

# Montecillo Unit Eleven Replat "F"



City Plan Commission — June 18, 2025

<b>CASE NUMBER/TYPE:</b>	<b>SUSU24-00096 – Resubdivision Combination</b>
<b>CASE MANAGER:</b>	Saul Fontes, (915) 212-1606, <a href="mailto:FontesSA@elpasotexas.gov">FontesSA@elpasotexas.gov</a>
<b>PROPERTY OWNER:</b>	Montecillo Retail Investment, LP
<b>REPRESENTATIVE:</b>	Brock & Bustillos, Inc.
<b>LOCATION:</b>	West of Mesa St. and North of Interstate Highway 10 (District 8)
<b>PROPERTY AREA:</b>	4.71 acres
<b>VESTED RIGHTS STATUS:</b>	Not Vested
<b>PARK FEES:</b>	Park Fees Not Required
<b>ZONING DISTRICT(S):</b>	SCZ T5 (SmartCode, Transect 5)

**SUMMARY OF RECOMMENDATION:** Staff recommends **APPROVAL** of Montecillo Unit Eleven Replat "F" on a Resubdivision Combination type basis.

## Montecillo Unit Eleven Replat "F"

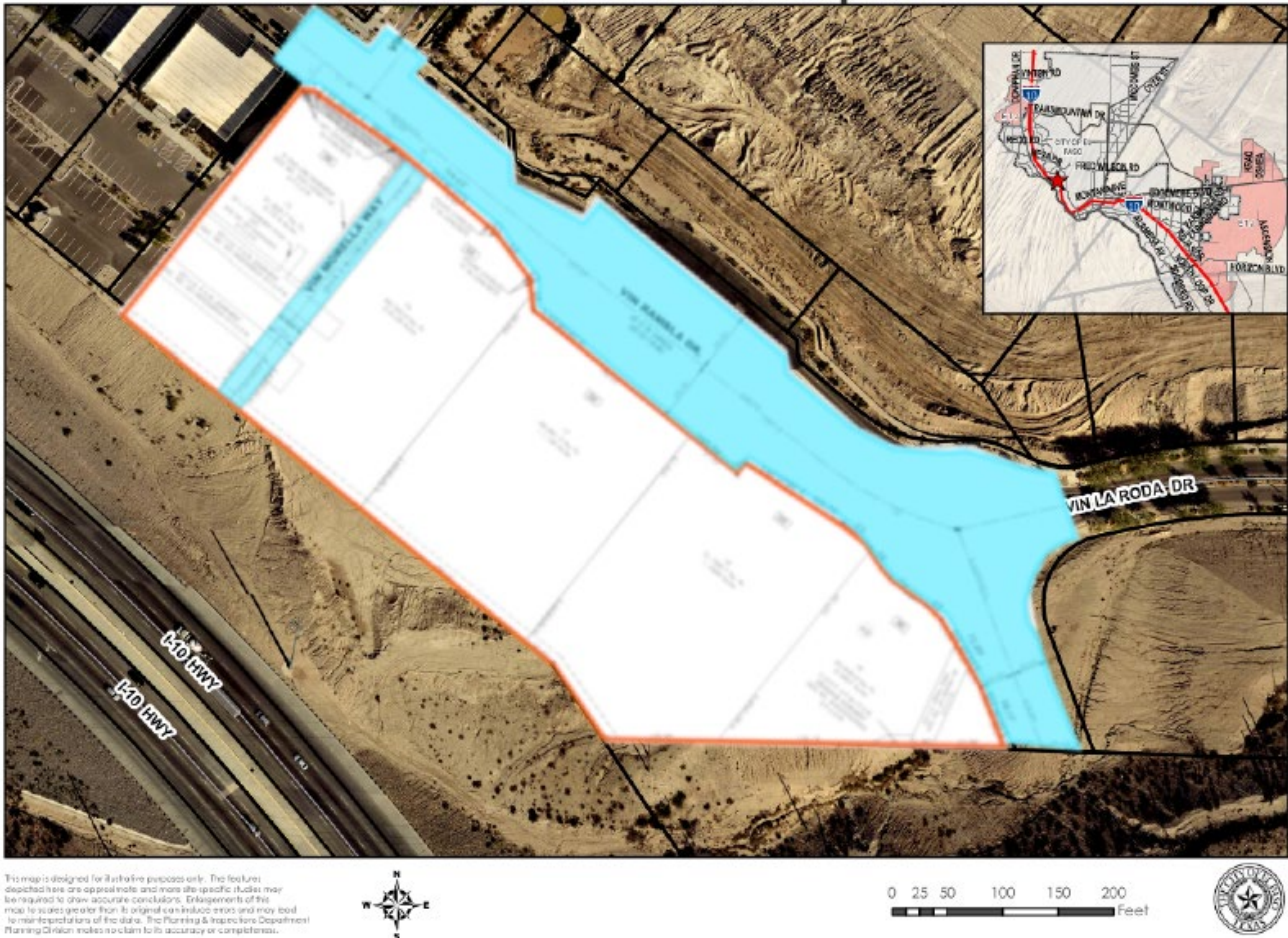


Figure A: Proposed plat with surrounding area

**DESCRIPTION OF REQUEST:** The applicant is proposing to resubdivide 5 lots, vacate a portion of a 20' underground easement, and dedicate 27.5' right-of-way, into a 4.71 acre mixed-use subdivision. Lots range from 0.59 acres to 0.7 acres. Access to the subdivision will be from Vin Morella Way.

**CASE HISTORY/RELATED APPLICATIONS:** "N/A"

**NEIGHBORHOOD CHARACTER:** Surrounding neighborhood characteristics are identified in the following table.

Surrounding Zoning and Use	
North	SCZ Transect 5 (Smart Code)/ Commercial development
South	M-1(Manufacturing) / Vacant
East	SCZ Transect 5 (Smart Code) / Commercial development
West	SCZ Transect 5 (Smart Code) / Commercial development
Nearest Public Facility and Distance	
Park	Galatzan Park (0.4 mi.)
School	Idea Mesa Hills Academy (0.5 mi.)
Plan El Paso Designation	
G2 Traditional Neighborhood	
Impact Fee Service Area	
N/A	

**PUBLIC COMMENT:** "N/A"

**PLAT EXPIRATION:** This application will expire on **June 18, 2028**. If the final plat has not been recorded within the specified date, the final plat approval, unless extended in accordance with El Paso City Code Chapter 19.41 (Expiration, extension and reinstatement), shall expire and the applicable plat shall be deemed null and void.

#### **CITY PLAN COMMISSION OPTIONS:**

##### Subdivision

City Plan Commission (CPC) has sole and final authority on subdivision matters. Subdivision applications in conformance with all applicable code provisions shall be approved by the CPC. When a plat is brought forward to the CPC for review, the Commission may take any of the following actions:

1. **Approval:** The CPC finds that the proposed plat is in conformance with all applicable requirements of Title 19 of the El Paso City Code. **(Staff Recommendation)**
2. **Approval with Conditions:** The CPC may impose conditions that bring the proposed plat into conformance with all applicable requirements of Title 19 of the El Paso City Code.
3. **Denial:** The CPC finds that the proposed plat is not in conformance with all applicable requirements of Title 19 of the El Paso City Code.

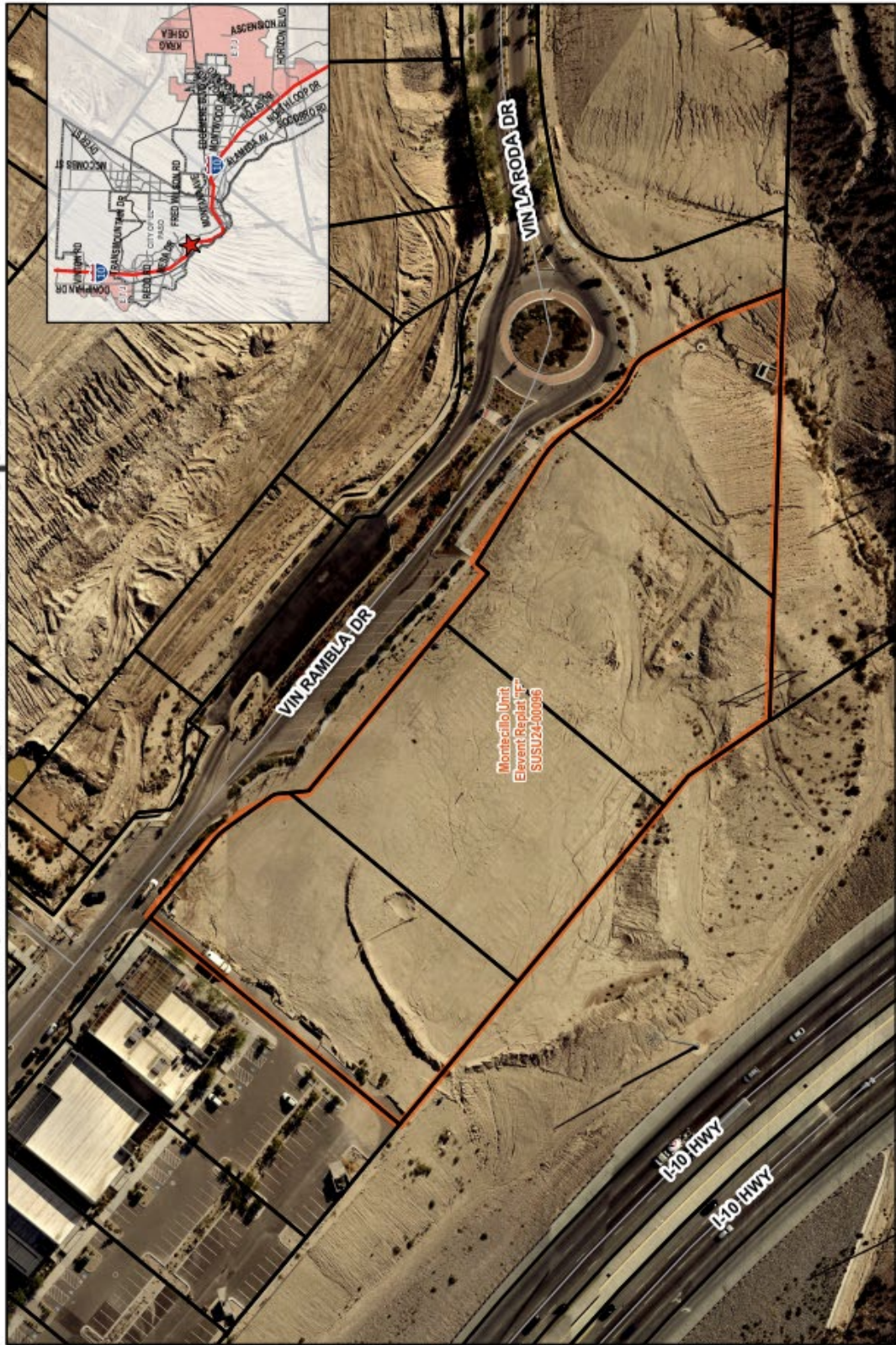
#### **ATTACHMENTS:**

1. Aerial Map
2. Preliminary Plat
3. Final Plat
4. Application
5. Department Comments



# ATTACHMENT 1

## Montecillo Unit Eleven Replat "F"

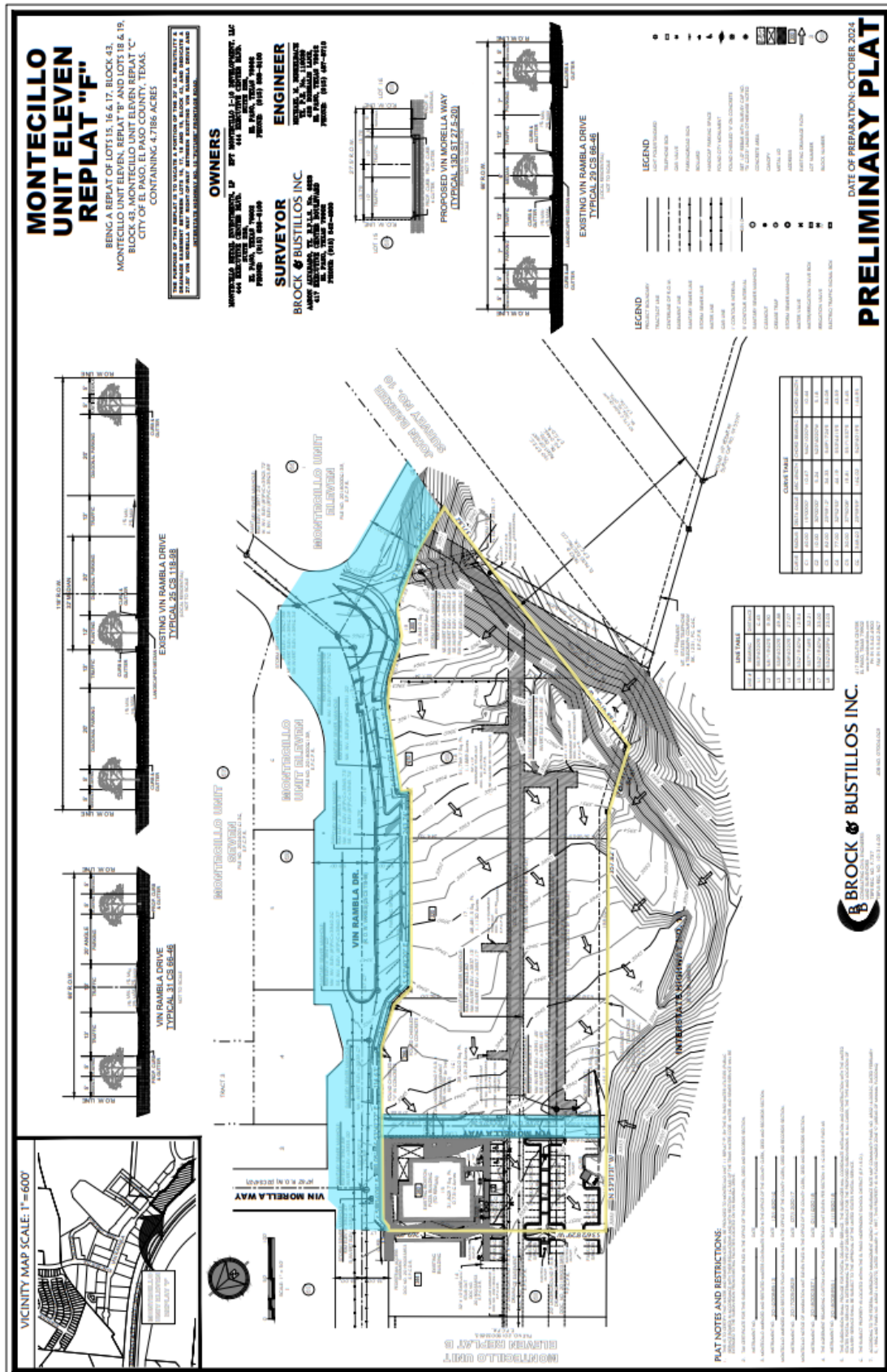


 Subject Property

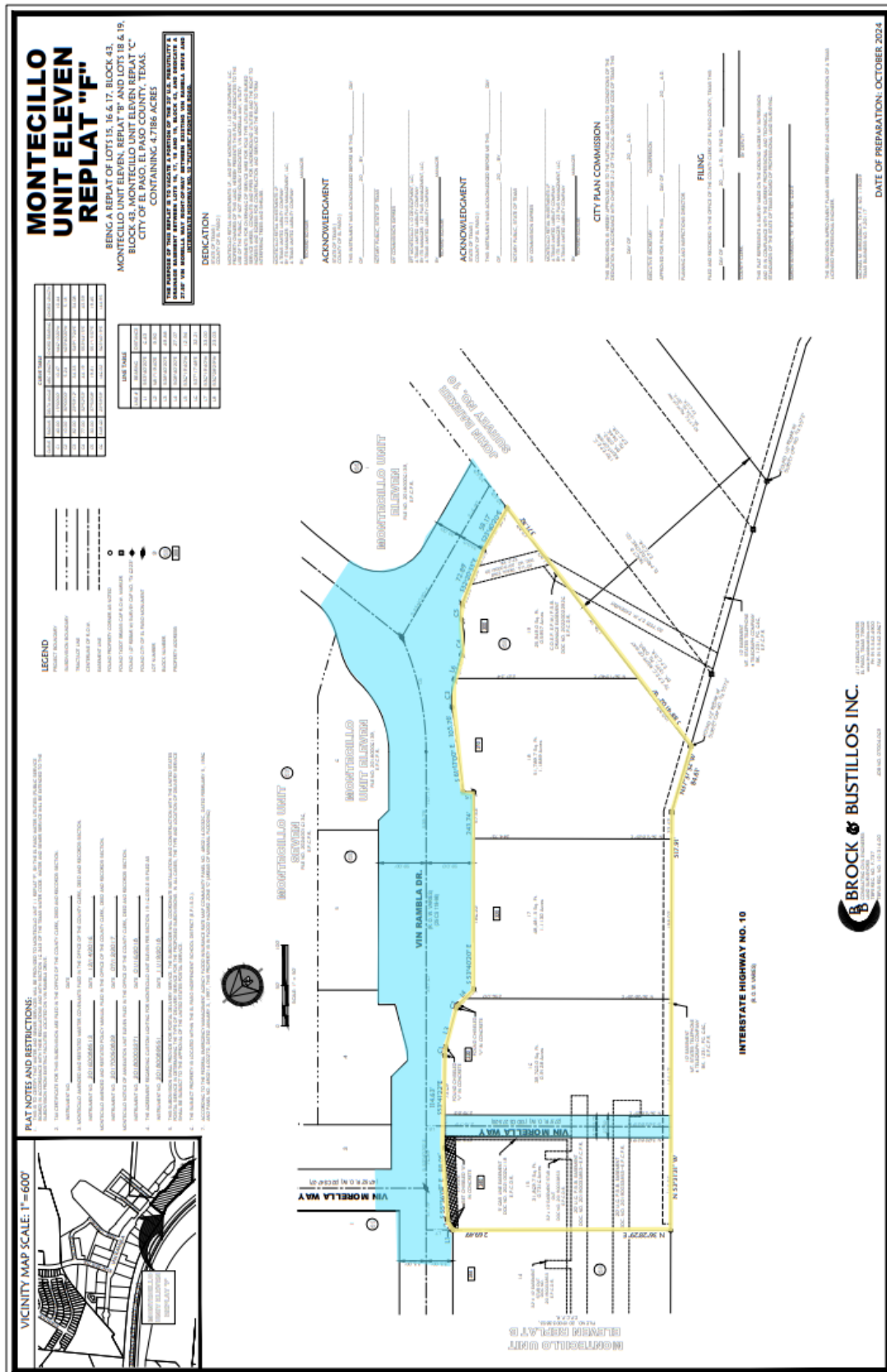
This map is designed for illustrative purposes only. The features shown are not intended to be used for any purpose other than that for which they were prepared. The Planning & Inspection Department makes no claim to its accuracy or completeness.



## **ATTACHMENT 2**



## ATTACHMENT 3



# ATTACHMENT 4



## RESUBDIVISION COMBINATION APPLICATION

DATE: 12-29-24

FILE NO. \_\_\_\_\_

SUBDIVISION NAME: Montecillo Unit Eleven Replat "F"

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)  
LOTS 15, 16 & 17, BLOCK 43, MONTECILLO UNIT ELEVEN, REPLAT "B" AND LOTS 18 & 19, BLOCK 43, MONTECILLO UNIT ELEVEN REPLAT "C"

2. Property Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	_____	_____	Office	_____	_____
Duplex	_____	_____	Street & Alley	0.1766	1
Apartment	_____	_____	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____	_____	_____	_____
School	_____	_____	Total No. Sites	6	_____
Commercial	4.8403	6	Total (Gross) Acreage	4.7188	_____
Industrial	_____	_____			

3. What is existing zoning of the above described property? SCZ Proposed zoning? SCZ

4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes ☒ No ☐

5. What type of utility easements are proposed: Underground ☐ Overhead ☐ Combination of Both ☒

6. What type of drainage is proposed? (If applicable, list more than one)  
underground storm network connection

7. Are special public improvements proposed in connection with development? Yes ☐ No ☒

8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes \_\_\_\_\_ No ☒  
If answer 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 ☐

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 ☒

If yes, please submit a vested rights petition in accordance with Title I (General Provisions) Chapter 1.04 - Vested Rights

Planning & Inspections Department  
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 212-0085

Montecillo Retail Investments, LP

By: 123 Plus Management, LLC 150 W. Castellano STE B 915-667-1800

12. Owner of record By: Richard Aguilar, Manager 444 Executive Center Blvd. 79902 (Zip) 915-667-1800 (Phone)  
(Name & Address)
13. Developer EPT Land Communities 444 Executive Center Blvd. 79902 915-667-1800  
(Name & Address) (Zip) (Phone)
14. Engineer Brock & Bustillos Inc. 417 Executive Center Blvd. 79902 915-542-4900  
(Name & Address) (Zip) (Phone)

OWNER SIGNATURE: 

**Aaron Alvarado**

Digitally signed by Aaron Alvarado  
Date: 2024.12.09 15:44:29 -07'00'

REPRESENTATIVE SIGNATURE:

**915-542-4900 Ext. 136**

REPRESENTATIVE CONTACT (PHONE):

**aaron@brockbustillos.com**

REPRESENTATIVE CONTACT (E-MAIL):

NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING  
UNTIL THE PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND  
COMPLETENESS.

Planning & Inspections Department  
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 212-0085

# **ATTACHMENT 5**

## **Planning and Inspections Department- Planning Division**

Developer / Engineer shall address the following comments:

1. Submit to the Planning & Inspections Department – Planning Division the following prior to recording of the subdivision:
  - a. Current certificate 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. Per El Paso Electric, add 10' utility easement.

## **Planning and Inspections Department- Land Development Division**

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

The Developer/Engineer shall address the following comments

1. Verify typical Vin Morella Way street proposed cross section dimension totals (10' traffic + 10' traffic + 2.5' + 5' S.W. + .5' to back of curb = 28'?). Overall dimension is 27.5', verify which is the correct R.O.W. on preliminary plat sheet.
2. Show proposed drainage flow arrow patterns on typical Vin Morella Way proposed street cross section, i.e. crown, super elevated, etc.
3. Show the proposed street lights, ADA ramps, striping, and signage for proposed street.
4. Provide street City monuments along proposed Vin Morella Way centerline.
5. Subdivision improvement plans are required.
6. New street pavement design for Vin Morella Way will be required for new usage as a residential collector.
7. Illustrate a planting swale on typical street cross section for Vin Morella Way. 2.5' is insufficient for proper landscaping.
8. Provide street radius at corners for Vin Morella Way street ROW at intersection with Vin Rambla.
9. A traffic impact analysis (TIA) submittal to Streets and Maintenance for review and approval is required.

## **Parks and Recreation Department**

We have reviewed **Montecillo Unit Eleven Replat F** a resubdivision combination plat map and on behalf of the Parks & Recreation Department, we offer the Developer / Engineer the following comments:

This subdivision is zoned Smart Code Zoning (SCZ) and is part of the "**Montecillo Development Regulating Plan**" therefore not required to comply with the parkland dedication ordinance requirements Title 19 – Subdivision & Development Plats, **Chapter 19.20 - Parks & Open Space**.

Nearest Park: **Galatzan Park**

Park Zone: **NW-2**

If property zoning /use changes, then "Parkland / fees" requirements will be re-assessed based on applicable conditions.

Thanks for coordinating these items with the consultant; please do not hesitate to call if you have any questions, differ from above comments, or require additional information.



**Streets and Maintenance Department****Traffic and Transportation Engineering:**

No objections to application.

Coordinate with TXDOT for frontage road connection.

**Street Lights Department:**

Street Lights Department does not object to this request.

Interstate Highway No. 10 is a Texas Department of Transportation (TXDOT) right-of-way (ROW).

Existing separately lighting system shall be protected and preserved. Any addition of electrical items shall be show on plans.

Accepted existing public street light system shall be included on plans and the proposed dedication of the right-of-way shall show any change on the existing public street illumination system. Existing public street illumination system shall be protected and preserved.

For the development of a subdivision a complete set of plans shall be submitted to Street Lights Department for review showing the minimum requirements for street illumination proposals\*\*. The submission shall contain but shall not necessarily be limited to plans indicating the location on the premises of all lighting fixtures, both proposed and existing on the site\*\*\*. The description of all lighting fixtures, both proposed and existing. Photometric data. Plans shall show street illumination design and details. El Paso city code is applicable to this process, Street Design Manual (SDM)\* and any other applicable standards or requirements of the city.

Street Lights Department requires that all projects that involves a roadway is to be evaluated for lighting requirements based on the City of El Paso Street Design Manual (SDM) and the Design Standards for Construction (DSC) according to City of El Paso Codes (cited below). While developing a project or construction area the existing street illumination system shall be protected and preserved. Complete survey for street illumination system shall be shown on plans. Any change on existing street illumination systems shall be coordinated with Street Lights Department.

**Contract Management:**

Indicate that any damaged structure within the city right-of-way must be restored to the same or better condition. This applies to asphalt, concrete, manholes, and water valves.

Ensure that the minimum asphalt repair required after modifying a curve and gutter is at least 2 feet.

**El Paso Water**

EPWater does objects to this request.

EPWater requests that this plat show the existing 20-foot PSB easements bisecting the subdivision as described below.

**Water:**

There is an existing 8-inch diameter water main along Vin Rambla Drive. This main is available for service.

There is an existing 8-inch diameter water main along the 20-foot PSB easement located south of Vin Rambla Drive. This main is available for service.

Previous water pressure from fire hydrant #11566 located at 230-feet southeast of Vin Morella Drive and Vin Rambla Drive, has yielded a static pressure of 110 psi, a residual pressure of 90 psi, and a discharge of 1,061

gallons per minute. The owner should, for his own protection and at his own expense, install at the discharge side of each water meter a pressure regulator, strainer, and relief valve, to be set for pressure as desired by the customer.

**Sewer:**

There is an existing 8-inch diameter sanitary sewer along Vin Rambla Drive. This main is available for service.

There is an existing 8-inch diameter sanitary sewer along the 20-foot PSB easement located south of Vin Rambla Drive. This main is available for service.

**General:**

No building, reservoir, structure, parking stalls or other improvement, other than asphaltic paving (HMAC), shall be constructed or maintained on the above referenced EPWater-PSB easement without the written consent of EPWater-PSB. The Developer shall refrain from constructing rock walls, signs, buildings, curbs or any structure that will interfere with the access to the PSB easements. There shall be at least 5-foot setback from the easement line to any building, sign or structure. All easements dedicated for public water and sanitary sewer facilities shall comply with the EPWater-PSB Easement Policy. The PSB easements shall be improved to allow the operation of EPWater maintenance vehicles. EPWater-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.

Application for new water and sanitary sewer services should be made 6 to 8 weeks prior to construction work. New service applications are available at 1154 Hawkins, 3<sup>rd</sup> floor. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the property and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current EPWater-PSB Rules and Regulations. The applicant 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.

**Stormwater:**

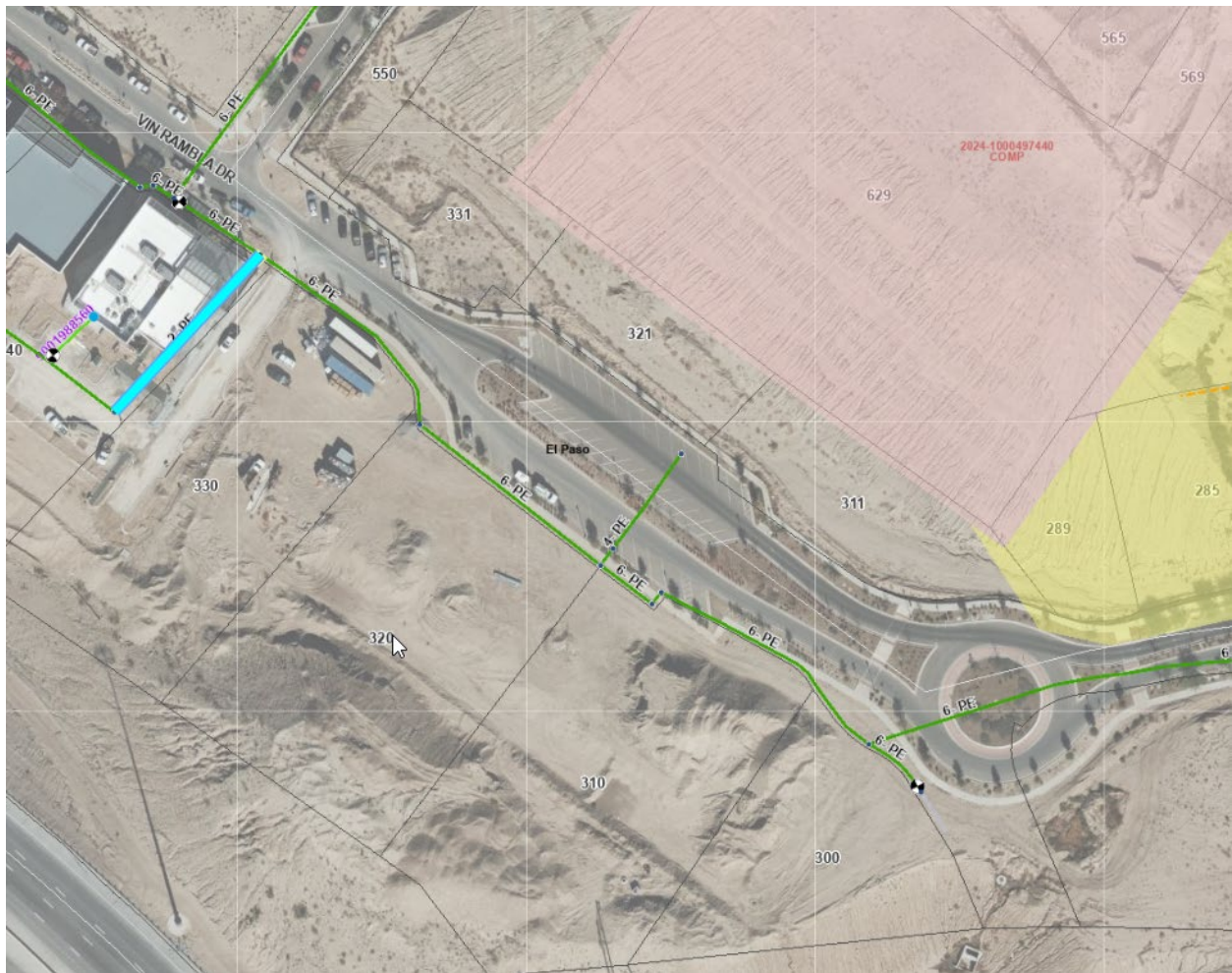
A Drainage Easement is shown on the previous replats "B" & "C" where a pipe was proposed (going from east to west); was this pipe installed, abandoned in place, or will it be relocated to go east towards Outfall #3?

EPW-Storm water needs to approve the storm drain line that was extended through El Paso Electric (Outfall #3), before we approve this Replat

**Texas Gas**

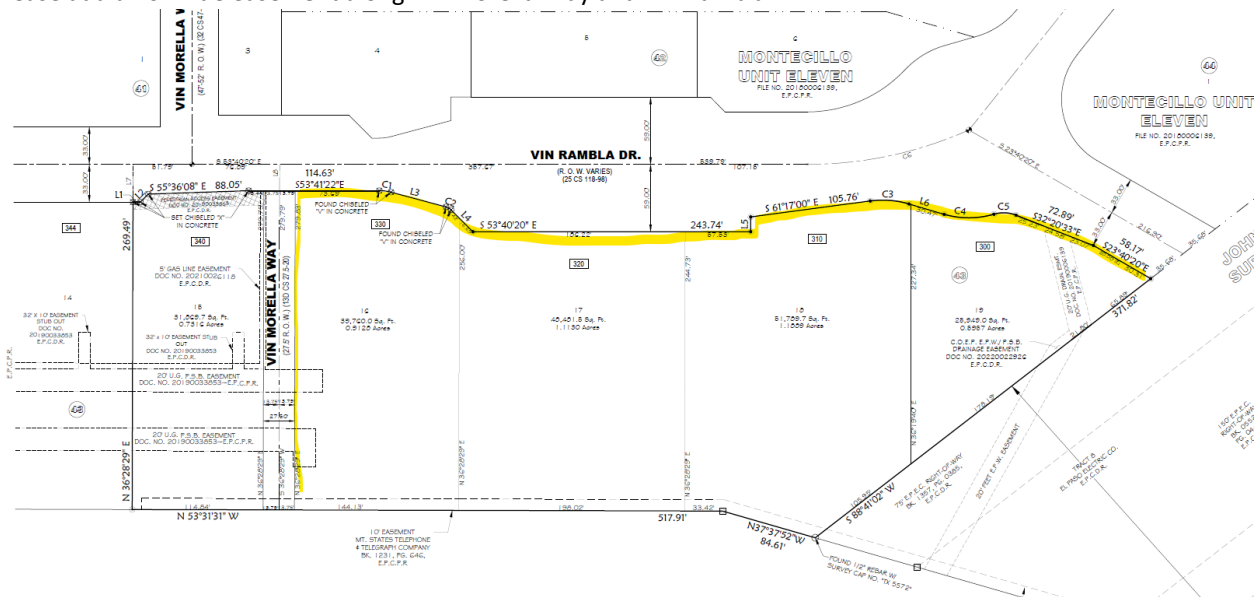
In reference to SUSU24-00096 - Montecillo Unit 11 Replat F, Texas Gas Service has an active 2" gas main along south lot line of 340 Vin Rambla Dr that turns to the north in the middle of the lot through an existing TGS easement (see the image below as reference).

Disclaimer: Texas Gas Service does not allow permanent structures nor trees to be installed on top of TGS gas mains or service lines. If a conflict is anticipated, the developer, contractors or owner representative should contact TGS to relocate the gas main and/or service at the developer's expense.



### El Paso Electric

lease add a 10' wide easement along Vin Morella Way and Vin Rambla Dr.



### Texas Department of Transportation

Submit Grading and Drainage plans for TXDOT review.



**El Paso County Water Improvement District #1**

The above mentioned item is not within the boundaries of EPCWID.

**Capital Improvement Department**

CID has no objections to the proposed replat and the dedication of these streets. CID staff is working with the applicant and TXDOT to ensure future connections I-10 Frontage Roads (CSJ 2121-02-167). CID defers to P&I staff on cross section details related to construction of roadway and sidewalk improvements

**El Paso County**

No comments received.

**Fire Department**

No comments received.

**El Paso County 911 District**

No comments received.