



City of El Paso – City Plan Commission Staff Report

Case No: SUSU12-00037 Country Club View
Application Type: Resubdivision Combination
CPC Hearing Date: May 3, 2012
Staff Planner: Nathaniel Baker, (915) 541-4192, bakernt@elpasotexas.gov
Location: South of Country Club Road and East of Montoya Road
Acreage: 2.74 acres
Rep District: 8
Existing Use: Vacant
Existing Zoning: R-1 (Residential)
Proposed Zoning: R-1 (Residential)
Nearest Park: White Spur Park (1.7 miles)
Nearest School: Mitzi Bond Elementary (1.4 miles)
Park Fees Required: \$5,480
Impact Fee Area: N/A
Property Owner: Pasotex Realty Investment LTD
Applicant: Pasotex Realty Investment LTD
Representative: Roe Engineerings L.C.

SURROUNDING ZONING AND LAND USE

North: R-1 (Residential) / Single-family housing
South: R-1 (Residential) / Single-family housing
East: R-1 (Residential) / Golf course
West: R-1 (Residential) / Single-family housing

THE PLAN FOR EL PASO DESIGNATION: Post-War

APPLICATION DESCRIPTION

The applicant proposes to resubdivide a 2.74 acre lot of land for 4 single family lots. Access is proposed from Vista del Monte. The applicant is proposing a 33' wide private drive consisting of 21' of pavement, a 5' sidewalk and a 3.5' parkway on one side and a 3.5 parkway with no sidewalk on the other.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends **pending** of Country Club View subdivision on a Resubdivision Combination basis subject to the following conditions and requirements:

Planning Division Recommendation

Pending. The proposed private drive does not meet the minimum requirements of the

subdivision code. The applicant is coordinating with staff to propose an alternative design.

Engineering & Construction Management - Land Development

No Objection

The Subdivision is within Flood Zone "X"-Panel # 480212 0125B, dated September 4, 1991.

Planning – Transportation

Pending.

Parks and Recreation Department

We have reviewed Country Club View, a resubdivision combination plat map and offer Developer / Engineer the following comments:

Please note that this subdivision is composed of 4 (R-1) Single-family residential dwelling lots and applicant shall be required to pay "Park fees" in the amount of \$5,480.00 based on the following calculations:

Fees calculated as follows:

4 (R-1) Single-family dwelling lots @ \$1,370.00 / dwelling = \$5,480.00

Please allocate funds under Park Zone: NW-4

Nearest Parks: White Spur & Braden About

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

El Paso Water Utilities

1. EPWU-Planning & Development Section does not object to this request.

Water

2. There is an existing 8-inch diameter water main along Vista del Monte Road.

3. EPWU records indicate two (2) existing water meter connections with 4847 and 4851 Vista del Monte Road as the service addresses.

Sanitary Sewer

4. There is an existing 12-inch diameter sanitary sewer main along Vista del Monte Road. This sewer main is approximately 14-feet deep. There is also an existing shallow 8-inch diameter sewer main along Vista del Monte Road.

General

5. Water and sanitary sewer main extensions are required along the proposed Kelby Place. Water and sewer service for the proposed lots will be provided at the Kelby Place right-of-way. EPWU will eliminate at the main the existing water service(s) that are no longer required> the Owner is responsible for the costs of removing the water service.

6. EPWU is interested in leasing the water rights of the subject property. Please contact Mr. Jim Shelton at 594-5511.

7. De-watering is anticipated to enable the construction of water and sanitary sewer main extensions and related appurtenant structures.

8. EPWU-PSB requires a new service application to initialize the design of the water and sanitary sewer main extensions to serve the subdivision. New service applications should be made 6-8 weeks in advance of construction to ensure water for construction work. The following items, if applicable, are required at the time of application: (1) hard copy of site plan with street names and addresses; (2) finalized set of improvement plans, including grading & drainage plans; (3) digital copy of site plan; (4) benchmark

check; (5) construction schedule; and (6) a certificate of compliance. Service will be provided in accordance with the current El Paso Water Utilities – Public Service Board (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.

EPWU Stormwater Division

No objection

Sun Metro

No comments received.

El Paso Fire Department

No comments received.

911

KERBY PL addressing numbers are inconsistent with East/West streets in the surrounding area **In the interest of Emergency Response efficiency, the 911 District Requests that the numbers change from the 4800 block range to that of the 900 block range.**

Central Appraisal District

No comments received.

El Paso Electric Company

No comments received.

Texas Gas Company

No comments received.

Socorro Independent School District

No comments received.

Additional Requirements and General Comments:

1. Submit to the Planning & Economic 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. Application

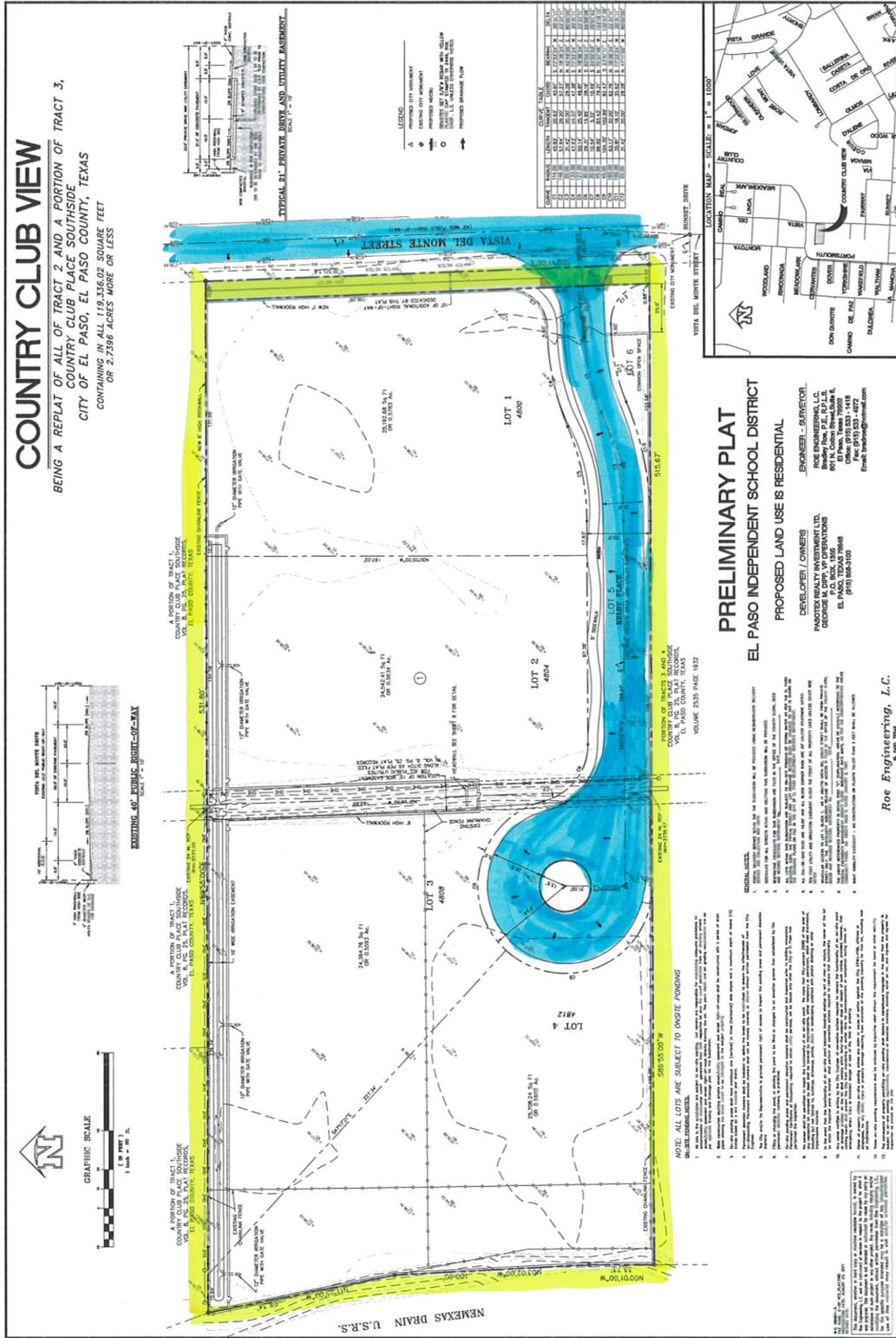
ATTACHMENT 1



ATTACHMENT 2



ATTACHMENT 3



ATTACHMENT 5



CITY PLAN COMMISSION APPLICATION FOR RESUBDIVISION COMBINATION APPROVAL

DATE: April 16, 2012

FILE NO. SUSU12-00037

SUBDIVISION NAME: COUNTRY CLUB VIEW

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
ALL OF TRACT 2 AND A PORTION OF TRACT 3, COUNTRY CLUB CLUB PLACE SOUTHSIDE, CITY OF EL PASO, EL PASO COUNTY, TEXAS.

2. Property Land Uses:

	<u>ACRES</u>	<u>SITES</u>		<u>ACRES</u>	<u>SITES</u>
Single-family	2.2912	4	Office		
Duplex	_____	_____	Street & Alley	0.4184	1
Apartment	_____	_____	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)		
Park	_____	_____	Common Open space	0.0296	1
School	_____	_____		_____	_____
Commercial	_____	_____	Total No. Sites	_____	_____
Industrial	_____	_____	Total (Gross) Acreage	2.7396	_____

3. What is existing zoning of the above described property? R-1 Proposed zoning? R-1

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)
All drainage to be on-site ponding to include runoff from private roadway and a portion of Vista Del Monte

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 A modification to allow for the construction of 33 foot wide private street / utility easement for this development. 20' foot wide paved roadway with 6" header curbing on both sides, a 6.0' high privacy rockwall, 3.0' of landscaping on the south side and 3.5' of landscaped parkway with a 5.0' wide sidewalk on the north (residential) side. (See Letter)

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

10. Improvement Plans submitted? Yes No

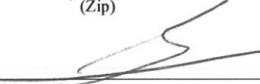
11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes No

If yes, please submit a vested _____ rights petition in accordance with Section 19.47- Vested Rights (See Attached).

12. Owner of record PASOTEX REALTY INVESTMENTS LTD, GEORGE M. DIPP
VP OPERATIONS 320 TEXAS AVE. EL PASO, TX, 79902
(Name & Address) (Zip) (Phone)
13. Developer PASOTEX REALTY INVESTMENTS LTD, GEORGE M. DIPP
VP OPERATIONS 320 TEXAS AVE, EL PASO, TEXAS 79902
(Name & Address) (Zip) (Phone)
14. Engineer ROE ENGINEERING, LC BRADLEY ROE
601 N. COTTON, SUITE 0, EL PASO, TEXAS 79902
(Name & Address) (Zip) (Phone)

CASHIER'S VALIDATION

FEE: \$ 1,083.00

OWNER SIGNATURE: 

REPRESENTATIVE: ROE ENGINEERING, LC
BRADLEY ROE P.E., R.P.L.S.



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