



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

**Case No:** SUSC13-00008 Montecillo Unit Four  
**Application Type:** Major Preliminary  
**CPC Hearing Date:** December 5, 2013  
**Staff Planner:** Alejandro Palma, (915) 541-4482, [palmaaj@elpasotexas.gov](mailto:palmaaj@elpasotexas.gov)  
**Location:** East of Mesa and North of Argonaut  
**Acreage:** 25.451 acres  
**Rep District:** 8  
**Existing Use:** Vacant  
**Existing Zoning:** SCZ (Smartcode; T4, T4O)  
**Proposed Zoning:** SCZ (Smartcode; T4, T4O)  
**Nearest Park:** 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:** R-3 / Residential Development  
**South:** SCZ / Vacant  
**East:** SCZ / Vacant  
**West:** SCZ / Vacant

**PLAN EL PASO DESIGNATION:** G2 Traditional Neighborhood (Walkable)

### **APPLICATION DESCRIPTION**

The applicant proposes to subdivide 25.451 acres of vacant land. Sixty-Four mixed-use lots, a .781 acre park “Green with Playground, a .189 civic space “Promontory with Play Structures” are all proposed within this subdivision. Primary access to the subdivision is proposed from Montecillo Boulevard. This application is being reviewed under Title 21 (SmartCode) and does comply with the approved Montecillo Regulating Plan.

### **DEVELOPMENT COORDINATING COMMITTEE**

The Development Coordinating Committee recommends **approval** of Montecillo Unit Four on a major preliminary basis subject to the following requirements and department comments;

**Planning Division Recommendation:**  
**Approval.**

- 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 improvement plans.**)

**Long Range Planning Section**

The Long Range Planning section has reviewed the plat and recommends **Approval**. The Preliminary Building Scale Plan for this plat was approved by the City Review Committee on October 23<sup>rd</sup>, 2013.

**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 stormwater runoff.
2. Show runoff direction arrows on Street Sections and verify tree placement illustrations.

**Parks and Recreation Department**

We have reviewed **Montecillo Unit Four**, a major preliminary plat map which is composed of **58** residential lots and 7 parcels to be used for Multi-family / Retail / offices.

These subdivision 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, based on the approved "Montecillo Development Regulating Plan", we offer the following comments:

1. Lot 1, block 24 noted as "Green" (per Smart Code definitions):
  - a. This parcel is to be developed as a "typical" park with sod and irrigation system;
  - b. A 4'- 6' high combination rock wall/wrought iron safety fence be introduced along the rear steep slopes due safety concerns.
2. A "Terminated Vista" needs to be provided at the intersection of Pat Aauto Dr. & Carlos Gallinar Dr.
3. Promontory area - Lot 1, Block 14A:
  - a) 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.

4. 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**

**TxDOT**

No comments received.

**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. The subdivision requires the extension of an 8-inch diameter water main from the existing 8-inch diameter water main located on Festival Drive (approximately 340-ft west of the intersection of Montecillo Dr. and Festival Dr.) and along the alignment of Pat Aduato Dr. and Festival Dr. to tie-in to the existing water main.
3. 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.

**Sewer**

4. The subdivision requires the extension of an off-site 8-inch diameter gravity sewer main within an off-site alignment through Montecillo Unit 3 Replat B that is graded to the future subgrade of a proposed paved roadway. A 25-foot PSB easement is required to accommodate this sewer main, which will temporary discharge into the Montecillo Lift Station.

**General**

5. 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.
6. Owner/Developer is responsible for all water and sewer extension costs and for the acquisition of offsite easements.
7. All easements dedicated for public sanitary sewer facilities shall comply with the EPWU-PSB Easement Policy. The PSB easements shall be improved to allow the operation of EPWU maintenance vehicles. EPWU-PSB requires access to the proposed PSB facilities within the easements 24 hours a day, seven (7) days a week.

8. 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**

No comments received.

**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.

**Central Appraisal District**

No comments received.

**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:**

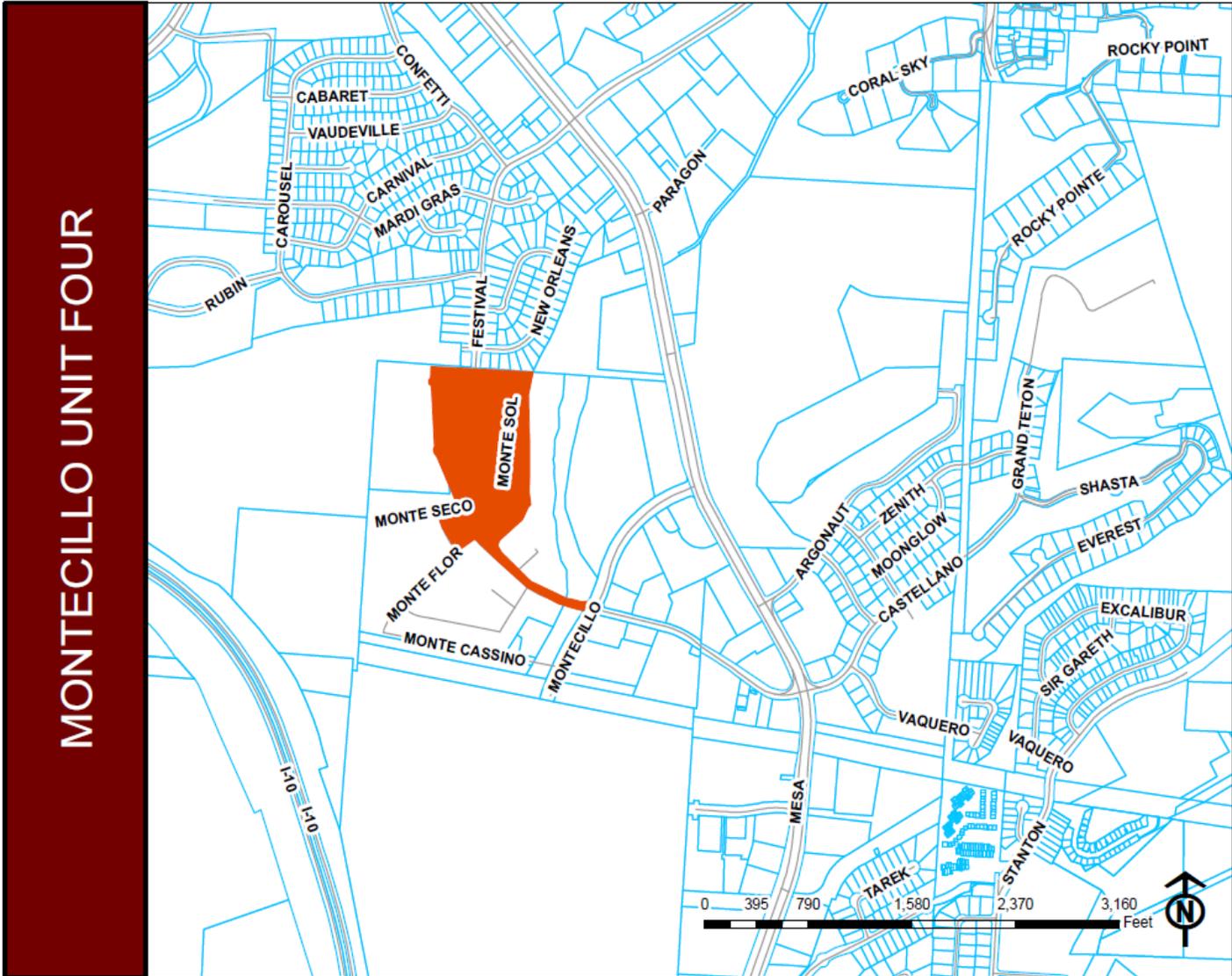
1. Submit to the City Development Department – Planning Division the following prior to recording of the subdivision.
  - a. Current certified tax certificate(s)
  - b. Current proof of ownership
  - c. Release of access document, if applicable
  - d. Set of restrictive covenants, if applicable
2. Every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

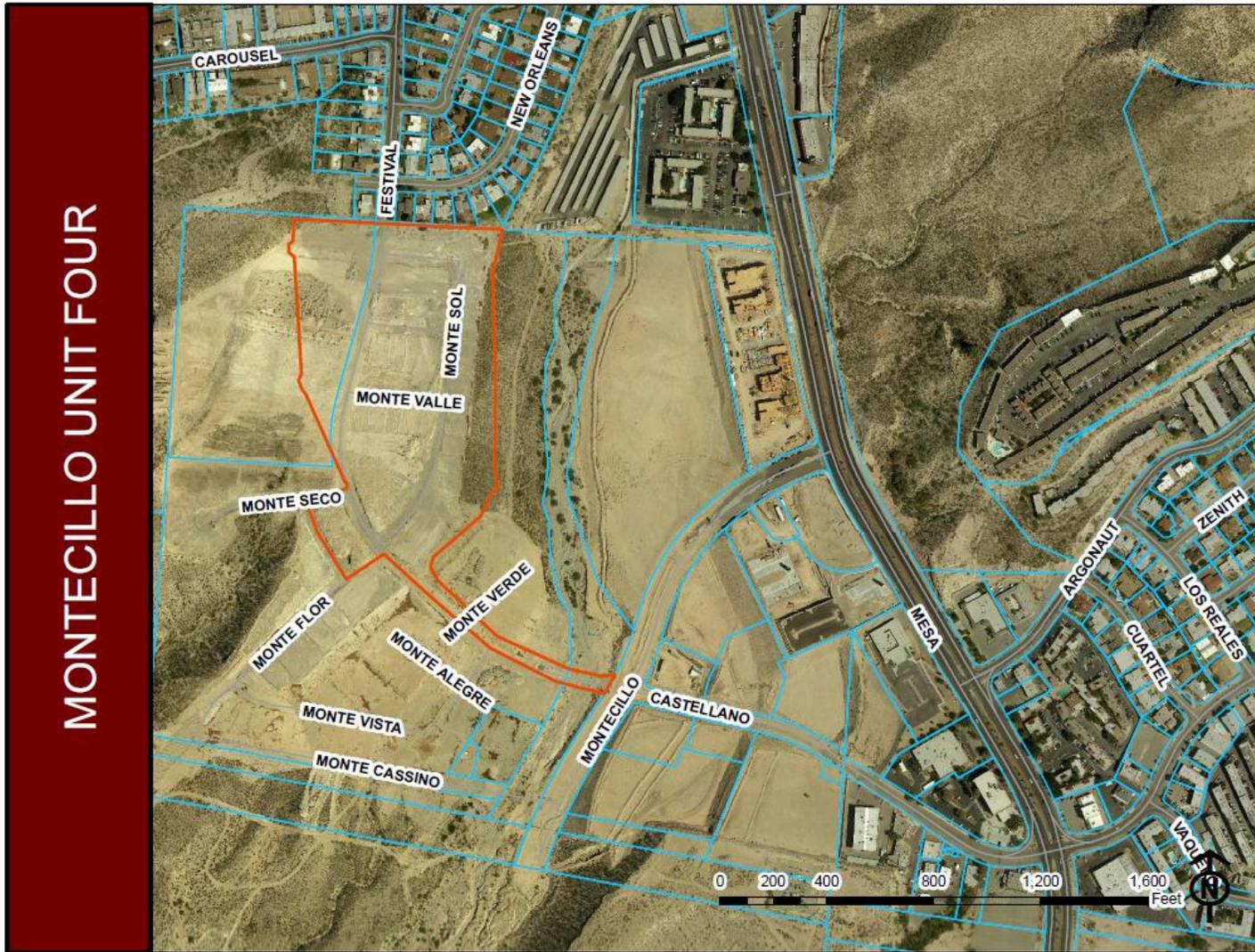
2. Aerial map
3. Preliminary plat
4. Application

ATTACHMENT 1

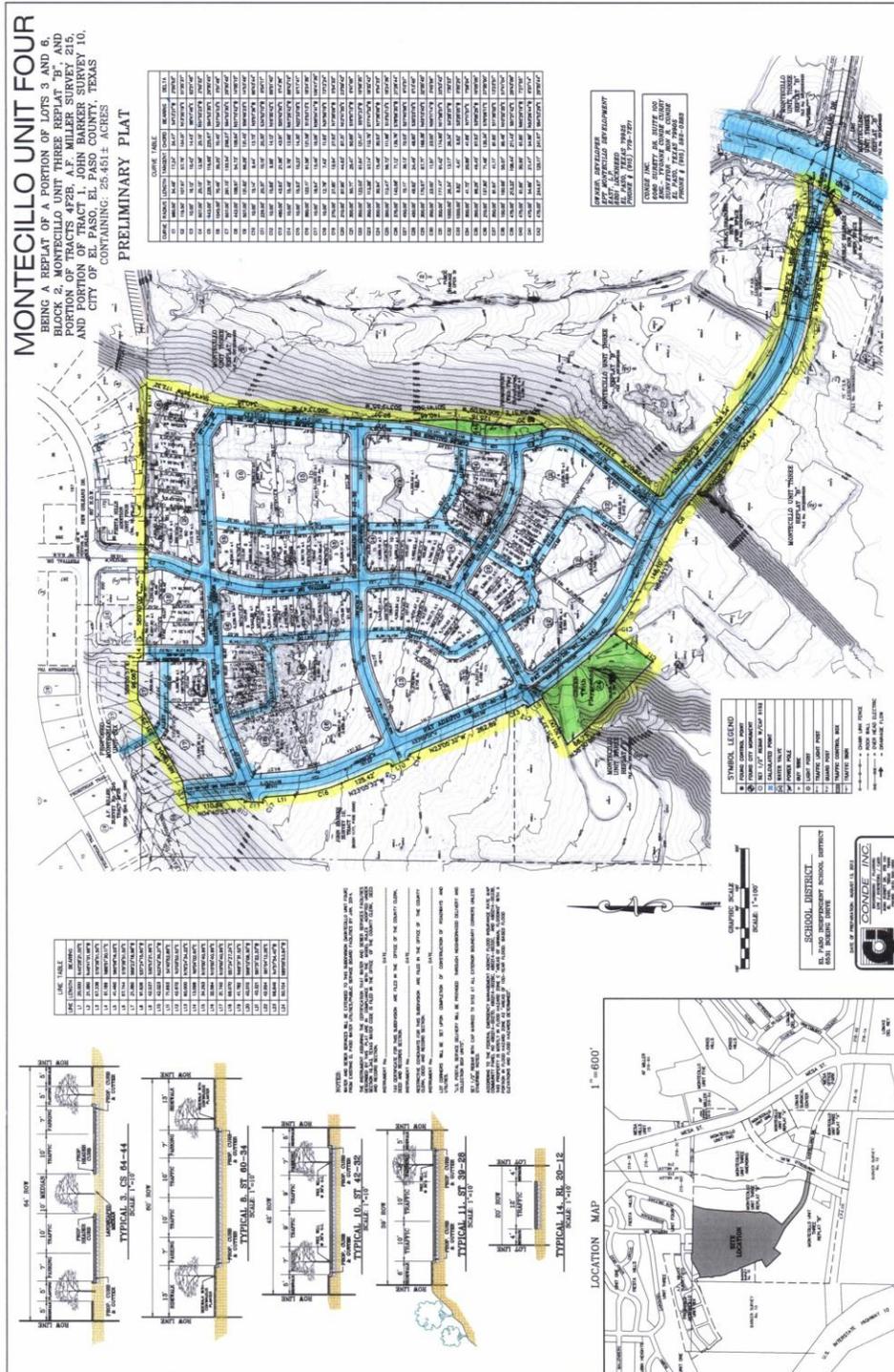


MONTECILLO UNIT FOUR

ATTACHMENT 2



# ATTACHMENT 3



## ATTACHMENT 4



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

DATE: October 30, 2013 File No. SUSC13-00008  
 SUBDIVISION NAME: Montecillo Unit 4

1. Legal Description for the area included on this plat (Tract, Block, Grant, etc.)  
Being a Replat of a Portion of Lots 3 and 6, Block 2, Montecillo Unit Three Replat "B", and portion of Tracts 4F2B, A. F. Miller Survey 215, and a portion of Tract 1, 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>5.090</u>	<u>1</u>
Apartment	_____	_____	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____	<u>Mix Uses</u>	<u>19.39</u>	<u>64</u>
School	_____	_____	<u>Civic Spaces</u>	<u>0.97</u>	<u>2</u>
Commercial	_____	_____	Total No. Sites	<u>67</u>	
Industrial	_____	_____	Total Acres (Gross)	<u>25.451</u>	

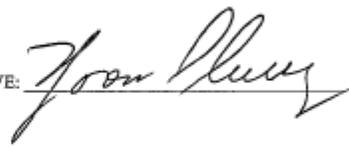
3. What is existing zoning of the above described property? SmartCode Proposed zoning? n/a
4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes X No \_\_\_\_\_
5. What type of utility easements are proposed? 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 \_\_\_\_\_ 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 <u>EPT Montecillo Development East L.P.</u><br>(Name & Address) | <u>8201 Lockheed, El Paso, TX 79925</u><br>(Zip)              | <u>779-7271</u><br>(Phone)     |
| 13. | Developer <u>EPT Montecillo Development, East L.P.</u><br>(Name & Address)      | <u>8201 Lockheed, El Paso, TX 79925</u><br>(Zip)              | <u>779-7271</u><br>(Phone)     |
| 14. | Engineer <u>CONDE INC.</u><br>(Name & Address)                                  | <u>6080 Surety Drive, Ste 100, El Paso, TX 79905</u><br>(Zip) | <u>915-592-0283</u><br>(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**