

871 Country Club

City Plan Commission — June 18, 2025

SITE PLAN



CASE NUMBER:	PZDS25-00011
CASE MANAGER:	Saul J. G. Pina, (915) 212-1604, PinaSJ@elpasotexas.gov
PROPERTY OWNER:	Aria Construction
REPRESENTATIVE:	Mario Ornelas
LOCATION:	871 Country Club Rd. (District 1)
PROPERTY AREA:	3.73 acres
REQUEST:	Detailed Site Development Plan Approval
RELATED APPLICATIONS:	None
PUBLIC INPUT:	None

SUMMARY OF REQUEST: The applicant is requesting review and approval of a new detailed site development plan for a multi-family complex with single-family, duplex, and quadruplex uses. Per the S-D (Special Development) zoning district, review and approval from City Plan Commission is required prior to the issuance of building permits and certificates of occupancy.

SUMMARY OF STAFF'S RECOMMENDATION: Staff recommends **APPROVAL** of the detailed site development plan request. The proposed development is compatible with surrounding residential uses and meets the requirements of El Paso City Code Section 20.04.150 – Detailed Site Development Plan.

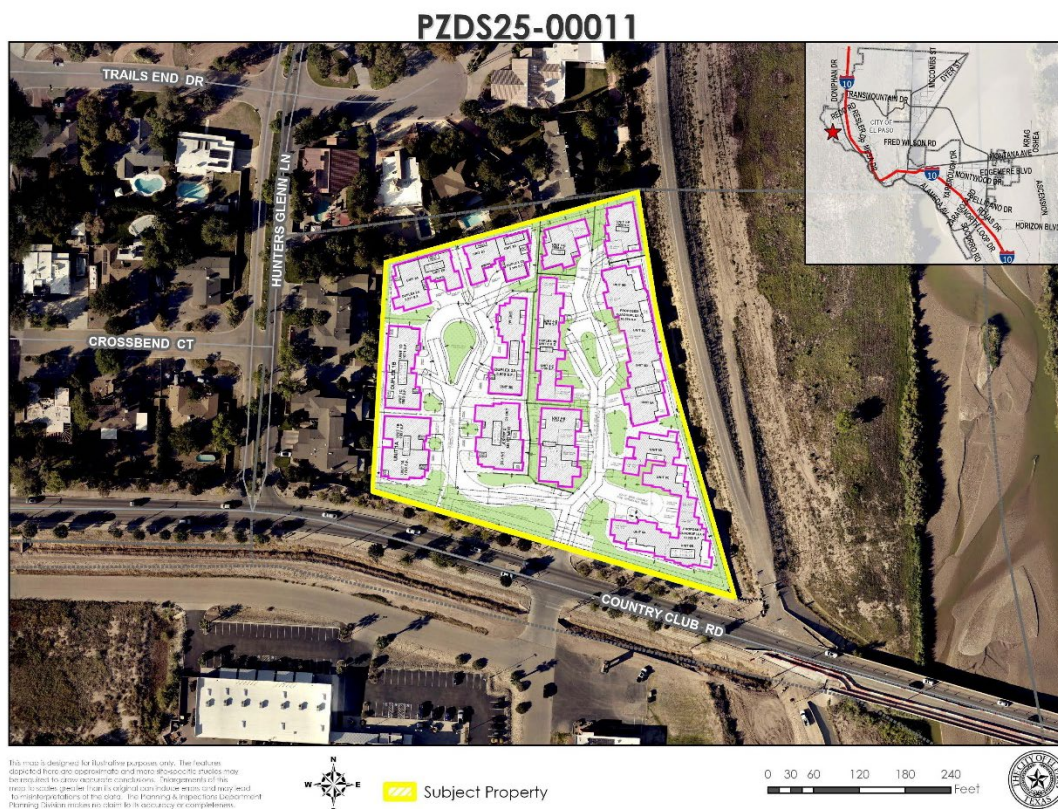


Figure A. Site Plan Superimposed on Aerial Imagery

DESCRIPTION OF REQUEST: The applicant is requesting review and approval of a new Detailed Site Development Plan for a 3.73-acre multi-family complex with single-family, duplex, and quadruplex uses. The buildings range from 1,000 to 10,000 square feet in size. The buildings will have a maximum height of 30 feet. The proposed development will consist of 26 units in total, which will include two (2) single-family dwellings, eight (8) duplexes, and two (2) quadruplexes. On-site ponding will be provided. Access is provided from Country Club Drive. The proposed site plan complies with parking, landscape, and drainage requirements per City Code.

PREVIOUS CASE HISTORY: The following history is applicable to the case:

Ordinance No. 9352, dated, April 19, 1988, (attachment 5), changed the zoning from R-3 (Residential) to S-D (Special Development) with special protective conditions. Ordinance No. 12708, dated February 6, 1996, (attachment 5), amended the conditions imposed by Ordinance No. 9352. The conditions are the following:

- 1) *Within Parcel No. 1, which consists of 4.57 acres as shown on the map attached hereto as Exhibit "A", the westerly 125-foot strip, adjacent to Hunters Glen Drive, consisting of 0.84 acres, may be developed for offices or residential uses, The remaining 3.73 acres within Parcel No. 1 may be used for any use permitted in an S-D district.*
- 2) *Only office or residential use will be allowed in the 125-foot-wide strip adjacent to Hunters Glenn Drive. The following standards shall apply if offices are built on this property. Residential uses shall meet the standards in the underlying zoning district.*
 - a. *No more than three (3) residential-style buildings with pitched roofs and brick or stucco exterior walls may be built, as shown on and approved by Council on the Detailed Site Development Plan.*
 - b. *Per the attached Study Plan, the southerly two buildings shall be single story, and the northerly building may be two story. The Study Plan is attached hereto as Exhibit "B" and incorporated for all purposes herein, but is specifically not approved as a Detailed Site Development Plan.*
 - c. *Building setbacks shall be as follows: 25 feet from Country Club Road, and 25 feet from the north property line, and no parking spaces shall be constructed within 10 feet of the north property line, and 15 feet from Hunters Glenn Drive, except that forty (40) percent of the structure along Hunters Glenn Drive shall be set back 20 feet.*
 - d. *Parking shall be to the east side of the site, provided that accessibility for the disabled shall not be compromised.*
 - e. *A three and one-half (3 1/2) foot rock wall or suitable barrier shall be constructed between the parking area on the east property line and the adjoining S-D zoned area. Adjacent to the residentially zoned property, the rock wall shall comply with City code.*
 - f. *Landscape Plans are to be submitted for approval in accordance with the City of El Paso landscape ordinance, Chapter 20.65, El Paso Municipal Code. Landscaping shall be consistent with landscaping in adjoining Country Place residences. No rock or other walls may be built between Hunters Glenn Drive and the three buildings.*

Note: *Conditions are not applicable or have been satisfied for the subject property.*

Detailed Site Development Plan PZDS15-00020, approved October 19, 2017, permitted six (6) quadruplexes for a total of twenty-four (24) dwelling units. No duplex or single-family uses were included. However, the original site plan complied with City Code requirements for parking, landscaping, and drainage.

COMPATIBILITY WITH NEIGHBORHOOD CHARACTER: The proposed development is permitted by right in the S-D (Special Development) zoning district and is consistent with residential uses in the area. To the north are single-family dwellings zoned PR-1/spc (Planned Residential/special protective conditions); to the south is commercial development located on Sunland Park, New Mexico; to the east is a vacant property, zoned S-D/spc (Special Development/special protective conditions); and to the west are multi-family dwellings, zoned S-D/spc (Special Development/special protective conditions). The nearest school, The Linguistic Academy of El Paso, is 0.5 miles and the nearest park, Step Towards a River (STAR) Park, is 0.7 miles in proximity to the subject property.

COMPLIANCE WITH THE ZONING ORDINANCE – When evaluating whether a proposed Detailed Site Development Plan is in accordance with the Zoning Ordinance, consider following factors:	
Criteria	Does the Request Comply?
El Paso City Code Section 20.04.140 – When Required. Except as stated herein, a detailed site development plan is required prior to development in a special purpose district or with a special permit application and may be required if a zoning condition exists on a particular piece of property. Detailed site development plans are not required for any projects for development in the Mixed-Use District (RMU, GMU and IMU) or for any other projects other than those located in special purpose districts or as otherwise required herein.	Yes. Per the proposed use of single-family, duplex, and quadruplex, in a S-D (Special Development) zone district, a detailed site development plan is required to be approved by City Plan Commission prior to the issuance of building permits and certificates of occupancy.
Compatibility with Zoning Regulations: The zoning district permits the proposed use, and all applicable regulations are met S-D (Special Development): The purpose of this district is to provide an opportunity for mixed-use projects, integrated in design, in certain older residential areas where there is a desire to permit a variety of nonresidential uses while maintaining the established residential appearance and landscaping of the area. The regulations of this district are designed to ensure compatibility with existing uses in the district; to permit the production, exhibit or sale of goods and the providing of services to the public in such older residential areas; to protect the traffic capacity of streets serving such older residential areas; to encourage flexibility by prescribing general performance standards for such older residential areas; and to protect the environment of adjacent areas. For the purpose of this district, older areas of the city shall be deemed those areas where development has existed for at least twenty-five years.	Yes. The subject property will have a proposed use of single-family, duplex, and quadruplex which are permitted in the S-D (Special Development) zone district. The proposed development will align with the existing residential uses in the area.
THE PROPOSED ZONING DISTRICT’S EFFECT ON THE PROPERTY AND SURROUNDING PROPERTY, AFTER EVALUATING THE FOLLOWING FACTORS:	
Historic District or Special Designations & Study Area Plans: Any historic district or other special designations that may be applicable. Any adopted small area plans, including land-use maps in those plans.	Yes. The subject property complies with the Northwest Upper Valley Plan and complies with density requirements as per the El Paso City Code.
Potential Adverse Effects: Potential adverse effects that might be caused by approval or denial of the Detailed Site Development Plan request.	None. There are no anticipated adverse impacts from the approval of the Detailed Site Development Plan request.
Natural Environment: Anticipated effects on the natural environment.	The subject property does not involve green field or environmentally sensitive land or arroyo disturbance.

ADEQUACY OF PUBLIC FACILITIES, SERVICES AND INFRASTRUCTURE: Main access is proposed from Country Club Road, a major arterial classified on the City of El Paso’s Major Thoroughfare Plan (MTP). The proposed development is suitable given the predominant residential use and the variety of housing types in the area. The proposed development will be accessible to both pedestrians and vehicles. Bus Route No. 16 runs along Country Club Road, with the closest bus stop located 0.15 miles from the development.

PUBLIC COMMENT: Notices are not applicable per El Paso City Code Section 20.04.150.

CITY PLAN COMMISSION OPTIONS:

The purpose of the Zoning Ordinance is to promote the health, safety, morals and general welfare of the City. The City Plan Commission (CPC) has the authority to advise City Council on Zoning matters. In evaluating the request, the CPC may take any of the following actions:

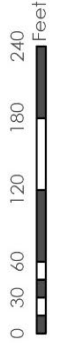
1. **Approval** of the Detailed Site Development Plan, finding that the request is in conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or that the request is in conformance with other criteria that the CPC identifies from the Comprehensive Plan. **(Staff Recommendation)**
2. **Approval of the Detailed Site Development Plan With Modifications** to bring the request into conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or other criteria that the CPC identifies from the Comprehensive Plan.
3. **Denial** of the Detailed Site Development Plan request, finding that the request does not conform to the review criteria of *Plan El Paso* as reflected in the Staff Report, or other criteria that the CPC identifies from the Comprehensive Plan.

ATTACHMENTS:

1. Zoning Map
2. Detailed Site Plan (Original)
3. Detailed Site Plan
4. Elevations
5. Ordinance No. 9352
6. Department Comments

ATTACHMENT 1

PZDS25-00011

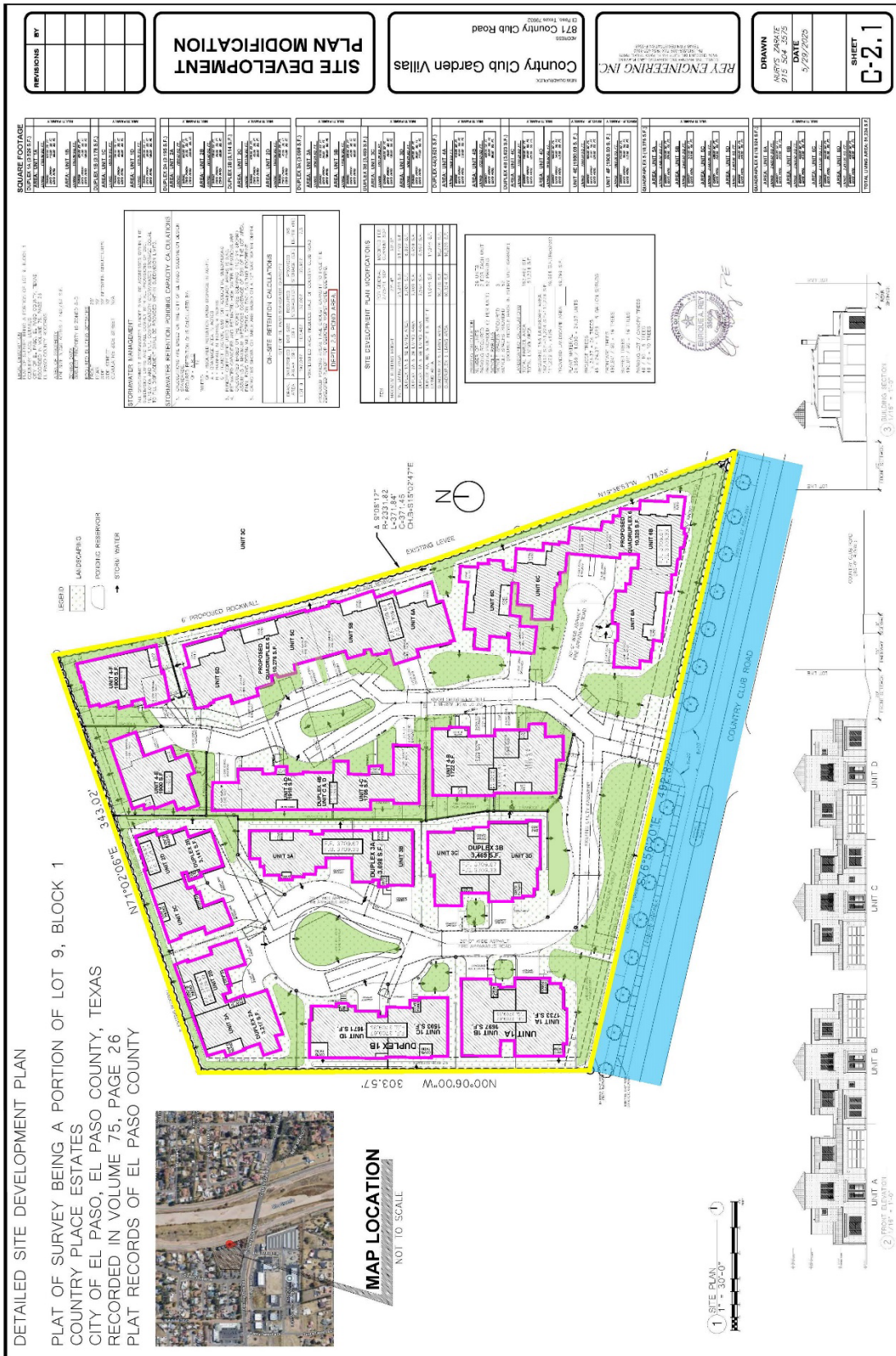


Subject Property

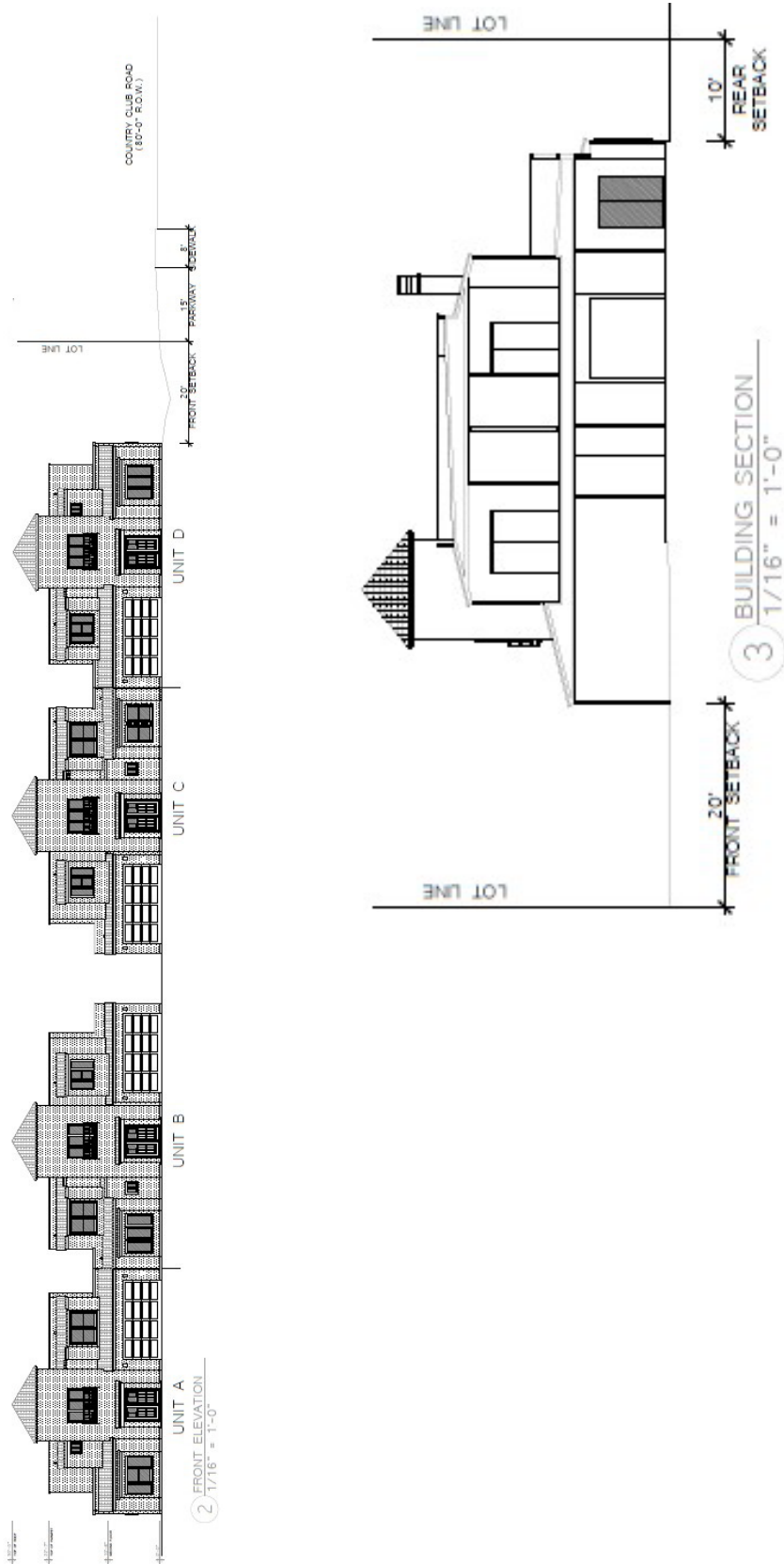


This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required to determine the final design. The Planning & Inspections Department makes no claim to its accuracy or completeness.

ATTACHMENT 3



ATTACHMENT 4



ATTACHMENT 5

009352

AN ORDINANCE CHANGING THE ZONING OF TRACTS 4A, 5A, 5B, 6A, 14 AND 15, BLOCK 7, UPPER VALLEY SURVEYS (PARCEL 5, UPPER VALLEY ANNEXATION). THE PENALTY BEING AS PROVIDED IN SECTION 20.68.010 OF THE EL PASO CITY CODE.

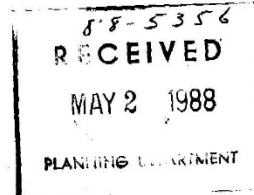
WHEREAS, on March 29, 1988, the City Council of the City of El Paso considered Ordinance No. 009332, which was to change the zoning of all of Tracts 41C, 41C1, 42C, 42C1, and 42C2, Nellie D. Mundy Survey No. 241; all of Tract 59A, Nellie D. Mundy Survey No. 241; all of Tract 1B, Manuel Gonzalez Survey No. 186; all of Tracts 1C and 1D, Block 10, Upper Valley Surveys; all of Tract 7B13, Block 9, Upper Valley Surveys; all of Tracts 6D and 6F, Block 9, Upper Valley Surveys; all of Lot 1, Block 1, and Lot 1, Block 2, River Run Unit One Subdivision; and all of Tracts 7A, 15A and 16, Block 7, Upper Valley Surveys, including Parcel No. 5: Tracts 4A, 5A, 5B, 6A, 14 and 15, Block 7, Upper Valley Surveys; and

WHEREAS, the City Council ordered Parcel No. 5 tabled until April 19, 1988;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

That the zoning of Parcel No. 5, more particularly described as Tracts 4A, 5A, 5B, ^{5B2F} 6A, 14 and 15, Block 7, Upper Valley Surveys, be changed from R-3 (Residential) to S-D (Special Development) and PR-I (Planned Residential), within the meaning

009352



of the zoning ordinance of the City of El Paso, and that the zoning map of the City of El Paso be revised accordingly.

As special protective conditions which will minimize any potential adverse impact, and to ensure the appropriateness of this land use, this zoning change shall be subject to the following restrictions, conditions and covenants:

1. Within Parcel No. 1, no more than three (3) acres of the five (5) acre site may be developed for offices and commercial uses.
2. No commercial uses will be allowed in the 125 foot wide strip of land along Hunters Glenn Drive.
3. The density of the PR-I parcel shall not exceed 5.5 dwelling units per acre.
4. Each dwelling unit in the PR-I parcel shall be a minimum of 1,700 square feet in size.

PASSED AND APPROVED this 19th day of April

1988.

ATTEST:

Carole Hunter
City Clerk

Mayor

Jonathan W. Reyes

I certify that the zoning map has been revised to reflect the amendment of ordinance #9352

By R. Gonzalez Date 5-5-88

APPROVED AS TO CONTENT:

APPROVED AS TO FORM:

C. Citronis
Assistant City Attorney

Roy Williams
Department of Planning,
Research and Development

ZNG6:5356.88

I CERTIFY THAT THE FOLLOWING ZONING MAPS

HAVE BEEN REVISED: RG.

5-5-88 COUNTER
5-5-88 ORIGINAL
5-5-88 Bldg. Inspection
5-5-88 CONTROL

009351

NOTE: THIS ORD.
DOES NOT SAY WHICH
TRACTS ARE PARCEL 1
FOR CHANGE FROM R-3 TO PD
AND PARCEL 2 FROM
R-3 TO PR-1. (SHOWN ON MAP
SPC. IN CASE FILE)

DOCH 96018060

012708

AN ORDINANCE AMENDING ORDINANCE #009352, WHICH CHANGED THE ZONING OF TRACTS 4A, 5A, 5B, 6A, 14 AND 15, BLOCK 7, UPPER VALLEY SURVEYS (PARCEL 5, UPPER VALLEY ANNEXATION), AND IMPOSED CERTAIN CONDITIONS, TO AMEND CERTAIN OF THOSE CONDITIONS ON THE PORTION OF THE PROPERTY PLATTED AND NOW KNOWN AS PORTIONS OF LOT 9, BLOCK 1, COUNTRY PLACE ESTATES. THE PENALTY BEING AS PROVIDED IN SECTION 20.68.010 OF THE EL PASO MUNICIPAL CODE.

WHEREAS, on 19 April 1988, the City Council of the City of El Paso considered Ordinance Number 009352, which changed the zoning of Tracts 4A, 5A, 5B, 6A, 14 and 15, Block 7, Upper Valley Surveys, from R-3 (Residential) to S-D (Special Development) and PR-I (Planned Residential), within the meaning of the zoning ordinance of the City of El Paso; and

WHEREAS, certain protective conditions were imposed on the property rezoned to minimize potential adverse impacts, and to ensure the appropriateness of the land uses allowed by the zoning change; and

WHEREAS, the current owners have requested modifications to those protective conditions; and

WHEREAS, a public hearing was held before the City Plan Commission regarding this request, and the City Plan Commission approved the amendment of the protective conditions;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

MICKEL33342.1ZON/PLA/R44

012708

1996 3028 1308

THAT the special protective conditions in Ordinance Number 009352 shall be and hereby are amended as follows:

1. Condition 1 is replaced in its entirety to read:

Within Parcel No. 1, which consists of 4.57 acres as shown on the map attached hereto as Exhibit "A", the westerly 125 foot strip, adjacent to Hunters Glenn Drive, consisting of 0.84 acres, may be developed for offices or residential uses. The remaining 3.73 acres within Parcel No. 1 may be used for any use permitted in an S-D district.

2. Condition 2 is replaced in its entirety to read:

Only office or residential use will be allowed in the 125 foot wide strip adjacent to Hunters Glenn Drive. The following standards shall apply if offices are built on this property. Residential uses shall meet the standards in the underlying zoning district.

- a. No more than three (3) residential-style buildings with pitched roofs and brick or stucco exterior walls may be built, as shown on and approved by Council on the Detailed Site Development Plan.

- b. Per the attached Study Plan, the southerly two buildings shall be single story, and the northerly building may be two story. The Study Plan is attached hereto as Exhibit "B" and incorporated for all purposes herein, but is specifically not approved as a Detailed Site Development Plan.

- c. Building setbacks shall be as follows:

25 feet from Country Club Road, and

25 feet from the north property line, and no parking spaces shall be constructed within 10 feet of the north property line, and

MICKEL\3342\ZON\PLA\144

012708

1995 3028 1309

15 feet from Hunters Glenn Drive, except that forty (40) percent of the structure along Hunters Glenn Drive shall be set back 20 feet.

d. Parking shall be to the east side of the site, provided that accessibility for the disabled shall not be compromised.

e. A three and one-half (3 1/2) foot rock wall or suitable barrier shall be constructed between the parking area on the east property line and the adjoining S-D zoned area. Adjacent to the residentially zoned property, the rock wall shall comply with City code.

f. Landscape Plans are to be submitted for approval in accordance with the City of El Paso landscape ordinance, Chapter 20.65, El Paso Municipal Code. Landscaping shall be consistent with landscaping in adjoining Country Place residences. No rock or other walls may be built between Hunters Glenn Drive and the three buildings.

These conditions are necessary to ensure the public health, safety and welfare of the public, to ensure the compatibility of this development with adjacent land uses. These conditions run with the land, are a charge and servitude thereon, and bind the current property owner and any successors in title. The City may enforce these conditions by injunction, by rescission of the zoning which is made appropriate as a result of these conditions, or by any other legal or equitable remedy. The City Council of the City of El Paso may amend or release the above conditions in its discretion without the consent of any third person who may be benefitted thereby, and without affecting the validity of this ordinance.

PASSED AND APPROVED this 6th day of February, 1996.

MICKEL333421ZON/PLAIR44

012708

1996 FEB 13 10

ATTACHMENT 6

Planning and Inspections Department - Planning Division

Staff recommends **Approval** of the detailed site development plan per El Paso City Code, Section 20.04.150 – Detailed Site Development Plan.

Planning and Inspections Department – Plan Review & Landscaping Division

No comments or objections to the proposed detailed site plan.

Planning and Inspections Department – Land Development

Recommend Approval:

1. Onsite ponding area, “The retention of all storm-water runoff discharge volume is required within this subdivision's limits in compliance with all provisions of (Muni-Code 19.19.010A, SDM, and DDM Section 11.1).”
2. The proposed ponding area for subdivision shall have enough capacity to hold the developed runoff for a designated 100-yr. storm event at the time of grading permit.
3. A portion of the property area will be in the Flood zone according to the preliminary future FEMA maps. Meaning; that according to current maps from FEMA, the property is not in the flood zone area, but the property will be in the flood zone area in the future when new maps become effective. It is recommended to build 1 foot above the preliminary BFE for the affected lots.

Environment Services

1. Who will be responsible for maintaining the new landscaping? Does this include the landscaping in the medians?
Our comments depend on this information.
2. Incorporate the following into the notes:
If the contractor causes any damage to existing landscape and/or irrigation, they are responsible for restoring the affected area within the project’s construction limits to its original condition or better, and ensuring the landscaping is properly maintained. The contractor shall also immediately notify the POC, Orlando Trejo, at Trejo@elpasotexas.gov. If irrigation repairs take place, they shall be performed by a Texas-licensed irrigator, and all testing and reports must adhere to city and state rules and regulations.
3. Incorporate the following into the notes:
In case of obstruction, the City will be turning over the maintenance of medians that are being affected by construction to the contractor. The contractor will be responsible for the bi-weekly maintenance of the medians, which includes, but is not limited to, picking up trash and debris, repairing any irrigation system leaks, verifying that the irrigation system is functioning properly to ensure adequate watering of plants, trees, and shrubs, pruning (including 2-inch suckers), replacing vegetation, shrubs, and/or trees, and addressing any visual obstructions. The contractor must leave all landscaping in a well-maintained, manicured condition. The Streets and Maintenance Department – Operations Section will inform the Project Manager of any deficiencies, and the contractor must address these issues within 2 weeks. Homeowners will be responsible for maintaining their respective landscape areas, which includes, but is not limited to, picking up trash and debris, pruning (including 2-inch suckers), replacing vegetation, shrubs, and/or trees, and addressing any visual obstructions.

Streets and Maintenance Department

Traffic and Transportation Engineering:

No objections to application

Street Lights Department:

Do not object to this request.

For the development of a subdivision a complete set of plans shall be submitted to Street Lights Department for review showing the minimum requirements for street illumination proposals**. The submission shall contain but

shall not necessarily be limited to plans indicating the location on the premises of all lighting fixtures, both proposed and existing on the site***. The description of all lighting fixtures, both proposed and existing. Photometric data. Plans shall show street illumination design and details. El Paso city code is applicable to this process, Street Design Manual (SDM)* and any other applicable standards or requirements of the city.

Street Lights Department requires that a project that involves a roadway is to be evaluated for lighting requirements based on the City of El Paso Street Design Manual (SDM) and the Design Standards for Construction (DSC) according to City of El Paso Codes (cited below). While developing a project or construction area the existing street illumination system shall be protected and preserved. Complete survey for street illumination system shall be shown on plans. Any change on existing street illumination systems shall be coordinated with Street Lights Department.

City of El Paso Codes to be followed:

*Title 19 - 19.16.010 - Streetlighting.

**18.18.190 – Submission contents.

*** 19.02.040 Criteria for approval.

Contract Management Section has the following comments:

1. Indicate when placing sidewalks, the municipal Code Chapter 19.21 of Sidewalks shall be followed, and Chapter 13.04.020 Sidewalk Specifications
2. Indicate that for driveways the municipal code chapter 13.12 shall be followed
3. Indicate that any infrastructure that is on city right of way must be done as per Design Standards for Construction and Municipal Code
4. Incorporate that any manhole, water valve or gas valve shall be raised to the new paving level and added an apron.

El Paso Water

EPWater-PSB does not object to this request.

Water:

There is an existing 8-inch diameter water main that extends within a 20-foot easement. This main is available to provide service.

Previous water pressure reading from fire hydrant #12081, located within in a 20-foot PSB easement within the property, has yielded a static pressure of 72 (psi), a residual pressure of 70 (psi), and a discharge of 1,244 (gpm).

Sanitary Sewer:

There is an existing 8-inch diameter sanitary sewer main that extends within a 10-foot easement. This main is available to provide service.

General:

During the site improvement work, the Owner/Developer shall safeguard all existing water mains, sewer mains, and appurtenant structures. The Owner/Developer shall minimize changes in grade above or near the vicinity of the existing PSB facilities and is responsible for the cost of setting appurtenant structures to final grade.

No building, reservoir, structure, parking stalls, or other improvement, other than asphaltic paving (HMAC), shall be constructed or maintained on the above referenced EPWater-PSB easement without the written consent of EPWater-PSB. The Developer shall refrain from constructing rock walls, signs, trees, buildings, curbs, or any structure that will interfere with the access to the PSB easement(s). There shall be at least a 5-foot setback from the easement line to any building, sign, or structure. All easements dedicated for public water and/or sanitary sewer facilities shall comply with EPWater-PSB Easement Policy. The PSB easement(s) shall be improved to allow the operation of EPWater-PSB maintenance vehicles. EPWater-PSB requires access to the proposed water facilities, sanitary sewer facilities, appurtenances, and meters within the easement 24 hours a day, seven (7) days a week.

EPWater 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 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.

Stormwater:

The proposed ponding areas shown shall have enough capacity to hold the developed runoff for a designated 100-yr. storm event. Label the pond as "Private".

El Paso County 911 District

The 9-1-1 District has no comments or concerns regarding this zoning.

Texas Gas Service

In reference to case PZDS25-00011 - 871 Country Club, Texas Gas Service has 2-2" main lines and active services at this property.

El Paso County Water Improvement District #1

EPCWID has no comments or objections to the above-mentioned item.

El Paso Electric

We have no comments for 871 Country Club Rd.

Fire Department

No comments provided.

Police Department

No comments provided.

Sun Metro

No comments provided.

Texas Department of Transportation

No comments provided.