



City of El Paso – City Plan Commission Staff Report

Case No: SURW15-00005 Yandell St. Alley Vacation
Application Type: Public Easement/ROW Vacation
CPC Hearing Date: May 5, 2016
Staff Planner: Alfredo Austin, (915) 212-1604, austinaj@elpasotexas.gov
Location: West of Piedras at Yandell
Acreage: 0.077 acres
Rep District: 8
Existing Use: Public right-of-way
Existing Zoning: C-4 (Commercial)
Proposed Zoning: C-4 (Commercial)
Nearest Park: Memorial Park (.50 miles)
Nearest School: Alta Vista Elementary (.68 miles)
Property Owners: Diamond Edward T & Leticia A
Nacim Richard & Betsy
Abu-Issa Hasan
Applicants: Diamond Edward T & Leticia A
Nacim Richard & Betsy
Abu-Issa Hasan
Representative: Leticia A Diamond

SURROUNDING ZONING AND LAND USE

North: C-4 (Commercial)/Commercial development
South: C-4 (Commercial)/Commercial development
East: C-4 (Commercial)/Commercial development
West: C-4 (Commercial)/Commercial development

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

APPLICATION DESCRIPTION

The applicants propose to vacate an 18' alley between Lots 9 thru 15 and Lots 17 thru 23, Block 83, Bassett Addition. The applicant is requesting the vacation of the alley in order to meet setback requirements for the construction of a commercial addition.

NEIGHBORHOOD INPUT

Notices of the Public Hearing were mailed on April 25, 2016, and published as per Section 19.15.040. The Planning Division did not receive any comments in support or against this request.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends **approval** of Yandell St. Alley Vacation subject to the following condition:

- A full-width utility easement is retained to accommodate the existing water main, sewer main and water services, and that the easement be clear of obstructions to include walls, fences, parking of vehicles, accumulation of storage, lumber or other materials.

Planning Division Recommendation:

Staff recommends **approval** of Yandell St. Alley Vacation subject to the following condition:

- A full-width utility easement is retained to accommodate the existing water main, sewer main and water services, and that the easement be clear of obstructions to include walls, fences, parking of vehicles, accumulation of storage, lumber or other materials.

Planning & Inspections Department - Land Development

We have reviewed subject plats and recommend Approval.

Capital Improvement Program – Parks

We have reviewed Yandell Street - Revised Alley Vacation, a survey map and on behalf of CID Parks & Planning Division we offer “No” objections to these proposed Alley vacations request.

EPWU

EPWU does not object to the request of the vacation of the alley as long as:

- A full-width utility easement is retained to accommodate the existing water main, sewer main and water services.
- No walls or fences are constructed that will impede the access to the utility easement
- No parking of vehicles or accumulation of storage, lumber or other materials within the utility easement.

Attachments

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

ATTACHMENT 1

YANDELL ST. ALLEY VACATION

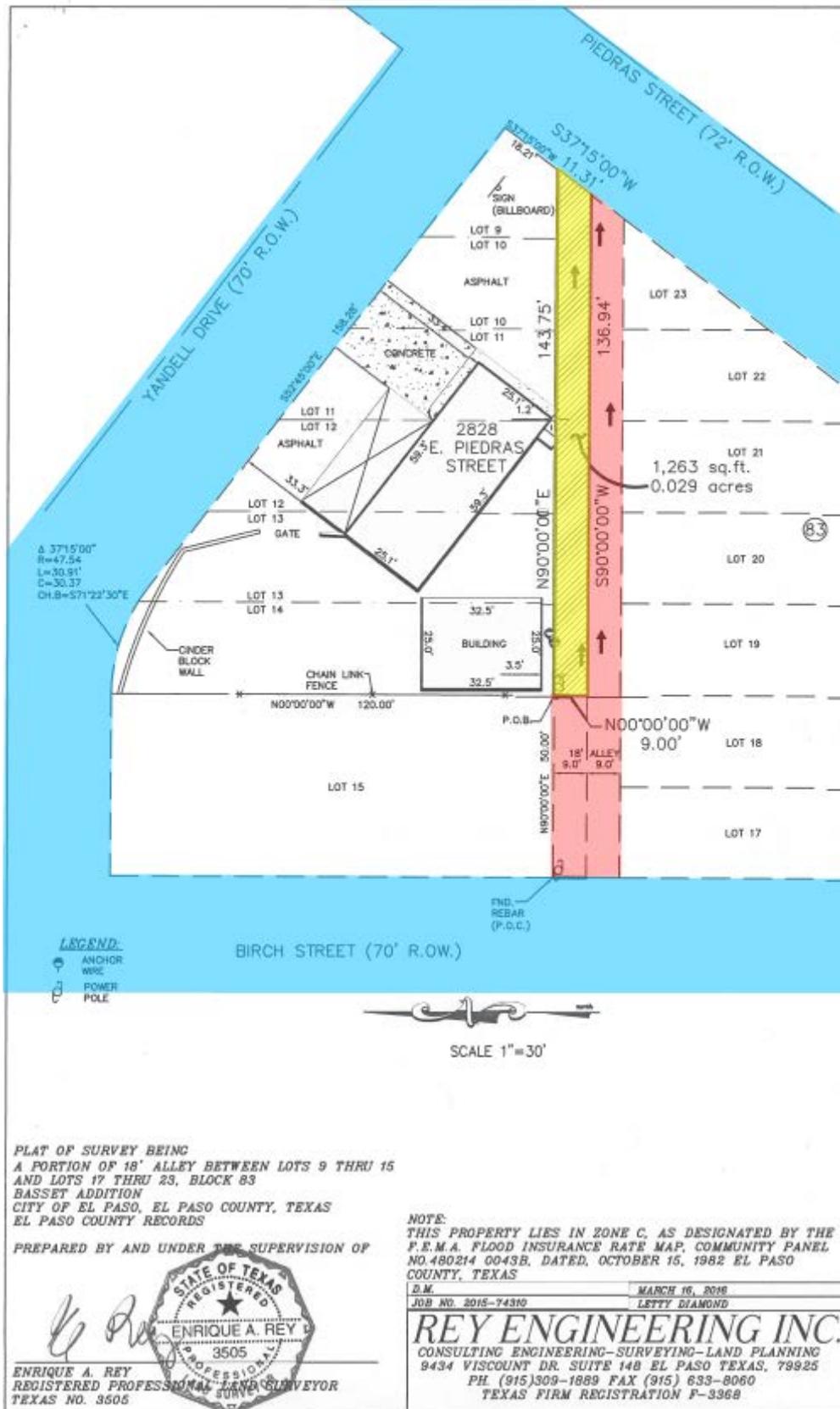


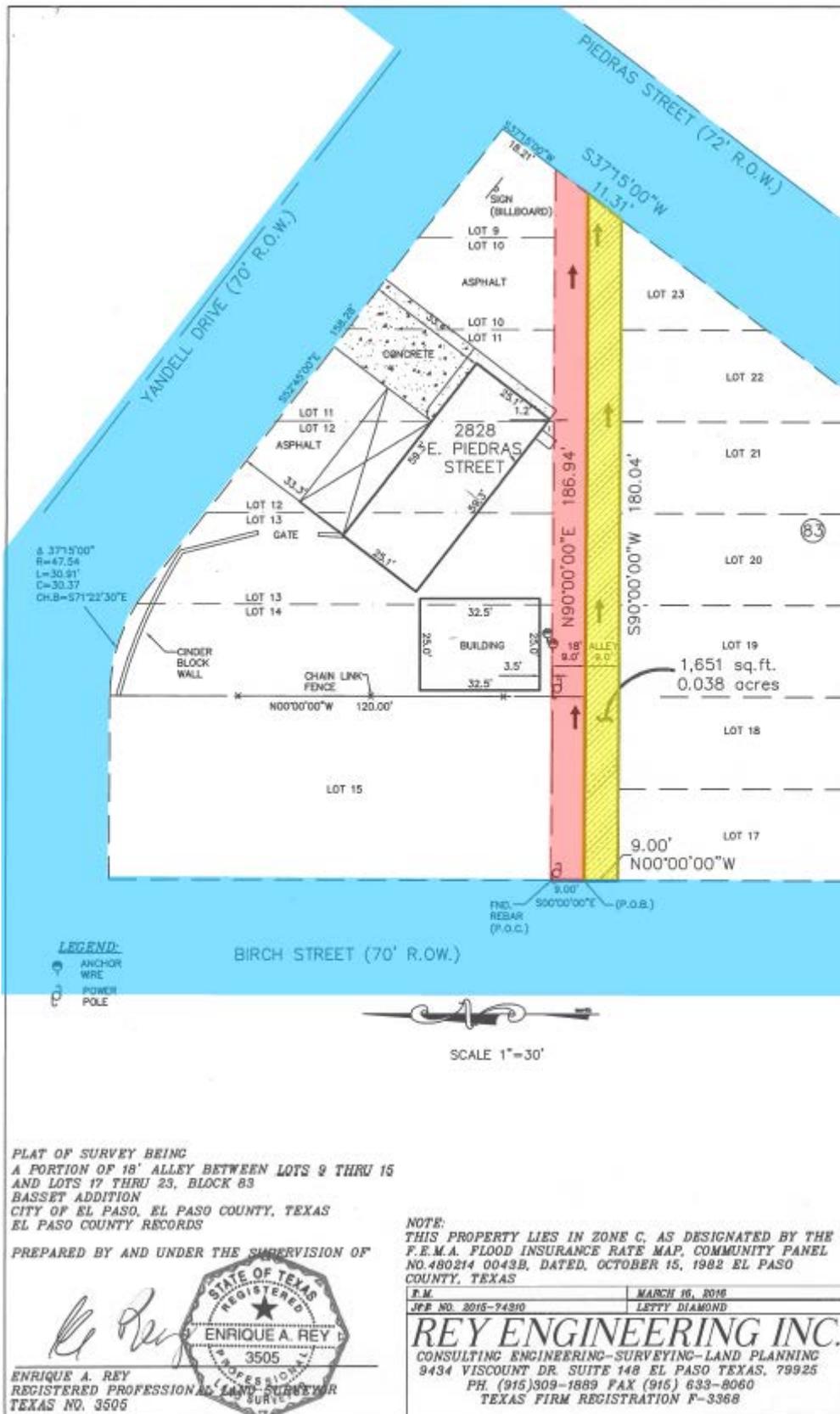
ATTACHMENT 2

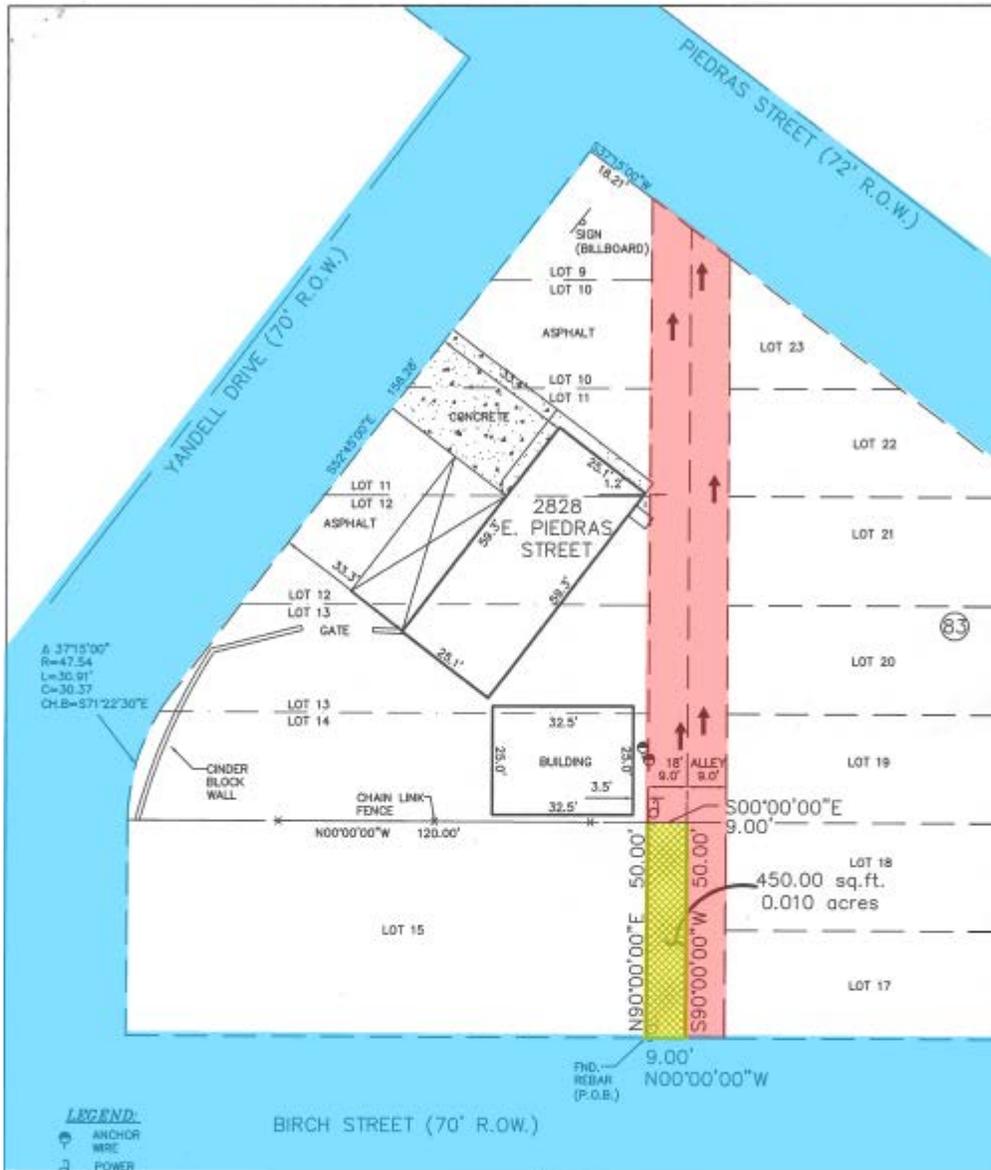
YANDELL ST. ALLEY VACATION



ATTACHMENT 3







PLAT OF SURVEY BEING
 A PORTION OF 18' ALLEY BETWEEN LOTS 9 THRU 15
 AND LOTS 17 THRU 23, BLOCK 83
 BASSET ADDITION
 CITY OF EL PASO, EL PASO COUNTY, TEXAS
 EL PASO COUNTY RECORDS

PREPARED BY AND UNDER THE SUPERVISION OF

Enrique A. Rey
 ENRIQUE A. REY
 3505
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS NO. 3505

NOTE:
 THIS PROPERTY LIES IN ZONE C, AS DESIGNATED BY THE
 F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL
 NO.480214 0043B, DATED, OCTOBER 15, 1982 EL PASO
 COUNTY, TEXAS

D.M.	MARCH 18, 2016
JOB NO. 2015-74310	LETTY DIAMOND

REY ENGINEERING INC.
 CONSULTING ENGINEERING-SURVEYING-LAND PLANNING
 9434 VISCOUNT DR. SUITE 148 EL PASO TEXAS, 79925
 PH. (915)309-1889 FAX (915) 633-8060
 TEXAS FIRM REGISTRATION F-3368

ATTACHMENT 4



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

- Date: _____ File No. SURW15-00005
1. APPLICANTS NAME Aticna Diamond
ADDRESS 2830 E. Vandell ZIP CODE 79903 TELEPHONE 915-562-1700
2. Request is hereby made to vacate the following: (check one)
Street _____ Alley Easement _____ Other _____
Street Name(s) Vandell Subdivision Name Bassett Addition
Abutting Blocks 83 Abutting Lots 9 to 16 & 17 to 23
3. Reason for vacation request: For commercial addition
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
Diamond	<u>83 Bassett S 9 to 14</u>	<u>(915) 309-0032</u>
Nassim	<u>83 Bassett S 28A of 15 & 16</u>	<u>(915) 412-1212</u>
Hassam	<u>83 Bassett 17 to 23</u>	<u>(915) 471-7258</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.

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

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) 212-0085