



City of El Paso – City Plan Commission Staff Report
(Revised)

Case No: SUSU14-00060 Ventanas Unit Five
Application Type: Extension Request to Complete Subdivision Improvements
CPC Hearing Date: July 17, 2014

Staff Planner: Alejandro Palma, (915) 212-1607, palmaaj@elpasotexas.gov
Location: North of Montwood Drive at Rich Beem Boulevard
Legal Description Acreage: 2.07 acres
Rep District: 6
Existing Use: Vacant
Existing Zoning: R-5 (Residential)
Proposed Zoning: R-5 (Residential)

Nearest School: El Dorado 9th Grade School (1.31 miles)
Nearest Park: Unnamed Dedicated Park Site within Tierra Del Este Unit Sixty One (0.35 miles)

Park Fees Required: Tierra Del Este Unit Fifty Six was credited for off-site parkland dedication and is not required to pay park fees.

Impact Fee Area: N/A

Property Owner: GFA, LLC
Applicant: CEA Group
Representative: CEA Group

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)/ Vacant
West: R-5 (Residential)/ Vacant

PLAN EL PASO DESIGNATION: G4 Suburban (Walkable)

APPLICATION DESCRIPTION

The applicant is requesting a one-year extension to complete subdivision improvements in accordance with Section 19.28.010 (A) of the former subdivision code (*the City Plan Commission may grant one year extension of time for completion of the required subdivision improvements*) for the Ventanas Unit Five subdivision plat approved by the City Plan Commission on August 25, 2011. Subdivision improvements must have been completed by January 17, 2014.

CASE HISTORY

The City Plan Commission approved Ventanas Unit Five on a Resubdivision Combination basis on August 25, 2011.

CURRENT REQUEST

The applicant is requesting a one-year extension to complete subdivision improvements in accordance with Section 19.28.010 (A) of the previous subdivision code.

- The extension is based on the fact that two developers are responsible for the construction of landscaping improvements within the raised median on Rich Beem. Both developers have agreed to split the landscaping improvement costs abutting Ventanas Unit Five.

DEVELOPMENT COORDINATING COMMITTEE COMMENTS:

The Development Coordinating Committee recommends *approval* of the one-year extension requested for Ventanas Unit Five to complete subdivision improvements as per Section 19.28.010. A – Construction of subdivision improvements of the former Subdivision Ordinance.

If approved, the extension will be valid until **January 17, 2015**. Failure to complete subdivision improvements by the expiration date of the extension shall be subject to the penalty provisions outlined in Chapter 19.04 of the former subdivision code.

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



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

June 19, 2014

City of El Paso-City Development Department
811 Texas Ave.
El Paso, Texas 79901

RECEIVED
JUN 25 2014

Attention: Ms. Kimberly Forsyth
Subdivision Coordinator

Reference: Ventanas Unit Five 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 pending subdivision improvements are the construction of the landscaping improvements within the raised median on Rich Beem. The landscaping improvements straddle the responsibility between South Land Development Services (SWLDSI) and GFA, LLC. Both of the developers have agreed to split the landscaping improvement costs abutting Ventanas Unit Five.

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'.

Jorge L. Azcarate, P.E.
Project Manager

I-2260-015ld-kf.19june14
JLA/jla

Cc: Nancy Gamboa-GFA, LLC

engineers • architects • planners

ATTACHMENT 5



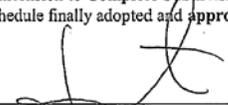
CITY PLAN COMMISSION APPLICATION FOR
EXTENSION TO COMPLETE SUBDIVISION IMPROVEMENTS

DATE: 6-23-14 FILE NO. SUSU14-00060

1. SUBDIVISION NAME: Ventanas Unit Five
2. DATE REQUESTED: 6-24-14
3. DEVELOPER'S NAME: GFA, LLC
ADDRESS: 1525 Goodyear, El Paso, TX 79936
PHONE: 915-598-1105
4. ENGINEER'S NAME: CEA Group
ADDRESS: 4712 Woodrow Beem St E, El Paso, TX 79924
PHONE: 915-544-5232
5. SUBDIVISION FILING DATE: January 17, 2012
6. REASON FOR REQUEST: To allow the completion of the landscaping improvements on the raised median on Rich Beem Blvd.
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