



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

### REVISED

**Case No:** SURW15-00003 Cebada Street Vacation  
**Application Type:** Right-of-Way Vacation  
**CPC Hearing Date:** March 26, 2015  
**Staff Planner:** Jeff Howell, (915) 212-1607, [howelljb@elpasotexas.gov](mailto:howelljb@elpasotexas.gov)  
**Location:** South of Gateway East and West of Luna  
**Acreage:** 0.225 acres  
**Rep District:** 8  
**Existing Use:** Street right-of-way, Alley  
**Existing Zoning:** C-4 (Commercial)  
**Proposed Zoning:** C-4 (Commercial)  
**Property Owner:** El Paso Water Utilities  
**Applicant:** El Paso Water Utilities  
**Representative:** Conde, Inc.

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

**North:** C-4 (Commercial)/ Right-of-Way  
**South:** M-1 (Light Manufacturing) / Single-family homes, Right-of-Way  
**East:** C-4 (Commercial)/ Vacant  
**West:** C-4 (Commercial)/ Vacant

**PLAN EL PASO DESIGNATION:** G2, Traditional Neighborhood (Walkable)

### **APPLICATION DESCRIPTION**

The applicant is proposing to vacate a 70' wide portion of Cebada Street (0.225 acres). The area to be vacated is requested for the construction of a stormwater pond within the abutting lots, which are all owned by the applicant.

### **NEIGHBORHOOD INPUT**

Notice of a Public Hearing was mailed to all property owners within 200 feet of the subject property and within the original subdivision on March 12, 2015. The Planning Division did not receive any comments in support or against this request.

### **DEVELOPMENT COORDINATING COMMITTEE**

The Development Coordinating Committee recommends **approval** of Cebada Street Vacation subject to the following conditions.

### **Planning Division Recommendation:**

Staff recommends **approval** pending resolution of easement requested by El Paso Electric.

**Planning and Inspections Department - Land Development**

No objections.

**Parks and Recreation Department**

No comments received.

**El Paso Water Utilities**

1. (EPWU) does not object to this request.

2. Existing water and sanitary sewer mains along the alley between Gateway East Boulevard & Durazno Street, and Cebada Street will be relocated and/or abandoned as required by the stormwater project.

**El Paso Fire Department**

No comments received.

**Sun Metro**

Sun metro is not opposed to this request.

**TxDOT**

No comments received.

**Central Appraisal District**

No comments received.

**El Paso Electric Company**

EPE no longer has an objection to the vacation of Cebada South.

**Texas Gas Company**

Texas Gas Service does not have any objections or comments.

**El Paso Independent School District**

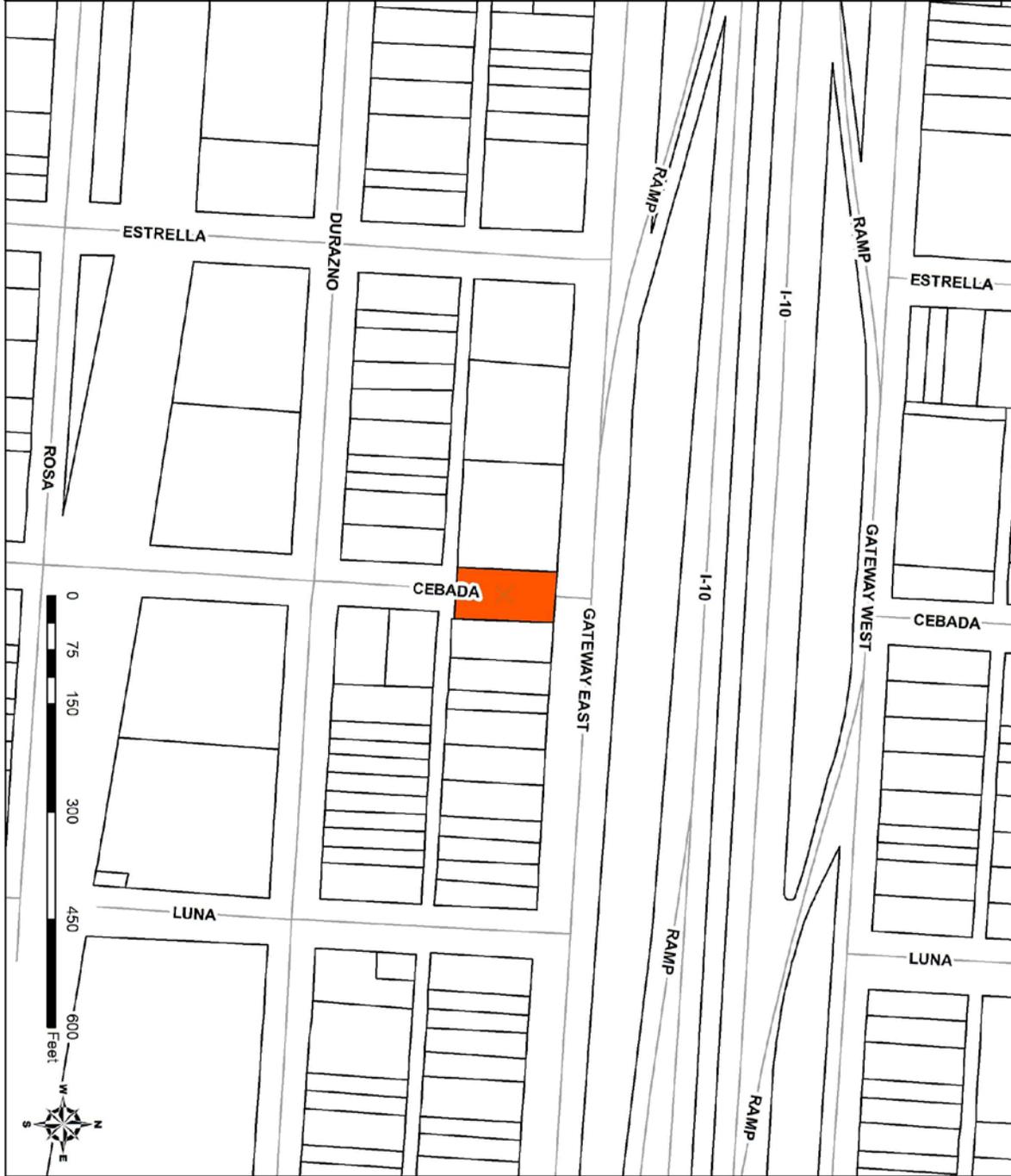
No comments received.

**Attachments**

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

ATTACHMENT 1

**CEBADA STREET ROW VACATION**

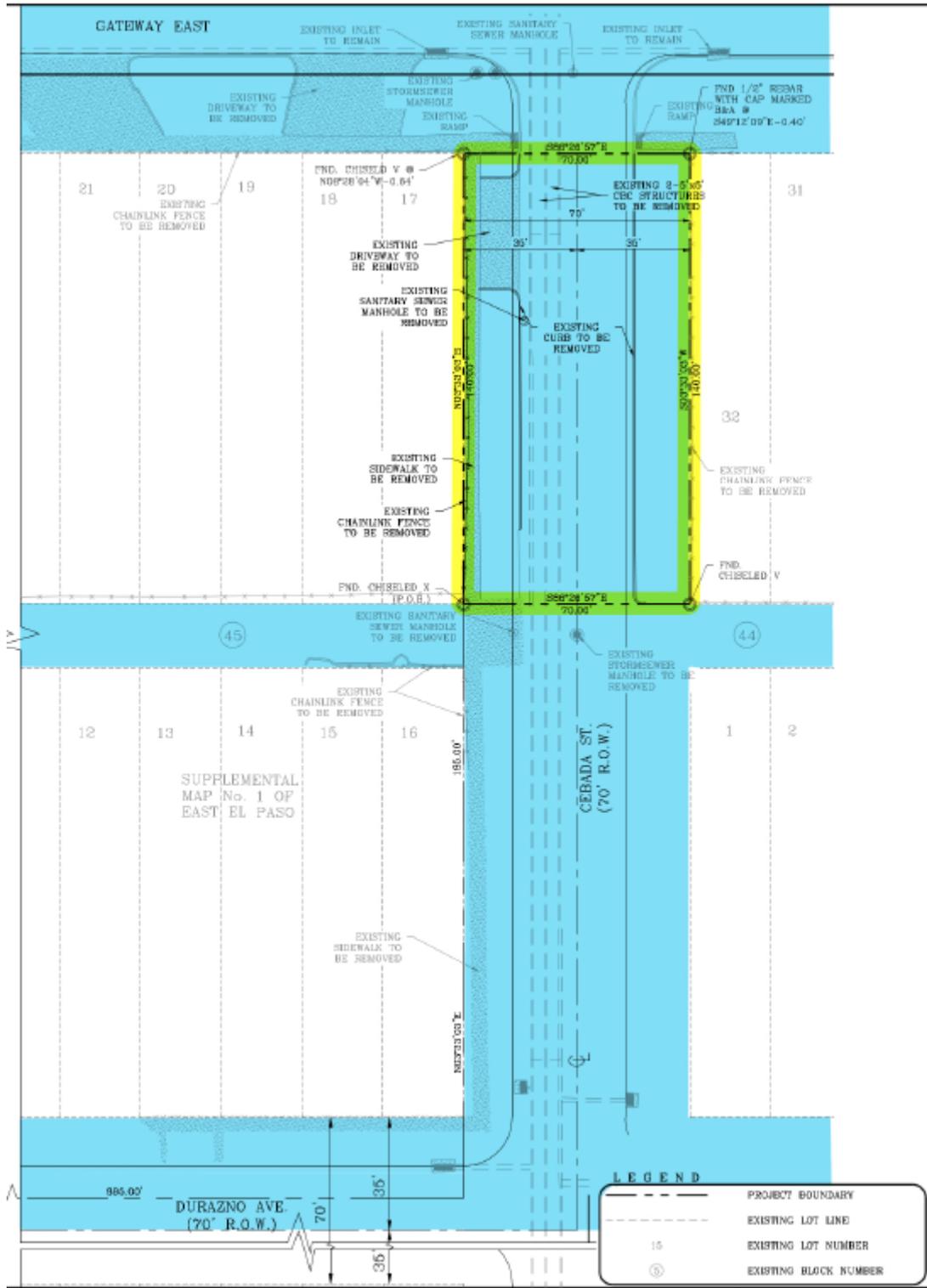


ATTACHMENT 2

CEBADA STREET ROW VACATION



# ATTACHMENT 3



**ATTACHMENT 4**



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

Date: January 15, 2014 File No. SURW15-00003

1. APPLICANTS NAME City of El Paso/El Paso Water Utilities/Public Service Board (Stormwater Utility)

ADDRESS 1154 Hawkins ZIP CODE 79912 TELEPHONE 915-594-5636

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

*Contact: Alma De Anda - 594-5513  
adeanda@epwu.org*

Street  Alley  Easement  Other

Street Name(s) Ptn of Cebada St. Subdivision Name Supplemental Map No. 1 of East El Paso, Texas

Abutting Blocks 44 and 45 Abutting Lots 1 and 32 (Blk 44); 16 and 17 (Blk 45)

3. Reason for vacation request: Intend to construct a stormwater pond within ptn of Blocks 44 and 45.

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
	Adjacent to Portions of Blocks 44 and 45 Supplemental Map No. 1 of East El Paso, Texas	594-5636
_____	_____	_____
_____	_____	_____

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.

*\*Effective September 1, 2014, a 3% technology fee has been added to all Planning application fees.*

OWNER SIGNATURE: 

REPRESENTATIVE: Gonzalo Cedillos/Grisel Arizpe



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) 212-0085

*J.R.*