

Vista del Norte Estates Unit Five



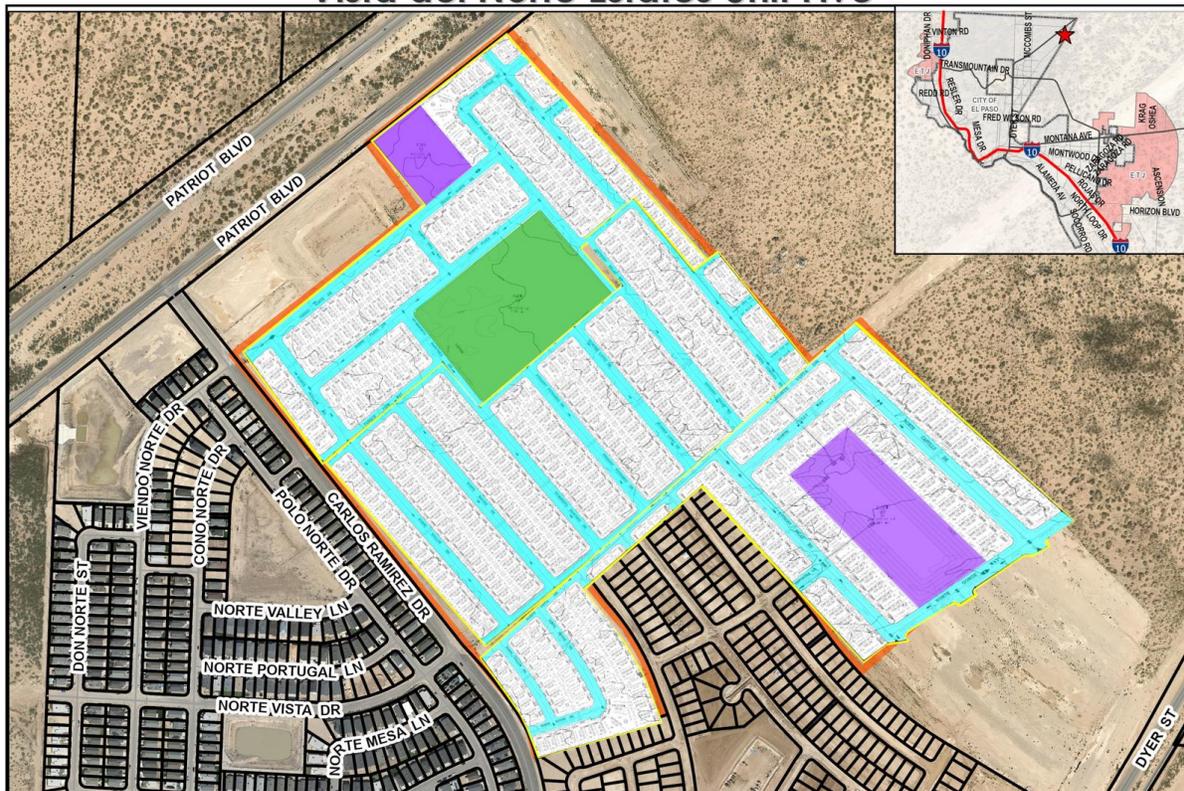
City Plan Commission — March 12, 2026

CASE NUMBER/TYPE:	SUSU26-00008 – Major Combination
CASE MANAGER:	Myrna Aguilar, (915) 212-1584, AguilarMP@elpasotexas.gov
PROPERTY OWNER:	Ranchos Real IV, LTD
REPRESENTATIVE:	Conde, Inc.
LOCATION:	South of Patriot Blvd. and West of Dyer St. (District 4)
PROPERTY AREA:	108.79 acres
VESTED RIGHTS STATUS:	Vested
PARK FEES:	Park Fees Not Required
EXCEPTIONS/MODIFICATIONS:	Yes, see following section
ZONING DISTRICT(S):	P-R-1 (Planned Residential District 1)
RELATED APPLICATIONS:	SUB08-00042 (Vista del Norte Amending Land Study)

SUMMARY OF RECOMMENDATION: Staff recommends **APPROVAL with CONDITION** of Vista del Norte Estates Unit Five on a Major Combination basis, subject to the following condition:

- That the applicant is required to landscape the rear of all double-frontage lots, in accordance with Section 19.23.4(H)(3)(c) of the El Paso City Code.

Vista del Norte Estates Unit Five



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 include errors and may lead to misinterpretations of the data. The Planning & Inspections Department Planning Division makes no claim to its accuracy or completeness.



Subject Property

0 125 250 500 750 1,000 Feet



Figure A: Proposed plat with surrounding area

DESCRIPTION OF REQUEST: The applicant is proposing to subdivide 108.79 acres of vacant land to create a residential subdivision, comprising of five hundred and fifty (550) single-family residential lots, one (1) 7.91-acre park, and two (2) drainage ponds with a combined acreage of 6.75 acres. Primary access to the subdivision will be from Carlos Ramirez Drive. This application was granted vested rights, and was reviewed under the standards of the Subdivision Code that was in effect prior to March 4, 2008.

CASE HISTORY/RELATED APPLICATIONS: The proposed development fall within the area of the Vista del Sol Amending Land Study (SUB08-00042), which was approved by the City Plan Commission (CPC) on April 10, 2008. The proposed development is in conformance with the approved land study.

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

Surrounding Zoning and Use	
North	R-F (Ranch Farm) and C-4 (Commercial/condition) / Vacant Land
South	P-R-1 (Planned Residential District 1) / Residential development and Vacant Land
East	P-R-1 (Planned Residential District 1) / Residential development
West	P-R-1 (Planned Residential District 1) / Vacant Land
Nearest Public Facility and Distance	
Park	Futureland Park (1.32 mi.). A park is proposed within the subdivision
School	IDEA Mesquite Hills School (1.68 mi.)
Plan El Paso Designation	
G-4, Suburban (Walkable)	
Impact Fee Service Area	
Northeast	

PUBLIC COMMENT: N/A

PLAT EXPIRATION: This application will expire on March 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

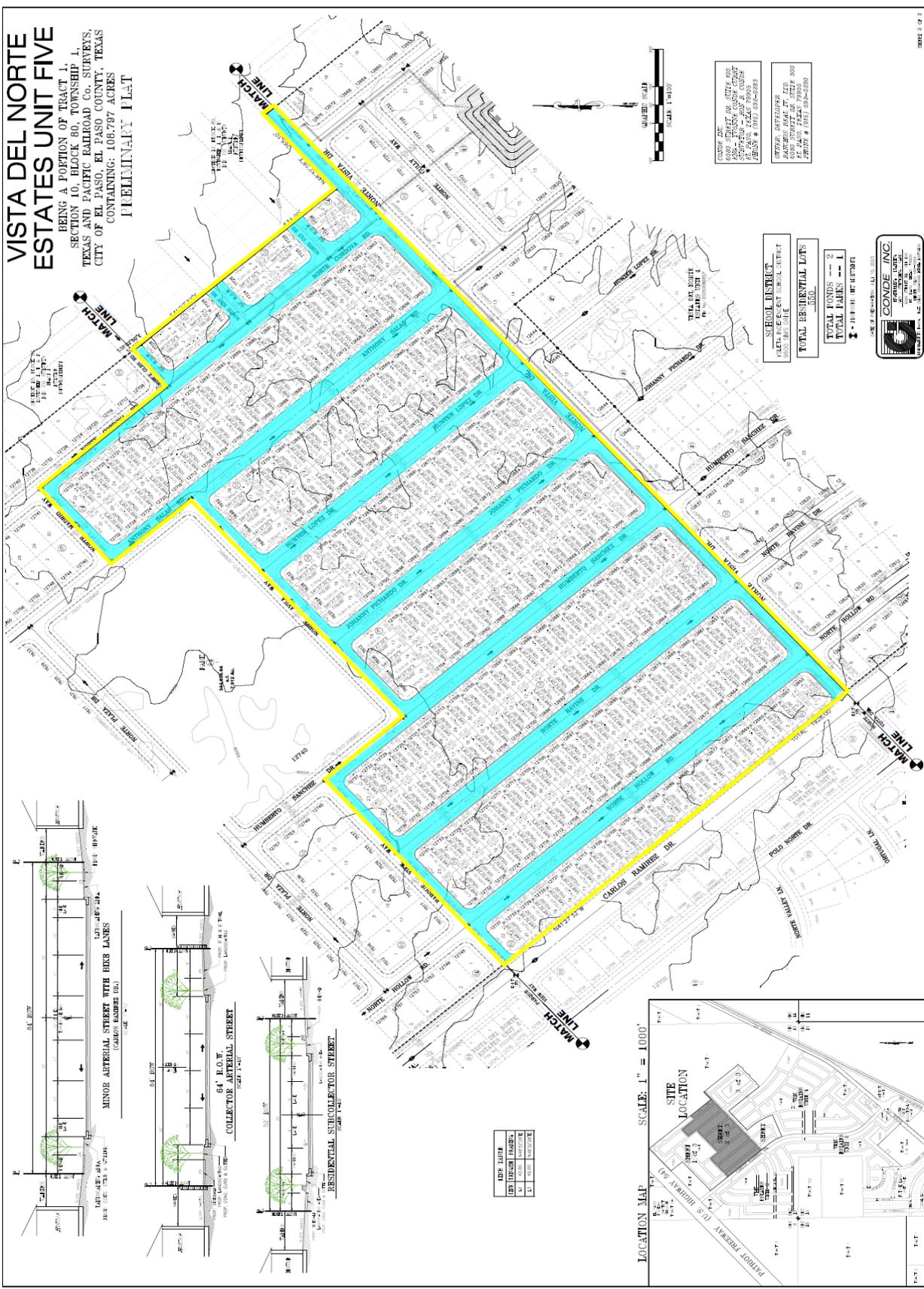
Vista del Norte Estates Unit Five



 Subject Property

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**VISTA DEL NORTE
ESTATES UNIT FIVE**
 BEING A PORTION OF TRACT 1,
 SECTION 10, BLOCK 80, TOWNSHIP 1,
 TEXAS AND PACIFIC RAILROAD Co. SURVEYS,
 CITY OF EL PASO, EL PASO COUNTY, TEXAS
 CONTAINING: 108,797 ACRES
 PRELIMINARY PLAN

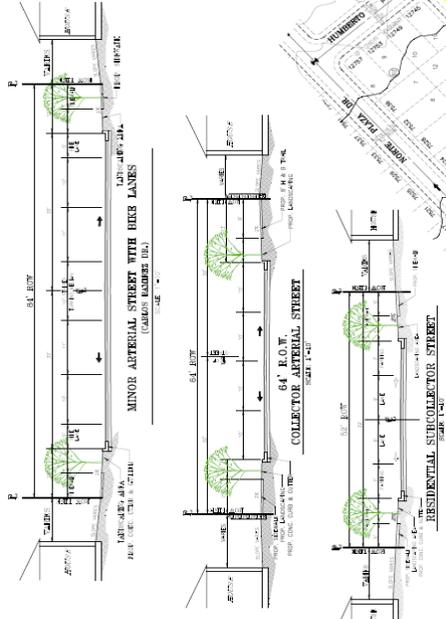


OWNER: VISTA DEL NORTE DEVELOPMENT, L.P.
 10000 W. HUNTER DRIVE, SUITE 200
 EL PASO, TEXAS 79925
 PHONE: (915) 762-1000

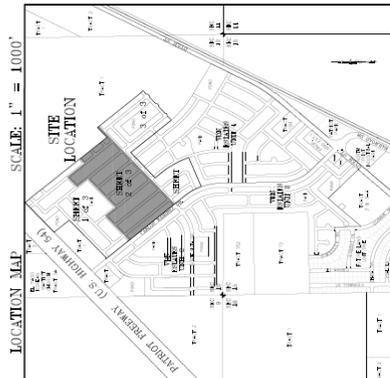
DESIGNER: GOLDER ASSOCIATES, INC.
 10000 W. HUNTER DRIVE, SUITE 200
 EL PASO, TEXAS 79925
 PHONE: (915) 762-1000

SCHOOL DISTRICT:
 EL PASO COUNTY SCHOOL DISTRICT

TOTAL RESIDENTIAL LOTS:
 TOTAL LOTS: 2
 TOTAL PARKS: 1
 TOTAL UTILITIES: 1

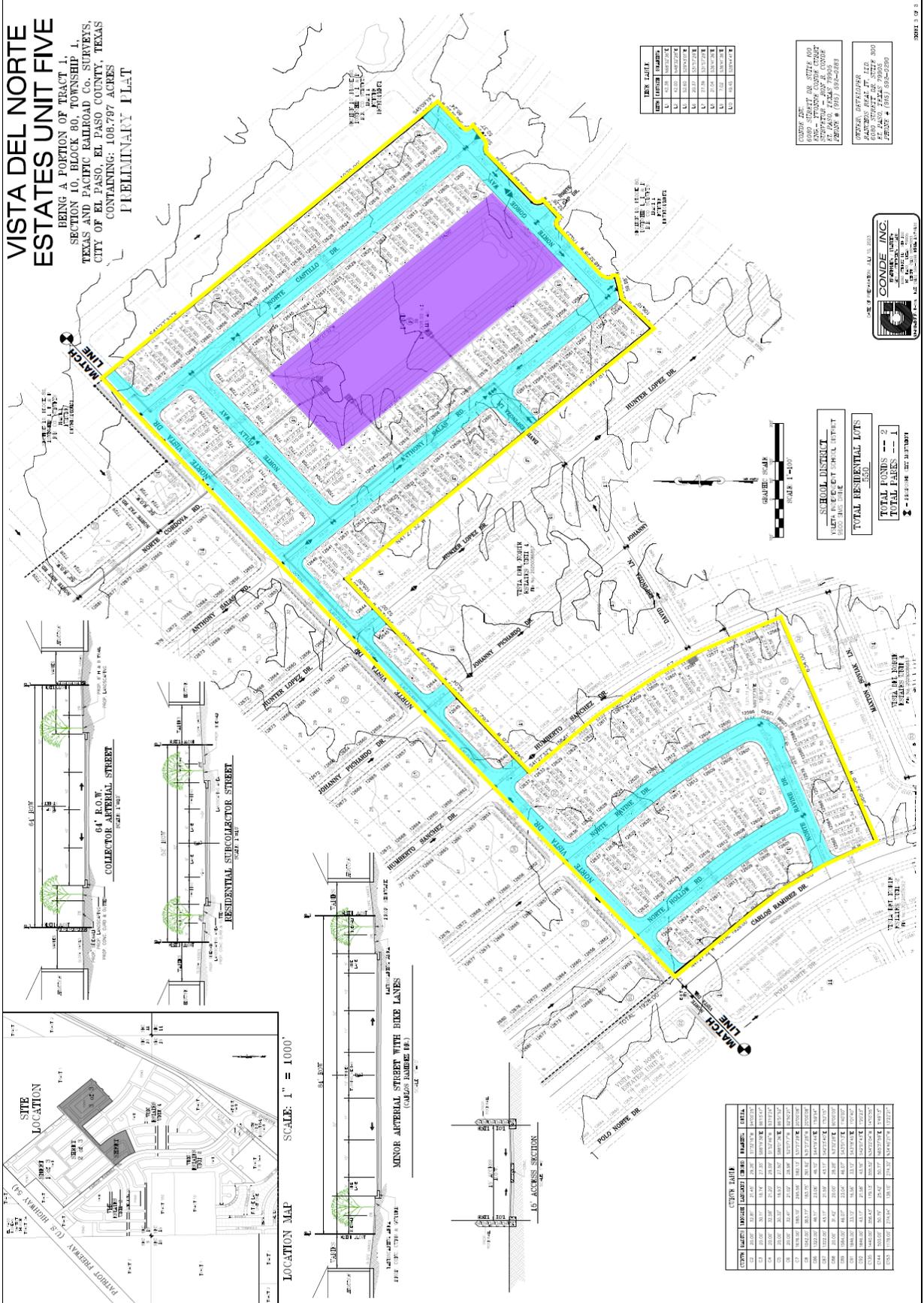


NEW LOTS	OLD DESIGN PARKS
1	1
1	1
1	1



VISTA DEL NORTE ESTATES UNIT FIVE

BEING A PORTION OF TRACT 1,
SECTION 10, BLOCK 80, TOWNSHIP 11,
TEXAS AND PACIFIC RAILROAD CO. SURVEYS,
CITY OF EL PASO, EL PASO COUNTY, TEXAS
CONTAINING: 104.797 ACRES
PRELIMINARY PLAN



TRACT DATA	AREA
U. 1	104.797
U. 2	104.797
U. 3	104.797
U. 4	104.797
U. 5	104.797
U. 6	104.797
U. 7	104.797
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U. 44	104.797
U. 45	104.797
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U. 47	104.797
U. 48	104.797
U. 49	104.797
U. 50	104.797

OWNER: [Name]
ADDRESS: [Address]
CITY: [City]
STATE: [State]
ZIP: [ZIP]

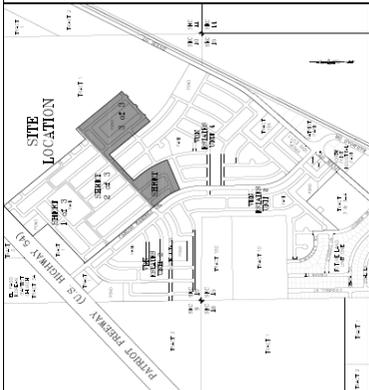
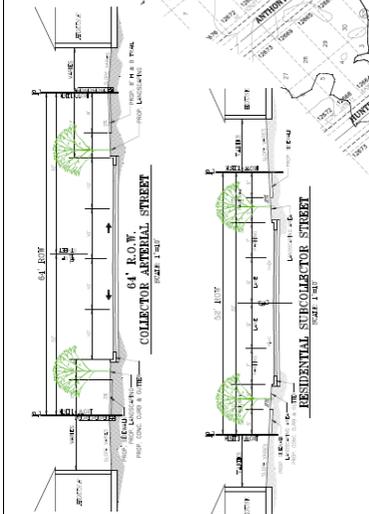
PREPARED BY: [Firm Name]
ADDRESS: [Address]
CITY: [City]
STATE: [State]
ZIP: [ZIP]



SCHOOL DISTRICT:
ALETA INDEPENDENT SCHOOL DISTRICT
DISTRICT 10

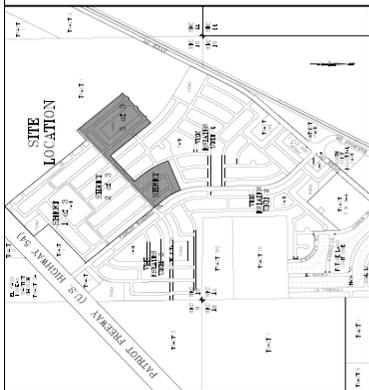
TOTAL RESIDENTIAL LOTS:
550

TOTAL PAGES: 2



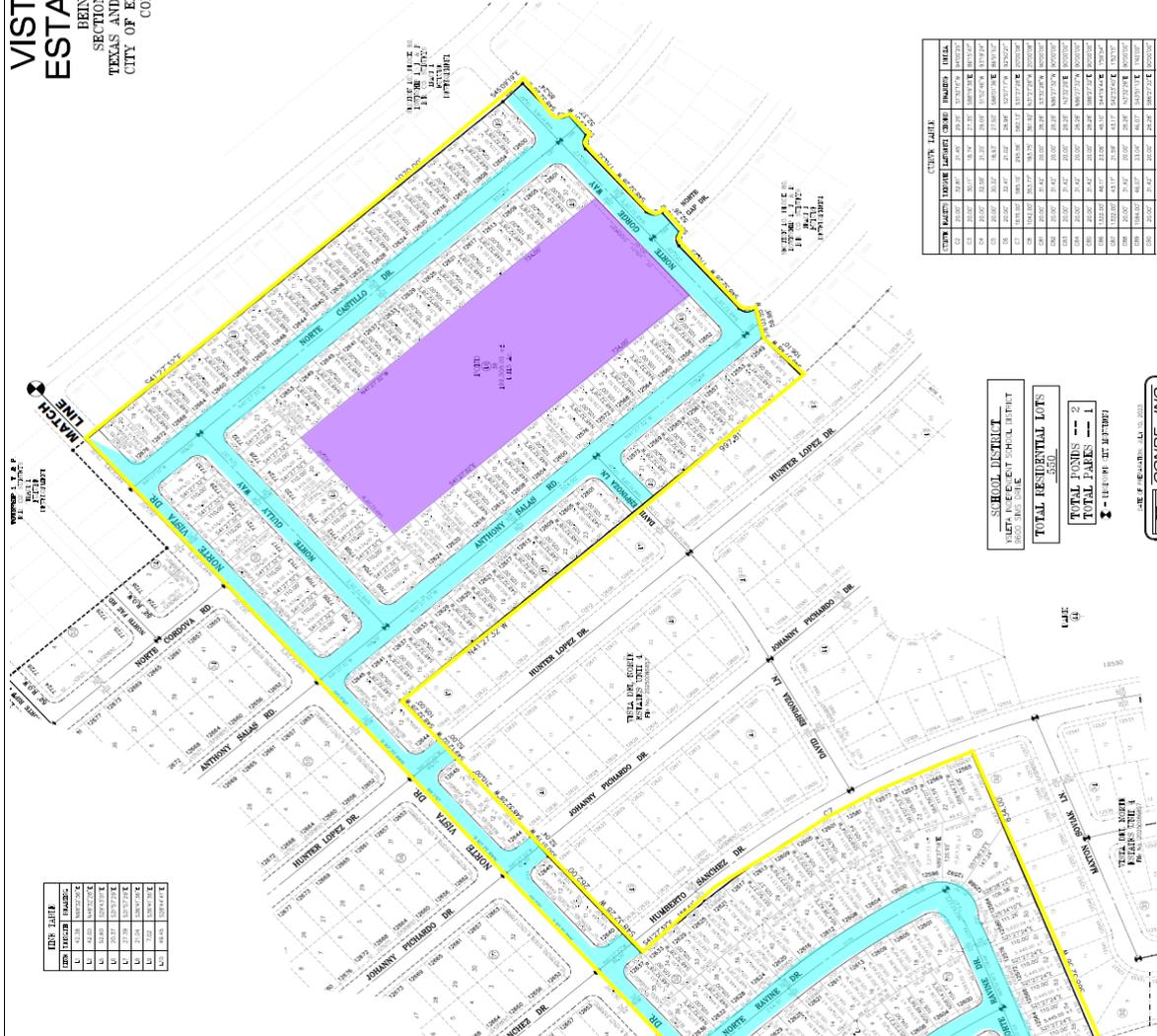
LOT NO.	AREA (SQ. FT.)	AREA (AC.)	PERCENT
1	104.797	2.39	2.30
2	104.797	2.39	2.30
3	104.797	2.39	2.30
4	104.797	2.39	2.30
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100	104.797	2.39	2.30

**VISTA DEL NORTE
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SECTION 10, BLOCK 80, TOWNSHIP 1,
TEXAS AND PACIFIC RAILROAD Co. SURVEYS,
CITY OF EL PASO, EL PASO COUNTY, TEXAS
CONTAINING: 108.787 ACRES



LOT	AREA	PERCENT
1	1.00	0.92
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CITY	PARCEL	AREA	PERCENT	OWNER	STATUS	REMARKS
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200	200.00	1.00	0.92



CITY	PARCEL	AREA	PERCENT	OWNER	STATUS	REMARKS
201	201.00	1.00	0.92
202	202.00	1.00	0.92
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SCHOOL DISTRICT
MARTINEZ SCHOOL DISTRICT

TOTAL RESIDENTIAL LOTS
250

ATTACHMENT 4



MAJOR COMBINATION APPLICATION

DATE: 1/29/26 FILE NO. _____

SUBDIVISION NAME: VISTA DEL NORTE ESTATES UNIT FIVE

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
Being a Portion of Tract 1, Section 10, Block 80, Township 1, Texas and Pacific Railroad Co. Surveys, City of El Paso, El Paso County, Texas

2. Property Land Uses:

	<u>ACRES</u>	<u>SITES</u>		<u>ACRES</u>	<u>SITES</u>
Single-family	<u>72.368</u>	<u>550</u>	Office		
Duplex	_____	_____	Street & Alley	<u>21.759</u>	<u>1</u>
Apartment	_____	_____	Ponding & Drainage	<u>6.758</u>	<u>2</u>
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below):	_____	_____
Park	<u>7.912</u>	<u>1</u>			
School	_____	_____			
Commercial	_____	_____	Total No. Sites:	<u>554</u>	
Industrial	_____	_____	Total (Gross) Acreage:	<u>108.797</u>	

3. What is existing zoning of the above described property? P-R-1 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 to 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. 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 IV, LTD 6080 Surety Dr., Ste. 300, El Paso, Texas 79905 915-592-0290
(Name & Address, Zip) (Email) (Phone)
- 13. Developer Ranchos Real IV, LTD 6080 Surety Dr., Ste. 300, El Paso, Texas 79905 915-592-0290
(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): 915-592-0283 _____

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.

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 restrictive covenants, if applicable.
2. Staff will recommend that the City Plan Commission require the landscaping of the rear of all double-frontage lots, in accordance with Section 19.23.4(H)(3)(c) of the El Paso City Code.
3. Sheet 3: Blocks 71 and 72 are not in sequence with the surrounding blocks. Please renumber them accordingly. It is recommended that you use Blocks 30 and 31.
4. Please revise the City Plan Commission approval year. It is currently listed as 2024; please update it to 2026.

Planning and Inspections Department- Land Development Division

1. Verify street turning heel radius are compliant. Label radius for each heel.
2. Subdivision improvement plans are under review.
3. Provide print-out of the mathematical closure of the exterior boundary of the subdivision indicating the error of closure.

Parks and Recreation Department

1. Please note that this subdivision is part of the Vista Del Norte Estates Land Study, and it is composed of **550 Single-family** residential lots. Applicant is proposing to dedicate one park site with **7.91 Acres**. Covenants need to be provided restricting the use to Single-family residential dwellings since PR-1 districts allow Two-family and Multi-family dwelling use. Based on the following Parkland calculations, this subdivision meets the minimum "Parkland" requirements as per ordinance Title 19 – Subdivision and Development Plats, **Chapter 19.20 – Parks and Open Space** and exceeds the requirements by **1.36 Acres** or **136 dwelling units** that can be applied towards sub-sequent subdivisions with-in the approved Land Study

SUBDIVISION	TOTAL LOTS	REQUIRED PARKLAND ACRES	DEDICATED PARKLAND ACRES
VNE 2	607	6.07	6.87
VNE 4	601	6.01	4.16
VNE 5	550	5.50	7.91
TOTAL	1758	17.58	18.94

TOTAL DEDICATED PARKLAND	18.94
TOTAL REQUIRED PARKLAND	17.58
TOTAL PARKLAND CREDITS	1.36

This subdivision is located with-in "Park Zone": **NE-7**

Nearest Park(s): **Futureland Park**

In addition, we offer the following **informational comments** to assist Applicant in the design of the new Park's construction drawings.

Streets and Maintenance Department

Traffic & Transportation Engineering

- There are streets which we highly recommend installing or constructing traffic calming devices since the concern in some of the streets are to encourage speeding.
- As per city ordinance **19.03.010 Purpose, Exceptions and Effect** can be implemented on the traffic calming for the safety of citizens that are going to living in the subdivision.
- As per city ordinance **19.15.020 Subdivider responsibility** can be implemented on traffic calming for street being constructed on subdivision.

Street Lights Department

Do not object to this request.

U.S. Highway 54 (Patriot Freeway) is a Texas Department of Transportation (TXDOT) right-of-way (ROW). Street Lights Department requires that all projects that involve a roadway are 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.

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.

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 Section

1. Indicate that any infrastructure located within the city right-of-way must comply with the Design Standards for Construction and the Municipal Code.
2. For new asphalt areas, verify that proper subgrade preparation is completed and that minimum compaction standards are achieved.
3. Please provide a complete set of plans for the review of all applicable details.

El Paso Water

Engineering

The property is located within the City of El Paso Northeast Impact Service Fee Area. Impact fees will be assessed and collected after the El Paso Water receives an application for water and/or sanitary sewer services.

Water:

There is an existing 12-inch water main along Carlos Ramirez Drive. This main can be extended to provide service. There is an existing 24-inch water main along Carlos Ramirez Drive. No direct service connections are allowed to this main as per the El Paso Water - Public Service Board Rules & Regulations.

There is an existing 16-inch water main along Carlos Ramirez Drive and Norte Vista Drive. This water main is dedicated to the U.S. Army McGregor Range. No service can be provided from this water main.

There is an existing 24-inch water main along Norte Vista. No direct service connections are allowed to this main as per EPWater-PSB Rules and Regulations.

Sanitary Sewer:

There is an existing 15-inch sanitary sewer main along Carlos Ramirez Drive. This main can be extended to provide service.

Upgrade of the (Dyer / Railroad) Lift Station is required to enable service to the proposed development. The upgrade is currently under design.

General:

EPWater-PSB requires a new service application to serve the subdivision. New service applications should be made 6-8 weeks in advance of construction to ensure water for construction work. The following items, if applicable, are required at the time of application: (1) hard copy of site plan with street names and addresses; (2) finalized set of improvement plans, including grading & drainage plans; (3) digital copy of site plan; (4) benchmark check; (5) construction schedule; and (6) a certificate of compliance. Service will be provided in accordance with the current El Paso Water Utilities – Public Service Board (EPW-PSB) Rules and Regulations. The owner 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. 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.
2. The proposed ponding area shall have enough capacity to hold the developed runoff for a designated 100-yr. storm event. Label the pond as “Private”.
3. At the pond on Block 48 Lot 38: The headwall located under the maintenance ramp will be prone to sediment buildup because of the proximity to the downslope from both ramp and pond, in addition to water entering through the right of way, in addition to sediment present in the system itself. Please consider alternatives to mitigate this, such as a form of erosion control over the headwall, combining systems, etc.

El Paso Electric

Please change the restricted 10' wide easement along N South Fwy to a 12' wide utility easement. We have attached a copy of the ROW guidelines for the future development near our Transmission line.

Texas Gas

In reference to case SUSU26-00008 - Vista Del Norte Estates Unit Five, Texas Gas Service does not have any comments. The subdivision it is currently in TGS queue.

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's representative should contact TGS to relocate the gas main and/or service at the developer's expense.

El Paso Central Appraisal District

There are no comments for Vista del Norte Estates #5 from Central Appraisal.

El Paso County 911 District

No comments received.

Texas Department of Transportation

No comments received.

El Paso County

No comments received.

El Paso County Water Improvement District #1

No comments received.

Capital Improvement Department

No comments received.

Sun Metro

No comments received.

Fire Department

No comments received.