



City of El Paso – City Plan Commission Staff Report

Case No: SURW13-00002 Elm Street Vacation
Application Type: Right-of-Way Vacation
CPC Hearing Date: March 21, 2013

Staff Planner: Nelson Ortiz, 915-541-4931, OrtizNX@elpasotexas.gov
Location: 2800 Nashville Street
Acreage: 0.0222 Acre
Rep District: 2

Existing Use: Unimproved right-of-way
Existing Zoning: R-5 (Residential)

Property Owner: City of El Paso
Applicant: Maria Hernandez
Representative: City of El Paso

SURROUNDING ZONING AND LAND USE

North: R-5 (Residential)/ Single-family Development
South: R-4 (Residential)/ Single-family Development
East: R-5 (Apartment)/ Single-family Development
West: R-5 (Residential)/ Single-family Development

THE PLAN FOR EL PASO DESIGNATION: G-2 Traditional Neighborhood (Walkable)

APPLICATION DESCRIPTION

This is a city-initiated application to vacate a 14' wide portion of an unimproved portion of Elm Street right-of-way. All properties (4) abutting the unimproved right-of-way have improvements that encroach into the right-of-way. The properties are between Nashville and Memphis and abut the easterly Elm Street right-of-way line. Staff will be applying the Resolution adopted by City Council which allows the City to convey property for 10% of the appraised market value as this request meets the criteria.

NEIGHBORHOOD INPUT

Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on March 5, 2013. The Planning Division has not received any letters or phone calls in support or opposition of the vacation. Staff has received three phone calls inquiring about the details of the project.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends **approval** of Elm Street Vacations subject to the following conditions and requirements:

Planning Division Recommendation:
Approval.

City Development-Land Development:

We have reviewed subject plan recommend Approval; No objections.

Planning - Transportation:

No objections.

El Paso Water Utilities - PSB:

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

EPWU-PSB Comments

Water

Along Elm Street between Nashville Avenue and Memphis Avenue there is an existing six (6) inch diameter water main located at approximately 20 feet west of the easternmost right-of-way line of Elm Street.

Sanitary Sewer

Along the 20-foot wide Alley located between Nashville Avenue and Memphis Avenue there is an existing eight (8) inch diameter sanitary sewer main located along the center of the Alley. This main dead-ends at approximately 10 feet east of the easternmost right-of-way line of Elm Street.

General

EPWU-PSB does not object to this request

Parks and Recreation:

We have reviewed **2800 Nashville Street**, a Street vacation survey map and offer “No” objections to this proposed street vacation request.

El Paso Fire Department:

No comments received.

El Paso Electric Company:

El Paso Electric has no objection to the vacation of the street r-o-w of Elm Street as described on the 4 surveys by Brock & Bustillos, Inc. EPE has no facilities in the area to be vacated. Our facilities are in the alley.

Sun Metro:

No comments received.

911:

No comments received.

Texas Gas Company:

No comments received.

El Paso Independent School District:

No comments received.

Attachments

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

ATTACHMENT 1

2800 NASHVILLE STREET VACATION

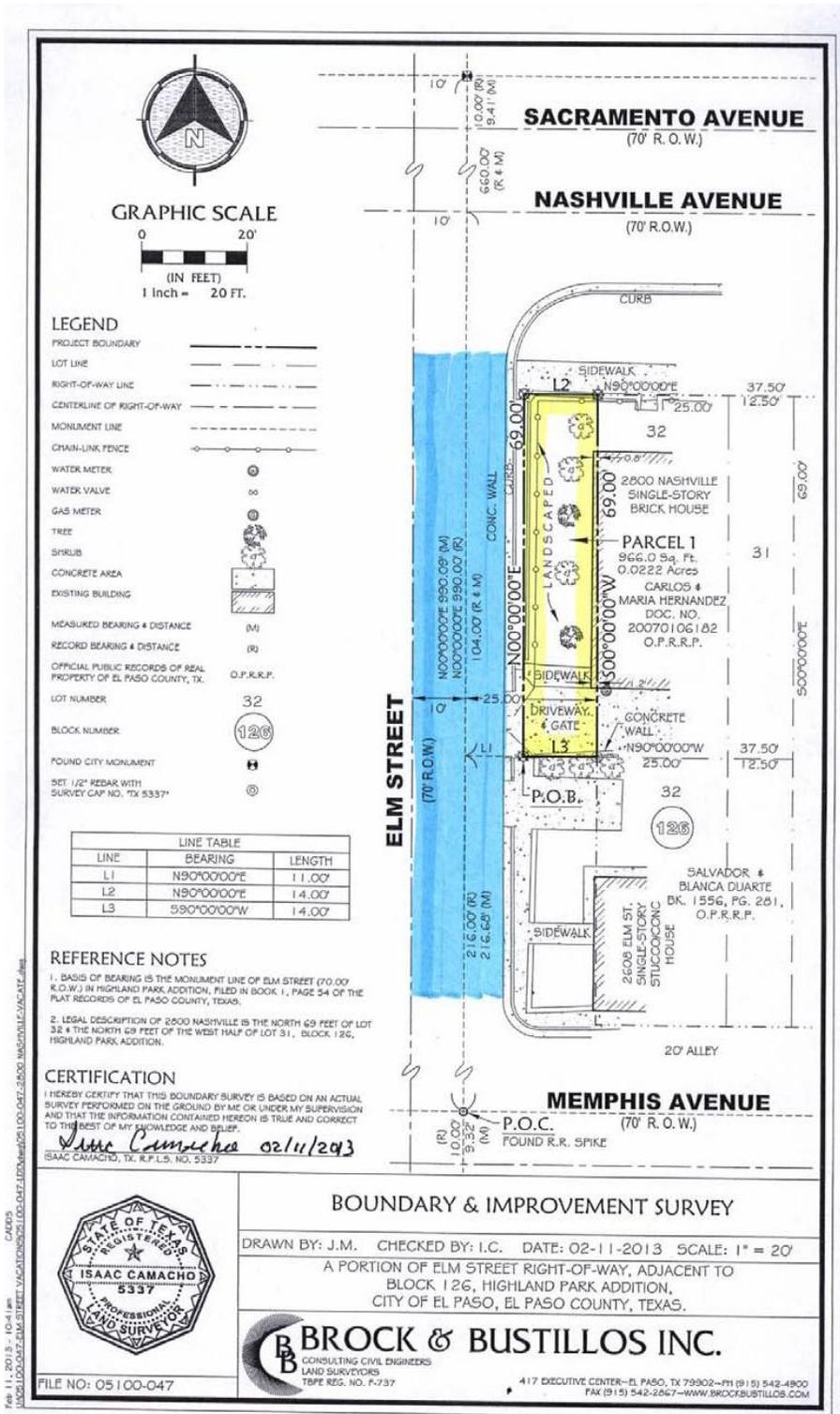


ATTACHMENT 2

2800 NASHVILLE STREET VACATION



ATTACHMENT 3



ATTACHMENT 4



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

Date: Jan 7, 2013 File No. SURW13-00002

1. APPLICANTS NAME Maria Hernandez

ADDRESS 2800 Nashville ZIP CODE 79930 TELEPHONE 915-566-1343

2. Request is hereby made to vacate the following: (check one)

Street Alley Easement Other

Street Name(s) elm st Subdivision Name Third Amended Map of Highland Park Addition

Abutting Blocks _____ Abutting Lots _____

3. Reason for vacation request: FIX PROPERTY LINE ISSUE.

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
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

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.

CASHIER'S VALIDATION
FEE: \$966.00

OWNER SIGNATURE: Maria R. Hernandez
REPRESENTATIVE: _____

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