City of El Paso – City Plan Commission Staff Report

Case No:	SUSU15-00074 Country Club Place South Side, Replat B
Application Type:	Resubdivision Combination
CPC Hearing Date:	December 3, 2015
Staff Planner:	Joaquin Rodriguez, (915) 212-1608 rodriguezjx3@elpasotexas.gov
Location:	East of Montoya and North of Sunset
Acreage:	1.0 acre
Rep District:	8
Existing Use:	Residential
Existing Zoning:	R-1 (Residential)
Proposed Zoning:	R-1 (Residential)
Nearest Park:	White Spur Park (1.1 miles)
Nearest School:	Bond Elementary School (1.64 Miles)
Park Fees Required:	$2,740
Impact Fee Area:	N/A
Property Owner:	Walter L. & Margaret Tippin
Applicant:	Walter L. & Margaret Tippin
Representative:	Roe Engineering

SURROUNDING ZONING AND LAND USE

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

PLAN EL PASO DESIGNATION: G3, Post War

APPLICATION DESCRIPTION

The applicant is proposing to resubdivide 1 acre in the City's westside. The reason for this replat is to split an existing lot in to two residential lots to be sold separately. The proposed subdivision is in accordance with a special permit for infill development approved by the City Plan Commission. The subdivision will take access from Sunset Drive and Vista del Monte. The applicant has requested a waiver to improvements and dedication along both abutting right-of-ways.

APPLICATION HISTORY

PZST15-00033 Approved by City Plan Commission October 8, 2015

DEVELOPMENT COORDINATING COMMITTEE

The development coordinating committee recommends approval of the exception request and approval of Country Club Place Southside Replat B on a resubdivision combination basis subject to the following condition and staff comments:

- Recording of the plat will be subject to final approval by city council of special permit PZST15-00033.

Planning Division Recommendation

Planning recommends **approval** of the waiver request as the existing improvements are in character with the existing, surrounding residential development.In accordance with 19.10.050:

> *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; or,*

Planning and Inspections Department - Land Development

No Comments Received

Capital Improvement Program – Parks

We have reviewed **Country Club Place South Side Replat "B",** a resubdivision combination plat map and on behalf of CID Parks Planning Division we offer Developer / Engineer the following comments:

Please note that this subdivision is composed of two **(2) lots** zoned "R-1" 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) Single-family dwelling lots @ $1,370.00 / dwelling = **$2,740.00**

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

Nearest Parks: **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.

Capital Improvement Program – Transportation

No comments received.

El Paso Water Utilities

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

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

Water

2. There is an existing a 8-inch diameter water main along Sunset Dr., located

approximately 11.5 feet north of the right of way center line. This main is available for service.

3. There is an existing 8-inch diameter water main along Vista Del Monte Rd. located approximately 11 feet east of the right of way center line. This main is available for service.

4. EPWU records indicate two 3/4-inch water meters serving the subject property. The service addresses for these meters are 4808 Vista Del Monte Rd and 825 W. Sunset Rd.

Sanitary Sewer

5. There is an existing 15-inch sanitary sewer main that extends along Sunset Dr. approximately 5 feet south of the right of way centerline. This main is available for service.

6. There is an existing 12-inch diameter sanitary sewer main that extends along Vista Del Monte approximately 5 feet west of the right of way centerline. This main is approximately 15 feet in depth.

7. There is an existing 8-inch diameter sanitary sewer main that extends along Vista Del Monte approximately 9 feet west of the right of way center line. This main is available for service.

8. EPWU records indicate two sanitary sewer service connections to the subject property. The service addresses for these meters are 4808 Vista Del Monte Rd and 825 W. Sunset Rd.

General

9. De-watering may be required to enable the construction of water and sanitary sewer main extensions and related appurtenant structures.

10. EPWU requires a new service application to provide service to the property. New service applications are available at 1154 Hawkins, 3rd floor and should be made 6 to 8 weeks in advance of construction to ensure water for construction work. 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.

Streets and Maintenance Department

No comments received.

El Paso Electric Company

No comments Received.

Sun Metro

Sun Metro does not oppose this request.

El Paso County 911 District

No comments received.

El Paso Fire Department
No comments received.

Central Appraisal District
No objections.

Texas Gas Company
No comments received.

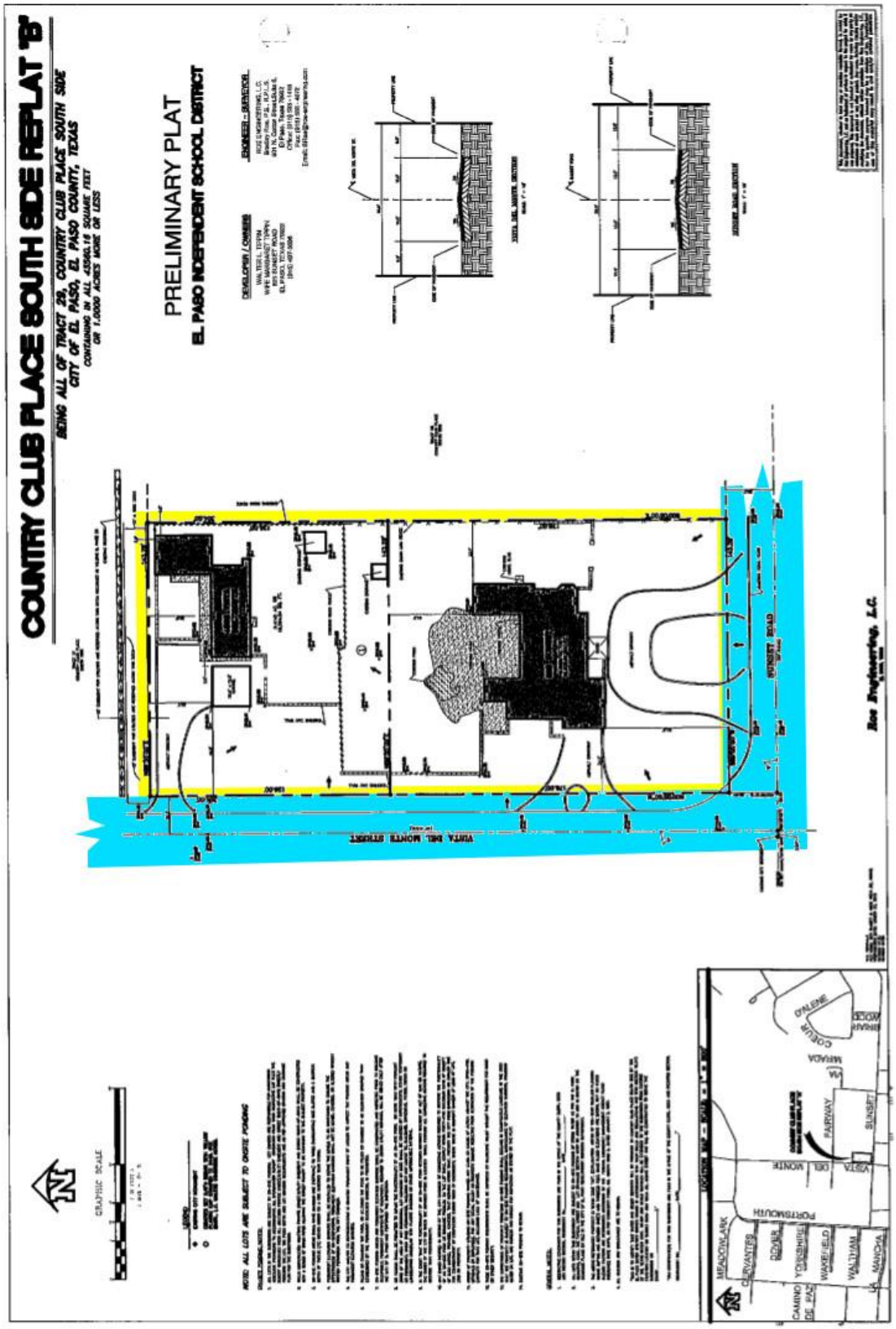
Attachments
1. Location map
2. Aerial map
3. Preliminary Plat
4. Final Plat
5. Application
6. Waiver request

ATTACHMENT 1

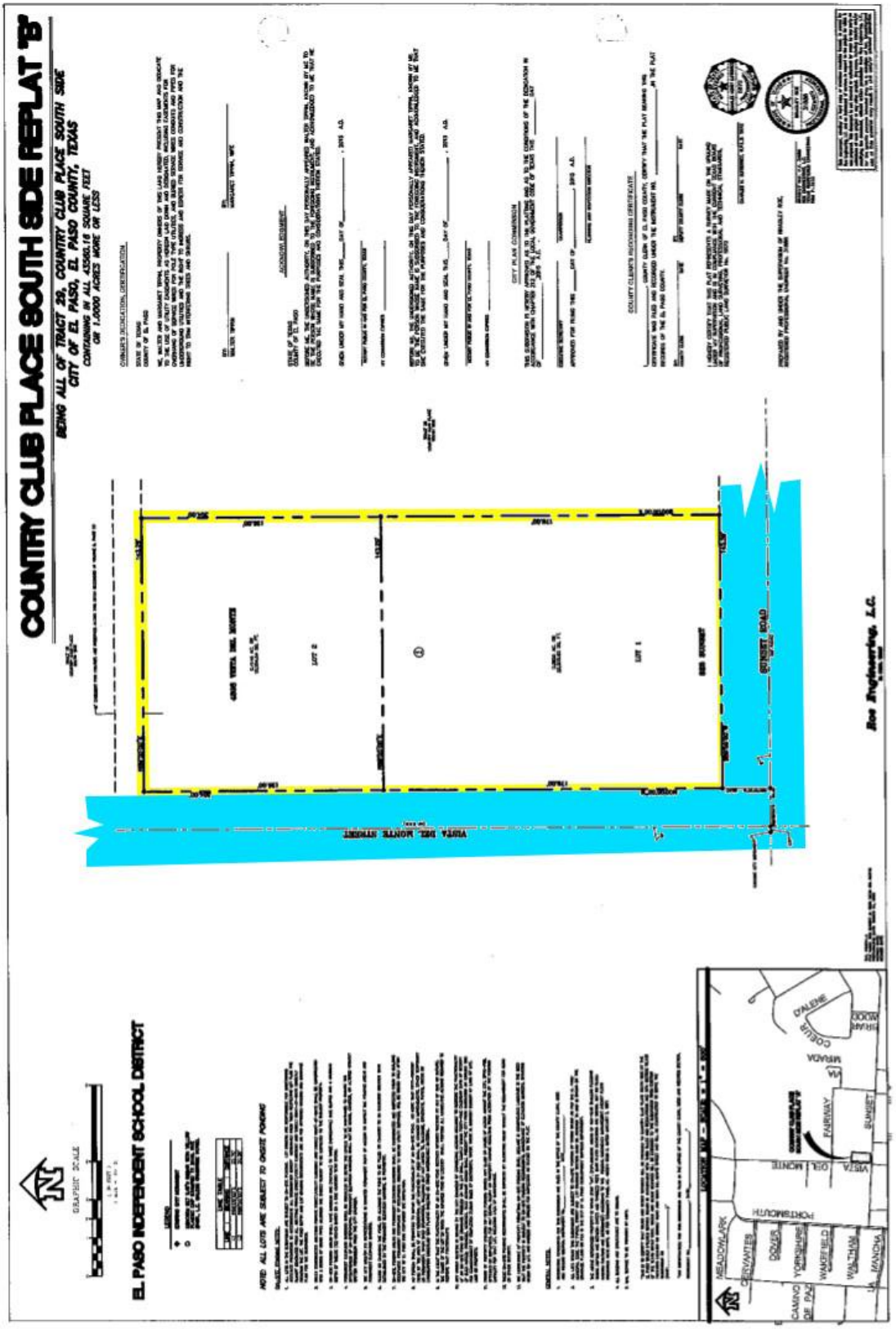
COUNTRY CLUB PLACE SOUTH SIDE REPLAT B

ATTACHMENT 2

ATTACHMENT 3



ATTACHMENT 4



ATTACHMENT 5

SUSU15-00074

CITY PLAN COMMISSION APPLICATION FOR
RESUBDIVISION COMBINATION SUBDIVISION APPROVAL

DATE: 11/9/15 FILE NO. SUSU 15 - 00074

SUBDIVISION NAME: COUNTRY CLUB PLACE SOUTH SIDE REPLAT "B"

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
TRACT 29, COUNTRY CLUB PLACE SOUTH SIDE

2. Property Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	1.00	2	Office		
Duplex			Street & Alley		
Apartment			Ponding & Drainage		
Mobile Home			Institutional		
P.U.D.			Other (specify below)		
Park					
School					
Commercial			Total No. Sites		
Industrial			Total (Gross) Acreage	1.0 Ac	

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

6. What type of drainage is proposed? (If applicable, list more than one)
EXISTING 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 ____ No ____
If answer is "Yes", please explain the nature of the modification or exception

9. Remarks and/or explanation of special circumstances: TO SPLIT THE PROPERTIES FOR INDIVIDUAL SALE.

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 1 (General Provisions) Chapter 1.04 - Vested Rights

City Development Department
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890| (915) 212-0085

ATTACHMENT 6

ROE ENGINEERING, LC

CIVIL ENGINEERING
PLANNING
LAND DEVELOPMENT
SURVEYING
WATER
WASTEWATER

November 9, 2015

City Planning Department
801 Texas Ave.
El Paso, TX 79901

ATTN: Armida Martinez

Re: Country Place South Side Replat "B"

Ms. Martinez:

We are respectfully requesting the following modifications:

1 A modification for the standard 56 foot wide right-of-way residential collector to a 50 foot wide right-of-way with 32 feet of pavement. Sunset Road is currently a 50 foot wide right-of-way. Surrounding residential collectors are also 50 foot wide right-of-way.

2. A modification for the standard 52 foot wide right-of-way local street to a 40' wide right-of-way with 32 feet of pavement. Vista Del Monte Street is currently a 40' wide right-of-way. Surrounding local streets are also 40 foot wide right-of-way.

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

Sincerely,

Bradley Roe

Bradley Roe, P.E., R.P.L.S.

601 N. Cotton St. Suite 6 | El Paso, TX 79902 | P (915) 533-1418 | F (915) 533-4972 | roe-engineering.com