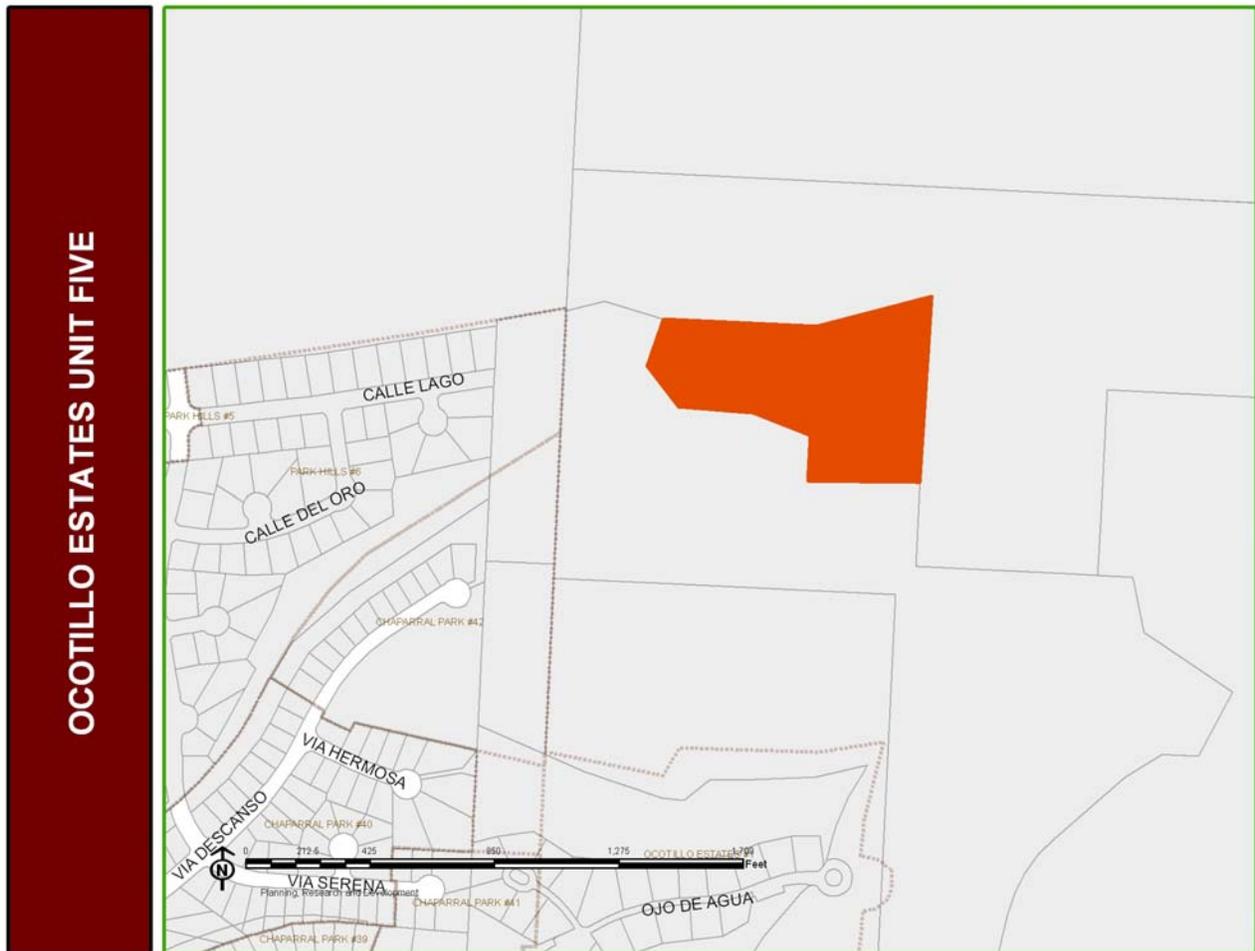




SUB07-00082

Subdivision Name:	Ocotillo Estates Unit Five		
Type Request:	Major Final		
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:	PMD	Present Zone:	PMD
Park Fees:	N/A	Park Zone:	NW-11



PENDING EL PASO MOUNTAIN COMMITTEE RECOMMENDATION

GENERAL INFORMATION:

The subdivider proposes 17 single-family residential lots and two areas of open space. 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 Franklin Hills Park approximately 3,374 feet from the proposed subdivision. The nearest school is Polk Elementary School, which is approximately 12,977 feet from the subdivision.

The applicant is o required to pay park fees or dedicate parkland as this property is zoned PMD (Planned Mountain Development) District.

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

CASE HISTORY:

On August 23, 2007, the City Plan Commission approved Ocotillo Estates Unit Five on a Major Preliminary basis and approved 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 (with 20' of pavement) in lieu of 20' width 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)

STAFF RECOMMENDATION:

PENDING EL PASO MOUNTAIN COMMITTEE RECOMMENDATION

The DCC Committee recommended ***approval*** of the Ocotillo Estates Unit Five subdivision on a ***Major Final*** basis subject to the following conditions and requirements:

Planning Division – Land Development Comments and Requirements

No objections.

Engineering Department – Traffic Division

No comments received.

El Paso Water Utilities

1. EPWU does not object to this request.

EPWU-PSB Comments

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 planning and development section regarding the alignment of the proposed easement and water main extension.

6. If any lots require fire sprinkler systems, EPWU recommends that the Developer apply for the additional fire line service taps at the time of new service application.

7. Private water pressure regulating devices are required at Lots 2-3, Block 9 and Lots 12-14, Block 9 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:

8. 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.

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. All easements dedicated for public water and sanitary sewer facilities shall comply with EPWU-PSB Easement Policy. The PSB easement shall be improved to allow the operation of EPWU maintenance vehicles. EPWU requires drivable access along the full length of the proposed easements. EPWU-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.

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 EPWU - PSB which may be caused by or arise out of the maintenance and existence of said water and sanitary sewer mains in the easement area.

12. No building, reservoir, structure or other improvement, other than asphaltic paving (HMAC), shall be constructed or maintained on the above referenced El Paso Water Utilities - Public Service Board Easements (EPWU-PSB easements) without the written consent of EPWU-PSB.

13. EPWU-PSB requests the Developer to refrain from constructing rock walls, signs, or any structure that will interfere with the access to the PSB easements. There shall be at least a 10-foot clearance from the mains to any sign/structure.

14. EPWU requires a new service application to initialize design of the on-site water and sanitary sewer main extensions to serve.

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.

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: Final Plat
- Attachment 3: Application

ATTACHMENT 1

OCOTILLO ESTATES UNIT FIVE



ATTACHMENT 3



CITY PLAN COMMISSION APPLICATION MAJOR SUBDIVISION FINAL APPROVAL

DATE September 11, 2007

File No. SUB07-00082

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>9.477</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>17.59</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 No _____

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

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

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

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: 171.30

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

SIGNATURE OF PROPERTY OWNER:
Douglas A. Schwartz, Vice 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.