City of El Paso – City Plan Commission Staff Report

Case No:	SURW12-00006 Tobin Alley Vacation
Application Type:	Right-of-Way Vacation
CPC Hearing Date:	April 19, 2012
Staff Planner:	Raul Garcia, 915-541-4935, *garciar1@elpasotexas.gov*
Location:	407 Tobin
Acreage:	0.005 acre (225 sq. ft.)
Rep District:	8
Existing Use:	Unimproved alley
Existing Zoning:	R-5 (Residential)
Property Owner:	City of El Paso
Applicant:	Daniel Lujan
Representative:	Daniel Lujan

SURROUNDING ZONING AND LAND USE

North: R-5 (Residential)/ Single-family development
South R-5 (Residential)/ Single-family development
East: A-2 (Apartments)/ School facility
West: R-5 (Residential)/ Single-family development

THE PLAN FOR EL PASO DESIGNATION: G2 Traditional Neighborhood (Walkable)

APPLICATION DESCRIPTION

This is a city-initiated vacation application to vacate a 4.5' wide portion of an unimproved alley abutting and running parallel to Tobin Place. The abutting properties all along the unimproved alley have improvements that encroach into the alley. Staff will be applying the recently adopted Resolution allowing the City to convey property for 10% of the appraised market value as this request meets the criteria stipulated in the adopted Resolution.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends **approval** of Tobin Alley Vacation subject to the following conditions and requirements:

Planning Division Recommendation:
Approval.

Engineering & Construction Management-Land Development:
No objections.

Planning - Transportation:
Note:

All existing/proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) located within public rights-of-way shall be constructed in compliance with the current ADA/TAS regulations and City Design Standards for construction.

El Paso Water Utilities:
1. EPWU does not object to this request

EPWU-PSB Comments
Water:
2. There is an existing 8-inch diameter water main extending along Tobin Place that is available for service, the water main is located approximately 7.5 feet west from the center line of the right-of-way.

3. There is an existing 6-inch diameter water main extending along Hardesty Place that is available for service, the water main is located approximately 9 feet east from the center line of the right-of-way.

4. EPWU records indicate seven active 3/4-inch water meters serving the subject properties. The service addresses for these meters are 224, 222, 220, 218, 214, 212 Hardesty Place and 407 Tobin Place. These meters are connected to the water main that extends along Hardesty Place.

5. Previous water pressure from fire hydrant #1909 located at the southwest corner of Tobin Place and Paisano Drive have yielded a static pressure of 98 (psi), a residual pressure of 86 (psi), and a discharge of 2,757 gallons per minute.

6. 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 Lot owner shall be responsible for the operation and maintenance of the above-described water pressure regulating device.

Sewer:
7. There is an existing 8-inch diameter sanitary sewer main along Tobin Place approximately 13-ft east from the center line of the right-of-way. The water main ends approximately 575-feet north from a manhole at the intersection of Orchard Street and Tobin Place.

8. There is an existing 8-inch diameter sanitary sewer main extending along Hardesty Place that is available for service, the sewer main is located approximately 15-feet west of the eastern right of way line.

General:
9. New service applications are available at 1154 Hawkins, 3rd floor and should be made 6 to 8 weeks in advance of construction to ensure water for construction work. 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.

Stormwater Division:
No comments received.

Parks and Recreation:
No comments received.

El Paso Fire Department:
No comments received.

El Paso Electric Company:
No comments received.

Sun Metro:
No comments received.

911
No comments received.

Texas Gas Company:
No comments received.

El Paso Independent School District:
No comments received.

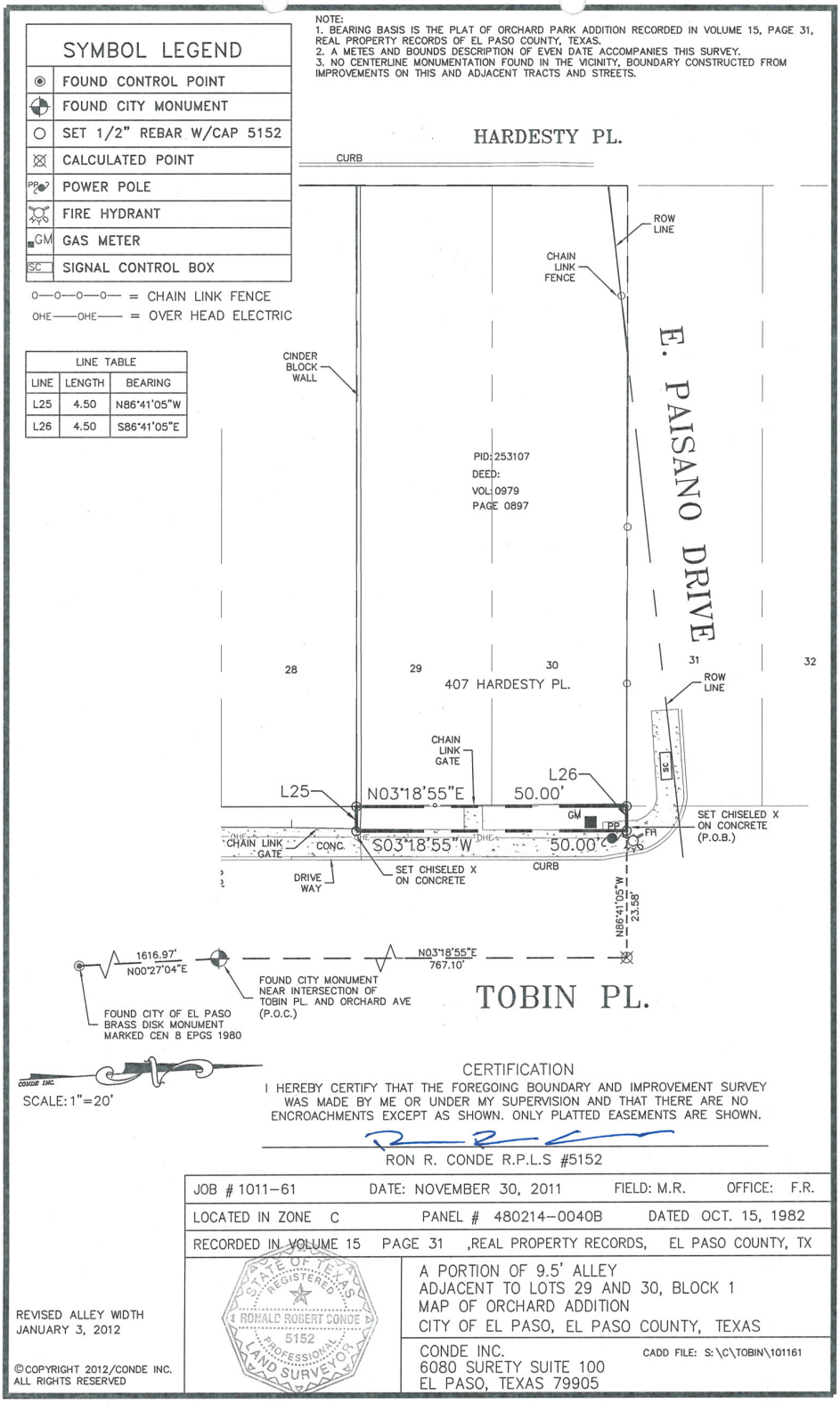
Attachments

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

ATTACHMENT 1

ATTACHMENT 2

ATTACHMENT 3



ATTACHMENT 4

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

Date: 3/21/12 File No. SURW12-00006

1. APPLICANTS NAME Daniel Lujon
ADDRESS 407 Tobin Pl. ZIP CODE 79905 TELEPHONE 915-593-3873/269-8564

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

Street_____ Alley_____ Easement_____ Other_____

Street Name(s) _____ Subdivision Name_____

Abutting Blocks_____ Abutting Lots_____

3. Reason for vacation request: _____
_____

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: Daniel Lujon

REPRESENTATIVE:_____

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