



City of El Paso – City Plan Commission Staff Report

Case No: SURW13-00007 Florence Alley Vacation
Application Type: Alley ROW Vacation
CPC Hearing Date: May 30, 2013

Staff Planner: Nathaniel Baker, 541-4192, bakernt@elpasotexas.gov
Location: West of S. Florence Street and between Third and Fourth Ave
Acreage: 0.12-acres
Rep District: 8
Existing Use: Alley right-of-way
Existing Zoning: A-3 (Apartment)
Proposed Zoning: A-3 (Apartment)

Property Owner: City of El Paso
Applicant: Lydia Patterson Institute
Representative: Paso Del Norte Surveying Inc.

SURROUNDING ZONING AND LAND USE

North: A-3 (Apartments)/ Multifamily neighborhood
South: A-3 (Apartments)/ Multifamily neighborhood
East: A-3 (Apartments)/ Multifamily neighborhood, Surface parking
West: A-3 (Apartments)/ Multifamily neighborhood

PLAN EL PASO DESIGNATION: G-2 Traditional Neighborhood

APPLICATION DESCRIPTION

The applicant is requesting to vacate a 0.12-acre alley within block 113 of Campbell's Addition. The applicant states that the purpose of the proposed vacation is "to provide a complete, secure, walkable school campus."

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends **approval** of the vacation subject to the following conditions and requirements:

- The entire portion to be vacated shall remain as a utility easement

Planning Division Recommendation:

Planning recommends **approval** of the vacation with the following condition:
The entire portion to be vacated shall remain as a utility easement

City Development Dept. - Land Development:

No objection

El Paso Water Utilities:

As per the El Paso Water Utilities – Public Service Board (EPWU-PSB) Records, there are existing water mains, sanitary sewer mains and appurtenances within the subject Alley. The mains are further described under their respective sections of these comments.

The EPWU-PSB requires for the Alley to be designated as a full-width utility easement.

EPWU does not object to this request.

EPWU-PSB Comments

Water

Along the subject Alley located between Campbell Street and Florence Street, bounded by Third Avenue at the north and Fourth Avenue at the south, there is an existing four (4) inch diameter water main. This main is located approximately at five (5) feet west of the easternmost right-of-way line of the described Alley.

As per EPW-PSB Records, the following water services are located within the subject Alley: a single four (4) inch diameter fire-fighting water service (fire line) under 517 S. Florence Street; a single two (2) inch diameter water service under 517 S. Florence Street; a single one and one-half (1 -1/2) inch diameter water service under 500 S. Campbell Street.

Sanitary Sewer

Along the subject Alley located between Campbell Street and Florence Street, bounded by Third Avenue at the north and Fourth Avenue at the south, there is an existing eight (8) inch diameter sanitary sewer main.

Immediately above the described 8-inch diameter main there is a second sanitary sewer main; the size of this shallow main is six (6) inches in diameter. The 6-inch main discharges unto the deep 8-inch diameter main at a manhole located at approximately 50 feet south of the southernmost right-of-way line of Third Avenue.

Both, the described 8-inch as well as the 6-inch diameter mains are located approximately along the centerline of the subject Alley.

As per EPW-PSB Records, 517 S. Florence Street sanitary sewer service line is located within the subject Alley.

General

EPWU-PSB requires for the subject Alley to be designated as a full-width utility easement in order to enable the operation, maintenance, repair, replacement of the described existing water mains, sanitary sewer mains and appurtenances.

All easements dedicated for public water and/or sanitary sewer facilities are to comply with EPWU-PSB Easement Policy.

Easement grantor shall indemnify, defend, and hold harmless the El Paso Water Utilities – Public Service Board from and against any and all claims, liability, actions, and damages for bodily injury and property damage to third parties or to the El Paso Water Utilities – Public Service Board which may be caused by or arise out of the maintenance and existence of said sanitary sewer mains in the easement area.

EPWU-PSB requires access to the described existing water and sanitary sewer mains and appurtenances within the easement 24 hours a day, seven (7) days a week.

No building, reservoir, structure or other improvement, other than asphaltic paving (HMAC), shall be constructed or maintained on the above referenced El Paso Water Utilities - Public Service Board Easements (EPWU-PSB easements) without the written consent of EPWU-PSB.

EPWU-PSB requests the Developer to refrain from constructing rock walls or any structure that will interfere with the access to the PSB easements.

EPWU-PSB requests the Developer to refrain from constructing signs within the PSB easements.

Application for water and sanitary sewer services should be made 6 to 8 weeks prior to construction to ensure water for construction work. New service applications are available at 1154 Hawkins, 3rd Floor. 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.

Parks and Recreation:

No objection

El Paso Fire Department:

No comments received.

El Paso Electric Company:

El Paso Electric has no objection to the alley vacation as shown on the attached documents providing that the alley way is maintained as an utility easement. EPE has electrical facilities in place in the alley.

Sun Metro:

No comments received.

911:

No comments received.

Texas Gas Company:

No comments received.

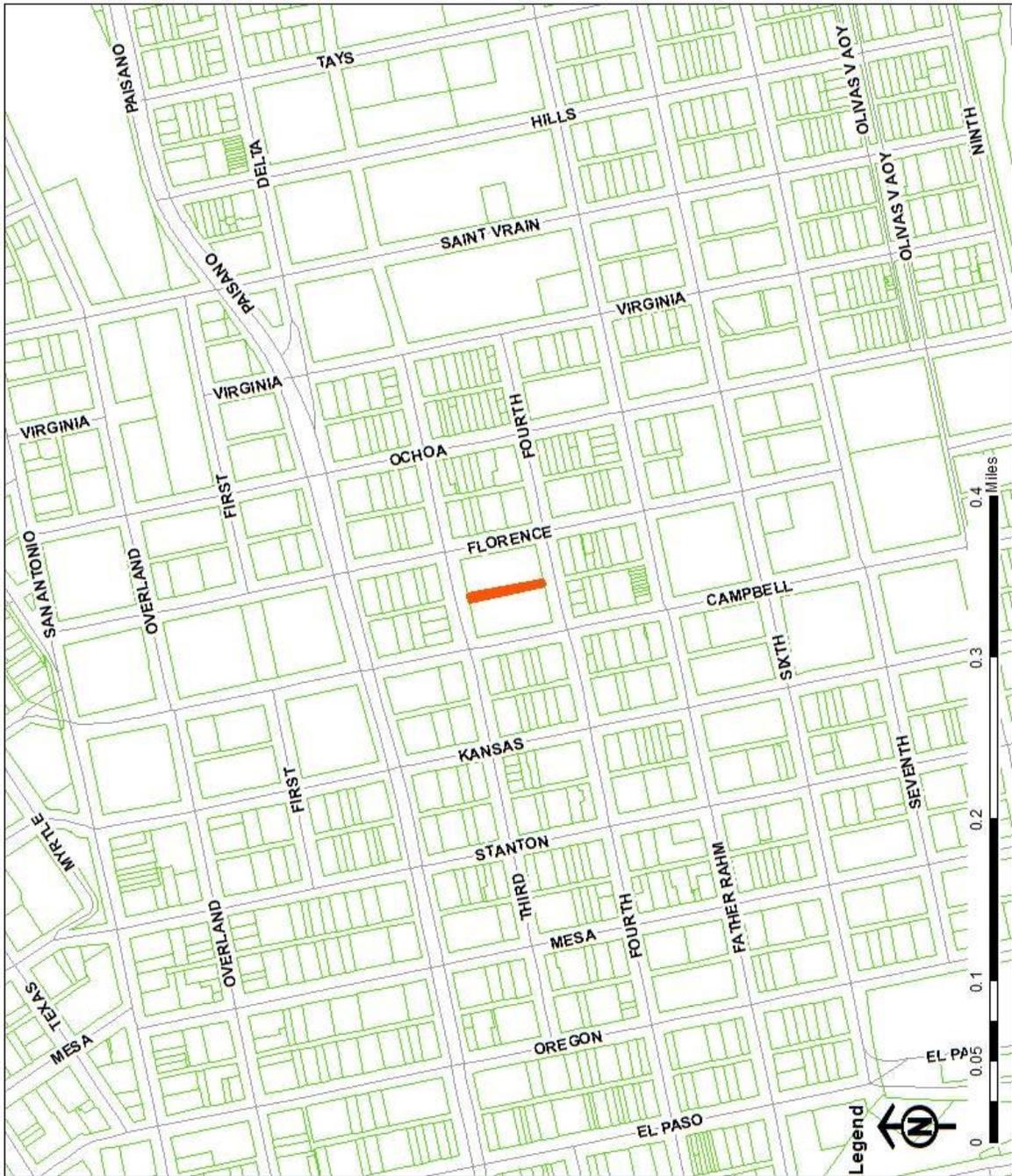
School District:

No comments received.

Attachments

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

ATTACHMENT 1

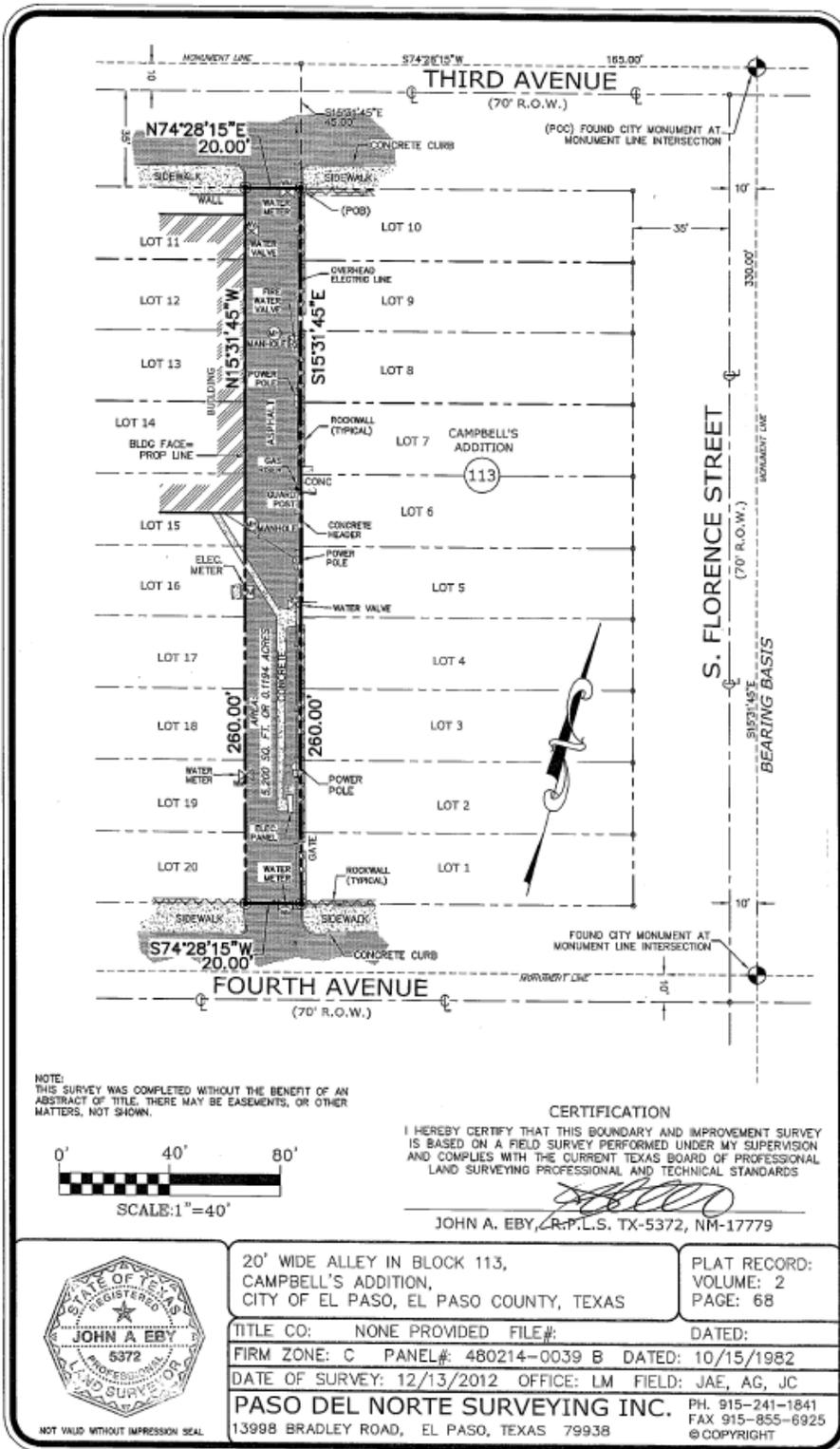


Florence Alley Vacation

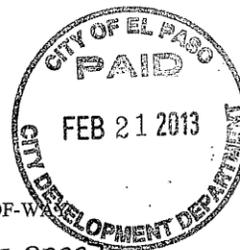
ATTACHMENT 2



ATTACHMENT 3



ATTACHMENT 4



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

Date: 1/20/13 File No. SURW13-00007

1. APPLICANTS NAME LYDIA PATTERSON INSTITUTE
ADDRESS 517 S. FLORENCE ZIP CODE 79940 TELEPHONE 915.533.8286

2. Request is hereby made to vacate the following: (check one)
Street Alley Easement Other
Street Name(s) BTWN 3RD&4TH AVE. Subdivision Name CAMPBELL'S ADDITION
Abutting Blocks 114 Abutting Lots 112

3. Reason for vacation request: TO PROVIDE A COMPLETE, SECURE, WALKABLE SCHOOL CAMPUS

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 - DELIVERY DRIVE

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>N/A -- NONE ADJACENT WITHIN THE BLOCK</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.

CASHIER'S VALIDATION
FEE: \$966.00

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.