

# Montecillo Unit Eight Replat "A"

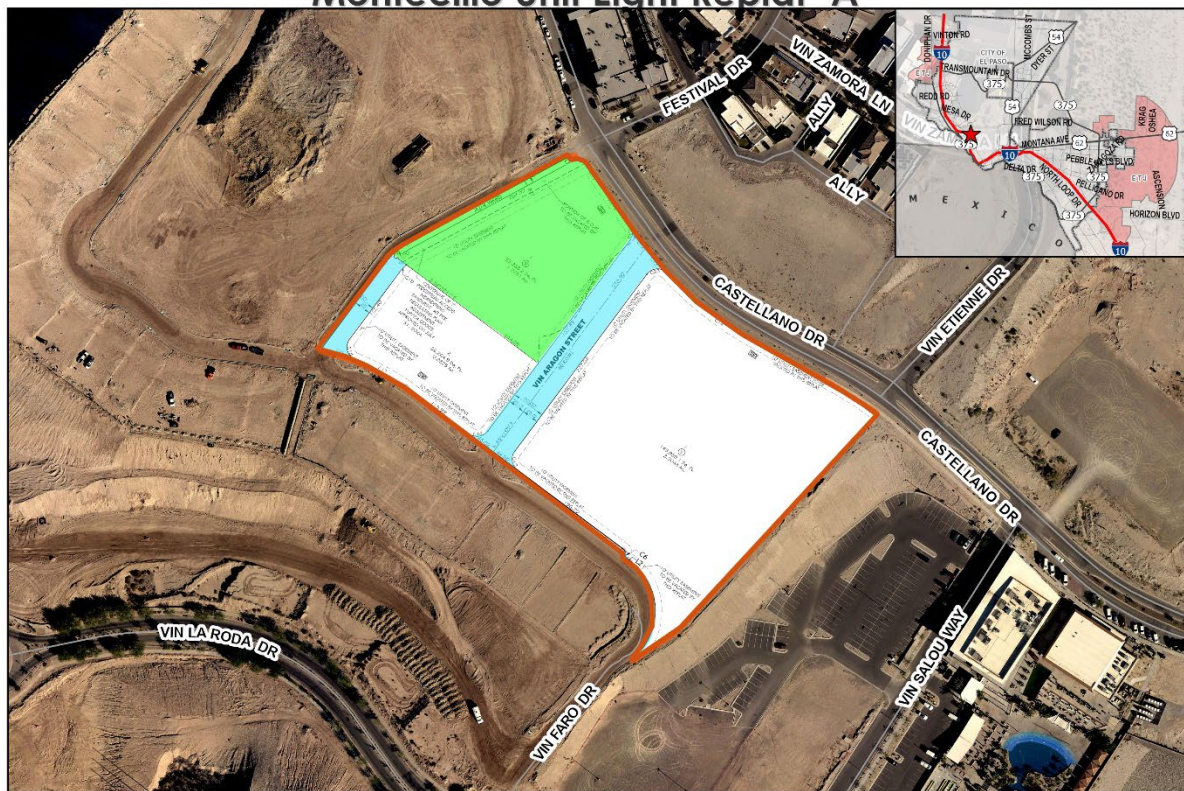
City Plan Commission — May 8, 2025



**CASE NUMBER/TYPE:** SUSC25-00001 – Resubdivision Combination  
**CASE MANAGER:** Armida R. Martinez, (915) 212-1605, [martinezar@elpasotexas.gov](mailto: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:** 5.96 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 recommendation is **PENDING**.

## 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. Inquiries of the map to scales greater than 1:10,000 can include 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 5.96 acres for the development of two apartment buildings and a 1.23-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







## **ATTACHMENT 3**

# MONTECILLO UNIT EIGHT REPLAT "A"

BEING A REPLAT OF BLOCK 1 AND 2, VIN MASSE STREET,  
MONTECILLO UNIT EIGHT,  
CITY OF EL PASO, EL PASO COUNTY, TEXAS,  
CONTAINING 2.9638 ACRES

## DEDICATION

THE CITY OF EL PASO, TEXAS, DOES HEREBY DEDICATE TO THE PUBLIC THE FOLLOWING PROPERTY, TO-WIT:

1. A CERTAIN TRACT OF LAND, BEING A PORTION OF BLOCK 1 AND 2, VIN MASSE STREET, MONTECILLO UNIT EIGHT, CITY OF EL PASO, EL PASO COUNTY, TEXAS, CONTAINING 2.9638 ACRES, AS SHOWN ON THE REPLAT MAP ATTACHED HERETO, AND AS MORE FULLY DESCRIBED IN THE CITY PLAN COMMISSION RECORDS.

2. A CERTAIN TRACT OF LAND, BEING A PORTION OF BLOCK 1 AND 2, VIN MASSE STREET, MONTECILLO UNIT EIGHT, CITY OF EL PASO, EL PASO COUNTY, TEXAS, CONTAINING 2.9638 ACRES, AS SHOWN ON THE REPLAT MAP ATTACHED HERETO, AND AS MORE FULLY DESCRIBED IN THE CITY PLAN COMMISSION RECORDS.

## ACKNOWLEDGMENT

WE, THE CITY OF EL PASO, TEXAS, DO HEREBY ACKNOWLEDGE THAT THE CITY PLAN COMMISSION HAS REVIEWED THE REPLAT MAP ATTACHED HERETO, AND HAS DETERMINED THAT THE REPLAT MAP IS IN ACCORDANCE WITH THE CITY PLAN COMMISSION RECORDS, AND THAT THE CITY OF EL PASO, TEXAS, IS AUTHORIZED TO DEDICATE THE FOLLOWING PROPERTY TO THE PUBLIC.

WITNESSED MY HAND AND SEAL OF OFFICE, THIS 15TH DAY OF SEPTEMBER, 2024.

\_\_\_\_\_  
CITY CLERK

## CITY PLAN COMMISSION

THE CITY PLAN COMMISSION HAS REVIEWED THE REPLAT MAP ATTACHED HERETO, AND HAS DETERMINED THAT THE REPLAT MAP IS IN ACCORDANCE WITH THE CITY PLAN COMMISSION RECORDS, AND THAT THE CITY OF EL PASO, TEXAS, IS AUTHORIZED TO DEDICATE THE FOLLOWING PROPERTY TO THE PUBLIC.

WITNESSED MY HAND AND SEAL OF OFFICE, THIS 15TH DAY OF SEPTEMBER, 2024.

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CITY CLERK

## FILING

THIS REPLAT MAP IS FILED FOR RECORD IN THE CITY PLAN COMMISSION RECORDS, AND IS SUBJECT TO THE CITY PLAN COMMISSION RECORDS, AND IS SUBJECT TO THE CITY PLAN COMMISSION RECORDS.

WITNESSED MY HAND AND SEAL OF OFFICE, THIS 15TH DAY OF SEPTEMBER, 2024.

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CITY CLERK

## LEGEND

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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
2. Property Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family			Office		
Duplex			Street & Alley	0.4014	2
Apartment	4.1373	2	Ponding & Drainage		
Mobile Home			Institutional		
P.U.D.			Other (specify below)		
Park	1.2251	1			
School					
Commercial			Total No. Sites	5	
Industrial			Total (Gross) Acreage	6.9638	
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  
(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)**



# **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.
13. Proposed meandering sidewalk easement shall be within property lines for Parcel 1.

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

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

## **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