



City of El Paso – City Plan Commission Staff Report

Case No: SUSC13-00007 Montecillo Unit Five
Application Type: Major Preliminary
CPC Hearing Date: November 21, 2013
Staff Planner: Nelson Ortiz, (915) 541-4931, ortiznx@elpasotexas.gov
Location: East of Mesa and North of Argonaut
Acreage: 26.489 acres
Rep District: 8
Existing Use: Vacant
Existing Zoning: SCZ (Smartcode; T1, T5, T5O)
Proposed Zoning: SCZ (Smartcode; T1, T5, T5O)
Nearest Park: Plaza proposed within subdivision
Nearest School: Morehead Middle School (.72 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: SCZ / Vacant

South: C-1 and A-2 / Commercial Development and Apartments

East: SCZ / Vacant

West: GMU and C-3 / Mixed-use Development

PLAN EL PASO DESIGNATION: G2 Traditional Neighborhood (Walkable)

APPLICATION DESCRIPTION

The applicant proposes to subdivide 26.489 acres of vacant land. Fourteen mixed-use lots, a 5.25 acre “common open space” site, one centralized civic plaza and one retention pond are all proposed within this subdivision. Primary access to the subdivision is proposed from Mesa Street. 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** of Montecillo Unit Five based on inconsistencies with the Montecillo Regulating Plan and the subdivision code.

Planning Division Recommendation:
Pending.

Long Range Planning Section

The Long Range Planning section has reviewed the plat and cannot recommend approval at this time. Applicant must address the following comments:

1. Long Range Planning cannot recommend approval until the Preliminary Building Scale Plan has been approved by the Consolidated Review Committee. The Committee shall hear the case on November 20th, 2013.
2. Block 26, Lot 1 exceeds the maximum lot width allowable in the T4O transect (200 feet).

City Development Department - Land Development

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

The Developer/Engineer address the following comments.

1. Retention of all developed stormwater runoff flow within subdivision is required. Historic runoff discharge volumes shall not be exceeded.
2. Show existing and proposed drainage flow patterns throughout the preliminary plat.
3. Identify the discharge location for all stormwater runoff. Label velocity at discharge points.
4. TXDOT approval required for drainage runoff onto Mesa Street and shoulder roads.
5. Add to general notes: "For stormwater purposes, private drainage easements are required for proposed lots and if the lots are further subdivided."
6. TXDOT approval is required for access and drainage onto Mesa Street.
7. Correct the Federal Emergency Management Flood Insurance Rate Map information given on preliminary plat, Numbers are 480214 0027D & 480214 0028C.
8. Both proposed Detention Basins, a portion of storm sewer pipe, two proposed drop inlets, and portions of storm sewer pipes are not within drainage easements or rights-of-ways.
9. 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.
10. Address any potential adverse impacts to proposed subdivision from all offsite stormwater runoff.
11. EPWU recommends using principles of low impact development (such as recessed landscaping, rainwater harvesting, and porous pavements) to reduce the amount of developed stormwater runoff.
12. Proposed grading plans do not match plat submitted.

Parks and Recreation Department

We have reviewed **Montecillo Unit Five**, a major preliminary plat map which 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 Zoning requirements.

Parks have no objections to this subdivision application; however, we offer the following comments:

1. Per site visit observations, concrete flumes, drainage structures and surface flow storm water run-off is coming from the King Hills Apartments (southeast property) and running thru the area noted as "Common Open Space & Drainage Easement" (Lot 1, Block 11); a storm drainage control may have to be provided to avoid erosion of the face of the slopes.
2. Above mentioned sloped areas are non-useable for un-structural recreation use and shall not be counted towards the required percentage of civic space.
3. Clarify ownership / purpose of the 10' R.O.W. & Easement (Vol. 366, Pg. 883) located with-in the area noted as "Common Open Space & Drainage Easement" area (Lot 1, Block 11) south of the King Hills Apartments, and clarify if to remain or be vacated by this plat.
4. Clarify improvements (landscape, concrete flumes, rip-rap, lights, etc.) encroachment from the King Hills Apartments into the "Common Open Space & Drainage Easement" (Lot 1, Block 11) and how this is to be mitigated.

Comments to be addressed at the Subdivision Improvement Plans process:

1. Manmade slopes /disturbed areas with-in the "Common Open Space & Drainage Easement" (Lot 1, Block 11) shall be re-vegetated with desert plants complete with drip / irrigation system if required by the "Grading Ordinance" or any code requirements.
2. All areas noted, as "Common Open Space & Drainage Easement" (Lot 1, Block 11) shall be cleaned and free of trash.
3. Developer / Engineer shall be responsible for mitigating the storm water run-off, erosion, and unstable slopes with-in the "Common Open Space & Drainage Easement" (Lot 1, Block 11).
4. During grading, Developer shall be responsible for salvaging as much Cactus barrels as possible as well as full grown Yuccas and replanted as necessary with-in any areas meant to be left natural and undisturbed.

TxDOT

TxDOT Access Management Committee has the following comment concerning this development:

- AMC recommends meeting spacing criteria that allows for two driveways plus the existing signalized intersection. Due to safety concerns in merging commercial traffic with buses. Commercial traffic will use the intended bus driveway to use the median opening to access southbound Mesa.

El Paso Water Utilities

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

1. EPWU does not object to this request.

Water:

2. Water service for the subject property is available from an existing 12-inch diameter water main along Argonaut Drive. This water main operates in the Mission Hills pressure zone and can provide service up to elevation 4272 ft. (PSB Datum).
3. Water main extensions are required along the proposed extensions of Montecillo Boulevard and Cuartel Lane.
4. Private water pressure regulating devices will be required at the discharge side the water meter. 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.

Sewer:

5. There is an existing 8-inch diameter sewer main along Montecillo Boulevard that dead-ends at the eastern right-of-way line of Mesa Street. Due to the topography of the subdivision, sewer main extensions within dedicated easements are anticipated.
6. EPWU requires a new service application 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 with street names and addresses; (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

Please address the following:

1. 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."
2. Provide proper street alignment for Cuartel Lane at the intersection with Argonaut Drive. The proposed alignment does not conform to Section 19.15.120 (Street offsets).
3. As per section 19.15.060.E (Transitions of Right-of-Way Width), street width transitions shall not occur within an intersection but within the street right-of-way so that the right-of-way shall be the same on both sides of the street intersection.
4. Limit both intersections labeled 15A. CS 49-28 and 10. CS 58-34 to right-in and right-out movement.
5. Provide no entry signs at the northern most exit from the subdivision as this is meant as an exit for BRT route from the subdivision.

Note:

- Coordination with TXDOT will be required for the access and deceleration lanes proposed from Mesa St.

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.
3. Provide street names.

Attachments

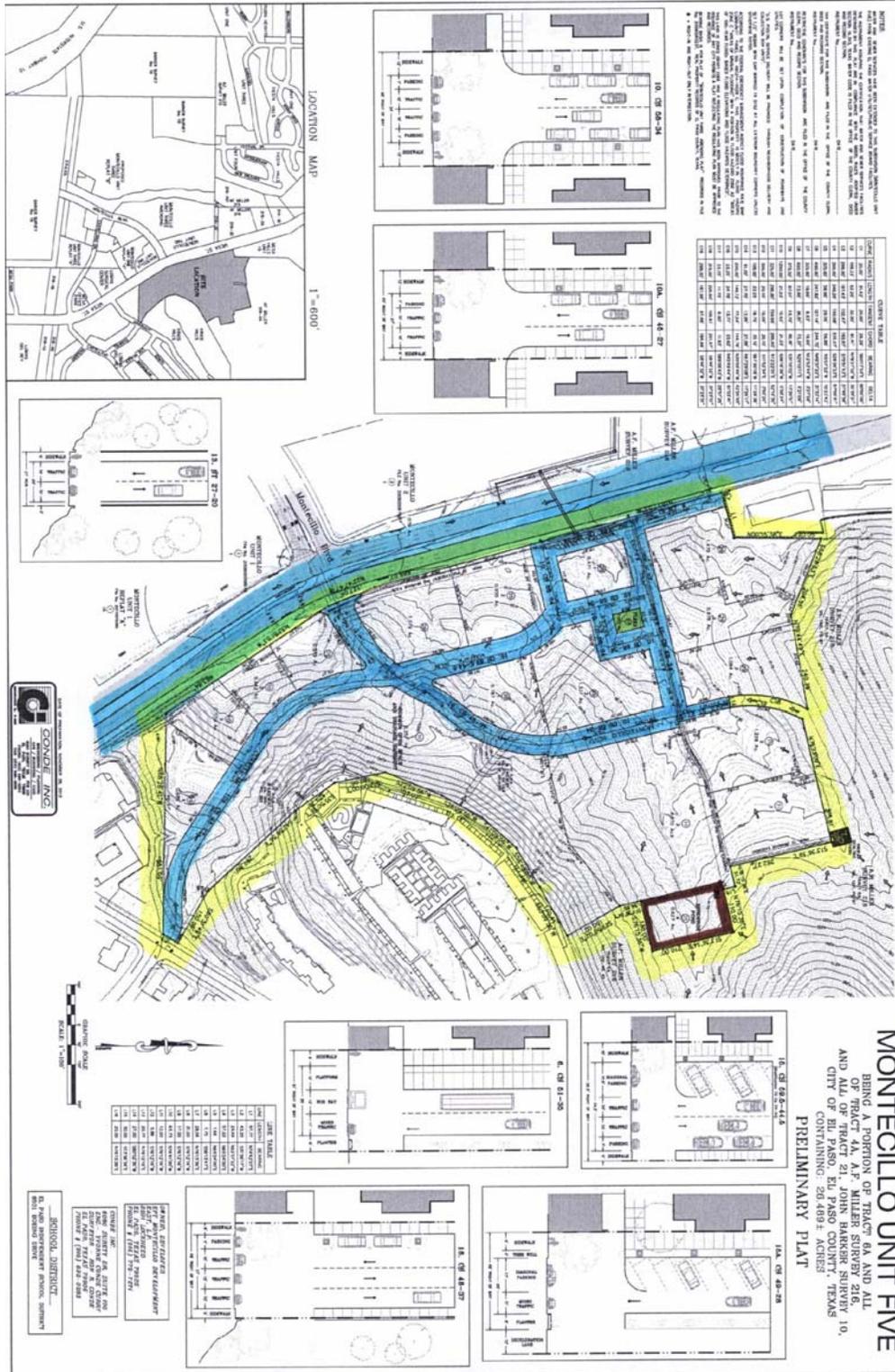
1. Location map
2. Aerial map
3. Preliminary plat
4. Application

ATTACHMENT 2

MONTECILLO UNIT FIVE



ATTACHMENT 3



ATTACHMENT 4



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

DATE: October 24, 2013

File No. SUSC13-00007

SUBDIVISION NAME: Montecillo Unit Five

1. Legal Description for the area included on this plat (Tract, Block, Grant, etc.)
Being a Portion of Tract 6A and all of Tract 4A, A. F. Miller Survey 216, and all of Tract 21, 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>5.210</u>	<u>1</u>
Apartment	_____	_____	Ponding & Drainage	_____	<u>1</u>
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____	Mixed Uses	<u>16.283</u>	<u>14</u>
School	_____	_____	Theater	<u>4.356</u>	<u>1</u>
Commercial	_____	_____	Total No. Sites	<u>17</u>	
Industrial	_____	_____	Total Acres (Gross)	<u>25.849</u>	

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).

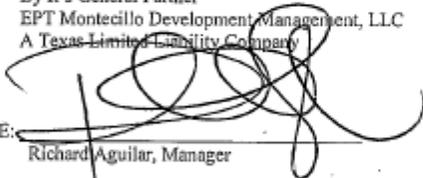
12.	Owner of record	<u>EPT Montecillo Development East, L.P.</u>	<u>8201 Lockheed, El Paso, TX 79925</u>	<u>779-7271</u>
		(Name & Address)	(Zip)	(Phone)
13.	Developer	<u>EPT Montecillo Development East, L.P.</u>	<u>8201 Lockheed, El Paso, TX 79925</u>	<u>779-7271</u>
		(Name & Address)	(Zip)	(Phone)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