

**CITY OF EL PASO, TEXAS
AGENDA ITEM
DEPARTMENT HEAD'S SUMMARY FORM**

AGENDA DATE: October 11, 2022
PUBLIC HEARING DATE: November 8, 2022

CONTACT PERSON(S) NAME AND PHONE NUMBER: Philip F. Etiwe, (915) 212-1553
Andrew Salloum, (915) 212-1603

DISTRICT(S) AFFECTED: District 1

STRATEGIC GOAL: #3 Promote the Visual Image of El Paso

SUBGOAL: 3.2 Set one standard for infrastructure across the city

SUBJECT:

An Ordinance granting Special Permit No. PZST22-00008, to allow for parking spaces (serving another property) on the property described as Tract 6-B and 18-B, Block 4, Upper Valley Surveys, 5020 Country Club Place, City of El Paso, El Paso County, Texas, pursuant to Section 20.04.260 of the El Paso City Code. The penalty being as provided in Chapter 20.24 of the El Paso City Code.

The proposed special permit meets the intent of the Future Land Use designation for the property and is in accordance with *Plan El Paso*, the City's Comprehensive Plan.

Subject Property: 5020 Country Club Place
Applicant: El Paso Country Club - PZST22-00008

BACKGROUND / DISCUSSION:

The applicant is requesting a special permit for an off-street parking lot serving another property in the R-1 (Residential) zone district in accordance with the El Paso City Code Section 20.04.320 Special Permit. This parking lot would serve the adjacent El Paso Country Club located at 5000 Country Club Place. The City Plan Commission recommended 5-0 to approve the proposed special permit on September 8, 2022. As of October 3, 2022, the Planning Division received two phone calls in support of the request. See attached staff report for additional information.

PRIOR COUNCIL ACTION:

N/A

AMOUNT AND SOURCE OF FUNDING:

N/A

HAVE ALL AFFECTED DEPARTMENTS BEEN NOTIFIED? X YES ___ NO

PRIMARY DEPARTMENT: Planning & Inspections, Planning Division

SECONDARY DEPARTMENT: N/A

*****REQUIRED AUTHORIZATION*****

DEPARTMENT HEAD:

Philip Etiwe

ORDINANCE NO. _____

AN ORDINANCE GRANTING SPECIAL PERMIT NO. PZST22-00008, TO ALLOW FOR PARKING SPACES (SERVING ANOTHER PROPERTY) ON THE PROPERTY DESCRIBED AS TRACT 6-B AND 18-B, BLOCK 4, UPPER VALLEY SURVEYS , 5020 COUNTRY CLUB PLACE, CITY OF EL PASO, EL PASO COUNTY, TEXAS, PURSUANT TO SECTION 20.04.260 OF THE EL PASO CITY CODE. THE PENALTY BEING AS PROVIDED IN CHAPTER 20.24 OF THE EL PASO CITY CODE.

WHEREAS, the El Paso Country Club, has applied for a Special Permit under Section 20.04.260 of the El Paso City Code to allow for a Parking spaces (serving another property); and,

WHEREAS, a report was made by the City Plan Commission and a public hearing was held regarding such application; and,

WHEREAS, the City Plan Commission has recommended approval of the subject Special Permit; and

WHEREAS, the subject Special Permit has been submitted to the City Council of the City of El Paso for review and approval; and

WHEREAS, the City Council of the City of El Paso finds that the application conforms to all requirements of Section 20.04.320 of the El Paso City Code.

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

1. That the property described as follows, is in a R-1 (Residential) District:
Tracts 6-B and 18-B, Block 4, Upper Valley Survey, 5020 Country Club Place, City of El Paso, El Paso County, Texas; and as more particularly described by metes and bounds on the attached Exhibit "A".
2. That the City Council hereby grants a Special Permit under Section 20.04.320 of the El Paso City Code to allow for parking spaces (serving another property) on the property described in Paragraph 1 of this Ordinance; and,
3. That this Special Permit is issued subject to the development standards in the R-1 (Residential) District regulations and is subject to the approved Detailed Site Development Plan signed by the Applicant, the City Manager and the Executive Secretary to the City Plan Commission. A copy of this plan is attached hereto as Exhibit "B" and is incorporated herein by reference for all purposes; and,
4. That if at any time the Applicant fails to comply with any of the requirements of this Ordinance, Special Permit No. PZST22-00008, shall be subject to termination; construction or occupancy shall be discontinued; and the Applicant shall be subject to the penalty provisions of Chapter 20.24 and any other legal or equitable remedy; and,

ORDINANCE NO. _____

22-1007-2965|1202385

PZST22-00008 5020 Country Club Place | Ordinance General Special Use Permit

JG

5. That the Applicant shall sign an Agreement incorporating the requirements of this Ordinance. Such Agreement shall be signed and filed with the Zoning Administrator and the Executive Secretary to the City Plan Commission before building permits are issued.

ADOPTED this ____ day of _____, 2022.

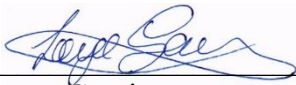
THE CITY OF EL PASO:

ATTEST:

Oscar Leeser
Mayor

Laura D. Prine
City Clerk

APPROVED AS TO FORM:



Joyce Garcia
Assistant Attorney

APPROVED AS TO CONTENT:



Philip F. Etiwe, Director
Planning & Inspections Department

ORDINANCE NO. _____

22-1007-2965|1202385

PZST22-00008 5020 Country Club Place | Ordinance General Special Use Permit

JG

AGREEMENT

El Paso Country Club, the Applicant referred to in the above Ordinance, hereby agrees to develop the above-described property in accordance with the approved Detailed Site Development Plan attached to same Ordinance, and in accordance with the standards identified in the **R-1 (Residential) District** regulations, and subject to all other requirements set forth in this Ordinance.

EXECUTED this 20 day of September, 2022.

El Paso Country Club:

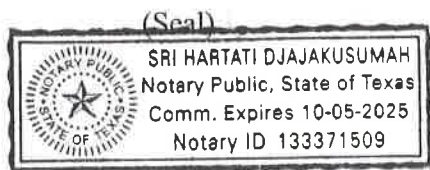
[Signature]
(Signature)

General Manager / COO
(Name/Title)

ACKNOWLEDGMENT

THE STATE OF TEXAS)
)
COUNTY OF EL PASO)

This instrument is acknowledged before me on this 20th day of September, 2022, by Andy Khatami for El Paso Country Club as Applicant.



[Signature]
Notary Public, State of Texas
Signature

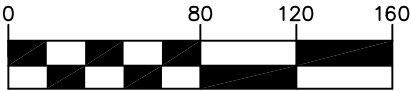
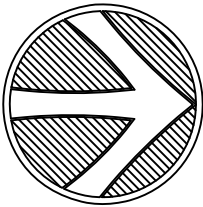
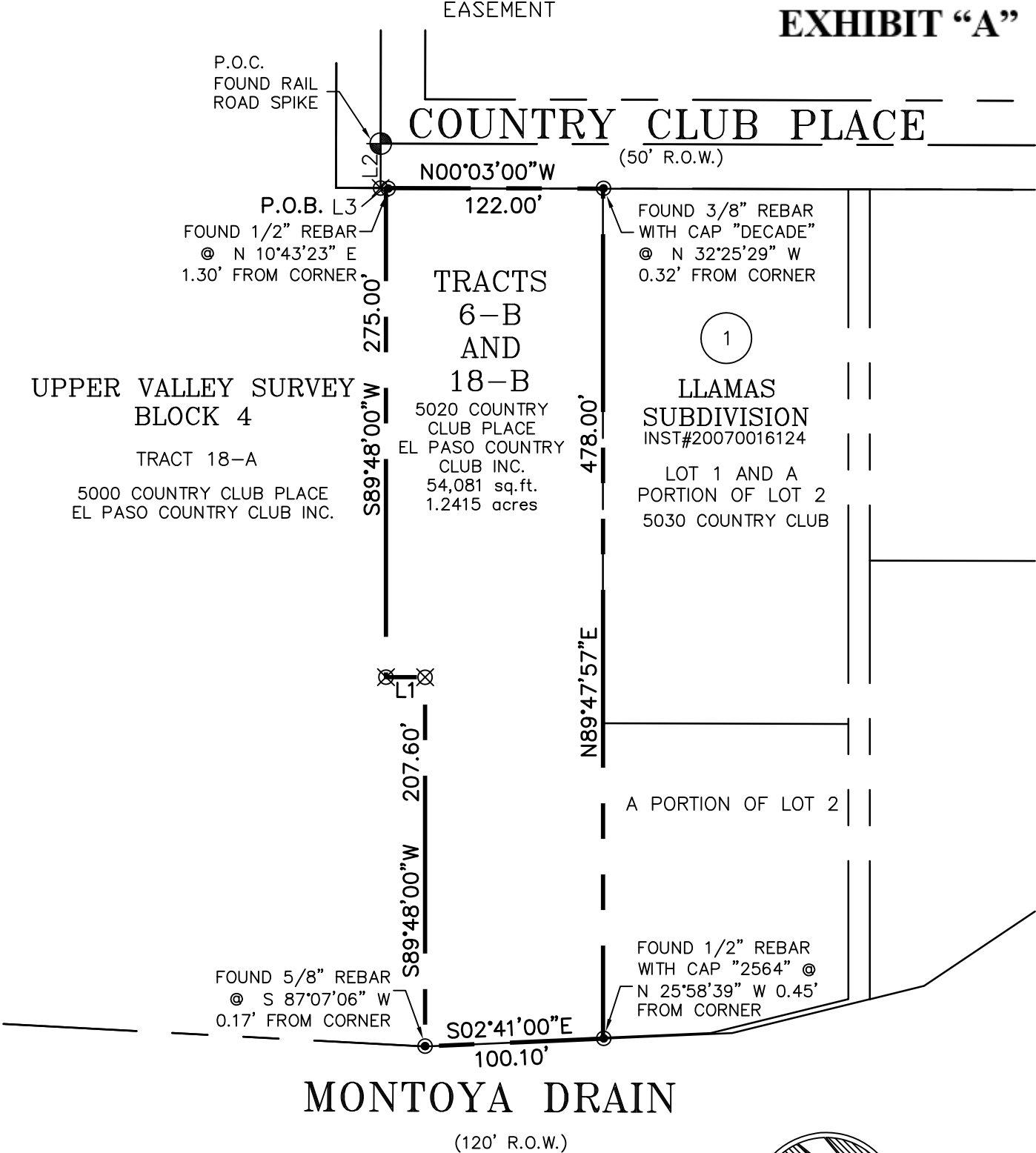
SRI HARTATI DJAJAKUSUMAH
Printed or Typed Name

My Commission Expires:

10-05-2025

ORDINANCE NO. _____

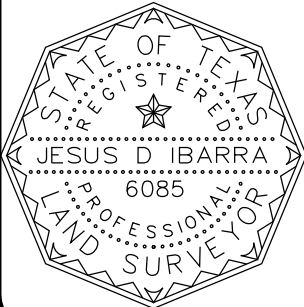
EXHIBIT "A"



NOTES:

1. BEARING BASIS IS RECORD FOR UPPER VALLEY SURVEY MAP OF BLOCK 4 APPROVED BY J.W. CARTER, DATED NOV. 1929 AND REFERENCE BY FOUND CITY MONUMENTS SHOWN HEREIN.
2. THIS PROPERTY MAY BE SUBJECT TO EASEMENT WHETHER OF RECORD OR NOT. (NOT SHOWN).
3. A METES AND BOUNDS DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PLAT.

LINE TABLE		
LINE	LENGTH	BEARING
L1	22.00	S00°03'00"E
L2	25.00	N89°57'00"E
L3	3.03	N00°03'00"W

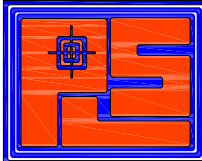


CERTIFICATION

I HEREBY CERTIFY THAT THIS MAP WAS MADE FROM AN ACTUAL ON THE GROUND SURVEY AND THAT THE MONUMENTATION SHOWN HEREON WERE FOUND AND/OR PLACED UNDER MY PERSONAL SUPERVISION. I ALSO CERTIFY THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION II SURVEY.

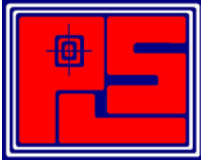
5-16-2022

JESUS D. IBARRA RPLS#6085, FIRM#10194184



PRECISION LAND SURVEYORS
1044 VALLE DE ORO DR.
EL PASO, TEXAS 79927
(915)222-5227

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PRECISION LAND SURVEYORS

10441 VALLE DE ORO DR.

El Paso, Texas 79927

Ph# (915) 222-5227

Being all of Tracts 6-B and 18-B,
Block 4,
Upper Valley Surveys,
City of El Paso, El Paso County, Texas
May 16, 2022;

METES AND BOUNDS DESCRIPTION

Description of a parcel of land being all of Tracts 6-B and 18-B, Block 4, Upper Valley Surveys, City of El Paso, El Paso County, Texas , and being more particularly described by metes and bounds as follows:

Commencing for reference at a found rail road spike at the centerline intersection Camino Real Avenue (50 foot right of way) and Country Club Place (50 foot right of way), thence, North 89°57'00" East a distance of 25.00 feet to a point at the easterly right of way of Country Club Place, thence along said right of way, North 00°03'00" West a distance of 3.03 feet to a point, from which a found 1/2 rebar bears North 10°43'23" East a distance of 1.30 feet and the **"TRUE POINT OF BEGINNING"**.

Thence along said right of way, **North 00°03'00" West** a distance of **122.00 feet** to a point, from which a found 3/8" rebar "DECADE" bears North 32°25'29" West a distance of 0.32 feet;

Thence leaving said right of way, **North 89°47'57" East** a distance of **478.00 feet** to a point at the westerly right of way of Montoya Drain (120 foot right of way), from which a found 1/2 rebar "2564" bears North 25°58'39" West a distance of 0.45 feet;

Thence along said right of way, **South 02°41'00" East** a distance of **100.10 feet** to a point, from which a found 5/8" rebar bears North 89°07'06" West a distance of 0.17 feet;

Thence leaving said right of way, **South 89°48'00" West** a distance of **207.60 feet** to a point;

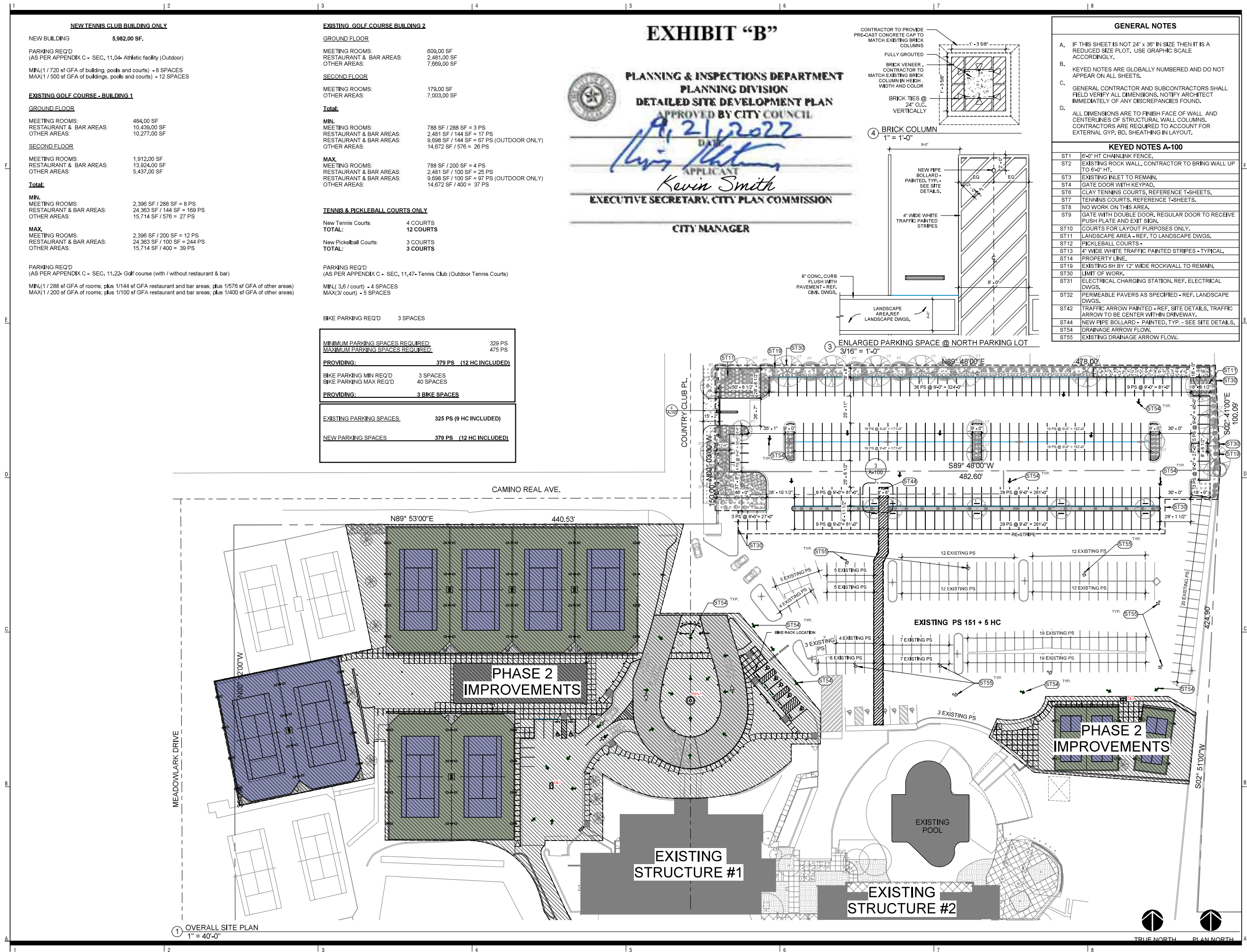
Thence, **South 00°03'00" East** a distance of **22.00 feet** to a point;

Thence, **South 89°48'00" West** a distance of **275.00 feet** to a point feet to **"TRUE POINT OF BEGINNING"** and containing in all **54,081 square feet** or **1.2415 acres** of land more or less.

Jesus D. Ibarra, RPLS No.6085

May 18, 2022





in*situ
ARCHITECTURE

112 Texas Ave | El Paso, TX 79901
p 915.533.7488
www.insituarc.com



EPCC- NORTH PARKING LOT

EP_COUNTRY CLUB

El Paso, Texas

REVISION SCHEDULE

Number	Date	Description
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PROJECT STATUS: CONSTRUCTION DOCUMENTS
ISSUE DATE: May 24, 2022
PROJECT NO.: 21014
DRAWN BY: EL / CG
CHECKED BY: EL

OVERALL SITE PLAN

A-100

8/30/2022 11:43:42 AM

5020 Country Club Place

City Plan Commission — September 8, 2022



CASE NUMBER: PZST22-00008
CASE MANAGER: Andrew Salloum, (915) 212-1603, SalloumAM@elpasotexas.gov
PROPERTY OWNER: El Paso Country Club
REPRESENTATIVE: SLI Engineering, Inc.
LOCATION: 5020 Country Club Place (District 1)
PROPERTY AREA: 1.24 acres
EXISTING ZONING: R-1 (Residential)
REQUEST: Special Permit to allow for off-street parking serving another property in R-1 (Residential) zone district
RELATED APPLICATIONS: None
PUBLIC INPUT: As of September 1, 2022, staff received two phone calls in support.

SUMMARY OF REQUEST: The applicant is requesting a special permit for an off-street parking lot serving another property in the R-1 (Residential) zone district. This parking lot would serve the adjacent El Paso Country Club located at 5000 Country Club Place.

SUMMARY OF STAFF RECOMMENDATION: Staff recommends **APPROVAL** of the special permit to allow for parking spaces (serving another property) in R-1 (Residential) zone district. The proposal meets all the requirements of El Paso City Code 20.14.410 – Off-street parking serving another property, 20.04.320 – Special Permit, and 20.04.150 – Detailed Site Development Plan. It is also based on consistency with *Plan El Paso*, the City's adopted Comprehensive Plan.

PZST22-00008



Figure A. Detailed Site Development Plan Superimposed on Aerial Imagery

DESCRIPTION OF REQUEST: The applicant is requesting a special permit for off-street parking serving another property in R-1 (Residential) district. The parking lot is located at 5020 Country Club Road and will serve the adjacent El Paso Country Club located at 5000 Country Club Place. The parking lot contains 140 vehicular spaces. The applicant is providing a 6-foot rockwall and evergreen trees screening adjacent to residential development. The development complies with Title 18.46 of the Landscaping Ordinance. Access to the subject property is proposed from Country Club Place.

COMPLIANCE WITH SPECIAL PERMIT REQUIREMENTS (20.14.410) – OFF-STREET PARKING (SERVING ANOTHER PROPERTY)	
Criteria	Does the Request Comply?
1. The parking area is compatible with the general development of the neighborhood and does not adversely affect the use of adjacent properties.	Yes, the proposed development is similar in intensity and scale to surrounding development and the applicant is proposing screening, landscaping, and sound barriers to mitigate the effects on adjacent properties.
2. The parking area is so arranged as to permit sufficient space for parking spaces and turning maneuvers, as well as adequate ingress and egress to the site.	Yes, the parking lot meets all dimensional standards required for stalls and aisles.
3. Lighting shall comply with Chapter 18.18 (Dark Sky Ordinance) of this Code.	Yes, there is a note on the detailed site plan (Attachment 1).
4. The parking area is located in such a manner from the site generating the parking requirement to assure that such parking facility will adequately serve the use.	Yes, the parking lot is located adjacent to the site generating the use. There are adequate pedestrian facilities in the area for access to the existing El Paso Country Club and the parking lot.
5. Access to be provided to the parking area shall not be through private property that is not zoned to permit the use generating the off-street parking.	Yes, access to the parking lot is proposed through the property it will serve from Country Club Place.
6. Adequate provisions shall be made to assure that the parking area is reasonably identifiable as to the patronage it serves, the location, points of access, hours of operation and other appropriate matters made as a condition of the special permit approval.	Yes, the parking lot will have signage including all pertinent information.
7. The parking spaces required to be provided for the use shall be restricted to that use.	Yes, the detailed site plan, once approved, will restrict the use of the parking lot to the existing El Paso Country Club and uses indicated.
8. Any off-street parking spaces to be provided on the site generating the off-street parking requirement shall be used to accommodate required handicapped accessible spaces and patron parking.	Yes, the parking lot located at the adjacent property accommodates required accessible spaces onsite.
9. The parking area shall be owned or leased by the same property owner who operates the use generating the off-street parking requirement, and any leasehold interest in the parking area shall be validly held for the duration of the use.	Yes, the owner of the parking lot also owns the El Paso Country Club that will be served by the lot.

COMPLIANCE WITH SPECIAL PERMIT REQUIREMENTS (El Paso City Code 20.04.320.D)	
Criteria	Does the Request Comply?
1. The proposed development complies, except to the extent waived, varied or modified pursuant to the provisions of this title, with all of the standards and conditions applicable in the zoning district in which it is proposed to be located.	Yes. the property meets all applicable density and dimensional standards for their zoning district and use.

COMPLIANCE WITH SPECIAL PERMIT REQUIREMENTS (El Paso City Code 20.04.320.D)	
2. Furthers <i>Plan El Paso</i> and applicable neighborhood plans or policies.	Yes. The request complies with the recommendations of <i>Plan El Paso</i> and the G-3 future land use designation.
3. Adequately served by and will not impose an undue burden upon public improvements.	Yes, access to the driveway will be from Country Club Place - the improved local street.
4. Any impacts of the proposed development on adjacent property are adequately mitigated with the design, proposed construction and phasing of the site development.	Yes. The proposed design of the development is compatible with surrounding properties. Additionally, landscaping and trees are provided to lessen the impact on the neighboring properties.
5. The design of the proposed development mitigates substantial environmental problems.	Yes. Subject property does not involve greenfield/ environmentally sensitive land or arroyo disturbance.
6. The proposed development provides adequate landscaping and/or screening where needed.	Yes. The development will comply with landscaping ordinance requirements.
7. The proposed development is compatible with adjacent structures and uses.	Yes. The existing uses configurations are similar to other properties in the immediate area.
8. The proposed development is not materially detrimental to the property adjacent to the site.	Yes. The proposed redevelopment is similar in intensity and scale to surrounding development to include landscaping and trees to assist buffering from the residential uses.

COMPLIANCE WITH PLAN EL PASO GOALS & POLICIES – When evaluating whether a proposed special permit is in accordance with <i>Plan El Paso</i>, consider the following factors:	
Criteria	Does the Request Comply?
<p>Future Land Use Map: Proposed zone change is compatible with the Future Land Use designation for the property:</p> <p>G-3, Post-War: This sector applies to transitional neighborhoods typically developed from the 1950s through the 1980s. Streets were laid out with curvilinear patterns without alleys and shopping centers are located at major intersections behind large parking lots. This sector is generally stable but would benefit from strategic suburban retrofits to supplement the limited housing stock and add missing civic and commercial uses.</p>	<p>Yes, the subject property and the proposed developments meet the intent of the G-3 Post-War Future Land Use designation. The proposed development is adjacent to residential in close proximity to a residential and private country club use.</p>
<p>Compatibility with Surroundings: The proposed use is compatible with those surrounding the site:</p> <p>R-1 (Residential) District: The purpose of this district is to promote and preserve residential development within the city to create basic neighborhood units. It is intended that the district regulations maintain a low density of dwelling units supporting a suburban-urban interface that permits developments utilizing varying lot configurations. The regulations of the districts will permit primarily single-family and two-family residential areas, and recreational and institutional uses incidental to and serving the neighborhood.</p>	<p>Yes, the parking is consistent with residential and private country club uses in the neighborhood. The off-site parking serving another property is requiring a special permit in R-1 (Residential) zone district. The surrounding properties are zoned R-1 (Residential). The surrounding area of single-family dwellings and private country club uses.</p>

COMPLIANCE WITH <i>PLAN EL PASO</i> GOALS & POLICIES – When evaluating whether a proposed special permit is in accordance with <i>Plan El Paso</i>, consider the following factors:	
THE PROPOSED PROJECT'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 areas plans, including land-use maps in those plans.	N/A. The proposed development is not within any historic districts or study area plan boundaries.
Potential Adverse Effects: Potential adverse effects that might be caused by approval or denial of the requested rezoning.	The proposed development is not anticipated to pose any adverse effects on the community.
Natural Environment: Anticipated effects on the natural environment.	Subject property does not involve greenfield/environmentally sensitive land or arroyo disturbance.
Stability: Whether the area is stable or in transition.	The area is stable and the proposed development is compatible with the existing residential zoning and uses of the surrounding properties.
Socioeconomic & Physical Conditions: Any changed social, economic, or physical conditions that make the existing zoning no longer suitable for the property.	The proposed development is within an older, stable area of the city. The established neighborhood is comprised of single-family residences and private country club.

ADEQUACY OF PUBLIC FACILITIES, SERVICES AND INFRASTRUCTURE: The subject property borders Country Club Place which is designated as a local street as per the City of El Paso's Major Thoroughfare Plan (MTP) and is adequate to serve the proposed development. Access is proposed from Country Club Place.

SUMMARY OF DEPARTMENTAL REVIEW COMMENTS: No objections to proposed special permit. There were no adverse comments received from the reviewing departments. Applicant is responsible for obtaining all applicable permits and approvals prior to construction.

PUBLIC COMMENT: The subject property lies within the boundaries of Upper Valley Neighborhood Association which was notified of the special permit application. Public notices were mailed to property owners within 300 feet of the subject property on August 25, 2022. As of September 1, 2022, the Planning Division received two phone calls in support of the request from the public.

RELATED APPLICATIONS: N/A.

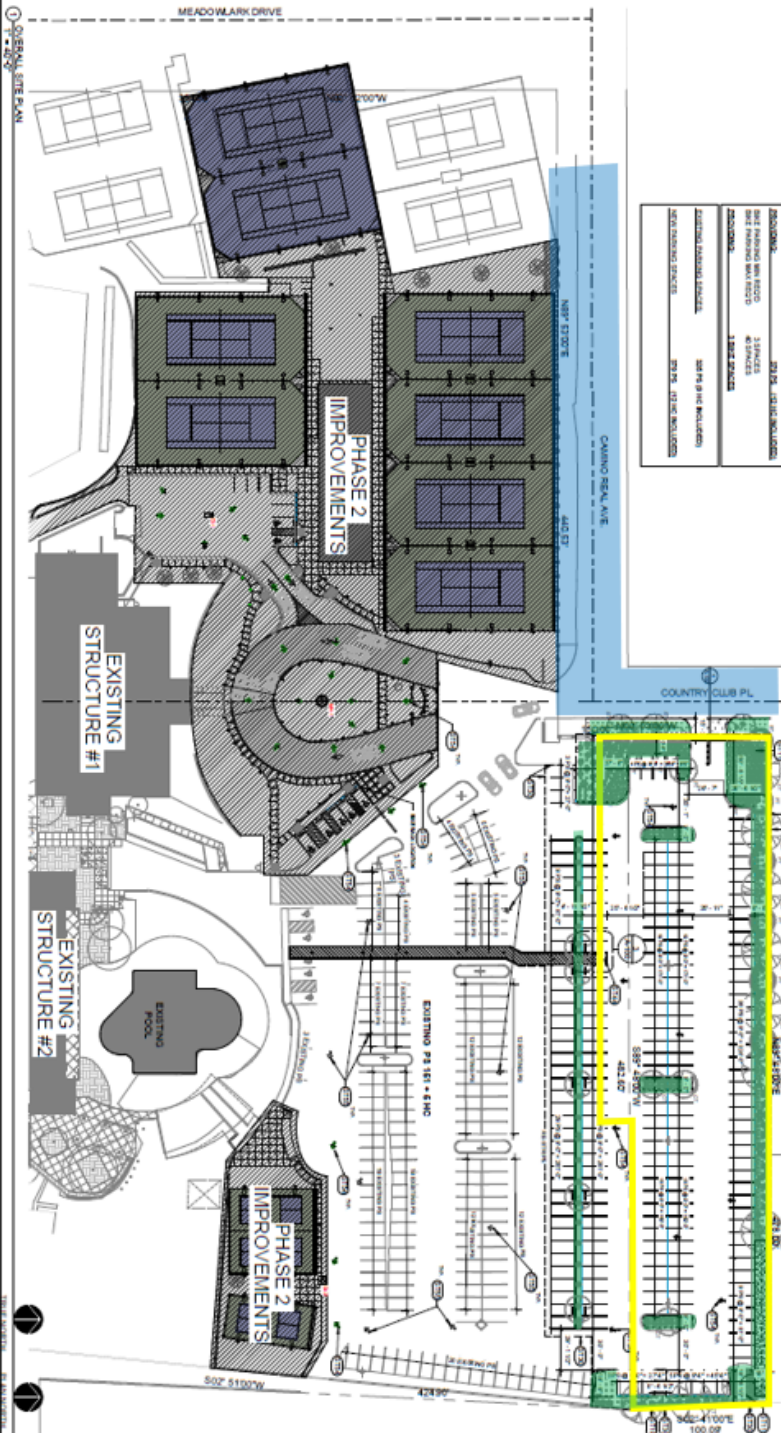
CITY PLAN COMMISSION OPTIONS:

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. **Recommend Approval** of the special permit request, 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. **Recommend Approval of the special permit request 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. **Recommend Denial** of the special permit 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.

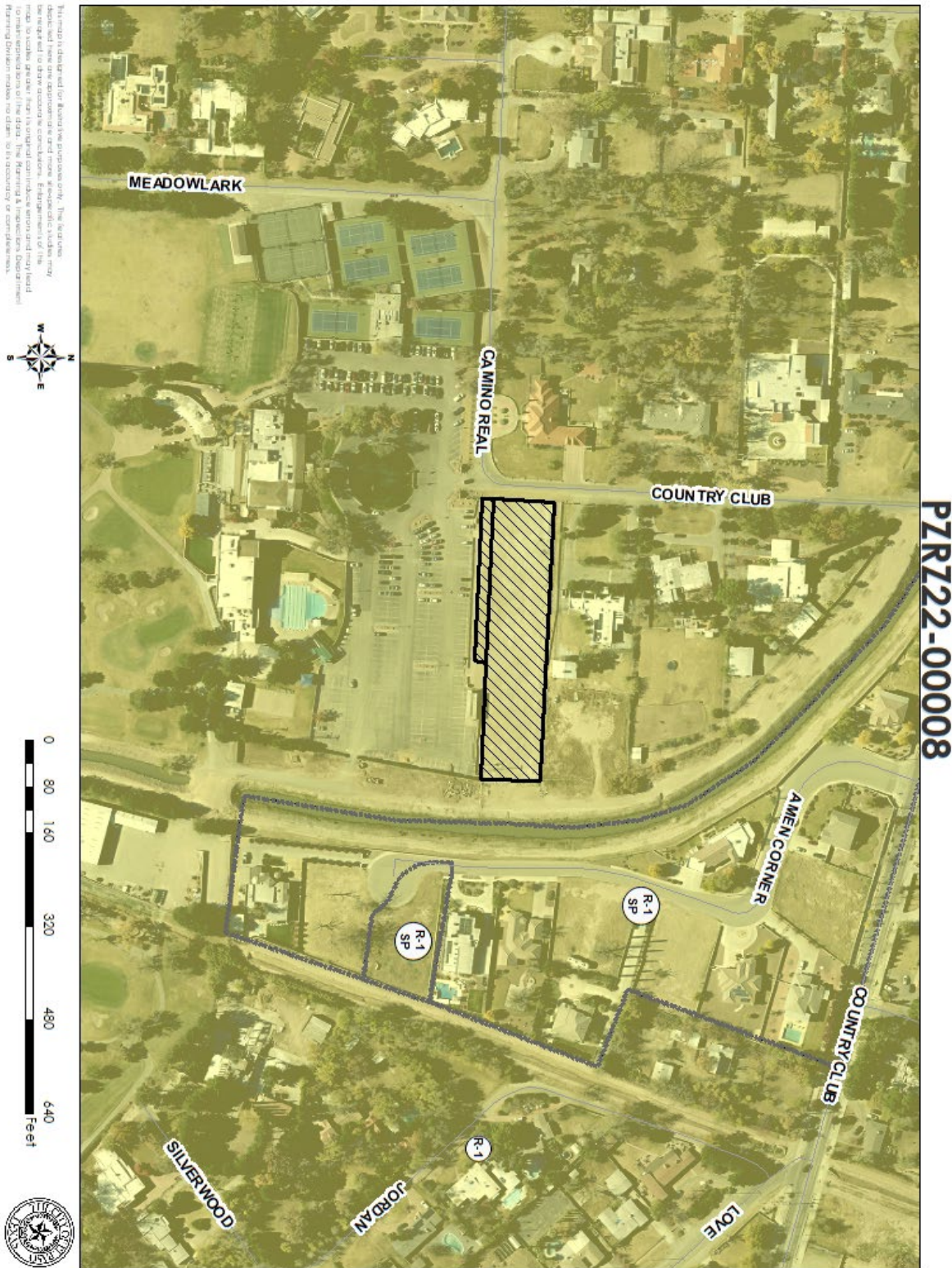
ATTACHMENTS:

1. Detailed Site Plan
2. Detailed Site Plan, Enlarged
3. Zoning Map
4. Department Comments
5. Neighborhood Notification Boundary Map

[illegible][illegible][illegible]

[illegible]

ATTACHMENT 3



ATTACHMENT 4

Planning and Inspections Department – Planning Division

Staff recommends approval of the special permit to allow for parking spaces (serving another property) in R-1 (Residential) zone district. The proposal meets all the requirements of 20.14.410 Off-street parking serving another property, 20.04.320 Special Permit and 20.04.150 Detailed Site Development Plan.

1. Recommend landscaping areas to be used as ponding sites to collect water runoff within the property.

Planning and Inspections Department – Plan Review

No objections to the proposed special permit.

Note: At the time of submittal for building permit, the project will need to comply with all applicable provisions of the ICC, TAS, and Municipal Code.

Planning and Inspections Department – Land Development

No objections to proposed special permit.

Fire

No adverse comments.

Sun Metro

No comments received.

Streets and Maintenance Department

A Traffic Impact Analysis (TIA) is not required for this application per Section 19.18.010.B. of the El Paso Code.

Environmental Services Department

No comments received.

El Paso County Water Improvement District #1

EPCWID1 has no comments on the item.

El Paso Water

EPWater does not object to this request.

Water:

There is an existing 12-inch diameter water main extending along Country Club Place fronting the subject property. This main is located approximately 14.5-feet west of the eastern right-of-way line. This water main is available for service.

EPWater records indicate an active ¾-inch water meter serving the subject property. The address for this service is 5020 Country Club Place.

Previous water pressure readings from fire hydrant # 00634 located at Camino Real Ave. Northeast corner have yielded a static pressure of 70 pounds per square inch, a residual pressure of 68 pounds per square inch, and a discharge flow of 787 gallons per minute.

Sanitary Sewer:

There is an existing 15-inch diameter sanitary sewer main extending along Country Club Place fronting the subject property. This main is located approximately 13-feet east of the western right-of-way line. This sanitary sewer main is available for service.

General:

EPWater requires a new service application to provide additional services 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 Engineering

As per Municipal Code: new developments and redevelopments are required to maintain the pre-development hydrologic response in their post-development state as nearly as practicable in order to reduce flooding. The code also encourages the use of nonstructural storm water management such as the preservation of greenspace, water harvesting, and other conservation efforts, to the maximum extent practicable, per Chapter 19.19, Section 19.19.010, and Subparagraph A-2 & A-5.

This property must maintain the features that it had when it was a residence: it shall allow runoff from half of the street and be able to retain its own runoff.

Note: the applicants will coordinate with Stormwater Engineering at time of grading plan permit stage.

ATTACHMENT 5

