



City of El Paso – City Plan Commission Staff Report

Case No: SUSU13-00045 Country Club View Replat A
Application Type: Resubdivision Combination
CPC Hearing Date: July 11, 2013

Staff Planner: Raul Garcia, garciar1@elpasotexas.gov, (915)541-4935
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: G3 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 replatting to shift the street approximately 5 feet to the north from its original location in order to mitigate the placement of a rockwall. In accordance with Section 19.26.030.A *Reduced roadway and lot frontage*, the applicant is proposing a 34' wide private drive consisting of 24' of pavement, a 5' sidewalk and a 4' parkway on one side and 1' for a rockwall on the other. The applicant is also requesting a waiver of roadway improvements to Vista del Monte Street per section 19.10.050.A.1A.

CASE HISTORY

On May 3, 2012, the City Plan Commission approved Country Club View on a Resubdivision Combination basis granting the reduced roadway, in accordance with 19.26.030.A and granting

the waiver for additional improvements on Vista el Monte Street, the subdivision was recorded on July 25, 2012. The applicant is now replatting to shift the street approximately 5 feet to the north.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends **approval** of the reduced roadway request, **approval** of the waiver of roadway improvements to Vista del Monte Street, and **approval** of Country Club View subdivision on a Resubdivision Combination basis subject to the following conditions and requirements:

City Development Department-Planning:

Planning recommends approval of the reduced roadway and approval of the waiver for roadway improvements on Vista del Monte and approval of the subdivision plat. The reduced roadway is justified by section 19.26.030.C, "Such private access lane may be allowed with designation as an infill development or in other single-family residential zoning districts if the CPC finds: 2. Buildings or other existing development on adjacent lands including previously subdivided but vacant lots or parcels physically preclude a public street now or in the future considering the potential for redevelopment." Planning does not object to the waiver as it complies with Section 19.10.050.A (Roadway participation policies – Improvement of adjacent (perimeter) road and utilities) as fifty percent of the lots within a quarter mile of the proposed development have already been developed and 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.

City Development Department - Land Development:

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

1. No objections.

PSB

1. Provide a copy of the deed restrictions required by Section 19.16.060L of the Subdivision Ordinance (March 11, 1997 – June 1, 2008).
2. In addition, a registered professional engineer shall be responsible for designing the lot's on-site ponding system or alternate infiltration system. The lot ponding design or alternate system shall also be a requirement to receive a building permit.
3. Walls constructed abutting street right-of-ways shall be constructed with a series of drain pipes allowing the street runoff to be conveyed to the subject property.
4. At the improvement plan stage, provide protection to the subdivision from all offsite stormwater runoff that may have an adverse impact on any improvements.
5. EPWU recommends using principles of low impact development (such as recessed landscaping, rainwater harvesting, and porous pavements) to reduce the amount of developed stormwater runoff.

Parks and Recreation Department:

We have reviewed Country Club View Replat "A", a major 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 if applicable, exclusion of the "Parkland requirements" or "Park fees" will be assessed as follows:

1. If applicant provides proof that "Park fees" were paid for the original subdivision, then this application meet the requirements to be excluded from the calculation for "Parkland dedication" as per ordinance Title 19 – Subdivision & Development Plats, Chapter 19.20 - Parks & Open Space as noted below.

Section 19.20.060 - Exclusions from dedication requirement.

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:

A. A residential replat of an area where the density has not been increased from the original subdivision, as evidenced by the original subdivision and replat. In the case of a replat where parkland was not originally provided, the parkland requirements shall prevail;

2. Failure of the subdivider to provide proof of the requirements to be considered excluded from the calculation for "Parkland dedication" with the filing of the final plat shall result in applicant required to pay "Park fees" in the amount of \$5,480.00 calculated as follows:

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

Please allocate generated funds (if any) under Park Zone: NW-4

Nearest Parks: White Spur & Braden Aboud

El Paso Water Utilities:

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

2. EPWU-PSB has provided to the Owner/Developer water and sewer design plans for Country Club View. The Owner/Developer and EPWU-PSB are in the process of entering into a Development Agreement to construct the proposed water and sanitary sewer mains along Kelby Place which will be available for permanent service once EPWU-PSB issues a Letter of Final Acceptance of the facilities.

Water

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

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

Sanitary Sewer

5. 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

6. 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(s).

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

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

9. 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.

Sun Metro:

No comments received.

El Paso Fire Department:

No comments received.

911:

No comments received.

El Paso Electric Company:

No comments received.

Texas Gas 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. Application

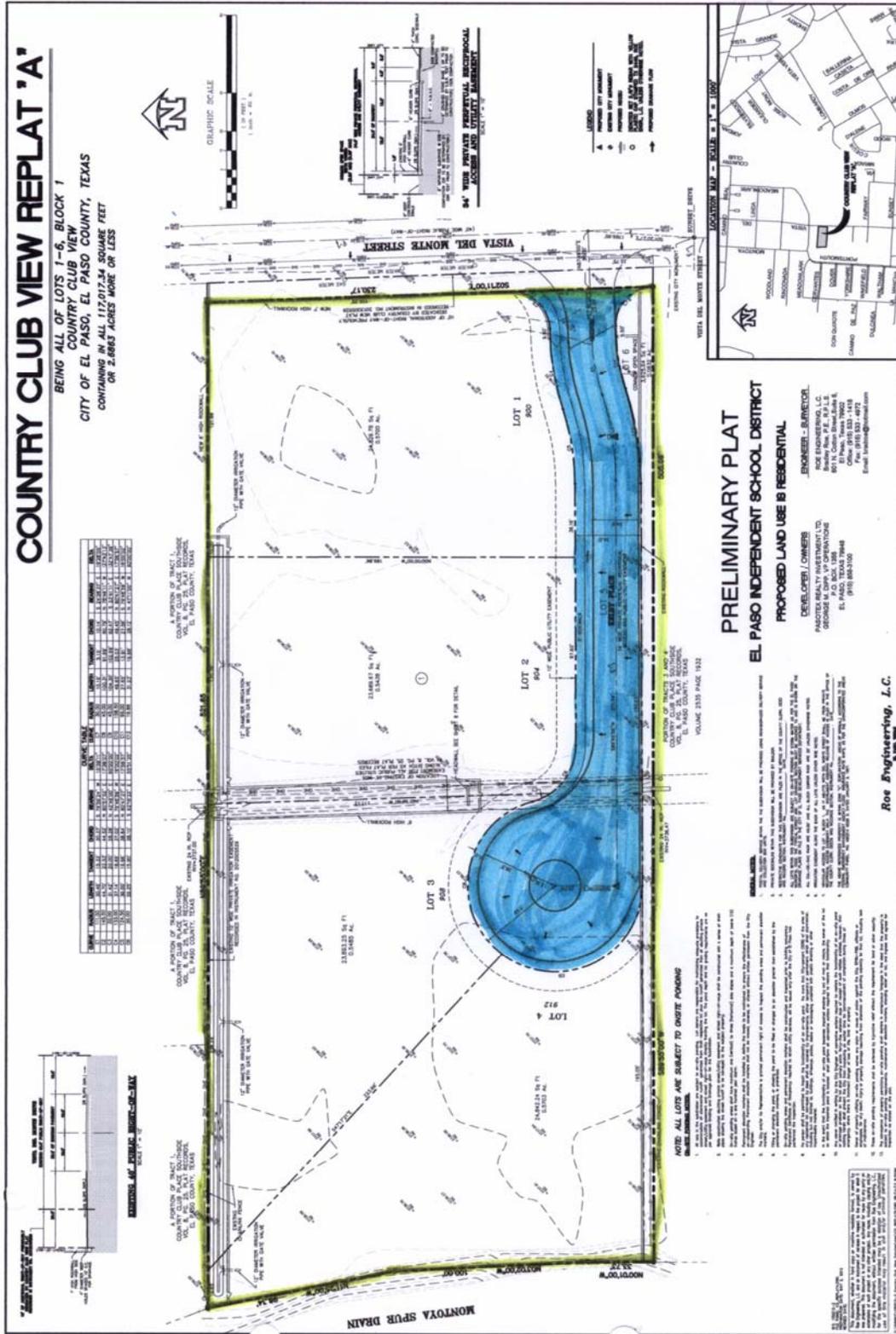
ATTACHMENT 1



ATTACHMENT 2



ATTACHMENT 3



ATTACHMENT 5



CITY PLAN COMMISSION APPLICATION FOR
RESUBDIVISION COMBINATION APPROVAL

DATE: 06/14/13

FILE NO. SUSU13-00045

SUBDIVISION NAME: Country Club View Replat "A"

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
All of lots 1-6, Block 1, Country Club View, City of El Paso, El Paso County

2. Property Land Uses:

	<u>ACRES</u>	<u>SITES</u>		<u>ACRES</u>	<u>SITES</u>
Single-family	<u>2.2326</u>	<u>4</u>	Office	_____	_____
Duplex	_____	_____	Street & Alley	<u>0.3705</u>	<u>1</u>
Apartment	_____	_____	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____	_____	<u>0.0832</u>	<u>1</u>
School	_____	_____	_____	_____	_____
Commercial	_____	_____	Total No. Sites	_____	_____
Industrial	_____	_____	Total (Gross) Acreage	_____	_____

3. What is existing zoning of the above described property? X 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 X

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 Scale of 1"=20' in lieu of 1"=100' for ease of presentation

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

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 Section 19.47- Vested Rights (See Attached).

12. Owner of record Pasotex Realty Investment LTD P.O. Box 1355, El Paso, TX 79948
(Name & Address) (Zip) (Phone) 915-858-3100
13. Developer Pasotex Realty Investment LTD PO Box 1355, El Paso, TX 79948 915-858-3100
(Name & Address) (Zip) (Phone)
14. Engineer Bradley Roe,
(Name & Address) (Zip) (Phone)

CASHIER'S VALIDATION
 FEE: ~~\$2,000.00~~

\$1,083.00

OWNER SIGNATURE: _____
 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.