

# TIERRA DEL ESTE UNIT NINETY THREE

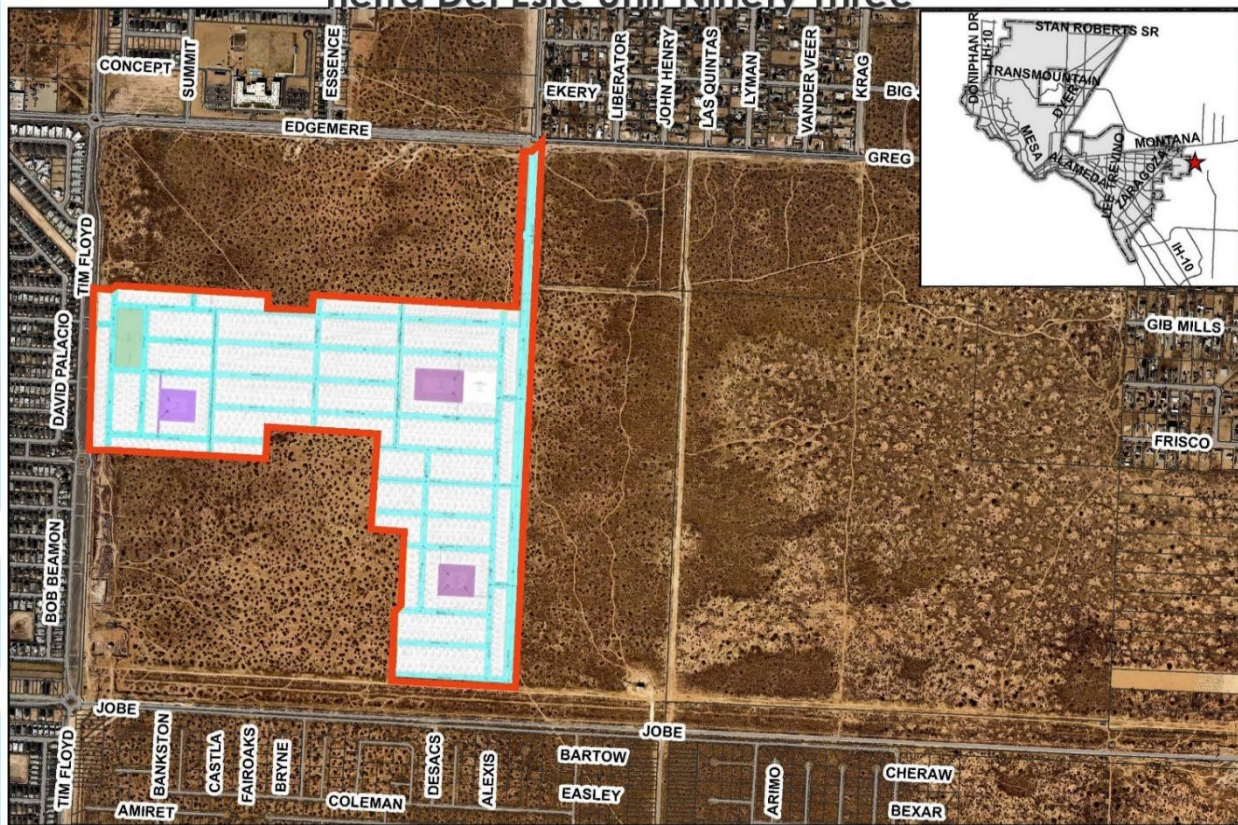
City Plan Commission — April 23, 2026



<b>CASE NUMBER/TYPE:</b>	<b>PSEN26-00001 – Extension Request to Record Final Plat</b>
<b>CASE MANAGER:</b>	Blanca Perez, (915) 212-1561, <a href="mailto:PerezBM@elpasotexas.gov">PerezBM@elpasotexas.gov</a>
<b>PROPERTY OWNER:</b>	Ranchos Real IV, Ltd.
<b>REPRESENTATIVE:</b>	Conde, Inc.
<b>LOCATION:</b>	South of Edgemere Blvd. and East of Tim Floyd St. (District 1)
<b>PROPERTY AREA:</b>	174.392 acres
<b>VESTED RIGHTS STATUS:</b>	Vested (2008)
<b>ZONING DISTRICT(S):</b>	N/A property lies within ETJ
<b>RELATED APPLICATIONS:</b>	SUSU23-00031 - Tierra del Este Unit Ninety Three

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

## Tierra Del Este Unit Ninety Three



This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific details may be required to draw accurate conclusions. Enlargements of this map to scales greater than its original can produce errors and may lead to misinterpretations of the data. The Planning & Inspection Department Planning Division makes no claim to its accuracy or completeness.



Subject Property



Figure A: Proposed plat with surrounding area

**DESCRIPTION OF REQUEST:** The applicant is requesting the first one (1) year extension subject to Section 19.41.030.A (Extension Procedures) of the current subdivision code, which states that:

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

The one (1) year extension to record the final plat is being requested due to the following reasons:

- Continue coordination with El Paso Electric regarding material delays.

**CASE HISTORY/RELATED APPLICATIONS:** The City Plan Commission, at its regular meeting on July 13, 2023, approved Tierra del Este Unit Ninety-Three (SUSU23-00031) as a Major Final Plat, with a current expiration date of July 13, 2026.

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

<b>Surrounding Zoning and Use</b>	
North	Extraterritorial Jurisdiction (ETJ) / Vacant
South	Extraterritorial Jurisdiction (ETJ) / Vacant
East	Extraterritorial Jurisdiction (ETJ) / Vacant
West	R-5 (Residential) / Residential Development
<b>Nearest Public Facility and Distance</b>	
Park	Miners Park (0.25 miles) and a park is proposed within the subdivision
School	Cactus Trails Elementary School (0.28 miles)
<b>Plan El Paso Designation</b>	
O-6 Potential Annexation / O-5 Remote	
<b>Impact Fee Service Area</b>	
Eastside	

**PLAT EXPIRATION:** If approved, the extension would be valid until **July 13, 2027**. Failure to submit the recording maps by the expiration date of the extension will necessitate resubmittal of the subdivision or an additional extension.

**CITY PLAN COMMISSION OPTIONS:**

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

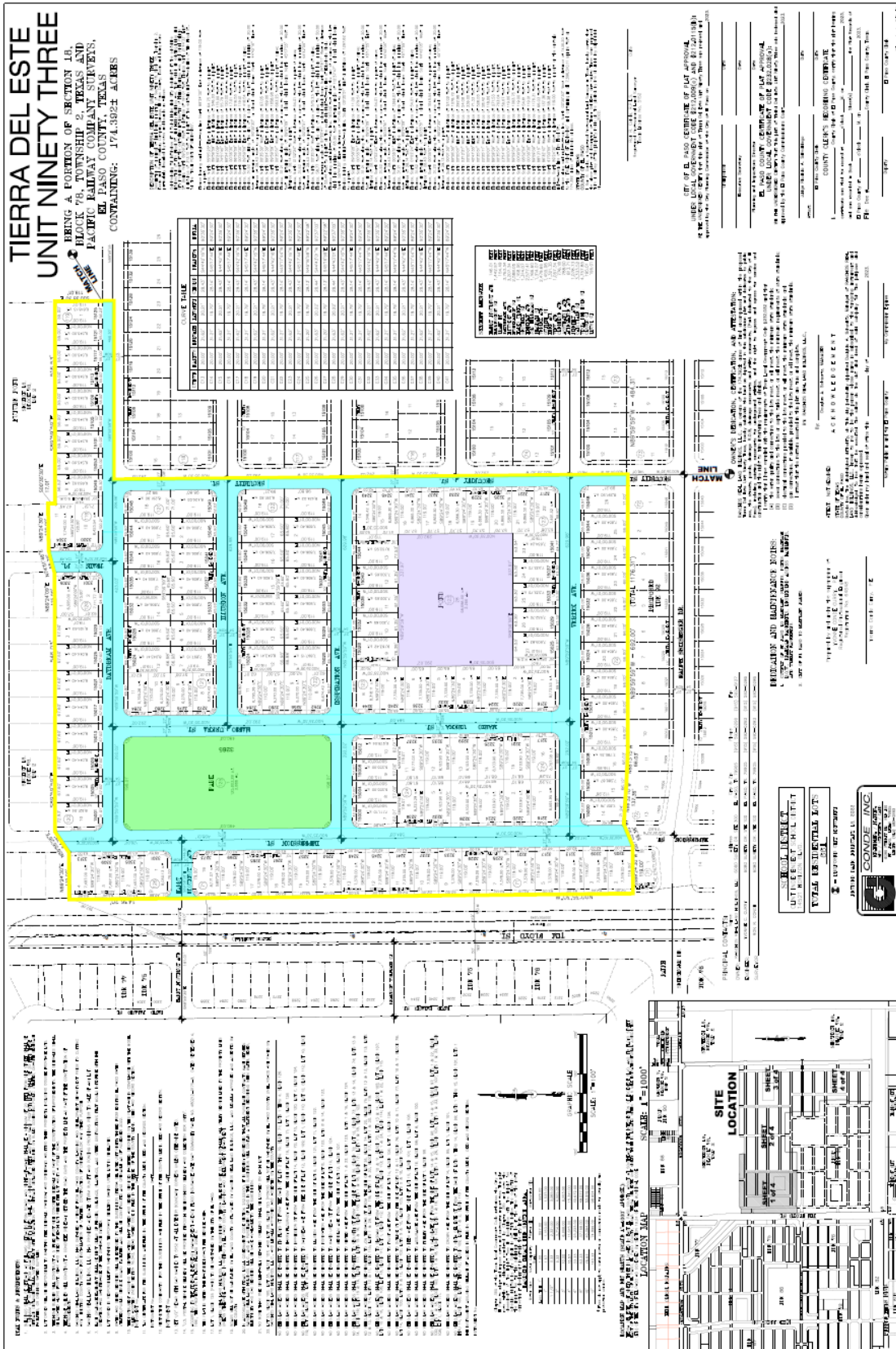
1. **Approval:** The CPC finds that the proposed request is in conformance with all applicable requirements of Title 19 of the El Paso City Code. **(Staff Recommendation)**
2. **Denial:** The CPC finds that the proposed request is not in conformance with all applicable requirements of Title 19 of the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

**ATTACHMENTS:**

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



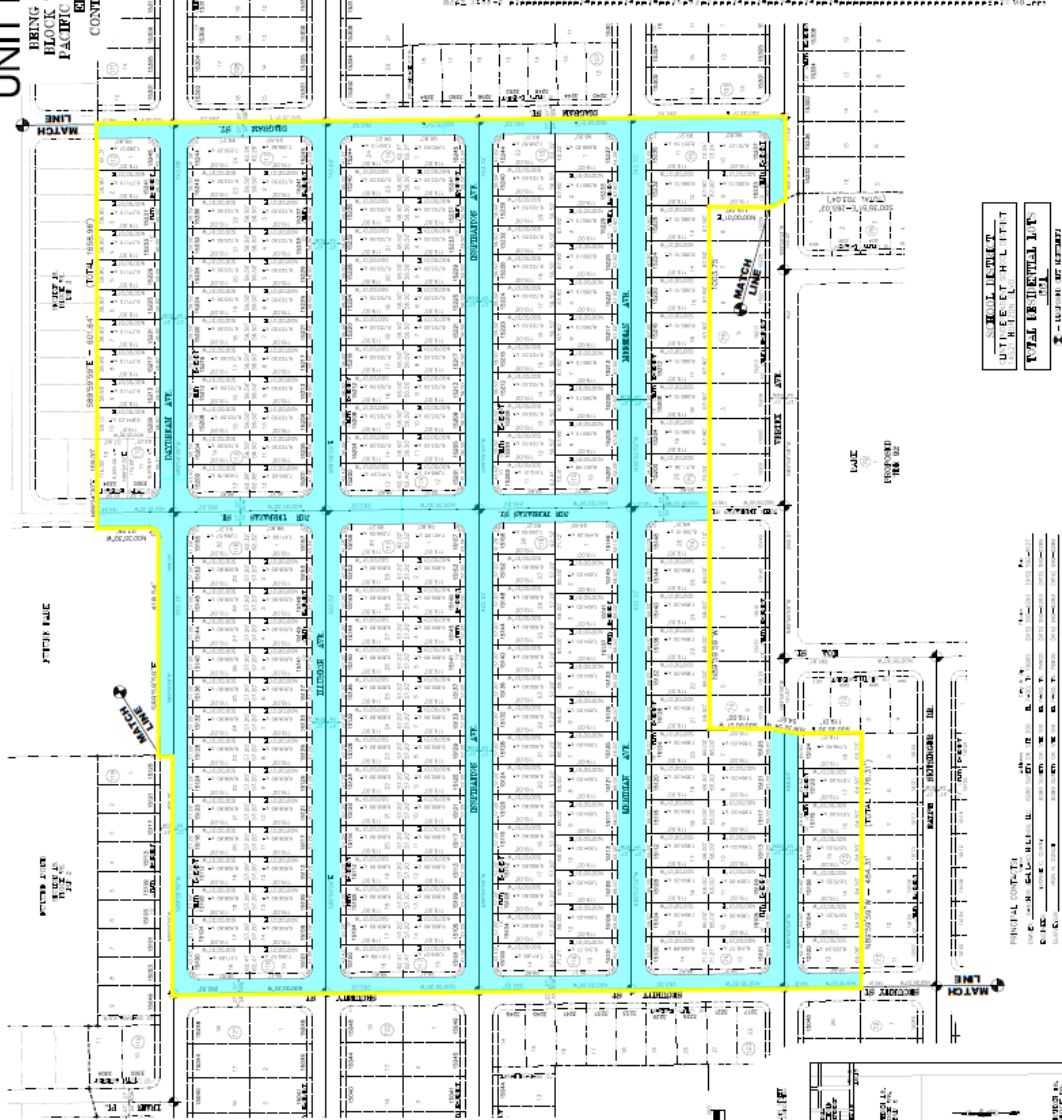
# ATTACHMENT 2



# TIERRA DEL ESTE UNIT NINETY THREE

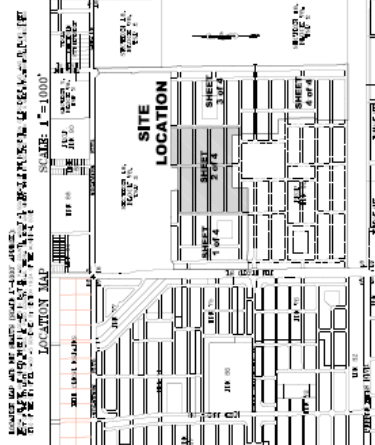
BEING A PORTION OF SECTION 18,  
BLOCK 78, TOWNSHIP 2 TEXAS AND  
PACIFIC RAILWAY COMPANY SURVEYS,  
EL PASO COUNTY, TEXAS  
CONTAINING: 174.392± ACRES

SECTION	TOWNSHIP	RANGE	ACRES
18	2	1	36.00
19	2	1	36.00
20	2	1	36.00
21	2	1	36.39



LOT NO.	ACRES	LOT NO.	ACRES
1	0.10	101	0.10
2	0.10	102	0.10
3	0.10	103	0.10
4	0.10	104	0.10
5	0.10	105	0.10
6	0.10	106	0.10
7	0.10	107	0.10
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PRELIMINARY AND UNAPPROVED SURVEY.  
THIS SURVEY IS BASED ON THE DATA PROVIDED BY THE  
OWNER AND IS NOT TO BE USED FOR ANY OTHER PURPOSE.  
THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF  
THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY  
ADVERSE CLAIMS OR INTERESTS.



SECTION 18, BLOCK 78, TOWNSHIP 2 TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS, EL PASO COUNTY, TEXAS. THIS SURVEY IS BASED ON THE DATA PROVIDED BY THE OWNER AND IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY ADVERSE CLAIMS OR INTERESTS.

CONDE INC.  
SURVEYING & MAPPING  
1000 WEST 10TH STREET  
EL PASO, TEXAS 79902  
PHONE: 915.762.1234  
FAX: 915.762.1235  
WWW.CONDEINC.COM



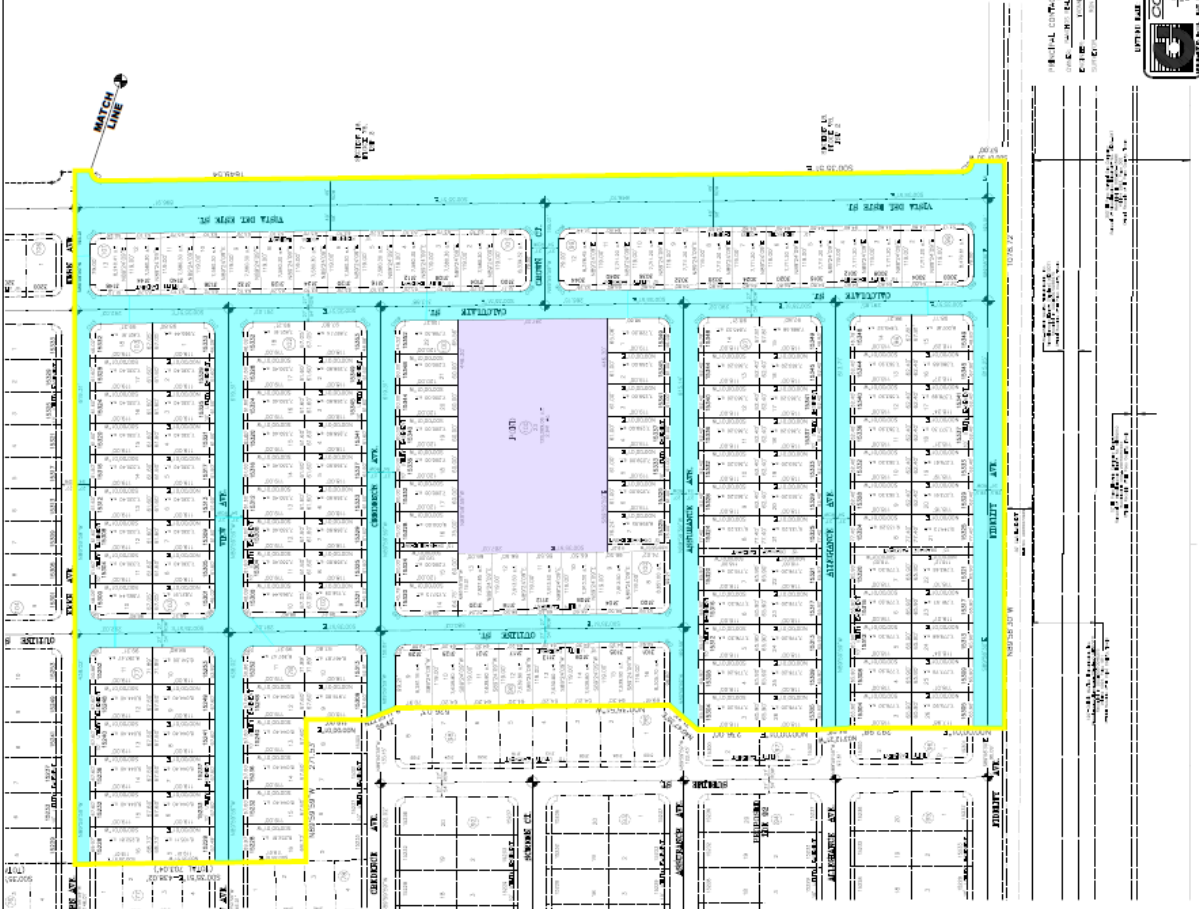


# TIERRA DEL ESTE UNIT NINETY THREE

BRING A PORTION OF SECTION 18,  
BLOCK 78, TOWNSHIP 2, TEXAS AND  
PACIFIC RAILWAY COMPANY SITES,  
EL PASO COUNTY, TEXAS  
CONTAINING: 174.392± ACRES

PREPARED AND MAINTAINED BY:  
L. RAYMOND WATSON, INC.  
REGISTERED PROFESSIONAL ENGINEER  
No. 101,000  
EL PASO, TEXAS

THIS PLAN IS THE PROPERTY OF L. RAYMOND WATSON, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF L. RAYMOND WATSON, INC.



**LOT TABLE**

LOT NO.	ACRES	AREA (SQ. FT.)	AREA (ACRES)
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2	0.0000	0.00	0.0000
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**GENERAL NOTES**

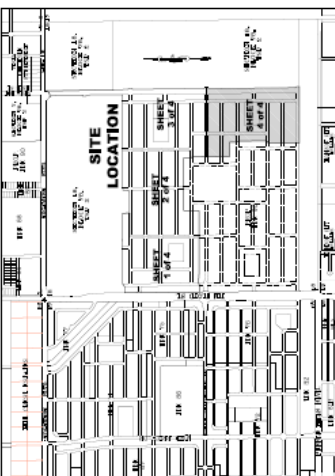
1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
2. ALL CORNERS ARE TO BE SET BY THE SURVEYOR.
3. ALL UTILITIES ARE TO BE DELETED UNLESS OTHERWISE NOTED.
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**UNIT TABLE**

UNIT NO.	ACRES	AREA (SQ. FT.)	AREA (ACRES)
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100	0.0000	0.00	0.0000



FOR MORE INFORMATION, CONTACT THE SURVEYOR AT THE FOLLOWING ADDRESS:  
L. RAYMOND WATSON, INC.  
1000 W. 10TH STREET, SUITE 100  
EL PASO, TEXAS 79902  
PHONE: (915) 771-1000  
FAX: (915) 771-1001  
WWW.LRWATSON.COM



NO. 101,000  
L. RAYMOND WATSON, INC.  
REGISTERED PROFESSIONAL ENGINEER  
EL PASO, TEXAS



# ATTACHMENT 3



**CONDE INC**

March 10, 2026

Alex Alejandre  
City of El Paso  
Planning and Inspections Department  
801 Texas Avenue  
El Paso, Texas 79901

**RE: TIERRA DEL ESTE UNIT 93 - EXTENSION TO RECORD FINAL PLAT  
CASE #SUSU23-0031**

Dear Alex,

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

- EL Paso Electric material delays

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

Sincerely,

**CONDE, INC.**



Conrad Conde

ENGINEERING/PLANNING/SURVEYING

6080 SURETY DR., SUITE 100 / EL PASO, TEXAS 79905 / (915) 592-0283 / FAX (915) 592-0286

# ATTACHMENT 4



## SUBDIVISION PLAT EXTENSION AND REINSTATEMENT REQUEST APPLICATION

DATE: March 10, 2026

FILE NO. \_\_\_\_\_

1. Type of Application Requested (Select One):

- Extension to Record Final Plat       Extension to Complete Subdivision Improvements       Reinstatement of Expired Application

2. Application requiring the extension/reinstatement:

Tierra Del Este Unit 93 - SUSU23-0031      7/13/23  
(Name/Permit #)      (Approval Date)

3. Was the subdivision case vested?  Yes       No

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

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

6. Owner of record Ranchos Real Land Holdings, LLC 6080 Surety Dr., Ste. 300, El Paso, TX 7990 915-592-0290  
(Name & Address)      (Email)      (Phone)

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

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

9. PROPERTY OWNER SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

**NOTES:**

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

FOR VESTED APPLICATIONS:

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

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

# **ATTACHMENT 5**

## **Planning and Inspections Department- Planning Division**

Staff recommends approval of the extension request as it complies with Section 19.41.030.A of the El Paso City Code.

## **Planning and Inspections Department- Land Development Division**

No objections to proposed time extension.

## **Parks and Recreation Department**

We have reviewed **Tierra Del Este 93** a plat extension and on behalf of Parks & Recreation Department, we offer Developer / Engineer no objections for the proposed extension.

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

## **Sun Metro**

No comments received.

## **Fire Department**

No adverse comments.

## **Streets and Maintenance Department**

### **Traffic and Transportation Engineering:**

No objections to application.

### **Street Lights Department:**

The property is within ETJ (Extraterritorial Jurisdiction). Street lighting plans were not submitted for review.

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).

City of El Paso Codes to be followed:

\*Title 19 - 19.16.010 - Streetlighting.

\*\*18.18.190 – Submission contents.

\*\*\* 19.02.040 Criteria for approval

### **Contract Management:**

No objection to application.

## **Capital Improvement Department**

No comments received.

## **El Paso Water**

No objections 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 assessed at the time of plat and 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 Two and Three has entered into a Development Agreement with the El Paso Water – Public Service Board (EPWater-PSB) to construct, 8-inch diameter water main and 8-inch diameter sanitary sewer 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 that extends along Tim Floyd Street located 20-feet west of the property line. 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 16-inch water main stub out along Constitution Avenue from Tim Floyd. This main shall be extended along Constitution Avenue and along Vista Del Este Street to the limits of the subdivision. 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 along Vista Del Este Street, 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.

**Sewer:**

There is an existing 15-inch sanitary sewer main along Tim Floyd Street. This sewer main is available for main extension.

**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:**

EPWater-SW has reviewed the proposed plans and has no objections.

**Texas Gas**

Texas Gas Services does not have any comments concerning this subdivision extension application for Tierra Del Este Unit Ninety Three. We currently have this subdivision in our queue and will be ready to work with the developer when they are ready to proceed.

**El Paso Electric**

No comments received.

**El Paso County 911 District**

No comments received.

**Texas Department of Transportation**

No comments received.

**El Paso County**

No outstanding comments for Tierra del Este Unit Ninety-Three.

**El Paso County Water Improvement District #1**

The mentioned item is not within the boundaries of EPCWID1.