



City of El Paso – City Plan Commission Staff Report

Case No: SUSU13-00049 Canutillo Heights Unit Two
Application Type: Extension Request to Submit Recording Maps
CPC Hearing Date: July 11, 2013

Staff Planner: Nelson Ortiz, (915) 541-4931, ortiznx@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 School: Canutillo Elementary School (1.11-miles)
Nearest Park: River Grande River Trail Park (1.26 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

PLAN EL PASO DESIGNATION: G3 Post-War

APPLICATION DESCRIPTION

The applicant is requesting the tenth, 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
- A seventh six-month extension was approved on January 12, 2012
- An eighth six-month extension was approved on July 12, 2012
- A ninth six-month extension was approved on February 7, 2013

All extensions were premised on the fact that the County of El Paso will not approve the final plat for filing until all improvements have been constructed and accepted by the County. This application is vested under the former subdivision code; the former code does not limit the applicant to any number of extension requests and can continue to submit until needed.

CURRENT REQUEST

The applicant is now requesting the tenth, six-month extension to submit recording maps in accordance with Section 19.08.060(H) of the previous subdivision code.

DEVELOPMENT COORDINATING COMMITTEE COMMENTS:

The Development Coordinating Committee recommends *approval* of the six month extension requested for Canutillo Heights Unit Two to submit recording maps per Section 19.08.060.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 **January 12, 2014**. Failure to submit the recording maps by the expiration date of the extension will necessitate the resubmittal of the subdivision.

Planning Division Recommendation

Approval as the delay is being caused by the El Paso County, a governmental entity.

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.

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.

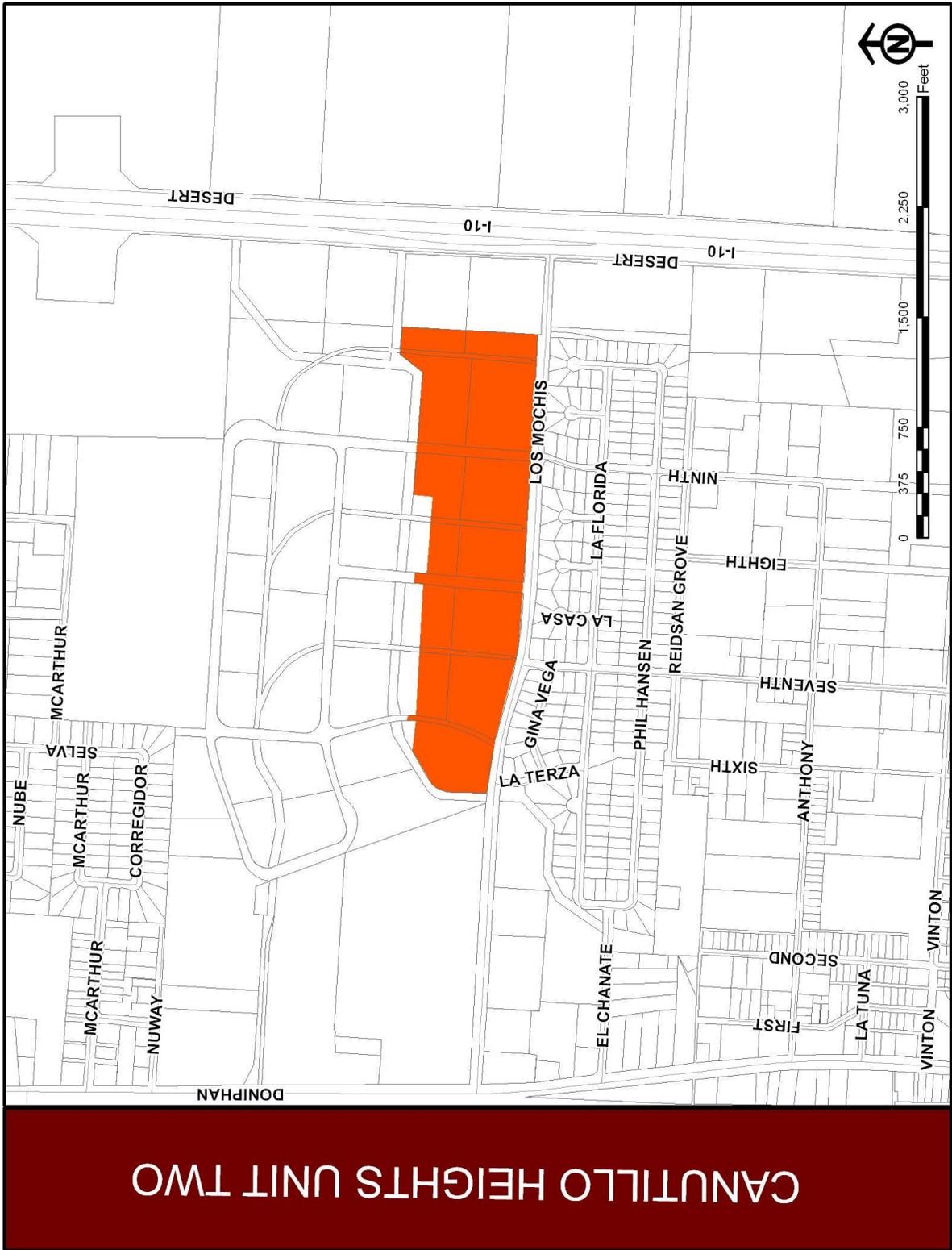
Westside Service Area

Meter Size	Meter Capacity Ratio	Water*	Wastewater
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

Attachments

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

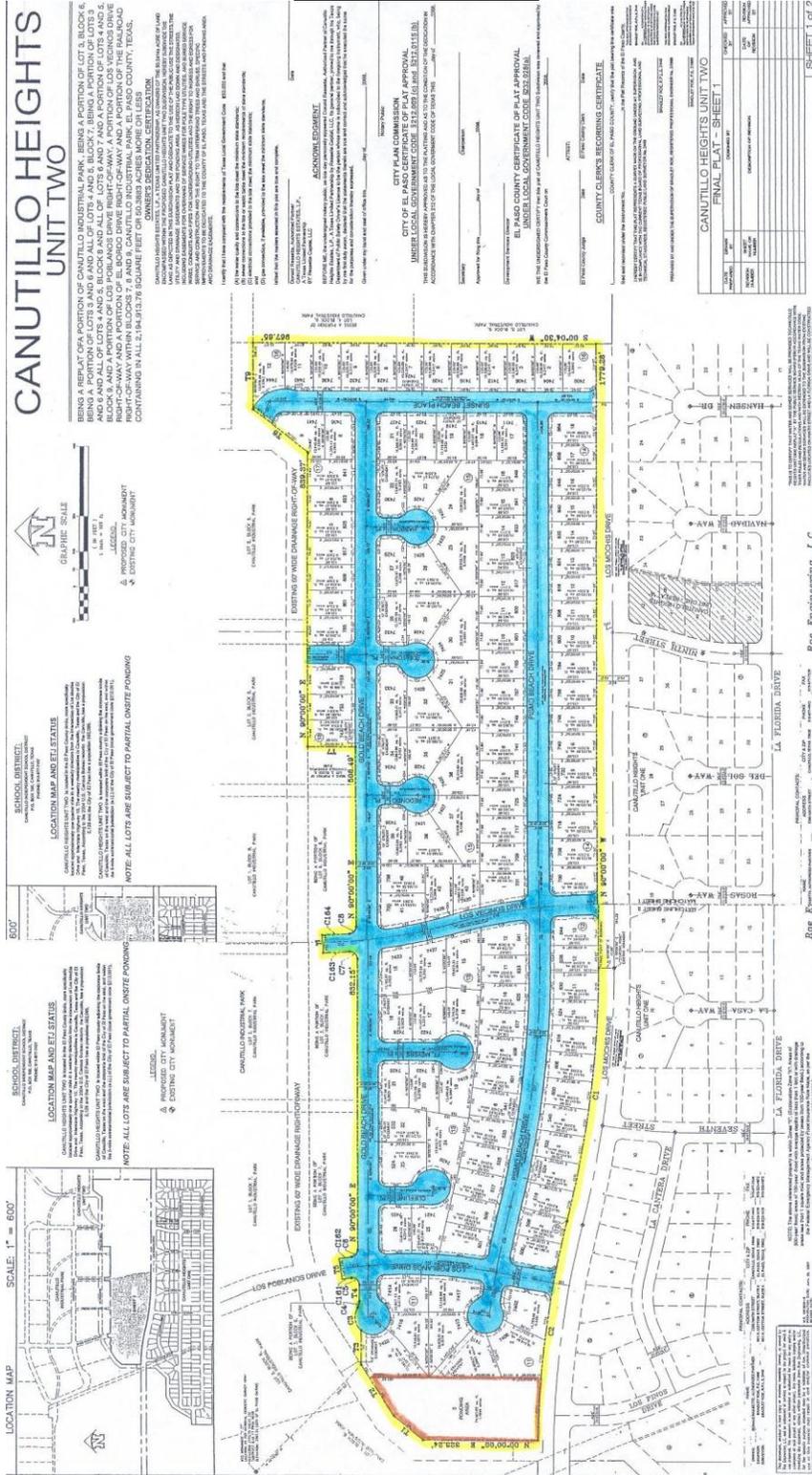
ATTACHMENT 1



ATTACHMENT 2



ATTACHMENT 3



Roe Engineering, L.C.

Civil Engineering • Land Development • Planning • Surveying

June 17, 2013

City of El Paso
Planning Department
Attn: Raul Garcia

RECEIVED
JUN 18 2013

RE: Canutillo Heights Unit 2

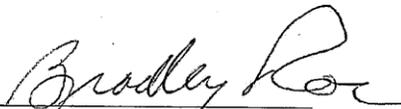
Dear Mr. Garcia:

The final date for the plat filing on subject subdivision will be July 17, 2013.

The subdivision is in the county but also within the one mile ETS for the City of El Paso. The county requires that all improvements and infrastructure be in place prior to filing.

We respectfully request a six month extension to complete all minor required improvements. Please schedule time for CPC.

If you have any questions concerning this matter please call me.


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

ATTACHMENT 5



COUNTY OF EL PASO
PUBLIC WORKS DEPARTMENT
800 E. OVERLAND RM 407
EL PASO, TEXAS 79901
(915) 546-2015
(FAX) (915) 546-8194

June 26, 2013

Mr. Raul Garcia
The City of El Paso
Planning and Economic Development Department
222 S. Campbell
El Paso, Texas 79901

Re: Canutillo Heights Unit Two – 9th Plat Extension Request

Mr. Garcia:

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,

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:** C10300000600030, C10300000700060, C10300000700050, C10300000700030, C10300000700040, C10300000800060, C10300000800050, C10300000800030, C10300000800040, C10300000900070, C10300000900060, C10300000900040, C10300000900050

3. Property Land Uses:

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

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 No _____
6. What type of utility easements are proposed? Underground _____ Overhead _____ Combination of both
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
10. Are special improvements proposed in connection with the development? Yes _____ No
11. A. Is a modification of any portion of the Subdivision Ordinance proposed? Yes 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

13. Owner of record Rassette Capital LLC, 7350 9th Street, Canutillo, Texas 79835 (915) 877-4643
(Name & Address) (Zip) (Phone)
14. Developer Rassette Capital LLC, 7350 9th 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.