



City of El Paso – City Plan Commission Staff Report

(REVISED)

Case No: SUSU13-00096 First Light Federal Credit Union
Application Type: Resubdivision Final
CPC Hearing Date: November 21, 2013
Staff Planner: Alfredo Austin, (915) 541-4192, austinaj@elpasotexas.gov
Location: West of Joe Battle and South of Montana
Acreage: 3.0808 acres
Rep District: 5
Existing Use: Vacant
Existing Zoning: R-3
Proposed Zoning: C-3
Nearest Park: Tierra Del Este #18 Park (.36 miles)
Nearest School: Jane A. Hambric Elementary (0.80 miles)
Park Fees Required: \$3080.00
Impact Fee Area: This property is not located in an Impact Fee Service Area and not subject to impact fees.
Property Owner: Trevino Lock and Key Shop and John G. Switzer, and Linda Y. Mohr and Robert J. Melton, and Carol Witz Robertson aka Carol Robertson, Individually and Carol Witz and Hubert H. Bowie, Co-Trustees of the William Sledge Robertson Testamentary Trust B, and Michael A. Wells and David G. Wells, Individually
Applicant: Trevino Lock and Key Shop and John G. Switzer, and Linda Y. Mohr and Robert J. Melton, and Carol Witz Robertson aka Carol Robertson, Individually and Carol Witz and Hubert H. Bowie, Co-Trustees of the William Sledge Robertson Testamentary Trust B, and Michael A. Wells and David G. Wells, Individually
Representative: CONDE INC.

SURROUNDING ZONING AND LAND USE

North: Outside City Limits/ Vacant
South: R-3/Vacant
East: C-4/Commercial Development
West: R-3/Vacant

PLAN EL PASO DESIGNATION: G3, Post-War

APPLICATION DESCRIPTION

The applicant proposes to replat 3.0808 acres of vacant land into 1 commercial lot. Access to the subdivision is proposed from Montana Avenue and Joe Battle Blvd. This development is being reviewed under the current subdivision ordinance.

NEIGHBORHOOD INPUT

Notice of a Public Hearing was mailed to all property owners within 200 feet of the subject property on November 6, 2013. The Planning Division did not receive any phone calls or comments from residents.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends **approval** of First Light Federal Credit Union on a Resubdivision Final basis, subject to the following comments:

Planning Division Recommendation:

Approval

City Development Department - Land Development

We have reviewed subject plats and recommend **Approval**.

The Developer/Engineer needs to address the following comments.

1. Add note: "Retention of all developed stormwater runoff within subdivision is required, and private drainage easements are required if the subdivision's lot is further subdivided."

Parks and Recreation Department

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

Please note that this subdivision is being rezoned to "C-3" meeting the requirements for Multi-family dwellings use restricted to a maximum of 29 dwelling units per acre, however, 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.

EPDOT

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

El Paso Water Utilities

We have reviewed the above referenced subdivision and provide the following comments:

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.

Sun Metro

Sun Metro recommends the placement of sidewalks and ADA compliant improvements throughout the development to City standards to provide pedestrian accessibility to mass transit services.

911

No comments received.

Central Appraisal District

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:

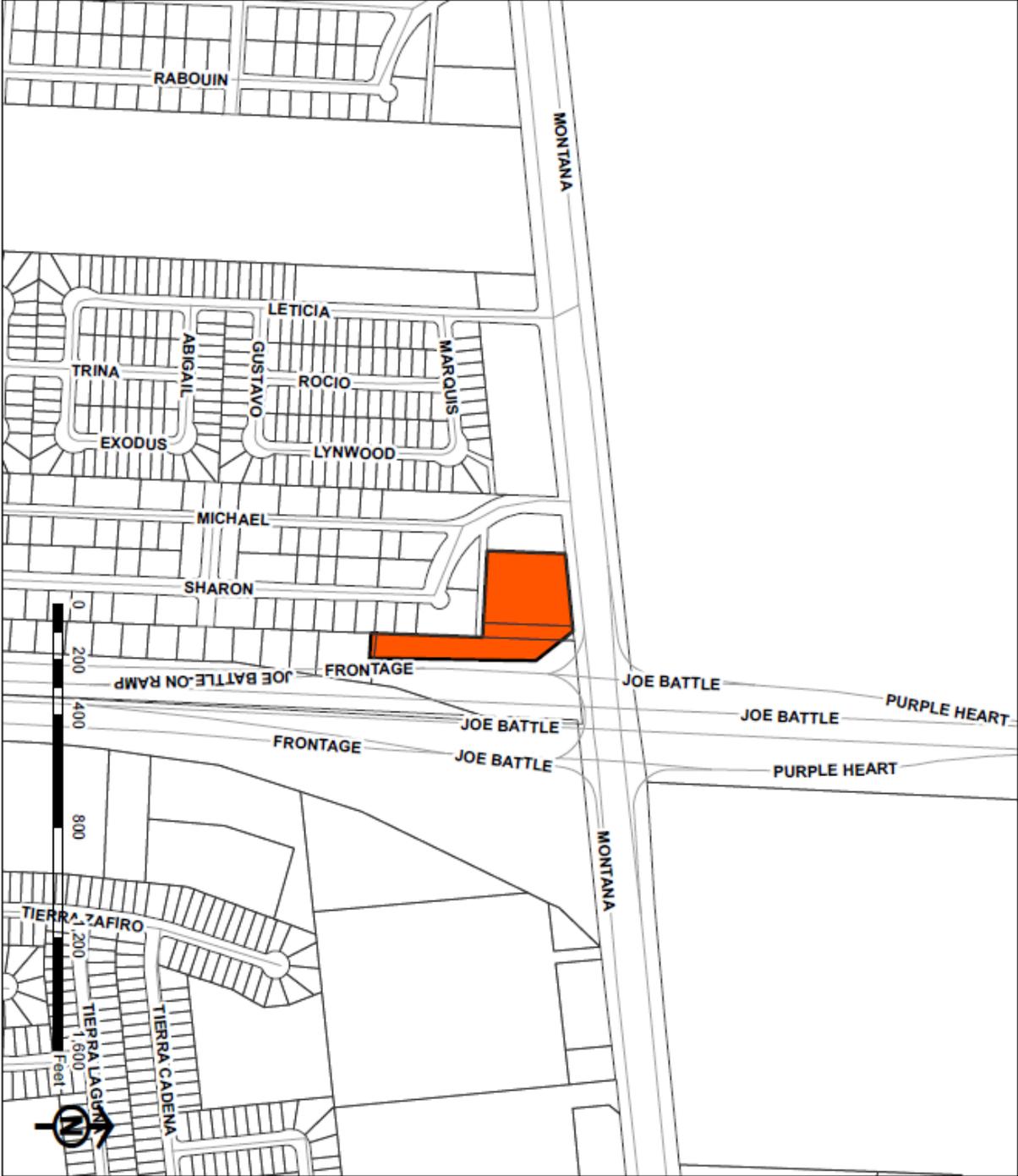
1. Submit to the City Development Department – Planning Division the following prior to recording of the subdivision.
 - a. Current certified tax certificate(s)
 - b. Current proof of ownership
 - c. Release of access document, if applicable
 - d. Set of restrictive covenants, if applicable
2. Every 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. Final plat
5. Application

ATTACHMENT 1

FIRST LIGHT FEDERAL CREDIT UNION



ATTACHMENT 2

FIRST LIGHT FEDERAL CREDIT UNION



ATTACHMENT 5



CITY PLAN COMMISSION APPLICATION FOR RESUBDIVISION FINAL APPROVAL

DATE: October 17, 2013

File No. SUSU13-00096

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 915-592-0285
(Name & Address) (Zip) (Phone)

CASHIER'S VALIDATION
FEE: \$987.82

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

REPRESENTATIVE: *[Signature]*
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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 (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: \$987.82

OWNER SIGNATURE: Linda Y Mohr
 Linda Y. Mohr
 Address: 9788 Bluewater Drive
 Phone: 923 973 6489

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

REPRESENTATIVE: [Signature]
 Conrad Conde

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	(Name & Address)	(Zip)	(Phone)

CASHIER'S VALIDATION
FEE: \$987.82

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

OWNER SIGNATURE Robert Melton
 Robert J. Melton
 Address: 533 2nd St. Boone Iowa 50086
 Phone: 515 230 9912

REPRESENTATIVE: _____
 Conrad Conde

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		(Name & Address)	(Zip)	(Phone)
14.	Engineer	CONDE INC. 6080 Surety Drive, Ste 100, El Paso, TX 79905	79905	915-592-0283
		(Name & Address)	(Zip)	(Phone)

CASHIER'S VALIDATION
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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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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 Conig
 Robert Conig, Co-Trustee of the William Sledge
 Robertson Testamentary Trust B
 5309 Applechick 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
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 (Name & Address) (Zip) (Phone)

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 of the William Sledge Robertson Testamentary Trust B

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 Phone: _____

OWNER SIGNATURE

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

Address: _____
 Phone: _____

OWNER SIGNATURE

Michael A. Wells
 Michael A. Wells, Individually
3 ROYAL WAY CLOUDCROFT,
575-682-5459 N.M. 88317

Address: _____
 Phone: _____

OWNER SIGNATURE

David G. Wells, Individually

Address: _____
 Phone: _____

REPRESENTATIVE: _____

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Address: _____
 Phone: _____

OWNER SIGNATURE

Michael A. Wells, Individually

Address: _____
 Phone: _____

OWNER SIGNATURE

David G. Wells, Individually

Address: _____
 Phone: _____

1777 SUSAN EGG PL. EPTX 36
 915 855-0400

REPRESENTATIVE:

Conrad Conde

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