



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

**Case No:** SUSU11-00135 Canutillo Heights Unit Two  
**Application Type:** Extension Request to Submit Recording Maps  
**CPC Hearing Date:** January 12, 2012

**Staff Planner:** Kevin Smith, 915-541-4903, [smithkw@elpasotexas.gov](mailto:smithkw@elpasotexas.gov)  
**Location:** West of South Desert Boulevard and North of Los Mochis Drive  
**Legal Description Acreage:** 50.39 acres  
**Rep District:** West ETJ  
**Existing Use:** Vacant  
**Existing Zoning:** ETJ  
**Proposed Zoning:** ETJ

**Nearest Park:** Rio Grande River Trail Park (1.26 miles)  
**Nearest School:** Canutillo Elementary School (1.11 miles)  
**Park Fees:** N/A  
**Impact Fee:** This property is located in the Westside Impact Fee Service Area and is subject to impact fees.

**Property Owner:** Canutillo Heights Estates, L.P. and Rasette Capital LLC  
**Applicant:** Canutillo Heights Estates, L.P. and Rasette Capital LLC  
**Representative:** Roe Engineering, L.C.

**SURROUNDING ZONING AND LAND USE:**

**North:** ETJ/ Vacant  
**South:** ETJ/ Single-Family Residential  
**East:** C-3/c (Commercial/conditions)/ Vacant  
**West:** ETJ/ Vacant

**THE PLAN FOR EL PASO DESIGNATION:** Light Industrial.

**APPLICATION DESCRIPTION**

The applicant is requesting a seventh six-month extension to submit recording maps in accordance with Section 19.08.060.H of the previous subdivision code (*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 Canutillo Heights 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 Canutillo Heights Unit Two on a Major Final basis on July 17, 2008.

- The first six-month extension was approved on January 29, 2009.
- The second six-month extension was approved on July 16, 2009.
- A third six-month extension was approved on January 28, 2010.
- A fourth six-month extension was approved on July 15, 2010.
- A fifth six-month extension was approved on January 27, 2011.
- A sixth six-month extension was approved on July 14, 2011

All extensions were 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**

The Development Coordinating Committee recommends *approval* of the six month extension requested for Canutillo Heights Unit Two to submit recording maps per Section 19.28.060.H. - Submission for Recording of the former 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 12, 2012. Failure to submit the recording maps by the expiration date of the extension will necessitate the resubmittal of the subdivision plat.

## **Planning Division Recommendation**

*Approval.*

## **El Paso County**

Without a performance bond or letter of credit, 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. (*See Attachment 5*)

## **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.
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.

Westside Service Area

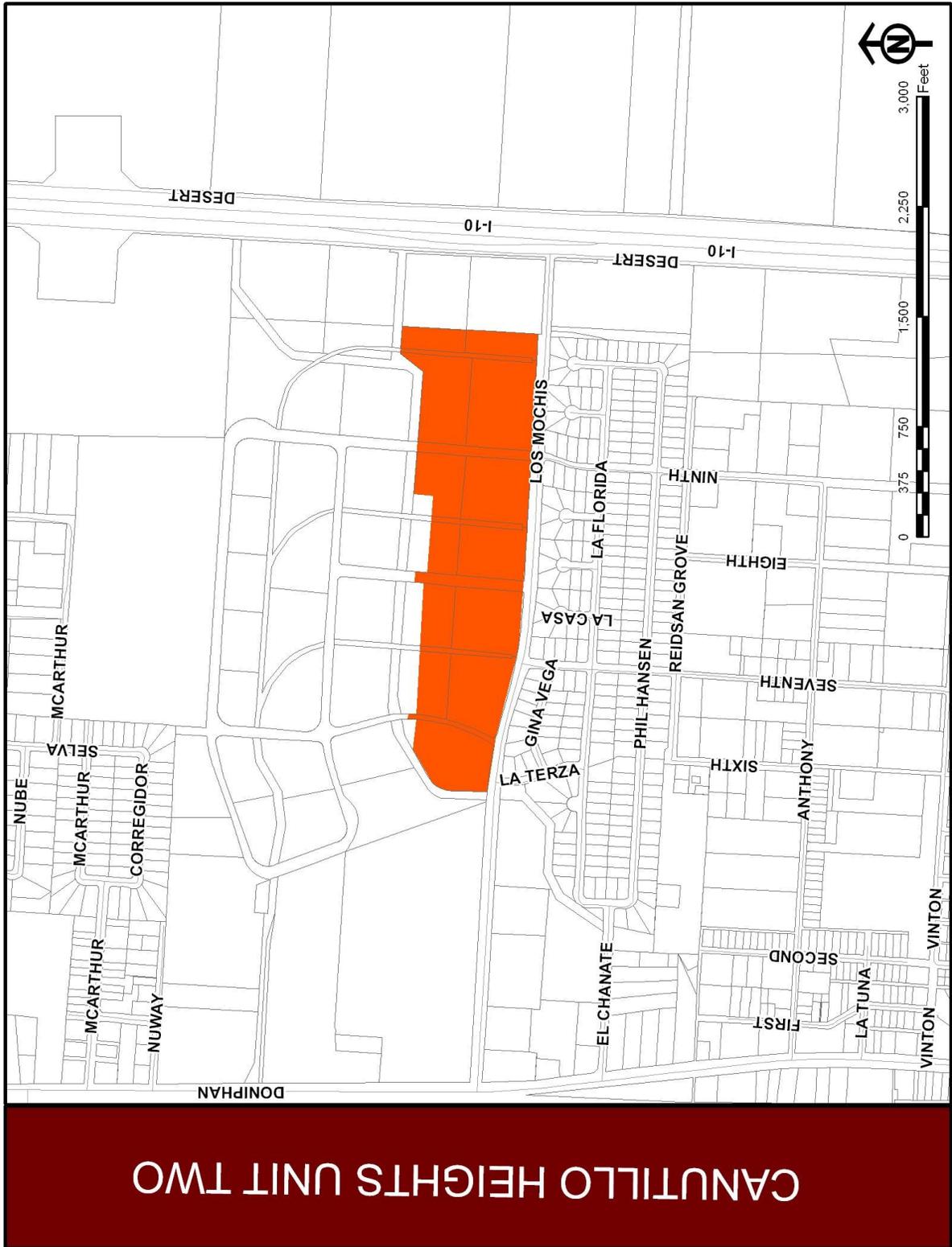
<b>Meter Size</b>	<b>Meter Capacity Ratio</b>	<b>Water*</b>	<b>Wastewater</b>
Less than 1 inch	1.00	\$ 659.00	\$927.00
1 inch	1.67	\$1,101.00	\$1,548.00
1½ inch	3.33	\$2,195.00	\$3,087.00
2 inch	5.33	\$3,514.00	\$4,941.00
3 inch	10.00	\$6,593.00	\$9,270.00
4 inch	16.67	\$10,990.00	\$15,453.00
6 inch	33.33	\$21,973.00	\$30,897.00
8 inch	53.33	\$35,158.00	\$49,437.00
10 inch	76.67	\$50,545.00	\$71,073.00
12 inch	143.33	\$94,490.00	\$132,867.00

**\*Fees do not apply to water meter or connections made for standby fire protection service**

**Attachments**

1. Location Map
2. Aerial Map
3. Final Plat
4. Extension Request to Submit Recording Maps
5. El Paso County Letter
6. Application

ATTACHMENT 1



CANUTILLO HEIGHTS UNIT TWO

ATTACHMENT 2





ATTACHMENT 4

# Roe Engineering, L.C.

Civil Engineering • Land Development • Planning • Surveying

December 16, 2011

City of El Paso  
Planning and Economic Development Department  
Attn: Kevin Smith, Planner  
2 Civic Center Plaza  
El Paso, Texas 79901



Re: Canutillo Heights Unit 2

Dear Mr. Smith:

The final filing date of the plat for referenced subdivision is January 15, 2012. This subdivision is in the county and requires that all improvements and infrastructure be completed prior to filing. Construction will not be completed by the required filing date.

We request a six month extension. Please schedule us for City Plan Commission. If you have any questions, please do not hesitate to call me.

Sincerely,

A handwritten signature in black ink that reads "Bradley Roe".

Bradley Roe, P.E., R.P.L.S.

601 N. Cotton Suite 6 • El Paso, Texas 79902 • (915)533-1418 • Fax (915) 533-4972

**ATTACHMENT 5**



**COUNTY OF EL PASO  
ROAD AND BRIDGE DEPARTMENT  
800 E. OVERLAND RM 407  
EL PASO, TEXAS 79901  
(915) 546-2015  
(FAX) (915) 546-8194**

**December 19, 2011**

**Mr. Kevin Smith  
The City of El Paso  
Planning and Economic Development Department  
#2 Civic Center Plaza, 5<sup>th</sup> Floor  
El Paso, Texas 79901**

Re: Canutillo Heights Unit Two – 6<sup>th</sup> Plat Extension Request

Mr. Smith:

Without a subdivision performance bond or letter of credit, 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.

Should you have any questions or need additional information, please feel free to call me at (915) 546-2015. Thank you.

Sincerely,

A handwritten signature in cursive script, appearing to read "Gilbert Saldaña Jr.".

Gilbert Saldaña Jr., P.E.  
Senior Civil Engineer

Cc: Mr. Bradley Roe, P.E. (Roe Engineering, Inc.)

# ATTACHMENT 6



## CITY PLAN COMMISSION APPLICATION MAJOR SUBDIVISION FINAL APPROVAL

DATE: \_\_\_\_\_

FILE NO. SUB07-00080

**SUBDIVISION NAME:** CANUTILLO HEIGHTS UNIT TWO - REVISED FINAL PLAT

1. **Legal Description for the areas included on this plat (Tract, Block, Grant, etc.)** Being a portion of Lot 3, Block 6, being a portion of Lots 3 and 6 and all of Lots 4 and 5, Block 7, being a portion of Lots 3 and 6 and all of Lots 4 and 5, Block 8 and all of Lots 6 and 7 and a portion of Lots 4 and 5, Block 9, and a portion of Los Poblanos Drive right-of-way, a portion of Los Vecinos Drive right-of-way and a portion of El Bordo Drive right-of-way and a portion of the railroad right-of-way within Block 7, 8 and 9, Canutillo Industrial Park, El Paso County, Texas
2. **Property Identification Number:** C1030000600030, C1030000700060, C1030000700050, C1030000700030, C1030000700040, C1030000800060, C1030000800050, C1030000800030, C1030000800040, C1030000900070, C1030000900060, C1030000900040, C1030000900050
3. **Property Land Uses:**

	<u>ACRES</u>	<u>SITES</u>		<u>ACRES</u>	<u>SITES</u>
Single-Family	<u>36.89</u>	<u>132</u>	Office	_____	_____
Duplex	_____	_____	Street & Alley	<u>11.64</u>	_____
Apartment	_____	_____	Ponding & Drainage	<u>1.71</u>	<u>1</u>
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify)	_____	_____
Park	_____	_____		_____	_____
School	_____	_____		_____	_____
Commercial	_____	_____	Total (Gross) Acreage & Sites	<u>50.3883</u>	_____

4. What is the existing zoning of the above described property? N/A Proposed zoning N/A within 5 mile ETJ \_\_\_\_\_.
5. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes X No \_\_\_\_\_
6. What type of utility easements are proposed? Underground \_\_\_\_\_ Overhead \_\_\_\_\_ Combination of both X
7. What type of drainage is proposed? (If applicable list more than one)  
Partial On Site Ponding of Residential Lots from front setback line to rear of property, surface to street to proposed drainage retention pond.
8. If single-family or duplex development is proposed: Average floor area of houses 2330 -2700
9. Price Range: 175,000 to 375,000, Financed under FHA \_\_\_\_\_ VA \_\_\_\_\_, Conv X
10. Are special improvements proposed in connection with the development? Yes \_\_\_\_\_ No X
11. A. Is a modification of any portion of the Subdivision Ordinance proposed? Yes X No \_\_\_\_\_  
B. If answer to 11A is "Yes", please explain. Proposed 60' wide right-of-ways (min. required by county standards)

12. Remarks and/or explanation of special circumstances: Proposed development outside city limits but within 5 mile ETJ  
Canutillo Heights Estates L. P.
13. Owner of record Rassette Capital LLC., 7350 9<sup>th</sup> Street, Canutillo, Texas 79835 (915) 877-4643  
(Name & Address) (Zip) (Phone)  
Canutillo Heights Estates L. P.
14. Developer Rassette Capital LLC., 7350 9<sup>th</sup> Street, Canutillo, Texas 79835 (915) 877-4643  
(Name & Address) (Zip) (Phone)
15. Engineer Roe Engineering, L.C. 601 N. Cotton, Suite 6, El Paso, Texas 79902 (915) 533-1418  
(Name & Address) (Zip) (Phone)

CASHIER'S VALIDATION  
FEE: \$171.30

SIGNATURE OF PROPERTY OWNER: Eva King  
SIGNATURE OF REPRESENTATIVE: Bradley

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