City of El Paso – City Plan Commission Staff Report

Case No:	SUB10-00164 E. San Antonio Street Vacation
Application Type:	Right-of-Way Vacation
CPC Hearing Date:	April 19, 2012
Staff Planner:	Raul Garcia, 915-541-4935, *garciar1@elpasotexas.gov*
Location:	North of East San Antonio Street @ Campbell
Acreage:	0.068 acre
Rep District:	8
Existing Use:	ROW
Existing Zoning:	C-5 (Commercial)
Property Owner:	City of El Paso
Applicant:	City of El Paso
Representative:	City of El Paso

SURROUNDING ZONING AND LAND USE

North: C-4 (Commercial)/ Federal Courthouse
South C-4H (Commercial/Historic)/ Commercial development
East: C-4/sp (Commercial/special permit)/ Commercial development
West: C-5 (Commercial)/ Governmental development

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

APPLICATION DESCRIPTION

This is a city-initiated application to vacate a portion of E. San Antonio Street between Campbell Street and Magoffin Avenue. The portion to be vacated measures approximately 17 feet wide by 196 feet length and includes encroachment of the new Federal Courthouse.

This proposed vacation along with the Magoffin Avenue vacation and the Myrtle Street vacation all abut the new Federal Courthouse and are part of a supplemental lease agreement between the City and the Federal Government. In exchange for vacating the portions of ROW, the federal government is extending the City's lease for the Stanton Street Bridge toll facilities for 49 years.

The Magoffin Avenue vacation is running concurrently with this vacation and the Myrtle Street vacation was approved by the City Plan Commission on January 14, 2010. All three vacations will move forward together to City Council.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends **pending** of the E. San Antonio Street Vacation subject to the following conditions and requirements:

Planning Division Recommendation:

Pending.

Engineering & Construction Management-Land Development:

No objection.

Planning - Transportation:

No objections.

El Paso Water Utilities:

1. The El Paso Water Utilities does not object to the proposed vacation as long as the proposed street vacation is dedicated as a full width utility easement.

EPWU-PSB Comments

Water:

2. Within an existing triangular utility easement located between East San Antonio Avenue and Campbell Street there is an existing 12-inch diameter water main.

3. Along East San Antonio Avenue between Campbell Street and Magoffin Avenue there is an existing 12-inch diameter water main.

4. There is an existing fire hydrant # 2171 within the proposed street vacation approximately 74-ft east from the south west triangular utility easement property line.

5. Previous water pressure reading from fire hydrant # 2171, have yield a static pressure of 90 (psi) pounds per square inch, a residual pressure of 85 (psi) pounds per square inch and a discharge of 1453 (gpm) 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. Within an existing triangular utility easement located between East San Antonio Avenue and Campbell Street there is an existing 8-inch diameter sanitary sewer main.

8. Along East San Antonio Avenue between Campbell Street and Magoffin Avenue there is an existing 8-inch diameter sanitary sewer main.

General:

9. All easements dedicated for public sanitary sewer facilities shall comply with the EPWU-PSB Easement Policy. The PSB easements shall be improved to allow the operation of EPWU maintenance vehicles. EPWU-PSB requires access to the proposed water, sanitary sewer facilities, appurtenances, and meters within the easement 24 hours a day, seven (7) days a week.

10. EPWU requires a new service application to provide service to the property. 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:
East San Antonio Street Vacation – Street Vacation

1. EPWU records indicate existing storm water infrastructure within the proposed limits of the vacation. On Exhibit C, show all existing storm water structures. All public stormwater structures must remain within public rights-of-way.

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.

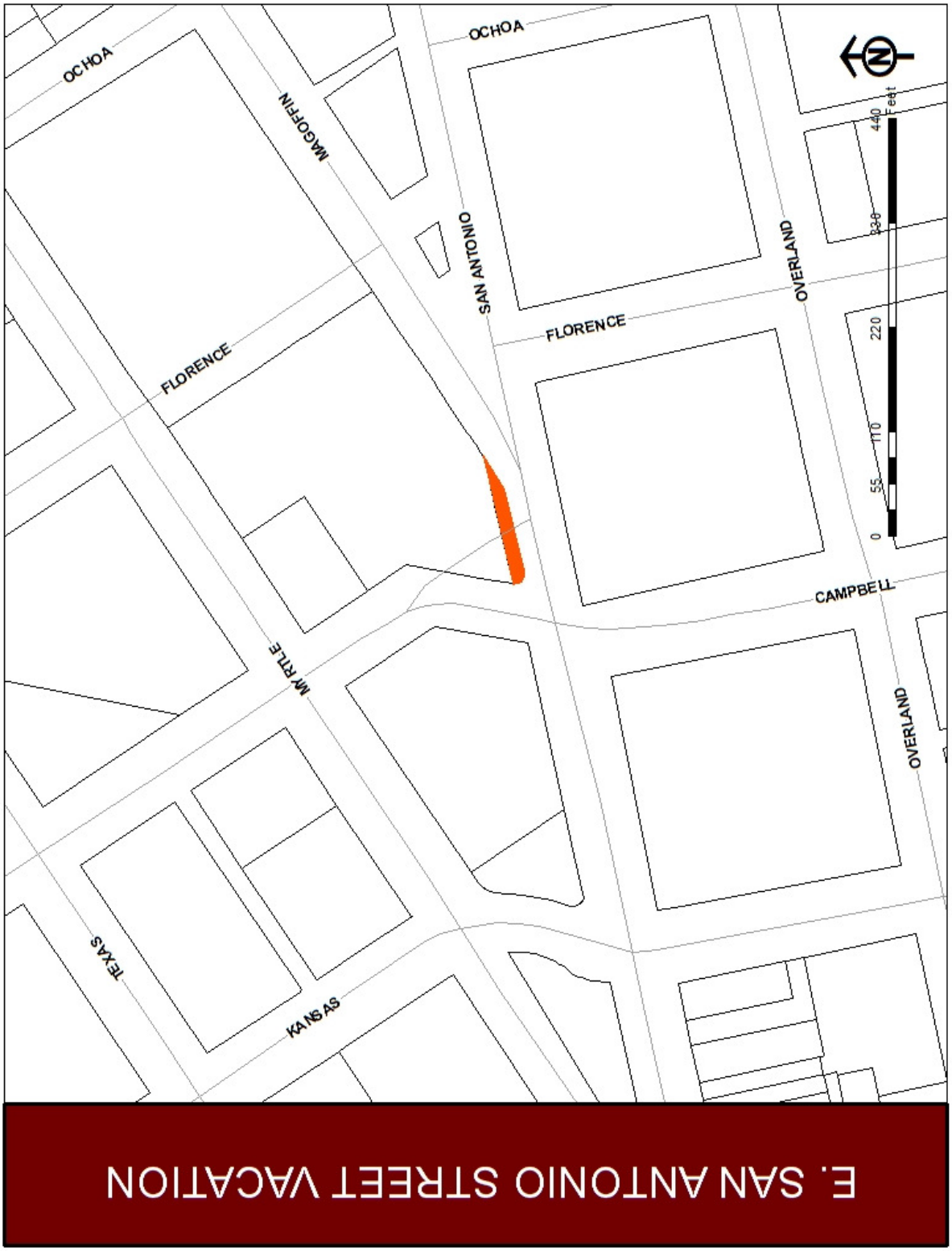
Texas Gas Company:
No comments received.

El Paso Independent School District:
No comments received.

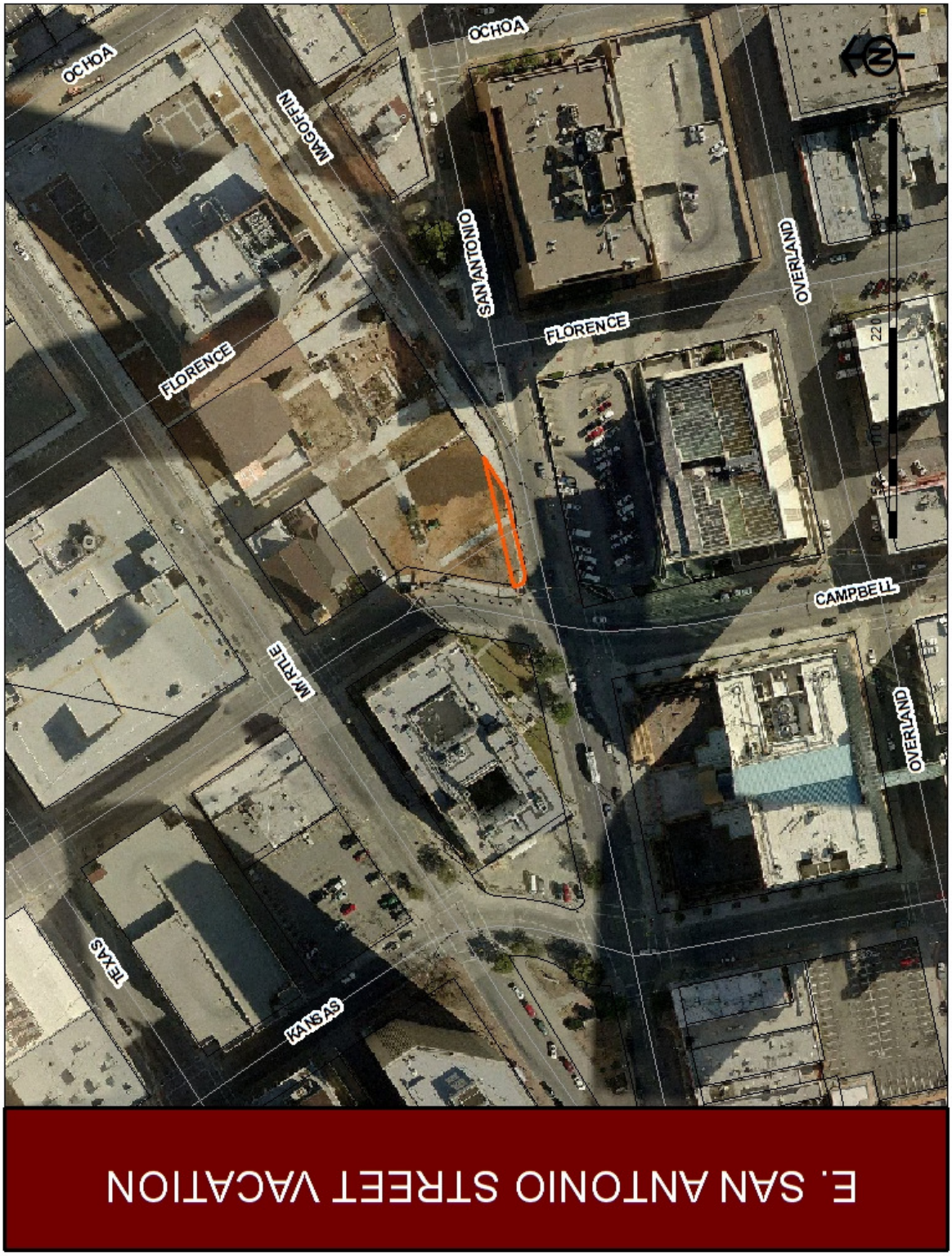
Attachments

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

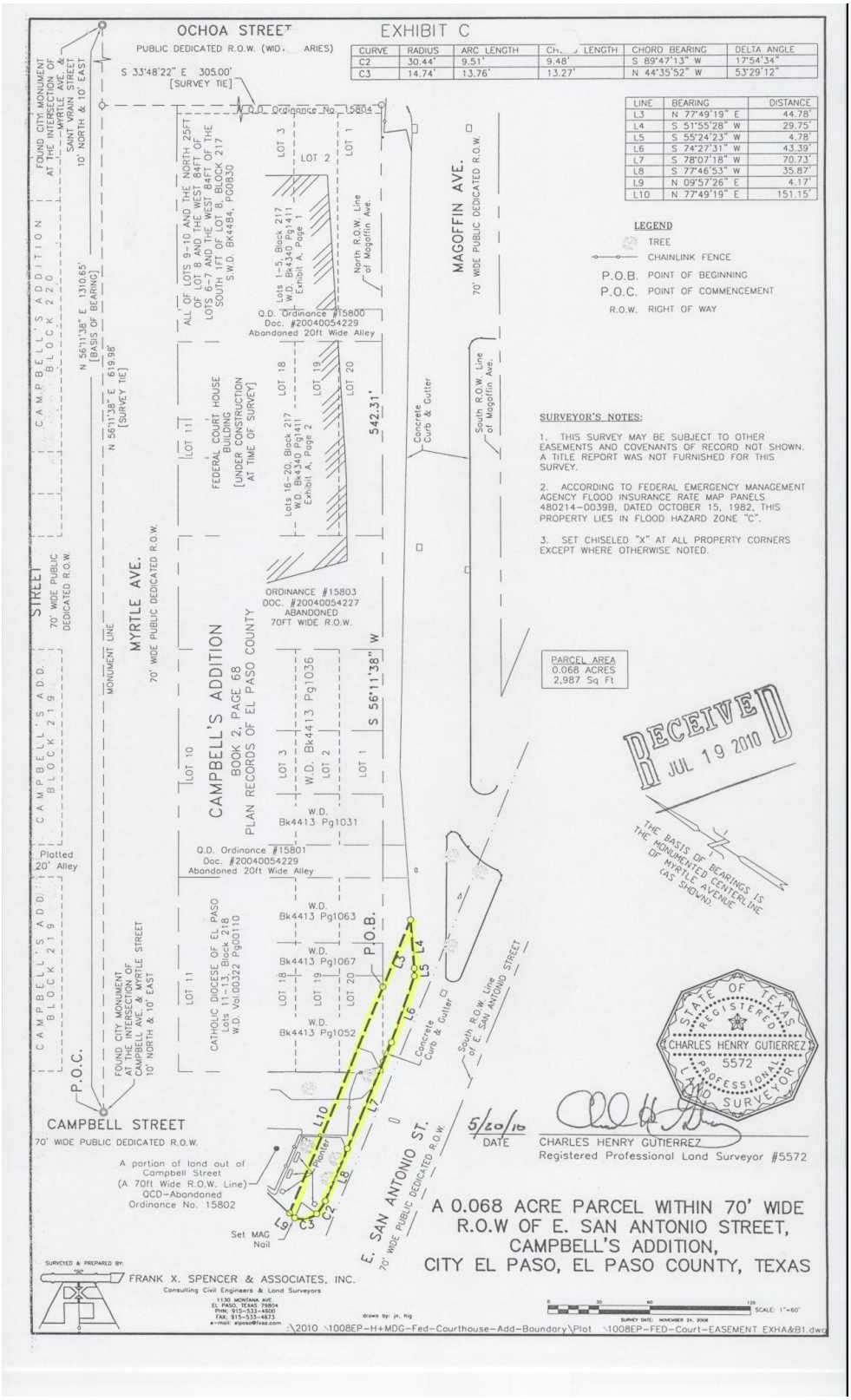
ATTACHMENT 1



ATTACHMENT 2



ATTACHMENT 3



ATTACHMENT 4

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

Date: 7-19-10 File No. SUB10-00164

1. APPLICANTS NAME City of El Paso
ADDRESS 2 Civic Center ZIP CODE 79901 TELEPHONE 541-4024

2. Request is hereby made to vacate the following: (check one)
Street ✓ Alley Easement Other____
Street Name(s) San Antonio Subdivision Name Campbell Addition
Abutting Blocks 218 [redacted] Abutting Lots 20

3. Reason for vacation request: Construction of Federal Courthouse

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: [signature]

REPRESENTATIVE:

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