



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

**Case No:** SURW12-00013 Virginia Street Vacation  
**Application Type:** Right-of-Way Vacation  
**CPC Hearing Date:** July 26, 2012

**Staff Planner:** Raul Garcia, 915-541-4935, [garcia1@elpasotexas.gov](mailto:garcia1@elpasotexas.gov)  
**Location:** South of Schuster @ Virginia St.  
**Acreage:** 18,200 sq.ft.  
**Rep District:** 1

**Existing Use:** ROW  
**Existing Zoning:** R-3 (Residential) and R-5 (Residential)

**Property Owner:** City of El Paso  
**Applicant:** City of El Paso  
**Representative:** City of El Paso

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

**North:** R-3 NCO (Residential – Natural Conservancy Overlay)/ Vacant  
**South:** R-5 (Residential)/ Single-family Development and El Paso High School  
**East:** R-3 (Residential)/ El Paso High School  
**West:** R-5 (Residential)/ El Paso High School (parking lot)

**THE PLAN FOR EL PASO DESIGNATION:** G-2 Traditional Neighborhood (Walkable)

### **APPLICATION DESCRIPTION**

This is a city-initiated application to vacate a portion of Virginia Street between Schuster Street and a vacated portion of Rim Road. The ROW width to be vacated measures 70 feet in width by 260 feet in length (18,200 sq.ft.). The property will be used as a parking lot for El Paso High School.

This vacation is part of a land lease agreement between the City of El Paso and the El Paso Independent School District. The vacation of the ROW will be used as consideration for the City's future lease or purchase of District property for the City's recreational and/or other municipal uses.

### **DEVELOPMENT COORDINATING COMMITTEE**

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

### **Planning Division Recommendation:**

Approval.

**City Development-Land Development:**

No objection.

**Planning - Transportation:**

No objections to the proposed street vacation.

**El Paso Water Utilities:**

The El Paso Water Utilities does not object to the proposed street vacation. There are no existing water mains or sanitary sewer mains within the portion of Virginia Street proposed to be vacated.

**Stormwater Division:**

No objections.

**Parks and Recreation:**

We have reviewed Virginia St., a Street R.O.W. Vacation boundary survey map and offer “No” objection to this proposed "Street R.O.W." vacation request.

**El Paso Fire Department:**

No comments received.

**El Paso Electric Company:**

No comments received.

**Sun Metro:**

No comments received.

**911**

No comments received.

**Texas Gas Company:**

No comments received.

**El Paso Independent School District:**

No comments received.

**Attachments**

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

ATTACHMENT 1

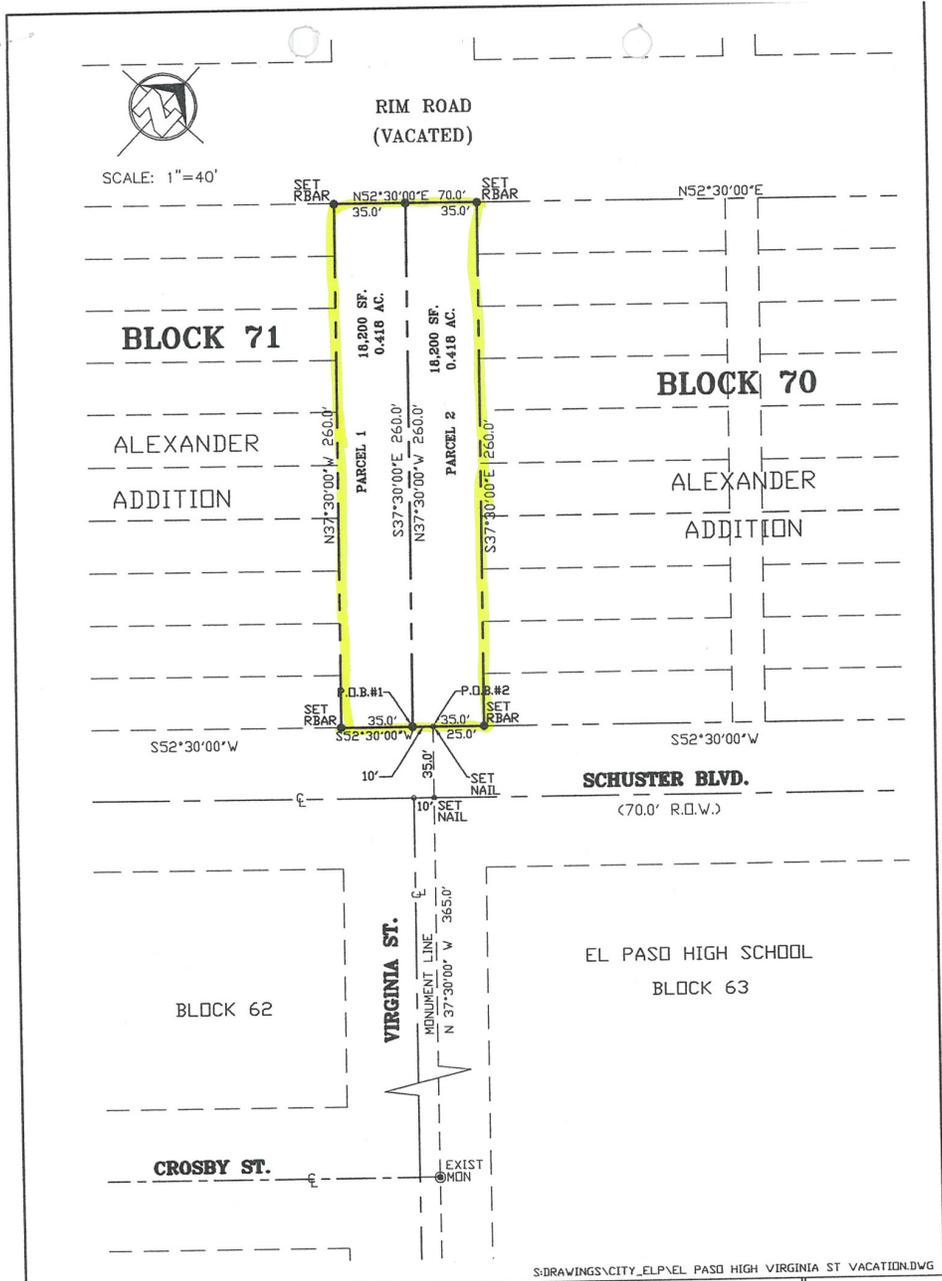


ATTACHMENT 2



VIRGINIA STREET VACATION

**ATTACHMENT 3**



S:\DRAWINGS\CITY\_ELP\EL PASO HIGH VIRGINIA ST VACATION.DWG

THIS IS TO CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL FIELD SURVEY PERFORMED BY ME OR UNDER MY SUPERVISION.

*[Handwritten Signature]*  
*04.18.12*

REGISTERED PUBLIC SURVEYOR

**PORTION OF VIRGINIA STREET TO BE VACATED  
 BETWEEN RIM ROAD (VACATED) AND  
 SCHUSTER BOULEVARD**  
 CITY OF EL PASO, EL PASO COUNTY, TEXAS

**DORADO**  
 ENGINEERING, INC.

ENGINEERS SURVEYORS PLANNERS  
 2717 E. YANDELL, EL PASO, TEXAS 79903 (915)562-0002

DATE: 04/16/12
SCALE: 1" = 60'
DRAWN BY: FD
CHECKED BY: FD
FLOOD ZONE: C
PANEL NUMBER: 480214-0039B
DATED: 10/15/82
ZONING:
VOLUME:
PAGE:

**ATTACHMENT 4**



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

Date: 02/01/12 File No. SURW12-00013

1. APPLICANTS NAME City of El Paso  
ADDRESS 2 Civic Center Plaza ZIP CODE 79901 TELEPHONE 541-4599
2. Request is hereby made to vacate the following: (check one)  
Street  Alley  Easement  Other   
Street Name(s) Virginia Street Subdivision Name Alexander Addition  
Abutting Blocks 69,70,71 Abutting Lots All
3. Reason for vacation request: to incorporate into existing parking lot
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
 EL PASO INDEPENDENT SCH. DIST.	<u>Alexander Addition Block 71, lots 1-10</u>	<u>915-887-5421</u>
<b>Nicholas P. Corona, P.E., Exec. Dir.</b> <b>Facilities, Maintenance &amp; Construction</b>	_____	_____
_____	_____	_____

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: \_\_\_\_\_