

Tierra Del Este Unit Ninety Two

City Plan Commission — July 17, 2025



CASE NUMBER/TYPE: PSEN25-00002 – Extension Request to Record Final Plat
CASE MANAGER: Saul Fontes, (915) 212-1606, FontesSA@elpasotexas.gov
PROPERTY OWNER: Ranchos Real Land Holdings, LLC
REPRESENTATIVE: Conde, Inc.
LOCATION: South of Edgemere Blvd. and East of Tim Floyd St. (Extraterritorial Jurisdiction (ETJ))
PROPERTY AREA: 128.975 acres
VESTED RIGHTS STATUS: Vested (2008)
ZONING DISTRICT(S): N/A property lies within ETJ
RELATED APPLICATIONS: SUSU22-00062 Tierra Del Este Unit Ninety Two

SUMMARY OF RECOMMENDATION: Staff recommends **APPROVAL** of the extension request as it complies with Section 19.41.030.A of the El Paso City Code.

Tierra Del Este Unit Ninety Two

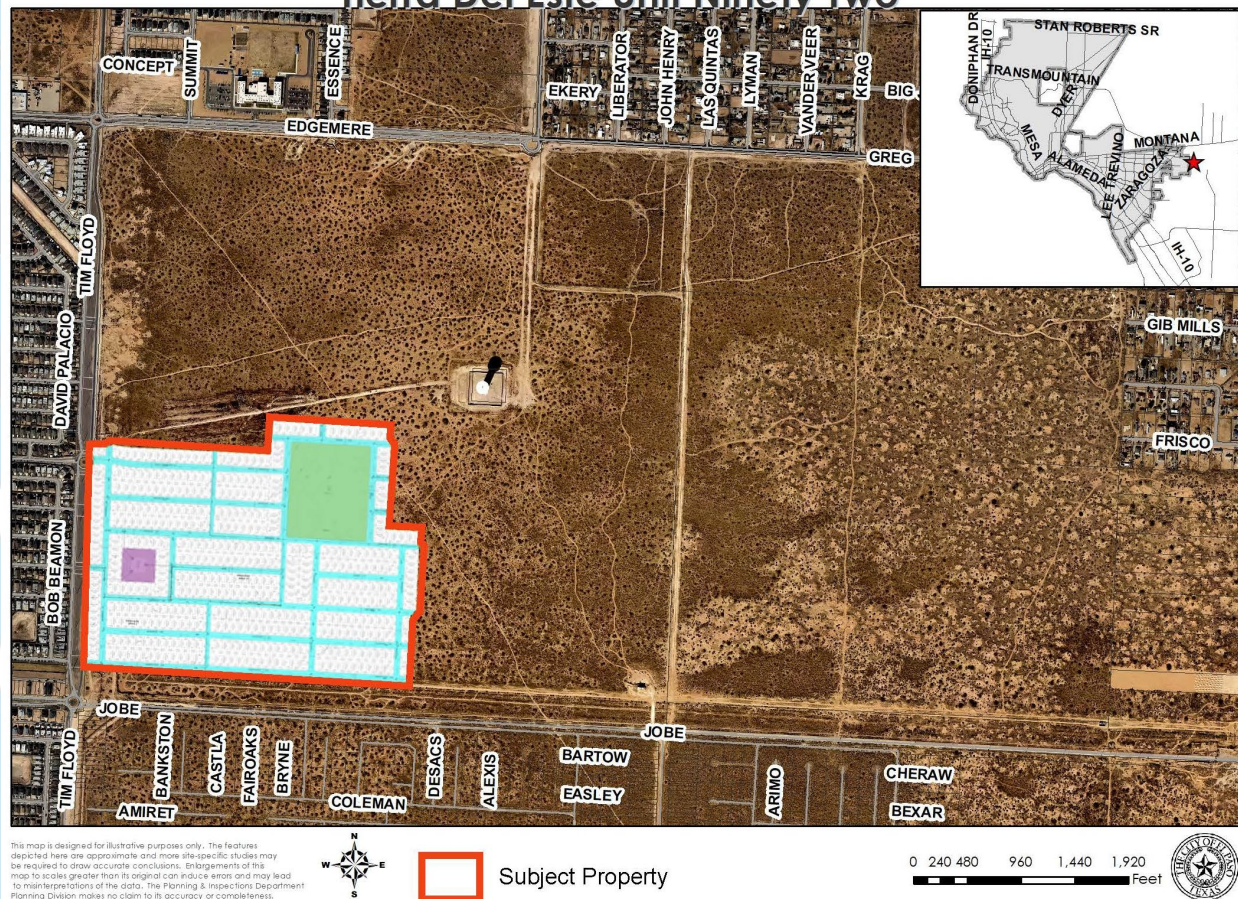


Figure A: Proposed plat with surrounding area

DESCRIPTION OF REQUEST: The applicant is requesting the first six (6) month extension subject to Section 19.41.030.A (Extension Procedures) of the current subdivision code, which states that:

“Unless a different time is expressly provided for a specific procedure by this title, the approving authority for the type of original application may grant an initial extension of the time for expiration of the application for a period not to exceed one year from the date of the expiration of the application, provided that a request for extension is made in writing at least thirty business days before the approved application expires. Every request for extension shall include a statement of the reasons why the expiration date should be extended.”

The six (6) month extension to record the final plat is being requested due to the following reasons:

- Continue coordination with utility companies in order to address infrastructure installation delays.
- Provide sufficient time for the collection of signatures from the City officials in order to finalize recordation of the final plat with the El Paso County Clerk. The applicant expects the project to be completed in six (6) months. The current expiration date is July 14, 2025.

CASE HISTORY/RELATED APPLICATIONS: The City Plan Commission, at its regular meeting of July 14, 2022, voted to approve Tierra Del Este Ninety Two (SUSU22-00062) as a Major Combination.

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

Surrounding Zoning and Use	
North	Extraterritorial Jurisdiction (ETJ) / Vacant
South	Extraterritorial Jurisdiction (ETJ) / Vacant
East	Extraterritorial Jurisdiction (ETJ) / Vacant
West	R-5 (Residential) / Residential development
Nearest Public Facility and Distance	
Park	A park is proposed within the subdivision
School	Cactus Trails Elementary School (0.28 mile)
Plan El Paso Designation	
O-5 Remote	
Impact Fee Service Area	
Eastside	

PLAT EXPIRATION: If approved, the extension would be valid until **January 14, 2026**. Failure to submit the recording maps by the expiration date of the extension will necessitate resubmittal of the subdivision or an additional extension.

CITY PLAN COMMISSION OPTIONS:

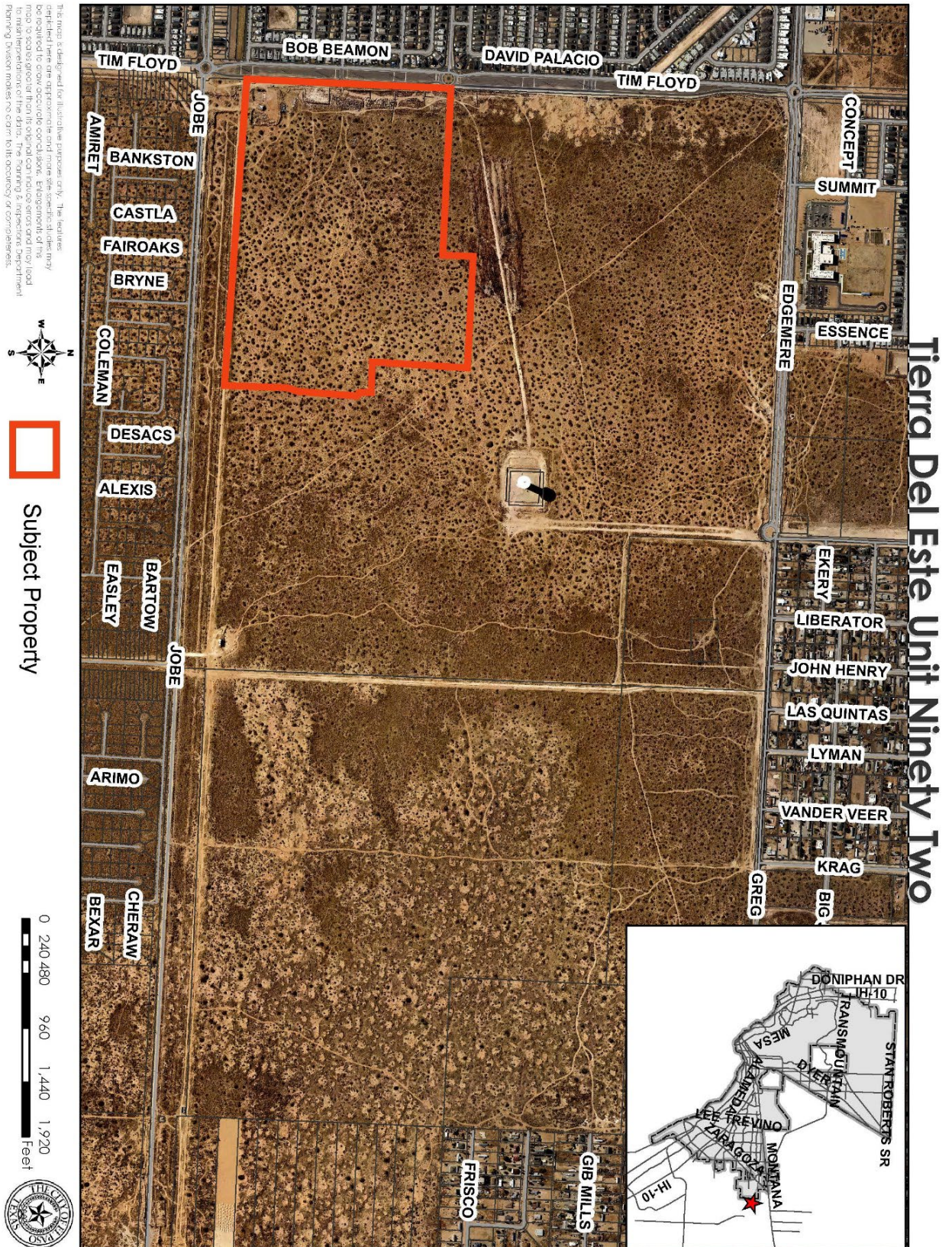
City Plan Commission (CPC) has sole and final authority on subdivision matters. Subdivision applications and extension requests in conformance with all applicable code provisions shall be approved by the CPC. The Commission may take any of the following actions:

1. **Approval:** The CPC finds that the proposed request is in conformance with all applicable requirements of Title 19 of the El Paso City Code. **(Staff Recommendation)**
2. **Denial:** The CPC finds that the proposed request is not in conformance with all applicable requirements of Title 19 of the El Paso City Code.

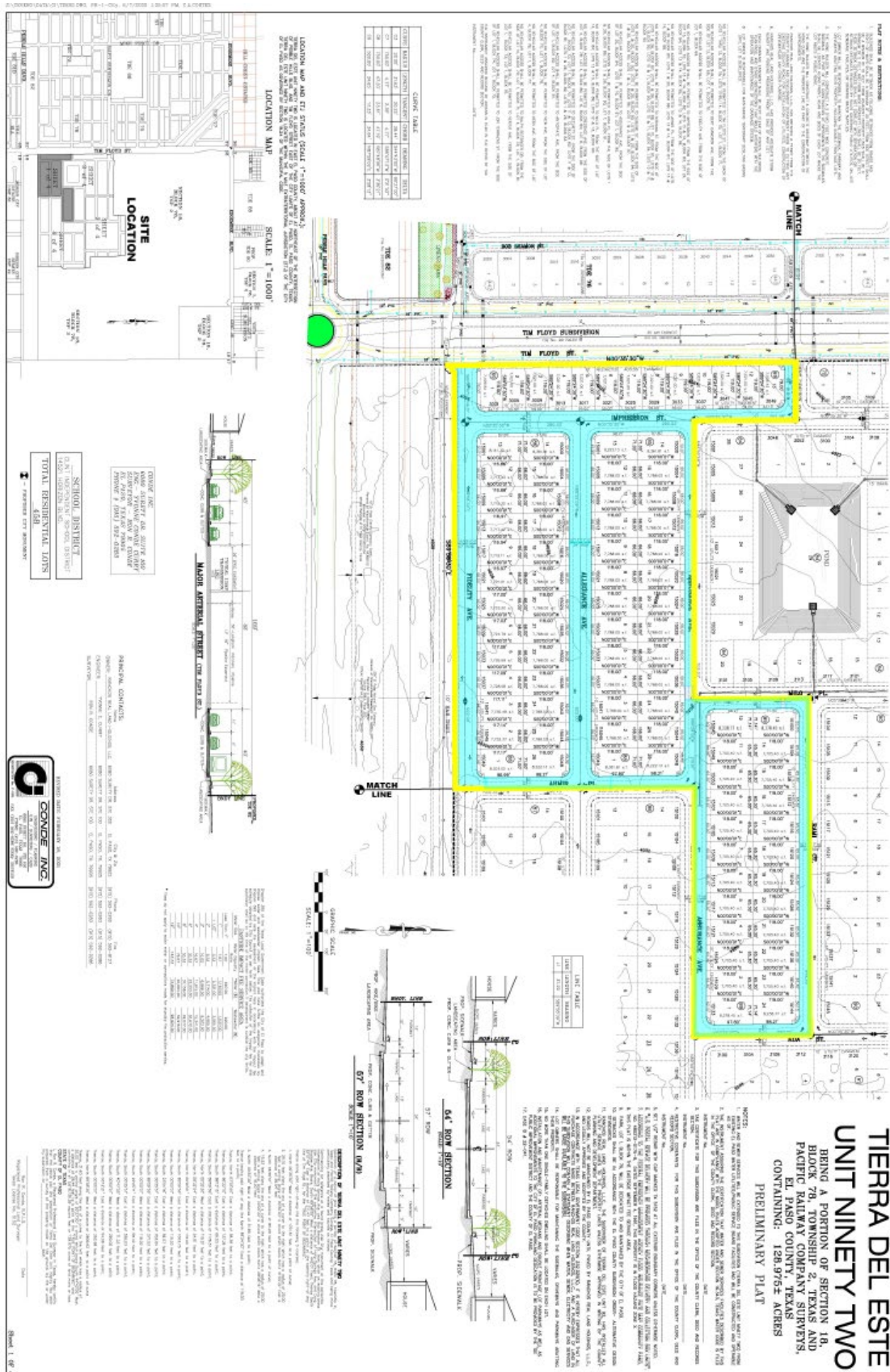
ATTACHMENTS:

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

ATTACHMENT 1



ATTACHMENT 2



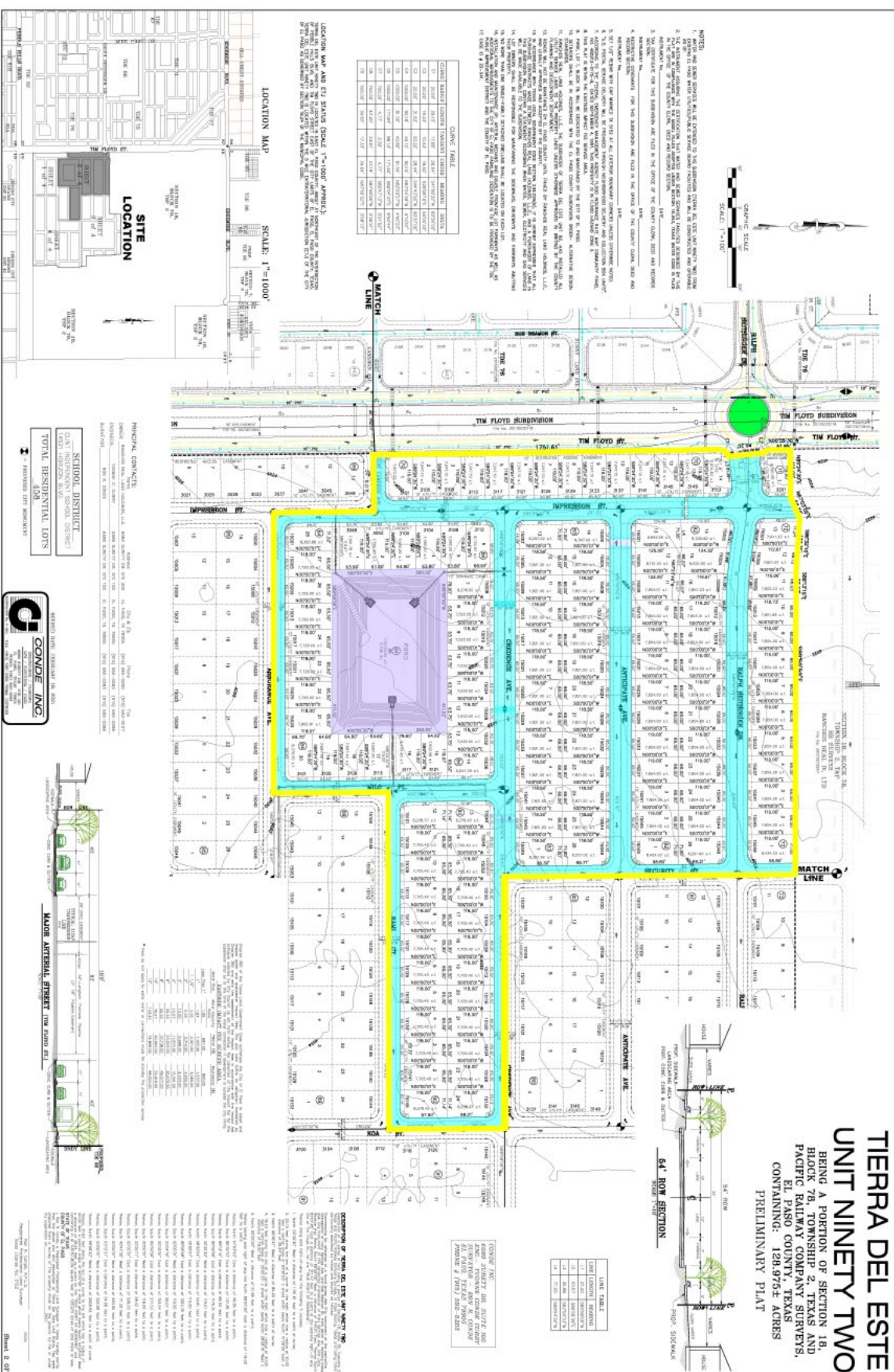
BEING A PORTION OF SECTION 18,
BLOCK 76, TOWNSHIP 2, TEXAS AND
PACIFIC RAILWAY COMPANY SURVEYS,
EL PASO COUNTY, TEXAS
CONTAINING: 128.975± ACRES
PRELIMINARY PLAT

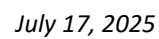
PRELIMINARY PLAT

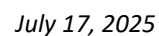
LINE TABLE		
LINE	LENGTH	REMARKS
L1	21.20	58.9760E+07m
L2	40.87	58.9728E+07m
L3	20.06	58.9704E+07m
L4	31.00	58.9672E+07m

CONCOR INC.
4000 SHELLEY DR. SUITE 300
KING - TOWNHALL CONDOMinium
STRIPPER - 601 N. CONCOR
BL. PASO. TEXAS 79905
PHONE # (915) 592-0207

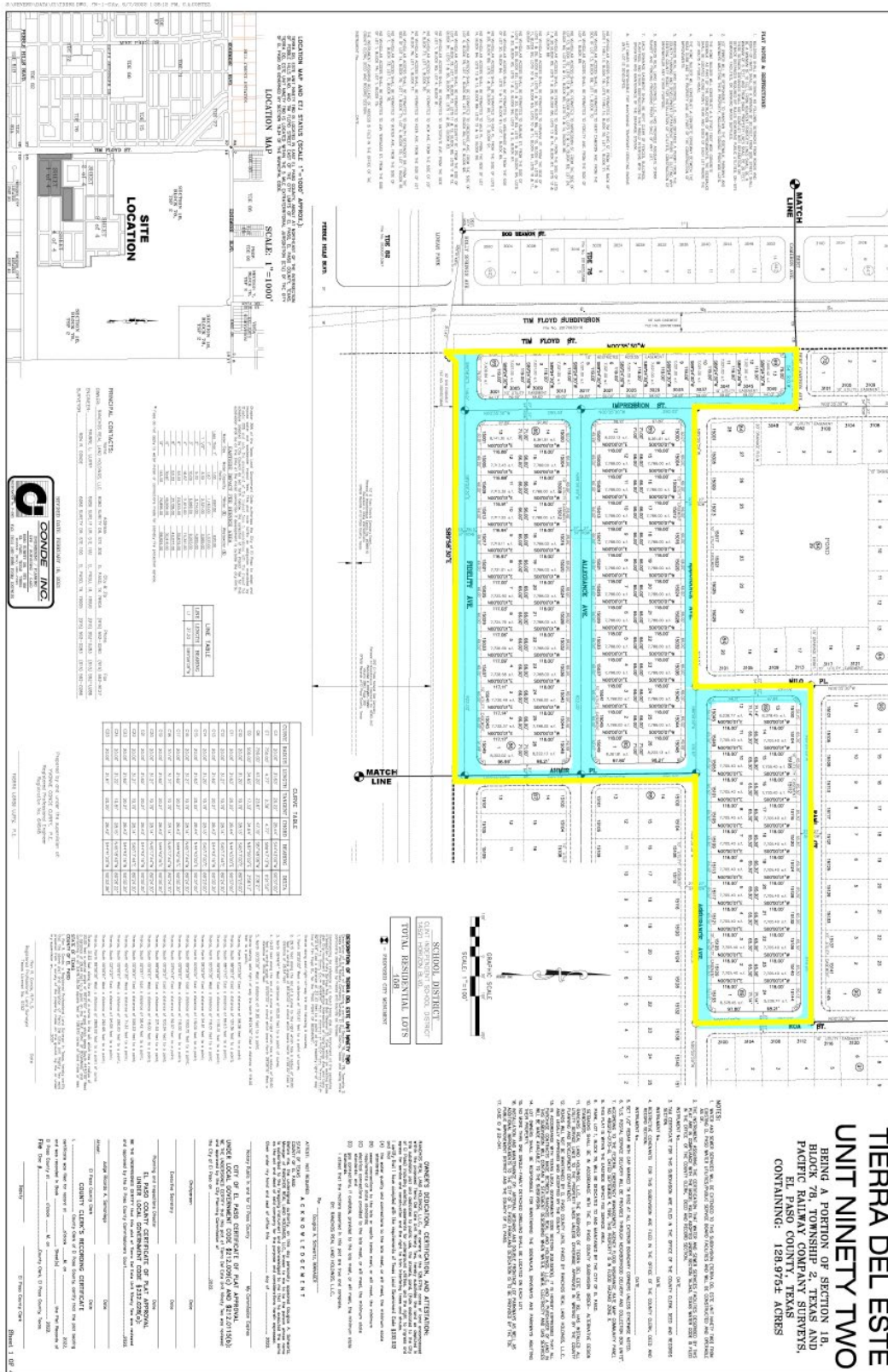
DISCOVERIES OF TERAPIA DEL CUORE CHE SELETTA TWO

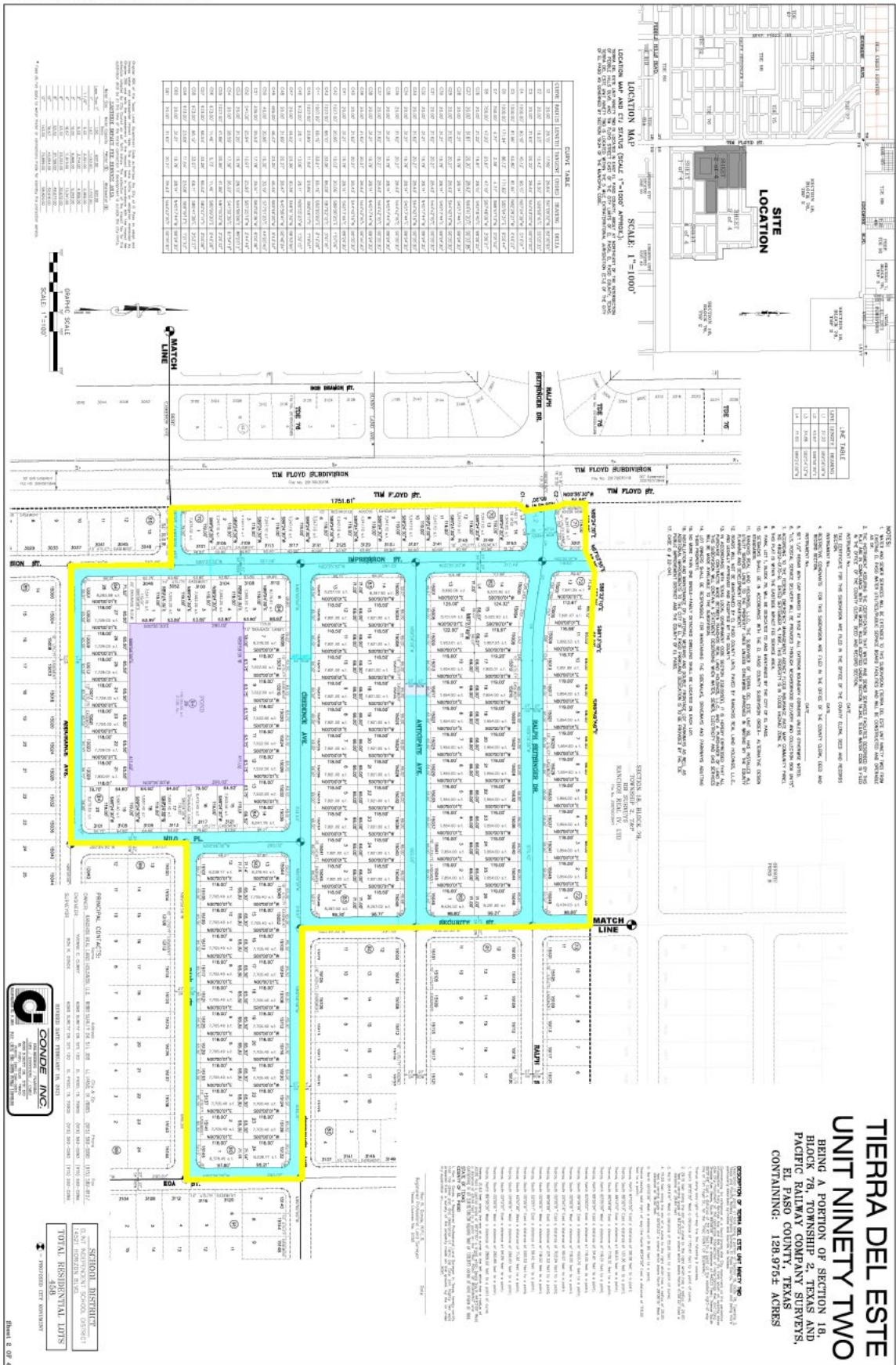


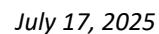


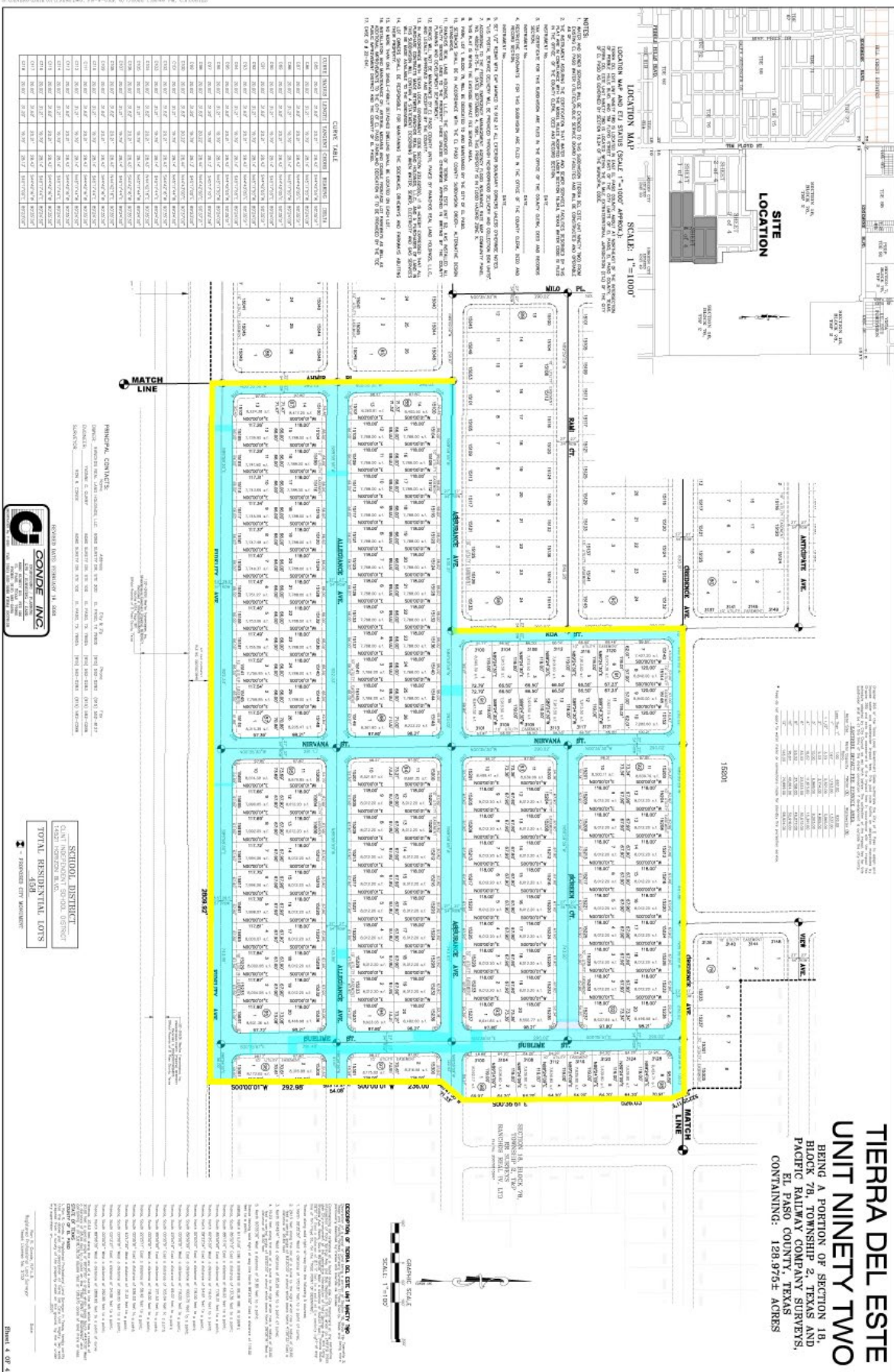


ATTACHMENT 3









ATTACHMENT 4



CONDE INC

May 19, 2025

Raul Garcia
City of El Paso
Planning and Inspections Department
801 Texas Avenue
El Paso, Texas 79901

**RE: TIERRA DEL ESTE UNIT 92 - EXTENSION TO RECORD FINAL PLAT
CASE #SUSU22-00062**

Dear Raul,

On behalf of Ranchos Real Land Holdings, LLC, we want to thank you for all of your assistance regarding the processing of the above referenced project. We hereby request per Section 19.08.060, the City to grant the above in order to allow for a six month extension to submit the Plat for recordation due to the following:

- Delays due to utility infrastructure installation.

If you have any questions or need additional information, please feel free to contact us.

Sincerely,

CONDE, INC.


Conrad Conde

ENGINEERING/PLANNING/SURVEYING

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

ATTACHMENT 5



SUBDIVISION PLAT EXTENSION AND REINSTATEMENT REQUEST APPLICATION

DATE: 5/1/25

FILE NO. _____

1. Type of Application Requested (Select One):

☒

Extension to Record Final Plat

☐

Extension to Complete
Subdivision Improvements

☐

Reinstatement of Expired
Application

2. Application requiring the extension/reinstatement:

TIERRA DEL ESTE UNIT 92
(Name/Permit #)

July 21, 2022
(Approval Date)

3. Was the subdivision case vested? ☒ Yes ☐ No


4. Reason for request (Attach request letter and other relevant documents).

5. Proposed completion schedule of subdivision improvements (Attach documents if applicable).

6. Owner of record Ranchos Real Land Holdings, LLC 6080 Surety, Dr., Ste. 300, El Paso, TX 79905 (915) 592-0290
(Name & Address) (Email) (Phone)

7. Engineer Conde, Inc., 6080 Surety Dr., Ste. 100, El Paso, TX 79905 915-592-0283
(Name & Address) (Email) (Phone)

8. Applicant Conde, Inc., 6080 Surety Dr., Ste. 100, El Paso, TX 79905 cconde@condeinc.com 915-592-0283
(Name & Address) (Email) (Phone)

9. PROPERTY OWNER SIGNATURE:  DATE: _____

NOTES:

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

FOR VESTED APPLICATIONS:

AT THE DISCRETION OF THE DEPUTY DIRECTOR OF PLANNING AN APPLICATION FOR EXTENSION TO COMPLETE SUBDIVISION IMPROVEMENTS MAY BE SUBMITTED NO MORE THAN SIXTY (60) DAYS PAST THE REQUIRED COMPLETION DATE PROVIDED THAT A PENALTY FEE OF \$1,000.00 DOLLARS BE PAID IN ADDITION TO ALL OTHER FEES THAT WOULD OTHERWISE BE CHARGED FOR A PROPERLY SUBMITTED REQUEST FOR EXTENSION APPLICATION.

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

ATTACHMENT 6

Planning and Inspections Department- Planning Division

Developer / Engineer shall address the following comments:

1. Submit to the Planning & Inspections Department – Planning Division the following prior to recording of the subdivision:
 - a. Current certificate tax certificate(s)
 - b. Current proof of ownership.
 - c. Release of access document, if applicable.
 - d. Set of restrictive covenants, if applicable.
2. Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivision. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.

Planning and Inspections Department- Land Development Division

No comments received.

Parks and Recreation Department

No comments received.

Sun Metro

No comments received.

Fire Department

No comments received.

Streets and Maintenance Department

No comments received.

Capital Improvement Department

No comments received.

El Paso Water

No comments received.

Texas Gas

No comments received.

El Paso Electric

No comments received.

El Paso County 911 District

No comments received.

Texas Department of Transportation

No comments received.

El Paso County

No comments received.

El Paso County Water Improvement District #1

No comments received.