



City of El Paso – City Plan Commission Staff Report

Case No: SUSU14-00018 Borderland Village Unit One
Application Type: Extension Request to Complete Subdivision Improvements
CPC Hearing Date: March 27, 2014
Staff Planner: Raul Garcia, (915)212-1608, garcia1@elpasotexas.gov
Location: North of Borderland Road and East of Westside Road
Legal Description Acreage: 57.23 acres
Rep District: 1
Existing Use: Vacant

Existing Zoning: P-R1 (Planned Residential 1)
Proposed Zoning: P-R1 (Planned Residential 1)
Nearest Park: River Park West Unit Three Park (0.82 miles)
Nearest School: Jose H. Damien Elementary School (1.1 miles)

Property Owner: JAMAS L.P.
Applicant: CEA Group
Representative: CEA Group

SURROUNDING ZONING AND LAND USE

North: ETJ (Extraterritorial Jurisdiction)/ Vacant/Single-family residential development
South: C-1 (Commercial), R-F (Ranch and Farm), R-1 (Residential)/ Commercial, Single-family Residential/Vacant
East: ETJ (Extraterritorial Jurisdiction)/Single-family residential development
West: R-2 (Residential), C-1 (Commercial)/Vacant

THE PLAN FOR EL PASO DESIGNATION: O-3 Agricultural

APPLICATION DESCRIPTION

The applicant is requesting a one year extension to complete subdivision improvements. The subdivision was recorded on February 2, 2012 and Section 19.28.010 of the subdivision code in effect prior to June 1, 2008 requires subdivision improvements to be constructed within a maximum time period of two years after recordation. In accordance with the previous subdivision code, the applicant is requesting the one year extension and states the cause of the delay is the on-going issue with finalization of the FEMA FIRM maps.

DEVELOPMENT COORDINATING COMMITTEE COMMENTS

The Development Coordinating Committee recommends *approval* of the one year extension to complete subdivision improvements requested for Borderland Village Unit 1 as the delay is caused by a governmental entity in accordance with Section 19.28.010 of the former subdivision code.

If approved, the extension will expire **February 2, 2015**. Failure to complete the subdivision improvements by the expiration date will necessitate the resubmission of the subdivision application.

City Development - Planning Division:

Approval.

City Development – Land Development

No objection for extending the time. Projected completion date of the public improvements is late April 2014.

Attachments

1. Location map
2. Aerial map
3. Final plat
5. Extension Request Letter
6. Application

ATTACHMENT 2



ATTACHMENT 4



Castner Center @ Transmountain
4712 Woodrow Bean, Ste. F
El Paso, TX 79924
Office: 915.544.5232
Fax: 915.544.5233
web: www.ceagroup.net

January 31, 2014

City of El Paso-City Development Department
222 S. Campbell, Tillman Building
El Paso, Texas 79901

Attention: Ms. Kimberly Forsyth
Subdivision Coordinator

Reference: Borderland Village Unit One Subdivision
Subdivision Completion-Extension Request

Dear Ms. Forsyth:

On behalf of the developer for the above referenced subdivision and as per Section 19.28.010 (City of El Paso 1997 Ordinance), we are requesting a one year time extension for the completion of the subdivision improvements. The subdivision is set to expire on February 2, 2014. The project was delayed for several years due to the on-going issue with FEMA regarding the potential new FIRM for the El Paso region. The project is approximately 80% complete and is anticipated to be substantially complete by March, 2014.

We look forward to your favorable consideration to our request. If you have any questions, please do not hesitate to contact me at office number 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

I-2311-001ld.kf.11february14
JLA/jla

Cc: Bill Hagan-Borderland Village I, LP

engineers • architects • planners

ATTACHMENT 5



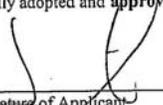
**CITY PLAN COMMISSION APPLICATION FOR
EXTENSION TO COMPLETE SUBDIVISION IMPROVEMENTS**

DATE: 1-31-14 FILE NO. SUSU14-00018

1. SUBDIVISION NAME: Borderland Village Unit One
2. DATE REQUESTED: 1-31-14
3. DEVELOPER'S NAME: Borderland Village I, LP
ADDRESS: _____
PHONE: 915- _____
4. ENGINEER'S NAME: CEA Group
ADDRESS: 4712 Woodrow Buzen, Ste. F, El Paso, TX 79924
PHONE: 915.544.5232
5. SUBDIVISION FILING DATE: February 2, 2012
6. REASON FOR REQUEST: To complete subdivision improvements as per the approved plans. The developer has completed a majority of the improvements and is pending street pavement and other misc improvements.
7. PROPOSED COMPLETION SCHEDULE: _____
(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.

Refer to Schedule C for current fees



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.

AT THE DISCRETION OF THE DEPUTY DIRECTOR OF PLANNING AN APPLICATION FOR EXTENSION TO COMPLETE SUBDIVISION IMPROVEMENTS MAY BE SUBMITTED NO MORE THAN SIXTY (60) DAYS PAST THE REQUIRED COMPLETION DATE PROVIDED THAT A PENALTY FEE OF \$1,000.00 DOLLARS BE PAID IN ADDITION TO ALL OTHER FEES THAT WOULD OTHERWISE BE CHARGED FOR A PROPERLY SUBMITTED REQUEST FOR EXTENSION APPLICATION.

City Development Department
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 541-4024

