

Rancho Del Rey Logistics Park Unit 3

City Plan Commission — July 3, 2025



CASE NUMBER/TYPE:	SUSU25-00049– Resubdivision Final
CASE MANAGER:	Saul Fontes, (915) 212-1606, FontesSA@elpasotexas.gov
PROPERTY OWNER:	Ben L. Ivey, LTD
REPRESENTATIVE:	Kimley-Horn
LOCATION:	East of Americas Avenue and North of North Loop Dr. (District 6)
PROPERTY AREA:	135.12 acres
VESTED RIGHTS STATUS:	Not Vested
PARK FEES:	\$135,120.00
ZONING DISTRICT(S):	C-4 c sc (Commercial/Condition/Special Contract)
RELATED APPLICATIONS:	SUSU24-00001 Rancho Del Rey Logistics Park

SUMMARY OF RECOMMENDATION: Staff recommends **APPROVAL** of Rancho Del Rey Logistics Park Unit 3 on a Major Final basis.

Rancho Del Rey Logistics Park Unit 3

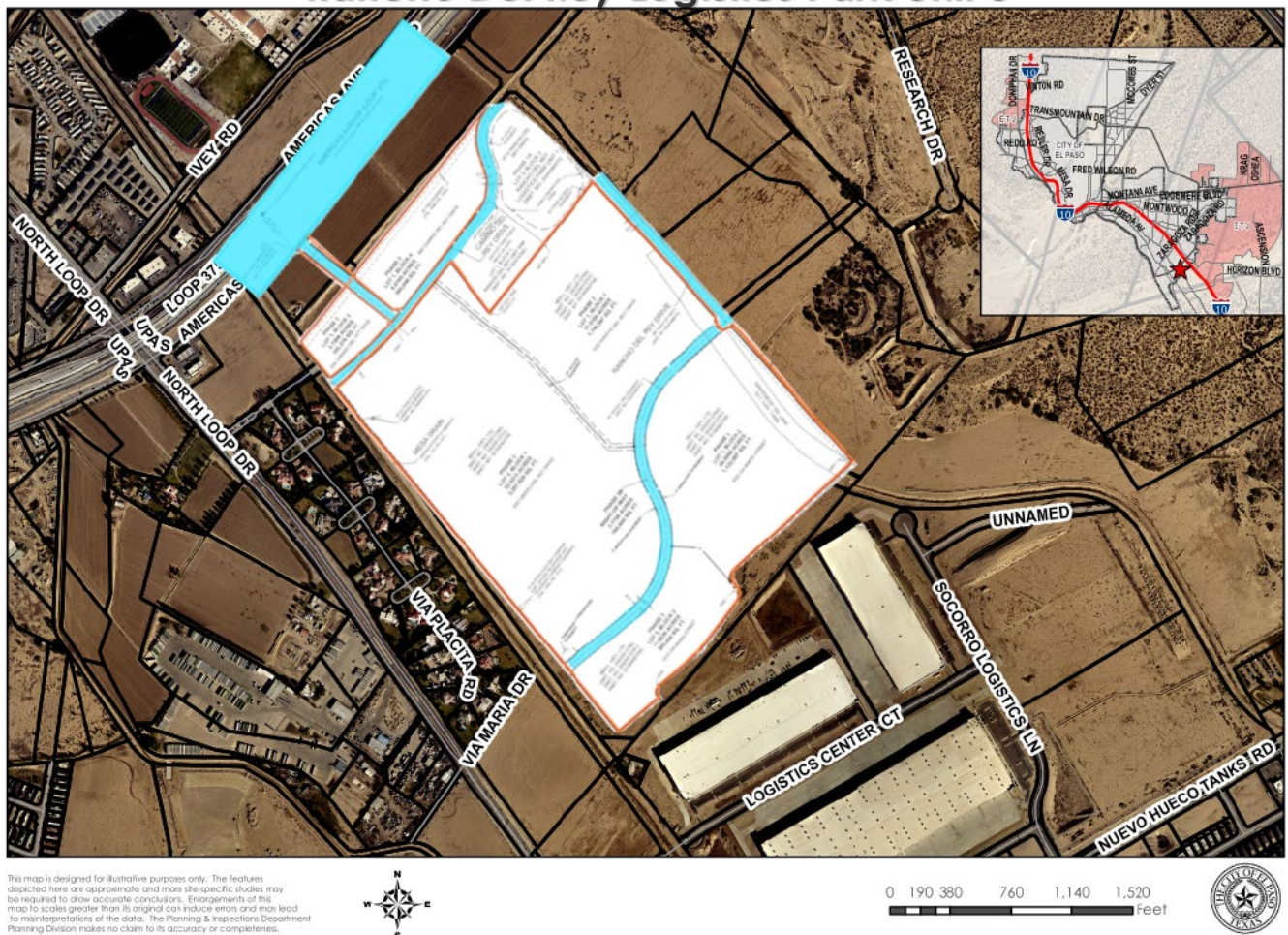


Figure A: Proposed plat with surrounding area

DESCRIPTION OF REQUEST: The applicant is requesting to subdivide 135.12 acres into 6 lots for industrial uses. Lots range from 3.7 acres to 52.52 acres in size. Access to the subdivision shall be from Americas Avenue and North Loop Drive. Drainage will be provided by on-site ponding. This application was reviewed under the current subdivision code.

CASE HISTORY/RELATED APPLICATIONS: The City Plan Commission, at its regular meeting of March 21, 2024, voted to approve Rancho Del Rey Logistics Park (SUSU24-00001) as a Resubdivision Preliminary. The current application complies with the previously-approved subdivision.

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

Surrounding Zoning and Use	
North	C-4 c sc (Commercial/Condition/Special Contract) / Vacant Land
South	P-R1 sc (Planned Residential) / Residential
East	C-4 c sc (Commercial/Condition/Special Contract) / Vacant Land
West	A-O (Apartment) / Vacant land
Nearest Public Facility and Distance	
Park	Lancaster Park (1.7 mi.)
School	Del Valle High School (1.4 mi.)
Plan El Paso Designation	
G7 Industrial and Railyards	
Impact Fee Service Area	
N/A	

PUBLIC COMMENT: N/A

PLAT EXPIRATION: This application will expire on **July 3, 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:

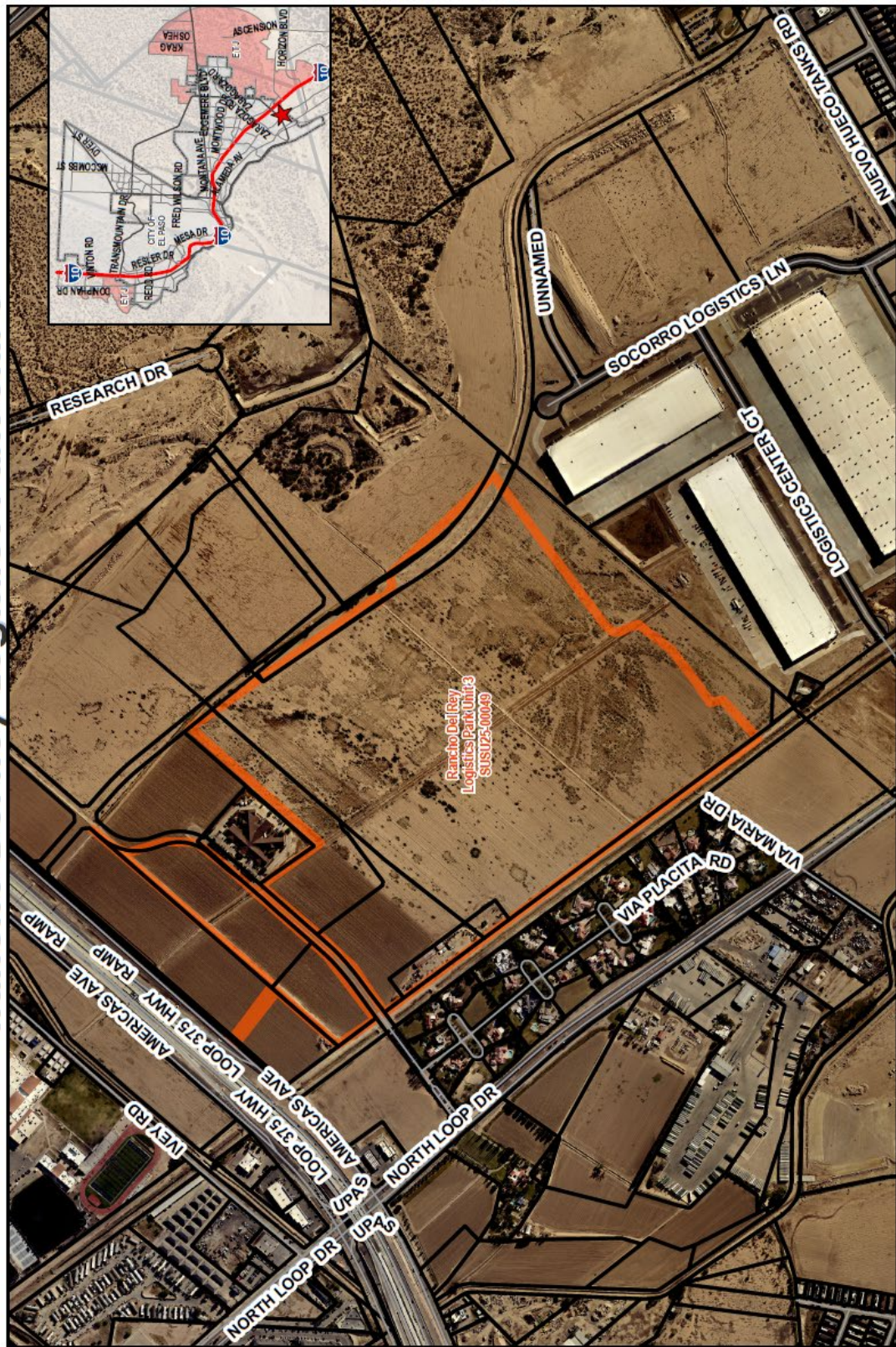
1. **Approval:** The CPC finds that the proposed plat is in conformance with all applicable requirements of Title 19 of the El Paso City Code. **(Staff Recommendation)**
2. **Approval with Conditions:** The CPC may impose conditions that bring the proposed plat into conformance with all applicable requirements 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

Rancho Del Rey Logistics Park Unit 3



0 190 380 760 1,140 1,520 Feet

 Subject Property

This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required to confirm the accuracy of the map. The map is not to be used for any purpose other than the planning and inspection of the project. The Planning & Inspection Department makes no claim to its accuracy or completeness.

ATTACHMENT 2

RANCHO DEL REY
LOGISTICS PARK UNIT 3

BEING 135.1201 ACRES OUT OF
SECTION 42, YSLETA GRANT, ABSTRACT NO. 214
CITY OF EL PASO, EL PASO COUNTY, TEXAS

LOCATION MAP



LINE TYPE LEGEND	
	EXISTENCE
	ADJUSTED PROPOSED LINE
	EXISTING LIMIT LINE

LEGEND

P.O.B. • POINT OF BEGINNING
IRF • IRON ROD FOUND
XF • "X" CUT FOUND
RSC • 5/8" IRON ROD SET WITH A
CAP STAMPED "XMA"

LAND USE
8 NON-RESIDENTIAL LOTS
GROSS AREA = 1/4 1201 ACRES
FOOT-OF-WAY DEDICATION AREA = 4,802 ACRES
NET AREA = 1/4 2714 ACRES

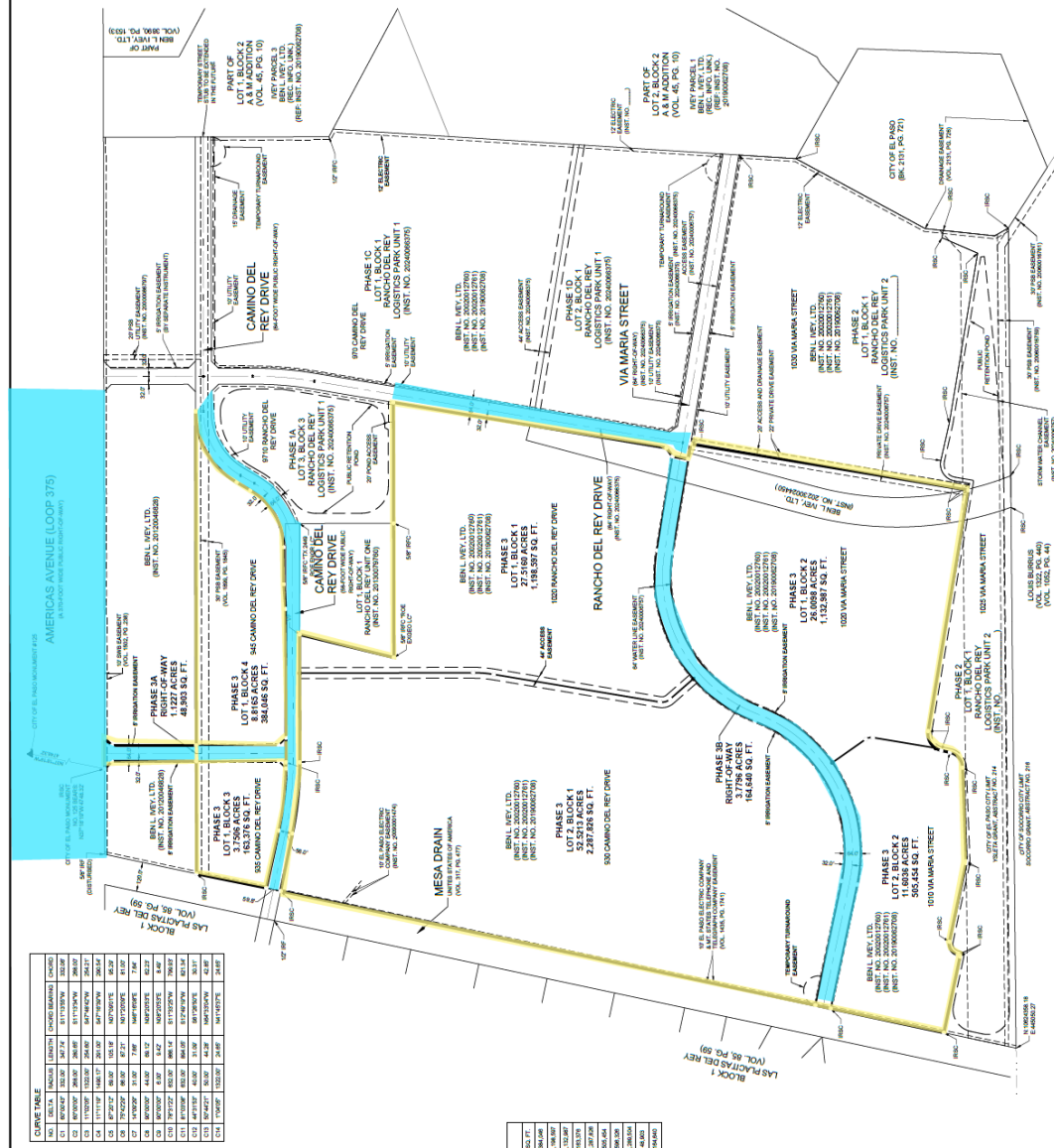
FINAL PLAT

Kimley»»Horn

KIMLEY-HORN

801 Cherry Street, Unit 11, # 1300
Fort Worth, Texas 76102 PRR# 10194040 Tel. No. (817) 335-6511
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.

[illegible]

LINE TABLE		
NO.	BEARING	LENGTH
L1	N41°14'45"E	104.00
L2	S27°45'05"E	42.42
L3	S48°46'18"E	973.69
L4	S11°40'00"E	64.57
L5	N41°13'25"E	550.00
L6	S49°30'00"E	355.92
L7	N27°15'00"E	43.89
L8	N48°46'18"E	973.67
L9	S25°23'05"E	42.28
L10	N52°47'05"E	256.35
L11	N27°15'00"E	388.78
L12	N27°14'00"E	42.42
L13	S52°42'05"E	256.45
L14	S52°45'05"E	42.47
L15	S30°15'00"E	64.67
L16	S30°15'00"E	35.23
L17	N52°23'05"E	355.92
L18	N27°15'00"E	6.82
L19	N27°15'00"E	318.85
L20	S48°46'18"E	105.50
L21	S30°15'00"E	64.67
L22	N48°46'18"E	256.37
L23	N41°13'25"E	98.87

LOT TABLE	LOT NO.	ACRES	SQ. FT.
PHASE 1 LOT 1, BLOCK 4	8-8195	394.50A	
PHASE 1 LOT 1, BLOCK 1	27-8190	1,198.870	
PHASE 1 LOT 1, BLOCK 2	25-8008	1,132.887	
PHASE 1 LOT 1, BLOCK 3	8-7596	143.578	
PHASE 1 LOT 2, BLOCK 1	82-8213	2,287.838	
PHASE 1 LOT 2, BLOCK 2	11-8208	505.65A	
PHASE 1 NORTH GROVE	13-8168	594.50B	
PHASE 1 SOUTH GROVE	121-8303	6,286.50A	
PHASE 1 SOUTH CANYON	1-1227	48.803	
PHASE 1B SOUTH CANYON	3-7798	164.640	

OWNER
BEN L. NEW LTD
460 AMERICAS AVE N
EL PASO, TX 79907
PHONE 915-839-2722
FAX 915-839-2722
CONTACT: BEN NEW

ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
260 EAST DAVIS STREET, SUITE 100
MCKINNEY, TEXAS 75069
PHONE 469-201-2500
FAX 469-201-2500
CONTACT: BOB FORMEGER, P.E.

SURVEYOR
KIMLEY-HORN AND ASSOCIATES, INC.
801 CHERRY STREET, UNIT 11, SUITE 1300
FORT WORTH, TEXAS 76102
PHONE 817-335-6511
FAX 817-335-6511
CONTACT: MICHAEL RUMSEY, P.D.S.

SCHOOL DISTRICT
Ysleta Independent School District
9600 Sims Drive
El Paso, Texas 79925

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ATTACHMENT 3



RESUBDIVISION FINAL APPLICATION

DATE: 04/04/25

FILE NO. _____

SUBDIVISION NAME: Rancho Del Rey Logistic Park Unit 3

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
Being 135.1201 acres out of section 42, ysaleta tract, abstract no. 214, City of El Paso, El Paso County, TX
2. Property Land Uses:

	<u>ACRES</u>	<u>SITES</u>		<u>ACRES</u>	<u>SITES</u>
Single-family	_____	_____	Office	_____	_____
Duplex	_____	_____	Street & Alley	_____	_____
Apartment	_____	_____	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____		_____	_____
School	_____	_____		_____	_____
Commercial	_____	_____	Total No. Sites	<u>6</u>	_____
Industrial	<u>135.1201</u>	<u>6</u>	Total (Gross) Acreage	<u>135.1201</u>	_____
3. What is existing zoning of the above described property? _____ 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)

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

Ben L Ivey L I D
Ivey Investments LLC General Partner
Ben Ivey, Manager

12. Owner of record 960 Americas Ave. N., El Paso, TX 79907 915-859-7272
(Name & Address) (Zip) (Phone)
13. Developer Sansone Group 120 S. Central Ave. #500 St. Louis MO 63105 314-727-6664
(Name & Address) (Zip) (Phone)
14. Engineer Kimley-Horn 13455 Noel Rd, Galleria Tower 2, Dallas, TX 75240 972-770-1324
(Name & Address) (Zip) (Phone)

OWNER SIGNATURE: 

REPRESENTATIVE SIGNATURE: 

REPRESENTATIVE CONTACT (PHONE): 972-770-1324

REPRESENTATIVE CONTACT (E-MAIL): bryce.eckeberger@kimley-horn.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 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. Provide the half width of all R.O.W.s
4. Ensure all R.O.W.s are labeled with proper name.

Planning and Inspections Department- Land Development Division

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

The Developer/Engineer shall address the following comments

1. Proposed Final Plat provided does Not have bearing and distances to verify mathematical closure.
2. There are two different exterior boundaries in the same plat unit, please verify or divided in two plats.
3. Show existing and proposed drainage flow patterns on the site plan and identify the discharge and/or storage location(s) for all stormwater runoff within the subdivision. Provide alternate drainage courses for historic flow, including flood zone contours in the preliminary plat (private ponds are not in the preliminary plat)
4. TXDOT review and approval are required of the proposed subdivision for drainage and access requirements. No storm-water is allowed into TxDOT R.O.W.
5. If lots are further subdivided, then additional private easement shall be required.
6. Provide and label R.O.W. Christo Del Rey Drive (missing west driveway?).
7. 6" rolled curb concrete is not allowed
8. The proposed bridge over the mesa drain shall be part of the improvement plans.

Parks and Recreation Department

We have reviewed **Rancho del Rey Logistics Park Unit 3**, a resubdivision 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 "C-4" meeting the requirements for Non-residential uses (General commercial) as well as for Residential dwellings use (Multi-family) with a minimum lot area of 750 sq. ft. per dwelling therefore, "Park fees" will be assessed based on the following:

1. Applicant is proposing a Non-residential use, 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 **\$135,120.00** calculated as follows:

135.12 acres non-residential @ rate of **\$1,000** = **\$135,120.00**

Please allocate generated funds under Park Zone: **MV-6**

Nearest Park: **Caribe 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 and Engineering:

No objections to application.

Coordinate with TXDOT for road access.

Street Lights Department:

Does not object to this request.

Plans shall show City of El Paso limit.

Americas Ave. or Loop 375 is a Texas Department of Transportation (TXDOT) right of way (ROW).

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.

Traffic Division:

We have communication lines at these locations:

Contractor Shall Email copy of 811 tickets to:

LINESPOTS@ELPASOTEXAS.GOV and PAVEMENTCUT@ELPASOTEXAS.GOV, to schedule this work with the City of El Paso, Texas Traffic Signals line spotter's staff.

If on State's Right of Way send locates to: TXDOTLPLOCATES@TXDOT.GOV

Railroad right of ways: BNSF CALL BEFORE YOU DIG: 1-800-533-2891 (OPTION 7), UPRR CALL BEFORE YOU DIG: 1-800-336-9193

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

Indicate that leading ramps must be aligned with a receiving ramp and be ADA compliant.

Incorporate that any manhole, water valve or gas valve shall be raised to the new paving level and added an apron.

Texas Gas

In reference to case SUSU25-00049 - Rancho Del Rey Logistics Park Unit 3, Texas Gas Service will need a 10' easement within or abutting the proposed 44' access easement, between lot 1 & 2, block 1, to provide gas service and two-way feed.

Disclaimer: Texas Gas Service does not allow permanent structures nor trees to be installed on top of TGS gas mains or service lines. If a conflict is anticipated, the developer, contractors or owner representative should contact TGS to relocate the gas main and/or service at the developer's expense.

Texas Department of Transportation

TXDOT Comments are to submit plans and permit for TXDOT approval.

El Paso County Water Improvement District #1

No comments received.

El Paso Electric

No comments received.

El Paso County 911 District

No comments received.

El Paso County

No comments received.

Capital Improvement Department

No comments received.

El Paso Water

No comments received.

Sun Metro

No comments received.

Fire Department

No comments received.