



City of El Paso – City Plan Commission Staff Report

Case No: SUSC13-00006 Montecillo Unit Six
Application Type: Major Preliminary
CPC Hearing Date: October 3, 2013
Staff Planner: Nelson Ortiz, (915) 541-4931, ortiznx@elpasotexas.gov
Location: West of Mesa and South of Carousel
Acreage: 15.688 acres
Rep District: 8
Existing Use: Vacant
Existing Zoning: SCZ (T1, T3, T4, T4O)
Proposed Zoning: SCZ (T1, T3, T4, T4O)
Nearest Park: Playground proposed within subdivision
Nearest School: Morehead Middle School (.59 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: A-2 / Apartments
South: SCZ / Vacant
East: R-3 / Residential Development
West: SCZ / Vacant

PLAN EL PASO DESIGNATION: G2 Traditional Neighborhood (Walkable)

APPLICATION DESCRIPTION

The applicant proposes to subdivide 15.688 acres of vacant land. Sixty-one residential lots, a 4-acre natural “open space” site, one lot reserved for a “civic building” and acting as a terminating vista on Pat Adatao Dr. and a playground are all proposed within this subdivision. Primary access to the subdivision is proposed from New Orleans Dr. This application is being reviewed under the Title 21 (SmartCode) and is required to comply with the Montecillo regulating plan.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends **denial** of Montecillo Unit Six based on the EPWU’s inability to commit to providing sewer service to this subdivision, pending review of the Building Scale Plans by the Consolidated Review Committee and subject to the following comments.

Planning Division Recommendation:

Denial.

Long Range Planning Section

Denial. Long Range planning recommends approval pending Preliminary Building Scale Plan approval by the Consolidated Review Committee. The Committee shall hear this case on October 2, 2013.

City Development Department - Land Development

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

The Developer/Engineer needs to address the following comments.

1. No objections.
2. Add note "Applicant shall comply with section 19.19 – Preservation of Natural Arroyos."
3. Clarify tree/landscaping placement on typical street cross sections.

Parks and Recreation Department

We have re-reviewed **Montecillo Unit Six**, a preliminary plat map which is composed of **61** residential lots zoned "SCZ" (Smart Code Zoning); this subdivision is 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.

Based on the approved "Montecillo Development Regulating Plan", we have no objections to this development but offer the following comments:

1. Playground area: Lot 1, Block 20
 - a) Per meeting discussions, applicant has offered to enlarge the boundary limits large enough to accommodate at least a 50'x50' area for the playground structure.
 - b) Parks requests that during the playground area design, a 4'- 6' high safety fence be introduced all along the entire boundary line due to the close proximity of the proposed playground area to the street and the hazards of the road traffic to prevent a child from inadvertently running into the traffic or steep slopes (nearby hazards) as per The Consumer Product Safety Commission (CPSC) standards.

Informational comments to be addressed at the subdivision improvement plans submittal:

1. Areas noted as "Open Space" (Lot 10, Block 19) shall be cleaned and free of trash & all manmade sloped / disturbed areas shall be re-vegetated with desert plants complete with drip / irrigation system.
2. Design / Construction of all "Pedestrian Trails" need to be coordinated with Marci Tuck, Open Space, Trails, and Parks Coordinator – Office (915) 541.4020
3. 50 % of the native vegetation that was harvested for replanting has not being maintained and is no longer suitable for replanting; the planting stock that has not survived needs to be re-stocked.

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

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

El Paso Water Utilities

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

EPWU-PSB Comments

Sanitary sewer service to the subject development is critical. The EPWU needs to conduct a sanitary sewer study to determine the best option to provide sewer service. The EPWU cannot commit to provide sewer service at this time.

EPWU does not object to this request.

Water

From the intersection of New Orleans Drive and Festival Drive along New Orleans Drive towards the west there is an existing six (6) inch diameter water main. This main dead-ends at approximately 80 feet west of Festival Drive.

Previous water pressure readings conducted on fire hydrant number 4823 located at the corner of New Orleans Drive and Festival Drive have yielded a static pressure of 65 pounds per square inch (psi), residual pressure of 50 psi, discharge of 750 gallons per minute (gpm).

From the intersection of Suncrest Drive and Rubin Drive along Suncrest Drive there is an existing eight (8) inch diameter water main. This main dead-ends at approximately 513 feet south of Rubin Drive.

The site for the proposed development falls within two different water pressure zones; Coronado Country Club No. 1 and No. 2. Water service to the subject Property may require water main extensions from both pressure zones.

Offsite easements will be required in order to accommodate this proposed off-site water main. The acquisition of off-site easements is the responsibility of the Owner/Developer. The off-site easements are to be acquired at no cost to the El Paso Water Utilities – Public Service Board.

All easements dedicated for public water and/or sanitary sewer facilities are to comply with EPWU-PSB Easement Policy.

Easement grantor shall indemnify, defend, and hold harmless the El Paso Water Utilities – Public Service Board from and against any and all claims, liability, actions, and damages for bodily injury and property damage to third parties or to the El Paso Water Utilities – Public Service Board which may be caused by or arise out of the maintenance and existence of said water and sanitary sewer mains in the easement area.

EPWU-PSB requires access to the proposed water, sanitary sewer facilities, appurtenances, and meters within the easement 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 El Paso Water Utilities - Public Service Board Easements (EPWU-PSB easements) without the written consent of EPWU-PSB.

The PSB easement shall be improved to allow the operation of EPWU maintenance vehicles.

Sanitary Sewer

From the intersection of New Orleans Drive and Festival Drive along New Orleans Drive towards the west there is an existing eight (8) inch diameter sanitary sewer main. This main dead-ends at approximately 80 feet west of Festival Drive. This existing main discharges unto the existing sanitary sewer main located along Festival Drive and flows towards Masquerade Lane. Gravity sanitary sewer service is anticipated to be provided by means of the described existing main; the subject property is to be graded in order to enable sanitary sewer flows towards the described existing main located immediately west of the intersection Festival Drive and New Orleans Drive.

From the intersection of Suncrest Drive and Rubin Drive along Suncrest Drive towards the south there is an existing eight (8) inch diameter sanitary sewer main. This main dead-ends at approximately 490 feet south of Rubin Drive.

General

EPWU requires a new service application to initialize design of the water and sanitary sewer main extensions 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; (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 County 911 District

Addressing shall be displayed on the plat.

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.

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.

Attachments

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

ATTACHMENT 1

MONTECILLO UNIT SIX

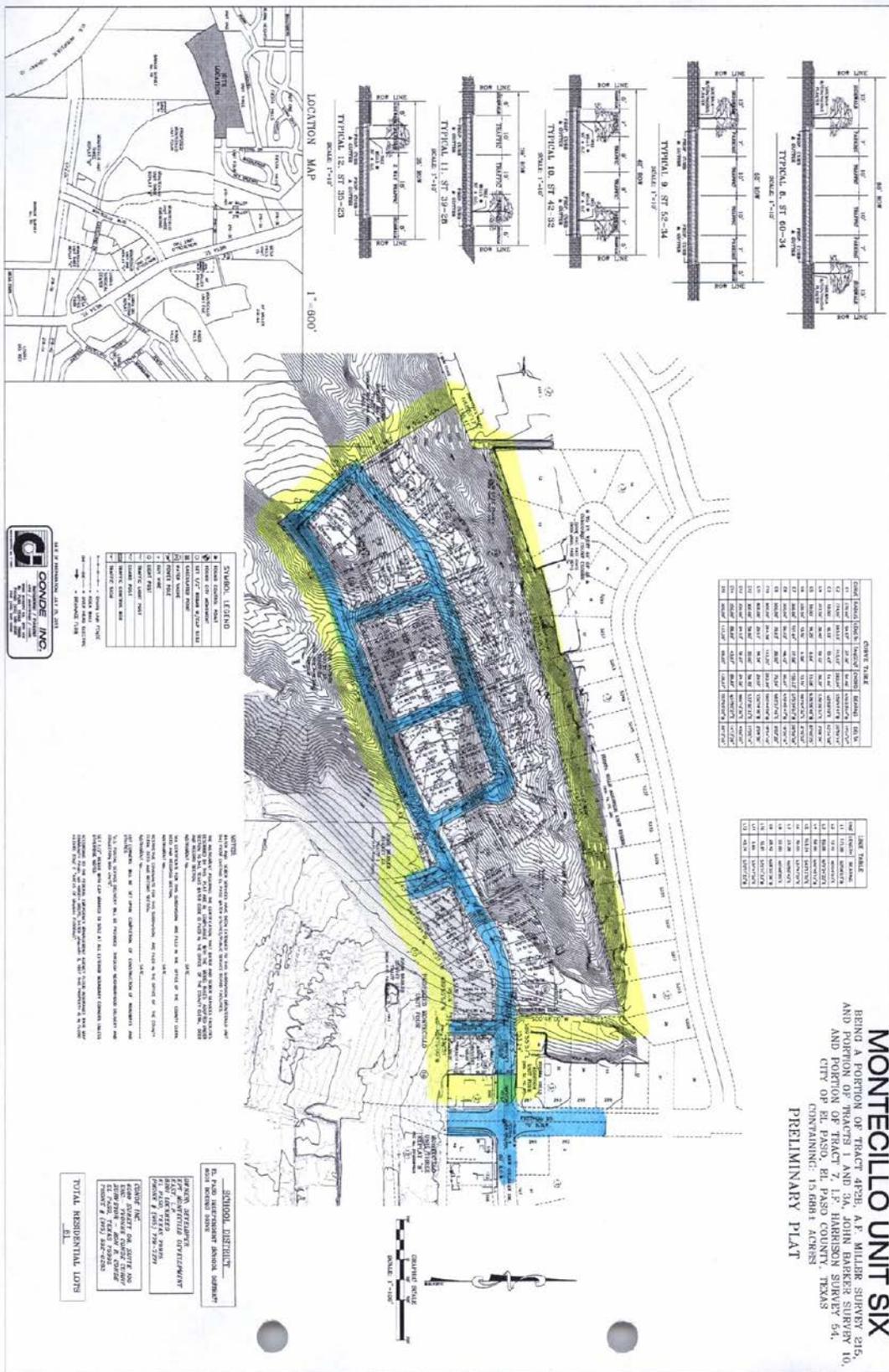


ATTACHMENT 2

MONTECILLO UNIT SIX



ATTACHMENT 3



ATTACHMENT 4



**CITY PLAN COMMISSION APPLICATION FOR
MAJOR SUBDIVISION PRELIMINARY APPROVAL**

DATE: August 23, 2013 File No. SUSC13-00006
 SUBDIVISION NAME: Montecillo Unit 6

1. Legal Description for the area included on this plat (Tract, Block, Grant, etc.)
Being a Portion of Tract 4F2B, A. E. Miller Survey 215, and a Portion of Tracts 1 and 3A, John Barker Survey 10, and Portion of Tract 7, I. F. Harrison Survey 54, City of El Paso, El Paso County, Texas

2. Proposed Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	<u>8.18</u>	<u>60</u>	Office	_____	_____
Duplex	_____	_____	Street & Alley	<u>3.13</u>	<u>1</u>
Apartment	_____	_____	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	<u>0.085</u>	<u>1</u>	Open Space	<u>4.043</u>	<u>1</u>
School	_____	_____	Civic Building	<u>.25</u>	<u>1</u>
Commercial	_____	_____	Total No. Sites	<u>64</u>	_____
Industrial	_____	_____	Total Acres (Gross)	<u>15.688</u>	_____

3. What is existing zoning of the above described property? SmartCode 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).

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|-----|---|---|--------------------------------|
| 12. | Owner of record <u>EPT Montecillo Development East L.P.</u>
(Name & Address) | <u>8201 Lockheed, El Paso, TX 79925</u>
(Zip) | <u>779-7271</u>
(Phone) |
| 13. | Developer <u>EPT Montecillo Development, East L.P.</u>
(Name & Address) | <u>8201 Lockheed, El Paso, TX 79925</u>
(Zip) | <u>779-7271</u>
(Phone) |
| 14. | Engineer <u>CONDE INC.</u>
(Name & Address) | <u>6080 Surety Drive, Ste 100, El Paso, TX 79905</u>
(Zip) | <u>915-592-0283</u>
(Phone) |

CASHIER'S VALIDATION
FEE: N/A

EPT Montecillo Development East L.P.



OWNER SIGNATURE: _____
Richard Aguilera, Manager

REPRESENTATIVE: _____


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