



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

**Case No:** SUSC14-00008 Montecillo Unit Eight  
**Application Type:** Major Preliminary  
**CPC Hearing Date:** November 6, 2014  
**Staff Planner:** Nelson Ortiz, (915) 212-1606, [ortiznx@elpasotexas.gov](mailto:ortiznx@elpasotexas.gov)  
**Location:** West of Mesa and South of Carousel  
**Acreage:** 3.166 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 (.83 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 3.166 acres into one lot proposed as a wellness center. 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 Eight on a Major Preliminary basis, subject to the following comments.

### **Planning Division Recommendation:**

**Approval** subject to the following:

- Provide an address on the plat.

### **City Development Department - Long Range Planning**

Long Range Planning has reviewed the plat and recommends approval.

### **City Development Department - Land Development**

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

The Developer/Engineer shall address the following comments.

1. The developer shall be responsible for the additional storm-water runoff generated by the proposed subdivision, and must ensure that the historic runoff volume, peak and duration are maintained.
2. On the street cross-sections, need to label the slope and direction.

### **Parks and Recreation Department**

We have reviewed **Montecillo Unit Eight**, 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) with-in the Montecillo Unit Eight development nor is shown as part of this development; Parks Department request for this "Civic Space" area to be included as part of this plat if said "Civic Space" area is not to be included with-in the Montecillo Unit Eight development.
2. Civic Space area needs to include at minimum the following:
  - 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.
3. Improvements along Vin Faro Ln. fronting the proposed "Green" area with playground (Lot 1, block 24) need to be coordinated with this subdivision.
4. Development needs to comply with the approved Regulating Plan & the approved Building Scale Plan.
5. 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.
6. During Grading, No pushed over fill / cut material be allowed to the south of Vin Etienne

Dr. or to the north of Vin Faro Ln. since these two areas are to be naturally preserved – Refer to Smart Code Table 13A: Civic Space for the "Park" definition and type of allowed improvements.

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 Replat A.
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 Replat A.
3. The subdivision requires the extension of an 8-inch diameter water main along Vin Faro Ln. from the future 8-inch diameter water main from Montecillo Unit 4 Replat A.
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 Replat A.
6. The subdivision requires the extension of an 8-inch diameter gravity sewer main along Vin Faro Ln. from the future 8-inch diameter gravity sewer main from Montecillo Unit 4 Replat.
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**

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:**

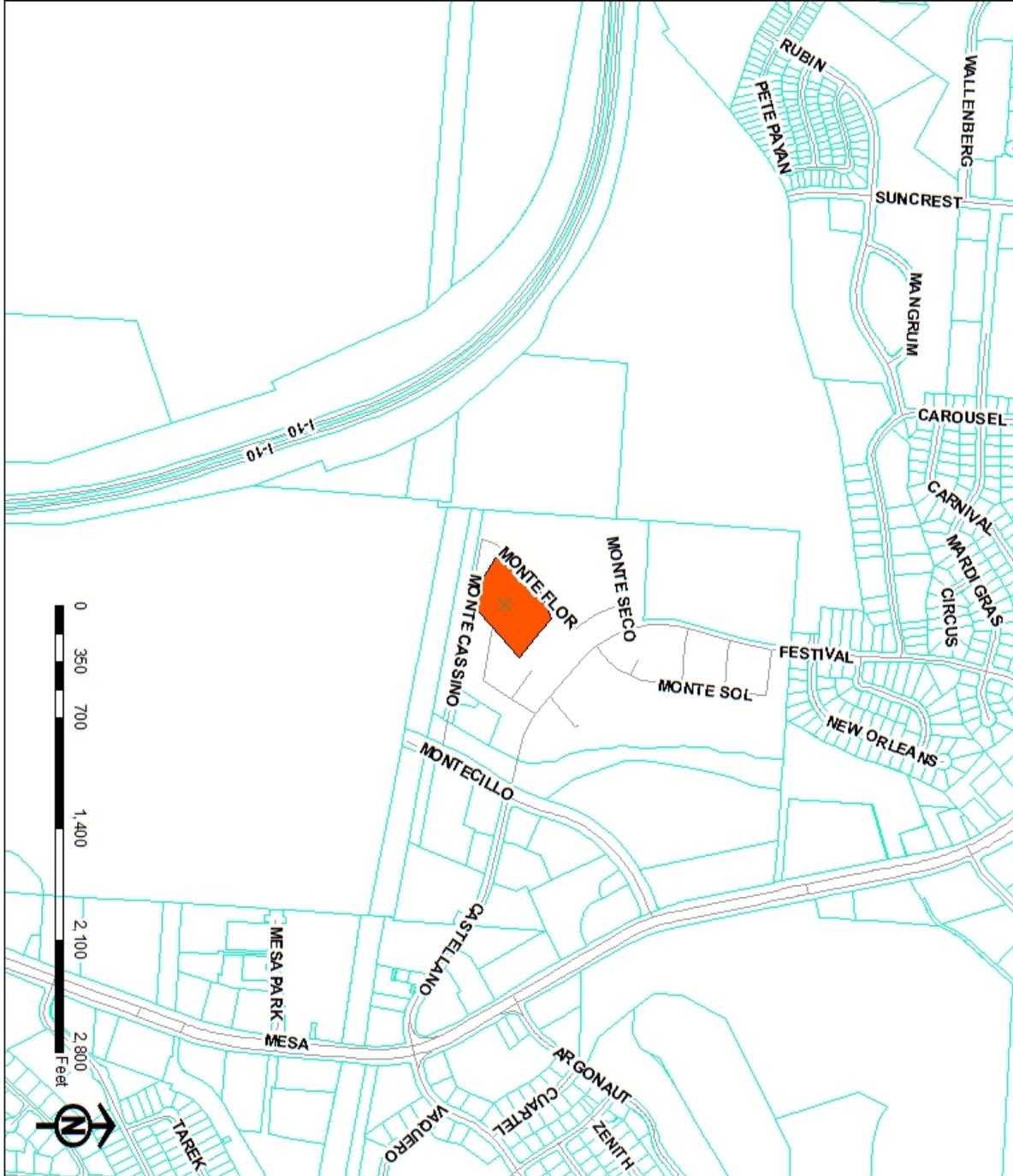
1. Submit to the City Development Department – Planning Division the following prior to recording of the subdivision.
  - a. Current certified tax certificate(s)
  - b. Current proof of ownership
  - c. Release of access document, if applicable
  - d. Set of restrictive covenants, if applicable
2. Every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

**Attachments**

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

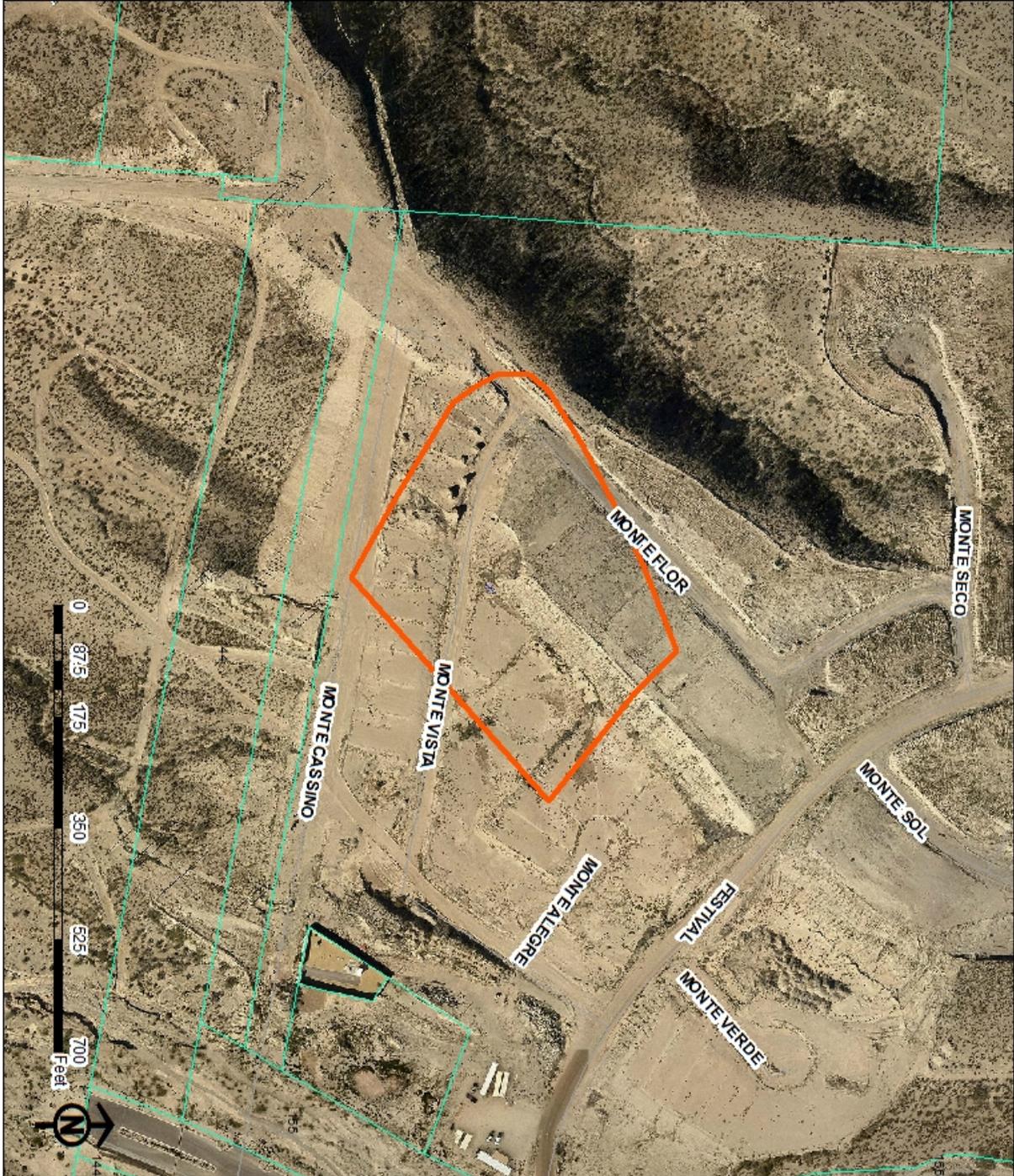
ATTACHMENT 1

MONTECILLO UNIT EIGHT

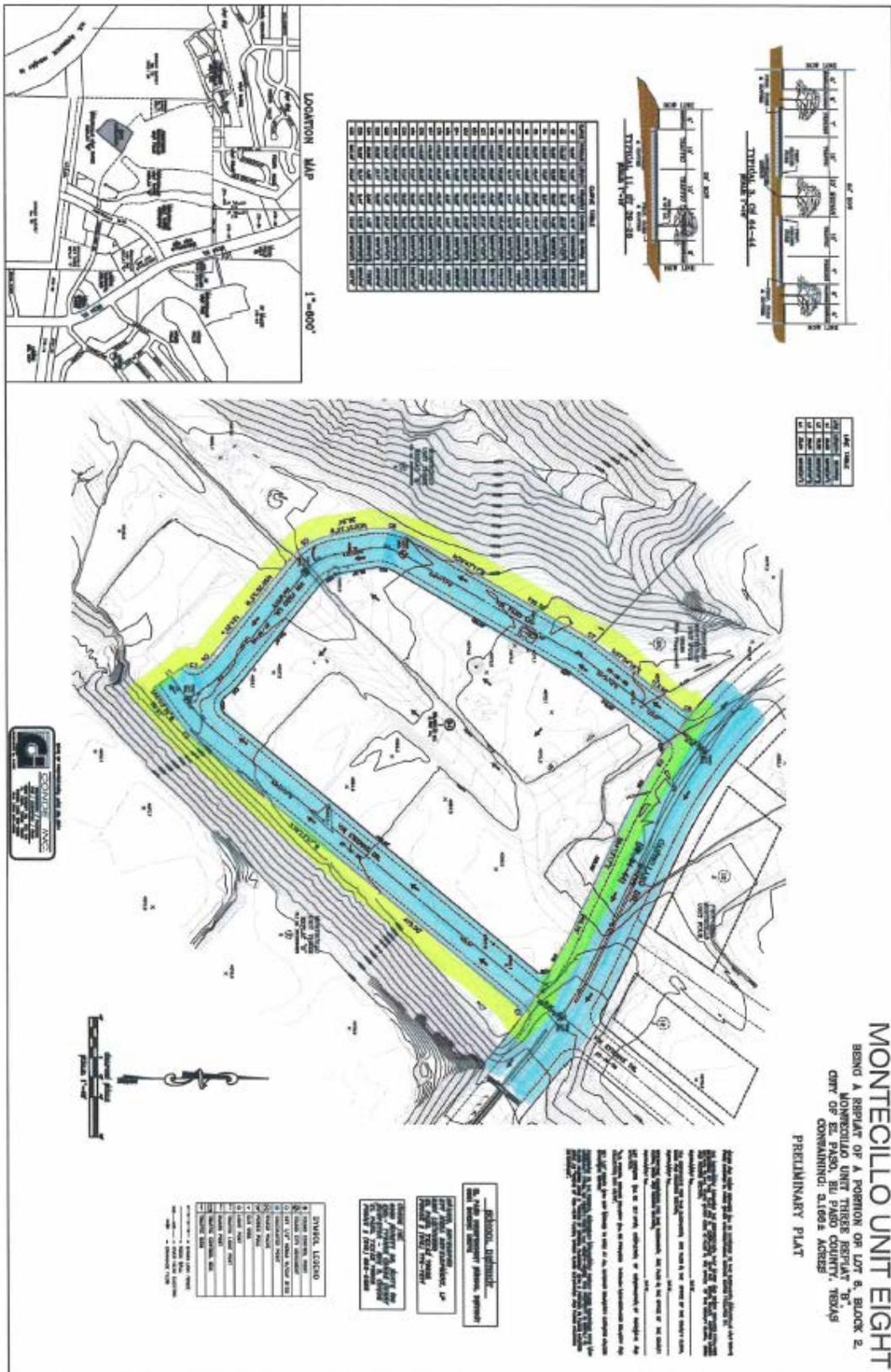


ATTACHMENT 2

# MONTECILLO UNIT EIGHT



**ATTACHMENT 3**



# ATTACHMENT 4



## CITY PLAN COMMISSION APPLICATION FOR RESUBDIVISION PRELIMINARY SUBDIVISION APPROVAL

DATE: October 8, 2014

File No. SUSC14-00008

SUBDIVISION NAME: Montecillo Unit Eight

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", City of El Paso, El Paso County, Texas
  
2. Proposed Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	_____	_____	Office	_____	_____
Duplex	_____	_____	Street & Alley	<u>0.974</u>	<u>1</u>
Apartment	_____	_____	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____	<u>Mixed Uses</u>	<u>2.192</u>	<u>1</u>
School	_____	_____	Total No. Sites <u>2</u>	_____	_____
Commercial	_____	_____	Total Acres (Gross) <u>3.166</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 in 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 Title I (General Provisions) Chapter 1.04 --Vested Rights.

City Development Department  
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 541-4024

12.	Owner of record	<u>EPT Montecillo Development East, L.P.</u>	<u>8201 Lockheed, El Paso, TX 79925</u>	<u>779-7271</u>
		(Name & Address)	(Zip)	(Phone)
13.	Developer	<u>EPT Montecillo Development East, L.P.</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)

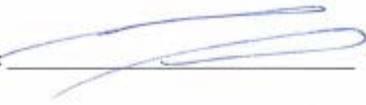
**CASHIER'S VALIDATION**  
**FEE: N/A**

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**