

Tierra Del Este Unit Ninety Four



City Plan Commission — March 27, 2025

CASE NUMBER/TYPE:	SUSU25-00014 – Major Combination
CASE MANAGER:	Alex Alejandre, (915) 212-1642, AlejandreAX@elpasotexas.gov
PROPERTY OWNER:	Ranchos Real Land Holdings, LLC
REPRESENTATIVE:	Conde, Inc.
LOCATION:	South of Edgemere Blvd. and East of John Hayes St. (Extraterritorial Jurisdiction (ETJ))
PROPERTY AREA:	112.66 acres
VESTED RIGHTS STATUS:	Vested (August 2008)
PARK FEES:	Park Fees Not Required
EXCEPTIONS/MODIFICATIONS:	Yes, see following section
ZONING DISTRICT(S):	N/A property lies within ETJ

SUMMARY OF RECOMMENDATION: Staff recommends **APPROVAL WITH CONDITION** of Tierra Del Este Unit Ninety Four on a Major Combination basis, subject to the following condition:

- That the applicant landscape the rear of all double-frontage lots, in accordance with Section 19.23.040(H)(3)(c) of the El Paso City Code.

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

- To allow for Block 119 to exceed 2,400 total block perimeter.
- To allow for a location map scale of 1" = 1,000'.

TIERRA DEL ESTE UNIT NINETY FOUR



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 result in misinterpretations of the data. The Planning & Inspections Department Planning Division makes no claim to its accuracy or completeness.



0 150 300 600 900 1,200 Feet



Figure A: Proposed plat with surrounding area

DESCRIPTION OF REQUEST: The applicant is proposing to subdivide 112.66 acres to create a residential subdivision comprising of four-hundred and sixty-seven (467) single-family lots, two (2) park sites with a combined acreage of 7.04 acres, two (2) drainage pond sites with a combined acreage of 4.35 acres in size, and one (1) commercial site with 6.68 acres. The residential lots will range from approximately 6,000 square feet to 7,600 square feet. Drainage will be provided by surface flow runoff to the drainage pond sites proposed within the subdivision. Primary access to the subdivision will be from Tim Floyd Street and from Edgemere Boulevard. This application was granted vested rights under the Tierra del Este III Phase VI Land Study, and was reviewed under the Subdivision Code that was in effect after June 1, 2008.

CASE HISTORY/RELATED APPLICATIONS: The proposed development falls within the area of the Tierra del Este III Phase VI Land Study, which was approved by the City Plan Commission (CPC) in 2008. The proposed development is in conformance with the previously approved land study.

EXCEPTIONS, MODIFICATIONS, OR WAIVER REQUESTS: The applicant is requesting two (2) waivers pursuant to El Paso City Code 19.48.3 – (Criteria for Approval) of the August, 2008 Code. The waivers are as follows:

1. To allow for Block 119 to exceed 2,400 total block perimeter, due to accommodating a drainage pond and park.
2. To allow for a location map scale of 1" = 1,000' instead of 1" = 600'

EVALUATION OF EXCEPTION REQUEST: Per El Paso Code Section 19.15.8(a) of the applicable code, the maximum length of any block or street segment (including a looped street) shall be sixteen hundred feet (1,600') along arterial streets and 1,200 feet along other streets, except when Table 19.15-3 specifies otherwise or where topographic features or parcels of one-half (1/2) acre or larger would justify an exception from this requirement.

El Paso Code Section 19.48.3(a.1) of the applicable code states that the following criteria shall be applied in deciding a waiver or exception:

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 Chapter 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 or 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 Chapter, 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 applicant's desire for increased financial gain from the 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 this section.

In this case, the increased street/block perimeter is caused by the placement of a park and a drainage pond site, a topographic feature. The consolidation of the park and pond is the most efficient use of land, and creates a block that exceeds the maximum block length. The park and pond are public facilities that enhance the livability of the development.

Regarding the change of scale to the location map, the proposed scale provides for a higher level of context than what is otherwise required, and improves the maps' legibility.

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

Surrounding Zoning and Use	
North	Extraterritorial Jurisdiction (ETJ) / Vacant, school, and residential development
South	Extraterritorial Jurisdiction (ETJ) / Vacant
East	Extraterritorial Jurisdiction (ETJ) / Vacant
West	R-5 (Residential) / Residential development
Nearest Public Facility and Distance	
Park	Parks are proposed within the subdivision
School	Idea Edgemere Charter School (0.05 miles)
Plan El Paso Designation	
O-6, Potential Annexation	
Impact Fee Service Area	
Eastside	

PUBLIC COMMENT: N/A

PLAT EXPIRATION: This application will expire on **March 27, 2028**. 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.
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. **(Staff Recommendation)**
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)

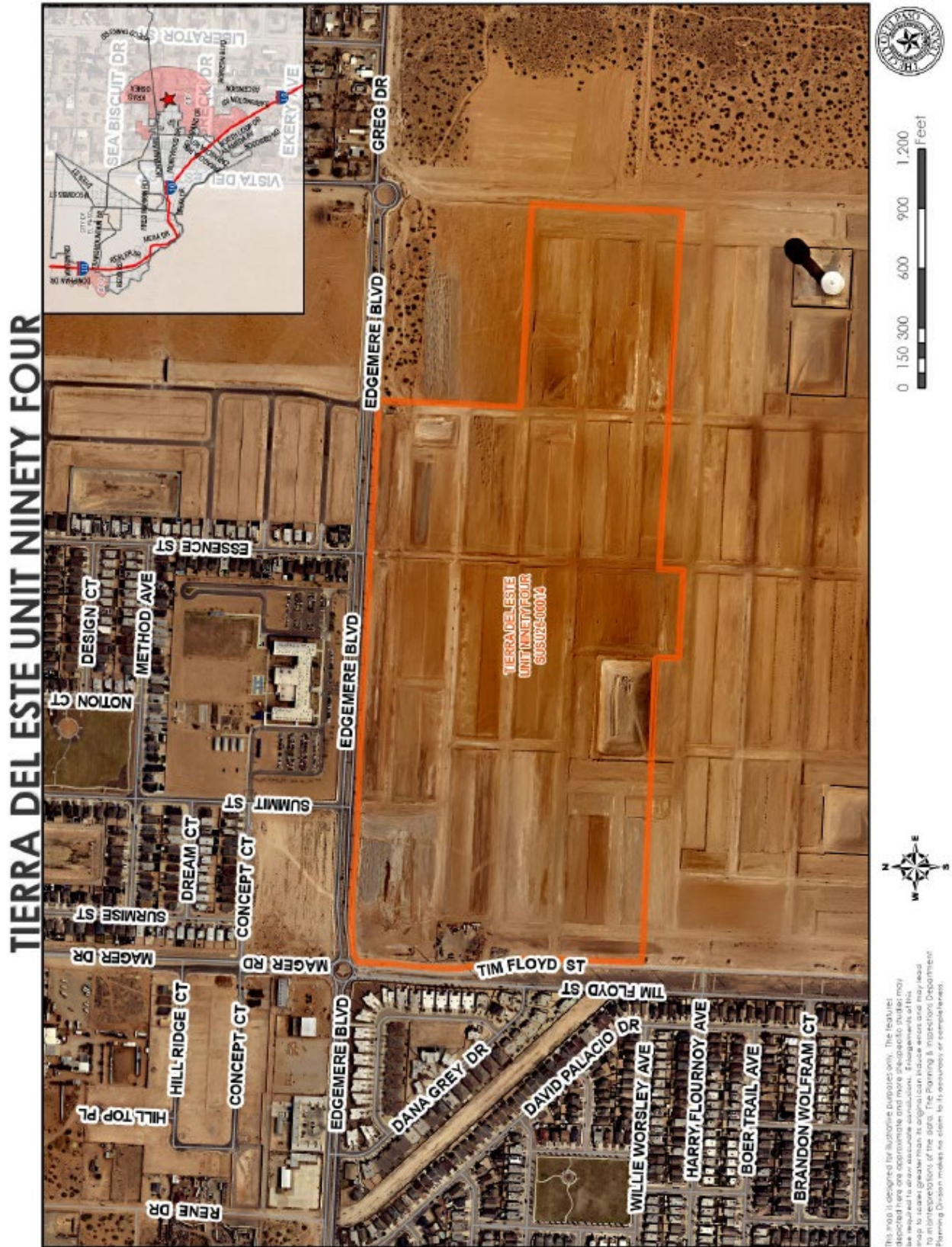
The approval of waivers from, or exceptions or modifications to any applicable code provision is at the discretion of the CPC, in consideration of any criteria provided by the El Paso City Code for the review of such waivers, exceptions, or modifications. In evaluating the request(s), the CPC may take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

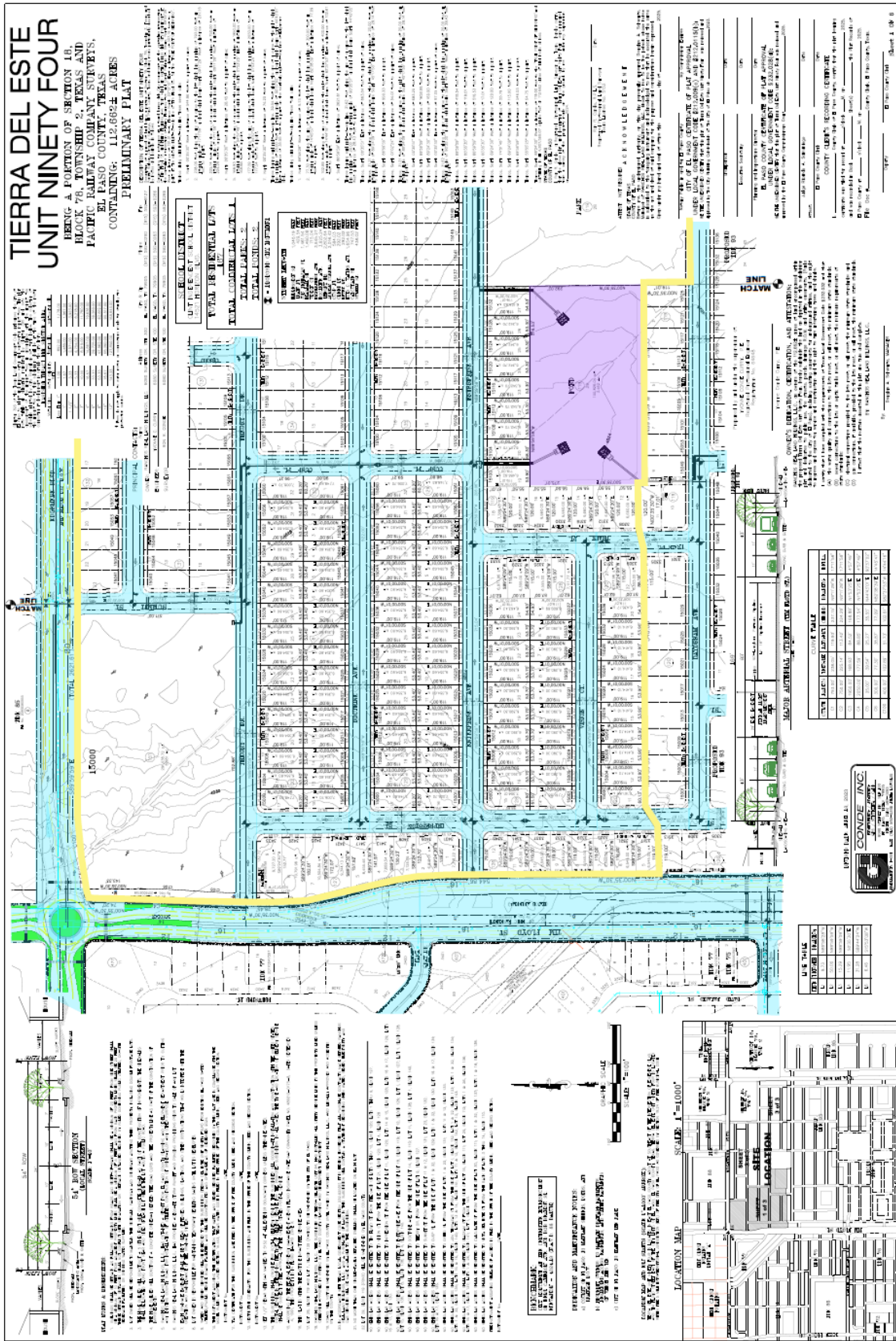
1. Aerial Map
2. Preliminary Plat
3. Final Plat
4. Exception Request
5. Application
6. Department Comments

ATTACHMENT 1



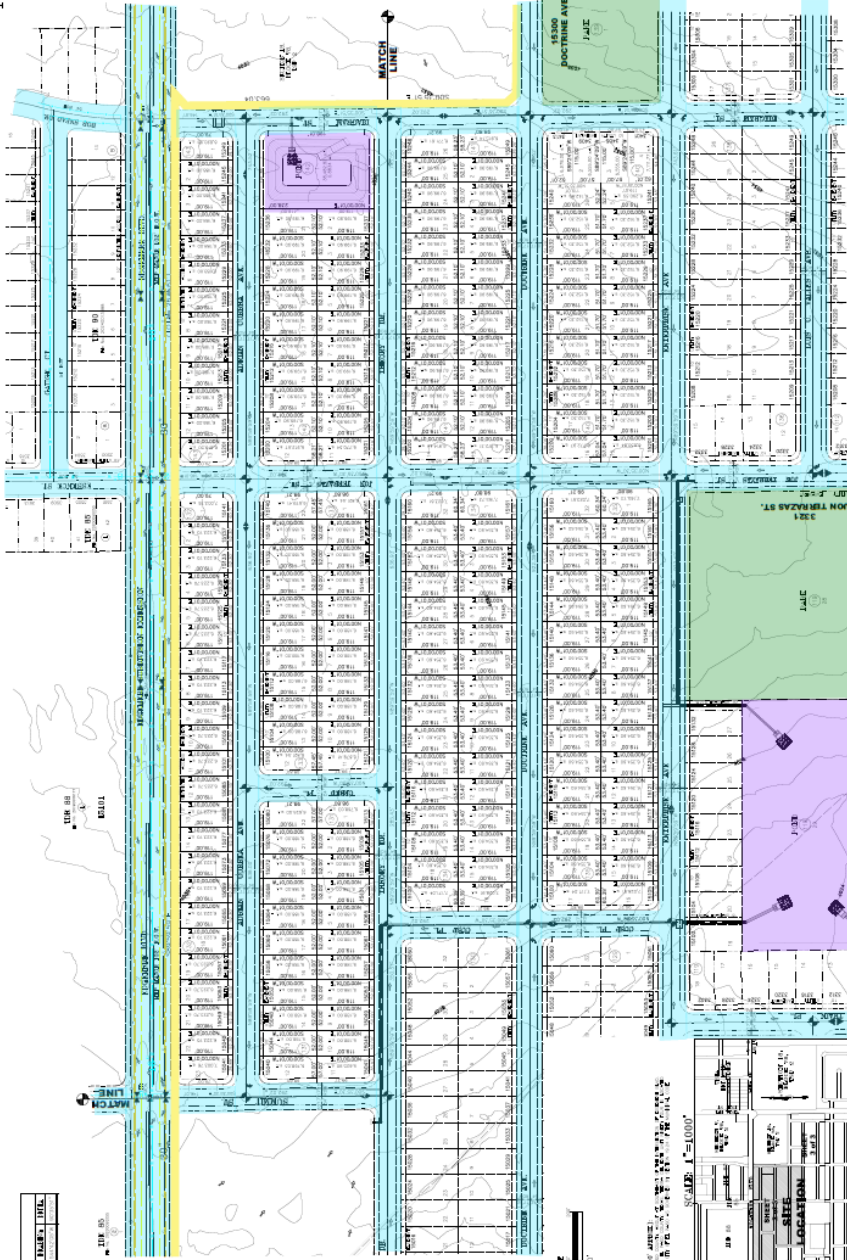
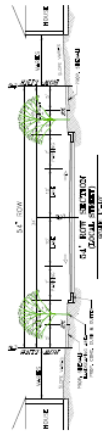
TIERRA DEL ESTE UNIT NINETY FOUR

ATTACHMENT 2



TIERRA DEL ESTE UNIT NINETY FOUR

TRKING & PORTION OF SECTION 18
RANGE 74, TOWNSHIP 2, TEXAS AND
PACIFIC RAILWAY COMPANY SURVEYS,
EL PASO COUNTY, TEXAS
CONTAINING 112,662± ACRES
PRELIMINARY PLAN



SECTION 18 RANGE 74, TOWNSHIP 2, TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS, EL PASO COUNTY, TEXAS CONTAINING 112,662± ACRES PRELIMINARY PLAN
TOTAL INDUSTRIAL USE TOTAL RESIDENTIAL USE TOTAL AGRICULTURAL USE TOTAL PAVED TOTAL UNPAVED

SECTION 18 RANGE 74, TOWNSHIP 2, TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS, EL PASO COUNTY, TEXAS CONTAINING 112,662± ACRES PRELIMINARY PLAN
TOTAL INDUSTRIAL USE TOTAL RESIDENTIAL USE TOTAL AGRICULTURAL USE TOTAL PAVED TOTAL UNPAVED

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SCALE: 1" = 1000'

LOCATION MAP

TIERRA DEL ESTE UNIT NINETY FOUR

BEING A PORTION OF SECTION 18,
BLOCK 7B, TOWNSHIP 2, TEXAS AND
FACTOR RAILWAY COMPANY SURVEYS,
BEING CONVEYANCES
CONTAINING LEGAL ABSTRACTS
PRELIMINARY PLAN

SECTION 18	18.0000
TOTAL AREA	18.0000
TOTAL ABSTRACTS	18.0000
TOTAL LOTS	18.0000
TOTAL LOTS	18.0000
TOTAL LOTS	18.0000

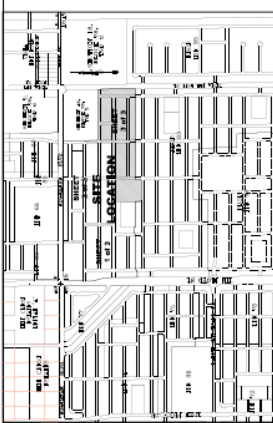
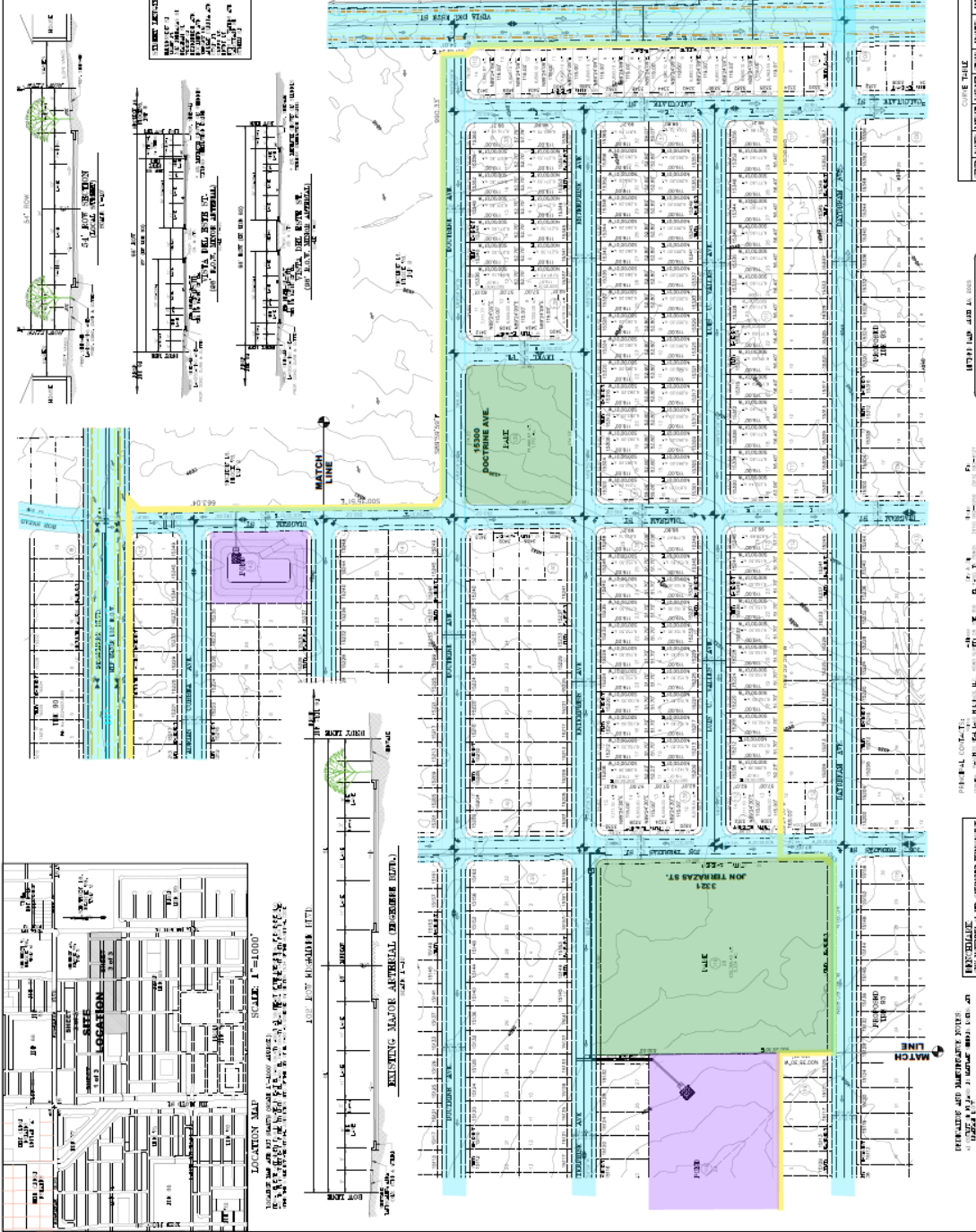
SECTION 18	18.0000
TOTAL AREA	18.0000
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TOTAL LOTS	18.0000
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TOTAL AREA	18.0000
TOTAL ABSTRACTS	18.0000
TOTAL LOTS	18.0000
TOTAL LOTS	18.0000
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SECTION 18, BLOCK 7B, TOWNSHIP 2, TEXAS AND FACTOR RAILWAY COMPANY SURVEYS, BEING CONVEYANCES CONTAINING LEGAL ABSTRACTS PRELIMINARY PLAN

THIS PLAN IS A PRELIMINARY PLAN AND IS NOT TO BE USED FOR ANY PURPOSES OTHER THAN THE PURPOSES FOR WHICH IT WAS PREPARED. THE OWNER OF THIS PROPERTY IS ADVISED THAT THIS PLAN IS NOT TO BE USED FOR ANY PURPOSES OTHER THAN THE PURPOSES FOR WHICH IT WAS PREPARED.



LOT	AREA	PERCENT	TOTAL
1	1.00	5.56	1.00
2	1.00	5.56	1.00
3	1.00	5.56	1.00
4	1.00	5.56	1.00
5	1.00	5.56	1.00
6	1.00	5.56	1.00
7	1.00	5.56	1.00
8	1.00	5.56	1.00
9	1.00	5.56	1.00
10	1.00	5.56	1.00
11	1.00	5.56	1.00
12	1.00	5.56	1.00
13	1.00	5.56	1.00
14	1.00	5.56	1.00
15	1.00	5.56	1.00
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100	1.00	5.56	1.00



SECTION 18	18.0000
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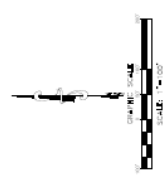
PREPARED AND MANAGED BY CONDE INC. 18000 POINTING AVE, SUITE 100, DALLAS, TEXAS 75244-1100. PHONE: (214) 343-1100. FAX: (214) 343-1101. WWW.CONDEINC.COM

TIERRA DEL ESTE UNIT NINETY FOUR

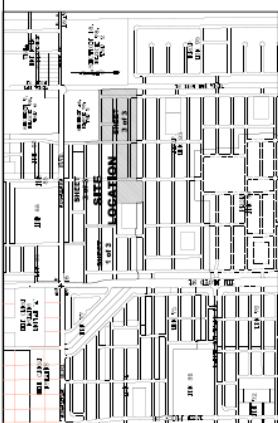
BEING A PORTION OF SECTION 10,
BLOCK 76, TOWNSHIP 2, TEXAS AND
PACIFIC RAILWAY COMPANY STRAYS,
EL PASO COUNTY, TEXAS
CONTAINING: 112.682± ACRES

NOTICE:
THIS MAP IS AN INSTRUMENT OF
RECORD AND SHALL BE A PUBLIC
DOCUMENT.

REMARKS AND MEASUREMENTS:
1. THIS MAP IS A PART OF THE
ORIGINAL SURVEY AND SHALL BE
RECORDED WITH THE ORIGINAL
SURVEY MAP.



LOT #	AREA (SQ. FT.)	AREA (AC.)	AREA (SQ. FT.)	AREA (AC.)
1	10,000	0.23	10,000	0.23
2	10,000	0.23	10,000	0.23
3	10,000	0.23	10,000	0.23
4	10,000	0.23	10,000	0.23
5	10,000	0.23	10,000	0.23
6	10,000	0.23	10,000	0.23
7	10,000	0.23	10,000	0.23
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14	10,000	0.23	10,000	0.23
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16	10,000	0.23	10,000	0.23
17	10,000	0.23	10,000	0.23
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23	10,000	0.23	10,000	0.23
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25	10,000	0.23	10,000	0.23
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27	10,000	0.23	10,000	0.23
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30	10,000	0.23	10,000	0.23
31	10,000	0.23	10,000	0.23
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40	10,000	0.23	10,000	0.23
41	10,000	0.23	10,000	0.23
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50	10,000	0.23	10,000	0.23
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70	10,000	0.23	10,000	0.23
71	10,000	0.23	10,000	0.23
72	10,000	0.23	10,000	0.23
73	10,000	0.23	10,000	0.23
74	10,000	0.23	10,000	0.23
75	10,000	0.23	10,000	0.23
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77	10,000	0.23	10,000	0.23
78	10,000	0.23	10,000	0.23
79	10,000	0.23	10,000	0.23
80	10,000	0.23	10,000	0.23
81	10,000	0.23	10,000	0.23
82	10,000	0.23	10,000	0.23
83	10,000	0.23	10,000	0.23
84	10,000	0.23	10,000	0.23
85	10,000	0.23	10,000	0.23
86	10,000	0.23	10,000	0.23
87	10,000	0.23	10,000	0.23
88	10,000	0.23	10,000	0.23
89	10,000	0.23	10,000	0.23
90	10,000	0.23	10,000	0.23
91	10,000	0.23	10,000	0.23
92	10,000	0.23	10,000	0.23
93	10,000	0.23	10,000	0.23
94	10,000	0.23	10,000	0.23
95	10,000	0.23	10,000	0.23
96	10,000	0.23	10,000	0.23
97	10,000	0.23	10,000	0.23
98	10,000	0.23	10,000	0.23
99	10,000	0.23	10,000	0.23
100	10,000	0.23	10,000	0.23



SECTION 10, T2S, R10E, E10
TOTAL ACRES: 112.682±
TOTAL CORNER LOTS: 100
TOTAL LOTS: 100

U.S. TALK	SECTION	TOWNSHIP	RANGE
10	2S	10E	10



PREPARED BY: [Signature]
DATE: [Date]
SCALE: 1" = 100'



ATTACHMENT 4



January 27, 2025

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

Attention: Saul Fontes

Re: Tierra Del Este Unit 94

Dear Saul,

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

- 19.01.050 - Location Map Scale, to allow for 1" = 1,000' instead of 1" = 600.
- 19.15.080 – Street Length – to allow for Block to exceed 2,400 total block perimeter due to El Paso Water Booster Station and Pond.
- DSC Standards for street name greater the 13 characters – to allow for "Harry Flournoy"

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

1. The circumstances causing the hardship do not similarly affect all or most properties in the vicinity of the applicants land;
2. The wavier or exception is necessary for the preservation and enjoyment of a substantial property right of the applicant;
3. Granting the waiver or exception will not be detrimental to the public health, safety or welfare, or injurious to other property within the area;
4. 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 Chapter, or adversely affect the rights of owners or residents of surrounding property;
5. The hardship or inequity is not caused wholly or in substantial part by the applicant;
6. The request for a waiver or exception is not based exclusively on the applicant's desire for increased financial hardship; and
7. The degree of variation requested is the minimum amount necessary to meet the needs of applicant and to satisfy the standards in this section.

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.

ATTACHMENT 5



MAJOR COMBINATION APPLICATION

DATE: 1/22/25 FILE NO. SUSU25-00014

SUBDIVISION NAME: TIERRA DEL ESTE UNIT NINETY FOUR

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
BEING A PORTION OF SECTION 18, BLOCK 78, TOWNSHIP 2, TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS, EL PASO COUNTY, TEXAS

2. Property Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	72.0592	467	Office	_____	_____
Duplex	_____	_____	Street & Alley	22.5324	1
Apartment	_____	_____	Ponding & Drainage	4.3454	2
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	7.044	2	_____	_____	_____
School	_____	_____	_____	_____	_____
Commercial	6.681	1	Total No. Sites	473	_____
Industrial	_____	_____	Total (Gross) Acreage	112.662	_____

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)
LOTS TO STREET TO PONDING

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 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 Ranchos Real Land Holdings, LLC 6080 Surety Dr., Ste. 300, El Paso, TX 79905
(Name & Address) (Zip) (Phone) 915-592-0290
13. Developer Ranchos Real Land Holdings, LLC 6080 Surety Dr., Ste. 300, El Paso, TX 79905
(Name & Address) (Zip) (Phone)
14. Engineer Conde, Inc., 6080 Surety Dr., Ste. 100 El Paso, TX 79905, 915-592-0283
(Name & Address) (Zip) (Phone)

OWNER SIGNATURE: 

REPRESENTATIVE SIGNATURE: _____

REPRESENTATIVE CONTACT (PHONE): 915-592-0283

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

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. Original copies of the tax certificate(s) with zero balance.
 - b. Original copies of the restrictive covenants.
2. Staff will recommend to the City Plan Commission (CPC) that the applicant landscape the rear of all double-frontage lots, as per section 19.23.040(H)(3)(c) of the applicable Subdivision Code.
3. Update year on City of El Paso Certificate of Plat Approval from 2023 to 20__.
4. Provide a park deed for each park dedicated to the City of El Paso prior to the recordation of the final plat.

Planning and Inspections Department- Land Development Division

No objections to proposed subdivision plat.

1. Include existing street roundabouts along Edgemere intersections.
2. Provide clearer and more legible PDF documents.
3. Delineate all watershed drainage areas DAI, DAII, & DAIII.
4. Label all ponds A & B from calculation tables on plan views the same for reference clarity.
5. Provide street centerline location with city monuments. Label point of beginning of survey and monument tie.
6. On site ponding is required as per Municipal Code. New developments and redevelopments are required to maintain the pre-development hydrologic response in their post-development state as nearly as practicable in order to reduce flooding.
7. Provide print-out of the mathematical closure of the exterior boundary of the subdivision indicating the error of closure, for the entire continuous perimeter.

El Paso Water

El Paso Water (EPWater) does not object to this request. As per EPWater-PSB Records, the Property is located outside the limits of the City of El Paso.

The subject property is located within the City of El Paso Eastside Impact Fee Service Area. Impact fees will be collected after the El Paso Water receives an application for water and/or sanitary sewer services.

Water:

There is an existing 16-inch water main that extends along Tim Floyd Street located 20-feet west of the east right-of-way line. No direct service connections are allowed to this water main in accordance with El Paso Water – Public Service Board Rules and Regulations. From this 16-inch water main, there are 8-inch water main stub-outs in the direction of Theory Dr., Enterprise Ave. and Harry Flournoy Ave. These stub-outs are available for main extension.

There is an existing 16-inch water main that extends along Tim Floyd Street located 25-feet west of the western property. No direct service connections are allowed to this water main in accordance with El Paso Water – Public Service Board Rules and Regulations.

There is an existing 36-inch water main that extends along Vista Del Este Street. This main is located approximately 11-feet east of and parallel to the west right-of-way line. This main extends to the Ranchos Real Tank. No direct service connections are allowed to this water main in accordance with El Paso Water – Public Service Board Rules and Regulations.

The Owner/Developer of Tierra Del Este Unit Ninety-Three has entered into a Development Agreement with the El Paso Water – Public Service Board (EPWater-PSB) to construct, 8-inch diameter and 16-inch diameter water mains and 8-inch diameter sanitary sewer mains. The Developer’s utility contractor is currently installing the required water and sanitary sewer mains which will be available for permanent service and extension once EPWater-PSB issues a Letter of Final Acceptance of the facilities.

There is an existing 16-inch water main that extends long Vista Del Este Street. This main is located approximately 23-feet east of and parallel to the west right-of-way line. This main dead-ends approximately 136-feet south of Edgemere Blvd. No direct service connections are allowed to this water main in accordance with El Paso Water – Public Service Board Rules and Regulations. This main will be extended to cover the entire Vista Del Este frontage.

Sewer:

There is an existing 15-inch sanitary sewer main along Tim Floyd Street. From this main there is an existing 12-inch sanitary sewer stub-out extending east along Harry Flournoy Ave towards the subject subdivision. This main can be extended to provide service.

There is an existing 24-inch sanitary sewer main that extends along Edgemere Blvd. No direct service connections are allowed to this water main in accordance with El Paso Water – Public Service Board Rules and Regulations. From this 24-inch sanitary sewer main, there are 8-inch main stub-outs extending south Summit Street, Jon Terrazas Street, and Diagram Street. These stub-outs can be extended to provide service.

General:

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 – 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:
EPWater – SW has reviewed the subdivision described above and has no objections.

Parks and Recreation Department

We have reviewed **Tierra Del Este Unit 94** a major combination plat map and on behalf of Parks & Recreation Department, we offer Developer / Engineer the following comments:

1. Please note this subdivision includes **6.68 acres non-residential** (commercial). Applicant shall be required to pay “park fess” for the non-residential portion of the subdivision for a total amount of **\$6,680** calculated as follows:

6.68 acres non-residential @ rate of \$1,000 per acre = \$6,680.00

2. In addition, please note that this Subdivision is part of Phase VI of Tierra Del Este Land Study. This subdivision is composed of **467** Single-family dwelling lots and applicant is proposing to dedicate **2** park sites with a total area of **7.04 Acres**. This subdivision meets the minimum of residential "Parkland" requirements per ordinance Title 19 – Subdivision and Development Plats, **Chapter 19.20 – Parks and Open Space** and exceed the requirements by **4.20 Acres** or **420** dwelling units that can be applied towards sub-sequent subdivisions within the approved Land Study-Phase VI. Parkland calculations as follows:

PHASE VI - TIERRA DEL ESTE LAND STUDY

SUBDIVISION	TOTAL LOTS	REQUIRED PARKLAND ACREAGE	PROPOSING/DEDICATED PARKLAND ACREAGE
TDE 85	309	3.09	7.52
TDE 90	602	6.02	2.07
TDE 91	996	9.96	6.84
TDE 92	462	4.62	12.99
TDE 93	678	6.78	2.88
TDE 94	467	4.67	7.04
TOTAL	3514	35.14	39.34

TOTAL DEDICATED PARKLAND	39.34	Acres
TOTAL REQUIRED PARKLAND	35.14	Acres
PARKLAND CREDITS	4.20	Acres

This subdivision is located within park zone: **E-9**

Nearby Park: **Miners Park**

Additionally, we offer the following informational comments to assist Applicant in the construction drawings design of the new Park.

Please note that design layout (Concept & Final) need to be coordinated with Parks Department and/or department liaison/designee for review and approval and are to include at minimum the following improvements:

1. Refer to current ordinance Chapter 19.20 – Parks and Open Space and the Design & Construction Standards for Park Facilities as approved by Mayor and Council.
2. Irrigation System must be designed to accommodate site static water pressure less 9% and a pump must be incorporated to accommodate design criteria.
3. Note for all park improvements (sidewalks, Ramps, etc.) and paved Hike/Bike trails (if applicable) to be compliant with required accessibility criteria as set forth in ADAAG & TAS standards as mandated by Federal and State Governments.
4. Project(s) must be coordinated with TDLR to insure compliance with TAS requirements to include inspection, and certificate of substantial completion; approval of the subdivision /park improvement plans is subject to applicant providing proof of the project registration number (EAB Project Registration No. by the State Agency).
5. No signs, fire hydrants, lights, NDCBU's, electrical/water boxes, telephone pedestals, no obstructions in general, shall be placed into proposed perimeter sidewalk, nor shall any utility conduits be placed along the park site – Any utilities with-in the parkway need to be underneath the proposed sidewalk and buried at 5' minimum cover.
6. Provide pedestrian-oriented perimeter park lighting along adjacent public and private street rights of way. Engineer to coordinate with Parks Department and/or department liaison/designee, Planning and Inspections Engineering & Construction Management Division, SAM Dept., and E.P.E.Co., light poles location & conduit placement; light poles shall be steel, direct bury with a minimum 65 watt LED luminaire installed at max. 150' apart and/or at all street intersections along the park side and not along the residential side to prevent duplication of light poles.
7. Developer/Contractor shall obtain soil samples (taken from actual park site location finished ground) & provide complete analysis report (textural, soils classification, minerals and nutrients availability, water infiltration/percolation, detailed salinity, & PH conductivity test). Report shall include recommendations for soils amendments and preparation to insure soil conditions are suitable for turf, shrubs, and tree growth; coordinate site visit with Parks staff or Dept. designee for collection of soil samples.

8. Any unsuitable soil conditions shall be remedied to eliminate hard soils, stony soils, high caliche soils, clay soils and contaminated soils to a minimum depth of 12 inches and by shattering, in two directions, of hard pan caliche, clay soils, rocks to a depth of 36 inches below finished grade as required for proper planting as per Park's Design & Construction Standards for Park Facilities approved on 01/08/2013
9. Any unsuitable soil materials not approved by Parks Department and/or department liaison/designee are to be removed, disposed-off, and replaced with "Top Soil" / Sandy Loam material (blend of 40% Sand, 40% Silt, & 20% Clay - Capable of holding moisture) to include organic matter / nutrients to a minimum depth of 12 inches.
10. Any sloped areas (if flatter areas are not feasible) along park's frontages shall be at the max. 1 vertical: 20 horizontal (5%) or as determined according to the park improvements plan review.
11. Provide adequate cross-sections, enough to better understand/visualize the finished improvements.
12. Grading and drainage plan for the site, to be reviewed and approved by Parks Department and/or department liaison/designee.
13. Developer / Contractor are required to obtain irrigation, building, electrical, and any other required permit(s) from Planning & Inspections One Stop Shop City Development Division.
14. At minimum, a 7' wide meandering concrete sidewalk is required all along the park's frontage unless a Trail is required, then current Park Design Standards for Park Facilities shall apply.
15. Provide an age appropriate 2-5- or 5-12-years old play structure from approved vendors with a minimum fifty foot by fifty-foot user zone complete with metal shade canopy or approved alternative equipment/amenities as applicable.
16. Provide one 30' tall Pre-stressed concrete direct bury light pole at the playground or focal point of the park; use LED type fixtures and lamps for a maximum five foot-candles with a uniformity ratio of 3:1 to include photo cell and timer.
17. Provide shaded picnic tables and or benches and trashcans on concrete pads as required / applicable.
18. Street trees shall be provided along the parkway spaced at maximum 20' on center.
19. Construction of Park improvements need to be coordinated and inspected by Parks Department and/or department liaison/designee.
20. Park Site acceptance for maintenance is contingent upon completion and acceptance of all subdivision improvements by the director of the Land Development Services Department or designee.

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

Thanks for coordinating these items with the consultant; please do not hesitate to call if you have any questions, differ from above comments, or require additional information.

This subdivision is located within park zone: **E-12**

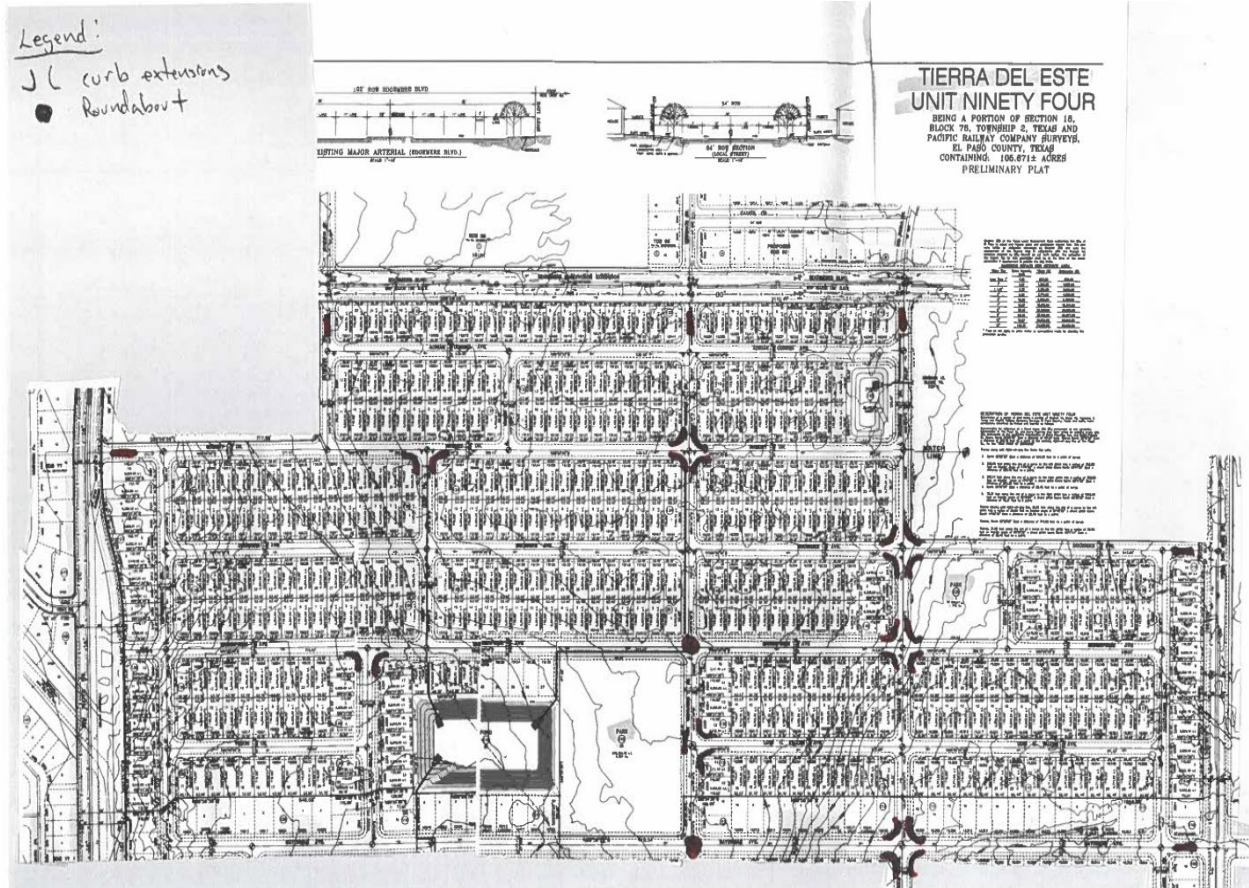
Nearest Park: **Moon Park**

Streets and Maintenance Department

Streets and Maintenance traffic engineering has the following comments:

- Speed limit shall be 25mph when entering the 35 ROW streets on subdivision according to the criteria on city ordinance **12.28.010 Generally. C.**
- There are streets which we highly recommend installing or constructing traffic calming devices since the concern in some of the streets are to encourage speeding. Can we implement the developer or builder to construct these traffic calming devices?
- As per city ordinance **19.03.010 Purpose, Exceptions and Effect** can be implemented on the traffic calming for the safety of citizens that are going to living in the subdivision.
- As per city ordinance **19.15.020 Subdivider responsibility** can be implemented on traffic calming for streets being constructed on subdivision

- Please see attachment for recommendations on traffic calming locations



Streets Lighting:

Does not object to this request. 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).

Plans shall show City of El Paso limits. If any part of the subdivision is inside the City of El Paso limits the following comments apply:

For the development of a 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 Department requires that a project 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.

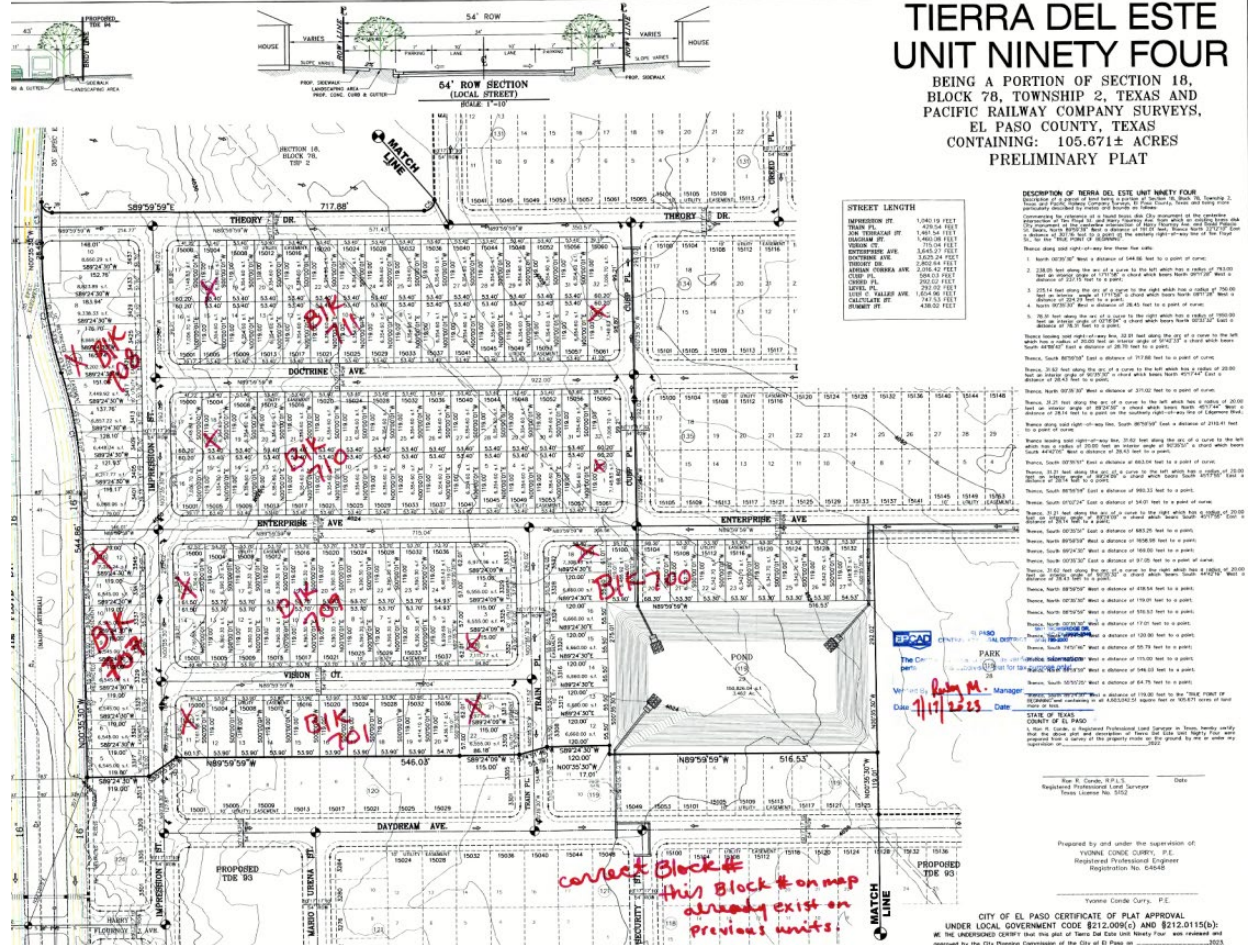
Contract Management:

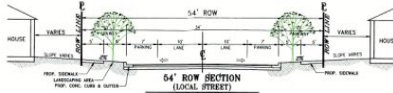
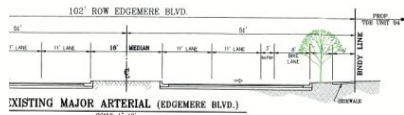
Indicate when placing Sidewalks the municipal Code Chapter 19.21 of Sidewalks shall be followed, and Chapter 13.04.020 Sidewalk Specifications. Indicate that for driveways the municipal code chapter 13.12 shall be followed

Incorporate that any manhole, water valve or gas valve shall be raised to the new paving level and added an apron. Indicate that any type of water valve, manhole must have a concrete apron. and any city monuments if disturbed must be restored by a licensed surveyor. Indicate that new asphalt or any new concrete structures must be compliant before acceptance and any type of damages must be restored before doing the final walkthrough. Indicate that leading ramps must be aligned with a receiving ramp and be ADA compliant

El Paso Central Appraisal District

Please attach maps for comments from Central Appraisal.





TIERRA DEL ESTE UNIT NINETY FOUR

BEING A PORTION OF SECTION 18,
BLOCK 78, TOWNSHIP 2, TEXAS AND
PACIFIC RAILWAY COMPANY SURVEYS,
EL PASO COUNTY, TEXAS
CONTAINING: 105.671± ACRES
PRELIMINARY PLAT

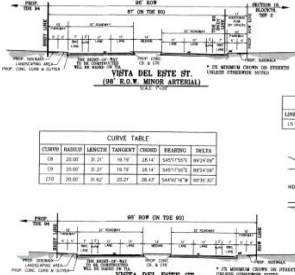
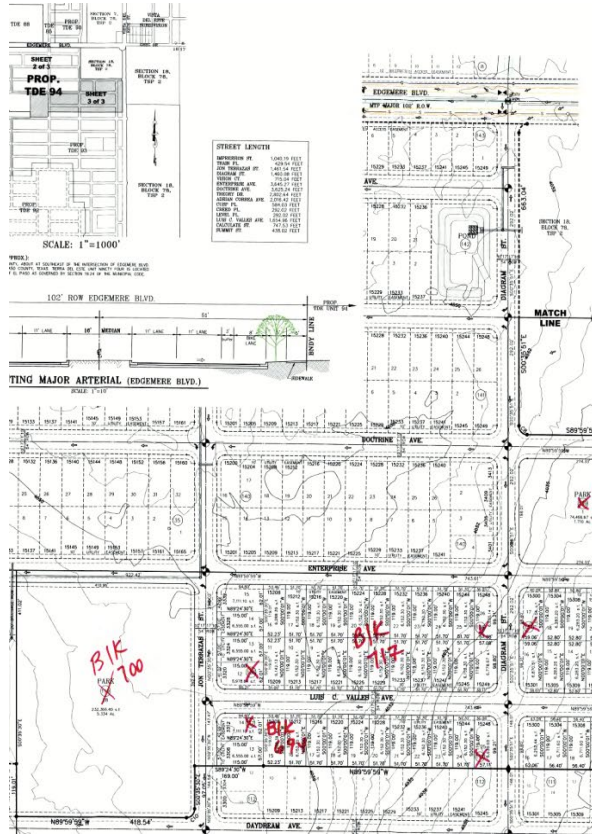


Number of Acres of Each Block as Shown on this Plat is as follows:

Block No.	Area	Acres
713	1.1000	1.1000
714	1.1000	1.1000
715	1.1000	1.1000
716	1.1000	1.1000
721	1.1000	1.1000
722	1.1000	1.1000
723	1.1000	1.1000
724	1.1000	1.1000

DESCRIPTION OF TIERRA DEL ESTE UNIT NINETY FOUR
This plat shows the subdivision of a portion of Section 18, Block 78, Township 2, Texas and Pacific Railway Company surveys, El Paso County, Texas, containing 105.671± acres, into 16 blocks, each containing 1.1000 acres, more or less, as follows:

- Block 713: Containing 1.1000 acres, more or less, bounded on the north by Edgemere Blvd., on the east by Edgemere Blvd., on the south by Edgemere Blvd., and on the west by Edgemere Blvd.
- Block 714: Containing 1.1000 acres, more or less, bounded on the north by Edgemere Blvd., on the east by Edgemere Blvd., on the south by Edgemere Blvd., and on the west by Edgemere Blvd.
- Block 715: Containing 1.1000 acres, more or less, bounded on the north by Edgemere Blvd., on the east by Edgemere Blvd., on the south by Edgemere Blvd., and on the west by Edgemere Blvd.
- Block 716: Containing 1.1000 acres, more or less, bounded on the north by Edgemere Blvd., on the east by Edgemere Blvd., on the south by Edgemere Blvd., and on the west by Edgemere Blvd.
- Block 721: Containing 1.1000 acres, more or less, bounded on the north by Edgemere Blvd., on the east by Edgemere Blvd., on the south by Edgemere Blvd., and on the west by Edgemere Blvd.
- Block 722: Containing 1.1000 acres, more or less, bounded on the north by Edgemere Blvd., on the east by Edgemere Blvd., on the south by Edgemere Blvd., and on the west by Edgemere Blvd.
- Block 723: Containing 1.1000 acres, more or less, bounded on the north by Edgemere Blvd., on the east by Edgemere Blvd., on the south by Edgemere Blvd., and on the west by Edgemere Blvd.
- Block 724: Containing 1.1000 acres, more or less, bounded on the north by Edgemere Blvd., on the east by Edgemere Blvd., on the south by Edgemere Blvd., and on the west by Edgemere Blvd.



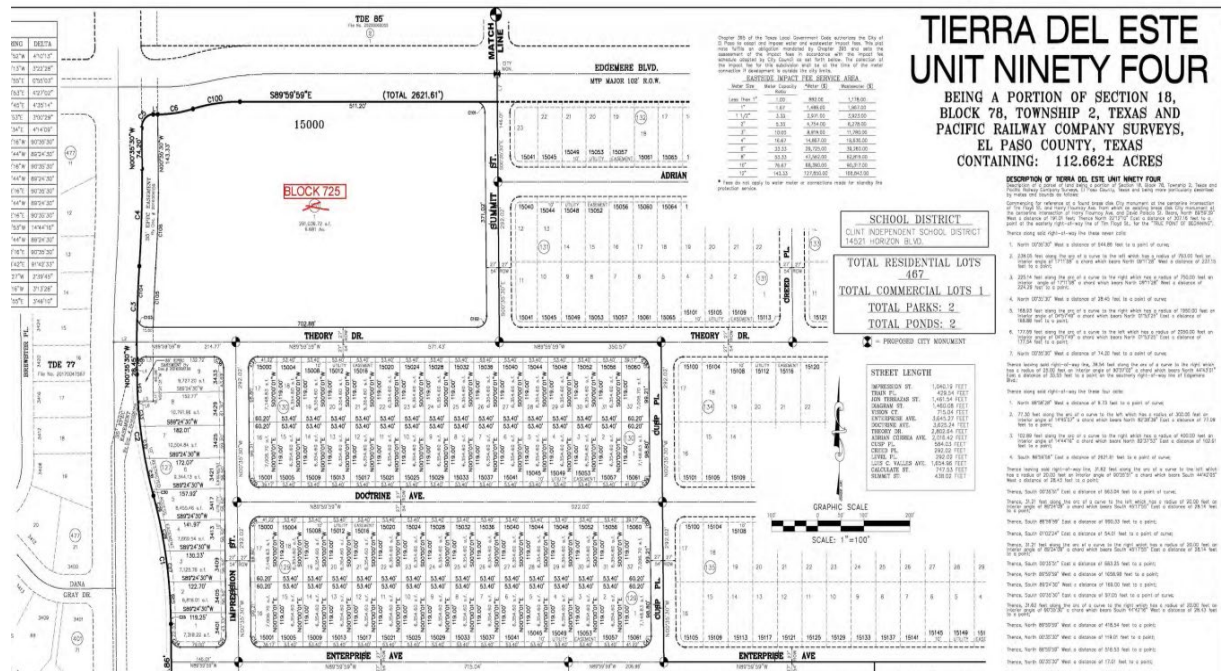
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There is portion (block 151) that was not on the previous maps. Added Blk 725 instead of block 151 which is already in another unit.



Texas Gas

In reference to case SUSU25-00014 - Tierra Del Este Unit Ninety Four, Texas Gas Service does not allow permanent structures nor trees to be installed on top of TGS gas mains or service lines. If a conflict is anticipated, the developer, contractors or owner representative should contact TGS to relocate the gas main and/or service at the developer's expense.

El Paso Electric

We have no comments for the Tierra Del Este Unit Ninety Four.

El Paso County

El Paso County has no comments to address.

El Paso County Water Improvement District #1

The above mentioned item is not within the boundaries of EPCWID1.

Fire Department

Recommend Approval. No adverse comments.

El Paso County 911 District

No comments received.

Texas Department of Transportation

No comments received.

Sun Metro

No comments received.