



City of El Paso – City Plan Commission Staff Report

Case No: SUSU16-00060 Vista Hills Country Club Unit Two
Application Type: Major Combination
CPC Hearing Date: September 22, 2016

Staff Planner: Alfredo Austin, 915-212-1604, austinaj@elpasotexas.gov
Location: South of Trawood & West of Lee Trevino
Acreage: 7.3704 Acres
Rep District: 7

Existing Use: Country Club
Existing Zoning: C-1 (Commercial)
Proposed Zoning: C-1 (Commercial)

Nearest Park: Reese McCord Park (.60 miles)
Nearest School: Vista Hills Elementary School (.10 miles)
Park Fees Required: \$7,370
Impact Fee Area: N/A

Property Owner: Vista Hills Country Club
Applicant: Vista Hills Country Club
Representative: CAD Consulting Co.

SURROUNDING ZONING AND LAND USE

North R-3 (Residential)/Residential development

South: R-F (Ranch-Farm)/Golf Course

East: C-1 / R-F(Commercial/Ranch-Farm)/Commercial development & Golf Course

West: A-2 (Apartments) /Residential development

THE PLAN FOR EL PASO DESIGNATION: G-4, Suburban (Walkable)

APPLICATION DESCRIPTION

The applicant proposes to subdivide 7.3704 acres of land for the Vista Hills Country Club. Primary access to the subdivision is proposed from Trawood Drive. This development is being reviewed under the current subdivision ordinance.

The applicant has requested an exception to waive improvements along Trawood Drive. Trawood a minor arterial street within the bikeway plan requiring 88' of ROW, including 58' of roadway, 10' bike & hike paths and 5' landscape areas. Trawood currently consists of 90' of ROW, including 64' roadway with 6' bike lanes, 5' sidewalks and 8' landscape areas.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends **approval** of the request to waive right-of-way improvements, and **approval** of Vista Hills Country Club Unit Two on a Major Combination basis.

Planning & Inspections Department-Planning Division Recommendation

Planning recommends **approval** of the request to waive improvements along Trawood Drive in accordance with Section 19.10.050.A:

1. *The City Plan Commission may waive such requirements to provide rights-of-way or street improvements to adjacent substandard roads based on any of the following factors:*
 - 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.*

Planning recommends **approval** of Vista Hills Country Club Unit Two on a Major Combination basis.

Planning & Inspections Department-Land Development

We have reviewed subject plats and recommend **Approval**.

The Developer/Engineer shall address the following comments.

1. The developer may need to retain some of the stormwater run-off if the property is redeveloped.

Capital Improvement Department- Parks and Recreation

We have reviewed **Vista Hills Country Club Replat "B"**, a major plat map and on behalf of CID Parks Planning Division we offer Developer / Engineer the following comments:

Please note that this subdivision is zoned "C-1" meeting the requirements for Non-residential uses (General commercial) as well as for Residential dwellings use (Multi-family) restricted to a maximum of 29 dwelling units per acre therefore "Park fees" will be assessed based on the following:

1. **If** applicant is proposing a Non-residential use, covenants need to be provided restricting all residential uses and **if** gross density waiver is granted by the City Manager of the Planning Department designee, then Applicant shall be required to pay "park fees" at a rate of **\$1,000.00** per acre or portion thereof.
2. **If** applicant is proposing a Residential use, covenants need to be provided restricting the number of dwelling units and **if** gross density waiver is granted by the City Manager of the Planning Department designee, then Applicant shall be required to pay "park fees" at a rate of **\$680.00** per dwelling unit.

Please allocate any generated funds under Park Zone: **E-4**

Nearest Park: **Reese McCord Park**

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

EPWU-PSB Comments

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

EPWater does not object to this request.

Water

Along Trawood Drive fronting the subject Property there is an existing sixteen (16) inch diameter water transmission main.

As per EPWater Records 2210 Trawood Drive has a single two (2) inch diameter water service.

Previous water pressure readings conducted on fire hydrant number 2619 located along Trawood Drive at approximately 145 feet east of Andalucia Street have yielded a static pressure of 56 pounds per square inch (psi), residual pressure of 54 psi, discharge of 1,113 gallons per minute (gpm).

Sanitary Sewer

Along Trawood Drive between Lomaland Drive and Andalucia Drive there is an existing eight (8) inch diameter sanitary sewer main. This main dead-ends approximately at the western right-of-way line of Andalucia Drive. This main flows towards Lomaland Drive and it is available for service.

Along Trawood Drive between Lee Trevino Drive and Ben Hogan Drive there is an existing eight (8) inch diameter sanitary sewer main. This main dead-ends approximately at 110 feet west of Ben Hogan Drive. This main flows towards Lee Trevino Drive and it is available for service. As per EPWater Records 2210 Trawood Drive has a single six (6) inch diameter sanitary sewer service discharging unto the described main.

General

Application for additional 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 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.

CAD

No objections.

Ysleta Independent School District

No comments received.

911:

No comments received.

Additional Requirements and General Comments:

1. Submit to the Planning and Inspections 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. Waiver request letter
6. Application

ATTACHMENT 1

VISTA HILLS COUNTRY CLUB UNIT TWO

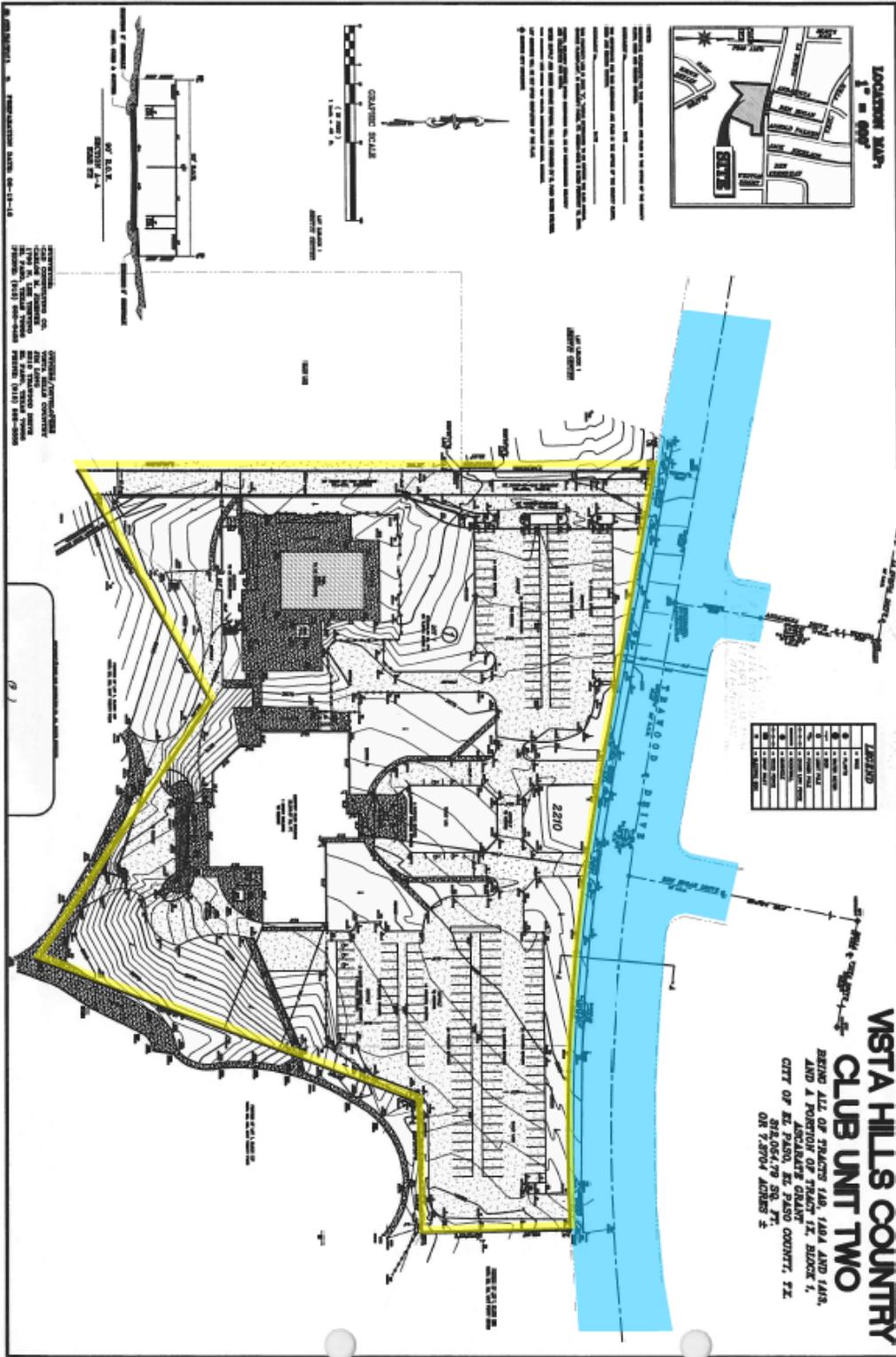


ATTACHMENT 2

VISTA HILLS COUNTRY CLUB UNIT TWO



ATTACHMENT 3



ATTACHMENT 5



August 18, 2016

To: City of El Paso

This is a request for a waiver for the property on 2210 Trawood Drive (Vista Hills Country Club Unit Two) on the request from the City of El Paso Planning and Transportation comments regarding roadway improvements. This is because all of the street has existing sidewalks, curb and bike lanes.

If you have any questions, please call me at 633-6422.

Sincerely,

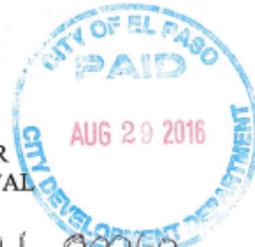
Carlos M. Jimenez
CAD Consulting Co.

Office: 915-633-6422

1790 N. Lee Treviño Ste. 503 El Paso, Texas 79936

Fax 915-633-6424

ATTACHMENT 6



CITY PLAN COMMISSION APPLICATION FOR MAJOR COMBINATION SUBDIVISION APPROVAL

DATE: 8/29/2016 FILE NO. SUSU16-00060
SUBDIVISION NAME: VISTA HILLS COUNTRY CLUB UNIT TWO

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
TRACTS 1A2, 1A9A & 1A13
& PORTION OF TRACT 1X, BLOCK 1
ALCANATE CLANT

Table with 2 columns: Property Land Uses and ACRES SITES. Rows include Single-family, Duplex, Apartment, Mobile Home, P.U.D., Park, School, Commercial, Industrial, Office, Street & Alley, Ponding & Drainage, Institutional, Other (specify below), Total No. Sites, Total (Gross) Acreage.

3. What is existing zoning of the above described property? C1 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 [checked] 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)

7. Are special public improvements proposed in connection with development? Yes No [checked]

8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes No [checked]
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 [checked]

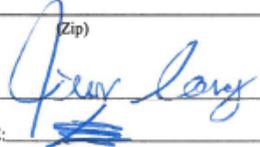
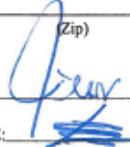
11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes No [checked]

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) 212-0085

12. Owner of record VISTA HILLS COUNTRY CLUB / JIM LONGO 592-3535
(Name & Address) (Zip) (Phone)
13. Developer _____
(Name & Address) (Zip) (Phone)
14. Engineer CAO CONSULTING CO. 633-6422
(Name & Address) (Zip) (Phone)

**Effective September 1, 2014, a 3% Technology fee has been added to all Planning application fees.*

OWNER SIGNATURE: 
 REPRESENTATIVE: 

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

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