



City of El Paso – City Plan Commission Staff Report

Case No: SUSC14-00006 Montecillo Unit Seven
Application Type: Major Preliminary
CPC Hearing Date: November 6, 2014
Staff Planner: Nelson Ortiz, (915) 212-1606, ortiznx@elpasotexas.gov
Location: West of Mesa and South of Carousel
Acreage: 6.455 acres
Rep District: 8
Existing Use: Vacant
Existing Zoning: SCZ (Smartcode; T4O)
Proposed Zoning: SCZ (Smartcode; T4O)
Nearest Park: Future park-site proposed across the street
Nearest School: Morehead Middle School (.72 mile)
Park Fees Required: N/A
Impact Fee Area: N/A
Property Owner: EPT Mesa Development, L.P.
Applicant: EPT Mesa Development, L.P.
Representative: Conde, Inc.

SURROUNDING ZONING AND LAND USE

North: SCZ / Vacant
South: SCZ / Vacant
East: SCZ / Vacant
West: SCZ / Vacant

PLAN EL PASO DESIGNATION: G2 Traditional Neighborhood (Walkable)

APPLICATION DESCRIPTION

The applicant proposes to subdivide 6.455 acres of vacant land. An assisted living facility is proposed on the lot. Primary access to the subdivision is proposed from Castellano Drive. 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 recommends **approval** of Montecillo Unit Seven on a Major Preliminary basis, subject to the following comments.

Planning Division Recommendation:

Approval subject to the following:

- In accordance with Section 19.15.070.A (Intersections, half-streets, all street intersections shall be situated at an angle of ninety degrees, plus or minus fifteen degrees and must maintain intersection visibility as determined by the latest edition of AASHTO's "A policy on Geometric Design of Highways and Streets." **(Visibility cannot be determined until submittal of the improvements plans.)**)
- Provide an address on the plat.

City Development Department - Long Range Planning

Long Range Planning does not object to the Preliminary Plat for Montecillo Unit Seven.

City Development Department - Land Development

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

The Developer/Engineer shall address the following comments.

1. Show existing and proposed drainage flow patterns on the preliminary plat. Identify the discharge location for all storm-water runoff.
2. Structural supporting earth embankments and slopes for street improvements must be dedicated within the right of way.
3. Verify FEMA flood zone information on preliminary plat notes.

Parks and Recreation Department

We have reviewed **Montecillo Unit Seven**, a major preliminary plat map composed of **One** large parcel which proposed use is not identified.

This subdivision is zoned Smart Code Zoning (SCZ) and is part of the "Montecillo Development" 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 and we offer the following comments:

1. Please note that Developer has not included the required "Civic Space" (Green area with playground - Lot 1, block 24) south of this development nor is shown as part of the Montecillo Unit Eight development; Parks Department request for this "Civic Space" area to be included as part of this plat:
 - a. This parcel is to be developed as a "typical" park with sod and irrigation system, a playground structure needs to be provided and area needs to be designed and equipped with a variety of activities for the recreation of children.
 - b. A 4'- 6' high combination rock wall/wrought iron safety fence needs to be introduced along the rear steep slopes and or along the front (if needed) due safety concerns of the high vehicular traffic to prevent a child from inadvertently running into the traffic as per The Consumer Product Safety Commission (CPSC) standards.
2. Development needs to comply with the approved Regulating Plan & the approved Building Scale Plan.
3. All sloped areas shall be cleaned and free of trash & all manmade slopes /disturbed

areas shall be re-vegetated with desert plants complete with drip / irrigation system.

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

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

El Paso Water Utilities

EPWU has reviewed the subdivision described above and provide the following comments:

1. Water and sewer service to the subdivision is contingent upon the construction and acceptance of water and sewer mains within Montecillo Unit 4 and water and sewer mains along Vin Etienne Dr., Vin Marbella, Vin Madrid Dr. and Castellano Dr.
2. The subdivision requires the extension of an 8-inch diameter water main along Vin Etienne Dr. from the future 8-inch diameter water main from Montecillo Unit 4.
3. The subdivision requires the extension of an 8-inch diameter water main along Vin Madrid Dr. from the future 8-inch diameter water main from Montecillo Unit 4.
4. 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.
5. The subdivision requires the extension of an 8-inch diameter gravity sewer main along Vin Etienne Dr. from the future 8-inch diameter gravity sewer main from Montecillo Unit 4.
6. The subdivision requires the extension of an 8-inch diameter gravity sewer main along Vin Madrid Dr. from the future 8-inch diameter gravity sewer main from Montecillo Unit 4.
7. The water and sanitary sewer mains mentioned above are required to be installed and accepted by EPWU-PSB prior to providing service to the subject property.

El Paso Fire Department

No comments received.

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.

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:

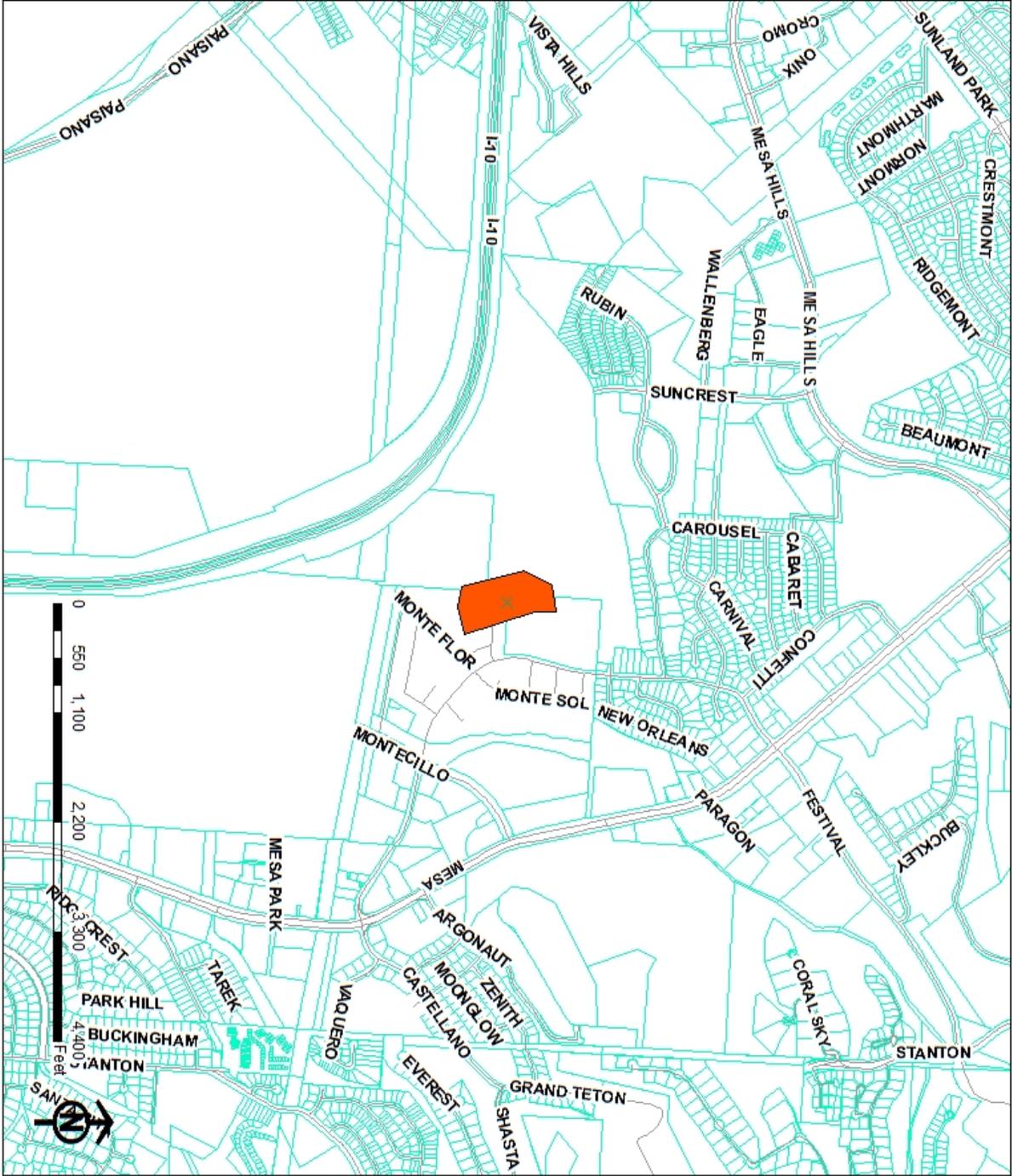
1. Submit to the City Development Department – Planning Division the following prior to recording of the subdivision.
 - a. Current certified tax certificate(s)
 - b. Current proof of ownership
 - c. Release of access document, if applicable
 - d. Set of restrictive covenants, if applicable
2. Every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

Attachments

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

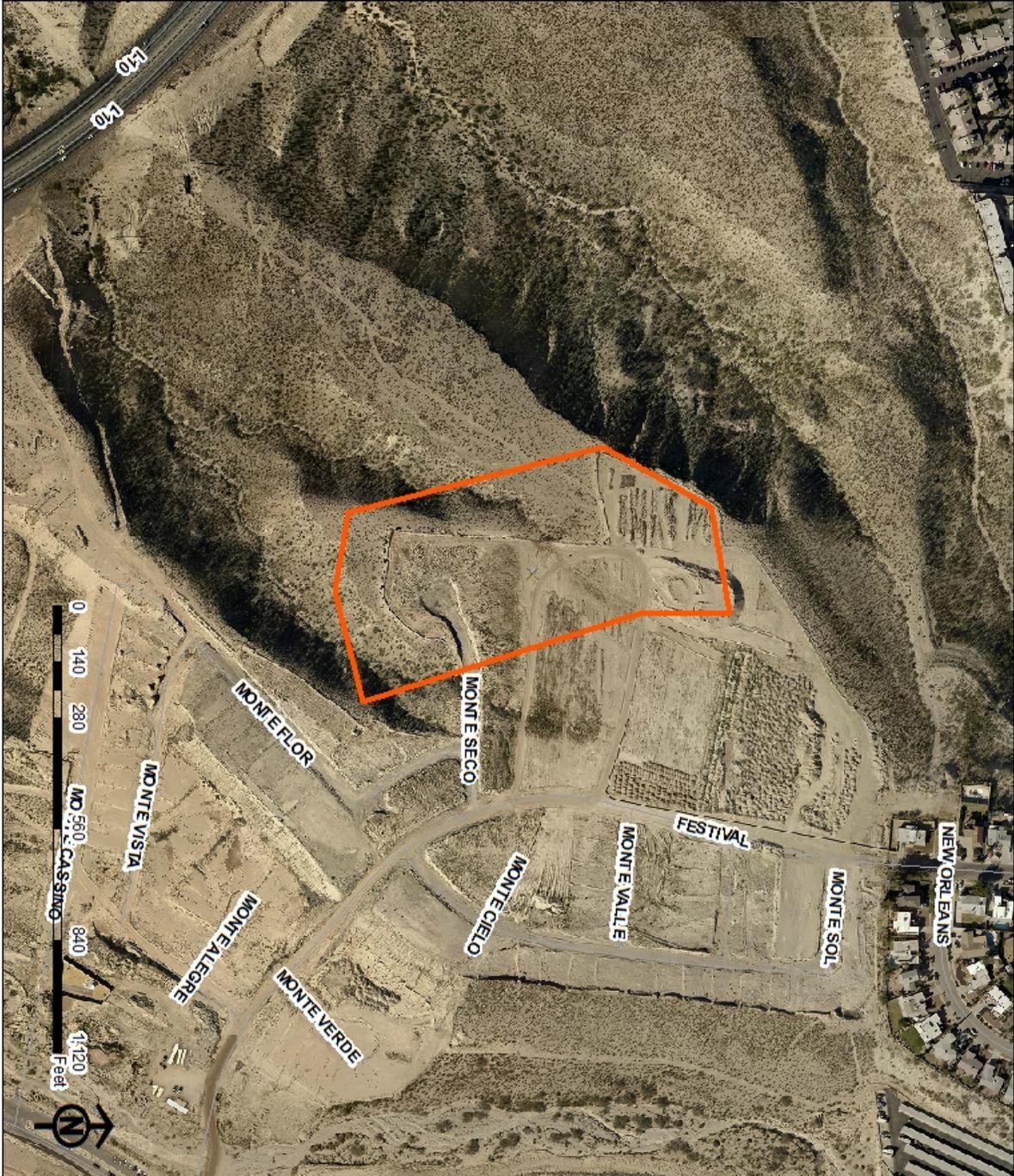
ATTACHMENT 1

MONTECILLO UNIT SEVEN



ATTACHMENT 2

MONTECILLO UNIT SEVEN



ATTACHMENT 4



CITY PLAN COMMISSION APPLICATION FOR MAJOR SUBDIVISION PRELIMINARY APPROVAL

DATE: October 8, 2014

File No. SUSC 14-00006

SUBDIVISION NAME: Montecillo Unit Seven

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 Portion of Tracts 1 and 3A, 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 | <u>1.269</u> | <u>1</u> |
| Apartment | _____ | _____ | Ponding & Drainage | _____ | _____ |
| Mobile Home | _____ | _____ | Institutional | _____ | _____ |
| P.U.D. | _____ | _____ | Other (specify below) | _____ | _____ |
| Park | _____ | _____ | <u>Mixed Uses</u> | <u>5.186</u> | <u>1</u> |
| School | _____ | _____ | Total No. Sites <u>2</u> | _____ | _____ |
| Commercial | _____ | _____ | Total Acres (Gross) <u>6.455</u> | _____ | _____ |
| Industrial | _____ | _____ | | | |

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 _____ 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).

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

**Refer to Schedule C For
current fee.**

EPT Mesa Development, LP
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