

El Paso Board of County Commissioners, April 27, May 4, 18, and 25 Grandwood Ranch final plat approved

By Helen Walklett

At its May 25 meeting, the El Paso Board of County Commissioners (BOCC) approved a final plat application for the 48-home Grandwood Ranch development north of Higby Road. As part of the development, Furrow Road will be extended to connect to Higby Road.

Grandwood Ranch final plat approved

At its May 25 meeting, the BOCC unanimously approved a final plat request by Sylvan Vista Inc. for the Grandwood Ranch development to create 48 single-family residential lots with two open space tracts. The 146.84-acre property is zoned RR 2.5 (residential rural) and is located on the north side of Higby Road at the southernmost terminus of Furrow Road. The county Planning Commission voted to unanimously recommend the application for approval at its meeting on May 20. See the article on page 3.

The commissioners heard that the developer had addressed concerns about encroachment of development raised by a neighboring property owner at the rezone and preliminary plan hearing in November 2020. The final plat now shows a 100-foot setback at the rear of lots 28 and 29 rather than the standard 25 feet.

As at the Planning Commission hearing, Mark Spowart, representing an alliance of homeowners' associations around Furrow Road, spoke to safety concerns with the extension of Furrow Road through the development to connect with Higby Road. He had previously given a longer presentation on safety issues and possible solutions to the BOCC at its May 11 meeting, and the alliance continues to work with the Department of Public Works to address safety on the existing portion of Furrow Road and the extension. The Grandwood Ranch application had originally been scheduled to be heard at this meeting but was moved to May 25 after the forced continuation of the May 5 Planning Commission hearing due to technical difficulties.

Commissioner Holly Williams praised the work done by the developer and neighbors and said that road safety remained a priority. She said, "It's one of our decisions we have to balance every time we make it, the decision between the growth in this area, private property rights that are going on versus the safety of the roads, and right now we do have very high growth in this area."

Commissioner Longinos Gonzalez Jr. said, "I just want to reclarify again that the Furrow Road issue is a separate issue from this [application] so I just wanted to put that on the record again. There is ongoing discussion into how to best make that a safe street, as safe a street as possible and reasonable." He said the BOCC had gone through a lot of the other concerns and issues on the project months ago and that he was happy with the setback solution behind the two lots and was supportive of the application.

The BOCC voted 4-0 to approve the application. Commissioner Cami Bremer was absent.

Other actions

- April 27—the commissioners voted to approve a memorandum of agreement and to approve and accept a special warranty deed from property owned by 7-Eleven LLC for the sum of \$42,200 at the intersection of Struthers Road and Northgate Boulevard where the county is making improvements.
- May 4—held an executive session at the request of the county attorney's office to determine positions relating to negotiations on future access to Highway 105 and Knollwood Road in connection with the Highway 105 capital improvement project. Direction was received but no decisions were made.

- May 18—approved the final acceptance of certain streets within the Misty Acres Filing 3 and 4 subdivisions into the county road maintenance system. Public improvements in both subdivisions have been completed and inspected.
- May 25—approved the preliminary release of a letter of credit for \$330,001 following the completion and satisfactory inspection of all subdivision improvements at the Winsome Filing No. 1 development. The commissioners also approved the release of two bonds following the completion and satisfactory inspection of all subdivision improvements at the Misty Acres Filing No. 3 and 4 developments. These were for \$147,694 and \$31,400, respectively.

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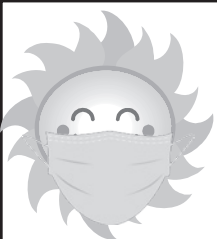
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