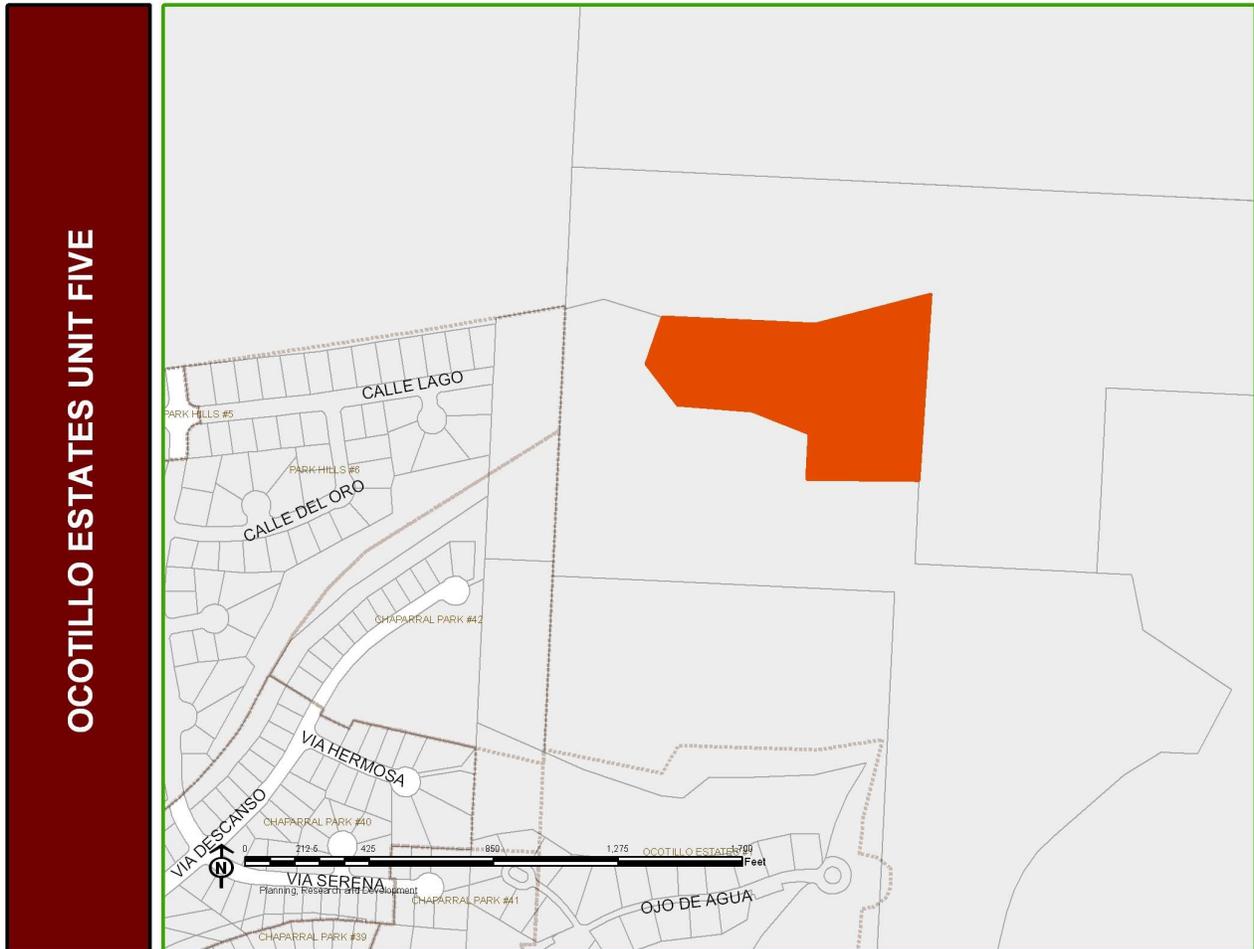




SUB07-00082

Subdivision Name:	Ocotillo Estates Unit Five		
Type Request:	Major Preliminary		
Property Owner:	EP Park Hills II, LTD		
Developer:	EP Park Hills II, LTD		
Engineer:	Conde, Inc.		
Surveyor:	Conde, Inc.		
Location:	North of Ojo De Agua Drive and East of Via Descanso Drive		
Acres:	40.128	Representative District:	1
Planning Area:	Northwest	Present Zone:	PMD
Park Fees:	N/A	Park Zone:	NW-11



GENERAL INFORMATION:

The subdivider proposes 17 single-family residential lots and two areas of open space (one at 14.346 acres and one at 3.424 acres). The smallest residential lot is approximately 24,800 square feet. The subject property is zoned PMD. The subdivision lies within Park Zone NW-11. The park nearest the proposed subdivision is within Park Zone NW-11, which is Ojo De Agua Park which is 3,400 feet from the proposed subdivision. The nearest school is Polk Elementary School, which is approximately 18,649 feet from the subdivision. Primary access to the subdivision will be from Via Quijano Lane.

The applicant is requesting the following modifications:

1. To allow clustered parking within the turnarounds (Via Rubio Place and Via Quijano Lane)
2. To allow for a 23' minimum width roadway in lieu of 20' roadway (at Via Cambria Lane, Via Rubio Place, and Via Quijano Lane)
3. To allow for a 38' minimum width roadway in lieu of the 20' foot roadway (at Via Quijano Lane)
4. To allow for a cul-de-sac length exceeding 750 feet (Via Quijano Lane is 1400 ft)

The applicant has noted on the plat that a fire protection sprinkler system will be applied to all lots within this subdivision.

STAFF RECOMMENDATION:

The Development Coordinating Committee recommends **approval** of the requested modifications under modification condition #3. The DCC recommended **approval** of the Ocotillo Estates Unit Five subdivision on a **Major Preliminary** basis subject to the following conditions and requirements:

Planning Division – Land Development Comments and Requirements:

No objections.

Engineering Department – Traffic Division

1. Provide maximum street grade.
2. Cul-de-sac does not comply with Subdivision Design Standards that require maximum length of 750ft. Length at Via Quijano Lane is 1,400ft.

El Paso Water Utilities Comments

1. EPWU does not object to this request.

Water:

2. There is an existing 8-inch diameter water main along Via Quijano Lane within Ocotillo Estates Unit Two. This water main can provide service up to the 4,560 foot contour. Water service for lots proposed above the 4,560 foot contour requires the construction of a new booster pump station.

3. The Developer has hired an engineering consultant to design the proposed booster pump station. The station will be located on PSB property just east of Lot 1, Block 184, Chaparral Park Unit Forty-Three Subdivision. The Developer will construct the booster pump station and convey the facility to EPWU-PSB.

4. An off-site water main extension is required from a future 8–inch diameter high pressure water main to be located within the proposed Ocotillo Estates Unit Three subdivision. Additional water main extensions are required along Via Quijano Lane, Via Cambria Lane, and Via Rubio Lane within Ocotillo Estates Unit Five. The Developer is responsible for all water main extension costs, as well as the acquisition of all required off-site easements.

5. A 25-foot wide EPWU-PSB easement is required to accommodate the off-site water main proposed above. EPWU requests that the Developer coordinate with the Utility's design section regarding the alignment of the proposed easement and water main extension.

6. Private water pressure regulating devices are required at all lots within the proposed Ocotillo Estates Unit Five subdivision. The Developer shall include in the sale of contract documents that the lot/home buyer shall acquire ownership of the above-described water pressure regulating devices to be located at the discharge side of the water meters. Additionally, the lot/home buyer shall be responsible for the operation and maintenance of the above-described privately-owned water pressure regulating devices.

Sanitary Sewer:

7. There is an existing 8-inch diameter sanitary sewer main along Via Quijano Lane within Ocotillo Estates Unit Two. On-site extensions of this 8-inch main are required within Ocotillo Estates Unit Five. The proposed 8-inch gravity sewer main will be available for service to Lot 9, Block 6 and Lots 6-17, Block 9. The Developer is responsible for all sanitary sewer main extension costs.

8. Conventional gravity sanitary sewer service is not available for Lots 2-5, Block 9, Ocotillo Estates Unit Five. Service to these lots requires a low-pressure sanitary sewer system with privately owned grinder pumps at each lot.

General:

9. All private streets must be dedicated as full-width utility easements. EPWU-PSB requires access to the proposed water, sanitary sewer facilities, appurtenances, and meters 24 hours a day, seven (7) days a week.

10. No building, reservoir, structure or other improvement, other than asphaltic paving (HMAC), shall be constructed or maintained on the above referenced EPWU-PSB easements without the written consent of EPWU-PSB. EPWU-PSB easements shall be improved to allow the operation of EPWU maintenance vehicles.

EPWU requires drivable access along the full length of the proposed easements.

11. Easement grantor shall indemnify, defend, and hold harmless the El Paso Water Utilities – 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 Utilities – 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 areas.

12. EPWU requires a new service application to initialize design of the on-site water and sanitary sewer main extensions to serve the subject property. New service applications are available at 1154 Hawkins, 3rd Floor. The following items are required at the time of application: (1) hard copy of subdivision plat with street names and addresses; (2) finalized set of street improvement plans, including storm sewer; (3) digital copy of subdivision plat; (4) benchmark check; and (5) construction schedule. Service will be provided in accordance with the current EPWU – PSB Rules and Regulations. The owner 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.

Environmental Services

For the oval shaped cul-de-sac turnarounds with landscaped islands, the minimum width of the roadway within the turnaround shall be twenty feet and on-street parking shall be prohibited within the turnaround per 19.16.020 (D.)(3); we request that parking signs be required to comply with the no parking requirement.

Central Appraisal District

No comments received.

Texas Gas Service

No comments received.

El Paso Electric Company

No comments received.

Geographic Information Systems

No comments received.

911 District

No comments received.

Fire Department

No comments received.

School District Comments

No comments received.

Additional Requirements and General Comments:

1. Submit to the Development Services Department – Planning Division the following prior to recording of the subdivision.
 - i) A current certified tax certificate;
 - ii) A current proof of ownership;
 - iii) Square footage datum for each lot; and;
 - iv) A set of restrictive covenants, if any, to be recorded with the subdivision.

List of Attachments

Attachment 1: Aerial

Attachment 2: Preliminary Plat

Attachment 3: Requested Modified Cross Section & Standard Cross Section

Attachment 4: Modification Request

Attachment 5: Application

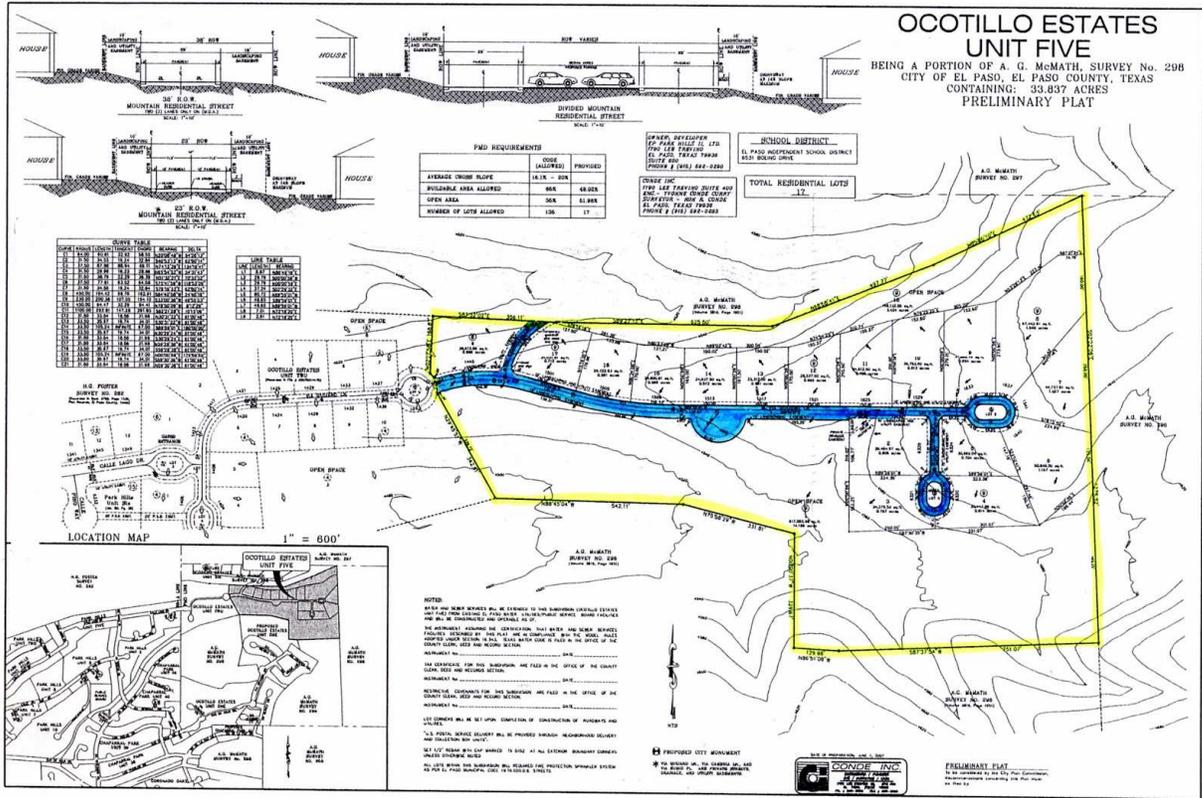
ATTACHMENT 1

OCOTILLO ESTATES UNIT FIVE

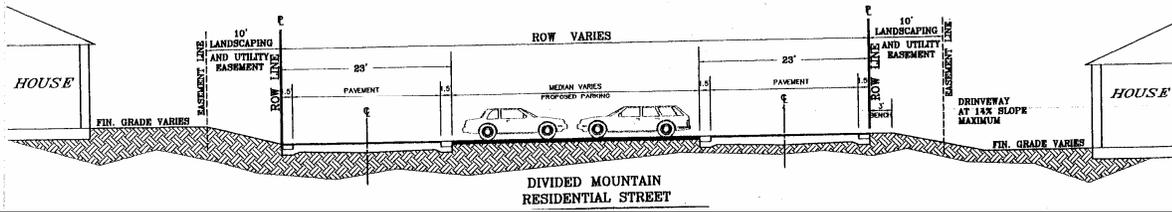
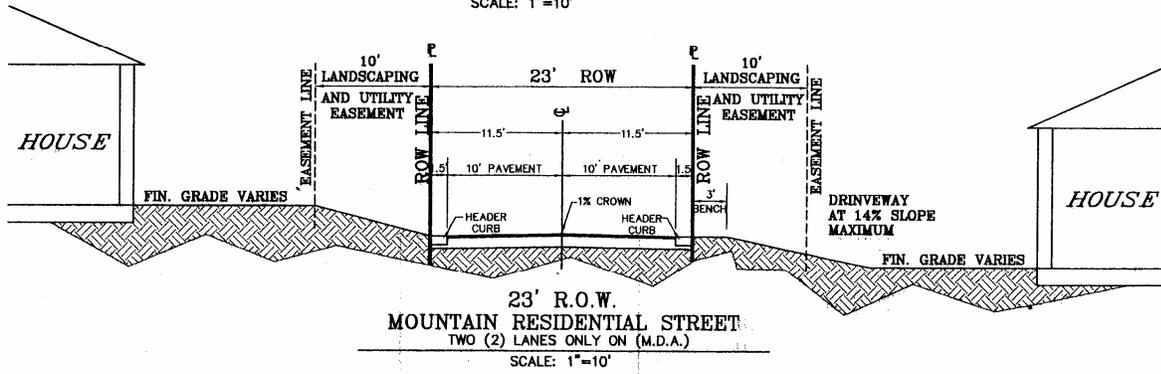
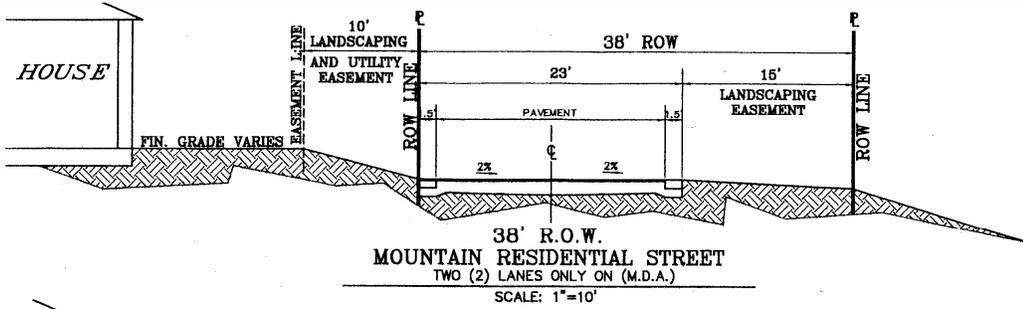


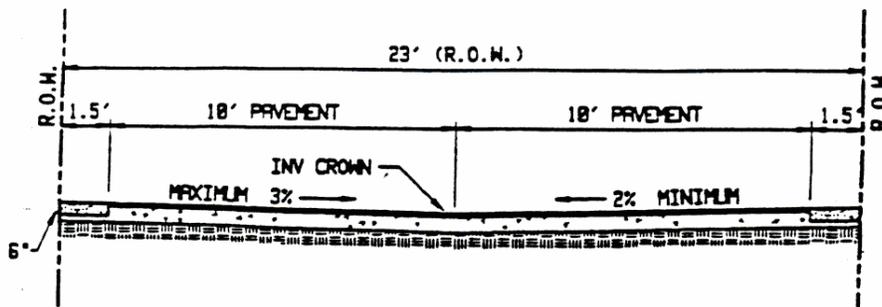
ATTACHMENT 2

Preliminary Plat



ATTACHMENT 3





MOUNTAIN RESIDENTIAL STREET
TWO (2) LANES ONLY ON (M.D.R.)

1. 18"x6" HEADER CURB.
2. MINIMUM 23 FOOT RIGHT-OF-WAY.
3. STREET CROSS-SECTION TO BE INVERTED CROWN.
4. GRADES IN EXCESS OF 11% MUST BE APPROVED BY DEPUTY DIRECTOR FOR ENGINEERING AND FIRE DEPARTMENT, BUT IN NO CASE SHALL GRADES EXCEED 18%.
5. GRADES AT INTERSECTION IN EXCESS OF 3% SHALL HAVE THE APPROVAL OF THE DEPUTY DIRECTOR FOR ENGINEERING.
6. HEADER CURBING AS A MINIMUM SHALL BE REQUIRED, HOWEVER, STANDARD CURBING SHALL BE PERMITTED.



TITLE 19 - SUBDIVISION ORDINANCE
**SUBDIVISION IMPROVEMENT
DESIGN STANDARDS**

LOCAL STREETS

3-3

APPROVED:

REVISED:

CITY/ENG/STANDARDS/mountain

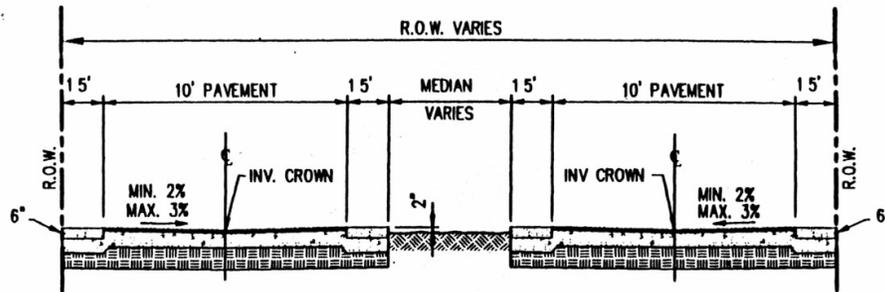


**SUBDIVISION IMPROVEMENT
DESIGN STANDARDS**

TITLE 19 - SUBDIVISION ORDINANCE

CITY ENGINEER STANDARDS / DIVISION 1000

LOCAL STREETS
3-4
(REV. 1)



DIVIDED MOUNTAIN RESIDENTIAL STREET

NOTES:

1. WITHIN A DIVIDED RESIDENTIAL STREET, THE MEDIAN MAY BE DESIGNED TO PERMIT A SWALE FOR DRAINAGE PURPOSES.
2. HEADER CURBING AS A MINIMUM SHALL BE REQUIRED, HOWEVER, STANDARD CURBING SHALL BE ALLOWED.
3. STREET CROSS-SECTION TO BE INVERTED CROWN.
4. GRADES IN EXCESS OF 11% MUST BE APPROVED BY THE CITY ENGINEER AND FIRE DEPARTMENT, BUT IN NO CASE SHALL GRADES EXCEED 15%.
5. GRADES AT INTERSECTION IN EXCESS OF 3% SHALL HAVE THE APPROVAL OF THE DEPUTY DIRECTOR OF ENGINEERING.
6. MINIMUM MEDIAN WIDTH - FOUR (4') FEET

ATTACHMENT 4



CONDE INC

July 23, 2007

Planning Department
#2 Civic Center Plaza
City of El Paso, Texas 79901

Attention: **Eddie Garcia**

Re: Modification Request – Ocotillo Estates Unit 5

Dear Eddie,

As per your request and as per Title 19 Subdivision, Chapter 19.20 Mountain Development Area (MDA) Standards, Sub-section D2- D5, Modification of Conditions, we are submitting a revised formal request for the following modifications to the above mentioned subdivision as follows:

- Title 19.16.020 Improvement Standards and Design Principles, Subsection D2 to permit clustered parking within turnaround.
- Title 19.16.020 Improvement Standards and Design Principles, Subsection D3 to permit a 23 foot minimum width roadway in lieu of the 20 foot roadway.
- Title 19.16.020 Improvement Standards and Design Principles, Subsection D3 to permit a 38 foot minimum width roadway in lieu of the 20 foot roadway.
- Title 19.16.020 Improvement Standards and Design Principles, Subsection D5 to permit a cul-de-sac length in excess of 750 feet.

If you have any questions or comments on the above please let me know. Thank you for your time and consideration in this matter.

Sincerely,


Ron Conde
CONDE, INC.

Copy: EP Park Hills II, LTD

ENGINEERING/PLANNING/SURVEYING

VISTA HILLS BANK PLAZA / 1790 LEE TREVINO, SUITE 400 / EL PASO, TEXAS 79936 / (915) 592-0283

ATTACHMENT 5



**CITY PLAN COMMISSION APPLICATION
MAJOR SUBDIVISION PRELIMINARY APPROVAL**

DATE June 28, 2007

File No. SUBD7-00082

SUBDIVISION NAME OCOTILLO ESTATES UNIT FIVE

1. Legal Description for the area included on this plat (Tract, Block, Grant, etc.)
Being a portion of A. G. Mc Math, Survey No. 298 City of El Paso, El Paso County, Texas

2. Property Identification Number: _____

3. Proposed Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	<u>9.297</u>	<u>17</u>	Office	_____	_____
Duplex	_____	_____	Street & Alley	<u>6.77</u>	<u>1</u>
Apartment	_____	_____	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____	<u>Open Spaces</u>	<u>17.77</u>	<u>2</u>
School	_____	_____		_____	_____
Commercial	_____	_____		_____	_____
Industrial	_____	_____	Total Acres (Gross) & Sites	<u>33.837</u>	_____

4. What is existing zoning of the above described property? PMD Proposed zoning? N/A

5. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes X No _____

6. What type of utility easements are proposed? Underground _____ Overhead _____ Combination X

7. What type of drainage is proposed? (If applicable, list more than one)
Lots to streets

8. If single-family or duplex development is proposed: Average floor area of houses _____

9. Price Range: _____ to _____, Financed under FHA _____, VA _____, Conv. _____

10. Are special improvements proposed in connection with the development? Yes _____ No X

11. A. Is a modification of any portion of the Subdivision Ordinance proposed? Yes X No _____
B. If answer to 11A is "Yes", please explain See Attached Letter

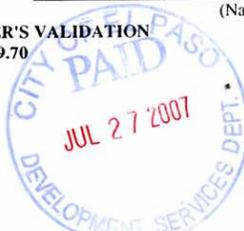
12. Remarks and/or explanation of special circumstances: _____

13. Owner of record EP Park Hills II, LTD 1790 Lee Trevino, Ste. 60 El Paso, Texas 79936 592-0290
(Name & Address) (Zip) (Phone)

14. Developer EP Park Hills II, LTD 1790 Lee Trevino, Ste. 60 El Paso, Texas 79936 592-0290
(Name & Address) (Zip) (Phone)

15. Engineer CONDE INC. 1790 Lee Trevino Suite 400 79936 915-592-0283
(Name & Address) (Zip) (Phone)

CASHIER'S VALIDATION
FEE: 399.70



EP PARK HILLS II, LTD
By: EP PARK HILLS, INC.
Its GENERAL PARTNER

SIGNATURE OF PROPERTY OWNER: Douglas A. Schwartz President

SIGNATURE OF REPRESENTATIVE: _____

SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE PLANNING DEPARTMENT
REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS.