



City of El Paso – City Plan Commission Staff Report

Case No: SUSC16-00001 Montecillo Unit Five B
Application Type: Major Combination
CPC Hearing Date: August 25, 2016
Staff Planner: Alfredo Austin, (915) 212-1604, austinaj@elpasotexas.gov
Location: East of Mesa and North of Argonaut
Acreage: 8.5064 acres
Rep District: 1
Existing Use: Vacant
Existing Zoning: SCZ-T40 (Smart Code)
Proposed Zoning: SCZ-T40 (Smart Code)
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 Montecillo Development East, LP
Applicant: EPT Montecillo Development East, LP
Representative: Brock & Bustillos

SURROUNDING ZONING AND LAND USE

North: C-1(Commercial) / Commercial Development
South: SCZ (Smart Code) / Vacant
East: SCZ (Smart Code) / Vacant
West: G-MU (General-Mixed Use) / Commercial Development

PLAN EL PASO DESIGNATION: G2, Traditional Neighborhood (Walkable)

APPLICATION DESCRIPTION

The applicant proposes to subdivide 8.5064 acres of land for a smart code development which includes commercial and mixed use lots, and a plaza. 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.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee's recommendation is pending for Montecillo Unit Five B on a Major Combination basis subject to the following comments:

Planning & Inspections Department- Planning Division

Staff's recommendation is pending for Montecillo Unit Five B in a Major Combination basis subject to the following comments:

- Address comments under "Additional Requirements and General Comments".

Plan El Paso Goals & Policies

The applicant's proposal meets the following goal of Plan El Paso:

Goal 2.2: The City of El Paso should change its growth pattern away from homogeneous land uses and return to a pattern of compact well-connected mixed-use neighborhoods.

Policy 2.2.2: The design of new neighborhoods and additions to existing neighborhoods should strive for a mix of housing types to create neighborhoods that accommodate diverse ages and incomes and allow residents to trade up, downsize, or create multi-generational households without being forced to leave the neighborhood. Housing types include both small and large single-family detached homes, duplexes, townhouses, multi-family buildings, live-work units, and accessory dwelling units, and include both rental apartments and units that can be owned by their occupants.

Policy 2.2.6: The design of new neighborhoods and additions to existing neighborhoods should strive for a balance of housing, jobs, shopping, recreation, and civic uses to avoid unnecessary travel and reduce infrastructure and public services costs.

Planning & Inspections Department - Long Range Planning

1. A Preliminary Building Scale Plan for the area of this plat was approved by the Consolidated Review Committee on June 9, 2015 (PLBS14-00009).
2. The thoroughfare assignment for the portion of East Montecillo Boulevard depicted as "CS 58-36 Fire Lane" should be listed as "CS 58-34, as was approved on the Final Building Scale Plan for Montecillo Unit Five A on June 2, 2014 (PLBS14-00005), and can be found in the Montecillo Regulating Plan, as adjusted on June 2, 2014 (PLRP14-00001).
3. The width of Block 26, Lot 2 exceeds the maximum allowable lot width in the T50 transect zone (180 feet) on both Vin Valencia and Montecillo Boulevard. The measurement of these lot lines differ from those depicted on the approved Preliminary BSP.
4. Where there are discrepancies in the width of the thoroughfare right-of-way between this plat and the regulating plan, a regulating plan adjustment shall be submitted for review by the Consolidated Review Committee incorporating the proposed thoroughfare cross-sections to match the approved plat.

Planning & Inspections Department - Land Development

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

The Developer/Engineer shall address the following comments.

1. On the preliminary plat, the proposed drainage flow patterns are going against the slope.
2. On the street cross-sections, need to label the slope and direction.
3. A City monument is required along Montecillo Boulevard curve section to the north.
4. All downstream storm water management facilities should be in place prior to development of the subject subdivision.

Capital Improvement Department- Parks and Recreation

We have reviewed **Montecillo Unit Five "B"**, a major combination plat map and on behalf of CID Parks Planning Division we offer Developer / Engineer the following comments:

Please note that this subdivision 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 Civic Space requirements.

- All areas shall be developed per approved Amended Montecillo Development Regulating Plan.
- Provide copy of Amended Montecillo Development Regulating Plan showing the exclusion of the proposed "Plaza" as part of the required "Civic Space" since Parks Department will not be the maintenance responsible party.

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

Nearest Park: **Galatzan Park**

El Paso Water Utilities

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

The private streets shall be labeled full width utility easements in order to accommodate proposed water and/or sewer main extensions.

Additional easements may need to be dedicated by separate instrument to accommodate water and/or sewer mains, fire hydrants and meters.

EPW Comments

Water:

Water service for the subdivision can be made 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 4270 ft. (PSB Datum). A water main extension is required from Argonaut Drive to Montecillo Boulevard following an alignment and grading that is suitable for the installation and maintenance of a public water main.

There is an existing 12-inch diameter water main along Montecillo Boulevard. This main is available for service and for main extensions. Water mains are to be extended creating a looped system.

Due to the anticipated pressures, private water pressure regulating devices will be required at the discharge side of each water meter. The Owner shall be responsible for the operation and maintenance of the above-described privately-owned water pressure regulating devices.

Sanitary Sewer:

There is an existing 12-inch diameter sanitary sewer main that extends along the PSB and U.G Drainage Easement and then along the 15-foot and 20-foot PSB Easements. This sewer main is available for service and main extensions

General:

EPWU-PSB requires access to the proposed water, sanitary sewer facilities, appurtenances, and meters within utility and PSB easements 24 hours a day, seven (7) days a week.

No building, reservoir, structure or other improvement, other than asphaltic paving (HMAC), shall be constructed or maintained on the above referenced Utility and El Paso Water - Public Service Board Easements (EPW-PSB easements) without the written consent of EPW-PSB.

EPW-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 (EPW-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

No comments received.

911

No comments received.

El Paso Electric Company

No comments received.

El Paso Independent School District

No comments received.

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.
3. Mesa is a major arterial within the Bike Way Plan requiring a bicycle path. Provide waiver request letter for the ROW improvement.
4. Easements adjacent to N. Mesa must be included as part of this plat. Because these easements are being dedicated through Montecillo Unit Five A, include recording number once Unit A has been recorded.
5. Show "Pedestrian Access Easement" along Vin Paz & Vin Granada on the plat.
6. Clarify the 13.5' ROW dedication along Mesa.
7. Lot lines for Lots 1-3, Block 25 should be extended to new subdivision boundary line.
8. Include cross section for 27' ROW on East Montecillo.
9. Verify 38' ROW callout. Detail "A" shows cross section as 19.5' to centerline, adding up to a 39' ROW.
10. As per EPWU, the private streets shall be labeled full width utility easements in order to accommodate proposed water and/or sewer main extensions.
11. Include note specifying maintenance responsibilities for Lot 1, Block 27, and Lot 3, Block 25.
12. Address comments from Long Range Division.

Attachments

1. Location map
2. Aerial map
3. Preliminary plat
4. Final Plat
5. Application

ATTACHMENT 1

MONTECILLO UNIT FIVE B



ATTACHMENT 2

MONTECILLO UNIT FIVE B



ATTACHMENT 5



CITY PLAN COMMISSION APPLICATION FOR
MAJOR COMBINATION SUBDIVISION APPROVAL

DATE: July 26, 2016 FILE NO. SUSC16-00001

SUBDIVISION NAME: _____

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.) Being a portion of Tracts YA and LA, A.F. Miller Survey No. 216, and a portion of Tract 21, John Barker Survey No 10, City of El Paso, El Paso County, Texas. Containing 2.5064 acres

2. Property Land Uses:

	<u>ACRES</u>	<u>SITES</u>		<u>ACRES</u>	<u>SITES</u>
Single-family	_____	_____	Office	_____	_____
Duplex	_____	_____	Street & Alley	_____	_____
Apartment	_____	_____	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____	<u>Mixed Use</u>	<u>1.7017</u>	<u>L2 829</u>
School	_____	_____		<u>1.5768</u>	<u>L1+2 826</u>
Commercial	_____	_____	Total No. Sites	_____	_____
<u>Industrial COMM</u>	<u>1.6532</u>	<u>L1 825</u>	Total (Gross) Acreage	_____	_____
<u>COMM</u>	<u>1.4362</u>	<u>L1+2 825</u>			
	<u>.6813</u>	<u>L1+2 827+28</u>			

3. What is existing zoning of the above described property? T90 Proposed zoning? T40

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

5. What type of utility easements are proposed: Underground Overhead _____ Combination of Both _____

6. What type of drainage is proposed? (If applicable, list more than one)
Surface

7. Are special public improvements proposed in connection with development? Yes No _____

8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes _____ No
If answer 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 _____

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

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) 212-0085

12. Owner of record EPT Montecillo Development East, LP 915-838-8100
 (Name & Address) 444 Executive Center Blvd #238 ELP 79902 (Zip) _____ (Phone) _____
13. Developer EPT Land Communities Same Same
 (Name & Address) _____ (Zip) _____ (Phone) _____
14. Engineer Brock + Bustillos 417 Executive Center ELP 79902 915-542-4900
 (Name & Address) _____ (Zip) _____ (Phone) _____

**Effective September 1, 2014, a 3% Technology fee has been added to all Planning application fees.*

OWNER SIGNATURE: by [Signature]

REPRESENTATIVE: ABugan

NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS.

City Development Department
 811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 212-0085