



ITEM 34

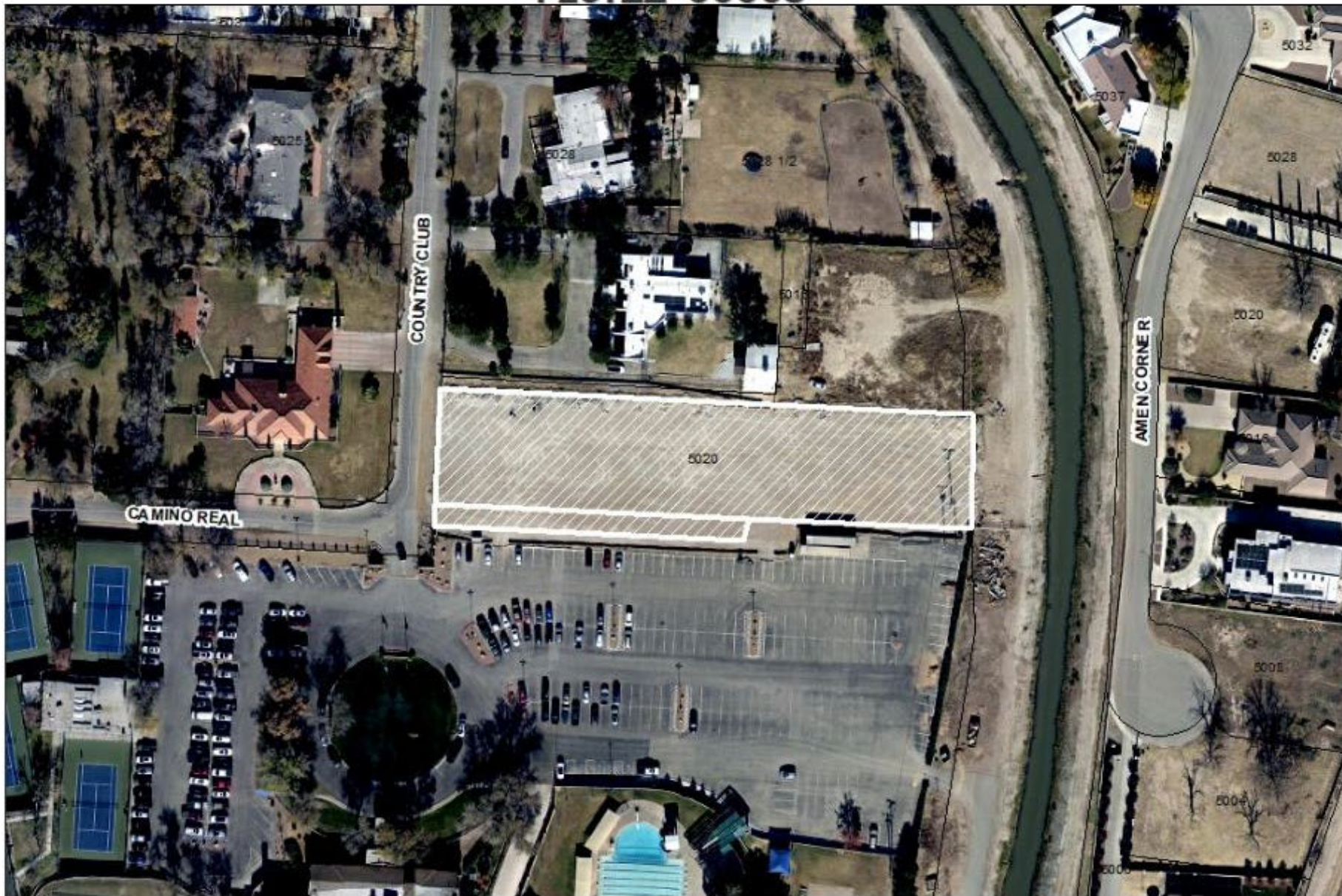
5020 Country Club Place Special Permit

PZST22-000008



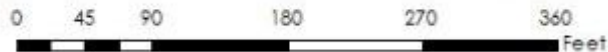
Strategic Goal 3.

Promote the Visual Image of
El Paso



Aerial

This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required to show accurate conditions. If any portion of this map or notes given here is original data, any use may lead to misinterpretations of the data. The Planning & Inspection Department Planning Division makes no claim to its accuracy or completeness.



Existing Zoning



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NEW TENNIS CLUB BUILDING ONLY
NEW BUILDING 6,982.00 SF

PARKING REQ'D (AS PER APPENDIX C - SEC. 11.04-Athletic facility (Outdoor))
MIN (1 / 700 of GFA of building, pools and courts) = 8 SPACES
MAX (1 / 300 of GFA of building, pools and courts) = 12 SPACES

EXISTING GOLF COURSE - BUILDING 1

GROUND FLOOR
MEETING ROOMS: 464.00 SF
RESTAURANT & BAR AREAS: 10,430.00 SF
OTHER AREAS: 10,277.00 SF

SECOND FLOOR
MEETING ROOMS: 1,912.00 SF
RESTAURANT & BAR AREAS: 13,024.00 SF
OTHER AREAS: 5,437.00 SF

Total:
MIN: 3,396 SF / 288 SF = 8 PS
MEETING ROOMS: 24,363 SF / 144 SF = 169 PS
RESTAURANT & BAR AREAS: 15,714 SF / 576 = 27 PS
MAX: 3,396 SF / 208 SF = 16 PS
MEETING ROOMS: 24,363 SF / 100 SF = 244 PS
RESTAURANT & BAR AREAS: 15,714 SF / 400 = 39 PS

PARKING REQ'D (AS PER APPENDIX C - SEC. 11.22-Golf course (with/without restaurant & bar))
MIN (1 / 200 of GFA of rooms; plus 1/144 of GFA restaurant and bar areas; plus 1/576 of GFA of other areas)
MAX (1 / 300 of GFA of rooms; plus 1/100 of GFA restaurant and bar areas; plus 1/400 of GFA of other areas)

EXISTING GOLF COURSE BUILDING 2

GROUND FLOOR
MEETING ROOMS: 808.00 SF
RESTAURANT & BAR AREAS: 2,461.00 SF
OTHER AREAS: 7,900.00 SF

SECOND FLOOR
MEETING ROOMS: 179.00 SF
OTHER AREAS: 7,903.00 SF

Total:
MIN: 786 SF / 208 SF = 3 PS
MEETING ROOMS: 2,461 SF / 144 SF = 17 PS
RESTAURANT & BAR AREAS: 9,883 SF / 144 SF = 67 PS (OUTDOOR ONLY)
OTHER AREAS: 14,872 SF / 576 = 25 PS
MAX: 786 SF / 208 SF = 4 PS
MEETING ROOMS: 2,461 SF / 100 SF = 25 PS
RESTAURANT & BAR AREAS: 9,883 SF / 100 SF = 97 PS (OUTDOOR ONLY)
OTHER AREAS: 14,872 SF / 400 = 37 PS

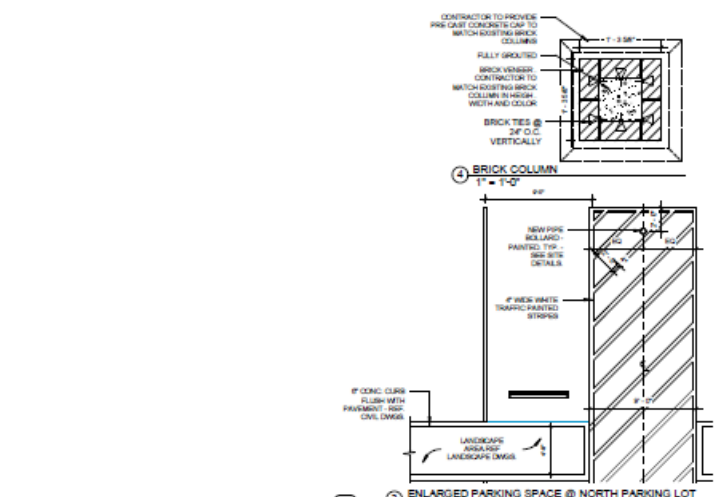
TENNIS & PICKLEBALL COURTS ONLY

New Tennis Courts: 4 COURTS
TOTAL: 12 COURTS
New Pickleball Courts: 3 COURTS
TOTAL: 3 COURTS

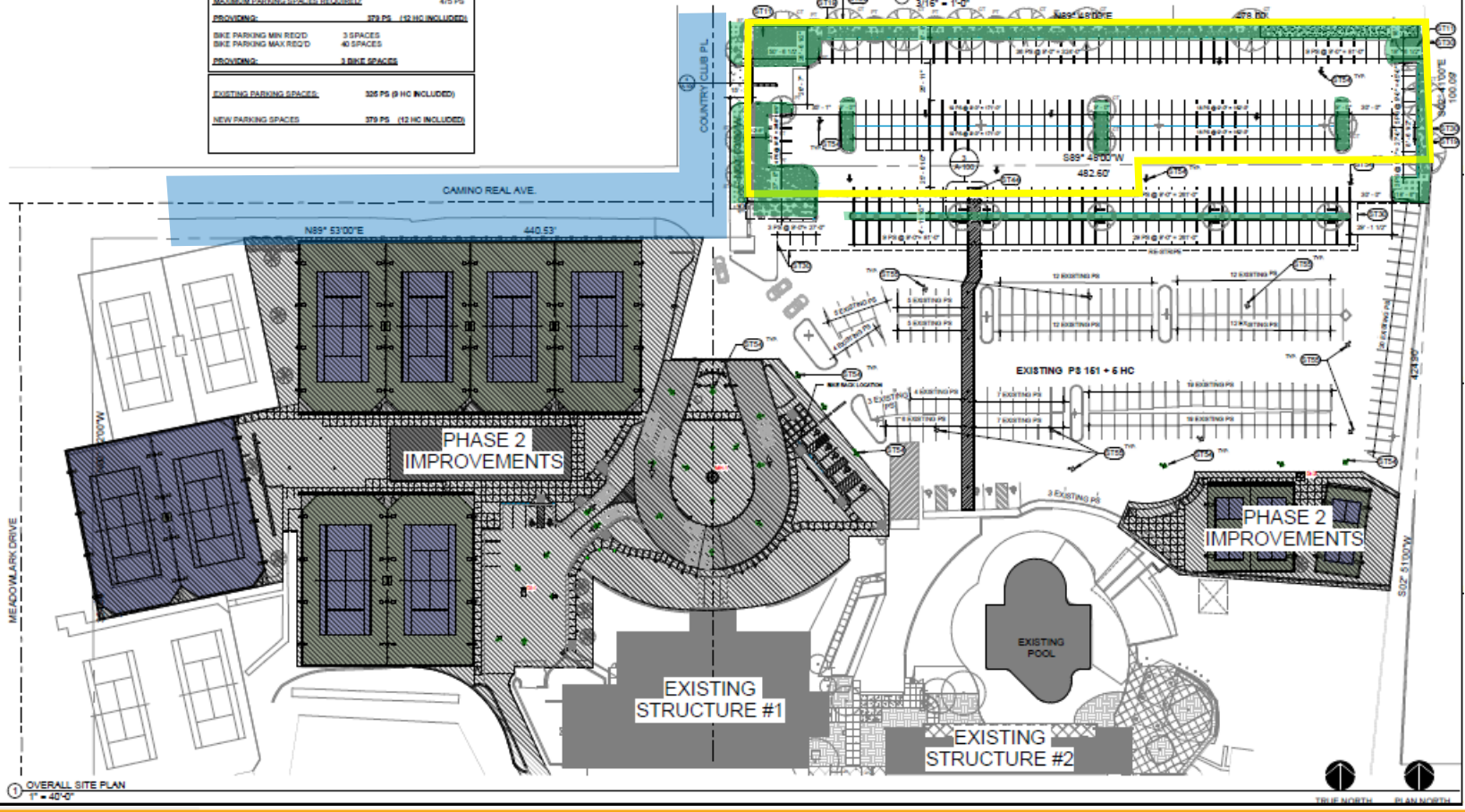
PARKING REQ'D (AS PER APPENDIX C - SEC. 11.47-Tennis Club (Outdoor Tennis Courts))
MIN (1.3 / 6 courts) = 4 SPACES
MAX (1 court) = 5 SPACES

BIKE PARKING REQ'D 3 SPACES

MINIMUM PARKING SPACES REQUIRED:	329 PS
MAXIMUM PARKING SPACES REQUIRED:	475 PS
PROVIDING:	379 PS (12 HC INCLUDED)
BIKE PARKING MIN REQ'D:	3 SPACES
BIKE PARKING MAX REQ'D:	40 SPACES
PROVIDING:	3 BIKE SPACES
EXISTING PARKING SPACES:	305 PS (9 HC INCLUDED)
NEW PARKING SPACES:	379 PS (12 HC INCLUDED)



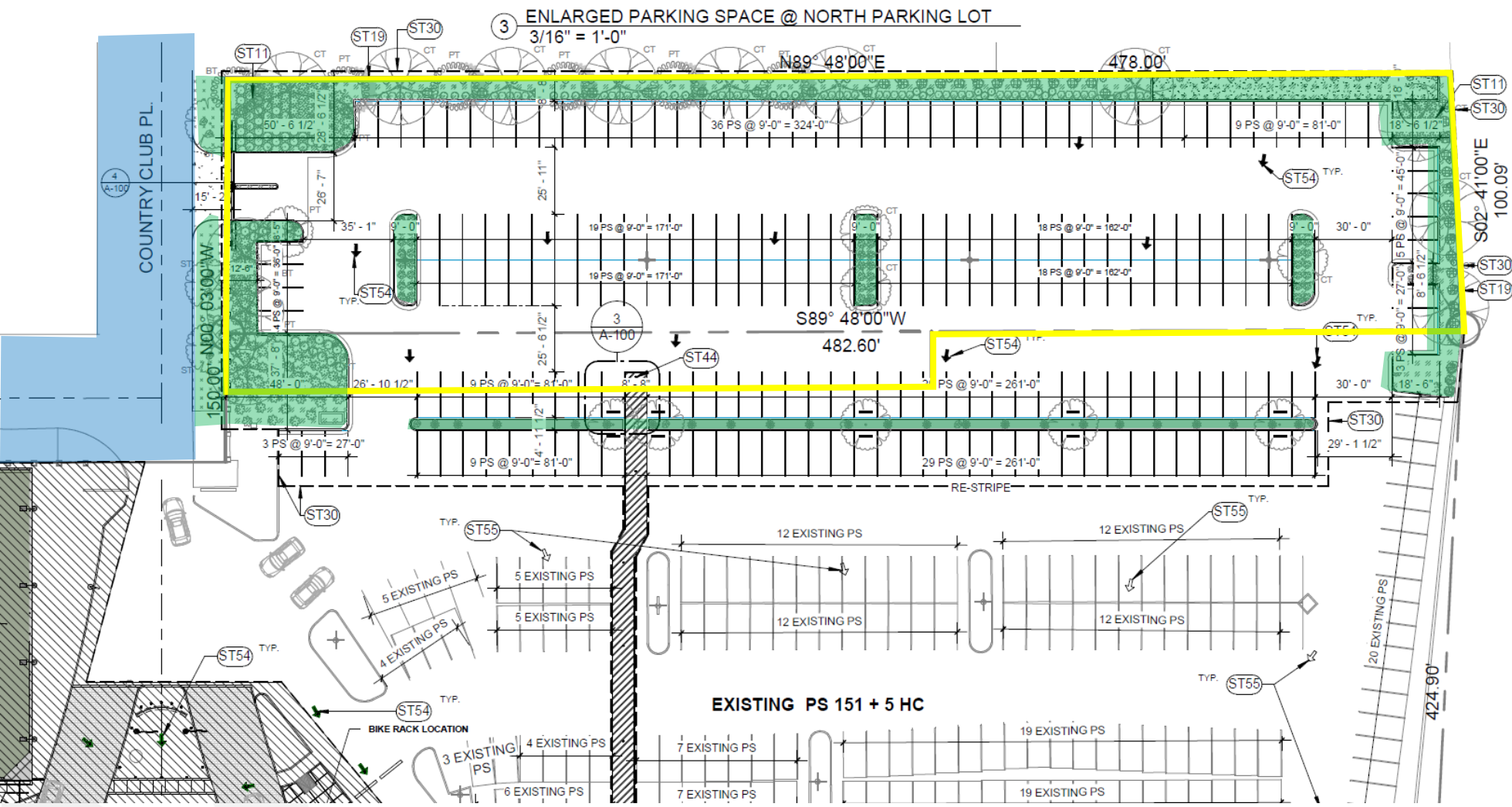
- GENERAL NOTES**
- IF THIS SHEET IS NOT 36" x 36" IN SIZE THEN IT IS A REDUCED SIZE PLOT. USE GRAPHIC SCALE ACCORDINGLY.
 - KEYED NOTES ARE GLOBALLY NUMBERED AND DO NOT APPEAR ON ALL SHEETS.
 - GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL FIELD VERIFY ALL DIMENSIONS. NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES FOUND.
 - ALL DIMENSIONS ARE TO FINISH FACE OF WALL AND CENTERLINE OF STRUCTURAL WALL COLLINGS. CONTRACTORS ARE REQUIRED TO ACCOUNT FOR EXTERNAL GYP. SG. SHEATHING IN LAYOUT.
- KEYED NOTES A-100**
- ST1 REPLY CHANNEL FENCE
 - ST2 EXISTING POCK WALL - CONTRACTOR TO BRING WALL UP TO 5'-0" HT
 - ST3 EXISTING INLET TO REMAIN
 - ST4 GATE DOOR WITH KEYPAD
 - ST5 CLAY TENNIS COURTS - REFERENCE T-SHEETS
 - ST7 TENNIS COURTS - REFERENCE T-SHEETS
 - ST8 NO WORK ON THIS AREA
 - ST9 GATE WITH DOUBLE DOOR - REGULAR DOOR TO RECEIVE PUSH PLATE AND EXIT SIGN
 - ST10 COURTS FOR LAYOUT PURPOSES ONLY
 - ST11 LANDSCAPE AREA - REF. TO LANDSCAPE DWGS
 - ST12 PICKLEBALL COURTS
 - ST13 1/2" WIDE WHITE TRAFFIC PAINTED STRIPES - TYPICAL
 - ST14 PROPERTY LINE
 - ST15 EXISTING 8" BY 12" WIDE ROCKWALL TO REMAIN
 - ST20 LIMIT OF WORK
 - ST21 ELECTRICAL CHARGING STATION - REF. ELECTRICAL DWGS
 - ST22 PERMEABLE PAVED AS SPECIFIED - REF. LANDSCAPE DWGS
 - ST42 TRAFFIC ARROW PAINTED - REF. SITE DETAILS TRAFFIC ARROW TO BE CENTER WITHIN DRIVEWAY
 - ST43 NEW PIPE SOLIARS - PAINTED TOP - SEE SITE DETAILS
 - ST48 DRAINAGE ARROW FLOW
 - ST52 EXISTING DRAINAGE ARROW FLOW



Detailed Site Plan



Detailed Site Plan

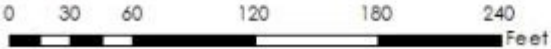


PZST22-00008



Aerial with Site Plan

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Subject Property



Surrounding Development



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W



S



Public Input

- Notices were mailed to property owners within 300 feet on August 25, 2022.
- As of September 8, 2022, the Planning Division received two phone calls in support of the request from the public.





Recommendation

- Staff and CPC recommend approval of special permit



Mission

Deliver exceptional services to support a high quality of life and place for our community



Vision

Develop a vibrant regional economy, safe and beautiful neighborhoods and exceptional recreational, cultural and educational opportunities powered by a high performing government



Values

Integrity, Respect, Excellence,
Accountability, People

