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**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:

Long Account Number: Amount:

**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:**

## 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.



# ArcGIS Web Map



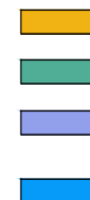
SITE LOCATION

Maxar, Microsoft, Esri Community Maps Contributors, City of El Paso, Texas Parks & Wildlife, © OpenStreetMap, Microsoft, CONANP, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METV/ NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, USFWS, Sources: Esri, Maxar, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community



# MAJESTIC SANDS UNIT ONE SUBDIVISION

CONTAINING 8.46± ACRES



AREA OF LOTS	# OF LOTS	% OF TOTAL
MIN. 5,000 FT <sup>2</sup> - 5,499 FT <sup>2</sup>	04	11%
MIN. 5,500 FT <sup>2</sup> - 5,999 FT <sup>2</sup>	06	16%
MIN. 6,000 FT <sup>2</sup>	28	73%
TOTAL	38	100%

LINE TABLE		
LINE	BEARING	LENGTH
L1	N87°31'41"W	58.07'
L2	S86°56'33"E	57.57'
L3	N02°28'18"E	57.57'
L4	N02°28'18"E	56.44'
L5	N86°56'34"W	56.44'
L6	N86°56'34"W	60.89'

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	300.00'	100.73'	60.84'	100.36'	S77°54'32"E	019°41'18"
C2	300.00'	34.53'	17.28'	34.51'	N77°35'12"W	008°35'38"
C3	300.00'	63.14'	31.68'	63.02'	N80°54'47"W	012°03'32"
C4	57.00'	90.10'	57.57'	91.01'	S47°46'22"W	080°34'09"
C5	57.00'	88.97'	56.44'	90.21'	S42°13'38"E	089°25'52"

SECTION 18, BLOCK 79, TOWNSHIP 3,  
T&P RAILROAD COMPANY SURVEYS



SCALE: 1"=40'  
DATE: 3/4/25

MAJESTIC SANDS  
UNIT ONE  
SUBDIVISION

CONCEPTUAL EXHIBIT



# MAJESTIC SANDS UNIT ONE SUBDIVISION

A PORTION OF SECTION 17, BLOCK 79, TOWNSHIP 3  
TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS,  
EL PASO COUNTY, TEXAS  
CONTAINING 8.46± ACRES  
(SHEET 1 OF 2)

## LEGEND

- SUBDIVISION BOUNDARY LINE
- STREET RIGHT OF WAY
- TOP OF CURB
- SIDEWALK
- PROPERTY LINE
- STREET CENTERLINE
- 10' UTILITY EASEMENT (10' U.E.)
- 10' RESTRICTED ACCESS EASEMENT
- LOT AND BLOCK NUMBER
- PROPOSED INLET & STORM SEWER PIPE
- PROPOSED N.D.C.B.U. MAIL BOX
- DRAINAGE DITCH
- HIGH POINT
- LOW POINT
- EXISTING DRAINAGE FLOW
- EXISTING HIGH POINT
- PROPOSED MONUMENT
- EXISTING MONUMENT
- EXISTING MAJOR CONTOUR LINES
- EXISTING MINOR CONTOUR LINES
- EXISTING ROCK WALL
- EXISTING POWER POLE
- EXISTING DOUBLE MOUNTED STREET LIGHT
- EXISTING RESIDENTIAL STREET LIGHT
- EXISTING FIRE HYDRANT
- EXISTING SEWER LINE
- EXISTING OVERHEAD POWER LINE

## SCHOOL DISTRICT

SOCORRO INDEPENDENT SCHOOL DISTRICT  
12300 EASTLAKE DR., EL PASO, TX 79928

## BENCHMARK

CITY MONUMENT AT THE CENTERLINE INTERSECTION OF ISMAEL ROBLES STREET AND MARY PONCE ROAD.  
ELEVATION: 4000.66 (CITY DATUM)

## FLOOD ZONE

THIS SUBDIVISION LIES WITHIN IN ZONE "X" AS DESIGNATED IN PANEL NO. 480212 0175 EL DATED SEPTEMBER 4, 1991, OF THE FLOOD INSURANCE RATE MAPS, EL PASO COUNTY, TEXAS. ZONE "X" INDICATES AREAS OF MINIMAL FLOODING.

## PRELIMINARY PLAT

### GRAPHIC SCALE



## OWNER/DEVELOPER

BOWLING ENTERPRISES, LLC  
6000 NORTHERN PASS, SUITE-C  
EL PASO, TX 79911  
VOICE: (915) 757-1802  
FAX: (915) 757-1827  
CONTACT: MR. GREG BOWLING

## SURVEYOR

**Barragan & Associates Inc.**  
LAND PLANNING & LAND SURVEYING  
10950 Pellicoro Dr., Bldg. F - El Paso, TX 79935  
Phone: (915) 591-5708 Fax: (915) 591-5706

**cea group**  
6131 N. Kansas St.  
El Paso, TX 79906  
915.544.8282  
www.cejagroup.net  
TEXAS REGISTRATION EXAMINATION FORM F-4854  
CONTACT: JORGE L. AZCARATE, P.E.



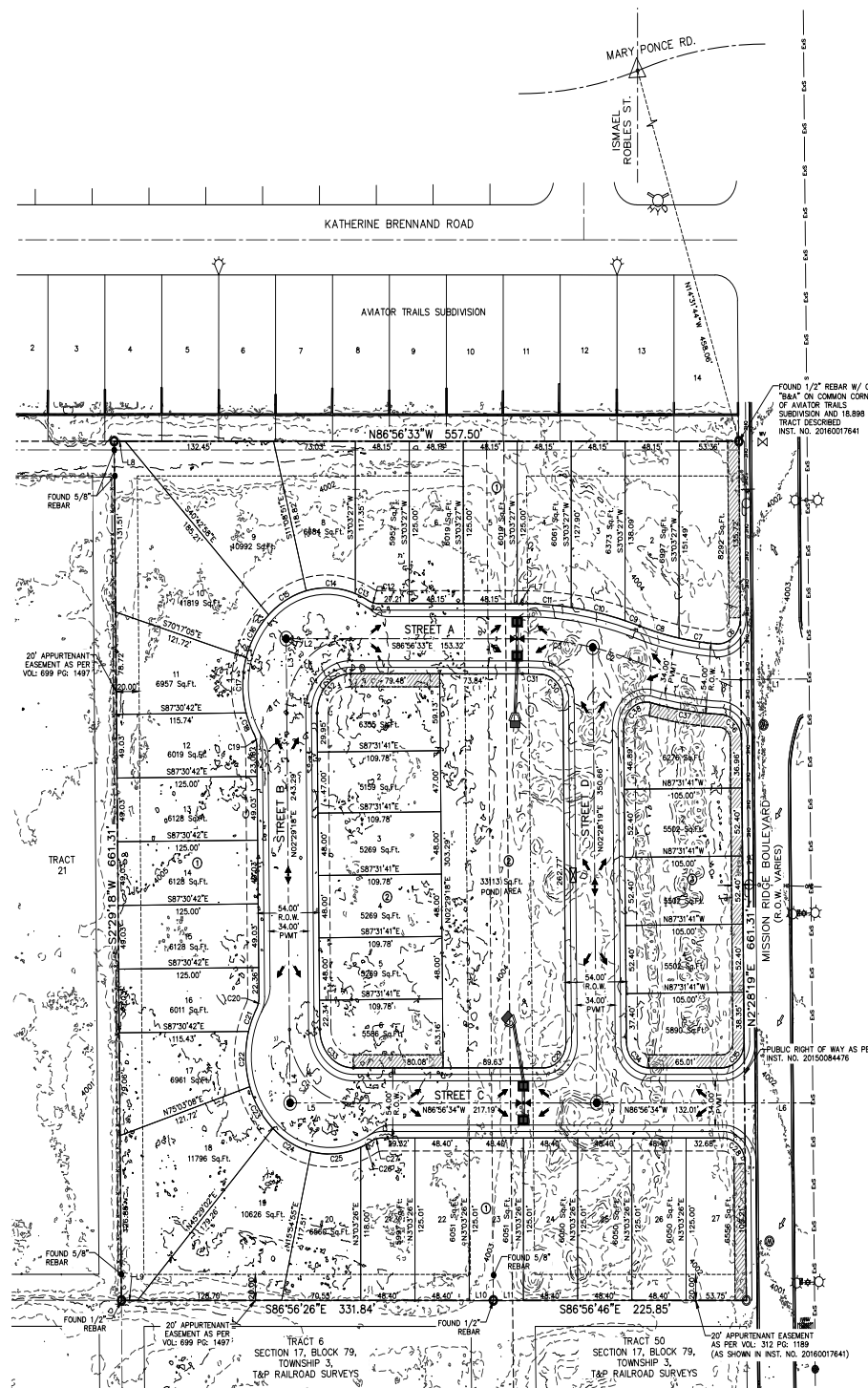
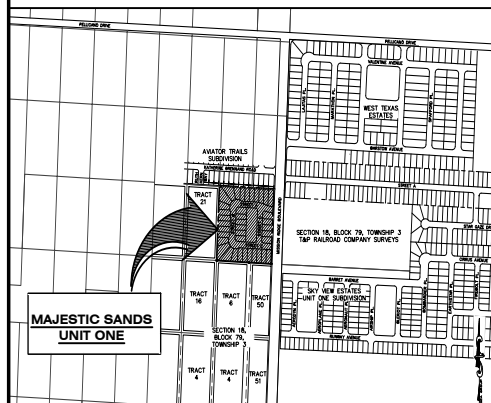
CONTACT: BENITO BARRAGAN, R.P.L.S.

CURVE TABLE					
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING
C1	300.00'	100.73'	50.84'	100.26'	S77°54'32"E 019°14'19"
C2	300.00'	34.53'	17.28'	34.51'	N71°35'12"W 006°35'39"
C3	300.00'	63.14'	31.69'	63.02'	N80°54'47"W 012°03'32"
C4	57.00'	90.10'	57.57'	81.01'	S47°46'22"W 090°34'09"
C5	57.00'	88.97'	56.44'	80.21'	S47°13'38"E 089°25'52"
C6	26.00'	33.00'	21.65'	29.38'	N49°44'21"E 094°32'00"
C7	273.00'	33.68'	16.86'	33.65'	S79°27'37"E 007°04'04"
C8	273.00'	36.39'	18.22'	36.36'	S72°06'29"E 007°38'12"
C9	327.00'	13.63'	6.82'	13.63'	N69°29'01"W 002°23'18"
C10	327.00'	49.26'	24.68'	49.22'	N74°59'37"W 008°37'54"
C11	327.00'	43.56'	21.81'	43.53'	S83°07'34"E 007°37'59"
C12	20.00'	10.21'	5.22'	10.10'	S72°19'15"E 029°14'36"
C13	75.00'	12.29'	6.16'	12.28'	N62°23'37"W 009°23'21"
C14	75.00'	44.58'	22.97'	43.93'	N84°07'04"W 034°03'34"
C15	75.00'	38.71'	19.79'	38.28'	S64°04'05"W 029°34'07"
C16	75.00'	38.71'	19.79'	38.28'	S54°29'59"W 029°34'07"
C17	75.00'	43.28'	22.26'	43.68'	S03°11'07"W 033°03'37"
C18	75.00'	17.55'	8.82'	17.51'	S20°03'00"E 013°24'38"
C19	20.00'	10.21'	5.22'	10.10'	N12°08'00"W 029°14'36"
C20	20.00'	10.30'	5.27'	10.18'	N17°14'22"E 029°30'09"
C21	75.00'	18.25'	9.12'	18.21'	S25°01'08"W 013°56'38"
C22	75.00'	43.19'	22.21'	42.60'	S01°32'58"W 032°59'40"
C23	75.00'	38.71'	19.79'	38.28'	S29°43'55"E 029°34'07"
C24	75.00'	38.71'	19.79'	38.28'	S59°18'02"E 029°34'07"
C25	75.00'	45.21'	23.31'	44.53'	N88°38'48"E 034°32'14"
C26	75.00'	10.24'	5.13'	10.23'	N67°27'59"E 007°49'24"
C27	20.00'	10.30'	5.27'	10.18'	S78°18'21"W 029°30'09"
C28	20.00'	31.21'	19.80'	28.14'	N42°14'09"W 089°24'52"
C29	20.00'	31.62'	20.21'	28.43'	N47°45'52"E 090°35'01"
C30	20.00'	29.94'	18.57'	27.22'	N40°24'31"W 085°45'40"
C31	273.00'	17.41'	8.71'	17.40'	N85°06'57"W 003°39'12"
C32	30.00'	47.42'	30.30'	42.64'	S47°46'22"W 090°34'09"
C33	30.00'	46.83'	29.70'	42.22'	S42°13'38"E 089°25'52"
C34	20.00'	31.21'	19.80'	28.14'	S42°14'08"E 089°24'53"
C35	20.00'	31.34'	19.92'	28.23'	N48°10'06"E 089°46'40"
C36	20.00'	30.19'	18.81'	27.41'	N40°58'32"W 086°29'49"
C37	327.00'	62.07'	31.13'	61.97'	S78°47'11"E 010°52'30"
C38	20.00'	36.37'	25.68'	31.56'	S54°33'42"W 104°10'44"

LINE TABLE		
LINE	BEARING	LENGTH
L1	N87°31'41"W	59.07'
L2	S86°56'33"E	57.57'
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L4	N02°29'18"E	56.44'
L5	N86°56'34"W	56.44'
L6	N86°56'34"W	60.89'
L7	S86°56'33"E	4.72'
L8	N86°56'33"W	9.75'
L9	S86°56'26"E	14.29'
L10	S86°56'26"E	21.51'
L11	S86°56'46"E	26.89'

## LOCATION MAP

SCALE: 1" = 600'

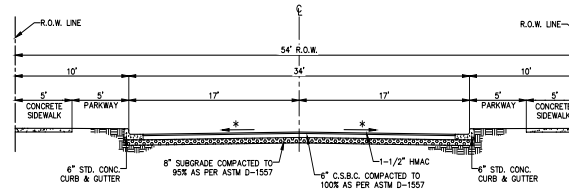
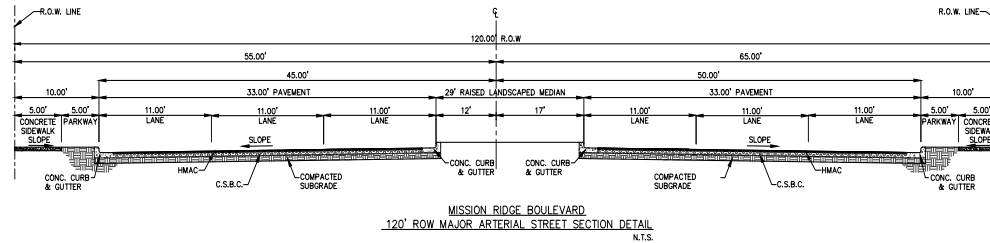


# MAJESTIC SANDS UNIT ONE SUBDIVISION

A PORTION OF SECTION 17, BLOCK 79, TOWNSHIP 3  
TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS,  
EL PASO COUNTY, TEXAS  
CONTAINING 8.46± ACRES  
(SHEET 2 OF 2)

## NOTES:

- THIS IS TO CERTIFY THAT WATER AND SEWER SERVICES WILL BE PROVIDED TO MAJESTIC SANDS UNIT ONE BY THE EL PASO WATER UTILITIES/PUBLIC SERVICE BOARD IN ACCORDANCE WITH THEIR RULES AND REGULATIONS AND WITH SECTION 16.343 OF THE TEXAS WATER CODE. WATER AND SEWER SERVICES WILL BE EXTENDED TO THE SUBDIVISION FROM EXISTING FACILITIES LOCATED ON MISSION RIDGE BOULEVARD AND WILL BE CONSTRUCTED TO SERVE THE SUBDIVISION.
- TAX CERTIFICATE(S) FOR MAJESTIC SANDS UNIT ONE SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION, DATE \_\_\_\_\_.
- ROADS WILL NOT BE MAINTAINED BY EL PASO COUNTY UNTIL PAVED BY THE DEVELOPER AND LEGALLY APPROVED AND ACCEPTED BY EL PASO COUNTY.
- RESTRICTIVE COVENANTS FOR MAJESTIC SANDS UNIT ONE SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION, INSTRUMENT No. \_\_\_\_\_, DATE \_\_\_\_\_.
- SUBDIVISION IMPROVEMENTS AGREEMENT & GUARANTEE FOR THIS SUBDIVISION IS FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION, INSTRUMENT No. \_\_\_\_\_, DATE \_\_\_\_\_.
- INTERIOR LOT CORNERS WILL BE SET UPON COMPLETION OF CONSTRUCTION OF ROADWAYS AND UTILITIES, (BY OTHERS) SET 1/2" REBAR WITH CAP STAMPED "B&A INC" AT ALL EXTERIOR BOUNDARY CORNERS UNLESS OTHERWISE SHOWN.
- "U.S. POSTAL SERVICE DELIVERY WILL BE PROVIDED THROUGH NEIGHBORHOOD DELIVERY AND COLLECTION BOX UNITS."
- THIS SUBDIVISION LIES WITHIN ZONE "C" AS DESIGNATED IN PANEL NO. 480212 Q250 B, DATED SEPTEMBER 4, 1991, OF THE FLOOD INSURANCE RATE MAPS, EL PASO COUNTY, TEXAS. ZONE "C" INDICATES AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.
- Δ DENOTES EXISTING MONUMENT. (FOR EXACT LOCATION CONTACT CITY OF EL PASO)
- ⊙ DENOTES PROPOSED MONUMENT AS PER MAJESTIC SANDS UNIT ONE SUBDIVISION. (NOT IN PLACE AS OF DATE OF PREPARATION)
- BUILDINGS SHALL BE SET BACK AS FOLLOWS: FROM ROADS AND RIGHTS-OF-WAY SETBACK SHALL BE A MINIMUM OF 20 FEET FROM SIDE PROPERTY LINES. SETBACK SHALL BE A MINIMUM OF 5 FEET, SIDE PROPERTY LINES ABUTTING A PUBLIC ROAD. SETBACK SHALL BE A MINIMUM OF 10 FEET, AND FROM REAR PROPERTY LINES. SETBACKS SHALL BE 20 FEET. THESE SETBACK DISTANCES SHALL NOT CONFLICT WITH SEPARATION OR SETBACK DISTANCES REQUIRED BY RULES GOVERNING PUBLIC UTILITIES ON-SITE SEWAGE FACILITIES OR DRINKING WATER SUPPLIES.
- THE FINISHED FLOOR ELEVATIONS OF ANY RESIDENCE SHALL BE AT LEAST 6 INCHES ABOVE THE AVERAGE HEIGHT OF THE CURB IN FRONT OF THE LOT, OR AT LEAST 12 INCHES ABOVE THE NATURAL GROUND LEVEL SURROUNDING THE FOUNDATION, WHICHEVER IS HIGHER.
- NO MORE THAN ONE SINGLE-FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT.
- NO DIRECT VEHICULAR ACCESS FROM SIDE STREET OF CORNER LOTS SHALL BE PERMITTED.
- THE BUILDER WILL CONSTRUCT A 5 (FIVE) FEET WIDE CONCRETE SIDEWALK ALONG THE ADJACENT PUBLIC STREET AS PART OF THE CONSTRUCTION OF IMPROVEMENTS ON EACH LOT. THE SIDEWALKS SHALL BE LOCATED ALONG ANY FRONT, REAR OR SIDE PROPERTY LINES ABUTTING A PUBLIC ROAD.
- THE BUILDER WILL CONSTRUCT CONCRETE DRIVEWAYS BETWEEN THE ROAD CURB AND THE PROPERTY LINE AS PART OF THE CONSTRUCTION OF IMPROVEMENTS.
- THE DEVELOPER SHALL PROVIDE ADEQUATE STORM RUNOFF AND PONDING PROVISIONS PRIOR TO SALE OF ANY LOTS.
- THE OWNER AND SUBDIVIDER OF MAJESTIC SANDS UNIT ONE SUBDIVISION, HAS INSTALLED ALL UTILITY SERVICE LINES TO THE PROPERTY LINES UNLESS OTHERWISE APPROVED, IN WRITING, BY EL PASO COUNTY.
- LOTS WITHIN MAJESTIC SANDS UNIT ONE SUBDIVISION ARE RESTRICTED TO RESIDENTIAL PURPOSES UNLESS OTHERWISE INDICATED.
- LOT OWNERS ARE RESPONSIBLE FOR MAINTAINING SIDEWALKS, DRIVEWAYS AND PARKWAYS ABUTTING THEIR PROPERTY INCLUDING THOSE WITH DOUBLE FRONTAGE.
- ALL UTILITY EASEMENTS ARE 10' WIDE UNLESS OTHERWISE SPECIFIED ON DRAWINGS. U.E.—UTILITY EASEMENT
- THE USE OF ADA RAMPS AS DRIVEWAY ACCESS SHALL NOT BE ALLOWED.



## NOTES:

- (\*) STREET TRANSVERSE SLOPE AS SHOWN IN PLANS
- SIDEWALK WIDTH IS REQUIRED TO COMPLY WITH ADA/TAS REGULATIONS.

## MAJESTIC SANDS UNIT ONE SUBDIVISION

Majestic Sands Unit One Subdivision is subject to impact fees and they shall be calculated based on the table below.

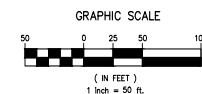
Chapter 395 of the Texas Local Government Code, authorizes the City of El Paso to adopt and impose water and wastewater impact fees. This plat note fulfills an obligation mandated by Chapter 395 and sets the assessment of the impact fees in accordance with the impact fee schedule adopted by City Council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

## EASTSIDE SERVICE AREA

Meter Size	Meter Capacity Ratio	*Water (\$)	Wastewater (\$)
Less Than 1"	1.00	697.00	920.00
1"	1.67	1,163.00	1,537.00
1 1/2"	3.33	2,321.00	3,065.00
2"	5.00	3,474.00	4,595.00
3"	10.00	6,948.00	9,190.00
4"	16.67	11,615.00	15,310.00
6"	33.33	23,223.00	30,620.00
8"	50.00	34,834.00	45,930.00
10"	76.67	51,651.00	68,895.00
12"	100.00	69,468.00	91,860.00

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

## PRELIMINARY PLAT



## OWNER/DEVELOPER

BOWLING ENTERPRISES, LLC  
6000 NORTHERN PASS, SUITE-C  
EL PASO, TX 79911  
VOICE: (915) 757-1802  
FAX: (915) 757-1827  
CONTACT: MR. GREG BOWLING

## SURVEYOR

**Barragan & Associates Inc.**  
LAND PLANNING & LAND SURVEYING  
10950 Pellicoro Dr. Bldg. F - El Paso TX 79935  
Phone (915) 591-5709 Fax (915) 591-5706



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

## ENGINEER

**cea group**  
613 N. Kansas St.  
Suite 200  
El Paso, TX 79901  
915.241.8282  
www.ceagroup.net  
TEXAS REGISTERED ENGINEERING FIRM F-4564

CONTACT: JORGE L. AZCARATE, P.E.





# **Majestic Sands Unit One Subdivision Variance Request**

*Planning & Development Department  
El Paso County Public Works  
April 7, 2025*



# *Subject Property*

Commissioners Court Precinct: Three

Community: Mission Ridge Area

Major Intersection: Mission Ridge Blvd. & Pellicano

Water & Wastewater Provider: El Paso Water Utilities

# Variance Detail

- 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 from 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]
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  - Total: [38 lots]



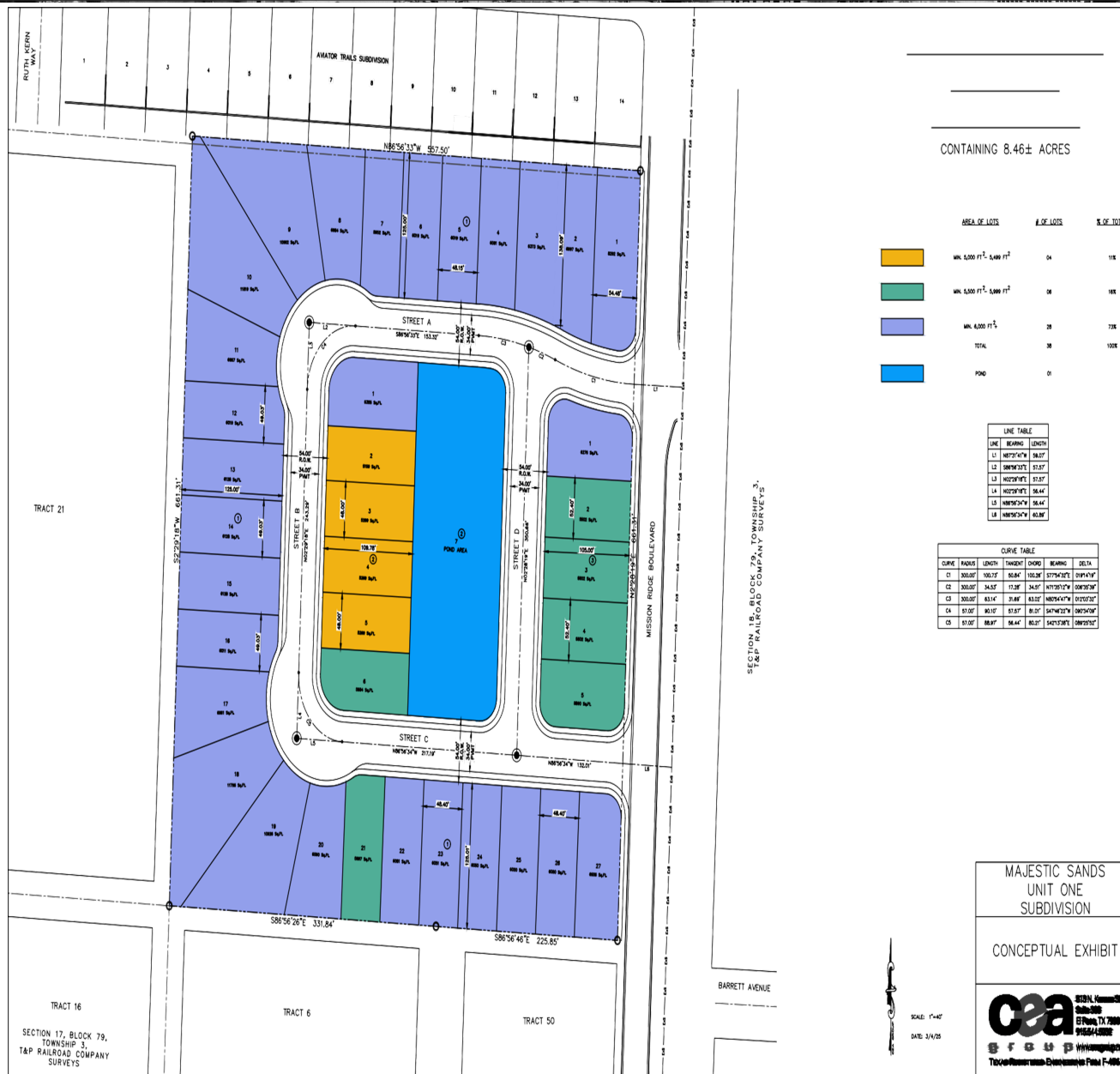
# Site Location

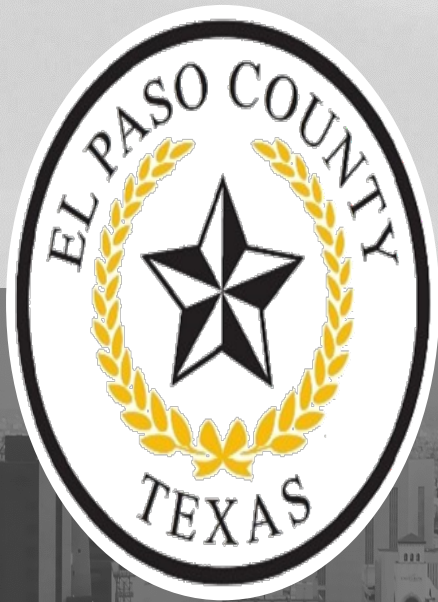
ArcGIS Web Map





# Exhibit





Planning & Development Department recommends approval of the variance(s) request from the El Paso County Subdivision Order for the Majestic Sands Unit One Subdivision in accordance with Section 2.9(b) of the Order.