

Pebble Hills Medical 2

City Plan Commission — February 12, 2026 **Revised**



CASE NUMBER/TYPE: SUSU25-00105 – Major Combination
CASE MANAGER: Myrna Aguilar, (915) 212-1584, AguilarMP@elpasotexas.gov
PROPERTY OWNER: Genagra, LP
REPRESENTATIVE: SLI Engineering, Inc.
LOCATION: South of Pebble Hills Dr. and West of Zaragoza Rd. (District 5)
PROPERTY AREA: 12.08 acres
VESTED RIGHTS STATUS: Not Vested
PARK FEES: \$63,040.00
ZONING DISTRICT(S): A-3/c (Apartment/conditions) and C-3/c (Commercial/conditions)

SUMMARY OF RECOMMENDATION: Staff recommends **APPROVAL WITH CONDITIONS** of Pebble Hills Medical 2 on a Major Combination basis subject to the following conditions:

1. A Traffic Impact Analysis (TIA) shall be approved prior to the recordation of the final plat.
2. Prior to recordation of the final plat, the applicant shall provide an access agreement for Lot One, which shall be shown on the face of the final plat.

Pebble Hills Medical 2



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 error and may lead to misinterpretations of the data. The Planning & Inspection Department reserves the right to make any changes to the map without notice.



Subject Property

0 37.5 75 150 225 300 Feet



Figure A: Proposed plat with surrounding area

DESCRIPTION OF REQUEST: The applicant is proposing to subdivide 12.08 acres of land into two lots. One Apartment zone lot that is 2.76 acres and the second in the Commercial zone of 9.32 acres in size. The subdivision has a direct entrance through Pebble Hills Boulevard. Drainage flow will be provided by onsite ponding. This subdivision was reviewed under the standards of the current subdivision code.

CASE HISTORY/RELATED APPLICATIONS: N/A

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

Surrounding Zoning and Use	
North	R-5 (Residential) and C-3/c (Commercial/conditions) / Park and Vacant Land
South	C-3 (Commercial) / Commercial development
East	C-4/c (Commercial/conditions) / Commercial development
West	A-3/c (Apartment/conditions) / Commercial development
Nearest Public Facility and Distance	
Park	Tierra Buena Park (0.01 mi.)
School	Sargent Roberto Ituarte Elementary (0.80 mi.)
Plan El Paso Designation	
G-4, Suburban	
Impact Fee Service Area	
N/A	

PUBLIC COMMENT: N/A

PLAT EXPIRATION: This application will expire on **February 12, 2029**. 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:

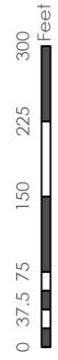
1. **Approval:** The CPC finds that the proposed plat is in conformance with all applicable requirements of Title 19 of the El Paso City Code.
2. **Approval with Conditions:** The CPC may impose conditions that bring the proposed plat into conformance with all applicable requirements of Title 19 of the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

ATTACHMENTS:

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

ATTACHMENT 1

Pebble Hills Medical 2



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 determine the exact location and boundaries of the map to scales greater than 1:10,000. The Planning & Inspection Department Planning Division makes no claim to its accuracy or completeness.

February 12, 2026

SUSU25-00105

ATTACHMENT 4



MAJOR SUBDIVISION APPLICATION

DATE: 11/10/2025

FILE NO. _____

SUBDIVISION NAME: PEBBLE HILLS MEDICAL 2

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
A PORTION OF TRACT 2C, SECTION 46, BLOCK 79, TOWNSHIP 2, TEXAS
AND PACIFIC RAILWAY COMPANY SURVEYS, AN ADDITION TO THE CITY
OF EL PASO, EL PASO COUNTY, TEXAS, CONTAINING 12.0802 ACRES + .

2. Property Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	_____	_____	Office	_____	_____
Duplex	_____	_____	Street & Alley	_____	_____
Apartment	<u>2.7593</u>	<u>1</u>	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____	_____	_____	_____
School	_____	_____	Total No. Sites	<u>2</u>	_____
Commercial	<u>1</u>	<u>9.3209</u>	Total (Gross) Acreage	<u>12.0802</u>	_____
Industrial	_____	_____			

3. What is existing zoning of the above described property? A3 C4 Proposed zoning? SAME

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)

ON SITE PONDING

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

12. Owner of record GENAGRA LP, 5009 Vista Del Monte 79922 915 241 1214
(Name & Address) (Zip) (Phone)

13. Developer SAME
(Name & Address) (Zip) (Phone)

14. Engineer SLI ENGINEERING, INC 6600 WESTWIND 79912 915 584 4457
(Name & Address) (Zip) (Phone)

OWNER SIGNATURE: 
georges Digitally signed by georges
Date: 2025.11.21 16:21:19 -07'00'

REPRESENTATIVE SIGNATURE: georges

REPRESENTATIVE CONTACT (PHONE): 915 203 7277

REPRESENTATIVE CONTACT (E-MAIL): ghalloul@sl-engineering.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 5

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 original copy of restrictive covenants.
2. Provide access agreement for Lot 1 prior to recordation of final plat.
3. Recommend removing the metes and bounds description from the face of the plat.

Planning and Inspections Department- Land Development Division

1. Lot line between lots 1 & 2 should be lighter than the outer boundary lines.
2. Verify boundary closure report line segments 7 & 8 are off by 5 feet.

Parks and Recreation Department

Please note that this subdivision is zoned "A3C - C-3C" meeting the requirements for Non-residential uses (General commercial) as well as for Residential dwellings use (multi-family) **restricted to a maximum of 29 dwelling units per acre.**

Applicant is proposing non-residential and residential uses. Therefore, Park Fees will be assessed based on proposed use of each lot:

1. Lot 1 proposed use is residential (multi-family). Covenants restricting the number of dwelling units were not provided. Therefore, park fees will be calculated using gross density:

2.75 acres X 29 (maximum dwelling units per acre) = 79 multi-family dwellings units

79 multi-family dwelling units @ rate of \$680.00 per dwelling unit = \$53,720.00

2. Lot 2 proposed use is non-residential. Therefore, park fees will be calculated as follows:

9.32 acres non-residential @ rate of \$1,000 per acre = \$9,320.00

3. **Applicant shall be required to pay a total of \$63,040.00 in Park Fees**

Please allocate generated funds (if applicable) under Park Zone: **E-7**

Nearest Park: **Salvador Rivas 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

Engineering

Do not object to this request.

Water:

There is an existing 8-inch diameter water main that extends along a 20-foot PSB easement, located south of the property. This water main is available to provide service.

Previous water pressure readings from fire hydrant # 11315, last tested on 08/30/2021, located southeast corner of the property, has yielded a static pressure of 70 psi, a residual pressure of 68 psi, and a discharge of 978 gallons per minute.

Sanitary Sewer:

There is an existing 8-inch diameter sewer main that extends along a 15-foot PSB easement, located west of the property. This main dead-ends approximately 300-feet south of Pebble Hills Drive. This main can be extended to provide service.

There is an existing 8-inch diameter sanitary sewer main that extends along a 20-foot PSB easement, located east of the property. This main dead-ends approximately 620-feet south of Pebble Hills Drive. This main can be extended to provide service.

General:

Sewer main extension along a PSB easement is required to provide service. Sewer main extension and easement acquisition costs are the developer's responsibility.

No building, reservoir, structure, parking stalls or other improvement, other than asphaltic paving (HMAC), shall be constructed or maintained on the above referenced El Paso Water - PSB easement without the written consent of El Paso Water - 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 El Paso Water - PSB Easement Policy. The PSB easements shall be improved to allow the operation of El Paso Water maintenance vehicles. El Paso Water - 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 El Paso Water - PSB facilities and is responsible for the cost of setting appurtenant structures to final grade.

El Paso Water requests that the site be graded so that sanitary sewer may be provided by gravity.

El Paso Water requires a new service application to provide services 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 El Paso Water – 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 Engineering

1. Provide an acceptable Stormwater Management plan in accordance with Section 19.19.030 of the current subdivision ordinance.
2. Revise flow patterns on the preliminary plat and identify the final location of all the stormwater 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.
4. On the preliminary plat, show and label the proposed pond location within the lot. Any proposed ponding area shall have enough capacity to hold the developed runoff for a designed 100-yr storm event.

Streets and Maintenance Department**Traffic Engineering**

- TIA is required. Scope meeting to be scheduled.

Streetlights - Do not object to this request.

Zaragoza Rd. / FM0659 is a Texas Department of Transportation (TXDOT) right-of-way (ROW).

For the development of a 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.

Streetlights 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.

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

- For all proposed improvement within the city right-of-way, follow the Design Standards for Construction (DSC) in accordance with the municipal code, and include detailed information.
- 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.
- For future development, a complete set of improvement plans shall be submitted for review.

El Paso Electric

Please add a 15' wide easement along Zaragoza Rd; we have an existing transmission line. We have attached a copy of the ROW Guidelines.

Please add a 10' wide easement along the perimeter of the proposed lots, for future access.

Texas Gas

Do not have any comments.

El Paso County Water Improvement District #1

The above-mentioned item is not within the boundaries of EPCWID.

El Paso Central Appraisal

No comments for Pebble Hills Medical 2 subdivision from Central Appraisal.

Fire Department

No adverse comments.

El Paso County 911 District

No comments received.

Texas Department of Transportation

No comments received.

El Paso County

No comments received.

Sun Metro

No comments received.

Capital Improvement Department

No comments received.