



City of El Paso – City Plan Commission Staff Report

Case No: SUET15-00001 25 Apache Crest Easement Vacation
Application Type: Easement Vacation
CPC Hearing Date: May 21, 2015

Staff Planner: Alfredo Austin, 915-212-1604, austinaj@elpasotexas.gov
Location: North of Robinson & East of Okeefe
Acreage: 0.0235 Acres
Rep District: 1

Existing Use: Easement within a single-family lot
Existing Zoning: P-R 1 (Planned Residential)

Property Owner: Douglas Chan
Applicant: Douglas Chan
Representative: Blanca Ramos

SURROUNDING ZONING AND LAND USE

North: PMD (Planned Mountain Development)/ Vacant
South: P-R 1 (Planned Residential)/Vacant
East: P-R 1 (Planned Residential)/Vacant
West: P-R 1 (Planned Residential)/Vacant

THE PLAN FOR EL PASO DESIGNATION: G-4, Suburban (Walkable)

APPLICATION DESCRIPTION

This is an application to vacate a portion of a public utility easement located in Lot 5, Block 10, Sierra Crest Replat B. The 10 foot utility easement to be vacated has an area measuring 152 square feet. The applicant is requesting the easement vacation in order to build over the current easement location.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommendation is **approval**

Planning & Inspections Department-Planning Division Recommendation:

Staff recommendation is **approval**.

Planning & Inspections Department-Land Development:

We have reviewed subject plats and recommend **approval**.

EPWU-PSB Comments

EPWU does not object to this request.

The El Paso Water Utilities – Public Service Board (EPWU-PSB) operates and maintains water and sanitary sewer mains along Apache Crest Drive.

EPWU-PSB Records do not depict water or sanitary sewer mains located along the above described ten (10) foot wide utility easement.

Parks and Recreation:

We have reviewed **25 Apache Crest – Easement Vacation**, a survey map and offer “No” objections to this proposed easement vacation request.

El Paso Electric Company:

EPE has no objection to the vacation of the utility easement; however, it should be noted EPE has underground in the area and should underground service be requested the path of the existing utility easement would be the most likely source of the underground service.

Texas Gas Company:

Texas Gas Service maintains a gas main along Apache Crest, but that it is not within the 10’ utility easement requesting to be vacated fronting said property. However, should line locates in the field or the location of the gas line verified via potholes during construction indicate that the gas main is indeed within the easement or after this application inside property, we ask that the customer/applicant inform Texas Gas Service as soon as possible to resolve the conflict prior to continuing construction.

AT&T

AT&T agrees to the release of easement.

Time Warner Communication

We have reviewed your request for the above referenced Utility Easement, and Time Warner Cable (TWC) hereby grants a 10’ X 15’ portion of the requested 10’ abandonment located Lot 5, Block 10, Sierra Crest, El Paso, TX. TWC retains the right to access to any remaining partial or full utility easement on the property for the purpose of future construction or maintenance of existing facilities.

El Paso Independent School District:

No comments received.

El Paso Fire Department:

No comments received.

911:

No comments received.

Attachments

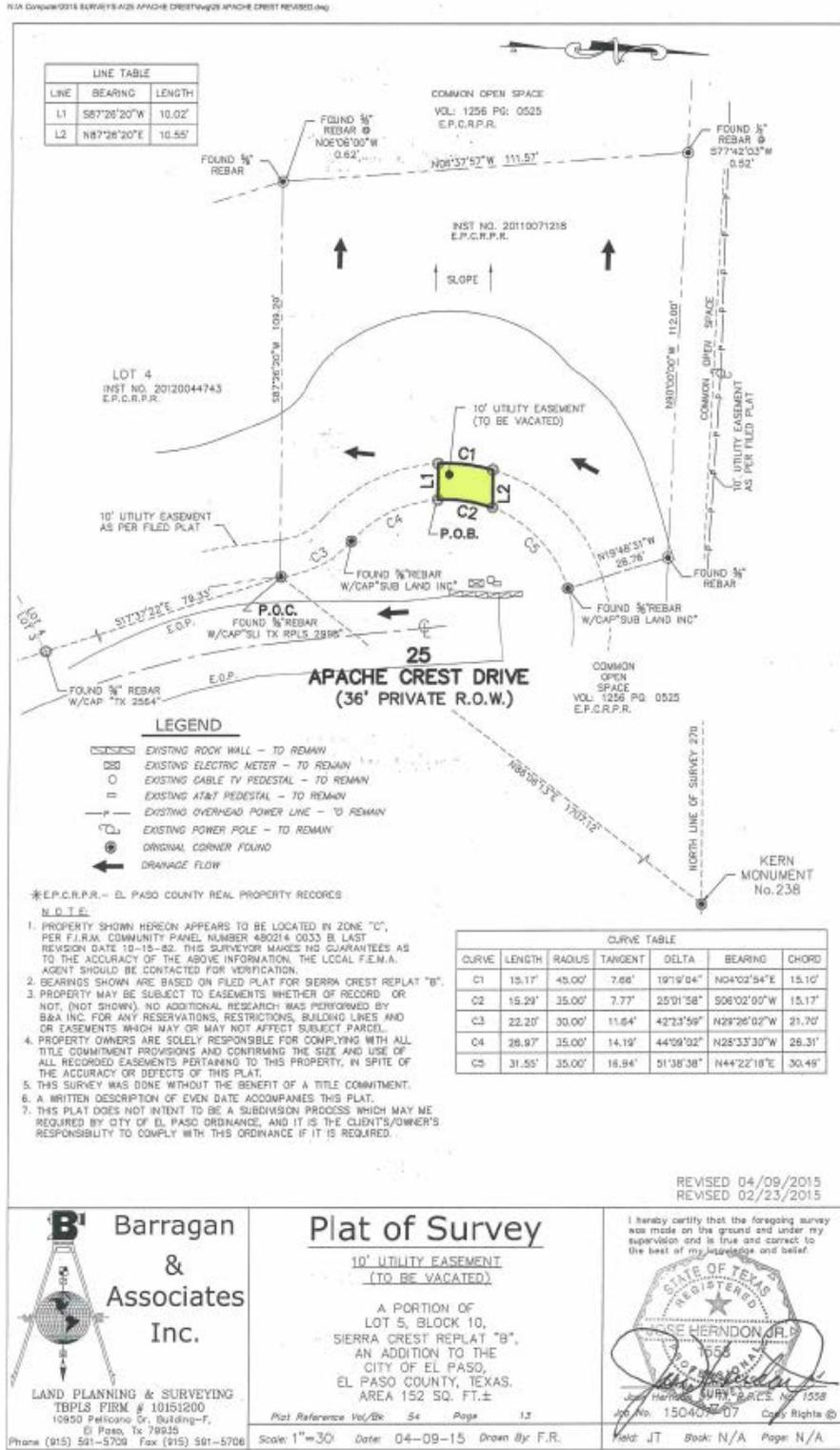
1. Location map
2. Aerial map
3. Survey
4. Application

ATTACHMENT 2

25 APACHE CREST EASEMENT VACATION



ATTACHMENT 3



ATTACHMENT 4



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

Date: 2/24/2015 File No. SUET15-00001

1. APPLICANTS NAME DOUGLAS CHAN
ADDRESS 7409 Camino del Sol ZIP CODE 79911 TELEPHONE (915) 345-4479
2. Request is hereby made to vacate the following: (check one)
Street Alley Easement Other
Street Name(s) 25 Apache Crest Subdivision Name Sierra Crest Replat "B"
Abutting Blocks Block 9, Block 11 Abutting Lots LOT 4
3. Reason for vacation request: Encroach into front set-back, Over Utilities easement
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>Douglas Chan</u>	<u>LOT 4</u>	<u>(915) 345-4479</u>
<u>Douglas Chan</u>	<u>Block 10</u>	
	<u>Sierra Crest Replat "B"</u>	

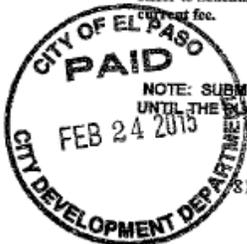
The undersigned Owner/Applicant/Agent understands that the processing of this Application will be handled in accordance with the procedure for Requesting Vacations and that no action on processing will be taken without payment of the non-refundable processing fee. It is further understood that acceptance 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.

Refer to Schedule C for current fee.

OWNER SIGNATURE: Douglas Chan
REPRESENTATIVE: Bianca F. Ramos



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
311 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 541-4024