

Upper Valley Ranch Unit Two

City Plan Commission — July 16, 2026



CASE NUMBER/TYPE:	SUSU26-00031 – Resubdivision Combination
CASE MANAGER:	Alonso Hernandez, (915) 212-1585, HernandezJA5@elpasotexas.gov
PROPERTY OWNER:	FIRE Development, LLC.
REPRESENTATIVE:	Conde, Inc.
LOCATION:	North of Borderland Rd. and West of westside Dr. Extraterritorial Jurisdiction (ETJ)
PROPERTY AREA:	25.69 acres
VESTED RIGHTS STATUS:	Not Vested
PARK FEES:	\$100,010.00
EXCEPTIONS/MODIFICATIONS:	Yes, see following section
ZONING DISTRICT(S):	N/A Property lies within ETJ
PUBLIC INPUT:	No opposition received as of 06/11/2026

SUMMARY OF RECOMMENDATION: Staff recommends **APPROVAL** of Upper Valley Ranch Unit Two on a Resubdivision Combination basis and **APPROVAL** of the exception requests.

Related to this application, the applicant is requesting the following exceptions from the City Plan Commission:

- To exceed maximum block length and block perimeter for block 2
- To waive the dedication of 5 feet of additional right-of-way on both sides along Viltis Drive.
- To waive the dedication of 3 feet of additional right-of-way on both sides for all proposed streets within the subdivision.

Upper Valley Ranch Unit Two

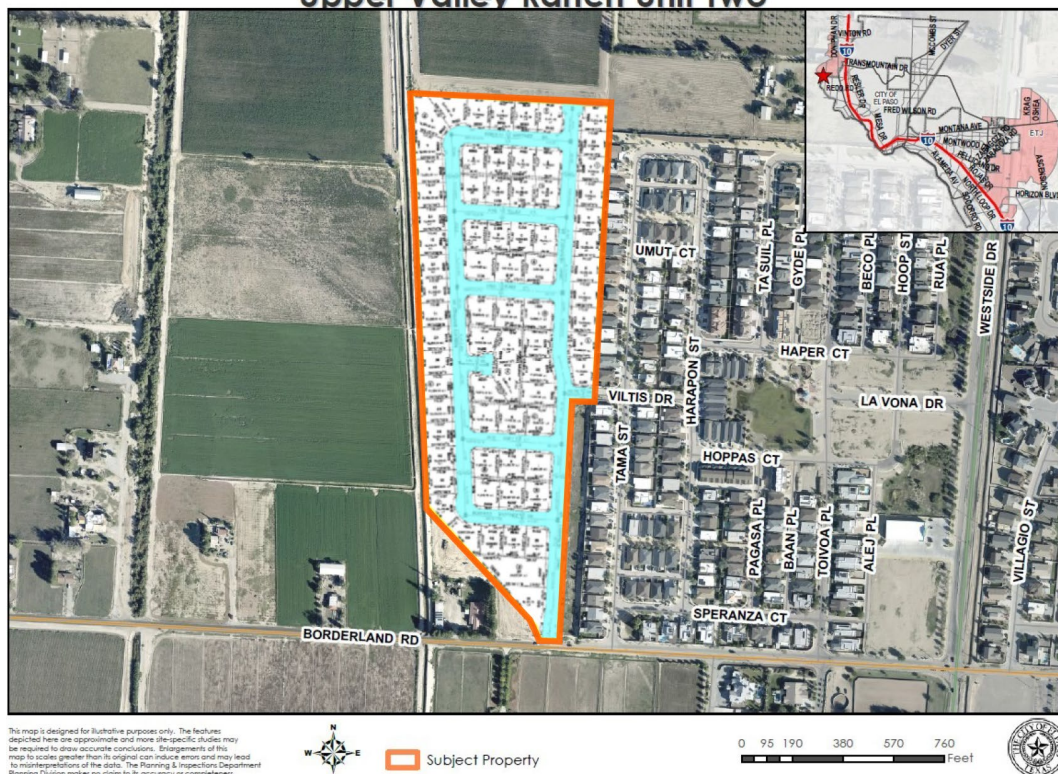


Figure A: Proposed plat with surrounding area

DESCRIPTION OF REQUEST: The applicant is proposing to resubdivide 25.69 acres into seventy-four (74) residential lots, with lot sizes ranging from 10,080 to 24,655 square feet. Primary access to the subdivision will be provided from Borderland Road and Viltis Drive. Stormwater drainage will be managed through on-site ponding. This development is being reviewed under the current Subdivision Code.

CASE HISTORY/RELATED APPLICATIONS: Prior submittal and related application was approved by the City Plan Commission on May 8, 2025.

EXCEPTIONS, MODIFICATIONS, OR WAIVER REQUESTS: The applicant is requesting the following exception pursuant to El Paso City Code Tittle 19 – (Petition for waivers or exceptions/Roadway participation policies—Improvement of Roads and Utilities Within and or Abutting the Subdivision) of the current code. The exceptions include the following:

- To allow Block 2 to exceed the maximum block perimeter of 2,400 feet and the maximum block length of 1,000 feet.
- To waive the dedication of 5 feet of additional right-of-way on both sides along Viltis Drive.
- To waive the dedication of 3 feet of additional right-of-way on both sides for all proposed streets within the subdivision.

EVALUATION OF EXCEPTION REQUEST: The application meets the following criteria under El Paso City Code 19.48.030 – (Criteria for Approval) of the El Paso City Code. Per Chapter 6.1.3 of the Street Design Manual, the full perimeter of a block shall not exceed two thousand four hundred feet except when Section 5.2 specifies otherwise or where topographic features or parcels of one-half acre or larger would justify an exception from this requirement.

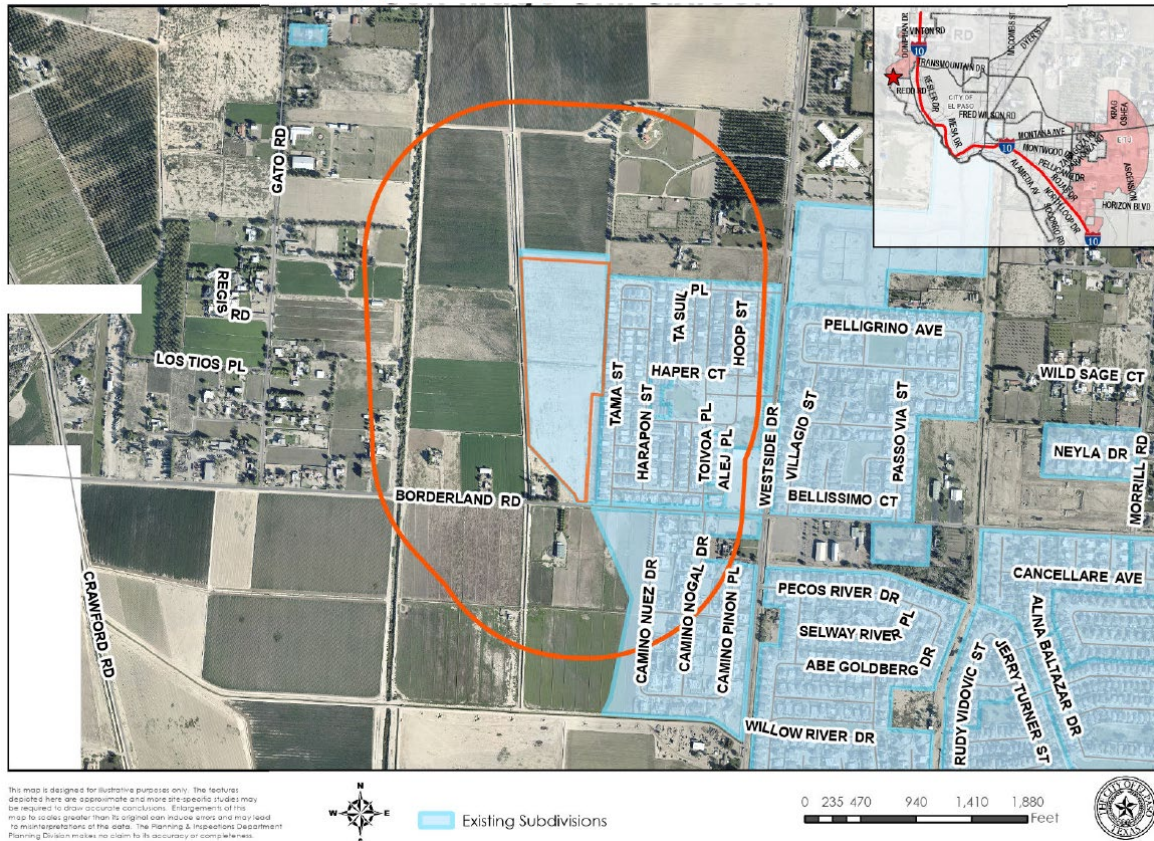
EVALUATION OF EXCEPTION REQUEST: The exception request to waive right-of-way improvements meets the following criteria under El Paso City Code 19.10.050(A)(1)(a) – (Roadway Participation Policies—Improvement of Roads and Utilities Within and or Abutting the Subdivision). The section reads as follows:

Section 19.10.050(A)(1)(a)

The City Plan Commission may waive such requirements to provide rights-of-way or street improvements to adjacent substandard roads based on any of the following factors:

a: Fifty per cent of the lots within a quarter mile of the proposed development have already been developed and the existing street improvements are in character with the neighborhood.

Upper Valley Ranch Unit Two



NEIGHBORHOOD CHARACTER: Surrounding neighborhood characteristics are identified in the following table.

Surrounding Zoning and Use	
North	Extraterritorial Jurisdiction (ETJ) / Vacant lots.
South	Extraterritorial Jurisdiction (ETJ) / Vacant lots.
East	G-MU (General Mixed Use) / Residential development
West	Extraterritorial Jurisdiction (ETJ) / Vacant lots.
Nearest Public Facility and Distance	
Park	Inca Dove Park (.50 mi.)
School	Garcia Canutillo ISD (0.55 mi.)
Plan El Paso Designation	
O-3, (Agriculture)	
Impact Fee Service Area	
N/A	

PUBLIC COMMENT: Notices of the proposed replat were sent on May 28, 2026 to all property owners within 200 feet of the subject property and within the original subdivision. As of June 11, 2026, staff has not received any communication in support or opposition to this request.

PLAT EXPIRATION: This application will expire on **June 18, 2029**. If the final plat has not been recorded within the specified date, the final plat approval, unless extended in accordance with El Paso City Code Chapter 19.41 (Expiration, extension and reinstatement), shall expire and the applicable plat shall be deemed null and void.

CITY PLAN COMMISSION OPTIONS:

Subdivision

City Plan Commission (CPC) has sole and final authority on subdivision matters. Subdivision applications in conformance with all applicable code provisions shall be approved by the CPC. When a plat is brought forward to the CPC for review, the Commission may take any of the following actions:

1. **Approval:** The CPC finds that the proposed plat is in conformance with all applicable requirements of Title 19 of the El Paso City Code. **(Staff Recommendation)**
2. **Approval with Conditions:** The CPC may impose conditions that bring the proposed plat into conformance with all applicable requirements of Title 19 of the El Paso City Code.
3. **Denial:** The CPC finds that the proposed plat is not in conformance with all applicable requirements of Title 19 of the El Paso City Code.

Waiver, Exception, Modification Request(s)

The approval of waivers from, or exceptions or modifications to any applicable code provision is at the discretion of the CPC, in consideration of any criteria provided by the El Paso City Code for the review of such waivers, exceptions, or modifications. In evaluating the request(s), the CPC may take any of the following actions:

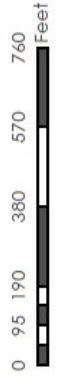
1. **Approval** of the waiver, exception, or modification request(s), finding that the request(s) is in conformance with the relevant review criteria provided by the El Paso City Code, as reflected in the Staff Report. **(Staff Recommendation)**
2. **Partial approval of the waiver, exception, or modification request(s)**, finding that the request(s) is partially in conformance with the relevant review criteria provided by the El Paso City Code.
3. **Denial** of the waiver, exception, or modification request(s), finding that the request(s) does not conform to the review criteria provided by the El Paso City Code, as reflected in the Staff Report.

ATTACHMENTS:

1. Aerial Map
2. Preliminary Plat
3. Final Plat
4. Exception Request
5. Application
6. Department Comments

ATTACHMENT 1

Upper Valley Ranch Unit Two



Subject Property



This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required to draw accurate conclusions. Enlargements of this map to scales greater than its original can induce error and may lead to misinterpretation. The City of El Paso Planning Division makes no claim to its accuracy or completeness.

ATTACHMENT 3

UPPER VALLEY RANCH

UNIT TWO

BEING LOT 1, BLOCK 1, MORCE FARMS,
EL PASO COUNTY, TEXAS
CONTAINING: 25.692± ACRES

[illegible][illegible]

CITY OF EL PASO CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE §212.009(c) AND §212.015(b)
AND THE LATEST EDITIONS OF THE TEXAS REVISED STATUTES
AND THE TEXAS PROPERTY TAX COLLECTION ACT

Quality score	Date

Platency and Impediment Waiver _____ Date _____

EL PASO COUNTY CERTIFICATE OF PLAT APPROVAL
 UNDER LOCAL GOVERNMENT CODE § 202.022(a)

[illegible]

COUNTY CLERK'S RECORDING CERTIFICATE
I, _____, County Clerk of El Paso County, certify that the prior leading title certificate was filed and recorded under instrument number _____.

Page Country Club

CONTACTS:	Address	City & St.	Phone
Ingine	1160 BRIMCOMB DR	DAVOS, TX 75807	(915) 669-3733
OSCAR VENTURES, LLC			

STREET LIGHTS

NET 10/15/12	2,381.46	FEET
NET 10/15/12	418.50	FEET
NET 10/15/12	503.87	FEET
NET 10/15/12	203.69	FEET
NET 10/15/12	103.34	FEET

3/10/24.5"
3/10/24.5"
3/10/24.5"

32.03.83	32.03.83
52.03.45	52.03.45
58.22.17	58.22.17

[illegible]

7. Along road property line on Baker Lane, North 03 37' 45" East
to a 1/4 sec 34 to 55522

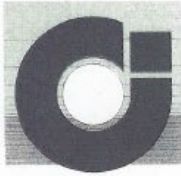
under the supervision of
_____, P.E.
_____, Director of District
_____,

Ph. D.E.

[illegible][illegible][illegible][illegible]

-00031 7 July 16,

ATTACHMENT 4



CONDE INC

June 3, 2026

City of El Paso
Planning & Inspections – Planning Division
801 Texas Avenue
City of El Paso, Texas 79901

Attention: Alonso Hernandez

Re: Upper Valley Ranch Unit Two

Dear Alonso,

As per your request, we are submitting a Request for Exception per Section 19.48 due to the requirements listed in Chapter 19:

- To allow street ROW from 51' to 54' with 34' of pavement.
- To allow Block 2 to exceed maximum block length and perimeter.

Thus, per section 19.48, we are meeting the following conditions.

1. There are special circumstances or conditions arising from the physical surroundings, shape, topography or other feature affecting the land such that the strict application of the provisions of this title to the proposed use would create an unnecessary hardship or inequity upon or for the applicant, as distinguished from a mere inconvenience, in developing the land or deprive the applicant of the reasonable and beneficial use of the land;
2. The circumstances causing the hardship do not similarly affect all or most properties in the vicinity of the applicant's land;
3. The waiver exception is necessary for the preservation and enjoyment of a substantial property right of the applicant;
4. Granting the waiver or exception will not be detrimental to the public health, safety or welfare, or injurious to other property within the area;
5. Granting the waiver or exception will not have the effect of preventing the orderly use and enjoyment of other land within the area in accordance with the provisions of this title, or adversely affect the rights of owners or residents of surrounding property;
6. The hardship or inequity is not caused wholly or in substantial part by the applicant;
7. The request for a waiver or exception is not based exclusively on the applicants desire for increased financial gain from property, or to reduce an existing financial hardship; and
8. The degree of variation requested is the minimum amount necessary to meet the needs of applicant and to satisfy the standards in the title.

If you have any questions or comments on the above please let me know. Thank you for your time and consideration in this matter.

Sincerely,

Conrad Code
CONDE, INC.

ENGINEERING/PLANNING/SURVEYING

8080 SURETY DR., SUITE 100 / EL PASO, TEXAS 79905 / (915) 592-0283 / FAX (915) 582-0286

ATTACHMENT 5



RESUBDIVISION COMBINATION APPLICATION

DATE: 5/1/26

FILE NO. _____

SUBDIVISION NAME: Upper Valley Ranch Unit Two

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)

Being Lot 1, Block 1, Merce Farms, El Paso County, Texas

2. Property Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	20.582	73	Office		
Duplex			Street & Alley	5.14	1
Apartment			Ponding & Drainage		
Mobile Home			Institutional		
P.U.D.			Other (specify below)		
Park					
School					
Commercial			Total No. Sites	74	
Industrial			Total (Gross) Acreage	25.692	

3. What is existing zoning of the above described property? N/A Proposed zoning? N/A

4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes ☒ No ☐

5. What type of utility easements are proposed: Underground ☐ Overhead ☐ Combination of Both ☒

6. What type of drainage is proposed? (If applicable, list more than one)

Loss to street to drainage structure

7. Are special public improvements proposed in connection with development? Yes ☒ No ☐

8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes ☒ No ☐

If answer is "Yes", please explain the nature of the modification or exception

TO ALLOW FOR THE EXISTING CROSS SECTION OF BORDERLAND ROAD

9. Remarks and/or explanation of special circumstances:

10. Improvement Plans submitted? Yes ☒ No ☐

11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes ☐ No ☒

If yes, please submit a vested rights petition in accordance with Title I (General Provisions) Chapter 1.04 - Vested Rights

Planning & Inspections Department
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 212-0085

12. Owner of record Fire Development, LLC 9362 Gateway E Blvd, El Paso, TX 79907 (915) 859-3713
(Name & Address, Zip) (Email) (Phone)
13. Developer Fire Development, LLC 9362 Gateway E Blvd, El Paso, TX 79907 (915) 859-3713
(Name & Address, Zip) (Email) (Phone)
14. Engineer Conde, Inc., 6080 Surety Dr., Ste. 100, El Paso, TX 79905 (915) 5692-028
(Name & Address, Zip) (Email) (Phone)

OWNER SIGNATURE: 

REPRESENTATIVE SIGNATURE: 

REPRESENTATIVE CONTACT (PHONE): 915-592-0283

REPRESENTATIVE CONTACT (E-MAIL): cconde@condeinc.com

NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR
PROCESSING UNTIL THE PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR
ACCURACY AND COMPLETENESS.

ATTACHMENT 6

Planning and Inspections Department- Planning Division

1. Please update the waiver letter request to include a waiver for Viltis Drive cross section. The waiver must reference a section from El Paso City code Tittle 19 that allows for an exception request.
2. The owner's contact information is not required on the Final Plat; you may remove it if desired.
3. Provide the total street width, as well as the width on each side of the centerline, for Borderland Road on both the preliminary and final plats, shown on the face of the plat.
4. Provide the restrictive covenants document as referenced in plat note No. 14
5. Provide the release of access document as referenced in plat note.
6. Please Include a plat note indicating the reason for replat.
7. The CPC, dedication, acknowledgement, county approval, and filing statements are not required on the preliminary plat, you may remove it if desired.
8. Please verify include the mane of street for the 50' ROW street cross section shown on the preliminary plat.
9. Update the owner's name to FIRE Development LLC in the dedication statement, contacts information box, and all other applicable sections of the plat to ensure consistency with the submitted ownership information.
10. As per Central Appraisal District (CAD) please update block numbers, refer to CAD comments for more details.

El Paso County

1. The layout of Upper Valley Ranch Unit Two has changed from the prior submittal and concurred Subdivision Improvement Plans. The Subdivision Improvement Plans will need to be resubmitted.
2. A variance request will need to be submitted for the hammerhead on block 5.
3. A variance request will need to be submitted for all block lengths less than 400' and longer than 1300'.
4. El Paso County is no longer accepting 54' ROW for subdivisions with onsite ponding. For onsite ponding the requested ROW will be 56' with 36' pavement, 5ft sidewalk and 5' parkway. A new variance request will need to be submitted.

Planning and Inspections Department- Land Development Division

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1. Show sidewalk and parkway surface slope towards lots on all cross sectional details as per on site ponding.
2. Verify dedication statement and determine if the word pond, etc. applies.
3. Provide lot addresses for all lots on final plat sheet.
4. Include acres in square feet on the legal description heading.
5. The subdivision is not currently in the effective 100 year flood zone, but it is in the 100 year flood zone on the preliminary future maps which are not effective yet. It is only a recommendation to consider the future 100 year BFE flood depth in designing a safe elevation for any proposed electrical equipment which is susceptible to water damage.
6. Provide print-out of the mathematical closure of the exterior boundary of the subdivision indicating the error of closure.
7. Verify if any water rights will be provided to any lots. Coordinate and obtain approval from the Water Improvement District #1 for proposed development abutting existing irrigation lateral.

Parks and Recreation Department

We have reviewed Upper Valley Ranch Unit 2 a major plat map and on behalf of Parks & Recreation Department, we offer Developer / Engineer the following comments:

Please note that this is a Residential subdivision composed of **73** single-family dwelling units. Subdivision is located with-in the City of El Paso Extra Territorial Jurisdiction (ETJ) area and with-in the Northwest area of potential annexation by the City as identified in the official map, thus subject to the calculation for "Parkland / fees" as required per ordinance Title 19 – Subdivision & Development Plats, **Chapter 19.20 - Parks & Open Space** as noted below:

Section 19.20.020 - Dedication Required

- A. **Dedication Required.** All subdivisions located within the corporate limits of the City of El Paso and within those areas designated in the City's extra territorial jurisdiction (ETJ), as identified on an official map kept in the Development Services Department.
 - 1. Applicant is proposing **73** Single-family dwelling units, then covenants need to be provided restricting the number of dwelling units and if gross density waiver is granted by the City Manager or the Planning Department designee, then "Park fees" will be assessed at a rate of **\$1,370.00** per dwelling unit, calculated as follows:
73 single-family dwelling units @ rate of **\$1,370** per unit = **\$100,010.00**

Please allocate generated funds under Park Zone: **NW-14**

Nearest Park: Inca Dove Park

If density/acreage is increased /decreased or the property zoning /use changes, then "Park fees" will be re-assessed based on applicable conditions.

Fire Department

Recommends approval, no adverse comments.

Streets and Maintenance Department

Traffic & Transportation has no comments

Streets lights:

Street Lights does not object to this request.

Plans shall show City of El Paso limits.

For the development of the subdivision anything that will be maintained by the City of El Paso needs to follow the standards on the Street Design Manual (SDM) and the Design Standards for Construction (DSC) according to City of El Paso Code (cited below).

City of El Paso Codes to be followed:

*Title 19 - 19.16.010 - Streetlighting.

**18.18.190 – Submission contents.

*** 19.02.040 Criteria for approval.

Contract Management:

No objection to application.

- Indicate that any proposed infrastructure improvements located within the city right-of-way must follow the design standards for construction (DSC), in accordance with its municipal code.
- Indicate that any damage to existing infrastructure caused by the development of this project must be restore to its original or better condition.

El Paso Water

EPWater does not object to this request.

Update the costs for the water meters for each lot as mentioned in the Final Engineering Report. EPWater will not install sewer service as mentioned in the Final Engineering Report. Sewer services will be installed by the owner as part of the development agreement.

Water:

There is an existing 12-inch water main along Borderland Road. This main dead-ends at property's eastern property line. This water main can be extended to provide service.

There is an existing 8-inch water main that extends along Viltis Drive. This main dead-ends, approximately 102-feet left from Tama Street. This water main can be extended to provide service.

Sewer:

There is an existing 12-inch sanitary sewer main along Borderland Road. This main dead-ends at the eastern property line. This sanitary sewer main can be extended to provide service.

There is an existing 8-inch sanitary sewer main that extends along Viltis Drive. This main dead-ends approximately 120-feet left of Tama Street. This sanitary sewer main can be extended to provide service.

General:

Water and sanitary sewer main extensions will be required to provide service. Water main extensions are to be extended creating a looped system. Cost of water and sanitary sewer main extensions at owner's expense.

EPWater-PSB requests that the site be graded so that sanitary sewers may be provided by gravity.

Application for new water and sanitary sewer services should be made 6 to 8 weeks prior to construction work. New service applications are available at 1154 Hawkins, 3rd floor. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the property and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current EPWater-PSB Rules and Regulations. The applicant is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

Stormwater:

We have reviewed the subdivision described above and provide the following comments:

Upper Valley Ranch Unit 2 – Major Combination

- EPWater – SW has reviewed the above-described subdivision and has no objection to its approval.

Texas Gas Service has no comments.

Please add the existing line across the proposed lots 27 and 28.



The applicant has submitted an irrigable land exhibit and it has been approved.

El Paso Central Appraisal District

Change Block Numbers These Numbers Already Exists in Upper Valley Ranch Unit#1

Texas Department of Transportation

No comments received.

Sun Metro

No comments received.

Capital Improvement Department

No comments received.

El Paso County 911 District

No comments received.