



City of El Paso – City Plan Commission Staff Report

Case No: SUSU12-00048 Enchanted Hills Unit Two
Application Type: Extension Request to Submit Recording Maps
CPC Hearing Date: May 31, 2012

Staff Planner: Nathaniel Baker, (915) 541-4931, BakerNT@elpasotexas.gov
Location: East of I-10 and North of Transmountain Drive
Legal Description Acreage: 13.32 acres
Rep District: 1
Existing Use: Vacant
Existing Zoning: R-3/sp and R-5/sp (Residential with a special permit)
Proposed Zoning: N/A

Nearest Park: Rio Grande River Trail (1.4 miles)
Nearest School: Canutillo Elementary School (1.2 miles)
Park Fees: N/A
Impact Fee: Located in Westside Impact Fee Area

Property Owner: E.P. Transmountain Residential, L.L.C.
Applicant: Roe Engineering, L.C.
Representative: Roe Engineering L.C.

SURROUNDING ZONING AND LAND USE:

North: R-3/sp and R-5/sp (Residential with a special permit)/ Vacant
South: C-4/c and R-3A (Commercial with a condition and Residential)/ Vacant
East: R-3A (Residential)/ Vacant
West: R-3/sp (Residential with a special permit)/ Vacant

THE PLAN FOR EL PASO DESIGNATION: Suburban (Walkable)

APPLICATION DESCRIPTION

The applicant is requesting a six-month extension to submit recording maps in accordance with Section 19.08.060.H (*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 Enchanted Hills Unit Two as the City of El Paso will only approve the final plat for filing after the CLOMR from FEMA has been approved.

CASE HISTORY

The City Plan Commission approved Enchanted Hills Unit Two on a Major Combination basis on December 15, 2011. This is the first six month extension request.

DEVELOPMENT COORDINATING COMMITTEE:

The Development Coordinating Committee recommends *approval* of the six month extension requested for Enchanted Hills Unit Two to submit recording maps per Section 19.28.060.H. - Submission for Recording of the previous Subdivision Ordinance, as the delay is being caused by the City of El Paso, a governmental entity.

If approved, the extension will be valid until December 15, 2012. Failure to submit the recording maps by the expiration date of the extension will necessitate the resubmittal of the subdivision.

Planning Division Recommendation

Planning recommends **approval**.

Land Development Comments

Grant extension –waiting for FEMA response for CLOMR

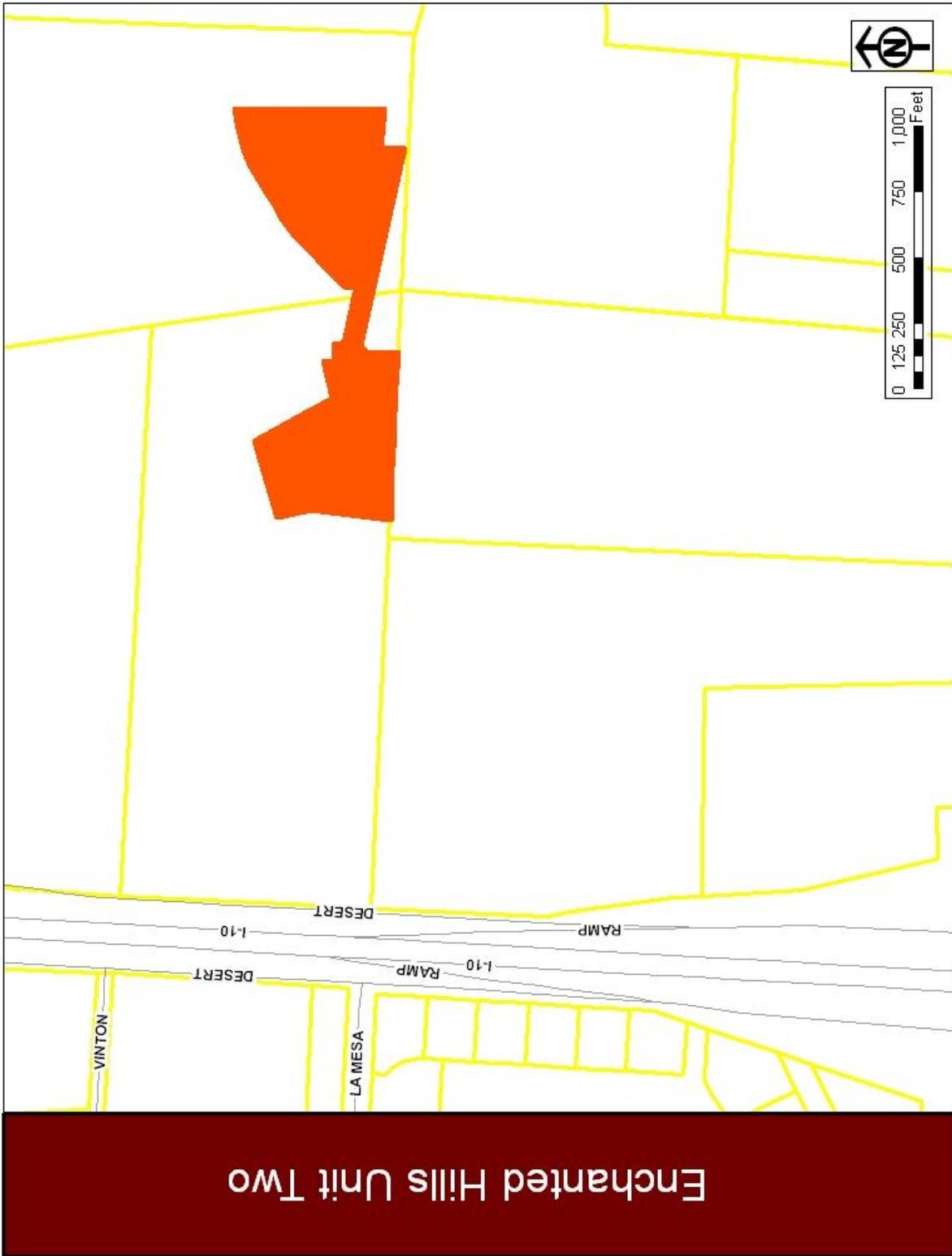
ADDITIONAL REQUIREMENTS AND GENERAL COMMENTS:

1. Prior to recording, please submit to City 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.

Attachments

1. Location Map
2. Aerial Map
3. Final Plat
4. Extension Request to Submit Recording Maps
5. Application

ATTACHMENT 1



ATTACHMENT 2



ATTACHMENT 4

Roe Engineering, L.C.

Civil Engineering • Land Development • Planning • Surveying

May 14, 2012

Kevin Smith
Department of Planning
2 Civic Center 5th Floor
El Paso, Texas 79901

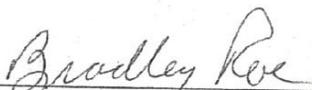
Re: Enchanted Hills Two

Dear Mr. Smith:

The filing date for referenced subdivision is June 15, 2012. We are still waiting for the CLOMR from FEMA.

We respectfully request a scheduling of CPC for a six month extension.

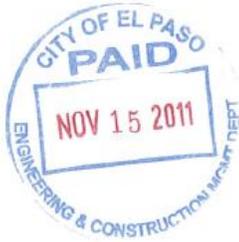
If you have any questions please do not hesitate to call me.



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



CITY PLAN COMMISSION APPLICATION FOR
MAJOR SUBDIVISION COMBINATION APPROVAL

DATE: 4/19/2011 FILE NO. SUSU11-00118

SUBDIVISION NAME: ENCHANTED HILLS UNIT TWO (REVISED)

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
BEING A PORTION OF TRACT 8, LAURA E. MUNDY SURVEY NO. 238
CITY OF EL PASO, EL PASO COUNTY, TEXAS

2. Property Land Uses:

	<u>ACRES</u>	<u>SITES</u>		<u>ACRES</u>	<u>SITES</u>
Single-family	<u>2.276</u>	<u>15</u>	Office		
Duplex			Street & Alley	<u>3.569</u>	
Apartment			Ponding & Drainage	<u>1.612</u>	<u>1</u>
Mobile Home			Institutional		
P.U.D.			Other (specify below)		
Park			<u>PUBLIC DRAINAGE/</u>	<u>5.861</u>	<u>3</u>
School			<u>OPEN SPACE</u>		
Commercial			Total No. Sites	<u>18</u>	
Industrial			Total (Gross) Acreage	<u>13.318</u>	

3. What is existing zoning of the above described property? R-5 Proposed zoning? R-5

4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes X No _____

5. What type of utility easements are proposed: Underground X Overhead _____ Combination of Both _____

6. What type of drainage is proposed? (If applicable, list more than one)
SURFACE TO STREET TO PUBLIC DRAINAGE / OPEN SPACE - DRAINAGE STRUCTURE CROSSING
AT ENCHANTED SPRINGS

7. Are special public improvements proposed in connection with development? Yes X No _____

8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes X No _____
If answer is "Yes", please explain the nature of the modification or exception 5' SIDEWALKS IN A 52' RIGHT-OF-WAY AND THROUGHOUT THE SUBDIVISION, MODIFICATION FOR THE CROSS SECTION OF THE 76' RIGHT-OF-WAY AS SHOWN ON PREL. PLAT TO INCLUDE BIKE/HIKE PATH.

9. Remarks and/or explanation of special circumstances: _____

10. Improvement Plans submitted? Yes _____ No X

11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes X No _____

If yes, please submit a vested _____ rights petition in accordance with Section 19.47- Vested Rights (See Attached).

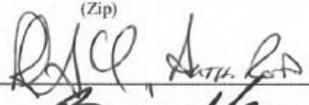
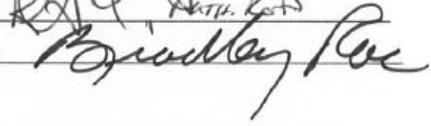
LETTER DATED APRIL 10, 2009 REGARDING ENCHANTED HILLS BY VICTOR TORRES HAS ADDRESSED VESTED RIGHTS. THIS DEVELOPMENT WILL BE SUBJECT TO SUBDIVISION STANDARDS IN EFFECT PRIOR TO JUNE 1, 2008.

12. Owner of record E.P. TRANSMOUNTAIN RESIDENTIAL, L.L.C. 6800 SURETY DRIVE, SUITE 300,
(Name & Address) EL PASO, TEXAS 79905 915-592-0290
(Zip) (Phone)

13. Developer E.P. TRANSMOUNTAIN RESIDENTIAL, L.L.C. 6800 SURETY DRIVE, SUITE 300,
(Name & Address) EL PASO, TEXAS 79905 915-592-0290
(Zip) (Phone)

14. Engineer ROE ENGINEERING, L.C. 601 N. COTTON STREET, SUITE 6
(Name & Address) EL PASO, TEXAS 79902 915-533-1418
(Zip) (Phone)

CASHIER'S VALIDATION
 FEE: \$2,088.00

OWNER SIGNATURE: 
 REPRESENTATIVE: 

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