City of El Paso – City Plan Commission Staff Report

2nd Revision

Case No:	SUSU14-00009 Country Club Place Southside Replat A
Application Type:	Resubdivision Combination
CPC Hearing Date:	March 13, 2014
Staff Planner:	Alfredo Austin, 915-212-1604, *austinaj@elpasotexas.gov*
Location:	West of Riverbend and South of Sunset
Acreage:	1.17 acres
Rep District:	8
Existing Use:	Residential/Single family
Existing Zoning:	R-1 SP (Residential/Special Permit)
Proposed Zoning:	R-1 SP (Residential/Special Permit)
Nearest School:	Zach White Elementary (1.61 mile)
Nearest Park:	Charyl Ann Duck Pond (1.07 miles)
Park Fees:	~~$2,740~~ As per section 19.20.060(I) this subdivision is excluded from parkland dedication calculation.
Impact Fee Area:	Not in Impact Fee Area
Property Owner:	L W Sunset Properties, LLC
Applicant:	L W Sunset Properties, LLC
Representative:	Roe Engineering

SURROUNDING ZONING AND LAND USE

North: R-1 (Residential)/Single-family development
South: R-1 (Residential)/Montoya Spur Drain
East: R-1 (Residential)/Single-family development
West: R-1 (Residential)/Montoya Spur Drain

THE PLAN FOR EL PASO DESIGNATION: G3, Post-War

APPLICATION DESCRIPTION

The applicant is proposing to replat 1.17 acres of land into 2 single family lots. Access to the subdivision is proposed from Sunset Road. This development is being reviewed under the current subdivision ordinance.

In accordance with Section 19.48 the applicant is requesting an exception to waive ROW improvements along Sunset Road. Sunset Road is a collector on the MTP and the standard ROW is 56’ with pavement width of 36’. The current ROW measures 50’ and pavement width

varies from 25’ to 42’.

Lot 2 features a 200’ panhandle. Section 19.34.040.C states panhandle lots shall be discouraged in residential areas except when, due to unique parcel configuration it is the only way to develop the property, and it shall be considered an exception. The maximum length of the panhandle shall be one hundred feet. The minimum width of the panhandle shall be twelve feet to serve one dwelling unit. The applicant has submitted an exception request for the panhandle lot and an exception request for a panhandle exceeding 100’.

NEIGHBORHOOD INPUT

Notice of a Public Hearing was mailed to all property owners within 200 feet of the subject property on February 26, 2014. The Planning Division did not receive any phone calls or comments from residents.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends **Approval** of the exception requests for ROW improvements, panhandle lot and panhandle lot exceeding 100’; and **Approval** of Country Club Place Southside Replat “A” on a **Resubdivision Preliminary** basis subject to the following conditions and requirements:

City Development Department-Planning Division:

Staff recommends approval of the exception request to waive ROW improvements along Sunset Road as the existing street improvements are in character with the neighborhood and have sufficient capacity to handle the increase in traffic to be generated by the proposed development.

Staff recommends approval of the exception requests to allow a panhandle lot and to allow a panhandle lot exceeding 100’.

Staff recommends **Approval** of Country Club Place Southside Replat “A” on a **Resubdivision Combination** basis.

City Development Department-Land Development:

We have reviewed subject plats and recommend **Approval**.
The Developer/Engineer address the following comments.

1. Mutual drainage and maintenance agreement between lots 1 and 2 for drainage into private pond in lot 1.
2. Provide sidewalk on Sunset Road typical cross section.
3. Storm-water management inspection and maintenance agreements for private facilities is required between lots 1 and 2 per code 19.19.040.
4. Applicant shall comply with FEMA requirements.

Parks and Recreation Department:

We have reviewed **Country Club Place Southside Replat "A",** a major combination plat map and offer Developer / Engineer the following comments:

Please note that this subdivision is zoned "R-1/sp" and is composed of **2** Single-family residential dwelling lots.

This subdivision is required to comply with the parkland dedication ordinance Title 19 –

Subdivision & Development Plats, **Chapter 19.20 - Parks & Open Space** in the form of "Park fees" based on requirements for residential subdivisions.

Applicant shall be required to pay "Park fees" in the amount of **$2,740.00** calculated as follows:

2 (R-1/sp) Single-family dwelling lots @ $1,370.00 / dwelling = **$2,740.00**

Please allocate generated funds under Park Zone**: NW-4**

Nearest Park(s): **White Spur** **&** **Braden Aboud**

If density/acreage is increased /decreased or the property zoning /use changes, then "Park fees" will be re-assessed based on applicable conditions.

On October 15, 2013 City Council granted a Special Permit under Section 20.04.320 to allow an infill development for two single family dwellings with reduced lot width. As per section 19.20.060(I) this subdivision shall be excluded from the calculation for parkland dedication.

El Paso Water Utilities:

We have reviewed the subdivision referenced above and provide the following comments:

1. EPWU does not object to this request.

EPWU-PSB Comments

Water

2. There is an existing 8-inch diameter water main that extends along Sunset Dr. The main is located approximately 12 feet north of the street centerline. This main is available for service.
3. EPWU records indicate active ¾-inch water meters serving the subject properties. The service addresses for these meters are 918 & 920 W. Sunset Dr.

Sanitary Sewer:

4. There is an existing 12-inch diameter sanitary sewer main that extends along Sunset Dr. The main is located approximately 1-foot north of the street centerline. This sewer main is available for service.
5. There is an existing 8-inch diameter sanitary sewer main that extends along Sunset Dr. The main is located approximately 1-foot north of the street centerline. This sewer main is available for service.
6. EPWU records indicate active sewer services to the subject properties. The service addresses for these services are 918 & 920 W. Sunset Dr.

General:

7. Application for new water and sanitary sewer services should be made 6 to 8 weeks prior to construction to ensure water for construction work. New service applications are available at 1154 Hawkins, 3rd Floor. 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 EPWU – 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.

El Paso Fire Department:

In the event that a property cannot be developed whatsoever without an exception being granted by the city plan commission to allow a panhandle exceeding one hundred feet, any buildings

served by such panhandle will be required by the fire marshall to be sprinklered and have a hard wired alarm system. A note shall be added to the recording plat and the subdivision improvement plans indicating whether buildings are required to be sprinklered within the subdivision, and which lot numbers have such requirement.

911

No comments received.

Sun Metro:

No comments received.

El Paso Electric Company:

No comments received.

El Paso Independent School District:
No comments received.

Additional Requirements and General Comments:

1. Submit to the City Development Department – Planning Division the following prior to recording of the subdivision.
    a. Current certified 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.

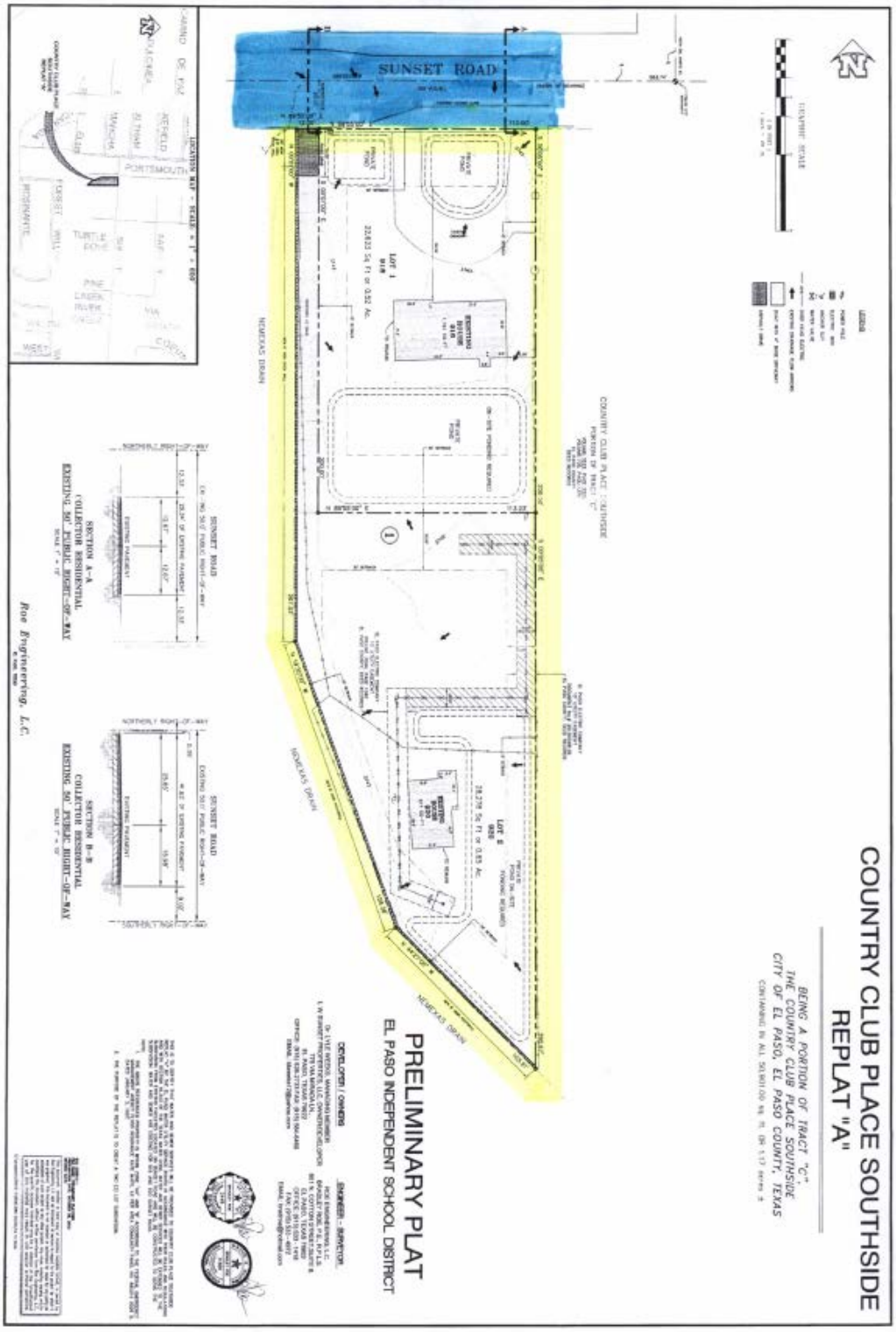
Attachments

1. Location map
2. Aerial map
3. Preliminary plat
4. Final plat
5. Exception letter
6. Application

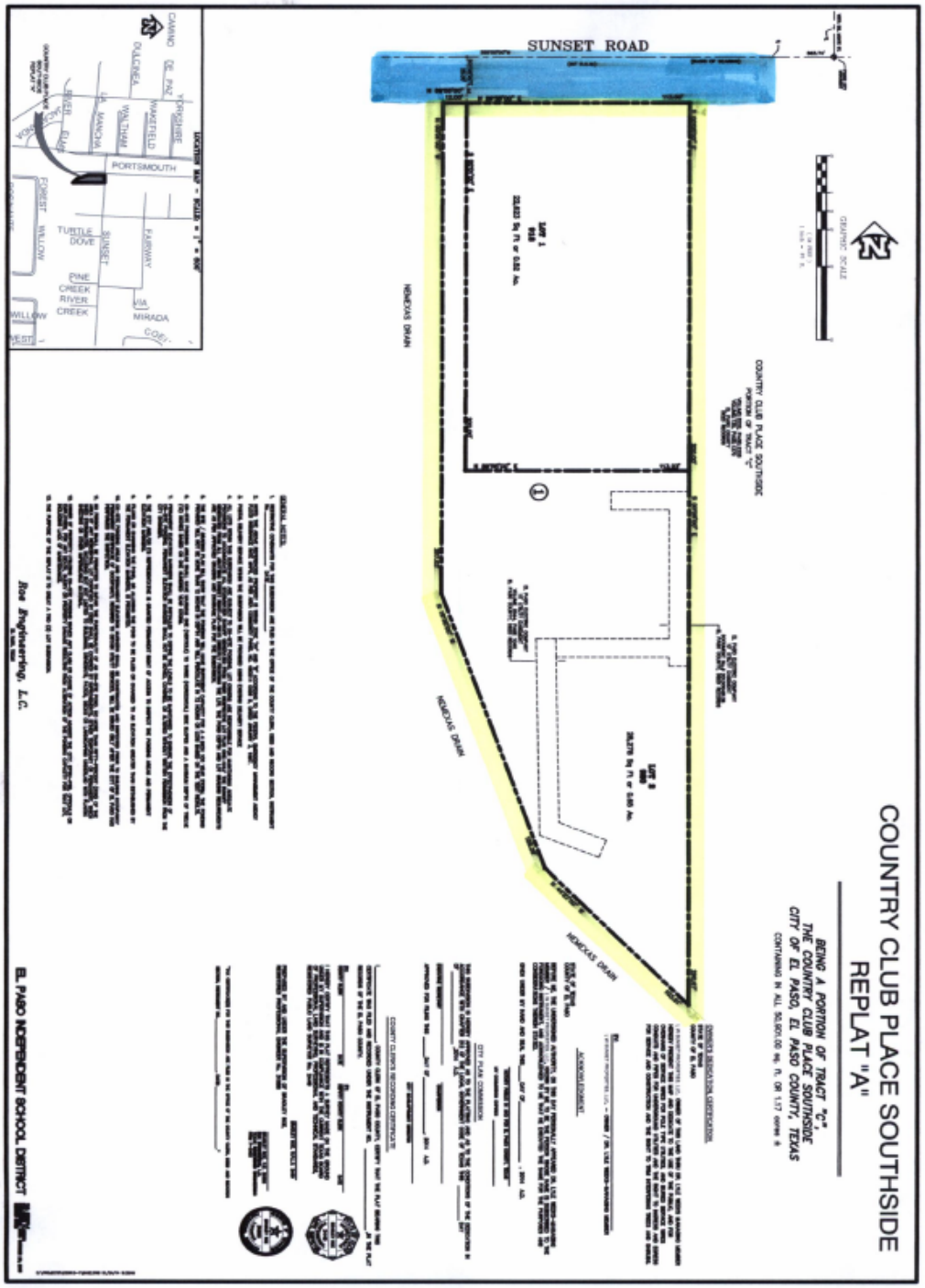
ATTACHMENT 1

ATTACHMENT 2

ATTACHMENT 3



ATTACHMENT 4



ATTACHMENT 5

ROE ENGINEERING, LC

March 5, 2014

Alfredo J. Austin
Planner, Subdivisions
City Development
City of El Paso

Re: Country Club Place Southside Replat "A"

Dear: Mr. Garcia,

1. We are respectfully request a Scale of 1" = 20' in lieu of 1" = 100' for ease of presentation on referenced plat.

2. We also request an exception to waive ROW improvements along Sunset Road. In accordance with Section 19.48.

3. We also request an exception for the panhandle lot and an exception for panhandle exceeding 100'. In accordance with Section 19.34.040 C. Due to unique parcel configuration.

We appreciate your assistance. If you have any questions, please do not hesitate to call.

Sincerely,

Bradley Roe, P.E. 31886, R.P.L.S. 2449
Roe Engineering, L.C.

ATTACHMENT 6

CITY PLAN COMMISSION APPLICATION FOR
MAJOR COMBINATION SUBDIVISION APPROVAL

DATE: 01/07/14 FILE NO. SUSU 14- 00009

SUBDIVISION NAME: COUNTRY CLUB PLACE SOUTHSIDE REPLAT "A"

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
WEST 125 FEET OF NORTH 200 FEET OF THE TACT C, COUNTRY CLUB PLACE SOUTHSIDE
CITY OF EL PASO, EL PASO COUNTY

2. Property Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	1.17	2	Office		
Duplex			Street & Alley		
Apartment			Ponding & Drainage		
Mobile Home			Institutional		
P.U.D.			Other (specify below)		
Park					
School					
Commercial			Total No. Sites	2	
Industrial			Total (Gross) Acreage	1.17	

3. What is existing zoning of the above described property? R-1 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 X No

5. What type of utility easements are proposed: Underground ____ Overhead ____ Combination of Both X

6. What type of drainage is proposed? (If applicable, list more than one)
ON-SITE PONDING

7. Are special public improvements proposed in connection with development? Yes ____ No X

8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes X No ____
If answer is "Yes", please explain the nature of the modification or exception
WAIVER FOR ALL IMPROVEMENTS ON SUNSET ROAD

9. Remarks and/or explanation of special circumstances: SPECIAL PERMIT APPROVED ON OCTOBER 15, 2013 PZST13-00017- CITY COUNCIL ITEM 10D (SEE ATTACHED) - 2 LOT SUBDIVISION ON-SITE PONDING

10. **Improvement Plans submitted?** Yes ____ No X

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 X

If yes, please submit a vested rights petition in accordance with Title I (General Provisions) Chapter 1.04 - Vested Rights

City Development Department
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890| (915) 541-4024

DR. LYLE WEEKS - MANAGING MEMBER

12. Owner of record L W SUNSET PROPERTIES, LLC 775 VIA MIRADA LN. EL PASO, TEXAS 79922 915-526-2733
(Name & Address) (Zip) (Phone)

13. Developer L W SUNSET PROPERTIES, LLC 775 VIA MIRADA LN. EL PASO, TEXAS 79922 915-526-2733
(Name & Address) (Zip) (Phone)

ROE ENGINEERING, L.C. 601 N. COTTON STREET, STE 6

14. Engineer BRADLEY ROE EL PASO, TEXAS 79902 915-533-1418
(Name & Address) (Zip) (Phone)

Refer to Schedule C for current fee.

OWNER SIGNATURE: Lyle Weeks

REPRESENTATIVE: Bradley Roe

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

City Development Department
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