

Vista del Norte Estates Unit Five

City Plan Commission — May 7, 2026



CASE NUMBER/TYPE:	SUSU26-00008 – Waiver Reconsideration for 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:	SUSB08-00042 (Vista del Norte Amending Land Study)

SUMMARY OF RECOMMENDATION: Staff recommends **APPROVAL** of the reconsideration of waiver request for the Vista del Norte Estates Unit Five major combination. The request seeks to waive the construction of a 5-foot sidewalk along Patriot Boulevard.

Vista del Norte Estates Unit Five

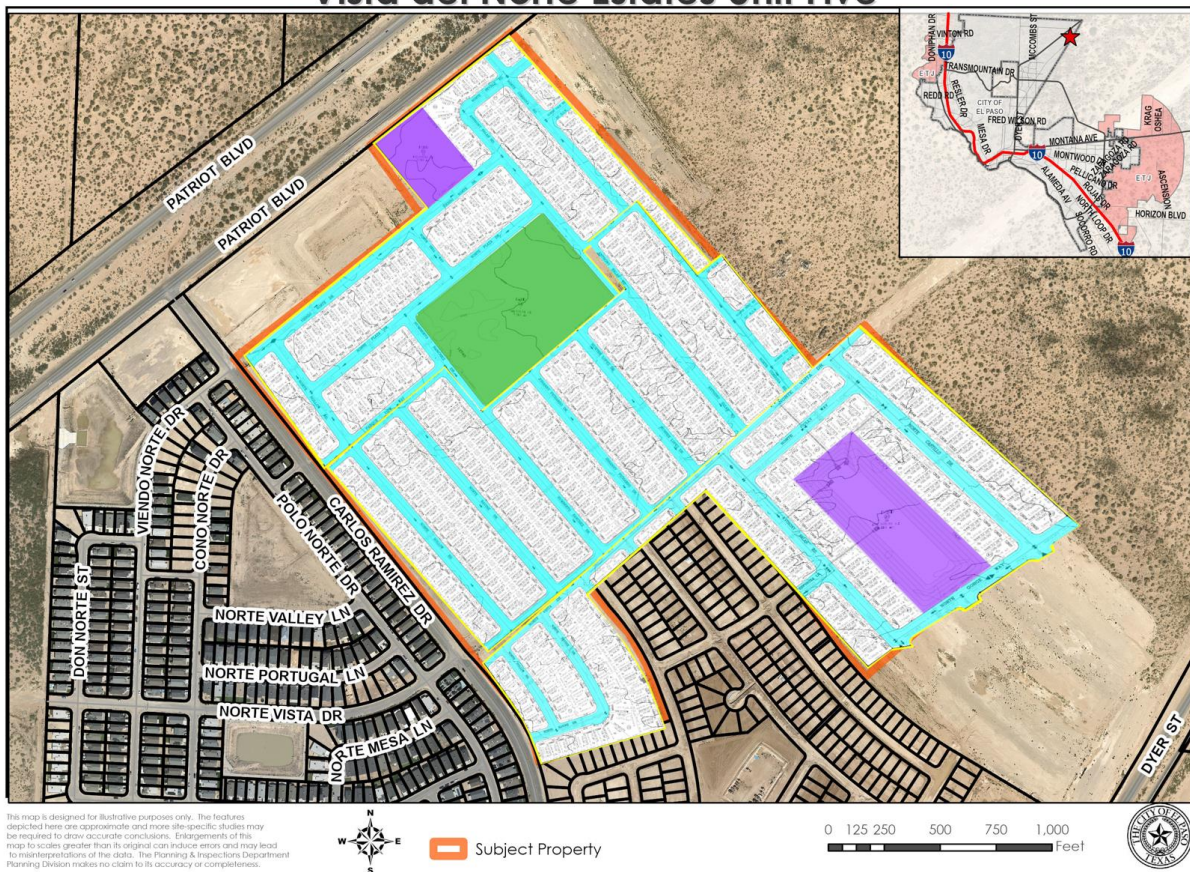


Figure A: Proposed plat with surrounding area

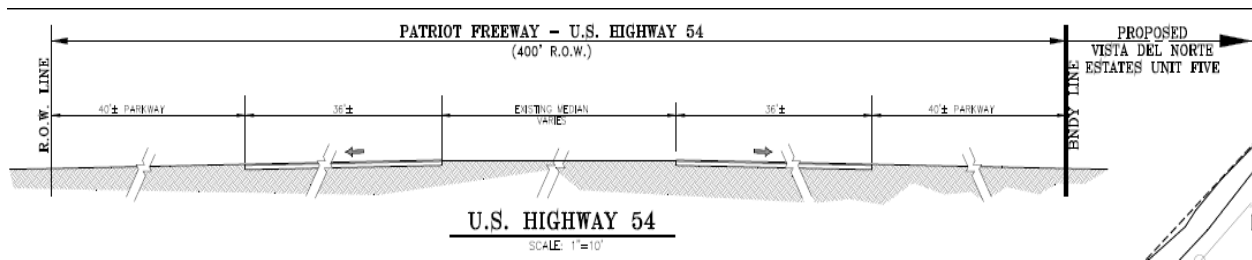
DESCRIPTION OF REQUEST: The applicant is requesting the reconsideration of a waiver request. The applicant had included a 5-foot sidewalk on the proposed cross-section for the Patriot Boulevard making it binding and compliant as per Sidewalk Design Standards that are applicable to state and federal laws and regulations. The applicant is now proposing to waive the construction of a 5-foot sidewalk along Patriot Boulevard.

CASE HISTORY/RELATED APPLICATIONS: SUSU26-00008 was approved at the March 12, 2026 City Plan Commission. The subdivision comprised five hundred and fifty (550) single-family residential lots, one (1) park and two (2) drainage ponds. Additionally, the request to waive the 5-foot sidewalk along Patriot Boulevard was not included in the Staff report as it complied with sidewalk requirements in a Texas Department of Transportation (TXDOT) road as per code 19.15.020(B)(1)(c).

EXCEPTIONS, MODIFICATIONS, OR WAIVER REQUESTS: The applicant is requesting the following exception request pursuant to El Paso City Code Section 19.10.050 (A)(1)(a) – (Roadway participation policies— Improvement of Roads and Utilities Within and or Abutting the Subdivision) of the current code. The exception includes the following:

1. To waive the construction of a 5-foot sidewalk along Patriot Blvd.

PROPOSED CROSS-SECTION:



EVALUATION OF EXCEPTION REQUEST: The exception requests to waive right-of-way improvements meets the following criteria under El Paso City Code 19.10.050(A)(1)(a) – (Roadway Participation Policies— Improvement of Roads and Utilities Within and or Abutting the Subdivision). The section reads as follows: Section 19.10.050(A)(1)(a)

The City Plan Commission may waive such requirements to provide rights-of-way or street improvements to adjacent substandard roads based on any of the following factors:

- a: Fifty per cent of the lots within a quarter mile of the proposed development have already been developed and the existing street improvements are in character with the neighborhood street improvements are in character with the neighborhood.

Vista del Norte Estates Unit Five

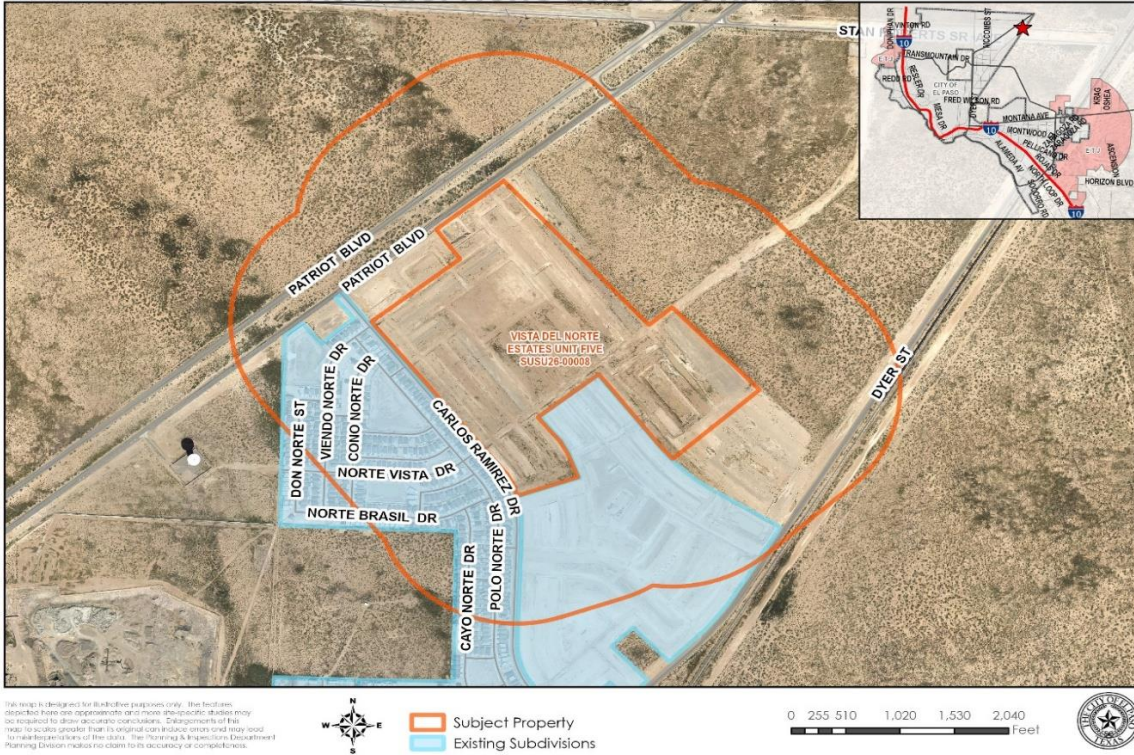


Figure B: Developed properties within a quarter mile of proposed subdivision

STAFF ANALYSIS: This request aligns with the existing infrastructure along Patriot Boulevard.

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	Future land 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	

CITY PLAN COMMISSION OPTIONS:

Reconsideration of Waiver, Exception, Modification Request(s)

The approval of waivers from, or exceptions or modifications to any applicable code provision is at the discretion of the CPC, in consideration of any criteria provided by the El Paso City Code for the review of such waivers, exceptions, or modifications. In evaluating the request(s), the CPC may take any of the following actions:

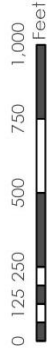
1. **Approval** of the waiver, exception, or modification request(s), finding that the request(s) is in conformance with the relevant review criteria provided by the El Paso City Code, as reflected in the Staff Report. **(Staff Recommendation)**
2. **Partial approval of the waiver, exception, or modification request(s)**, finding that the request(s) is partially in conformance with the relevant review criteria provided by the El Paso City Code.
3. **Denial** of the waiver, exception, or modification request(s), finding that the request(s) does not conform to the review criteria provided by the El Paso City Code, as reflected in the Staff Report.

ATTACHMENTS:

1. Aerial Map
2. Preliminary Plat
3. Final Plat
4. Exception Request
5. Application

ATTACHMENT 1

Vista del Norte Estates Unit Five

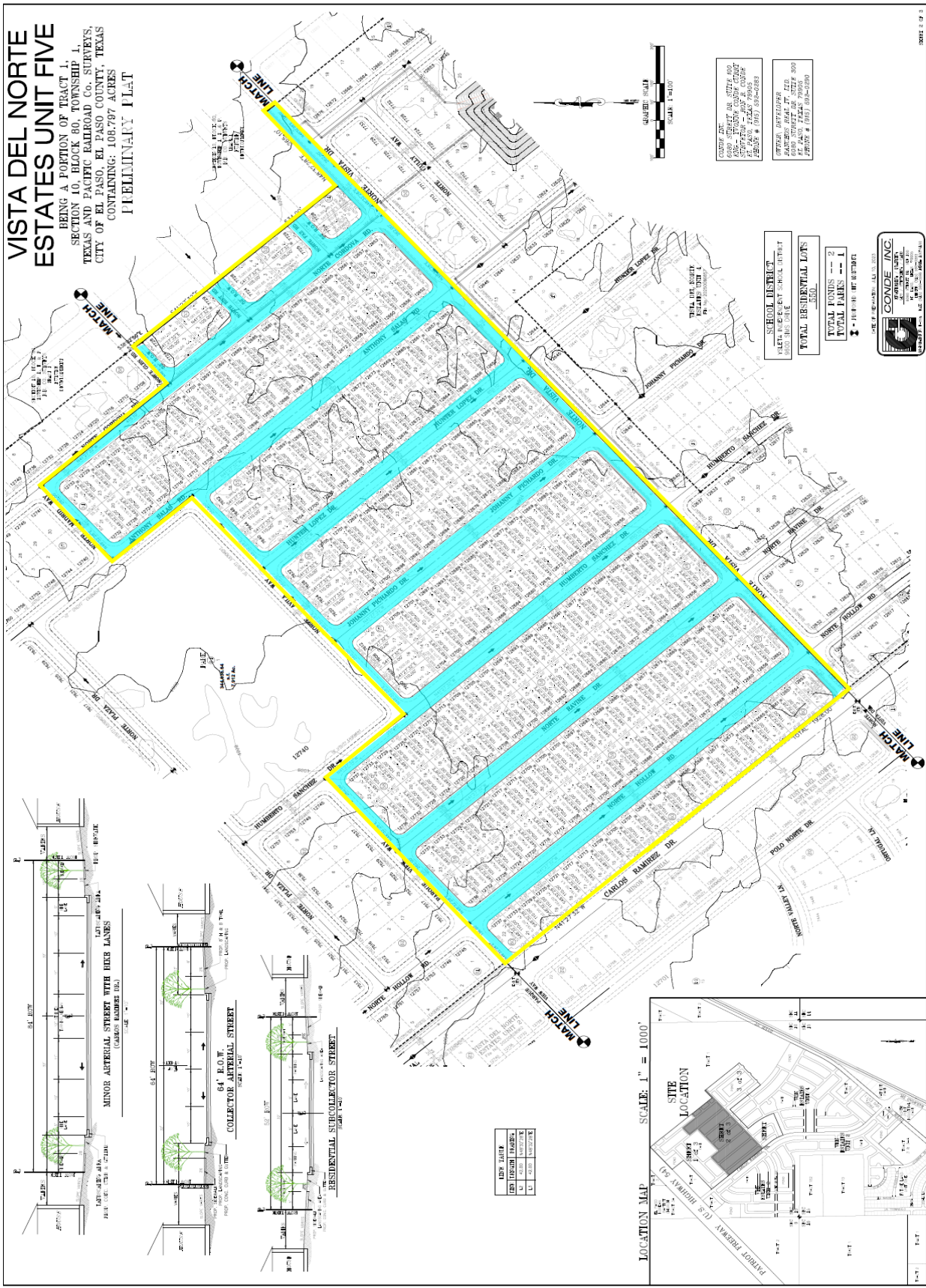


Subject Property



The 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. Engagements of this type to scales greater than 1:10,000 can indicate errors and may lead to misinterpretation of the information presented. Planning Division makes no claim to its accuracy or completeness.

**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: 106,797 ACRES
PRELIMINARY PLAN



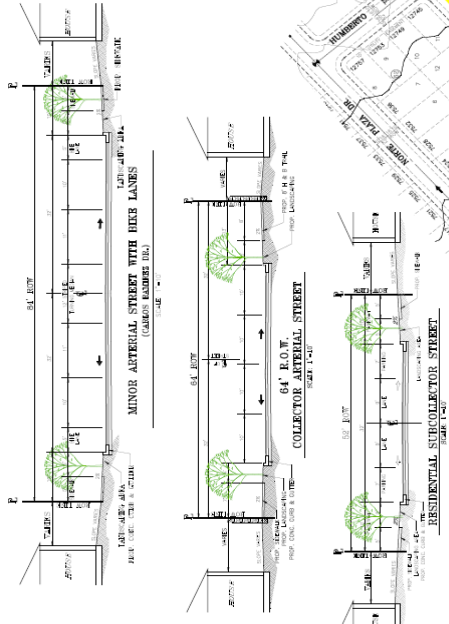
OWNER: VISTA DEL NORTE
 ARCHITECT: [Firm Name]
 ENGINEER: [Firm Name]
 SURVEYOR: [Firm Name]

SCHOOL DISTRICT
 [District Name]

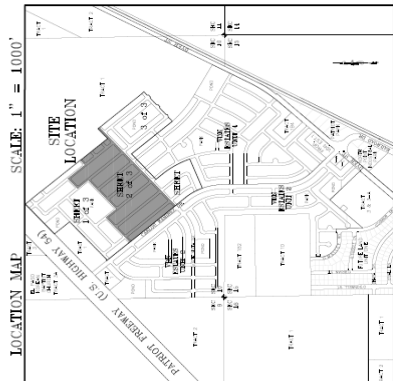
TOTAL RESIDENTIAL LOTS
 [Total]

TOTAL PLOTS
 [Total]

TOTAL PLOTS
 [Total]



NEW LOTS	OLD DESIGN PLOTS
1	1
2	2
3	3
4	4
5	5
6	6
7	7
8	8
9	9
10	10



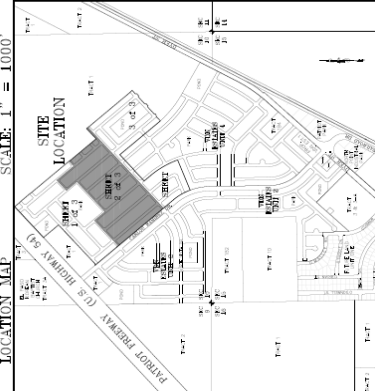
**VISTA DEL NORTE
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SECTION 10, BLOCK 80, TOWNSHIP 1,
TEXAS AND PACIFIC RAILROAD CO. SURVEYS,
CITY OF EL PASO, EL PASO COUNTY, TEXAS
CONTAINING: 106,797 ACRES



OWNER	ACRES	APPROXIMATE AREA	APPROXIMATE VALUE	TOTAL
104	2,000.00	2,000.00	2,000.00	106,797.00
105	2,000.00	2,000.00	2,000.00	106,797.00
106	2,000.00	2,000.00	2,000.00	106,797.00
107	2,000.00	2,000.00	2,000.00	106,797.00
108	2,000.00	2,000.00	2,000.00	106,797.00
109	2,000.00	2,000.00	2,000.00	106,797.00
110	2,000.00	2,000.00	2,000.00	106,797.00
111	2,000.00	2,000.00	2,000.00	106,797.00
112	2,000.00	2,000.00	2,000.00	106,797.00
113	2,000.00	2,000.00	2,000.00	106,797.00
114	2,000.00	2,000.00	2,000.00	106,797.00
115	2,000.00	2,000.00	2,000.00	106,797.00
116	2,000.00	2,000.00	2,000.00	106,797.00
117	2,000.00	2,000.00	2,000.00	106,797.00
118	2,000.00	2,000.00	2,000.00	106,797.00
119	2,000.00	2,000.00	2,000.00	106,797.00
120	2,000.00	2,000.00	2,000.00	106,797.00
121	2,000.00	2,000.00	2,000.00	106,797.00
122	2,000.00	2,000.00	2,000.00	106,797.00
123	2,000.00	2,000.00	2,000.00	106,797.00
124	2,000.00	2,000.00	2,000.00	106,797.00
125	2,000.00	2,000.00	2,000.00	106,797.00
126	2,000.00	2,000.00	2,000.00	106,797.00
127	2,000.00	2,000.00	2,000.00	106,797.00
128	2,000.00	2,000.00	2,000.00	106,797.00
129	2,000.00	2,000.00	2,000.00	106,797.00
130	2,000.00	2,000.00	2,000.00	106,797.00
131	2,000.00	2,000.00	2,000.00	106,797.00
132	2,000.00	2,000.00	2,000.00	106,797.00
133	2,000.00	2,000.00	2,000.00	106,797.00
134	2,000.00	2,000.00	2,000.00	106,797.00
135	2,000.00	2,000.00	2,000.00	106,797.00
136	2,000.00	2,000.00	2,000.00	106,797.00
137	2,000.00	2,000.00	2,000.00	106,797.00
138	2,000.00	2,000.00	2,000.00	106,797.00
139	2,000.00	2,000.00	2,000.00	106,797.00
140	2,000.00	2,000.00	2,000.00	106,797.00
141	2,000.00	2,000.00	2,000.00	106,797.00
142	2,000.00	2,000.00	2,000.00	106,797.00
143	2,000.00	2,000.00	2,000.00	106,797.00
144	2,000.00	2,000.00	2,000.00	106,797.00
145	2,000.00	2,000.00	2,000.00	106,797.00
146	2,000.00	2,000.00	2,000.00	106,797.00
147	2,000.00	2,000.00	2,000.00	106,797.00
148	2,000.00	2,000.00	2,000.00	106,797.00
149	2,000.00	2,000.00	2,000.00	106,797.00
150	2,000.00	2,000.00	2,000.00	106,797.00
151	2,000.00	2,000.00	2,000.00	106,797.00
152	2,000.00	2,000.00	2,000.00	106,797.00
153	2,000.00	2,000.00	2,000.00	106,797.00
154	2,000.00	2,000.00	2,000.00	106,797.00
155	2,000.00	2,000.00	2,000.00	106,797.00
156	2,000.00	2,000.00	2,000.00	106,797.00
157	2,000.00	2,000.00	2,000.00	106,797.00
158	2,000.00	2,000.00	2,000.00	106,797.00
159	2,000.00	2,000.00	2,000.00	106,797.00
160	2,000.00	2,000.00	2,000.00	106,797.00
161	2,000.00	2,000.00	2,000.00	106,797.00
162	2,000.00	2,000.00	2,000.00	106,797.00
163	2,000.00	2,000.00	2,000.00	106,797.00
164	2,000.00	2,000.00	2,000.00	106,797.00
165	2,000.00	2,000.00	2,000.00	106,797.00
166	2,000.00	2,000.00	2,000.00	106,797.00
167	2,000.00	2,000.00	2,000.00	106,797.00
168	2,000.00	2,000.00	2,000.00	106,797.00
169	2,000.00	2,000.00	2,000.00	106,797.00
170	2,000.00	2,000.00	2,000.00	106,797.00
171	2,000.00	2,000.00	2,000.00	106,797.00
172	2,000.00	2,000.00	2,000.00	106,797.00
173	2,000.00	2,000.00	2,000.00	106,797.00
174	2,000.00	2,000.00	2,000.00	106,797.00
175	2,000.00	2,000.00	2,000.00	106,797.00
176	2,000.00	2,000.00	2,000.00	106,797.00
177	2,000.00	2,000.00	2,000.00	106,797.00
178	2,000.00	2,000.00	2,000.00	106,797.00
179	2,000.00	2,000.00	2,000.00	106,797.00
180	2,000.00	2,000.00	2,000.00	106,797.00
181	2,000.00	2,000.00	2,000.00	106,797.00
182	2,000.00	2,000.00	2,000.00	106,797.00
183	2,000.00	2,000.00	2,000.00	106,797.00
184	2,000.00	2,000.00	2,000.00	106,797.00
185	2,000.00	2,000.00	2,000.00	106,797.00
186	2,000.00	2,000.00	2,000.00	106,797.00
187	2,000.00	2,000.00	2,000.00	106,797.00
188	2,000.00	2,000.00	2,000.00	106,797.00
189	2,000.00	2,000.00	2,000.00	106,797.00
190	2,000.00	2,000.00	2,000.00	106,797.00
191	2,000.00	2,000.00	2,000.00	106,797.00
192	2,000.00	2,000.00	2,000.00	106,797.00
193	2,000.00	2,000.00	2,000.00	106,797.00
194	2,000.00	2,000.00	2,000.00	106,797.00
195	2,000.00	2,000.00	2,000.00	106,797.00
196	2,000.00	2,000.00	2,000.00	106,797.00
197	2,000.00	2,000.00	2,000.00	106,797.00
198	2,000.00	2,000.00	2,000.00	106,797.00
199	2,000.00	2,000.00	2,000.00	106,797.00
200	2,000.00	2,000.00	2,000.00	106,797.00

SCHOOL DISTRICT
VISTA DEL NORTE
TOTAL RESIDENTIAL LOTS
TOTAL PAGES: -- 2
TOTAL PAGES: -- 1
-- 1 --

TYPE	DATE
DATE	DATE
DATE	DATE
DATE	DATE



ATTACHMENT 4



CONDE INC

April 14, 2026

City of El Paso
Planning & Inspections – Planning Division
801 Texas Avenue
City of El Paso, Texas 79901

Attention: **Myrna Aguilar**

Re: Vista Del Norte Estates Unit 5

Dear Myrna,

As per your request as per Title 19 Subdivision, Chapter 19.04 General Provisions, Sub-section 19.04.170 Modification of Conditions, and section 19.04.180 we are submitting a revised formal request for the following modifications to the above subdivision as follows:

- Subdivision Improvement Design Standards Section 19.16.090 B to allow for a block length in excess of 1,500' between intersections in order to allow for Pedestrian and drainage pathways.
- Subdivision Improvement Design Standards per Title 19.10.050(A)(1)(a)
 - Collector Arterial Street to allow for a 7' sidewalk and 4' parkway, 4-10' driving lanes and a 5' parkway and, 8' Hike & Bike Trail in order to allow for improved Pedestrian and bicycle safety and mobility.
 - Residential/Sub-collector street to allow for 2-10' Parkways and 32' of pavement, in order to allow for improved vehicular and Pedestrian safety and mobility.
 - To allow for US-54 existing Right of Way (TXDOT ROW) for improved vehicular and Pedestrian safety and mobility.
 - Per 19.21.010- C. Exception #1 and #7 to allow for waiver or deferral of sidewalk, abutting US-54 due to drainage infrastructure constraints. +
- Subdivision Improvement Design Standards Section 19.08-06 1T to allow for a location map scale of 1" = 1,000' instead of 1"=600' to provide a more legible location map.

If you have any questions or comments on the above please let me know. Thank you for your time and consideration in this matter.

Sincerely,

Conrad Conde
CONDE, INC.

ENGINEERING/PLANNING/SURVEYING

8080 SURETY DR., SUITE 100 / EL PASO, TEXAS 79905 / (915) 592-0283 / FAX (915) 592-0286

ATTACHMENT 5



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 1 (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.