City of El Paso – City Plan Commission Staff Report

Case No:	SUSC13-00001 Montecillo Unit Five
Application Type:	Major Preliminary
CPC Hearing Date:	May 30, 2013
Staff Planner:	Nathaniel Baker, (915) 541-4192, bakernt@elpasotexas.gov
Location:	East of Mesa Street and north of Argonaut Drive
Acreage:	16.6 acres
Rep District:	1
Existing Use:	Undeveloped
Existing Zoning:	SCZ (SmartCode)
Proposed Zoning:	SCZ (SmartCode)
Nearest Park:	Galatzan Park (1 mile)
Nearest School:	Morehead Elementary (0.75 mile)
Park Fees Required:	N/A
Impact Fee Area:	N/A
Property Owner:	EPT Montecillo Development East, L.P.
Applicant:	Conde Inc.
Representative:	Conde Inc.

SURROUNDING ZONING AND LAND USE

North: SCZ (SmartCode) / Vacant
South: C-1/c (Commercial/condition) / Commercial developments
East: A-2 (Apartments) / Apartment complex
West: GMU (General Mixed Use) / Apartments and commercial

PLAN EL PASO DESIGNATION: G2 Traditional Neighborhood (Walkable)

APPLICATION DESCRIPTION

The applicant proposes to subdivide 16.6 acres for a development containing 5 mixed-use developable lots and land to be dedicated as parkland. Access is proposed off of Mesa Street and Montecillo Boulevard. This application is being reviewed under the SmartCode and is required to comply with the adopted Montecillo regulating plan.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends **pending** of Montecillo Unit Five until submittal of a revised plat that complies with the SmartCode regulating plan.

Planning Division Recommendation

Planning recommends **pending** of Montecillo Unit Five until submittal of a revised plat that complies with the SmartCode regulating plan.

Long Range Planning Division

1. Lot widths for all lots, except the lot labeled as Lot 1, Block 10 on the Preliminary Building Scale Plan, are in excess of the 180 foot max. permitted by §21.80 Table 15D and 15E.

2. Cross-Section being shown for Montecillo Blvd. is CS 60-38, which does not match the cross-section shown in the approved Regulating Plan (i.e. ST 42-32). Additionally, it is not a pre-approved thoroughfare in the SmartCode and cannot be built from Tables 3A, 3B, 4A, and 4B included in §21.80. As a result, staff does not have the discretion to approve the proposed CS 60-38. As a possible solution, CS 60-34 is a pre-approved cross-section and is very similar to the proposed CS 60-38 (see §21.80 Table 4C); as a pre-approved cross-section, the Regulating Plan may be administratively adjusted to replace ST 42-32 with CS 60-34 (see §21.10.050(D)).

City Development Department - Land Development

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

No Objection.

1 .All developed storm water runoff must be retained within the subdivision boundaries.

2. TXDOT approval is required for access and drainage on Mesa Street.

3. Clarify Flood Zone designation.

EPWU Storm Utility Comments:

Montecillo Unit 5 – Revised Major Preliminary

1. The developer shall be responsible for maintenance of all offsite stormwater management facilities unless drainage easements or rights-of-way with adequate access are provided for the EPWU Stormwater Utility. Both proposed Detention Basins and a portion of storm sewer pipe are not within subdivision limits.

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.

Parks and Recreation Department

We have reviewed **Montecillo Unit 5,** a revised major preliminary plat map which is zoned "SCZ" (Smart Code Zoning) 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.

Parks Department recommends denial due the following reasons:

Comments for approval of the "Plat"

1. Area designated as T1 does not meet the minimum acreage required of eight (8) acres.

2. The slopped areas are non-useable for un-structural recreation use and shall not be counted towards the required percentage of civic space.
3. Each designated T5 Transect Zone should have a "Public" meeting area & plazas.
4. Per site visit observations concrete flumes, drainage structures and surface flow storm water run-off is coming from the King Hills Apartments (southeast property) and running thru the area noted as "Park" (Open Space) area; clarify if drainage easements are to be proposed / required.
5. Provide drainage control from the King Hills apartments thru the area noted as "Park" (Open Space) area (Lot 1, Block 11) to avoid erosion of the face of the slopes.
6. Parks Department recommends for the area noted as "Park" (Open Space) area (Lot 1, Block 11) be labeled as Stormwater Open Space and the notation as "Park" be deleted.
7. Clarify ownership / purpose of the 10' R.O.W. & Easement (Vol. 366, Pg. 883) located with-in the area noted as "Park" (Open Space) area south of the King Hills Apartments, and clarify if to remain or be vacated by this plat.

Comments for approval of Subdivision Improvement Plans

1. Manmade sloped / disturbed areas with-in the "Park" (Open Space) area (Lot 1, Block 11) shall be re-vegetated with desert plants complete with drip / irrigation system.
2. All areas noted as "Park" (Open Space) area (Lot 1, Block 11) shall be cleaned and free of trash.
3. Developer / Engineer shall be responsible for mitigating the storm water run-off, erosion, and unstable slopes with-in the "Park" (Open Space) area (Lot 1, Block 11).
4. During grading, Developer shall be responsible for salvaging as much Cactus barrels as possible as well as full grown Yuccas and replanted as necessary with-in any areas meant to be left natural and undisturbed.

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

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

El Paso Water Utilities

1. EPWU does not object to this request.

Water:

2. Water service for the subject property is available from an existing 12-inch diameter water main along Argonaut Drive. This water main operates in the Mission Hills pressure zone and can provide service up to elevation 4272 ft. (PSB Datum).

3. Water main extensions are required along the proposed extensions of Montecillo Boulevard and Cuartel Lane.

4. Private water pressure regulating devices will be required at the discharge side the water meter. 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.

Sewer:

5. There is an existing 8-inch diameter sewer main along Montecillo Boulevard that dead-ends at the eastern right-of-way line of Mesa Street. Due to the topography of the subdivision, sewer main extensions within dedicated easements are anticipated.

6. EPWU requires a new service application to serve the subject property. 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 with street names and addresses; (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 appurtenances.

Sun Metro
No comments received.

El Paso Fire Department
No comments received.

911
No comments received.

Central Appraisal District
No comments received.

El Paso Electric Company
No comments received.

Texas Gas Company
No comments received.

School District
No comments received.

Additional Requirements and General Comments:

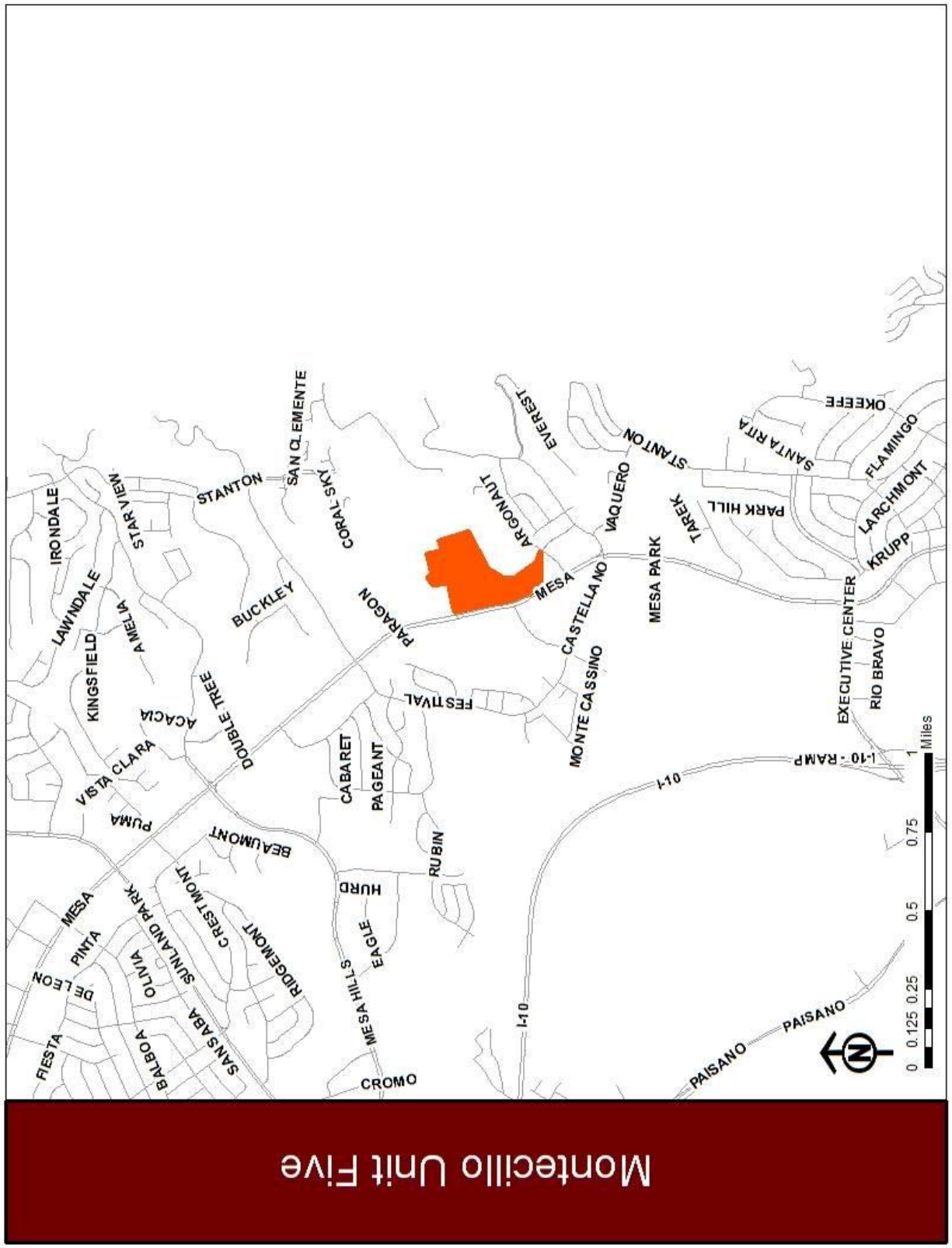
1. Submit to the City Development Department – Planning Division the following prior to recording of the subdivision.
    a. Current certified tax certificate(s)
    b. Current proof of ownership
    c. Release of access document, if applicable
    d. Set of restrictive covenants, if applicable
2. Every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

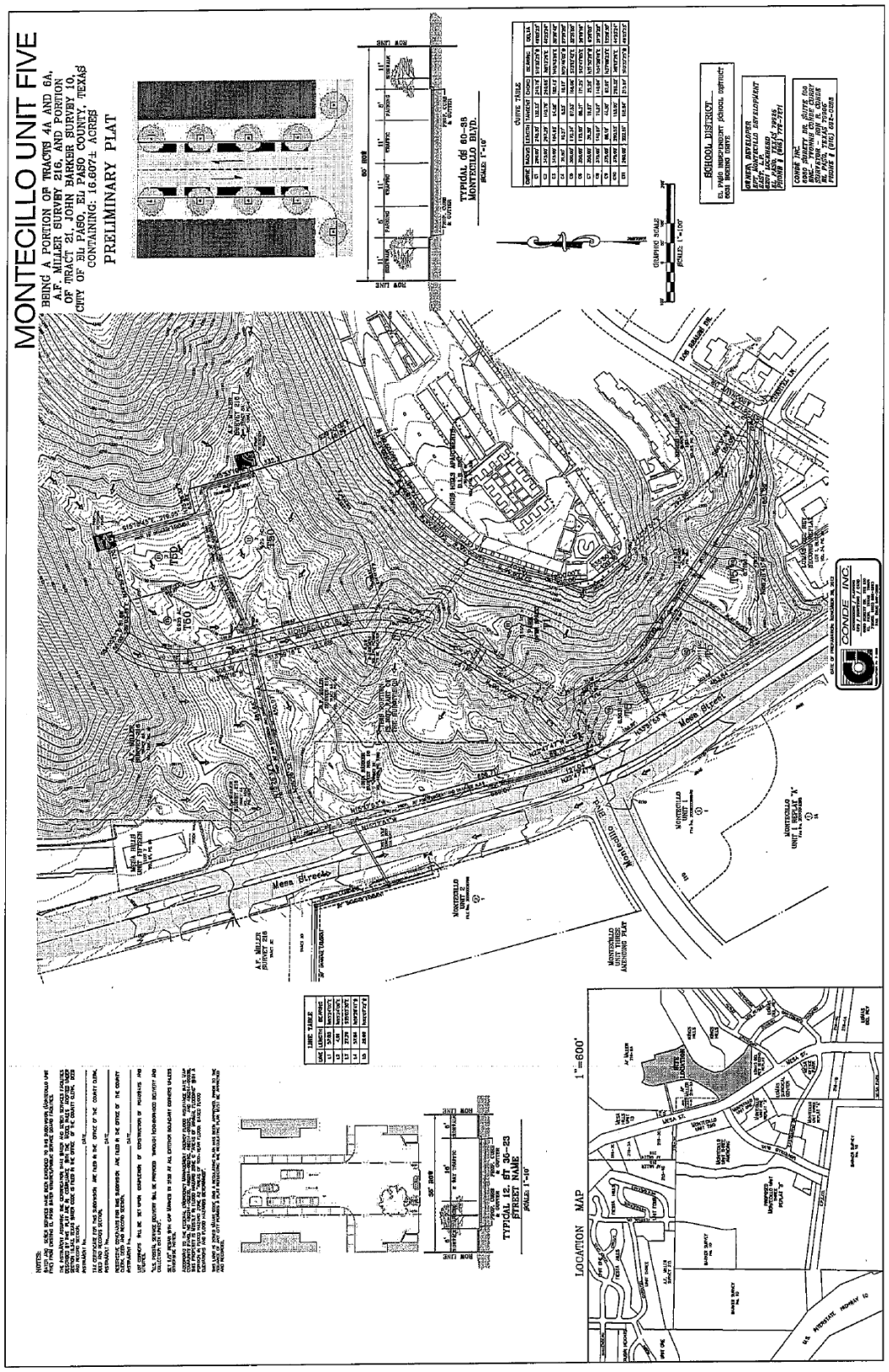
1. Location map
2. Aerial map
3. Preliminary Plat
4. Application

ATTACHMENT 1



ATTACHMENT 2

ATTACHMENT 3



ATTACHMENT 4

CITY PLAN COMMISSION APPLICATION FOR
MAJOR SUBDIVISION PRELIMINARY APPROVAL
(Revised)

DATE: March 18, 2013 File No. SUSC13-00001.

SUBDIVISION NAME: Montecillo Unit Five.

Legal Description for the area included on this plat (Tract, Block, Grant, etc.)
Being a Portion of Tract 6A and all of Tract 4A, A. F. Miller Survey 216, and all of Tract 21, John Barker Survey 10, City of El Paso, El Paso County, Texas

Proposed Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family			Office		
Duplex			Street & Alley	3.321	1
Apartment			Ponding & Drainage	.832	1
Mobile Home			Institutional		
P.U.D.			Other (specify below)		
Park	5.695	1	Mixed Uses	6.759	5
School					
Commercial			Total No. Sites 8		
Industrial			Total Acres (Gross) 16.607		

What is existing zoning of the above described property? Smart Code Proposed zoning? n/a

Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes X No ____.

What type of utility easements are proposed? Underground ____ Overhead ____ Combination of Both X

What type of drainage is proposed? (If applicable, list more than one)
Lot to street to Drainage Structure

Are special public improvements proposed in connection with the development? Yes ____ No X.

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 ____.

Remarks and/or explanation of special circumstances: ____.

Improvement Plans submitted? Yes ____ No X

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 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: $

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