



City of El Paso – City Plan Commission Staff Report

Case No: SUSC14-00002 – Montecillo Unit Four Replat A
Application Type: Resubdivision Final
CPC Hearing Date: April 10, 2014
Staff Planner: Nelson Ortiz, (915) 212-1606, ortiznx@elpasotexas.gov
Location: West of Mesa and North of Castellano
Acreage: 9.834 acres
Rep District: 8
Existing Use: Vacant
Existing Zoning: SCZ (Smartcode; T4, T4O, T5)
Proposed Zoning: SCZ (Smartcode; T4, T4O, T5)
Nearest Park: Galatzan Park (0.62 mile)
Nearest School: Morehead Middle School (0.61 mile)
Park Fees Required: Pending park comments
Impact Fee Area: N/A
Property Owner: EPT Montecillo Development East, LP
Applicant: EPT Montecillo Development East, LP
Representative: Conde, Inc.

SURROUNDING ZONING AND LAND USE

North: R-3 / Residential Development

South: SCZ / Vacant

East: SCZ / Vacant

West: SCZ / Vacant

PLAN EL PASO DESIGNATION: G2 Traditional Neighborhood (Walkable)

APPLICATION DESCRIPTION

The applicant proposes to subdivide 9.834 acres of vacant land. Thirty-seven residential lots intended for townhomes and a .189 acre civic space “Promontory with Play Structures” are proposed within this phase of the subdivision. Primary access to the subdivision is proposed from Montecillo Boulevard. This application is being reviewed under Title 21 (SmartCode) and does comply with the approved Montecillo Regulating Plan.

CASE HISTORY

The City Plan Commission, at its regular meeting of November 21, 2013, voted to approve Montecillo Unit Four (now Montecillo Unit Four Replat A) on a Major Preliminary basis. With this application, the applicant is seeking approval of the final plat which has the following changes from the approved preliminary plat: it excludes the commercial lots and a .789 acre green space.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends **approval** of Montecillo Unit Four Replat A on a Resubdivision Final basis, subject to the following condition and comments.

- The proposed street name “Vin Castellano Dr.” shall be changed to “Castellano Drive” and “Vin Madrid Dr.” shall be changed to Festival Dr.” as per section 19.15.140.2.b. (Street names and addresses) which states that “new streets which are extensions of or obviously in alignment with, existing streets shall bear the name of the existing street.”

Planning Division Recommendation:

Approval subject to the following:

- 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 improvement plans.)**

City Development Department – Long Range Planning

The Long Range Planning section has reviewed the plat and recommends **Approval**. Preliminary Building Scale Plan for Unit 4 was approved by the Consolidated Review Committee on October 23, 2013.

City Development Department - Land Development

We have reviewed subject plats and recommend **Approval**; no objections.

Parks and Recreation Department

No comments received.

El Paso Water Utilities

1. EPWU does not object to this request.

Water

2. The subdivision requires the extension of an 8-inch diameter water main along the alignment of Vin Castellano Dr. from the existing 8-inch diameter water main located on Castellano Drive (approximately 340-ft west of the intersection of Montecillo Dr. and Castellano Dr.) to connect to the existing 8-inch diameter water main along Festival Dr.
3. The subdivision will be located within an intermediate pressure zone. A public pressure reducing valve will be required to be installed north of the subdivision, at the connection point between Festival Dr. and Vin Madrid Dr.
4. 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.

Sanitary Sewer

5. The subdivision requires the extension of an 8-inch diameter gravity sanitary sewer main

along Vin Castellano Dr. to connect to an existing 8-inch diameter gravity sewer main located within a P.S.B. Easement located across Vin Castellano Dr.

General:

6. 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.

7. EPWU requires a new service application to provide service for the proposed subdivision. New service applications are available at 1154 Hawkins, 3rd Floor. The following items are required at the time of application: (1) hard copy of subdivision plat; (2) finalized set of street improvement plans, including storm sewer; (3) digital copy of subdivision plat; (4) benchmark check; and (5) construction schedule. Service will be provided in accordance with the current EPWU – PSB Rules and Regulations. The owner is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenance.

El Paso County 911 District:

- The El Paso county 911 District requests that addressing be displayed on this plat **before** advancing past Major Final.

Additional Requirements and General Comments:

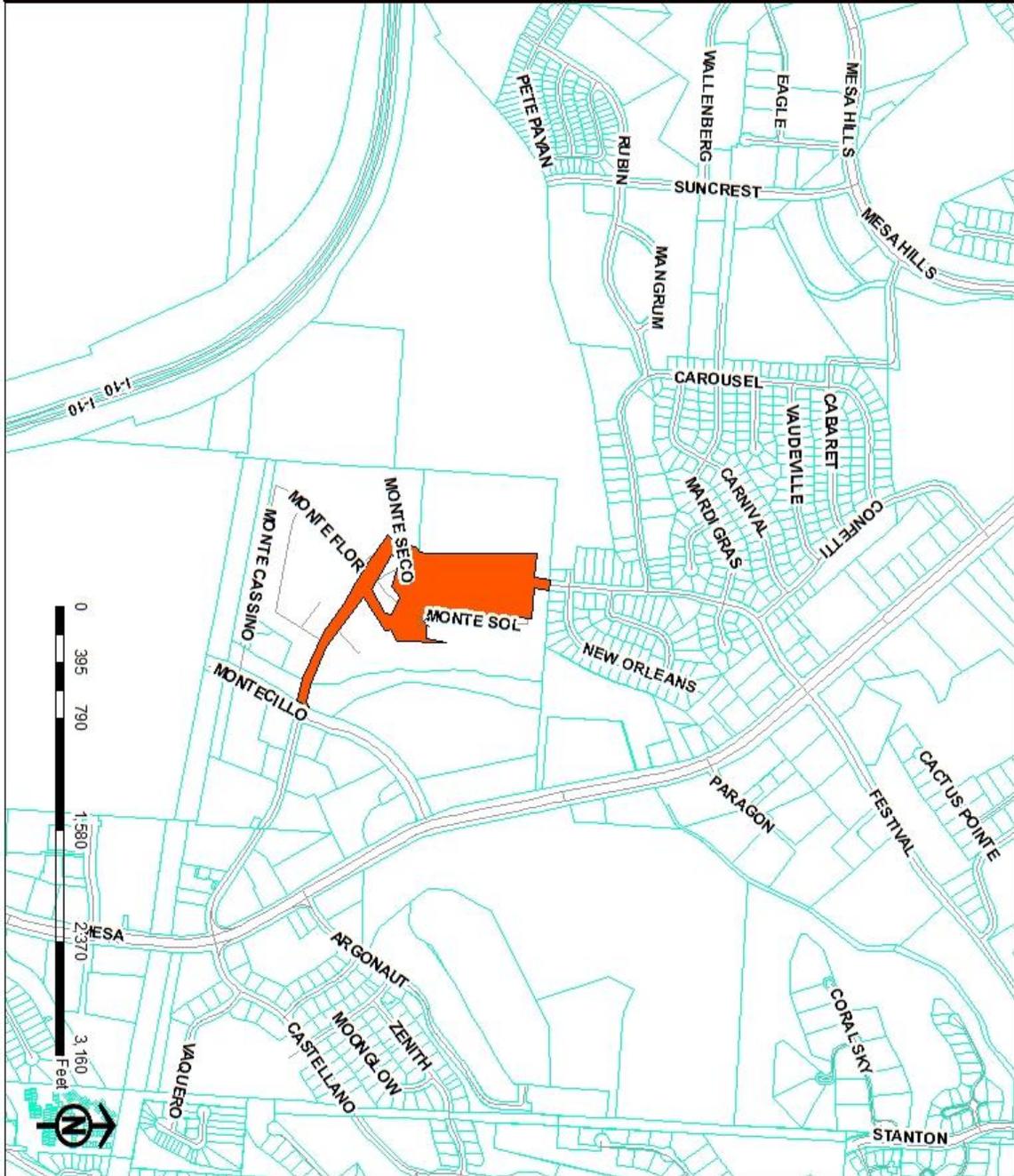
1. Submit to the City Development Department – Planning Division the following prior to recording of the subdivision.
 - a. Current certified tax certificate(s)
 - b. Current proof of ownership
 - c. Release of access document, if applicable
 - d. Set of restrictive covenants, if applicable
2. Every 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. Vin Castellano street name shall be changed to Castellano as per Section 19.15.140.2.b. (Street names and addresses).
4. Vin Madrid street name shall be changed to Festival as per Section 19.15.140.2.b. (Street names and addresses).
5. Addresses shall be displayed on the plat.

Attachments

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

ATTACHMENT 1

MONTECILLO UNIT FOUR REPLAT 'A'

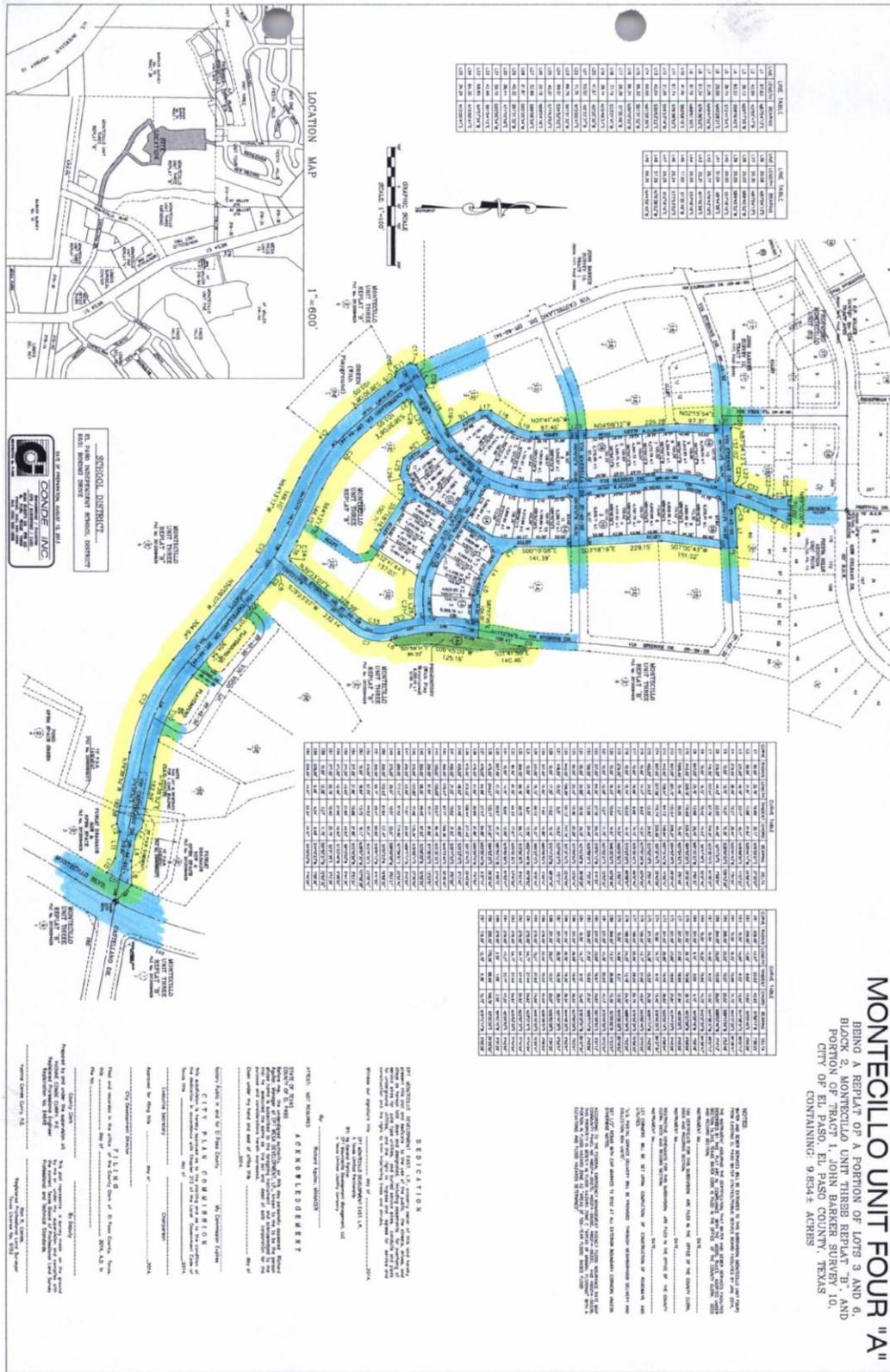


ATTACHMENT 2

MONTECILLO UNIT FOUR REPLAT 'A'



ATTACHMENT 3



ATTACHMENT 4



CITY PLAN COMMISSION APPLICATION FOR RESUBDIVISION FINAL APPROVAL

DATE: March 27, 2014

File No. SUSC14-00002

SUBDIVISION NAME: Montecillo Unit 4 Replat "A"

1. Legal Description for the area included on this plat (Tract, Block, Grant, etc.)
Being a Replat of a Portion of Lots 3 and 6, Block 2, Montecillo Unit Three Replat "B", and portion of Tract I, John Baker 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>1.9668</u>	<u>1</u>
Apartment	_____	_____	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____	Town Homes	<u>7.6782</u>	<u>37</u>
School	_____	_____	Promontory	<u>0.189</u>	<u>1</u>
Commercial	_____	_____	Total No. Sites	<u>38</u>	
Industrial	_____	_____	Total Acres (Gross)	<u>9.834</u>	

3. What is existing zoning of the above described property? SmartCode 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 _____ No X
 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 X No _____

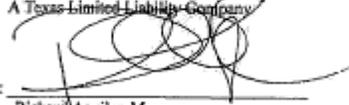
11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes _____ No X

If yes, please submit a vested rights petition in accordance with Section 19.47-Vested Rights (See Attached).

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|-----|-----------------|---------------------------------------|---|--------------|
| 12. | Owner of record | EPT Montecillo Development East, L.P. | 8201 Lockheed, El Paso, TX 79925 | 779-7271 |
| | | (Name & Address) | (Zip) | (Phone) |
| 13. | Developer | EPT Montecillo Development East, L.P. | 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) |

CASHIER'S VALIDATION
FEE: n/a

EPT Montecillo Development East, L.P.
 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**