

Cantera Commercial Center 1

City Plan Commission — July 16, 2026 **REVISED**



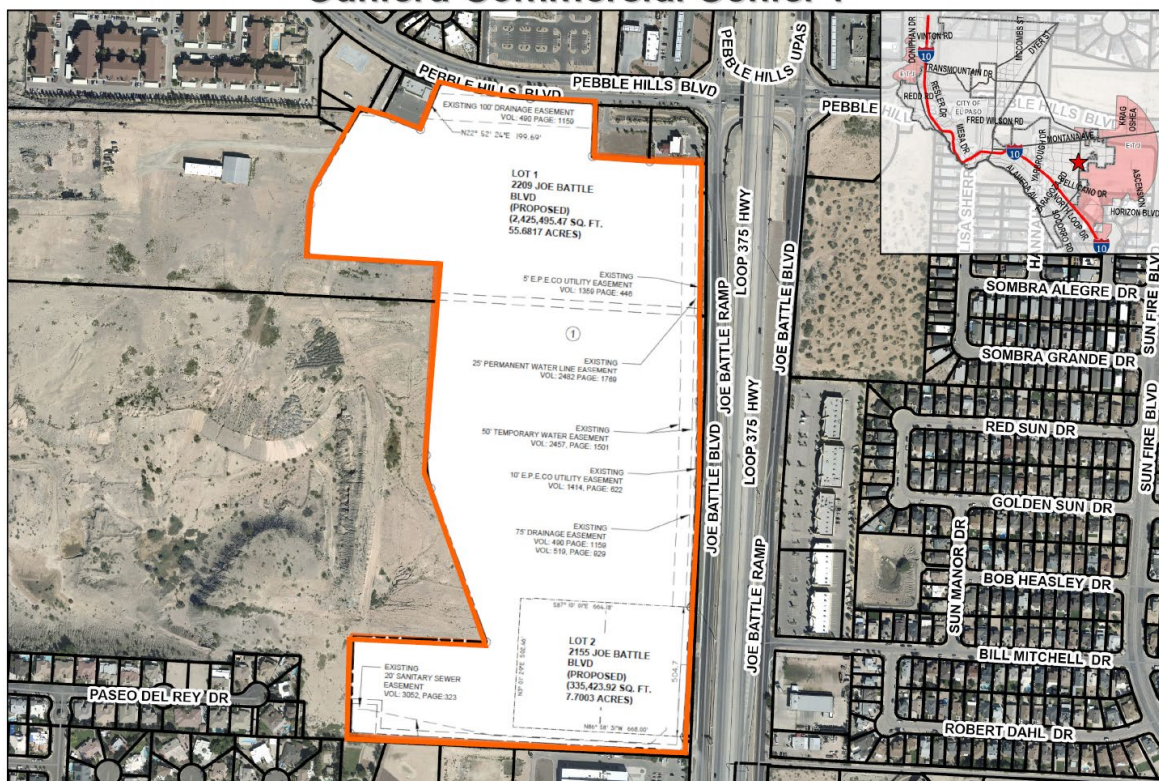
CASE NUMBER/TYPE:	SUSU26-00025 – Resubdivision Combination
CASE MANAGER:	Myrna Aguilar, (915) 212-1584, AguilarMP@elpasotexas.gov
PROPERTY OWNER:	Blue Flamingo IV, LP; EP Rojas Partners LP; 375/Pebble Hills, LLC
REPRESENTATIVE:	GRV Integrated Engineering Solutions, LLC
LOCATION:	South of Pebble Hills Blvd. and West of Joe Battle Blvd. (District 6)
PROPERTY AREA:	63.38 acres
VESTED RIGHTS STATUS:	Not Vested
PARK FEES:	\$63,380.00
ZONING DISTRICT(S):	C-2/sc/sp and C-4/sc/sp (Commercial/special contract/special permit)

SUMMARY OF RECOMMENDATION: Staff recommends **APPROVE with CONDITIONS** of Cantera Commercial Center 1 on a Resubdivision Combination basis.

Conditions being as follow:

- That a Traffic impact Analysis (TIA) be approved by streets and maintenance prior to recordation of final plat.
- That as per Code 20.06.080 the property be rezoned into one zoning district and be approved by City Council prior to recordation of the final plat.

Cantera Commercial Center 1



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. Infragments on this map to scales greater than its original can induce error and may lead to misinterpretations of the data. The Planning & Inspection Department Planning Division makes no claim to its accuracy or completeness.



Subject Property

0 105 210 420 630 840 Feet



Figure A: Proposed plat with surrounding area

DESCRIPTION OF REQUEST: The applicant is proposing to subdivide 63.38 acres of vacant land to create 2 commercial lots. Lots will vary in size from 7.70 acres to 55.68 acres in size. Stormwater drainage will be managed by on-site ponding. The proposed subdivision will have access through Pebble Hills and Joe Battle Blvd. This application is being reviewed under 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	C-2/c (Commercial/conditions), C-4 (Commercial) & R-5/sc/sp (Residential/special contract/special permit) / Commercial and Residential development.
South	R-5/sc (Residential/special contract), A-2/sc (Apartment/special contract), & C-4/sc (Commercial/special contract) / Commercial and Residential development.
East	C-4/c (Commercial/conditions) & C-3/sc (Commercial/special contract) / Vacant Land and Commercial development.
West	Q (Quarry District) / Vacant Land
Nearest Public Facility and Distance	
Park	Carlos Bombach (0.44 mi.)
School	Elfida Chavez Elementary (0.53 mi.)
Plan El Paso Designation	
G-7, Industrial and/or Railyards	
Impact Fee Service Area	
N/A	

PUBLIC COMMENT: N/A

PLAT EXPIRATION: This application will expire on **July 16, 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

Cantera Commercial Center 1



0 105 210 420 630 840 Feet

Subject Property



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ATTACHMENT 4



RESUBDIVISION COMBINATION APPLICATION

DATE: 6/5/2026

FILE NO. _____

SUBDIVISION NAME: CANTERA COMMERCIAL CENTER 1

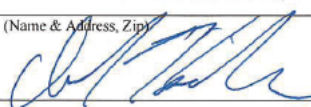
1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
A PORTION OF LOT 3, BLOCK 1, PEBBLE HILLS COMMERCIAL; PORTION OF TRACT 5-F, TRACT 8-E, TRACT 8-F, SECTION 44, BLOCK 79, TOWNSHIP 2, TEXAS & PACIFIC RAILWAY COMPANY'S SURVEYS; AND ALL OF TRACT 5-A, TRACT 5-E, AND TRACT 5-E-1, SECTION 44, BLOCK 79, TOWNSHIP 2, TEXAS & PACIFIC RAILWAY COMPANY'S 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	_____	_____	Office	_____	_____
Duplex	_____	_____	Street & Alley	_____	_____
Apartment	_____	_____	Ponding & Drainage	3.7525	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____		_____	_____
School	_____	_____		_____	_____
Commercial	59.6295	_____	Total No. Sites	_____	_____
Industrial	_____	_____	Total (Gross) Acreage	63.3820	_____
3. What is existing zoning of the above described property? COMMERCIAL Proposed zoning? COMMERCIAL
4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes ☐ No ☐ N/A
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)
FOUR PONDS WILL BE CONSTRUCTED THROUGHOUT THE DEVELOPMENT. EACH WILL BE CONSTRUCTED AS SEPARATE PRIVATE PONDS.
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 Right

1 OF 3 6044 Gtwy Blvd E, Ste 500
 12. Owner of record BLUE FLAMINGO IV LP El Paso, Texas 79905 david@epheritage.com 915-549-6606
 (Name & Address, Zip) (Email) (Phone)

13. Developer EL PASO HERITAGE GROUP, 6044 GATEWAY BLVD E, STE 900, EL PASO, TX 79605 (915) 549-6606
 (Name & Address, Zip) (Email) (Phone)

14. Engineer GRV INTEGRATED ENGINEERING SOLUTIONS LLC, 11385 JAMES WATT DR, STE B13, GRVIES@GMAIL.COM (915) 351-6701
 (Name & Address, Zip) (Email) (Phone)

OWNER SIGNATURE: 

REPRESENTATIVE SIGNATURE: DAVID BINGHAM AS PER PROVIDED LETTER AUTHORIZING TO SIGN.

REPRESENTATIVE CONTACT (PHONE): 915-549-6606

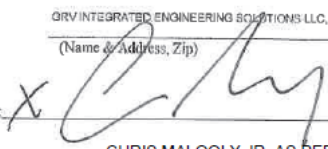
REPRESENTATIVE CONTACT (E-MAIL): david@epheritage.com

NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR
 PROCESSING UNTIL THE PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR
 ACCURACY AND COMPLETENESS.

12. Owner of record 2 OF 3 3737 Gtwy Blvd W,
375 PEBBLE HILLS LLC El Paso, Texas 79903 cmalooly@epxteam.com 915-979-6146
(Name & Address, Zip) (Email) (Phone)

13. Developer EL PASO HERITAGE GROUP, 5044 GATEWAY BLVD E, STE 900, EL PASO, TX 79905
(Name & Address, Zip) (Email) (915) 549-0608
(Name & Address, Zip) (Email) (Phone)

14. Engineer ORV INTEGRATED ENGINEERING SOLUTIONS LLC, 11385 JAMES WATT DR, STE B-13, GRVIES@GMAIL.COM
(Name & Address, Zip) (Email) (915) 351-5701
(Name & Address, Zip) (Email) (Phone)

OWNER SIGNATURE:  _____

REPRESENTATIVE SIGNATURE: CHRIS MALOOLY JR. AS PER PROVIDED LETTER AUTHORIZING TO SIGN.

REPRESENTATIVE CONTACT (PHONE): 915-979-6146

REPRESENTATIVE CONTACT (E-MAIL): cmalooly@epxteam.com

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3 OF 3
 3737 Gtwy Blvd W,
 El Paso, Texas 79903 cmalooly@epxteam.com 915-979-6146

12. Owner of record EP ROJAS PARTNERS LP
 (Name & Address, Zip) (Email) (Phone)

13. Developer EL PASO HERITAGE GROUP, 6044 GATEWAY BLVD E, STE 900, EL PASO, TX 79906
 (Name & Address, Zip) (Email) (Phone) (915) 549-6608

14. Engineer GRV INTEGRATED ENGINEERING SOLUTIONS LLC, 11385 JAMES WATT DR, STE B13, GRVIES@GMAIL.COM
 (Name & Address, Zip) (Email) (Phone) (915) 351-8701

OWNER SIGNATURE: X

REPRESENTATIVE SIGNATURE: CHRIS MALOOLY JR. AS PER PROVIDED LETTER AUTHORIZING TO SIGN.

REPRESENTATIVE CONTACT (PHONE): 915-979-6146

REPRESENTATIVE CONTACT (E-MAIL): cmalooly@epxteam.com

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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. Release of access document, if applicable.
 - c. Set of restrictive covenants
2. Coordinate with TXDOT to have access to subdivision from Joe Battle Blvd.
3. Update application to reflect two commercial lots as stated in the plat.
4. That a Traffic impact Analysis (TIA) be approved by streets and maintenance prior to recordation of final plat.
5. That a rezoning of a portion of the proposed subdivision be approved by City Council prior to recordation of the final plat. As per City Code Ordinance 20.06.080 – Compliance with district standards and use regulations – All property within the corporate limits shall be located within one of the zoning districts.

Planning and Inspections Department- Land Development Division

Approved

1. Provide all lot lines by bearing and distances, including individual lot widths.
2. As per section Code 19.08.010, section D, all drainage structures and ponding areas serving the subdivision are constructed as part of the initial phase of the development.
3. The proposed ponding area(s) shall have enough capacity to hold the developed runoff for a designated 100-yr. storm event.
4. Label landscape along respective parkway on all major arterial typical cross sections.
5. Provide print-out of the mathematical closure of the exterior boundary of the subdivision indicating the error of closure.

Parks and Recreation Department

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 of the Planning Department designee, then Applicant shall be required to pay parkland dedication fees at a rate of **\$1,000.00** per acre or portion, for a total amount of **\$63,370.00**, calculated as follows:

63.38 acres non-residential @ rate of \$1000 per acre = \$63,380.00

Please allocate generated funds under Park Zone: **E-5**

Nearest Park: **Dick Shinaut 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 & Transportation Engineering

- Per city ordinance 19.18.010.B.1.b: A traffic impact analysis (TIA), in adherence to standards contained within this title and City of El Paso approved guidelines, shall be required under the following criteria:
 - b.) If a development project will generate more than one hundred peak hours trips.
- A TIA is required, and scope meeting to be scheduled. No TIA was attached

to application.

- Application does not detail number of sites on the proposed development lots.
- Provide proportional share analysis of proposed traffic signal installation at Access Point #5. State the timeframe of the traffic signal installation.
- Provide analysis of Access Point #3 and #4 with the proposed acceleration and deceleration lanes installed.
- Provide analysis of the intersections in the TIA with increased delayed timing.
- TIA is not approved until above comments are addressed.

Street Lights

Do not object to this request.

Pebble Hills Blvd. is part of the Major Thoroughfare Plan of the City of El Paso.

Joe Battle Blvd. (Loop 375) 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

- No objection to application.
- For future development, a complete set of improvement plan shall be submitted for review

General Notes

- Indicate that any proposed infrastructure improvements located within the city right-of-way must follow the design standards for construction (DSC), in accordance with its municipal code.
Indicate that any damage to existing infrastructure caused by the development of this project must be restore to its original or better condition.

El Paso Water

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 areas shall have enough capacity to hold the developed runoff for a designated

100-yr. storm event.

- a. Revise pond storage computations and configuration: Provided capacity exceeds the required capacity but individually, the contributing watersheds exceed the assigned pond capacity e.g. Pond 2 receives Watershed 2 and F but, watershed F on its own exceeds the capacity of the pond.
3. Refer to City of El Paso *Design Standards for Construction* for details on requirements for stormwater basin design.
4. The subdivision receives water runoff from TxDOT. Coordination for maintenance and operation of stormwater facility requirements from TxDOT are the responsibility of the applicant.

Texas Gas

Texas Gas Services does not have any comments at this time. We do have existing mains in close proximity to this resubdivision combination application, Cantera Commercial Center 1.

El Paso Electric

We are requesting a 12' wide easement along Pebble Hills Blvd.

El Paso Central Appraisal District

There are no comments for Cantera Commercial Center 1 from Central Appraisal.

El Paso County 911 District

No comments received.

Texas Department of Transportation

No comments received.

Sun Metro

No comments received.

Fire Department

No comments received.

Capital Improvement Department

No comments received.

El Paso County

No comments received.

El Paso County Water Improvement District #1

No comments received.