



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

**Case No:** SUSU15-00044 Gran Vista Estates Unit One Replat A  
**Application Type:** Extension Request to Complete Improvements  
**CPC Hearing Date:** July 30, 2015  
**Staff Planner:** Joaquin Rodriguez, (915) 212-1608  
[rodriguezjx3@elpasotexas.gov](mailto:rodriguezjx3@elpasotexas.gov)  
**Location:** East of Lee Trevino Drive and South of Gran Vista Drive  
**Acreage:** 15.2 acres  
**Rep District:** 7  
**Existing Use:** Residential  
**Existing Zoning:** R-5/sc/sp (Residential/special contract/special permit)  
**Proposed Zoning:** R-5/sc/sp (Residential/special contract/special permit)  
**Nearest School:** Loma Terrace Elementary School (1.22 miles)  
**Nearest Park:** Lomaland Park (1.25 miles)  
**Park Fees Required:** N/A  
**Impact Fee Area:** This property is not in an impact fee area.  
**Property Owner:** Nadia T. Saab  
**Applicant:** Conde, Inc.  
**Representative:** Conde, Inc.

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

**North:** C-4 (Commercial)/Vacant

**South:** A-M & S-D (Apartment Mobile and Special District)/Mobile Home & Single Family Residential Development

**East:** P-I (Planned Industrial)/Industrial Development

**West:** A-O (Apartment Office)/ Vacant

**PLAN EL PASO DESIGNATION:** G4 Suburban (Walkable)

### **APPLICATION DESCRIPTION**

The applicant is requesting a one-year extension for completion of subdivision improvements. In accordance with Section 19.28.010.A of the previous subdivision code the city plan commission may grant up to two one-year extensions of time for completion of the required subdivision improvements. The extension request is sought in order to address a punch list of items before the City can accept the improvements. The developer proposes to completely address the punch list of items within 90 days.

## **CASE HISTORY**

The City Plan Commission approved Gran Vista Estates Unit One Replat A on October 20, 2011. The subdivision was recorded on July 12, 2012.

A one year extension was granted by the City Plan Commission July 31, 2014. Security has been provided for the remaining improvements.

## **DEVELOPMENT COORDINATING COMMITTEE**

The development coordinating committee recommends approval. If approved, this extension will be valid until July 12, 2016. Failure to complete the required improvements within the provided time and applicable extensions shall require the applicant to resubmit a subdivision application pursuant to Title 19 as written at the time of resubmittal.

### **Planning Division Recommendation**

Planning recommends **approval** of the extension request

### **Planning and Inspections Department - Land Development**

No objections. The applicant has provided an irrevocable letter of credit as stated on the application.

### **Capital Improvement Program**

No Comments Received.

### **El Paso Water Utilities**

No Comments Received.

### **Streets and Maintenance Department**

No Comments Received.

### **El Paso County 911 District**

No Comments Received.

### **El Paso Fire Department**

No Comments Received.

### **Central Appraisal District**

No Comments Received.

### **El Paso Electric Company**

No Comments Received.

### **Texas Gas Company**

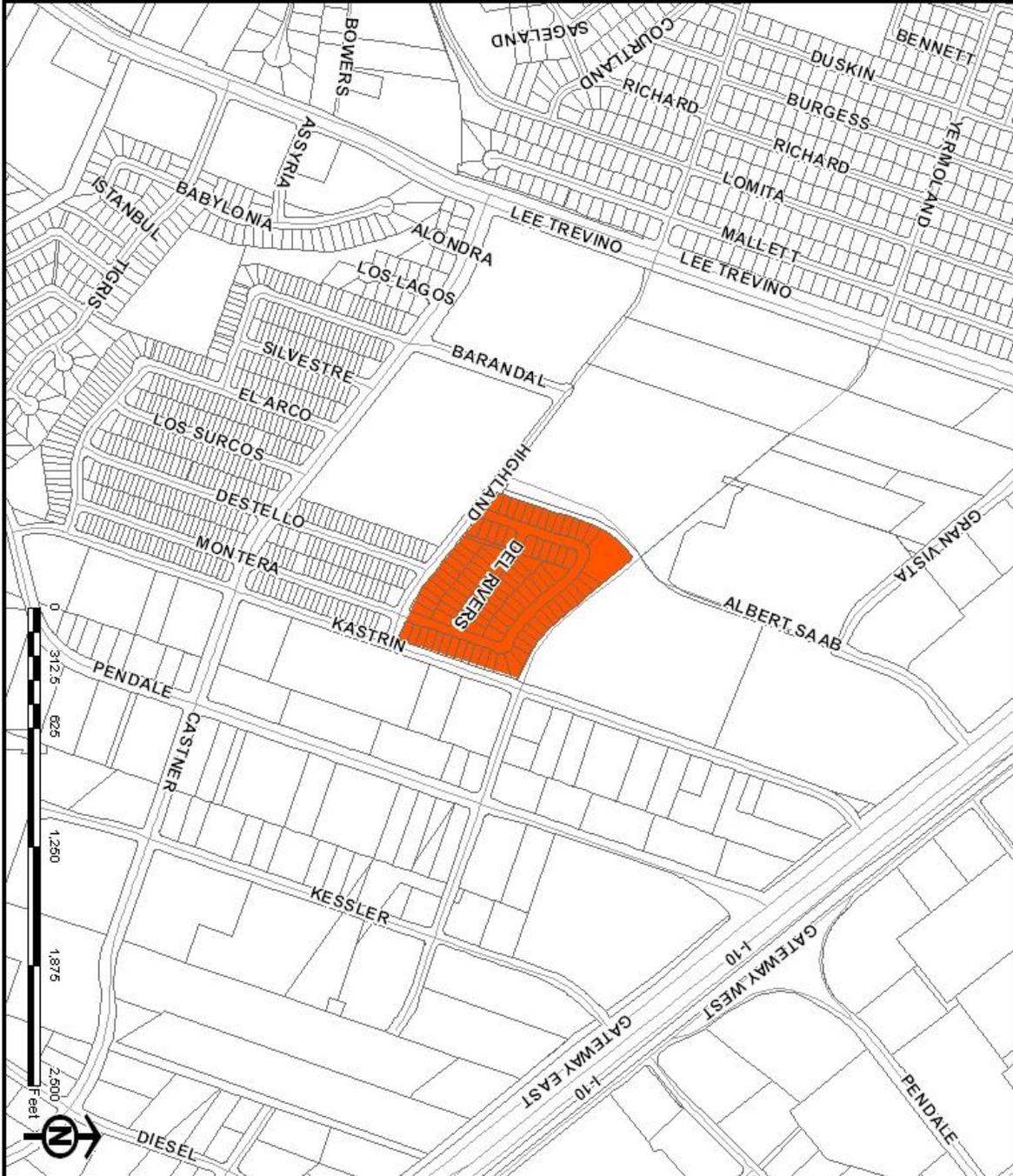
No comments received.

## **Attachments**

1. Location map
2. Aerial map
3. Preliminary Plat
4. Final Plat
5. Application

ATTACHMENT 1

**GRAN VISTA ESTATES UNIT ONE  
REPLAT "A"**



ATTACHMENT 2

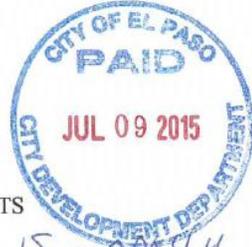
**GRAN VISTA ESTATES UNIT ONE  
REPLAT "A"**







**ATTACHMENT 5**



CITY PLAN COMMISSION APPLICATION FOR  
EXTENSION TO COMPLETE SUBDIVISION IMPROVEMENTS

DATE: July 9, 2015 FILE NO. SUSU 15-00044

- 1. SUBDIVISION NAME: Gran Vista Estates Unit One Replat "A"
- 2. DATE REQUESTED: July 9, 2015
- 3. DEVELOPER'S NAME: Sierra Del Sur Properties, L.P.  
ADDRESS: 8540 Gateway Blvd. East, El Paso, Texas 79907  
PHONE: (915) 494-0444
- 4. ENGINEER'S NAME: Conde, Inc.  
ADDRESS: 6080 Surety Drive, Suite 100, El Paso, Texas 79905  
PHONE: (915) 592-0283
- 5. SUBDIVISION FILING DATE: July 12, 2012

6. REASON FOR REQUEST: Correction of the following City inspector punch list of deficiencies needing correction before acceptance of the subdivision improvements for maintenance by the City of El Paso, Texas: (1) Park backflow test; (2) Park mega ohms ground resistance test; (3) Installation of nine rock landscaping shrubs and nine trees in the park; (4) Installation of approximately twenty-five perches of rock wall and forty lineal feet of wrought iron fencing at the fifteen foot drainage right-of-way; and, (5) Seal coat of asphalt repair.

7. PROPOSED COMPLETION SCHEDULE: Developer proposes to correct the punch list within ninety (90) days, the cost of which has already been secured by an irrevocable letter of credit in favor of the City of El Paso, Texas.

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.

*\*Effective September 1, 2014, a 3% technology fee has been added to all Planning application fees.*

*Robert A. Fort, GEN. PTR. PRES.*  
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  
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