City of El Paso – City Plan Commission Staff Report
(2nd REVISED)

Case No:	SUSC14-00005 Montecillo Unit Five "A"
Application Type:	Major Final
CPC Hearing Date:	June 19, 2014
Staff Planner:	Nelson Ortiz, (915) 212-1606, ortiznx@elpasotexas.gov
Location:	East of Mesa and North of Argonaut
Acreage:	12.686 acres
Rep District:	1
Existing Use:	Vacant
Existing Zoning:	SCZ (Smartcode; T1, T4O)
Proposed Zoning:	SCZ (Smartcode; T1, T4O)
Nearest Park:	Galatzan Park (1.3 mile)
Nearest School:	Morehead Middle School (.72 mile)
Park Fees Required:	N/A
Impact Fee Area:	N/A
Property Owner:	EPT Mesa Development East, L.P.
Applicant:	EPT Mesa Development East, L.P.
Representative:	Conde, Inc.

SURROUNDING ZONING AND LAND USE

North: SCZ / Vacant
South: SCZ and A-2 / Apartments
East: SCZ / Vacant
West: GMU / Mixed-use Development

PLAN EL PASO DESIGNATION: G2 Traditional Neighborhood (Walkable)

APPLICATION DESCRIPTION

The applicant proposes to subdivide 12.686 acres of vacant land. Two commercial lots, a 5.083-acre "common open space" site and one retention pond are all proposed within this phase of this subdivision. Primary access to the subdivision is proposed from Mesa Street. This application is being reviewed under Title 21 (SmartCode) and is required to comply with the approved Montecillo Regulating Plan. The applicant has submitted an alternative design to use a modified temporary turnaround at the end of Montecillo Blvd. to allow adequate fire access and maneuverability to the subdivision.

DEVELOPMENT COORDINATING COMMITTEE

Approval of the alternative design for a turnaround and **approval** of Montecillo Unit Five "A"

on a Major Final basis, subject to the following condition and comments:

- That slope and access easements along portions of Montecillo Blvd. as depicted on the plat be dedicated by separate instrument prior to recording of the plat and that the document number be noted on the recording plat.

Planning Division Recommendation:

Approval with a condition that slope and access easements along portions of Montecillo Blvd. as depicted on the plat be dedicated by separate instrument prior to recording of the plat and that the document number be noted on the recording plat, and approval of the proposed alternative design for a turnaround.

Long Range Planning Section

The Long Range Planning section has reviewed the plat and recommends **Approval.** A Final Building Scale Plan for the area of this plat was approved by the Consolidated Review Committee on June 2, 2014, with conditions of approval attached, which shall be addressed before the issuance of any building permits.

Transportation Planning Section

Transportation Planning provides the following comments for proposed Monticello Unit Five "A" major final subdivision:

- Street trees shall be placed in conformance with the approved regulating plan.

City Development Department - Land Development

We have reviewed subject plat and recommend **Approval,** subject to the following comments.

Dedicate approximately 20' to 60' easements by separate instrument for the improvements abutting the Montecillo Blvd. R.O.W. which stabilize and support it structurally.

1. Comply with all redlines and comments provided for the latest Subdivision Improvement Plans submitted and also with DSC and DDM.

Parks and Recreation Department

We have reviewed **Montecillo Unit Five "A",** a major final plat map 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; with the approved "Building Scale Plan" and the "Regulating Plan"

Parks have no objections to this subdivision application; however, we offer the following comments:

1. Per site visit observations, existing concrete flumes, drainage structures and surface flow storm water run-off is coming from the King Hills Apartments (southeast property) and running thru the "Common Open Space" area (Lot 1, Block 11) - A storm drainage control may have to be provided to avoid erosion of the face of the slopes.
2. Above mentioned slopped "Common Open Space" area (Lot 1, Block 11) is non-useable for un-structural recreation use as per interdepartmental discussions and will not be counted towards the required percentage of civic space, however, is part of the approved "Building Scale Plan" and needs to be restored.

Comments to be addressed at the Subdivision Improvement Plans process:

1. Manmade slopes /disturbed areas with-in the "Common Open Space" shall be re-vegetated with desert plants complete with drip / irrigation system if required by the "Grading Ordinance" or any other code requirements.
2. All Common Open Space areas need 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 "Common Open Space" areas.
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.

El Paso Water Utilities

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

1. EPWU has coordinated with the developer the means of providing water service to Montecillo Unit 5A on a temporary basis from the existing 12-inch diameter water main along Montecillo Boulevard that dead-ends just east of the western property line of this subdivision. This water main operates on the Montecillo Intermediate Pressure Zone.

2. Permanent water service for this subdivision will be made available to the subdivision thru a water main extension along a future roadway alignment 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 4270 ft. (PSB Datum).

Water:

3. 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:

4. 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. Owner's engineer is to coordinate with EPWU-PSB the width and alignment of said easements.

5. 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.

El Paso Fire Department

The fire dept. hereby recommends approval of the alternative design and of the subdivision, as the alternative design request meets all requirements set forth by the fire dept.

Sun Metro

Sun Metro recommends the placement of sidewalks and ADA compliant improvements throughout the development to City standards to provide pedestrian accessibility to mass transit services.

El Paso Department of Transportation

No comments received.

TxDOT

No comments received.

Central Appraisal District

No objections.

El Paso Electric Company

No comments received.

Texas Gas Company

No comments received.

El Paso Independent School District

No comments received.

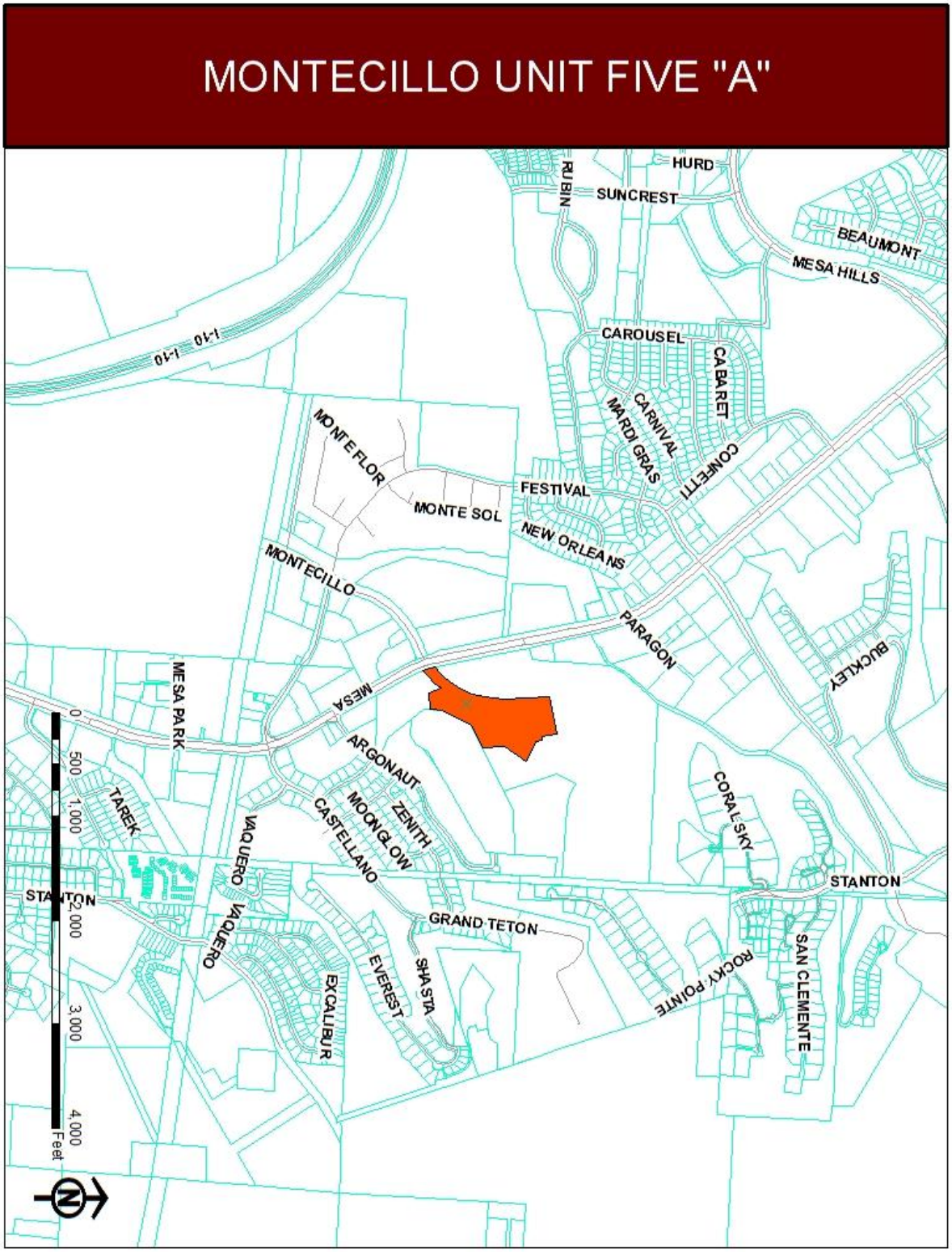
Additional Requirements and General Comments:

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.
3. As per section 19.15.060.E (Transitions of Right-of-Way Width), street width transitions shall not occur within an intersection but within the street right-of-way so that the right-of-way shall be the same on both sides of the street intersection. Verify that the Montecillo/ Mesa intersection meets the criteria.
4. Access to Mesa Blvd. shall be coordinated with TxDOT

Attachments

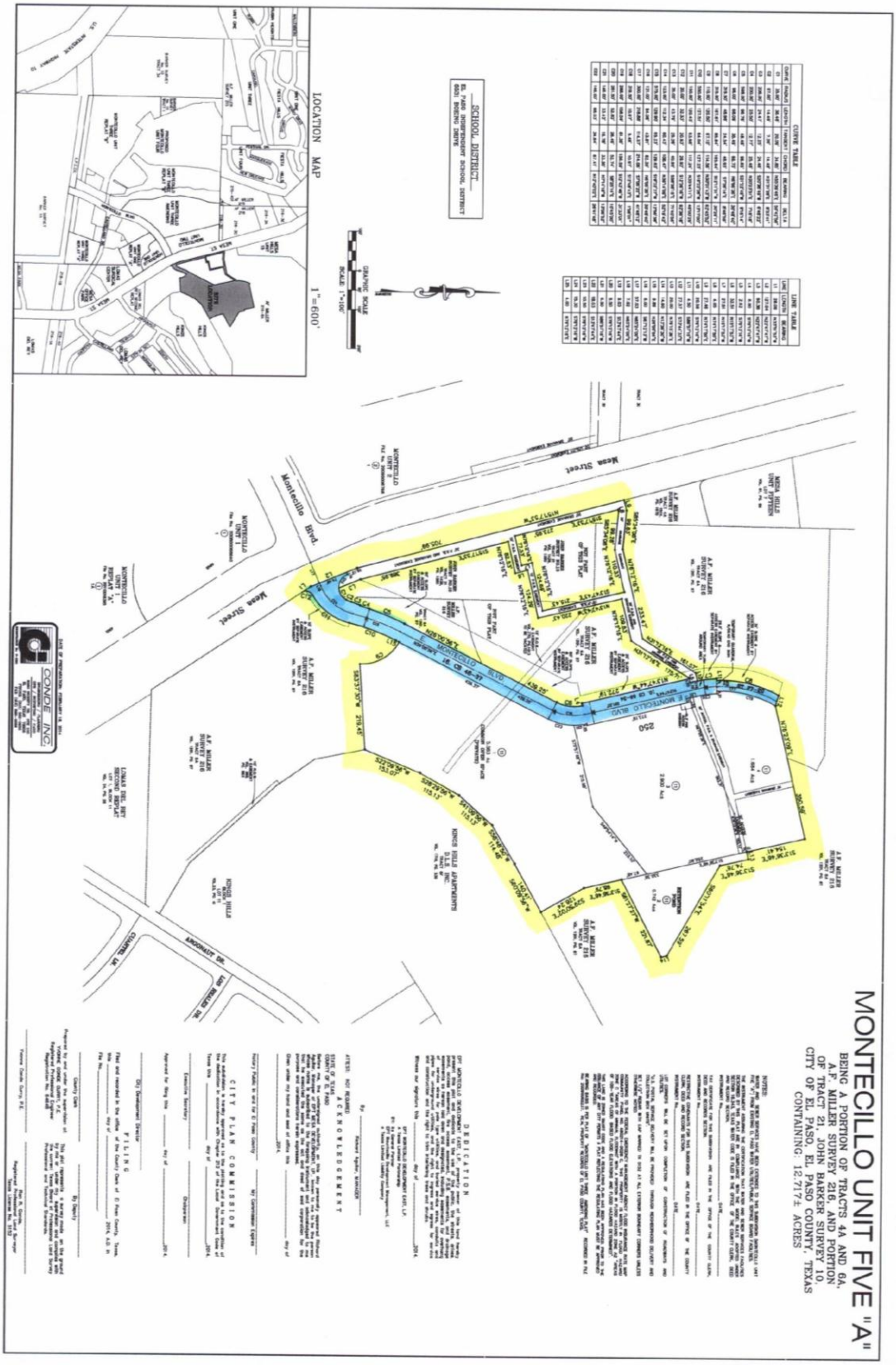
1. Location map
2. Aerial map
3. Preliminary plat
4. Alternative Design
5. Application

ATTACHMENT 1



ATTACHMENT 2

ATTACHMENT 3



ATTACHMENT 4

CONDE INC

June 10, 2014

Planning Department

City of El Paso, Texas

Attention; **David Coronado**

Re: *Montecillo Unit 5 A – Fire Access Easement Alternative Design*

Dear Mr. Coronado,

As per your request we are requesting approval of the attached design for a Temporary Turnaround Design with a one foot fire access easement. The reason for this request is that the proposed Montecillo Street design extends beyond the required "Dead End" limits for compliance with the fire department regulations. This is a temporary turnaround since in the near future the roadway will be extended to a future subdivision.

Please review attached design for conformance to the requirements and municipal code. If you have any questions or comments please let me know.

Sincerely,

Yvonne C. Curry, P.E.

Project Engineer

ENGINEERING/PLANNING/SURVEYING

8080 SURETY DR., SUITE 100 / EL PASO, TEXAS 79905 / (915) 592-0283 / FAX (915) 592-0286

ATTACHMENT 5

CITY PLAN COMMISSION APPLICATION FOR
MAJOR SUBDIVISION FINAL APPROVAL

DATE: May 20, 2014 File No. SUSC14-00005

SUBDIVISION NAME: Montecillo Unit Five "A"

1. Legal Description for the area included on this plat (Tract, Block, Grant, etc.)
Being a Portion of Tracts 4A and 6A, A. F. Miller Survey 216, and Portion of Tract 21, 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	1.430	1
Apartment			Ponding & Drainage		
Mobile Home			Institutional		
P.U.D.			Other (specify below)		
Park			Mixed Uses	4.584	2
School					
Commercial					
Industrial					

Total No. Sites 3
Total Acres (Gross) 6.014

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 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).

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