

Pebble Hills Green Hills Subdivision



City Plan Commission — February 12, 2026

CASE NUMBER/TYPE:	SUSU25-00099 – Major Combination
CASE MANAGER:	Alonso Hernandez, (915) 212-1585, HernandezJA5@elpasotexas.gov
PROPERTY OWNER:	Genagra, LP
REPRESENTATIVE:	SLI Engineering, Inc.
LOCATION:	South of Pebble Hills Dr. and West of Zaragoza Rd. (District 5)
PROPERTY AREA:	3.50 acres
VESTED RIGHTS STATUS:	Not Vested
PARK FEES:	\$138,040.00
ZONING DISTRICT(S):	A-3c (Apartment District / Conditions), C-3c (Commercial District / Conditions).

SUMMARY OF RECOMMENDATION: Staff recommends **APPROVAL** of Pebble Hills Green Hills Subdivision on a Major Combination basis.

Pebble Hills Green Hills Subdivision



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 40 80 160 240 320 Feet



Figure A: Proposed plat with surrounding area

DESCRIPTION OF REQUEST: The applicant is proposing to subdivide 3.50 acres into residential/multi-family lot. Access to the subdivision will be from Pebble Hills Dr using an established access easement. Stormwater drainage will be managed by on site ponding. This development is being reviewed under the current Subdivision code.

CASE HISTORY/RELATED APPLICATIONS: N/A

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

Surrounding Zoning and Use	
North	R-5 (Residential) / Residential development
South	C-3c (Commercial/ Conditions) / Commercial development
East	C-3c (Commercial/ Conditions) / Commercial development
West	A-3c (Apartment / Conditions) / Apartments
Nearest Public Facility and Distance	
Park	Tierra Buena Park (0.02 mi.)
School	Paso del Norte Fine Arts Academy (0.65 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 **February 12, 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. Preliminary Plat
3. Final Plat
4. Application
5. Department Comments

ATTACHMENT 1

Pebble Hills Green Hills Subdivision

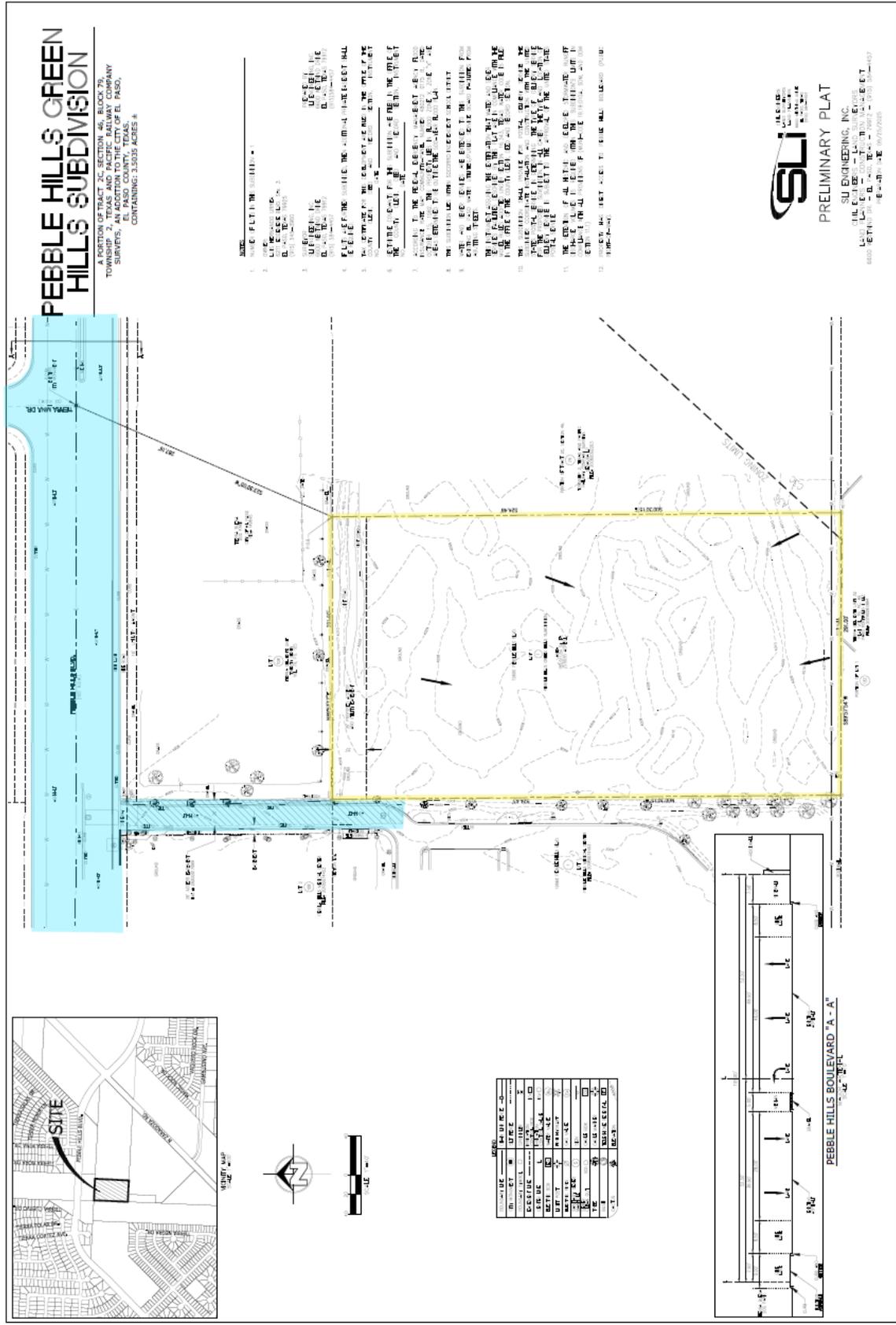


 Subject Property



This map is designed for illustrative purposes only. The scales may be required to show accurate conclusions. Measurements on this map to scale are based on the original plan and may not be to measurements of the site. The Planning & Inspection Department Planning Division does not claim to be accurate or complete.

ATTACHMENT 2



ATTACHMENT 4



MAJOR SUBDIVISION APPLICATION

DATE: 11/10/2025 FILE NO. _____

SUBDIVISION NAME: PEBBLE HILLS GREEN HILLS

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
PORTION OF TRACT 2G SECTION 46, BLOCK 79, TOWNSHIP 2, TEXAS AND
±

2. Property Land Uses:

	<u>ACRES</u>	<u>SITES</u>		<u>ACRES</u>	<u>SITES</u>
Single-family	_____	_____	Office	_____	_____
Duplex	_____	_____	Street & Alley	_____	_____
Apartment	<u>3.503</u>	<u>1</u>	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____	_____	_____	_____
School	_____	_____	Total No. Sites	<u>1</u>	_____
Commercial	_____	_____	Total (Gross) Acreage	<u>3.5035</u>	_____
Industrial	_____	_____			

3. What is existing zoning of the above described property? A3 Proposed zoning? SAME

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)
ON SITE 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: GENAGRA LP, 5009 Vista Del Monte 79922 915 241 1214
 (Name & Address) (Zip) (Phone)

13. Developer: SAME
 (Name & Address) (Zip) (Phone)

14. Engineer: SLI ENGINEERING, INC 6600 WESTWIND 79912 915 584 4457
 (Name & Address) (Zip) (Phone)

OWNER SIGNATURE: 

REPRESENTATIVE SIGNATURE: 

REPRESENTATIVE CONTACT (PHONE): 915 203 7277

REPRESENTATIVE CONTACT (E-MAIL): ghalloul@sl-engineering.com

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

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

ATTACHMENT 5

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 and current certificate tax certificate(s) with zero balance.
 - b. Provide original copies of the restrictive covenants as per plat note 3.
2. Verify that the dedication statement includes all necessary items to be dedicated to the City, if applicable.
3. Show the location of the proposed on-site ponding area on the preliminary plat.
4. Include the postal delivery service statement on the preliminary plat.
5. Revise the proposed address number for the subdivision. Address 12660 is already assigned to the abutting lot to the west.
6. Show the location and width of all recorded, proposed, and required easements on both the preliminary and final plats.
7. Update all dates to 2026 on the corresponding statements on the final plat.
8. Update the vicinity map on both the preliminary and final plats. The current map references Pebble Hills Medical Center.
9. Please note that the proposed subdivision is located within two different zoning districts; A-3c (Apartment District / Conditions) and C-3c (Commercial District / Conditions). Coordination with the Zoning Administrator is recommended.
10. Please note and comply with El Paso Electric easement requirements.

Planning and Inspections Department- Land Development Division

We have reviewed subject plats and recommend **Approval**.

The Developer/Engineer shall address the following comments:

1. No objections to proposed plat.
2. B-Closure report is ok.

Parks and Recreation Department

We have reviewed Pebble Hills Green Hills Subdivision, a minor plat map and on behalf of the Parks & Recreation Department, we offer the Developer / Engineer the following comments:

Please note that this subdivision is zoned "A-3" meeting the requirements for multi-family dwellings use with a minimum area of 750 Sq. Ft. per dwelling unit therefore, "Park fees" will be assessed based on the following:

1. Applicant is proposing a multi-family dwelling use (apartment), covenants need to be provided restricting the number of dwelling units and if gross density waiver is granted by the City Manager of the Planning Department designee, then Park fees will be assessed at a rate of \$680.00 per dwelling unit. Since Park Fees will be assessed using gross density since restrictive covenants were not provided. Total amount to pay in park fees is **\$138,040**, calculated as follows:

152,611 sq. ft. (subdivision total sq. ft.) / **750 sq. ft.** (multi-family minimum area) =

203 multifamily units @ rate of \$680 per unit = \$138,040.00

Please allocate generated funds under Park Zone: E-7
Nearest Park: Tierra Buena 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

SAM Traffic & Transportation Engineering has the following comments:

- A TIA is not required for the new development after ITE Trip Generator 12th Edition determination.
- No objection to application

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 Department 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.

Contract Management:

1. For all proposed improvement within the city right-of-way, follow the Design Standards for Construction (DSC) in accordance with the municipal code, and include detailed information.
2. Any future development or improvements within this subdivision shall include complete civil construction plans for review.

El Paso Water

El Paso Water (EPWater) does not object to this request.

Revise vicinity map to show the correct location of the property.

The subject property is located within an Annexation service area. Annexation fees are due at the time of new service application for individual water meters within the subject property.

Water:

There is an existing 24-inch diameter water main along Pebble Hills Blvd., located approximately 30-foot north of centerline. No direct service connections are allowed to this main as per the El Paso Water - Public Service Board Rules and Regulations.

There is an existing 8-inch diameter water main along a 15/20-foot utility easement, located south of the property. This main is available to provide service.

Previous water pressure from fire hydrant #8734 last tested 12/28/2023 located at 2996 Tierra Cortez Avenue, has yielded a static pressure of 64 psi, a residual pressure of 60 psi, and a discharge of 978 gallons per minute.

Sewer:

There is an existing 8-inch diameter sanitary sewer main along 15-foot utility easement south of Pebble Hills Blvd and west of property. This main dead ends x-feet south of Pebble Hills. This main is available 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 provided the following comments:

1. The vicinity map appears to show BLOCK 1 PEBBLE HILLS MEDICAL CENTER LOT 1 as the site location. The vicinity map does not match the description and area shown on plans.
2. Provide an acceptable Stormwater Management plan in accordance with Section 19.19.030 of the current subdivision ordinance.
3. Label drainage flow patterns on the preliminary plat and identify the final location of all the stormwater runoff.
4. At the improvement plan stage, provide protection to the subdivision from all offsite storm water runoff that may have an adverse impact on any improvements and convey the existing watercourse through the subdivision.

El Paso County 911 District

Please verify the address shown on the plat. Central Appraisal data is showing this as 12660



Texas Gas

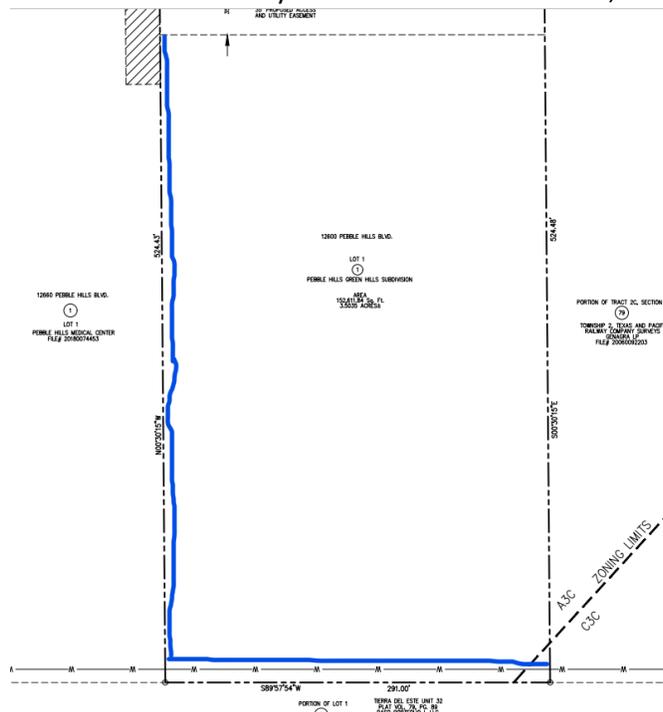
After reviewing this Subdivision, Pebble Hills Green Hills Subdivision, Texas Gas does not have any comments concerning this project.

El Paso Central Appraisal District

There are no comments for Pebble Hills Green Hills Subdivision from Central Appraisal.

El Paso Electric

Please a 12' wide utility easement as shown below, for future development



El Paso County Water Improvement District #1

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

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.