



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

**Case No:** SUSU13-00074 Montwood Street  
**Application Type:** Extension Request to Complete Subdivision Improvements  
**CPC Hearing Date:** September 5, 2013

**Staff Planner:** Nelson Ortiz, (915) 541-4931, [ortiznx@elpasotexas.gov](mailto:ortiznx@elpasotexas.gov)  
**Location:** East of Rich Beem at Montwood  
**Legal Description Acreage:** 17.08 acres  
**Rep District:** 5  
**Existing Use:** Vacant  
**Existing Zoning:** C-2 (Commercial) and R-5 (Residential)  
**Proposed Zoning:** C-2 (Commercial) and R-5 (Residential)

**Nearest School:** El Dorado 9<sup>th</sup> Grade High (.57 mile)  
**Nearest Park:** Tierra Del Este #62 Park (.14 mile)  
**Park Fees:** N/A  
**Impact Fee:** N/A

**Property Owner:** Ranchos Real XIV, LLC  
**Applicant:** Ranchos Real XIV, LLC  
**Representative:** Conde, Inc.

**SURROUNDING ZONING AND LAND USE:**

**North:** C-2/c / R-5 / Residential Development  
**South:** ETJ / Vacant  
**East:** ETJ / Vacant  
**West:** C-1 / Vacant

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

**APPLICATION DESCRIPTION**

The applicant is requesting a one-year extension for construction of the subdivision improvements for the median and parkway landscaping 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.*) for Montwood Street.

Per Section 19.28.020(C)2 of the previous subdivision code, the City Plan Commission may determine that no security is required:

*Exceptions to Security Required. Upon the determination by the city plan commission that delay was caused by a governmental entity, utility, or when the commission finds that economic hardship would result and that there is a public purpose for not requiring security.*

The applicant states that the delays have been caused by several utility entities.

### **CASE HISTORY**

The City Plan Commission approved Montwood Street on a Major Combination basis on January 14, 2010. The subdivision plat was then recorded on September 21, 2011.

### **CURRENT REQUEST**

The applicant is requesting a one-year extension for construction of the subdivision improvements in accordance with Section 19.28.010(A) of the previous subdivision code. This is the first extension of its kind for this subdivision.

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

The Development Coordinating Committee recommends *approval* of the one-year extension requested for Montwood Street to complete subdivision improvements per Section 19.28.010.A – Construction of subdivision improvements of the former Subdivision Ordinance, as the delay is being caused by several utility entities.

If approved, the extension will be valid until **September 21, 2014**. 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**

**Approval** as the delay is being caused by utility company.

### **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.
3. Chapter 395 of the Texas Local Government Code authorizes the City of El Paso to adopt and impose water and wastewater impact fees. This plat note fulfills an obligation mandated by Chapter 395 and sets the assessment of the impact fees in accordance with the impact fee schedule adopted by City Council as set forth below. The collection of the impact fee for this subdivision shall be prior to the time a building permit is issued if development is within the city limits or at the time of the meter connection if development is outside the city limits.

**Attachments**

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

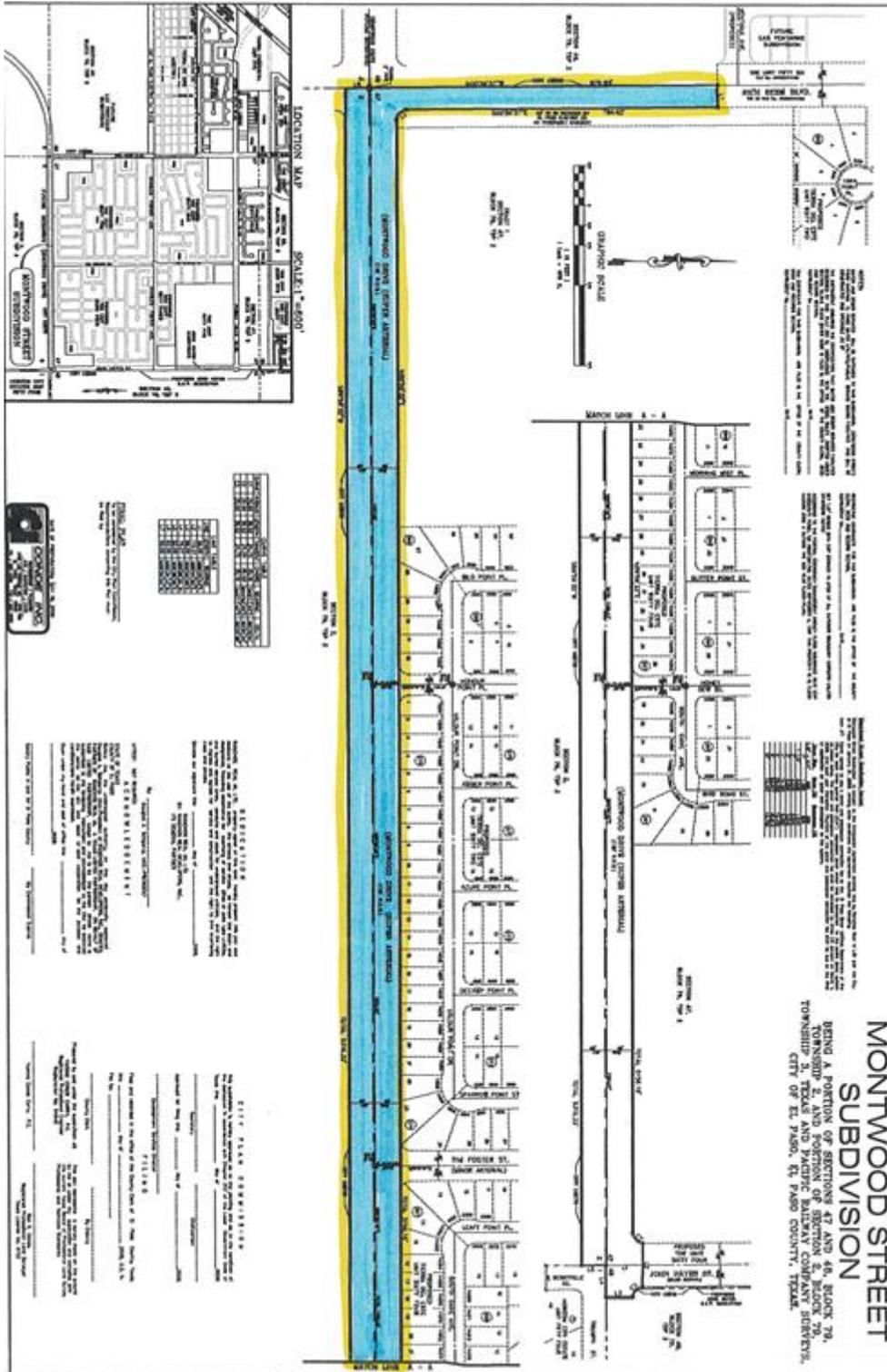
ATTACHMENT 1



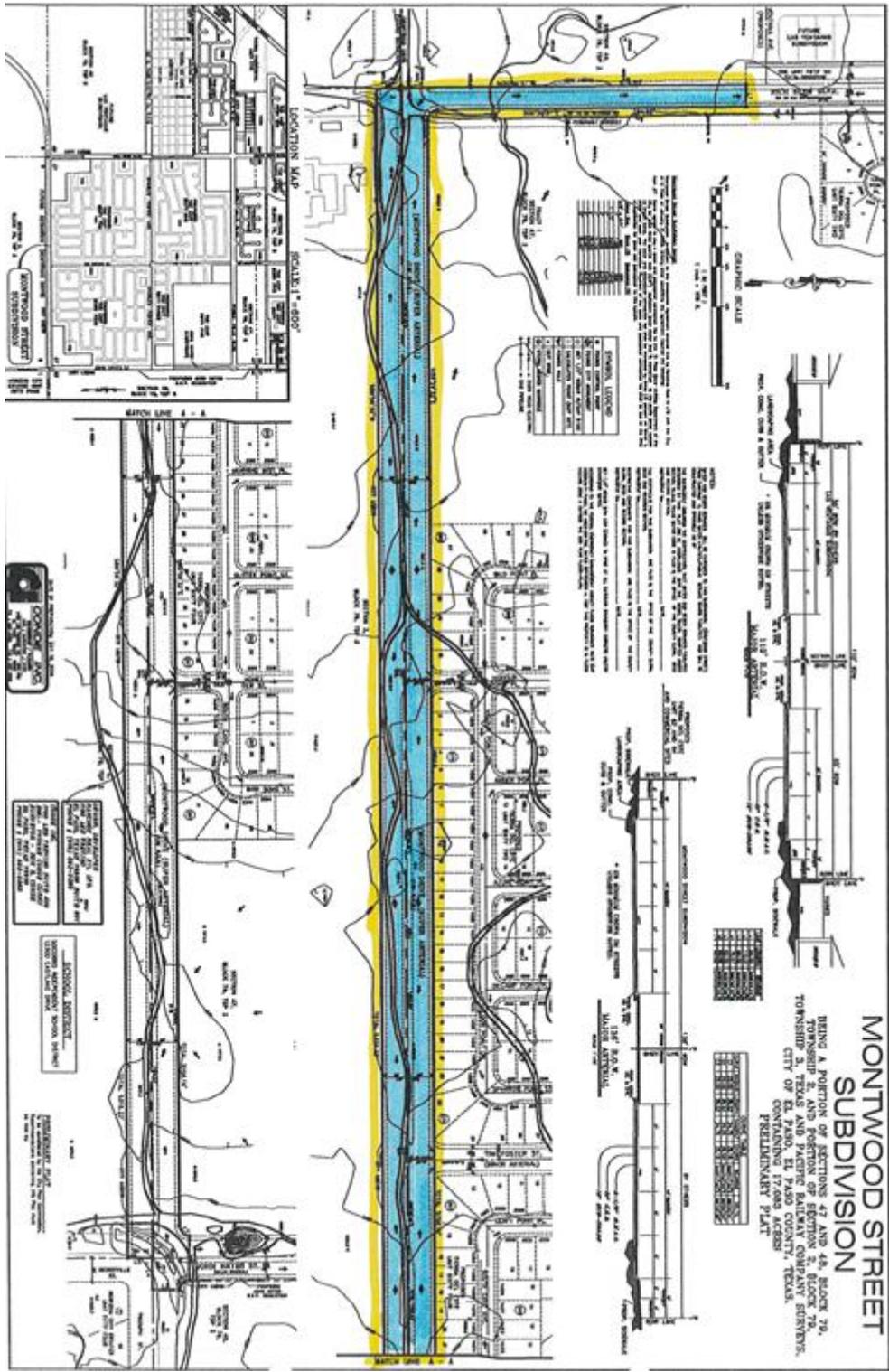
ATTACHMENT 2



**ATTACHMENT 3**



**ATTACHMENT 4**



**ATTACHMENT 5**



**CONDE INC**

July 31, 2013

**Planning Department**  
City of El Paso  
El Paso, Texas 79901

Attention: **Raul Garcia**

Re: MONTWOOD STREET – Construction Improvement Extension request

Dear Mr. Garcia,

The plat for Montwood Street was filed on September 21, 2011. As per Section 19.28.010 we are requesting a one year extension for construction of the subdivision improvements for the median and parkway landscaping due to delays caused by several Utility entities. The subdivision Improvements are scheduled to be completed by September 21, 2014. If you have any questions or comments on this matter please let me know. Thank you for your time and consideration in this matter.

Sincerely,



Conrad Conde  
Conde, Inc.

ENGINEERING/PLANNING/SURVEYING

8080 SURETY DR., SUITE 100 / EL PASO, TEXAS 79905 / (915) 592-0283 / FAX (915) 592-0286

**ATTACHMENT 6**



CITY PLAN COMMISSION APPLICATION FOR  
EXTENSION TO COMPLETE SUBDIVISION IMPROVEMENTS

DATE: July 31, 2013

FILE No. SUSU13-00074

1. SUBDIVISION NAME: Montwood Street Subdivision
2. DATE REQUESTED: July 31, 2013
3. DEVELOPER'S NAME: Ranchos Real XIV, LLC  
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: September 21, 2011
6. REASON FOR REQUEST: Extension requested for the median and parkway due to delays caused by several Utility entities.
7. PROPOSED COMPETITION SCHEDULE: September 21, 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: \$150.00

  
\_\_\_\_\_  
Signature of Applicant/Representative

RANCHOS REAL XIV, LLC.  
BY: DOUGLAS A. SCHWARTZ, MANAGER

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