



City of El Paso – City Plan Commission Staff Report

(REVISED)

Case No: SURW15-00008 Cebada Street and Alley Vacation No. 2
Application Type: ROW Vacation
CPC Hearing Date: July 16, 2015

Staff Planner: Nelson Ortiz, 915-212-1606, OrtizNX@elpasotexas.gov
Location: West of Copia and North of I10
Acreage: .1446 acre
Rep District: 2
Existing Use: Street and alley right-of-way
Existing Zoning: R-5 (Residential)
Proposed Zoning: R-5 (Residential)

Property Owner: City of El Paso / El Paso Water Utilities / PSB
Applicant: City of El Paso / El Paso Water Utilities / PSB
Representative: Conde, Inc.

SURROUNDING ZONING AND LAND USE

North: R-5 (Residential) / Residential development
South: C-1/sc (Commercial/special contract) / Commercial development
East: R-5 (Residential) / Stormwater pond
West: R-5 (Residential) / Residential development

PLAN EL PASO DESIGNATION: G2 Traditional Neighborhood (Walkable)

APPLICATION DESCRIPTION

This is a city-initiated application to vacate a 36' wide portion of Cebada Street and a portion of a 20' wide alley located within the Supplemental Map No. 1 of East El Paso Addition. The property will be vacated to the applicant, El Paso Water Utilities, in order to extend an abutting stormwater pond. The land to the West has also been acquired by EPWU for the pond extension. A related plat, Gateway Stormwater North Pond, was approved by the City Plan Commission on June 18, 2015.

NEIGHBORHOOD INPUT

Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property and within the original subdivision on July 1, 2015. The Planning Division did not receive any communication in support or in opposition to the request.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends **approval** of the Cebada Street and Alley Vacation No. 2 subject to the following condition and requirement:

- That the applicant dedicates an easement to El Paso Electric Company before approval by City Council in order to allow the relocation of lines.

Planning Division Recommendation:

Approval with the condition as stated above.

Land Development:

No objection.

El Paso Water Utilities:

We have reviewed the above described subdivision request and provide the following comments:

1. (EPWU) does not object to this request.
2. The existing water and sanitary sewer mains along the alley between Missouri and Gateway West will be removed and/or abandoned from Lot 24, Block 61 to Luna Street as required by the stormwater project.

Parks and Recreation:

We have reviewed Cebada St. & Alley Vacation No. 2, a right-of-way and alley vacation survey map and offer “No” objections to this proposed street right-of-way and alley vacation request.

El Paso Fire Department:

No objection.

El Paso Electric Company:

EPE opposes the vacation until a temporary easement can be acquired for existing lines. This temporary easement will allow EPE to relocate the lines while allowing the vacation in a timely manner.

Time Warner Cable:

Time Warner Cable does not object to the vacation of Cebada Street and Alley.

Sun Metro:

No objections.

911:

No comments received.

Texas Gas Company:

No objections.

Attachments

1. Location map
2. Aerial map
3. Vacation survey
4. Application

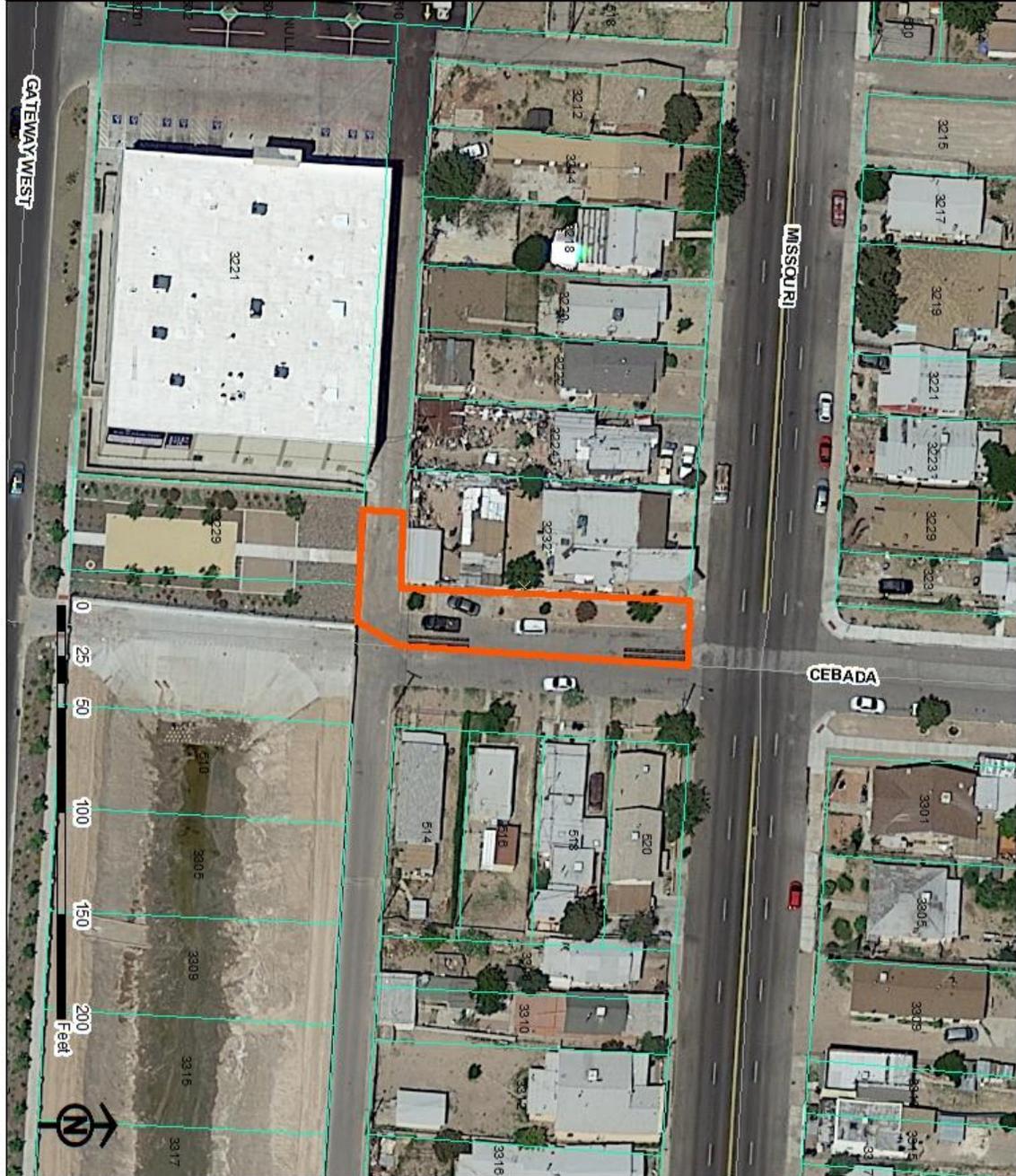
ATTACHMENT 1

**CEBADA STREET & ALLEY
VACATION NO. 2**

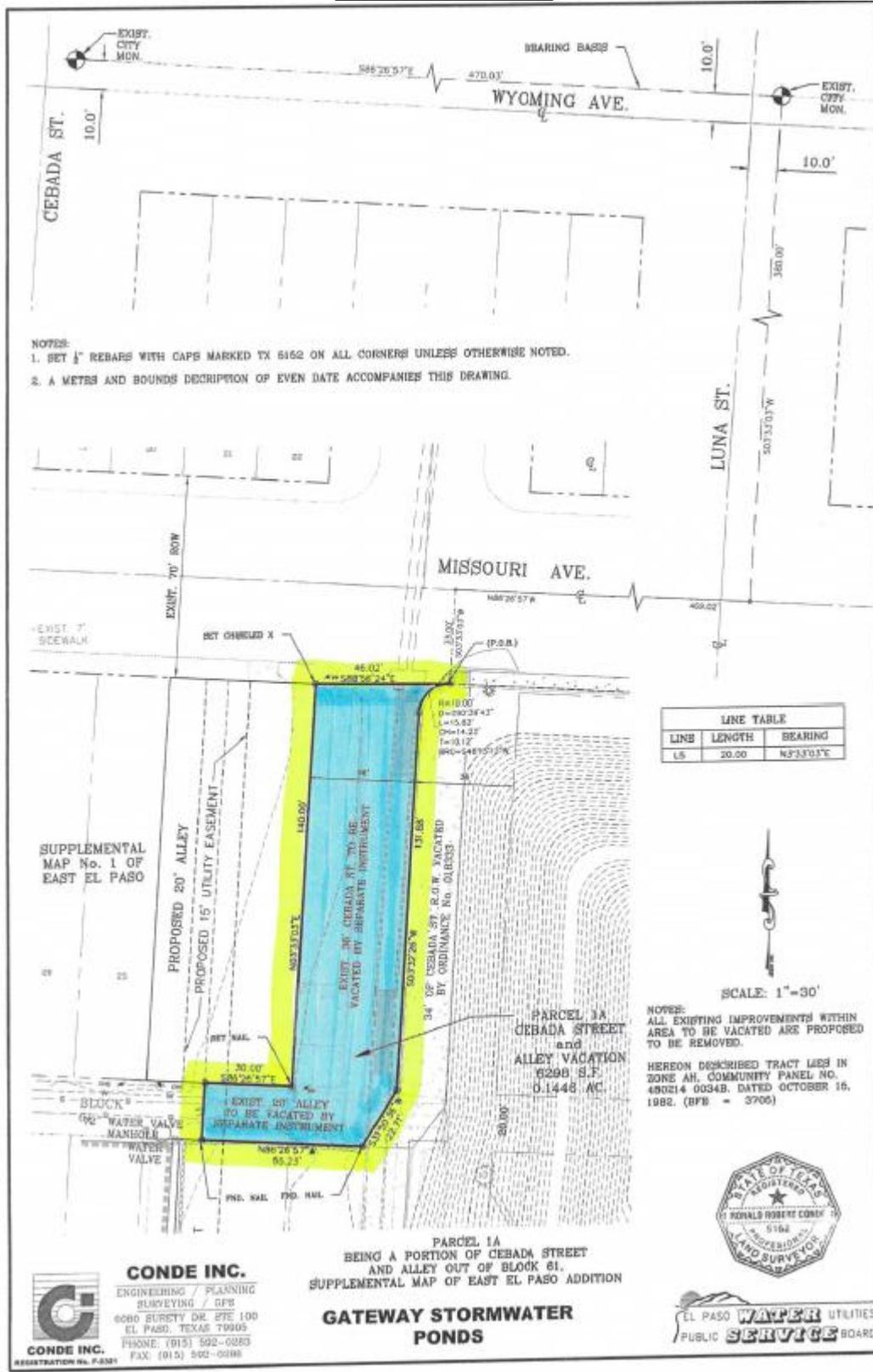


ATTACHMENT 2

**CEBADA STREET & ALLEY
VACATION NO. 2**



ATTACHMENT 3



ATTACHMENT 4



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

Date: June 9, 2015

File No. SURW15-00008

1. APPLICANTS NAME City of El Paso/El Paso Water Utilities/Public Service Board
ADDRESS 1154 Hawkins Blvd. ZIP CODE 79925 TELEPHONE (915) 594-5513
2. Request is hereby made to vacate the following: (check one)
Street Alley Easement Other
Street Name(s) Portion of Cebada St. Subdivision Name Supplemental Map No. 1 of East El Paso Addition
Abutting Block 61 Abutting Lots (Block 61) 23 & 24 and Vacated Portion of Cebada
3. Reason for vacation request: Extend Existing Stormwater 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: (Utility Easements to be retained)
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 and bounds</u>	<u>594-5636</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. 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: Gonzalo Cedillos/Grisel Arizpe



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