



City of El Paso – City Plan Commission Staff Report

Case No: SUSU12-00070 Country Club Place Replat A
Application Type: Resubdivision Combination
CPC Hearing Date: August 9, 2012
Staff Planner: Nathaniel Baker, (915) 541-4192, bakernt@elpasotexas.gov
Location: South of Woodland Avenue and west of Vista del Monte Road
Acreage: 1.6 acres
Rep District: 8
Existing Use: One single-family house
Existing Zoning: R-1 (Residential)
Proposed Zoning: R-1 (Residential)
Nearest Park: Rio Grande River Trail (1.25 miles)
Nearest School: Mitzi Bond Elementary (1.5 miles)
Park Fees Required: \$2,740
Impact Fee Area: N/A
Property Owner: Kirk Jelinek & Sydney Jelinek
Applicant: CAD Consulting
Representative: CAD Consulting

SURROUNDING ZONING AND LAND USE

North: R-1 (Residential) / Residential Neighborhood
South: R-1 (Residential) / Residential Neighborhood
East: R-1 (Residential) / Residential Neighborhood
West: R-1 (Residential) / Residential Neighborhood

PLAN EL PASO DESIGNATION: Post-War

APPLICATION DESCRIPTION

The applicant proposes to resubdivide a 1.6 acre parcel into two residential lots. Access is proposed from Vista del Monte. This subdivision is being reviewed under the current subdivision code.

The applicant requests a waiver for roadway improvements per section 19.10.050.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends **approval** of the waiver for roadway improvements and **approval** of Country Club Place Replat A on a Resubdivision Combination basis subject to the following conditions and requirements:

Planning Division Recommendation

Planning recommends **approval** of the waiver request and **approval** of Country Club Place Replat A subject to the following comments below:

The waiver request complies with 19.10.050(A)1 of the subdivision code. The City Plan Commission may waive the requirement to dedicate and improve the substandard right-of-way if any of the following factors are met:

- a. *Fifty per cent 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; or,*
- b. *The plat is located within the City of El Paso’s Extraterritorial Jurisdiction area, is not within the city’s annexation path and written documentation from the County of El Paso has been received stating that the substandard road meets all County requirements and the County is willing to accept the dedication of the substandard road;*
- c. *For all plats located in the City of El Paso’s Extraterritorial Jurisdiction area, written concurrence from the County of El Paso is required prior to the waiver of any dedication and/or improvements.*

Staff concurs that factor (a) has been met.

City Development Department - Land Development

No objection.

Parks and Recreation Department

Please note that this subdivision density is being increased as evidenced by the original subdivision and replat, thus required to provide for the parkland needs of future residents as per ordinance Title 19 – Subdivision & Development Plats, **Chapter 19.20 - Parks & Open Space**.

Also, please note that this subdivision is zoned R-1 which allows only the use of Single-family dwellings, therefore, "Park fees" shall be paid in the amount of **\$2,740.00** based on the following calculations:

Fees calculated as follows:

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

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

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

Nearest Parks: **White Spur & Braden Aboud**

El Paso Water Utilities

1. EPWU does not object to this request.

Water

2. There is an existing eight (8) inch diameter water main that extends along Woodland Way fronting the northern boundary of the subject property. This main is available for service.

3. There is an existing eight (8) inch diameter water main that extends along Vista del Monte Road fronting the eastern boundary of the subject property. This main is available for service.
4. EPWU records indicate a ¾-inch water meter serving the subject property. The service address for this meter is 600 Woodland Way.

Sanitary Sewer

5. There is an existing eight (8) inch diameter sanitary sewer main that extends along Woodland Way fronting the northern boundary of the subject property. This sanitary sewer main is available for service.
- 6 There is an existing twelve (12) inch diameter sanitary sewer main that extends along Vista del Monte Road fronting the eastern boundary of the subject property. This sanitary sewer main is available for service.

General:

7. Application for additional water 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 lines and appurtenances.

EPWU Stormwater Division

Provide an acceptable drainage plan in accordance with Section 19.01.050 of the current city ordinance. The drainage plan shall be in compliance with the City of El Paso’s Design Standards for Construction and show required and proposed ponding capacities.

Sun Metro

No comments received.

El Paso Fire Department

No comments received.

911

No comments received.

Central Appraisal District

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.

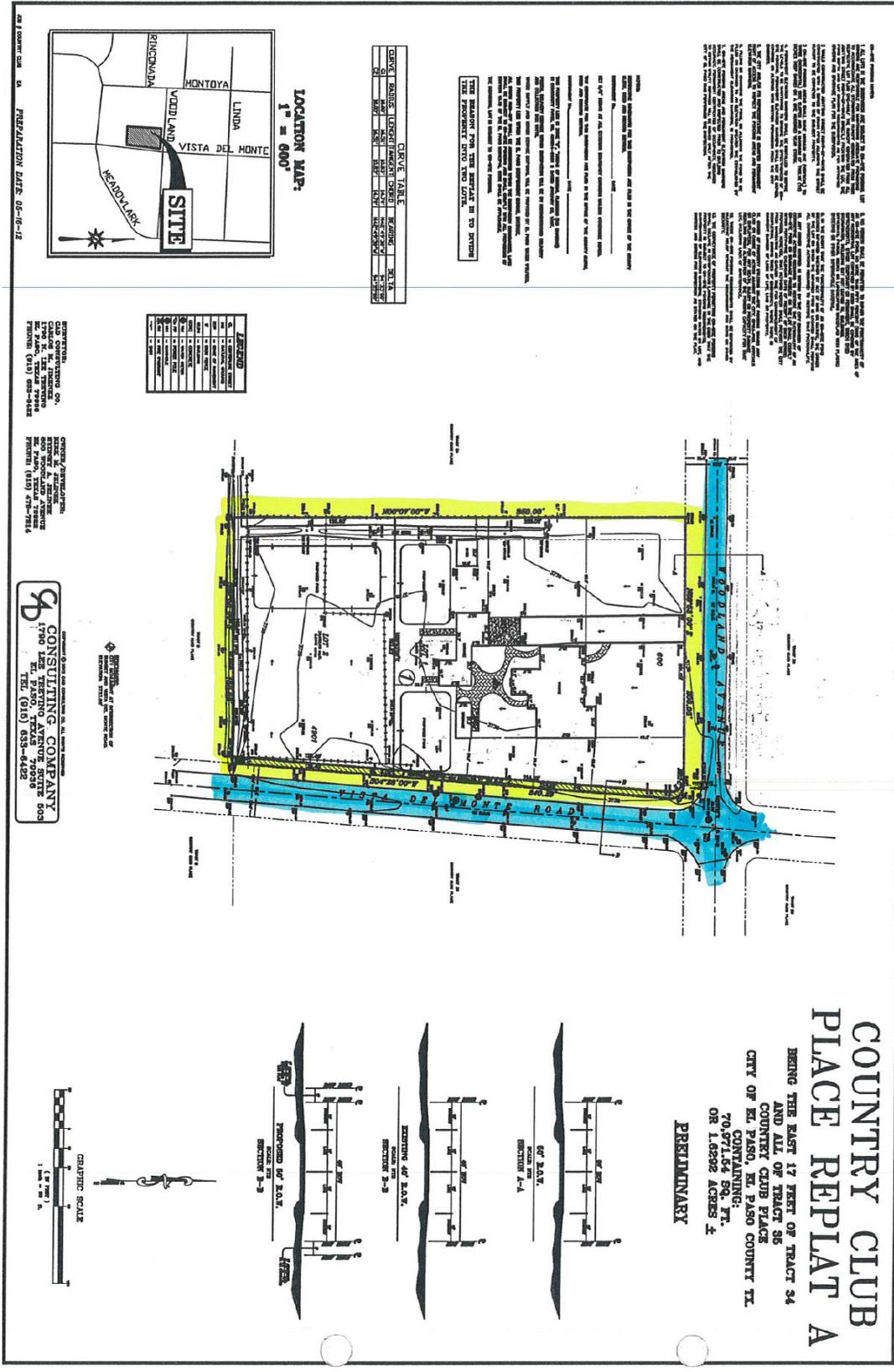
Attachments

1. Location map
2. Aerial map
3. Preliminary Plat
4. Final Plat
5. Application

ATTACHMENT 2



ATTACHMENT 3



COUNTRY CLUB PLACE REPLAT A

BEING THE EAST 17 FEET OF TRACT 34
AND ALL OF TRACT 36
COUNTRY CLUB PLACE
CITY OF EL PASO, EL PASO COUNTY TX
CONTAINING:
70,971.64 SQ. FT.
OR 1.6292 ACRES ±

PRELIMINARY

ATTACHMENT 5



CITY PLAN COMMISSION APPLICATION FOR
RESUBDIVISION COMBINATION APPROVAL

DATE: _____

FILE NO. SUSU12-00070

SUBDIVISION NAME: COUNTRY CLUB PLACE RE-PLAT A

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
THE EAST 17 FEET OF TRACT 34
AND ALL OF TRACT 35
COUNTRY CLUB PLACE

2. Property Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	<u>1.6292</u>	<u>2</u>	Office	_____	_____
Duplex	_____	_____	Street & Alley	_____	_____
Apartment	_____	_____	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____		_____	_____
School	_____	_____		_____	_____
Commercial	_____	_____	Total No. Sites	_____	<u>2</u>
Industrial	_____	_____	Total (Gross) Acreage	<u>1.6292</u>	_____

3. What is existing zoning of the above described property? R1 Proposed zoning? _____

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)
ON-SITE PONDING

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 Section 19.47- Vested Rights (See Attached).

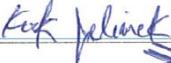
12. Owner of record KIRK & SYDNEY JELINEK 479-7214
(Name & Address) (Zip) (Phone)

13. Developer _____
(Name & Address) (Zip) (Phone)

14. Engineer CAD CONSULTING CO. 633-6422
(Name & Address) (Zip) (Phone)

CASHER'S VALIDATION
FEE: \$1,083.00

OWNER SIGNATURE:
REPRESENTATIVE:

Kirk Jelinek SYDNEY JELINEK



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