



## *City of El Paso – City Plan Commission Staff Report*

**Case No:** SURW13-00012 Edgar Road Vacation  
**Application Type:** Right-of-way Vacation  
**CPC Hearing Date:** May 30, 2013

**Staff Planner:** Mirian Spencer, 915-541-4482, [spencermd2@elpasotexas.gov](mailto:spencermd2@elpasotexas.gov)  
**Location:** East of IH-10 and South of Montoya Lane  
**Acreage:** 1.91 acres  
**Rep District:** 1  
**Existing Use:** vacant  
**Existing Zoning:** C-3/c (Commercial/conditions) and C-3 (Commercial)

**Property Owner:** Prime Desert Properties, LLC  
**Applicant:** El Paso Electric Company  
**Representative:** Quantum Engineering Consultants, Inc.

### **SURROUNDING ZONING AND LAND USE**

**North:** C-3/c (Commercial/conditions)/ Vacant  
**South:** C-3 (Commercial)/ Vacant  
**East:** C-1/c (Commercial/conditions)/ Vacant  
**West:** M-1 (Light Manufacturing)/ IH-10

**PLAN EL PASO DESIGNATION:** G-3, Post-War

### **APPLICATION DESCRIPTION**

The applicant is requesting to vacate a portion of Edgar Road, located between Ethel Road and Desert Boulevard South. The entire right-of-way is proposed to be vacated in order to allow for the construction of an El Paso Electric Company operations, fleet services and maintenance facility. There are no existing improvements on the right-of-way that is proposed to be vacated.

All abutting properties are owned by Prime Desert Properties, LLC.

### **Planning Division Recommendation:**

The Planning Division recommends **Approval** of the street right-of-way vacation with the condition that a 25 ft. wide PSB easement shall be retained to accommodate an existing 15 inch diameter sewer main located along Edgar Road that will remain active to continue providing service to the public.

### **City Development Department - Land Development:**

No objections

**EPDOT**

No objections

**El Paso Water Utilities:**

PSB easements shall be retained as follows:

Parcel 1: A 20-foot wide PSB easement to accommodate the existing 12-inch diameter sewer main that extends along Edgar Road from the 30-foot drainage and PSB easement to IH-10. The vacation survey for Parcel 1 is to reflect a 20-foot PSB easement in the portion described above.

Parcel 2: A 20-foot wide PSB easement to accommodate the existing 12-inch diameter sewer main that extends along Edgar Road.

**Stormwater Division:**

No comments received

**Parks and Recreation:**

No comments received

**El Paso Fire Department:**

No comments received

**El Paso Electric Company:**

No objection to the release of Edgar Road except that El Paso Electric Company must maintain easement rights in the surveyed area until such a time that the existing electric line is relocated or no longer needed.

**Sun Metro:**

No comments received.

**911:**

No comments received.

**Texas Gas Company:**

No comments received

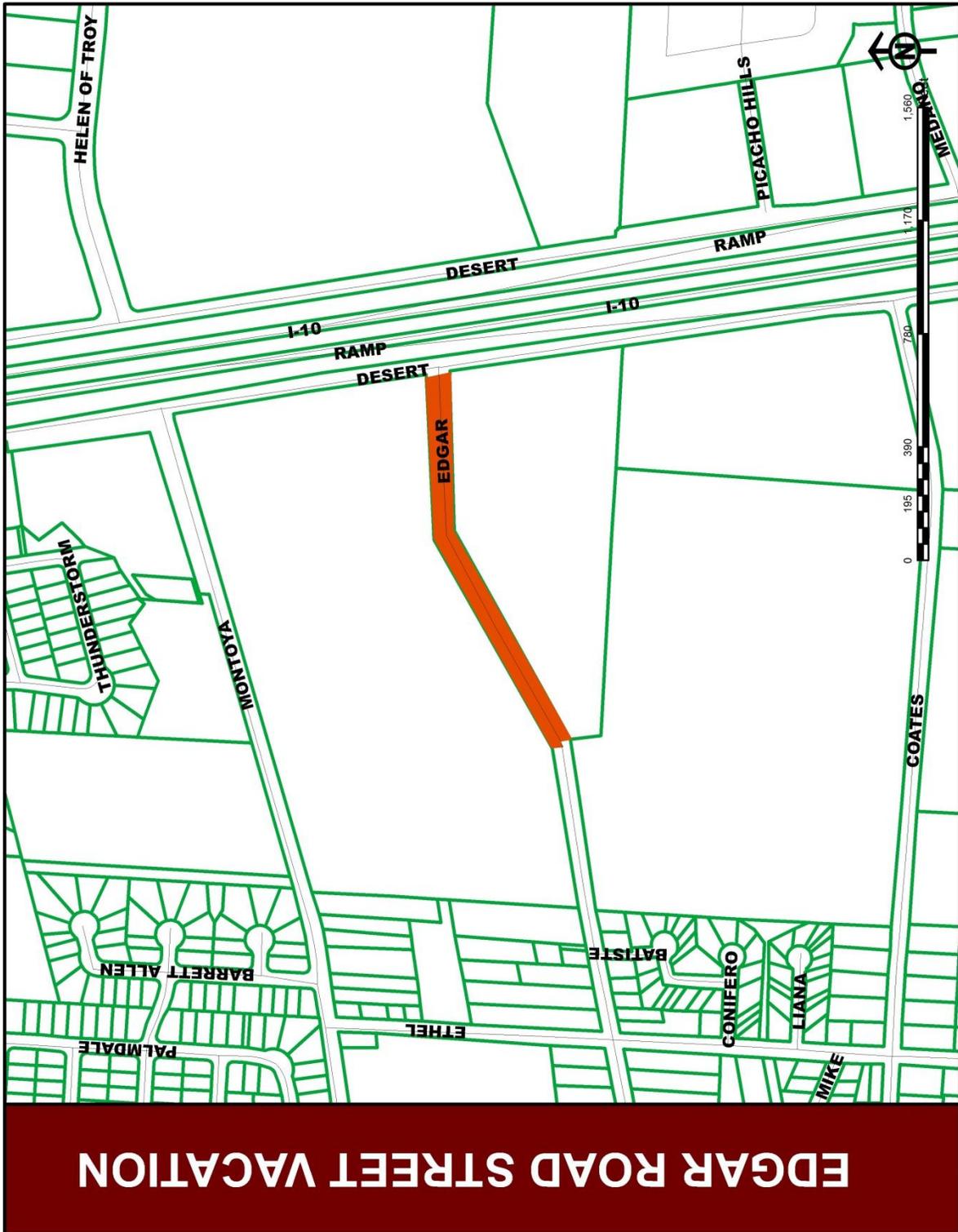
**Canutillo Independent School District:**

No comments received.

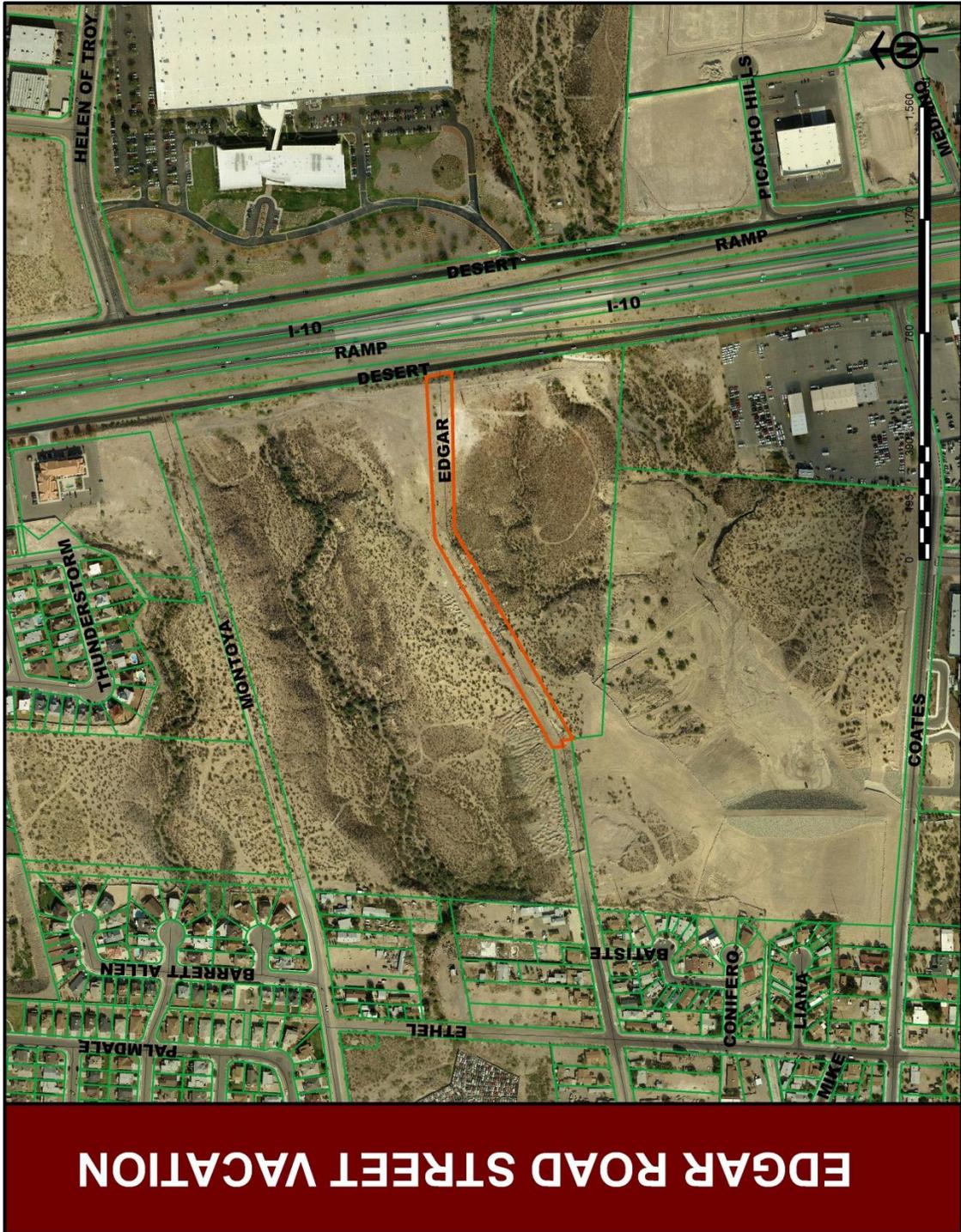
**Attachments**

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

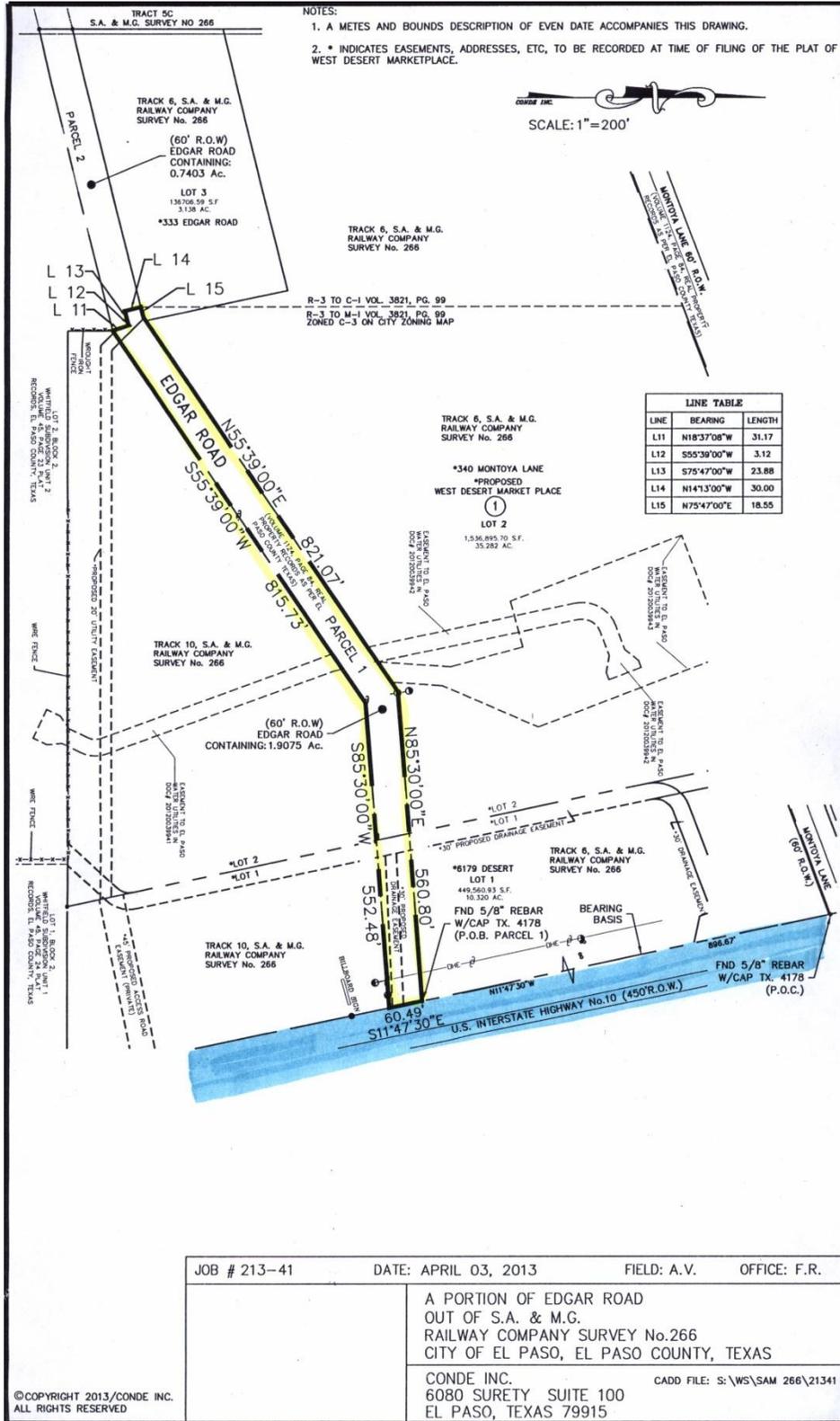
ATTACHMENT 1



ATTACHMENT 2



# ATTACHMENT 3



JOB # 213-41      DATE: APRIL 03, 2013      FIELD: A.V.      OFFICE: F.R.

A PORTION OF EDGAR ROAD  
 OUT OF S.A. & M.G.  
 RAILWAY COMPANY SURVEY No.266  
 CITY OF EL PASO, EL PASO COUNTY, TEXAS

CONDE INC.      CADD FILE: S:\WS\SAM 266\21341  
 6080 SURETY SUITE 100  
 EL PASO, TEXAS 79915

**ATTACHMENT 4**



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

Date: 4-24-2013 File No. SURW13-00012

1. APPLICANTS NAME QUANTUM ENGINEERING CONSULTANTS, INC. (ROBERT A. GONZALES)  
ADDRESS 414 EXECUTIVE CENTER BLDG ZIP CODE 79902 TELEPHONE 915-532-7272  
SUITE 200
2. Request is hereby made to vacate the following: (check one)  
Street  Alley  Easement  Other   
Street Name(s) EDGAR ROAD Subdivision Name WEST DESERT MARKETPLACE  
Abutting Blocks 1 Abutting Lots 1 & 2
3. Reason for vacation request: ACCOMODATE AN EPEC OPERATIONS, FLEET SERVICES AND MAINTENANCE FACILITY
4. Surface Improvements located in subject property to be vacated:  
None  Paving  Curb & Gutter  Power Lines/Poles  Fences/Walls  Structures  Other N/A
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 N/A
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>WEST DESERT MARKETPLACE LOT 2, BLOCK 1</u>	<u>915-525-0475</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:   
REPRESENTATIVE: ROBERT A. GONZALES  
QUANTUM ENGINEERING CONSULTANTS, INC.

**NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS.**