



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

**Case No:** SUSU12-00014 Americas Estates Unit Two  
**Application Type:** Extension Request to Submit Recording Maps  
**CPC Hearing Date:** March 8, 2012

**Staff Planner:** Nathaniel Baker, (915) 541-4931, [BakerNT@elpasotexas.gov](mailto:BakerNT@elpasotexas.gov)  
**Location:** East of Joe Battle Boulevard and North of Eastlake Boulevard  
**Legal Description Acreage:** 47.08 acres  
**Rep District:** ETJ  
**Existing Use:** Vacant  
**Existing Zoning:** ETJ  
**Proposed Zoning:** ETJ

**Nearest Park:** Ranchos del Sol Park (2.74 miles)  
**Nearest School:** Options High School (1.43 miles)  
**Park Fees:** N/A  
**Impact Fee:** N/A

**Property Owner:** Northtowne Village Joint Venture  
**Applicant:** Jorge Azcarate  
**Representative:** CEA Group.

**SURROUNDING ZONING AND LAND USE:**

**North:** ETJ/ Vacant  
**South:** ETJ/ Vacant  
**East:** ETJ/ Vacant  
**West:** ETJ/ Americas Estates Unit 1 Subdivision

**THE PLAN FOR EL PASO DESIGNATION:**

**APPLICATION DESCRIPTION**

The applicant is requesting a second six-month extension to submit recording maps in accordance with Section 19.08.060.H (*a six-month extension to submit the recording plat may be granted by the City Plan Commission in the event that a delay is caused by action of the City, a public utility, or other governmental entity*) for Americas Estates Unit Two as the County of El Paso will only approve the final plat for filing after all subdivision improvements have been constructed and accepted by the County of El Paso.

## **CASE HISTORY**

The City Plan Commission approved Americas Estates Unit Two on a Major Final basis on January 6, 2011. The first six month extension was granted on July 14, 2011. This extension was premised on the fact that the El Paso County will not approve the final plat for filing until all improvements have been constructed and accepted by the County.

## **DEVELOPMENT COORDINATING COMMITTEE RECOMMENDATION**

*Approval.*

### **DEVELOPMENT COORDINATING COMMITTEE COMMENTS:**

The Development Coordinating Committee recommends *approval* of the six month extension requested for Americas Estates Unit Two to submit recording maps per Section 19.28.060.H. - Submission for Recording of the previous Subdivision Ordinance, as the delay is being caused by the El Paso County, a governmental entity.

If approved, the extension will be valid until July 14, 2012. Failure to submit the recording maps by the expiration date of the extension will necessitate the resubmittal of the subdivision.

### **Planning Division Recommendation**

*Approval.*

#### **El Paso County**

Because the developer has not provided a subdivision bond/letter of credit for Americas Estates Unit Two Subdivision, the County of El Paso cannot allow the plat to be filed until all the dedicated improvements have been inspected and accepted. Thus, the County has no objection to the plat extension request.

### **ADDITIONAL REQUIREMENTS AND GENERAL COMMENTS:**

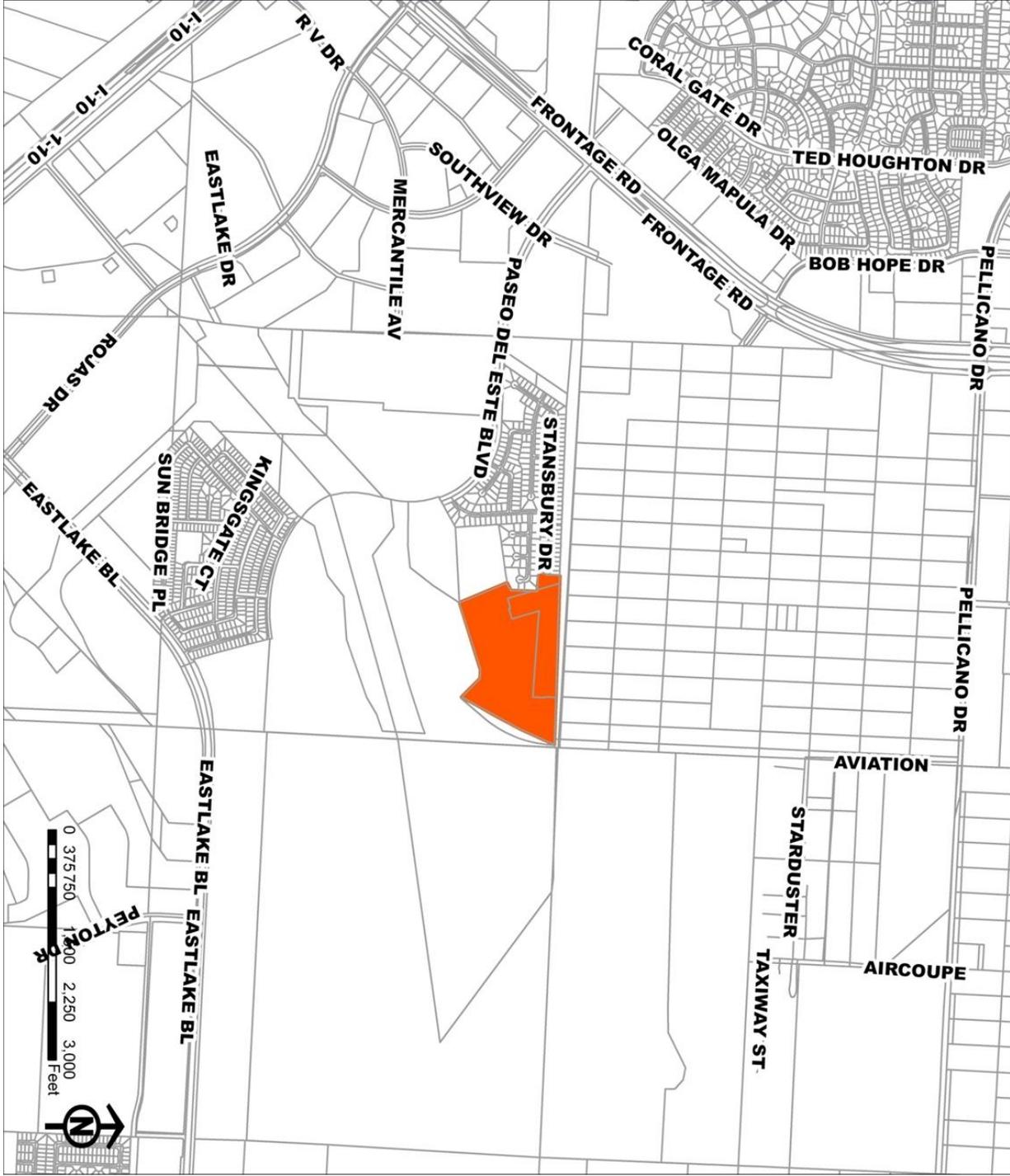
1. Prior to recording, please submit to Planning & Economic Development Department— Planning Division the following:
  - a. tax certificates
  - b. release of access document
  - c. set of restrictive covenants
2. Every subdivision shall provide for postal delivery service. The subdivider shall coordinate 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 to Submit Recording Maps
5. County Letter of Approval
6. Application

ATTACHMENT 1

# AMERICAS ESTATES UNIT TWO

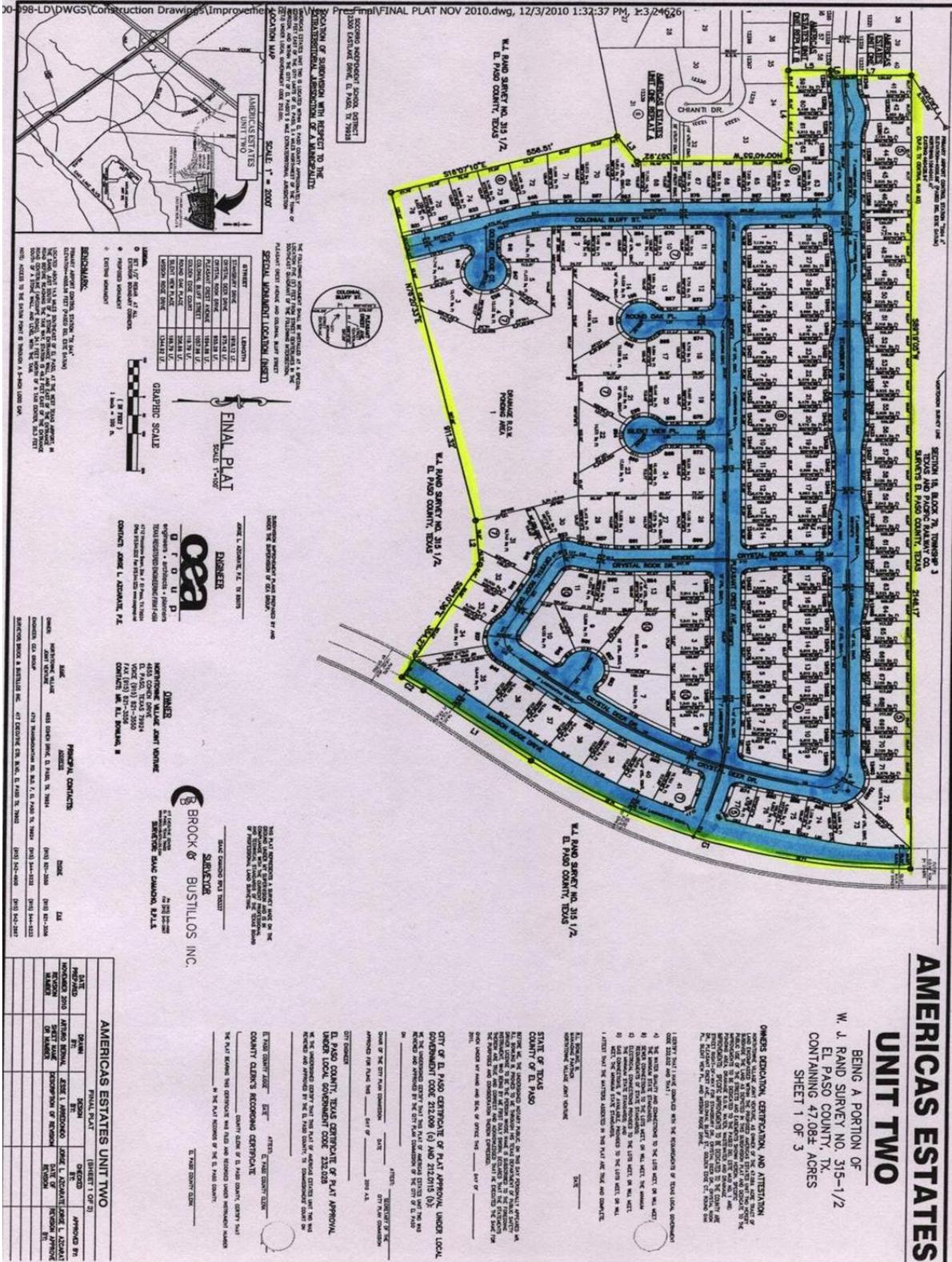


ATTACHMENT 2

# AMERICAS ESTATES UNIT TWO



# ATTACHMENT 3



**ATTACHMENT 4**



Customer Center 501 Paramount Blvd.  
1702 Woodrow Dean, Ste. F  
El Paso, TX 79924  
Office: 915.544.5232  
Fax: 915.544.5233  
Web: www.ceaengr.com

January 13, 2012

City of El Paso-Planning and Economic Development  
Two Civic Center Plaza-5<sup>th</sup> Floor  
El Paso, Texas 79901

Reference: Americas Estates Unit Two Subdivision  
Filing Plat Map Extension

To Whom It May Concern:

On behalf of the developer for the above referenced subdivision, we request a 180-day extension for the filing of the plat maps. Our time extension is based on the County of El Paso requirements for completion of the subdivision improvement prior to the filing of the plat. The development is currently under construction and the placement of pavement is expected to start around February 15, 2012. We request the time extension of the filing plat maps to be extended to July 14, 2012.

If you have any questions, please do not hesitate to contact me at office number at 915.544.5232 or mobile number 915.355.0583.

Sincerely,  
CEA Group

A handwritten signature in black ink, appearing to read 'Jorge L. Azcarate', is written over the typed name.

Jorge L. Azcarate, P.E.  
Project Manager

12005-0583.dwg, 12/16/11  
JLA/vja

Cc Ernie Carrizal, P.E.-Public Works Director, County of El Paso  
Louie Rodriguez-County of El Paso

## ATTACHMENT 5

**RE: Filing Plat Map Extension Request**

Gilbert Saldana <GSaldana@epcounty.com>

Sent: Thu 2/23/2012 9:15 AM

To: Baker, Nathaniel T.

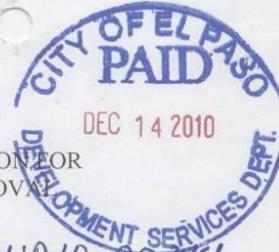
Mr. Baker,

Because the developer has not provided a subdivision bond/letter of credit for Americas Estates Unit Two Subdivision, the County of El Paso cannot allow the plat to be filed until all the dedicated improvements have been inspected and accepted. Thus, the County has no objection to the plat extension request.

Please feel free to call me at 546-2015 if you have any questions. Thank you.

Gilbert Saldaña Jr., PE  
El Paso County Road & Bridge

**ATTACHMENT 6**



CITY PLAN COMMISSION APPLICATION FOR  
MAJOR SUBDIVISION FINAL APPROVAL

DATE: 12/6/2010

FILE NO. SUB10-00374

SUBDIVISION NAME: Americas Estates Unit Two

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)  
Being a portion of W.J. Rand Survey No. 315 - 1/2 El Paso County, Texas

2. Property Land Uses:

	<u>ACRES</u>	<u>SITES</u>		<u>ACRES</u>	<u>SITES</u>
Single-family	<u>31.42</u>	<u>153</u>	Office	_____	_____
Duplex	_____	_____	Street & Alley	<u>11.86</u>	<u>9</u>
Apartment	_____	_____	Ponding & Drainage	<u>3.80</u>	<u>2</u>
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____		_____	_____
School	_____	_____		_____	_____
Commercial	_____	_____	Total No. Sites	<u>164</u>	_____
Industrial	_____	_____	Total (Gross) Acreage	<u>47.08</u>	_____

3. What is existing zoning of the above described property? ETJ Proposed zoning? ETJ

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)  
Surface flow, Storm Sewer and onsite retention Pond.

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  
Street widths from 52', to 61' 63', 66' and 77.50.

9. Remarks and/or explanation of special circumstances: \_\_\_\_\_

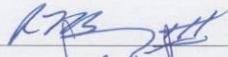
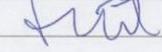
10. Improvement Plans submitted? Yes  No \_\_\_\_\_

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 Section 19.47- Vested Rights (See Attached).

12. Owner of record Northtowne Village Joint Venture 4655 Cohen Dr., El Paso, TX 79924 915-821-3550  
(Name & Address) (Zip) (Phone)
12. Developer Northtowne Village Joint Venture 4655 Cohen Dr., El Paso, TX 79924 915-821-3550  
(Name & Address) (Zip) (Phone)
14. Engineer CEA Group 4712 Woodrow Bean, Ste.F, El Paso, TX 79924 915-544-5232  
(Name & Address) (Zip) (Phone)

CASHIER'S VALIDATION  
FEE: \$1,796.00

OWNER SIGNATURE:   
REPRESENTATIVE: 

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