



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

**Case No:** SUSU12-00072 Desert Springs Unit One  
**Application Type:** Extension Request to Submit Recording Maps  
**CPC Hearing Date:** August 9, 2012

**Staff Planner:** Raul Garcia, (915)541-4935, [garciar1@elpasotexas.gov](mailto:garciar1@elpasotexas.gov)  
**Location:** East of I-10 and North of Transmountain Road  
**Legal Description Acreage:** 59.34 acres  
**Rep District:** 1  
**Existing Use:** Vacant  
**Existing Zoning:** A-O (Apartment-Office), C-3/c (Commercial/condition)  
**Proposed Zoning:** A-O (Apartment-Office), C-3/c (Commercial/condition)

**Nearest Park:** Enchanted Hills Off-Site Park (0.51 mile)  
**Nearest School:** Canutillo Middle School (1.29 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:** RPW Development, DVEP Land LLC, EP Transmountain Residential LLC  
**Applicant:** RPW Development, DVEP Land LLC, EP Transmountain Residential LLC  
**Representative:** CEA Group

**SURROUNDING ZONING AND LAND USE**

North: R-5/sp (Residential/special permit) & R-3A (Residential)/ Vacant  
South: C-4 (Commercial) & R-3A (Residential)/ Vacant  
East: R-3A (Residential) & C-4/c (Commercial/conditions)/ Vacant  
West: C-4/c (Commercial/conditions) & A-O (Apartment-Office)/ Vacant

**THE PLAN FOR EL PASO DESIGNATION:** G-4 Suburban Walkable

**APPLICATION DESCRIPTION**

The applicant is requesting a 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 Desert Springs Unit One as FEMA has not provided final approval of the CLOMR.

**CASE HISTORY**

The City Plan Commission approved Desert Springs Unit One on a Major Combination basis on January 26, 2012.

**CURRENT REQUEST:**

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

**DEVELOPMENT COORDINATING COMMITTEE**

The Development Coordinating Committee recommends *approval* of the six month extension request for Desert Springs Unit One 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 FEMA, a governmental entity.

If approved, the extension will be valid until **January 26, 2013**. Failure to submit the recording maps by the expiration date of the extension will necessitate the resubmittal of the subdivision plat.

**City Development Department – Planning:**

Approval.

**City Development Department – Land Development:**

No objection.

**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.
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**

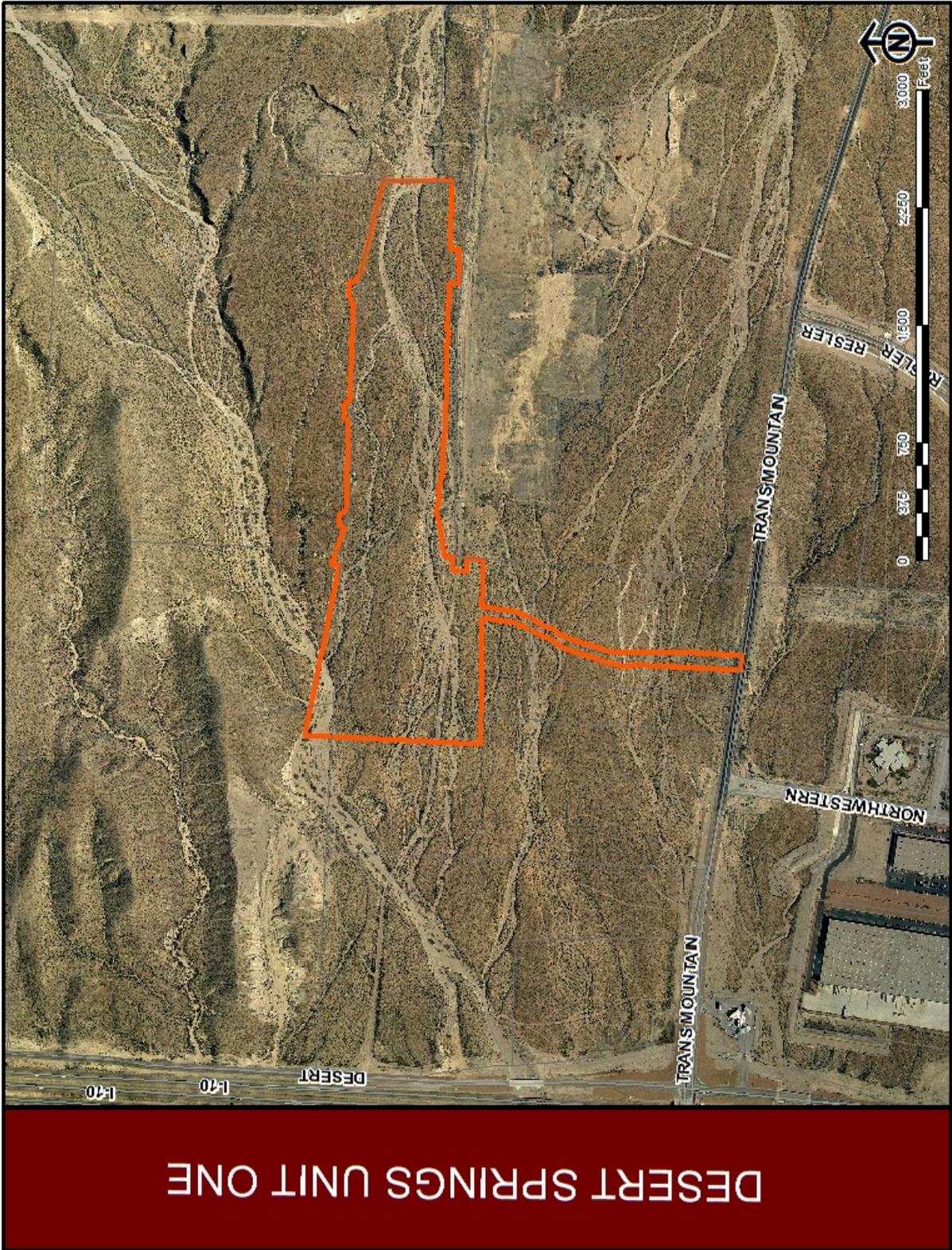
**Attachments**

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

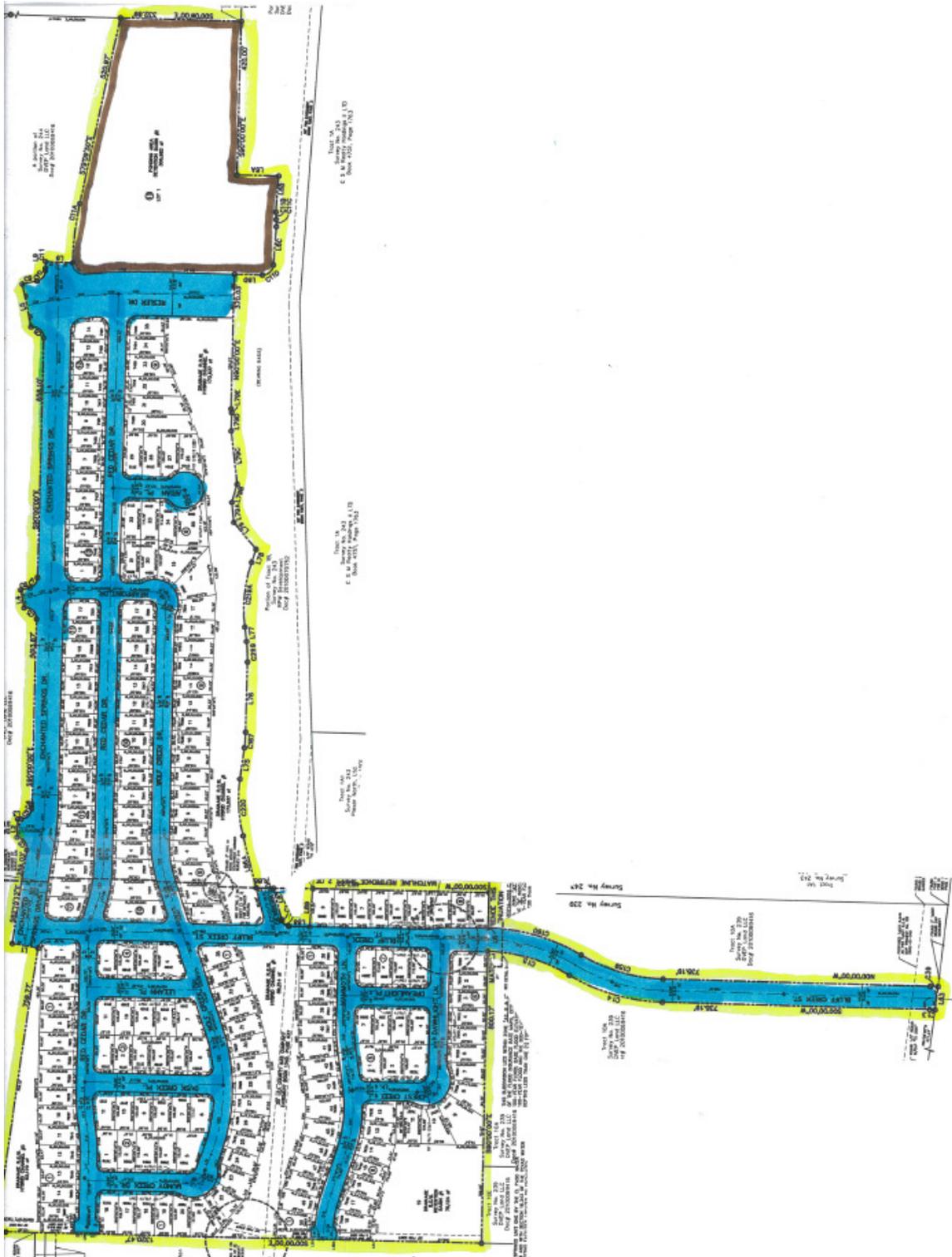
ATTACHMENT 1



ATTACHMENT 2



**ATTACHMENT 3**



**ATTACHMENT 4**



Castner Center 02 Tlanahouair  
4712 W. Wynnwood Blvd. Ste. F  
El Paso, TX 79924  
Office: 915.544.5232  
Fax: 915.544.5233  
web: www.ceagroup.net

July 10, 2012

City of El Paso-City Development Department  
Two Civic Center Plaza-5<sup>th</sup> Floor  
El Paso, Texas 79901

Attention: Ms. Kimberly Forsyth  
Subdivision Coordinator

Reference: Desert Springs Unit One  
Extension Request for Filing Subdivision Plat

Dear Ms. Forsyth:

On behalf of the developer for the referenced subdivision, we hereby request six (6) month time extension to file the plat maps for Desert Springs Unit One. The CLOMR is in the final review by FEMA and we anticipate the CLOMR to be finalized and issued by late August, 2012. The final plat for Desert Springs Unit One was approved by CPC on January 26, 2012.

We respectfully request the City's support on our time extension to file the subdivision plat maps. If you have any questions, please do not hesitate to contact me at 915.544.5232 or [jazcarate@ceagroup.net](mailto:jazcarate@ceagroup.net).

Sincerely,  
CEA Group

A handwritten signature in blue ink, appearing to read 'Jorge L. Azcarate', is written over a faint, light blue circular stamp or watermark.

Jorge L. Azcarate, P.E.  
Project Manager

12050-01316 dt.10jul12  
JLA/jls

cc: Kareem Dallo, P.E.-City of El Paso, Development Department  
Art Eliason-Desert View Homes  
Alan Herrera, P.E.-CEA Group

engineers • architects • planners

## ATTACHMENT 5



### CITY PLAN COMMISSION APPLICATION FOR MAJOR SUBDIVISION COMBINATION APPROVAL

DATE: \_\_\_\_\_ FILE NO. \_\_\_\_\_

SUBDIVISION NAME: Desert Springs Unit One

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)  
A Portion of Nellie D. Mundy Survey No. 238, No. 239 and No. 244, Tract 8, Lot 10A, 10E, 12, 13,  
City of El Paso, El Paso County, Texas; containing approximately 59.34 acres + -

2. Property Land Uses:

	<u>ACRES</u>	<u>SITES</u>		<u>ACRES</u>	<u>SITES</u>
Single-family	<u>26.46</u>	<u>197</u>	Office		
Duplex	_____	_____	Street & Alley	<u>16.51</u>	<u>15</u>
Apartment	_____	_____	Ponding & Drainage	<u>16.00</u>	<u>5</u>
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)		
Park	_____	_____	Drainage ROW	<u>0.16</u>	<u>3</u>
School	_____	_____	Bike Trails & Buffer	<u>0.71</u>	<u>2</u>
Commercial	_____	_____	Total No. Sites	_____	<u>222</u>
Industrial	_____	_____	Total (Gross) Acreage	<u>59.34</u>	_____

3. What is existing zoning of the above described property? R-3A, A-O, C-3 Proposed zoning? R-3A, A-O, C-3

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 \_\_\_\_\_ Overhead \_\_\_\_\_ Combination of Both X

6. What type of drainage is proposed? (If applicable, list more than one)  
Surface flow to proposed inlets into storm sewer infrastructure discharging to proposed hybrid channels, two  
detention basins, and one retention basin.

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

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: Modification for a 46' ROW street  
cross section with 5' sidewalk and no parkway on only one side & modification to turning heel

9. Remarks and/or explanation of special circumstances: N/A

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).

12. Owner of record See Below  
 (Name & Address) (Zip) (Phone)

13. Developer \_\_\_\_\_  
 (Name & Address) (Zip) (Phone)

14. Engineer GEA Group 4712 Woodrow Dean Dr Ste. F 79924 915-544-5232  
 (Name & Address) (Zip) (Phone)

CASHIER'S VALIDATION  
 FEE: \$2,000.00

OWNER SIGNATURE: [Signature]  
 REPRESENTATIVE: \_\_\_\_\_

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

12. Owner of Record RJW Development 7910 Gateway East Ste. 102 79915 915-591-6319

OWNER SIGNATURE: [Signature]

12. Owner of Record DVEP I and LLC 7910 Gateway East Ste. 102 79915 915-591-6319

OWNER SIGNATURE: \_\_\_\_\_

12. Owner of Record EP Transmountain Residential LLC 6010 SWEET DR STE 300, 79905 79905 915-592-0290  
1790 Lee Trevino, NW 401 79936

OWNER SIGNATURE: [Signature]

