



**El Paso County
Agenda Item Details**

Item Title: Planning & Development- Majestic Sands Unit One Subdivision Variance

Submitted By: Michael McElroy, Director

Department: Planning and Development

Department Phone Number: 915-273-3330

Subject: Approve and authorize the variance request from the El Paso County Subdivision Order for the Majestic Sands Unit One Subdivision.

Background: The developer is requesting the following variance(s) from the El Paso County Subdivision Order:

- Variance from a 60-foot-wide street right-of-way to a 54-foot wide street right-of-way. The 54-foot street will consist of two 5-foot parkways, two 5-foot-wide concrete sidewalks and a 34-foot-wide pavement structure.
- Variance for the minimum lot width of 50-feet to 47-feet.
- Variance from lot areas from a minimum of 6,000 sq. ft. to the following schedule:
- OVERALL:
- Min. 5,000 sq. ft. – 5,400 sq. ft. (11% of total lots) [4 lots]
- Min. 5,500 sq. ft. – 5,999 sq. ft. (16% of total lots) [6 lots]
- Min. 6,000 sq. ft. + (73% of total lots) [28 lots]
- Total: [38 lots]

Subdivision Information:

- Developer/property owner: Bowling Enterprises, LLC
- Precinct Location: Precinct No. 3
- Legal Description: A Portion of Section 17 (known as Tract 48) and Tract 19, Block 79, Township 3, Texas and Pacific Railway Company Surveys, El Paso County, Texas Containing: 8.46 ac +
- Water and Sewer Provider: El Paso Water Utilities
- Extra Territorial Jurisdiction (ETJ): City of El Paso
- Number of lots: 38 (Residential)
- Parkland Dedication: None (Not required by the County Subdivision Regulations)

Fiscal Impact:

Fiscal Impact Historical

Fiscal Impact Projected

Long Account Number: Amount:

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Budget or Unbudgeted Match:

Recommendation:

Approve and authorize the variance request from the El Paso County Subdivision Order for the Majestic Sands Unit One Subdivision.

Prior Action:

Strategic Plan:

Goal:

null

Objective:

Strategic Plan Information:

**Estimated Time Needed
For This Item:**