

Tierra Del Este Unit Ninety Five

City Plan Commission — May 8, 2025 **[REVISED]**



CASE NUMBER/TYPE: SUSU25-00029 – Major Combination
CASE MANAGER: Alex Alejandre, (915) 212-1642, AlejandreAX@elpasotexas.gov
PROPERTY OWNER: Ranchos Real IV, Ltd.
REPRESENTATIVE: Conde, Inc.
LOCATION: South of Edgemere Blvd. and East of Tim Floyd St. (Extraterritorial Jurisdiction (ETJ))
PROPERTY AREA: 106.89 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 CONDITIONS** of Tierra Del Este Unit Ninety Five on a Major Combination basis, **and APPROVAL of the exception requests, subject to the following conditions:**

- That the applicant landscape the rear of all double-frontage lots, in accordance with Section 19.23.4(H)(3)(c) of the El Paso City Code.
- That Tierra del Este Unit Ninety Three subdivision shall be recorded prior to or concurrently with Tierra Del Este Unit Ninety Five Final Plat **in order to establish access to the subdivision.**

In addition, the applicant is requesting the following exceptions from the City Plan Commission:

- To allow for Block 144 to have a street length or block segment in excess of 1,200 feet.
- To allow a connectivity index score of 1.1 instead of the required 1.4 for the subdivision.

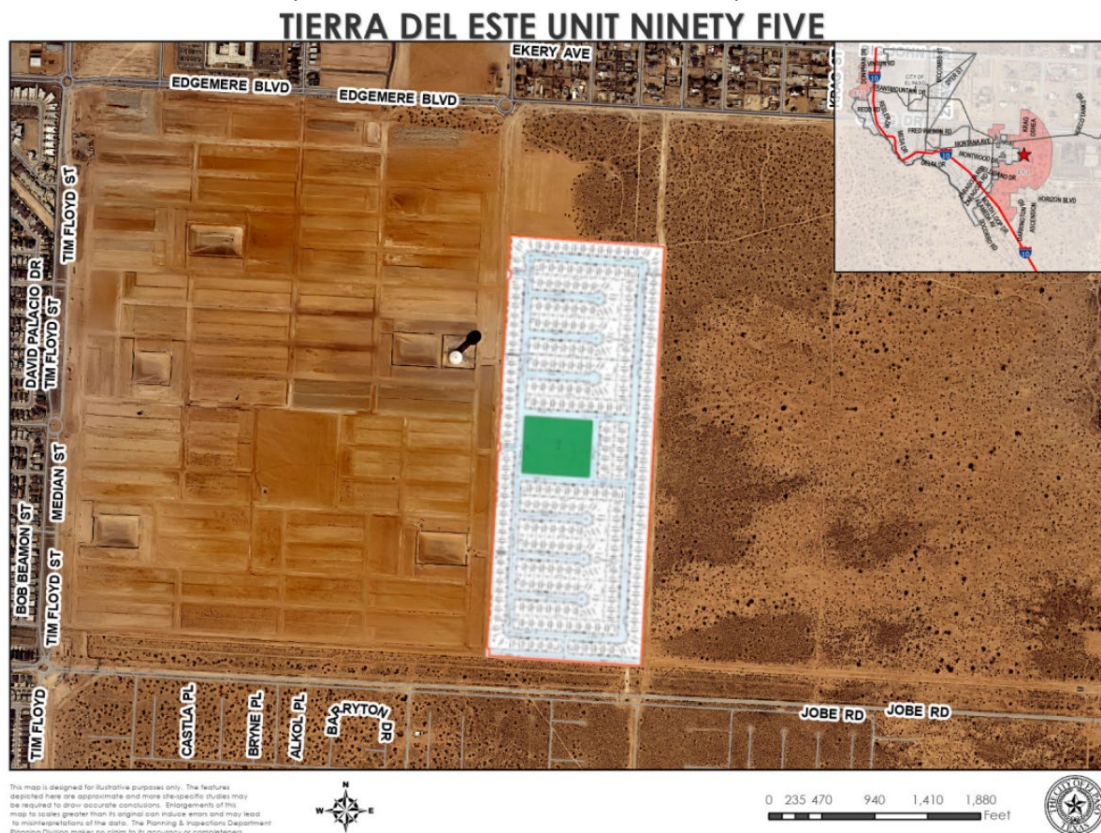


Figure A: Proposed plat with surrounding area

DESCRIPTION OF REQUEST: The purpose of this of this application is to subdivide 106.89 acres into two hundred and ninety eight (298) single family residential lots, and one (1) park of 6.66 acres in size. Lot sizes range from 9,898 to 21,839 square feet. Stormwater drainage will be provided by conveying storm-water runoff to a retention pond outside of the subdivision. Primary access shall be from Vista Del Este Drive. This application was granted vested rights under the Subdivision code in effect in 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 approved land study.

EXCEPTIONS, MODIFICATIONS, OR WAIVER REQUESTS: The applicant is requesting two (2) waivers pursuant to El Paso City Code 19.48.030- – (Criteria for Approval) of the August, 2008 Code. The waivers are as follows:

1. To allow for Block 144 to have a street length or block segment in excess of 1,200 feet.
2. To allow a connectivity index score of 1.1 instead of the required 1.4 for the subdivision

EVALUATION OF EXCEPTION REQUEST: Section 19.15.8(A) of the applicable code states that the following criteria shall be applied in deciding a waiver or exception:

Length of a Block or Street Segment – 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.

In this case, the increased street/block perimeter and the connectivity index not meeting the required are caused by the placement of underground high-pressure gas lines, a topographic feature. The consolidation blocks the most efficient use of land, and creates a block that exceeds the maximum block length. The existence of the high-pressure gas lines create hardship unique to this subdivision not caused by the applicant.

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

Surrounding Zoning and Use	
North	Extraterritorial Jurisdiction (ETJ) / Vacant
South	Extraterritorial Jurisdiction (ETJ) / Residential development
East	Extraterritorial Jurisdiction (ETJ) / Vacant
West	Extraterritorial Jurisdiction (ETJ) / Vacant
Nearest Public Facility and Distance	
Park	Park is proposed within the subdivision
School	Idea Edgemere Charter School (0.04 miles)
Plan El Paso Designation	
O-6, Potential Annexation and O-5, Remote	
Impact Fee Service Area	
Eastside	

PUBLIC COMMENT: N/A

PLAT EXPIRATION: This application will expire on May 8, 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. **(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.

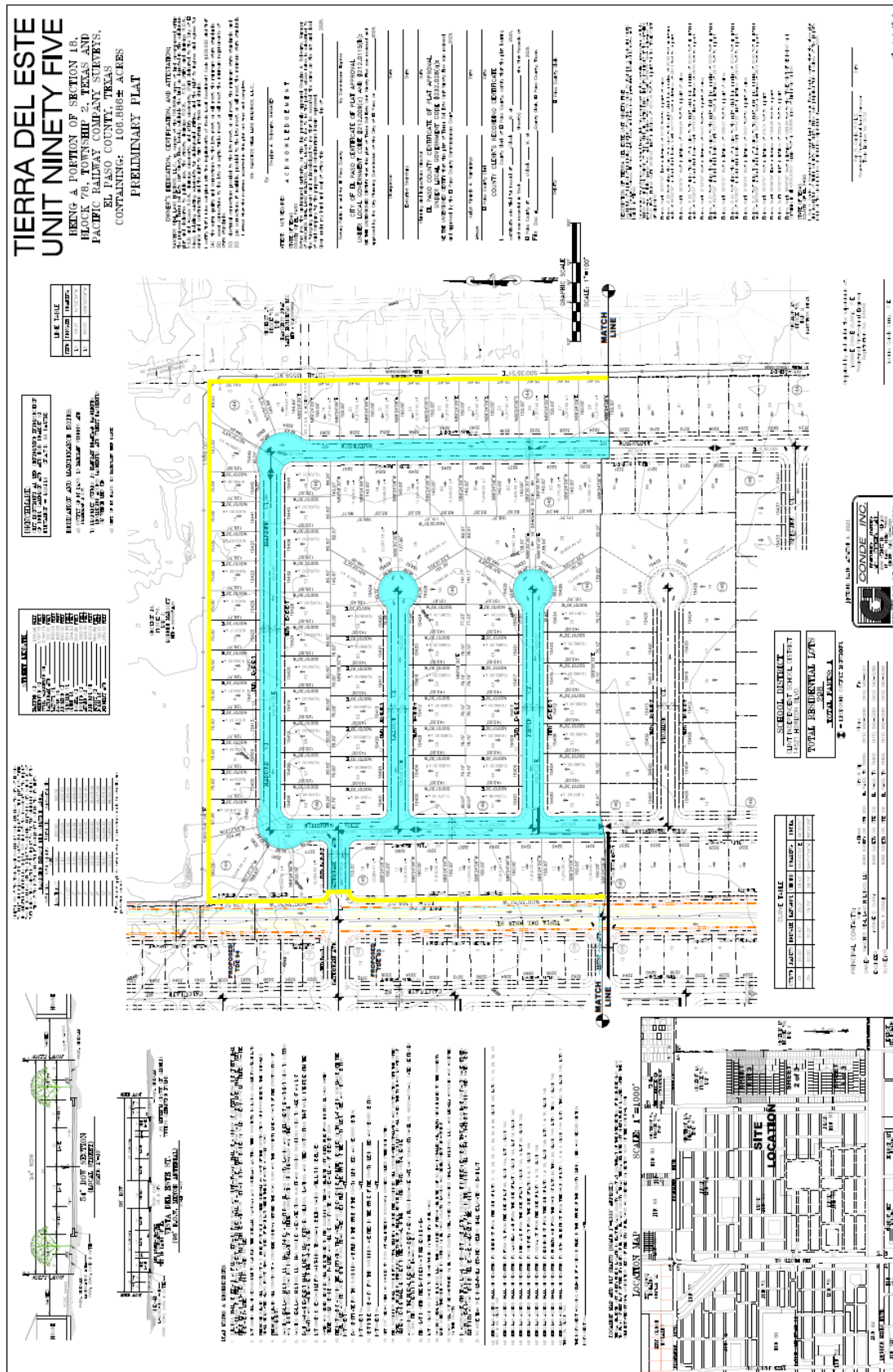
ATTACHMENTS:

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

TIERRA DEL ESTE UNIT NINETY FIVE



ATTACHMENT 2



Printed on 5/14/09

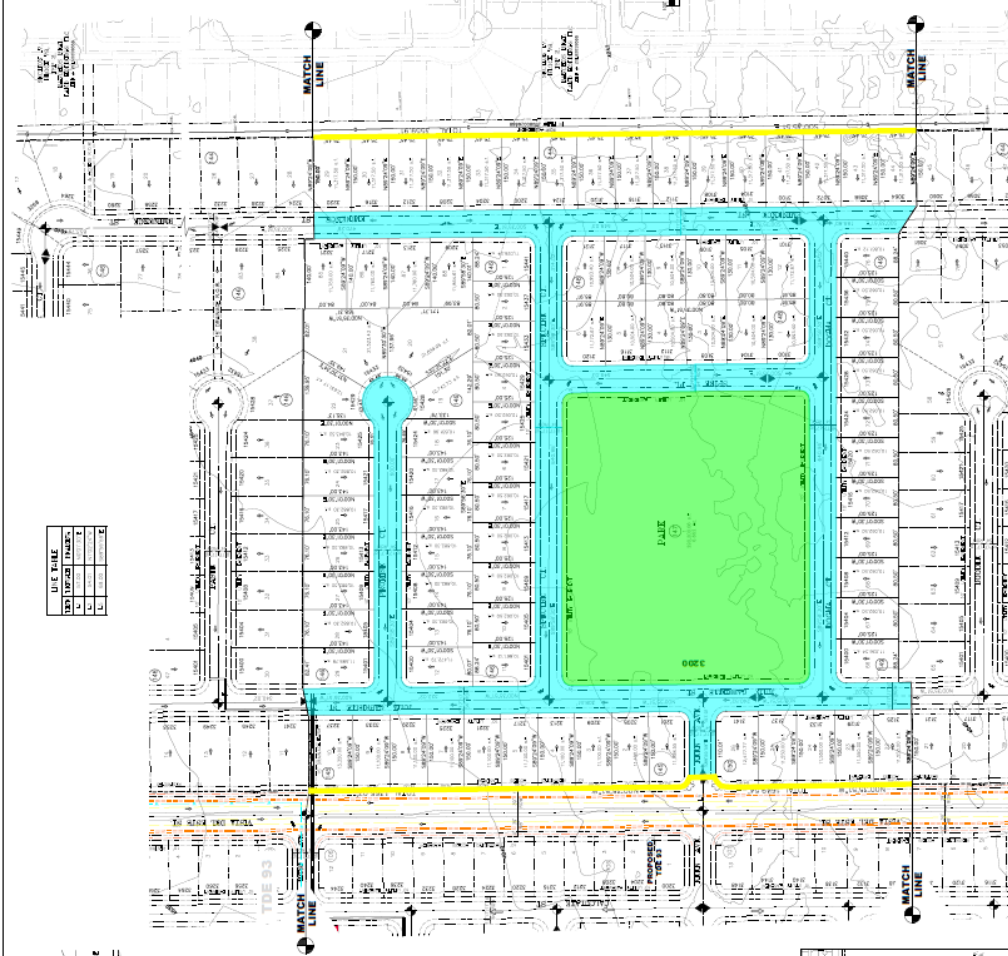
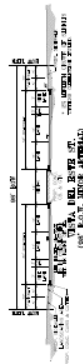
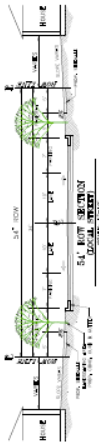


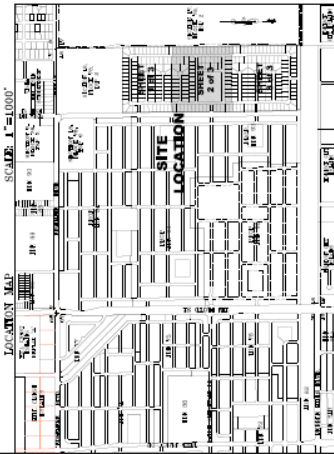
TABLE 3		
Year	Population	Area
1990	100,000	100
2000	120,000	120
2010	140,000	140



CURVE 2 TABLE						
CLTVE	RAJCT	RAJ-JCT	RAJ-APPL	OC-CL	1-1-1-107	107-1-1
02	20.000	21.437	20.000	20.000	20.000	20.000
03	20.000	20.000	19.700	19.700	19.700	19.700

BRICKHOUSE
311 W 30TH ST APT 12 CHICAGO ILL 60616
TEL 312 326-7777 FAX 312 326-7777
WWW.BRICKHOUSE.COM

DATE OF BIRTH AND PLACE OF BIRTH
MAY 1908 IN NEW YORK CITY
EDUCATION AND MARITAL STATUS
LAW SCHOOL GRADUATE IN 1932 IN NEW YORK
HUSBAND DECEASED

[illegible][illegible]

ATTACHMENT 3

**TERRA DEL ESTE
UNIT NINETY FIVE**
BEING A PORTION OF SECTION 18,
BLOCK 78, TOWNSHIP 2, TEXAS AND
PACIFIC RAILWAY COMPANY SURVEYS,
EL PASO COUNTY, TEXAS
CONTAINING: 108.886+ ACRES

[illegible][illegible]

UNION: LOCAL GOVERNMENT CODE 9272.009(c) AND 9212.011(b)
 as amended. The City of Santa Ana has not fully or substantially
 approved the City Manager's Certificate of the City of Santa Ana.

EL PASO COUNTY CENTRATE OF FLAT APPROVAL
UNIFORM LOCAL GOVERNMENT CODE §23-0.028(a)
SHE CONSULTING ENGINEERS, 6901 North Loop West Suite 100, Fort Worth, Texas 76116
as approved by the El Paso County Commissioners Court.

COUNTY CLERK'S RECORDING CERTIFICATE
 County Clerk of _____ State of _____
 hereby certifies that the foregoing is a true and correct copy of the original as the same appears from the records of this office.
 Witness my hand and the seal of said County at _____ this _____ day of _____ 20____.

 County Clerk

_____ **THE ANSWER IS D** _____

_____ **EXPLANATION** _____

DESCRIPTION OF TERMS AND UNIT NINETY FIVE

[illegible][illegible]

	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100
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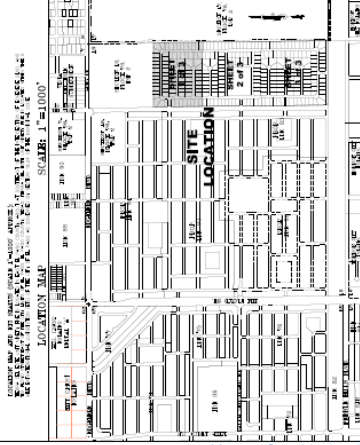
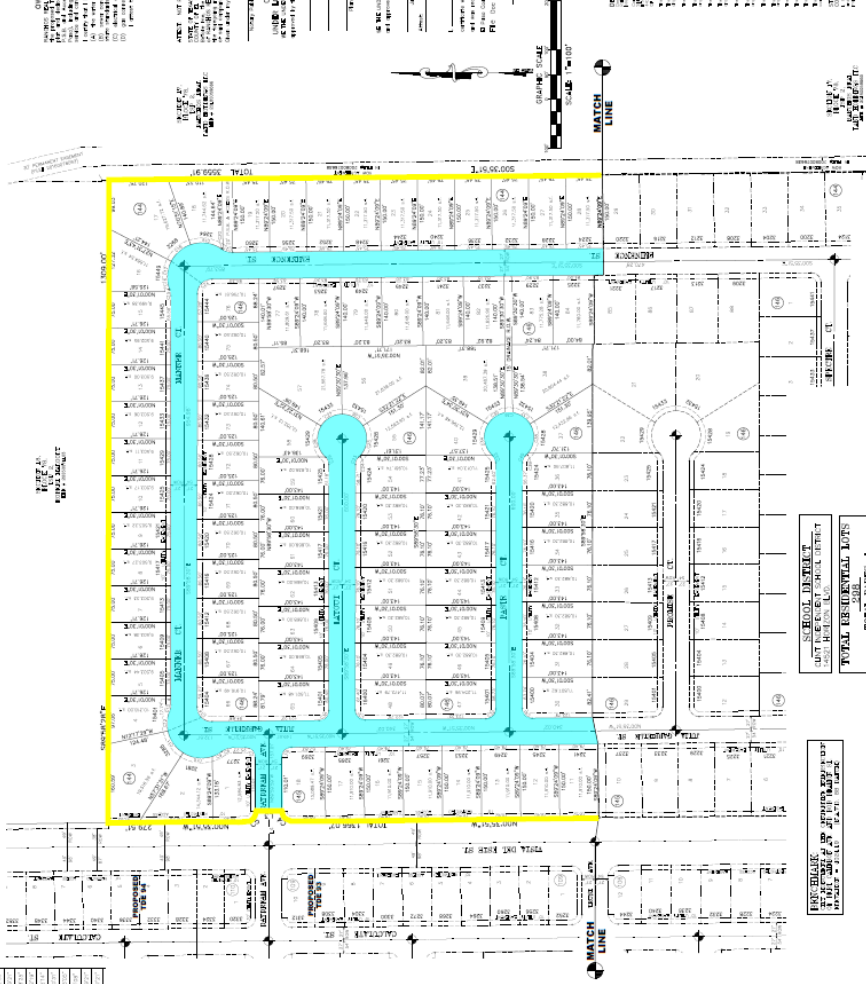
801-247-2222

DECLASS AND DECLASSIFY NOTES
 1) DATE OF REVIEW: 1999-01-01
 2) REVIEWER: [REDACTED]
 3) REVIEWER: [REDACTED]
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[illegible][illegible][illegible]

Table 1: Data for the 2010-2011 season											
Year	Month	Day	Time	Temperature (°C)		Humidity (%)		Wind Speed (km/h)		Precipitation (mm)	
				Min	Max	Min	Max	Min	Max	Min	Max
2010-2011	Jan	1	12:00	5	10	60	80	10	20	0	0
		2	12:00	4	9	55	75	12	22	0	0
		3	12:00	3	8	50	70	15	25	0	0
	Feb	1	12:00	6	11	65	85	8	18	0	0
		2	12:00	7	12	70	90	5	15	0	0
		3	12:00	8	13	75	95	3	12	0	0
	Mar	1	12:00	9	14	80	100	2	10	0	0
		2	12:00	10	15	85	105	1	8	0	0
		3	12:00	11	16	90	110	0	5	0	0
	Apr	1	12:00	12	17	95	115	0	3	0	0
		2	12:00	13	18	100	120	0	2	0	0
		3	12:00	14	19	105	125	0	1	0	0
May	1	12:00	15	20	110	130	0	0	0	0	
	2	12:00	16	21	115	135	0	0	0	0	
	3	12:00	17	22	120	140	0	0	0	0	

[illegible]

BEING A PORTION OF SECTION 18,
BLOCK 78, TOWNSHIP 2, TEXAS AND
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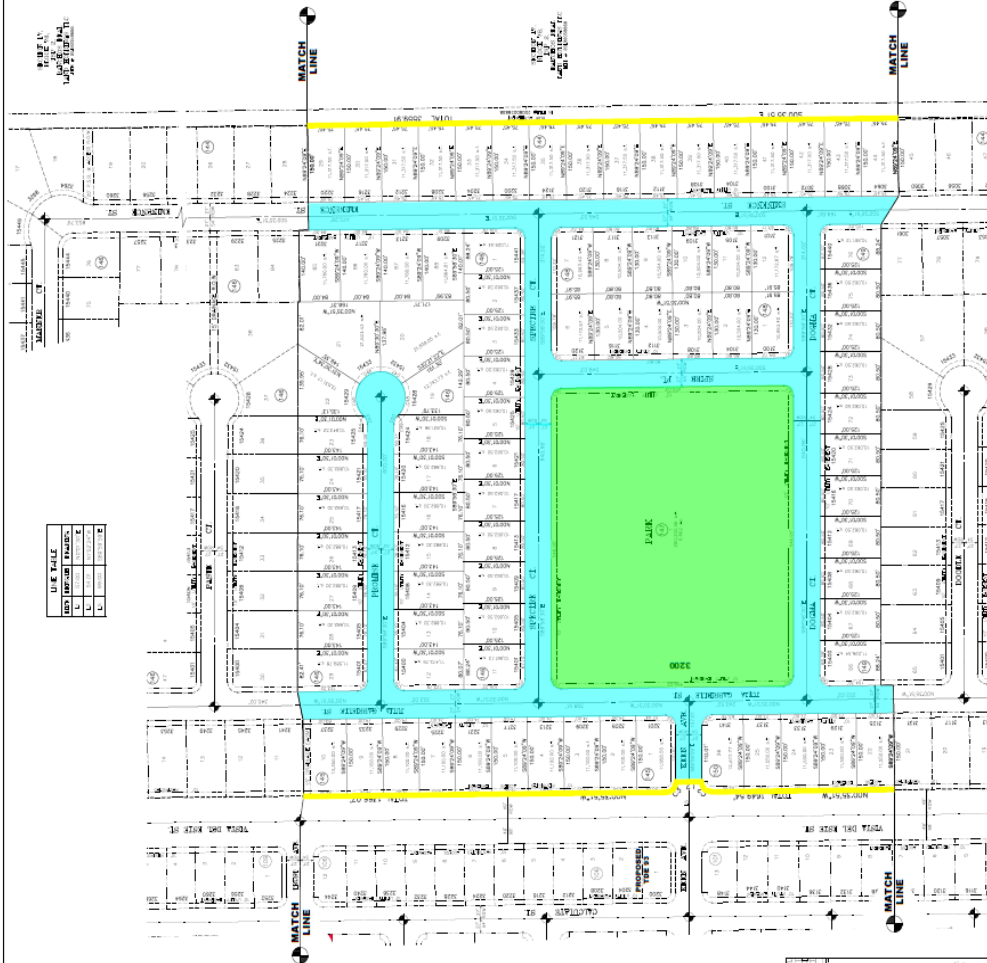
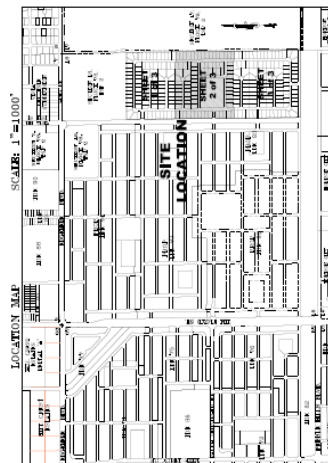
USE YIELD		
DATE	PERCENT	YIELD
7	100.00	2.00
7	100.00	2.00
7	100.00	2.00

CASH FLOW				
DATE	TYPE	AMOUNT	REMARKS	FILE
2017-01-01	INITIAL	1000000	Initial Investment	1
2017-01-15	EXPENSE	-50000	Office Rent	2
2017-02-01	REVENUE	250000	Product Sales	3
2017-02-15	EXPENSE	-30000	Marketing Costs	4
2017-03-01	REVENUE	300000	Product Sales	5
2017-03-15	EXPENSE	-40000	Marketing Costs	6
2017-04-01	REVENUE	350000	Product Sales	7
2017-04-15	EXPENSE	-50000	Marketing Costs	8
2017-05-01	REVENUE	400000	Product Sales	9
2017-05-15	EXPENSE	-60000	Marketing Costs	10
2017-06-01	REVENUE	450000	Product Sales	11
2017-06-15	EXPENSE	-70000	Marketing Costs	12
2017-07-01	REVENUE	500000	Product Sales	13
2017-07-15	EXPENSE	-80000	Marketing Costs	14
2017-08-01	REVENUE	550000	Product Sales	15
2017-08-15	EXPENSE	-90000	Marketing Costs	16
2017-09-01	REVENUE	600000	Product Sales	17
2017-09-15	EXPENSE	-100000	Marketing Costs	18
2017-10-01	REVENUE	650000	Product Sales	19
2017-10-15	EXPENSE	-110000	Marketing Costs	20
2017-11-01	REVENUE	700000	Product Sales	21
2017-11-15	EXPENSE	-120000	Marketing Costs	22
2017-12-01	REVENUE	750000	Product Sales	23
2017-12-15	EXPENSE	-130000	Marketing Costs	24
2018-01-01	REVENUE	800000	Product Sales	25
2018-01-15	EXPENSE	-140000	Marketing Costs	26
2018-02-01	REVENUE	850000	Product Sales	27
2018-02-15	EXPENSE	-150000	Marketing Costs	28
2018-03-01	REVENUE	900000	Product Sales	29
2018-03-15	EXPENSE	-160000	Marketing Costs	30
2018-04-01	REVENUE	950000	Product Sales	31
2018-04-15	EXPENSE	-170000	Marketing Costs	32
2018-05-01	REVENUE	1000000	Product Sales	33
2018-05-15	EXPENSE	-180000	Marketing Costs	34
2018-06-01	REVENUE	1050000	Product Sales	35
2018-06-15	EXPENSE	-190000	Marketing Costs	36
2018-07-01	REVENUE	1100000	Product Sales	37
2018-07-15	EXPENSE	-200000	Marketing Costs	38
2018-08-01	REVENUE	1150000	Product Sales	39
2018-08-15	EXPENSE	-210000	Marketing Costs	40
2018-09-01	REVENUE	1200000	Product Sales	41
2018-09-15	EXPENSE	-220000	Marketing Costs	42
2018-10-01	REVENUE	1250000	Product Sales	43
2018-10-15	EXPENSE	-230000	Marketing Costs	44
2018-11-01	REVENUE	1300000	Product Sales	45
2018-11-15	EXPENSE	-240000	Marketing Costs	46
2018-12-01	REVENUE	1350000	Product Sales	47
2018-12-15	EXPENSE	-250000	Marketing Costs	48
2019-01-01	REVENUE	1400000	Product Sales	49
2019-01-15	EXPENSE	-260000	Marketing Costs	50
2019-02-01	REVENUE	1450000	Product Sales	51
2019-02-15	EXPENSE	-270000	Marketing Costs	52
2019-03-01	REVENUE	1500000	Product Sales	53
2019-03-15	EXPENSE	-280000	Marketing Costs	54
2019-04-01	REVENUE	1550000	Product Sales	55
2019-04-15	EXPENSE	-290000	Marketing Costs	56
2019-05-01	REVENUE	1600000	Product Sales	57
2019-05-15	EXPENSE	-300000	Marketing Costs	58
2019-06-01	REVENUE	1650000	Product Sales	59
2019-06-15	EXPENSE	-310000	Marketing Costs	60
2019-07-01	REVENUE	1700000	Product Sales	61
2019-07-15	EXPENSE	-320000	Marketing Costs	62
2019-08-01	REVENUE	1750000	Product Sales	63
2019-08-15	EXPENSE	-330000	Marketing Costs	64
2019-09-01	REVENUE	1800000	Product Sales	65
2019-09-15	EXPENSE	-340000	Marketing Costs	66
2019-10-01	REVENUE	1850000	Product Sales	67
2019-10-15	EXPENSE	-350000	Marketing Costs	68
2019-11-01	REVENUE	1900000	Product Sales	69
2019-11-15	EXPENSE	-360000	Marketing Costs	70
2019-12-01	REVENUE	1950000	Product Sales	71
2019-12-15	EXPENSE	-370000	Marketing Costs	72
2020-01-01	REVENUE	2000000	Product Sales	73
2020-01-15	EXPENSE	-380000	Marketing Costs	74
2020-02-01	REVENUE	2050000	Product Sales	75
2020-02-15	EXPENSE	-390000	Marketing Costs	76
2020-03-01	REVENUE	2100000	Product Sales	77
2020-03-15	EXPENSE	-400000	Marketing Costs	78
2020-04-01	REVENUE	2150000	Product Sales	79
2020-04-15	EXPENSE	-410000	Marketing Costs	80
2020-05-01	REVENUE	2200000	Product Sales	81
2020-05-15	EXPENSE	-420000	Marketing Costs	82
2020-06-01	REVENUE	2250000	Product Sales	83
2020-06-15	EXPENSE	-430000	Marketing Costs	84
2020-07-01	REVENUE	2300000	Product Sales	85
2020-07-15	EXPENSE	-440000	Marketing Costs	86
2020-08-01	REVENUE	2350000	Product Sales	87
2020-08-15	EXPENSE	-450000	Marketing Costs	88
2020-09-01	REVENUE	2400000	Product Sales	89
2020-09-15	EXPENSE	-460000	Marketing Costs	90
2020-10-01	REVENUE	2450000	Product Sales	91
2020-10-15	EXPENSE	-470000	Marketing Costs	92
2020-11-01	REVENUE	2500000	Product Sales	93
2020-11-15	EXPENSE	-480000	Marketing Costs	94
2020-12-01	REVENUE	2550000	Product Sales	95
2020-12-15	EXPENSE	-490000	Marketing Costs	96
2021-01-01	REVENUE	2600000	Product Sales	97
2021-01-15	EXPENSE	-500000	Marketing Costs	98
2021-02-01	REVENUE	2650000	Product Sales	99
2021-02-15	EXPENSE	-510000	Marketing Costs	100

BRONCHOLAR
 100% CIGARETTES
 100% TOBACCO
 100% TASTE
 100% TRUTH

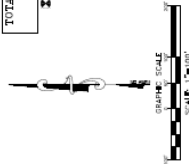
1. The first step is to identify the problem. In this case, the problem is that the system is not working properly.

Abstract The purpose of this study was to determine if there were differences in the prevalence of risk factors for coronary artery disease between two groups of men who had been exposed to asbestos. One group consisted of 60 men who had worked in an asbestos vermiculite mine and the other group consisted of 60 men who had worked in a vermiculite mine without asbestos exposure. The results showed that the prevalence of risk factors for coronary artery disease was significantly higher in the group of men who had worked in an asbestos vermiculite mine than in the group of men who had worked in a vermiculite mine without asbestos exposure.

[illegible]

SCHOOL DISTRICT
CITY NEEDHAM SCHOOL DISTRICT
14521 HOBSON BLVD.
TOTAL RESIDENTIAL LOTS
298
TOTAL PARCELS 1

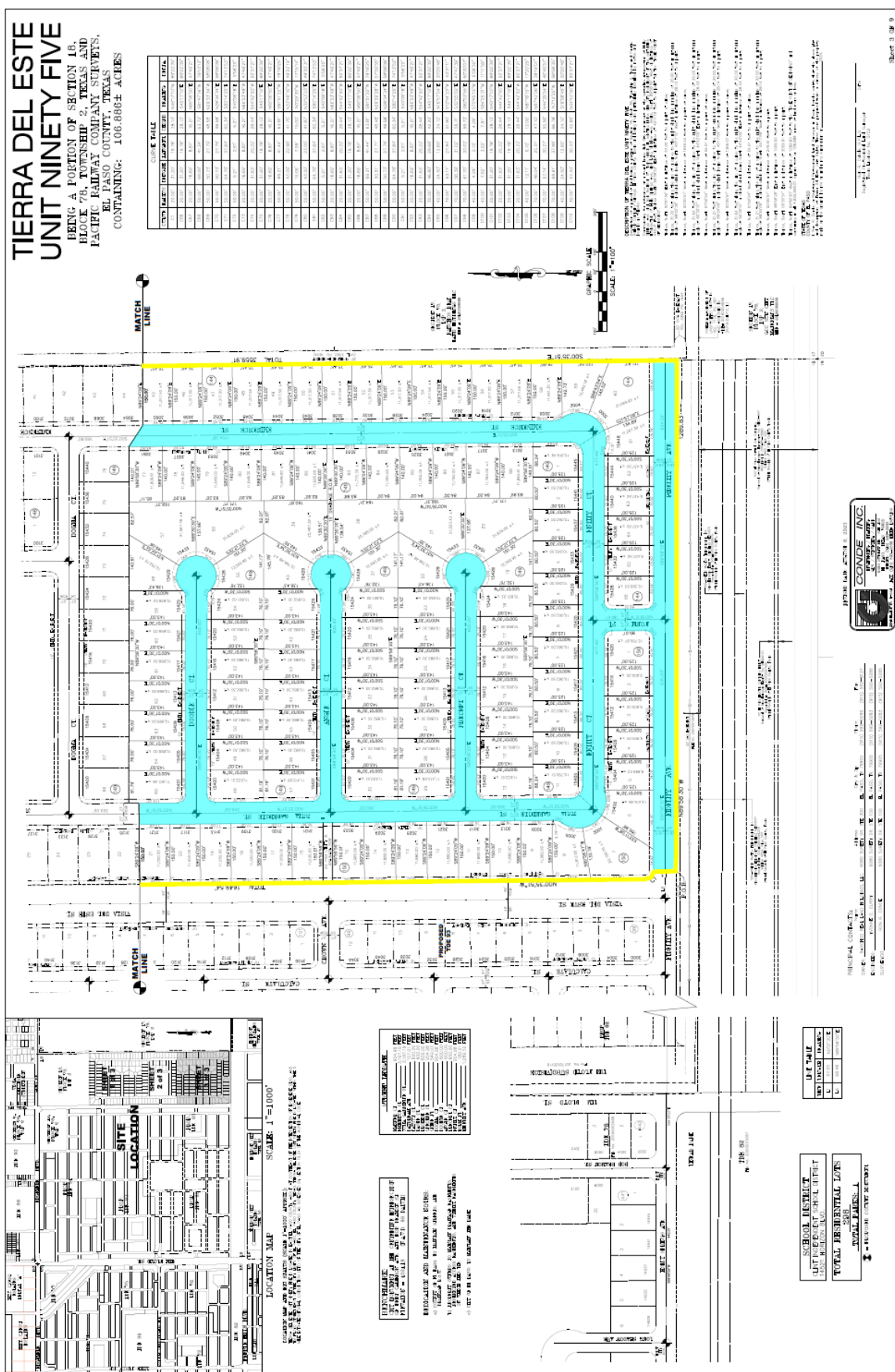
LIFE-SPAN STATUS INDICATOR -

[illegible]


CONDE INC.
 11401 E. 14TH AVE.
 SUITE 200
 DENVER, CO 80231

PRINCIPAL CONTACTS									
NAME		ADDRESS		CITY		STATE		PHONE	
1	Mr. J. H. Smith	123 Main St.	Springfield	Ill.	61101	312-555-1234	312-555-1234	312-555-1234	312-555-1234
2	Mr. R. L. Jones	456 Oak Ave.	Chicago	Ill.	60601	312-555-5678	312-555-5678	312-555-5678	312-555-5678
3	Mr. T. E. Brown	789 Elm St.	Peoria	Ill.	61601	312-555-9012	312-555-9012	312-555-9012	312-555-9012
4	Mr. K. M. Davis	101 Maple Dr.	Rockford	Ill.	61101	312-555-3456	312-555-3456	312-555-3456	312-555-3456
5	Mr. N. P. White	202 Pine Ln.	Decatur	Ill.	62521	312-555-7890	312-555-7890	312-555-7890	312-555-7890
6	Mr. Q. R. Black	303 Cedar St.	Normal	Ill.	61761	312-555-2345	312-555-2345	312-555-2345	312-555-2345
7	Mr. S. T. Green	404 Birch Ave.	Urbana	Ill.	61801	312-555-6789	312-555-6789	312-555-6789	312-555-6789
8	Mr. V. U. Hall	505 Spruce Dr.	Macomb	Ill.	61455	312-555-0123	312-555-0123	312-555-0123	312-555-0123
9	Mr. W. X. Young	606 Ash St.	Quincy	Ill.	62450	312-555-4567	312-555-4567	312-555-4567	312-555-4567
10	Mr. Y. Z. Adams	707 Hickory Ln.	Carlinville	Ill.	62621	312-555-8901	312-555-8901	312-555-8901	312-555-8901

Sheet 2 of 9



ATTACHMENT 4



CONDE INC

March 10, 2025

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

Attention: Jorge Olmos

Re: Tierra Del Este Unit 95

Dear Adriana,

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 – (SDM 16.1.3) Block Perimeter – to allow for Blocks 144, 145, 146, 149, and 150 in excess of 2,400' due to constraints by abutting utilities.
- SDM (4.6.2) – Local Street cross-section 57' ROW per approved Land Study dated August 27, 2008.
- SDM (4.4.2) – Minor Arterial per approved Land Study dated August 27, 2008.
- 19.15.050 3 - Roadway Network connectivity per SDM (6.1.2) of 1.4 or greater connectivity index due to constraints by abutting utilities.

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 waiver 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: 2/25/25

FILE NO. SUSU25-00029

SUBDIVISION NAME: Tierra Del Este Unit 95

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:

	<u>ACRES</u>	<u>SITES</u>		<u>ACRES</u>	<u>SITES</u>
Single-family	<u>78.8468</u>	<u>296</u>	Office	<u> </u>	<u> </u>
Duplex	<u> </u>	<u> </u>	Street & Alley	<u>21.3772</u>	<u>1</u>
Apartment	<u> </u>	<u> </u>	Ponding & Drainage	<u> </u>	<u> </u>
Mobile Home	<u> </u>	<u> </u>	Institutional	<u> </u>	<u> </u>
P.U.D.	<u> </u>	<u> </u>	Other (specify below)	<u> </u>	<u> </u>
Park	<u>6.662</u>	<u>1</u>	<u> </u>	<u> </u>	<u> </u>
School	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
Commercial	<u> </u>	<u> </u>	Total No. Sites	<u>300</u>	<u> </u>
Industrial	<u> </u>	<u> </u>	Total (Gross) Acreage	<u>106.886</u>	<u> </u>

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)

Lot 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

9. Remarks and/or explanation of special circumstances: Tierra Del Este Unit 95 is within the approved Tierra Del Este III, Phase VI Land Study; Vested as of August 8, 2008

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.

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. Original copies of the tax certificate(s) with zero balance.
 - b. Park deed
 - c. Original copies of the restrictive covenants.
2. Staff recommends 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 ownership as per deed records on plats notes and all other statements.
4. Staff recommends to provide park deed and release of access documents as soon as possible for review.
5. Staff recommends to abbreviate the reference codes on El Paso County and City of El Paso approval statements to Local Government Code 212 and 232.

Planning and Inspections Department- Land Development Division

We have reviewed subject plats and recommend **Approval**. The Developer/Engineer shall address the following comments:

1. Provide subdivision improvement plans.
2. Provide print-out of the mathematical closure report is ok.
3. Coordinate the watershed area in acres and the Drainage I, II, III, and IV with the offsite areas in the subdivision in process “Tierra del Este Unit 93”, the proposed ponds for this subdivision shall have enough capacity to hold the developed runoff for a designated 100-yr. storm event.
4. Verify the Drainage report for “the two proposed retention basins located west of Vista del Este Dr. in the proposed Tierra del Este Unit 95 subdivision” instead of 93, please clarify.

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.

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 12-inch and 8-inch diameter water mains and 12-inch and 8-inch diameter sanitary sewer mains to provide service to this property. The Developer’s utility contractor is currently installing the required water and sanitary sewer mains which will be available for permanent service once EPWater-PSB issues a Letter of Final Acceptance of the facilities.

Water:

There is an existing 16-inch water main along Edgemere Blvd. From this 16-inch diameter water main, there is a 16-inch water main stub-out (approximately 136-feet) in a south direction along Vista Del Este Street. The extension of this main is currently being installed by the Developer of Tierra Del Este Ninety Three. This main will be available for main extension, when Final Acceptance is issued.

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:

1. Provide an acceptable Stormwater Management plan in accordance with Section 19.19.030 of the current subdivision ordinance.
2. All downstream structures must be in place prior to the development of this subdivision and show that all downstream storm water management facilities have enough capacity to carry the additional runoff.
3. 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.

Streets and Maintenance Department

Traffic and Transportation-Engineering:

- 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.
- 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

Streets Lighting:

Street Lights Department does not object to this request. This subdivision is located out of the City of El Paso limits. For the development of a 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).

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.

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 any infrastructure that is on city right of way must be done as per Design Standards for Construction and Municipal Code.

Indicate that any damaged structure must be restored to same or better condition, this goes for asphalt, concrete, manholes, or water valves.

Parks and Recreation Department

We have reviewed **Tierra Del Este Unit 95** a major combination plat map and on behalf of the Parks & Recreation Department, we offer the Developer / Engineer the following comments:

1. Please note that this Subdivision is part of Tierra Del Este III Phase VI of Tierra Del Este Land Study. This subdivision is composed of **298** Single-family dwelling lots and applicant is proposing to dedicate **1** park site with a total area of **6.66 Acres**.
2. Also, this subdivision is located **with-in the City of El Paso Extra Territorial Jurisdiction (ETJ) area and with-in the areas 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.
3. This subdivision meets the minimum "Parkland" requirements per ordinance Title 19 – Subdivision and Development Plats, **Chapter 19.20 – Parks and Open Space** and exceed the requirements by **7.87 Acres** or **787** dwelling units that can be applied towards sub-subsequent subdivisions within the approved Tierra Del Este III Phase VI land study.
4. Parkland calculations as follows:

TIERRA DEL ESTE III PHASE VI LAND STUDY			
SUBDIVISION	TOTAL LOTS	REQUIRED PARKLAND ACREAGE	PROPOSING/DEDICATED PARKLAND ACREAGE
TDE 85	309	3.09	7.51
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
TDE 95	298	2.98	6.66
TOTAL	3812	38.12	45.99

TOTAL DEDICATED PARKLAND	45.99	Acres
TOTAL REQUIRED PARKLAND	38.12	Acres
PARKLAND CREDITS	7.87	Acres

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.

El Paso County

No comments received.

Fire Department

No comments received.

El Paso County 911 District

No comments received.

Texas Department of Transportation

No comments received.

Sun Metro

No comments received.