City of El Paso – City Plan Commission Staff Report

(Item to be postponed for one week to 11-21-13)

Case No:	SUSC13-00006 Montecillo Unit Six
Application Type:	Major Preliminary
CPC Hearing Date:	November 14, 2013
Staff Planner:	Nelson Ortiz, (915) 541-4931, ortiznx@elpasotexas.gov
Location:	West of Mesa and South of Carousel
Acreage:	15.749 acres
Rep District:	8
Existing Use:	Vacant
Existing Zoning:	SCZ (Smartcode; T1, T3, T4, T4O)
Proposed Zoning:	SCZ (Smartcode; 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 15.749 acres of vacant land. Sixty-two residential lots, a 4-acre "common open space" site, one lot reserved for a "civic building" proposed as a terminating vista on Pat Adauto Dr. and a playground are all proposed within this subdivision. Primary access to the subdivision is proposed from New Orleans Drive. This application is being reviewed under the Title 21 (SmartCode) and is required to comply with the approved Montecillo Regulating Plan.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends **denial** of Montecillo Unit Six based on the subdivision's non-compliance with Section 19.09.010.A (General Policy).

Planning Division Recommendation:
Denial based on non-compliance with Section 19.09.010 (General Policy) which states the following:

A. Adequate Service for Areas Proposed for Development. Land proposed for development in the city and in the city's extraterritorial jurisdiction must be served adequately by essential public facilities and services, including water facilities, wastewater facilities, roadway and pedestrian facilities, drainage facilities and park and open space facilities. Land shall not be approved for platting or development unless and until adequate public facilities necessary to serve the development exist or provision has been made for the facilities, whether the facilities are to be located within the property being developed or off-site.

Long Range Planning Section
Long Range Planning has reviewed the plat and determined that it meets the requirements of Title 21 (Smartcode). The Consolidated Review Committee approved the Preliminary Building Scale Plan that accompanies this plat on October 3, 2013.

City Development Department - Land Development

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

The Developer/Engineer needs to address the following comments.

1. Show the drainage flow for the alley and the drainage right-of-way.
2. The stormwater seem to flow outside of this Plat; the developer shall be responsible for maintenance of all offsite stormwater management facilities unless drainage easements or rights-of-way with adequate access are provided for the EPWU Stormwater Utility.

Parks and Recreation Department

We have reviewed **Montecillo Unit Six,** a preliminary plat map which is composed of **62** 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 23
    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 "Common Open Space" (Lot 9, 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.

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

1. *The EPWU cannot commit to provide sewer service at this time.*
2. *Sanitary sewer service to the subject development is critical*
3. *EPWU has reviewed preliminary sewer designs from the Owner/Developer's Engineer. EPWU has identified several segments of the preliminary designs which present inadequacies such insufficient main cover, excessive depths of the mains. EPWU respectfully requests further information and further coordination prior to EPWU agreement to provide service.*

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:

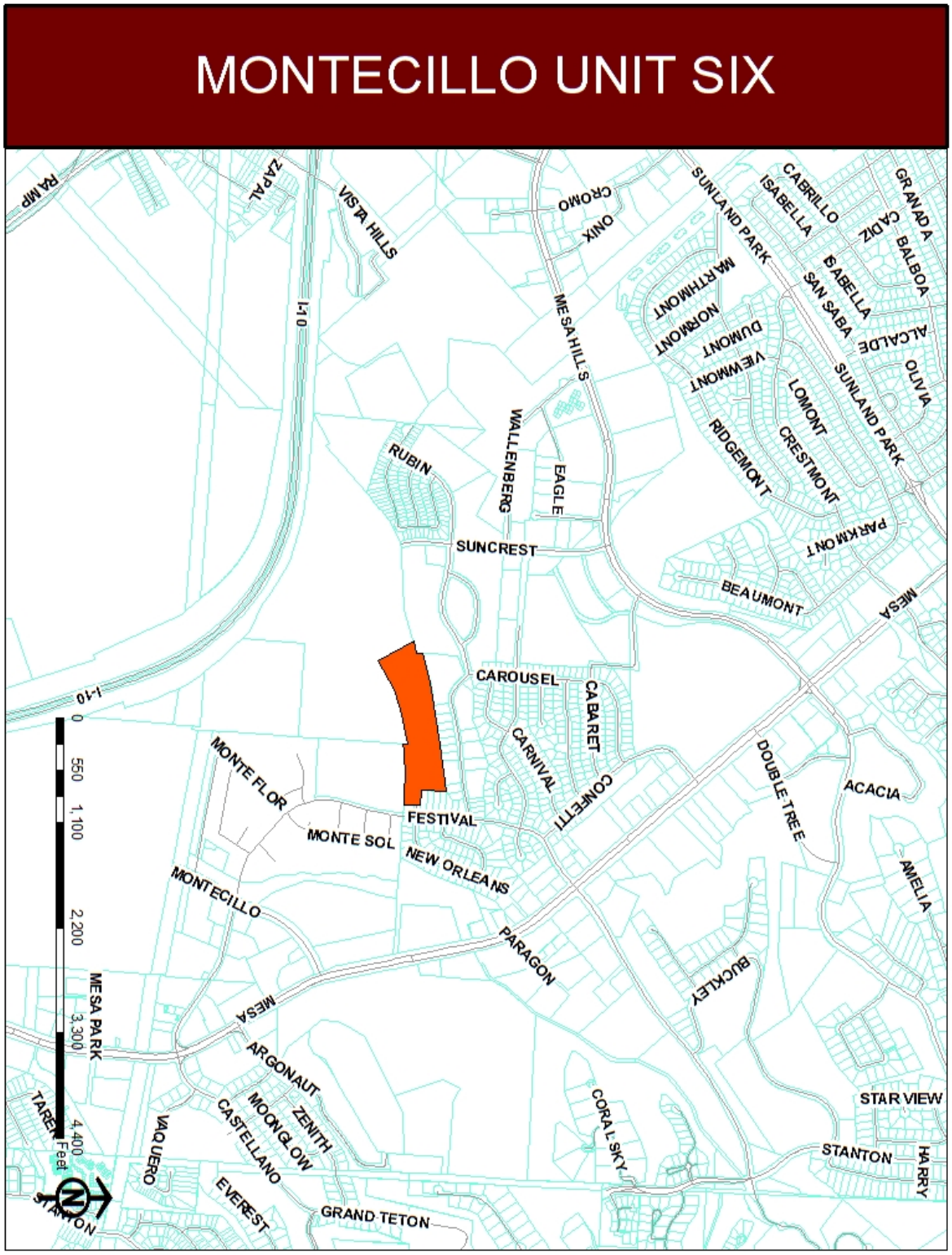
1. Submit to the City Development Department – Planning Division the following prior to recording of the subdivision.
    a. Current certified tax certificate(s)
    b. Current proof of ownership
    c. Release of access document, if applicable
    d. Set of restrictive covenants, if applicable

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

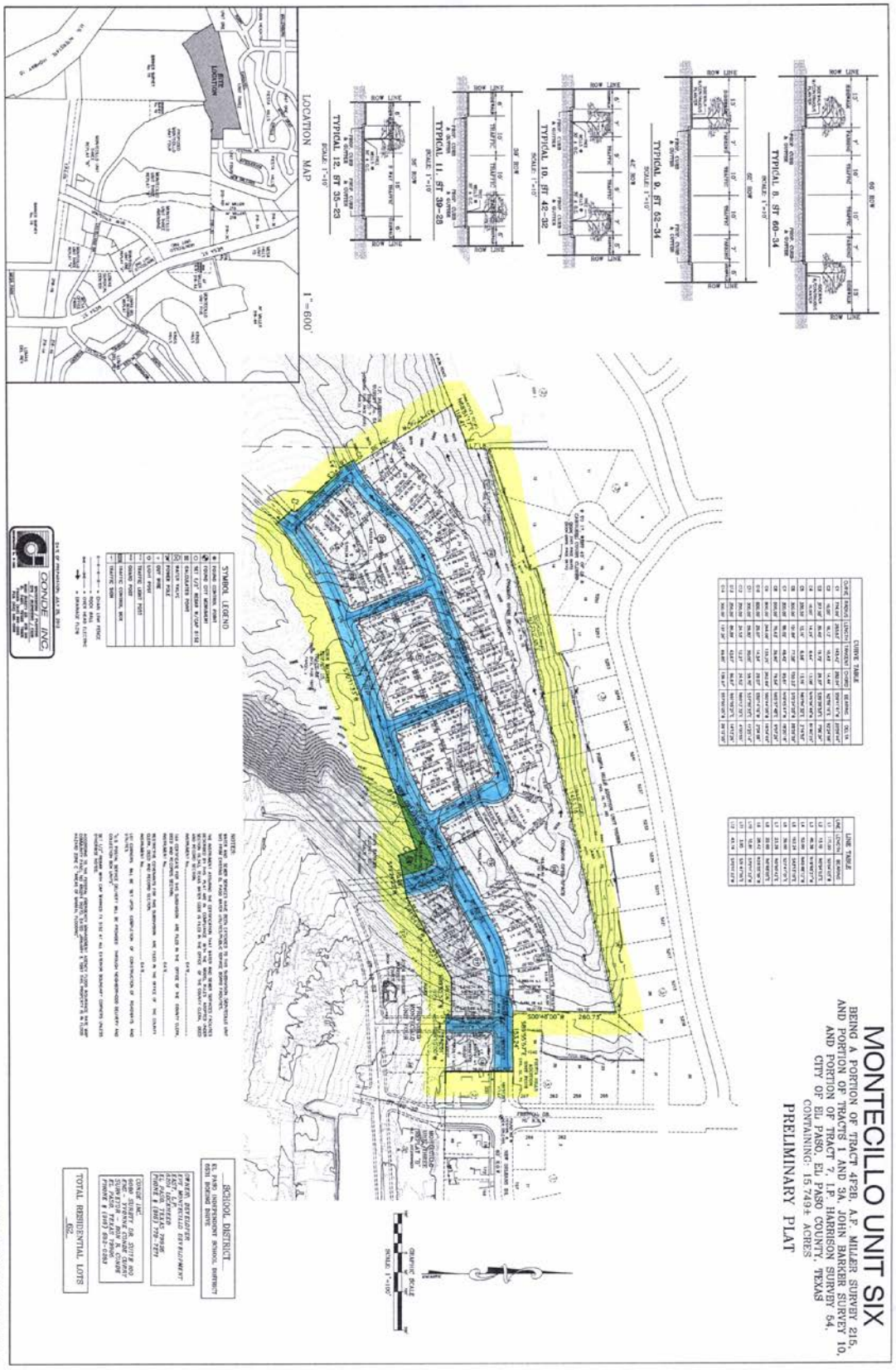
ATTACHMENT 1



ATTACHMENT 2

MONTECILLO UNIT SIX

ATTACHMENT 3



ATTACHMENT 4

CITY PLAN COMMISSION APPLICATION FOR MAJOR SUBDIVISION PRELIMINARY APPROVAL

DATE: October 3, 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. F. Miller Survey 215, and a Portion of Tracts 1 and 3A, John Barker Survey10, 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	8.18	62	Office		
Duplex			Street & Alley	3.13	1
Apartment			Ponding & Drainage		
Mobile Home			Institutional		
P.U.D.			Other (specify below)		
Park	0.085	1	Open Space	4.043	1
School			Civic Building	.25	1
Commercial			Total No. Sites 66		
Industrial			Total Acres (Gross) 15.749		

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).

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

13. Developer EPT Montecillo Development, East L.P. 8201 Lockheed, El Paso, TX 79925 779-7271
(Name & Address) (Zip) (Phone)

14. Engineer CONDE INC. 6080 Surety Drive, Ste 100, El Paso, TX 79905 915-592-0283
(Name & Address) (Zip) (Phone)

CASHIER'S VALIDATION
FEE: N/A

EPT Montecillo Development East L.P.

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