

PUBLIC NOTICE FOR VARIANCE REQUEST

On behalf of Bowling Enterprises, LLC, is requesting the following variance from the County of El Paso Subdivision Regulations for the proposed **Majestic Sands Subdivision**.

- 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]

The proposed subdivision encompasses approximately 8.46+ acres of land and has a legal description of “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. The El Paso County Commissioner’s Court will consider the request for these variances on Monday, April 7, 2025, at the County Courthouse, 500 E. San Antonio Street, Room 303, El Paso, Texas 79901.

Anyone interested in providing comment on the proposed variance(s), either in support or opposition, may do so during the public comment period of the Commissioner’s Court meeting by providing written comment to the attention of the County Planning & Development Department, 800 E. Overland Avenue, Suite 200, El Paso, Texas 79901. Written comments must be received seven (7) calendar days prior to the Commissioner’s Court meeting.