



City of El Paso – City Plan Commission Staff Report

Case No: SUET15-00004 3000 Alabama Easement Vacation
Application Type: Easement Vacation
CPC Hearing Date: July 30, 2015

Staff Planner: Alfredo Austin, 915-212-1604, austinaj@elpasotexas.gov
Location: North of Hamilton and East of Alabama
Acreage: 0.0259 Acres
Rep District: 2

Existing Use: Easement within a commercial lot
Existing Zoning: C-2 (Commercial)

Property Owner: Rosa Fernandez
Applicant: Rosa Fernandez
Representative: CAD Consultants

SURROUNDING ZONING AND LAND USE

North: C-2 (Commercial)/ Commercial Development
South: R-5 (Residential)/ Residential Development
East: R-5 (Residential)/ Residential Development
West: C-1 (Commercial)/ Multi-family Development

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

APPLICATION DESCRIPTION

This is an application to vacate a drainage easement located in Lots 13 to 16, Block 140, Highland Park Addition. The drainage easement to be vacated has an area measuring 1,129.42 square feet. The applicant is requesting the easement vacation in order to build over the current easement location. The applicant has submitted a separate application dedicating a new drainage easement.

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

1. EPWU’s planning and development section does not object to this request. EPWU does not own nor operate water and/or sanitary sewer mains within the easement proposed to be vacated.

Water:

2. There is an existing 4-inch diameter water main along the alley that extends from Alabama to Louisiana Street. The water main is located approximately 17-ft north of the northern property line.

3. There is an existing 8-inch diameter water main extending along Alabama Street that is available for service, the water main is located approximately 15 feet east from the center line of the right-of-way.

4. There is an existing 12-inch diameter water main extending along Alabama Street. The water main is located approximately 19 feet east from the center line of the right-of-way.

5. EPWU records indicate a vacant water service connection (inactive meter) serving the subject property. The address for this service is 3000 Alabama Street.

Sanitary Sewer:

6. There is an existing 8-inch diameter sanitary sewer main along the alley that extends from Alabama to Louisiana Street. The sewer main is located approximately 6-ft north of the northern property line.

General:

7. EPWU requires a new service application to provide service to the property. New service applications are available at 1154 Hawkins, 3rd floor and should be made 6 to 8 weeks in advance of construction to ensure water for construction work. 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:

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

El Paso Independent School District:

No comments received.

El Paso Fire Department:

No comments received.

911:

No comments received.

Attachments

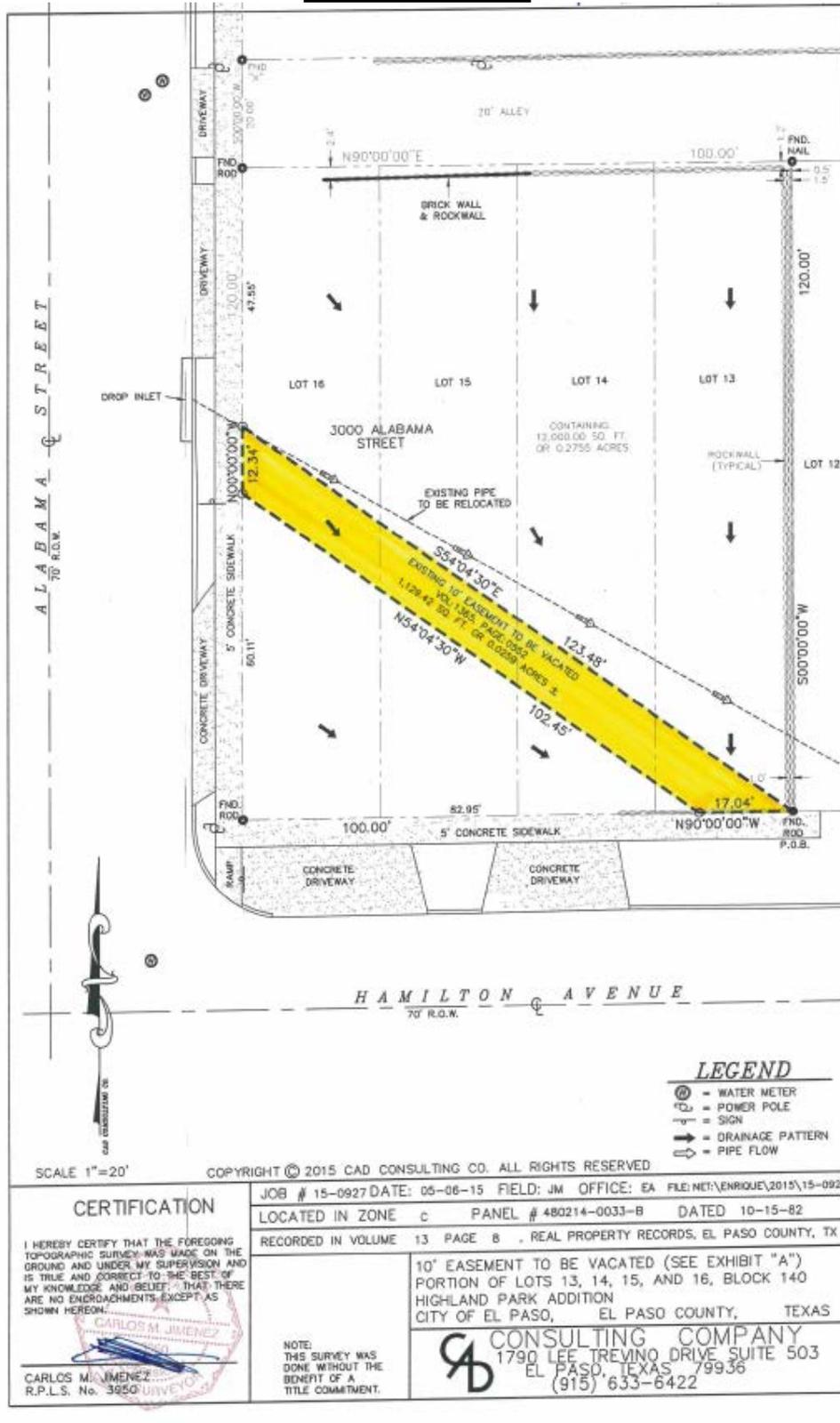
1. Location map
2. Aerial map
3. Survey
4. Application

ATTACHMENT 1

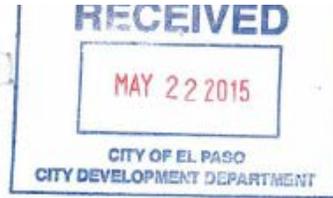
HAMILTON AVENUE EASEMENT VACATION



ATTACHMENT 3



ATTACHMENT 4



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

Date: 5-07-15 File No. SUET15-00004

1. APPLICANTS NAME WIN ICE COMPANY / ROSA FERNANDEZ
ADDRESS 4017 CLIFTON AVE. ZIP CODE 79903 TELEPHONE 533-0052

2. Request is hereby made to vacate the following: (check one)
Street Alley Easement Other
Street Name(s) 3000 ALABAMA Subdivision Name HIGHLAND PARK ADDITION
Abutting Blocks 140 Abutting Lots 13 THROUGH 16

3. Reason for vacation request: RELOCATE EASEMENT TO EXISTING LINE

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
HIGHLAND PARK ADDITION REPLAT 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
_____	_____	_____
_____	_____	_____
_____	_____	_____

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.

**Effective September 1, 2014, a 3% technology fee has been added to all Planning application fees.*

OWNER SIGNATURE: Rosa Fernandez
REPRESENTATIVE: _____

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