

Enchanted Hills Unit Five Replat B



City Plan Commission — October 9, 2025

CASE NUMBER/TYPE:	SUSU25-00078 – Resubdivision Combination
CASE MANAGER:	Myrna Aguilar, (915) 212-1584, AguilarMP@elpasotexas.gov
PROPERTY OWNER:	EP Transmountain Residential, LLC
REPRESENTATIVE:	Conde, Inc.
LOCATION:	North of Woodrow Bean Transmountain Rd. and East of Interstate 10 (District 1)
PROPERTY AREA:	1.66 acres
VESTED RIGHTS STATUS:	Not Vested
PARK FEES:	Park Fees Not Required
ZONING DISTRICT(S):	C-3/c (Commercial/conditions)

SUMMARY OF RECOMMENDATION: Staff recommends **APPROVAL** of Enchanted Hills Unit Five Replat B on a Resubdivision Combination basis.

Enchanted Hills Unit Five Replat B

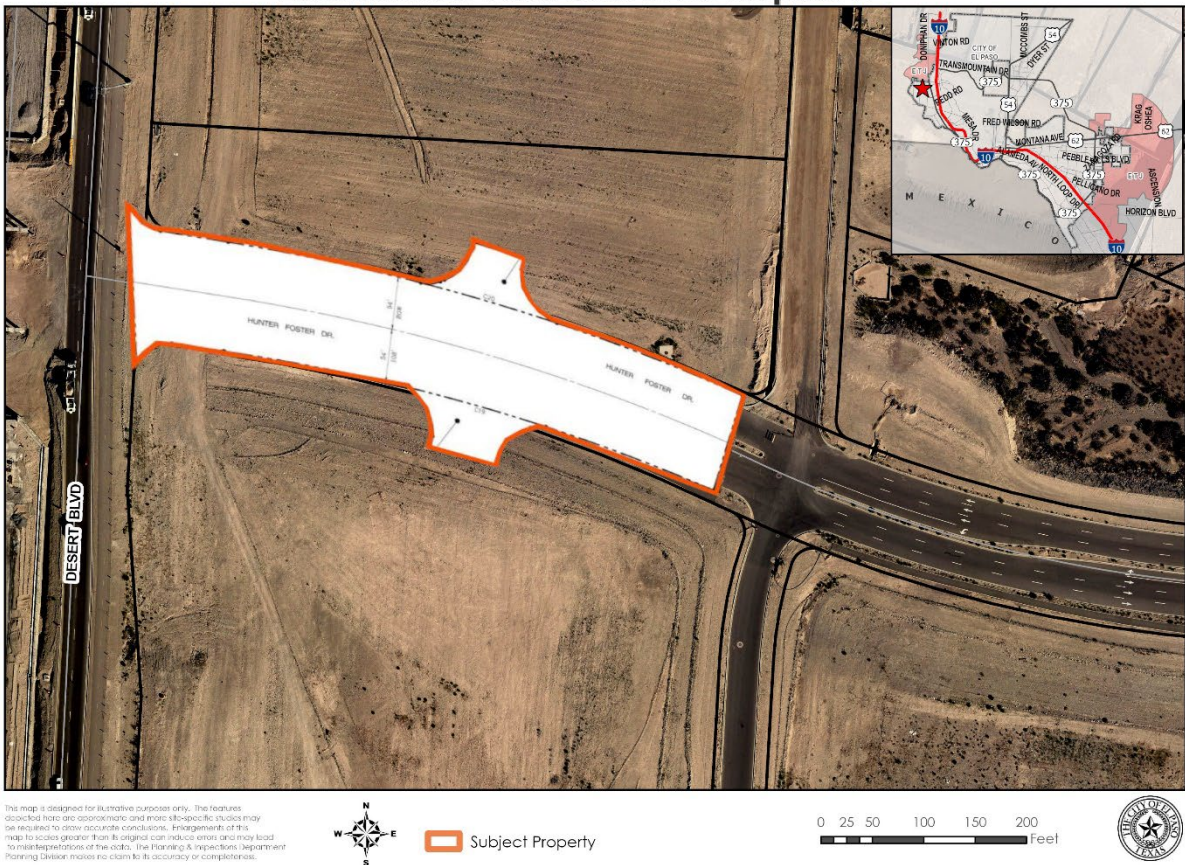


Figure A: Proposed plat with surrounding area

DESCRIPTION OF REQUEST: The applicant is proposing to resubdivide 1.66 acres of land to dedicate to the City of El Paso some right-of-way (ROW) for the construction of a round-about along Hunter Foster Drive. Drainage will be conveyed by surface run off to drainage that feeds into the pond of Enchanted Pass Drive. This application was reviewed under the current subdivision code.

CASE HISTORY/RELATED APPLICATIONS: N/A

NEIGHBORHOOD CHARACTER: Surrounding neighborhood characteristics are identified in the following table.

Surrounding Zoning and Use	
North	C-3/c (Commercial/ conditions) / Vacant land
South	C-3/c (Commercial/ conditions) / Vacant land
East	C-2/c (Commercial/ conditions) and R-5/c (Residential/contract) / Vacant land
West	C-3/c (Commercial/ conditions) / Commercial development and vacant land
Nearest Public Facility and Distance	
Park	Enchanted Hills Park #3 (0.49 mi.)
School	Northwest Early, College Canutillo ISD (1.8 mi.)
Plan El Paso Designation	
G-4, Suburban (Walkable)	
Impact Fee Service Area	
Westside	

PUBLIC COMMENT: N/A

PLAT EXPIRATION: This application will expire on **October 9, 2028**. If the final plat has not been recorded within the specified date, the final plat approval, unless extended in accordance with El Paso City Code Chapter 19.41 (Expiration, extension and reinstatement), shall expire and the applicable plat shall be deemed null and void.

CITY PLAN COMMISSION OPTIONS:

Subdivision

City Plan Commission (CPC) has sole and final authority on subdivision matters. Subdivision applications in conformance with all applicable code provisions shall be approved by the CPC. When a plat is brought forward to the CPC for review, the Commission may take any of the following actions:

1. **Approval:** The CPC finds that the proposed plat is in conformance with all applicable requirements of Title 19 of the El Paso City Code. **(Staff Recommendation)**
2. **Approval with Conditions:** The CPC may impose conditions that bring the proposed plat into conformance with all applicable requirements of Title 19 of the El Paso City Code.
3. **Denial:** The CPC finds that the proposed plat is not in conformance with all applicable requirements of Title 19 of the El Paso City Code.

ATTACHMENTS:

1. Aerial Map
2. Preliminary Plat
3. Final Plat
4. Application
5. Department Comments

ATTACHMENT 1

Enchanted Hills Unit Five Replat B



This map is designed for illustrative purposes only. The features shown on this map are not intended to be used for legal purposes. The Planning & Inspections Department makes no claim to its accuracy or completeness.



Subject Property

0 25 50 100 150 200 Feet



ATTACHMENT 4



RESUBDIVISION COMBINATION APPLICATION

DATE: July 28, 2025

FILE NO. _____

SUBDIVISION NAME: ENCHANTED HILLS UNIT FIVE REPLAT "B"

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
BEING A REPLAT OF A PORTION OF HUNTER FOSTER DR., ENCHANTED HILLS UNIT FIVE, AND PORTION OF TRACT 9B, LAURA E. MUNDY SURVEY 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	_____	_____	Office	_____	_____
Duplex	_____	_____	Street & Alley	<u>1.657</u>	<u>1</u>
Apartment	_____	_____	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____		_____	_____
School	_____	_____		_____	_____
Commercial	_____	_____	Total No. Sites	<u>1</u>	_____
Industrial	_____	_____	Total (Gross) Acreage	<u>1.657</u>	_____

3. What is existing zoning of the above described property? n/a Proposed zoning? n/a

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

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)

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 _____

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

10. Improvement Plans submitted? Yes ☒ No ☐

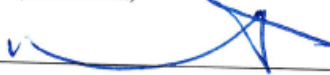
11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes ☐ No ☒


If yes, please submit a vested rights petition in accordance with Title I (General Provisions) Chapter 1.04 - Vested Right

12. Owner of record EP Transmountain Residential, LLC, 6080 Surety Dr., Ste. 300, El Paso, TX 79905 915-592-0290
 (Name & Address) (Zip) (Phone)

13. Developer EP Transmountain Residential, LLC, 6080 Surety Dr., Ste. 300, El Paso, TX 79905 915-592-0290
 (Name & Address) (Zip) (Phone)

14. Engineer Conde, Inc., 6080 Surety Dr., Ste. 100 El Paso, TX 79905 (915) 592-0283
 (Name & Address) (Zip) (Phone)

OWNER SIGNATURE: 

REPRESENTATIVE SIGNATURE: 

REPRESENTATIVE CONTACT (PHONE): (915) 592-0283

REPRESENTATIVE CONTACT (E-MAIL): cconde@condeinc.com

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

ATTACHMENT 5

Planning and Inspections Department- Planning Division

Developer / Engineer shall address the following comments:

1. Submit to the Planning & Inspections Department – Planning Division the following prior to recording of the subdivision:
 - a. Current certificate tax certificate(s)
 - b. Current proof of ownership.
 - c. Release of access document, if applicable.
 - d. Set of restrictive covenants, if applicable.
2. Include the representation of a tree on parkway area for proposed cross-section.

Planning and Inspections Department- Land Development Division

We have reviewed subject plats and recommend **Approval**.

The Developer/Engineer shall address the following comments

1. The subdivision shall be tied by bearing and distance to either a section corner, a survey line, a grant line, or other known and accepted survey points. This tie(s) shall be delineated on the plat. A subdivision tied to a horizontal control monument shall be tied to the monument by bearing course and distance.
2. Closure report is Ok.

Parks and Recreation Department

Please note that purpose for this Subdivision is for additional street right-of-way to Hunter Foster Dr. which under the Municipal Code is considered a "Public facility" therefore, meeting the requirements to be excluded from the calculation for parkland dedication ordinance Title 19 – Subdivision & Development Plats, **Chapter 19.20 Parks and Open Space** as noted below:

19.20.060 - Exclusions from Dedication Requirements.

Exclusions. The following shall be excluded from the calculation for parkland dedication. In all instances, the burden of proof shall be on the subdivider to demonstrate that the plat meets the requirements of this chapter:

H. Land shown within a subdivision, whether residential or nonresidential, which is designated for use as a "Public facility".

**Ord. 16882 § 2 (part), 2008; Ord. No. 17576, § 1, 6-7-2011; Ord. No. 17753, § 1, 3-20-2012;
Ord. No. 17905, § 6, 11-6-2012**

El Paso Central Appraisal District

No comments for Enchanted Hills #5 Replat B.

El Paso Water

El Paso Water (EPWater) do not object to this request.

The subject property is located within the City of El Paso Westside Impact Fee Service Area. Impact fees will be assessed at the time of plat and collected after El Paso Water receives an application for water and/or sanitary sewer services.

Water:

There is a 12-inch diameter water main that extends along Hunter Foster Dr. This water main is available to provide service.

Previous water pressure reading from fire hydrant #12268, located 126' north of Enchanted Falcon, has yielded a static pressure of 100 psi, a residual pressure of 88 psi, and a flow discharge of 1061 gallons per minute. The owner should, for his own protection and at his own expense, install at the discharge side of each water meter a pressure regulator, strainer and relief valve, to be set for pressure as desired by the customer. The lot owner shall be responsible for the operation and maintenance of the above-described water pressure regulating device.

Sewer:

There is an 8-inch diameter sanitary sewer main that extends along Hunter Foster Dr. This sanitary sewer main is available to provide service.

General:

EPWater requires a new service application to provide service to the property. New service applications are available at 1154 Hawkins, 3rd floor and should be made 6 to 8 weeks in advance of construction to ensure water for construction work. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the property and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current EPWater – PSB Rules and Regulations. The applicant is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

Streets and Maintenance Department**Traffic & Transportation Engineering**

- Follow TMUTCD regulations for Roundabout Signs and proper Illumination specifications for Roundabouts per NCHRP

Street Lights Department

Do not object to this request.

U. S. Interstate Highway No. 10 and N. Desert Dr. are Texas Department of Transportation (TXDOT) right-of-way (ROW).

For the development of a subdivision a complete set of plans shall be submitted to Street Lights Department for review showing the minimum requirements for street illumination proposals**. The submission shall contain but shall not necessarily be limited to plans indicating the location on the premises of all lighting fixtures, both proposed and existing on the site***. The description of all lighting fixtures, both proposed and existing. Photometric data. Plans shall show street illumination design and details. El Paso city code is applicable to this process, Street Design Manual (SDM)* and any other applicable standards or requirements of the city.

Street Lights Department requires that all projects that involves a roadway is to be evaluated for lighting requirements based on the City of El Paso Street Design Manual (SDM) and the Design Standards for Construction (DSC) according to City of El Paso Codes (cited below). While developing a project or construction area the existing street illumination system shall be protected and preserved. Complete survey for street illumination system shall be shown on plans. Any change on existing street illumination systems shall be coordinated with Street Lights Department.

City of El Paso Code to be followed:

*Title 19 - 19.16.010 - Streetlighting.

**18.18.190 – Submission contents.

*** 19.02.040 Criteria for approval.

Contract Management

- Indicate that any infrastructure located within the city right-of-way must comply with the Design Standards for Construction and the Municipal Code.
- Indicate that new asphalt paving must comply with applicable standards prior to acceptance, and any type of damage sustained to the pavement or surrounding infrastructure during construction must be properly restored.
- Confirm that all curb cut locations and driveway approaches comply with current city spacing and sight distance requirements.
- Indicate that, in accordance with the Design Standards for Construction (DSC), concrete curbs must be provided with expansion joint material every 50 feet, regardless of whether they are placed by machine or by hand.
- Ensure all transitions to existing roadways are smooth and free of trip hazards.

Texas Gas

Texas Gas Service has an exist. 6" gas main along Hunter Foster Rd. (see image below as reference).

Disclaimer: Texas Gas Service does not allow permanent structures nor trees to be installed on top of TGS gas mains or service lines. If a conflict is anticipated, the developer, contractors or owner representative should contact TGS to relocate the gas main and/or service at the developer's expense.

Stormwater Engineering

- EPWater – SW has reviewed the above-described subdivision and has no objection to its approval.

El Paso Electric

No comments for Enchanted Hills Unit Five Replat B.

Fire Department

No adverse comments.

Texas Department of Transportation

Requestor needs active permit for work in TXDOT ROW.

El Paso County Water Improvement District #1

The above-mentioned item is not within the boundaries of EPCWID.

El Paso County 911 District

No comments received.

El Paso County

No comments received.

Sun Metro

No comments received.