



City of El Paso – City Plan Commission Staff Report

Case No: SUET15-00003 Fred Wilson Easement Dedication
Application Type: Dedication by Metes & Bounds
CPC Hearing Date: May 21, 2015
Staff Planner: Nelson Ortiz, 915-212-1606, ortiznx@elpasotexas.gov
Location: 3359 Fred Wilson
Legal Description Acreage: 0.0283
Rep District: 2
Existing Use: Commercial
Existing Zoning: C-1/c (Commercial/ condition)
Proposed Zoning: C-1/c (Commercial/ condition)
Property Owner: Integra El Paso, LLC
Applicant: SLI Engineering, Inc.
Representative: SLI Engineering, Inc.

SURROUNDING ZONING AND LAND USE

North: C-1/c (Commercial/ condition); Vacant
South: A-2 (Apartment); Fort Bliss Housing
East: A-O/sc (Apartment-Office/ special contract); Apartments
West: PMD (Planned Mountain Development); Vacant

THE PLAN FOR EL PASO DESIGNATION: G3 Post-War / G2 Traditional Neighborhood (Walkable)

APPLICATION DESCRIPTION

The applicant proposes to dedicate an easement along the edge of the property and adjacent to the Fred Wilson and Alabama rights-of-way. The easement dedication is to accommodate sidewalk, street lights, traffic boxes and relevant underground and aerial infrastructure. The easement is being dedicated in conjunction with the development of the property.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends **approval** of Fred Wilson Easement Dedication subject to the following comments.

Planning Division Recommendation:

Approval.

Land Development:

We have reviewed subject application and recommend **Approval**; no objections.

El Paso Department of Transportation:

EPDOT does not object to the easement dedication and recommends that it be specifically designated to include sidewalk, street lights, traffic boxes and encompass relevant underground and aerial infrastructure within the site.

El Paso Water Utilities:

El Paso Water Utilities Planning and Development section (EPWU) does not object to this request. The EPWU does not own, operate or maintain any water, sewer, reclaimed, or storm water facilities within the easement.

Water

1. There is an existing 6-inch diameter water main that extends along an alley between Keltner Ave. and Fred Wilson Rd., then south along an existing 35 feet by 150 feet EPWU-PSB easement. This main is available for service.
2. There is an existing 12-inch diameter water main that extends along Fred Wilson Rd. located approximately 4 feet from back of curb. This main is available for service.
3. There is an existing 12-inch diameter water main that extends along Alabama St. The main is located approximately 23 feet east of the street's western right-of-way line.
4. Previous water pressure readings from fire hydrant number 5412 located approximately within the EPWU-PSB easement at the southeast corner of the property, have yielded a static pressure of 150 pounds per square inch (psi), residual pressure of 130 psi and a discharge of 1501 gallons per minute (gpm).
5. The owner should, for his own protection and at his own expense, install at the discharge side of each water meter a pressure regulator, strainer and relief valve, to be set for pressure as desired by the customer. The Lot owner shall be responsible for the operation and maintenance of the above-described water pressure regulating device.

Sanitary Sewer:

6. There is an existing 8-inch diameter sanitary sewer main that extends along an alley between Keltner Ave. and Fred Wilson Rd., located approximately 5 feet south of alley centerline. This main is available for service.
7. There is an existing 8-inch diameter sanitary sewer main that extends along Keltner Ave. located along the centerline of the street. This sewer main is available for service and will need to be extended west to the western property line.

General:

8. Water and sewer service for the subject property may require an extension of water and sewer main from the existing mains listed.
9. Application for new 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 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.

El Paso Fire Department:

No comments received.

911

No comments received.

El Paso Electric Company:

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.

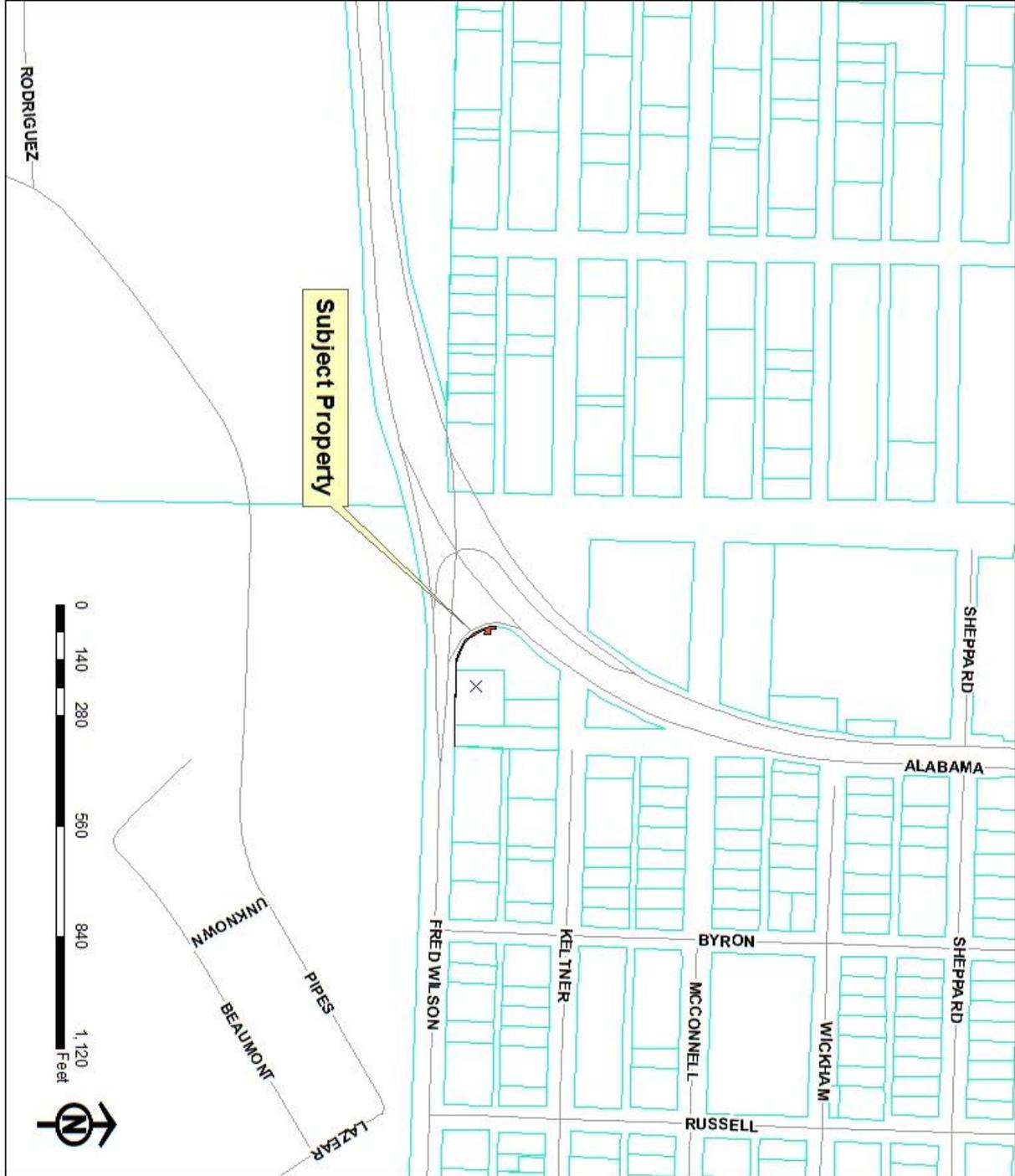
- a. Current certified tax certificate(s)
- b. Current proof of ownership
- c. Release of access document, if applicable
- d. Set of restrictive covenants, if applicable

Attachments

1. Location map
2. Aerial map
3. Map of survey
4. Metes & Bounds
5. Application

ATTACHMENT 1

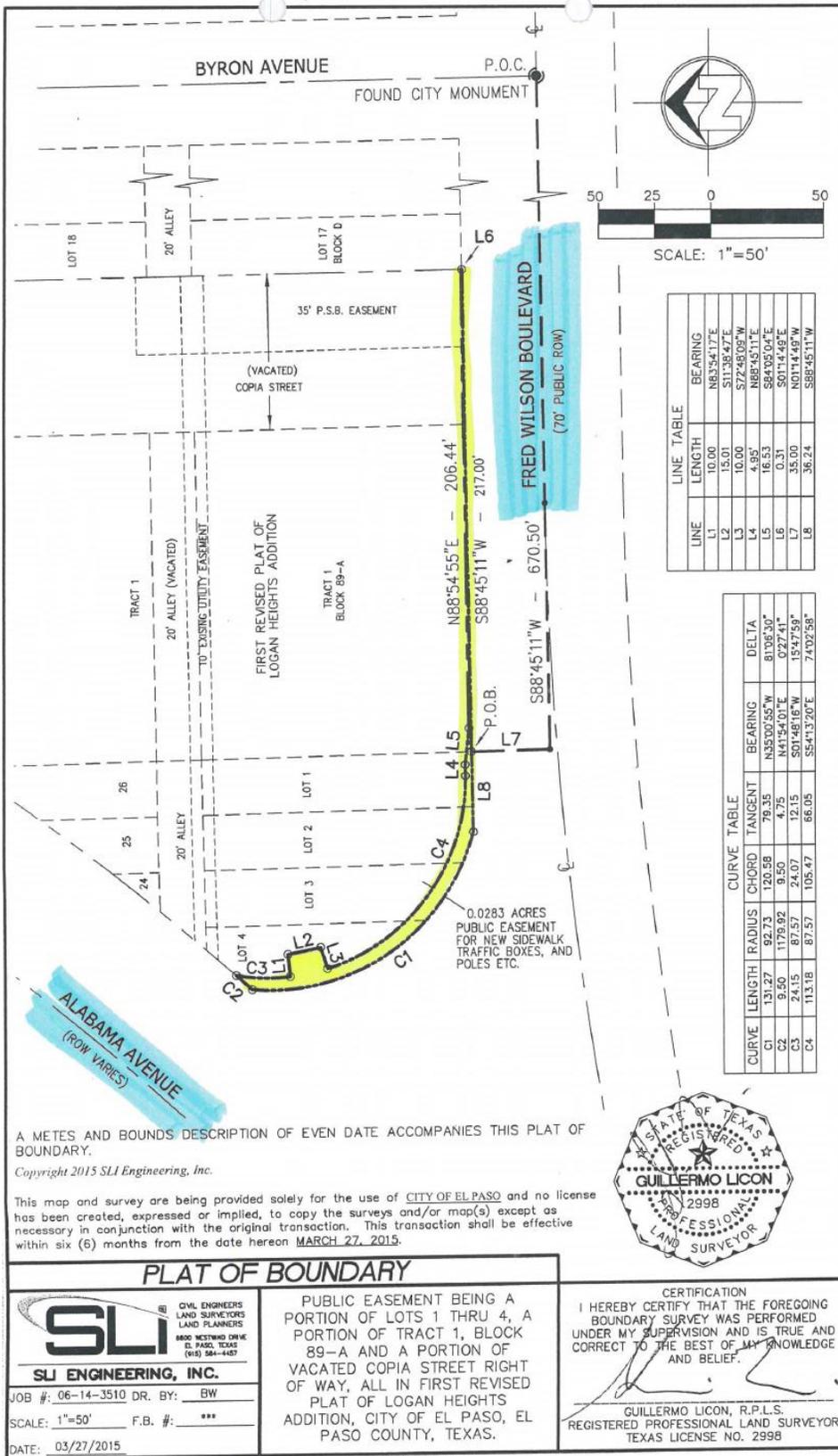
FRED WILSON EASEMENT DEDICATION



FRED WILSON EASEMENT DEDICATION



ATTACHMENT 3



A METES AND BOUNDS DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PLAT OF BOUNDARY.

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This map and survey are being provided solely for the use of CITY OF EL PASO and no license has been created, expressed or implied, to copy the surveys and/or map(s) except as necessary in conjunction with the original transaction. This transaction shall be effective within six (6) months from the date hereon **MARCH 27, 2015**.



SLI
 CIVIL ENGINEERS
 LAND SURVEYORS
 LAND PLANNERS
 8800 WESTWOOD DRIVE
 EL PASO, TEXAS
 (940) 566-6627

SLI ENGINEERING, INC.

JOB #: 06-14-3510 DR. BY: BW
 SCALE: 1"=50' F.B. #: ***
 DATE: 03/27/2015

PUBLIC EASEMENT BEING A PORTION OF LOTS 1 THRU 4, A PORTION OF TRACT 1, BLOCK 89-A AND A PORTION OF VACATED COPIA STREET RIGHT OF WAY, ALL IN FIRST REVISED PLAT OF LOGAN HEIGHTS ADDITION, CITY OF EL PASO, EL PASO COUNTY, TEXAS.

CERTIFICATION
 I HEREBY CERTIFY THAT THE FOREGOING BOUNDARY SURVEY WAS PERFORMED UNDER MY SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Guillermo Licon
 GUILLERMO LICON, R.P.L.S.
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS LICENSE NO. 2998

ATTACHMENT 4

EASEMENT DESCRIPTION

Property Description: A portion of Lots 1, 2, 3 and 4, a portion of Tract 1, Parcel 89-A and a portion of vacated Copia Street right of way, all lying in the First Revised plat of Logan Heights Addition, an addition to the City of El Paso, El Paso County, Texas.

METES AND BOUNDS DESCRIPTION

The parcel of land herein described is a Public Easement for new sidewalk, traffic boxes and poles, etc. being a portion of Lots 1, 2, 3 and 4, a portion of Tract 1, Parcel 89-A and a portion of the vacated Copia Street right of way, all lying in the First Revised plat of Logan Heights Addition, an addition to the City of El Paso, El Paso County, Texas being more particularly described by metes and bound as follows,

COMMENCING at the City Monument found at the centerline intersection of Byron Avenue and Fred Wilson Boulevard (70' Public right of way); Thence, South 88°45' 11" West, along the centerline of Fred Wilson Boulevard, a distance of 670.50 feet to point; Thence, North 01°14' 49" West, a distance of 35.00 feet to a point in the northerly right of way line of Fred Wilson Road and the TRUE POINT OF BEGINNING of the parcel herein described;

THENCE, South 88°45' 11" West, along the northerly right of way line of Fred Wilson Boulevard, a distance of 36.24 feet to a point;

THENCE, a distance of 131.27 feet along the arc of a curve to the right whose radius is 92.73 feet, whose central angle is 81° 06' 30" and whose long chord bears North 35° 00' 55" West a distance of 120.58 feet to a point in the easterly right of way line of Alabama Avenue (variable width Public right of way);

THENCE, along the easterly right of way line of Alabama Avenue, a distance of 9.50 feet along the arc of a curve to the left whose radius is 1179.92 feet, whose central angle is 00° 27' 41" and whose long chord bears North 41° 54' 01" East a distance of 9.50 feet to a point;

THENCE, a distance of 24.15 feet along the arc of a curve to the left whose radius is 87.57 feet, whose central angle is 15° 47' 59" and whose long chord bears South 01° 48' 16" West a distance of 24.07 feet to a point

THENCE, North 83°54' 17" East, a distance of 10.00 feet, to a point;

THENCE, South 11°38' 47" East, a distance of 15.01 feet to a point;

THENCE, South 72°48' 09" West, a distance of 10.00 feet to a point;

THENCE, a distance of 113.18 feet along the arc of a curve to the left whose radius is 87.57 feet, whose central angle is 74° 02' 58" and whose long chord bears South 54° 13' 20" East a distance of 105.47 feet to a point

THENCE, North 88°45' 11" East, a distance of 4.95 feet, to a point;

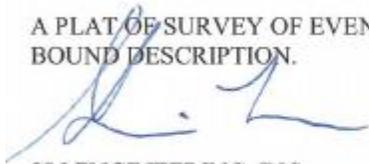
THENCE, South 84°05' 04" East, a distance of 16.53 feet to a point;

THENCE, North 88°54' 55" East, a distance of 206.44 feet to a point;

THENCE, South 01°14' 49" East, a distance of 0.31 feet to a point in the northerly right of way line of Fred Wilson Boulevard;

THENCE, South 88°45' 11" West, along the northerly right of wayline of Fred Wilson Boulevard, a distance of 217.00 feet to the TRUE POINT OF BEGINNING of the parcel containing 1,231 square feet or 0.0283 acres of land MORE OR LESS.

A PLAT OF SURVEY OF EVEN DATE ACCOMPANIES THIS METES AND BOUND DESCRIPTION.



SLI ENGINEERING, INC.
Consulting Engineers-Land Surveyors

Guillermo Licon
Registered Professional Land Surveyor
Texas License No. 2998



March 27, 2015
Job # 06-14-3510

ATTACHMENT 5



CITY OF EL PASO, TEXAS
APPLICATION FOR DEDICATION PUBLIC EASEMENTS AND RIGHTS-OF-WAY

Date: 3/15/2015

File No. SUET15-00003

1. APPLICANT'S NAME SLI Engineering, Inc.
ADDRESS 6600 Westwind ZIP CODE 79912 TELEPHONE 584 4457
2. Request is hereby made to dedicate the following: (check one)
Street Alley Easement Other
Street Name(s) Fred Wilson Subdivision Name _____
Abutting Blocks _____ Abutting Lots _____
3. Reason for dedication request: dedicate a portion of the Sidewalk within a private property
4. Surface Improvements located in subject property to be dedicated:
None Paving Curb & Gutter Power Lines/Poles Fences/Walls Structures Other
5. Underground Improvements located in the existing rights-of-way:
None Telephone Electric Gas Water Sewer Storm Drain Other
6. Future use of the dedicated right-of-way:
Yards Parking Expand Building Area Replat with abutting Land Other sidewalk
7. Related Applications which are pending (give name or file number):
Zoning Board of Adjustment Subdivision Building Permits Other none
8. Signatures: All owners of properties which abut the property to be dedicated must appear below with an adequate legal description of the properties they own (use additional paper if necessary).

Signature	Legal Description	Telephone
<u>Steve Huffman</u>	<u>Logan Heights, Lot 1,2,3,4 and tracts 89-A</u>	_____
_____	_____	_____
_____	_____	_____

The undersigned Owner/Applicant/Agent understands that the processing of this Application will be handled in accordance with the procedure for Requesting Dedications and that no action on processing will be taken without payment of the non-refundable processing fee. It is further understood that acceptance of this application and fee in no way obligates the City to grant the Dedication. If/We further understand that the fee, if the Dedication is granted will be determined by the City of El Paso and a Certified or Cashier's Check must be presented before the request will be recommended for Council action.

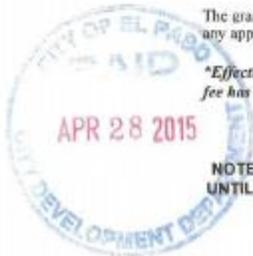
The undersigned acknowledges that he or she is authorized to do so, and upon the City's request will provide evidence satisfactory to the City confirming these representations.

The granting of a dedication request shall not be construed to be a waiver of or an approval of any violation of any of the provisions of any applicable City ordinances.

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

OWNER SIGNATURE: Steve Huffman
REPRESENTATIVE: George Hollowell
\$613.88

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



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