



City of El Paso – City Plan Commission Staff Report

Case No: SUSU13-00122 Tierra Del Este Unit 56 Replat “A”
Application Type: Extension to complete Subdivision Improvements
CPC Hearing Date: January 30, 2014

Staff Planner: Alfredo Austin, (915) 541-4192, austinaj@elpasotexas.gov
Location: South of Montwood at Rich Beem
Legal Description Acreage: 3.7059 acres
Rep District: 5
Existing Use: Residential
Existing Zoning: R5 (Residential)
Proposed Zoning: R5 (Residential)

Nearest School: Tierra Del Este #61 (1.11 miles)
Nearest Park: El Dorado 9th Grade School (1.11 miles)
Park Fees Required: Tierra Del Este Unit 56 was credited for off-site parkland dedication and is not required to pay park fees
Impact Fee Area This property is not in the impact fee area and is not subject to impact fees.

Property Owner: Ranchos Real XII, LTD
Applicant: Conde, Inc.
Representative: Conde, Inc.

SURROUNDING ZONING AND LAND USE:

North: R-5 (Residential) / Rich Beem right of way
South: C-2 (Commercial) / Rich Beem right of way
East: R-5 (Residential) / Residential Development
West: R-5 (Residential), R-F(Ranch-Farm) & ETJ / Residential Development

PLAN EL PASO DESIGNATION: G4 Suburban (Walkable)

APPLICATION DESCRIPTION

The applicant is requesting a one-year extension in accordance with Section 19.28.010 subsection A of the former subdivision code (the city plan commission may grant up to two one-year extensions of the time for completion of the required subdivision improvements) for Tierra Del Este Unit 56 Replat “A”. The subdivision plat was approved by the City Plan Commission on August 25, 2011, and filed December 22, 2011.

CASE HISTORY

The City Plan Commission approved Tierra Del Este Unit Six Replat A on a Resubdivision Combination basis on August 25, 2011.

CURRENT REQUEST

The applicant is requesting a one-year extension for construction of the ROW median subdivision improvements in accordance with Section 19.28.010 of the previous subdivision code.

- The extension is requested in order to protect the landscaping from residential construction.

DEVELOPMENT COORDINATING COMMITTEE COMMENTS:

The Development Coordinating Committee recommends *approval* of the one-year extension for construction of the ROW median subdivision improvements in accordance with Section 19.28.010 of the previous subdivision code.

- The extension is requested in order to protect the landscaping during residential construction.

If approved, the extension will be valid until **December 22, 2014**. A subdivider unable to complete required improvements within the provided time plus applicable extensions shall be required to resubmit subdivision application pursuant to Title 19 as written at the time of resubmittal.

Planning Division Recommendation **Approval.**

ADDITIONAL REQUIREMENTS AND GENERAL COMMENTS:

1. Prior to recording, please submit to City Development Department—Planning Division the following, if applicable:
 - a. tax certificates
 - b. release of access document
 - c. set of restrictive covenants
2. Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivision. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.

Attachments

1. Location Map
2. Aerial Map
3. Final Plat
4. Extension Request
5. Application

ATTACHMENT 1

Tierra Del Este Unit 56 Replat "A"

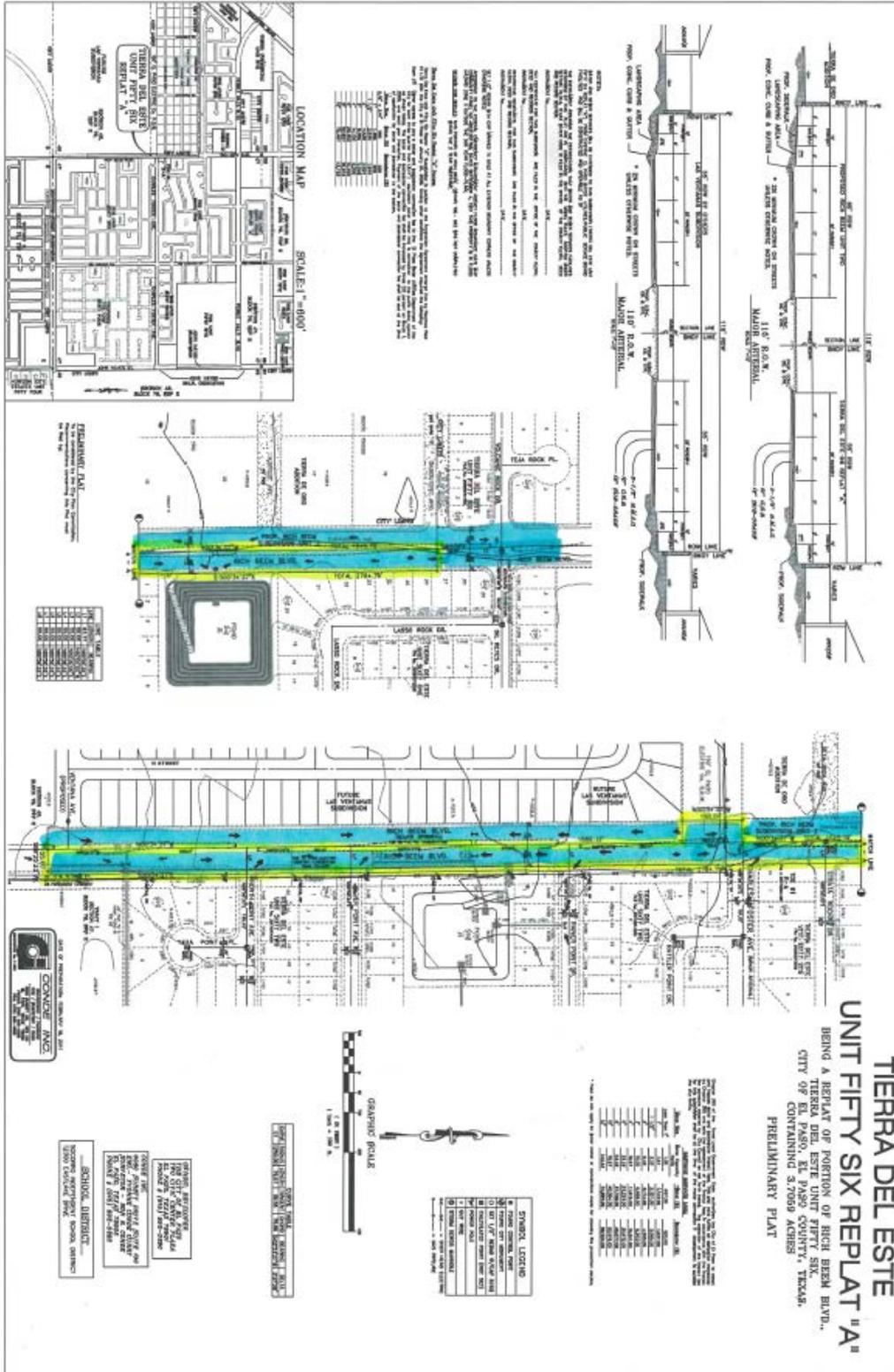


ATTACHMENT 2

Tierra Del Este Unit 56 Replat "A"



ATTACHMENT 3



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ATTACHMENT 4



CONDE INC

December 17, 2013

Planning Department
City of El Paso
811 Texas Avenue
El Paso, Texas 79901

Attention: **Raul Garcia**

Re: *Tierra Del Este Unit 56 Replat "A" – Construction Improvement Extension Request*

Dear Mr. Garcia,

The plat for Tierra Del Este Unit 56 Replat "A" was filed on December 22, 2011. As per Section 19.28.010 we are requesting a one year extension for construction of the ROW Median subdivision improvements in order to protect the landscaping from residential construction.

Sincerely,



Conrad Conde
Conde, Inc.

ENGINEERING/PLANNING/SURVEYING

8080 SURETY DR., SUITE 100 / EL PASO, TEXAS 79905 / (915) 592-0263 / FAX (915) 592-0266

ATTACHMENT 5



CITY PLAN COMMISSION APPLICATION FOR
EXTENSION TO COMPLETE SUBDIVISION IMPROVEMENTS

DATE: December 17, 2013

FILE No. SUSU13-00122

1. SUBDIVISION NAME: Tierra Del Este Unit 56 Replat "A"
2. DATE REQUESTED: December 17, 2013
3. DEVELOPER'S NAME: Ranchos Real XII
ADDRESS: 6080 Surety Drive, Suite 300, El Paso, TX 79905
PHONE: 592-0290
4. ENGINEER'S NAME: Conde, Inc.
ADDRESS: 6080 Surety Drive, Suite 300, El Paso, TX 79905
PHONE: 592-0283
5. SUBDIVISION FILING DATE: December 22, 2011
6. REASON FOR REQUEST: Extension requested in order to protect the landscaping from the residential construction.
7. PROPOSED COMPETITION SCHEDULE: December 22, 2014
(Attach Documents)

I certify that the statements made in this application for **Time Extension to Complete Subdivision Improvements** are true and correct, and I agree to be bound by the Completion Schedule finally adopted and approved by the City Plan Commission.

CASHIER'S VALIDATION
FEE: \$159.00




Signature of Applicant

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