



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

**Case No:** SUSC16-00003 Montecillo Unit Nine West  
**Application Type:** Resubdivision Combination  
**CPC Hearing Date:** September 22, 2016  
**Staff Planner:** Alfredo Austin, (915) 212-1604, austinaj@elpasotexas.gov  
**Location:** North of Castellano & West of Mesa  
**Acreage:** 3.6658 acres  
**Rep District:** 8  
**Existing Use:** Vacant  
**Existing Zoning:** SCZ-T40 (Smart Code)  
**Proposed Zoning:** SCZ-T40 (Smart Code)  
**Nearest Park:** Future park-sites proposed within adjacent subdivisions.  
**Nearest School:** Morehead Middle School (.83 mile)  
**Park Fees Required:** N/A  
**Impact Fee Area:** N/A  
**Property Owner:** EPT Mesa Development, LP  
**Applicant:** EPT Land Development  
**Representative:** Brock & Bustillos, Inc

### **SURROUNDING ZONING AND LAND USE**

**North:** SCZ (Smart Code) / Vacant  
**South:** SCZ (Smart Code) / Vacant  
**East:** SCZ (Smart Code) / Vacant  
**West:** SCZ (Smart Code) / Vacant

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

### **APPLICATION DESCRIPTION**

The applicant proposes to subdivide 3.6658 acres of land for a smart code development including 56 townhome lots and 8 open space sites. The townhome lots range between 895 and 1,255 square feet. Primary access to the subdivision is proposed from Festival Drive. The applicant is proposing 4 private streets to serve the townhome sites. 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 subject to the following comments:

### **Planning & Inspections Department- Planning Division**

Staff's recommendation is pending for Montecillo Unit Nine West on a Resubdivision Combination basis subject to the following comments:

1. No combination of two streets intersecting a third shall have their centerlines off-set any less than the distance specified in Table 19.15-4. The city manager or designee may grant an exception where infill, topographic or other physical features render the required off-set unnecessary or impractical. Provide letter requesting exception.
2. Recording of Montecillo Unit 9 West will be subject to the prior recording of Montecillo Unit 4 Replat "A" to provide vehicular access and utility service.
3. Recording of Montecillo Unit 9 West will be subject to the approval of a regulating plan amendment reflecting the layout of the plat.
4. The applicant shall submit covenants in accordance with 19.15.050.D.7 for the proposed private streets.
5. The applicant shall revise the subdivision boundary of Montecillo Unit 4 "A" to coincide with the proposed subdivision boundary and provide appropriate and equivalent street classifications on both plats.

### **Plan El Paso Goals & Policies**

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

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 April 28, 2016 (PLBS16-00002).
2. Prior to the issuance of building permits, a Final Building Scale Plan shall be submitted for approval by the Consolidated Review Committee.

3. Prior to or concurrent with approval of a Final Building Scale Plan, a Regulating Plan Adjustment shall be submitted for approval by the Consolidate Review Committee reflecting the changes to street layout and thoroughfare assignment depicted in this plat and the approved Preliminary Building Scale Plan.

**Note:**

1. All proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) located within public rights-of-way shall be constructed in compliance with the current ADA/TAS regulations and City Design Standards for construction.

**Planning & Inspections Department - Land Development**

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

The Developer/Engineer shall address the following comments.

1. Label street classification on each of the typical street cross section details.
2. Verify typical street cross section dimensions for Vin Veja Place.

**Capital Improvement Department- Parks and Recreation**

We have reviewed **Montecillo Unit Nine West**, 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 and with approved Amended Montecillo Development Regulating Plan.

Also, please note that approved Amended Montecillo Development Regulating Plan (on file) doesn't show this subdivision plat meeting the required playground shed area therefore, approval of this subdivision application is subject to the following comments:

1. A playground needs to be provided with-in this area or adjacent development meeting the required playground shed area – Provide copy of an approved Amended Montecillo Development Regulating Plan verifying said requirement is in compliance.
2. Common Open Areas noted on plat shall not count towards the required Civic Space / Park space - 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**

El Paso Water has reviewed the subdivision described above and provide the following comments: Private Drives shall be labeled as full width utility easements. A 20-foot wide easement shall be reserved for EPWater-PSB.

**EPWater Comments**

Water and sewer service to the subdivision is contingent upon the construction and acceptance of water and sewer mains within Montecillo Unit 4 Replat A.

Water and sewer mains shall be located in separate trenches from other utilities and with separation that complies with TCEQ.

Due to the private alley's access road constraint, El Paso Water can accommodate the water and sewer mains within a minimum 20-foot PSB utility easement. Also, the Minimum cover should be 4 feet from the top of pipe to the finished grade for 6-inch and 8-inch diameter water mains.

**Water:**

The subdivision requires the extension of an 8-inch diameter water main along Vin Etienne Dr. and Vin Veja Pl. from the future 8-inch diameter water main from Montecillo Unit 4 Replat A.

The subdivision requires the extension of an 8-inch diameter water main along Castellano Dr., Vin Marbella Dr. from the future 8-inch diameter water main from Montecillo Unit 4 Replat A.

Extensions are required above Vin Bunol Pl., Vin Catalunya Ct., and Vin Cadiz Ct.

The subdivision will be located within an intermediate pressure zone. 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:**

The subdivision requires the extension of an 8-inch diameter sewer main along Vin Etienne Dr. from the future 8-inch diameter sewer main from Montecillo Unit 4 Replat A.

The subdivision requires the extension of an 8-inch diameter sewer main along Castellano Dr, Vin Marbella Dr. and Vin Veja Pl. from the future 8-inch diameter sewer main from Montecillo Unit 4 Replat A.

Extensions are required above Vin Bunol Pl., Vin Catalunya Ct., and Vin Cadiz Ct.

**General:**

The water and sanitary sewer mains mentioned above are required to be installed and accepted by EPWater-PSB prior to providing service to the subject property. The water mains are to be installed creating a looped system.

No building, reservoir, structure, parking stalls or other improvement, other than asphaltic paving (HMAC), shall be constructed or maintained on the above referenced EPWater-PSB easement without the written consent of EPWater-PSB. The Developer shall refrain from constructing rock walls, signs, buildings, curbs or any structure that will interfere with the access to the PSB

easements. There shall be at least 5-foot setback from the easement line to any building, sign or structure. All easements dedicated for public water and sanitary sewer facilities shall comply with the EPWater-PSB Easement Policy. The PSB easements shall be improved to allow the operation of EPW maintenance vehicles. EPWater-PSB requires access to the existing sanitary sewer facilities within the easement 24 hours a day, seven (7) days a week.

EPWater requires a new service application to provide service to the property. New service applications are available at 1154 Hawkins, 3rd floor and should be made 6 to 8 weeks in advance of construction to ensure water for construction work. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the property and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current EPWater – PSB Rules and Regulations. The applicant 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. Provide addresses.
4. As per Section 20.04.550, where private streets, common open space or other similar types of property are included as part of a planned development, the applicant shall submit documentation, subject to plan commission approval, for assuring continued retention and perpetual maintenance of common open space and perpetual maintenance and repair of private streets by restrictive covenants, deed restrictions or other methods.
5. Change application to “Resubdivision Combination”

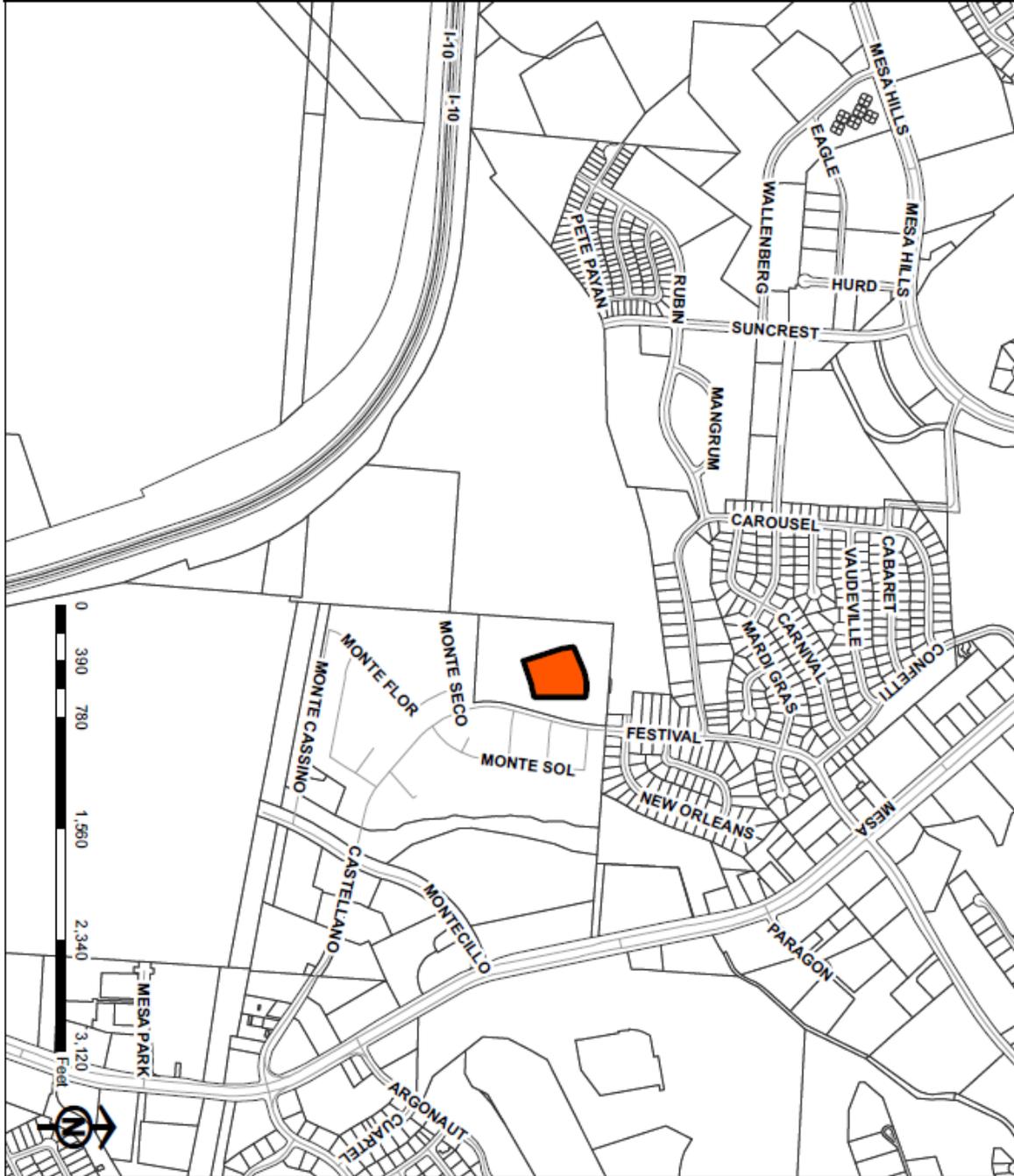
6. Update application to show correct acreage.
7. Verify legal description.

**Attachments**

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

ATTACHMENT 1

**MONTECILLO UNIT NINE WEST**



ATTACHMENT 2

MONTECILLO UNIT NINE WEST







**ATTACHMENT 5**



EPT Land Communities  
444 EXECUTIVE CENTER BLVD., SUITE 238  
EL PASO, TEXAS 79902  
VOICE (915) 838-8100  
FAX (915) 838-8200

September 7, 2016

Mr. Nelson Ortiz  
Planning and Inspections – City of El Paso  
801 Texas Ave.  
El Paso, TX 79901

Re: Montecillo Unit 9 – Request for Private Streets

Nelson,

Please accept this letter as my request to secure the following:

1. An Exception which allows private streets within Montecillo Unit 9, or Nine East and Nine West.  
This request is made pursuant to Code Section 19.15.150.

Regards,

A handwritten signature in blue ink that reads 'David Bogas'.

David Bogas  
Director of Development

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**ATTACHMENT 6**



CITY PLAN COMMISSION APPLICATION FOR MAJOR COMBINATION SUBDIVISION APPROVAL

DATE: 8.12.16 FILE NO. SUSC16-00003

SUBDIVISION NAME: Montecillo Unit 9 West

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.) Being a REPLAT of a portion of lot 6, Block 2, Montecillo Unit Three, Replat "B" and a portion of Tract L, John Badger Survey NO. 10 CITY OF EL PASO, EL PASO County, TEXAS. Containing 3.6658 Acres

Table with 2 columns: Property Land Uses and ACRES/SITES. Rows include Single-family, Duplex, Apartment, Mobile Home, P.U.D., Park, School, Commercial (Town Home), Industrial, Office, Street & Alley, Ponding & Drainage, Institutional, Other (specify below), Total No. Sites, Total (Gross) Acreage.

3. What is existing zoning of the above described property? SC Proposed zoning? NA

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

5. What type of utility easements are proposed: Underground [checked] Overhead Combination of Both

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

7. Are special public improvements proposed in connection with development? Yes [checked] No

8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes No [checked] 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 [checked] 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 [checked]

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 MESA DEVELOPMENT, LP - 444 EXECUTIVE CENTER BLVD. #238 915-818-8100  
 (Name & Address) (Zip) 79902 (Phone)
13. Developer EPT LAND COMMUNITIES Same Same  
 (Name & Address) (Zip) (Phone)
14. Engineer BRAK & BUSTILLOS 417 EXECUTIVE CENTER BLVD. 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: \_\_\_\_\_

REPRESENTATIVE: \_\_\_\_\_

*[Handwritten signature: Paul Boyer]*

**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