



## *City of El Paso – City Plan Commission Staff Report*

**Case No:** SURW13-00015 Midway Drive Vacation  
**Application Type:** Street ROW Vacation  
**CPC Hearing Date:** January 9, 2014  
**Staff Planner:** Alejandro Palma, (915) 541-4482, [palmaaj@elpasotexas.gov](mailto:palmaaj@elpasotexas.gov)  
**Location:** West of Alameda at Midway  
**Acreage:** 0.3833 acres  
**Rep District:** 3  
**Existing Use:** Street right-of-way  
**Existing Zoning:** R-F  
**Proposed Zoning:** R-F  
  
**Property Owner:** City of El Paso  
**Applicant:** Ysleta Independent School District  
**Representative:** Sitework Engineering

### **SURROUNDING ZONING AND LAND USE**

**North:** R-F / YISD Riverside High School  
**South:** R-5 / Residential Development  
**East:** R-F/ C-4 / YISD Ysleta Head Start  
**West:** R-F / YISD Riverside Middle School

**PLAN EL PASO DESIGNATION:** G3, Post-War

### **APPLICATION DESCRIPTION**

The applicant is proposing to vacate an 8' wide strip of Midway Drive adjacent to Riverside High School to correct an encroachment.

### **DEVELOPMENT COORDINATING COMMITTEE**

The Development Coordinating Committee recommends **approval** of Midway Drive Vacation subject to the following comments and conditions:

#### **Planning Division Recommendation:**

Staff recommends **approval**.

#### **City Development Department - Land Development**

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

The Developer/Engineer need to address the following comments:

1. No objections.

### **Parks and Recreation Department**

We have reviewed Midway Drive, a street right-of-way vacation survey map and offer “No” objections to this proposed street right-of-way vacation request.

### **El Paso Water Utilities**

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

EPWU does not object to this request.

### **EPWU-PSB Comments**

#### **Water:**

Along Midway Drive between Mimosa Drive and Student Place there is an existing eight (8) inch diameter water main located at approximately 25 feet south of the northernmost right-of-way line of Midway Drive. The existing water main will be located at approximately 17 feet south of the new northern right-of-way line of Midway Drive. The water services are located south of the existing rock wall and the iron fence (Riverside High School property) within the sidewalk area inside Midway Drive public right-of-way.

Previous water pressure readings from fire hydrant number 2899 located along Midway Drive at approximately 650 feet west of Knights Drive have yielded a static pressure of 94 pounds per square inch, a residual pressure of 86 pounds per square inch and a discharge of 1,424 gallons per minute. 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 Owner shall be responsible for the operation and maintenance of the above-described water pressure regulating device.

#### **Sanitary Sewer:**

Along Midway Drive between Mimosa Drive and Student Place there is an existing eight (8) inch diameter sanitary sewer main. From Mimosa Drive to approximately 345 feet east of Knights Drive, the sanitary sewer main is located at approximately forty (40) feet south of the northernmost right-of-way line of Midway Drive. The existing sanitary sewer main will be located at approximately 32 feet south of the new northern right-of-way line of Midway Drive. At the point located 345 feet east of Knights Drive the alignment of the sanitary sewer main continues towards the east, and it is located at approximately 10 feet north of the southernmost right-of-way line of Midway Drive.

#### **General:**

Application for 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, 3<sup>rd</sup> 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.

**El Paso Electric Company:**

No comments received.

**Sun Metro:**

Sun Metro does not oppose to this ROW vacation request.

**911:**

No comments received.

**Texas Gas Company:**

No comments received.

**EP DOT**

No comment received.

**Attachments**

1. Location map
2. Aerial map
3. Survey
4. Application

ATTACHMENT 1

# Midway Drive Vacation



ATTACHMENT 2

# Midway Drive Vacation





**ATTACHMENT 4**



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

Date: 12/04/13 File No. SURW13-00015



1. APPLICANTS NAME YSUETA INDEPENDENT SCHOOL DISTRICT  
ADDRESS 9600 SIMS DR. ZIP CODE 79925 TELEPHONE 434.0000

2. Request is hereby made to vacate the following: (check one)  
Street  Alley  Easement  Other   
Street Name(s) A PORTION OF MIDWAY DRIVE Subdivision Name US GOVERNMENT PARCEL #6  
Abutting Blocks \_\_\_\_\_ Abutting Lots TRACT 1

3. Reason for vacation request: CORRECT AN ENCROACHMENT

4. Surface Improvements located in subject property to be vacated:  
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 vacated right-of-way:  
Yards  Parking  Expand Building Area  Replat with abutting Land  Other

7. Related Applications which are pending (give name or file number):  
Zoning  Board of Adjustment  Subdivision  Building Permits  Other

8. Signatures: All owners of properties which abut the property to be vacated must appear below with an adequate legal description of the properties they own (use additional paper if necessary).

Signature	Legal Description	Telephone
_____	<u>TRACT 1, US GOVERNMENT PARCEL #6</u>	<u>434.0000</u>
_____	_____	_____
_____	_____	_____

The undersigned Owner/Applicant/Agent understands that the processing of this Application will be handled in accordance with the procedure for Requesting Vacations 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 Vacation. I/We further understand that the fee, if the Vacation 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 vacation 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.

Refer to Schedule C for current fee.

OWNER SIGNATURE: \_\_\_\_\_  
REPRESENTATIVE: \_\_\_\_\_

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) 541-4024