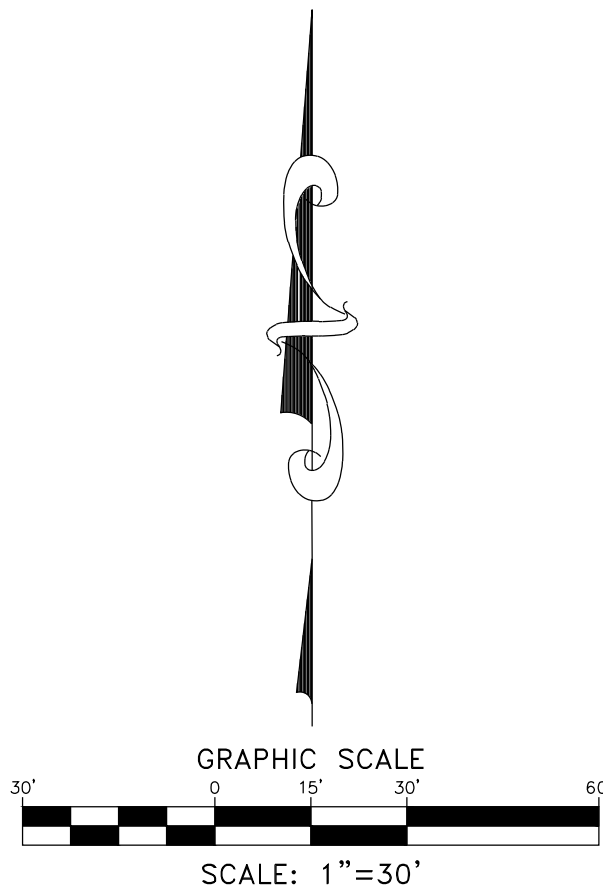
FILING

Filed and recorded in the office of the County Clerk of El Paso County, Texas, this _____ day of _____, 202, 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 Texas Board of Professional Land Survey Professional and Technical Standards.

Ron R. Conde,
Registered Professional Land Surveyor
Texas License No. 5152



LOCATION MAP

SCALE: 1"=600'



SCHOOL DISTRICT

EL PASO INDEPENDENT SCHOOL DISTRICT
6531 BOEING DRIVE

DATE OF PREPARATION: FEBRUARY 12, 2025



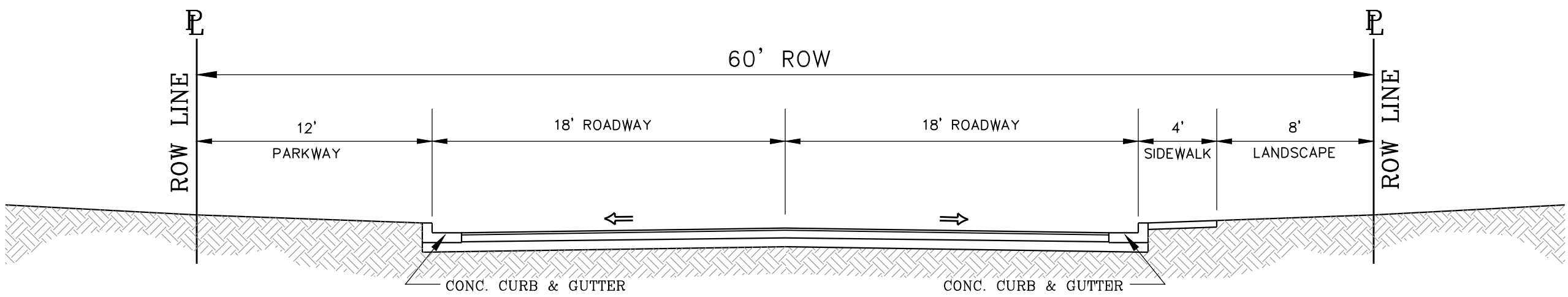
RICHMAR UNIT 4 REPLAT "A"

BEING A REPLAT OF LOT 16, BLOCK 6, RICHMAR UNIT 4,
& PORTION OF TRACT 14, H.F. FISHER SURVEY NO. 293,
CITY OF EL PASO, EL PASO COUNTY, TEXAS.
CONTAINING 1.1789 AC.±

PRELIMINARY PLAT

- NOTES:
1. WATER AND SEWER SERVICES HAS BEEN EXTENDED TO THIS SUBDIVISION (RICHMAR UNIT 4 REPLAT "A") FROM EXISTING EL PASO WATER UTILITIES/PUBLIC SERVICE BOARD FACILITIES.
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 7. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 480214-00336, DATED OCTOBER 15, 1982, THIS PROPERTY IS IN FLOOD ZONE C "AREAS OF MINIMAL FLOODING".

REASON FOR REPLAT: TO INCLUDE RELOCATING LOT LINE.



EXISTING LOCAL STREET
(ROCKY BLUFF DR.)

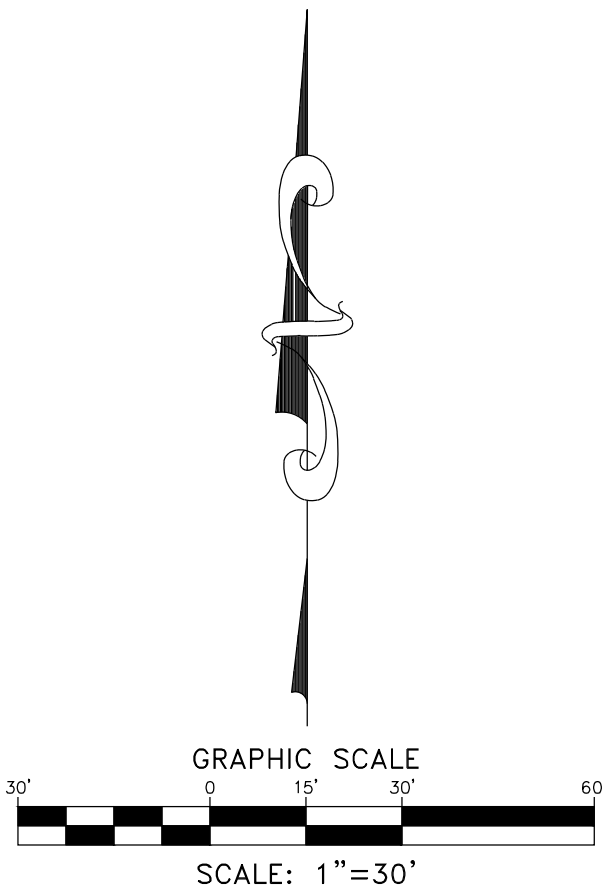
SCALE: 1"=6'

SCENIC VIEW ESTATES
OWNER: PAUL L. FOSTER
FILE NO. 20060011573
①
5

OWNER/DEVELOPER
ANNE BROCK & JOHN RUSSELL KOCIAN
1408 LOST PADRE MINE
EL PASO, TEXAS 79902
PHONE # (915) 692-0283

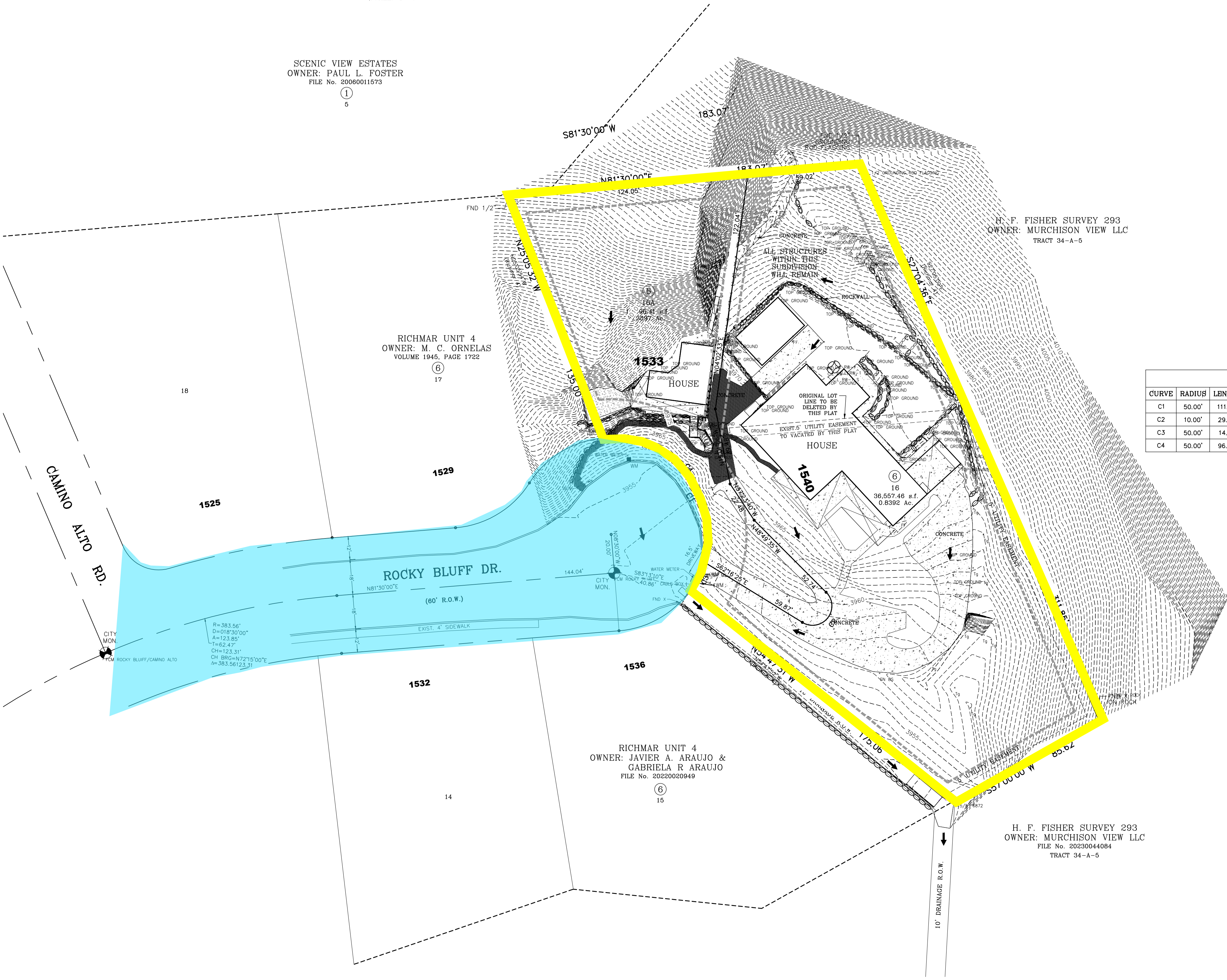
CONDE INC.
6080 SURETY DR. SUITE 100
ENG. - YVONNE CONDE CURRY
SURVEYOR - RON R. CONDE
EL PASO, TEXAS 79906
PHONE # (915) 692-0283

→ = DRAINAGE FLOW



LOCATION MAP

SCALE: 1"=600'



CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	50.00'	111.68'	102.46'	89.87'	N34°30'37"W	127°58'35"
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C4	50.00'	96.97'	72.91'	82.47'	N42°56'26"W	111°06'57"

SCHOOL DISTRICT
EL PASO INDEPENDENT SCHOOL DISTRICT
6531 BOEING DRIVE

DATE OF PREPARATION: FEBRUARY 12, 2025



CONDE INC.
ENGINEERING / PLANNING
GPS / SURVEYING / CAD
6080 SURETY DR. STE 100
EL PASO, TEXAS 79905
PHONE: (915) 692-0283
FAX: (915) 692-0286 FIRM# 10076100



Legislation Text

File #: BC-540, Version: 1

**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.

PLCP25-00001: Part of Tract 1B, part of Tract 3, Tract 5D, part of Tract 5E1A, and part of Tract 5E1B, part of Tract 2C, Block 41, and part of Tract 5C-1, Block 50, Ysleta Grant, City of El Paso, El Paso County, Texas

Location: North of Americas Ave. and West of Southside Rd.
Zoning: R-F (Ranch and Farm) and C-4 (Commercial)
Existing Use: Vacant
Request: Future Land Use Map amendment from O-1, Preserve and O-3, Agriculture to G-7, Industrial and/or Railyards
Owner: Mount Carmel Cemetery, Ajeya Bhava, LLC, and FIELP #1 LLC
Representative: Kimley-Horn c/o Bryce Eckeberger
District: 7
Staff Contact: Andrew Salloum, (915) 212-1603, SalloumAM@elpasotexas.gov

Americas and Southside

City Plan Commission —March 27, 2025



CASE NUMBER:	PLCP25-00001
CASE MANAGER:	Andrew Salloum, (915) 212-1603, SalloumAM@elpasotexas.gov
PROPERTY OWNER:	Mount Carmel Cemetery, Ajeya Bhava, LLC, and FIEP #1 LLC
REPRESENTATIVE:	Kimley-Horn c/o Bryce Eckeberger
LOCATION:	North of Americas Ave. and West of Southside Rd. (District 7)
PROPERTY AREA:	50.27 acres
REQUEST:	Adjust the Future Land Use designation from O-1, Preserve and O-3, Agriculture to G-7, Industrial and/or Railyards
RELATED APPLICATIONS:	PZR24-00042, Rezoning
PUBLIC INPUT:	N/A

SUMMARY OF REQUEST: The applicant is requesting an amendment to *Plan El Paso*, the City's comprehensive plan, to adjust the Future Land Use designation for one property, from O-1, Preserve and O-3, Agriculture to G-7, Industrial and/or Railyards, to accommodate proposed industrial development.

SUMMARY OF STAFF'S RECOMMENDATION: Staff recommends **APPROVAL** of the request. The proposed development is in keeping with the character of the adjacent commercial and industrial development and the policies of *Plan El Paso* for the G-7, Industrial and/or Railyards Future Land Use designation.

PLCP25-00001

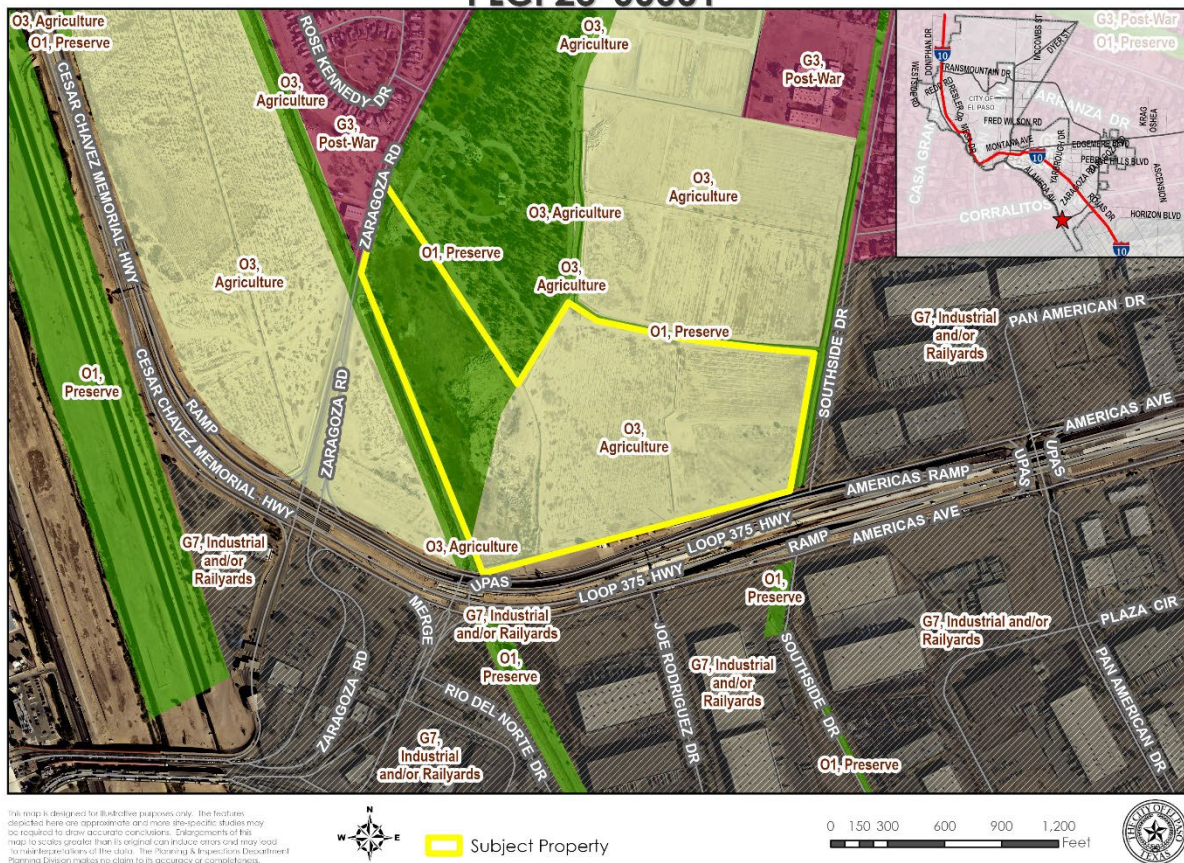


Figure A. Subject Property & Immediate Surroundings

DESCRIPTION OF REQUEST: The applicant is proposing to adjust the Future Land Use designation on a 50.27-acre property in order to clean up the area's designation to match the existing and proposed zoning districts and allow for development of industrial park to include general warehouses. The existing O-1, Preserve designation was anticipated for expansion of the cemetery, however, this portion of the property currently is inactive and vacant. Additionally, the existing O-3, Agriculture designation on the property is currently inactive farmland with the majority of it zoned for high intensity commercial uses. The existing O-1, Preserve and O-3, Agriculture designations are no longer appropriate for the area as the cemetery expansion and any agricultural uses have ceased and the area is transitioning into increased commercial and industrial development in part to enhancements to the Zaragoza port of entry, which has spurred development.

COMPATIBILITY WITH NEIGHBORHOOD CHARACTER: The G-7 designation is most in character with the proposed development and the current zoning district on most of the property. The designation is similar in scale and character to other nearby commercial and manufacturing zoned properties and uses. Nearby properties with similar zoning and use are also designated G-7. The cemetery and vacant lots located to the north are designated O-1, Preserve and O-3, Agriculture, respectively. The properties located to the south and east are designated G-7, Industrial and/or Railyards consists general warehouses. The properties located to the west is designated G-3, Post-War and O-3, Agriculture consists general warehouse and vacant lots, respectively.

COMPLIANCE WITH <i>PLAN EL PASO</i> – When evaluating whether a proposed adjustment is in accordance with Plan El Paso, consider the following factors:	
Criteria	Does the Request Comply?
<p>Future Land Use Map: Proposed Future Land Use designation for the property:</p> <p>G-7 – Industrial: This sector applies to industrial parks, large free-standing industrial uses, refineries, non-military airfields, trucking terminals, and mines, all on large tracts in areas dominated by vehicles. This sector is essential to El Paso's economy; however, when an industrial use becomes obsolete, there can be potential for mixed-use redevelopment of the site. This sector also includes the existing rail yards which could be redeveloped as mixed-use communities if the rail yards were moved out of town</p>	<p><i>Plan El Paso</i> calls out the G-7 designation as appropriate for industrial parks and industrial uses, which is in keeping with the proposed uses. The associated rezoning to C-4 will ensure that any future proposed uses will remain compatible with the G-7 designation.</p>

THE PROPOSED DESIGNATION'S EFFECT ON THE PROPERTY AND SURROUNDING PROPERTY, AFTER EVALUATING THE FOLLOWING FACTORS:	
Historic District or Special Designations & Study Area Plans: Any historic district or other special designations that may be applicable. Any adopted small area plans, including land-use maps in those plans.	N/A
Potential Adverse Effects: Potential adverse effects that might be caused by approval or denial of the requested change.	A large portion already zoned for higher commercial and industrial uses. The request will serve to clean up the area's designation to match the existing and proposed zoning districts.
Natural Environment: Anticipated effects on the natural environment.	There are no anticipated negative effects on the natural environment. The subject property is currently inactive farmland and vacant open land. The existing irrigation canals and drainage laterals adjacent to the development will not be modified.

Stability: Whether the area is stable or in transition.	The surrounding area is in transition from farmland to higher commercial and industrial uses, as enhancements to the port of entry have spurred development.
Socioeconomic & Physical Conditions: Any changed social, economic, or physical conditions that make the existing designation no longer suitable for the property.	Expansion of the cemetery and agricultural uses have ceased on the subject property and there is increased development in the area. The area is in transition and therefore the 'Agriculture' and 'Preserve' designation is no longer appropriate.

RELATED APPLICATIONS: This case is related to rezoning application PZRZ24-00042, which requests to rezone part of the subject area from R-F (Ranch-Farm) to C-4 (Commercial) to match adjacent properties and allow for the proposed use of general warehouses.

CITY PLAN COMMISSION OPTIONS:

The City Plan Commission (CPC) has the authority to advise City Council on changes to the Comprehensive Plan. In evaluating the request, the CPC may take any of the following actions:

1. **Recommend Approval** of the 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 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 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.



Legislation Text

File #: BC-541, Version: 1

**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.

PZRZ24-00042: Part of Tract 5D, Tract 5E1A, and Tract 5E1B, Block 41, Ysleta Grant, City of El Paso, El Paso County, Texas

Location: Generally North of Americas Ave. and West of Southside Rd.
Zoning: R-F (Ranch and Farm)
Request: To rezone from R-F (Ranch and Farm) to C-4 (Commercial)
Existing Use: Vacant
Proposed Use: General warehouses
Property Owner: Mount Carmel Cemetery
Representative: Kimley Horn c/o Bryce Eckeberger
District: 7
Staff Contact: Jose Beltran, (915) 212-1607,
BeltranJV@elpasotexas.gov

Americas and Southside

City Plan Commission — March 27, 2025

REZONING



CASE NUMBER: PZRZ24-00042
CASE MANAGER: Jose Beltran, (915) 212-1607, BeltranJV@elpasotexas.gov
PROPERTY OWNER: Mount Carmel Cemetery
REPRESENTATIVE: Kimley-Horn c/o Bryce Eckeberger
LOCATION: Generally North of Americas Ave. and West of Southside Dr. (District 7)
PROPERTY AREA: 14.00 acres
REQUEST: Rezone from R-F (Ranch and Farm) to C-4 (Commercial)
RELATED APPLICATIONS: PLCP25-00001, Comprehensive Plan Amendment Application
PUBLIC INPUT: None received as of March 20, 2025

SUMMARY OF REQUEST: The applicant is proposing to rezone the subject property from R-F (Ranch and Farm) to C-4 (Commercial) for the use of general warehouse.

SUMMARY OF STAFF'S RECOMMENDATION: Staff recommends **APPROVAL WITH CONDITIONS** of the request. This recommendation is based on the proposed development's compatibility with commercial uses in the surrounding area. Furthermore, the proposed development meets the intent of the proposed G-7, Industrial and/or Railyard land use designation of *Plan El Paso*, the City's Comprehensive Plan in the Mission Valley Planning area. The conditions are as follows:

1. *That a ten-foot (10') landscaped buffer with high-profile native or naturalized trees of at least two-inch (2") caliper and ten feet (10') in height shall be placed at thirty feet (30') on center along the property lines adjacent to Mount Carmel Cemetery and R-F (Ranch and Farm) zoning districts. The landscaped buffer shall be irrigated and maintained by the property owner at all times and shall be installed prior to the issuance of any certificates of occupancy or certificates of completion. The landscape buffer shall not be counted towards landscaping requirements.*
2. *No building(s) shall be constructed within fifty feet (50') from a property line abutting Mount Carmel Cemetery and R-F (Ranch and Farm) zoning districts.*
3. *That automotive uses and recycling collection facility shall be prohibited on the subject property.*
4. *That no heavy truck trailer(s) shall have access or be parked for loading or unloading closer than one hundred feet (100') to property lines adjacent to Mount Carmel Cemetery and R-F (Ranch and Farm) zoning districts.*
5. *That a minimum 500-foot distance between property lines be required between any establishments meeting both of the following criteria:*
 - a. *Establishment deriving 51 % or more of their income from the sale of alcoholic beverages for on-premise consumption; and*
 - b. *Providing outdoor amplified sound.*

PZRZ24-00042

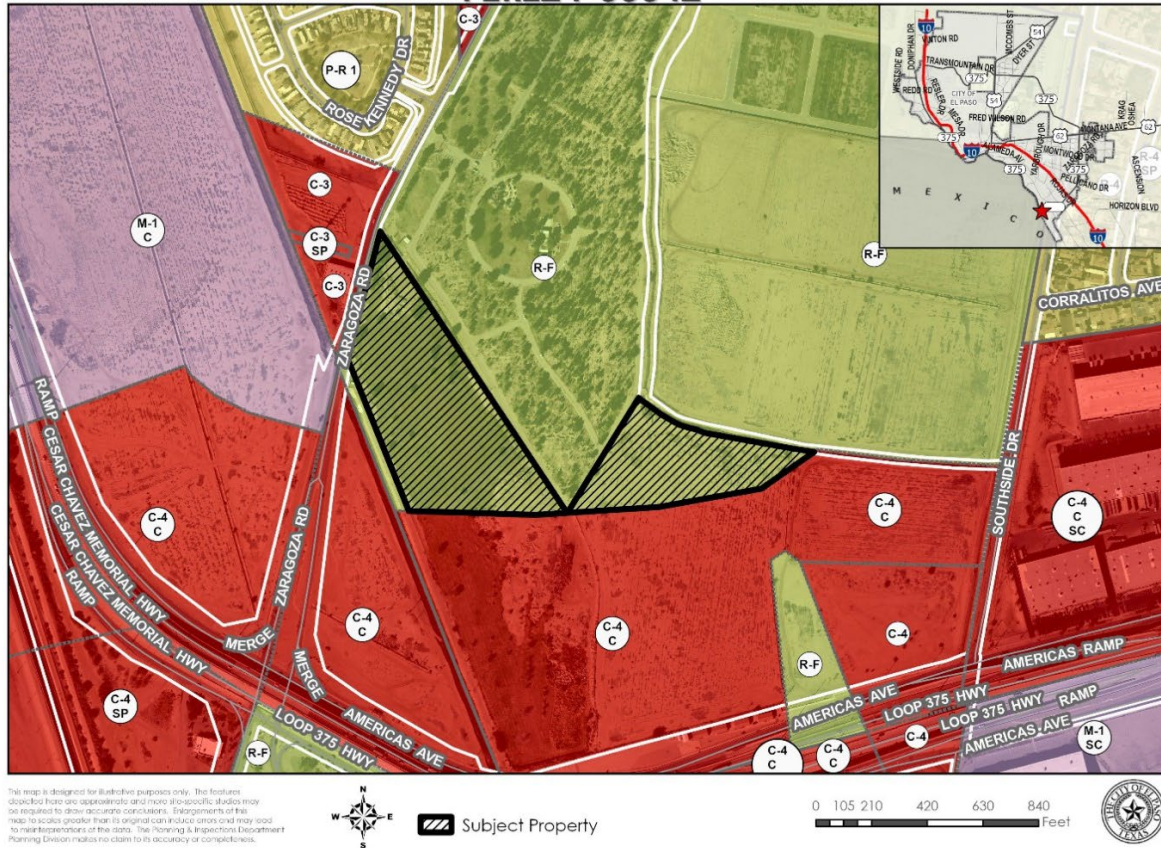


Figure A. Subject Property & Immediate Surroundings

DESCRIPTION OF REQUEST: The applicant is proposing to rezone the subject property from R-F (Ranch and Farm) to C-4 (Commercial) to allow for general warehouses. The proposed rezoning will serve to consolidate property under the same zoning district. The subject property is approximately 14.00 acres in size. The conceptual site plan shows the proposed general warehouses development. Access to the subject property will be from Zaragoza Drive, Americas Avenue, and Southside Road.

COMPATIBILITY WITH NEIGHBORHOOD CHARACTER: The proposed development is consistent with adjacent commercial uses in the area. Properties to the west consist of vacant lots and retail zoned C-4/c (Commercial/conditions), C-3 (Commercial) and M-1/c (Light manufacturing/conditions). To the south, the property is zoned C-4/c (Commercial/conditions) consisting of vacant lots. Properties to the east are zoned C-4/c (Commercial/conditions), C-4 (Commercial), and R-F (Ranch and Farm) consisting of vacant lots. Properties to the north are zoned R-F (Ranch and Farm) and consist of vacant lots and a cemetery. The nearest school is Capistrano Elementary School which is 1.10 miles away and the closest park is Ysleta City Park located 0.68 miles away.

COMPLIANCE WITH <i>PLAN EL PASO</i>/REZONING POLICY – When evaluating whether a proposed rezoning is in accordance with <i>Plan El Paso</i>, consider the following factors:	
Criteria	Does the Request Comply?
<p>Future Land Use Map: Proposed zone change is compatible with the Future Land Use designation for the property:</p> <p>G-7, Industrial and/or Railyard: This sector applies to industrial parks, large free-standing industrial uses, refineries, non-military airfields, trucking terminals, and mines, all on large tracts in areas dominated by vehicles. This sector is essential to El Paso's economy; however, when an industrial use becomes obsolete, there can be potential for mixed-use redevelopment of the site. This sector also includes the existing railyards which could be redeveloped as mixed-use communities if the rail yards were moved out of town.</p>	<p>Yes, the subject property and the proposed development meet the intent of the proposed G-7 - Industrial, Future Land Use designation of <i>Plan El Paso</i>. The proposed development is adjacent to other commercial and manufacturing zone districts.</p>
<p>Compatibility with Surroundings: The proposed zoning district is compatible with those surrounding the site:</p> <p>C-4 (Commercial) District: The purpose of these districts is to provide for locations for the most intensive commercial uses intended to serve the entire city. It is intended that the district regulations permit heavy commercial uses characterized by automotive and light warehousing. The regulations of the districts are intended to provide a transition from general business areas to industrial and manufacturing uses, and to accommodate major locations of commerce, service and employment activities.</p>	<p>Yes. The proposed C-4 (Commercial) zoning district will provide for the integration of general warehouses with existing adjacent C-4 (Commercial) zoning districts.</p>
<p>Preferred Development Locations: Located along an arterial (or greater street classification) or the intersection of two collectors (or greater street classification). The site for proposed rezoning is not located mid-block, resulting in it being the only property on the block with an alternative zoning district, density, use and/or land use.</p>	<p>Yes. The subject property will have access to Americas Avenue, Zaragoza Road, and Southside Road which are designated as freeway, a minor arterial, and collector, respectively, under the City of El Paso's Major Thoroughfare Plan (MTP). The classification of these roads is appropriate as they connect to other manufacturing and commercial establishments.</p>
THE PROPOSED ZONING DISTRICT'S EFFECT ON THE PROPERTY AND SURROUNDING PROPERTY, AFTER EVALUATING THE FOLLOWING FACTORS:	
<p>Historic District or Special Designations & Study Area Plans: 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>None. The proposed development is not within any historic districts or study area plan boundaries.</p>
<p>Potential Adverse Effects: Potential adverse effects that might be caused by approval or denial of the requested rezoning.</p>	<p>The rezoning request will serve to consolidate the property under the same zoning district as a significant portion of the abutting properties are zoned for higher commercial and industrial uses. The proposed conditions and proposed layout will assist in respecting the abutting cemetery.</p>

Natural Environment: Anticipated effects on the natural environment.	There are no anticipated effects on the natural environment. The subject property is currently inactive farmland and vacant open land. The existing irrigation canals and drainage laterals adjacent to the development will not be modified.
Stability: Whether the area is stable or in transition.	The surrounding area is in transition from farmland to commercial and industrial uses.
Socioeconomic & Physical Conditions: Any changed social, economic, or physical conditions that make the existing zoning no longer suitable for the property.	Agricultural uses have been inactive for the subject property. There are increased commercial and industrial developments in the area. The southern portion of this property was rezoned from R-F (Ranch and Farm) to C-4 (Commercial) in 1992. On March 18, 2025, City Council approved the proposed rezoning to C-4 (Commercial) of the small R-F (Ranch and Farm) portion of the property along Americas Avenue to the south. The R-F (Ranch and Farm) zoning designation is no longer suitable for the property.

ADEQUACY OF PUBLIC FACILITIES, SERVICES AND INFRASTRUCTURE: Access to the subject property is proposed from Americas Avenue, Zaragoza Road, and Southside Road which are designated as a freeway, minor arterial, and collector, respectively, under the City of El Paso's Major Thoroughfare Plan (MTP) and are appropriate for commercial development. There are five (5) bus stops located within walkable distance (0.25 miles) of the subject property. The closest bus stop is along Americas Avenue, which is located 0.01 miles from the subject property.

SUMMARY OF DEPARTMENTAL REVIEW COMMENTS: No adverse comments were received from the reviewing departments.

PUBLIC COMMENT: The subject property lies within two (2) neighborhood associations including the Mission Valley Civic Association and Corridor 20 Civic Association, which were notified of the rezoning by the applicant. Public notices were mailed to property owners within 300 feet on March 14, 2025. As of March 20, 2025, the Planning Division has not received any communication in support or opposition to the request.

RELATED APPLICATIONS: A Comprehensive Plan Amendment application (PLCP25-00001) is running concurrently with this rezoning to adjust the Future Land Use designation from O-1, Preserve and O-3, Agriculture to G-7, Industrial and/or Railyards.

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:

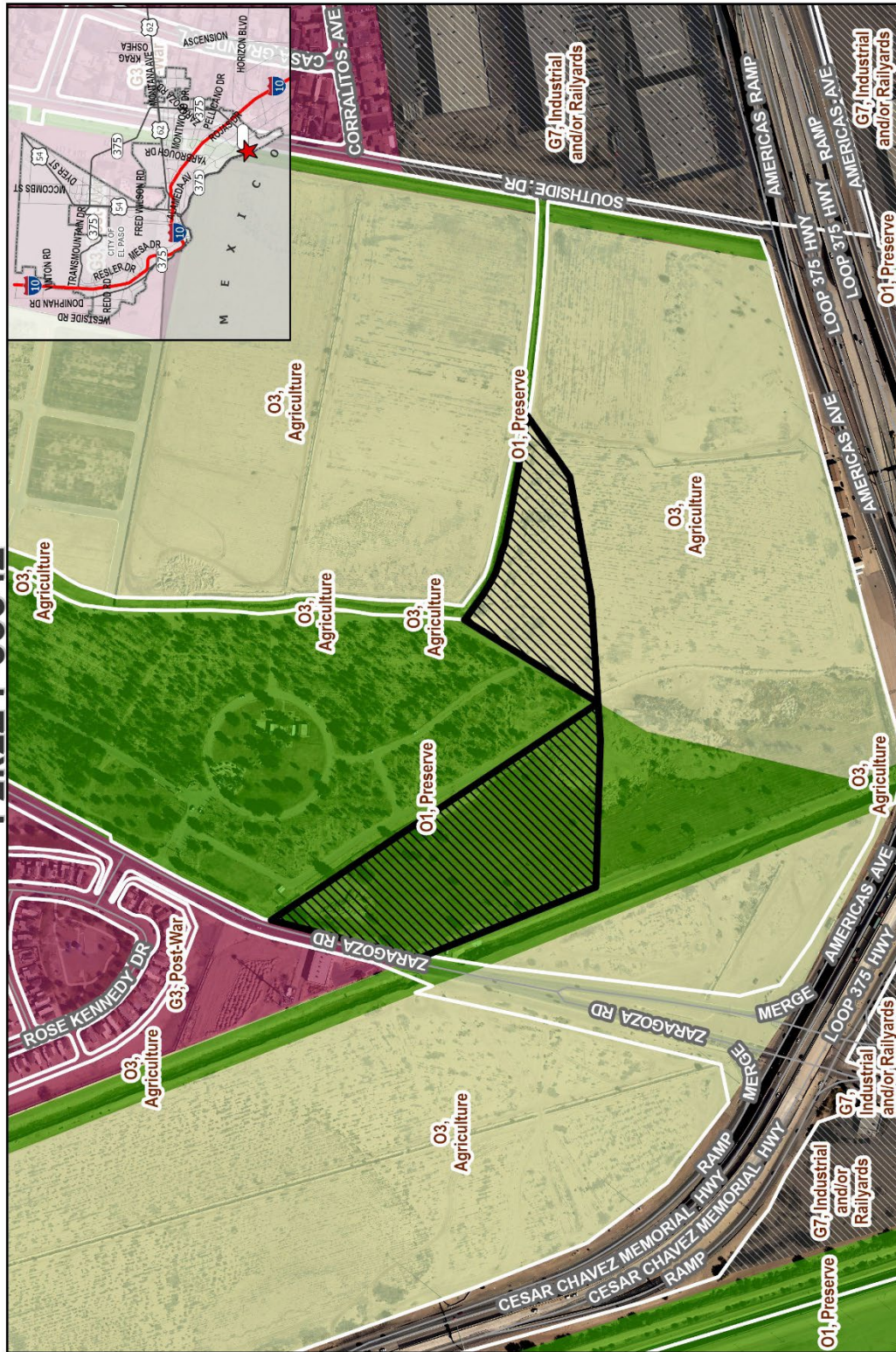
1. **Recommend Approval** of the rezoning request, finding that the request is in conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or that the request is in conformance with other criteria that the CPC identifies from the Comprehensive Plan.
2. **Recommend Approval of the rezoning 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. (Staff Recommendation)
3. **Recommend Denial** of the rezoning 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. Future Land Use Map
2. Generalized Plot Plan
3. Department Comments
4. Neighborhood Notification Boundary Map
5. Traffic Impact Analysis (TIA) Letter of Deferral

ATTACHMENT 1

PZRZ24-00042



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 determine the exact location and extent of the subject property. The map is not intended to be used for legal purposes and may be subject to change without notice. The Planning & Inspections Department Planning Division makes no claim to its accuracy or completeness.

[illegible]

ATTACHMENT 3

Planning and Inspections Department - Planning Division

Staff recommends APPROVAL WITH CONDITIONS of the request. This recommendation is based on the proposed development's compatibility with commercial uses in the surrounding area. Furthermore, the proposed development meets the intent of the proposed G-7, Industrial and/or Railyard land use designation of Plan El Paso, the City's Comprehensive Plan in the Mission Valley Planning area. The conditions are as follows:

1. *That a ten-foot (10') landscaped buffer with high-profile native or naturalized trees of at least two-inch (2") caliper and ten feet (10') in height shall be placed at thirty feet (30') on center along the property lines adjacent to Mount Carmel Cemetery and R-F (Ranch and Farm) zoning districts. The landscaped buffer shall be irrigated and maintained by the property owner at all times and shall be installed prior to the issuance of any certificates of occupancy or certificates of completion. The landscape buffer shall not be counted towards landscaping requirements.*
2. *No building(s) shall be constructed within fifty feet (50') from a property line abutting Mount Carmel Cemetery and R-F (Ranch and Farm) zoning districts.*
3. *That automotive uses and recycling collection facility shall be prohibited on the subject property.*
4. *That no heavy truck trailer(s) shall have access or be parked for loading or unloading closer than one hundred feet (100') to property lines adjacent to Mount Carmel Cemetery and R-F (Ranch and Farm) zoning districts.*
5. *That a minimum 500-foot distance between property lines be required between any establishments meeting both of the following criteria:*
 - a. *Establishment deriving 51 % or more of their income from the sale of alcoholic beverages for on-premise consumption; and*
 - b. *Providing outdoor amplified sound.*

Planning and Inspections Department – Plan Review & Landscaping Division

The generalized site plan is not being reviewed for conformance due to conceptual nature. No objections to the proposed rezoning.

At the time of submittal for building permits, the project will need to comply with all applicable provisions of the ICC, TAS and Municipal Code.

Planning and Inspections Department – Land Development

1. On site ponding within the subject lot is required. Show proposed drainage flow patterns on the site plan showing how all storm-water runoff will flow into proposed pond. Stormwater runoff is not allowed to flow onto TXDOT roads.
2. Coordinate and obtain approval from the Water Improvement District #1 for proposed development crossing and abutting existing irrigation laterals.
3. Comply with FEMA flood zone CLOMR/LOMR requirements for developing in a flood zone. Subject property is within the current FEMA flood zone (add note to site plans).
4. Lot is within Flood zone and structures must be elevated or flood proofed one foot above the Base Flood Elevation.

Note: Comments will be addressed at subdivision platting and building permitting stages.

Fire Department

No adverse comments.

Police Department

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

Environment Services

No comments submitted.

Sun Metro

Rezoning does not affect Sun Metro transit services.

Streets and Maintenance Department**Traffic & Transportation Engineering**

Streets and Maintenance Traffic Engineering has granted the TIA deferral letter.

Note: TIA is deferred to subdivision platting stage.

Streets Lighting:

Street Lights Department does not object to this request.

Loop 375 or Americas Ave. is a Texas Department of Transportation (TXDOT) right-of-way (ROW).

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.

For the development of a project 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.

City of El Paso Codes to be followed:

*Title 19 - 19.16.010 - Streetlighting.

**18.18.190 – Submission contents.

*** 19.02.040 Criteria for approval.

Contract Management:

Indicate that for driveways, the Municipal Code Chapter 13.12 shall be followed.

Indicate that any damaged structure must be restored to same or better condition. This goes for asphalt, concrete, manholes and water valves.

El Paso Water**Water**

EP Water-PSB does not object to this request.

There is an existing 12-inch diameter water main extending along Southside Dr. This water main is located approximately 5-feet west of the east right-of-way line. This main can be extended to provide service.

Previous water pressure from fire hydrant #623 located at the intersection of Casa Grande Pl. and Corralitos Ave. has yield a static pressure of 114 (psi), a residual pressure of 76 (psi), and a discharge of 1,186 gallons per minute. The owner should, for his own protection and at his own expense, install at the discharge side of each water meter a pressure regulator, strainer and relief valve, to be set for pressure as desired by the customer. The Lot owner shall be responsible for the operation and maintenance of the above-described water pressure regulating device.

Sanitary Sewer

There is an existing 12-inch diameter sanitary sewer main along an easement located approximately 130-ft south of Corralitos Way. This main has an approximate depth of 19-ft. This main can be extended to provide service.

General

Water and Sanitary sewer main extensions along a 25-foot PSB easement will be required to provide service. Main extensions shall cover the entire frontage. Main extensions and easement acquisition costs will be the responsibility of the owner.

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, buildings, curbs or any structure that will interfere with the access to the PSB easements. There shall be at least 5-foot setback from the easement line to any building, sign or structure. All easements dedicated for public water and sanitary sewer facilities shall comply with the EPWater-PSB Easement Policy. The PSB easements shall be improved to allow the operation of EPWater maintenance vehicles. EPWater-PSB requires access to the proposed water, sanitary sewer facilities, appurtenances, and meters within the easement 24 hours a day, seven (7) days a week.

Southside feeder canal is an El Paso County Water Improvement District No. 1 facility. Permits for installation of water main within the right of way are required. Lot owner is responsible for permit, survey and consideration fees.

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:

EPWater-SW requires on-site retention of all developed runoff; ensure runoff does not flow off-site. The proposed ponding area shall have enough capacity to hold the developed runoff for a designated 100-yr. storm event. Label the pond as "Private".

El Paso County 911 District

No comments submitted.

Texas Department of Transportation

1. Submit layout with driveway dimensions and distances between nearby access points on S Americas Ave.
2. Submit revised layout to TXDOT for review and approval.
3. Submit form 1058 for obtaining a TXDOT permit before any design work is finalized and performed on the ROW.

Note: comments to be addressed at the permitting stage.

El Paso County Water Improvement District #1

Once the plat is ready, please have the applicant for PZRZ24-00042 Americas and Southside submit an application, fee and three irrigable lands to the office located at 13247 Alameda, Clint, TX 79836.

Texas Gas Service

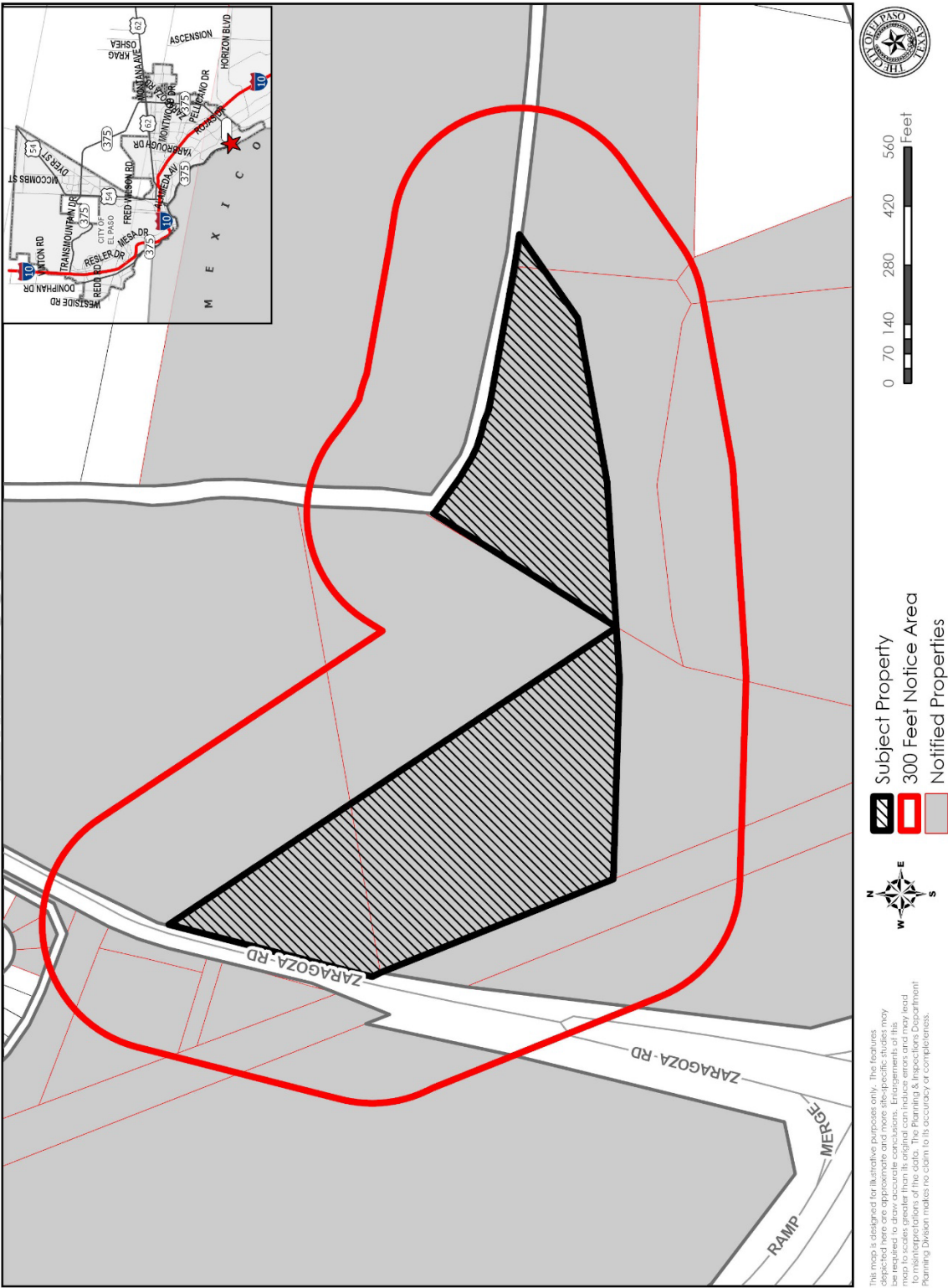
Texas Gas Service does not have any comments.

El Paso Electric

We have no comments for the rezoning request.

ATTACHMENT 4

PZRZ24-00042



ATTACHMENT 5



March 12, 2025

Mr. Jose N. Hernandez
Traffic Engineer Associate
Streets and Maintenance Department
City of El Paso
801 Texas Avenue
El Paso, Texas 79901

RE: **PZRZ24-0004**
TIA Deferral Request.

Dear Mr. Hernandez,

This letter is to formally request that the submittal of a traffic impact analysis be deferred to the subdivision stage of the development in accordance with the City Ordinance Section 19.18.010. The project meets the following sections of the referenced ordinance:

- a) The property proposed for rezoning has not yet been platted; and
- b) The proposed development generates less than 500 peak hour trips.

Should you have any questions, please feel free to contact me at 972-770-1324 or via email at bryce.eckeberger@kimley-horn.com

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

A handwritten signature in black ink, appearing to read "BTE".

Bryce Eckeberger, P.E.
Project Manager

kimley-horn.com

13455 Noel Road, Galleria Tower 2, Suite 700, Dallas, TX 75069

972 770 1300



Legislation Text

File #: BC-542, Version: 1

**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.

PZRZ24-00019: A portion of Tracts 5C, 6C, and 7C and all of Tracts 8B, Block 55, Ysleta Grant, City of El Paso, El Paso County, Texas

Location:	9050 Escobar Dr.
Zoning:	R-3 (Residential)
Request:	To rezone from R-3 (Residential) to C-4 (Commercial)
Existing Use:	Vacant
Proposed Use:	Motor carrier terminal
Property Owner:	Idea Public Schools
Representative:	Conrad Conde, Conde, Inc
District:	7
Staff Contact:	Luis Zamora, (915) 212-1552, ZamoraLF@elpasotexas.gov

GNZ



SUMMARY OF STAFF'S RECOMMENDATION: Staff recommends **DENIAL** of the request. The proposed zoning district and use is not compatible with existing surrounding uses and developments. Furthermore, the request does not meet the character of the G-3, Post-war Future Land Use Map designation per *Plan El Paso*.



DESCRIPTION OF REQUEST: Applicant is requesting to rezone the subject property from R-3 (Residential) to C-4 (Commercial) to allow for a Motor Carrier Terminal use. The property is approximately 17.32 acres in size and the conceptual site plan demonstrates the proposed layout of the development. Access is from Escobar Drive.

PREVIOUS CASE HISTORY: City Council approved the rezoning (PZRZ20-00007) of the subject property on September 1, 2020 from A-M (Apartment/Mobile Home) and C-4 (Commercial) to R-3 (Residential) for a proposed school site.

COMPATIBILITY WITH NEIGHBORHOOD CHARACTER: The proposed zoning district and use is not compatible with existing surrounding uses and developments in the area. Property to the north is zoned R-F (Ranch and Farm) comprising a police station (Mission Valley Regional Command Center) and parkland (Blackie Chesher Park), to the east is zoned R-F (Ranch and Farm) and is comprised of parkland (Blackie Chesher Park) and a school (Del Valle Elementary), to the south is zoned R-3 (Residential) comprising of single-family dwellings, and to the west is zoned C-4 (Commercial) comprising of a shopping center. The closest school is Del Valle Elementary School (0.19 mi.) and the closest park is Blackie Chesher Park (0.01 mi).

COMPLIANCE WITH <i>PLAN EL PASO</i>/REZONING POLICY – When evaluating whether a proposed rezoning is in accordance with <i>Plan El Paso</i>, consider the following factors:	
Criteria	Does the Request Comply?
<p>Future Land Use Map: Proposed zone change is compatible with the Future Land Use designation for the property:</p> <p>G-3, Post-War: This sector applies to transitional neighborhoods typically developed from the 1950s through the 1980s. Streets were laid out with curvilinear patterns without alleys and shopping centers are located at major intersections behind large parking lots. 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>No. The proposed zoning district and use are not in character with the G-3, Post-war designation per <i>Plan El Paso</i>. The proposal does not contribute to supplement the housing stock nor adds missing civic and commercial uses to the area.</p>
<p>Compatibility with Surroundings: The proposed zoning district is compatible with those surrounding the site:</p> <p>C-4 (Commercial) The purpose of this district is to provide for locations for the most intensive commercial uses intended to serve the entire city. It is intended that the district regulations permit heavy commercial uses characterized by automotive and light warehousing. The regulations of the districts are intended to provide a transition from general business areas to industrial and manufacturing uses, and to accommodate major locations of commerce, service and employment activities.</p>	<p>No. While the proposed zoning district would match that of adjacent property to the west, the property is provided with different access through Escobar Drive, which is not suitable to support truck traffic. The proposed zoning district and use are not compatible with adjacent zoning districts and uses to the north, east, and south which include a police station, parkland, and single-family dwellings.</p>
<p>Preferred Development Locations: Located along an arterial (or greater street classification) or the intersection of two collectors (or greater street classification). The site for proposed rezoning is not located mid-block, resulting in it being the only property on the block with an alternative zoning district, density, use and/or land use.</p>	<p>Yes. The property is located along Escobar Drive, designates as a minor arterial per El Paso's Major Thoroughfare Plan (MTP) and is located adjacent to C-4 (Commercial) zoned property to the west.</p>

COMPLIANCE WITH <i>PLAN EL PASO</i>/REZONING POLICY – When evaluating whether a proposed rezoning is in accordance with <i>Plan El Paso</i>, consider the following factors:	
THE PROPOSED ZONING DISTRICT'S EFFECT ON THE PROPERTY AND SURROUNDING PROPERTY, AFTER EVALUATING THE FOLLOWING FACTORS:	
Historic District or Special Designations & Study Area Plans: Any historic district or other special designations that may be applicable. Any adopted small areas plans, including land-use maps in those plans.	None. The property does not fall within any historic districts or study areas.
Potential Adverse Effects: Potential adverse effects that might be caused by approval or denial of the requested rezoning.	By rezoning the property to the proposed C-4 (Commercial) zoning district, incompatible uses and truck traffic will be introduced creating a hazardous situation for residents utilizing the nearby park as well as the youth attending the nearby elementary school. Furthermore, a nuisance may be introduced to the nearby residential homes due to noise and fumes from such traffic and idling from trucks on the property. Escobar Drive is the main access from residential uses to the south to and from the park and elementary school.
Natural Environment: Anticipated effects on the natural environment.	None. There are no anticipated effects on the natural environment.
Stability: Whether the area is stable or in transition.	The area has been in transition into lower intensity development. The property was down zoned in 2020 from A-M (Apartment/Mobile Home) and C-4 (Commercial) into the current R-3 (Residential) zoning district.
Socioeconomic & Physical Conditions: Any changed social, economic, or physical conditions that make the existing zoning no longer suitable for the property.	None. There are no social, economic, or physical conditions that make the existing R-3 zoning district not suitable for the property.

ADEQUACY OF PUBLIC FACILITIES, SERVICES AND INFRASTRUCTURE: The subject property fronts Escobar Drive, designated as a minor arterial per El Paso's Major Thoroughfare Plan (MTP). The designation of the road is appropriate for the proposed development. Water and sewer services are available per El Paso Water. There are existing sidewalks in the area, with the exception of the subject property. There are about four (4) bus stops along Zaragoza Road within walkable distance (0.25 mi).

SUMMARY OF DEPARTMENTAL REVIEW COMMENTS: No adverse comments from reviewing departments.

PUBLIC COMMENT: The property falls within the Mission Valley Civic Association and the Corridor 20 Civic Association, which were notified of the request by the applicant. The applicant met with the Mission Valley Association, El Paso Police Department's personnel from the Mission Valley Regional Command Center, and the financial advisor from the Ysleta Independent School District on September 10, 2024. Public notices were sent to all property owners within 300 feet of subject property on March 11, 2025. As of March 20, 2025, the Planning Division received an email of no objection with conditions from the Mission Valley Civic Association, with no communication in support or opposition to the request.

RELATED APPLICATIONS: N/A.

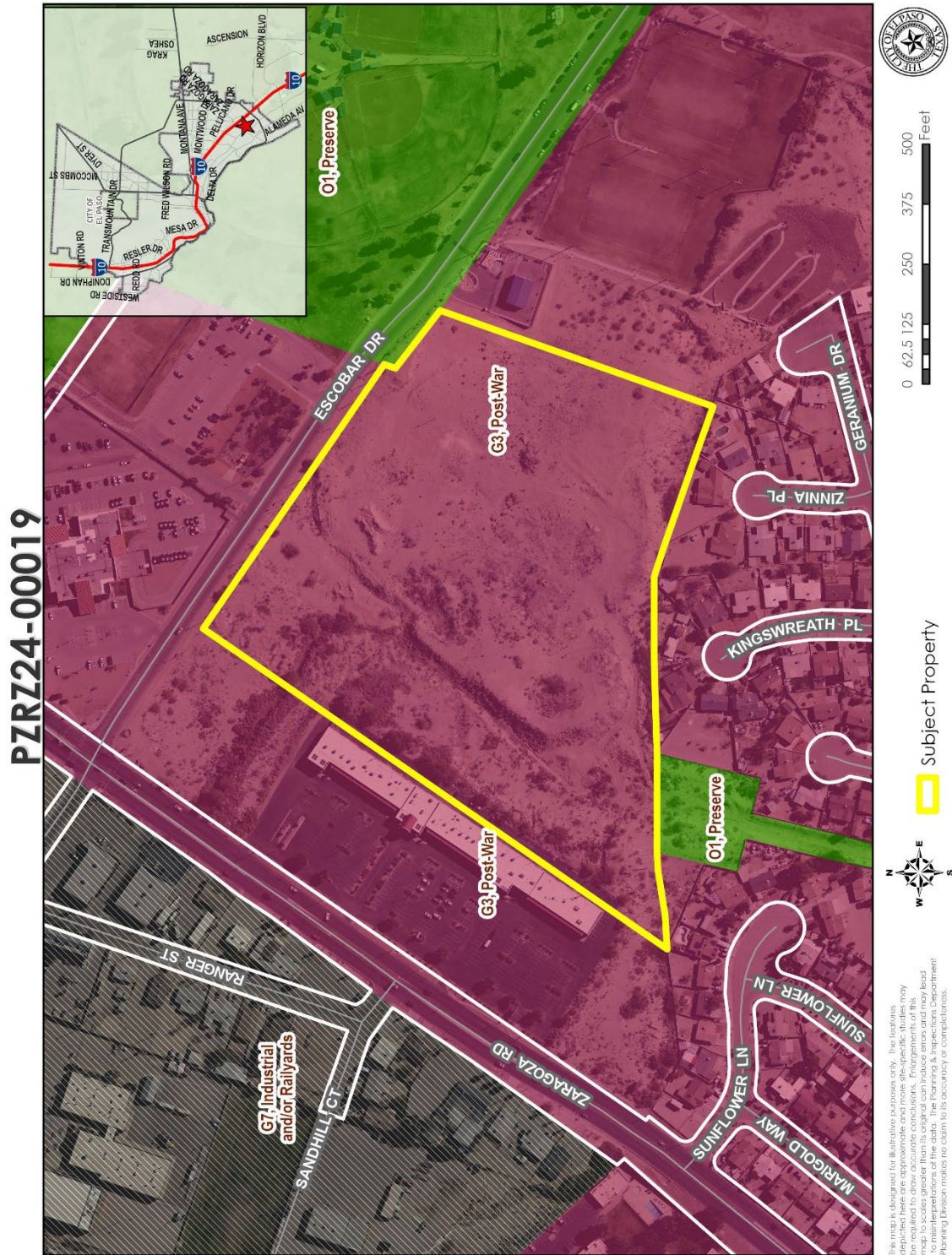
CITY PLAN COMMISSION OPTIONS: The purpose of the Zoning Ordinance is to promote the health, safety, morals and general welfare of the City. The City Plan Commission (CPC) has the authority to advise City Council on Zoning matters. In evaluating the request, the CPC may take any of the following actions:

1. **Recommend Approval** of the rezoning 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.
2. **Recommend Approval of the rezoning 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 rezoning 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. (Staff Recommendation)

ATTACHMENTS:

1. Future Land Use Map
2. Conceptual Site Plan
3. Department Comments
4. Neighborhood Notification Boundary Map
5. Public input

ATTACHMENT 1



REZONING PLAN
 BEING PORTION OF TRACT 5C, 8C,
 AND 7C AND ALL OF TRACT 8B,
 BLOCK 55, YSLETA GRANT,
 CITY OF EL PASO, EL PASO COUNTY, TEXAS
 CONTAINING: 17.317± ACRES

PARKING INFORMATION
 OFFICE/WAREHOUSE:
 TOTAL SITE: 17.317± AC.
 TOTAL BUILDING: 17.317± AC.
 CAR PARKING: 15
 PUBLIC PARKING: 5

PROPOSED BUILDING

PROPOSED ZONING
 C-4

EXISTING ZONING
 R-F, R-3, C-4

PARCEL - 1

SCALE: 1" = 600'

LOCATION MAP

SCHOOL DISTRICT
 EL PASO INDEPENDENT SCHOOL DISTRICT

CONCRETE

ATTACHMENT 3

Planning and Inspections Department - Planning Division

1. Staff recommendation is denial of the C-4 zoning district request. The proposed zoning district is not compatible with the surrounding uses and development.
 - a. Blackie Chesher park is adjacent and straddles across Escobar. Truck traffic is a concern. The park is highly used by the community.
 - b. Del Valle Elementary is also nearby and truck traffic is a concern.
 - c. Noise and pollutants from trucks can have a negative impact on nearby residential properties to the south.

Planning and Inspections Department – Plan Review & Landscaping Division

The generalized site plan is not being reviewed for conformance due to conceptual nature. No objections to proposed rezoning. At the time of submittal for building permit, the project will need to comply with all applicable provisions of the ICC, TAS and Municipal Code.

Planning and Inspections Department – Land Development

1. Label if flood zone flow path is to be open or closed channel underground.
2. Building footprint should be spaced away from stormwater arroyo as much as possible.

Note: Site plan is conceptual.

Fire Department

No adverse comments.

Police Department

No comments received.

Environment Services

No comments received.

Streets and Maintenance Department

Traffic Engineering:

TIA letter approved. New development will not require a TIA due to not generating more than 100 peak hour trips.

Street Contract Management:

Indicate that any asphalt or concrete structure must follow DSC standards.

Street Lights Department:

Do not object to this request.

For the development of the lot a complete set of plans shall be submitted to Street Lights Department for review showing the minimum requirements for street illumination proposals**. The submission shall contain but shall not necessarily be limited to plans indicating the location on the premises of all lighting fixtures, both proposed and existing on the site***. The description of all lighting fixtures, both proposed and existing. Photometric data. Plans shall show street illumination design and details. El Paso city code is applicable to this process, Street Design Manual (SDM)* and any other applicable standards or requirements of the city.

Street Lights Department requires that all projects that involves a roadway is to be evaluated for lighting requirements based on the City of El Paso Street Design Manual (SDM) and the Design Standards for Construction (DSC) according to City of El Paso Codes (cited below). While developing a project or construction area the existing street illumination system shall be protected and preserved. Complete survey for street illumination system shall be

shown on plans. Any change on existing street illumination systems shall be coordinated with Street Lights Department.

City of El Paso Codes to be followed:

*Title 19 - 19.16.010 - Streetlighting.

**18.18.190 – Submission contents.

*** 19.02.040 Criteria for approval.

Sun Metro

Recommend Approval.

If construction requires a Traffic Control Permit, please provide a copy in order prevent any disruption of Sun Metro Transit services and operations.

All TCPs can be sent to this email. Be advised nearest Sun Metro service route (RTE 69) runs northbound and southbound along N. Zaragoza Rd. with nearest bus stops located approximately 1500ft East of proposed site.

El Paso Water

EPWater does not object to this request.

Water:

There is an existing 8-inch diameter water main that extends along Escobar Drive. This main is available for service.

Previous water pressure reading from fire hydrant # 7698 located at Escobar Drive & 550-feet East of Zaragoza Road, has yielded a static pressure of 92 psi, a residual pressure of 860 psi, and a discharge of 919 gallons per minute. The owner should, for his own protection and at his own expense, install at the discharge side of each water meter a pressure regulator, strainer and relief valve, to be set for pressure as desired by the customer. The Lot owner shall be responsible for the operation and maintenance of the above-described water pressure regulating device.

Sanitary Sewer:

There is an existing 8-inch diameter sanitary sewer main that extends along Escobar Drive. This main is available for service.

There is an existing 27-inch diameter sewer interceptor that extends along a 30-foot PSB easement that crosses the subject property. No direct service connections are allowed to this main as per The El Paso Water – Public Service Board Rules and Regulations.

There is an existing 8-inch diameter sanitary sewer along a 30-foot PSB easement. This main ends approximately 167-feet south of Escobar Drive. This main is available for service.

General:

All easements dedicated for public water and sanitary sewer facilities shall comply with the EPWater-PSB Easement Policy. 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, buildings, curbs or any structure that will interfere with the access to the PSB easements. There shall be at least 5-foot setback from the easement line to any building, sign or structure. The PSB easements shall be improved to allow the operation of EPWater maintenance vehicles. EPWater-PSB requires access to the proposed water, sanitary sewer facilities, appurtenances, and meters within the easement 24 hours a day, seven (7) days a week.

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:

EP Water-SW reviewed the property described above and provide the following comments:

- As per Municipal Code: new developments and redevelopments are required to maintain the pre-development hydrologic response in their post-development state as nearly as practicable in order to reduce flooding. The code also encourages the use of nonstructural storm water management such as the preservation of greenspace, water harvesting, and other conservation efforts, to the maximum extent practicable, per Chapter 19.19, Section 19.19.010, and Subparagraph A-2 & A-5.
- This property was previously reviewed under Escobar Estates and the developer proposed a storm sewer pond in the rear and that the existing arroyo traversing the property was to be conducted through an underground pipe system; is this still the case?

Note: Comments to be addressed during building permitting stage.

Texas Department of Transportation

No comments received.

El Paso County Water Improvement District 1

No comments received.

El Paso Electric

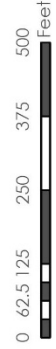
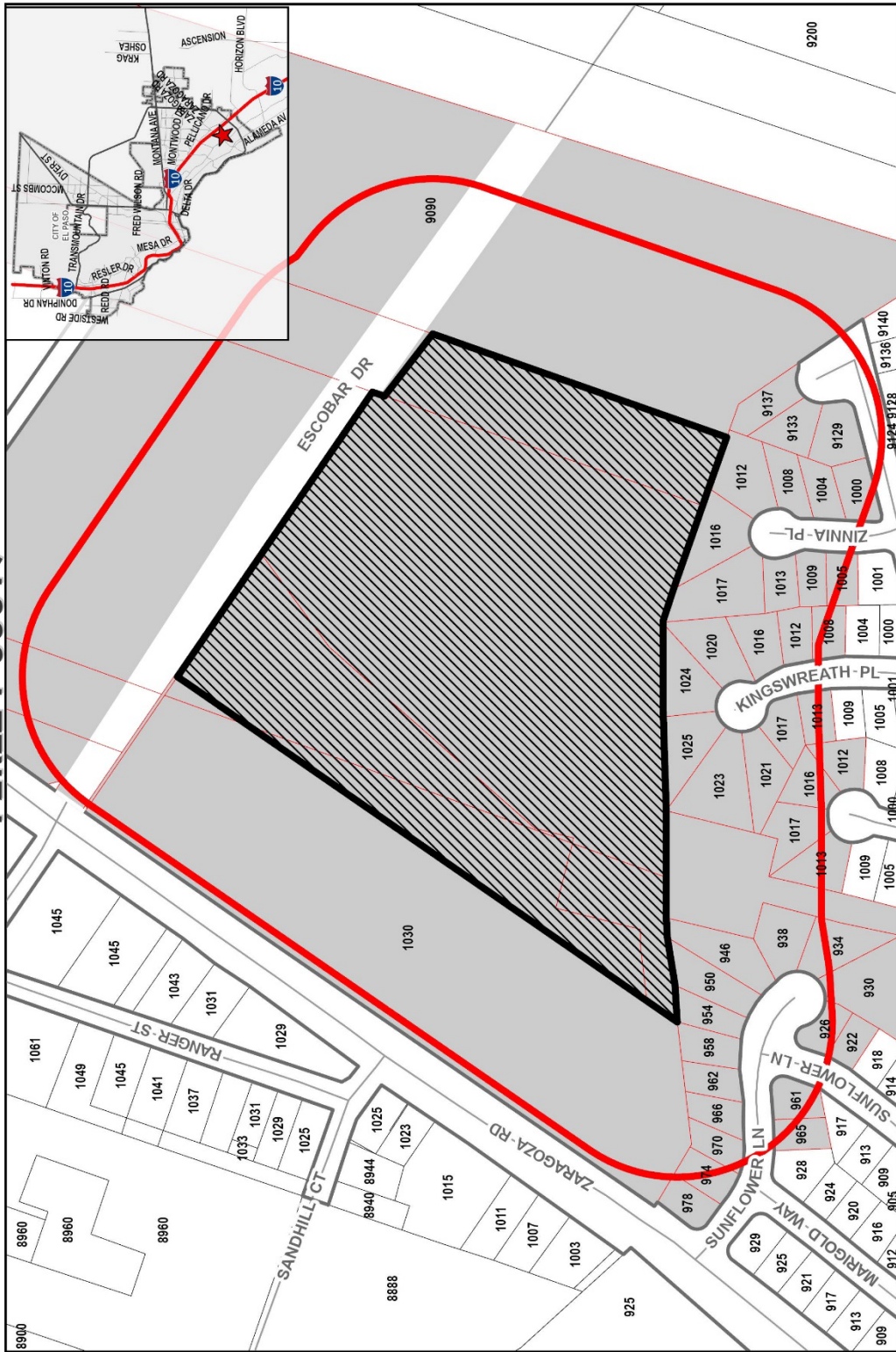
We have no comments for 9050 Escobar.

El Paso County 911 District

The 911 District has no comments/concerns regarding this zoning

ATTACHMENT 4

PZRZ24-00019



Subject Property
 300 Feet Notice Area
 Notified Properties



This map is designed for illustrative purposes only. The features depicted are not approximate and more specific information may be required for a final map. The map is not a legal document and may lead to misinterpretations of the data. The Planning & Inspections Department Planning Division makes no claim to its accuracy or completeness.

ATTACHMENT 5

Zamora, Luis F.

From: Sylvia Carreon <longhorn_1989@hotmail.com>
Sent: Wednesday, November 20, 2024 9:37 AM
To: Zamora, Luis F.
Cc: Smith, Kevin W.; Garcia, Raul
Subject: Re: PZR224-00019 - 9050 Escobar

CAUTION: This email originated from outside of the City of El Paso. Do not click links or open attachments unless you recognize the sender and know the content is safe. If suspicious, use **Phish Alert** or forward to SpamReport@elpasotexas.gov.

Mr. Zamora, thank you for your comment on my response for the project at 9050 Escobar. The Mission Valley Civic Association, along with the EPPD personal from the Mission Valley and the financial advisor from YISD met with Mr. Quinn to discuss his project on Sept 10, 2024. Our discussion with Mr. Quinn was that we did not want 18 wheeler trucks being driven on Escobar passing the park or the school. We acknowledged the fact that other projects like apartments or businesses would also create more vehicle traffic for the Zaragoza. Mr. Quinn took our views and created an exit for this traffic away from the park and the school and still have access to the Interstate. The Mission Valley Civic Association will not object to his presentation as he has presented to us!

From: Zamora, Luis F. <ZamoraLF@elpasotexas.gov>
Sent: Tuesday, November 19, 2024 5:42 PM
To: longhorn_1989@hotmail.com <longhorn_1989@hotmail.com>
Cc: Smith, Kevin W. <SmithKW@elpasotexas.gov>; Garcia, Raul <GarciaR1@elpasotexas.gov>
Subject: PZR224-00019 - 9050 Escobar

Good evening Mrs. Carreon,

I hope you are well and getting ready for a happy Thanksgiving. We received a statement from the applicant regarding the rezoning at 9050 Escobar mentioning that the Mission Valley Civic Association is in support of the request. Per your response to them, I am unsure whether you meant to let them know that you were in support or merely remain neutral at this point and would like to get clarification directly from you.

Thank you in advance.

Sincerely,

Luis Zamora, AICP, CNU-A | Chief Planner

P: 915.212.1552 | F: 915.212.0084
A: 801 Texas Ave., El Paso, TX 79901
E: ZamoraLF@elpasotexas.gov
ElPasoTexas.gov | [Take Our Survey](#)



Planning & Inspections Department
City of El Paso



Legislation Text

File #: BC-543, Version: 1

**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.

PZRZ24-00034: Lots 5 to 10, Block 226, Alexander, City of El Paso, El Paso County, Texas

Location: 2824 N. Kansas St.
Zoning: A-2 (Apartment)
Request: To rezone from A-2 (Apartment) to A-3 (Apartment)
Existing Use: Apartments
Proposed Use: Apartments
Property Owner: Reyesbilt Group, LLC
Representative: David Etzold
District: 8
Staff Contact: Luis Zamora, (915) 212-1552,
ZamoraLF@elpasotexas.gov

2821 Kansas

City Plan Commission — March 27, 2025

REZONING



CASE NUMBER: PZRZ24-00034
CASE MANAGER: Luis Zamora, (915) 212-1552, ZamoraLF@elpasotexas.gov
PROPERTY OWNER: Reyesbilt Group, LLC
REPRESENTATIVE: David Etzold
LOCATION: 2821 N. Kansas St. (District 8)
PROPERTY AREA: 0.44 acres
EXISTING ZONING: A-2 (Apartment)
REQUEST: Rezone from A-2 (Apartment) to A-3 (Apartment)
RELATED APPLICATIONS: PZST24-00017 Special Permit Application
PUBLIC INPUT: No support or opposition received as of March 20, 2025

SUMMARY OF REQUEST: Applicant requests to rezone the subject property from A-2 (Apartment) to A-3 (Apartment) to permit the expansion of an existing apartments development.

SUMMARY OF STAFF'S RECOMMENDATION: Staff recommends **APPROVAL** of the request. The proposed rezoning and development are compatible with the surrounding area and are in character with the G-2, Traditional Neighborhood (Walkable) Future Land Use Designation per *Plan El Paso*.

PZRZ24-00034 & PZST24-00017

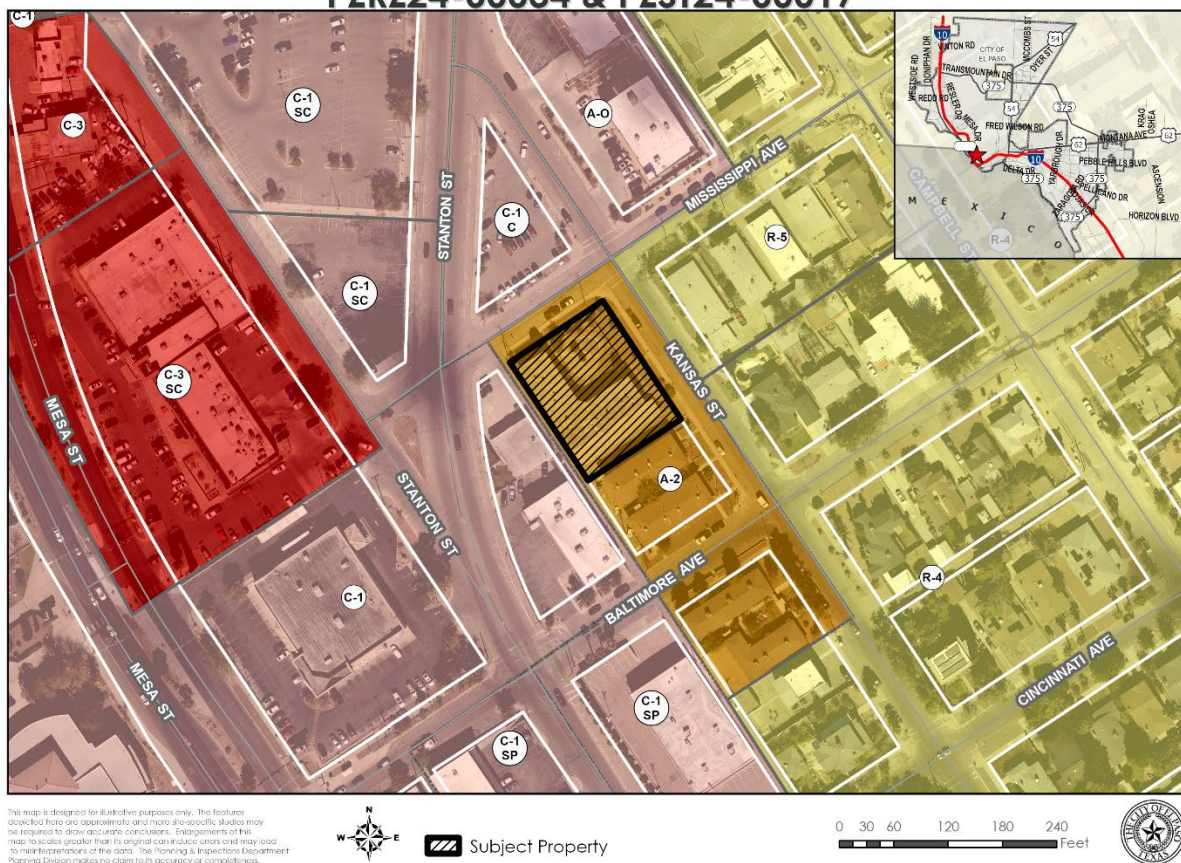


Figure A. Subject Property & Immediate Surroundings

DESCRIPTION OF REQUEST: The applicant requests to rezone the subject property from A-2 (Apartment) to A-3 (Apartment) to permit the expansion of an existing apartments development. The property is approximately 0.44 acres in size. The proposed zoning district would allow to increase the maximum permitted density within the property from a maximum of eleven (11) units to a maximum of twenty-six (26) units, with the proposed development consisting of eighteen (18) units in total. Vehicular access is from Kansas Street with egress from the alley leading to Mississippi Avenue. Pedestrian access is provided from Kansas Street and Mississippi Avenue.

COMPATIBILITY WITH NEIGHBORHOOD CHARACTER: The apartment use is existing and is proposed to continue in place and is compatible with the surrounding area. To the north of the subject property across Mississippi Avenue, property is zoned C-1 (Commercial) consisting of a parking lot; to the east across Kansas Street, property is zoned R-5 (Residential) consisting of single-family dwellings; to the south, property is zoned A-2 (Apartment) consisting of apartments; and to the west across the alley, property is zoned C-1 (Commercial) consisting of office and retail uses. The closest school is Mesita Elementary School (0.06 mi.) and the closest park is Coffin Median Park (0.13 mi.).

COMPLIANCE WITH <i>PLAN EL PASO</i>/REZONING POLICY – When evaluating whether a proposed rezoning is in accordance with <i>Plan El Paso</i>, consider the following factors:	
Criteria	Does the Request Comply?
<p>Future Land Use Map: Proposed zone change is compatible with the Future Land Use designation for the property:</p> <p>G-2, Traditional Neighborhood: This sector includes the remainder of Central El Paso as it existing through World War II. Blocks are small and usually have rear alleys; buildings directly faced streets; schools, parks, and small shops are integrated with residential areas. This sector is well-suited for use of the SmartCode as a replacement for current zoning when planned in conjunction with specific neighborhood plans or identified in the Comprehensive Plan.</p>	<p>Yes. The G-2, Traditional Neighborhood (Walkable) designation per <i>Plan El Paso</i> calls for higher density development with provision of multimodal transportation nearby and mix of uses in the area and furthers the policies of <i>Plan El Paso</i>.</p>
<p>Compatibility with Surroundings: The proposed zoning district is compatible with those surrounding the site:</p> <p>A-3 (Apartment) District: The purpose of this districts is to promote and preserve residential development within the city associated with a landscape more urban in appearance and permitting a mixture of housing types. It is intended that the district regulations allow for medium densities of dwelling units supported by higher intensity land uses located at the periphery of single-family neighborhoods providing that the overall character and architectural integrity of the neighborhood is preserved. The regulations of the districts will permit building types designed for transition from areas of low density residential neighborhoods to other residential areas, and certain nonresidential uses and support facilities.</p>	<p>Yes. The existing use the proposed A-3 (Apartment) zoning district are compatible with the surrounding area.</p>
<p>Preferred Development Locations: Property is designated G-1, G-2, O-7 or identified as being within a</p>	<p>Yes. The property is within the G-2, Traditional Neighborhood (Walkable) designation per <i>Plan El Paso</i></p>

COMPLIANCE WITH <i>PLAN EL PASO</i>/REZONING POLICY – When evaluating whether a proposed rezoning is in accordance with <i>Plan El Paso</i>, consider the following factors:	
"Local Transfer Center", "RTS Stops" or "Future Compact Neighborhood".	and calls for higher density development with provision of multimodal transportation nearby and mix of uses.
THE PROPOSED ZONING DISTRICT'S EFFECT ON THE PROPERTY AND SURROUNDING PROPERTY, AFTER EVALUATING THE FOLLOWING FACTORS:	
Historic District or Special Designations & Study Area Plans: Any historic district or other special designations that may be applicable. Any adopted small areas plans, including land-use maps in those plans.	None. The property does not lie on any historic districts or study areas.
Potential Adverse Effects: Potential adverse effects that might be caused by approval or denial of the requested rezoning.	None. There are no anticipated adverse effects.
Natural Environment: Anticipated effects on the natural environment.	None. There are no anticipated effects on the natural environment.
Stability: Whether the area is stable or in transition.	The area is stable with no other rezoning requests in the area in the past 10 years.
Socioeconomic & Physical Conditions: Any changed social, economic, or physical conditions that make the existing zoning no longer suitable for the property.	The City is going through a lack of housing phase, which makes the request appropriate for consideration.

ADEQUACY OF PUBLIC FACILITIES, SERVICES AND INFRASTRUCTURE: The subject property front on Mississippi Avenue and Kansas Street, both designated as local roads per El Paso's Major Thoroughfare Plan (MTP) and appropriate for the proposed development. Multimodal transportation is available nearby with several Sun Metro bus stops and routes, including the Street Car and Brio Routes, as well as bike facilities such as buffered bike lane along Stanton Street within walking distance (0.25 mi.). Sidewalks are constantly present around the area.

SUMMARY OF DEPARTMENTAL REVIEW COMMENTS: No adverse comments from reviewing departments.

PUBLIC COMMENT: The subject property lies within the Kern Neighborhood Association, the Sunrise Civic Group, and the El Paso Central Business Association which were notified by the applicant of the request. The applicant met with the presidents of the Kern Neighborhood Association and Sunrise Civic Group on multiple occasions to provide information on the project. Public notice was sent on March 11, 2025 to all property owners within 300 feet of the subject property. As of March 20, 2025, the Planning Division has received no support or opposition to the request.

RELATED APPLICATIONS: Special Permit PZST24-00017 request approval for a 70% parking reduction and approval of a detailed site development plan and is running concurrently with this application.

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 rezoning 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 rezoning 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 rezoning 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. Future Land Use Map
2. Detailed Site Plan
3. Department Comments
4. Neighborhood Notification Boundary Map

ATTACHMENT 1

PZRZ24-00034 & PZST24-00017



0 30 60 120 180 240 Feet

Subject Property



This map is designed for illustrative purposes only. The locations 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 errors and may lead to misinterpretation of the information shown. The City of Kansas City Planning Division makes no claim to its accuracy or completeness.

[illegible]

ATTACHMENT 3

Planning and Inspections Department - Planning Division

Recommend approval.

Planning and Inspections Department – Plan Review & Landscaping Division

No comments received.

Planning and Inspections Department – Land Development

1. Show proposed drainage flow patterns on the site plan and identify the discharge and/or storage location(s) for all storm-water runoff within the subdivision proposed ponds.

Fire Department

No comments received.

Police Department

No comments received.

Environment Services

Clarify: How will the additional refuse be serviced?

Note: Comment addressed.

Streets and Maintenance Department

Traffic & Transportation Engineering

1. PZRZ24-00034 - No TIA is required.
2. PZST24-00017 - Parking study waiver approved

Street Lights

Street Lights Department does not object to these requests.

For the development of a subdivision a complete set of plans shall be submitted to Street Lights Department for review showing the minimum requirements for street illumination proposals**. The submission shall contain but shall not necessarily be limited to plans indicating the location on the premises of all lighting fixtures, both proposed and existing on the site***. The description of all lighting fixtures, both proposed and existing. Photometric data. Plans shall show street illumination design and details. El Paso city code is applicable to this process, Street Design Manual (SDM)* and any other applicable standards or requirements of the city.

Street Lights Department requires that 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

1. Follow DSC and City of El Paso Municipal Codes as applicable for all proposed and improvements on the project within city ROW.
2. Incorporate if existing concrete will remain undisturbed.
3. Incorporate if ramps will remain undisturbed
4. Incorporate a legend for all hatching lines and items included in the plan.
5. Incorporate a location map.
6. Incorporate general notes and utilities notes.
7. Incorporate a topography information.
8. Incorporate legal description
9. Incorporate utility plan and drainage and grading plans.
10. Incorporate detail information for all proposed items within City ROW.

Signals

No comments.

Sun Metro

Does not affect Sun Metro operations or services

El Paso Water

EPWater-PSB does not object to this request.

Water:

There is an existing 6-inch diameter water main that extends along Kansas Street located approximately 20-feet west of the east right of way line. This main is available for service.

Previous water pressure reading from fire hydrant #00432, located on the corner of N. Campbell Street and Mississippi Avenue, has yielded a static pressure of 90 (psi), a residual pressure of 82 (psi), and a discharge of 530 (gpm). The owner should, for his own protection and at his own expense, install at the discharge side of each water meter a pressure regulator, strainer and relief valve, to be set for pressure as desired by the customer. The Lot owner shall be responsible for the operation and maintenance of the above-described water pressure regulating device.

EPWater records indicate an active 1-inch water meter serving the subject property. The service address for this meter is 2824 N Kansas Street.

Sanitary Sewer:

There is an existing 8-inch diameter sanitary sewer main that extends along Kansas Street located approximately 50-feet east of the property. This main is available for service.

There is an existing 18-inch diameter sanitary sewer main that extends along Mississippi Avenue Street. No direct service connections are allowed to this main as per the El Paso Water – Public Service Board (EPWater-PSB) Rules and Regulations.

There is an existing 8-inch diameter sanitary sewer main that extends in the alley between Mississippi Avenue and Baltimore Road located approximately 9-feet west of the property. This main is available for service.

General:

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:

EPWater-SW recommends using principles of low impact development (such as recessed landscaping, rainwater harvesting, and porous pavement) to reduce the amount of developed stormwater runoff.

Texas Department of Transportation

No comments received.

El Paso County Water Improvement District

Not within the boundaries of EPCWID #1.

Texas One Gas

In reference to PZRZ24-00034 and PZST24-00017 - 2821/2824 N Kansas St, Texas Gas Service has an active service at 2821 N Kansas St (see the image below as reference):

El Paso 911 District

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

ATTACHMENT 4

PZRZ24-00034 & PZSI24-00017



- Subject Property
- 300 Feet Notice Area
- Notified Properties



This map is designed for illustrative purposes only. The features depicted are approximate and not to scale. The City of Columbus Planning Division makes no claim to its accuracy or completeness.



Legislation Text

File #: BC-544, Version: 1

**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.

PZST24-00017: Lots 5 to 10, Block 226, Alexander, City of El Paso, El Paso County, Texas

Location: 2824 N. Kansas St.
Zoning: A-2 (Apartment)
Request: Special Permit for 70% parking reduction
Existing Use: Apartments
Proposed Use: Apartments
Property Owner: Reyesbilt Group, LLC
Representative: David Etzold
District: 8
Staff Contact: Luis Zamora, (915) 212-1552,
ZamoraLF@elpasotexas.gov

2821 Kansas

City Plan Commission — March 27, 2025

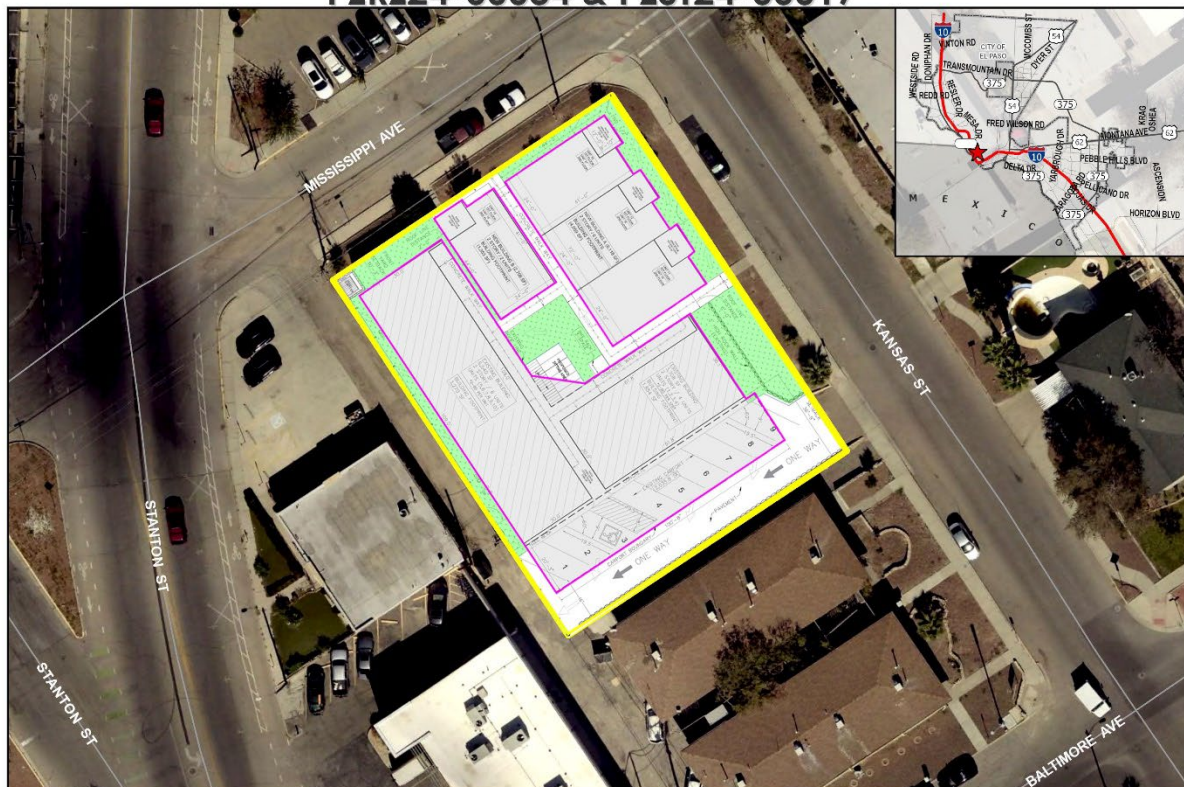


CASE NUMBER: PZST24-00017
CASE MANAGER: Luis Zamora, (915) 212-1552, ZamoraLF@elpasotexas.gov
PROPERTY OWNER: Reyesbilt Group, LLC
REPRESENTATIVE: David Etzold
LOCATION: 2821 N. Kansas St. (District 8)
PROPERTY AREA: 0.44 acres
EXISTING ZONING: A-2 (Apartment)
REQUEST: Special Permit for parking reduction and approval of Detailed Site Development Plan
RELATED APPLICATIONS: PZRZ24-00034 Rezoning Application
PUBLIC INPUT: No support or opposition received as of March 20, 2025

SUMMARY OF REQUEST: Applicant requests a Special Permit for a 70% parking reduction and approval of a Detailed Site Development Plan for proposed expansion of the existing apartments development.

SUMMARY OF STAFF RECOMMENDATION: Staff recommends **APPROVAL** of the special permit request for the requested 70% parking reduction and detailed site development plan per Section 20.04.320 – Special Permit Approvals and Section 20.14.070 – Parking Reductions. The request meets the character of the G-2, Traditional Neighborhood (Walkable) Future Land Use Map designation per *Plan El Paso*.

PZRZ24-00034 & PZST24-00017



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Subject Property

0 10 20 40 60 80 Feet



Figure A. Subject Property & Immediate Surroundings

DESCRIPTION OF REQUEST: The applicant requests a Special Permit for a 70% parking reduction and approval of a Detailed Site Development Plan for proposed expansion of the existing apartments development. The detailed site development plan shows three (3) apartment buildings consisting of a maximum of two (2) stories with a maximum height of twenty-eight feet (28'). In total, eighteen (18) units are proposed consisting all of two (2) bedrooms (compliance with the proposed number of units and density is subject to approval of the associated rezoning to A-3 (Apartment) zoning district). Thirty-six (36) vehicular parking spaces are required along with three (3) bicycle spaces, with the development providing only nine (9) vehicular parking spaces and three (3) bicycle spaces within the property and requesting a seventy percent (70%) parking reduction for the remaining twenty-seven (27) vehicular parking spaces. A parking study was submitted that demonstrates that on a weekly basis averages up to one hundred and ten (110) parking spaces available on the street within three hundred feet (300') of the subject property to offset the required parking. Vehicular access is from Kansas Street with egress from the alley leading to Mississippi Avenue. Pedestrian access is provided from Kansas Street and Mississippi Avenue.

COMPLIANCE WITH SPECIAL PERMIT REQUIREMENTS (EL PASO CITY CODE SECTION 20.14.070.A) – EXISTING DEVELOPMENT: Up to 100% parking reduction for a use involving an existing structure located within an older neighborhood of the City that is proposed through the rehabilitation, alteration or expansion of the existing structure(s). The applicant shall satisfactorily demonstrate compliance with all of the following conditions:	
Criteria	Does the Request Comply?
1. That the structure(s) is located in an older neighborhood of the City that has been legally subdivided and developed for at least thirty years.	Yes. The property is part of Alexander Subdivision and was developed over thirty years ago.
2. That the structure(s) does not extend into an area within the property which was previously used to accommodate off-street parking.	Yes. No off-street parking is in existence on the proposed location for expansion of the apartments.
3. That the off-street parking required for the proposed use of the structure(s) cannot be reasonably accommodated on the property due to the building coverage, whether due to the existing structure or due to a proposed expansion of the existing structure.	Yes. There is no reasonable location to accommodate the additional parking due to development of the proposed expansion.
4. That no vacant areas exist within three hundred feet of the property where the proposed use is to be located that can be reasonably developed to accommodate the off-street parking requirements.	Yes. There are no vacant areas within 300 feet to accommodate the required parking off-site.

COMPLIANCE WITH SPECIAL PERMIT REQUIREMENTS (EL PASO CITY CODE SECTION 20.04.320.D)	
Criteria	Does the Request Comply?
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 development is subject to approval of the requested parking reduction to comply with parking requirements, as well as subject to approval of the rezoning request to A-3 (Apartment) to comply with density requirements.
2. Furthers <i>Plan El Paso</i> and applicable neighborhood plans or policies.	Yes. The G-2, Traditional Neighborhood (Walkable) designation per <i>Plan El Paso</i> calls for higher density development with provision of multimodal transportation nearby.
3. Adequately served by and will not impose an undue burden upon public improvements.	Yes. Appropriate infrastructure exists in the area to include multimodal transportation in close proximity to the subject property.
4. Any impacts of the proposed development on adjacent property are adequately mitigated with the	Yes. There are no negative impacts anticipated to adjacent properties.

COMPLIANCE WITH SPECIAL PERMIT REQUIREMENTS (EL PASO CITY CODE SECTION 20.04.320.D)	
design, proposed construction and phasing of the site development.	
5. The design of the proposed development mitigates substantial environmental problems.	Yes. There are no anticipated substantial environmental problems due to the proposed development.
6. The proposed development provides adequate landscaping and/or screening where needed.	Yes. The proposed development provides adequate landscaping as required.
7. The proposed development is compatible with adjacent structures and uses.	Yes. The property will continue under the same use of apartments and is compatible with the surrounding development.
8. The proposed development is not materially detrimental to the property adjacent to the site.	Yes. The proposed development will not be materially detrimental to adjacent properties.

COMPLIANCE WITH <i>PLAN EL PASO</i> GOALS & POLICIES – When evaluating whether a proposed special permit is in accordance with <i>Plan El Paso</i>, consider the following factors:	
Criteria	Does the Request Comply?
<p>Future Land Use Map: Proposed zone change is compatible with the Future Land Use designation for the property:</p> <p>G-2, Traditional Neighborhood: This sector includes the remainder of Central El Paso as it existing through World War II. Blocks are small and usually have rear alleys; buildings directly faced streets; schools, parks, and small shops are integrated with residential areas. This sector is well-suited for use of the SmartCode as a replacement for current zoning when planned in conjunction with specific neighborhood plans or identified in the Comprehensive Plan.</p>	Yes. The G-2, Traditional Neighborhood (Walkable) designation per <i>Plan El Paso</i> calls for higher density development with provision of multimodal transportation nearby and mix of uses in the area and furthers the policies of <i>Plan El Paso</i> .
<p>Compatibility with Surroundings: The proposed zoning district is compatible with those surrounding the site:</p> <p>A-2 and A-3 (Apartment) District: The purpose of this districts is to promote and preserve residential development within the city associated with a landscape more urban in appearance and permitting a mixture of housing types. It is intended that the district regulations allow for medium densities of dwelling units supported by higher intensity land uses located at the periphery of single-family neighborhoods providing that the overall character and architectural integrity of the neighborhood is preserved. The regulations of the districts will permit building types designed for transition from areas of low density residential neighborhoods to other residential areas, and certain nonresidential uses and support facilities.</p>	Yes. The existing use and existing A-2 (Apartment) zoning district, as well as the proposed rezoning to A-3 (Apartment) zoning district are compatible with the surrounding area.
THE PROPOSED PROJECT'S EFFECT ON THE PROPERTY AND SURROUNDING PROPERTY, AFTER EVALUATING THE FOLLOWING FACTORS:	
<p>Historic District or Special Designations & Study Area Plans: Any historic district or other special designations that may be applicable. Any adopted small areas plans, including land-use maps in those plans.</p>	None. The property does not lie on any historic districts or study areas.

COMPLIANCE WITH <i>PLAN EL PASO</i> GOALS & POLICIES – When evaluating whether a proposed special permit is in accordance with <i>Plan El Paso</i>, consider the following factors:	
Potential Adverse Effects: Potential adverse effects that might be caused by approval or denial of the requested special permit.	None. There are no anticipated adverse effects.
Natural Environment: Anticipated effects on the natural environment.	None. There are no anticipated effects on the natural environment.
Stability: Whether the area is stable or in transition.	The area is stable with no other rezoning requests in the area in the past 10 years.
Socioeconomic & Physical Conditions: Any changed social, economic, or physical conditions that make the existing requirements no longer suitable for the property.	The City is going through a lack of housing phase, which makes the request appropriate for consideration.

SUMMARY OF DEPARTMENTAL REVIEW COMMENTS: No adverse comments from reviewing departments.

PUBLIC COMMENT: The subject property lies within the Kern Neighborhood Association, the Sunrise Civic Group, and the El Paso Central Business Association which were notified by the applicant of the request. The applicant met with the presidents of the Kern Neighborhood Association and Sunrise Civic Group on multiple occasions to provide information on the project. Public notice was sent on March 11, 2025 to all property owners within 300 feet of the subject property. As of March 20, 2025, the Planning Division has received no support or opposition to the request.

RELATED APPLICATIONS: Rezoning PZRZ24-00034 proposes to rezoned this property from A-2 (Apartment) to A-3 (Apartment) and is running concurrently with this application.

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:

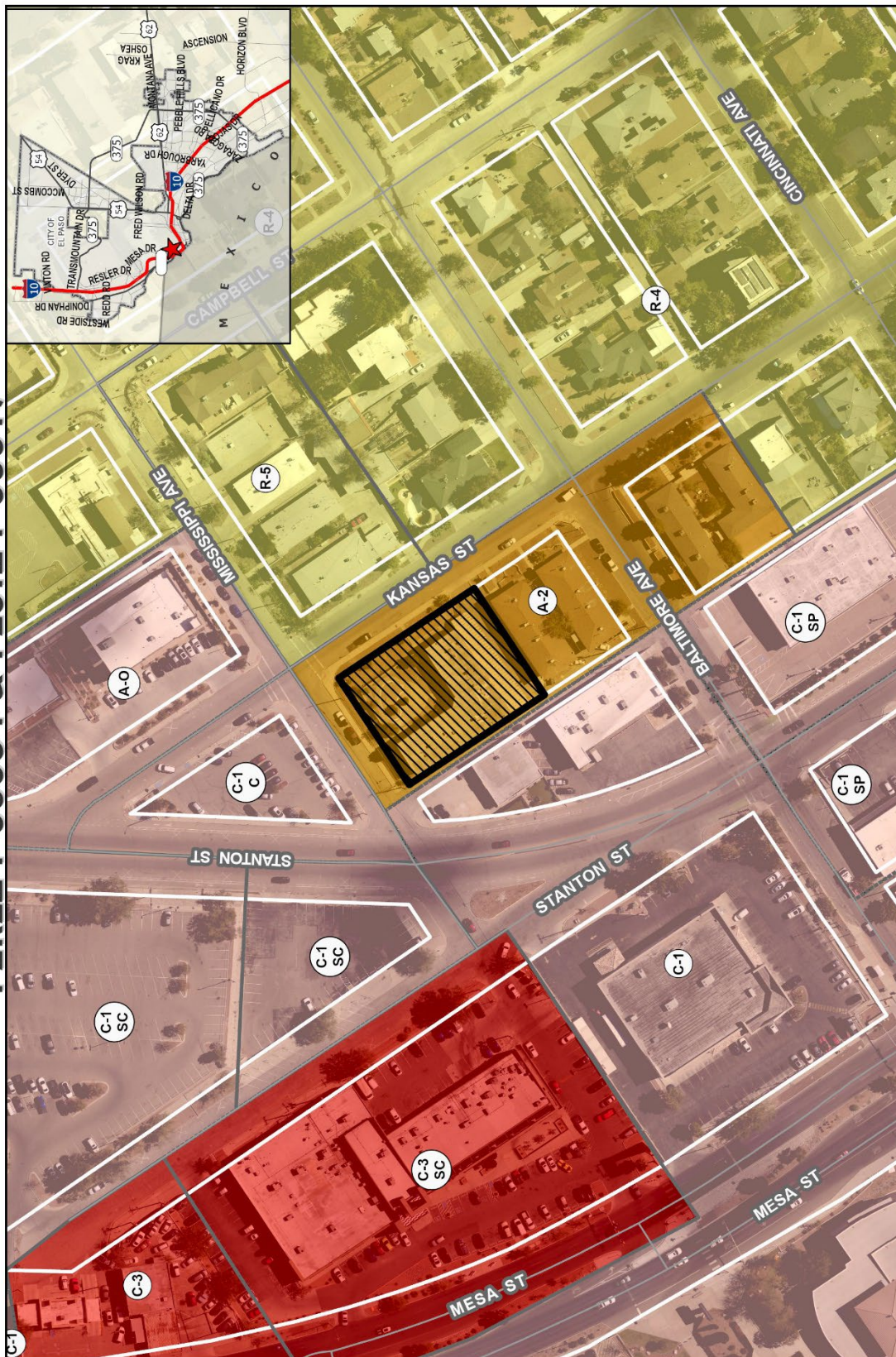
1. **Recommend Approval** of the special permit request, finding that the request is in conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or that the request is in conformance with other criteria that the CPC identifies from the Comprehensive Plan. **(Staff Recommendation)**
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. Detailed Site Plan
3. Parking study
4. Department Comments
5. Neighborhood Notification Boundary Map

ATTACHMENT 1

PZR24-00034 & PZST24-00017



0 30 60 120 180 240 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 scales greater than its original can induce errors and may lead to misinterpretations of the data. The Planning & Inspections Department Planning Division makes no claim to its accuracy or completeness.

DEVCON ASSOCIATES

KANSAS STREET

MISSISSIPPI AVENUE

LOT 4

EXISTING BUILDING:
3,709 SF / 4 UNITS
2 STORY / 2.34 UNITS
2-ED PER UNIT
BUILDING FOOTPRINT: 1,854 SF

NEW BUILDING A (6,118 SF)
2 STORY / 6 UNITS
BUILDING FOOTPRINT: 4,009 SF

NEW BUILDING B (2,706 SF)
2 STORY / 2 UNITS
BUILDING FOOTPRINT: 1,353 SF

NEW BUILDING C (2,706 SF)
2 STORY / 2 UNITS
BUILDING FOOTPRINT: 1,353 SF

EXISTING BUILDING:
6,040 SF
2 STORY / 6 UNITS
UNITS (3,678, 9,10)
2-90 PER UNIT
BUILDING FOOTPRINT: 3,270 SF

UNIT 11
1ST FLOOR
2ND FLOOR

UNIT 12
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UNIT 13
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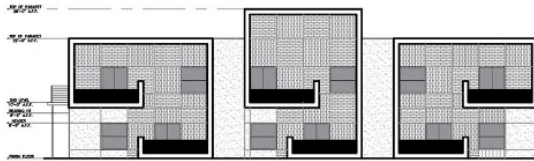
UNIT 139
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UNIT 140
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UNIT 141
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2ND FLOOR

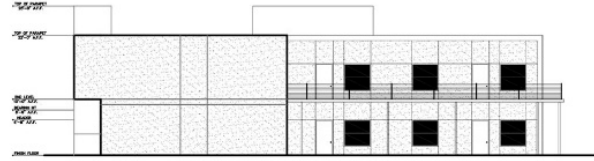
UNIT 142
1ST FLOOR
2ND FLOOR

UNIT 143
1ST



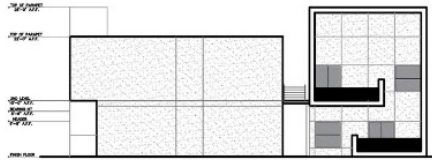
FRONT FACADE (PROPOSED) FACING N. KANSAS ST.

SCALE: 1/16" = 1' - 0"



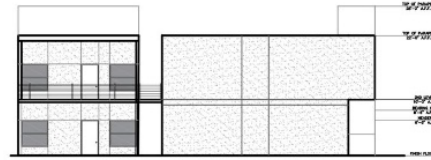
REAR FACADE (PROPOSED) FACING REAR ALLEY

SCALE: 1/16" = 1' - 0"



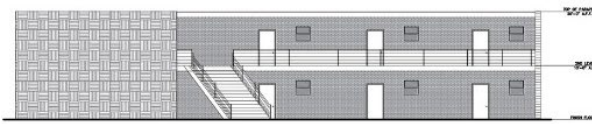
RIGHT FACADE (PROPOSED) FACING MISSISSIPPI AVE.

SCALE: 1/16" = 1' - 0"



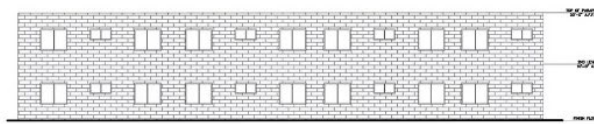
LEFT FACADE (PROPOSED) FACING SIDE DRIVE

SCALE: 1/16" = 1' - 0"



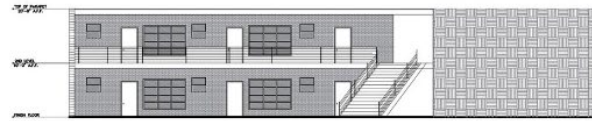
FRONT FACADE (EXISTING) FACING N. KANSAS ST.

SCALE: 1/16" = 1' - 0"



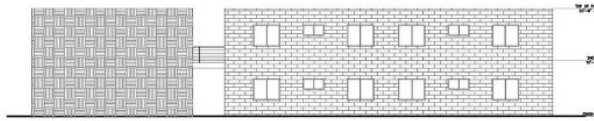
REAR FACADE (EXISTING) FACING REAR ALLEY

SCALE: 1/16" = 1' - 0"



RIGHT FACADE (EXISTING) FACING MISSISSIPPI AVE.

SCALE: 1/16" = 1' - 0"



LEFT FACADE (EXISTING) FACING SIDE DRIVE

SCALE: 1/16" = 1' - 0"

ATTACHMENT 3

SEE FOLLOWING PAGES

PARKING STUDY

2821 North Kansas

El Paso, TX 79902



PROJECT RENDERING

2821 N. Kansas Street
El Paso, Texas 79902

Proposed Parking Waiver Under
Infill Development Guidelines



A Consultancy of ETZOLD & CO Commercial Real Estate
4332 Donnybrook Place, El Paso, Texas 79902

PARKING STUDY: 2821 NORTH KANSAS, EL PASO, TX

PURPOSE

This study of parking patterns surrounding the Subject Property at **2821 N Kansas Street, El Paso, Texas** was undertaken to support a Rezoning Application by Reyesbilt, LLC from A-2 to A-3 and a Special Permit request for a 70% Parking Waiver, in order to construct the proposed eight (8) new 2-bedroom apartments at the Subject Property under **Infill Development Guidelines**. Existing property has ten (10) 2-bedroom apartments, with eleven (11) on-site, off-street covered parking spaces along the south property line.

Guidelines promulgated by the City of El Paso under Chapter 20.10.280 establish location and design criteria for **Infill Development** *“by simplifying procedures for plan approval, provide a more flexible approach to design and development of infill development, permit the conversion or adaptive reuse of buildings and properties, encourage planning and design flexibility and innovations, create a community environment that is enhanced by a mix of residential, commercial, recreational, open space, employment and institutional uses, and assure community compatibility and an efficient use of land and public services.”*

This property meets three of the seven location criteria for definition of an “infill development” project:

- Annexed prior to 1955
- Platted for more than 25 years
- G-2 – Traditional Neighborhood

The proposed project meets several **Design Guidelines** to be considered an “Infill Development Project”. See attached Detailed Site Development Plan for verification of the following design aspects:

1. **Design Guideline #3** – Minimum of 80% Floor Area Ratio (FAR): Subject land area is 19,032 square feet; the proposed 8 additional units will add 10,824 square feet to the existing 10,260 square feet of apartments on site for a total of 21,084sf of total useable building area. Calculated FAR = **110.7%** which is in compliance with Guideline #3.
2. **Design Guideline #5** - Discusses the benefit of “*persistent presence of buildings along an entire block face*” with the goal of 80% presence of building facades along the frontage of a lot. Subject property lot width on Mississippi Avenue is 122 feet, total proposed building façade on that frontage is approximately 96 feet, proposing a **79% presence**. Subject property lot width on North Kansas Street is 136 feet (excluding the driveway/parking entrance) with proposed building façade of 102 feet, a **75% presence**. This is a significant improvement from the existing presence of 25% on Mississippi Avenue and 26% on North Kansas Street – and is in compliance with the goals of Design Guideline #5.
3. **Design Guideline # 10** - Encourages development of parcels that have been *underdeveloped* for fifteen (15) years. In this case, the site area of 19,032sf could have accommodated 11 apartment units versus the present 10 units. Current A-2

zoning requires 1,750sf of lot area per dwelling unit, yielding potentially 10.9 units. The proposed A-3 zoning requires a minimum of 750sf of lot area per dwelling, potentially allowing 25.4 units on the site. This Detailed Site Development Plan proposes a total of 18 apartment units for the site: 8 new units in addition to the 10 existing refurbished units, which is in compliance with Guideline #10.

4. **Design Guideline #11** - Recommends certain design criteria for the frontage treatment of projects in an infill zone. In this case, the “Forecourt” and “Balcony” concept is being proposed for the treatment of the two new street-facing apartment buildings wherein a portion of the façade close to the frontage line will feature private balconies while a central portion is set back, in compliance with Guideline #11.

Design Requirements set out the goals for El Paso’s Infill Development, as follows:

- 1. Maintain compatibility with existing and surrounding development**

Design with consistent street setbacks and building orientation in a manner that contributes positively to existing neighborhoods **(Site will contribute to the surrounding neighborhood by filling in a vacant corner with new, two-story dwelling units facing the streets.)**

Utilize architectural features and landscaping that follows existing neighborhood patterns **(Neighborhood patterns are**

being followed by reducing front yards and orienting units to each of the two street facades.)

Provide appropriate buffers and design elements to minimize the potential negative impacts of higher density projects on traditional neighborhoods **(Designed with off-set front porches and private patios facing the streets, the project presents a pedestrian-friendly façade.)**

2. Promote pedestrian-oriented environment

Orient buildings toward street with direct access from the sidewalk **(The new apartment units will all face adjacent streets with direct access to sidewalks.)**

Locate parking behind buildings when possible **(Existing covered parking for 11 vehicles at rear of subject property is accessible from both North Kansas Street and the dedicated alley adjacent. A parking waiver is being requested by way of the Special Permit Application.)**

Avoid site layouts in which blank building walls face streets **(This project proposes an interesting mix of off-set patios and balconies for the new units facing the streets.)**

3. Building Orientation – The proposed development follows traditional development patterns by orienting the new buildings toward more heavily trafficked streets. This maintains a sense of enclosure along the main street and enhances the urban experience. The new apartment buildings will match existing building setbacks on both primary and secondary streets and orients those units toward the street.

The Purpose of this Parking Study is to (1) support the increased density of eight (8) new apartment units on site, (2) illustrate that present demand for on-street parking in the area of the Subject Property leaves a sufficient surplus of on-street parking to accommodate the increased density being proposed, and (3) provide the City of El Paso with justification to approve a Special Permit for a 70% Parking Waiver for the new development.

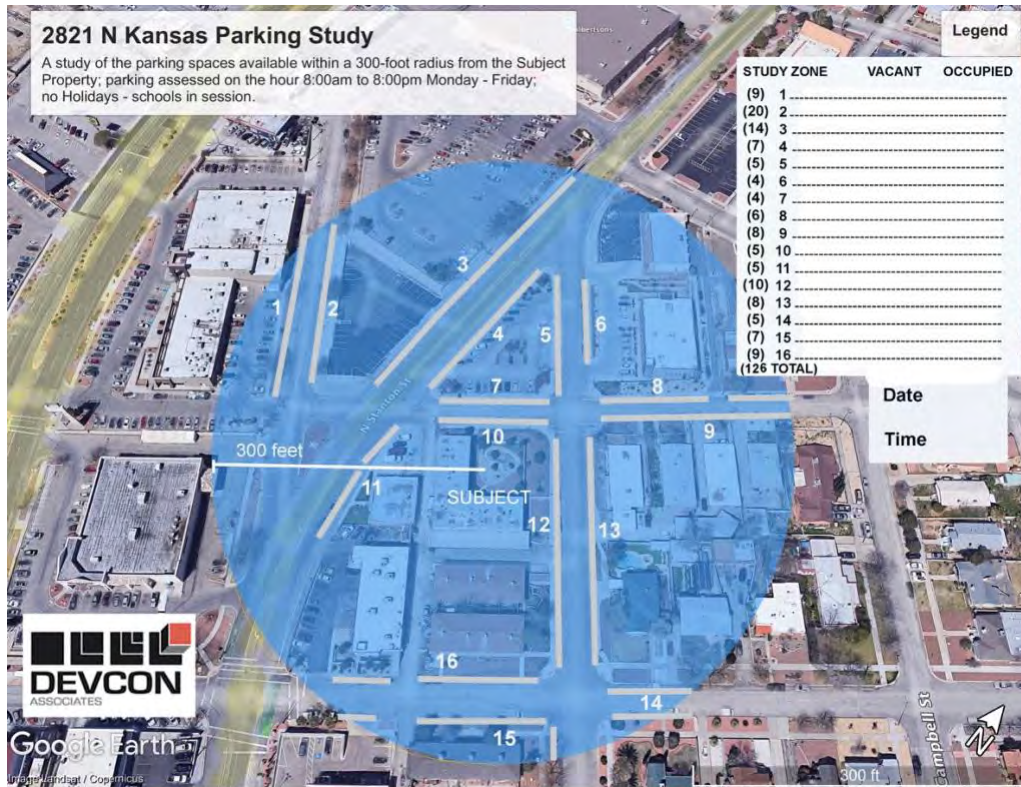
METHODOLOGY

Following the guidelines of the City of El Paso for *Parking Studies* to support the requested Special Permit for Parking Waiver, the author undertook to study the parking spaces available on street right of way within a 300-foot radius of the Subject Property. Parking use was assessed by physical inspection every hour from 8:00am to 8:00pm Monday through Friday, while school is in session and with no Holidays. This resulted in 13 unique hourly inspections each day, creating 65 separate hourly reports for the week, summarizing 1,040 distinct data points over the Study Period.

The first task was to physically overlay a 300-foot **Study Area** on a scaled aerial photo centered on the Subject Property at 2821 N Kansas Street. Once established, a physical review of all on-street parking spaces available within said 300-foot Study Area was performed, and a set of sixteen (16) **Study Zones** were created, with corresponding parking space counts representing the total available on-street parking spaces in each Study Zone. No distinction was made between metered parking spaces and those areas of on-street

parking where a Decal Permit is required in the Kern Place Neighborhood. The 300-foot Study Area contains **126 on-street parking spaces** within those sixteen Study Zones as follows:

<u>STUDY ZONE</u>	<u>TOTAL SPACES AVAILABLE</u>
1	9
2	20
3	14
4	7
5	5
6	4
7	4
8	6
9	8
10	5
11	5
12	10
13	8
14	5
15	7
16	<u>9</u>
TOTAL AVAILABLE:	126



An hourly report **Log Sheet** was created illustrating the 300-foot Study Area (in blue shading) and the 16 separate Study Zones containing the 126 on-street parking spaces (see above). Each hour during the Study Period (**Monday through Friday of October 21 – 25, 2024**) the Study Zones were physically visited and counts made of both vacant parking spaces and those that were occupied. Log Sheets were filled out with date and time accordingly for each site visit. Those 65 Hourly Log Sheets generated 1,040 unique data points which are the basis for this Parking Study. Copies of the Log Sheets are appended hereto.

At the end of the study period, the Log Sheets were compiled into separate **Daily Parking Summary Reports**, by Study Zone and hour of the day. Only vacant spaces were tallied, as the intent of the

Parking Study is to reveal the number of available parking spaces, at certain times, in the area surrounding the Subject Property. Average vacant parking spaces were calculated for each Study Zone, by the hour, for each day of the Study Period. Total *average vacant spaces*, by Study Zone and by day, were elemental calculations reflected in those summaries. Those Daily Parking Summaries were then used to compile a **Weekly Parking Summary Report**, which illustrates the *average weekly vacant parking spaces* available by Study Zone and in total, for each day studied and for the entire Study Period.

PARKING SURVEY RESULTS

Monday, October 21, 2024: This represented the first day of the Study Period. Results from the 13 Log Sheets that day indicate that there existed from 106 to 115 vacant on-street parking spaces, with an **average of 110.2 parking spaces available** within the Study Area that day. The Daily Parking Summary Report is as follows:

MONDAY 10/21/24	ACTUAL VACANT SPACES AVAILABLE BY HOUR													AVERAGE VACANT
STUDY ZONES	8:00AM	9:00AM	10:00AM	11:00AM	12:00 NOON	1:00PM	2:00PM	3:00PM	4:00PM	5:00PM	6:00PM	7:00PM	8:00PM	
1	9	9	9	9	9	8	8	7	9	9	9	9	9	8.7
2	20	20	19	19	19	20	20	20	20	20	20	20	20	19.8
3	14	14	14	14	14	14	14	14	14	14	14	14	14	14.0
4	7	7	7	7	6	7	7	7	7	7	7	7	7	6.9
5	5	5	5	4	5	5	5	5	5	5	5	5	5	4.9
6	4	4	3	1	2	4	3	4	4	4	4	4	4	3.5
7	4	4	4	4	4	4	4	4	4	4	4	4	4	4.0
8	5	1	0	0	0	1	1	2	1	3	6	6	6	2.5
9	8	8	8	8	8	8	8	8	8	8	8	8	8	8.0
10	5	5	5	5	5	5	5	5	5	5	5	5	5	5.0
11	5	5	5	5	5	5	5	5	5	5	5	5	5	5.0
12	6	6	6	6	5	5	4	5	8	7	7	7	7	6.1
13	8	8	8	8	8	8	8	8	8	8	8	8	8	8.0
14	4	4	4	4	4	4	5	5	5	5	4	4	4	4.3
15	4	5	4	6	6	6	5	5	5	4	3	4	4	4.7
16	5	7	6	6	6	7	4	5	4	3	6	2	3	4.9
TOTAL:	113	112	107	106	106	111	106	109	112	111	115	112	113	110.2

Tuesday, October 22, 2024: This represented the second day of the Study Period. Results from the 13 Log Sheets that day indicate that there existed from 105 to 119 vacant on-street parking spaces, with an **average of 111.8 parking spaces available** within the Study Area that day. The Daily Parking Summary Report is as follows:

TUESDAY 10/22/24	ACTUAL VACANT SPACES AVAILABLE BY HOUR													AVERAGE VACANT
	8:00AM	9:00AM	10:00AM	11:00AM	12:00 NOON	1:00PM	2:00PM	3:00PM	4:00PM	5:00PM	6:00PM	7:00PM	8:00PM	
STUDY ZONES														
1	9	9	9	8	9	9	7	8	9	8	9	9	7	8.5
2	20	20	20	20	20	20	20	19	19	19	20	20	20	19.8
3	14	14	14	14	14	14	14	14	14	14	14	14	14	14.0
4	7	7	7	7	7	7	7	7	7	7	7	7	7	7.0
5	5	5	5	5	5	5	5	5	5	5	5	5	5	5.0
6	4	4	4	2	2	4	4	4	2	4	4	4	4	3.5
7	4	4	4	4	4	4	4	4	4	4	4	4	4	4.0
8	4	1	0	0	0	0	1	0	3	4	6	6	6	2.4
9	8	8	8	8	8	8	8	8	8	8	8	8	8	8.0
10	5	5	5	5	5	5	5	5	5	5	5	5	5	5.0
11	5	5	5	5	5	5	5	5	5	5	5	5	5	5.0
12	6	6	6	6	5	5	6	5	6	6	8	7	7	6.1
13	8	8	8	8	8	8	8	8	8	8	8	8	8	8.0
14	4	4	4	4	4	4	3	5	5	5	4	4	4	4.2
15	4	4	4	5	3	5	6	6	6	6	6	4	4	4.8
16	3	7	6	5	6	8	7	5	7	7	6	9	9	6.5
TOTAL:	110	111	109	106	105	111	110	108	113	115	119	119	117	111.8

Wednesday, October 23, 2024: This represented the third day of the Study Period. Results from the 13 Log Sheets that day indicate that there existed from 104 to 115 vacant on-street parking spaces, with an **average of 109.4 parking spaces available** within the Study Area that day. The Daily Parking Summary Report is as follows:

WEDNESDAY 10/23/24	ACTUAL VACANT SPACES AVAILABLE BY HOUR													AVERAGE VACANT
STUDY ZONES	8:00AM	9:00AM	10:00AM	11:00AM	12:00 NOON	1:00PM	2:00PM	3:00PM	4:00PM	5:00PM	6:00PM	7:00PM	8:00PM	
1	9	9	9	8	7	8	7	8	7	8	8	9	9	8.2
2	20	20	20	18	19	19	19	19	20	20	20	20	20	19.5
3	14	14	14	14	14	14	14	14	14	14	14	14	14	14.0
4	7	7	7	7	7	7	7	7	7	7	7	7	7	7.0
5	5	5	5	5	5	5	5	5	5	5	5	5	5	5.0
6	4	4	3	2	4	4	3	3	4	4	4	4	4	3.6
7	4	4	4	4	4	4	4	4	4	4	4	4	4	4.0
8	4	0	0	0	0	0	1	0	2	3	6	6	6	2.2
9	8	8	8	8	8	8	8	8	8	8	8	8	8	8.0
10	5	5	5	5	5	5	5	5	5	5	5	5	5	5.0
11	5	5	5	5	5	5	5	5	5	5	5	5	5	5.0
12	5	6	6	6	6	4	5	4	5	6	6	7	7	5.6
13	7	8	8	8	7	8	8	8	8	8	8	7	8	7.8
14	4	4	4	5	5	5	3	4	4	4	5	5	5	4.4
15	4	4	4	4	5	5	6	5	6	6	4	3	3	4.5
16	3	6	6	5	6	7	6	7	5	7	5	5	5	5.6
TOTAL:	108	109	108	104	107	108	106	106	109	114	114	114	115	109.4

Thursday, October 24, 2024: This represented the fourth day of the Study Period. Results from the 13 Log Sheets that day indicate that there existed from 107 to 116 vacant on-street parking spaces, with an **average of 111.2 parking spaces available** within the Study Area that day. The Daily Parking Summary Report is as follows:

THURSDAY 10/24/24	ACTUAL VACANT SPACES AVAILABLE BY HOUR													AVERAGE VACANT
STUDY ZONES	8:00AM	9:00AM	10:00AM	11:00AM	12:00 NOON	1:00PM	2:00PM	3:00PM	4:00PM	5:00PM	6:00PM	7:00PM	8:00PM	
1	9	9	9	9	9	9	8	7	7	8	9	9	9	8.5
2	20	20	18	20	20	20	20	20	20	20	20	20	20	19.8
3	14	14	14	14	14	14	14	14	14	14	14	14	14	14.0
4	7	7	7	7	7	7	7	7	7	7	7	7	7	7.0
5	5	5	5	5	5	4	5	5	5	5	5	5	5	4.9
6	4	4	4	3	3	4	4	2	4	4	4	4	5	3.8
7	4	4	4	3	3	4	4	4	4	4	4	4	4	3.8
8	5	0	0	1	1	1	2	1	1	2	5	6	6	2.4
9	8	8	8	8	8	8	8	8	8	8	8	8	8	8.0
10	5	5	5	5	5	5	5	5	5	5	5	5	5	5.0
11	5	5	5	5	5	5	5	5	5	5	5	5	4	4.9
12	4	7	6	5	6	6	6	6	6	7	7	6	4	5.8
13	8	8	8	8	8	8	8	8	8	8	8	8	8	8.0
14	4	5	5	4	5	5	4	4	5	5	5	4	4	4.5
15	4	2	4	5	4	4	5	6	5	5	5	6	5	4.6
16	2	8	8	7	7	6	6	5	8	6	5	5	5	6.0
TOTAL:	108	111	110	109	110	110	111	107	112	113	116	116	113	111.2

Friday, October 25, 2024: This represented the fifth day of the Study Period. Results from the 13 Log Sheets that day indicate that there existed from 104 to 115 vacant on-street parking spaces, with an **average of 112.1 parking spaces available** within the Study Area that day. The Daily Parking Summary Report is as follows:

FRIDAY 10/25/24	ACTUAL VACANT SPACES AVAILABLE BY HOUR													AVERAGE VACANT
	8:00AM	9:00AM	10:00AM	11:00AM	12:00 NOON	1:00PM	2:00PM	3:00PM	4:00PM	5:00PM	6:00PM	7:00PM	8:00PM	
STUDY ZONES														
1	9	8	8	9	8	7	8	9	9	9	9	9	9	8.5
2	20	20	20	20	20	20	20	20	20	20	20	20	20	20.0
3	14	14	14	14	14	14	14	14	14	14	14	14	14	14.0
4	7	7	7	7	7	7	7	7	7	7	7	7	7	7.0
5	5	5	4	5	5	5	5	5	5	5	5	5	5	4.9
6	4	4	4	4	4	4	4	4	4	4	4	4	4	4.0
7	4	4	4	4	4	4	4	4	4	4	4	4	3	3.9
8	5	2	2	2	2	3	1	1	3	3	6	6	6	3.2
9	8	8	8	8	8	8	8	8	8	8	8	8	8	8.0
10	5	5	5	5	5	5	5	5	5	5	5	5	5	5.0
11	5	5	5	5	5	5	5	5	5	5	5	3	1	4.5
12	4	5	5	5	6	4	7	7	6	6	5	7	3	5.4
13	8	8	8	8	8	8	8	8	8	8	8	8	8	8.0
14	4	4	5	5	4	4	5	5	5	5	4	4	4	4.5
15	3	6	5	5	5	6	5	5	6	7	5	3	3	4.9
16	4	7	8	9	7	6	8	7	6	5	5	4	4	6.2
TOTAL:	109	112	112	115	112	110	114	114	115	115	114	111	104	112.1

SUMMARY AND CONCLUSIONS

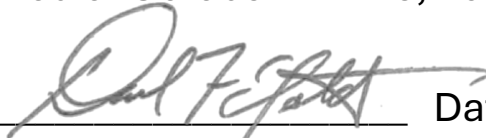
The results of each Daily Parking Summary Report were compiled into a **Weekly Parking Summary Report** for the entire Study Period, as shown below:

SUMMARY REPORT	AVERAGE DAILY VACANT SPACES AVAILABLE					WEEKLY AVERAGE VACANT SPACES BY ZONE
	MONDAY 10/21/24	TUESDAY 10/22/24	WEDNESDAY 10/23/24	THURSDAY 10/24/24	FRIDAY 10/25/24	
STUDY ZONES						
1	8.7	8.5	8.2	8.5	8.5	8.5
2	19.8	19.8	19.5	19.8	20.0	19.8
3	14.0	14.0	14.0	14.0	14.0	14.0
4	6.9	7.0	7.0	7.0	7.0	7.0
5	4.9	5.0	5.0	4.9	4.9	5.0
6	3.5	3.5	3.6	3.8	4.0	3.7
7	4.0	4.0	4.0	3.8	3.9	4.0
8	2.5	2.4	2.2	2.4	3.2	2.5
9	8.0	8.0	8.0	8.0	8.0	8.0
10	5.0	5.0	5.0	5.0	5.0	5.0
11	5.0	5.0	5.0	4.9	4.5	4.9
12	6.1	6.1	5.6	5.8	5.4	5.8
13	8.0	8.0	7.8	8.0	8.0	8.0
14	4.3	4.2	4.4	4.5	4.5	4.4
15	4.7	4.8	4.5	4.6	4.9	4.7
16	4.9	6.5	5.6	6.0	6.2	5.8
TOTAL AVERAGE VACANT SPACES:	110.2	111.8	109.4	111.2	112.1	110.9

The data indicate that, during the period and hours studied, the 300-foot Study Area surrounding the Subject Property at 2821 North Kansas Street, El Paso, Texas offered a significant number of **vacant** on-street parking spaces, ranging from an average of **109.4** to **112.1** vacant parking spaces each day, and **averaging 110.9 vacant parking spaces available daily** for the period studied.

CERTIFICATION

I hereby certify that the data and logs in this Parking Study were collected and compiled personally or under my direct supervision and that this represents a true and correct assessment of available on-street parking within the subject Study Area during the Study Period of October 21 – 25, 2024.



 David F Etzold

Date: 10.28.243

Principal Consultant



*A Consultancy of ETZOLD & CO Commercial Real Estate
 4332 Donnybrook Place, El Paso, Texas 79902*

Research Assistant: William P. Etzold



IDEA
an invention think team



property of IDEA

2821 N. KANSAS
EL PASO, TEXAS 79902

AC1.1
DETAILED SITE
COUNCIL CONSENT TO BE

HOURLY PARKING STUDY LOG SHEETS

(SCANS OF HOURLY LOGS FOLLOW)

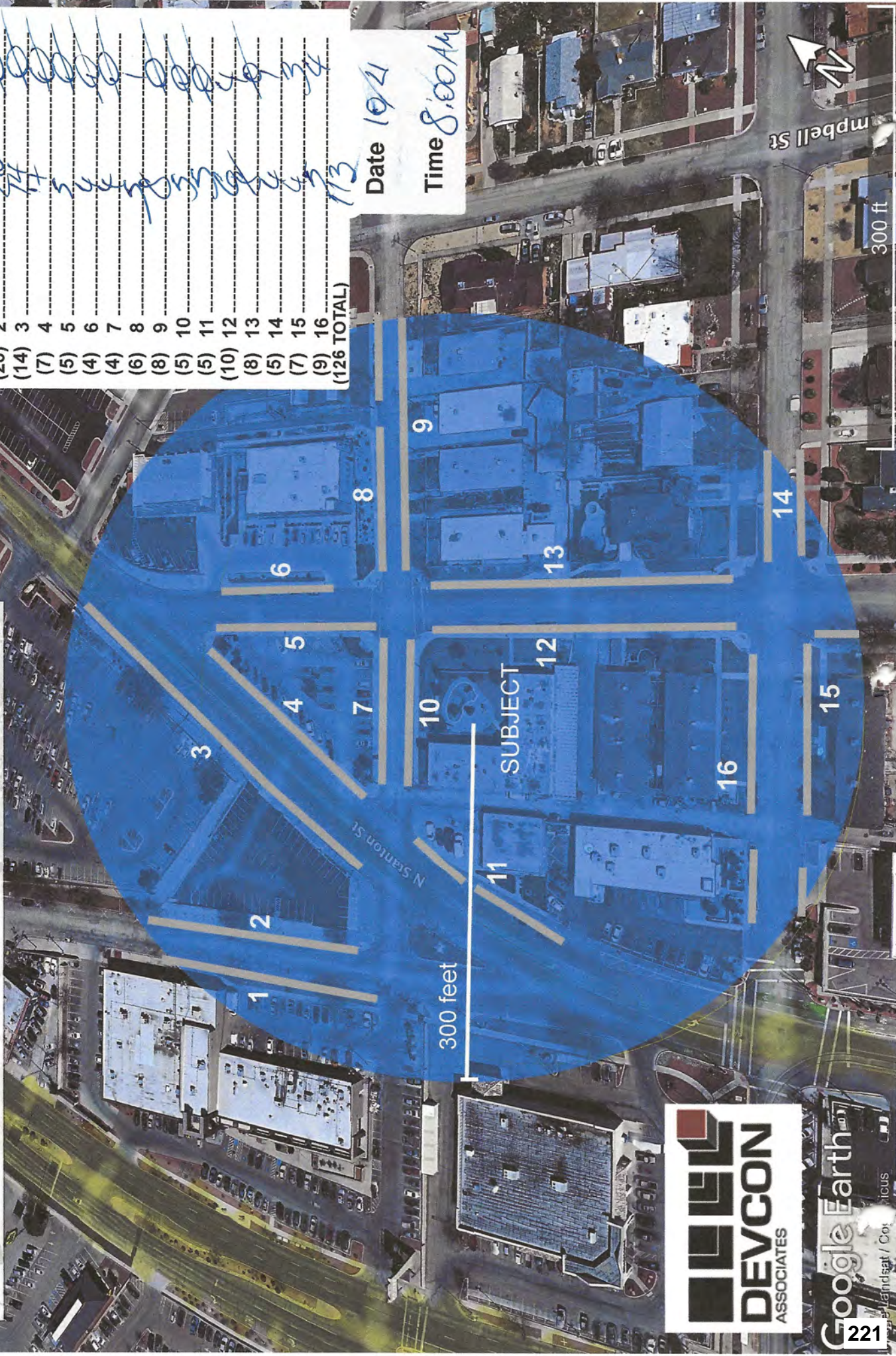
2821 N Kansas Parking Study

A study of the parking spaces available within a 300-foot radius from the Subject Property; parking assessed on the hour 8:00am to 8:00pm Monday - Friday; no Holidays - schools in session.

Legend

STUDY ZONE	VACANT	OCCUPIED
(9) 1	9	0
(20) 2	20	0
(14) 3	14	0
(7) 4	7	0
(5) 5	5	0
(4) 6	4	0
(4) 7	4	0
(6) 8	6	0
(8) 9	8	0
(5) 10	5	0
(5) 11	5	0
(10) 12	10	0
(8) 13	8	0
(5) 14	5	0
(7) 15	7	0
(9) 16	9	0
(126 TOTAL)	126	0

Date 10/21
Time 8:00AM



2821 N Kansas Parking Study

A study of the parking spaces available within a 300-foot radius from the Subject Property; parking assessed on the hour 8:00am to 8:00pm Monday - Friday; no Holidays - schools in session.

Legend

STUDY ZONE	VACANT	OCCUPIED
(9) 1	0	0
(20) 2	2	0
(14) 3	1	0
(7) 4	1	0
(5) 5	1	0
(4) 6	1	0
(4) 7	1	0
(6) 8	1	0
(8) 9	1	0
(5) 10	1	0
(5) 11	1	0
(10) 12	1	0
(8) 13	1	0
(5) 14	1	0
(7) 15	1	0
(9) 16	1	0
(126 TOTAL)	12	0

Date 10/21
Time 9:00am



2821 N Kansas Parking Study

A study of the parking spaces available within a 300-foot radius from the Subject Property; parking assessed on the hour 8:00am to 8:00pm Monday - Friday; no Holidays - schools in session.

Legend

STUDY ZONE	VACANT	OCCUPIED
(9) 1	9	9
(20) 2	19	1
(14) 3	14	0
(7) 4	7	0
(5) 5	5	0
(4) 6	4	0
(4) 7	4	0
(6) 8	6	0
(8) 9	8	0
(5) 10	5	0
(5) 11	5	0
(10) 12	10	0
(8) 13	8	0
(5) 14	5	0
(7) 15	7	0
(9) 16	9	0
(126 TOTAL)	107	19

Date 10/21

Time 10:00AM



2821 N Kansas Parking Study

A study of the parking spaces available within a 300-foot radius from the Subject Property; parking assessed on the hour 8:00am to 8:00pm Monday - Friday; no Holidays - schools in session.

Legend

STUDY ZONE	VACANT	OCCUPIED
(9) 1	9	0
(20) 2	19	0
(14) 3	14	0
(7) 4	7	0
(5) 5	3	1
(4) 6	1	3
(4) 7	4	0
(6) 8	9	0
(8) 9	8	0
(5) 10	5	0
(5) 11	5	0
(10) 12	10	0
(8) 13	8	0
(5) 14	5	0
(7) 15	7	0
(9) 16	9	0
(126 TOTAL)	106	3

Date 10/21
Time 11:00AM



Google Earth
Aerial Landsat / Copernicus

2821 N Kansas Parking Study

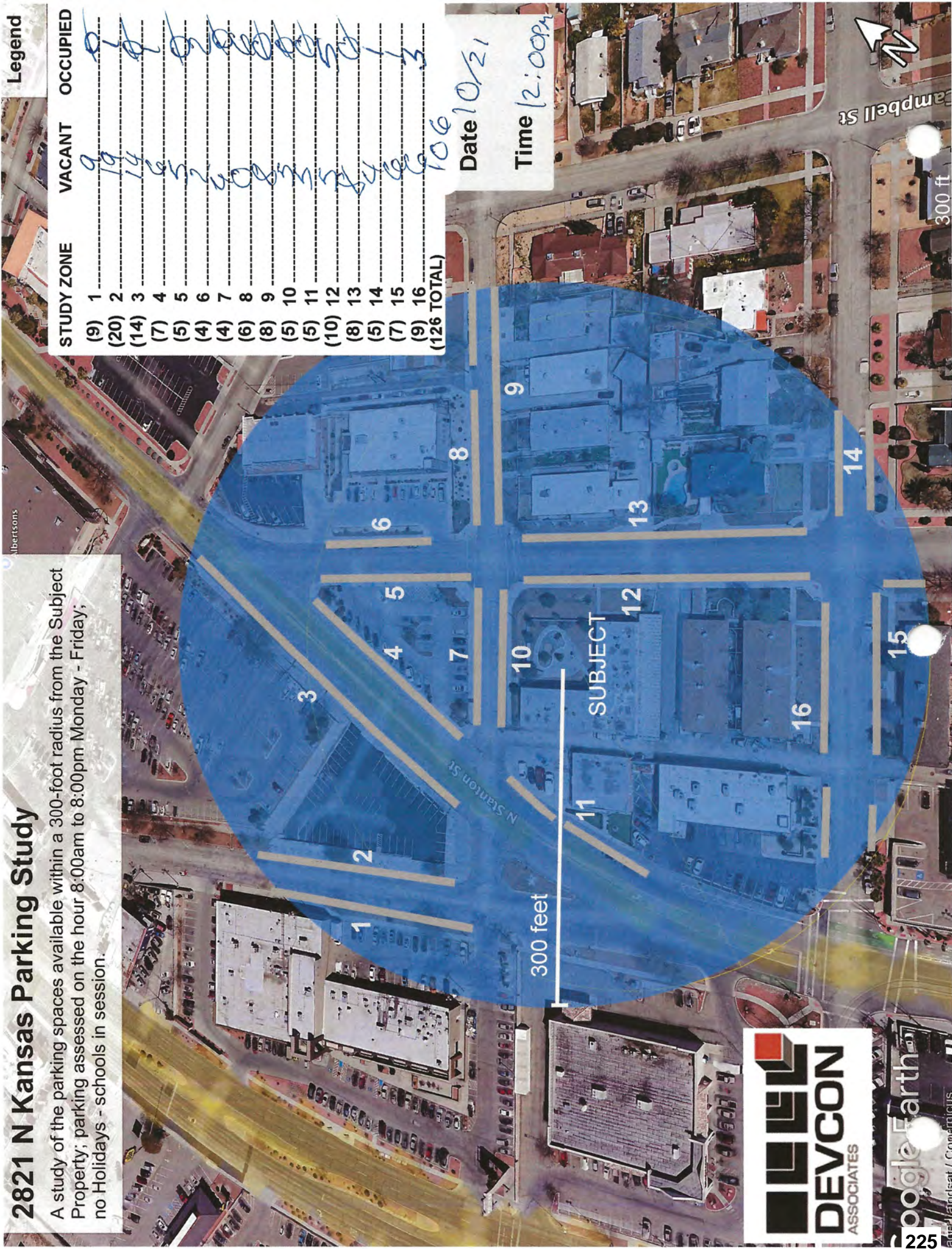
A study of the parking spaces available within a 300-foot radius from the Subject Property; parking assessed on the hour 8:00am to 8:00pm Monday - Friday; no Holidays - schools in session.

Legend

STUDY ZONE	VACANT	OCCUPIED
(9) 1	9	0
(20) 2	19	1
(14) 3	14	0
(7) 4	6	1
(5) 5	2	3
(4) 6	2	2
(4) 7	0	0
(6) 8	2	4
(8) 9	0	8
(5) 10	0	5
(5) 11	0	5
(10) 12	0	10
(8) 13	0	8
(5) 14	0	5
(7) 15	0	7
(9) 16	0	9
(126 TOTAL)	106	20

Date 10/21

Time 12:00pm



Google Earth

2821 N Kansas Parking Study

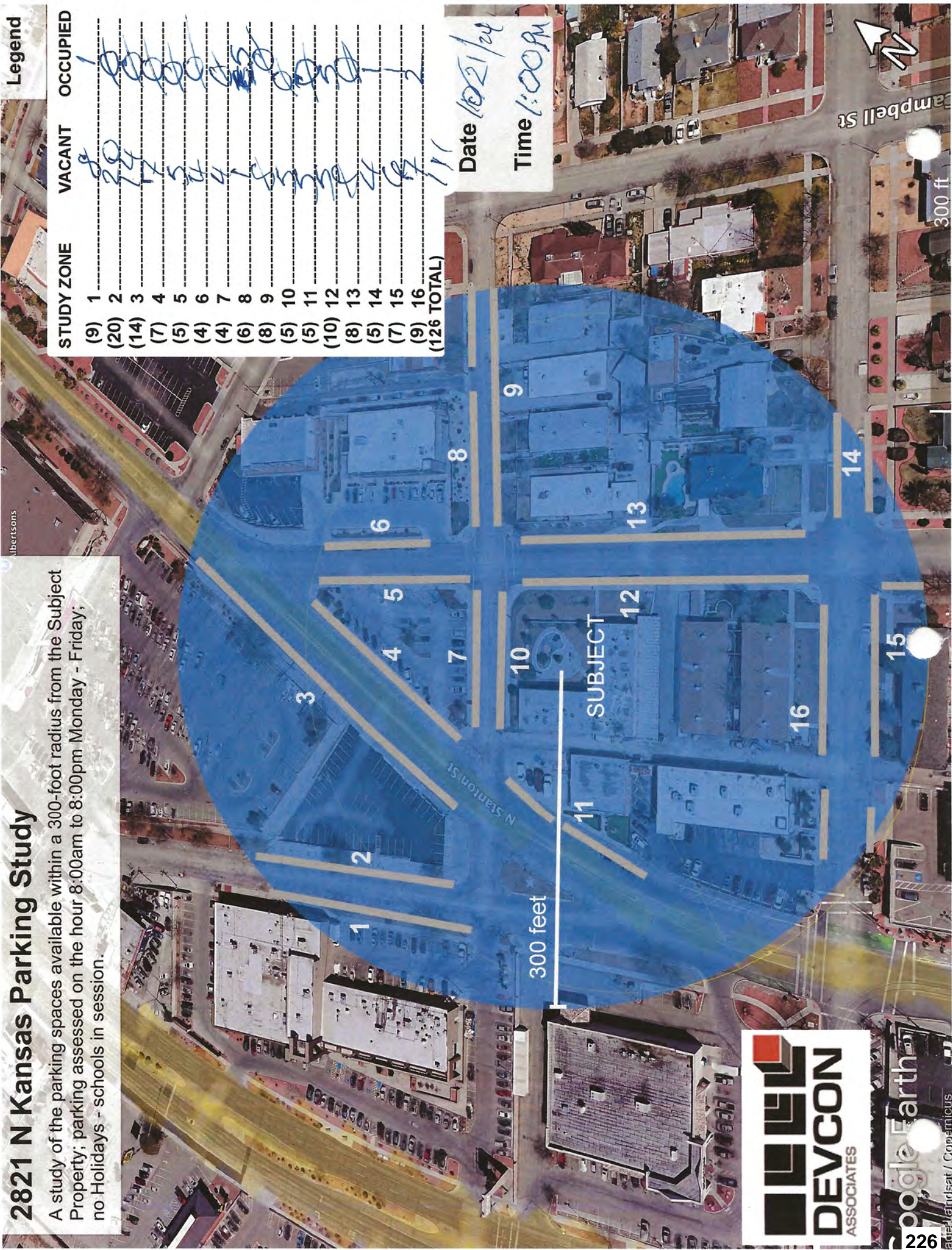
A study of the parking spaces available within a 300-foot radius from the Subject Property; parking assessed on the hour 8:00am to 8:00pm Monday - Friday; no Holidays - schools in session.

Legend

STUDY ZONE	VACANT	OCCUPIED
(9) 1	8	1
(20) 2	24	0
(14) 3	17	0
(7) 4	5	0
(5) 5	4	0
(4) 6	4	0
(4) 7	1	0
(6) 8	1	0
(8) 9	1	0
(5) 10	1	0
(5) 11	1	0
(10) 12	1	0
(8) 13	1	0
(5) 14	1	0
(7) 15	1	0
(9) 16	1	0
(126 TOTAL)	111	1

Date 10/21/24

Time 1:00pm



2821 N Kansas Parking Study

A study of the parking spaces available within a 300-foot radius from the Subject Property; parking assessed on the hour 8:00am to 8:00pm Monday - Friday; no Holidays - schools in session.

STUDY ZONE	VACANT	OCCUPIED
(9) 1	0	1
(20) 2	20	1
(14) 3	14	1
(7) 4	7	1
(5) 5	5	1
(4) 6	3	1
(4) 7	4	1
(6) 8	1	5
(8) 9	8	1
(5) 10	3	1
(5) 11	5	1
(10) 12	4	6
(8) 13	8	1
(5) 14	5	2
(7) 15	5	5
(9) 16	4	5
(126 TOTAL)	106	

Date 10/21/24
Time 2:00 pm



2821 N Kansas Parking Study

A study of the parking spaces available within a 300-foot radius from the Subject Property; parking assessed on the hour 8:00am to 8:00pm Monday - Friday; no Holidays - schools in session.

Legend

STUDY ZONE	VACANT	OCCUPIED
(9) 1	7	2
(20) 2	29	1
(14) 3	14	1
(7) 4	7	1
(5) 5	5	1
(4) 6	4	1
(4) 7	4	1
(6) 8	6	1
(8) 9	8	1
(5) 10	5	1
(5) 11	5	1
(10) 12	10	1
(8) 13	8	1
(5) 14	5	1
(7) 15	7	1
(9) 16	9	1
(126 TOTAL)	109	17

Date 10/21/24
Time 3:00pm



2821 N Kansas Parking Study

A study of the parking spaces available within a 300-foot radius from the Subject Property; parking assessed on the hour 8:00am to 8:00pm Monday - Friday; no Holidays - schools in session.

Legend

STUDY ZONE	VACANT	OCCUPIED
(9) 1	9	1
(20) 2	20	1
(14) 3	14	1
(7) 4	7	1
(5) 5	5	1
(4) 6	4	1
(4) 7	4	1
(6) 8	8	5
(8) 9	8	1
(5) 10	5	1
(5) 11	5	2
(10) 12	10	1
(8) 13	8	1
(5) 14	5	2
(7) 15	7	5
(9) 16	9	4
(126 TOTAL)	112	

Date 10/21/24

Time 4:00p



2821 N Kansas Parking Study

A study of the parking spaces available within a 300-foot radius from the Subject Property; parking assessed on the hour 8:00am to 8:00pm Monday - Friday; no Holidays - schools in session.

Libertsons

Legend

STUDY ZONE	VACANT	OCCUPIED
(9) 1	9	1
(20) 2	20	1
(14) 3	14	1
(7) 4	7	1
(5) 5	5	1
(4) 6	4	1
(4) 7	4	1
(6) 8	3	3
(8) 9	8	1
(5) 10	5	1
(5) 11	5	1
(10) 12	8	3
(8) 13	7	1
(5) 14	5	1
(7) 15	4	3
(9) 16	3	6
(126 TOTAL)	111	15

Date 10/21/24

Time 5:00 PM



2821 N Kansas Parking Study

A study of the parking spaces available within a 300-foot radius from the Subject Property; parking assessed on the hour 8:00am to 8:00pm Monday - Friday; no Holidays - schools in session.

Legend

STUDY ZONE	VACANT	OCCUPIED
(9) 1	9	1
(20) 2	20	2
(14) 3	14	1
(7) 4	7	1
(5) 5	5	1
(4) 6	4	1
(4) 7	4	1
(6) 8	6	1
(8) 9	8	1
(5) 10	5	1
(5) 11	5	1
(10) 12	10	1
(8) 13	8	1
(5) 14	5	1
(7) 15	7	1
(9) 16	9	1
(126 TOTAL)	115	3

Date 10/21/24
Time 6:00pm



2821 N Kansas Parking Study

A study of the parking spaces available within a 300-foot radius from the Subject Property; parking assessed on the hour 8:00am to 8:00pm Monday - Friday; no Holidays - schools in session.

STUDY ZONE	VACANT	OCCUPIED
(9) 1	9	1
(20) 2	20	1
(14) 3	14	1
(7) 4	7	1
(5) 5	5	1
(4) 6	4	1
(4) 7	4	1
(6) 8	4	1
(8) 9	8	1
(5) 10	5	1
(5) 11	5	1
(10) 12	7	3
(8) 13	8	1
(5) 14	4	1
(7) 15	4	3
(9) 16	2	7
(126 TOTAL)	112	14

Date 10/24/24
Time 7:00pm



2821 N Kansas Parking Study

A study of the parking spaces available within a 300-foot radius from the Subject Property; parking assessed on the hour 8:00am to 8:00pm Monday - Friday; no Holidays - schools in session.

STUDY ZONE	VACANT	OCCUPIED
(9) 1	9	1
(20) 2	20	1
(14) 3	14	1
(7) 4	7	1
(5) 5	5	1
(4) 6	4	1
(4) 7	4	1
(6) 8	6	1
(8) 9	8	1
(5) 10	5	1
(5) 11	5	1
(10) 12	10	1
(8) 13	8	1
(5) 14	5	1
(7) 15	7	1
(9) 16	9	1
(126 TOTAL)	113	13

Date 10/21/24
Time 8:00PM



2821 N Kansas Parking Study

A study of the parking spaces available within a 300-foot radius from the Subject Property; parking assessed on the hour 8:00am to 8:00pm Monday - Friday; no Holidays - schools in session.

Legend

STUDY ZONE	VACANT	OCCUPIED
(9) 1	9	0
(20) 2	20	0
(14) 3	14	0
(7) 4	7	0
(5) 5	5	0
(4) 6	4	0
(4) 7	4	0
(6) 8	6	0
(8) 9	8	0
(5) 10	5	0
(5) 11	5	0
(10) 12	10	0
(8) 13	8	0
(5) 14	5	0
(7) 15	7	0
(9) 16	9	0
(126 TOTAL)	110	30

Date 10/22/24

Time 8:00 AM



2821 N Kansas Parking Study

A study of the parking spaces available within a 300-foot radius from the Subject Property; parking assessed on the hour 8:00am to 8:00pm Monday - Friday; no Holidays - schools in session.

STUDY ZONE	VACANT	OCCUPIED
(9) 1	9	0
(20) 2	24	0
(14) 3	17	0
(7) 4	5	0
(5) 5	4	0
(4) 6	4	0
(4) 7	4	0
(6) 8	6	0
(8) 9	5	0
(5) 10	3	0
(5) 11	6	0
(10) 12	4	0
(8) 13	4	0
(5) 14	4	0
(7) 15	4	0
(9) 16	7	0
(126 TOTAL)	111	15

Date 10/22
Time 9:00am



2821 N Kansas Parking Study

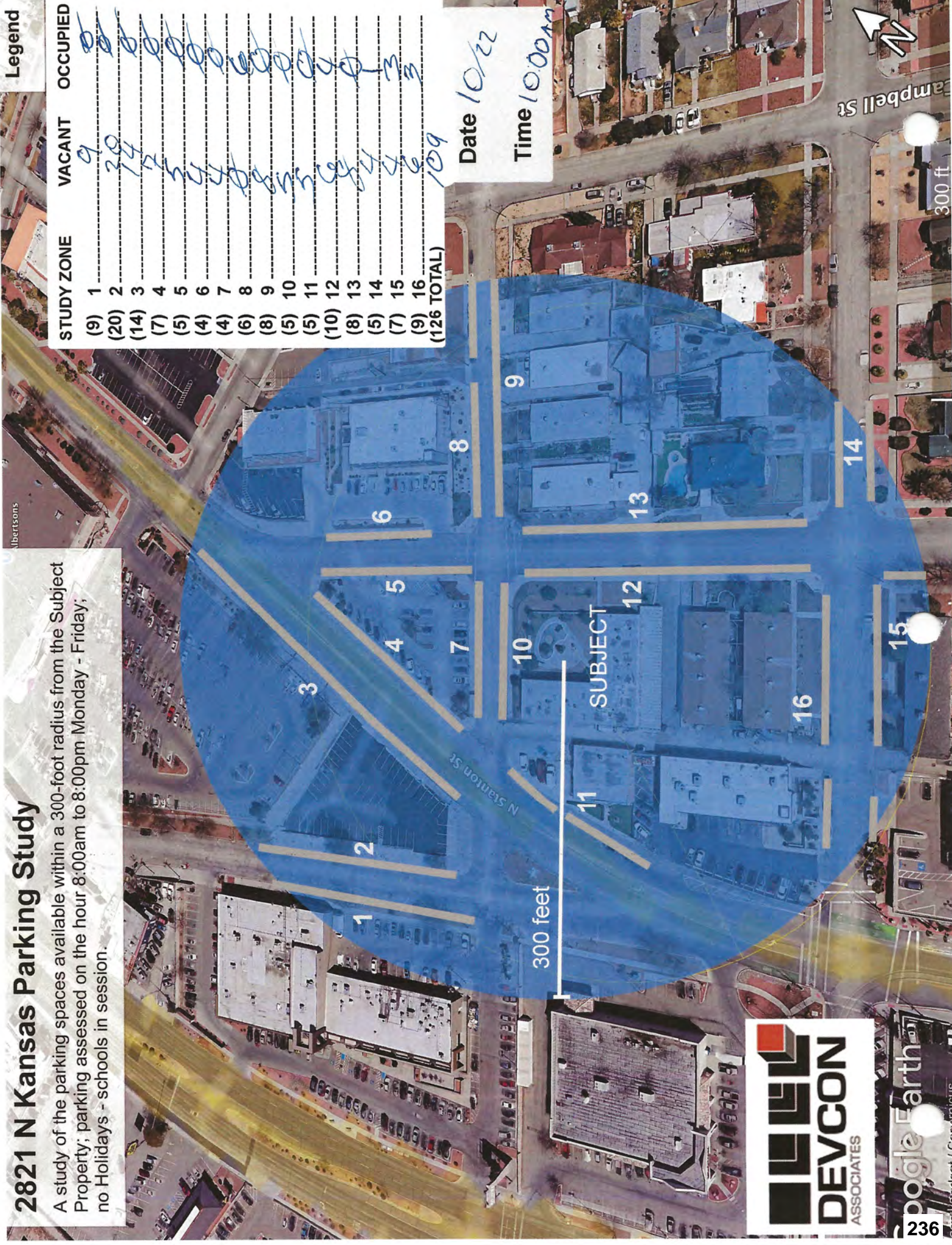
A study of the parking spaces available within a 300-foot radius from the Subject Property; parking assessed on the hour 8:00am to 8:00pm Monday - Friday; no Holidays - schools in session.

Legend

STUDY ZONE	VACANT	OCCUPIED
(9) 1	9	0
(20) 2	30	0
(14) 3	14	0
(7) 4	7	0
(5) 5	5	0
(4) 6	4	0
(4) 7	4	0
(6) 8	6	0
(8) 9	8	0
(5) 10	5	0
(5) 11	5	0
(10) 12	10	0
(8) 13	8	0
(5) 14	5	0
(7) 15	7	0
(9) 16	9	0
(126 TOTAL)	109	3

Date 10/22

Time 10:00am



people Earth
and Landscapes / Communities

2821 N Kansas Parking Study

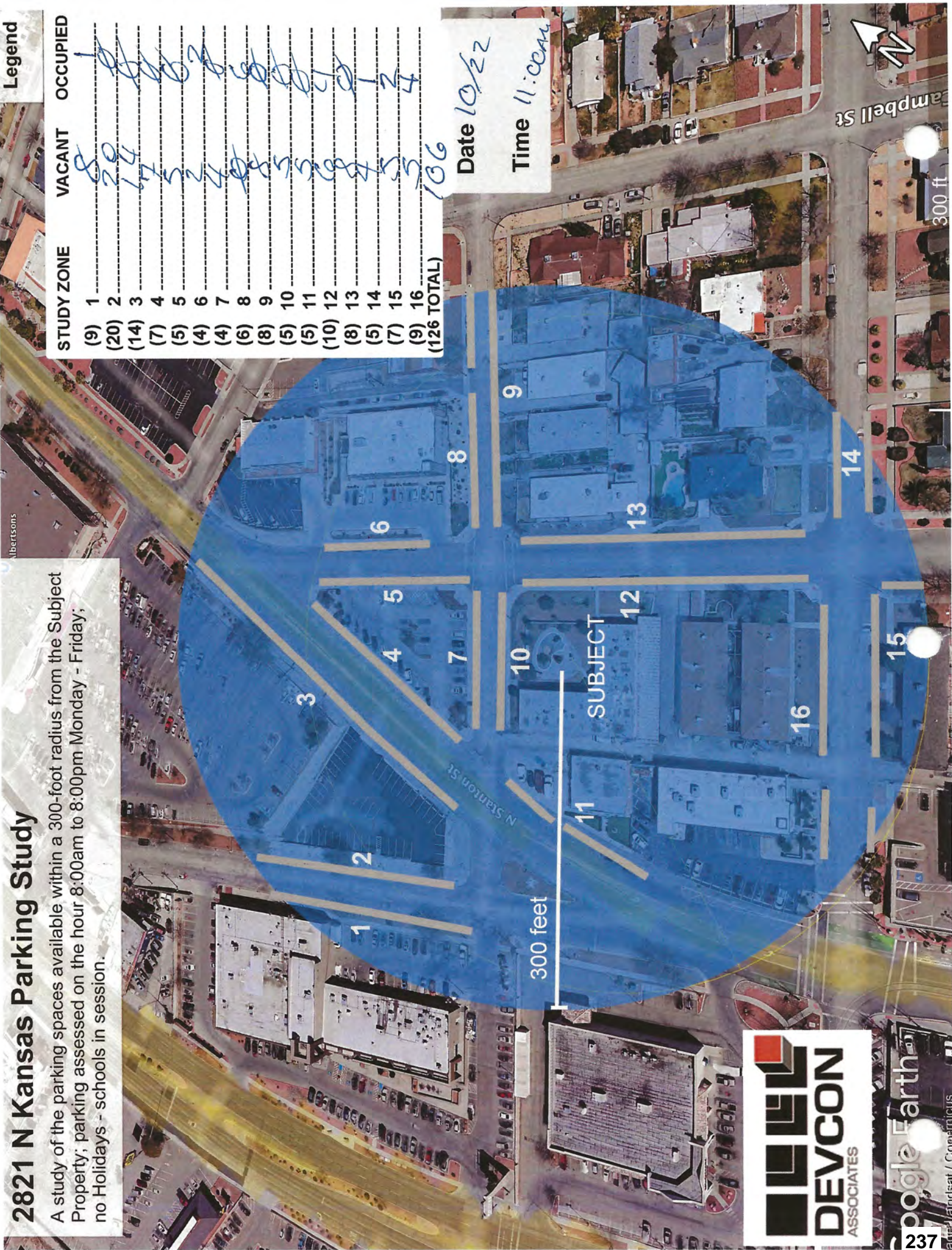
A study of the parking spaces available within a 300-foot radius from the Subject Property; parking assessed on the hour 8:00am to 8:00pm Monday - Friday; no Holidays - schools in session.

Legend

STUDY ZONE	VACANT	OCCUPIED
(9) 1	8	1
(20) 2	24	2
(14) 3	17	3
(7) 4	5	4
(5) 5	2	5
(4) 6	4	6
(4) 7	4	7
(6) 8	4	8
(8) 9	5	9
(5) 10	5	10
(5) 11	5	11
(10) 12	5	12
(8) 13	5	13
(5) 14	5	14
(7) 15	5	15
(9) 16	5	16
(126 TOTAL)	106	20

Date 10/22

Time 11:00am



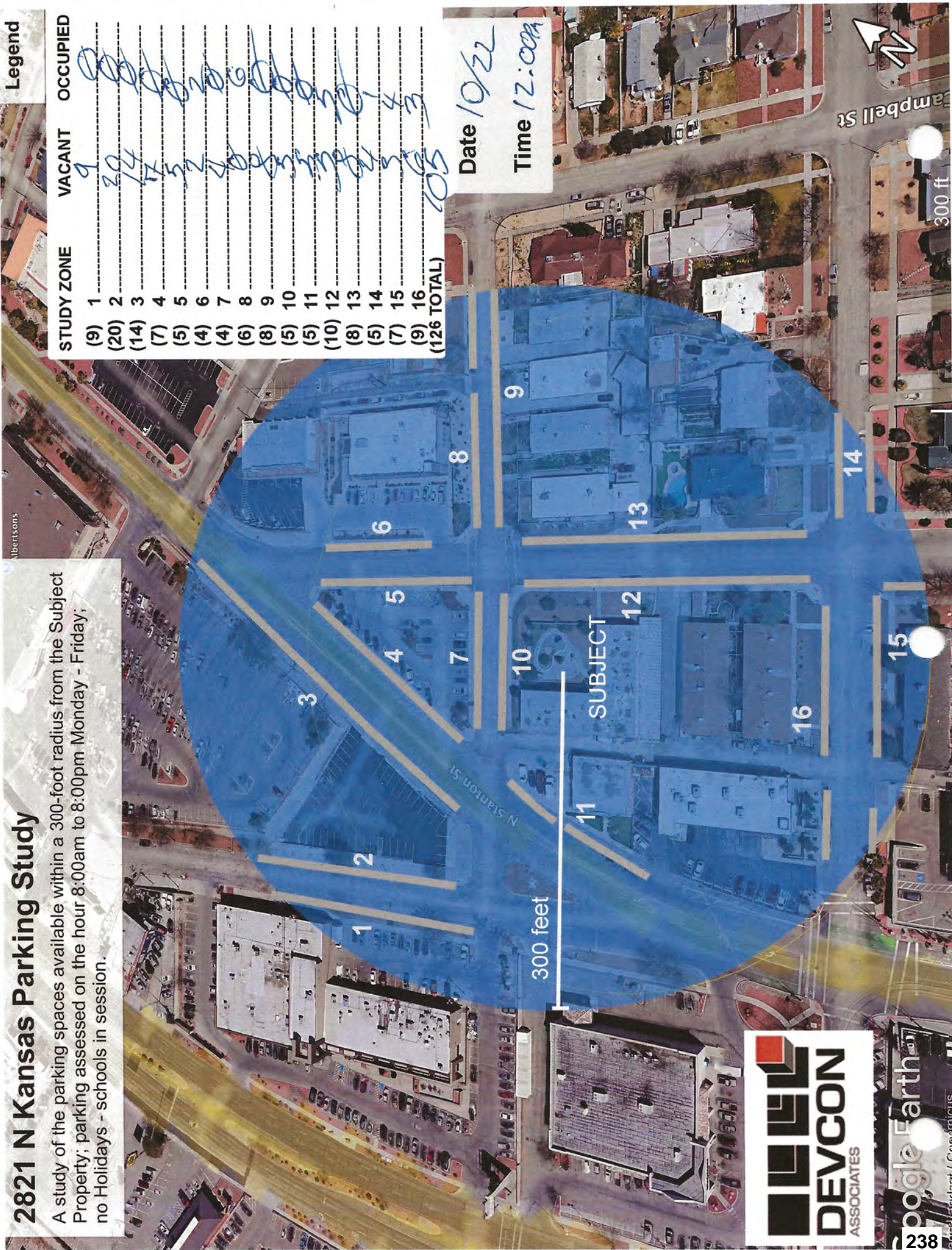
2821 N Kansas Parking Study

A study of the parking spaces available within a 300-foot radius from the Subject Property; parking assessed on the hour 8:00am to 8:00pm Monday - Friday; no Holidays - schools in session.

Legend

STUDY ZONE	VACANT	OCCUPIED
(9) 1	9	0
(20) 2	20	0
(14) 3	14	0
(7) 4	7	0
(5) 5	5	0
(4) 6	4	0
(4) 7	4	0
(6) 8	6	0
(8) 9	8	0
(5) 10	5	0
(5) 11	5	0
(10) 12	10	0
(8) 13	8	0
(5) 14	5	0
(7) 15	7	0
(9) 16	9	0
(126 TOTAL)	126	0

Date 10/22
Time 12:00pm



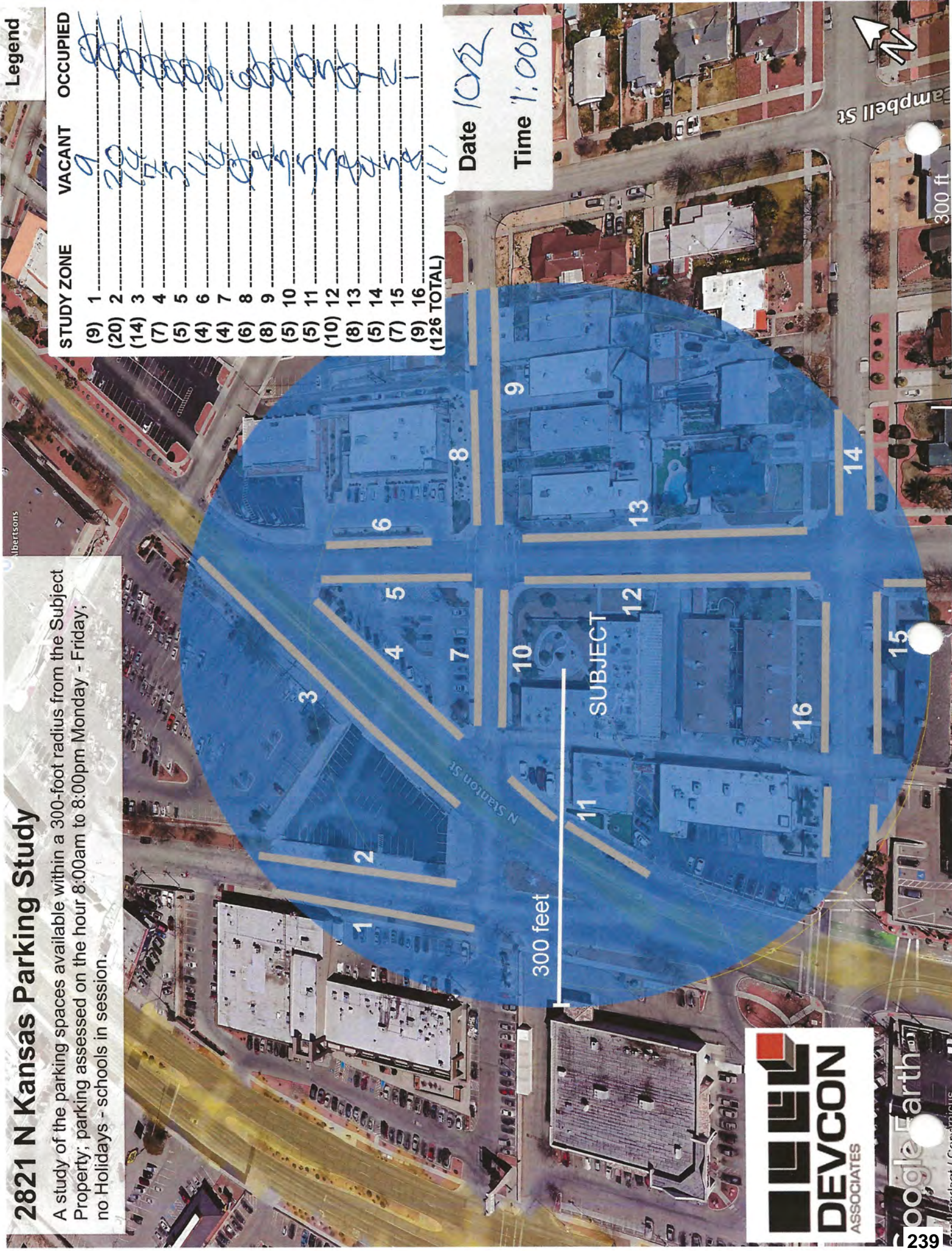
Google Earth
238

2821 N Kansas Parking Study

A study of the parking spaces available within a 300-foot radius from the Subject Property; parking assessed on the hour 8:00am to 8:00pm Monday - Friday; no Holidays - schools in session.

STUDY ZONE	VACANT	OCCUPIED
(9) 1	9	20
(20) 2	20	14
(14) 3	24	7
(7) 4	17	5
(5) 5	3	4
(4) 6	14	4
(4) 7	8	6
(6) 8	8	8
(8) 9	5	5
(5) 10	5	10
(5) 11	5	8
(10) 12	5	5
(8) 13	7	9
(5) 14	1	11
(7) 15	1	1
(9) 16	11	
(126 TOTAL)		

Date 10/12
Time 1:00PM



2821 N Kansas Parking Study

A study of the parking spaces available within a 300-foot radius from the Subject Property; parking assessed on the hour 8:00am to 8:00pm Monday - Friday; no Holidays - schools in session.

Legend

STUDY ZONE	VACANT	OCCUPIED
(9) 1	7	2
(20) 2	20	1
(14) 3	14	1
(7) 4	7	1
(5) 5	5	1
(4) 6	4	1
(4) 7	4	1
(6) 8	1	5
(8) 9	8	1
(5) 10	5	1
(5) 11	6	1
(10) 12	8	2
(8) 13	3	1
(5) 14	6	1
(7) 15	7	2
(9) 16	10	2
(126 TOTAL)		

Date 10/22/24

Time 2:00 pm



Google Earth

2821 N Kansas Parking Study

A study of the parking spaces available within a 300-foot radius from the Subject Property; parking assessed on the hour 8:00am to 8:00pm Monday - Friday; no Holidays - schools in session.

Legend

STUDY ZONE	VACANT	OCCUPIED
(9) 1	8	1
(20) 2	19	1
(14) 3	14	1
(7) 4	7	1
(5) 5	5	1
(4) 6	4	1
(4) 7	4	1
(6) 8	0	6
(8) 9	8	1
(5) 10	5	1
(5) 11	5	1
(10) 12	5	5
(8) 13	8	1
(5) 14	5	1
(7) 15	6	1
(9) 16	5	4
(126 TOTAL)	108	

Date 10/24/24

Time 3:00pm



2821 N Kansas Parking Study

A study of the parking spaces available within a 300-foot radius from the Subject Property; parking assessed on the hour 8:00am to 8:00pm Monday - Friday; no Holidays - schools in session.

Legend

STUDY ZONE	VACANT	OCCUPIED
(9) 1	9	1
(20) 2	19	1
(14) 3	14	1
(7) 4	7	1
(5) 5	5	2
(4) 6	4	2
(4) 7	4	3
(6) 8	3	1
(8) 9	8	1
(5) 10	5	1
(5) 11	5	4
(10) 12	6	1
(8) 13	8	1
(5) 14	5	1
(7) 15	6	1
(9) 16	7	2
(126 TOTAL)	113	2

Date 10/22/24

Time 4:00pm



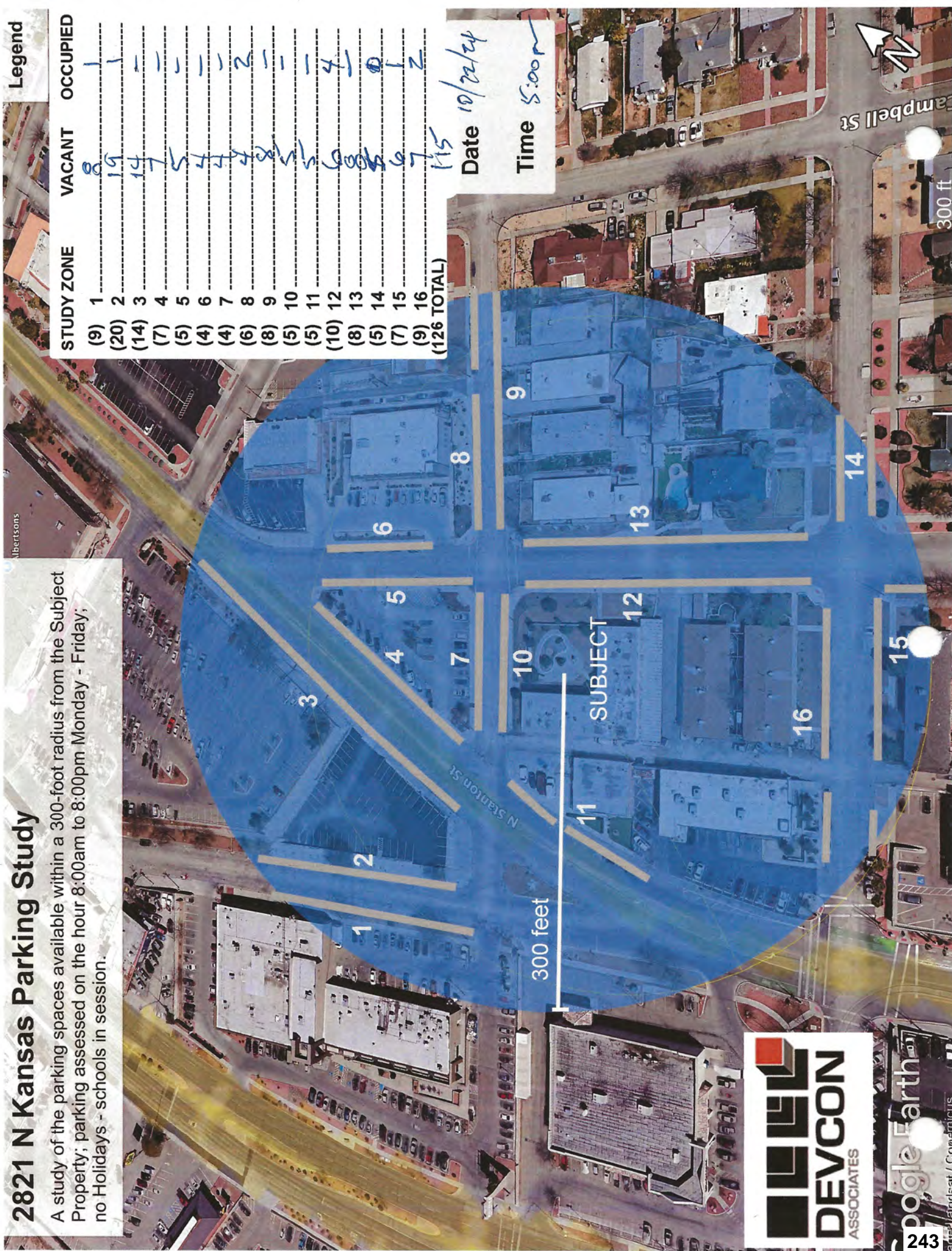
spogle Earth
242

2821 N Kansas Parking Study

A study of the parking spaces available within a 300-foot radius from the Subject Property; parking assessed on the hour 8:00am to 8:00pm Monday - Friday; no Holidays - schools in session.

STUDY ZONE	VACANT	OCCUPIED
(9) 1	8	1
(20) 2	19	1
(14) 3	14	1
(7) 4	7	1
(5) 5	5	1
(4) 6	5	1
(4) 7	5	1
(6) 8	2	1
(8) 9	2	1
(5) 10	5	1
(5) 11	5	1
(10) 12	4	1
(8) 13	8	1
(5) 14	5	1
(7) 15	7	1
(9) 16	9	1
(126 TOTAL)	115	11

Date 10/22/24
Time 5:00pm

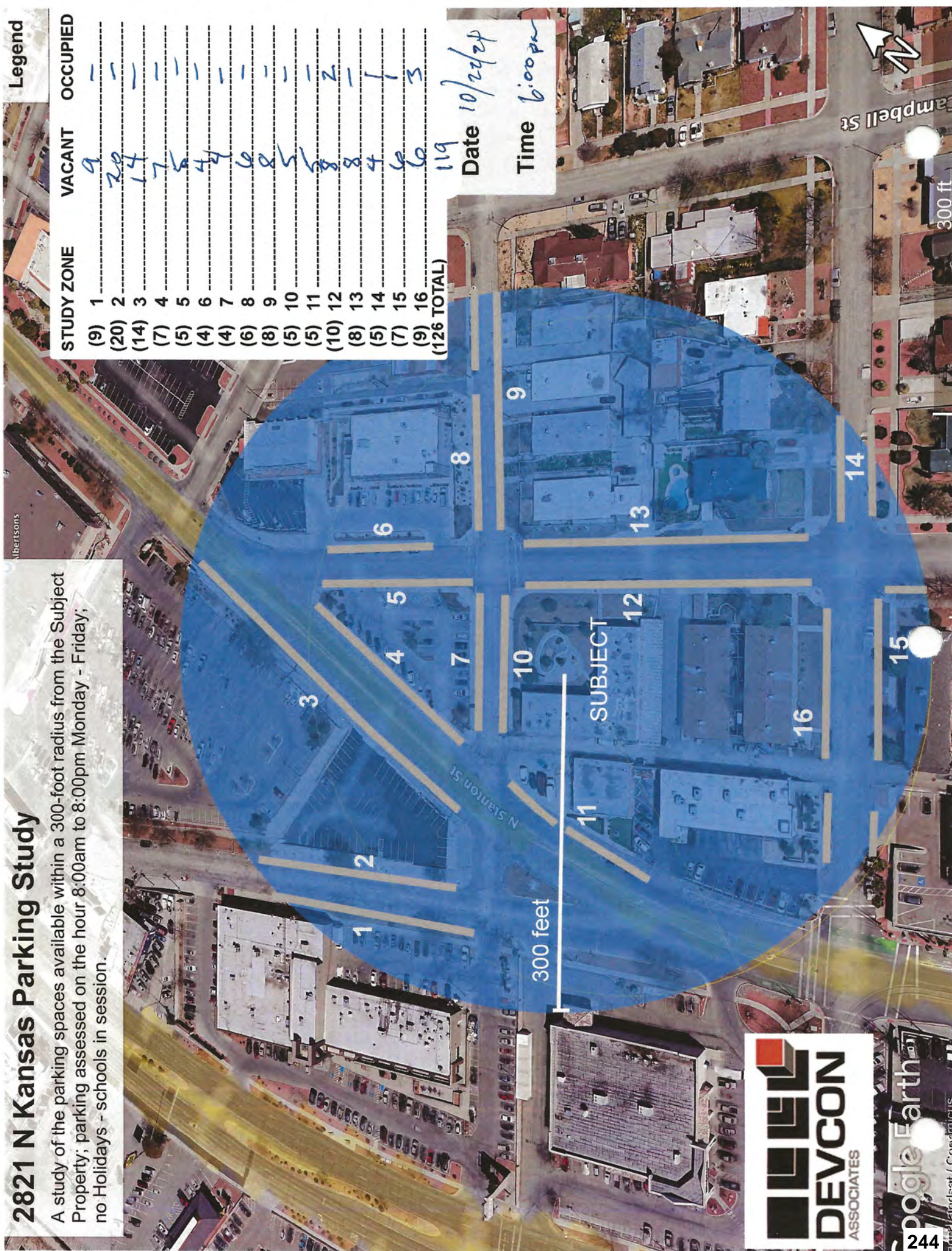


2821 N Kansas Parking Study

A study of the parking spaces available within a 300-foot radius from the Subject Property; parking assessed on the hour 8:00am to 8:00pm Monday - Friday; no Holidays - schools in session.

STUDY ZONE	VACANT	OCCUPIED
(9) 1	9	1
(20) 2	20	1
(14) 3	14	1
(7) 4	7	1
(5) 5	5	1
(4) 6	4	1
(4) 7	4	1
(6) 8	6	1
(8) 9	8	1
(5) 10	5	1
(5) 11	5	1
(10) 12	10	2
(8) 13	8	1
(5) 14	4	1
(7) 15	6	3
(9) 16	119	
(126 TOTAL)		

Date 10/20/24
Time 6:00pm

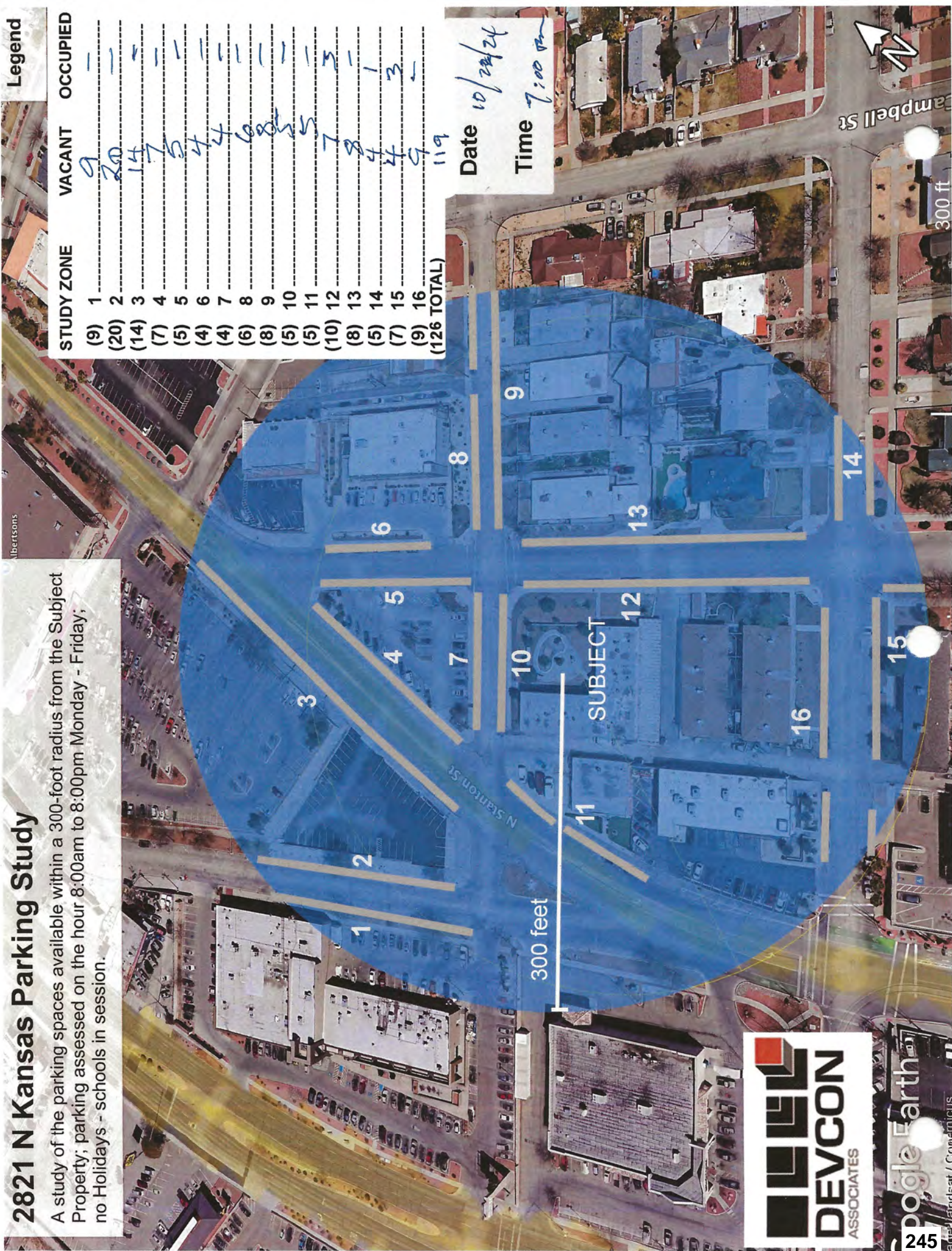


2821 N Kansas Parking Study

A study of the parking spaces available within a 300-foot radius from the Subject Property; parking assessed on the hour 8:00am to 8:00pm Monday - Friday; no Holidays - schools in session.

STUDY ZONE	VACANT	OCCUPIED
(9) 1	9	1
(20) 2	20	1
(14) 3	14	1
(7) 4	7	1
(5) 5	5	1
(4) 6	4	1
(4) 7	4	1
(6) 8	6	1
(8) 9	8	1
(5) 10	5	1
(5) 11	5	1
(10) 12	7	3
(8) 13	8	1
(5) 14	4	1
(7) 15	4	3
(9) 16	9	1
(126 TOTAL)	119	

Date 10/24/24
Time 7:00 pm



2821 N Kansas Parking Study

A study of the parking spaces available within a 300-foot radius from the Subject Property; parking assessed on the hour 8:00am to 8:00pm Monday - Friday; no Holidays - schools in session.

Legend

STUDY ZONE	VACANT	OCCUPIED
(9) 1	7	2
(20) 2	20	1
(14) 3	14	1
(7) 4	11	1
(5) 5	5	1
(4) 6	4	1
(4) 7	4	1
(6) 8	6	1
(8) 9	8	1
(5) 10	5	1
(5) 11	5	1
(10) 12	7	3
(8) 13	8	1
(5) 14	4	1
(7) 15	4	3
(9) 16	9	1
(126 TOTAL)	117	

Date 10/22/24
Time 8:00am



Spogle Earth
and Landscaping / Construction

2821 N Kansas Parking Study

A study of the parking spaces available within a 300-foot radius from the Subject Property; parking assessed on the hour 8:00am to 8:00pm Monday - Friday; no Holidays - schools in session.

Legend

STUDY ZONE	VACANT	OCCUPIED
(9) 1	9	20
(20) 2	20	14
(14) 3	14	7
(7) 4	7	5
(5) 5	5	4
(4) 6	4	4
(4) 7	4	8
(6) 8	8	5
(8) 9	5	4
(5) 10	4	3
(5) 11	108	
(10) 12		
(8) 13		
(5) 14		
(7) 15		
(9) 16		
(126 TOTAL)		

Date 10/23/24

Time 8:00am



2821 N Kansas Parking Study

A study of the parking spaces available within a 300-foot radius from the Subject Property; parking assessed on the hour 8:00am to 8:00pm Monday - Friday; no Holidays - schools in session.

STUDY ZONE	VACANT	OCCUPIED
(9) 1	9	0
(20) 2	20	0
(14) 3	14	0
(7) 4	14	0
(5) 5	34	0
(4) 6	4	0
(4) 7	4	0
(6) 8	4	0
(8) 9	4	0
(5) 10	4	0
(5) 11	4	0
(10) 12	4	0
(8) 13	4	0
(5) 14	4	0
(7) 15	4	0
(9) 16	4	0
(126 TOTAL)	109	17

Date 10/23
Time 9:00



2821 N Kansas Parking Study

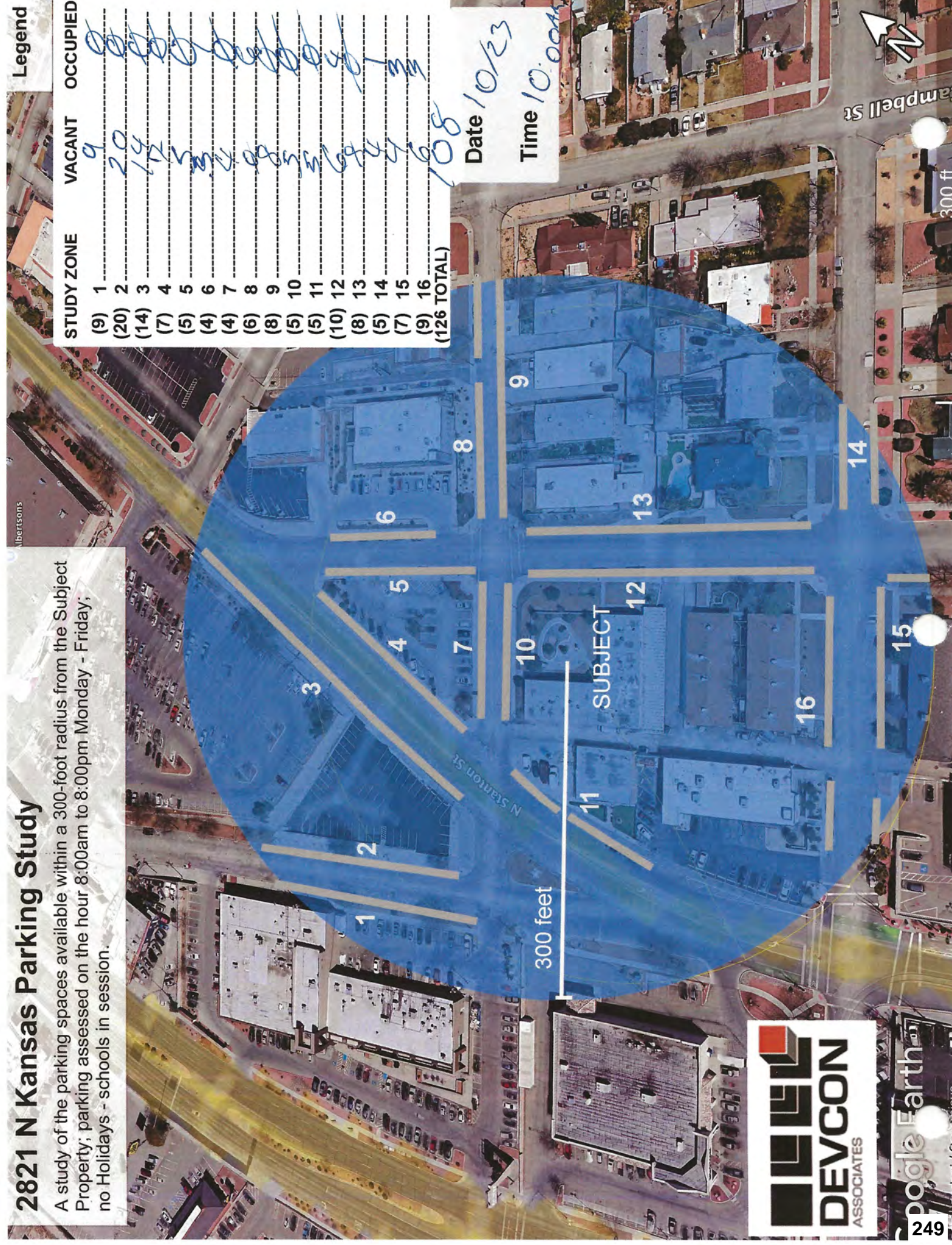
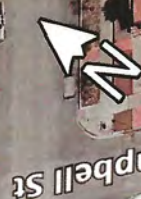
A study of the parking spaces available within a 300-foot radius from the Subject Property; parking assessed on the hour 8:00am to 8:00pm Monday - Friday; no Holidays - schools in session.

Legend

STUDY ZONE	VACANT	OCCUPIED
(9) 1	9	0
(20) 2	20	0
(14) 3	14	0
(7) 4	12	0
(5) 5	5	0
(4) 6	4	0
(4) 7	4	0
(6) 8	6	0
(8) 9	8	0
(5) 10	5	0
(5) 11	5	0
(10) 12	10	0
(8) 13	8	0
(5) 14	5	0
(7) 15	7	0
(9) 16	9	0
(126) TOTAL	108	118

Date 10/23

Time 10:00am



2821 N Kansas Parking Study

A study of the parking spaces available within a 300-foot radius from the Subject Property; parking assessed on the hour 8:00am to 8:00pm Monday - Friday; no Holidays - schools in session.

Legend

STUDY ZONE	VACANT	OCCUPIED
(9) 1	8	1
(20) 2	18	2
(14) 3	14	2
(7) 4	7	2
(5) 5	5	2
(4) 6	4	2
(4) 7	4	2
(6) 8	6	2
(8) 9	8	2
(5) 10	5	2
(5) 11	5	2
(10) 12	10	2
(8) 13	8	2
(5) 14	5	2
(7) 15	7	2
(9) 16	9	2
(126 TOTAL)	104	4

Date 10/23
Time 11:00AM



Google Earth
satellite / Composites

2821 N Kansas Parking Study

A study of the parking spaces available within a 300-foot radius from the Subject Property; parking assessed on the hour 8:00am to 8:00pm Monday - Friday; no Holidays - schools in session.

Legend

STUDY ZONE	VACANT	OCCUPIED
(9) 1	7	2
(20) 2	19	1
(14) 3	14	0
(7) 4	17	0
(5) 5	59	0
(4) 6	40	0
(4) 7	40	0
(6) 8	58	0
(8) 9	53	0
(5) 10	47	0
(5) 11	54	0
(10) 12	47	0
(8) 13	53	0
(5) 14	56	0
(7) 15	107	0
(9) 16		
(126 TOTAL)		

Date 10/23

Time 12:00pm



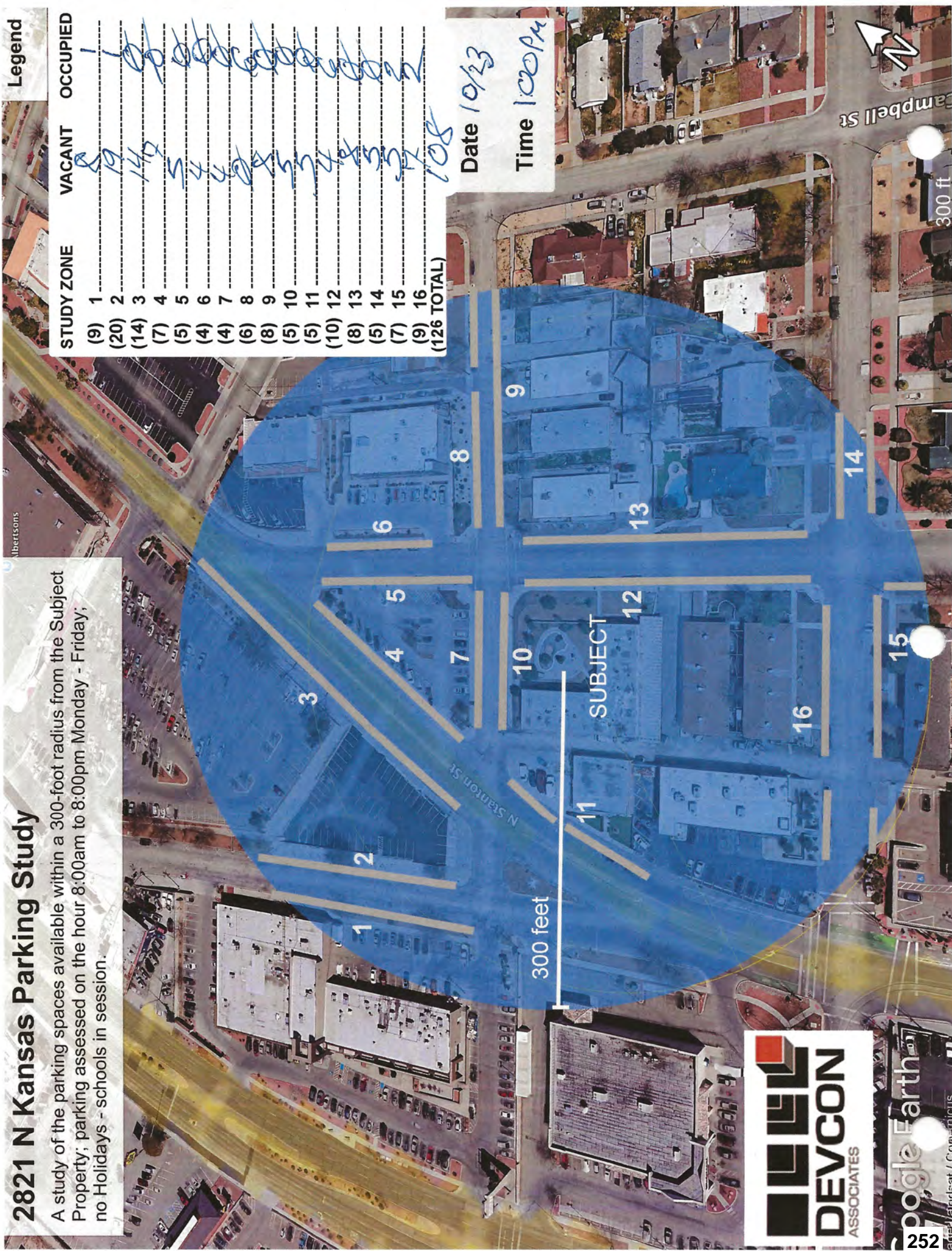
2821 N Kansas Parking Study

A study of the parking spaces available within a 300-foot radius from the Subject Property; parking assessed on the hour 8:00am to 8:00pm Monday - Friday; no Holidays - schools in session.

Legend

STUDY ZONE	VACANT	OCCUPIED
(9) 1	8	1
(20) 2	19	1
(14) 3	14	0
(7) 4	4	0
(5) 5	5	0
(4) 6	4	0
(4) 7	4	0
(6) 8	4	0
(8) 9	4	0
(5) 10	4	0
(5) 11	4	0
(10) 12	4	0
(8) 13	4	0
(5) 14	4	0
(7) 15	4	0
(9) 16	4	0
(126 TOTAL)	108	

Date 10/23
Time 1:00pm



2821 N Kansas Parking Study

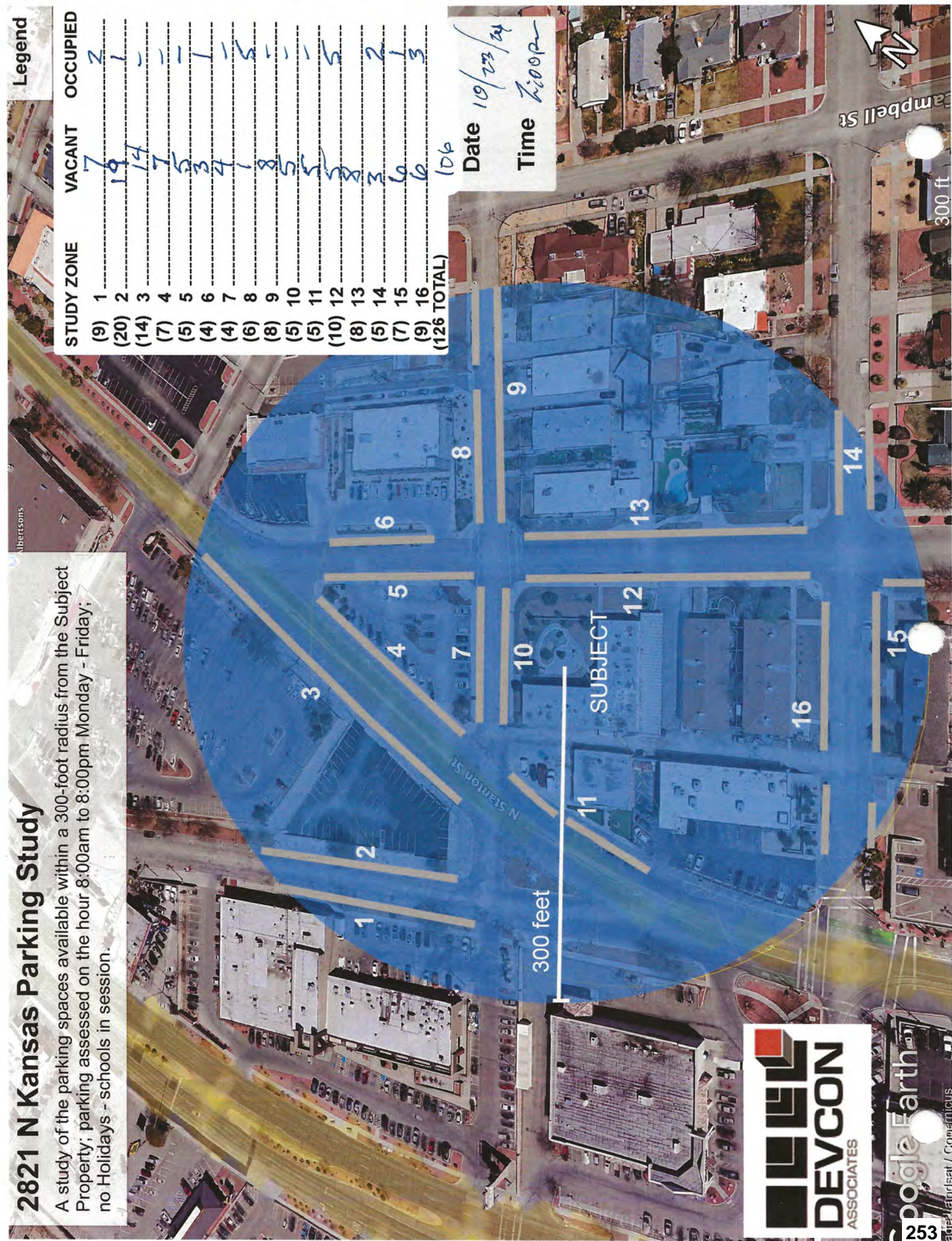
A study of the parking spaces available within a 300-foot radius from the Subject Property; parking assessed on the hour 8:00am to 8:00pm Monday - Friday; no Holidays - schools in session.

Legend

STUDY ZONE	VACANT	OCCUPIED
(9) 1	7	2
(20) 2	19	1
(14) 3	14	-
(7) 4	7	-
(5) 5	5	-
(4) 6	3	1
(4) 7	4	-
(6) 8	1	5
(8) 9	8	-
(5) 10	5	-
(5) 11	5	-
(10) 12	8	5
(8) 13	3	2
(5) 14	6	1
(7) 15	6	3
(9) 16	106	
(126 TOTAL)		

Date 10/23/21

Time 2:00pm



2821 N Kansas Parking Study

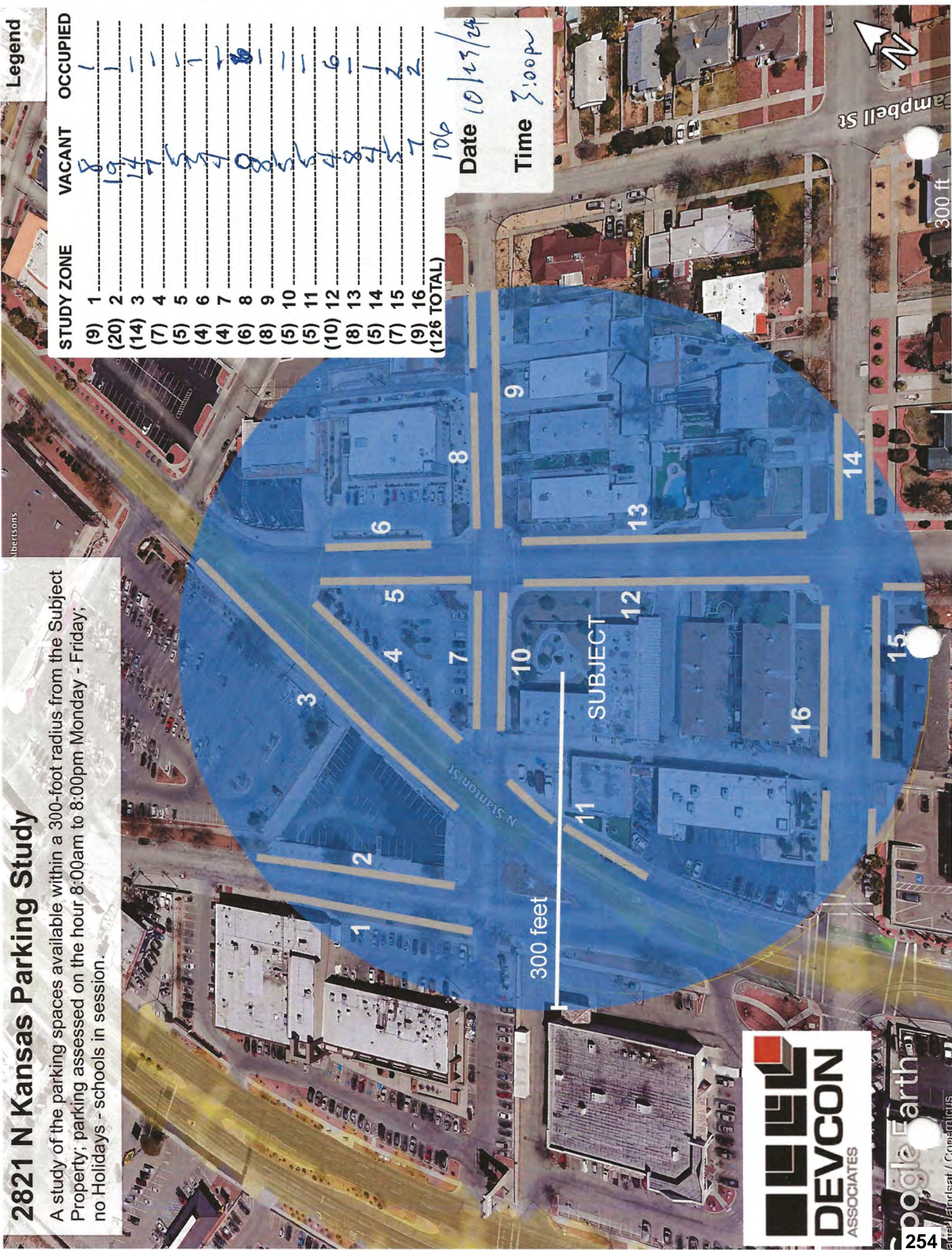
A study of the parking spaces available within a 300-foot radius from the Subject Property; parking assessed on the hour 8:00am to 8:00pm Monday - Friday; no Holidays - schools in session.

Legend

STUDY ZONE	VACANT	OCCUPIED
(9) 1	8	1
(20) 2	19	1
(14) 3	14	1
(7) 4	7	1
(5) 5	5	1
(4) 6	4	1
(4) 7	4	1
(6) 8	8	1
(8) 9	8	1
(5) 10	5	1
(5) 11	5	1
(10) 12	4	6
(8) 13	8	1
(5) 14	5	1
(7) 15	7	2
(9) 16	9	2
(126 TOTAL)	106	

Date 10/23/24

Time 3:00pm



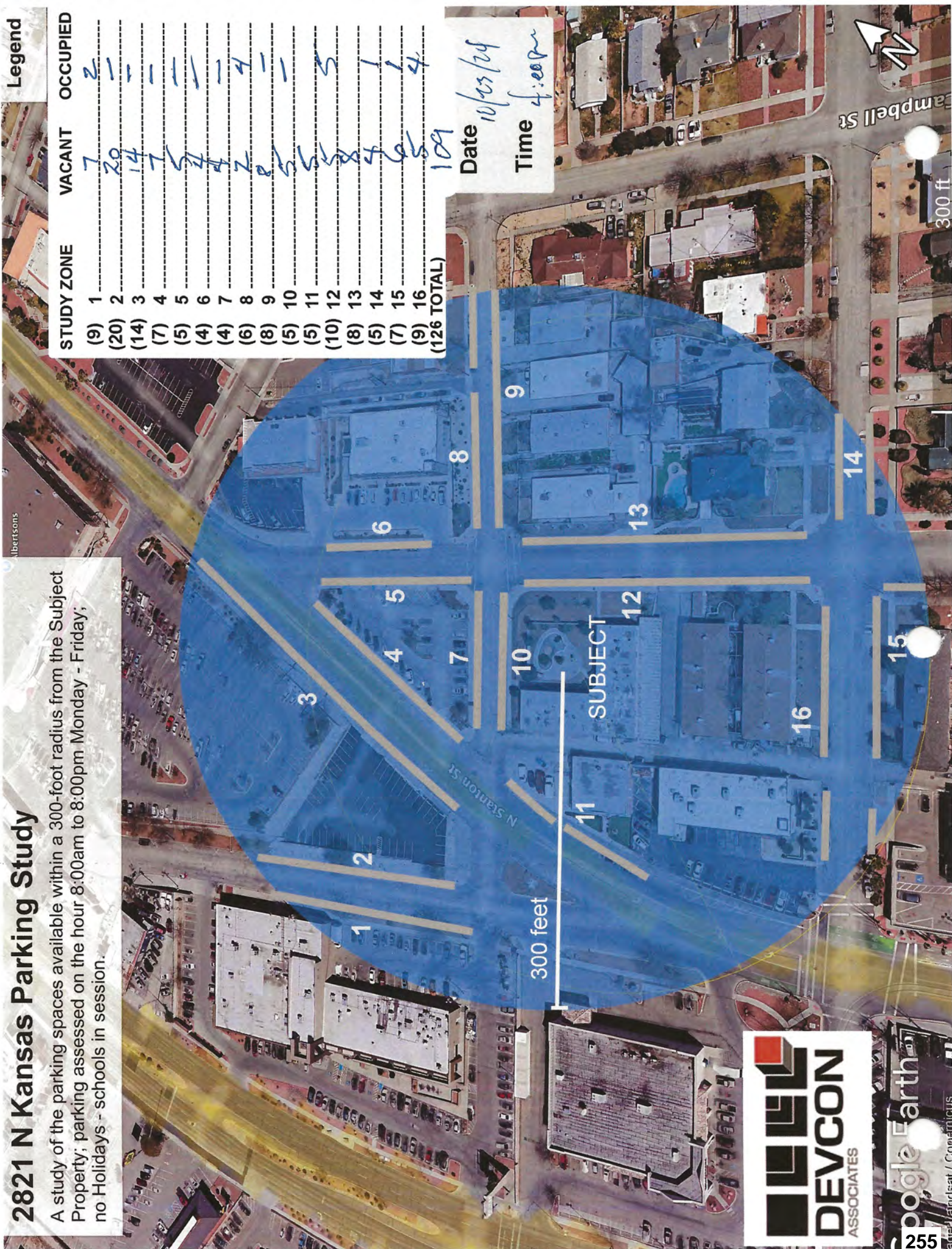
2821 N Kansas Parking Study

A study of the parking spaces available within a 300-foot radius from the Subject Property; parking assessed on the hour 8:00am to 8:00pm Monday - Friday; no Holidays - schools in session.

Legend

STUDY ZONE	VACANT	OCCUPIED
(9) 1	7	2
(20) 2	20	1
(14) 3	14	1
(7) 4	7	1
(5) 5	5	1
(4) 6	4	1
(4) 7	4	1
(6) 8	2	4
(8) 9	2	1
(5) 10	5	1
(5) 11	5	1
(10) 12	8	5
(8) 13	8	1
(5) 14	5	1
(7) 15	7	4
(9) 16	9	1
(126 TOTAL)	109	

Date 10/03/24
Time 4:00pm



2821 N Kansas Parking Study

A study of the parking spaces available within a 300-foot radius from the Subject Property; parking assessed on the hour 8:00am to 8:00pm Monday - Friday; no Holidays - schools in session.

Legend

STUDY ZONE	VACANT	OCCUPIED
(9) 1	8	1
(20) 2	20	1
(14) 3	14	1
(7) 4	7	1
(5) 5	5	1
(4) 6	4	1
(4) 7	4	1
(6) 8	3	3
(8) 9	8	1
(5) 10	5	1
(5) 11	5	1
(10) 12	6	4
(8) 13	8	1
(5) 14	4	1
(7) 15	6	1
(9) 16	7	2
(126 TOTAL)	114	

Date 10/23/24
Time 5:00 PM



2821 N Kansas Parking Study

A study of the parking spaces available within a 300-foot radius from the Subject Property; parking assessed on the hour 8:00am to 8:00pm Monday - Friday; no Holidays - schools in session.

Legend

STUDY ZONE	VACANT	OCCUPIED
(9) 1	8	1
(20) 2	20	1
(14) 3	14	1
(7) 4	7	1
(5) 5	5	1
(4) 6	4	1
(4) 7	4	1
(6) 8	6	1
(8) 9	8	1
(5) 10	5	1
(5) 11	5	1
(10) 12	10	4
(8) 13	8	1
(5) 14	5	1
(7) 15	7	3
(9) 16	9	4
(126 TOTAL)	114	

Date

10/23/24

Time

6:00pm



257

2821 N Kansas Parking Study

A study of the parking spaces available within a 300-foot radius from the Subject Property; parking assessed on the hour 8:00am to 8:00pm Monday - Friday; no Holidays - schools in session.

Legend

STUDY ZONE	VACANT	OCCUPIED
(9) 1	9	1
(20) 2	20	1
(14) 3	14	1
(7) 4	7	1
(5) 5	5	1
(4) 6	4	1
(4) 7	4	1
(6) 8	6	1
(8) 9	8	1
(5) 10	5	1
(5) 11	5	1
(10) 12	10	3
(8) 13	8	1
(5) 14	5	1
(7) 15	7	4
(9) 16	9	4
(126 TOTAL)	114	

Date 10/23/24

Time 7:00pm



2821 N Kansas Parking Study

A study of the parking spaces available within a 300-foot radius from the Subject Property; parking assessed on the hour 8:00am to 8:00pm Monday - Friday; no Holidays - schools in session.

STUDY ZONE	VACANT	OCCUPIED
(9) 1	9	1
(20) 2	20	1
(14) 3	14	1
(7) 4	7	1
(5) 5	5	1
(4) 6	4	1
(4) 7	4	1
(6) 8	6	1
(8) 9	8	1
(5) 10	5	1
(5) 11	5	1
(10) 12	10	3
(8) 13	8	1
(5) 14	5	4
(7) 15	7	4
(9) 16	9	4
(126 TOTAL)	115	

Date 10/23/2018
Time 8:00 PM



2821 N Kansas Parking Study

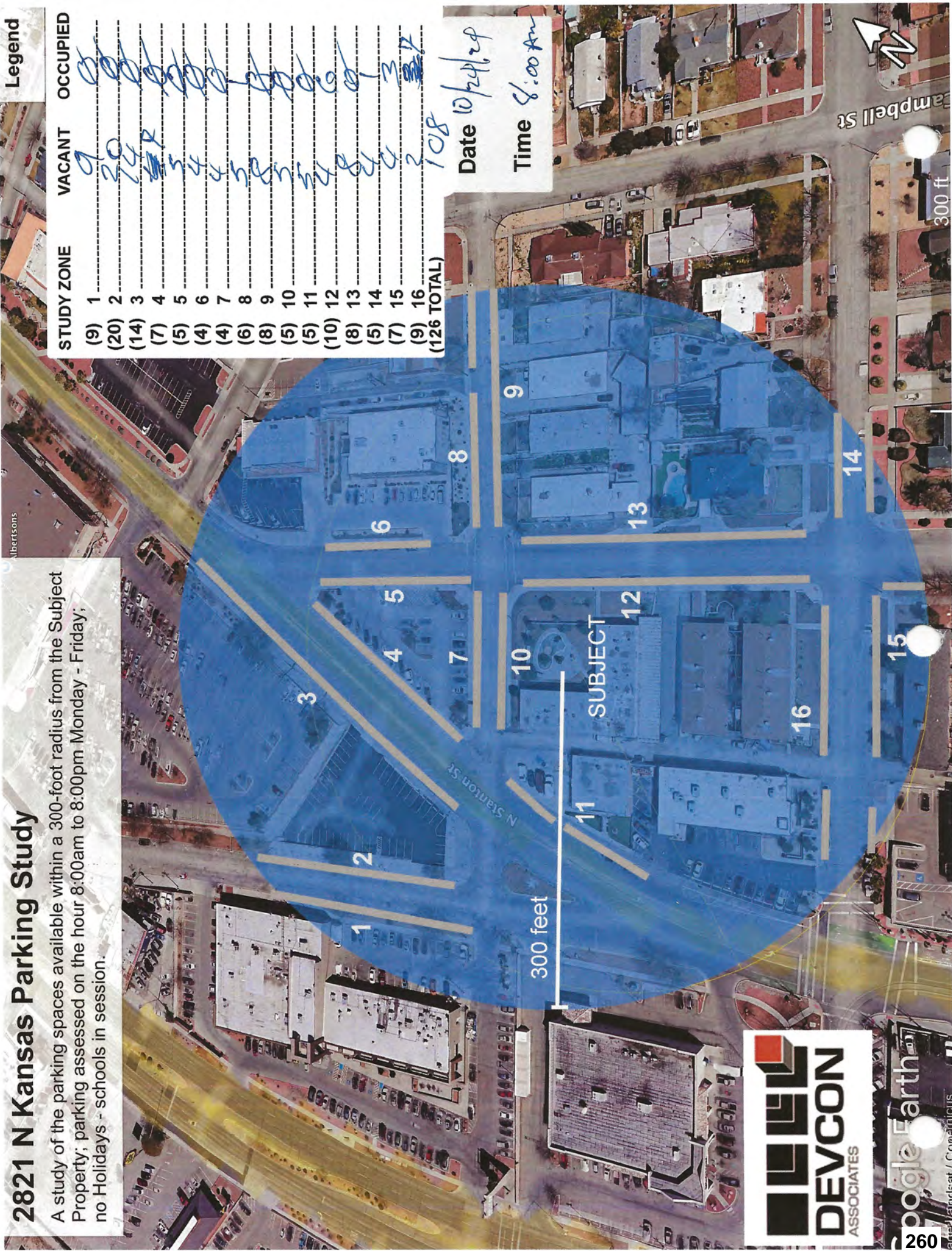
A study of the parking spaces available within a 300-foot radius from the Subject Property; parking assessed on the hour 8:00am to 8:00pm Monday - Friday; no Holidays - schools in session.

Legend

STUDY ZONE	VACANT	OCCUPIED
(9) 1	9	0
(20) 2	20	0
(14) 3	14	0
(7) 4	5	2
(5) 5	4	1
(4) 6	4	0
(4) 7	5	0
(6) 8	8	0
(8) 9	5	3
(5) 10	5	0
(5) 11	4	1
(10) 12	8	2
(8) 13	8	0
(5) 14	4	1
(7) 15	3	4
(9) 16	108	3
(126 TOTAL)		

Date 10/24/24

Time 8:00 am



2821 N Kansas Parking Study

A study of the parking spaces available within a 300-foot radius from the Subject Property; parking assessed on the hour 8:00am to 8:00pm Monday - Friday; no Holidays - schools in session.

Legend

STUDY ZONE	VACANT	OCCUPIED
(9) 1	9	0
(20) 2	20	0
(14) 3	14	0
(7) 4	7	0
(5) 5	5	0
(4) 6	4	0
(4) 7	4	0
(6) 8	0	6
(8) 9	0	8
(5) 10	5	0
(5) 11	5	0
(10) 12	10	0
(8) 13	8	0
(5) 14	5	0
(7) 15	7	0
(9) 16	9	0
(126 TOTAL)	111	15

Date 10/24/24
Time 9:00am



pogle Earth
261

2821 N Kansas Parking Study

A study of the parking spaces available within a 300-foot radius from the Subject Property; parking assessed on the hour 8:00am to 8:00pm Monday - Friday; no Holidays - schools in session.

libertsons

Legend

STUDY ZONE	VACANT	OCCUPIED
(9) 1	9	1
(20) 2	18	2
(14) 3	14	1
(7) 4	7	1
(5) 5	7	1
(4) 6	4	1
(4) 7	4	1
(6) 8	6	1
(8) 9	8	1
(5) 10	5	1
(5) 11	5	1
(10) 12	10	1
(8) 13	8	1
(5) 14	5	1
(7) 15	7	1
(9) 16	9	1
(126 TOTAL)	110	16

Date 10/28/24
Time 10:00am



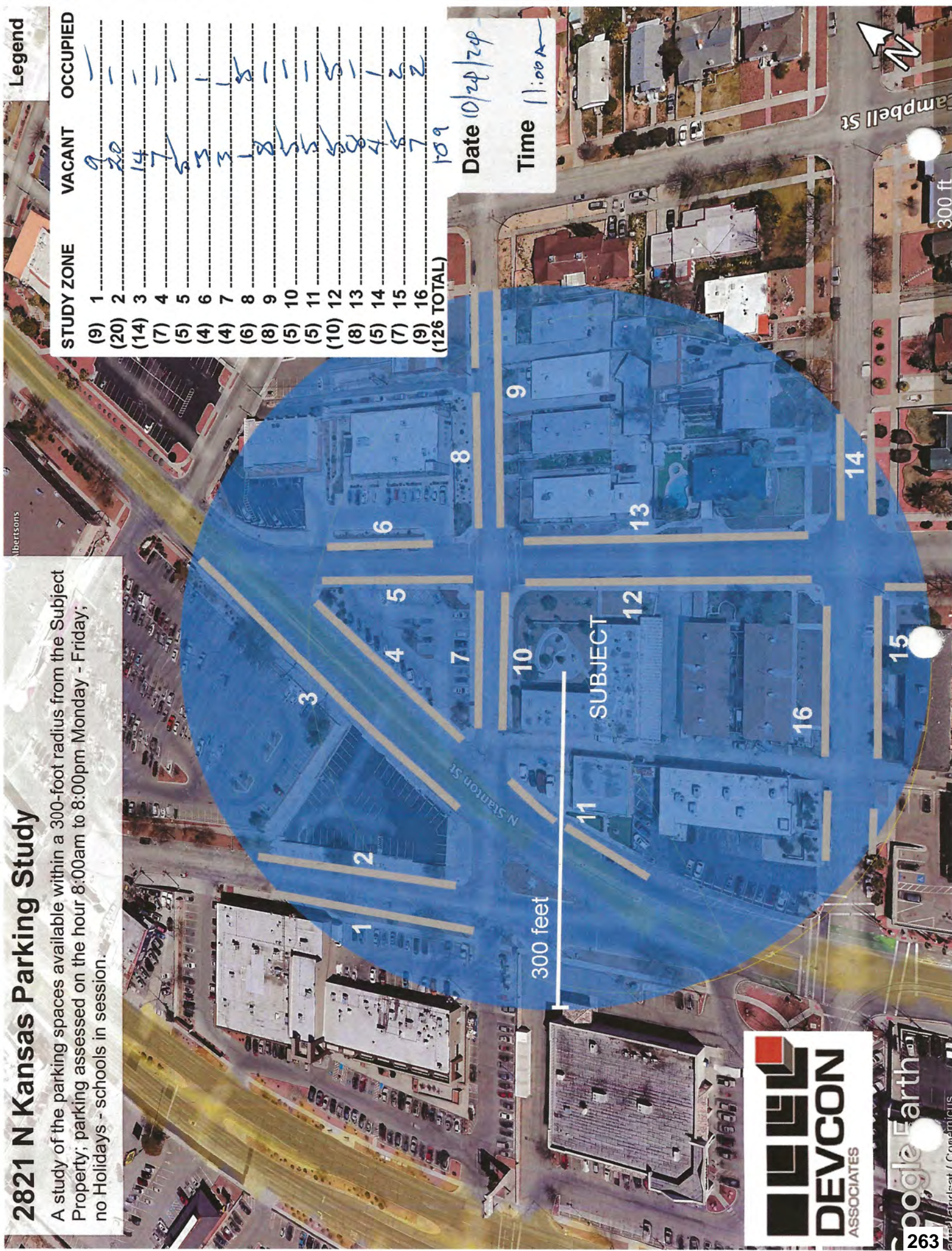
2821 N Kansas Parking Study

A study of the parking spaces available within a 300-foot radius from the Subject Property; parking assessed on the hour 8:00am to 8:00pm Monday - Friday; no Holidays - schools in session.

Legend

STUDY ZONE	VACANT	OCCUPIED
(9) 1	9	1
(20) 2	20	1
(14) 3	14	1
(7) 4	7	1
(5) 5	5	1
(4) 6	3	1
(4) 7	3	1
(6) 8	18	1
(8) 9	5	1
(5) 10	5	1
(5) 11	5	1
(10) 12	5	1
(8) 13	5	1
(5) 14	4	1
(7) 15	7	2
(9) 16	7	2
(126 TOTAL)	109	

Date 10/24/24
Time 11:00 AM



2821 N Kansas Parking Study

A study of the parking spaces available within a 300-foot radius from the Subject Property; parking assessed on the hour 8:00am to 8:00pm Monday - Friday; no Holidays - schools in session.

STUDY ZONE	VACANT	OCCUPIED
(9) 1	9	1
(20) 2	20	1
(14) 3	14	1
(7) 4	7	1
(5) 5	5	1
(4) 6	3	1
(4) 7	3	1
(6) 8	1	5
(8) 9	1	1
(5) 10	5	1
(5) 11	5	4
(10) 12	5	1
(8) 13	5	3
(5) 14	4	1
(7) 15	7	2
(9) 16	7	2
(126 TOTAL)	110	

Date 10/24/24
Time 12:00 Noon



2821 N Kansas Parking Study

A study of the parking spaces available within a 300-foot radius from the Subject Property; parking assessed on the hour 8:00am to 8:00pm Monday - Friday; no Holidays - schools in session.

Legend

STUDY ZONE	VACANT	OCCUPIED
(9) 1	9	1
(20) 2	20	1
(14) 3	14	1
(7) 4	7	1
(5) 5	4	1
(4) 6	4	1
(4) 7	4	1
(6) 8	18	1
(8) 9	5	1
(5) 10	5	1
(5) 11	4	1
(10) 12	4	4
(8) 13	5	1
(5) 14	5	3
(7) 15	4	3
(9) 16	4	3
(126 TOTAL)	110	

Date 10/24/24

Time 1:00pm



265
pogle Earth
Landscat / Conventions

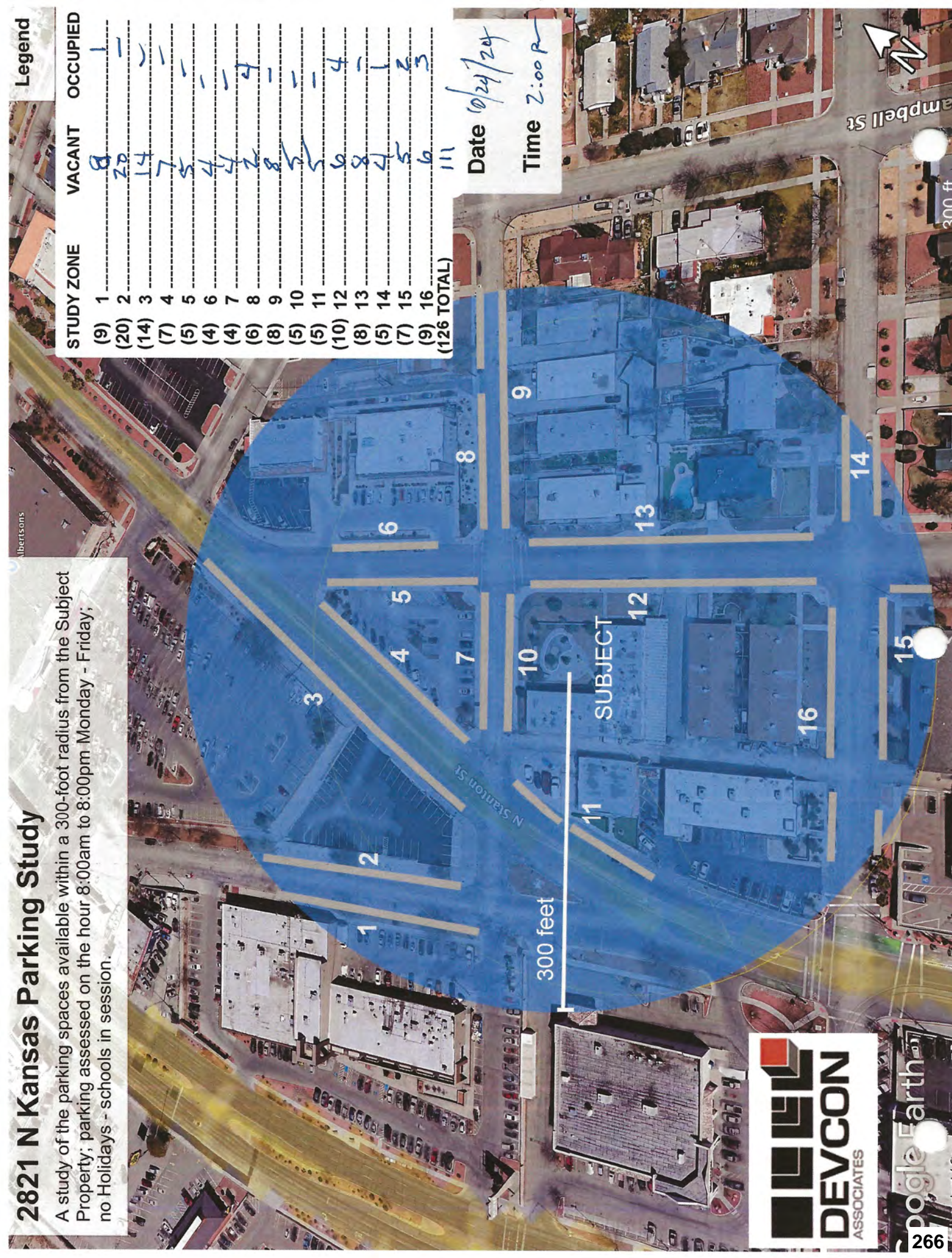
2821 N Kansas Parking Study

A study of the parking spaces available within a 300-foot radius from the Subject Property; parking assessed on the hour 8:00am to 8:00pm Monday - Friday; no Holidays - schools in session.

Legend

STUDY ZONE	VACANT	OCCUPIED
(9) 1	8	1
(20) 2	20	1
(14) 3	14	1
(7) 4	7	1
(5) 5	5	1
(4) 6	4	1
(4) 7	4	1
(6) 8	2	4
(8) 9	8	1
(5) 10	5	1
(5) 11	5	1
(10) 12	6	4
(8) 13	8	1
(5) 14	4	1
(7) 15	5	3
(9) 16	6	3
(126 TOTAL)	111	15

Date 10/24/24
Time 2:00 PM



2821 N Kansas Parking Study

A study of the parking spaces available within a 300-foot radius from the Subject Property; parking assessed on the hour 8:00am to 8:00pm Monday - Friday; no Holidays - schools in session.

Legend

STUDY ZONE	VACANT	OCCUPIED
(9) 1	7	2
(20) 2	20	1
(14) 3	14	1
(7) 4	7	1
(5) 5	5	1
(4) 6	2	2
(4) 7	4	1
(6) 8	1	5
(8) 9	0	1
(5) 10	5	1
(5) 11	6	1
(10) 12	6	4
(8) 13	8	1
(5) 14	4	1
(7) 15	6	1
(9) 16	5	4
(126 TOTAL)	107	

Date 10/24/24

Time 3:00pm



Google Earth
Aerial Imagery / Copyright 2024

2821 N Kansas Parking Study

A study of the parking spaces available within a 300-foot radius from the Subject Property; parking assessed on the hour 8:00am to 8:00pm Monday - Friday; no Holidays - schools in session.

Legend

STUDY ZONE	VACANT	OCCUPIED
(9) 1	7	2
(20) 2	20	
(14) 3	14	
(7) 4	7	
(5) 5	5	
(4) 6	4	
(4) 7	4	
(6) 8	8	
(8) 9	5	
(5) 10	5	
(5) 11	5	
(10) 12	6	
(8) 13	5	
(5) 14	5	
(7) 15	5	
(9) 16	5	
(126 TOTAL)	112	14

Date 10/24/24

Time 4:00pm



Spogle Earth
and Landscaping / Consulting

Albertsons

Legend

STUDY ZONE	VACANT	OCCUPIED
(9) 1	8	1
(20) 2	20	1
(14) 3	14	1
(7) 4	7	1
(5) 5	5	1
(4) 6	4	1
(4) 7	4	4
(6) 8	2	1
(8) 9	8	1
(5) 10	5	1
(5) 11	5	1
(10) 12	10	1
(8) 13	8	1
(5) 14	5	1
(7) 15	7	1
(9) 16	9	3
(126 TOTAL)	113	

Date 10/24/24

Time 5:00p



2821 N Kansas Parking Study

A study of the parking spaces available within a 300-foot radius from the Subject Property; parking assessed on the hour 8:00am to 8:00pm Monday - Friday; no Holidays - schools in session.

Albertsons

Legend

STUDY ZONE	VACANT	OCCUPIED
(9) 1	90	1
(20) 2	14	1
(14) 3	17	1
(7) 4	57	1
(5) 5	57	1
(4) 6	57	1
(4) 7	57	1
(6) 8	57	1
(8) 9	57	1
(5) 10	57	1
(5) 11	57	1
(10) 12	57	3
(8) 13	57	1
(5) 14	57	2
(7) 15	57	4
(9) 16	57	4
(126 TOTAL)	116	

Date

10/24/24

Time

6:00pm

Campbell St

300 ft

6

8

9

13

14

3

5

4

7

10

SUBJECT

12

16

15

2

1

300 feet

N Stanton St



Google Earth

270

Aerial Imagery / Copernicus

2821 N Kansas Parking Study

A study of the parking spaces available within a 300-foot radius from the Subject Property; parking assessed on the hour 8:00am to 8:00pm Monday - Friday; no Holidays - schools in session.

Libertsons

Legend

STUDY ZONE	VACANT	OCCUPIED
(9) 1	9	1
(20) 2	20	1
(14) 3	14	1
(7) 4	7	1
(5) 5	5	1
(4) 6	4	1
(4) 7	4	1
(6) 8	6	1
(8) 9	8	1
(5) 10	5	1
(5) 11	5	1
(10) 12	10	1
(8) 13	8	1
(5) 14	5	1
(7) 15	7	1
(9) 16	9	1
(126 TOTAL)	126	16

Date 10/24/24
Time 7:00 pm



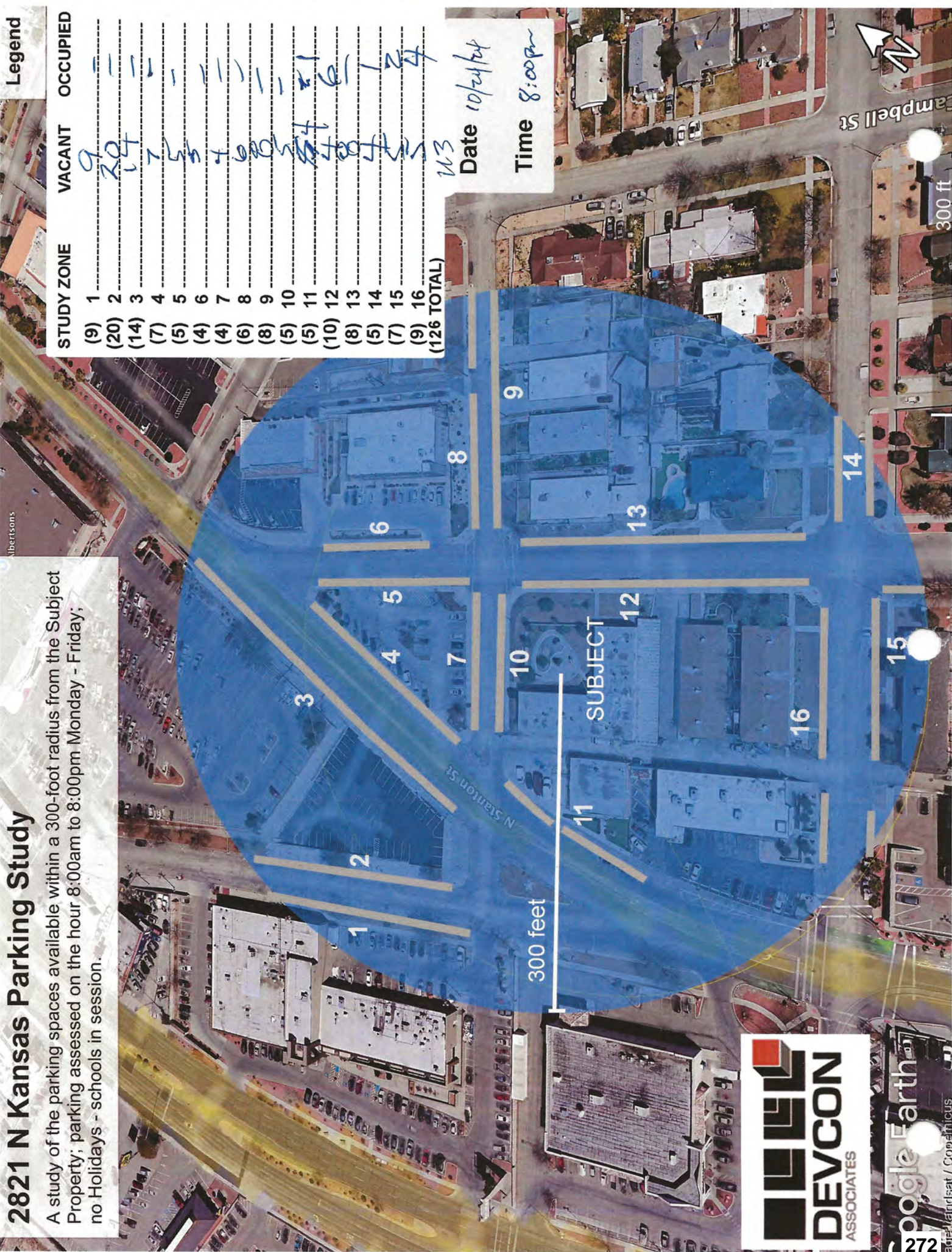
2821 N Kansas Parking Study

A study of the parking spaces available within a 300-foot radius from the Subject Property; parking assessed on the hour 8:00am to 8:00pm Monday - Friday; no Holidays - schools in session.

Legend

STUDY ZONE	VACANT	OCCUPIED
(9) 1	9	1
(20) 2	20	1
(14) 3	1	1
(7) 4	1	1
(5) 5	1	1
(4) 6	1	1
(4) 7	1	1
(6) 8	1	1
(8) 9	1	1
(5) 10	1	1
(5) 11	1	1
(10) 12	1	1
(8) 13	1	1
(5) 14	1	1
(7) 15	1	1
(9) 16	1	1
(126 TOTAL)	126	126

Date 10/24/24
Time 8:00pm



2821 N Kansas Parking Study

A study of the parking spaces available within a 300-foot radius from the Subject Property; parking assessed on the hour 8:00am to 8:00pm Monday - Friday; no Holidays - schools in session.

Albertsons

Legend

STUDY ZONE	VACANT	OCCUPIED
(9) 1	9	1
(20) 2	20	1
(14) 3	14	1
(7) 4	7	1
(5) 5	5	1
(4) 6	4	1
(4) 7	4	1
(6) 8	6	1
(8) 9	8	1
(5) 10	5	1
(5) 11	5	1
(10) 12	10	1
(8) 13	8	1
(5) 14	5	1
(7) 15	7	1
(9) 16	9	1
(126 TOTAL)	109	45

Date 10/25/24

Time 8:00 AM



pogle Earth
273

2821 N Kansas Parking Study

A study of the parking spaces available within a 300-foot radius from the Subject Property; parking assessed on the hour 8:00am to 8:00pm Monday - Friday; no Holidays - schools in session.

Albertsons

Legend

STUDY ZONE	VACANT	OCCUPIED
(9) 1	8	1
(20) 2	20	1
(14) 3	14	1
(7) 4	7	1
(5) 5	5	1
(4) 6	4	1
(4) 7	4	1
(6) 8	6	1
(8) 9	8	1
(5) 10	5	1
(5) 11	5	1
(10) 12	10	1
(8) 13	8	1
(5) 14	5	1
(7) 15	7	1
(9) 16	9	1
(126 TOTAL)	112	14

Date 10/25/24
Time 9:00am



2821 N Kansas Parking Study

A study of the parking spaces available within a 300-foot radius from the Subject Property; parking assessed on the hour 8:00am to 8:00pm Monday - Friday; no Holidays - schools in session.

libertsons

Legend

STUDY ZONE	VACANT	OCCUPIED
(9) 1	8	1
(20) 2	20	1
(14) 3	14	1
(7) 4	7	1
(5) 5	4	1
(4) 6	4	1
(4) 7	4	1
(6) 8	2	4
(8) 9	8	1
(5) 10	5	1
(5) 11	5	1
(10) 12	5	5
(8) 13	8	1
(5) 14	5	1
(7) 15	7	2
(9) 16	8	1
(126 TOTAL)	112	

Date 10/25/24

Time 10:00 AM



Spogle Earth
275
Landmark / Commercial

2821 N Kansas Parking Study

A study of the parking spaces available within a 300-foot radius from the Subject Property; parking assessed on the hour 8:00am to 8:00pm Monday - Friday; no Holidays - schools in session.

Libertsons

Legend

STUDY ZONE	VACANT	OCCUPIED
(9) 1	9	0
(20) 2	20	0
(14) 3	14	0
(7) 4	17	0
(5) 5	3	0
(4) 6	4	0
(4) 7	4	0
(6) 8	2	4
(8) 9	2	0
(5) 10	5	0
(5) 11	5	0
(10) 12	5	0
(8) 13	5	0
(5) 14	5	0
(7) 15	5	0
(9) 16	15	0
(126 TOTAL)		

Date 10/25/24

Time 11:00 AM



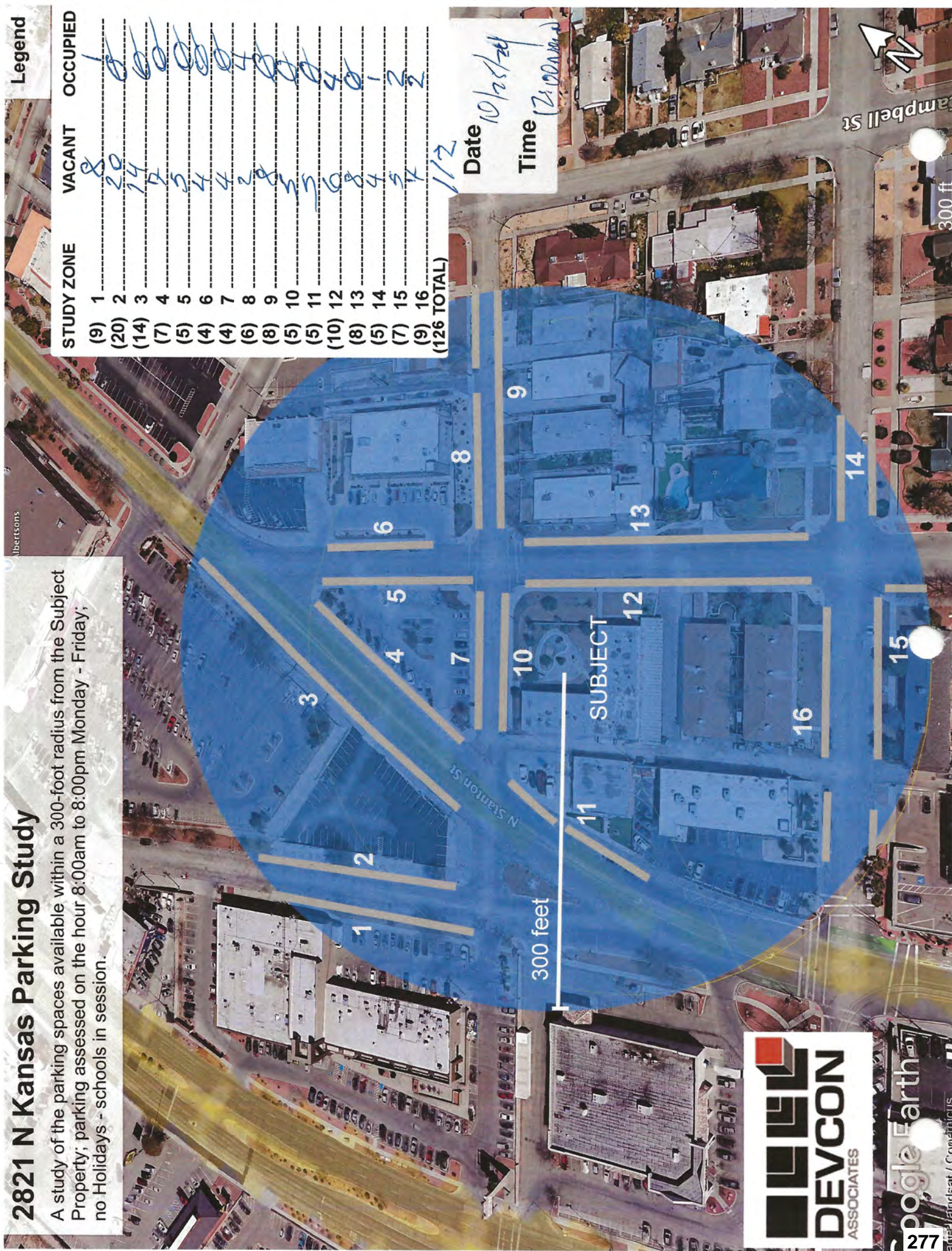
2821 N Kansas Parking Study

A study of the parking spaces available within a 300-foot radius from the Subject Property; parking assessed on the hour 8:00am to 8:00pm Monday - Friday; no Holidays - schools in session.

Legend

STUDY ZONE	VACANT	OCCUPIED
(9) 1	8	1
(20) 2	20	0
(14) 3	14	0
(7) 4	7	0
(5) 5	5	0
(4) 6	4	0
(4) 7	4	0
(6) 8	2	4
(8) 9	8	0
(5) 10	5	0
(5) 11	5	0
(10) 12	10	0
(8) 13	8	0
(5) 14	4	1
(7) 15	5	2
(9) 16	7	2
(126 TOTAL)	112	

Date 10/28/24
Time 12:00pm



2821 N Kansas Parking Study

A study of the parking spaces available within a 300-foot radius from the Subject Property; parking assessed on the hour 8:00am to 8:00pm Monday - Friday; no Holidays - schools in session.

Libertsons

Legend

STUDY ZONE	VACANT	OCCUPIED
(9) 1	7	2
(20) 2	20	0
(14) 3	14	0
(7) 4	17	0
(5) 5	5	0
(4) 6	4	0
(4) 7	4	0
(6) 8	3	0
(8) 9	3	0
(5) 10	4	0
(5) 11	3	0
(10) 12	4	0
(8) 13	4	0
(5) 14	4	0
(7) 15	4	0
(9) 16	4	0
(126 TOTAL)	110	2

Date 10/25/24
Time 1:00 PM



2821 N Kansas Parking Study

A study of the parking spaces available within a 300-foot radius from the Subject Property; parking assessed on the hour 8:00am to 8:00pm Monday - Friday; no Holidays - schools in session.

libertsons

Legend

STUDY ZONE	VACANT	OCCUPIED
(9) 1	8	1
(20) 2	20	0
(14) 3	14	0
(7) 4	13	0
(5) 5	4	0
(4) 6	4	0
(4) 7	4	0
(6) 8	8	0
(8) 9	5	0
(5) 10	3	0
(5) 11	7	0
(10) 12	2	0
(8) 13	8	0
(5) 14	5	0
(7) 15	7	0
(9) 16	11	0
(126 TOTAL)	114	

Date

10/25/24

Time

2:00pm



Campbell St

300 ft



Google Earth

2821 N Kansas Parking Study

A study of the parking spaces available within a 300-foot radius from the Subject Property; parking assessed on the hour 8:00am to 8:00pm Monday - Friday; no Holidays - schools in session.

Legend

STUDY ZONE	VACANT	OCCUPIED
(9) 1	9	—
(20) 2	20	—
(14) 3	14	—
(7) 4	7	—
(5) 5	5	—
(4) 6	4	—
(4) 7	4	—
(6) 8	1	5
(8) 9	8	—
(5) 10	5	—
(5) 11	5	—
(10) 12	3	—
(8) 13	8	—
(5) 14	5	—
(7) 15	7	—
(9) 16	9	—
(126 TOTAL)	114	2

Date 10/25/24
Time 3:00pm



Spogle Earth
Aerials / Composites

2821 N Kansas Parking Study

A study of the parking spaces available within a 300-foot radius from the Subject Property; parking assessed on the hour 8:00am to 8:00pm Monday - Friday; no Holidays - schools in session.

libertsons

Legend

STUDY ZONE	VACANT	OCCUPIED
(9) 1	9	
(20) 2	20	
(14) 3	14	
(7) 4	7	
(5) 5	5	
(4) 6	4	
(4) 7	4	
(6) 8	3	
(8) 9	8	
(5) 10	5	
(5) 11	5	
(10) 12	8	
(8) 13	5	
(5) 14	6	
(7) 15	6	
(9) 16	11	
(126 TOTAL)		

Date

10/25/24

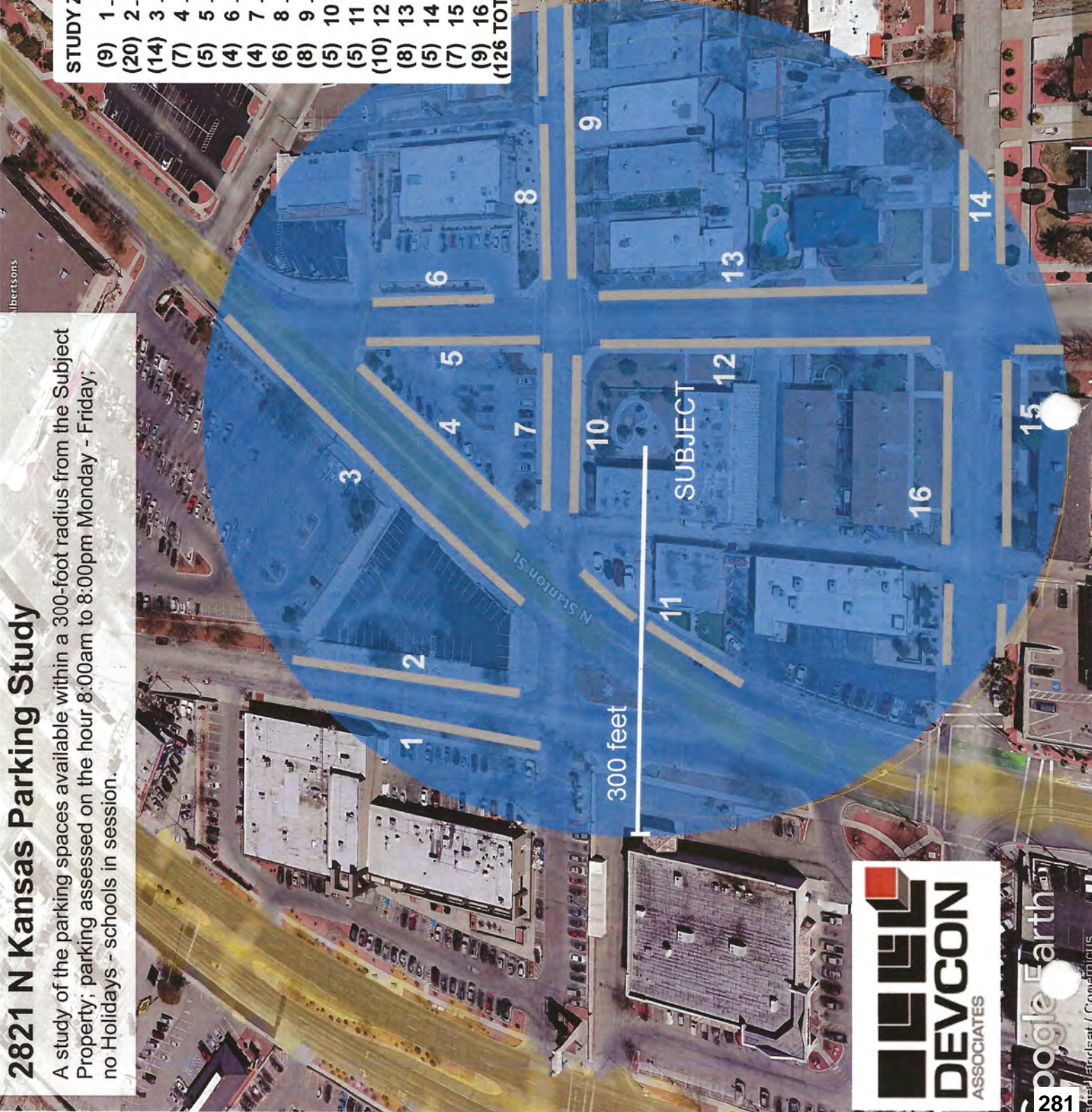
Time

4:00 pm



Campbell St

300 ft



people Earth

2821 N Kansas Parking Study

A study of the parking spaces available within a 300-foot radius from the Subject Property; parking assessed on the hour 8:00am to 8:00pm Monday - Friday; no Holidays - schools in session.

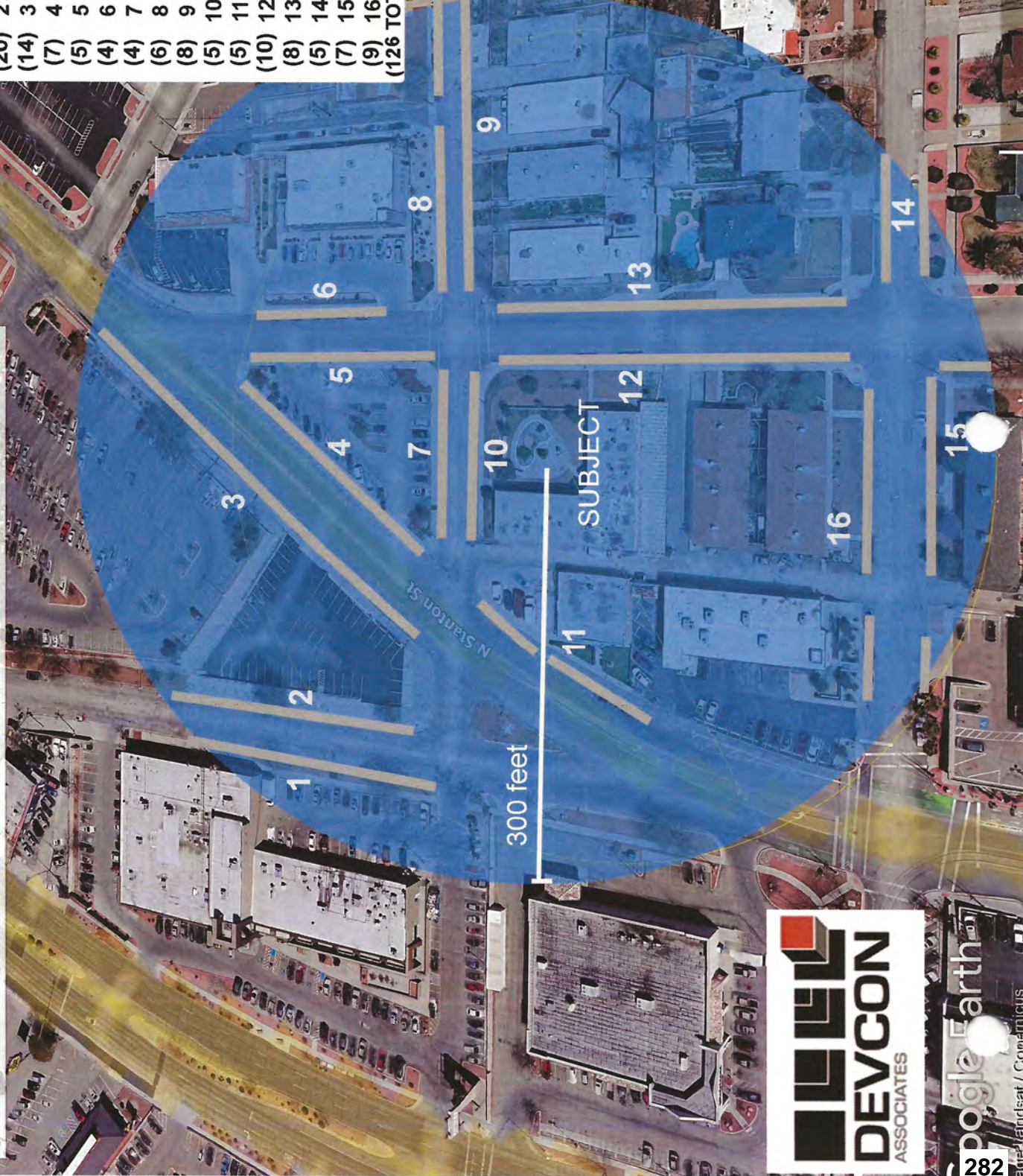
Albertsons

Legend

STUDY ZONE	VACANT	OCCUPIED
(9) 1	9	—
(20) 2	20	—
(14) 3	14	—
(7) 4	7	—
(5) 5	5	—
(4) 6	4	—
(4) 7	4	—
(6) 8	3	3
(8) 9	8	—
(5) 10	5	—
(5) 11	5	—
(10) 12	9	4
(8) 13	8	—
(5) 14	5	—
(7) 15	7	—
(9) 16	5	4
(126 TOTAL)	115	

Date

10/28/24
Time 5:00pm



Google Earth
Aerial Imagery / Copernicus

2821 N Kansas Parking Study

A study of the parking spaces available within a 300-foot radius from the Subject Property; parking assessed on the hour 8:00am to 8:00pm Monday - Friday; no Holidays - schools in session.

Albertsons

Legend

STUDY ZONE	VACANT	OCCUPIED
(9) 1	9	1
(20) 2	20	1
(14) 3	14	1
(7) 4	7	1
(5) 5	5	1
(4) 6	4	1
(4) 7	4	1
(6) 8	6	1
(8) 9	8	1
(5) 10	5	1
(5) 11	5	1
(10) 12	10	1
(8) 13	8	1
(5) 14	5	1
(7) 15	7	1
(9) 16	9	1
(126 TOTAL)	114	4

Date

10/28/24

Time

6:00pm

Campbell St

300 ft

300 feet

SUBJECT



Google Earth

2821 N Kansas Parking Study

A study of the parking spaces available within a 300-foot radius from the Subject Property; parking assessed on the hour 8:00am to 8:00pm Monday - Friday; no Holidays - schools in session.

libertsons

Legend

STUDY ZONE	VACANT	OCCUPIED
(9) 1	9	1
(20) 2	20	1
(14) 3	14	1
(7) 4	7	1
(5) 5	5	1
(4) 6	4	1
(4) 7	4	1
(6) 8	6	1
(8) 9	8	1
(5) 10	5	2
(5) 11	5	3
(10) 12	10	1
(8) 13	8	1
(5) 14	5	4
(7) 15	7	4
(9) 16	9	5
(126 TOTAL)	111	

Date 10/25/2011

Time 1:00 PM



Campbell St

300 ft



Google Earth
Aerial Imagery / Copyright 2011

2821 N Kansas Parking Study

A study of the parking spaces available within a 300-foot radius from the Subject Property; parking assessed on the hour 8:00am to 8:00pm Monday - Friday; no Holidays - schools in session.

Legend

STUDY ZONE	VACANT	OCCUPIED
(9) 1	9	1
(20) 2	20	1
(14) 3	14	1
(7) 4	7	1
(5) 5	5	1
(4) 6	4	1
(4) 7	4	1
(6) 8	6	1
(8) 9	8	4
(5) 10	5	4
(5) 11	5	4
(10) 12	10	1
(8) 13	8	4
(5) 14	5	4
(7) 15	7	4
(9) 16	9	4
(126 TOTAL)	104	22

Date 10/25/24
Time 3:00pm



Spogle Earth
285

ATTACHMENT 4

Planning and Inspections Department - Planning Division

Recommend approval.

1. Provide dimensions for dumpster enclosure prior to scheduling item for City Council.
2. Show stormwater drainage flow direction.

Planning and Inspections Department – Plan Review & Landscaping Division

No comments received.

Planning and Inspections Department – Land Development

1. Show proposed drainage flow patterns on the site plan and identify the discharge and/or storage location(s) for all storm-water runoff within the subdivision proposed ponds.

Fire Department

No comments received.

Police Department

No comments received.

Environment Services

Clarify: How will the additional refuse be serviced?

Note: Comment addressed.

Streets and Maintenance Department

Traffic & Transportation Engineering

1. PZR24-00034 - No TIA is required.
2. PZST24-00017 - Parking study waiver approved

Street Lights

Street Lights Department does not object to these requests.

For the development of a subdivision a complete set of plans shall be submitted to Street Lights Department for review showing the minimum requirements for street illumination proposals**. The submission shall contain but shall not necessarily be limited to plans indicating the location on the premises of all lighting fixtures, both proposed and existing on the site***. The description of all lighting fixtures, both proposed and existing. Photometric data. Plans shall show street illumination design and details. El Paso city code is applicable to this process, Street Design Manual (SDM)* and any other applicable standards or requirements of the city.

Street Lights Department requires that 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

1. Follow DSC and City of El Paso Municipal Codes as applicable for all proposed and improvements on the project within city ROW.
2. Incorporate if existing concrete will remain undisturbed.
3. Incorporate if ramps will remain undisturbed
4. Incorporate a legend for all hatching lines and items included in the plan.
5. Incorporate a location map.
6. Incorporate general notes and utilities notes.
7. Incorporate a topography information.
8. Incorporate legal description
9. Incorporate utility plan and drainage and grading plans.
10. Incorporate detail information for all proposed items within City ROW.

Signals

No comments.

Sun Metro

Does not affect Sun Metro operations or services

El Paso Water

EPWater-PSB does not object to this request.

Water:

There is an existing 6-inch diameter water main that extends along Kansas Street located approximately 20-feet west of the east right of way line. This main is available for service.

Previous water pressure reading from fire hydrant #00432, located on the corner of N. Campbell Street and Mississippi Avenue, has yielded a static pressure of 90 (psi), a residual pressure of 82 (psi), and a discharge of 530 (gpm). The owner should, for his own protection and at his own expense, install at the discharge side of each water meter a pressure regulator, strainer and relief valve, to be set for pressure as desired by the customer. The Lot owner shall be responsible for the operation and maintenance of the above-described water pressure regulating device.

EPWater records indicate an active 1-inch water meter serving the subject property. The service address for this meter is 2824 N Kansas Street.

Sanitary Sewer:

There is an existing 8-inch diameter sanitary sewer main that extends along Kansas Street located approximately 50-feet east of the property. This main is available for service.

There is an existing 18-inch diameter sanitary sewer main that extends along Mississippi Avenue Street. No direct service connections are allowed to this main as per the El Paso Water – Public Service Board (EPWater-PSB) Rules and Regulations.

There is an existing 8-inch diameter sanitary sewer main that extends in the alley between Mississippi Avenue and Baltimore Road located approximately 9-feet west of the property. This main is available for service.

General:

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:

EPWater-SW recommends using principles of low impact development (such as recessed landscaping, rainwater harvesting, and porous pavement) to reduce the amount of developed stormwater runoff.

Texas Department of Transportation

No comments received.

El Paso County Water Improvement District

Not within the boundaries of EPCWID #1.

Texas One Gas

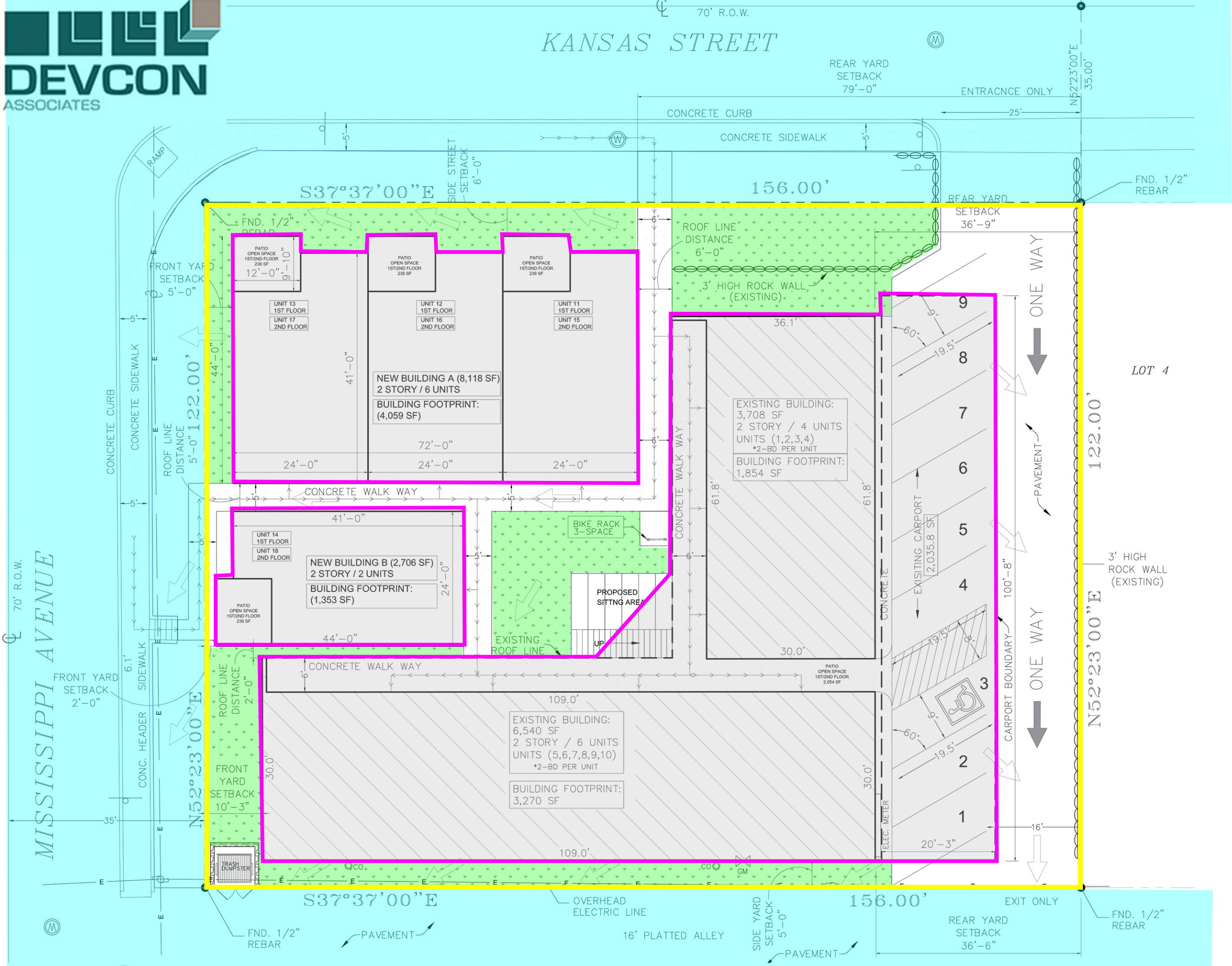
In reference to PZRZ24-00034 and PZST24-00017 - 2821/2824 N Kansas St, Texas Gas Service has an active service at 2821 N Kansas St (see the image below as reference):

El Paso 911 District

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

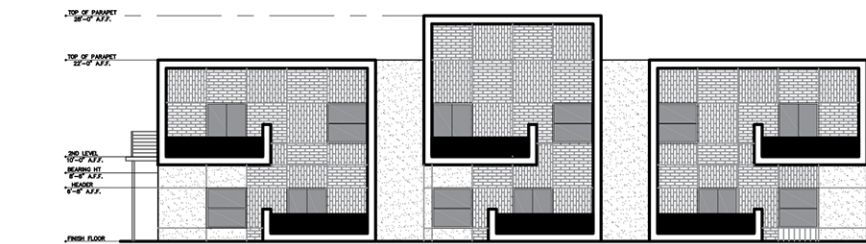
PZRZ24-00034 & PZST24-00017





SITE PLAN

SCALE: 3/32" = 1' - 0"



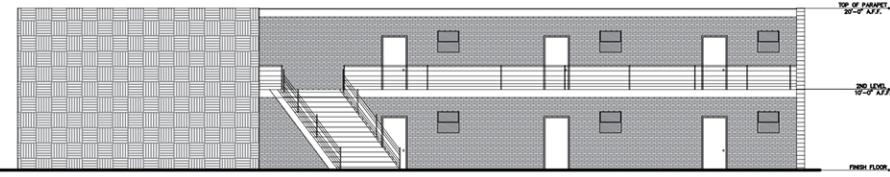
FRONT FACADE (PROPOSED) FACING N. KANSAS ST.

SCALE: 1/16" = 1' - 0"



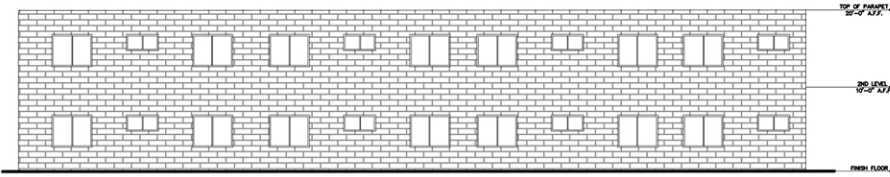
REAR FACADE (PROPOSED) FACING REAR ALLEY

SCALE: 1/16" = 1' - 0"



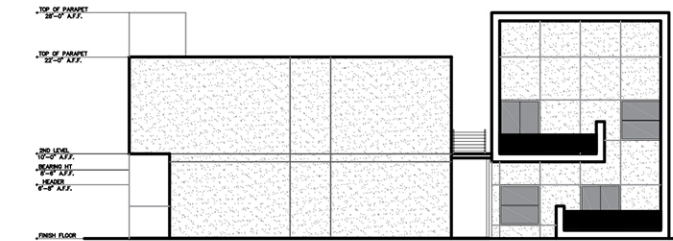
FRONT FACADE (EXISTING) FACING N. KANSAS ST.

SCALE: 1/16" = 1' - 0"



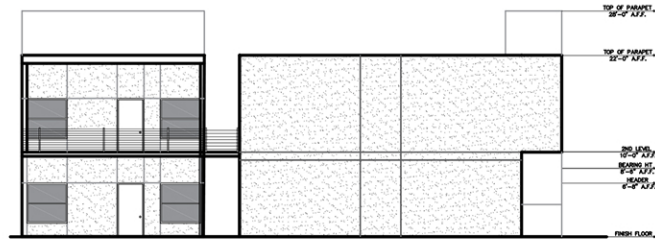
REAR FACADE (EXISTING) FACING REAR ALLEY

SCALE: 1/16" = 1' - 0"



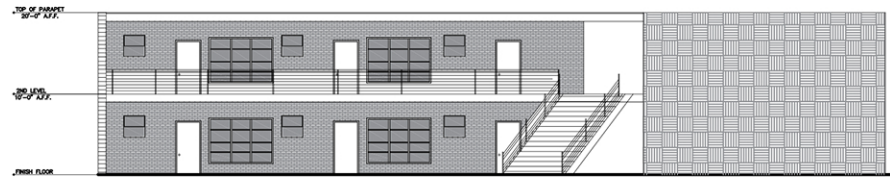
RIGHT FACADE (PROPOSED) FACING MISSISSIPPI AVE.

SCALE: 1/16" = 1' - 0"



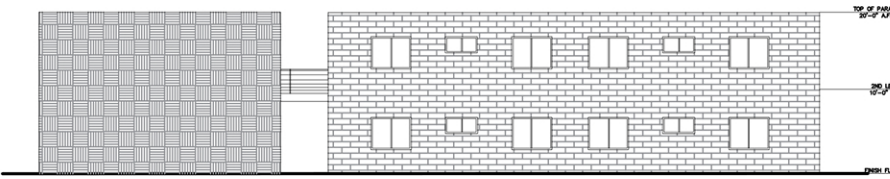
LEFT FACADE (PROPOSED) FACING SIDE DRIVE

SCALE: 1/16" = 1' - 0"



RIGHT FACADE (EXISTING) FACING MISSISSIPPI AVE.

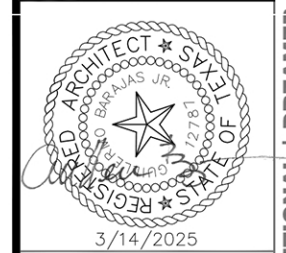
SCALE: 1/16" = 1' - 0"



LEFT FACADE (EXISTING) FACING SIDE DRIVE

SCALE: 1/16" = 1' - 0"

ZONING INFORMATION	SITE CODE DATA
A-3 SETBACKS MIN. FRONT YARD: 0' MIN. REAR YARD: 20' MIN. SIDE YARD: 4' MIN. SIDE STREET: 5' MAX. HEIGHT: 35'	LEGAL DESCRIPTION PID: 191053 GEOGRAPHIC ID: A46299922601100 LEGAL DESCRIPTION: 2821 N. KANSAS STREET LOTS 5,6,7,8,9 AND 10. BLOCK 226, ALEXANDER ADDITION, CITY OF EL PASO EL PASO COUNTY, TEXAS
ZONING ZONING: A-3	SCOPE OF WORK PROJECT DESCRIPTION NEW CONSTRUCTION: APARTMENTS - EIGHT 2-BDRM
BUILDING SETBACK EXISTING BUILDING (A) FRONT YARD : 6' SIDE STREET : 6' SIDE YARD : 72' REAR YARD : 79'	UNIT DENSITY UNIT DENSITIES EXISTING UNITS: 10 PROPOSED UNITS: 8 TOTAL UNITS: 18 TOTAL BLDG AREA: 21,072 SF TOTAL SITE/LOT AREA: 19,031 SF PROPOSED COVERAGE RATIO: 110% A-3 MIN. LOT AREA/UNIT: 750 SF MAX. ALLOWED UNITS: 25
EXISTING BUILDING (B): FRONT YARD : 2' SIDE STREET : 55' SIDE YARD : 43' REAR YARD : 109'	EXISTING BUILDING: AREAS & UNITS EXISTING BUILDING (A): 3,708 SF 4 UNITS / 2 BD PER UNIT EXISTING BUILDING (B): 6,540 SF 6 UNITS / 2 BD PER UNIT TOTAL EXISTING BUILDING AREA: 10,248 SF TOTAL UNITS = 10 UNITS NOTE: NO WORK ON EXISTING BUILDINGS A & B
LANDSCAPE ORDINANCE CALCULATION LOT AREA: 19,031 SF. (0.43 ACRES) EXISTING BLDG. FOOTPRINT: 5,124 SF PROPOSED BLDG. FOOTPRINT: 5,412 SF TOTAL BLDG. FOOTPRINT: 10,536 SF LANDSCAPE AREA REQUIRED: (19,031 SF - 10,536 SF = 8,495 SF * 15% = 1,274 SF) LANDSCAPE AREA PROVIDED: 1,274 SF	PROPOSED BUILDING AREAS & UNITS PROPOSED BUILDING (A): 8,118 SF 6 UNITS / 2 BD PER UNIT PROPOSED BUILDING (B): 2,706 SF 2 UNITS / 2 BD PER UNIT TOTAL NEW CONSTRUCTION AREA: 10,824 SF TOTAL UNITS = 8 UNITS
OPEN SPACE LEGEND A-3 CODE REQUIRES "OPEN SPACE" ON CORNER LOTS OF 30%. LOT SIZE: 19,031 SF (0.43 ACRES) OPEN SPACE REQUIRED: 30% OF 19,031 SF = 5,710 SF	SITE AREA TOTAL SITE AREA: 19,031 SF (0.43 ACRES)
OPEN SPACE PROVIDED: (NEW) PATIOS: 994 SF (EXISTING) PATIOS: 2,054 SF TOTAL OPEN SPACE PROVIDED = 6,357 SF	PARKING CALCULATIONS (APARTMENTS) EXISTING REQUIRED PARKING: 2 SPACES PER UNIT = 20 PROPOSED REQUIRED PARKING: 2 SPACES PER UNIT = 16 TOTAL REQUIRED PARKING SPACES = 36 TOTAL PROVIDED PARKING SPACES = 9 *PARKING WAIVER REQUESTED: 70%
FIRE HYDRANT DISTANCE HYDRANT MAX. DISTANCE ALLOWED MAX. DISTANCE PROVIDED 1586 500 FT. 213 432 500 FT. 410	ACCESSIBLE PARKING REQUIREMENT PER PARKING SPACES PARKING SPACES MIN. REQUIRED ADA PARKING SPACES 1 TO 25 1 TOTAL ACCESSIBLE PARKING SPACES PROVIDED: 1
PEDESTRIAN ACCESS >>>>	BICYCLE SPACES REQUIRED: TOTAL BICYCLE SPACES REQUIRED: 3 TOTAL BICYCLE SPACES PROVIDED: 3
DRAINAGE FLOW =>	



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PROJECT: _____
RELEASE DATE: _____
REVISIONS: 1. _____
2. _____
3. _____

INSPIRED | UNCONVENTIONAL | DREAMER

DETAILED SITE DEVELOPMENT PLAN

AC1.1
DETAILED SITE
DEVELOPMENT PLAN



Legislation Text

File #: BC-545, Version: 1

**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 amendments to:

Chapter 20.02 - General Provisions and Definitions,
Chapter 20.10 - Supplemental Use Regulations,
Appendix A - Table of Permissible Uses, and
Appendix C - Table of Parking Requirements and Standards in support of ongoing economic development initiatives in Downtown El Paso. Proposed amendments would create and modify definitions in support of high-density residential uses, allow such uses within the C-5 (Commercial) district, and remove incompatible use permissions for the C-5 (Commercial) district.

Staff Contact: Karina Brasgalla, Economic & International Development, (915) 212-0094,
BrasgallaKX@elpasotexas.gov