

Tierra del Este GMU Unit One

City Plan Commission — June 4, 2026



CASE NUMBER/TYPE: SUSU26-00023 – Resubdivision Final
CASE MANAGER: Alonso Hernandez, (915) 212-1585, HernandezJA5@elpasotexas.gov
PROPERTY OWNER: Ranchos Real Investment Properties, LLC
REPRESENTATIVE: Conde, Inc.
LOCATION: North of Pebble Hills Blvd. and West of John Hayes St. (District 5)
PROPERTY AREA: 16.63 acres
VESTED RIGHTS STATUS: Vested (2008)
PARK FEES: \$16,630.00
ZONING DISTRICT(S): G-MU (General Mixed Use District)

SUMMARY OF RECOMMENDATION: Staff recommends **APPROVAL** of Tierra del Este GMU Unit One on a Resubdivision Final basis.

Tierra del Este GMU Unit One



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 errors and may lead to misinterpretations of the data. The Planning & Inspections Department Planning Division makes no claim to its accuracy or completeness.



Subject Property

0 95 190 380 570 760 Feet



Figure A: Proposed plat with surrounding area

DESCRIPTION OF REQUEST: The applicant is proposing to resubdivide 16.63 acres in order to create one commercial lot. Access to the subdivision will be from Pebble Hills Boulevard and John Hayes Street. Stormwater drainage will be managed through runoff flow to a public pond. This development is being reviewed under the current Subdivision code.

CASE HISTORY/RELATED APPLICATIONS: This subdivision is related to the following subdivision cases: SUSU23-00018 and SUSU24-00092. The City Plan Commission (CPC) previously approved Tierra Del Este GMU (SUSU24-00092) on a Resubdivision Preliminary basis at its regular meeting on December 5, 2024, with an expiration date of December 5, 2027. As per El Paso City code Tittle 19.02.010(B)(b), this application was accepted as an alternative to a land study. This resubdivision includes a portion of a 25-foot drainage easement that was approved by the CPC on March 9, 2023 (SUSU23-00018), and recorded on April 4, 2024. The current proposal is consistent with the previously approved subdivisions. This subdivision is located within the Tierra Del Este Land Study and complies with the Tierra Del Este III Phase II portion of that study.

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

Surrounding Zoning and Use	
North	R-5 (Residential) / Residential development
South	S-D (Special Development District) / School
East	C-3 (Commercial) / Vacant lot
West	G-MU (General Mixed Use District) / Commercial development
Nearest Public Facility and Distance	
Park	Holly Springs Linear Park (0.1 mi.)
School	Pebble Hills High School (0.07 mi.)
Plan El Paso Designation	
G-4, (Suburban)	
Impact Fee Service Area	
N/A	

PUBLIC COMMENT: N/A

PLAT EXPIRATION: This application will expire on **June 4, 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.

ATTACHMENTS:

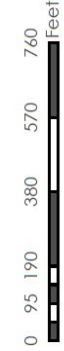
1. Aerial Map
2. Final Plat
3. Application
4. Department Comments

ATTACHMENT 1

Tierra del Este GMU Unit One



Tierra del Este
GMU Unit One
SUSU26-00023



Subject Property



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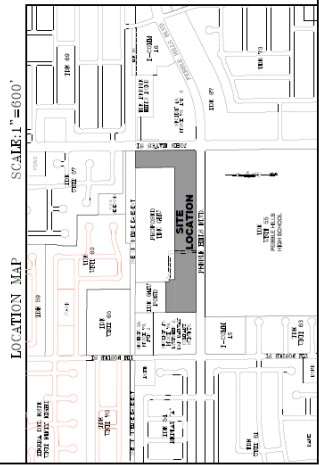
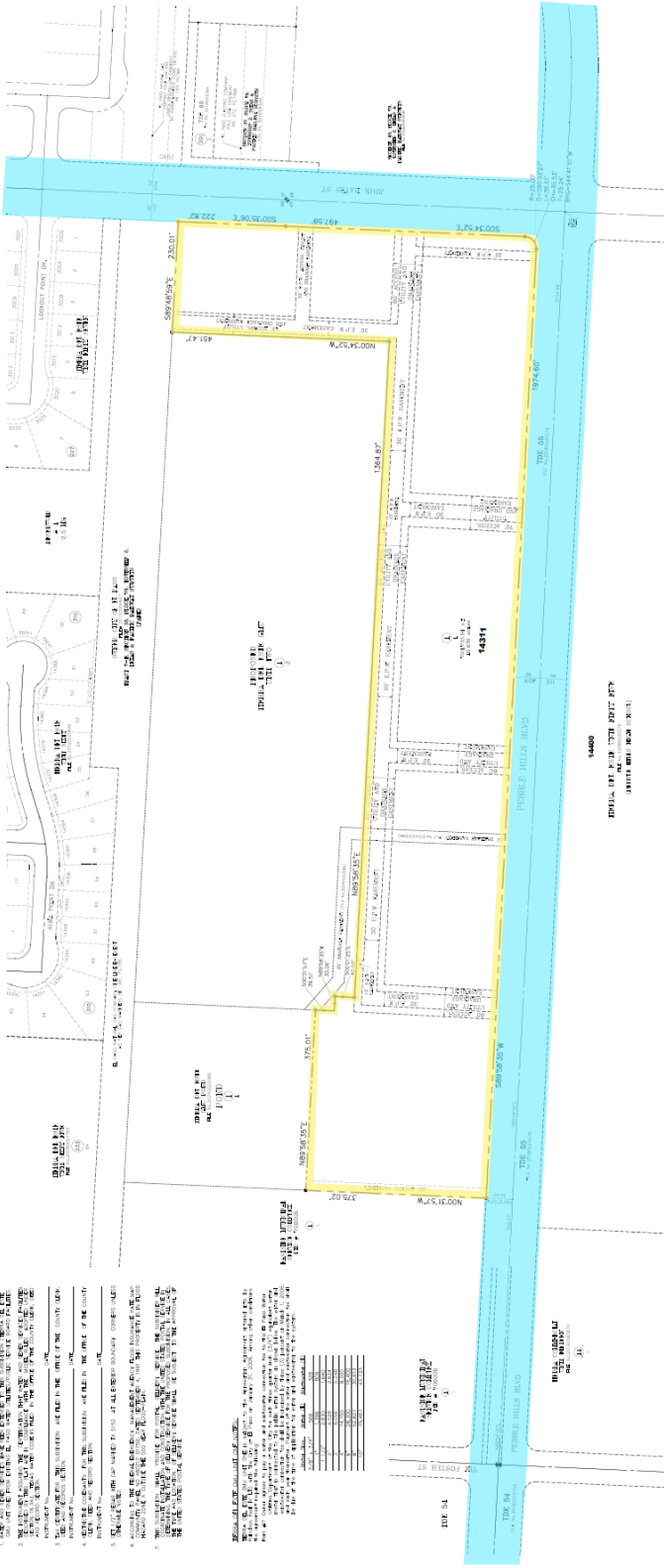
ATTACHMENT 2

TIERRA DEL ESTE GMU UNIT ONE BEING A PORTION OF TERRA DEL ESTE GMU POND AND PORTION OF SECTIONS 38 & 47, TOWNSHIP 2, TEXAS AND PACIFIC RAILWAY CO. SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS CONTAINING: 16.638± ACRES

NOTES:

1. THE SURVEY IS BASED ON THE ASSUMPTION THAT THE BOUNDARIES OF THE SECTIONS 38 & 47, TOWNSHIP 2, TEXAS AND PACIFIC RAILWAY CO. SURVEYS ARE CORRECT AND UNCHANGED SINCE THEIR ORIGINAL SURVEY.
2. THE SURVEY IS BASED ON THE ASSUMPTION THAT THE BOUNDARIES OF THE SECTIONS 38 & 47, TOWNSHIP 2, TEXAS AND PACIFIC RAILWAY CO. SURVEYS ARE CORRECT AND UNCHANGED SINCE THEIR ORIGINAL SURVEY.
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NO.	DESCRIPTION	AMOUNT	UNIT
1	ACRES	16.638	±
2	SQUARE FEET	1150000	±



SCALE: 1" = 600'

G.M.S. SCALE

SCALE: 1" = 600'

SCHLITZ

CITY OF EL PASO

CITY ENGINEER

CONDOR INC.

CITY ENGINEER

STATE OF TEXAS

COUNTY OF EL PASO

NOTARY PUBLIC

My Comm. Expires: 12/31/2024

My Comm. No.: 12345678

My Exp. No.: 12345678

My Exp. Date: 12/31/2024

My Exp. City: El Paso, Texas

My Exp. State: Texas

My Exp. Country: United States of America

My Exp. Address: 1234 Main St, El Paso, TX 79901

My Exp. Phone: (915) 123-4567

My Exp. Email: notary@elpaso.com

ATTACHMENT 3



RESUBDIVISION FINAL APPLICATION

DATE: 3/26/26 FILE NO. _____

SUBDIVISION NAME: TIERRA DEL ESTE UNIT ONE

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
BEING A PORTION OF TIERRA DEL ESTE GMU POND AND PORTION OF SECTIONS 38 & 47, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILWAY CO. SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS

2. Property Land Uses:

	<u>ACRES</u>	<u>SITES</u>		<u>ACRES</u>	<u>SITES</u>
Single-family	_____	_____	Office	_____	_____
Duplex	_____	_____	Street & Alley	_____	_____
Apartment	_____	_____	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____	_____	_____	_____
School	_____	_____	_____	_____	_____
Commercial	<u>16.638</u>	<u>1</u>	Total No. Sites	<u>1</u>	_____
Industrial	_____	_____	Total (Gross) Acreage	<u>16.638</u>	_____

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

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)
LOT TO POND

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 _____

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 1 (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 | Ranchos Real Investment Properties, LLC, 6080 Surety Dr., Ste.300 El Paso, TX 79905 | 915-592-0238 |
| | | (Name & Address, Zip) | (Phone) |
| 13. | Developer | Ranchos Real Investment Properties, LLC, 6080 Surety Dr., Ste.300 El Paso, TX 79905 | 915-592-0238 |
| | | (Name & Address, Zip) | (Phone) |
| 14. | Engineer | Cunde, Inc. 6080 Surety Dr., Ste. 100 El Paso, TX 79905 | 915-592-0283 |
| | | (Name & Address, Zip) | (Phone) |

OWNER SIGNATURE: 

REPRESENTATIVE SIGNATURE: 

REPRESENTATIVE CONTACT (PHONE): 915-592-0238

REPRESENTATIVE CONTACT (E-MAIL): Cconde@condcinc.com

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

ATTACHMENT 4

Planning and Inspections Department- Planning Division

Developer / Engineer shall address the following comments:

1. Provide Original and current certificate tax certificate(s) with zero balance
2. Provide the instrument number verifying water and sewer compliance, as referenced in Plat Note No. 2, or please remove the plat note if it is not applicable.
3. Please provide the total right-of-way width for John Hayes St.
4. Include a plat note indicating the reason for replat.
5. Please label the dashed lines that run along Pebble Hills Boulevard at the intersection with Tim Foster Street.
6. Update the application in order to reflect vesting request.

Planning and Inspections Department- Land Development Division

SUSU26-00023 - Tierra Del Este GMU Unit One - Approved

1. Include acres in square feet on the legal description.
2. Boundary closure report is ok.
3. Add general note to plat (modify wording if needed):

"This subdivision is subject to on-site ponding as per (SDM panel 1-4C-J, 19.19.010A and DDM, 11.1). The majority of stormwater is conveyed to (TDE GMU Pond), and the remainder is conveyed to (TDE Pebble Hills Pond)."

Parks and Recreation Department

We have reviewed Tierra De Este GMU, a preliminary plat map and on behalf of Parks & Recreation Department, we offer Developer / Engineer the following comments:

Please note that this Subdivision is zoned GMU meeting the requirements for a mixed use of residential and non-residential components and applicant is proposing a mixed use therefore, we offer the following comments:

1. Applicant is proposing a **Non-residential use**, covenants need to be provided restricting all residential uses and if gross density waiver is granted by the City Manager of the Planning Department designee, then Applicant shall be required to pay "Park fees" at a rate of **\$1,000.00 per acre, for a total amount of \$16,630.00**, calculated as follows:

16.63 acres non-residential @ rate of \$1,000.00 per acre = **\$16,630.00**

Please allocate generated funds under Park Zone: **E-9**

Nearest Park: Holly Springs Linear Park

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

Streets and Maintenance Department

We require more information from the applicant to determine if a traffic impact analysis is required. We require the land use and GFA of the proposed developments.

Please note that this Resubdivision Final request is related to case SUSU24-00092, for which the Resubdivision Preliminary request was approved by CPC on December 5, 2024, and that this Resubdivision Final request is consistent with the previously approved Resubdivision Preliminary request.

Streets lights:

Street Lights does not object to this request.

For the development of the subdivision a complete set of plans shall be submitted to Street Lights Department for review showing the minimum requirements for street illumination proposals**. The submission shall contain but shall not necessarily be limited to plans indicating the location on the premises of all lighting fixtures, both proposed and existing on the site***. The description of all lighting fixtures, both proposed and existing. Photometric data. Plans shall show street illumination design and details. El Paso city code is applicable to this process, Street Design Manual (SDM)* and any other applicable standards or requirements of the city.

Street Lights requires that all projects that involves a roadway is to be evaluated for lighting requirements based on the City of El Paso Street Design Manual (SDM) and the Design Standards for Construction (DSC) according to City of El Paso Codes (cited below). While developing a project or construction area the existing street illumination system shall be protected and preserved. Complete survey for street illumination system shall be shown on plans. Any change on existing street illumination systems shall be coordinated with Street Lights Department.

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:

1. No objection to application.
2. For future development, a complete set of improvement plans shall be submitted for review.
3. 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.
4. 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

El Paso Water does not object to this request.

The subject property is located within an Annexation Service Area. Annexation fees are due at the time the El Paso Water receives an application for water and sewer services.

The Owner/Developer of Tierra Del Este GMU Unit One has entered into a Development Agreement with the El Paso Water – Public Service Board (EPWater-PSB) to construct 8-inch diameter water main and 8-inch diameter sanitary sewer main that will provide water and sewer service to this property. The Developer’s utility contractor is currently installing the required water and sanitary sewer mains which can be extended to provide service once EPWater-PSB issues a Letter of Final Acceptance of the facilities.

Water:

There is an existing 12-inch diameter water main that extends along the north side of Pebble Hills Blvd, approximately 20-feet south of and parallel to the northern right-of-way line of Pebble Hills Blvd. This water main is available for service.

There is an existing 12-inch diameter water main that extends along the east side of John Hayes St., approximately 20-feet west of and parallel to the eastern right-of-way line of John Hayes Street. This water main is available for service and can be extended.

Previous water pressure from fire hydrant #10257 located at northwest corner of the intersection of Pebble Hills Blvd. and John Hayes St., has yielded a static pressure of 62 psi, a residual pressure of 44 psi, and a discharge of 949 gallons per minute.

Sanitary Sewer:

There is an existing 36-inch diameter sanitary sewer main that extends along the south side of Pebble Hills Blvd., approximately 50-feet north of and parallel to the southern right-of-way line of Pebble Hills Blvd. No direct service connections are allowed to this main as per the El Paso Water - Public Service Board Rules & Regulations.

There is an existing 36-inch diameter sanitary sewer main that extends along the west side of John Hayes St., approximately 50-feet east of and parallel to the western right-of-way line of John Hayes Street. No direct service connections are allowed to this main as per the El Paso Water - Public Service Board Rules & Regulations.

General:

Sanitary sewer main extension along a PSN easement will be required. Main extension shall be over the entire frontage. Water main shall be extended creating a lopped system. The main extension and easement acquisition costs are the responsibility of the owner.

No building, reservoir, structure, parking stalls or other improvement, other than asphaltic paving (HMAC), shall be constructed or maintained on the above referenced EPWater-PSB easement without the written consent of EPWater-PSB. The Developer shall refrain from constructing rock walls, signs, buildings, curbs or any structure that will interfere with the access to the PSB easements. There shall be at least 5-foot setback from the easement line to any building, sign or structure. All easements dedicated for public water and sanitary sewer facilities shall comply with the EPWater-PSB Easement Policy. The PSB easements shall be improved to allow the operation of EPWater maintenance vehicles. EPWater-PSB requires access to the proposed water, sanitary sewer facilities, appurtenances, and meters within the easement 24 hours a day, seven (7) days a week.

During the site improvement work, the Owner/Developer shall safeguard all existing water mains, sewer mains, and appurtenant structures. The Owner/Developer shall minimize changes in grade above or near the vicinity of the existing PSB facilities and is responsible for the cost of setting appurtenant structures to final grade.

EPWater requires a new service application to provide service to the property. New service applications are available at 1154 Hawkins, 3rd floor and should be made 6 to 8 weeks in advance of construction to ensure water for construction work. 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 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:

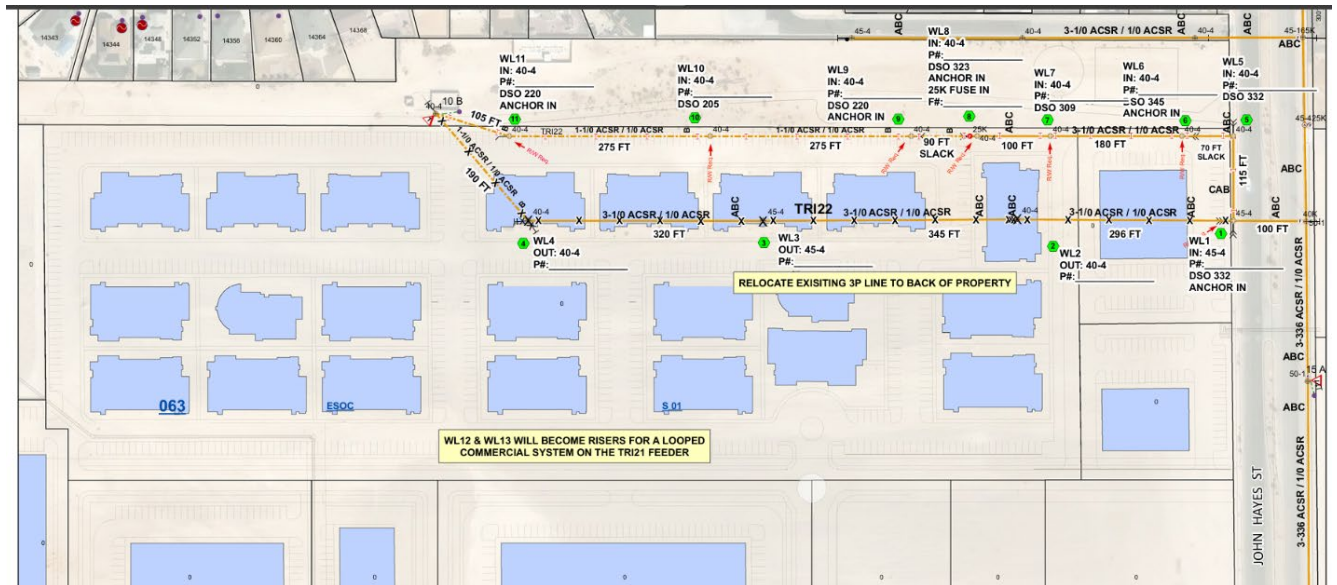
EPWater – SW has reviewed the above-described subdivision and has no objection to its approval

Texas Gas

In reference to case SUSU26-00023 - Tierra Del Este GMU Unit One, Texas Gas Service has no comments as long as the access and utility easement remain in place.

El Paso Electric

Please note the existing line within the parcel and a 10' wide easement along the parcel boundary for the line relocation. Once the line has been relocated, we can proceed with an easement vacation for the parcel.



El Paso County Water Improvement District #1

The above mentioned item is not within the boundaries of EPCWID

El Paso County 911 District

There is only one proposed address shown on the plat. What is the proposed address for the second lot?

El Paso Central Appraisal District

There are no comments from Central Appraisal for Tierra del Este GMU #1.

Sun Metro

No comments received.

Fire Department

No comments received.

Capital Improvement Department

No comments received.

El Paso County

No comments received.

Texas Department of Transportation

No comments received.