

Montecillo Unit Seven Replat "A"



City Plan Commission — April 10, 2025

CASE NUMBER/TYPE:	SUSC25-00002 – 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:	6.91 acres
VESTED RIGHTS STATUS:	Not Vested
PARK FEES:	Park Fees Not Required
ZONING DISTRICT(S):	SCZ-T40 (SmartCode; Transect 40)

SUMMARY OF RECOMMENDATION: Staff recommends **APPROVAL** for Montecillo Unit Seven Replat "A" on a Resubdivision Combination basis.

Montecillo Unit Seven 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 show accurate conditions. Enlargements of this map to scales greater than its original can introduce 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 60 120 240 360 480 Feet



Figure A: Proposed plat with surrounding area

DESCRIPTION OF REQUEST: The applicant proposes to resubdivide 6.91 acres for the development of one lot. The purpose of the replat is to vacate a 10-foot utility easement that runs the entire perimeter of the property. Access to subdivision is from Castellano Drive, Vin Madrid Street, and Vin Faro Lane. This application is being reviewed under the current subdivision code and under Title 21 (SmartCode) and complies with the approved Montecillo Regulating Plan.

CASE HISTORY/RELATED APPLICATIONS: The City Plan Commission at its regular meeting on May 4, 2023, voted to approve Montecillo Unit Seven 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) and SCZ-T5 (SmartCode; Transect-5) Apartments
South	SCZ-T4O (SmartCode; Transect-4O) Vacant
East	SCZ -T4O (SmartCode; Transect-4O) Vacant
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 (0.78 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 postponement request is in conformance with all applicable requirements of Title 19 of the El Paso City Code in regards to waivers of thirty-day action. If approved, action on the plat will be waived for a period of time not exceed thirty days.
2. **Denial:** The CPC finds that the postponement request is not in conformance with all applicable requirements of Title 19 of the El Paso City Code in regards to waivers of thirty-day action. If denied, action shall be taken on the plat application.

ATTACHMENTS:

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

ATTACHMENT 1

Montecillo Unit Seven Replat "A"



Subject Property



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ATTACHMENT 4



RESUBDIVISION COMBINATION APPLICATION

DATE: 2-14-25 FILE NO. SUSC25-00002

SUBDIVISION NAME: Montecillo Unit Seven Replat A

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
Block 48, Montecillo Unit Seven

2. Property Land Uses:

	<u>ACRES</u>	<u>SITES</u>		<u>ACRES</u>	<u>SITES</u>
Single-family	_____	_____	Office	_____	_____
Duplex	_____	_____	Street & Alley	_____	_____
Apartment	<u>6.9052</u>	<u>1</u>	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____	_____	_____	_____
School	_____	_____	_____	_____	_____
Commercial	_____	_____	Total No. Sites	<u>1</u>	_____
Industrial	_____	_____	Total (Gross) Acreage	<u>6.9052</u>	_____

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 _____

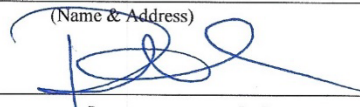
9. Remarks and/or explanation of special circumstances: _____

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

- 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: 
 REPRESENTATIVE SIGNATURE: Aaron Alvarado Digitally signed by Aaron Alvarado
 Date: 2025.02.14 17:04:01 -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

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. Provide a copy of the plat or instrument that dedicated the public easements and right-of-way, including the recording information.
6. Coordinate with El Paso Electric to ensure whether an easement is required to be kept or provided.

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 7 Replat A**, an amending plat map, and on behalf of Parks & Recreation Department, we offer Developer / Engineer the following comments:

This subdivision is zoned Smart Code Zoning (SCZ) and is part of the "**Montecillo Development**" Final 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, improvements needs to comply/conform with the following Title 21 Smart Code Zoning regulations:

1. Development needs to comply with final approved Regulating Plan & the approved Building Scale Plan.
2. Building Scale Plan needs to be reviewed & approved by the Consolidated Review Committee (CRC) prior to submittal of final plat for approval.
3. Building Scale Plan shall comply with required type of Civic Spaces if required per the Final Approved Regulating Plan.
4. Building Scale Plan shall include Landscape standards associated with applicable Special District.

This subdivision is located with-in "Park Zone": **NW-2**

Nearest Park: **Promontory Area**

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

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 does not object 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 can be extended to provide 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 can be extended to provide service.

General:

EPWater requires a new service application to provide 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

Vin Madrid St. has 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

We have an existing line using the 10' wide utility easement. The existing line does not have an exclusive EPE Easement, we used the easement filed on the previous plat. We ask to dedicate the 10' wide electric easement to EPE for the existing line.

Note: Coordination with EPE to continue prior to recordation of the plat.

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