



City of El Paso – City Plan Commission Staff Report

Case No: SURW14-00002 Cliff Street Vacation
Application Type: Street ROW Vacation
CPC Hearing Date: May 8, 2014
Staff Planner: Alfredo Austin, 915-212-1604, austinaj@elpasotexas.gov

Location: 1700 Cliff Drive
Acreage: .0148 acres
Rep District: 8
Existing Use: Street right-of-way
Existing Zoning: G-MU (General Mixed Use District)
Proposed Zoning: G-MU (General Mixed Use District)

Property Owner: E.P. Cliff
Applicant: E.P. Cliff
Representative: SLI Engineering

SURROUNDING ZONING AND LAND USE

North: C-1 (Commercial) / Commercial Development
South: G-MU (General Mixed Use District) / Vacant
East: A-O (Apartment/Office) / Offices
West: G-MU (General Mixed Use District) / Vacant

PLAN EL PASO DESIGNATION: G3, Post-War / G2, Traditional Neighborhood (Walkable)

APPLICATION DESCRIPTION

The applicant is proposing to vacate a portion of Cliff Drive right-of-way measuring approximately 1 foot by 160 feet and a portion of Golden Hill Terrace right-of-way that varies in width between 1 foot - 8.65 feet and is approximately 117 feet in length, in order to correct an existing rock wall encroachment.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends **approval** of Cliff Street Vacation subject to the following comments and conditions:

Planning Division Recommendation:

Staff recommends **approval**.

City Development Department - Land Development

We have reviewed subject plats and recommend **Approval**. The Developer/Engineer needs to address the following comments:

Parks and Recreation Department

We have reviewed **Cliff Street**, a street ROW vacation survey map and offer “**No**” objections to this proposed street vacation request.

El Paso Water Utilities

1. The El Paso Water Utilities does not object to the proposed vacation.

Water:

2. There is an existing 6-inch diameter water main extending along Golden Drive that is available for service, the water main is located approximately 5-ft north from the center line of the right-of-way.

3- EPWU records indicate two water services and a fire line serving the subject property a ¾-inch, 2-inch and 4-inch respectively. The service address for these meters is 1700 E. Cliff Drive.

Sanitary Sewer:

4. There is an existing 8-inch diameter sanitary sewer main extending along Cliff Drive that is available for service, the sewer main is located approximately 5-ft south from the center line of the right-of-way.

General:

5. 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.

911:

No comments received.

Attachments

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

ATTACHMENT 1

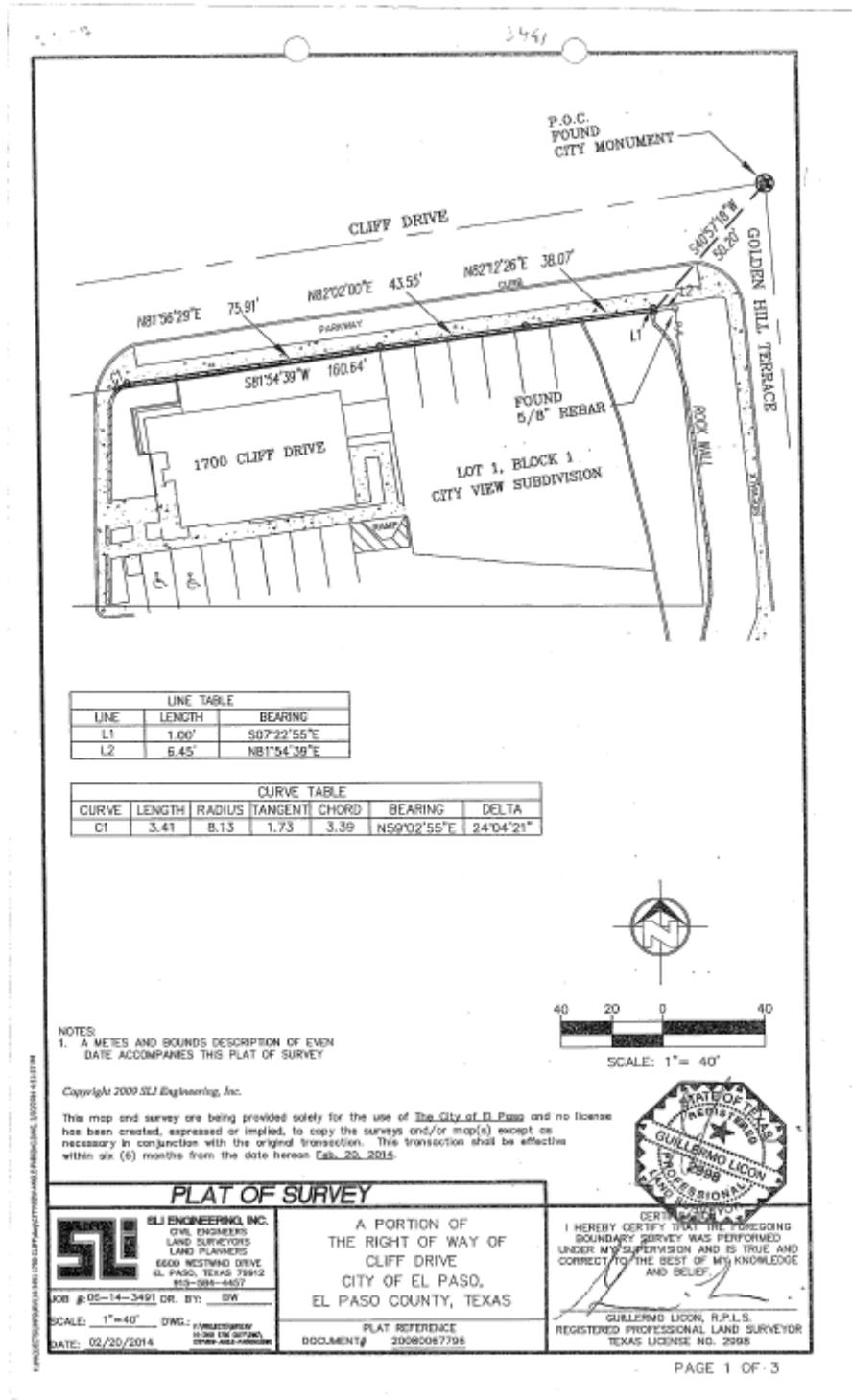


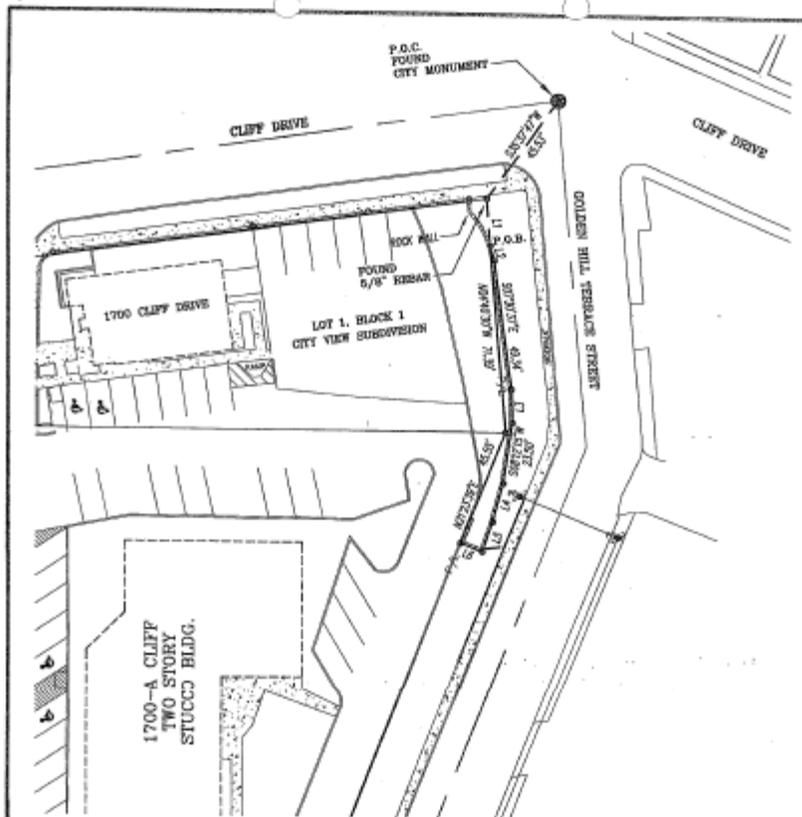
ATTACHMENT 2

**CLIFF STREET VACATION
SURW14-00015**



ATTACHMENT 3



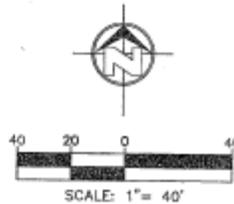


LINE	LENGTH	BEARING
L1	17.75'	S04°40'30"E
L2	5.90'	S14°46'45"E
L3	12.80'	S01°28'18"E
L4	15.24'	S14°46'47"W
L5	11.93'	S18°30'03"W
L6	8.65'	N68°36'21"W

NOTES:
1. A METES AND BOUNDS DESCRIPTION OF EVEN DATE ACCOMPANES THIS PLAT OF SURVEY

Copyright 2009 SLI Engineering, Inc.

This map and survey are being provided solely for the use of The City of El Paso and has been created, expressed or implied, to copy the surveys and/or map(s) except as necessary in conjunction with the original transaction. This transaction shall be effect within six (6) months from the date hereon Feb. 20, 2014.



PLAT OF SURVEY - EXHIBIT

SLI ENGINEERING, INC.
CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS
8600 WESTRHO DRIVE
EL PASO, TEXAS 79912
815-334-4457

JOB # 08-14-3493 DR. BY: RW
SCALE: 1"=40' DWS: [Signature]
DATE: 02/28/2014

A PORTION OF
THE RIGHT OF WAY OF
GOLDEN HILL TERRACE
CITY OF EL PASO,
EL PASO COUNTY, TEXAS

CERTIFICATION
I HEREBY CERTIFY THAT THE FOREGOING
PLAT OF BOUNDARY WAS PERFORMED
UNDER MY SUPERVISION AND IS TRUE AND
CORRECT TO THE BEST OF MY KNOWLEDGE
AND BELIEF.

[Signature]
GUILLERMO LICÓN, P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS LICENSE NO. 2998

PLAT REFERENCE
DOCUMENT# 20080057796

ATTACHMENT 4

D



SURW14-00002

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

Date: 2/24/2014 File No. SURW14-00002

1. APPLICANTS NAME E.P. CLIFF, L.L.C.

ADDRESS 1700 CLIFF ZIP CODE 799 TELEPHONE 373-1080

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

Street Alley Easement Other WALL

Street Name(s) CLIFF Subdivision Name CITY VIEW SUBDIVISION

Abutting Blocks 1 Abutting Lots 1

3. Reason for vacation request: WALL IS ENCRDACHING ON RIGHT OF WAY

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 XNONE

6. Future use of the vacated right-of-way:
Yards Parking Expand Building Area Replat with abutting Land Other WALL

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>[Signature]</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. If 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.

Refer to Schedule C for current fee.

OWNER SIGNATURE: [Signature]

REPRESENTATIVE: [Signature]



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) 541-4024