



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

**Case No:** SUSU13-00026 Montecillo Dog Park  
**Application Type:** Major Preliminary  
**CPC Hearing Date:** May 30, 2013  
**Staff Planner:** Nelson Ortiz, (915) 541-4931, [ortiznx@elpasotexas.gov](mailto:ortiznx@elpasotexas.gov)  
**Location:** West of Mesa and North of Montecillo  
**Acreage:** .659 acres  
**Rep District:** 8  
**Existing Use:** Vacant  
**Existing Zoning:** C-3  
**Proposed Zoning:** C-3  
**Nearest Park:** Galatzan Park (.92 mile)  
**Nearest School:** Morehead Middle School (.74 mile)  
**Park Fees Required:** \$660.00  
**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:** A-3 / Apartments  
**South:** GMU / C-1 / Apartments / Vacant  
**East:** SCZ (T5O) / Vacant  
**West:** C-2 / Commercial Storage

**PLAN EL PASO DESIGNATION:** G4 Suburban (Walkable)

### **APPLICATION DESCRIPTION**

The applicant proposes to subdivide .659 acre of vacant land for one lot intended as dog park to serve the Montecillo Development/Community. Primary access to the subdivision is proposed from Mesa Street. This application is being reviewed under the current subdivision code.

### **DEVELOPMENT COORDINATING COMMITTEE**

The Development Coordinating Committee recommends **approval** of Montecillo Dog Park on a Major Preliminary basis, subject to the following conditions and requirements.

### **Planning Division Recommendation:**

*Approval.*

## **City Development Department - Land Development**

We have reviewed subject plan and recommend **Approval**; Developer/Engineer needs to address the following comments:

### **LAND DEVELOPMENT:**

No objections.

### **EPWU STORM UTILITY COMMENTS:**

No objections.

1. Runoff is shown flowing offsite, developer shall retain all stormwater runoff within proposed subdivision. Show proposed discharge location for all stormwater runoff: pond location. EPWU recommends that all storm water management facilities, including pond to be privately maintained.

2. EPWU recommends using principles of low impact development (such as recessed landscaping, rainwater harvesting, and porous pavements) to reduce the amount of developed stormwater runoff.

### **Planning – Transportation**

- TxDOT approval/ coordination is required for access from Mesa Street.

## **Parks and Recreation Department**

We have reviewed **Montecillo Dog Park**, a major preliminary plat map and offer Developer / Engineer the following comments:

Please note that this subdivision is zoned "C-3" meeting the requirements to be used for Multi-family dwelling units however, per subdivision application, the developer is proposing a "private" dog park therefore, "Park fees" will be assessed based on requirements for Non-residential subdivisions as follows:

1. **If** gross density waiver is granted by the Planning Department or designee and covenants are provided restricting all residential uses, then applicant shall be required to pay "park fees" in the amount of **\$660.00** calculated as follows:

Non-residential acreage 0.66 (rounded to two decimals) @ \$1,000.00 per acre = **\$660.00**

Please allocate generated funds under Park Zone: **NW-2**

Parks with-in Park Zone: **Galatzan & Crestmont**

Nearest Park is located with-in Park Zone NW-3: **Thunder Canyon**

2. **Furthermore**, the park shall be developed to include at minimum the following amenities:

**a)** Turf & Irrigation, **b)** Trees, **c)** Shaded Benches, **d)** Water Fountain, **e)** Dog dispenser unit(s), **f)** Lighting.

**If** density/acreage is increased /decreased or the property zoning /use changes, then "Park fees" will be re-assessed based on applicable conditions.

## **El Paso Water Utilities**

We have reviewed the subdivision described above and provide the following comments:

1. Modify the water and sewer note to read: “Water and sewer services will be extended to this subdivision ...”

### **EPWU-PSB Comments**

#### **Water**

2. There is an existing 12-inch diameter low pressure water main along Mesa Street. This main is not available for service.

3. There is an existing 8-inch diameter water main within Montecillo Unit 2 that dead-ends approximately 320-feet south of the southern boundary line of the subject subdivision. An offsite water main extension is required, within a dedicated easement, from the above mentioned 8-inch water main to the subject subdivision.

4. The subdivision is located within an intermediate pressure zone off the Mission Hills Pressure Zone. Private water pressure regulating devices will be required at the discharge side of each water meter. The Owner/Developer shall include in the sale of contract documents that the lot buyer shall acquire ownership of the above-described water pressure regulating devices to be located at the discharge side of the water meters.

#### **Sanitary Sewer**

5. There are no sanitary sewer mains along Mesa Street fronting the subject property.

6. There is an existing 8-inch diameter sewer main within Montecillo Unit 2 that dead-ends approximately 150-feet south of the southern boundary line of the subject subdivision. An offsite sewer main extension is required, within a dedicated easement, from the above mentioned 8-inch sewer main to the subject subdivision.

#### **General**

7. Owner/Developer is responsible for all water and sewer extension costs and for the acquisition of offsite easements.

8. All easements dedicated for public sanitary sewer facilities shall comply with the EPWU-PSB Easement Policy. The PSB easements shall be improved to allow the operation of EPWU maintenance vehicles. EPWU-PSB requires access to the proposed PSB facilities within the easements 24 hours a day, seven (7) days a week.

9. EPWU-PSB requires a new service application to serve the subdivision. New service applications should be made 6-8 weeks in advance of construction to ensure water for construction work. The following items, if applicable, are required at the time of application: (1) hard copy of site plan with street names and addresses; (2) finalized set of improvement plans, including grading & drainage plans; (3) digital copy of site plan; (4) benchmark check; (5) construction schedule; and (6) a certificate of compliance. Service will be provided in accordance with the current El Paso Water Utilities – Public Service Board (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 appurtenances.

### **El Paso County 911 District**

No comments received.

**El Paso Department of Transportation**

No comments received.

**El Paso Fire Department**

No comments received.

**Sun Metro**

No comments received.

**Central Appraisal District**

No objections.

**El Paso Electric Company**

No comments received.

**Texas Gas Company**

No comments received.

**Socorro Independent School District**

No comments received.

**Additional Requirements and General Comments:**

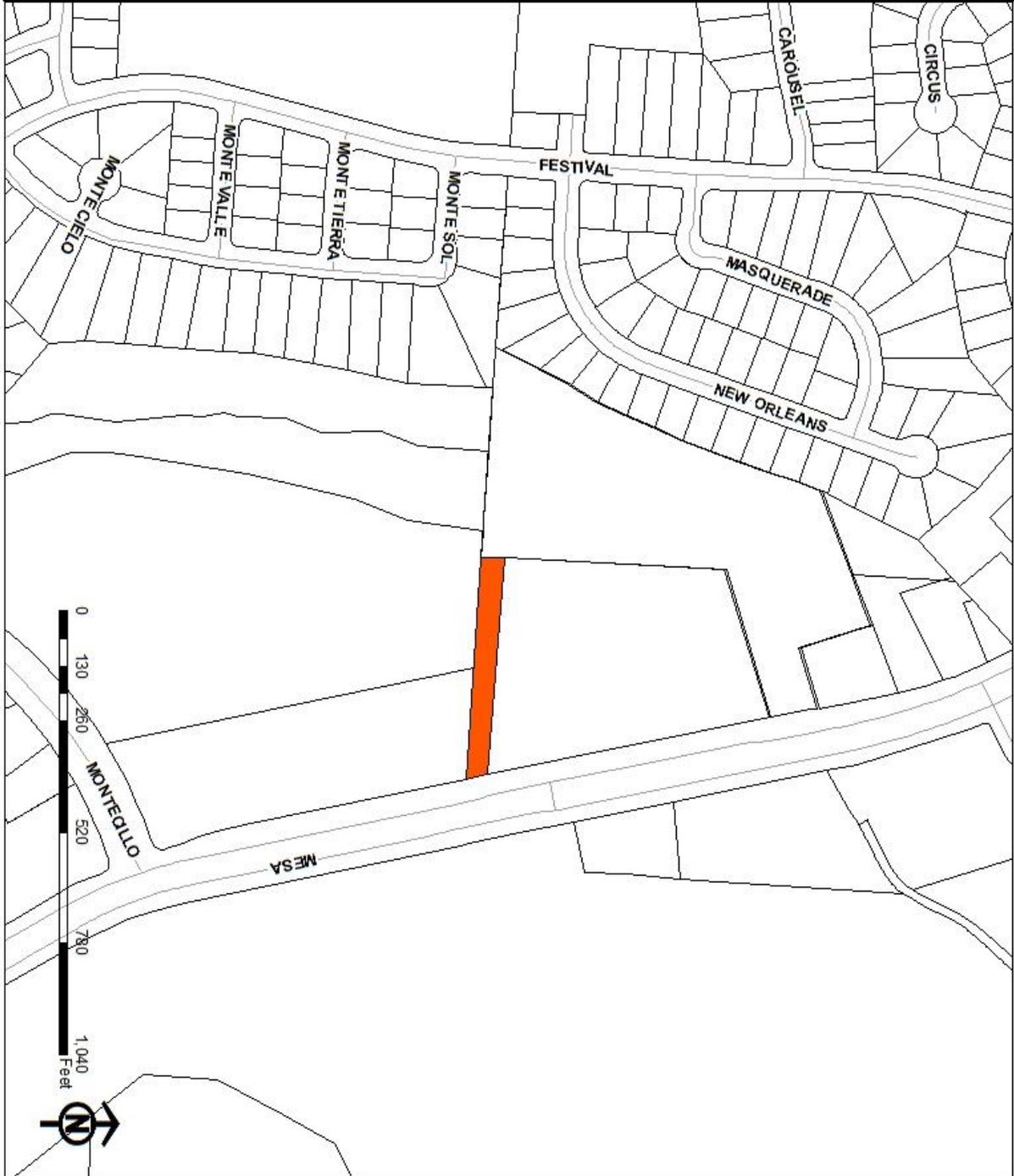
1. Submit to the City Development Department – Planning Division the following prior to recording of the subdivision.
  - a. Current certified tax certificate(s)
  - b. Current proof of ownership
  - c. Release of access document, if applicable
  - d. Set of restrictive covenants, if applicable
2. Every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

**Attachments**

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

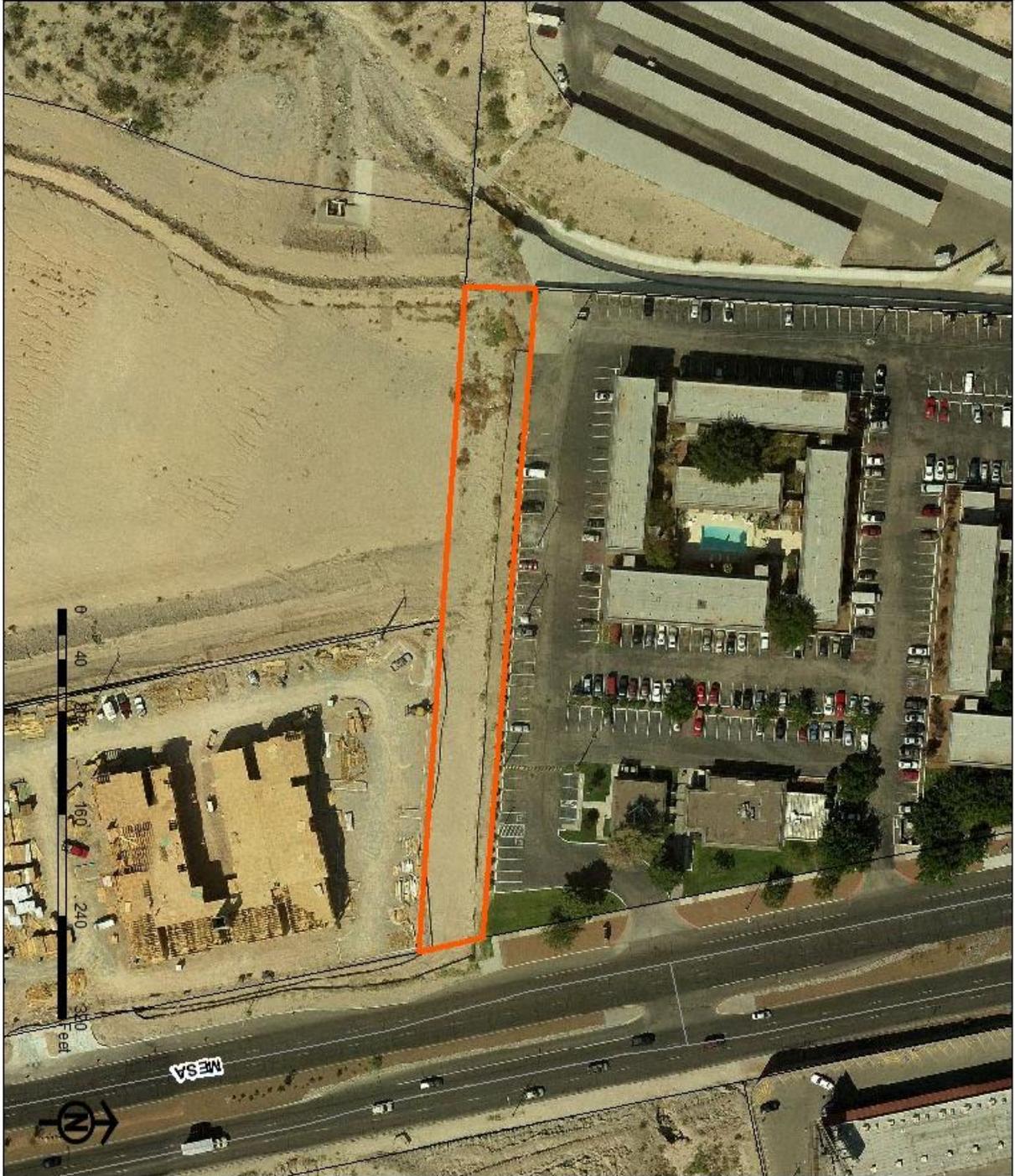
ATTACHMENT 1

# MONTECILLO DOG PARK



ATTACHMENT 2

# MONTECILLO DOG PARK





**ATTACHMENT 4**



CITY PLAN COMMISSION APPLICATION FOR  
MAJOR SUBDIVISION PRELIMINARY APPROVAL

DATE: April 23, 2013

File No. SUSU13-00026

SUBDIVISION NAME: Montecillo Dog Park

1. Legal Description for the area included on this plat (Tract, Block, Grant, etc.)  
Being Tract 3B, A. F. Miller Survey 216, City of El Paso, El Paso County, Texas

2. Proposed Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	_____	_____	Office	_____	_____
Duplex	_____	_____	Street & Alley	_____	_____
Apartment	_____	_____	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____	<u>Dog Park</u>	<u>0.6596</u>	<u>1</u>
School	_____	_____		_____	_____
Commercial	_____	_____	Total No. Sites <u>1</u>		
Industrial	_____	_____	Total Acres (Gross) <u>0.6596</u>		

3. What is existing zoning of the above described property? C-3 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 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 \_\_\_\_\_ 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 Section 19.47-Vested Rights (See Attached).

12.	Owner of record	EPT Mesa Development L.P.	8201 Lockheed, El Paso, TX 79925	779-7271
		(Name & Address)	(Zip)	(Phone)
13.	Developer	EPT Mesa Development, 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:\$1,901.00**

EPT Mesa Development, L.P.  
A Delaware Limited Partnership

By: It's General Partner  
EPT Mesa Development Management, LLC  
A Delaware Limited Partnership

By: It's Manager  
EPT Land Management, LLC  
A Texas Limited Liability Company

By: It's Manager  
Mountain Sunshine, LLC  
At 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**