



## City of El Paso – City Plan Commission Staff Report

**Case No:** SUSU11-00128 Tierra Del Este Unit Sixty Eight  
**Application Type:** Major Final  
**CPC Hearing Date:** January 5, 2012

**Staff Planner:** Justin Bass, (915) 541-4930, [bassjd@elpasotexas.gov](mailto:bassjd@elpasotexas.gov)  
**Location:** South of Montwood Drive and East of Rich Beem Boulevard  
**Acreage:** 79.28 acres  
**Rep District:** ETJ

**Existing Use:** Vacant  
**Existing Zoning:** ETJ  
**Proposed Zoning:** ETJ

**Nearest Park:** Unnamed Dedicated Park Site within Ventanas Land Study (0.83 mile)  
**Nearest School:** El Dorado 9<sup>th</sup> Grade School (1.74 miles)  
*Note: The Ventanas Land Study – directly to the northwest – identifies a future school site at the northwest intersection of Rich Beem Blvd. and Montwood Drive.*

**Park Fees Required:** N/A  
**Impact Fee Area:** This property is located in the Eastside Impact Fee Service Area and is subject to impact fees.

**Property Owner:** Ranchos Real XV, LLC  
**Applicant:** Conde, Inc.  
**Representative:** Conde, Inc.

### **SURROUNDING ZONING AND LAND USE**

**North:** C-2/c (Commercial/ conditions) & R-5 (Residential)/ Vacant  
**South:** ETJ/ Vacant  
**East:** ETJ/ Vacant  
**West:** ETJ/ Vacant

**THE PLAN FOR EL PASO DESIGNATION:** None.

### **APPLICATION DESCRIPTION**

The applicant proposes to subdivide 79.28 acres of land into 385 single-family residential lots. The smallest lot will measure approximately 5,028 square feet; the largest lot will measure approximately 6,470 square feet. The development will also include a 6.99-acre park, to be dedicated to and maintained by the City of El Paso, and a 38-foot to 70-foot wide hike and bike trail adjacent to Rich Beem Boulevard and Montwood Drive (within the existing El Paso Electric