

# Ocotillo Estates Unit Three

City Plan Commission — September 25, 2025



<b>CASE NUMBER/TYPE:</b>	<b>SUSU25-00081 – Major Preliminary</b>
<b>CASE MANAGER:</b>	Saul Fontes, (915) 212-1606, <a href="mailto:FontesSA@elpasotexas.gov">FontesSA@elpasotexas.gov</a>
<b>PROPERTY OWNER:</b>	EP Park Hills II, Ltd
<b>REPRESENTATIVE:</b>	Conde, Inc.
<b>LOCATION:</b>	East of Redd Rd. and South of Transmountain Rd. (District 1)
<b>PROPERTY AREA:</b>	21.10 acres
<b>VESTED RIGHTS STATUS:</b>	Not Vested
<b>PARK FEES:</b>	Park Fees Not Required
<b>EXCEPTIONS/MODIFICATIONS:</b>	Yes, see following section
<b>ZONING DISTRICT(S):</b>	PMD (Planned Mountain Development)

**SUMMARY OF RECOMMENDATION:** Staff recommends **APPROVAL** of Ocotillo Estates Unit Three on a Major Preliminary basis.

## Ocotillo Estates Unit Three

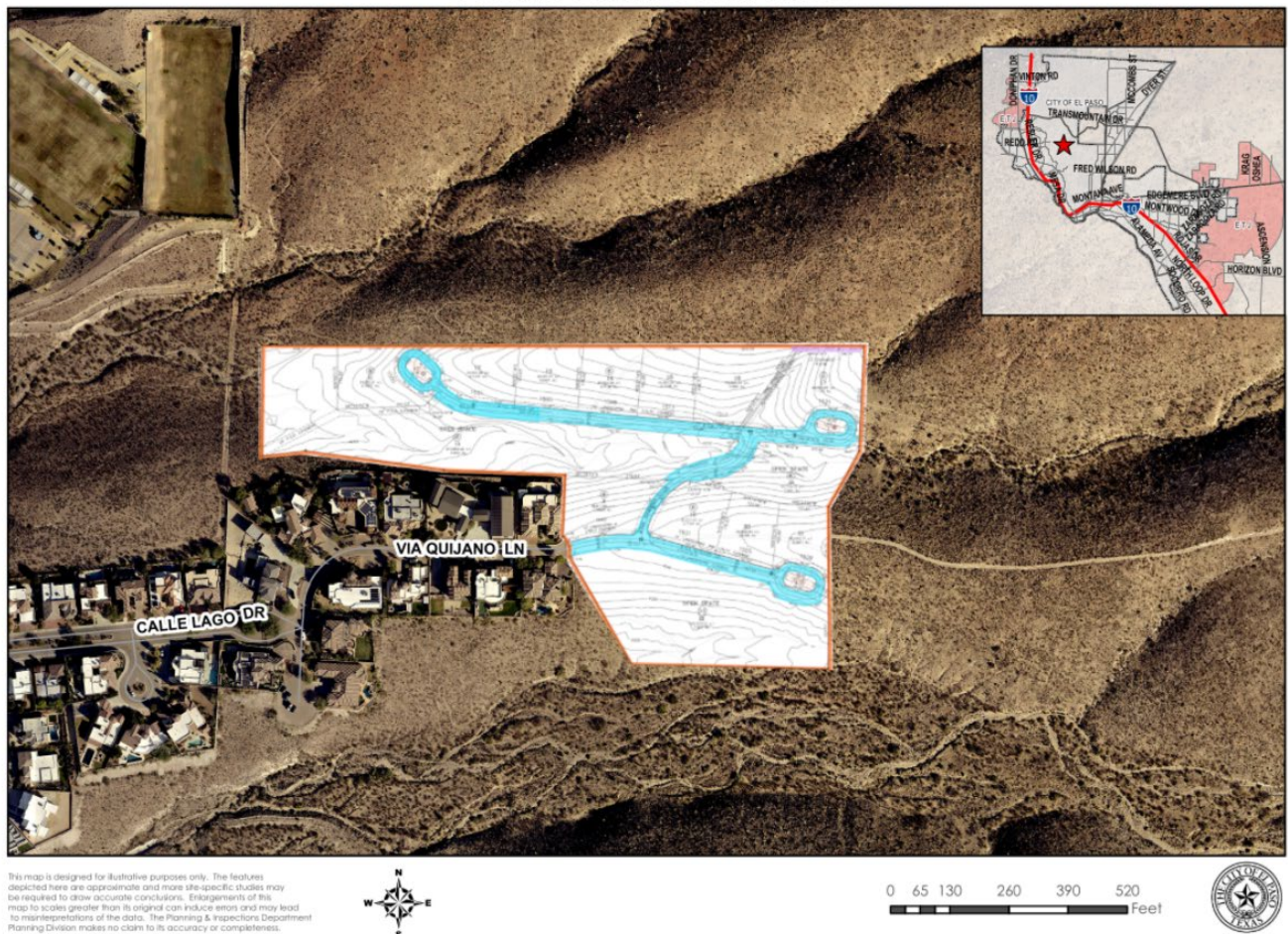


Figure A: Proposed plat with surrounding area

**DESCRIPTION OF REQUEST:** The applicant is proposing to subdivide 21.10 acres of land into 11 residential lots, ranging from 0.58 to 1.17 acres in size. Drainage will be conveyed from lots to open space areas. Access to the subdivision will be from Van Quijano Lane. The exceptions requested by the applicant are not necessary at this time. This application was reviewed under the current subdivision code.

**CASE HISTORY/RELATED APPLICATIONS:** "N/A"

**NEIGHBORHOOD CHARACTER:** Surrounding neighborhood characteristics are identified in the following table.

Surrounding Zoning and Use	
North	PMD (Planned Mountain Development) / Vacant Land
South	PMD (Planned Mountain Development) / Vacant Land
East	PMD (Planned Mountain Development) / Vacant Land
West	R-3A (Residential) / School and Residential Development
Nearest Public Facility and Distance	
Park	Linda Dawn Hudson Park (0.42 mi.)
School	Hornedo (.05 mi.)
Plan El Paso Designation	
O1, Preserve	
Impact Fee Service Area	
N/A	

**PUBLIC COMMENT:** "N/A"

**PLAT EXPIRATION:** This application will expire on **September 25, 2028**, pursuant to El Paso City Code Section 19.03.060 (Expiration). If subdivision improvement plans and a final plat application have not been approved within the specified date, the preliminary plat application, unless extended in accordance with El Paso City Code Chapter 19.41 (Expiration, extension and reinstatement), shall expire and the preliminary plat shall be null and void.

**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:

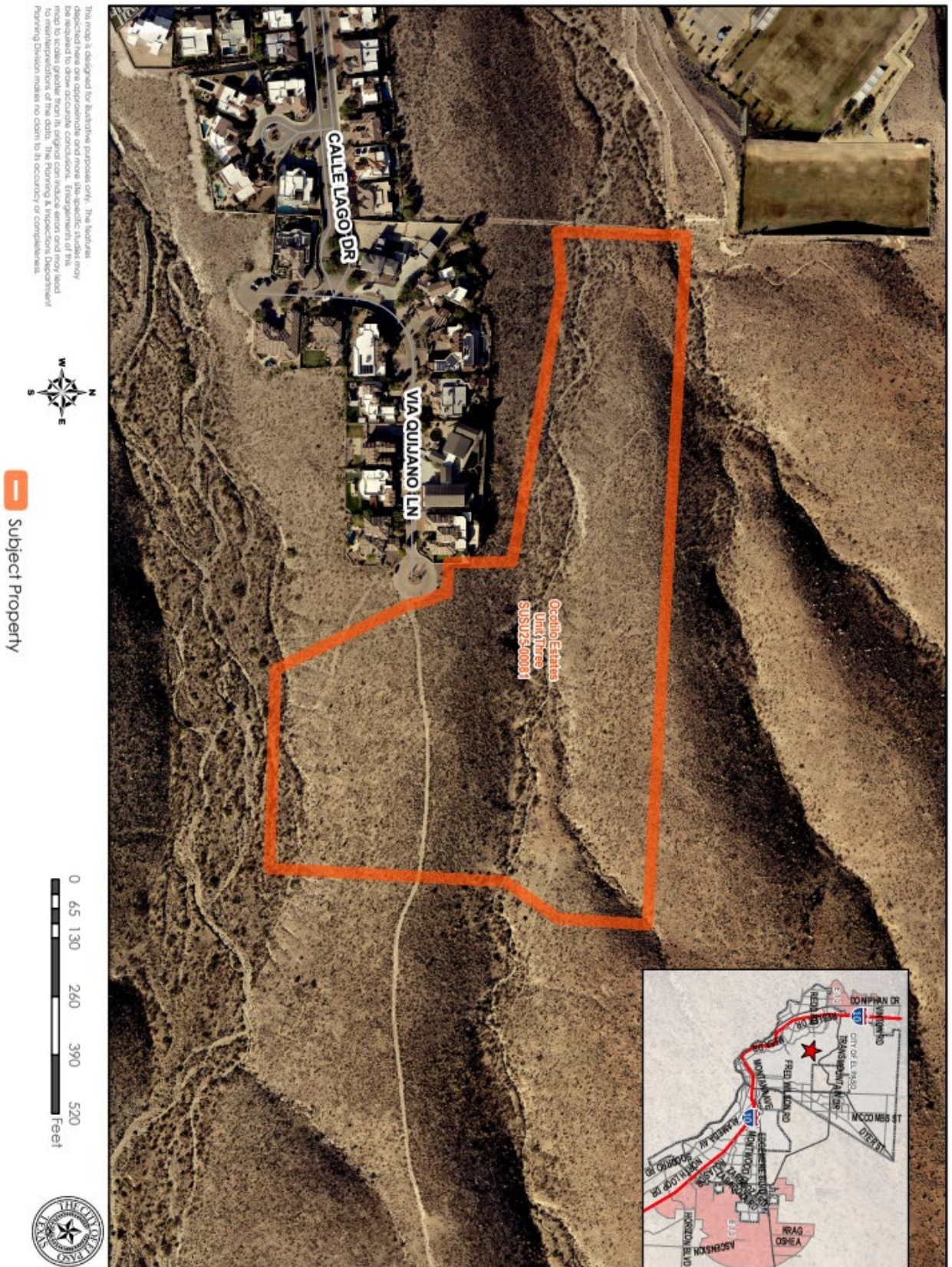
1. **Approval:** The CPC finds that the proposed plat is in conformance with all applicable requirements of Title 19 of the El Paso City Code. **(Staff Recommendation)**
2. **Approval with Conditions:** The CPC may impose conditions that bring the proposed plat into conformance with all applicable requirements 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:**

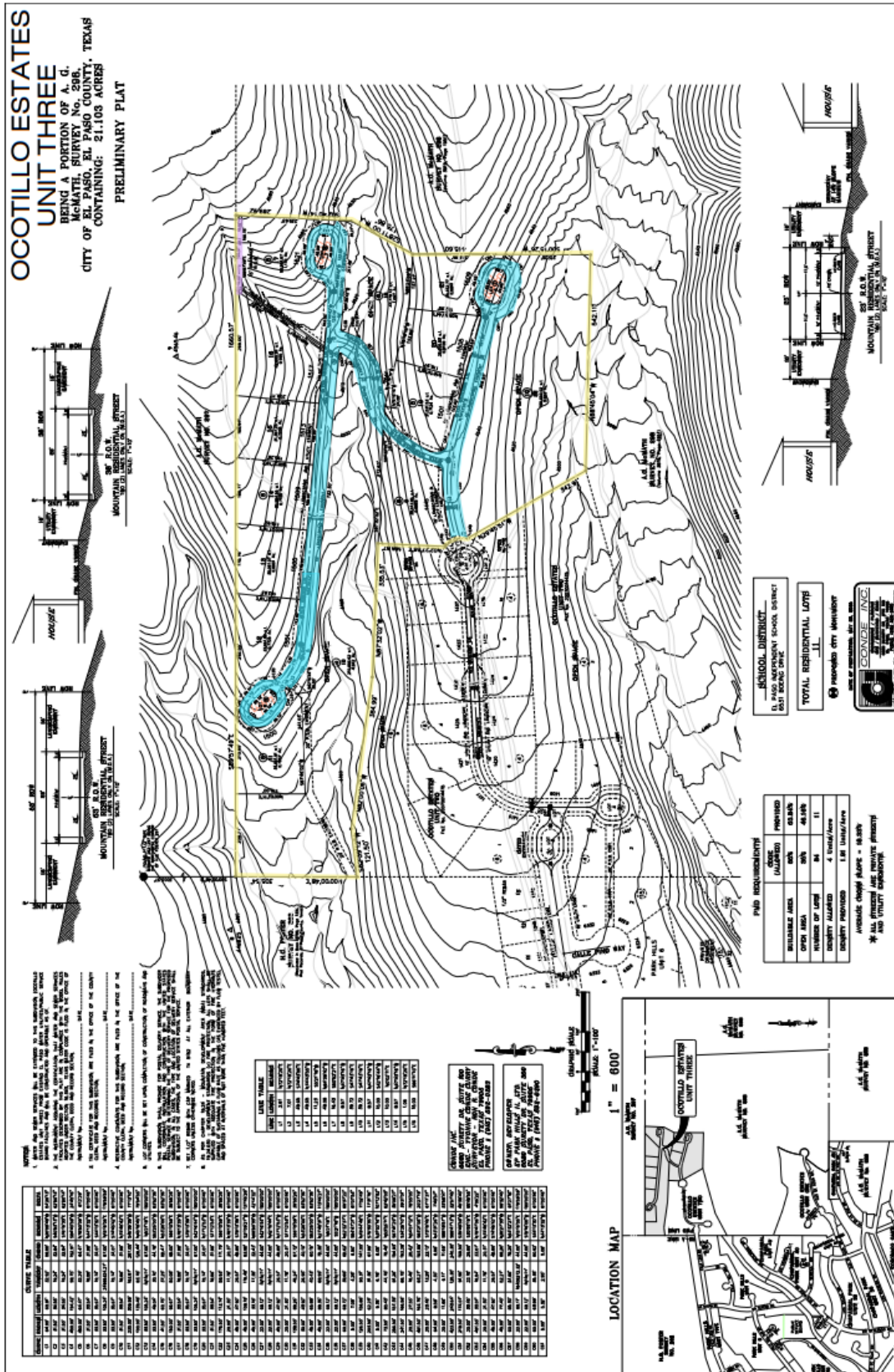
1. Aerial Map
2. Preliminary Plat
3. Application
4. Department Comments

# ATTACHMENT 1

## Ocotillo Estates Unit Three



## **ATTACHMENT 2**



# ATTACHMENT 3



**CONDE INC**

July 15, 2025

City of El Paso  
Planning & Inspections – Planning Division  
801 Texas Avenue  
City of El Paso, Texas 79901

Attention: Myrna Aguilar

Re: OCOTILLO UNIT THREE

Dear Myrna,

As per your request, we are submitting a Request for Exception per Section 19.48 due to the requirements listed in:

- El Paso Street Design Manual – To allow a modified cross section that meets PMD design standard.
  - El Paso Street Design Manual – To allow for a Cul-de-Sac greater than 600' due to topographic constraint.
1. The circumstances causing the hardship do not similarly affect all or most properties in the vicinity of the applicants land;
  2. The waiver or exception is necessary for the preservation and enjoyment of a substantial property right of the applicant;
  3. Granting the waiver or exception will not be detrimental to the public health, safety or welfare, or injurious to other property within the area;
  4. Granting the waiver or exception will not have the effect of preventing the orderly use and enjoyment of other land within the area in accordance with the provisions of this Chapter, or adversely affect the rights of owners or residents of surrounding property;
  5. The hardship or inequity is not caused wholly or in substantial part by the applicant;
  6. The request for a waiver or exception is not based exclusively on the applicant's desire for increased financial hardship; and
  7. The degree of variation requested is the minimum amount necessary to meet the needs of applicant and to satisfy the standards in this section.

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,

  
Conrad Code  
CONDE, INC.

ENGINEERING/PLANNING/SURVEYING

8080 SURETY DR., SUITE 100 / EL PASO, TEXAS 79905 / (915) 592-0263 / FAX (915) 592-0266

# ATTACHMENT 4



## MAJOR PRELIMINARY APPLICATION

DATE: July 15, 2025

CASE NO. \_\_\_\_\_

SUBDIVISION NAME: OCOTILLO ESTATES UNIT THREE

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)  
BEING A PORTION OF A. G. MCMATH, SURVEY NO. 298, CITY OF EL PASO, EL PASO,  
COUNTY, TEXAS

2. Property Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	<u>7.1404</u>	<u>11</u>	Office		
Duplex			Street & Alley	<u>4.2206</u>	<u>1</u>
Apartment			Ponding & Drainage		
Mobile Home			Institutional		
P.U.D.			Other (specify below):		
Park			<u>OPEN SPACE</u>	<u>9.7420</u>	<u>3</u>
School			Total No. Sites:	<u>15</u>	
Commercial			Total (Gross) Acreage:	<u>21.103</u>	
Industrial					

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

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)

LOT TO OPEN SPACE

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 EP PARK HILLS II, LTD 6080 Surety Dr., Ste. 300, El Paso, TX 79905 915-592-0290  
(Name & Address, Zip) (Email) (Phone)
13. Developer EP PARK HILLS II, LTD 6080 Surety Dr., Ste. 300, El Paso, TX 79905 915-592-0290  
(Name & Address, Zip) (Email) (Phone)
14. Engineer CONDE, INC. 6080 Surety Dr., Ste. 100 El Paso, TX 79905 cconde@condeinc.com 915-592-0283  
(Name & Address) (Email) (Phone)

OWNER SIGNATURE: 

REPRESENTATIVE SIGNATURE: 

REPRESENTATIVE CONTACT (PHONE): 915-592-0283

REPRESENTATIVE CONTACT (E-MAIL): cconde@condeinc.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. Label the use for Lot 8, Block 9; Lot 7, Block; and Lot 6, Block 7.
3. Update Block numbers per CAD comments.

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

We have reviewed subject plats and recommend Approval.

The Developer/Engineer shall address the following comments.

1. Print-out of the mathematical closure is ok.
2. Delineate percent buildable area for each lot, if different than lot limits.

## **Parks and Recreation Department**

We have reviewed **Ocotillo Estates Unit 3**, a major preliminary plat map and on behalf of the Parks & Recreation Department, we offer the Developer / Engineer the following comments:

1. Please note that this Subdivision is composed of 11 residential lots and is located within the Planned Mountain Development District (PMD) thus meeting the requirements to be excluded from the calculation for parkland dedication ordinance Title 19 – Subdivision & Development Plats, **Chapter 19.20 Parks and Open Space** as noted below:

### **19.20.060 - Exclusions from Dedication Requirements.**

**Exclusions.** The following shall be excluded from the calculation for parkland dedication. In all instances, the burden of proof shall be on the subdivider to demonstrate that the plat meets the requirements of this chapter:

**F.** All property within a subdivision which is zoned planned mountain development district (PMD) whether for residential or nonresidential uses, as evidenced by the official zoning map;

2. Please provide a note on the plat stating who will be maintaining the proposed Open Space. The Parks & Recreation Department will not accept the open space for maintenance.

This subdivision is located with-in Park Zone: **NW-11**

Nearest Park(s): **Linda Daw Hudson Park**

## **Streets and Maintenance Department**

### **Street Lights:**

For the development of a 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 involves a roadway is 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.

**Contract Management:**

Indicate that when placing Sidewalks, the municipal Code Chapter 19.21 of Sidewalks shall be followed, and Chapter 13.04.020 Sidewalk Specifications.

Indicate that for driveways the municipal code chapter 13.12 shall be followed.

Indicate that any type of water valve, manhole must have a concrete apron. and any city monuments if disturbed must be restored by a licensed surveyor.

Indicate that new asphalt or any new concrete structures must be compliant before acceptance and any type of damages must be restored before doing the final walkthrough.

Indicate that leading ramps must be aligned with a receiving ramp and be ADA compliant.

**El Paso Water**

We have reviewed the request described above and provide the following comments:

EPWater does not object to this request.

**Water:**

Water service can be made available to the subdivision up to elevation 4560 (PSB Datum).

There is an existing 8-inch diameter water main extending along Via Quijano Ln. The water main is located 6.5 feet south of the northern right-of-way line. This main can be extended to provide service.

Previous water pressure from fire hydrant #010317, located at 1433 Via Quijano Ln., has yielded a static pressure of 58 psi, a residual pressure of 32 psi and a discharge of 1,255 gallons per minute.

**Sanitary Sewer:**

There is an existing 8-inch diameter sewer main extending along Via Quijano Ln. The sewer main is located 6.5 feet north of the southern right-of-way line. This main can be extended to provide service.

There is an existing 8-inch diameter sewer main extending along the property of 6201 High Ridge Dr. The sewer main is located within a 20 feet PSB Easement.

Sanitary sewer is critical; the Developer Engineer is to coordinate the design and proposed PSB easement with El Paso Water.

**General:**

A water and sanitary sewer main extension is required to provide service. Water main shall be extended creating a looped system. The water and sanitary sewer main extension costs are the responsibility of the owner.

EPWater-PSB anticipates providing water and sanitary sewer service by on-site main extensions. EPWater-PSB requests that site be graded so that sanitary sewer may be provided by gravity.

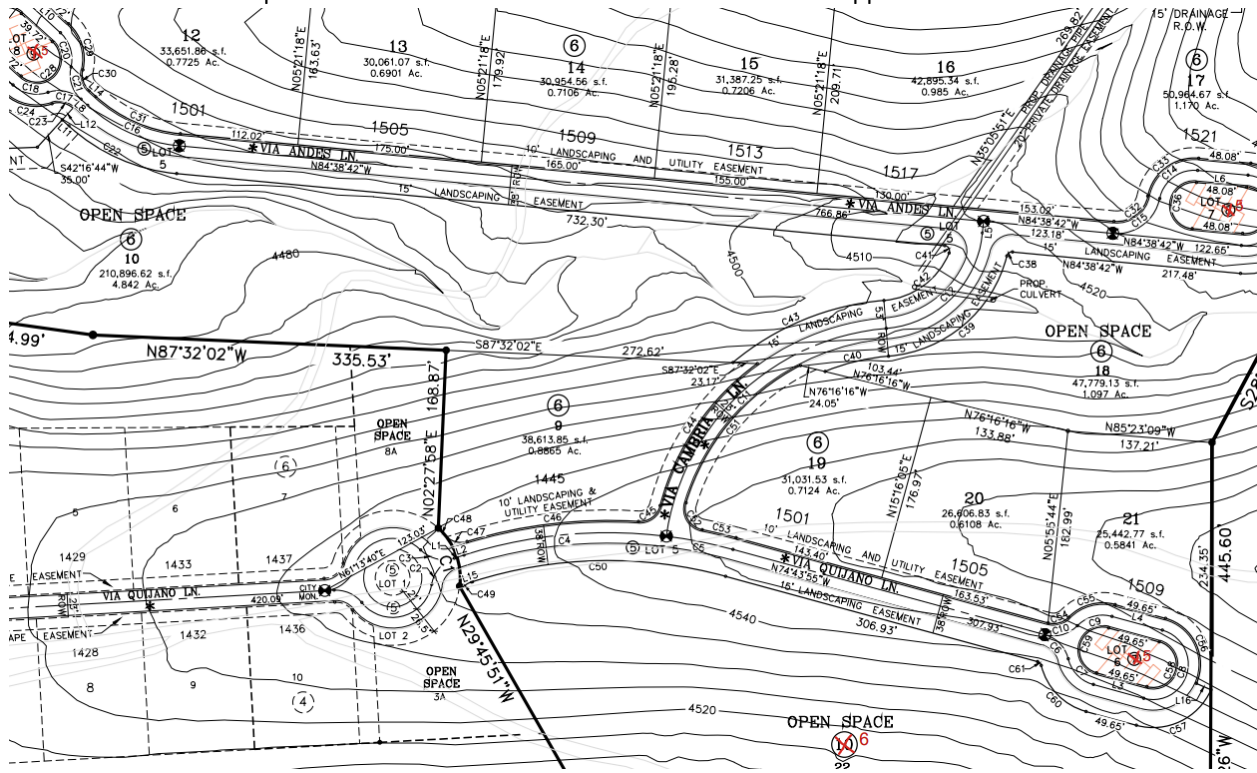
EPWater requires a new service application to provide service to the property. New service applications are available at 1154 Hawkins, 3rd floor and should be made 6 to 8 weeks in advance of construction to ensure water for construction work. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the right-of-way and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current EPWater – PSB 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.

### Texas Gas

Texas Gas Service does not have any comments.

### El Paso Central Appraisal District

Please see attached map for corrections for Ocotillo Estates #3 from Central Appraisal.



### Texas Department of Transportation

No TXDOT comments as there appears to be no work affecting the ROW.

### El Paso Electric

No comments received.

### El Paso County 911 District

No comments received.

### El Paso County

No comments received.

### El Paso County Water Improvement District #1

No comments received.

### Sun Metro

No comments received.

### Fire Department

No comments received.

### Capital Improvement Department

No comments received.