

Tierra Del Este Phase VII Land Study



City Plan Commission — August 14, 2025 **(REVISED)**

CASE NUMBER/TYPE:	SUSU25-00067 – Land Study
CASE MANAGER:	Alex Alejandre, (915) 212-1642, AlejandroAX@elpasotexas.gov
PROPERTY OWNER:	Ranchos Real Land Holdings, LLC
REPRESENTATIVE:	Conde, Inc.
LOCATION:	South of Montana Ave. and West of Ascencion St. (Extraterritorial Jurisdiction (ETJ))
PROPERTY AREA:	445.86 acres
VESTED RIGHTS STATUS:	Not Vested
PARK FEES:	Park Fees Not Required
ZONING DISTRICT(S):	N/A property lies within ETJ

SUMMARY OF RECOMMENDATION: Staff recommends **APPROVAL** of Tierra Del Este Phase VII Land Study.

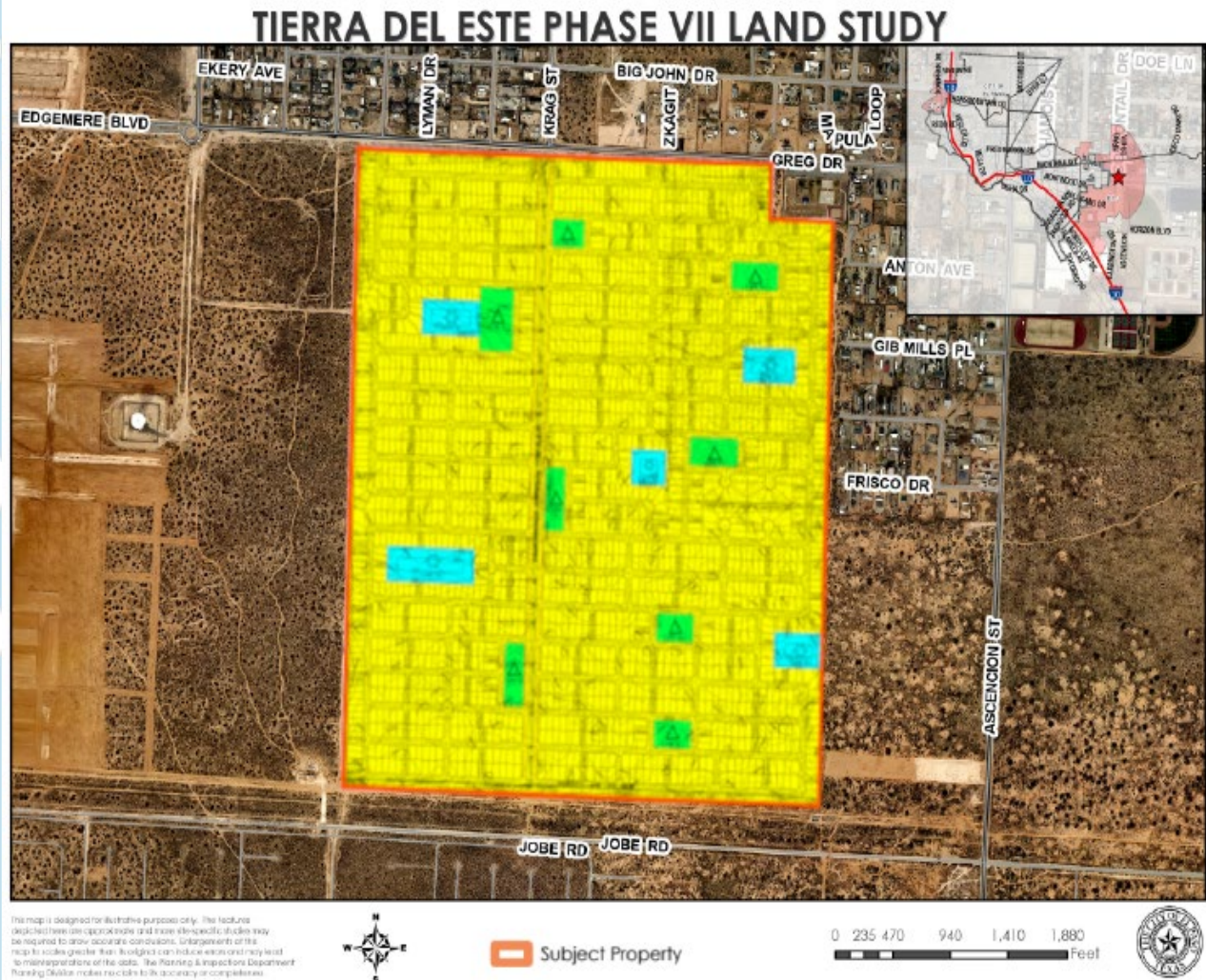


Figure A: Proposed plat with surrounding area

DESCRIPTION OF REQUEST: The applicant proposes a land study comprised of 445.86 acres of land located in the Extraterritorial Jurisdiction. The land study area is predominantly single-family residential with lot sizes ranging from 6,000 to 8,500 square feet. Primary access to the proposed development will be from Greg Drive. According to the City of El Paso's Major Thoroughfare Plan (MTP), a minor arterial is proposed within the midsection of the land study and is expected to connect Krag Street and Hattieville Drive in order to provide connectivity to the development. This land study complies with the minimum standards for development in the ETJ and is required to meet connectivity requirements, block sizes, and provide improved parkland. The northern half of this land study lies within the path of annexation, thus requiring the need for parkland dedication. The proposed land study provides a phasing plan with five phases, which is estimated to be completed in 2030. This application was reviewed under the current subdivision code. The following is being proposed:

- 1,180 to 1,500 single-family residential units within 290.50 acres
- 8 park sites on 15 acres
- 5 stormwater ponds on 15.78 acres
- 124.50 acres of streets and alleys

CASE HISTORY/RELATED APPLICATIONS: N/A

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

Surrounding Zoning and Use	
North	Extraterritorial Jurisdiction (ETJ) / Commercial development
South	Extraterritorial Jurisdiction (ETJ) / Vacant
East	Extraterritorial Jurisdiction (ETJ) / Residential development and vacant
West	Extraterritorial Jurisdiction (ETJ) / Vacant
Nearest Public Facility and Distance	
Park	Parks are proposed within the land study
School	East Montana Middle School (0.39 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 **August 14, 2029**. Please be advised that the land study or any phase of the development may be extended by the city plan commission under El Paso City Code Chapter 19.41 (Expiration, extension and reinstatement).

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. Land Study
3. Application
4. Department Comments

ATTACHMENT 1

TIERRA DEL ESTE PHASE VII LAND STUDY



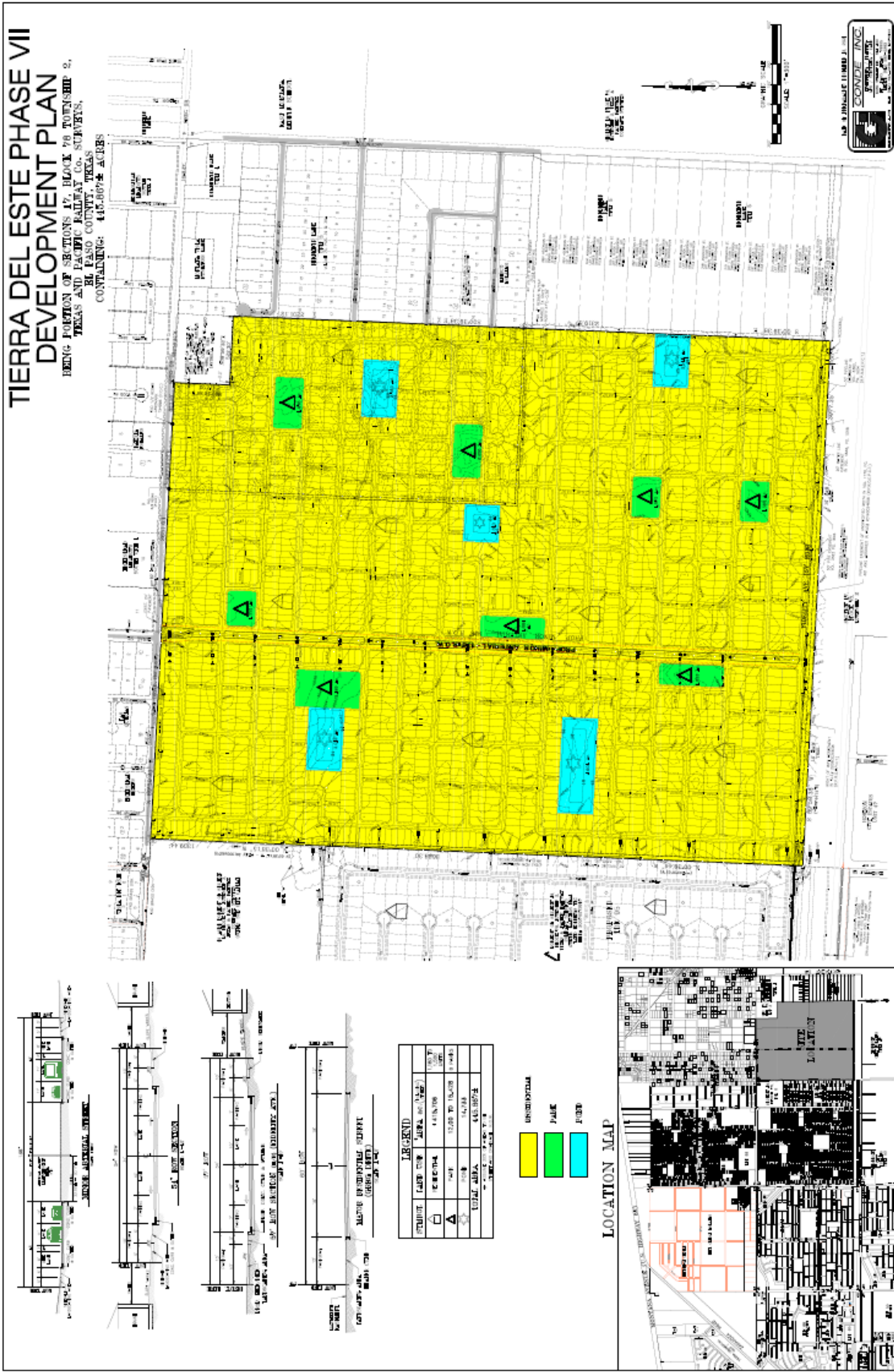
0 370 740 1,480 2,220 2,960 Feet

 Subject Property



This map is designed for illustrative purposes only. The features depicted herein are approximate and more site-specific studies may be required to draw accurate conclusions. Discrepancies of this kind may occur due to the nature of the data used and the need to interpret the data. The Planning & Inspections Department Planning Division makes no claim to its accuracy or completeness.

ATTACHMENT 2



ATTACHMENT 3



LAND STUDY APPLICATION

DATE: 7/2/25


FILE NO. SUSU25-00067

SUBDIVISION NAME: TIERRA DEL ESTE PHASE VII LAND STUDY

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
Being Portion of Section 17, Block 78 Township 2, Texas and Pacific Railway Co. Surveys,
El Paso County, Texas
2. Property Land Uses:
- | | ACRES | SITES | | ACRES | SITES |
|---------------|---------------|-----------------------|-----------------------|----------------|----------|
| Single-family | <u>290.50</u> | <u>1,180 to 1,500</u> | Office | | |
| Duplex | | | Street & Alley | <u>124.50</u> | <u>1</u> |
| Apartment | | | Ponding & Drainage | <u>15.784</u> | <u>5</u> |
| Mobile Home | | | Institutional | | |
| P.U.D. | | | Other (specify below) | | |
| Park | <u>15</u> | <u>8</u> | | | |
| School | | | | | |
| Commercial | | | Total No. Sites | | |
| Industrial | | | Total (Gross) Acreage | <u>445.867</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)
Lots to street 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:
10. 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 ☒

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

11. Owner of record Ranchos Real Land Holdings, LLC, 6080 Surety Dr., Ste. 300 El Paso, TX 79905 (915) 592-0290
(Name & Address) (Email) (Phone)
12. Developer Ranchos Real Land Holdings, LLC, 6080 Surety Dr., Ste. 300 El Paso, TX 79905 (915) 592-0290
(Name & Address) (Email) (Phone)
13. Engineer Conde, Inc., 6080 Surety, Ste. 100 El Paso, TX 79905 cconde@condeinc.com (915) 592-0283
(Name & Address) (Email) (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.

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ATTACHMENT 4

Planning and Inspections Department- Planning Division

Developer / Engineer shall address the following comments:

1. The land study and subdivision improvement plans must comply with Street Design Manual requirements.
2. Please note that Section 19.23.020 (Lot Area) states that lot area shall be inclusive of all required public utility easements. However, the area of required easements on a lot shall in no case exceed one-half of the lot size. It will be required that the developer comply with this requirement during the subdivision phasing process for each individual phase.
3. Provide a note specifying who will be providing water and sewer service.
4. Coordination with El Paso County is required prior to the submittal of a formal subdivision application.

El Paso County

Provide entity who will be maintaining the Parks. If the parks are proposed to be maintained by the County, park consolidation will be required. In addition, a conceptual layout with a list of park amenities will also need to be provided as part of the variance request.

Reduce amount of intersections into main road. Comment not addressed.

Connectivity should be provided between TDE 95 and new proposed units. Comment not addressed.

More connectivity should be provided between subdivisions See El Paso County Subdivision Regulations Section 2.8, (a), (h) - (2) and (4), (l)

VARIANCE REQUEST TO REDUCE LOT SIZES TO ALLOW FOR A MINIMUM OF 4500 SQUARE FEET. Recommend deny the variance request, the request does not comply with the Alternative Subdivision Design Standards.

VARIANCE REQUEST FOR STREET WIDTHS WITH ROW'S LESS THAN 60 FEET. Recommend deny the variance request, the request does not comply with the Alternative Subdivision Design Standards.

No east/west Collector proposed

Limited Egress and Ingress connections

Only two collectors/arterials east west to convey traffic away from the area.

The north bound connection does not offer reasonable ingress and egress what land study (s) is this area part of what do land study(s) / TIA's illustrated how all this area is being built out and how it minimize congestion what are the proposed level of services (LOS) of the intersections and arterials

Street Cross sections shall be in compliance with EP County Subdivision Regulations

Verify and identify if the entire 136 feet will be dedicated as ROW and no restrictions will apply related to roadways and maintenance operations due to the EPEC easement.

Is this area to be landscaped?

Identify who will be responsible for maintaining the 50' EPEC easement. If EPEC, provide documentation.

Provide left-turn lanes for each median break.

Provide lot size percentages and color code lot sizes on maps as shown in prior submittal.

Provide 1/4 miles radius for all parks.

Include 1/4 mile radius from parks and color code lots as in previous submittal.

Edgemere/Greg is labeled as a minor arterial but is classified as a major arterial on the City and County MTP. Please revise accordingly.

The City and County MTP shows this north/south minor arterial to connect Krag and Hattieville. Please verify if an MTP amendment will be required with the City or if the alignment needs to be realigned.

Clarify who will own and maintain the pipeline easement property.

Requesting Clarification City Application package submittal differs from the County's package submittal

Pebble Hills east west is a major Arterial as depicted on the City's MTP and is depicted as a Proposed Major Collector on the County's MTP.

Gregg east west is a Gap of a Major Arterial as depicted on the City's MTP and is depicted as a Major Collector on the County's MTP.

The information and cross sections illustrated do not address the requirements

As the variance request to apply the County Of El Paso Alternative Subdivision Design Standards, the combination of lot size blend information has not been provided. At this time the concurrence to the variance request can not be provided

Planning and Inspections Department- Land Development Division

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

The Developer/Engineer shall address the following comments

1. The proposed ponds shall have enough capacity to hold the developed runoff based on a 100-yr. storm event.
2. Verify topographic contours and runoff patterns surrounding areas two hundred outside of subdivision boundaries in order to ensure no grading outside subdivision boundaries will be performed.
3. Label street classifications on all street cross sections.
4. Show and label minor arterial median landscaping on typical street cross section.
5. Label the total quantity of parks and ponds on the legend table.

Parks and Recreation Department

We have reviewed **Tierra Del Este III Phase VII** Land Study and on behalf of the Parks & Recreation Department, we offer the Developer / Engineer the following comments:

Please note that this Land Study is composed of approximately **445.86 acres** of land, and it will be developed in multiple phases. In addition, a **portion** of the subject land is located within the City of El Paso Extra Territorial Jurisdiction (ETJ) and within the annexation path. Therefore, subject to the calculation for Parks & Open Space ordinance Title 19 Subdivisions, **Chapter 19.20** 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.

Please note that this Land Study is proposing between **1,180 to 1500 single-family** dwelling units and includes **15 acres** (approx..) **of parkland**. Therefore, we offer the following comments:

1. Proposed parkland located outside of the annexation path needs to be dedicated to the County.
2. Proposed parkland located outside of the annexation path cannot be accepted for maintenance by the City.
3. Each Unit (plat) needs to meet or exceed the minimum "Parkland requirements" based on proposed density therefore, first unit or plat needs to include a park site.
4. The parkland shall be placed in a location near the center of the subdivision or subdivisions that it serves, with the expressed goal that the park is no further than one-quarter mile measured by walking distance from any residence within the subdivision that it serves.
5. Trail corridors when adjacent to private property lines on either side of the corridor, the trail corridor shall be a minimum of thirty feet in width.

In addition, we offer the following **informational comments** to assist Applicant in the design of the new Park's construction drawings. Please note that design layout (Concept & Final) needs to be coordinated with Parks Department 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 on June 26, 2018
2. Irrigation System must be designed to accommodate site static water pressure less 9% and a pump system 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 ensure 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 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 proposed park site location finished ground) & provide complete analysis report (textural, soils classification, minerals and nutrients availability, water infiltration/percolation, detailed salinity, & PH conductivity test) with recommendations for soils amendments and preparation to ensure soil conditions are suitable for turf, shrubs, and tree growth; coordinate site visit with Parks staff 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
9. 36 inches below finished grade as required for proper planting as per Park's Design & Construction Standards for Park Facilities approved on 06/26/2018
10. Any unsuitable soil materials not approved by Parks Department and/or department liaison/designee are to be removed, disposed-off, and replaced with "Topsoil" / 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.
11. 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.
12. Provide adequate cross-sections, enough to better understand/visualize the finished improvements.
13. Grading and drainage plan for the site, to be reviewed and approved by Parks Department and/or department liaison/designee.
14. Developer / Contractor is required to obtain irrigation, building, electrical, and any other required permit(s) from Planning & Inspections One Stop Shop City Development Division.
15. 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.
16. Provide an age appropriate 2-5 / 5-12 years old play structure to include metal shade canopy from approved vendors with a minimum fifty foot by fifty-foot user zone or approved alternative equipment/amenities as applicable.
17. Provide a 30' tall Pre-stressed concrete direct bury light pole at the playgrounds 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.
18. Provide shaded picnic tables and or benches and trash cans on concrete pads as required / agreed / applicable.
19. Street trees shall be provided along the parkway spaced at maximum 20' on center.
20. Construction of Park improvements need to be coordinated and inspected by Parks Department and/or department liaison/designee.
21. 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.

Land Study is located within Park Zone: **E-12**

Nearest Park(s): **Imagine Park**

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

El Paso Water

EPWater does not object to this request. 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 24-inch water main that extends along Greg Dr. between Las Quintas Dr. and Krag St. The installation of a 24-inch water main along Greg Dr. between Krag St. to Desert Meadows Rd. is scheduled to begin construction by FY 26/27. No direct service connections are allowed to this main per the El Paso Water – Public Service Board (EPWater-PSB) Rules and Regulations.

A 16-inch diameter water main along Fidelity Ave and a 12-inch water main along the proposed minor arterial will be required.

There is an existing 6-inch water main along Greg Dr. from Las Quintas Dr. to Krag. There are also existing 8-inch water mains that extend along Frisco Dr., Desert Blossom Rd., Gib Mills PL. and Anton Ave. These mains can be extended to provide service.

Sanitary Sewer:

Sanitary sewer is critical due to grades and capacity on the Montana Vista system.

Along Greg Dr. between Las Quintas Dr. and Krag St., there is an existing 18-inch sanitary sewer main. This main can be extended to serve the north portion of this Development. Developer is to coordinate with EPWater to ascertain the limits of the Development that can be served from this main. No direct service connections are allowed to this main as per the El Paso Water – Public Service Board (EPWater-PSB) Rules and Regulations.

EPWater requests master grading plans of the entire land study area to aid in the design of the sewer system to serve the Development.

The extension of a 27/36/42-inch sanitary sewer interceptor from the Development to the East Side Interceptor is required to provide service to the remaining (southern) portion of the Development. This interceptor is not in 10-year CIP.

General:

EPWater-PSB requests that the site be graded so that sanitary sewer be provided by gravity.

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:

Tierra Del Este - Land Study (Ph. VII) – Land Study

1. EPWater – SW has reviewed the above-described subdivision and has no objection to its approval

Streets and Maintenance Department

Traffic & transportation engineering has the following comments:

On TIA report are as follows:

- On LOS F, propose improvements on the intersections studied (signalized & unsignalized)
- Proposing a roundabout at the south end access point of development (prop. minor arterial)
- Provide mitigation solutions to all intersections studied that experience LOS F and greater (signalized & unsignalized)

Street Lights:

Does not object to this request. Location map shall show City of El Paso limits. 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).

Contract Management:

- Indicate that any infrastructure located within the city right-of-way or within the city's two-mile Extra-Territorial Jurisdiction (ETJ) must comply with the Design Standards for Construction and the Municipal Code.
- When installing sidewalks, ensure compliance with Municipal Code Chapter 19.21 governing sidewalks and Chapter 13.04.020 specifying sidewalk standards.
- Provide detailed information on curbs and gutters, curb ramps, and sidewalks in compliance with DSC standards.
- Ensure all transitions to existing roadways are smooth and free of trip hazards.

Fire Department

Recommend Approval. No Adverse comments.

Texas Gas

In reference to case SUSU25-00067 - Tierra Del Este Phase VII Land Study, Texas Gas Service does not have any comments.

El Paso Electric

We have no comments for Tierra Del Este Phase VII Land Study.

Capital Improvement Department

No comments received.

Texas Department of Transportation

No comments received.

El Paso County 911 District

No comments received.

Sun Metro

No comments received.

El Paso County Water Improvement District #1

No comments received.