



City of El Paso – City Plan Commission Staff Report

Case No: SURW16-00001 Magnolia Street Vacation
Application Type: Street ROW Vacation
CPC Hearing Date: May 5, 2016
Staff Planner: Alfredo Austin, (915) 212-1604, austinaj@elpasotexas.gov
Location: East of Piedras & North of Texas
Acreage: 0.218 acres
Rep District: 8
Existing Use: Public right-of-way
Existing Zoning: C-4/M-1 (Commercial/Manufacturing)
Proposed Zoning: C-4/M-1 (Commercial/Manufacturing)
Nearest Park: Estrella Rivera Park (.59 miles)
Nearest School: Beall Elementary (.34 miles)
Property Owner: PSB/EPWU
Applicant: PSB/EPWU
Representative: SLI Engineering

SURROUNDING ZONING AND LAND USE

North: M-1 (Manufacturing)/Railroad
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 applicant is proposing to vacate a 70' wide portion of Magnolia Street (0.218 acres). The area to be vacated is requested for the extension of an existing stormwater pond. The applicant is the owner of the abutting lots.

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 Magnolia Street Vacation.

Planning Division Recommendation:

Staff recommends **approval** of Magnolia Street Vacation.

Planning & Inspections Department - Land Development

We have reviewed subject plats and recommend Approval.

Capital Improvement Program – Parks

We have reviewed Magnolia Street ROW & Public Easements Vacation, a survey map and on behalf of CID Parks & Planning Division we offer “No” objections to this proposed street Right of Way vacation request.

EPWU

EPWU's has reviewed the above reference street vacation request and provide the following comments:

1. EPWU does not object to the proposed vacation. Water and sewer mains will be relocated as required by the stormwater project.

Attachments

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

ATTACHMENT 1

MAGNOLIA STREET VACATION

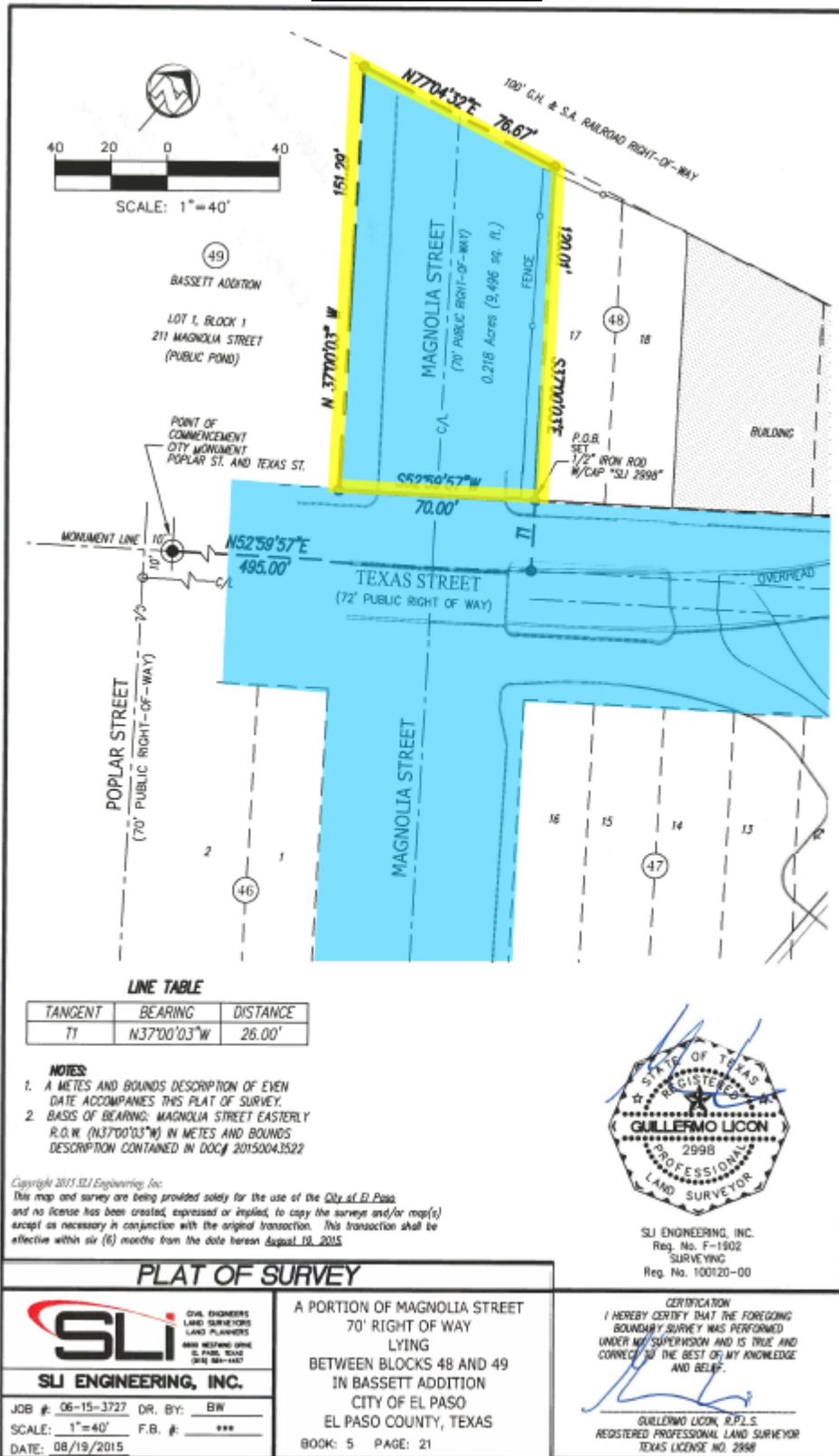


ATTACHMENT 2

MAGNOLIA STREET VACATION



ATTACHMENT 3



ATTACHMENT 4



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

Date: 3/24/2016 File No. SURW16-00001

1. APPLICANTS NAME PUBLIC SERVICE BOARD | EL PASO WATER UTILITIES
ADDRESS 1154 HAWKINS ZIP CODE 79925 TELEPHONE (915) 694-5511

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

Street Alley Easement Other

Street Name(s) MAGNOLIA Subdivision Name BASSETT'S ADDITION / MAGNOLIA
BASSETT'S ADD: BLK 4B BASSETT'S ADDITION: LOT 17 PUMPSTATION
Abutting Blocks MAGNOLIA PUMP STA: BLK 1 Abutting Lots MAGNOLIA PUMP STA: LOT 1 SUBDIVISION

3. Reason for vacation request: EXTEND EXISTING SIDEWATER RETENTION BASIN
THE EXISTING STRUCTURES WILL BE DEMOLISHED.

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
	<u>SEE ATTACHED METES 3-BOUNDS</u>	<u>(915) 694-5511</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 SLE ENGINEERING (GEORGES HALLOUL)
EPWU (JAMES WOLFF)



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