

Montecillo Unit Eight Replat "A"



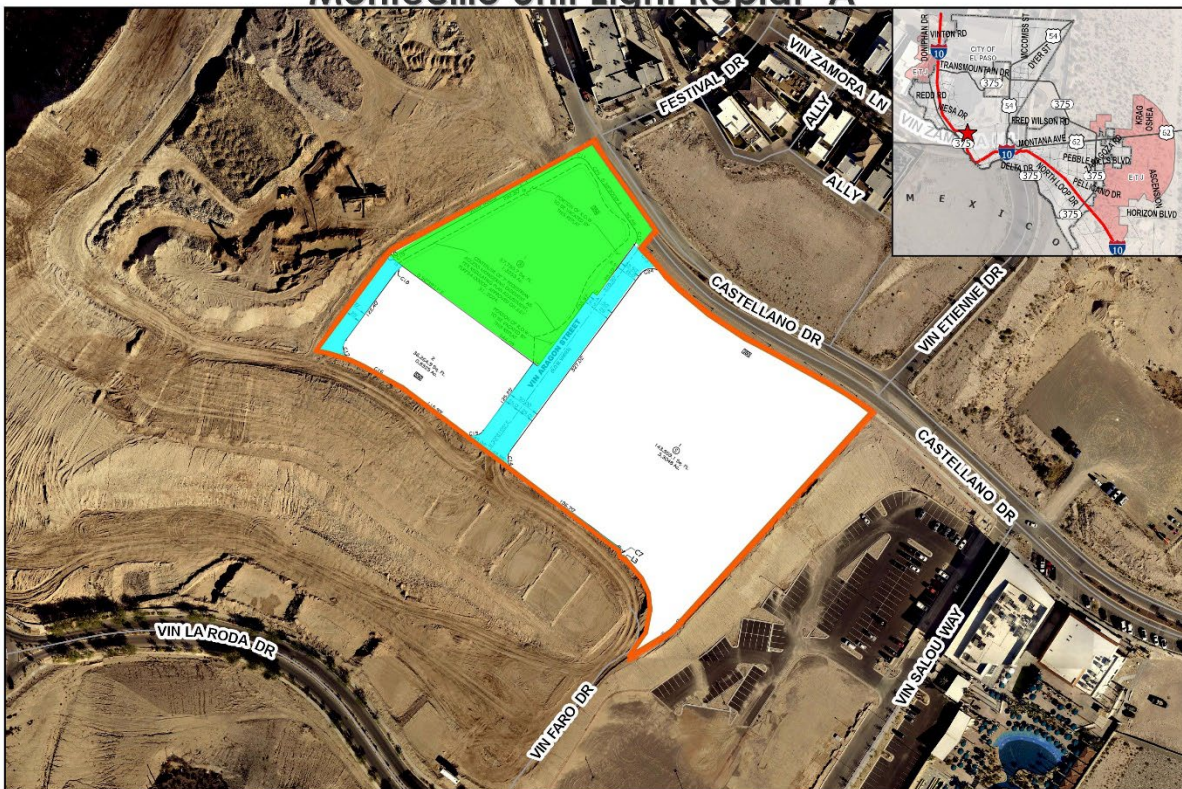
City Plan Commission — April 24, 2025

CASE NUMBER/TYPE:	SUSC25-00001 – Resubdivision Combination
CASE MANAGER:	Armida R. Martinez, (915) 212-1605, martinezar@elpasotexas.gov
PROPERTY OWNER:	EPT Mesa Development, LP
REPRESENTATIVE:	Brock & Bustillos
LOCATION:	South of Castellano Dr. and West of Mesa St. (District 8)
PROPERTY AREA:	6.09 acres
VESTED RIGHTS STATUS:	Not Vested
PARK FEES:	Park Fees Not Required
ZONING DISTRICT(S):	SCZ-T40 (SmartCode; Transect 40) and SCZ -T1 (SmartCode; Transect 1)

SUMMARY OF RECOMMENDATION: Staff recommends **APPROVAL WITH A CONDITION** of Montecillo Unit Eight Replat "A" on a Resubdivision Combination basis. The condition is as follows:

- That the Montecillo Regulating Plan be adjusted to match the proposed street cross-sections prior to recording of the final plat.

Montecillo Unit Eight Replat "A"



This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required to draw accurate conclusions. Statements on this map to scales greater than its original can introduce errors and may lead to misinterpretations of the data. The Planning & Inspection Department Planning Division makes no claim to its accuracy or completeness.



Subject Property

0 40 80 160 240 320 Feet



Figure A: Proposed plat with surrounding area

DESCRIPTION OF REQUEST: The applicant proposes to resubdivide 6.09 acres for the development of two apartment buildings and a 1.33-acre private park. The purpose of the replat is to vacate a portion of private right-of-way along Vin Madrid Street, Castellano Drive, and Vin Aragon Street, as well as a 10-foot utility easement within Blocks 1 and 2. Access to subdivision is from Castellano Drive, Vin Madrid Street, Vin Aragon Street and Vin Faro Lane. This application is being reviewed under the current subdivision code, and under Title 21 (SmartCode). The proposed condition is needed for this request to comply with the Montecillo Regulating Plan.

CASE HISTORY/RELATED APPLICATIONS: The City Plan Commission at its regular meeting on May 14, 2023, voted to approve Montecillo Unit Eight on a Resubdivision Combination basis.

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

Surrounding Zoning and Use	
North	SCZ-T4O (SmartCode; Transect-4O) Vacant
South	SCZ-T4O (SmartCode; Transect-4O) Vacant
East	SCZ -T4O (SmartCode; Transect-4O) Residential Development
West	SCZ-T4O (SmartCode; Transect-4O) Vacant
Nearest Public Facility and Distance	
Park	A private park is proposed within the subdivision
School	Idea Mesa Hills Academy (0.79 miles)
Plan El Paso Designation	
G2, Traditional Neighborhood (Walkable)	
Impact Fee Service Area	
N/A	

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:

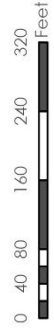
1. **Approval:** The CPC finds that the proposed plat is in conformance with all applicable requirements of Title 19 of the El Paso City Code. **(Staff Recommendation)**
2. **Approval with Conditions:** The CPC may impose conditions that bring the proposed plat into conformance with all applicable requirements 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. Montecillo Regulating Plan
6. Department Comments

ATTACHMENT 1

Montecillo Unit Eight Replat "A"



Subject Property



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ATTACHMENT 4



RESUBDIVISION COMBINATION APPLICATION

DATE: 12-19-24 FILE NO. SUSC25-00001

SUBDIVISION NAME: Montecillo Unit Eight Replat A

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
All of Blocks 1 and 2, Vin Madrid Street and Vin Aragon Street Rights-of-Ways, Montecillo Unit Eight and a portion of Castellano Drive Rights-of-Ways, Montecillo Unit 4A

2. Property Land Uses:

	<u>ACRES</u>	<u>SITES</u>		<u>ACRES</u>	<u>SITES</u>
Single-family	_____	_____	Office	_____	_____
Duplex	_____	_____	Street & Alley	0.6320	3
Apartment	4.1373	2	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	1.3253	1	_____	_____	_____
School	_____	_____	_____	_____	_____
Commercial	_____	_____	Total No. Sites	6	_____
Industrial	_____	_____	Total (Gross) Acreage	6.0946	_____

3. What is existing zoning of the above described property?^{sc} _____ Proposed zoning?^{sc} _____

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)
Surface runoff and 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

12. Owner of record EPT Mesa Dev., LP 444 Executive Ctr. Blvd., Suite 208, El Paso, Tex
(Name & Address) (Zip) (Phone)
13. Developer EPT Mesa Dev., LP 444 Executive Ctr. Blvd., Suite 208, El Paso, Texas, 7
(Name & Address) (Zip) (Phone)
14. Engineer Brock & Bustillos, Inc. 417 Executive Ctr. Blvd., El Paso, Texas, 79902 915
(Name & Address) (Zip) (Phone)

OWNER SIGNATURE: David Bogas  Digitally signed by David Bogas
 Date: 2024.12.20 11:28:30 -07'00'

REPRESENTATIVE SIGNATURE: Aaron Alvarado  Digitally signed by Aaron Alvarado
 Date: 2024.12.19 16:16:22 -07'00'

REPRESENTATIVE CONTACT (PHONE): 915-542-4900 Ext. 136

REPRESENTATIVE CONTACT (E-MAIL): aaron@brockbustillos.com

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

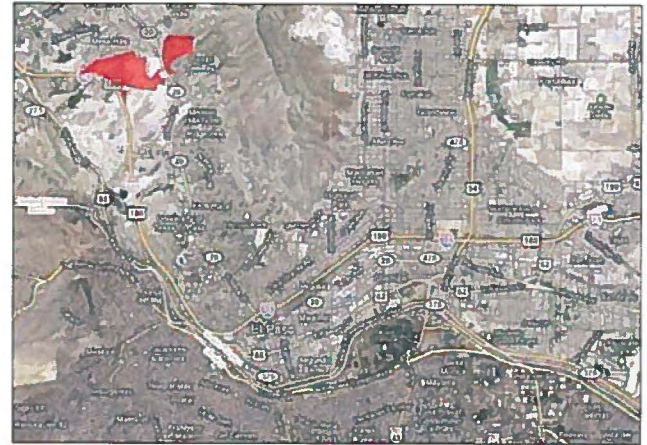
(SEE FOLLOWING PAGES)

PLRP24 - 00002
SMARTCODE APPLICATION EL
PASO, TEXAS
CODE OF ORDINANCES TITLE
21 APPLICATION

MONTECILLO
DEVELOPMENT REGULATING
PLAN

PREPARED FOR EPT LAND COMMUNITIES

As of July 31, 2024



Site Location

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RUBEN DR

SUNCREST DR

CAROUSEL DR

FESTIVAL DR

N MESA ST

N MESA ST

MONTECILLO BLVD

W CASTELLANO DR

INTERSTATE HIGHWAY 10

Proposed
School Site
Land Owned
by EPISD



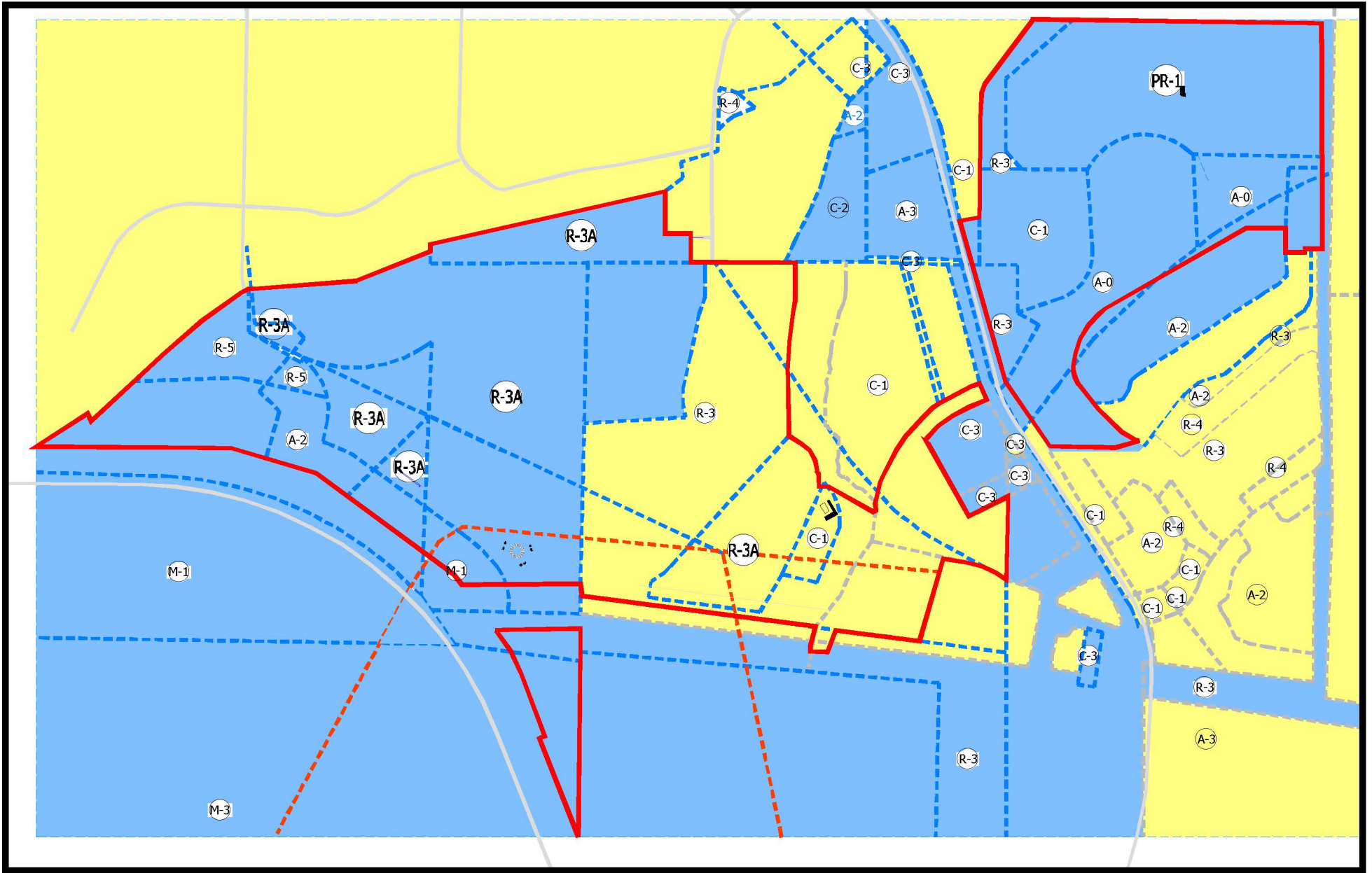
Description	Legal	Acreage
Planned Parenthood	A portion of Tract 6A, now known as Tract 6J, A.F. MILLER SURVEY No. 216, in the City of El Paso, El Paso County, Texas, according to the map filed for tax purposes at the El Paso Central Appraisal District	0.06490
Lomas Surgical	A portion out of Lot 1, Block 1, LOMAS SURGICAL CENTER, an addition to the City of El Paso, El Paso County, Texas, according to the map thereof on file in Book 73, Page 23, Plat Records of El Paso County, Texas	0.70800
Asarco	Tract 1, JOHN BARKER SURVEY No. 10, an addition in the City of El Paso, El Paso County, Texas, according to the resurvey of said JOHN BARKER SURVEY No. 10 by El Paso County, Texas for tax purposes	125.95600
Cemex - Parcel 1	Tract 4F2B, A.F. MILLER SURVEY NO. 215, in the City of El Paso, El Paso County, Texas, according to the map filed for tax purposes at the El Paso Central Appraisal District	9.00900
Cemex - Parcel 2	Tract 3A, JOHN BARKER SURVEY NO. 10, in the City of El Paso, El Paso County, Texas, according to the map filed for tax purposes at the El Paso Central Appraisal District	24.80900
Cemex - Parcel 3 & 4	Tracts 6 and 7, I.F. HARRISON SURVEY NO. 54, in the City of El Paso, El Paso County, Texas, according to the map filed for tax purposes at the El Paso Central Appraisal District	47.55400
Cemex - Parcel 5	Tract 4, JOHN BARKER SURVEY NO. 10, in the City of El Paso, El Paso County, Texas, according to the map filed for tax purposes at the El Paso central Appraisal District	6.90931
Cemex - Parcel 6	Tract 3, JOHN BARKER SURVEY NO. 10, in the City of El Paso, El Paso county, Texas, according to the map filed for tax purposes at the El Paso Central Appraisal District	17.83262
Cemex - Parcel 7	A portion of Tract 5A, JOHN BARKER SURVEY NO. 10, in the City of El Paso, according to the map filed for tax purposes at the El Paso Central Appraisal District and a portion of I.F. HARRISON SURVEY NO. 54, in the City of El Paso, El Paso County, Texas, according to the map filed for tax purposes at the El Paso Central Appraisal District	1.42940
Lemiro - Parcel 1	Lot 1, Block 3, KINGS HILLS REPLAT, an addition to the City of El Paso, El Paso County, Texas, according to the plat thereof on file in Volume 44, Page 15, Real Property Records, El Paso County, Texas	2.35500
Lemiro - Parcel 2	A portion out of Tract 6A, now known as Tract 6G, A.F. MILLER SURVEY NO. 216 in the City of El Paso, El Paso County, Texas, according to the resurvey of said A.F. MILLER SURVEY NO. 216 made by El Paso County, Texas for tax purposes	9.27100
Residential Vista	A parcel of land being Tract 21, JOHN BARKER SURVEY NO. 10 and Tract 4A and portion of Tract 6A, A.F. Miller Survey No. 216, City of El Paso, El Paso County, Texas	72.28000
	TOTAL ACREAGE	318.17823

SAVE AND EXCEPT

The Retreat	Lot 3 Block 9 Montecillo Unit Three Replat "A"	4.50320
The Venue - Parcel 1	Lot 1A, Block 1, MONTECILLO UNIT ONE REPLAT A, an Addition to the City of El Paso, El Paso County, Texas, according to the map thereof recorded under Instrument No. 20110018395, Real Property Records of El Paso County, Texas	4.04840
The Venue - Parcel 2	Lot 1, Block 2, MONTECILLO UNIT TWO, an addition to the City of El Paso, El Paso County, Texas, according to the map thereof recorded under Instrument No. 20090006768, Plat Records of El Paso County, Texas	4.67960
Capital Bank	A portion of Lot 1, Block 1, MONTECILLO UNIT ONE, an Addition to the City of El Paso, El Paso County, Texas, according to the Map thereof recorded under Instrument No. 20080068640, Plat Records of El Paso County, Texas	1.64040
EPISD	Lot 2, Block 2, MONTECILLO UNIT THREE, an Addition to the City of El Paso, El Paso County, Texas, according to the map thereof recorded under Instrument No. 20090015123, Plat Records of El Paso County, Texas	14.41680
	TOTAL TO SAVE AND EXCEPT	29.28840

NET ACREAGE

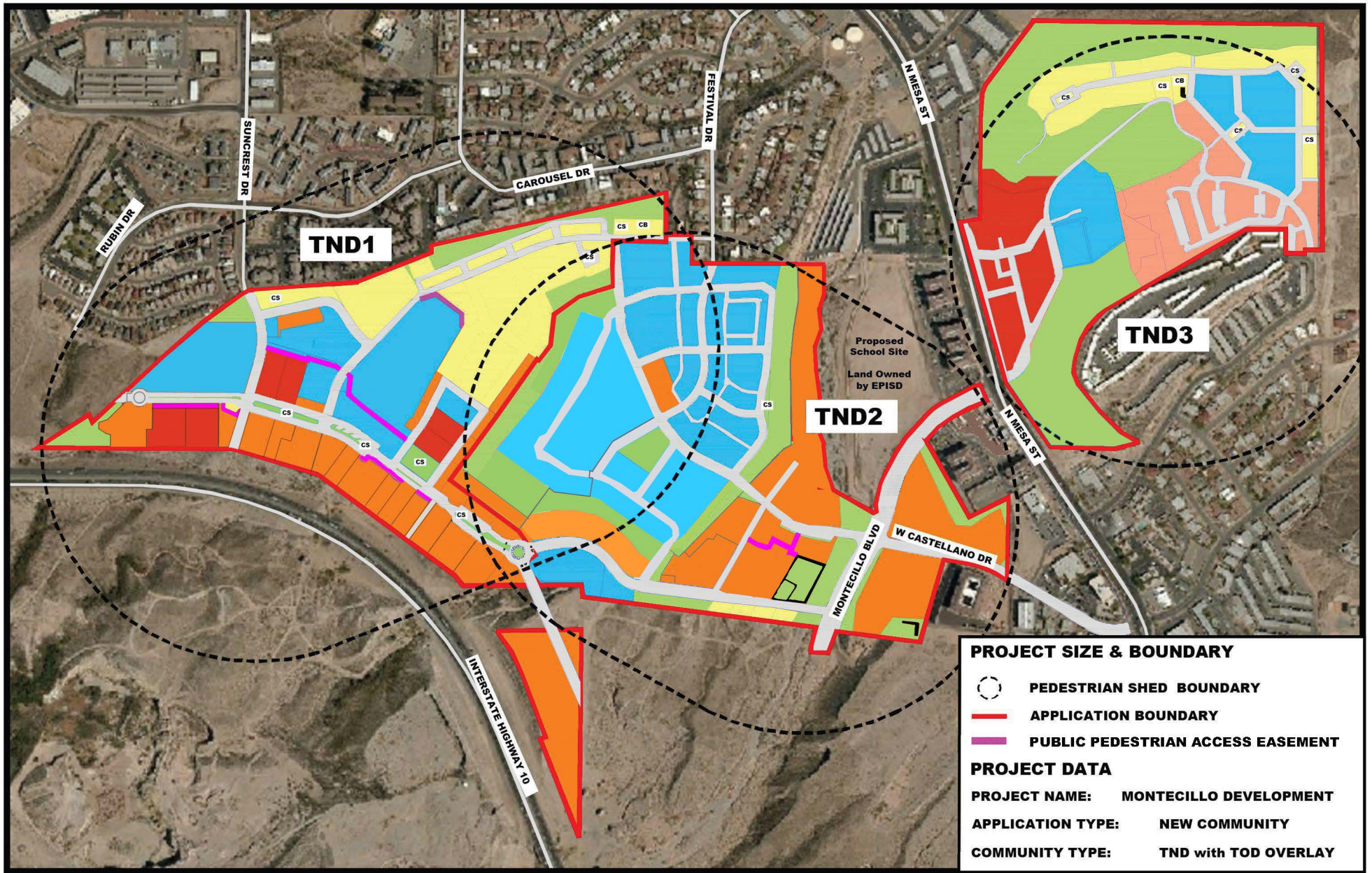
288.88983



SCALE:1"=800'



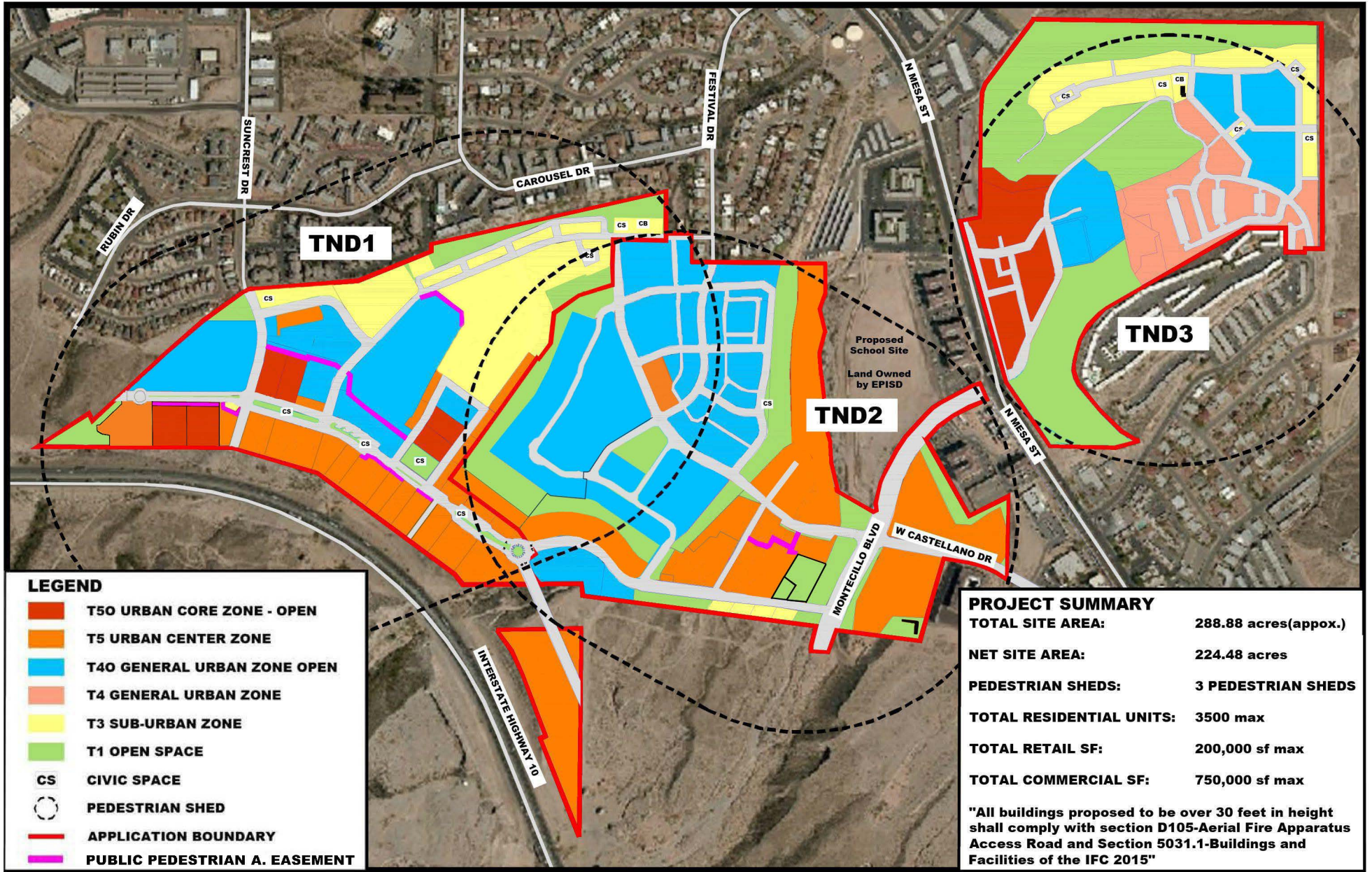
ORIGINAL ZONING



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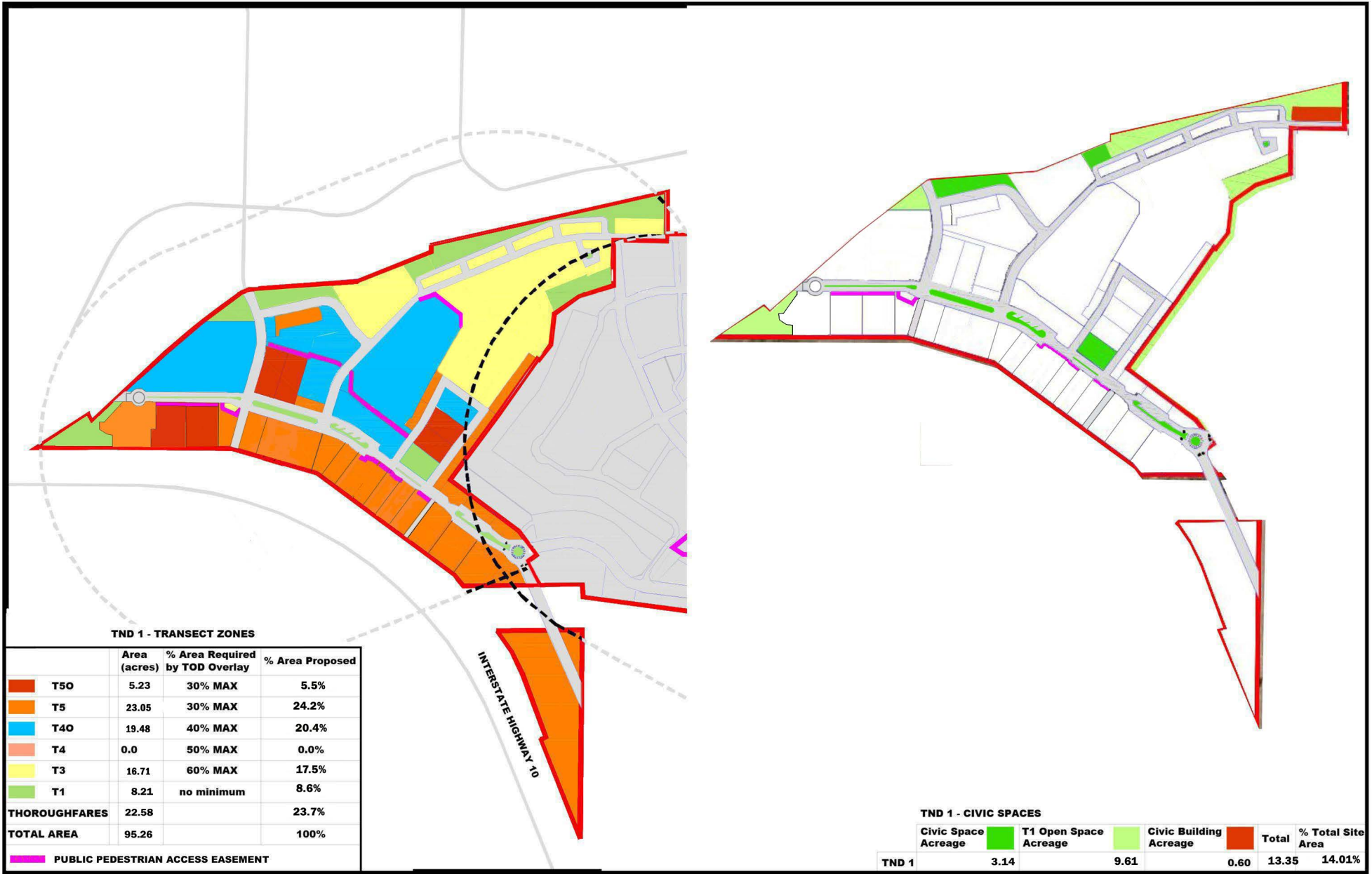
PROJECT BOUNDARY



SCALE:1"=800'



TRANSECT ZONE ALLOCATION



SCALE: 1"=800'



PROJECT SUMMARY TND 1



TND 2 - TRANSECT ZONES

	Area (acres)	% Area Required by TOD Overlay	% Area Proposed
T50	0.00	30% MAX	0.00%
T5	23.36	30%	21.30%
T40	36.54	40%	33.3%
T4	0.00	50% MAX	0.00%
T3	0.86	60% MAX	0.8%
T1	18.45	no minimum	16.8%
THOROUGHFARES	30.50		27.80%
TOTAL AREA	109.71		100%

PUBLIC PEDESTRIAN ACCESS EASEMENT



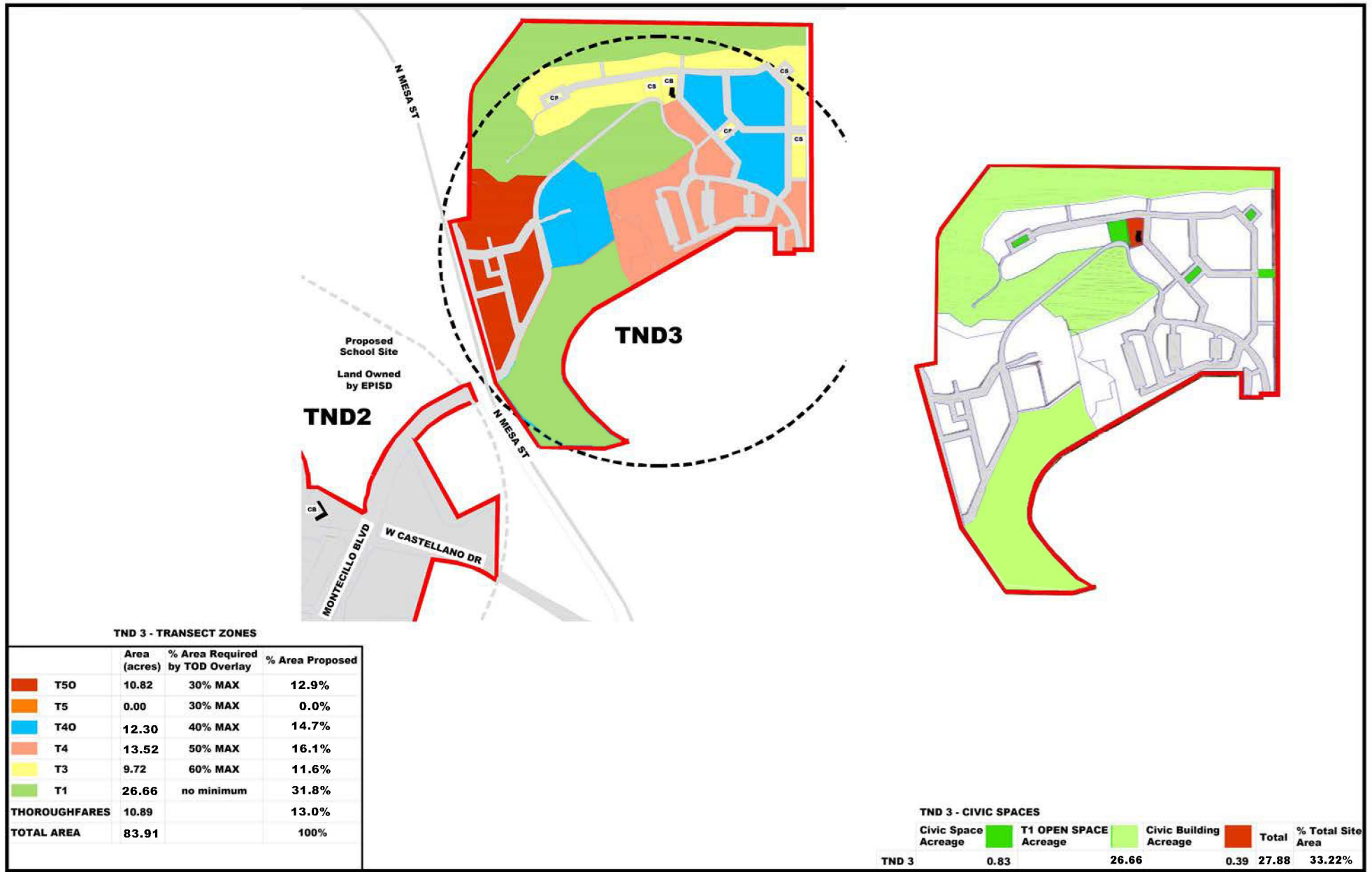
TND 2 - CIVIC SPACES

	Civic Space Acreage	T1 Open Space Acreage	Civic Building Acreage	Total	% Total Site Area
TND 2	2.53	20.06	1.02	23.61	21.99%

SCALE: 1"=800'



PROJECT SUMMARY TND 2



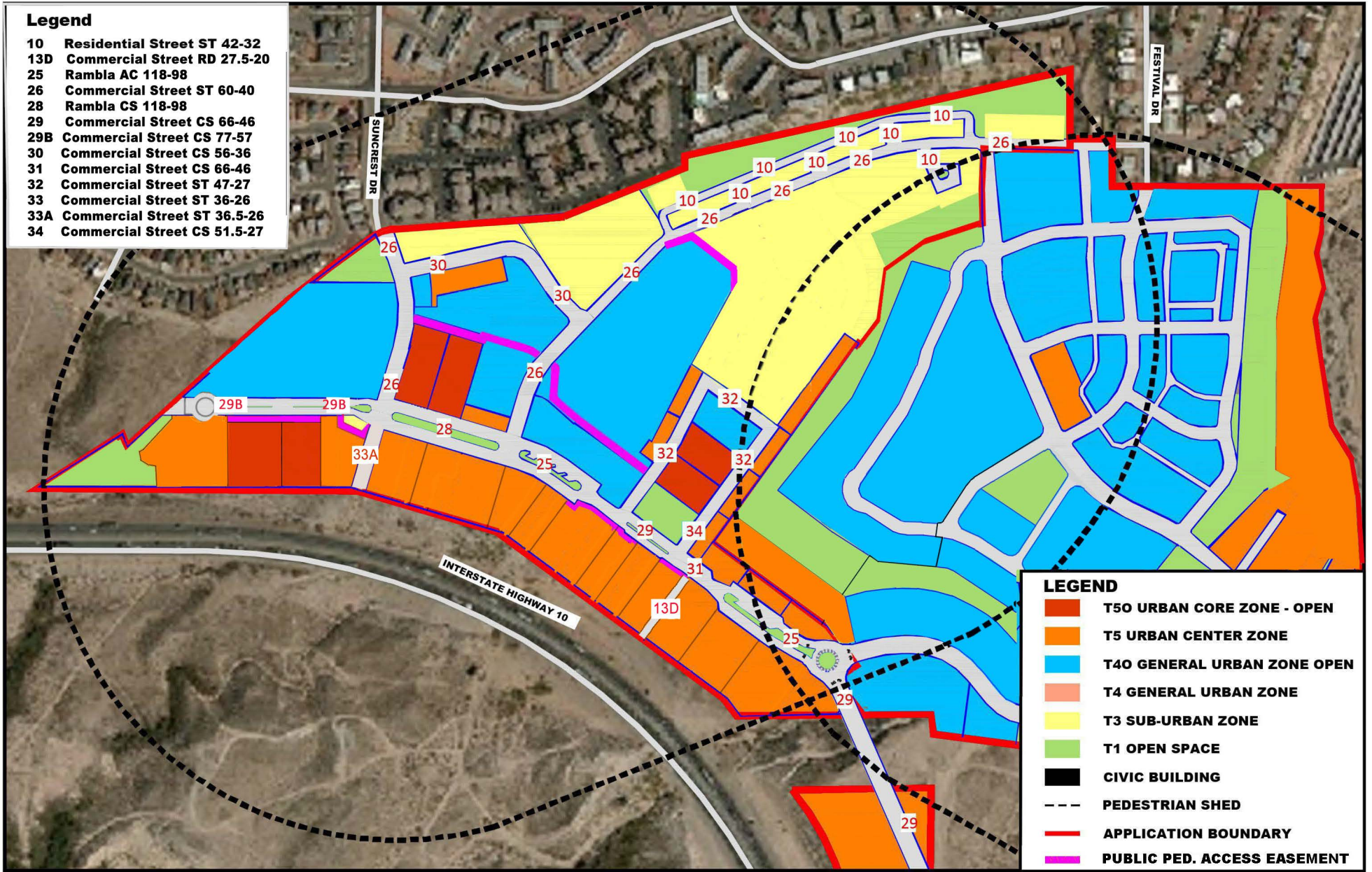
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PROJECT SUMMARY TND 3

Legend

- 10 Residential Street ST 42-32
- 13D Commercial Street RD 27.5-20
- 25 Rambla AC 118-98
- 26 Commercial Street ST 60-40
- 28 Rambla CS 118-98
- 29 Commercial Street CS 66-46
- 29B Commercial Street CS 77-57
- 30 Commercial Street CS 56-36
- 31 Commercial Street CS 66-46
- 32 Commercial Street ST 47-27
- 33 Commercial Street ST 36-26
- 33A Commercial Street ST 36.5-26
- 34 Commercial Street CS 51.5-27



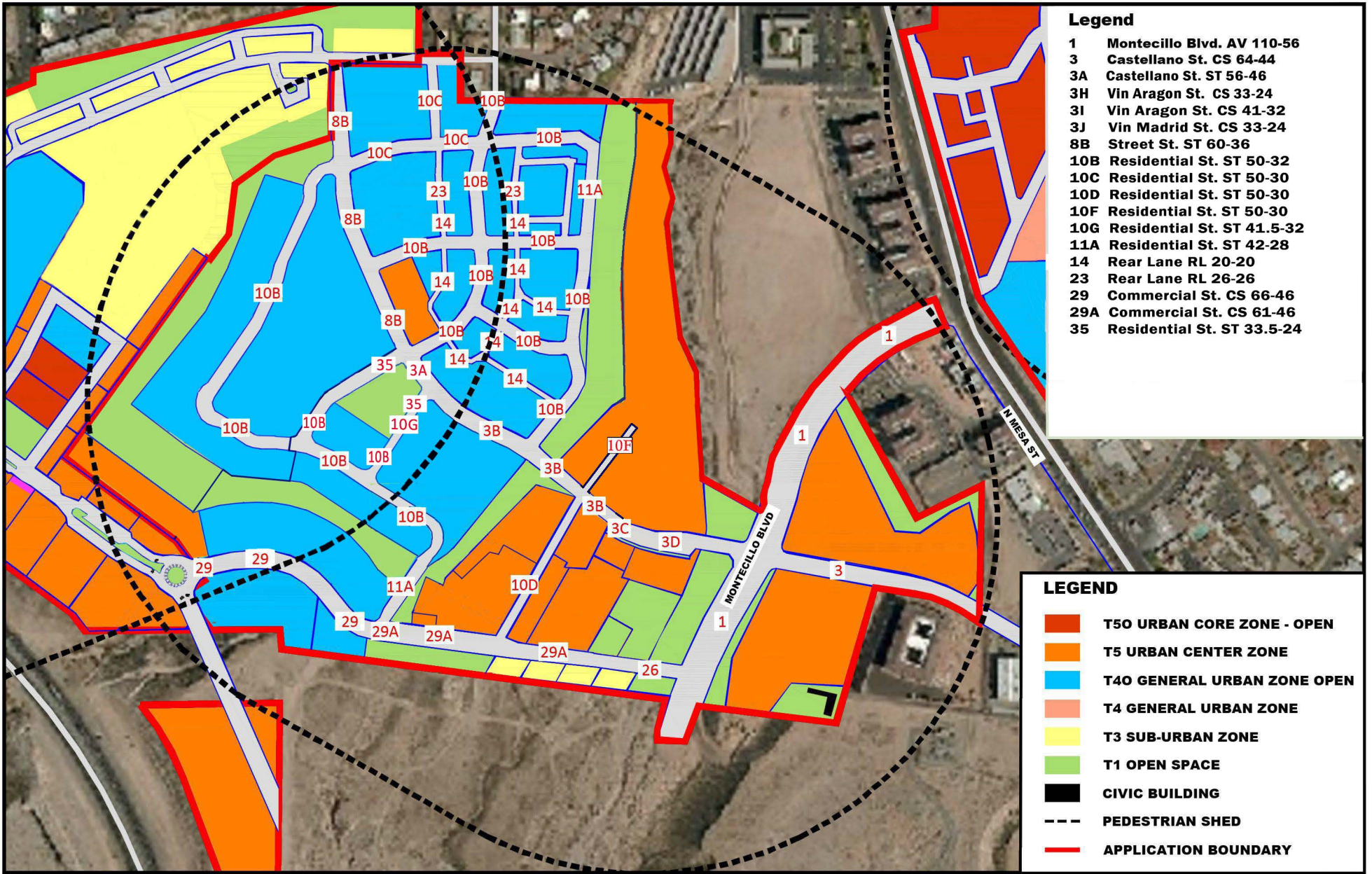
LEGEND

- T50 URBAN CORE ZONE - OPEN
- T5 URBAN CENTER ZONE
- T40 GENERAL URBAN ZONE OPEN
- T4 GENERAL URBAN ZONE
- T3 SUB-URBAN ZONE
- T1 OPEN SPACE
- CIVIC BUILDING
- PEDESTRIAN SHED
- APPLICATION BOUNDARY
- PUBLIC PED. ACCESS EASEMENT

SCALE: 1"=500'



THOROUGHFARE ASSIGNMENT TND1



SCALE: 1"=500'



THOROUGHFARE ASSIGNMENT TND2



Legend

9	Residential Street ST 45-34
10	Residential Street ST 42-32
10A	Residential Street ST 45-27
13	Mountain Road RD 27-20
13A	Mountain Road RD 32-20
13B	Mountain Road RD 27-20
16	Commercial Street CS 52-37
16A	Commercial Street CS 61-35
17	Commercial Street CS 30-29
18	Commercial Street CS 35-34
19	Commercial Street CS 35-34 FIRELANE
22	Slip Lane SL 42.5-34

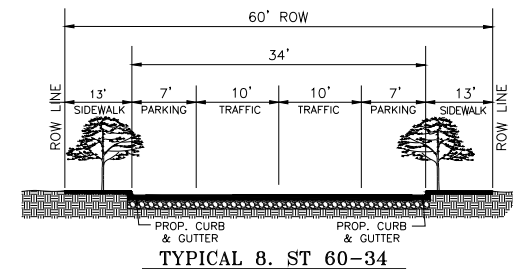
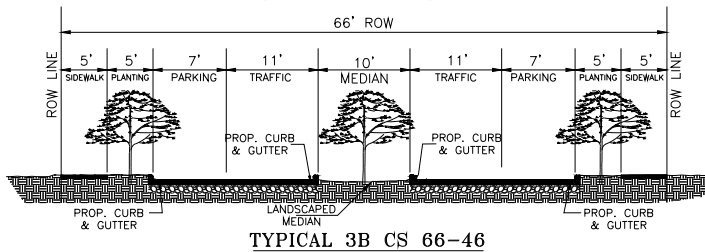
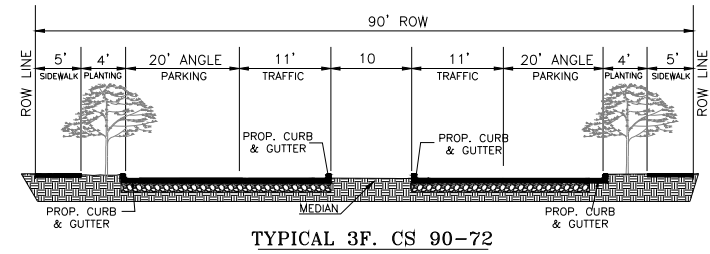
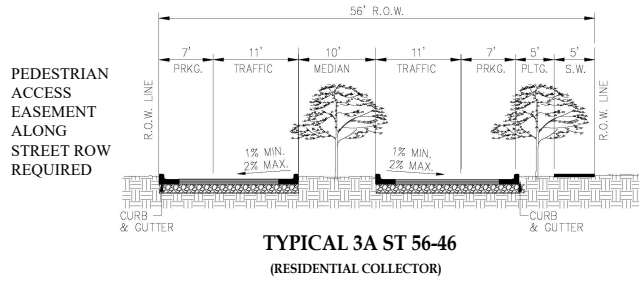
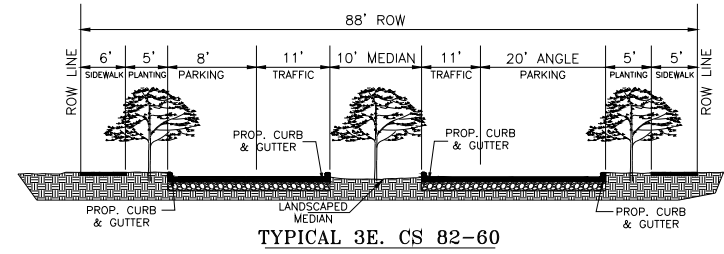
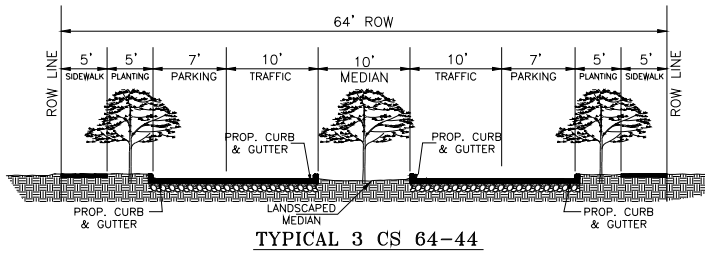
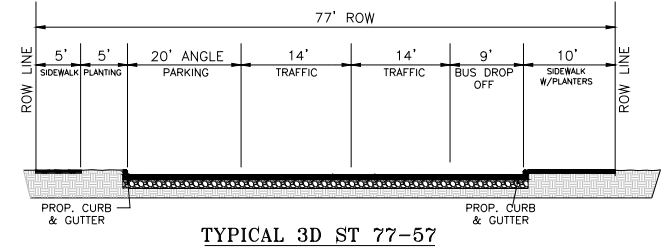
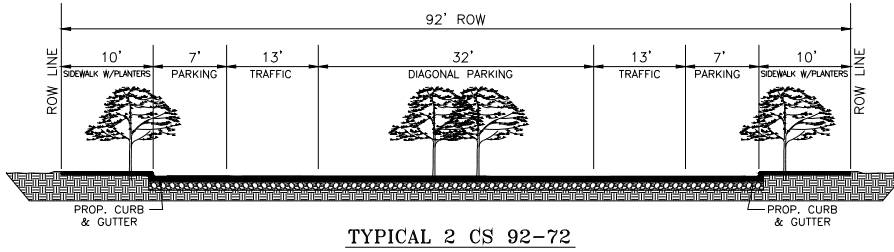
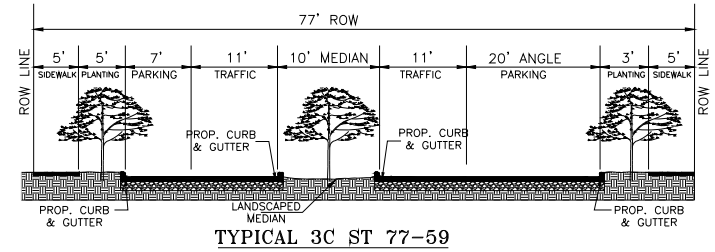
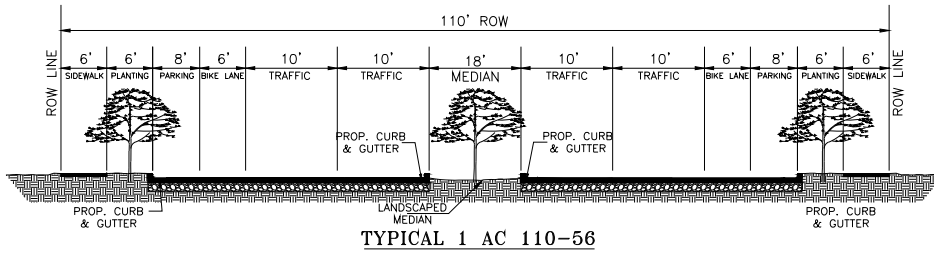
LEGEND

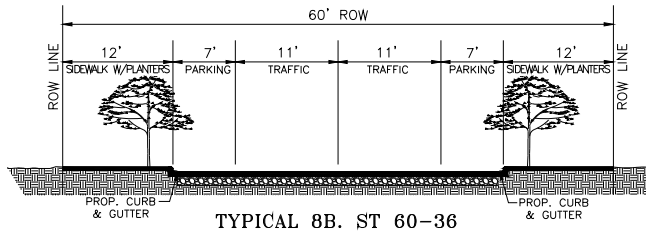
	T50 URBAN CORE ZONE - OPEN
	T5 URBAN CENTER ZONE
	T40 GENERAL URBAN ZONE OPEN
	T4 GENERAL URBAN ZONE
	T3 SUB-URBAN ZONE
	T1 OPEN SPACE
	CIVIC BUILDING
	PEDESTRIAN SHED
	APPLICATION BOUNDARY

SCALE: 1"=500'

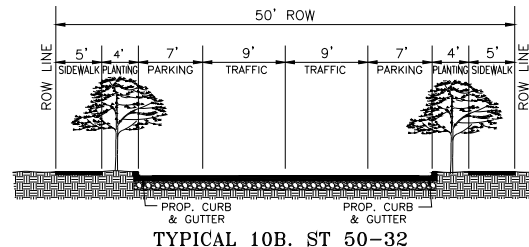


THOROUGHFARE ASSIGNMENT TND3

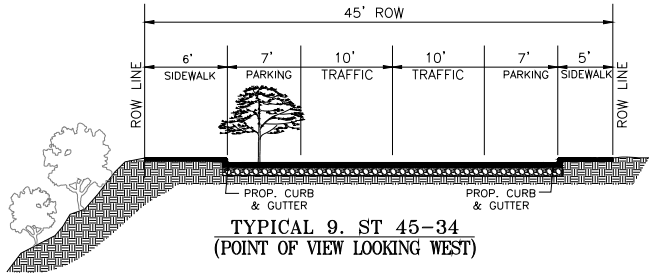




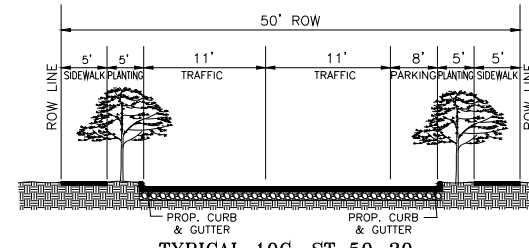
TYPICAL 8B. ST 60-36



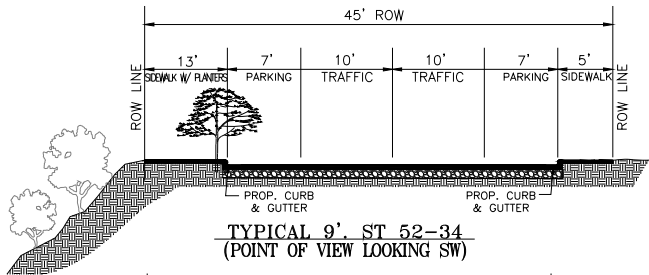
TYPICAL 10B. ST 50-32



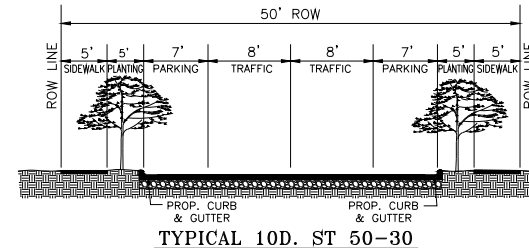
TYPICAL 9. ST 45-34
(POINT OF VIEW LOOKING WEST)



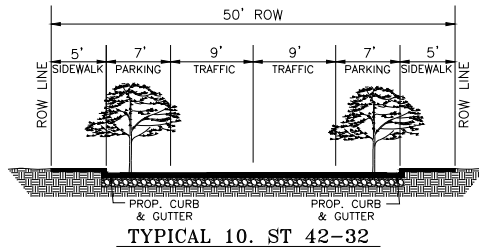
TYPICAL 10C. ST 50-30



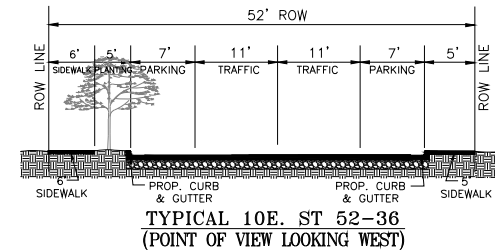
TYPICAL 9'. ST 52-34
(POINT OF VIEW LOOKING SW)



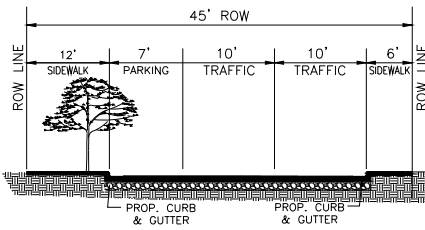
TYPICAL 10D. ST 50-30



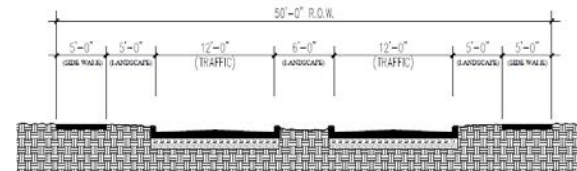
TYPICAL 10. ST 42-32



TYPICAL 10E. ST 52-36
(POINT OF VIEW LOOKING WEST)

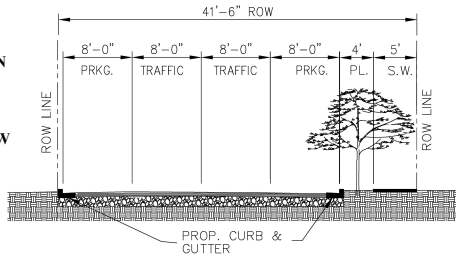


TYPICAL 10A. ST 45-27

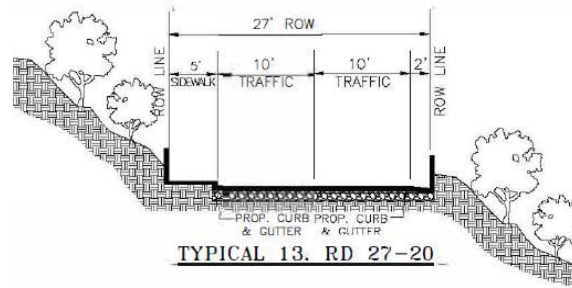


TYPICAL 10F. ST 50-30

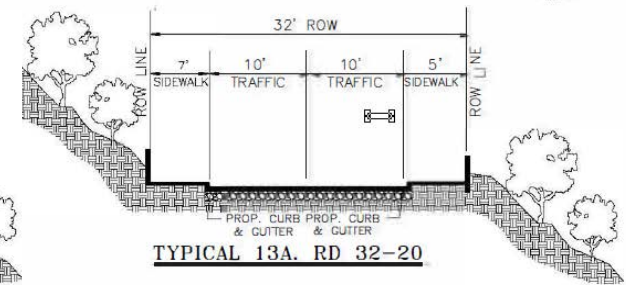
PEDESTRIAN ACCESS EASEMENT ALONG STREET ROW REQUIRED



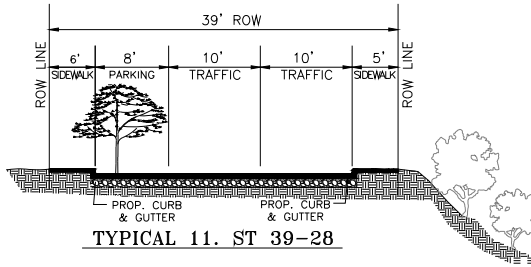
TYPICAL 10G ST 41.5-32



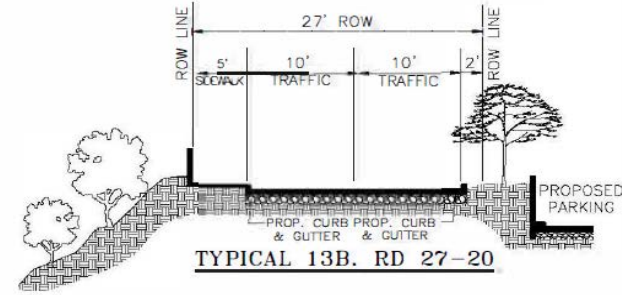
TYPICAL 13. RD 27-20



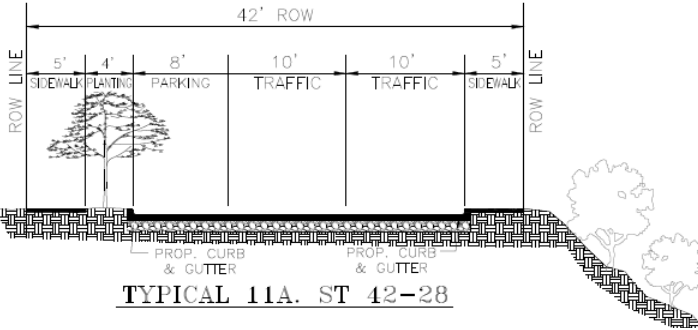
TYPICAL 13A. RD 32-20



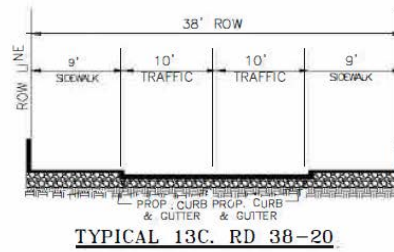
TYPICAL 11. ST 39-28



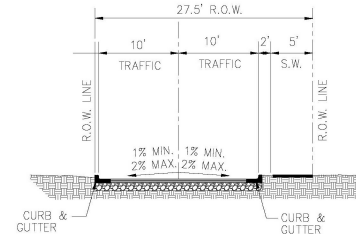
TYPICAL 13B. RD 27-20



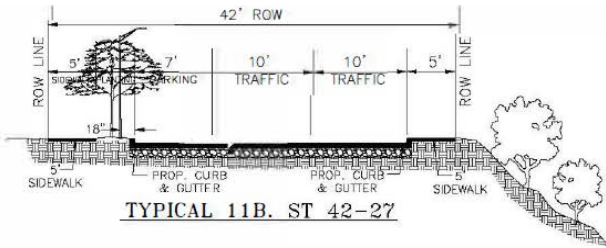
TYPICAL 11A. ST 42-28



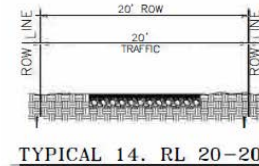
TYPICAL 13C. RD 38-20



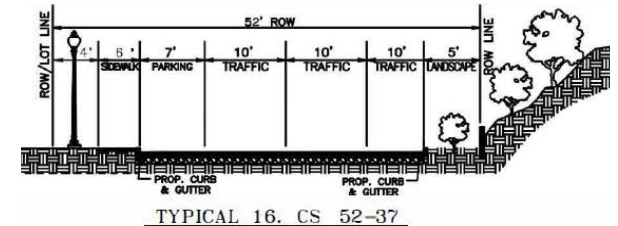
TYPICAL 13D RD 27.5-20



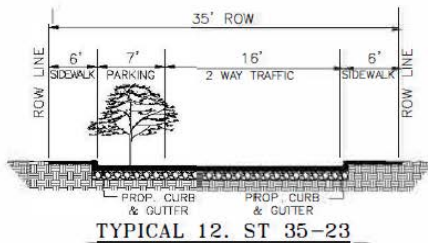
TYPICAL 11B. ST 42-27



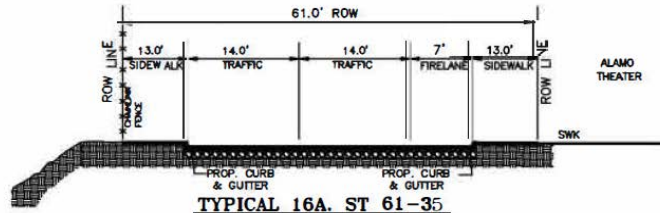
TYPICAL 14. RL 20-20



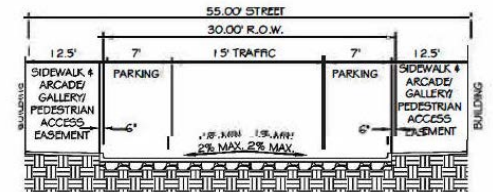
TYPICAL 16. CS 52-37



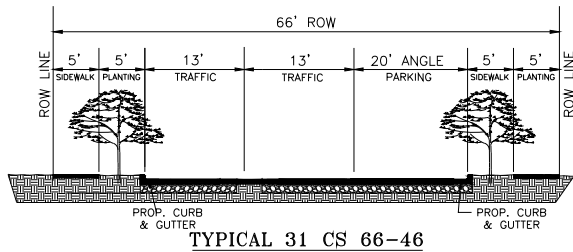
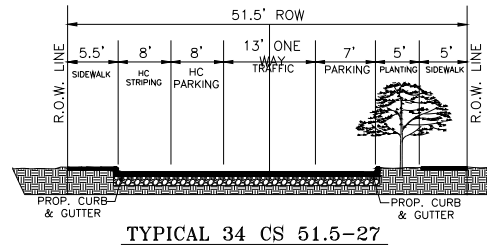
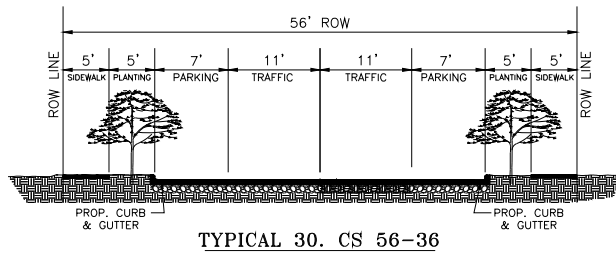
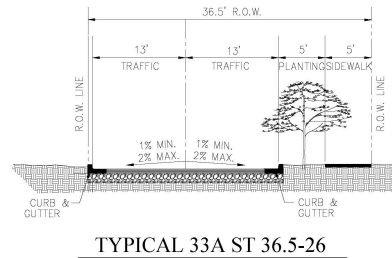
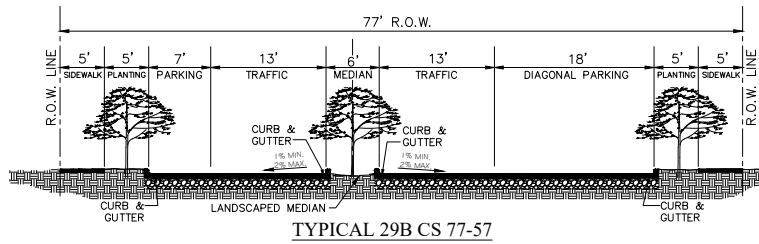
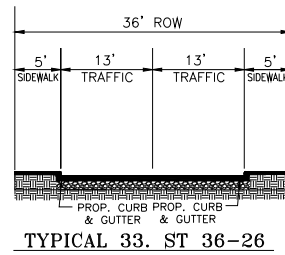
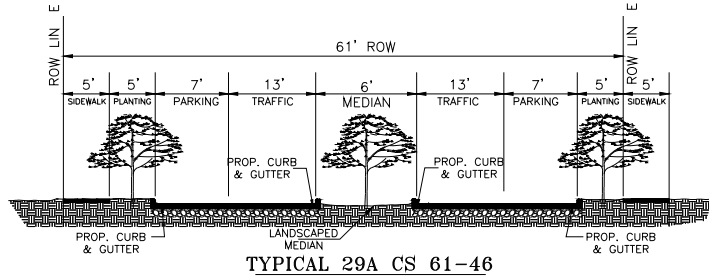
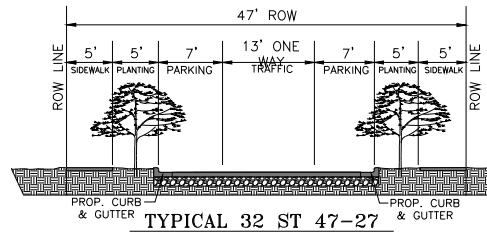
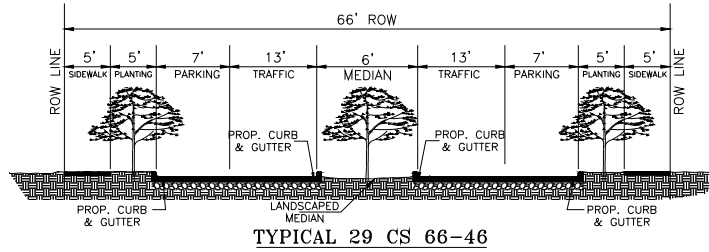
TYPICAL 12. ST 35-23



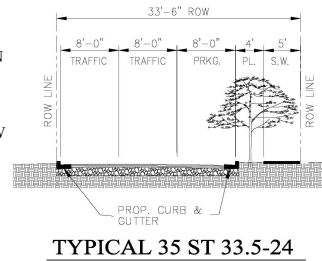
TYPICAL 16A. ST 61-35

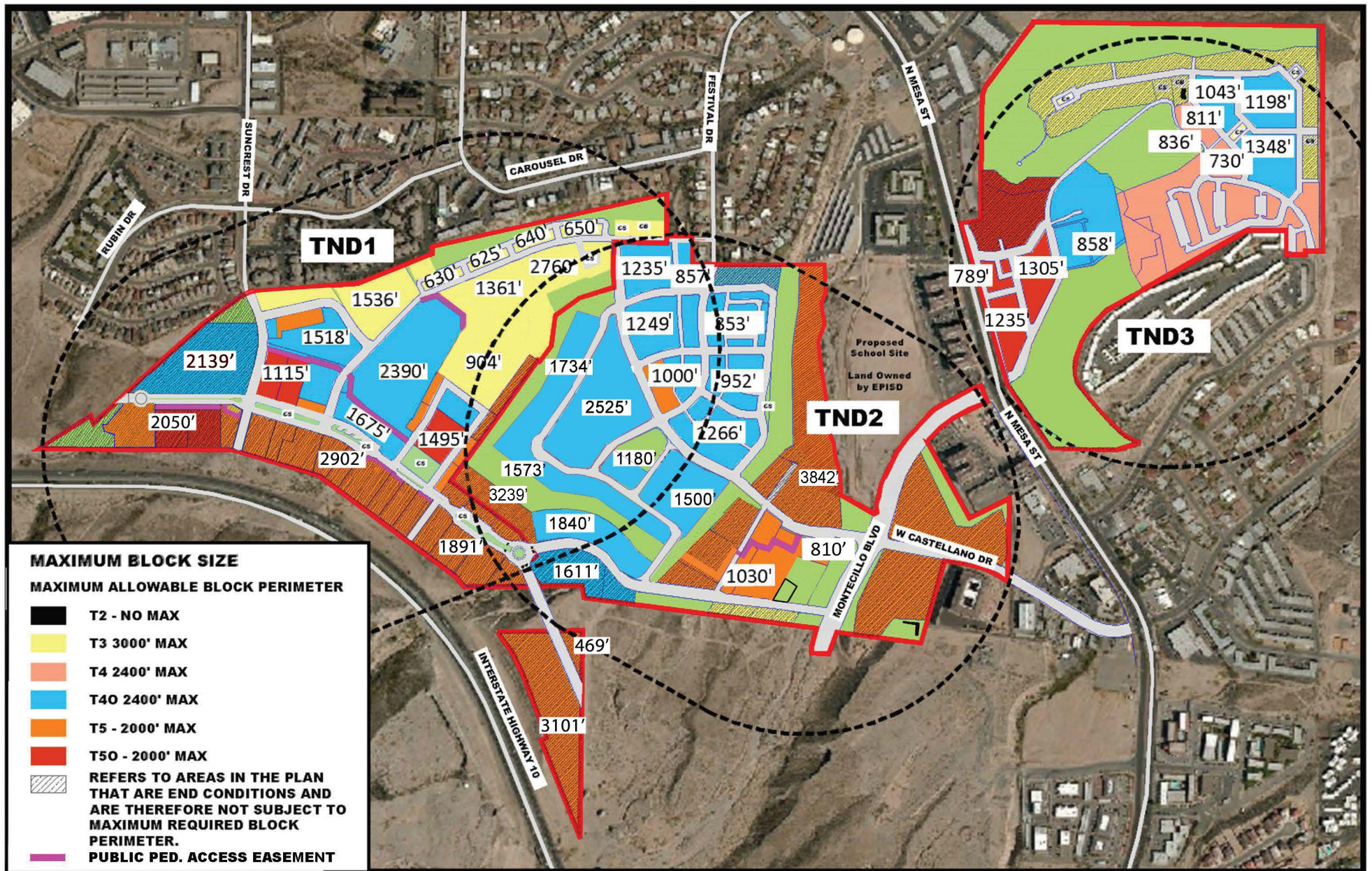


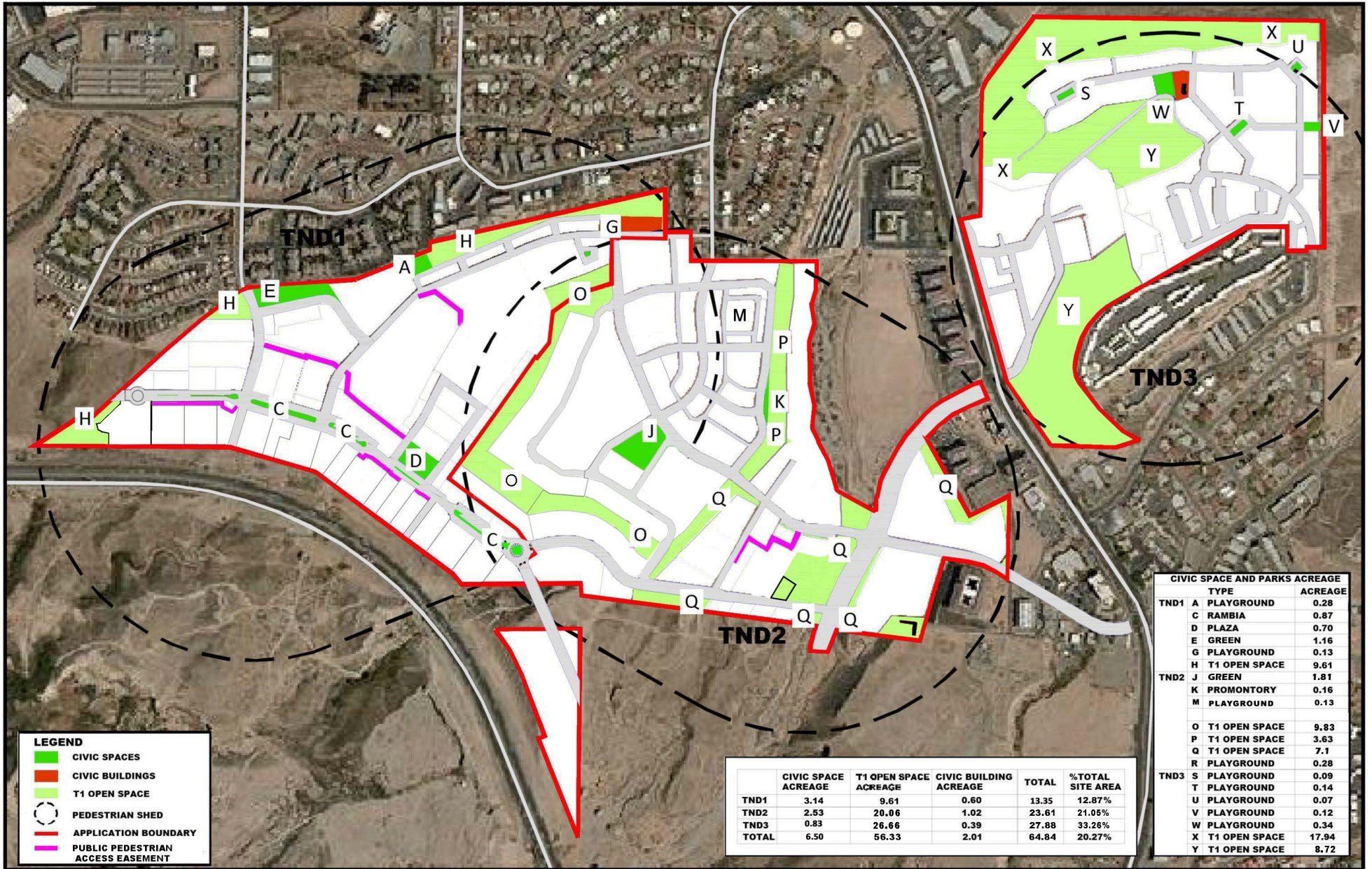
TYPICAL 17. ST 30-29



PEDESTRIAN
ACCESS
EASEMENT
ALONG
STREET ROW
REQUIRED







LEGEND

- CIVIC SPACES
- CIVIC BUILDINGS
- T1 OPEN SPACE
- PEDESTRIAN SHED
- APPLICATION BOUNDARY
- PUBLIC PEDESTRIAN ACCESS EASEMENT

	CIVIC SPACE ACREAGE	T1 OPEN SPACE ACREAGE	CIVIC BUILDING ACREAGE	TOTAL	%TOTAL SITE AREA
TND1	3.14	9.61	0.60	13.35	12.87%
TND2	2.53	20.06	1.02	23.61	21.05%
TND3	0.83	26.66	0.39	27.88	33.26%
TOTAL	6.50	56.33	2.01	64.84	20.27%

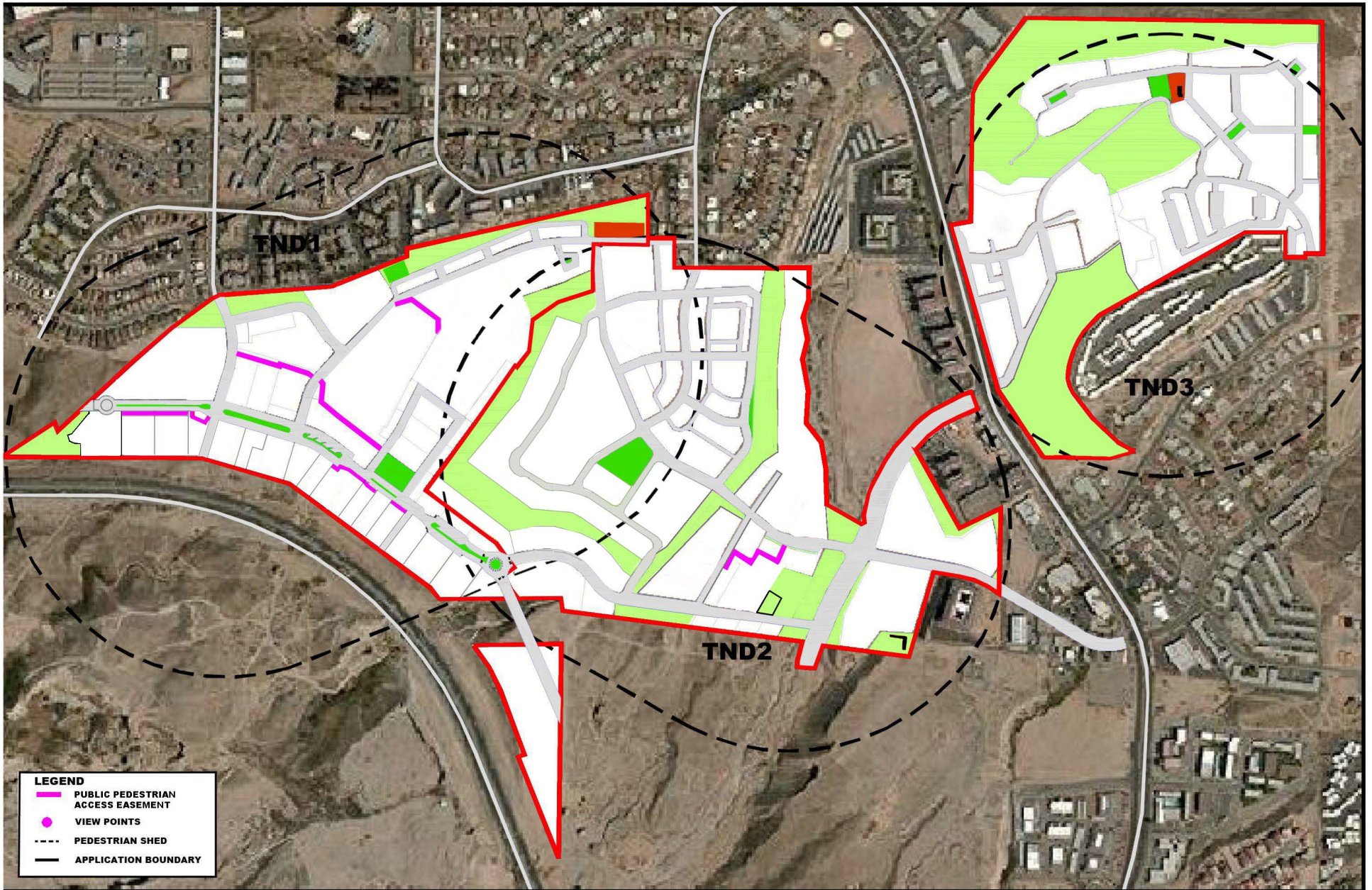
CIVIC SPACE AND PARKS ACREAGE

	TYPE	ACREAGE
TND1	A PLAYGROUND	0.28
	C RAMBIA	0.87
	D PLAZA	0.70
	E GREEN	1.16
TND2	G PLAYGROUND	0.13
	H T1 OPEN SPACE	9.61
	J GREEN	1.81
	K PROMONTORY	0.16
TND3	M PLAYGROUND	0.13
	O T1 OPEN SPACE	9.83
	P T1 OPEN SPACE	3.63
	Q T1 OPEN SPACE	7.1
TND3	R PLAYGROUND	0.28
	S PLAYGROUND	0.09
	T PLAYGROUND	0.14
	U PLAYGROUND	0.07
	V PLAYGROUND	0.12
	W PLAYGROUND	0.34
	X T1 OPEN SPACE	17.94
	Y T1 OPEN SPACE	8.72

SCALE:1"=800'



CIVIC SPACE AND BUILDINGS

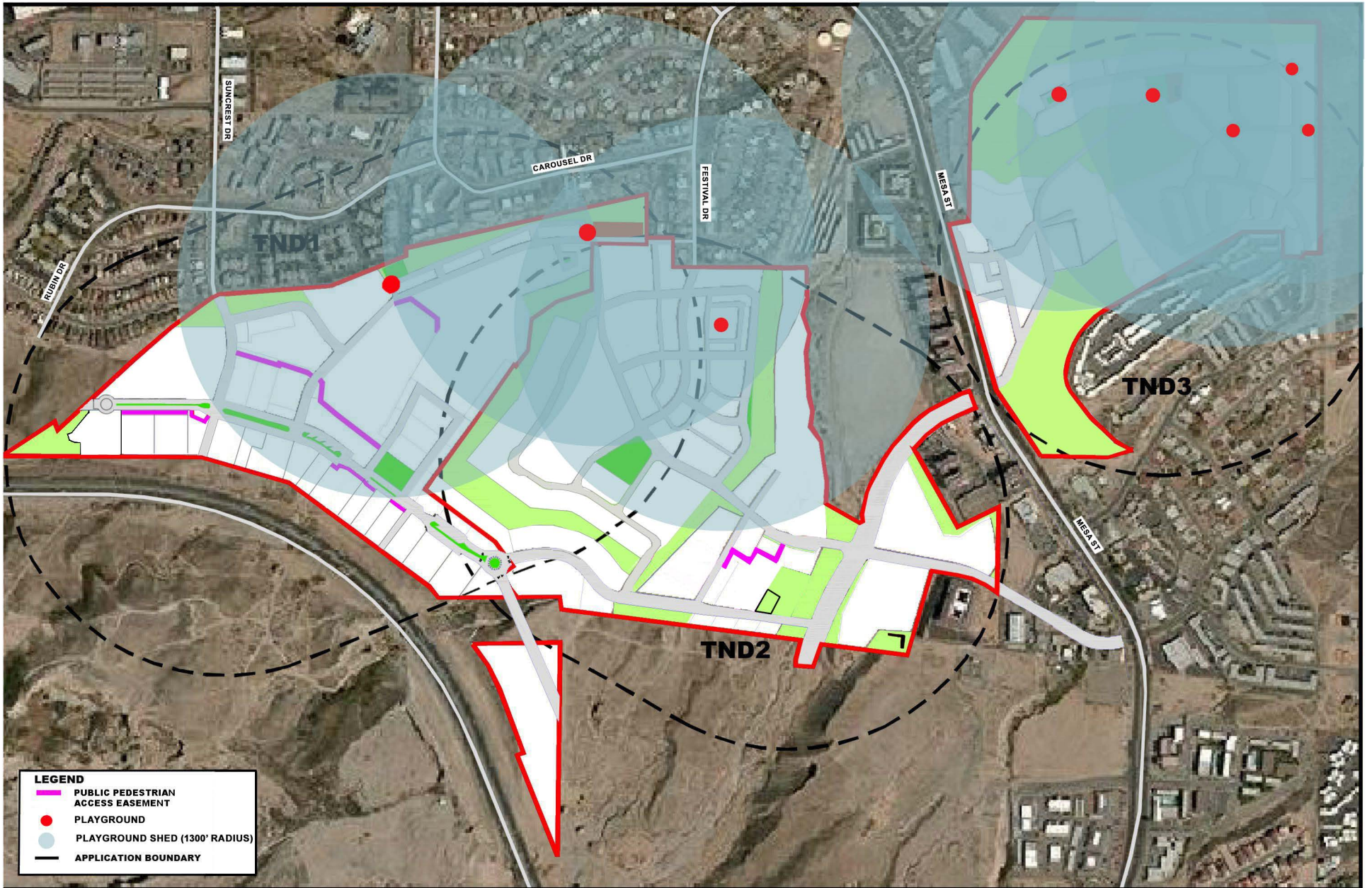


- LEGEND**
- PUBLIC PEDESTRIAN ACCESS EASEMENT
 - VIEW POINTS
 - - - - PEDESTRIAN SHED
 - APPLICATION BOUNDARY

SCALE: 1"=800'



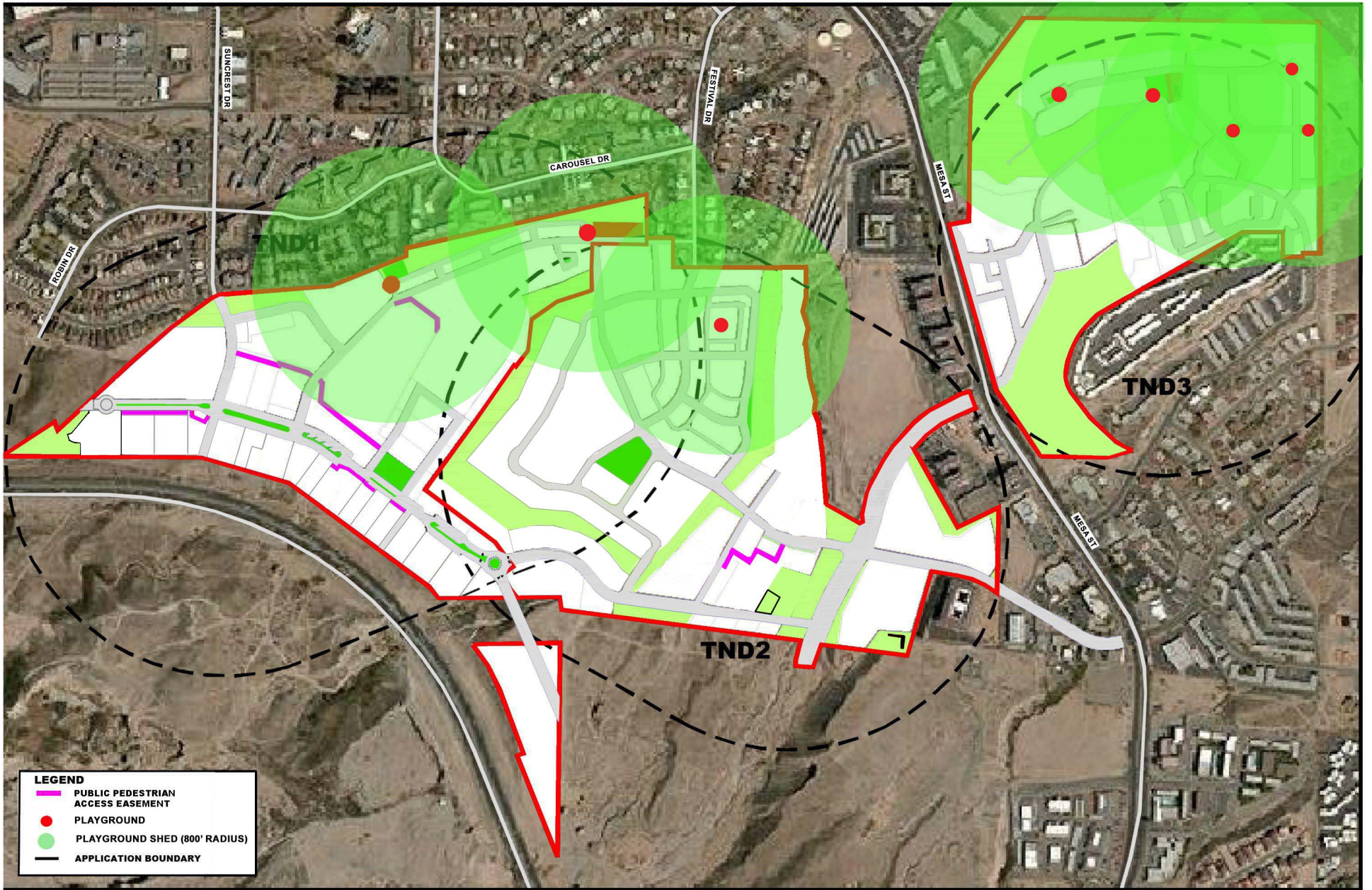
PEDESTRIAN TRAILS



SCALE:1"=800'



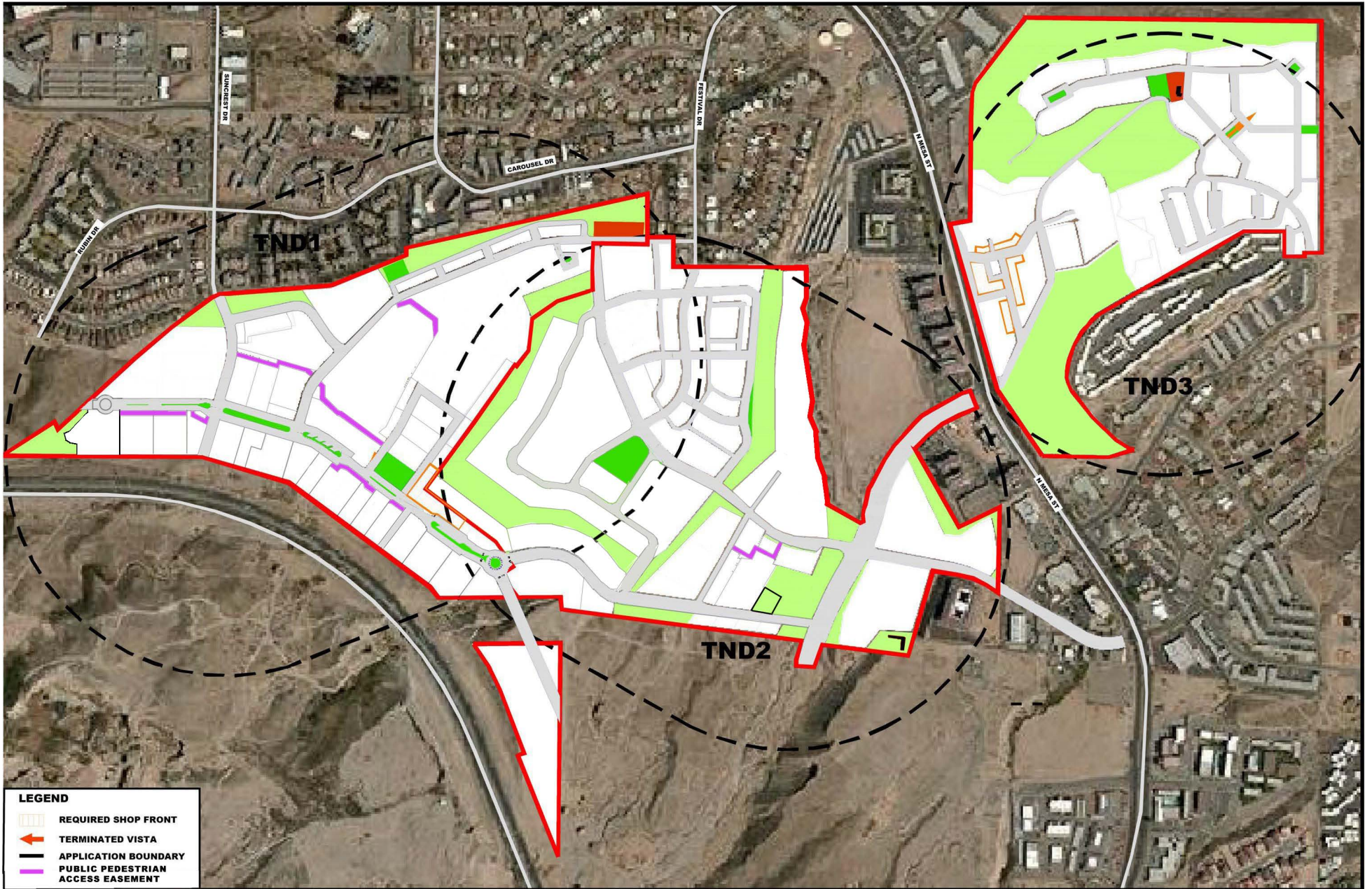
PLAYGROUND (TITLE 19)



SCALE:1"=800'



PLAYGROUND (TITLE 21)



- LEGEND**
-  REQUIRED SHOP FRONT
 -  TERMINATED VISTA
 -  APPLICATION BOUNDARY
 -  PUBLIC PEDESTRIAN ACCESS EASEMENT

SCALE: 1"=800'



SPECIAL REQUIREMENTS

I. Warrants:

1. SECTION 21.30.050(D)(1) CIVIC BUILDING REQUIREMENTS:

New communities should have “a meeting hall or a third place in proximity to the main civic space of each pedestrian shed.”

This plan is requesting the following modification:

Community buildings such as clubs, swimming pools, day care centers and retail stores, can fulfill the civic building requirement.

Retail stores in transect zones T3, T4, T4O, can be parked on a similar basis as civic buildings.

2. TABLE 14: SUMMARY TABLE / BLOCK SIZE / BLOCK PERIMETER MAXIMUMS

Most blocks within the plan that are surrounded by streets on all or at least two sides and are therefore held to a perimeter maximum to ensure that the street grid allows seamless traffic distributions and encourages walkability. But due to the extreme topography of the site, there are several cases where streets do not terminate into other streets, but end in closes and linear end parcels (shown in the diagram below). These parcels are fronted by streets on only one side. They are therefore exempted from the maximum block perimeter requirements.

3. TABLE 14:

This plan is requesting a Frontage Buildout reduction for the T4O and T5 Transect zones from 80% to as less as 60% in cases when lots have significant topography making portions of the site unbuildable. In such lots, frontage will be reduced on a discretionary basis.

This plan is requesting a maximum Front Setback increase for T4O and T5 zones from the stipulated 12 feet when the lot contains significant topography that makes it difficult to build close to the front property line. In such cases the Front Setback will be determined on a discretionary basis.

This plan is requesting a maximum Side Setback increase from the stipulated 12 feet for T4O and T5 zones when a lot contains significant topography making it difficult to build close to the front property line. In such cases the Front Setback will be determined on a discretionary basis.

This plan is requesting a Lot Width increase in the T5 zone from 180' max. to 550' max.

4. TABLE 4C: THOROUGHFARE ASSEMBLIES

a) Page 14 shows modifications to various streets within the Smart Code. The specific modifications are:

1. Planting street trees in planters between the parked cars. This helps provide shade in El Paso's hot climate and also helps visually reduce the streets dimension helping to slow down traffic.
2. Reducing the sidewalk width to 5 feet.
3. Removing the continuous planter on either side of the street.

b) See page 12 for the new proposed streets above and beyond those currently in the Smart Code.

5. FRONT ACCESS TO PARKING/ FRONT SETBACK

Due to the complex site terrain, there are places where the steep slopes cannot allow for rear alley access, and block widths cannot accommodate alley access. In such cases the lots are accessed via perpendicular driveways from the street. To ensure a pedestrian environment, the following conditions will apply:

1. All garages will be located in the rear 30% or 30 feet of the lot, whichever is greater. When garages are placed in the lot rear, the width of the driveway between the dwelling and side property line shall be a maximum of 14 feet.
2. When slopes at the property rear do not allow for the above, garages will be located with a minimum setback of 20 feet from the face of the building.
3. No two garages will be placed adjacent to each other.
4. In extreme sloping sites, when garages cannot be set back from the street, the number of such dwellings shall be decided on a case by case basis by topographical constraint.

6. CHAPTER 21.80 TABLES, SC66:

This plan is requesting a front setback warrant for the T3 zone, because of the reduced block depths due to extreme topographical conditions.

Front Setback (P) should be reduced to 10' min.

II. Adjustments:

7. CHAPTER 21.80 TABLE 2C

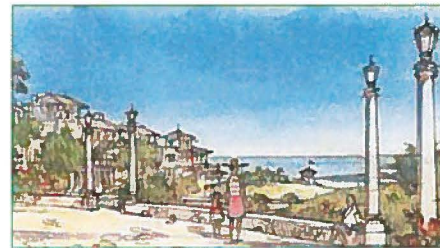
This plan is requesting a warrant for the allowance of illuminated channel letters, flush mounted facing the sign to allow for illumination to be enclosed.

Clean acrylic with premium translucent vinyl overlay to match overall sign color, covering bulbs is an option. Allowance of intended illuminated signage only for stand alone businesses that occupy an entire building and is located in only one lot.

1. CHAPTER 21.80, TABLE 13; CIVIC SPACE:

The plan has introduced new civic space types the Promontory and Rambla.

- a. **Promontory:** A small open space located at the edge of a bluff or cliff primarily for viewing the natural landscape. It may be located to terminate streets or at intermittent intervals along edge streets. It may be of any shape. It is largely hardscaped with little planting. There shall be no minimum or maximum size for such a space.



Promontory

- b. **Rambla:** A linear open space between one-way streets that extends for at least three successive blocks. The space is largely hard-scaped with intermittent or potted planting and always lined with trees at the edges. The tree canopies typically cover the entire width of the space creating a shaded zone for communal activity. This space can be used flexibly on a daily, weekly or seasonal basis. It may be striped for parking during normal hours, converted into a farmer's market or closed with bollards for communal functions. Playgrounds may not be located within the Rambla. The minimum width of such a space shall be 16 feet, and the maximum shall be 40 feet.



Rambla showing flexible use of central tree-shaded space – parking vs farmers market.

MATERIALS APPENDIX

The following pre-approved materials are permitted as per the utilization requirements. Any use of a material not listed requires administrative approval prior to use.

I. MATERIALS REQUIREMENTS PER BUILDING -

1. Material utilization guidelines: For commercial and residential construction, applicants may choose ONE from the following options:

A. Two to four Material Categories in a combination of hierarchy:

- Primary material: no more than 75% of the building envelope
- Secondary material: no more than 40% of the building envelope
- Tertiary material: no more than 25% of the building envelope
- Accent material: limited to trim and details

OR

B. A minimum of two Material Categories in a combination of varying horizontal projections, or relief, around the building envelope:

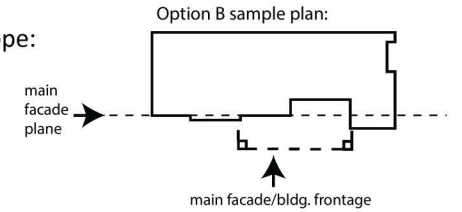
- Material selections may NOT abut one another in a flush condition or continuous plane
- Minimum material projection from main façade plane, or frontage elevation to be 4 in.

OR

C. A combination of options A and B to be reviewed administratively for approval.

- Proposed additional or alternate materials to any of the Material Categories may be considered.

*Glazing is not being counted as a material category, as it is inherent to the building design as required in the building frontages.



II. MATERIAL CATEGORY LIST -

1. Metals:



MCM- metal composite materials



Structural metal framing/steel framing



Weathering steel (Corten)



Perforated/expanded metals



Metal Fabrications



Decorative metals



Prefabricated metals

2. Masonry:



Stone cladding



Brick



Terra Cotta



Natural stone



Clay tile

MATERIALS APPENDIX

The following pre-approved materials are permitted as per the utilization requirements. Any use of a material not listed requires administrative approval prior to use.

II. MATERIAL CATEGORY LIST (cont.)-

3. Concrete:



Cast in place concrete



Architectural concrete



Stamped concrete/
Concrete finishing



Polished/colored
concrete



Pre-cast concrete
panels



Tilt-up concrete

4. Wood & Composites:



Heavy timber
construction



Wood siding



Wood sheathing



Exposed glulam
construction



Laminated veneer
lumber



Cast Polymer
fabrications

5. Finishes:



Heavy timber
construction



Stucco/Plaster

T50 Transect Summary Table

a. ALLOCATION OF ZONES per Pedestrian Shed (applicable to Article 3 only)

CLD requires	not permitted
TND requires	30% max
RDC requires	30% max

b. BASE RESIDENTIAL DENSITY (see Section 3,4)

Reserved	
By Right	100 units / ac. gross
Other Functions	30 - 60% min

c. Block SIZE

Block Perimeter	2000 ft. max
-----------------	--------------

d. THOROUGHFARES (see Table 3 and Table 4)

HW	not permitted
BV	permitted
AV	permitted
CS	permitted
DR	permitted
ST	permitted
RD	not permitted
Rear Lane	not permitted
Rear Alley	required
Path	not permitted
Passage	permitted
Bicycle Trail	not permitted
Bicycle Lane	not permitted

e. CIVIC SPACES (see Table 13)

Park	not permitted
Green	permitted
Square	permitted
Plaza	permitted

f. LOT OCCUPATION

Lot Width	18 ft. min 180 ft. max
Lot Coverage	90% max

g. SETBACKS - PRINCIPAL BUILDING

Front Setback (Principal)	0 ft. min 12 ft. max
Front Setback (Secondary)	0 ft. min 12 ft. max
Side Setback	0 ft. min 24 ft. max
Rear Setback	0 ft. min
Frontage Buildout	80% min

h. SETBACKS - OUTBUILDING

Front Setback	40 ft. max from rear prop
Side Setback	0 ft. min
Rear Setback	3 ft. max

i. BUILDING DISPOSITION (see Table 9)

Edgeyard	not permitted
Sidyard	permitted
Rearyard	permitted

j. PRIVATE Frontages (see Table 7)

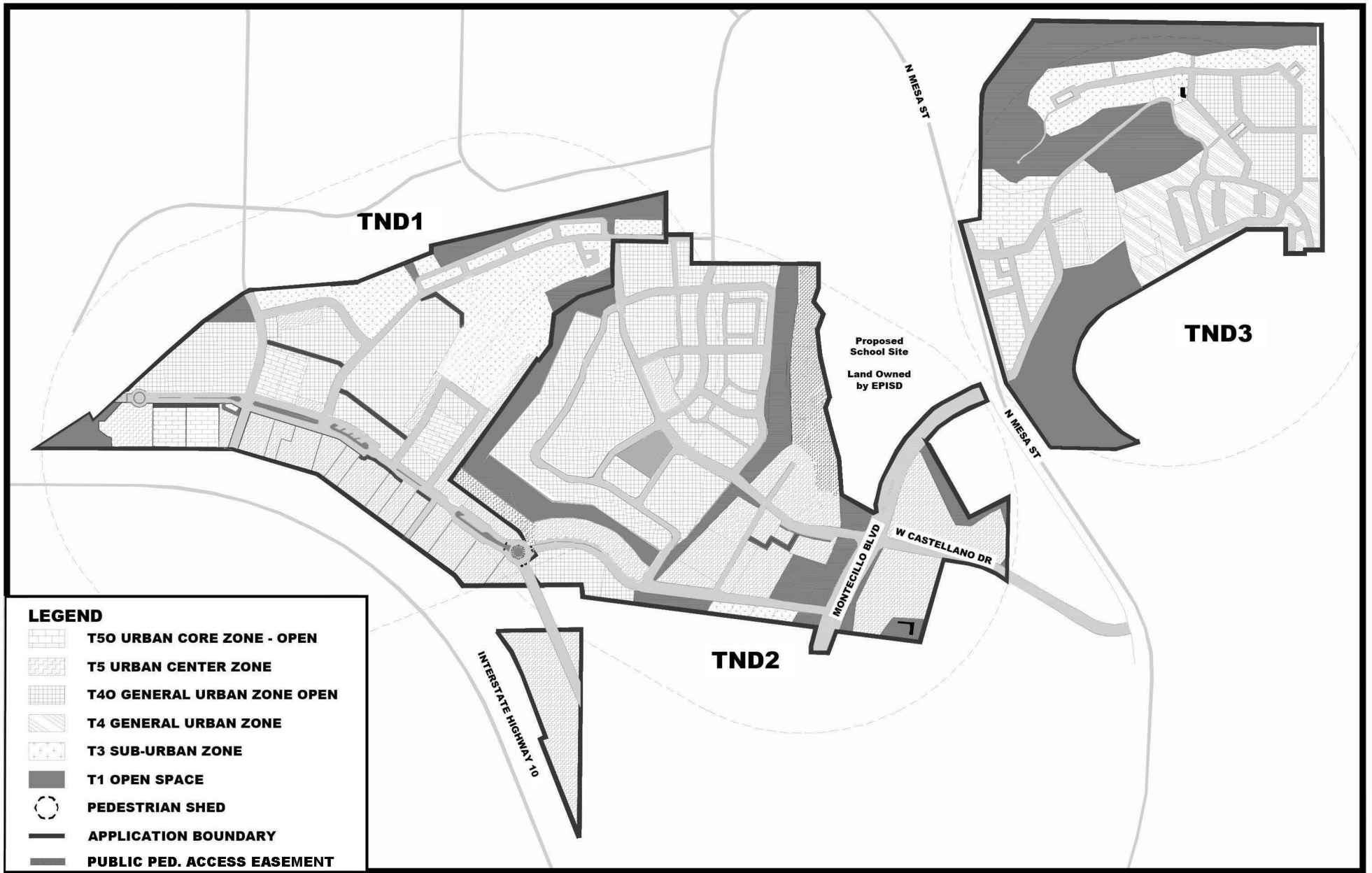
Common Yard	not permitted
Porch & Yard	not permitted
Terrace or L.C.	permitted
Forecourt	permitted
Stoop	permitted
Shopfront & Awnings	permitted
Gallery	permitted

k. BUILDING CONFIGURATION (see Table 8)

Principal Building	8 Stories max, 2 min
Outbuilding	2 Stories max

l. BUILDING FUNCTION (see Table 10 & Table 12)

Residential	open use
Lodging	open use
Office	open use
Retail	open use



SCALE: 1"=800'



BLACK AND WHITE COPY FOR RECORDING

ATTACHMENT 6

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. Vin Faro Lane includes two cross-sections with different proposed transition widths; however, these are not reflected on the plat. The plat currently indicates on a 50' ROW width.
4. Please provide articles of incorporation authorizing Mr. Bogas to sign on behalf of the owner.
5. Label the park on the plats.
6. Provide a copy of the plat or instrument that dedicated the public easements and right-of-way, including the recording information.
7. Lot number on the preliminary plat are not clearly legible – please ensure they are distinguishable.
8. Revise the preliminary plat showing the improvements.
9. Provide an access/pedestrian easement from right-of-way to edge of proposed meandering sidewalk.
10. Coordinate with Streets and Maintenance Department for easements and agreement regarding maintenance of street lighting and street signage.
11. Coordinate with El Paso Electric for utility easements.
12. Coordinate with El Paso Water for compliance with their comments.

Planning and Inspections Department- Land Development Division

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

Provide a print-out of the mathematical closure of the exterior boundary of the subdivision indicating the error of closure.

Parks and Recreation Department

We have reviewed **Montecillo Unit 8 Replat A**, 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**, however, applicant needs to comply with the Title 21 Smart Code Zoning requirements.

Nearest Park: **Promontory Area at Montecillo – Park Zone: NW-2**

Sun Metro

No comments received.

Fire Department

Recommend approval.

Check Preliminary Plat for incorrect dimensioning (representation of) of median (0'-10' of 66' R.O.W.)

Streets and Maintenance Department

Traffic and Transportation Engineering:

1. Recommend Vin Madrid St. and Vin Aragon St. to have roadway width of 28 feet with 2-10 ft traffic lanes and 8 ft parking space
2. The reduction of street ROW will impact the illumination infrastructure, in which an easement will need to be established.

Street Lights Department:

Does not object to this request.

Existing public street light system shall be included on plans and the proposed change on the right-of-way of Vin Madrid St., Castellano Dr., and Vin Aragon St. 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 the 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 involve a roadway are 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.

City of El Paso Codes to be followed:

*Title 19 - 19.16.010 - Streetlighting.

**18.18.190 – Submission contents.

*** 19.02.040 Criteria for approval.

Contract Management Section

Indicate that any type of water valve, manhole must have a concrete apron. any city monuments if disturbed must be restored by a licensed surveyor.

Indicate that any type of restoration must be compliant as per the Design Standards for Construction and its addendums

Indicate when placing Sidewalks the municipal Code Chapter 19.21 of Sidewalks shall be followed, and Chapter 13.04.020 Sidewalk Specifications

Capital Improvement Department

No comments received.

El Paso Water

EPWater-PSB objects to this request.

The Owner/Developer of Montecillo Units 7 and 8 has entered into a Development Agreement with the El Paso Water – Public Service Board (EPWater-PSB) to construct 8-inch diameter water main and 8-inch diameter sanitary sewer main that will provide water and sewer service to this property. The Developer’s utility contractor is currently installing the required water and sanitary sewer mains which can be extended to provide service once EPWater-PSB issues a Letter of Final Acceptance of the facilities.

Water:

There is an existing 8-inch diameter water main that extends along the north side of Castellano Drive. This water main is available for service.

Previous water pressure readings from fire hydrant # 11590 located on the southeast corner of Festival drive and Castellano Drive, yielded a static pressure of 100 psi, a residual pressure of 40 psi and a discharge of 1,126 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. The Lot owner shall be responsible for the operation and maintenance of the above-described water pressure regulating device.

Sewer:

There is an existing 8-inch diameter sanitary sewer main that extends along the north side of Castellano Drive. This sanitary sewer main is available for service.

General:

EPWater requires a new service application to provide additional services to the property. New service applications are available at 1154 Hawkins, 3rd floor and should be made 6 to 8 weeks in advance of construction to ensure water for construction work. 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 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

Castellano Dr., Vin Aragon St., and Vin Madrid St. have been narrowed through this replat; make sure that these streets can still safely direct the storm sewer runoff away from this development.

Texas Gas

Texas Gas Service does not have any comments.

El Paso Electric

Please note the existing line in Lot 1, Block 1 and also note 10’ wide easement.

El Paso County 911 District

No comments received.

Texas Department of Transportation

No comments received.

El Paso County Water Improvement District #1

The subdivision is not within the boundaries of the EPWID

Central Appraisal District

There are no comments from Central Appraisal