

Montecillo Unit Eleven Replat H



City Plan Commission — June 18, 2025

| | |
|------------------------------|--|
| CASE NUMBER/TYPE: | SUSU24-00099 – Resubdivision Combination |
| CASE MANAGER: | Saul Fontes, (915) 212-1606, FontesSA@elpasotexas.gov |
| PROPERTY OWNER: | Montecillo Retail Investments, LP |
| REPRESENTATIVE: | Brock & Bustillos Inc. |
| LOCATION: | West of Mesa St. and North of Interstate Highway 10 (District 8) |
| PROPERTY AREA: | 1.95 acres |
| VESTED RIGHTS STATUS: | Not Vested |
| PARK FEES: | Park Fees Not Required |
| ZONING DISTRICT(S): | SCZ T5 (SmartCode, Transect 5) |

SUMMARY OF RECOMMENDATION: Staff recommends **APPROVAL** of Montecillo Unit Eleven Replat “H” on a Resubdivision Combination basis.

Montecillo Unit Eleven Replat "H"



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. Enlargements of this map to scales greater than its original can induce errors and may lead to misinterpretations of the data. The Planning & Inspection Department Planning Division makes no claim to its accuracy or completeness.



0 35 70 140 210 280 Feet



Figure A: Proposed plat with surrounding area

DESCRIPTION OF REQUEST: The applicant is proposing to resubdivide three lots into a new subdivision and dedicate 36.50 feet of right-of-way for Suncrest Drive. The proposed resubdivision is 1.95 acres in size. Lots are about 0.8, 0.7, and 0.1 acres in size. Access to the subdivision will be from Suncrest Drive.

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 (0.3 mi.) |
| School | Idea Mesa Hills Academy (0.4 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 "H"



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 Subject Property

ATTACHMENT 3

[illegible]

ATTACHMENT 4



RESUBDIVISION COMBINATION APPLICATION

DATE: 12-10-24 FILE NO. _____

SUBDIVISION NAME: Montecillo Unit Eleven Replat "H"

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
LOTS 5, 6 AND 7 BLOCK 43, MONTECILLO UNIT ELEVEN, REPLAT "B".

2. Property Land Uses:

| | ACRES | SITES | | ACRES | SITES |
|---------------|--------|-------|-----------------------|--------|-------|
| Single-family | _____ | _____ | Office | _____ | _____ |
| Duplex | _____ | _____ | Street & Alley | 0.2024 | 1 |
| Apartment | _____ | _____ | Ponding & Drainage | _____ | _____ |
| Mobile Home | _____ | _____ | Institutional | _____ | _____ |
| P.U.D. | _____ | _____ | Other (specify below) | _____ | _____ |
| Park | _____ | _____ | | _____ | _____ |
| School | _____ | _____ | Total No. Sites | 3 | _____ |
| Commercial | 1.7548 | 3 | Total (Gross) Acreage | 1.8572 | _____ |
| Industrial | _____ | _____ | | | |

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

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 drainage to ponding area

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

A handwritten signature in blue ink, likely of a city official, located in the bottom right corner of the form.

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. Bold subdivision boundary lines to enhance visibility.

Planning and Inspections Department- Land Development Division

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

The Developer/Engineer shall address the following comments

1. Label Sun Crest Drive on plat view as “dedicated by this plat” on final plat sheet.
2. Show the proposed street lights, stripes, and signage for proposed street.
3. Show proposed drainage flow patterns on the site plan and identify the discharge and/or storage location(s) for all stormwater runoff within the subdivision. Provide alternate drainage courses for historic flow desilting basins and/or any off-street inlets.
4. Provide street monuments along proposed street centerline.
5. Subdivision improvement plans are required.
6. New street pavement design will be required for new usage as a residential collector.
7. Illustrate a planting swale on typical street cross section for Sun Crest Drive.
8. Clarify Suncrest Drive street centerline offset distance dimension.
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 H** 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.

Streets and Maintenance Department

Traffic and Transportation Engineering:

No objections to application.

Coordinate with TXDOT for frontage road connection.

Signals:

No comments, no traffic signals assets in area of work

Street Lights Department:

Does not object to this request.

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

I-10 is a Texas Department of Transportation (TXDOT) right-of way (ROW), design of improvements shall show the proposed continuity of public right-of-way (ROW) and the design of the street illumination system on TXDOT and City of El Paso ROW.

Complete set of street illumination's plans shall be submitted to Street Lights Dept. for review. Please separate street lights plans from any other installation of irrigation system or utility.

Existing separately lighting system shall be protected and preserved. Any addition to electrical street illumination system shall 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 infrastructure that is on city right of way must be done as per Design Standards for Construction and Municipal Code

Indicate that any damaged structure must be restored to same or better condition, this goes for asphalt, concrete, manholes, or water valves.

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 Water

EPWater does not object to this request.

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 and 30-foot PSB easement located south of Vin Rambla Drive. This main is available for service.

Previous water pressure from fire hydrant #11584 located on northwest corner of Vin Maella Place and Vin Rambla Drive, has yielded a static pressure of 108 psi, a residual pressure of 88 psi, and a discharge of 1,404 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 and 30-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, 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.

Stormwater:

EPWater – SW has reviewed the subdivision described above and has no objections to the replat.

Texas Gas

In reference to SUSU24-00009 - Montecillo Unit 11 Replat H. Texas Gas Service does not have any objections.

El Paso Electric

We have no comments for Montecillo Unit Eleven Replat H.

Texas Department of Transportation

Submit grading and drainage plans to TXDOT for review.

El Paso County 911 District

No comments received.

El Paso County

No comments received.

El Paso County Water Improvement District #1

No comments received.

Sun Metro

No comments received.

Fire Department

No comments received