

Tierra Del Este GMU Unit One

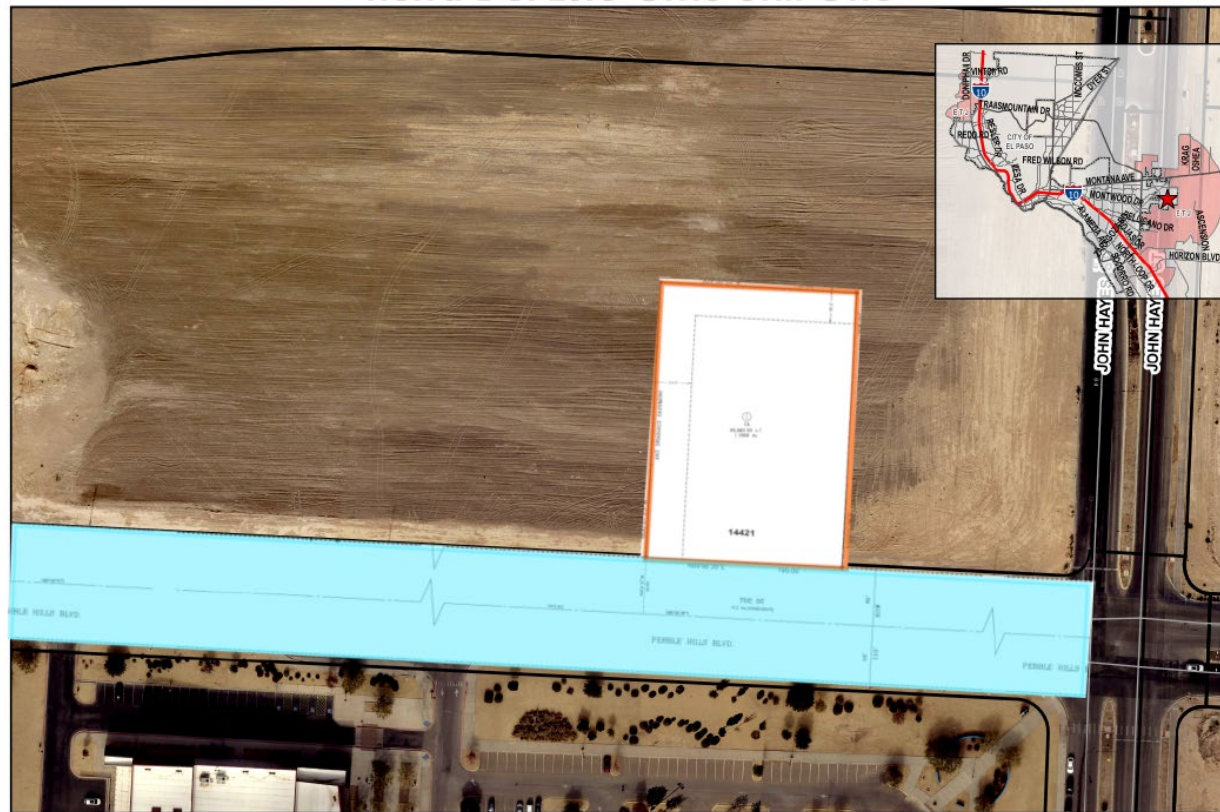
City Plan Commission — July 31, 2025



CASE NUMBER/TYPE:	SUSU25-00059 – Major Final
CASE MANAGER:	Saul Fontes, (915) 212-1606, FontesSA@elpasotexas.gov
PROPERTY OWNER:	Rancho Real Investment Properties, LLC
REPRESENTATIVE:	Conde, Inc.
LOCATION:	North of Pebble Hills Blvd. and West of John Hayes St. (District 5)
PROPERTY AREA:	1.15 acres
VESTED RIGHTS STATUS:	Vested (2008)
PARK FEES:	\$1,150.00
ZONING DISTRICT(S):	G-MU (General Mixed Use)
RELATED APPLICATIONS:	SUSU24-00092 Tierra Del Este GMU

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

Tierra Del Este GMU Unit One



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



0 25 50 100 150 200 Feet



Figure A: Proposed plat with surrounding area

DESCRIPTION OF REQUEST: The applicant is proposing to subdivide 1.15 acres of land into one general mixed-use lot for commercial purposes. Stormwater drainage will be provided via surface flow to a retention pond outside of the subdivision. Access to the subdivision shall be from Pebble Hills Boulevard. This subdivision application is vested and reviewed under the Subdivision Code in effect in August 2008.

CASE HISTORY/RELATED APPLICATIONS: The City Plan Commission previously approved Tierra Del Este GMU (SUSU24-00092) on a Resubdivision Preliminary basis at its regular meeting on December 5th, 2024. The current proposal is compliant with the previously approved subdivision.

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

Surrounding Zoning and Use	
North	G-MU (General Mixed-Use) / Vacant
South	S-D (Special Development) / School
East	C-3 (Commercial) / Vacant
West	G-MU (General Mixed-Use) / Vacant
Nearest Public Facility and Distance	
Park	Holly Springs Linear Park (0.01 mi.)
School	Pebble Hills High School (0.02 mi.)
Plan El Paso Designation	
G4, Suburban Walkable	
Impact Fee Service Area	
N/A	

PUBLIC COMMENT: N/A

PLAT EXPIRATION: This application will expire on **July 31, 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. **(Staff Recommendation)**
2. **Approval with Conditions:** The CPC may impose conditions that bring the proposed plat into conformance with all applicable requirements of Title 19 of the El Paso City Code.
3. **Denial:** The CPC finds that the proposed plat is not in conformance with all applicable requirements of Title 19 of the El Paso City Code.

ATTACHMENTS:

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

ATTACHMENT 1

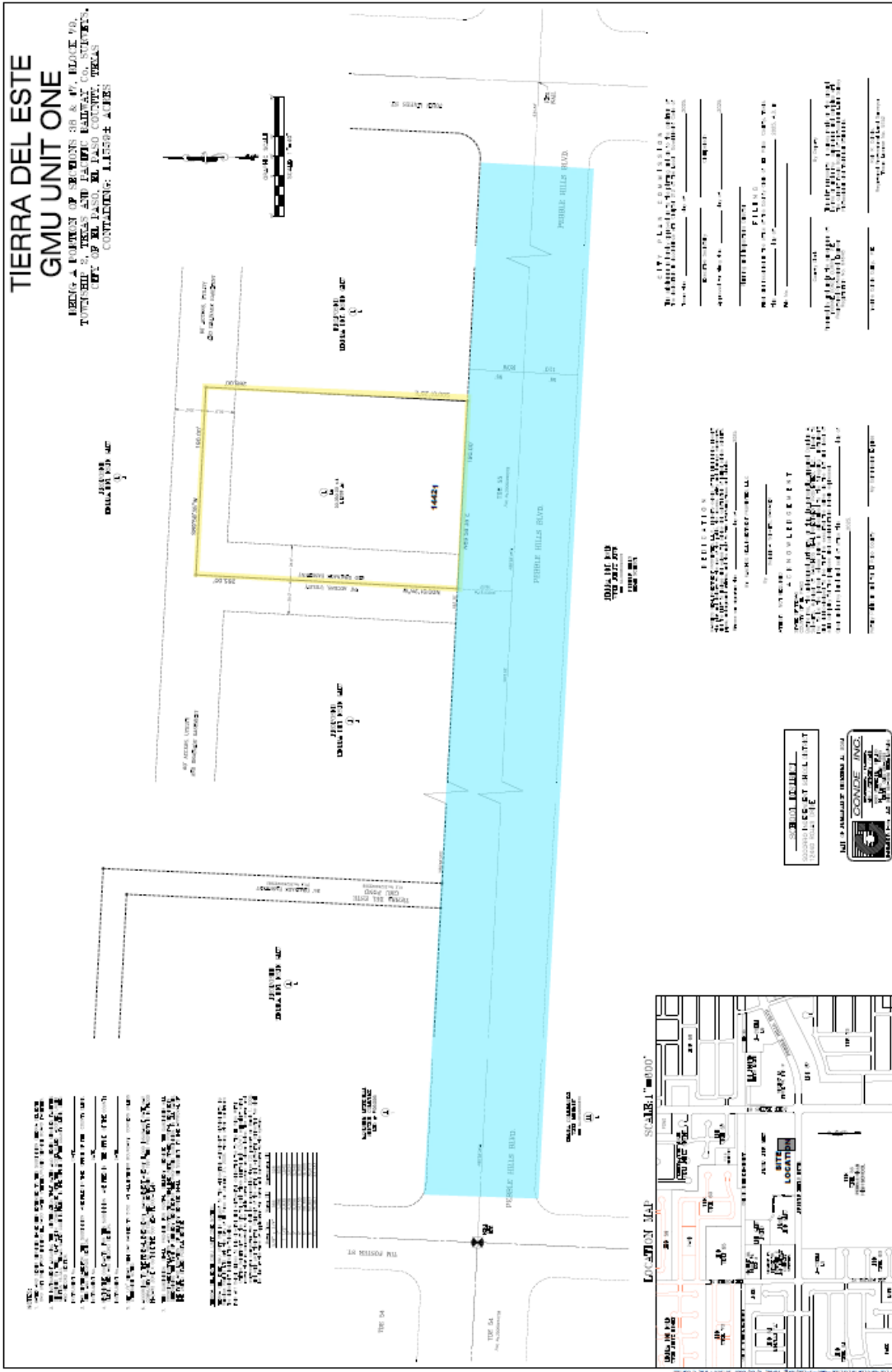
Tierra Del Este GMU Unit One



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 Subject Property

ATTACHMENT 2



ATTACHMENT 3



MAJOR FINAL APPLICATION

DATE: 6/12/25 FILE NO. _____

SUBDIVISION NAME: Tierra Del Este GMU Unit One

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
BEING A PORTION OF SECTIONS 38 & 47, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC
RAILWAY Co. SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS
2. Property Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	_____	_____	Office	_____	_____
Duplex	_____	_____	Street & Alley	_____	_____
Apartment	_____	_____	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below):	_____	_____
Park	_____	_____	Starbucks	<u>1.1559</u>	<u>1</u>
School	_____	_____	Total No. Sites:	<u>1</u>	
Commercial	_____	_____	Total (Gross) Acreage:	<u>1.1559</u>	
Industrial	_____	_____			
3. What is existing zoning of the above described property? GMU Proposed zoning? N/A
4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes ☒ No ☐
5. What type of utility easements are proposed: Underground ☐ Overhead ☐ Combination of Both ☒
6. What type of drainage is proposed? (If applicable, list more than one)
Lot to pond
7. Are special public improvements proposed in connection with development? Yes ☐ No ☒
8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes ☐ No ☒
If answer is "Yes", please explain the nature of the modification or exception _____
9. Remarks and/or explanation of special circumstances: Final Plat only for 1st phase of approved Tierra Del Este GMU Preliminary plat
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

12.	Owner of record	Ranchos Real Investment Properties, LLC, 6080 Surety Dr., Ste. 300 El Paso, TX 79905	915-592-0238
		(Name & Address, Zip)	(Email) (Phone)
13.	Developer	Ranchos Real Investment Properties, LLC, 6080 Surety Dr., Ste. 300 El Paso, TX 79905	915-592-0238
		(Name & Address, Zip)	(Email) (Phone)
14.	Engineer	Conde, Inc. 6080 Surety Dr., Ste. 100 El Paso, TX 79905	Cconde@condeinc.com 915-592-0283
		(Name & Address, Zip)	(Email) (Phone)

OWNER SIGNATURE: 

REPRESENTATIVE SIGNATURE: 

REPRESENTATIVE CONTACT (PHONE): 915-592-0238

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 4

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. Current certificate tax certificate(s)
 - b. Current proof of ownership.
 - c. Release of access document, if applicable.
 - d. Set of restrictive covenants, if applicable.
2. Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivision. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.
3. Per Texas Gas comments, provide an easement for this property.
4. Per El Paso Electric comments, provide a 12' easement for this property along Pebble Hills Boulevard.

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 print-out of the mathematical closure of the exterior boundary of the subdivision indicating the error of closure.
2. Add general note to both the preliminary and final plat sheets: "The retention of all storm-water runoff discharge volume is required within this subdivision's limits in compliance with all provisions of (Muni-Code 19.19.010A, SDM, and DDM Section 11.1)."
3. Provide and label On-site ponding notes on Preliminary and Final plat.

Parks and Recreation Department

We have reviewed **Tierra del Este GMU Unit One**, a major final plat map and on behalf of Parks & Recreation Department, we offer Engineer the following comments:

Please note that this Subdivision is zoned "GMU" meeting the requirements for a mixed use of residential and non-residential components. Applicant is proposing a non-residential use. Therefore, we offer the following comments: Applicant has provided preliminary covenants. However, **final** covenants need to be provided restricting all residential uses and if gross density waiver is granted by the City Manager or the Planning Department designee, then Applicant shall be required to pay "Park fees" at a rate of **\$1,000.00** per acre for a total amount of **\$1,150.00**, calculated as follows:

1.15 acres non-residential @ rate of \$1,000.00 per acre = **\$1,150.00**

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

Nearest Park: **Holly Springs Linear Park**

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

Streets and Maintenance Department

Traffic Engineering:

No objections to application.

El Paso Water

El Paso Water does not object to this request.

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

EPWater request that the owner submit site layout for the entire subdivision.

Water:

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

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

Sanitary Sewer:

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

General:

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

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

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

EPWater requires a new service application to provide service to the property. New service applications are available at 1154 Hawkins, 3rd floor and should be made 6 to 8 weeks in advance of construction to ensure water for construction work. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the property and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current EPWater Rules and Regulations. The applicant is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

Stormwater:

For any improvements, provide a conceptual Drainage Plan indicating existing and proposed major stormwater facilities as per Section 19.02.020 of the Municipal Code.

Show existing & proposed drainage flow pattern on the preliminary plat and identify the discharge location for all storm runoff.

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

Texas Gas

In reference to case SUSU25-00059 - Tierra Del Este GMU Unit One, Texas Gas Service will need an easement to provide gas service to this property.

El Paso Electric

Please add a 12' wide easement along the Pebble Hills Blvd.

Texas Department of Transportation

No TXDOT comments as there appears to be no work affecting the ROW.

Capital Improvement Department

No comments received.

Sun Metro

No comments received.

Fire Department

No comments received.

El Paso County 911 District

No comments received.

El Paso County

No comments received.

El Paso County Water Improvement District #1

No comments received.