



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

**Case No:** SUSC15-00001 Montecillo Unit Seven  
**Application Type:** Major Final  
**CPC Hearing Date:** March 12, 2015  
**Staff Planner:** Jeff Howell, (915) 212-1607, [howelljb@elpasotexas.gov](mailto:howelljb@elpasotexas.gov)  
**Location:** South of Carousel and West of Mesa  
**Acreage:** 6.602 acres  
**Rep District:** 8  
**Existing Use:** Vacant  
**Existing Zoning:** SCZ (Smartcode; T4O)  
**Proposed Zoning:** SCZ (Smartcode; T4O)  
**Nearest Park:** Galatzan Park (.57 miles)  
**Nearest School:** L.B. Johnson Elementary (.70 miles)  
**Park Fees Required:** N/A  
**Impact Fee Area:** N/A  
**Property Owner:** EPT Mesa Development, LP  
**Applicant:** EPT Mesa Development, LP  
**Representative:** Conde, Inc.

### **SURROUNDING ZONING AND LAND USE**

**North:** SCZ (Smartcode) / Vacant  
**South:** SCZ (Smartcode) / Vacant  
**East:** SCZ (Smartcode) / Vacant  
**West:** SCZ (Smartcode) / Vacant

**PLAN EL PASO DESIGNATION:** G2, Traditional Neighborhood (Walkable)

### **APPLICATION DESCRIPTION**

The applicant proposes to subdivide 6.602 acres of vacant land into one lot. An assisted living facility is proposed on the lot. Primary access to the subdivision is proposed from Castellano Drive. A preliminary plat was approved by the City Plan Commission on November 6, 2014. This application is being reviewed under Title 21 (SmartCode) and is required to comply with the approved Montecillo Regulating Plan.

### **DEVELOPMENT COORDINATING COMMITTEE**

The Development Coordinating Committee recommends **approval** of Montecillo Unit Seven on a Major Final basis subject to the following comments:

**Planning Division Recommendation:**

Staff recommends **approval** of Montecillo Unit Seven on a Major Final basis pending submittal of Subdivision Improvement Plans subject to the following conditions:

- Montecillo Unit Four “A” must be recorded prior to the recording of Montecillo Unit Seven, in order to provide access to the subdivision.
- In accordance with Section 19.15.070.A (Intersections, half-streets, all street intersections shall be situated at an angle of ninety degrees, plus or minus fifteen degrees and must maintain intersection visibility as determined by the latest edition of AASHTO’s “A policy on Geometric Design of Highways and Streets.” **(Visibility cannot be determined until submittal of the improvements plans.)**)

**Planning & Inspections Department – Long Range Planning**

Long Range section recommends Approval.

**Planning & Inspections Department - Land Development**

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

**Parks and Recreation Department**

We have reviewed **Montecillo Unit Seven**, a major final plat map which is composed of **One** large parcel.

This subdivision is zoned Smart Code (SCZ) and is part of the "Montecillo Development" therefore not required to comply with the parkland dedication ordinance Title 19 – Subdivision & Development Plats, **Chapter 19.20 - Parks & Open Space**, however, applicant needs to comply with Title 21 Smart Code Zoning requirements and we offer the following comment(s):

1. Development needs to comply with the approved Regulating Plan & the approved Building Scale Plan.

This Development is with-in Park Zone: **NW-2**

Nearest Parks: **Galatzan** & **Crestmont**

**El Paso Water Utilities**

EPWU has reviewed the subdivision described above and provide the following comments:

1. Water and sewer service to the subdivision is contingent upon the construction and acceptance of water and sewer mains within Montecillo Unit 4 Replat A and water and sewer mains along Vin Etienne Dr., Vin Marbella, Vin Madrid Dr. and Castellano Dr.
2. The subdivision requires the extension of an 8-inch diameter water main along Vin Etienne Dr. from the future 8-inch diameter water main from Montecillo Unit 4 Replat A.
3. The subdivision requires the extension of an 8-inch diameter water main along Vin Madrid Dr. from the future 8-inch diameter water main from Montecillo Unit 4 Replat A.
4. The subdivision will be located within an intermediate pressure zone. Private water pressure regulating devices will be required at every lot within the intermediate pressure zone. The Developer shall include in the sale of contract documents that the lot/home buyer shall acquire ownership of the above-described water pressure regulating devices to be located at the discharge side of the water meters. The lot/home buyer shall be

responsible for the operation and maintenance of the above-described water pressure regulating devices.

5. The subdivision requires the extension of an 8-inch diameter gravity sewer main along Vin Etienne Dr. from the future 8-inch diameter gravity sewer main from Montecillo Unit 4.
6. The subdivision requires the extension of an 8-inch diameter gravity sewer main along Vin Madrid Dr. from the future 8-inch diameter gravity sewer main from Montecillo Unit 4.
5. The water and sanitary sewer mains mentioned above are required to be installed and accepted by EPWU-PSB prior to providing service to the subject property.

**El Paso County 911 District**

No comments received.

**Sun Metro**

Sun metro does not oppose to this request.

**El Paso Department of Transportation**

No comments received.

**El Paso Fire Department**

No comments received.

**Central Appraisal District**

No objections.

**El Paso Electric Company**

No comments received.

**Texas Gas Company**

Texas Gas Service does not foresee any conflicts. Customer and/or City Planner must contact TGS if gas services are required during the planning process to determine adequate spacing and/or easements (if any) are provided for future gas lines; if any other changes occur we will require to review.

**Additional Requirements and General Comments:**

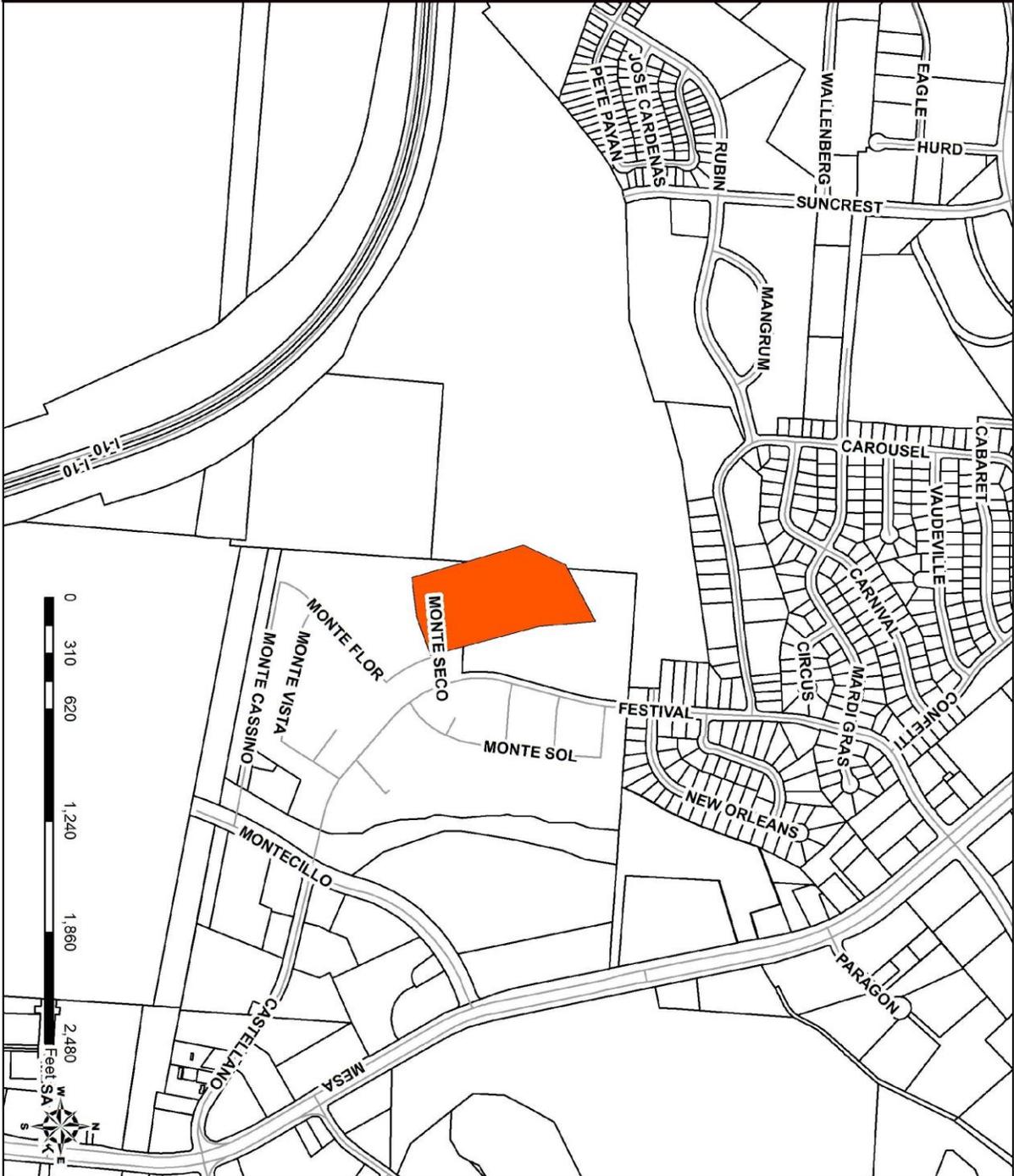
1. Submit to the Planning & Inspections Department – Planning Division the following prior to recording of the subdivision.
  - a. Current certified tax certificate(s)
  - b. Current proof of ownership
  - c. Release of access document, if applicable
  - d. Set of restrictive covenants, if applicable
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.

**Attachments**

1. Location map
2. Aerial map
3. Final Plat
4. Application

ATTACHMENT 1

**MONTECILLO UNIT SEVEN**



ATTACHMENT 2

MONTECILLO UNIT SEVEN





**ATTACHMENT 4**



CITY PLAN COMMISSION APPLICATION FOR  
MAJOR FINAL SUBDIVISION APPROVAL

DATE: February 18, 2015

File No. SUSC15-00001

SUBDIVISION NAME: Montecillo Unit Seven

1. Legal Description for the area included on this plat (Tract, Block, Grant, etc.)  
Being a Replat of a Portion of Lot 6, Block 2, Montecillo Unit Three Replat "B" and Portion of Tracts 1 and 3A, John Barker Survey 10, City of El Paso, El Paso County, Texas

2. Proposed Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	_____	_____	Office	_____	_____
Duplex	_____	_____	Street & Alley	<u>1.416</u>	<u>1</u>
Apartment	_____	_____	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____	<u>Mixed Uses</u>	<u>5.186</u>	<u>1</u>
School	_____	_____	Total No. Sites	<u>2</u>	_____
Commercial	_____	_____	Total Acres (Gross)	<u>6.602</u>	_____
Industrial	_____	_____			

3. What is existing zoning of the above described property? Smart Code 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 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)  
Lot to street to Drainage Structure

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

8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes X No \_\_\_\_\_  
If answer to 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 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 \_\_\_\_\_ No X

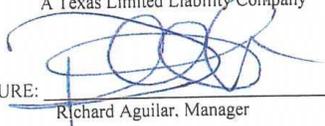
If yes, please submit a vested rights petition in accordance with Title I (General Provisions) Chapter 1.04 –Vested Rights

12. Owner of record EPT Mesa Development, LP 8201 Lockheed, El Paso, TX 79925 779-7271  
 (Name & Address) (Zip) (Phone)
13. Developer EPT Mesa Development, LP 8201 Lockheed, El Paso, TX 79925 779-7271  
 (Name & Address) (Zip) (Phone)
14. Engineer CONDE INC. 6080 Surety Drive, Ste 100, El Paso, TX 79905 915-592-0283  
 (Name & Address) (Zip) (Phone)

**\*Effective September 1, 2014, a 3% Technology fee has been added to all Planning application fees.**

EPT Mesa Development, LP  
 A Texas Limited Liability Company  
 By It's General Partner  
 EPT Montecillo Development Management, LLC  
 A Texas Limited Liability Company

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

  
 Richard Aguilar, Manager

REPRESENTATIVE: \_\_\_\_\_

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