

Montecillo Unit Eleven Replat I

City Plan Commission — May 7, 2026



CASE NUMBER/TYPE:	SUSC26-00001 – Resubdivision Combination
CASE MANAGER:	Myrna Aguilar, (915) 212-1584, AguilarMP@elpasotexas.gov
PROPERTY OWNER:	EPT Montecillo I-10 Development, LLC
REPRESENTATIVE:	Brock & Bustillos Inc.
LOCATION:	North of Interstate 10 Highway. and West of Mesa St. (District 8)
PROPERTY AREA:	2.88 acres
VESTED RIGHTS STATUS:	Not Vested
PARK FEES:	Park Fees Not Required
ZONING DISTRICT(S):	SCZ-T5 (Smart Code Zone, Transect 5) and SCZ-T40 (Smart Code Zone, Transect 40)

SUMMARY OF RECOMMENDATION: Staff recommends **APPROVAL WITH CONDITION** of Montecillo Unit Eleven Replat I on a Resubdivision Combination basis. The condition being as follows:

- That the Montecillo Regulating Plan be amended to match the proposed private street cross-section prior to the recordation of the final plat.

Montecillo Unit Eleven Replat I



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



Subject Property

0 25 50 100 150 200 Feet



Figure A: Proposed plat with surrounding area

DESCRIPTION OF REQUEST: The applicant is proposing to vacate 0.12 acres of right-of-way along Via Rambla Dr. between Lot19, Block 43, Montecillo Unit Eleven Replat C and Lot 1, Block 44, Montecillo Unit Eleven. A portion of the vacation will be going to Lot 19, Block 43 and the other portion will be going to Lot 1, Block 44. The remaining 32-feet of Vin Rambla Dr will be converted into a private drive. The proposed condition is necessary for this request to comply with the Montecillo Regulating Plan. This subdivision was reviewed under the current Subdivision Code.

CASE HISTORY/RELATED APPLICATIONS: N/A

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

Surrounding Zoning and Use	
North	SCZ-T40 (Smart Code Zone, Transect 40) / Vacant land
South	R-3A (Residential) / Vacant land
East	SCZ-T5 (Smart Code Zone, Transect 5) / Vacant land
West	SCZ-T5 (Smart Code Zone, Transect 5) / Vacant land
Nearest Public Facility and Distance	
Park	Promontory Area at Montecillo Park (0.49 mi.)
School	Idea Mesa Hills Academy (1.07 mi.)
Plan El Paso Designation	
G-2, Traditional Neighborhood (Walkable)	
Impact Fee Service Area	
N/A	

PUBLIC COMMENT: N/A

PLAT EXPIRATION: This application will expire on **May 7, 2029**. 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:

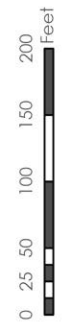
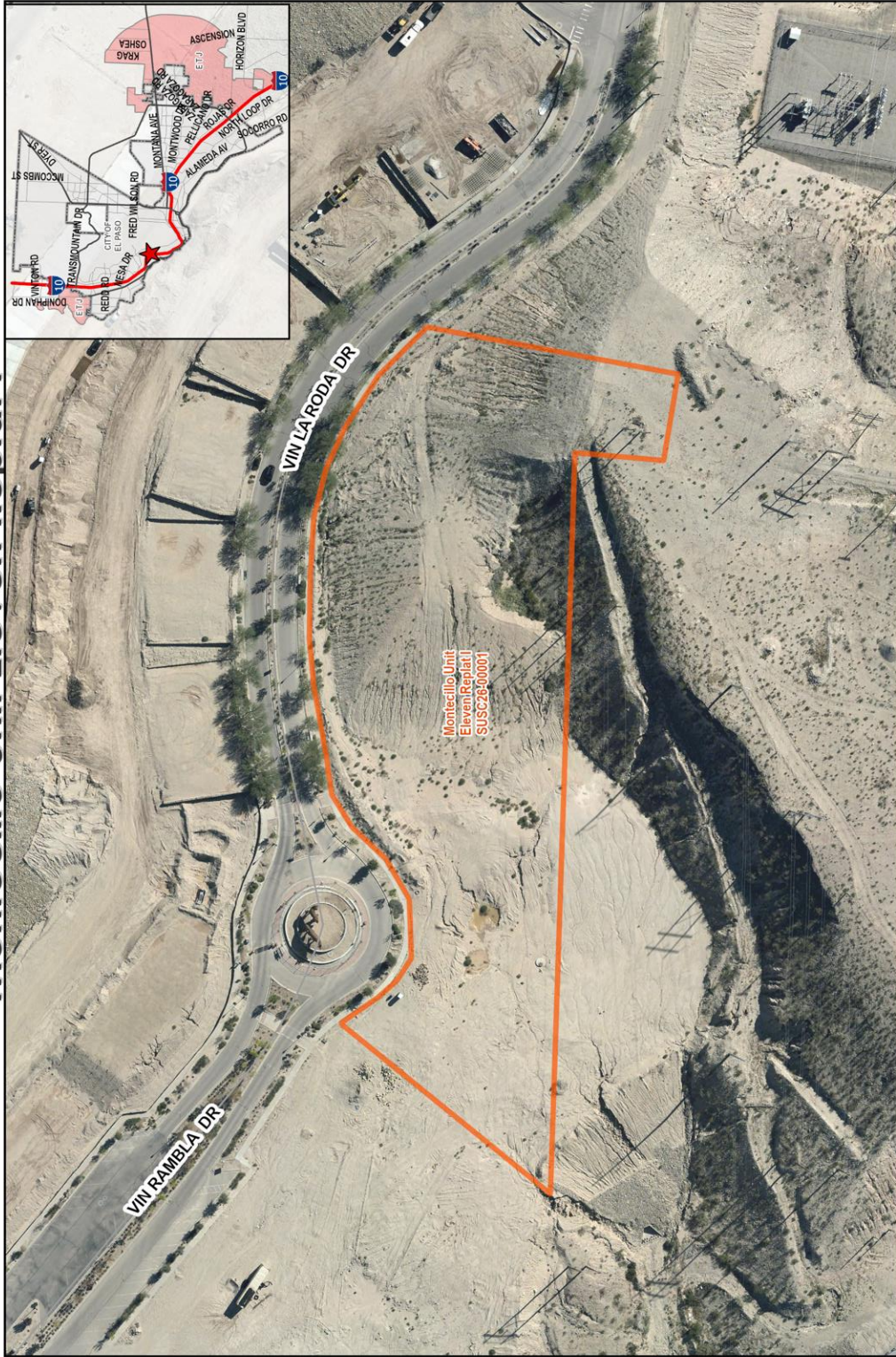
1. **Approval:** The CPC finds that the proposed plat is in conformance with all applicable requirements of Title 19 of the El Paso City Code.
2. **Approval with Conditions:** The CPC may impose conditions that bring the proposed plat into conformance with all applicable requirements of Title 19 of the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



Subject Property

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ATTACHMENT 4



RESUBDIVISION COMBINATION APPLICATION

DATE: 04-01-2026 FILE NO. _____

SUBDIVISION NAME: Montecillo Unit Eleven Replat I

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
LOT 19, BLOCK 43, MONTECILLO UNIT ELEVEN REPLAT "C", LOT 1, BLOCK 44, MONTECILLO UNIT ELEVEN AND A PORTION OF VIN RAMBLA RIGHT-OF-WAY

2. Property Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	_____	_____	Office	_____	_____
Duplex	_____	_____	Street & Alley	_____	_____
Apartment	_____	_____	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____	PRIVATE STREET	.0127	1
School	_____	_____	Total No. Sites	3	_____
Commercial	2.7888	2	Total (Gross) Acreage	2.8895	_____
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)

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 MONTECILLO I-10 DEVELOPMENT, LLC
444 Executive Center Blvd. | 79902 | 915-667-1800 |
| | | (Name & Address) | (Zip) | (Phone) |
| 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:  _____

REPRESENTATIVE SIGNATURE:  _____

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 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. 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. Replace Vin Rambla Dr. above Lot 1, Block 44, Montecillo Unit Eleven with Vin La Roda Dr.
4. Move Vin Rambla Dr. above Lot 19, Block 43, Montecillo Unit Eleven Replat C or adjacent to the roundabout.
5. Verify that the legal description and purpose of replat description of lot match.
6. Please use a smaller font size on "Preliminary Plat" on the face of the plat.

Planning and Inspections Department- Land Development Division

APPROVED

1. Both sidewalks along Vin Rambla should be 7' feet wide for safety abutting the curb along a collector street.
2. Provide ADA ramps crossing Vin Rambla.
3. Boundary closure report is ok.

Parks and Recreation Department

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

If density/acreage is increased /decreased or the property zoning /use changes, then "Park fees" will be re-assessed based on applicable conditions.

Streets and Maintenance Department

Traffic & Transportation

- No objection to application

Street Lights

Do not object to this request.

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

Existing street lights' agreement for this subdivision shall be followed.

Street Lights Department requires that all projects that involve 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.

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.

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

- For all proposed improvement within the city right-of-way, follow the Design Standards for Construction (DSC) in accordance with the municipal code, and include detailed information.
- For new asphalt areas, verify that proper subgrade preparation is completed and that minimum compaction standards are achieved.
- Incorporate detailed information for all proposed items within the city Right of way limits.
- Please provide the corresponding responses on this form.

El Paso Water

Engineering

Do not object to this request.

Water:

There is an existing 8-inch diameter water main extending along Vin La Roda Drive. This main is available to provide service.

There is an existing 8-inch diameter water main extending along the 20-foot PSB easement located west of the property. This main is available to provide service.

Previous water pressure readings from fire hydrant number #11567, last tested on 12/12/2023, located at 300 Vin La Roda Drive have yielded a static pressure of 96 psi, residual pressure of 46 psi, discharge of 1,609 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.

Sanitary Sewer:

There is an existing 8-inch diameter sanitary sewer extending along Vin La Roda Drive. This main is available to provide service.

General:

All easements dedicated for public water facilities are to comply with EPWater-PSB Easement Policy. No building, reservoir, parking stalls, signs, light pole, trees, 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 without the written consent of EPWater. EPWater easements shall be improved to allow the operation of EPWater maintenance vehicles. EPWater requires access to the proposed water and sewer facilities within the easements 24 hours a day, seven (7) days a week. Easement grantor shall indemnify, defend, and hold harmless the El Paso Water – 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 – 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.

An application for water and sanitary sewer services should be submitted 6 to 8 weeks prior to the start of construction, to ensure water for construction work. New service applications are available at 1154 Hawkins, 3rd 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.

Texas Gas

Texas Gas Service currently has a Main on Vin Rambla Dr. fronting the entire length of this new commercial subdivision, Montecillo Unit Eleven Replat I. A Portion of our existing main does appear to be placed in what this plat has dedicated to a 10' utility easement. Once the developer is ready, however, they would need to reach out to our offices to ensure there is no conflict.

El Paso Electric

We have an existing 10' wide easement along Vin Rambla Rd/Ct. Below is a copy of the existing easement.

El Paso County Water Improvement District #1

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

El Paso County 911 District

No comments received.

Texas Department of Transportation

No comments received.

El Paso County

No comments received.

Sun Metro

No comments received.

Fire Department

No comments received.

Capital Improvement Department

No comments received.