City of El Paso – City Plan Commission Staff Report

Case No:	SUSC15-00002 Montecillo Unit Eight
Application Type:	Resubdivision Final
CPC Hearing Date:	March 26, 2015
Staff Planner:	Alfredo Austin, (915) 212-1604, austinaj@elpasotexas.gov
Location:	West of Mesa and South of Carousel
Acreage:	3.166 acres
Rep District:	8
Existing Use:	Vacant
Existing Zoning:	SCZ (Smartcode; T4O)
Proposed Zoning:	SCZ (Smartcode; T4O)
Nearest Park:	Future park-site proposed across the street
Nearest School:	Morehead Middle School (.83 mile)
Park Fees Required:	N/A
Impact Fee Area:	N/A
Property Owner:	EPT Mesa Development, L.P.
Applicant:	EPT Mesa Development, L.P.
Representative:	Conde, Inc.

SURROUNDING ZONING AND LAND USE

North: SCZ / Vacant
South: SCZ / Vacant
East: SCZ / Vacant
West: SCZ / Vacant

PLAN EL PASO DESIGNATION: G2 Traditional Neighborhood (Walkable)

APPLICATION DESCRIPTION

The applicant proposes to subdivide 3.166 acres into one lot proposed as a wellness center. Primary access to the subdivision is proposed from Castellano Drive. This application is being reviewed under Title 21 (SmartCode) and is required to comply with the approved Montecillo Regulating Plan.

The Resubdivision Preliminary plat for this subdivision was approved by CPC on November 6, 2014.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommendation for Montecillo Unit Eight on a Major Preliminary basis is **pending** subject to the following comments:

- Submit subdivision improvement plans to Land Development.
- Montecillo Unit Four “A” must be recorded prior to the recording of Montecillo Unit Eight, in order to provide access to the subdivision.

Planning Division Recommendation:

Pending subject to the following:

- Submit subdivision improvement plans to Land Development.
- Montecillo Unit Four “A” must be recorded prior to the recording of Montecillo Unit Eight, in order to provide access to the subdivision.
- Provide an address on the plat.

Planning & Inspections Department - Long Range Planning

Long Range section recommends approval.

Planning & Inspections Department - Land Development

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

The Developer/Engineer shall address the following comments.

1. Add note: The retention of the difference between historic and developed storm-water runoff discharge volumes shall be retained within subdivision limits.

Parks and Recreation Department

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

This subdivision is zoned Smart Code Zoning (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 comments:

1. Development needs to comply with the approved Regulating Plan & the approved Building Scale Plan.
2. During Grading, No pushed over fill / cut material shall be allowed to the south of Vin Etienne Dr. or to the west of Vin Faro Ln. since these two areas are to be naturally preserved – Refer to Smart Code Table 13A: Civic Space for the "Park" definition and type of allowed improvements.
3. All slopped areas shall be cleaned and free of trash & all manmade slopes /disturbed areas shall be re-vegetated with desert plants complete with drip / irrigation system.

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.
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 Faro Ln. 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 Replat A.
6. The subdivision requires the extension of an 8-inch diameter gravity sewer main along Vin Faro Ln. from the future 8-inch diameter gravity sewer main from Montecillo Unit 4 Replat.
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 Fire Department

No comments received.

Sun Metro

Sun metro does not oppose to this request.

El Paso Independent School District

No comments received.

CAD

No objections.

Additional Requirements and General Comments:

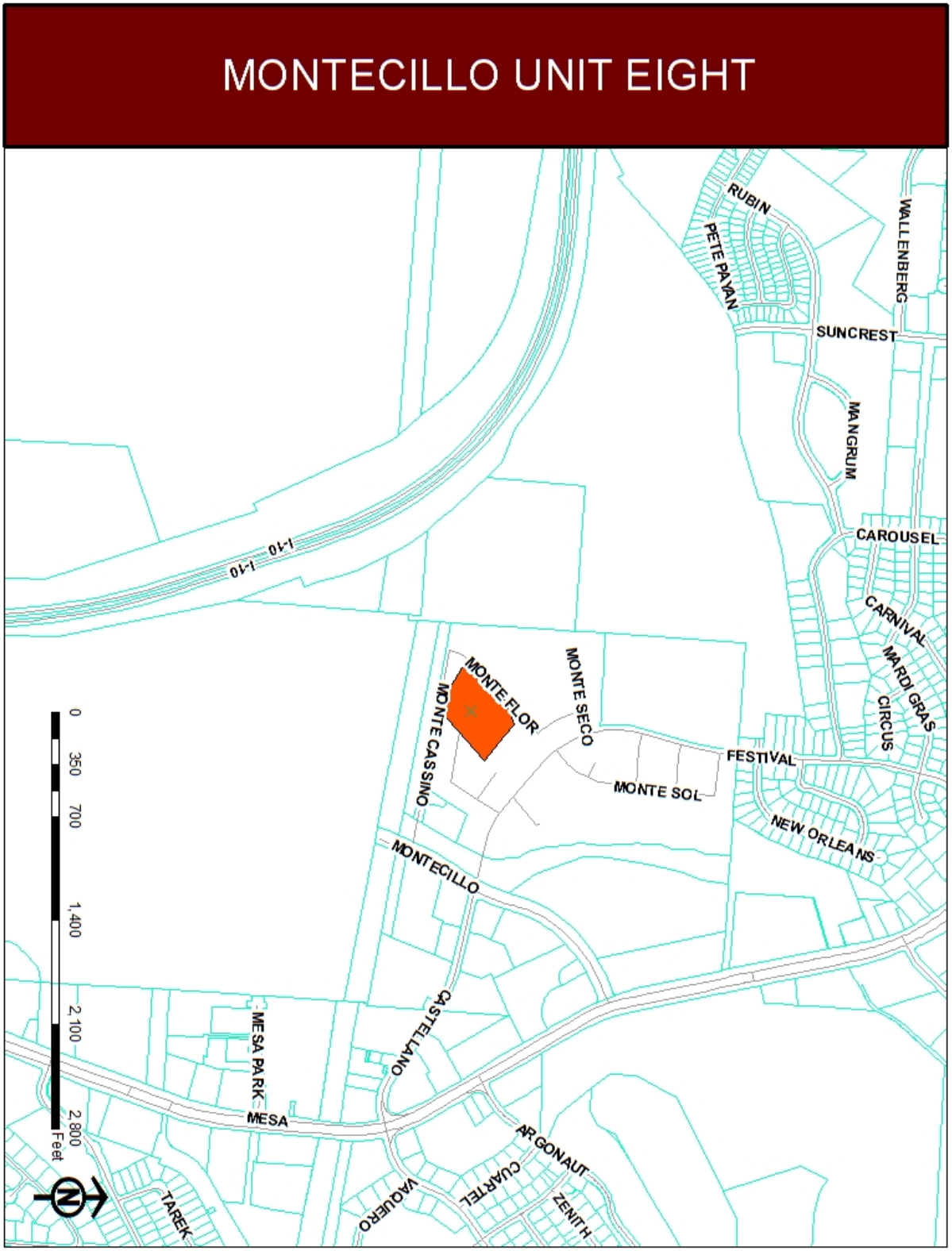
1. Submit to the Planning & Inspections Department – Planning Division the following prior to recording of the subdivision.
    a. Current certified tax certificate(s)
    b. Current proof of ownership
    c. Release of access document, if applicable
    d. Set of restrictive covenants, if applicable

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

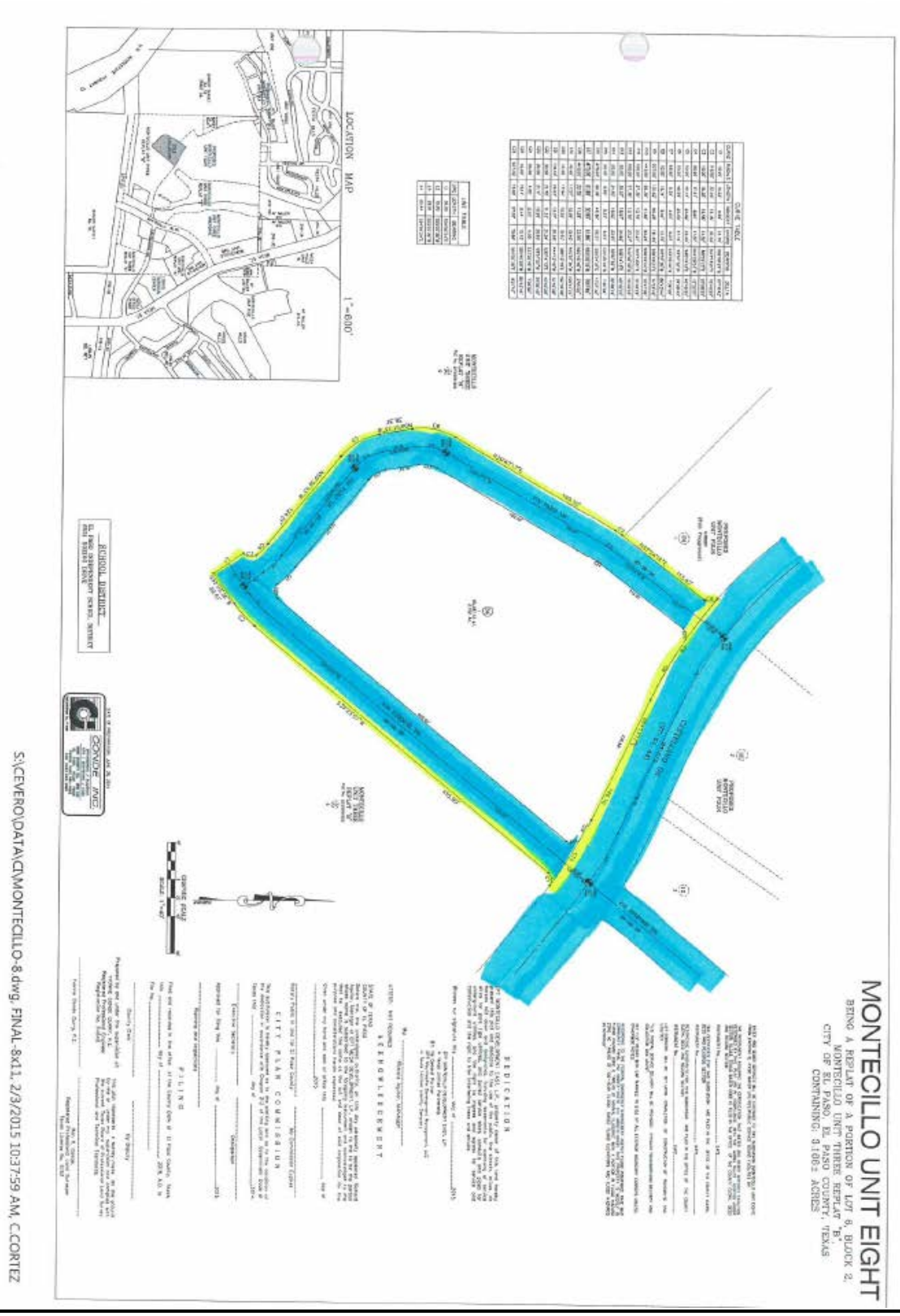
1. Location map
2. Aerial map
3. Preliminary plat
4. Application

ATTACHMENT 1



ATTACHMENT 2

ATTACHMENT 3



ATTACHMENT 4

CITY PLAN COMMISSION APPLICATION FOR
RESUBDIVISION FINAL SUBDIVISION APPROVAL

DATE: February 5, 2015 File No. SUSC15-00002

SUBDIVISION NAME: Montecillo Unit Eight

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", City of El Paso, El Paso County, Texas

2. Proposed Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family			Office		
Duplex			Street & Alley	0.974	1
Apartment			Ponding & Drainage		
Mobile Home			Institutional		
P.U.D.			Other (specify below)		
Park			Mixed Uses	2.192	1
School					
Commercial			Total No. Sites 2		
Industrial			Total Acres (Gross) 3.166		

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.

City Development Department
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890| (915) 541-4024

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