



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

**Case No:** SUSU12-00081 Enchanted Hills Unit Three  
**Application Type:** Extension Request to Submit Recording Maps  
**CPC Hearing Date:** August 23, 2012  
**Staff Planner:** Raul Garcia, (915)541-4935 [garciar1@elpasotexas.gov](mailto:garciar1@elpasotexas.gov)  
**Location:** North of Transmountain Road and East of I-10  
**Legal Description Acreage:** 97.03 acres  
**Rep District:** 1  
**Existing Use:** Vacant  
**Existing Zoning:** R-5/sp (Residential/special permit)  
**Proposed Zoning:** N/A

**Nearest School:** Canutillo Middle School (1.5 miles)  
**Nearest Park:** Rio Grande River Trail (1.7 miles)  
**Parkland Fees Required:** N/A  
**Impact Fee Area:** Property is located within the Westside Impact Fee Area and is subject to impact fees

**Property Owner:** El Paso Transmountain, L.L.C.  
**Applicant:** El Paso Transmountain, L.L.C.  
**Representative:** Roe Engineering, L.C.

**SURROUNDING ZONING AND LAND USE:**

**North:** RMU (Residential Mixed Use)/ Vacant  
**South:** C-4 (Commercial)/ Vacant  
**East:** R-3A (Residential)/ Vacant  
**West:** C-3/c (Commercial with a condition)/ Vacant

**THE PLAN FOR EL PASO DESIGNATION:** G4 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 Enchanted Hills Unit Three as FEMA has not provided final approval of the CLOMR.

**CASE HISTORY**

On July 28, 2011, the City Plan Commission approved Enchanted Hills Unit Three on a major preliminary basis.

On March 8, 2012, the City Plan Commission approved Enchanted Hills Unit Three on a Major Combination basis.

**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 Enchanted Hills Unit Three 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 **March 8, 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. Submit to the City Development Department – Planning Division the following prior to recording of the subdivision.
  - a. Current certified tax certificate(s)
  - b. Current proof of ownership
  - c. Release of access document, if applicable
  - d. Set of restrictive covenants, if applicable
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. This property is subject to impact fees. The table and respective language shall be included on the face of the final approved and recorded plat. Impact fees shall be calculated based on the table below:

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

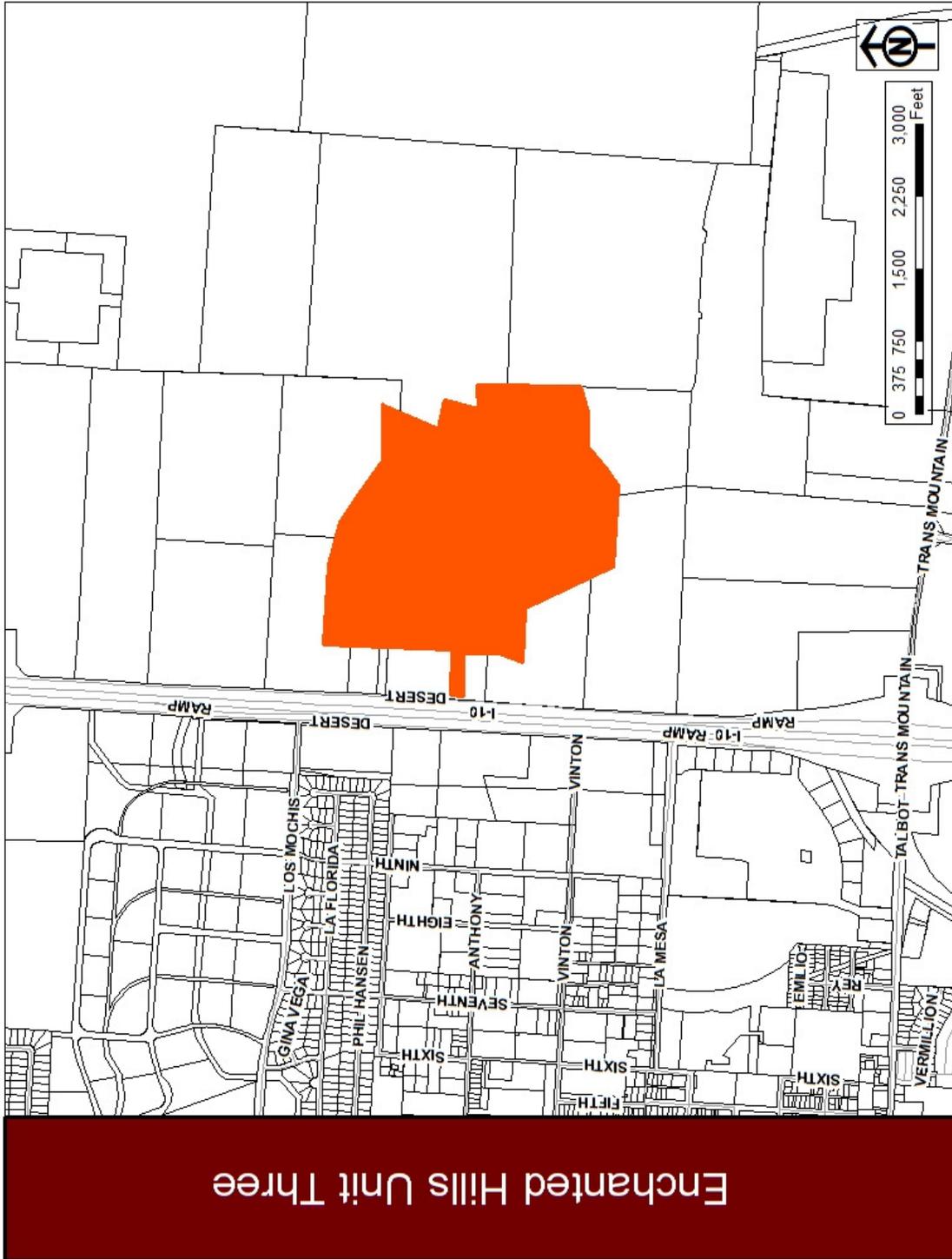
**\*Fees do not apply to water meter or connections made for standby fire protection service**

4. The following shall be addressed prior to the recording of the subdivision:
  - a. Remove the word pond from the plat and from the dedication statement.
  - b. Include in the notes portion of the final plat information for the filing of the tax certificate(s).

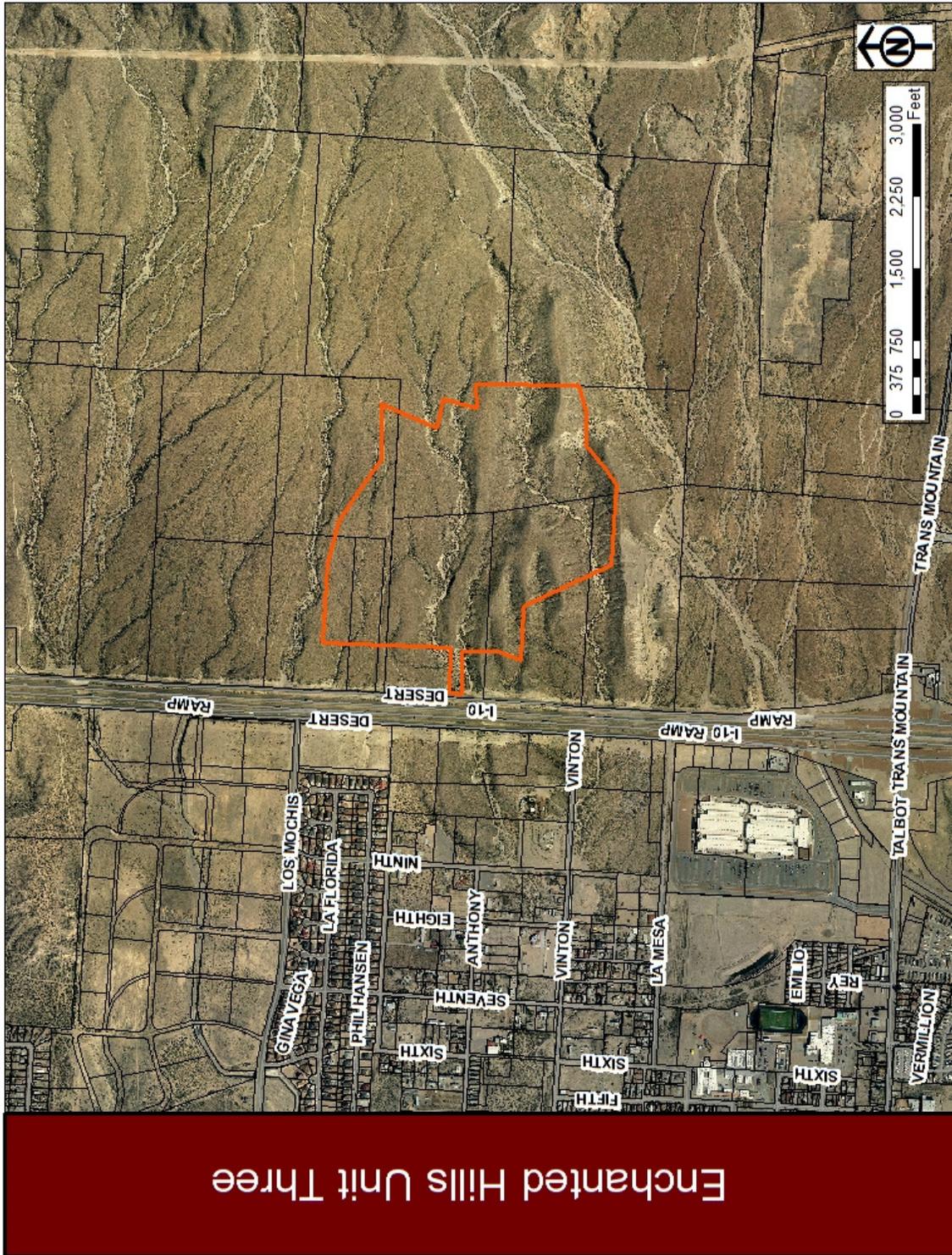
**Attachments**

1. Location map
2. Aerial map
3. Final Plat
4. Extension Request Letter
5. Application

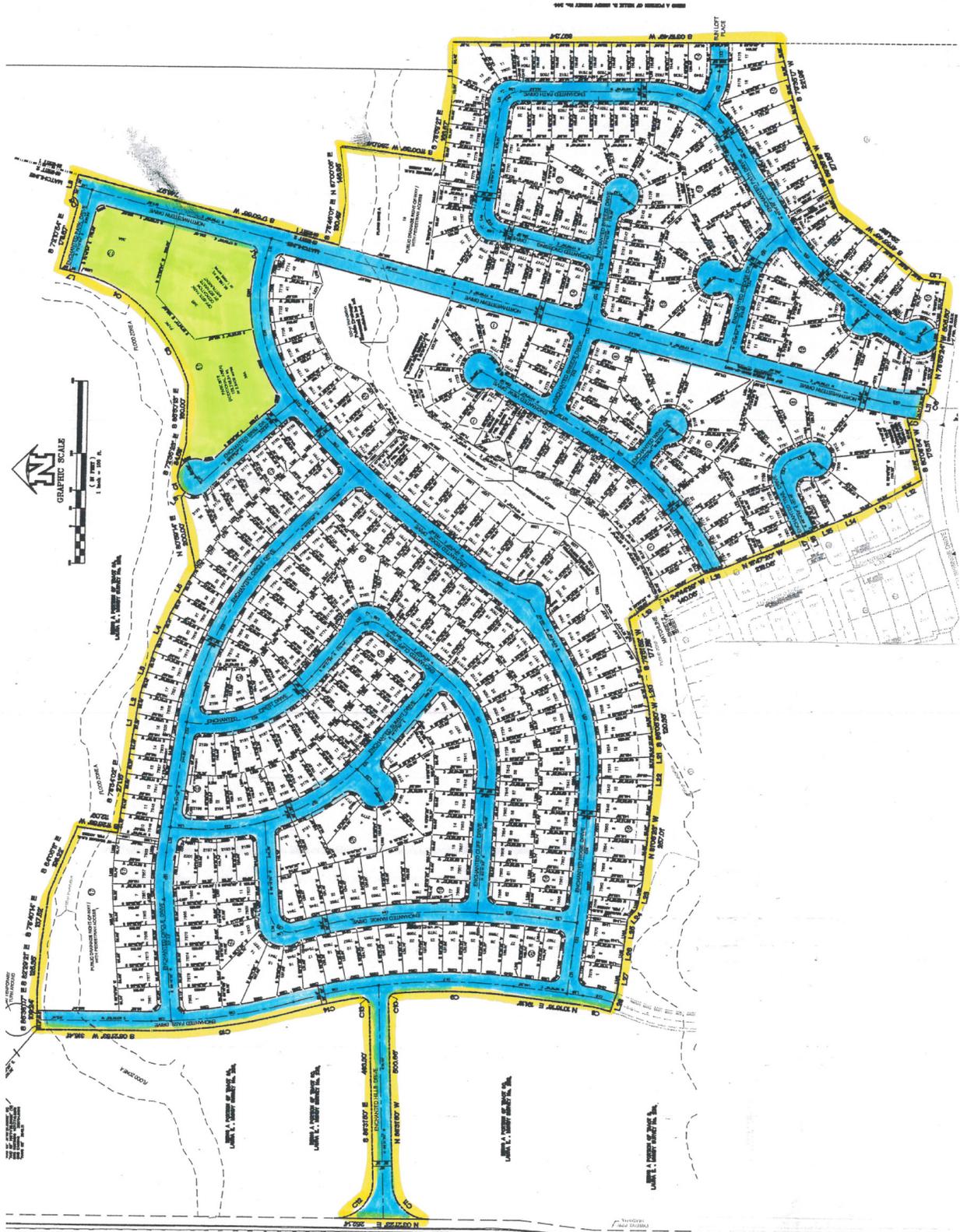
**ATTACHMENT 1**



ATTACHMENT 2



**ATTACHMENT 3**



**ATTACHMENT 4**

# Roe Engineering, L.C.

Civil Engineering • Land Development • Planning • Surveying

August 1, 2012

Nathaniel Baker  
Department of Planning  
2 Civic Center Plaza 5<sup>th</sup> Floor  
El Paso, TX 79901

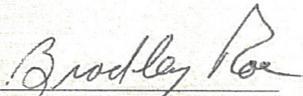
Re: Enchnated Hills Unit Three

Dear Mr. Baker:

The filing date for referenced subdivision is September 6, 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: February 21, 2012

FILE NO. SUSU12-00015

SUBDIVISION NAME: Enchanted Hills Unit Three (Phases 1-4)

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)  
Being a portion of Tracts 8, 9A and 9C, Laura E. Mundy Survey No. 238  
City of El Paso, El Paso County, Texas

2. Property Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	63.95	361	Office	_____	_____
Duplex	_____	_____	Street & Alley	22.14	_____
Apartment	_____	_____	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	4.34	2	Drainage / Open Space	8.08	3
Offsite Park plus area to be dedicated by this plat	_____	_____		_____	_____
School	_____	_____	Total No. Sites	_____	_____
Commercial	_____	_____	Total (Gross) Acreage	98.5166	_____
Industrial	_____	_____		_____	_____

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  No \_\_\_\_\_

5. What type of utility easements are proposed: Underground  Overhead \_\_\_\_\_ Combination of Both \_\_\_\_\_

6. What type of drainage is proposed? (If applicable, list more than one)  
Lots to streets, To Drainage Right-of-way/Open Space Arroyos

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

8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes  No \_\_\_\_\_  
If answer is "Yes", please explain the nature of the modification or exception 5' sidewalk in a 52' right-of-way with 32' pavement throughout the subdivision except on Enchanted Pass and Enchanted Hills where it will be 34' of pavement.  
Modifications for Drainage / Pedestrian Right-of-ways.

9. Remarks and/or explanation of special circumstances: \_\_\_\_\_

10. Improvement Plans submitted? Yes \_\_\_\_\_ No

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  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	El Paso Transmountain, L.L.C. (Name & Address)	6800 Surtey Drive, Suite 300 El Paso, Texas 79905 (Zip)	915-592-0290 (Phone)
13.	Developer	El Paso Transmountain L.L.C. (Name & Address)	6800 Surety Drive, Suite 300 El Paso, Texas 79905 (Zip)	915-592-0290 (Phone)
14.	Engineer	Roe Engineering, L.C. (Name & Address)	601 N. Cotton Street, Suite 600 El Paso, Texas 79902 (Zip)	915-533-1418 (Phone)

CASHIER'S VALIDATION  
FEE: \$2,088.00

OWNER SIGNATURE:

*RACE* for C.P. TRANSMOUNTAIN

REPRESENTATIVE:

*Bradley Roe*

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