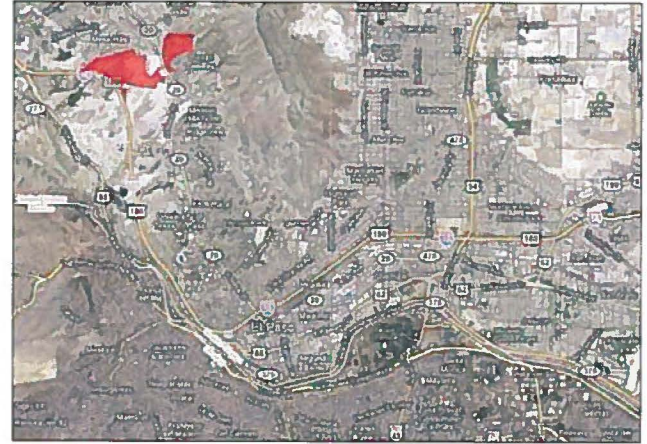


SMARTCODE APPLICATION EL  
PASO, TEXAS  
CODE OF ORDINANCES TITLE  
21 APPLICATION

MONTECILLO  
DEVELOPMENT REGULATING  
PLAN

PREPARED FOR EPT LAND COMMUNITIES

As of June 30, 2026



*Site Location*

**Table Of Contents**

Aerial	3
Legal Descriptions	4
Existing Zoning	5
Project Size and Boundary	6
Transect Zone Allocation	7
Project Summary	8
Thoroughfare Assignment	11
Thoroughfare Standards	14
Maximum Block Size	19
Civic Space and Buildings	20
Pedestrian Trails	21
Playgrounds	22
Special Requirements	23
Warrants, Adjustments	24
Black and White Copy for Recording	26



RUBEN DR

SUNCREST DR

CAROUSEL DR

FESTIVAL DR

N MESA ST

MONTECILLO BLVD

W CASTELLANO DR

N MESA ST

INTERSTATE HIGHWAY 10

Proposed  
School Site  
Land Owned  
by EPISD

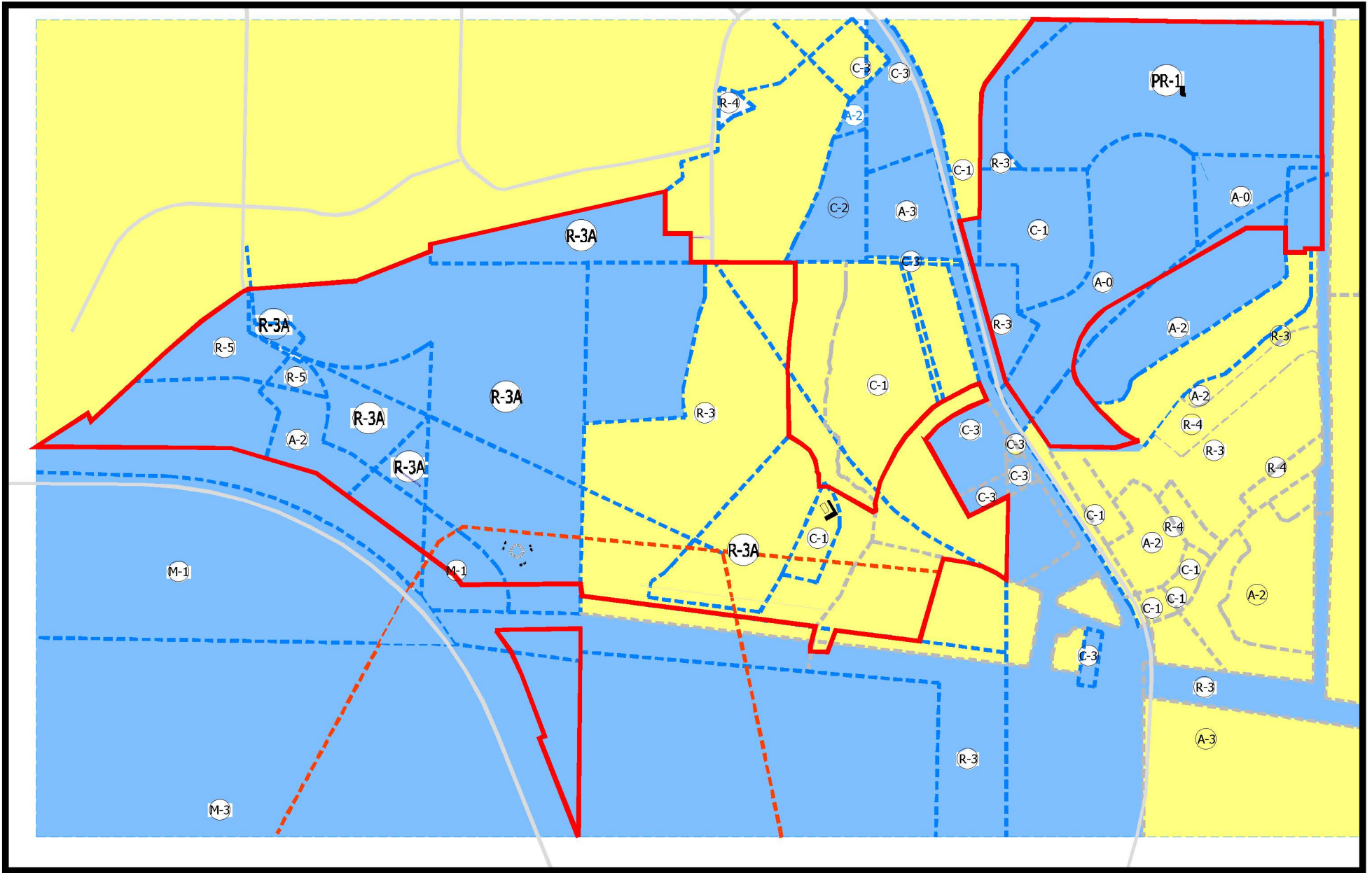
Description	Legal	Acreage
Planned Parenthood	A portion of Tract 6A, now known as Tract 6J, A.F. MILLER SURVEY No. 216, in the City of El Paso, El Paso County, Texas, according to the map filed for tax purposes at the El Paso Central Appraisal District	0.06490
Lomas Surgical	A portion out of Lot 1, Block 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
	<b>TOTAL ACREAGE</b>	<b>318.17823</b>

**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
	<b>TOTAL TO SAVE AND EXCEPT</b>	<b>29.28840</b>

**NET ACREAGE**

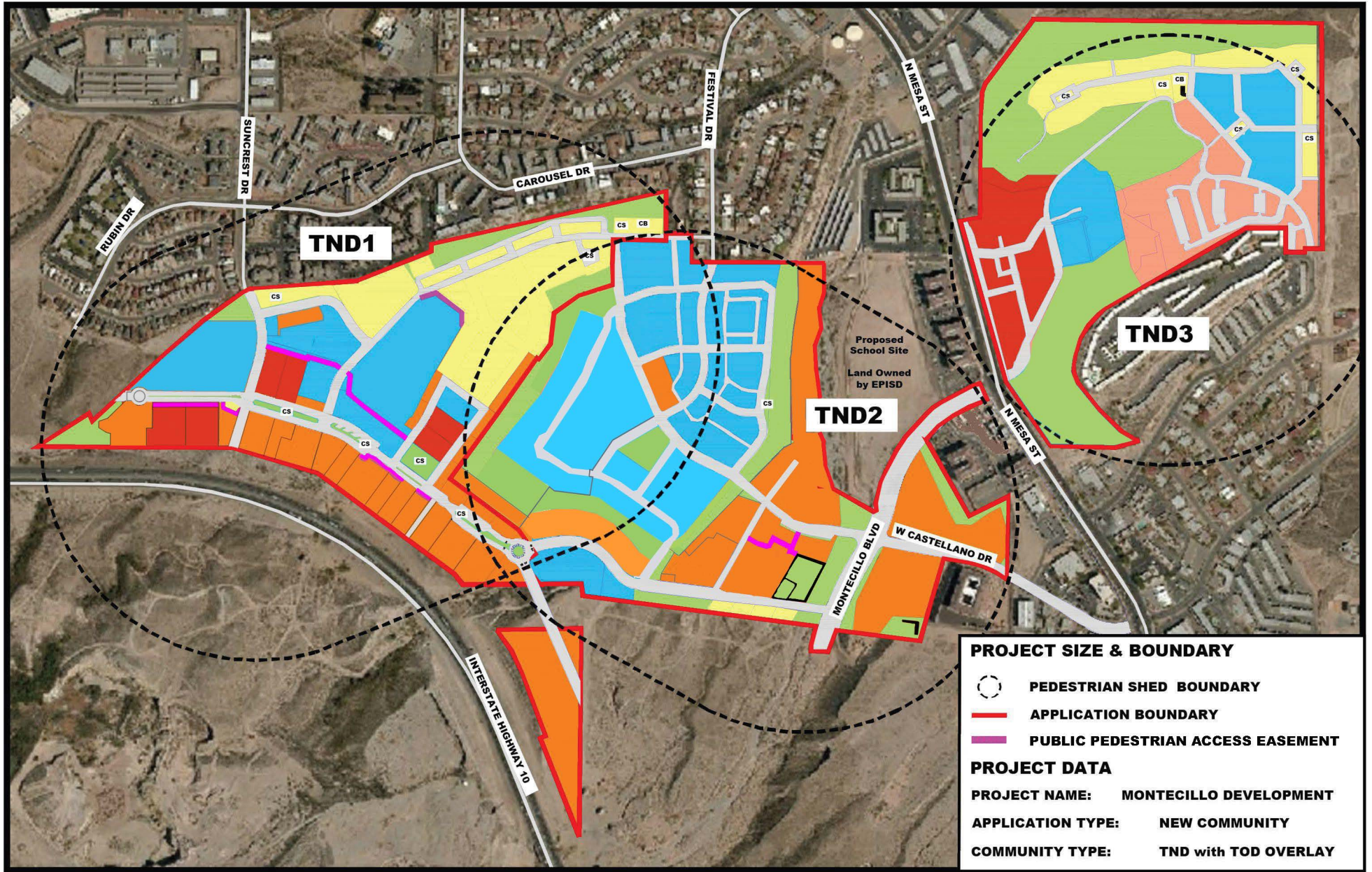
**288.88983**



SCALE:1"=800'



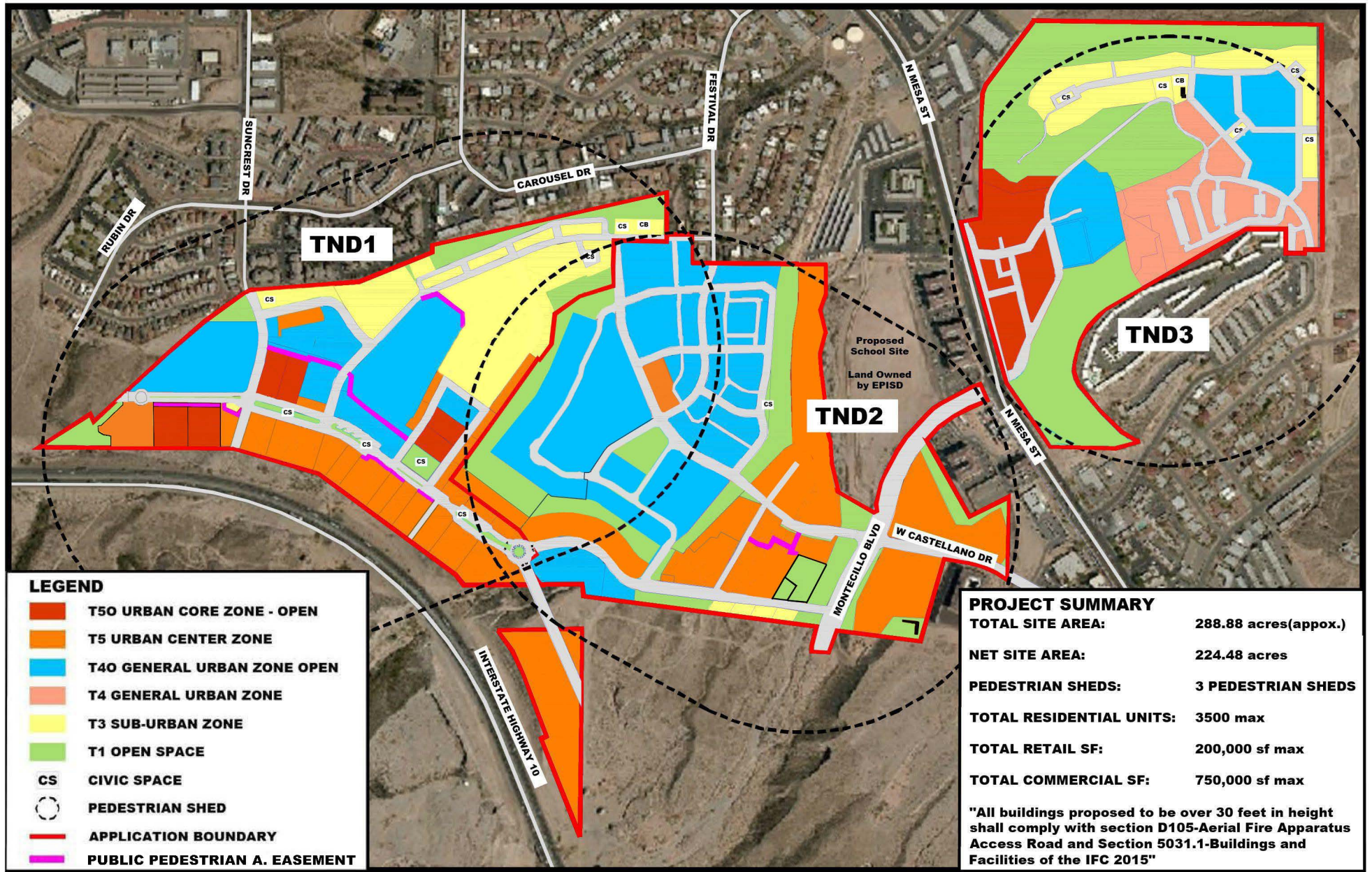
# ORIGINAL ZONING



SCALE: 1"=800'



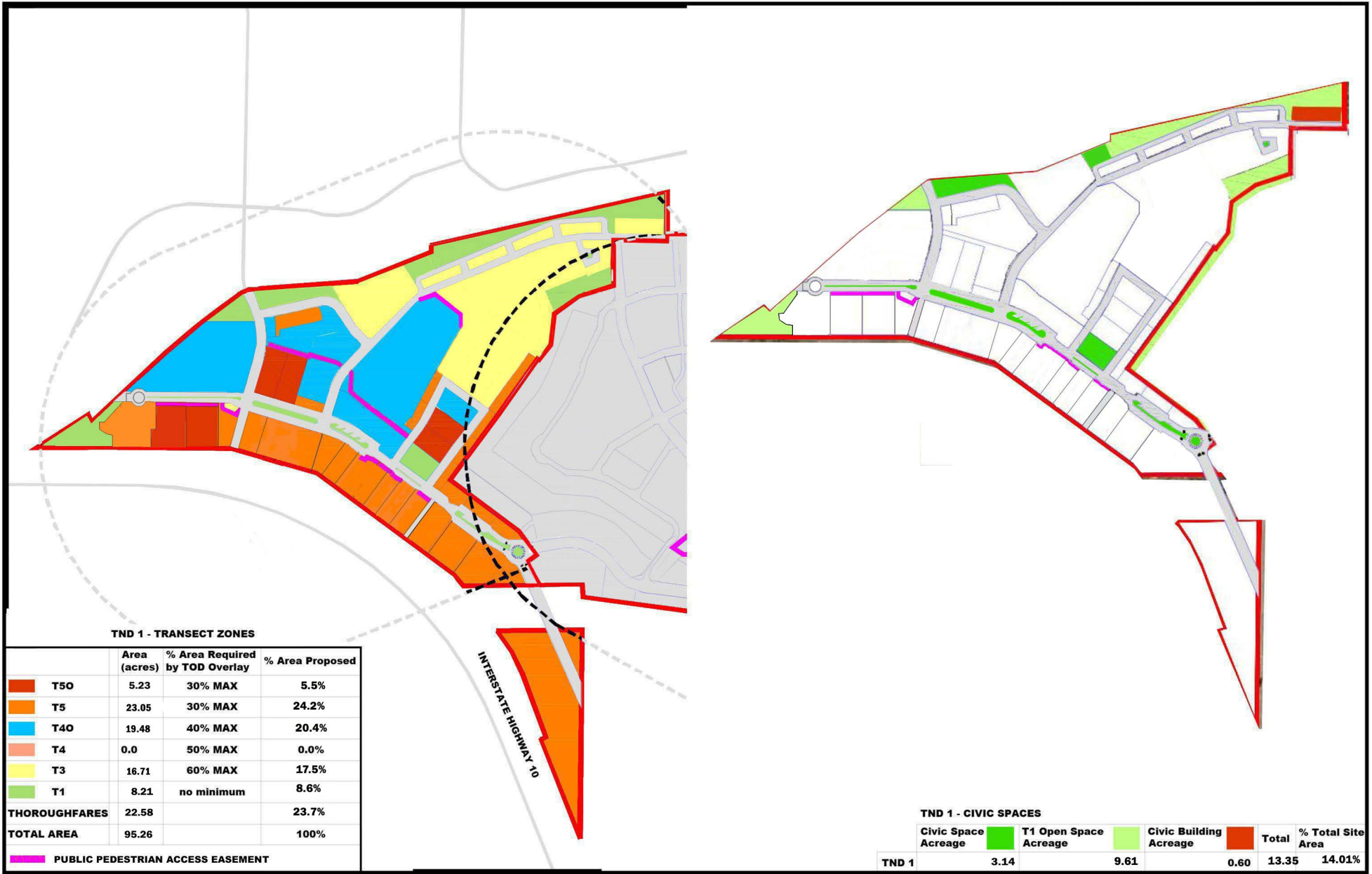
# PROJECT BOUNDARY



SCALE:1"=800'



## TRANSECT ZONE ALLOCATION



**TND 1 - TRANSECT ZONES**

	Area (acres)	% Area Required by TOD Overlay	% Area Proposed
T50	5.23	30% MAX	5.5%
T5	23.05	30% MAX	24.2%
T40	19.48	40% MAX	20.4%
T4	0.0	50% MAX	0.0%
T3	16.71	60% MAX	17.5%
T1	8.21	no minimum	8.6%
THOROUGHFARES	22.58		23.7%
<b>TOTAL AREA</b>	<b>95.26</b>		<b>100%</b>

PUBLIC PEDESTRIAN ACCESS EASEMENT

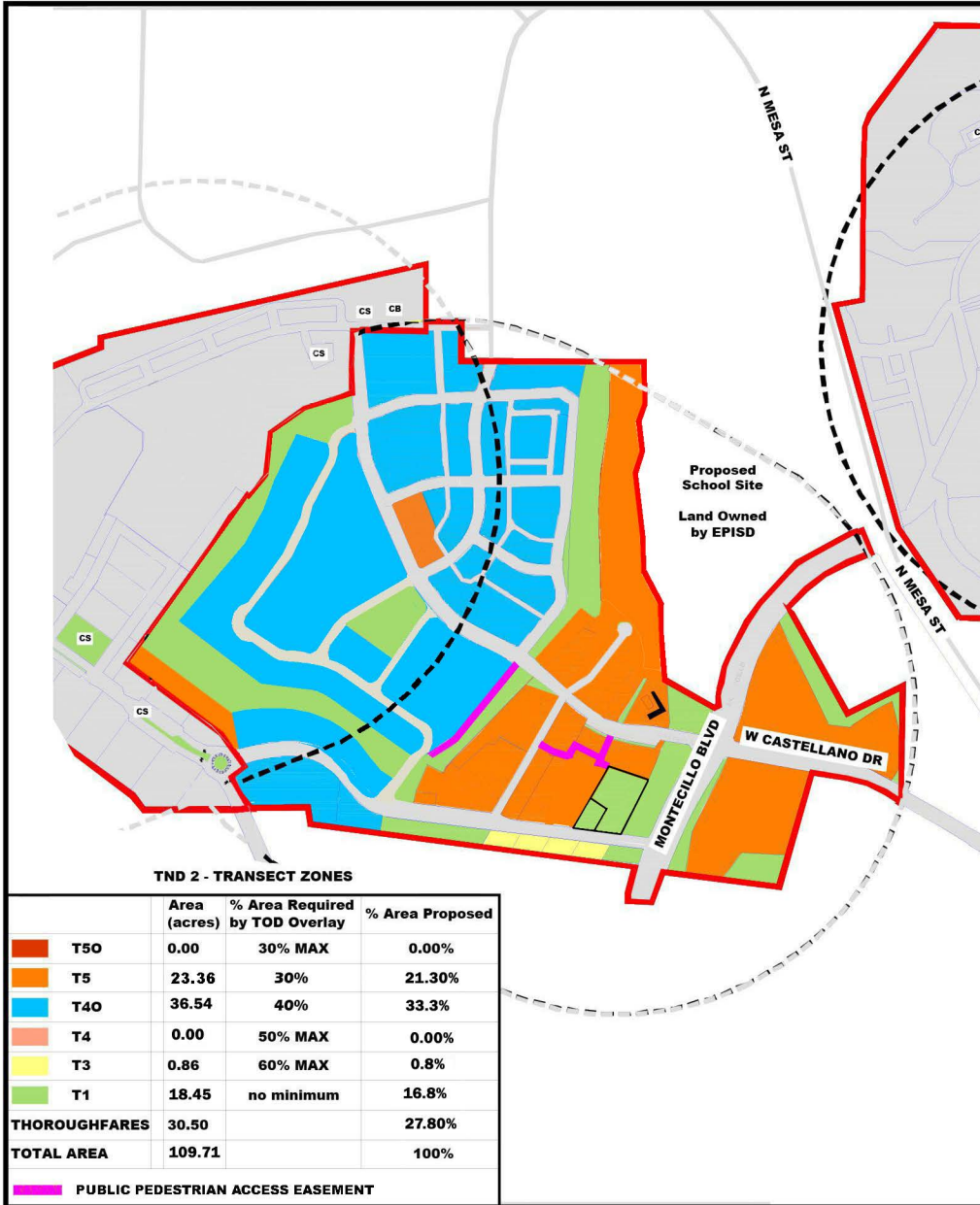
**TND 1 - CIVIC SPACES**

	Civic Space Acreage	T1 Open Space Acreage	Civic Building Acreage	Total	% Total Site Area
TND 1	3.14	9.61	0.60	13.35	14.01%

SCALE:1"=800'



**PROJECT SUMMARY TND 1**

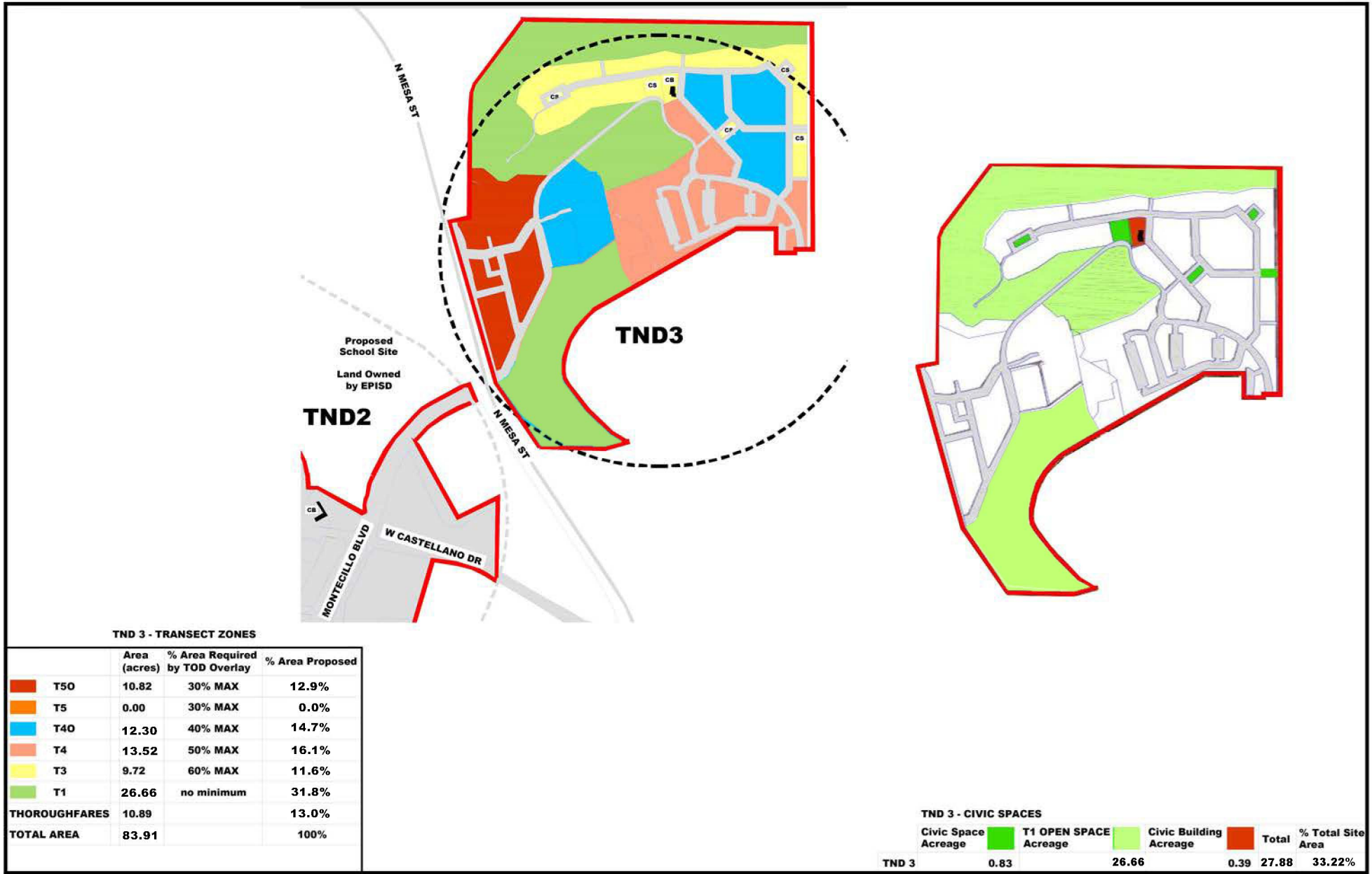


	Civic Space Acreage	T1 Open Space Acreage	Civic Building Acreage	Total	% Total Site Area
TND 2	2.53	20.06	1.02	23.61	21.99%

SCALE: 1"=800'



## PROJECT SUMMARY TND 2



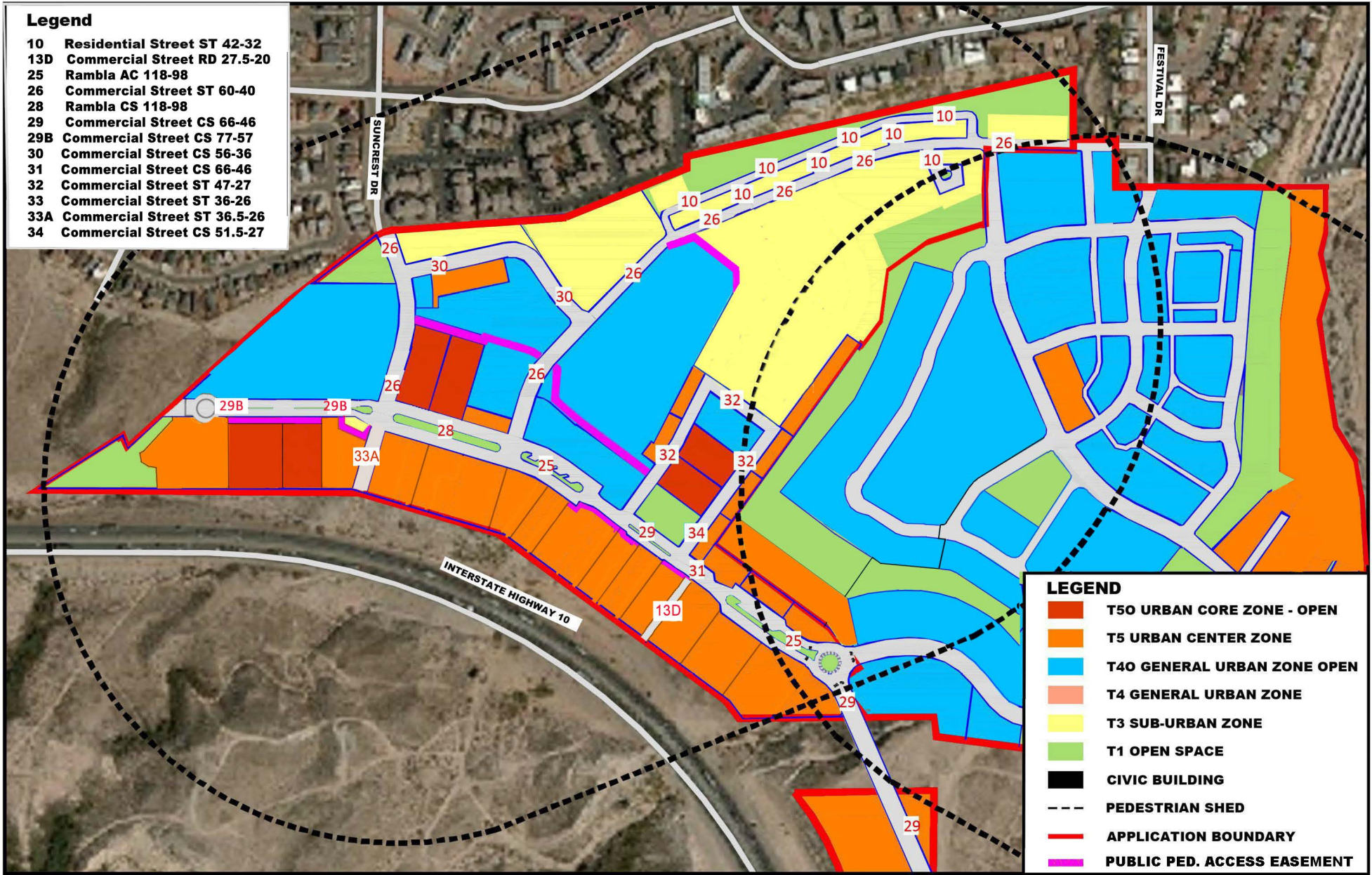
SCALE: 1"=800'



## 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



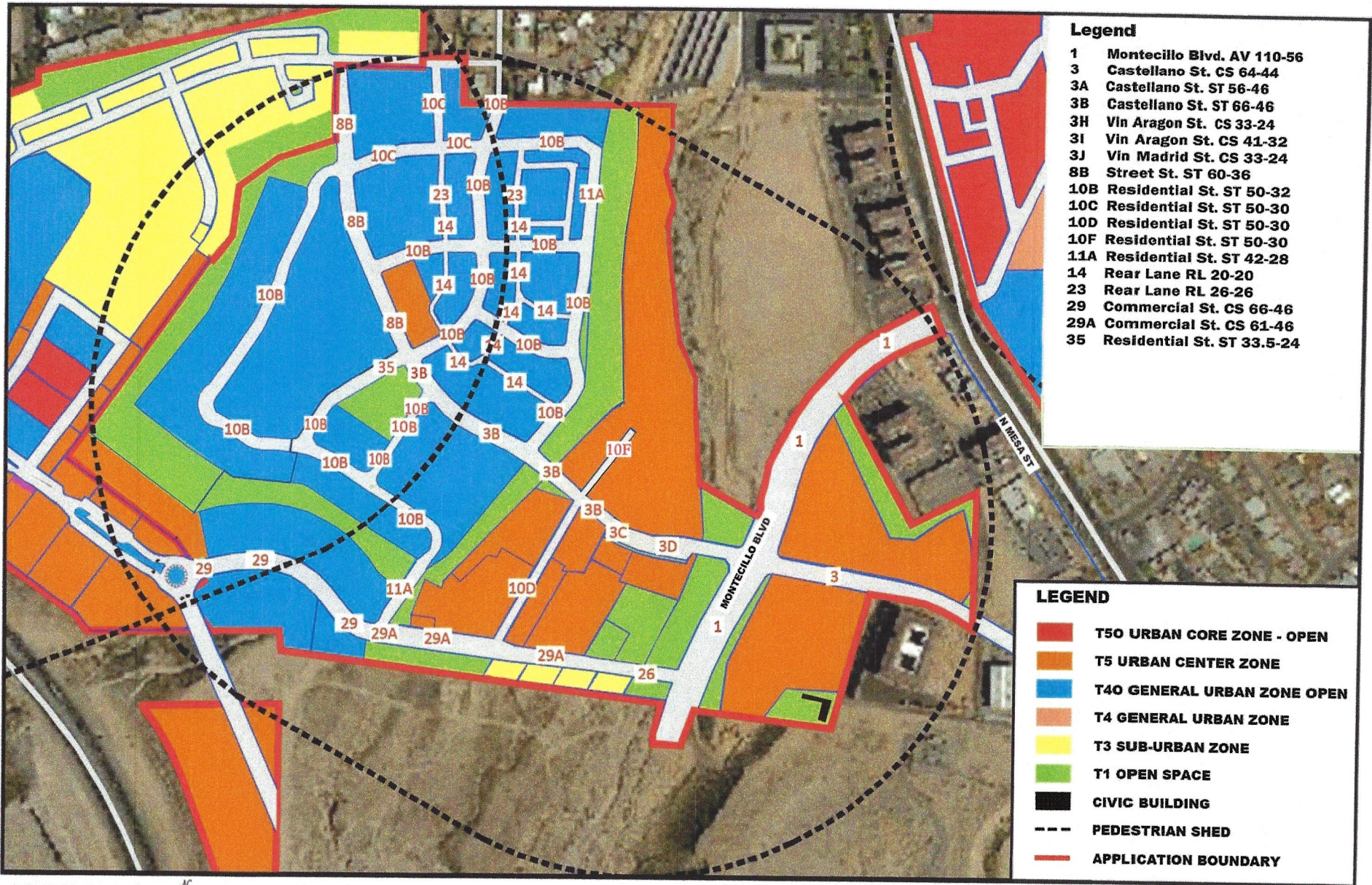
**LEGEND**

- 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'



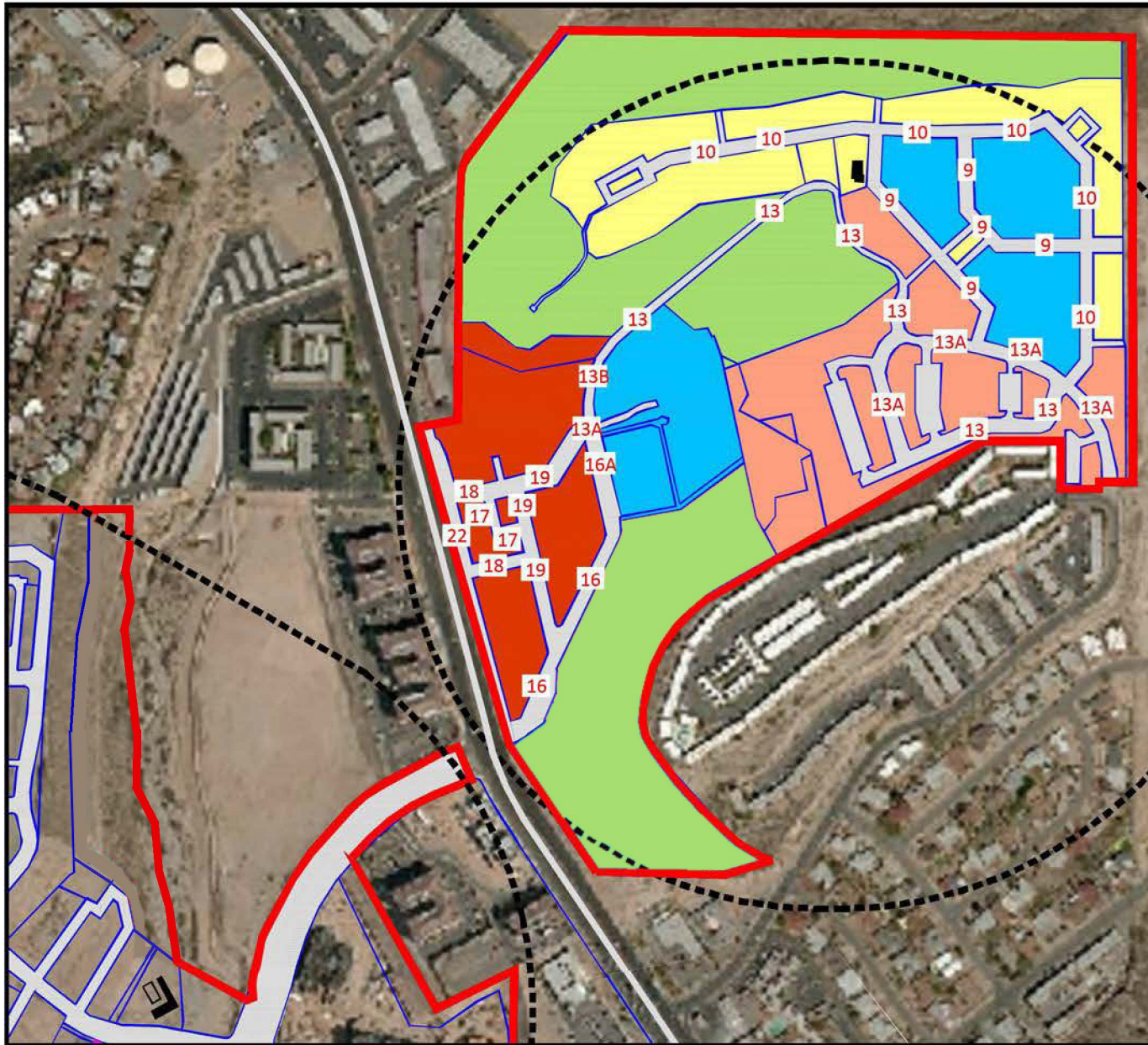
**THOROUGHFARE ASSIGNMENT TND1**



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

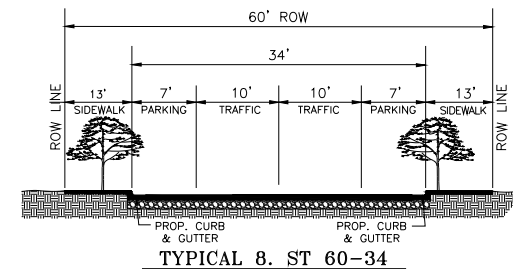
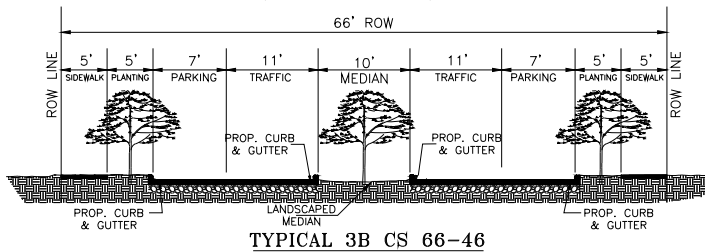
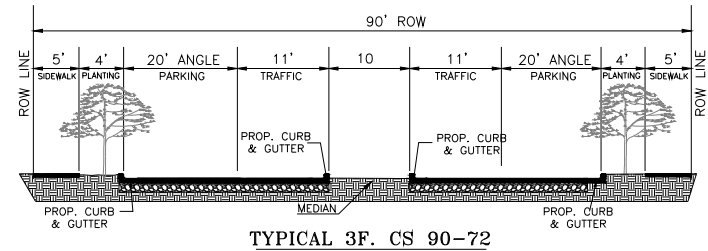
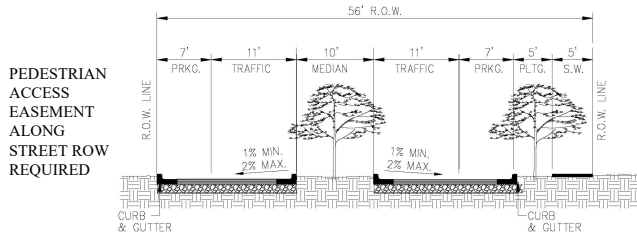
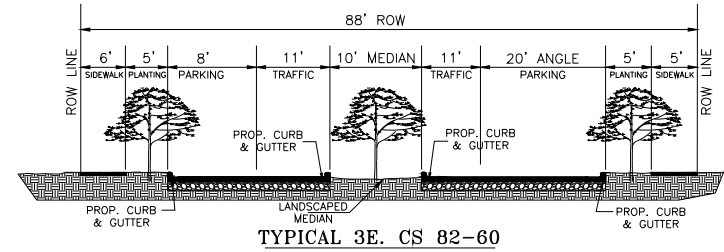
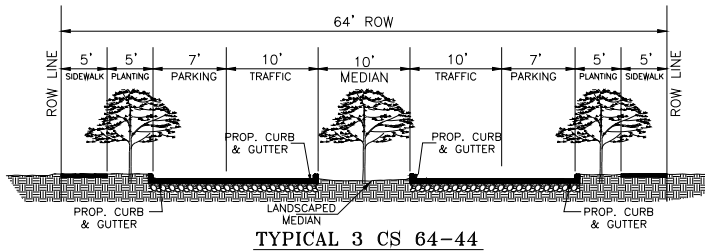
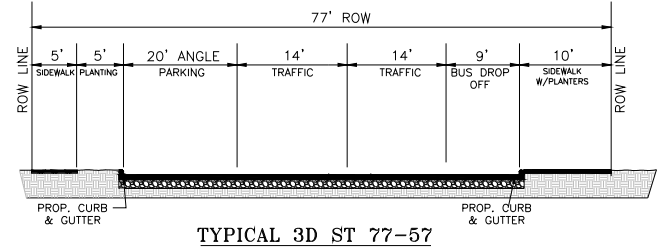
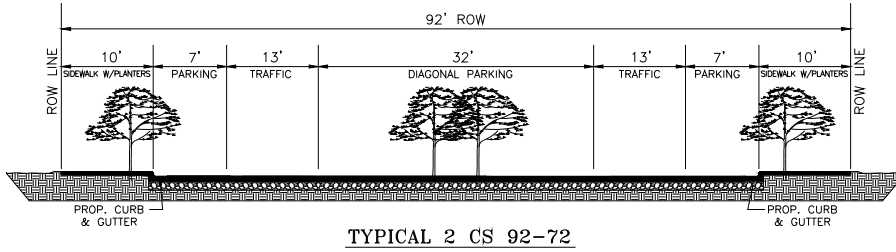
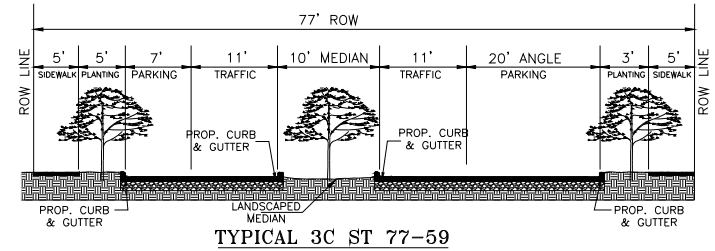
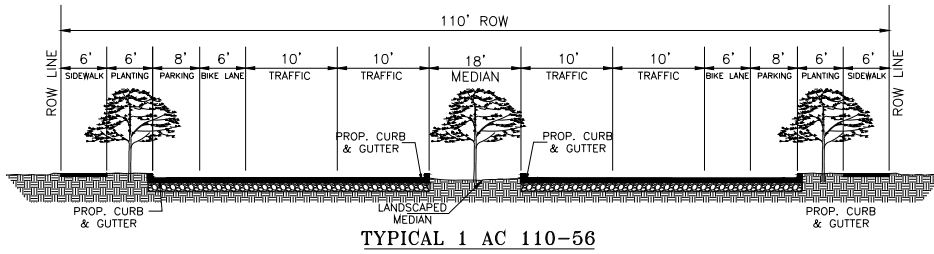
**LEGEND**

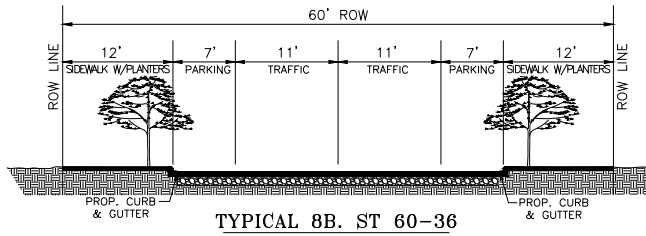
	T50 URBAN CORE ZONE - OPEN
	T5 URBAN CENTER ZONE
	T40 GENERAL URBAN ZONE OPEN
	T4 GENERAL URBAN ZONE
	T3 SUB-URBAN ZONE
	T1 OPEN SPACE
	CIVIC BUILDING
	PEDESTRIAN SHED
	APPLICATION BOUNDARY

SCALE: 1"=500'

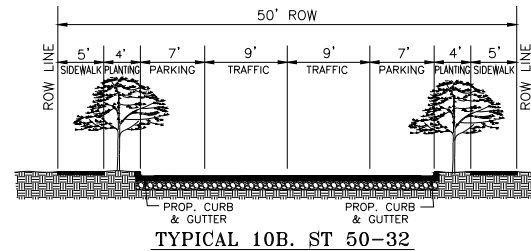


**THOROUGHFARE ASSIGNMENT TND3**

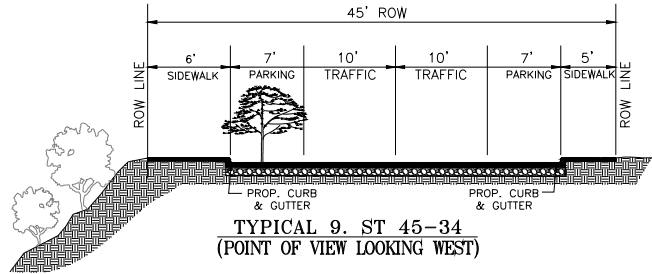




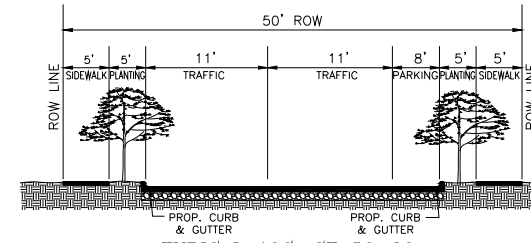
TYPICAL 8B. ST 60-36



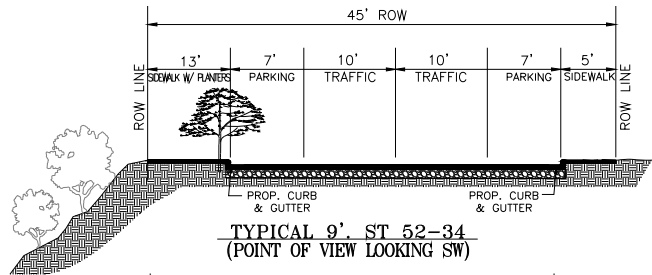
TYPICAL 10B. ST 50-32



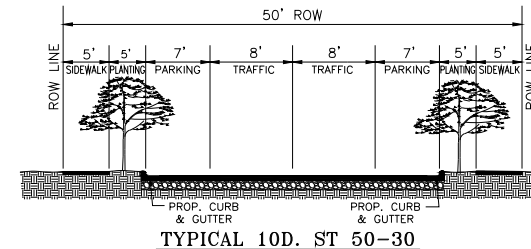
TYPICAL 9. ST 45-34  
(POINT OF VIEW LOOKING WEST)



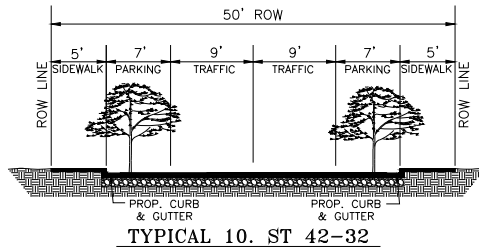
TYPICAL 10C. ST 50-30



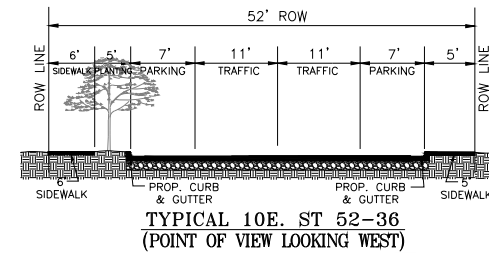
TYPICAL 9'. ST 52-34  
(POINT OF VIEW LOOKING SW)



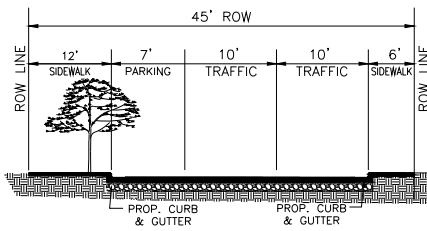
TYPICAL 10D. ST 50-30



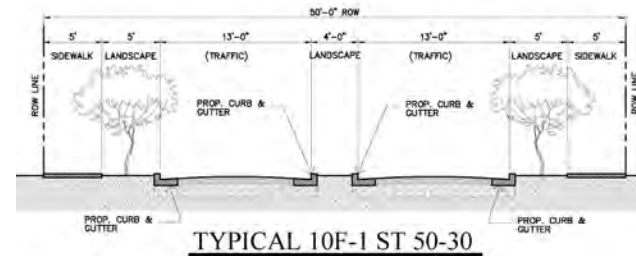
TYPICAL 10. ST 42-32



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



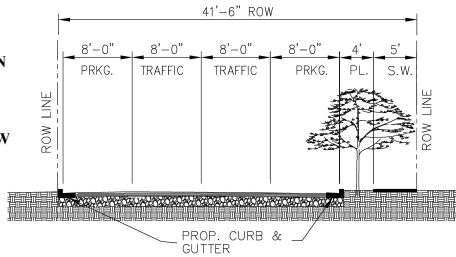
TYPICAL 10A. ST 45-27



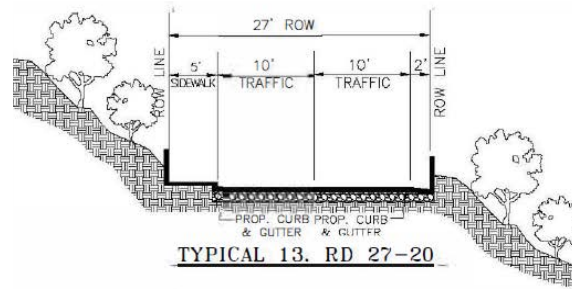
TYPICAL 10F-1 ST 50-30

NOTES: SPECIFIC TO U15-SIP ONLY.  
PER AGREEMENT WITH F.D., NO TREES ON CENTER MEDIAN.

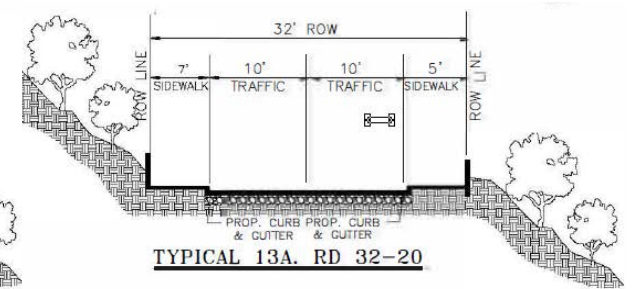
PEDESTRIAN ACCESS EASEMENT ALONG STREET ROW REQUIRED



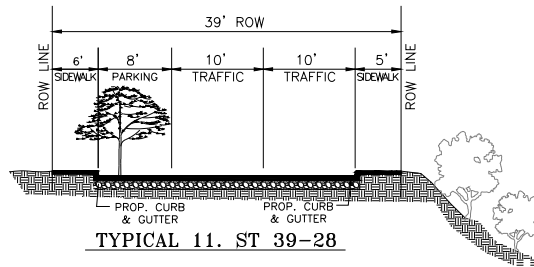
TYPICAL 10G ST 41.5-32



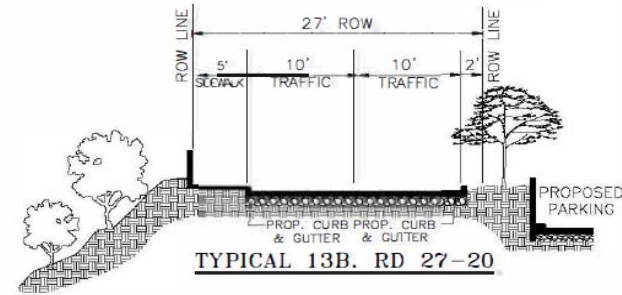
TYPICAL 13. RD 27-20



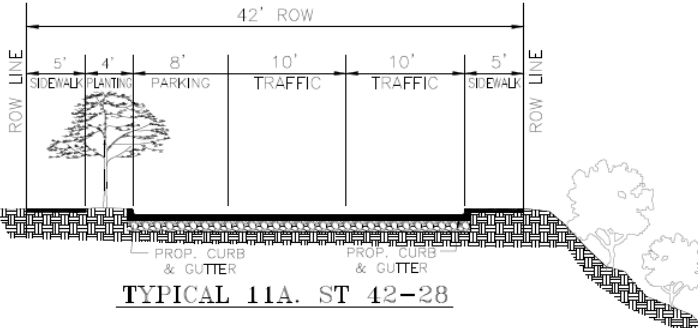
TYPICAL 13A. RD 32-20



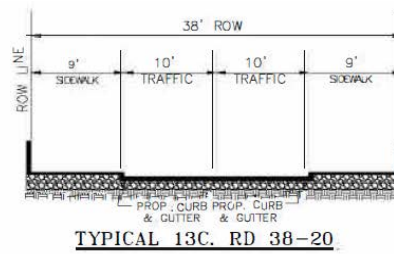
TYPICAL 11. ST 39-28



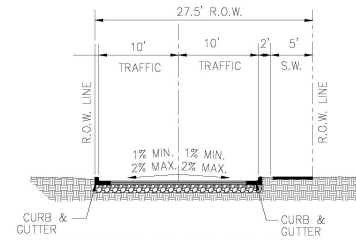
TYPICAL 13B. RD 27-20



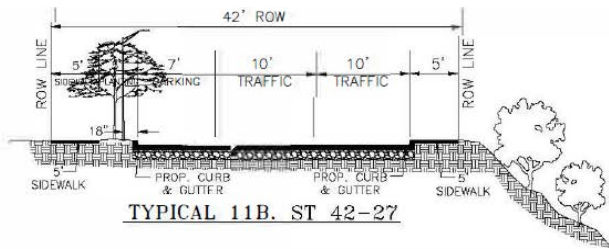
TYPICAL 11A. ST 42-28



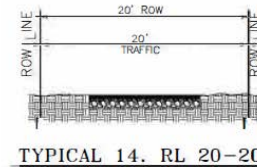
TYPICAL 13C. RD 38-20



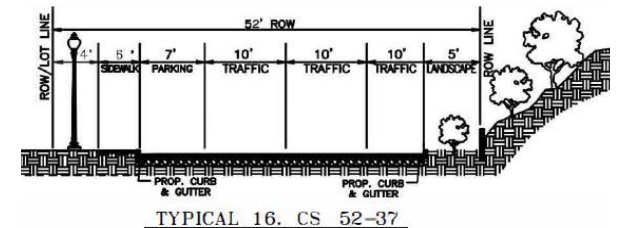
TYPICAL 13D RD 27.5-20



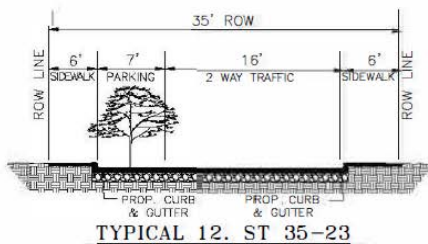
TYPICAL 11B. ST 42-27



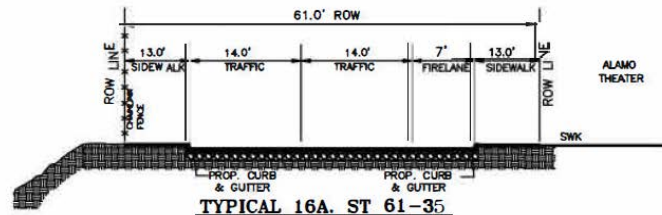
TYPICAL 14. RL 20-20



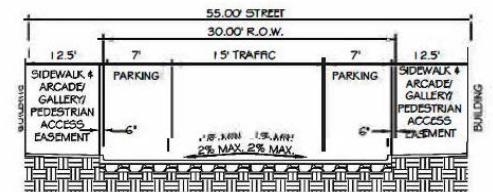
TYPICAL 16. CS 52-37



TYPICAL 12. ST 35-23



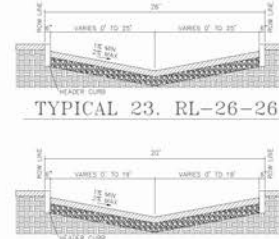
TYPICAL 16A. ST 61-35



TYPICAL 17. ST 30-29

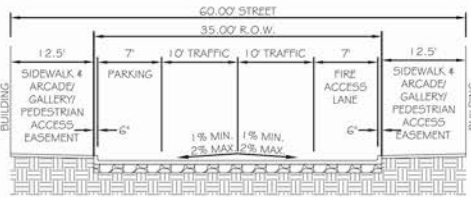


TYPICAL 18. CS 35-34

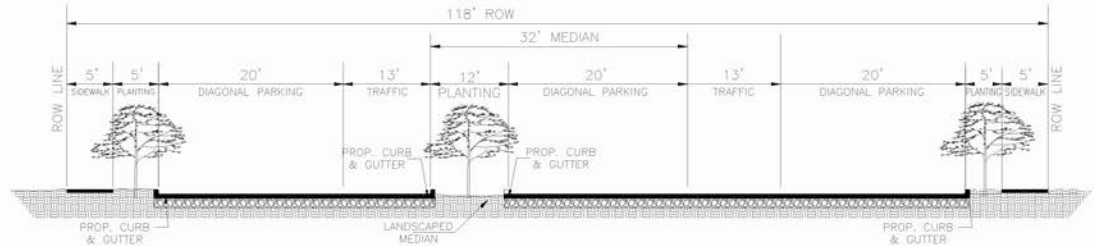


TYPICAL 23. RL-26-26

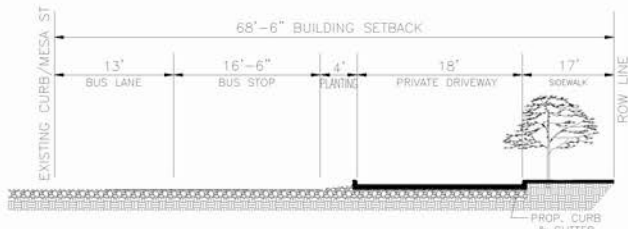
TYPICAL 24. RL-20-20 PRIVATE WAY SECTION



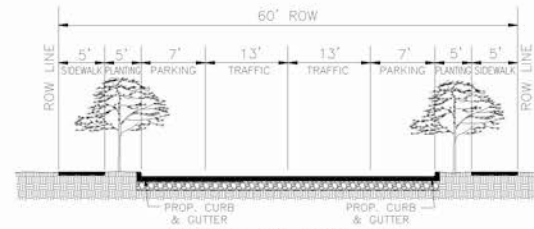
TYPICAL 19. CS 35-34 FIRE LANE



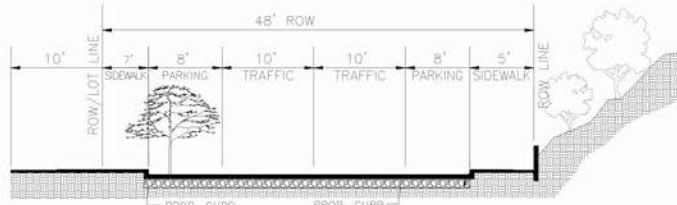
TYPICAL 25 AC 118-98



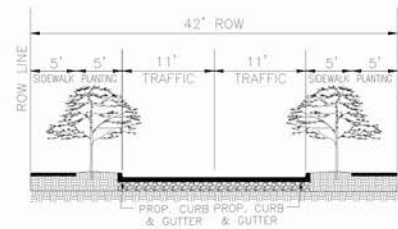
TYPICAL 20 BRT STOP W/PRIVATE DRIVE



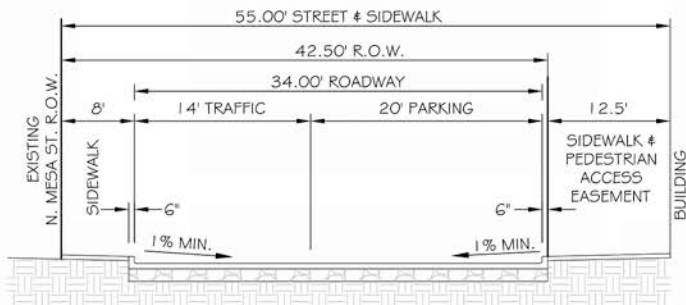
TYPICAL 26 ST 60-40



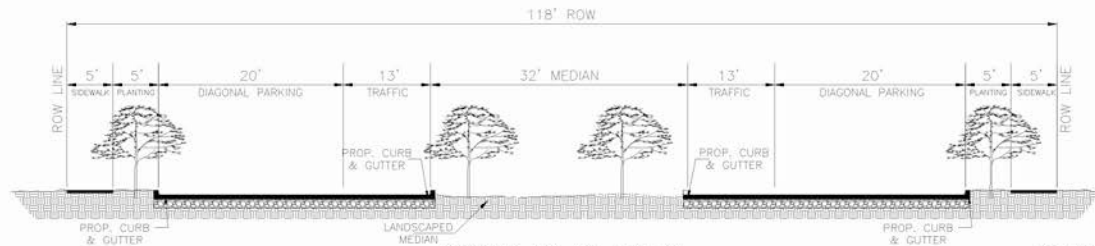
TYPICAL 21. CS 48-36



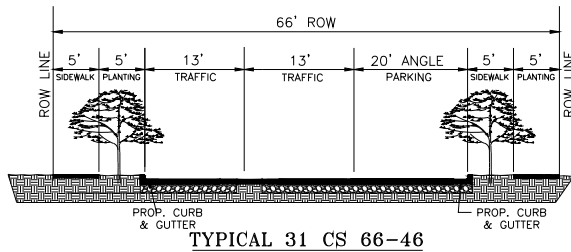
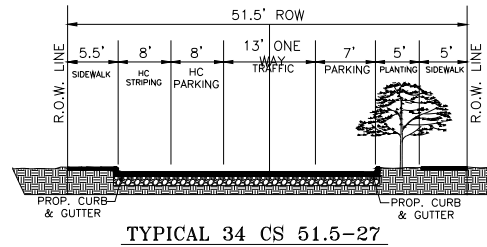
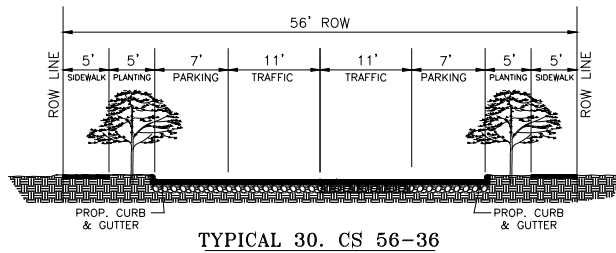
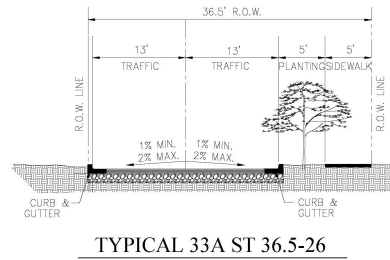
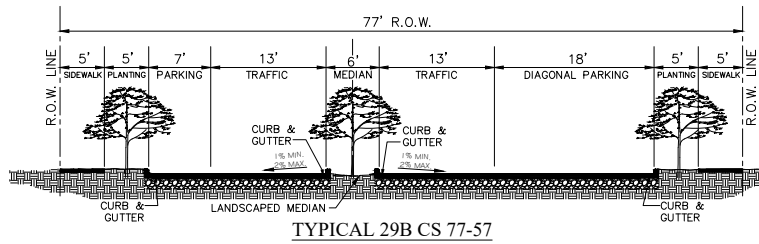
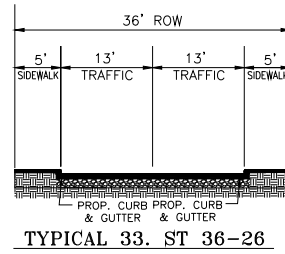
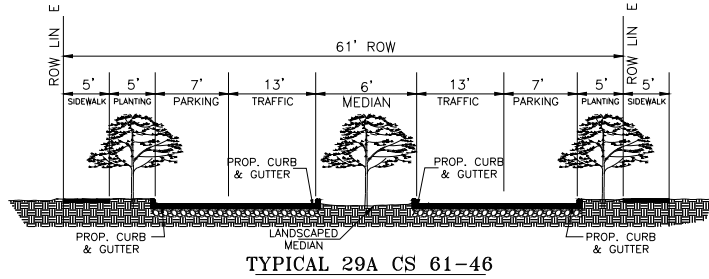
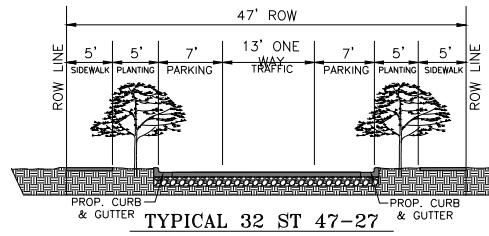
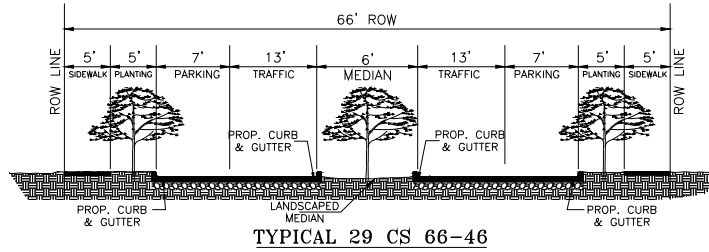
TYPICAL 27. RD 42-22



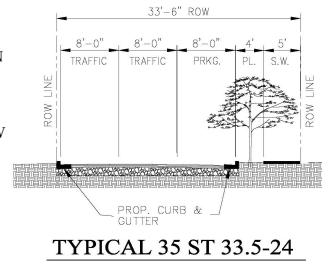
TYPICAL 22. SL 42.5-34 SLIP LANE

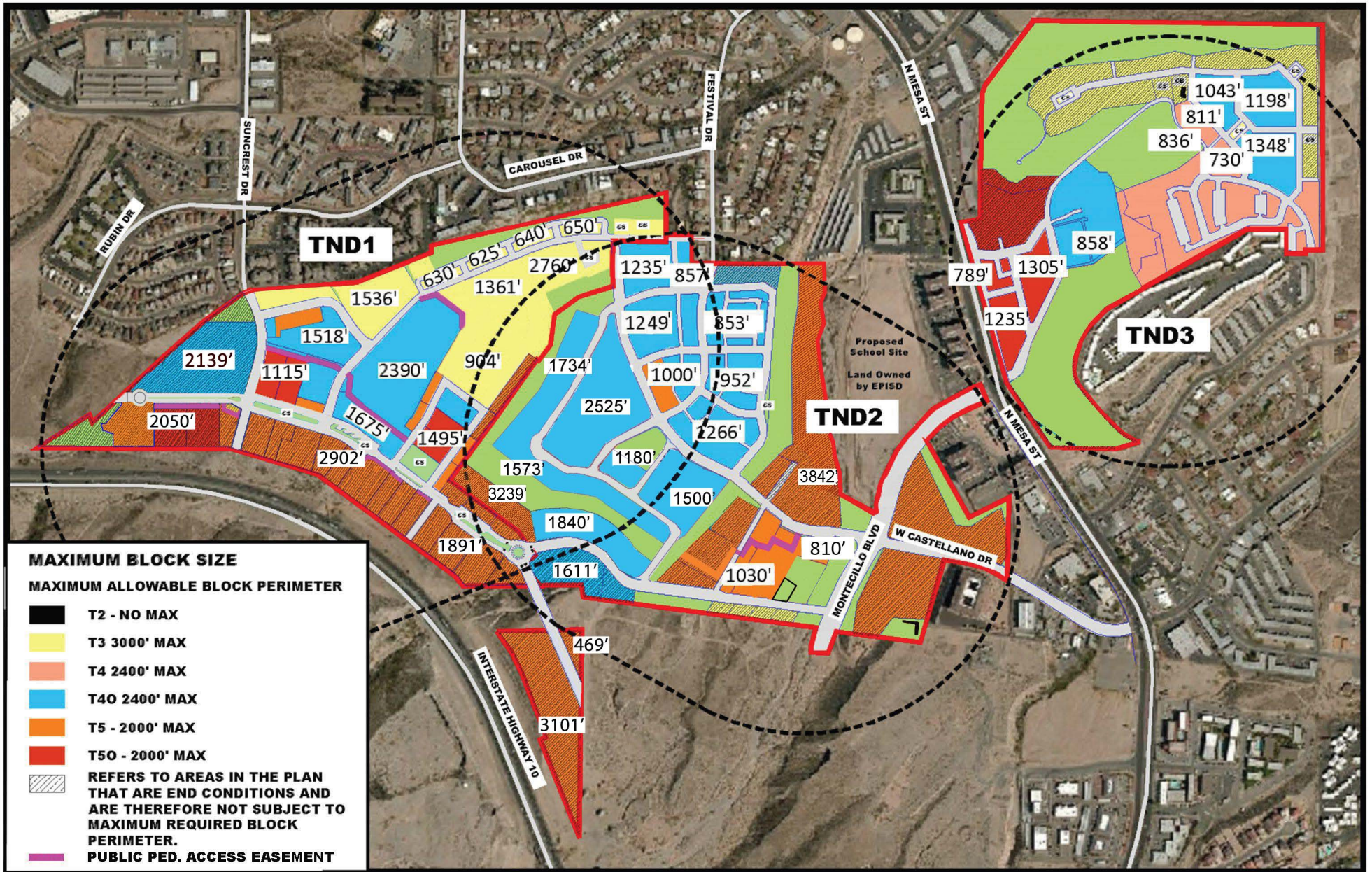


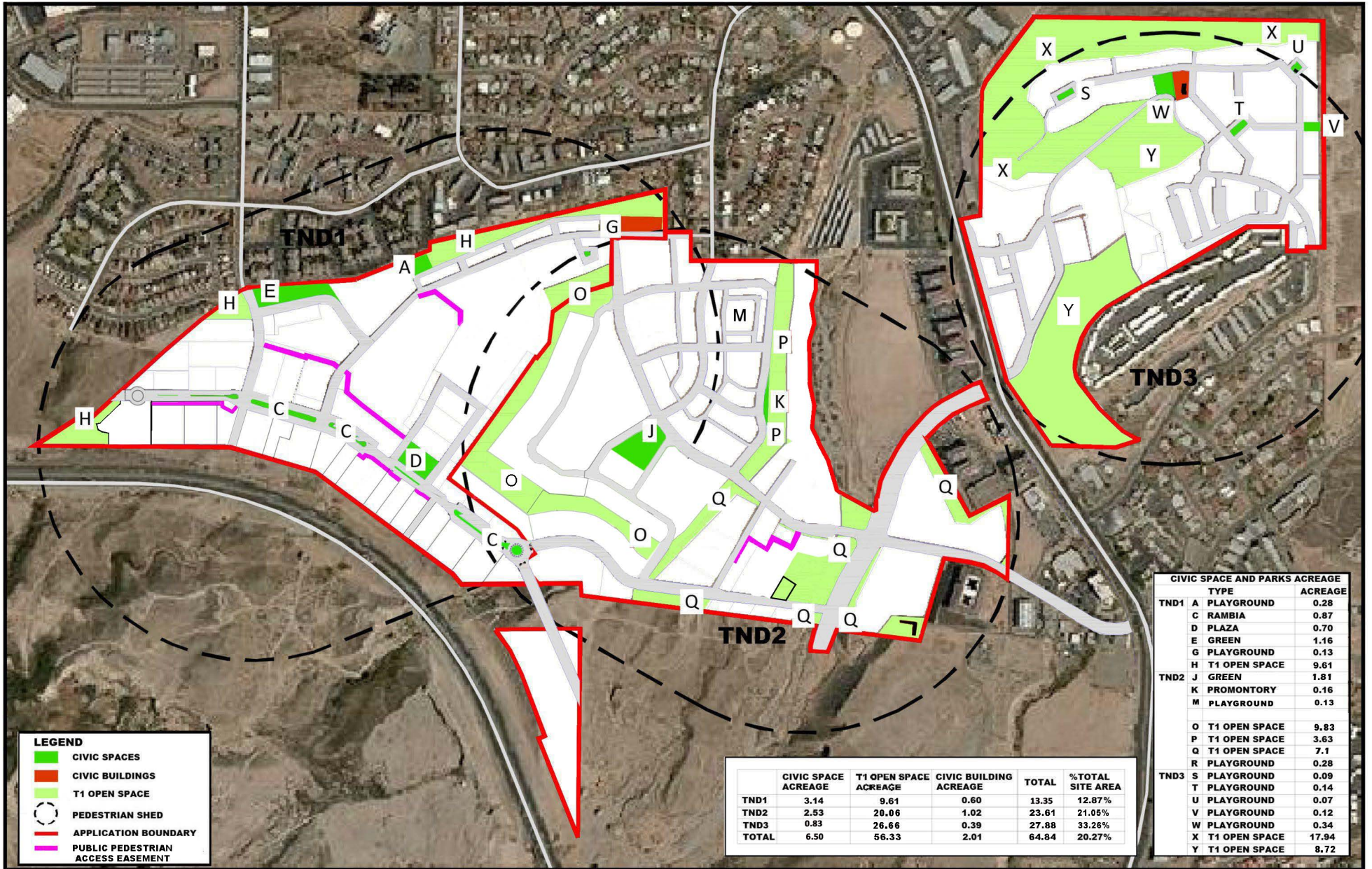
TYPICAL 28 AC 118-98



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%
<b>TOTAL</b>	<b>6.50</b>	<b>56.33</b>	<b>2.01</b>	<b>64.84</b>	<b>20.27%</b>

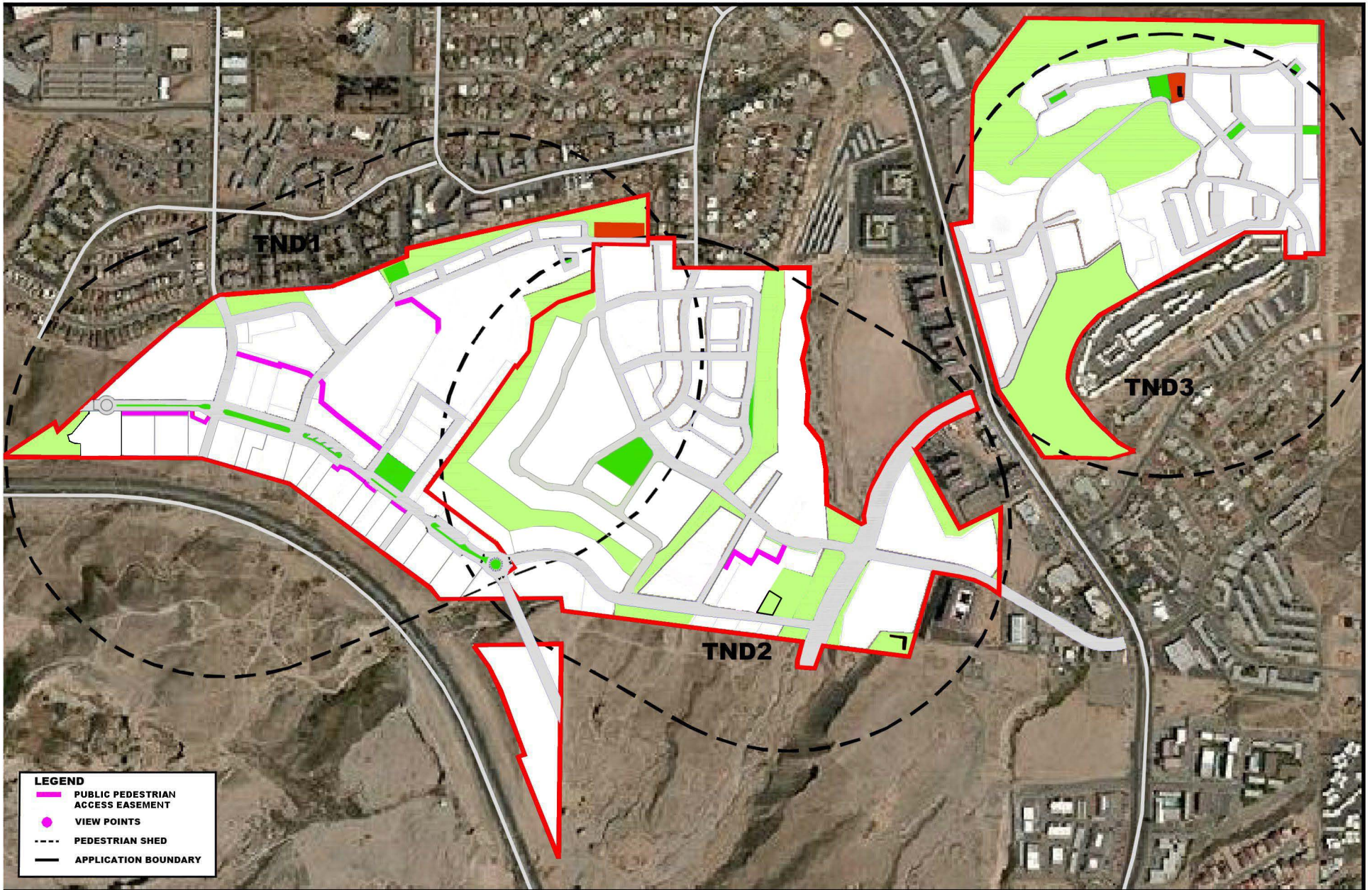
**CIVIC SPACE AND PARKS ACREAGE**

	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
	M PLAYGROUND	0.13
	O T1 OPEN SPACE	9.83
	P T1 OPEN SPACE	3.63
	Q T1 OPEN SPACE	7.1
	R PLAYGROUND	0.28
	TND3	S PLAYGROUND
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**



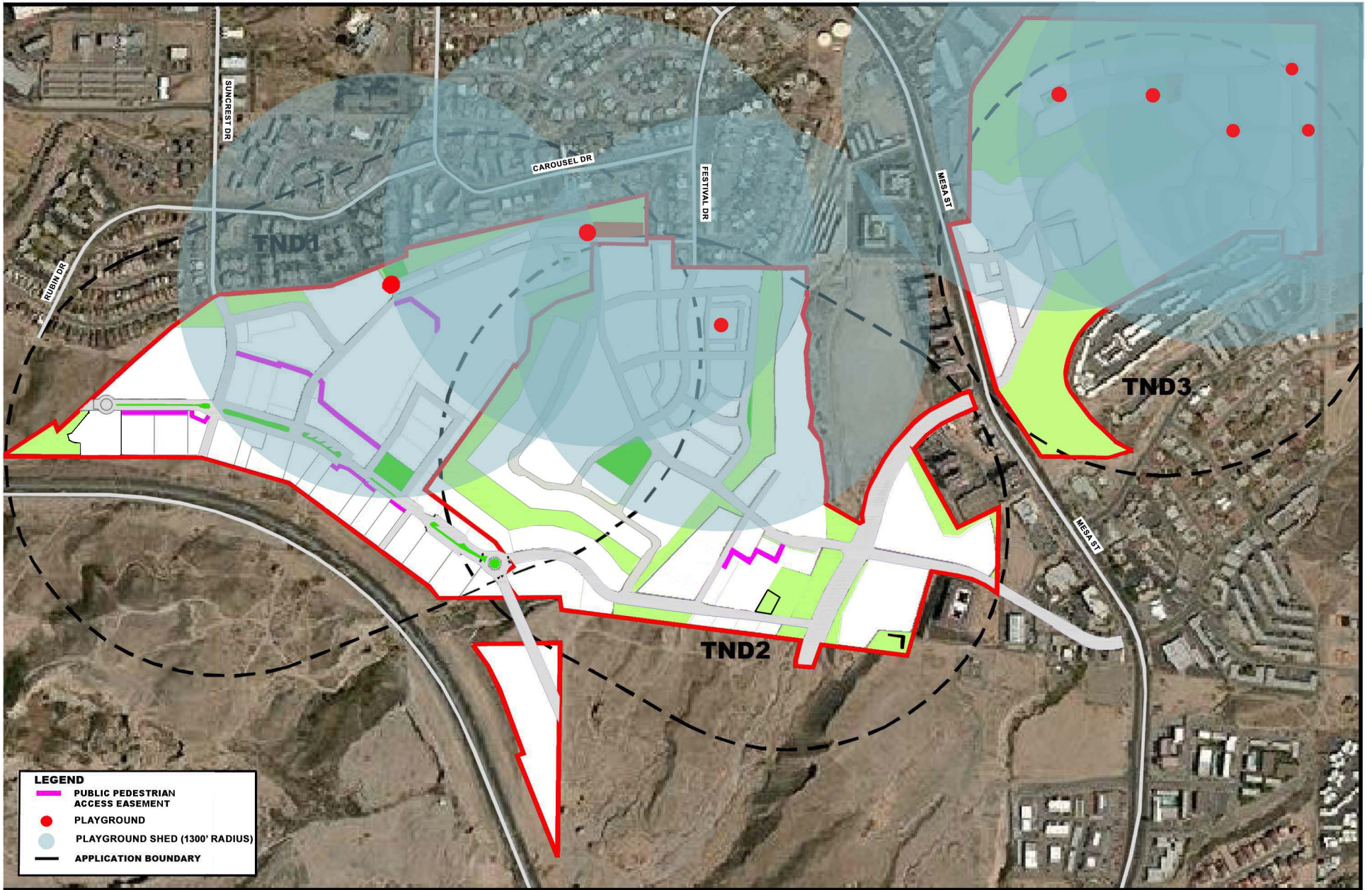
**LEGEND**

	PUBLIC PEDESTRIAN ACCESS EASEMENT
	VIEW POINTS
	PEDESTRIAN SHED
	APPLICATION BOUNDARY

SCALE:1"=800'



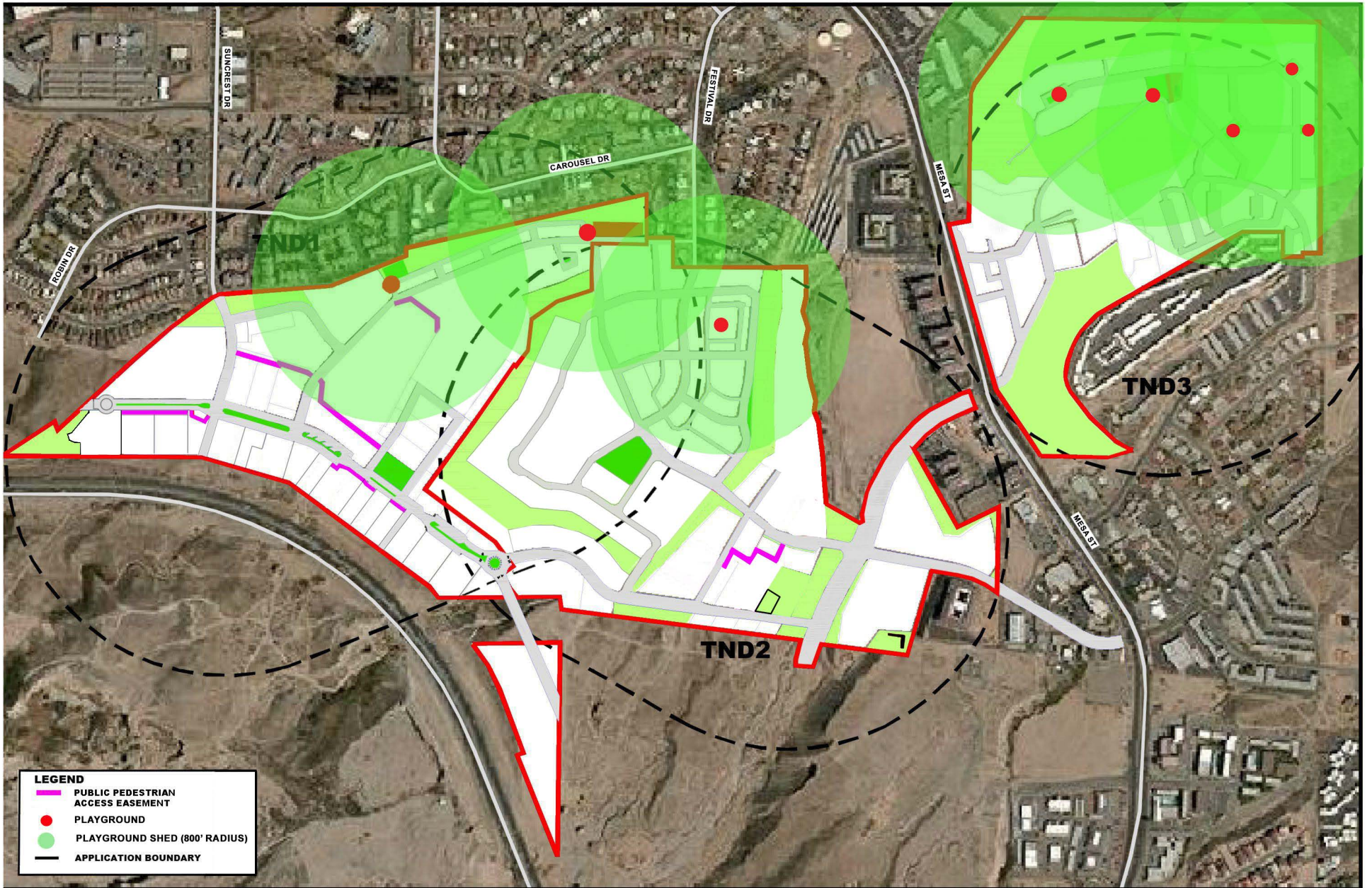
**PEDESTRIAN TRAILS**



SCALE:1"=800'



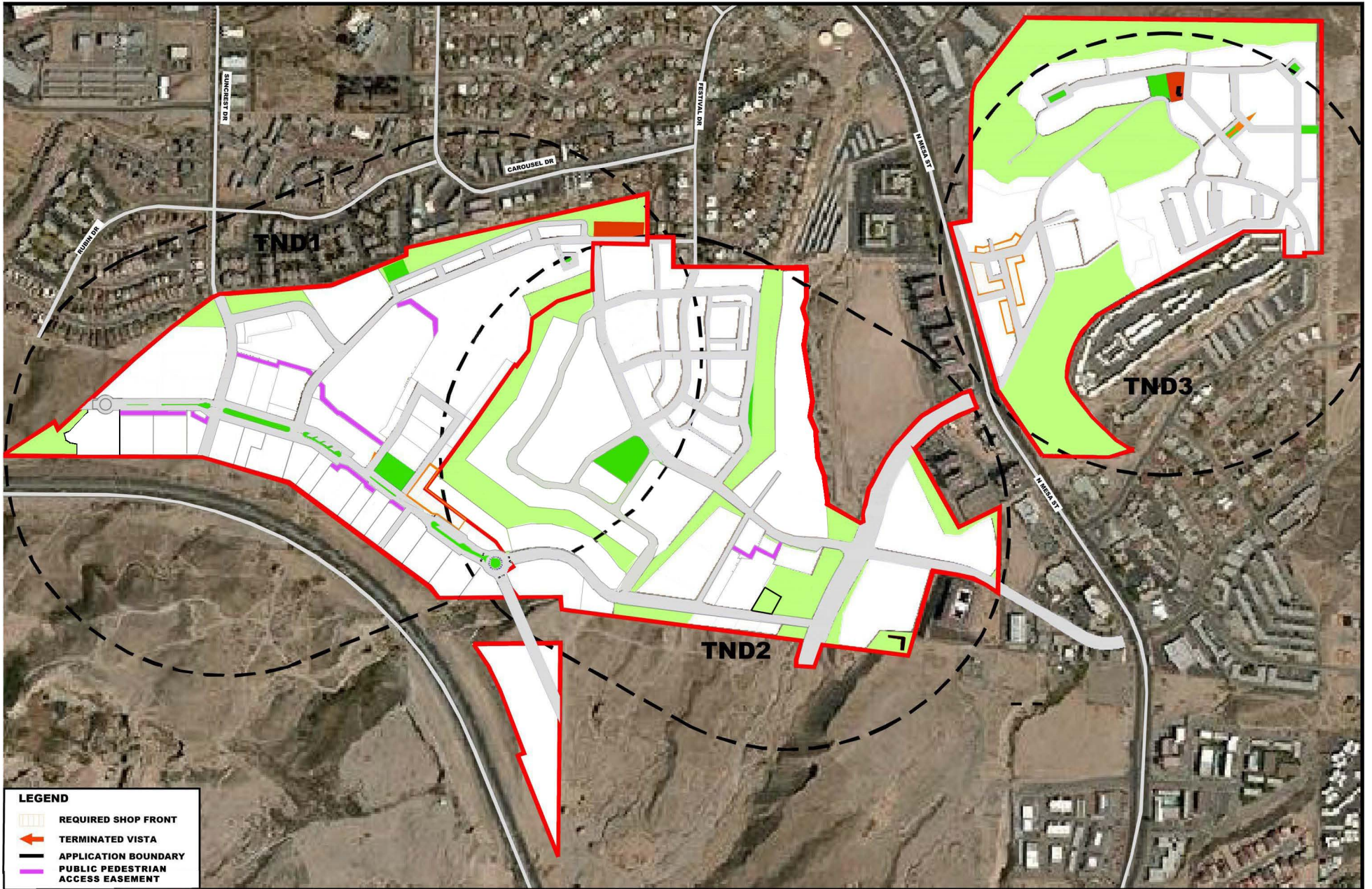
# PLAYGROUND (TITLE 19)



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

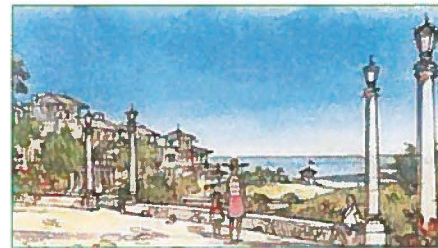
This plan is requesting a warrant for the allowance of illuminated channel letters, flush mounted facing the sign to allow for illumination to be enclosed.

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:

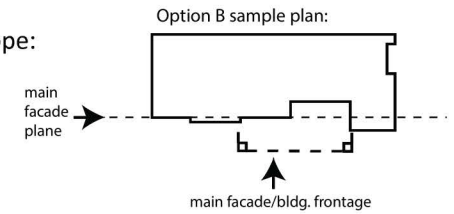
- Material selections may NOT abut one another in a flush condition or continuous plane
- Minimum material projection from main façade plane, or frontage elevation to be 4 in.

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

