



City of El Paso – City Plan Commission Staff Report

Case No: SUSU13-00067 First Light Federal Credit Union
Application Type: Resubdivision Preliminary
CPC Hearing Date: September 5, 2013
Staff Planner: Raul Garcia, 915-541-4935, garcia1@elpasotexas.gov
Location: West of Joe Battle and South of Montana
Acreage: 3.08 acres
Rep District: 5
Existing Use: Vacant
Existing Zoning: C-1 (Commercial)
Proposed Zoning: C-1 (Commercial)
Nearest School: Jane A. Hambric (1.3 miles)
Nearest Park: Hueco Mountain Park (1.06 miles)
Park Fees: \$3,080
Impact Fee Area: Not in Impact Fee Area
Property Owner: Trevino Lock and Key Shop, John G.
Switzer, Carol Witz Robertson, Hubert H.
Bowie, Linda Y. Mohr, Robert J. Melton
Applicant: Trevino Lock and Key Shop, John G.
Switzer, Carol Witz Robertson, Hubert H.
Bowie, Linda Y. Mohr, Robert J. Melton
Representative: Conde, Inc.

SURROUNDING ZONING AND LAND USE

North: C-1 (Commercial)/ Montana
South: R-3 (Residential)/ Vacant
East: R-3 (Residential)/ Loop 375
West: R-3 (Residential)/ Vacant

THE PLAN FOR EL PASO DESIGNATION: G3 Post-War

APPLICATION DESCRIPTION

The applicant is proposing one commercial lot measuring the 3.08 acres in size with primary access off of Loop 375/Joe Battle Boulevard. Within the preceding five years, the property was zoned for residential use for not more than two residential units per lot, therefore requiring public notice and the submittal of a Resubdivision application, in accordance with Section 19.07.030.A of the subdivision code.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends **approval** of First Light Federal Credit Union on a **Resubdivision Preliminary** basis subject to the following conditions and requirements:

City Development Department-Planning Division:

Approval.

City Development Department-Land Development:

We have reviewed subject plats and recommend Approval. The Developer/Engineer needs to address the following comments.

1. Verify Joe Battle cross section six inch standard or rolled curb (label if is frontage road). Flush median label is misspelled on Montana typical cross section.
2. Show proposed driveway locations.
3. Provide an acceptable stormwater management plan in accordance with Section 19.19.030 of the current subdivision ordinance.
4. Provide an inspection and maintenance agreement for the proposed ponding area within this subdivision.

El Paso Department of Transportation:

Need to include TXDOT approval for all mitigation measures on state right of way. The recommended mitigation measures include deceleration lanes at site driveways, traffic signal at Montana & Leticia, and lane widening on Montana. These comments must be addressed on the final submittal of the plat.

Parks and Recreation Department:

We have reviewed First Light Federal Credit Union, a resubdivision preliminary plat map and offer Developer / Engineer the following comments:

Applicant has submitted preliminary covenants restricting the use to "General Commercial" purposes only therefore, "Park fees" will be assessed based on the following:

1. If gross density waiver is granted by the Planning Department or designee and final covenants are recorded restricting all residential uses, then applicant shall be required to pay "park fees" in the amount of \$3,080.00 based on requirements for non-residential subdivisions calculated as follows:

Non-residential acreage 3.08 (rounded to two decimals) @ \$1,000.00 per acre = \$3,080.00

Please allocate generated funds under Park Zone: E-5

Parks with-in Park Zone: Hueco Mountain & Chester Jordan

Nearest Park with-in Park zone E-7: Tierra Del Este #18

If density/acreage is increased /decreased or the property zoning /use changes, then "Park fees" will be re-assessed based on applicable conditions.

El Paso Water Utilities:

EPWU-PSB Comments

1. EPWU does not object to this request.
2. Water and sanitary sewer main extensions are required to provide service to the subject

property.

3. During the site improvement work, the Owner/Developer shall safeguard all the existing water mains and appurtenant structures within the property. 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.

4. The Developer shall refrain from constructing parking stalls, rock walls, signs, or any structure that will interfere with the access to the PSB easements.

Water:

5. There is an existing 24-inch diameter water transmission main along Montana Avenue fronting the subject property. This 24-inch diameter water main continues in a southeast direction along the 25-foot PSB easement located on the eastern side of the subdivision. There is an existing 48-inch diameter water transmission main that connect to the above described 24-inch diameter water main that continues south along the existing 25-foot PSB easement. No direct service connections are allowed to the described transmission mains as per the El Paso Water Utilities - Public Service Board Rules and Regulations.

6. There is an existing 12-inch diameter water main within an easement south of and parallel to Montana Avenue that dead-ends at the western right-of-way line of Sharon Drive.

7. A water main extension within a dedicated easement is required along the Montana Avenue and Joe Battle frontages from the existing 12-inch diameter water main. The Owner/Developer is responsible for all extension costs.

Sewer:

8. There is an existing 12-inch diameter sanitary sewer pressurized main (force main) along Sharon Drive that extends from Montana Avenue to the intersection of Michael Drive and Sharon Drive. No service connections are allowed to this main.

9. There is an existing 18-inch diameter gravity sewer main along Michael Drive that dead-ends in the manhole located at the Michael Drive and Sharon Drive. No direct service connections are allowed to this sewer main as per the El Paso Water Utilities - Public Service Board Rules and Regulations.

10. Also, There is an existing 8-inch diameter sewer main within an easement south of and parallel to Montana Avenue that dead-ends at the western right-of-way line of Sharon Drive.

11. A sanitary sewer main extension is required from the subject property to one of the above described sewer mains. A sewer main extension is also required along the Joe Battle Frontage. The Owner/Developer is responsible for all extension costs.

General:

12. All easements dedicated for public water and sanitary sewer facilities shall comply with the EPWU-PSB Easement Policy. No building, reservoir, structure or other improvement, other than asphaltic paving (HMAC), shall be constructed or maintained on the above referenced El Paso Water Utilities - Public Service Board Easements (EPWU-PSB easements) without the written consent of EPWU-PSB. EPWU-PSB requires access to the proposed water, sanitary sewer facilities, appurtenances, and meters within the easement 24 hours a day, seven (7) days a week.

13. EPWU requires a new service application to initialize design of the water and sanitary sewer main extensions to serve the subject property. New service applications are available at 1154

Hawkins, 3rd Floor. The following items are required at the time of application: (1) hard copy of subdivision plat; (2) finalized set of street improvement plans, including storm sewer; (3) digital copy of subdivision plat; (4) benchmark check; and (5) construction schedule. Service will be provided in accordance with the current EPWU – PSB Rules and Regulations. The owner 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.

Sun Metro:

No comments received.

El Paso Electric Company:

No comments received.

Texas Gas Company:

No comments received.

Socorro Independent School District:

No comments received.

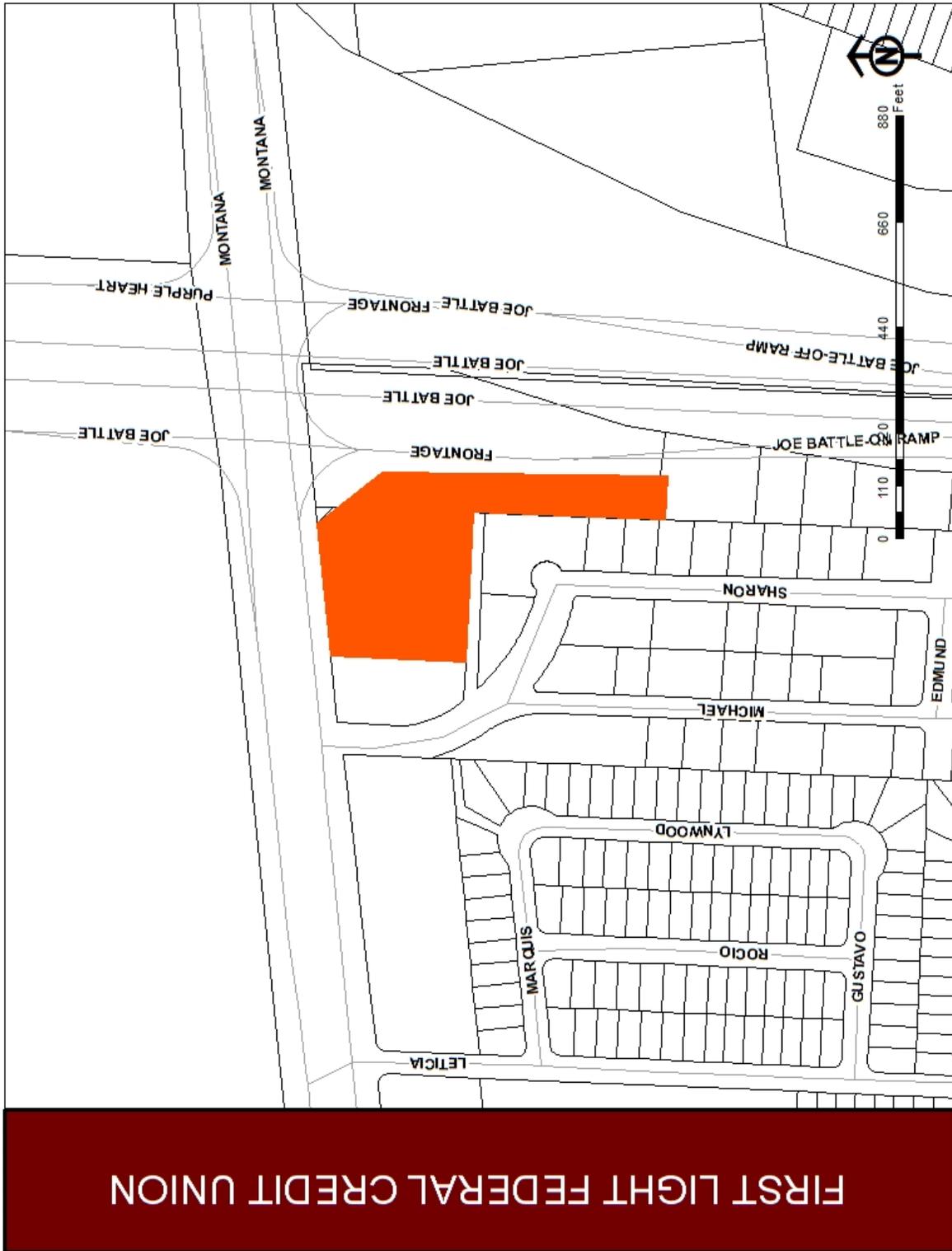
Additional Requirements and General Comments:

1. Submit to the City Development 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
 - e. Deed for property to be dedicated as parkland.
2. Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivision. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.

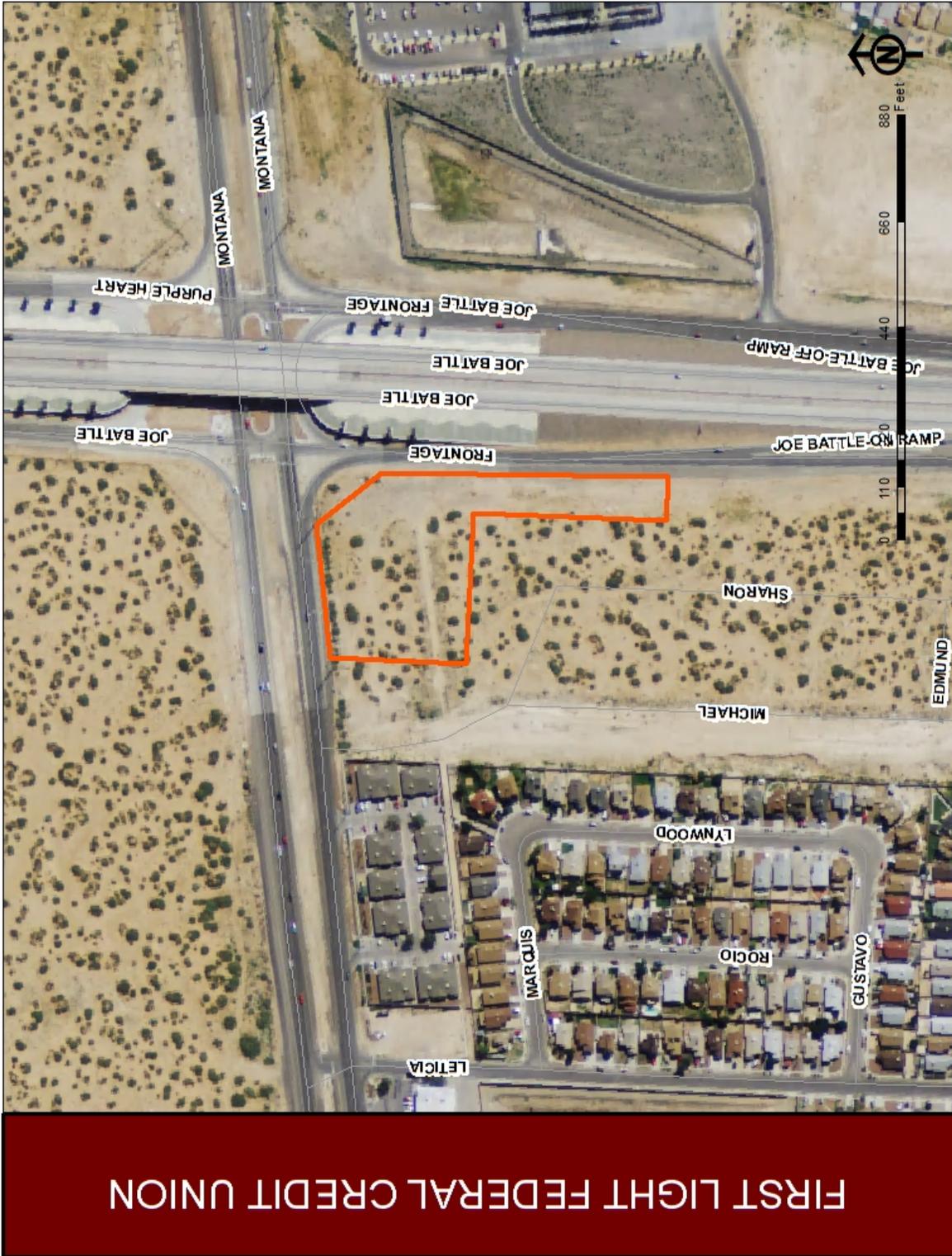
Attachments

1. Location map
2. Aerial map
3. Preliminary plat
4. Application

ATTACHMENT 1



ATTACHMENT 2



ATTACHMENT 4



CITY PLAN COMMISSION APPLICATION FOR
RESUBDIVISION PRELIMINARY APPROVAL

DATE: July 3, 2013

File No. SUSU13-00067

SUBDIVISION NAME: First Light Federal Credit Union

1. Legal Description for the area included on this plat (Tract, Block, Grant, etc.)
Being Portion of Lot 1, Wells Park Addition, and Portion of Tract 20-A, Section 32, Block 79, Township 2, Texas and Pacific Railway Co. Surveys, City of El Paso, El Paso County, Texas

2. Proposed Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	_____	_____	Office	_____	_____
Duplex	_____	_____	Street & Alley	_____	_____
Apartment	_____	_____	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____	_____	_____	_____
School	_____	_____	_____	_____	_____
Commercial	<u>3.0808</u>	<u>1</u>	Total No. Sites <u>1</u>		
Industrial	_____	_____	Total Acres (Gross) <u>3.0808</u>		

3. What is existing zoning of the above described property? R-3 Proposed zoning? C-3

4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes _____ No _____ N/A _____

5. What type of utility easements are proposed? Underground _____ Overhead _____ Combination of Both X

6. What type of drainage is proposed? (If applicable, list more than one)
On Site Pond

7. Are special public improvements proposed in connection with the development? Yes _____ No X

8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes _____ No X
If answer to is "Yes", please explain the nature of the modification or exception _____

9. Remarks and/or explanation of special circumstances: _____

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 Section 19.47-Vested Rights (See Attached).

1st Trevino Lock and Key Shop and John G. Switzer ✓
2nd Linda Y. Mohr and Robert J. Melton ✓
3rd Carol Witz Robertson AKA Carol Robertson,
Individually and Carol Witz Robertson and Hubert H. Bowie, ✓
Co-Trustees of the William Sledge Robertson Testamentary ✓
Trust B, and Michael A. Wells and David G. Wells, Individually ✓

12. Owner of record _____
(Name & Address) (Zip) (Phone)
13. Developer _____
(Name & Address) (Zip) (Phone)
14. Engineer CONDE INC. 6080 Surety Drive, Ste 100, El Paso, TX 79905 915-592-0283
(Name & Address) (Zip) (Phone)

CASHIER'S VALIDATION
FEE: \$1,005.00

OWNER SIGNATURE: _____

John G. Switzer
Trevino Lock & Smith and John G. Switzer
Address: _____
Phone: _____

REPRESENTATIVE: _____

Conrad Conde
Conrad Conde

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

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 2nd Linda Y. Mohr and Robert J. Melton
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 Individually and Carol Witz Robertson and Hubert H. Bowie,
 Co-Trustees of the William Sledge Robertson Testamentary
 Trust B, and Michael A. Wells and David G. Wells, Individually

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	(Name & Address)	(Zip)	(Phone)
13. Developer	_____	_____	_____
	(Name & Address)	(Zip)	(Phone)
14. Engineer	CONDE INC. 6080 Surety Drive, Ste 100, El Paso, TX	79905	915-592-028
	(Name & Address)	(Zip)	(Phone)

CASHIER'S VALIDATION
FEE: \$1,005.00

OWNER SIGNATURE: Linda Y Mohr
 Linda Y. Mohr
 Address: 9788 Bluewater Drive
 Phone: 305 973 0489

OWNER SIGNATURE _____
 Robert J. Melton
 Address: _____
 Phone: _____

REPRESENTATIVE: 
Conrad Conde

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14. Engineer CONDE INC., 6080 Surety Drive, Ste 100, El Paso, TX 79905 915-592-028
(Name & Address) (Zip) (Phone)

CASHIER'S VALIDATION
FEE: \$1,005.00

OWNER SIGNATURE: _____
Linda Y. Mohr
Address: _____
Phone: _____

OWNER SIGNATURE Robert Melton
Robert J. Melton
✓ Address: 533 2ND STA. Boone Iowa 50036
✓ Phone: 515 230 9912

REPRESENTATIVE: _____
Conrad Conde

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- | | | | | |
|-----|-----------------|--|-------|--------------|
| 12. | Owner of record | (Name & Address) | (Zip) | (Phone) |
| 13. | Developer | (Name & Address) | (Zip) | (Phone) |
| 14. | Engineer | CONDE INC. 6080 Surety Drive, Ste 100, El Paso, TX | 79905 | 915-592-0283 |
| | | (Name & Address) | (Zip) | (Phone) |

CASHIER'S VALIDATION
FEE: \$1,005.00

OWNER SIGNATURE: *Carol Witz Robertson*
 Carol Witz Robertson AKA Carol Robertson,
 Individually and Carol Witz Robertson as Co-Trustee
 of the William Sledge Robertson Testamentary Trust B
 Address: 321 Sherondale, El Paso, TX 75912
 Phone: 915-584-6581

OWNER SIGNATURE _____
 Robert Craig, Co-Trustees of the William Sledge
 Robertson Testamentary Trust B
 Address: _____
 Phone: _____

OWNER SIGNATURE _____
 Michael A. Wells, Individually
 Address: _____
 Phone: _____

OWNER SIGNATURE _____
 David G. Wells, Individually
 Address: _____
 Phone: _____

REPRESENTATIVE: *Conrad Conde*
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 FEE: \$1,005.00

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Carol Witz Robertson AKA Carol Robertson,
 Individually and Carol Witz Robertson as Co-Trustee
 of the William Sledge Robertson Testamentary Trust B

Address: _____
 Phone: _____

OWNER SIGNATURE

Robert Craig
 Robert Craig, Co-Trustees of the William Sledge
 Robertson Testamentary Trust B
5309 Appalachian Way, Fort Worth TX
817-378-4251

Address: _____
 Phone: _____

OWNER SIGNATURE

Michael A. Wells, Individually

Address: _____
 Phone: _____

OWNER SIGNATURE

David G. Wells, Individually

Address: _____
 Phone: _____

REPRESENTATIVE:

Conrad Conde
 Conrad Conde

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		(Name & Address)	(Zip)	(Phone)

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 FEE: \$1,005.00

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 Individually and Carol Witz Robertson as Co-Trustee
 of the William Sledge Robertson Testamentary Trust B

Address: _____
 Phone: _____

OWNER SIGNATURE

 Robert Craig, Co-Trustees of the William Sledge
 Robertson Testamentary Trust B

Address: _____
 Phone: _____

OWNER SIGNATURE

 Michael A. Wells, Individually

Address: _____
 Phone: _____

OWNER SIGNATURE

 David G. Wells, Individually

Address: _____
 Phone: _____

1777 SUSAN EDGE PL. EP TX 76
 915 555 0400

REPRESENTATIVE:

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OWNER SIGNATURE: _____
 Carol Witz Robertson AKA Carol Robertson,
 Individually and Carol Witz Robertson as Co-Trustee
 of the William Sledge Robertson Testamentary Trust B

Address: _____
 Phone: _____

OWNER SIGNATURE _____
 Robert Craig, Co-Trustees of the William Sledge
 Robertson Testamentary Trust B

Address: _____
 Phone: _____

OWNER SIGNATURE Michael A. Wells
 Michael A. Wells, Individually
 Address: 3 ROYAL WAY CLOUDCROFT
 Phone: 575-682-5459 N.M. 88317

OWNER SIGNATURE _____
 David G. Wells, Individually

Address: _____
 Phone: _____

REPRESENTATIVE: _____
 Conrad Conde

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