

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

DEPARTMENT: Development Services Department, Planning Division

AGENDA DATE: July 8, 2008, Resolution, Consent

CONTACT PERSON/PHONE: Ismael B. Segovia, 541-4633

DISTRICT(S) AFFECTED: 6

SUBJECT:

A Resolution approving a detailed site development plan, for a portion of Lot 26, Block 1, Montwood Heights Unit Four, El Paso, El Paso County, Texas, pursuant to a condition imposed by Ordinance No. 011446. The penalty is as provided for in Chapter 20.24 of the El Paso City Code. Subject Property: 12370 Montwood. Applicants: West Texas Credit Union, ZON08-00030 (District 6)

BACKGROUND / DISCUSSION:

See attached report.

PRIOR COUNCIL ACTION:

N/A

AMOUNT AND SOURCE OF FUNDING:

N/A

BOARD / COMMISSION ACTION:

Development Coordinating Committee (DCC) – Unanimous Approval Recommendation
City Plan Commission (CPC) – Approval Recommendation (5-0)

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

LEGAL: (if required) N/A

FINANCE: (if required) N/A

DEPARTMENT HEAD: _____

Victor Q. Torres
Victor Q. Torres
Director, Development Services

APPROVED FOR AGENDA:

CITY MANAGER: _____

DATE: _____

DEVELOPMENT SERVICES DEPT.
JUN 30 PM 12:07

RESOLUTION

A RESOLUTION APPROVING A DETAILED SITE DEVELOPMENT PLAN, FOR A PORTION OF LOT 26, BLOCK 1, MONTWOOD HEIGHTS UNIT FOUR, EL PASO, EL PASO COUNTY, TEXAS, PURSUANT TO A CONDITION IMPOSED BY ORDINANCE NO. 011446. THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.24 OF THE EL PASO CITY CODE.

WHEREAS, West Teas Credit Union, (the "Applicant") has applied for approval of a detailed site development plan pursuant to a zoning condition, which requires City Plan Commission and City Council approval, to permit the construction and development of a credit union building; and

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

WHEREAS, the City Plan Commission has approved and herein recommends Council approval of the subject detailed site development plan; and

WHEREAS, the City Council finds that the detailed site development plan meets all applicable requirements of the El Paso City Code;

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

1. Pursuant to requirements imposed by a zoning condition, the City Council hereby approves the detailed site development plan submitted by the Applicant, to permit the construction and development of a credit union building on the following described property which is located in a C-1/c District:

A portion of Lot 26, Block 1, Montwood Heights Unit Four, City of El Paso, El Paso County, Texas, as more particularly described by metes and bounds on the attached Exhibit "A," and incorporated herein by reference.

A copy of the approved detailed site development plan, signed by the Applicant, the City Manager and the Secretary of the City Plan Commission, is attached hereto, as Exhibit "B" and incorporated herein by reference.

2. All construction and development on the property shall be done in accordance with the approved detailed site development plan and the development standards applicable in the C-1/sc District regulations.

3. The Applicant shall sign an agreement to develop the property and to perform all construction thereon in accordance with the approved detailed site development plan and the standards applicable in the C-1/c District. Such agreement shall be signed and filed with the Zoning Administrator and the Executive Secretary of the City Plan Commission before building permits are issued.

4. This approval shall be void if construction on the property is not started in accordance with the approved detailed site development plan within four (4) years from the date hereof.

ADOPTED this _____ day of _____, 2008.

THE CITY OF EL PASO

John F. Cook, Mayor

ATTEST:

Richarda Duffy Momsen, City Clerk

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:

Lupe Cuellar
Assistant City Attorney

[Signature]

for Victor Q. Torres, Director
Development Services

(Agreement on following page)

Detailed Site Development Plan No. ZON08-00030

CITY CLERK DEPT.
08 JUN 30 PM 12:08



JOHN COOK
MAYOR

JOYCE WILSON
CITY MANAGER

VICTOR Q. TORRES
DIRECTOR, DEVELOPMENT SERVICES

MATTHEW McELROY
DEPUTY DIRECTOR, PLANNING

CITY COUNCIL

ANN MORGAN LILLY, DISTRICT 1
SUSANNAH M. BYRD, DISTRICT 2
EMMA ACOSTA, DISTRICT 3
MELINA CASTRO, DISTRICT 4
RACHEL QUINTANA, DISTRICT 5
EDDIE HOLGUIN, JR., DISTRICT 6
STEVE ORTEGA, DISTRICT 7
BETO O'ROURKE, DISTRICT 8

DEVELOPMENT SERVICES
PLANNING DIVISION
MEMORANDUM

DATE: June 26, 2008

TO: The Honorable Mayor and City Council
Joyce A. Wilson, City Manager

FROM: Ismael B. Segovia, Senior Planner

SUBJECT: ZON08-00030

The City Plan Commission (CPC), on June 5, 2008, voted 5-0 to recommend APPROVAL of detailed site development plan.

The CPC found that the detailed site development plan is in conformance with all applicable requirements of the El Paso City Code, The Plan for El Paso; and the proposed use is in conformance with the Year 2025 Projected General Land Use Map. The CPC also determined that this detailed site development plan protects the best interest, health, safety and welfare of the public in general; that the proposed use is compatible with adjacent land uses; and the effects of the detailed site development plan will have no effects on the natural environment, social economic conditions, and property values in the vicinity and the city as a whole.

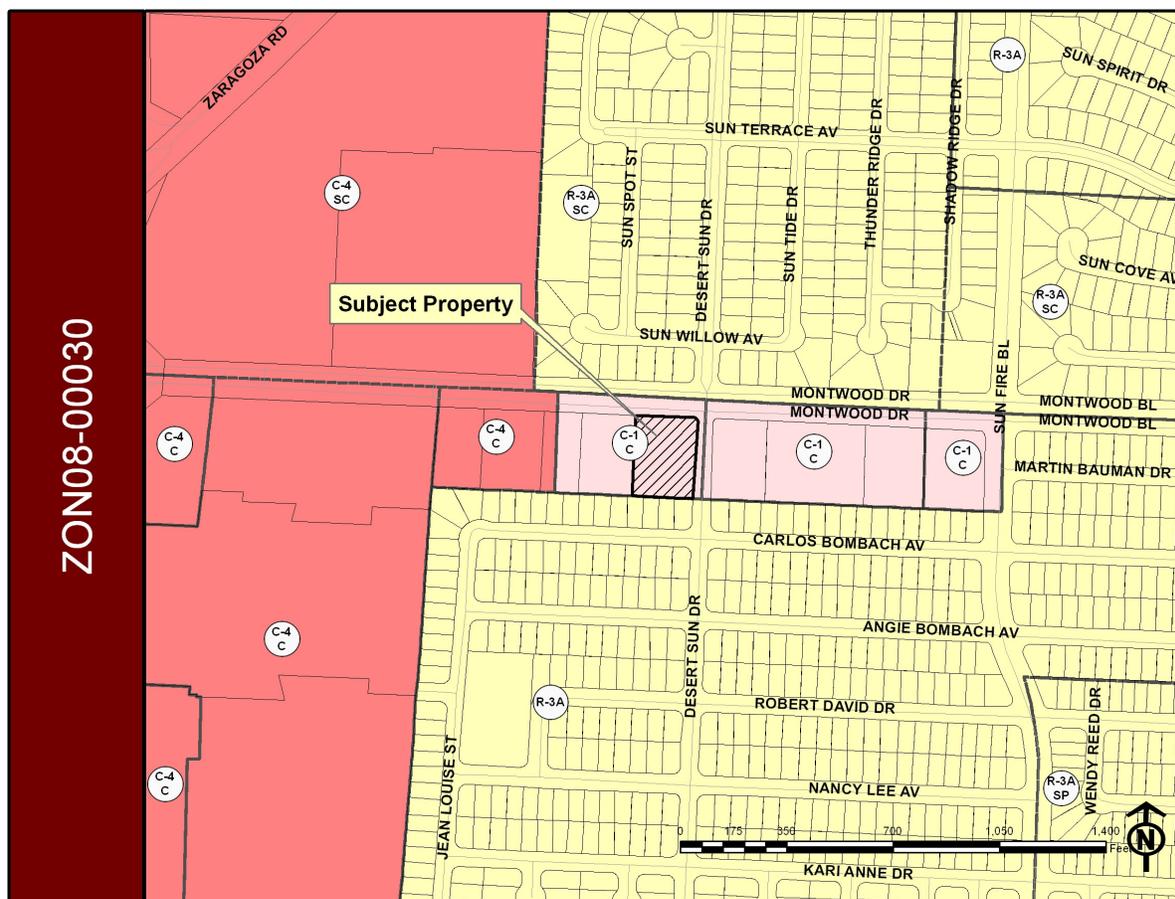
There was no opposition to the detailed site development plan.

Attachment: Staff Report



ZON08-00030

Application Type: Detailed Site Development Plan
Property Owner(s): West Texas Credit Union
Applicant(s): Rufino Carbajal, Jr., CEO
Representative(s): Jeffrey White / Jim Temple
Legal Description: A portion of Lot 26, Block 1, Montwood Heights Unit Four, City of El Paso, El Paso County, Texas
Location: 12370 Montwood Drive
Representative District: 6
Area: 1.237 Acres
Present Zoning: C-1/c (Commercial/condition)
Present Use: vacant
Proposed Use: Credit Union
Surrounding Land Uses: **North** – R-3A/sc, Single Family; **South** – R-3A, Single Family; **East** – C-1/c, Vacant; **West**- C-4/c, Business Offices
Year 2025 Designation: **Commercial** (East Planning Area)



General Information:

The Detailed Site Development Plan review is a requirement of a condition placed by Ordinance No. 011446 dated June 22, 1993. The applicant is proposing a 5,226 square foot credit union building. The subject property is currently zoned C-1/c (Commercial/condition). The required setbacks for the C-1/c (Commercial/condition) zoning district are: front 20', rear 10', and side 10' abutting residential or side streets. The detailed site development plan shows the following setbacks; front 86'8", rear 105'3", and sides 27'3" and 102'8". The site is currently vacant and is 1.2370 acres in size. Access is proposed via Montwood Drive and Desert Sun Drive. Twenty-nine parking spaces are provided. The highest elevation point on the proposed structure is 19' 6 5/8". There are zoning conditions currently imposed on this property. The conditions are as follow:

1. Prior to issuance of any building permits the applicants must submit for review and approval by the City Plan Commission and the Mayor and City Council, a detailed site development plan of the property.
2. Limiting the height of any structure to not more than 2 ½ stories or 35' whichever is greater.
3. Provide a 10' wide strip of landscaping along Montwood Dr.

All conditions are met with the proposed detailed site development plan.

Staff Recommendation:

The Development Coordinating Committee (DCC) recommends **APPROVAL** of this detailed site development plan review.

The recommendation is based on the following:

The Plan for El Paso City-Wide Land Use Goals recommends that El Paso “provide designated locations for commercial development that do not adversely affect the health, safety and welfare of the community and where essential infrastructure is available to serve the development.”

The Year 2025 Projected General Land Use Map for the **East** Planning Area designates this property for **Commercial** land uses.

C-1/c (Commercial) zoning permits a credit union.

Findings:

The Commission must determine the following:

1. Does the detailed site development plan satisfy the city's minimum requirements necessary to protect the public health, safety, and general welfare of the community?
2. Does the proposed development comply with all ordained development

standards of the C-1/c (Commercial) zoning district?

Development Services Department - Building Permits and Inspections Division:

Banking facility permitted on C-1 (Commercial) District. Meets district's yard standards. Banking facility off-street parking requirements are one per two hundred sq. ft. of gross floor area plus five per queue spaces per teller window. Meets minimum off-street parking and loading standards. Need to show bicycle stalls. Shall require a six foot high masonry screening wall along property lines abutting the residential district.

Development Services Department - Planning Division:

Current Planning:

1. The Year 2025 Projected General Land Use Map for the **East** Planning Area designates this property for **Commercial** land uses.
2. **C-1/c** zoning permits a credit union and **is compatible** with adjacent development.
3. Planning recommends **approval** of the detailed site development plan.

Land Development:

1. Driveway island is shown encroaching onto roadway
2. ADA accessible Sidewalks, Wheel-chair ramp(s), and Driveway(s) will be required.*
Accessible ramps do not comply with Subdivision Improvement Design Standards
3. Grading plan and permit shall be required.*
4. Storm Water Pollution Prevention Plan and/or permit may required.*
5. Drainage plans must be approved by the Development Services Department, Engineering Section.*
6. Coordination with TXDOT.
7. No water runoff allowed outside the proposed development boundaries will be required.
(On-site ponding)
8. Additional Comments: Site location is **not** located within a Special Flood Hazard Area, Flood Zone **X** (unshaded), Panel **480214 0250 B**, Effective Date: September 4, 1991.

*** This requirement will be applied at the time of development.**

Engineering Department - Traffic Division:

ADA ramps have been approved.

Driveways including 16' on Desert Sun Drive has been approved by Traffic Division

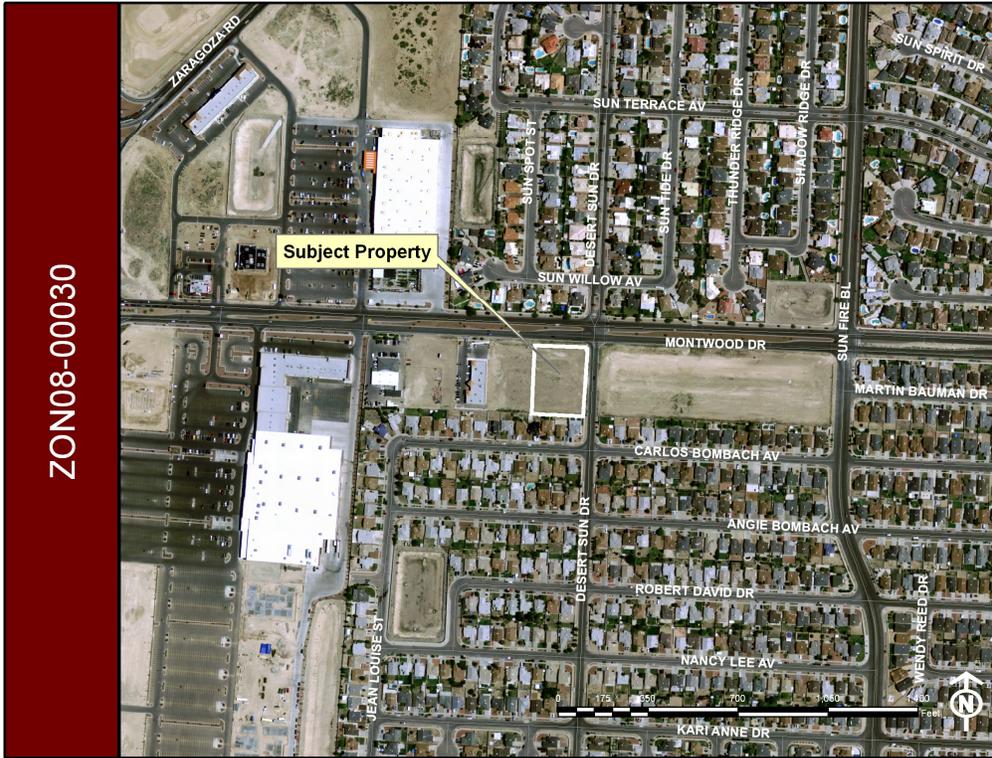
Fire Department:

No opposition.

El Paso Water Utilities:

EPWU does not object to this request.

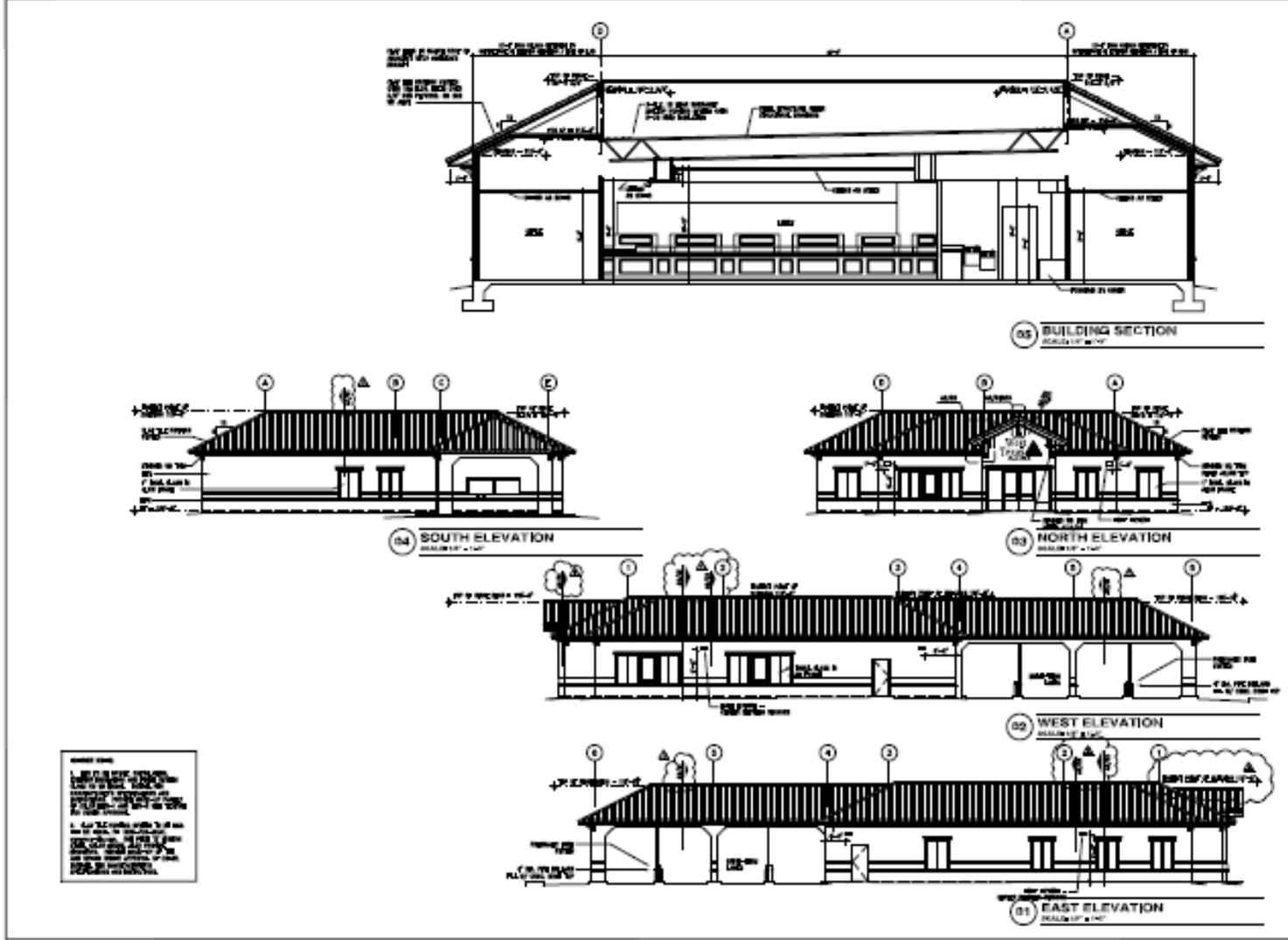
ZON08-00030



List of Attachments

- Attachment 1: Detailed Site Development Plan
- Attachment 2: Elevations
- Attachment 3: Application

Attachment 2: Elevation



NOTES:

1. SEE PLAN FOR LOCATION OF THIS ELEVATION.
2. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE IN FEET AND INCHES.
3. ALL MATERIALS AND FINISHES TO BE AS SHOWN ON THE SPECIFICATIONS.
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6. ALL MATERIALS AND FINISHES TO BE AS SHOWN ON THE SPECIFICATIONS.

FINANCIAL DESIGN & CONSTRUCTORS, INC.
 1001 W. UNIVERSITY BLVD., SUITE 100
 AUSTIN, TEXAS 78705
 TEL: 512/476-1111

NEW BRANCH FACILITY FOR WEST TEXAS CREDIT UNION
 AUSTIN, TEXAS

ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 ALL MATERIALS AND FINISHES TO BE AS SHOWN ON THE SPECIFICATIONS.

DATE: 12/15/07
 DRAWN BY: [Name]
 CHECKED BY: [Name]

EXTERIOR BUILDING ELEVATIONS

NO. 1313

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Attachment 3: Application



**DETAILED SITE DEVELOPMENT PLAN APPLICATION
DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION**

City of El Paso, Texas
2 Civic Center Plaza
El Paso, TX 79901-1196
915-541-4024

1. CONTACT INFORMATION

PROPERTY OWNER(S): WEST TEXAS CREDIT UNION
 ADDRESS: 6834 COMMERCE ZIP CODE: 79915 PHONE: 712-5247
 APPLICANT(S): RUFINO CARBAJAL, JR / CEO
 ADDRESS: SAME AS ABOVE ZIP CODE: 817-455-4600 PHONE: _____
 REPRESENTATIVE(S): JEFFREY WHITE / JIM TEMPLE DALLAS, TX 75231
 ADDRESS: 8330 MEADOW RD SUITE 200 ZIP CODE: 75231 PHONE: 214-363-8515
 E-MAIL ADDRESS: jrwhite@fdcinc.biz FAX: 214-363-8513

2. PARCEL ONE INFORMATION

PROPERTY IDENTIFICATION NUMBER: ~~INST. NO 20060115016~~ M771-999-0010-2685
 LEGAL DESCRIPTION: A PORTION OF LOT 26, BLOCK 1, MONTWOOD HEIGHTS UNIT A
 STREET ADDRESS OR LOCATION: 12310 MONTWOOD DRIVE REP DISTRICT: 66
 ACREAGE: 1.237 ACRES PRESENT ZONING: C-11C PRESENT LAND USE: HOME
 REASON FOR REQUEST: DEED CONDITION TO COMPLY W/ ORDINANCE 011446
~~SPECIAL CONCERN CONDITION~~

3. PARCEL TWO INFORMATION

PROPERTY IDENTIFICATION NUMBER: _____
 LEGAL DESCRIPTION: _____
 STREET ADDRESS OR LOCATION: _____ REP DISTRICT: _____
 ACREAGE: _____ PRESENT ZONING: _____ PRESENT LAND USE: _____
 REASON FOR REQUEST: _____

4. PARCEL THREE INFORMATION

PROPERTY IDENTIFICATION NUMBER: _____
 LEGAL DESCRIPTION: _____
 STREET ADDRESS OR LOCATION: _____ REP DISTRICT: _____
 ACREAGE: _____ PRESENT ZONING: _____ PRESENT LAND USE: _____
 REASON FOR REQUEST: _____

5. ADDITIONAL INFORMATION

OWNER(S) OF RECORD FOR THE ABOVE DESCRIBED PARCEL(S):
 Printed Name: WEST TEXAS CREDIT UNION Signature: Rufino Carbajal Jr *
 Printed Name: _____ Signature: _____
 Printed Name: _____ Signature: _____

Note: Signatures are required for all owners of record for the property proposed for detailed site plan review. Attach additional signatures on a separate sheet of paper.

****OFFICE USE ONLY****

ZON 08-00030 RECEIVED DATE: 4/19/08 APPLICATION FEE: \$ 340.00
 DCO REVIEW DATE: 05/07/08 (8:30 am, Conference Room, 2nd Floor, City Hall Building)
 CPC REVIEW DATE: 05/08/08 (1:30 pm, City Council Chambers, 2nd Floor, City Hall Building)
 ACCEPTED BY: _____

