



City of El Paso – City Plan Commission Staff Report

Case No: SUSU11-00110 West Texas Estates
Application Type: Major Preliminary
CPC Hearing Date: February 23, 2012

Staff Planner: Justin Bass, (915)541-4930, bassjd@elpasotexas.gov
Location: East of Aviation Way and South of Pellicano Drive
Acreage: 36.17 acres
Rep District: ETJ
Existing Use: Vacant
Existing Zoning: ETJ
Proposed Zoning: ETJ

Nearest Park: Burning Mesquite Park (0.99 mile)
Nearest School: John Drugan Elementary School (0.65 mile)
Park Fees Required: N/A
Impact Fee Area: This property is within the Eastside Impact Fee Service Area and will be subject to impact fees.

Property Owner: Akam Pellicano, LLC. & Hunt Communities Holding, LLC
Applicant: Del Rio Engineering, Inc.
Representative: Del Rio Engineering, Inc.

SURROUNDING ZONING AND LAND USE

North: ETJ/ Vacant
South: ETJ/ Vacant
East: ETJ/ Vacant
West: ETJ/ Vacant

THE PLAN FOR EL PASO DESIGNATION: Light Industrial.

APPLICATION DESCRIPTION

The applicant is proposing a subdivision with 172 single-family residential lots. The smallest lot measures approximately 5,500 square feet in size; the largest lot is approximately 11,800 square feet in size. The applicant is also proposing a 1.74-acre park/pond site. Since the subdivision is located within the annexation path, the proposed park/pond will be maintained by the City of El Paso Parks and Recreation Department. Access to the development will be from both Aviation Way and Pellicano Drive. The application request is being reviewed under the current subdivision code.