



City of El Paso – City Plan Commission Staff Report

Case No: SUET15-00005 3000 Alabama Easement Dedication
Application Type: Easement Dedication
CPC Hearing Date: July 30, 2015
Staff Planner: Joaquin Rodriguez, (915) 212-1608
rodriguezjx3@elpasotexas.gov
Location: North of Hamilton and East of Alabama
Acreage: .026 acres
Rep District: 2
Existing Use: Vacant
Existing Zoning: C-2 (Commercial)
Proposed Zoning: C-2 (Commercial)
Nearest Park: Newman Park (.5 miles)
Nearest School: Rusk Elementary (1.2 miles)
Park Fees Required: N/A
Impact Fee Area: N/A
Property Owner: Rosa Fernandez
Applicant: Rosa Fernandez
Representative: CAD Consulting

SURROUNDING ZONING AND LAND USE

North: C-2 (Commercial)/vacant
South: R-5 (Residential)/single family dwellings
East: R-5 (Residential)/single family dwellings
West: C-1 (Commercial)/multifamily residential

PLAN EL PASO DESIGNATION: G2, Traditional Neighborhood

APPLICATION DESCRIPTION

The applicant proposes to dedicate a .026 acre EPWU/ P.S.B. Easement within Lot 13 through 16, Block 140, Highland Park Addition. This easement will accommodate relocated stormwater infrastructure and facilitate new construction on the aforementioned parcel. This easement is being dedicated by separate instrument at the request of the EPWU/ P.S.B.

DEVELOPMENT COORDINATING COMMITTEE

The development coordinating committee recommends approval of the easement dedication.

Planning Division Recommendation

Planning recommends **approval** of the dedication.

Planning and Inspections Department - Land Development

No objections.

Parks and Recreation Department

No objections.

Capital Improvement Program

No comments received.

El Paso Water Utilities

1. EPWU's planning and development section does not object to this request.

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.

Streets and Maintenance Department

No comments received.

El Paso County 911 District

No comments received.

El Paso Fire Department

No comments received.

Central Appraisal District

No comments received.

El Paso Electric Company

No objections.

Texas Gas Company

No comments received.

Attachments

1. Location map
2. Aerial map
3. Survey
4. Metes and Bounds
5. Application

ATTACHMENT 1

**SUET15-0005 3000 Alabama
Easement Dedication**

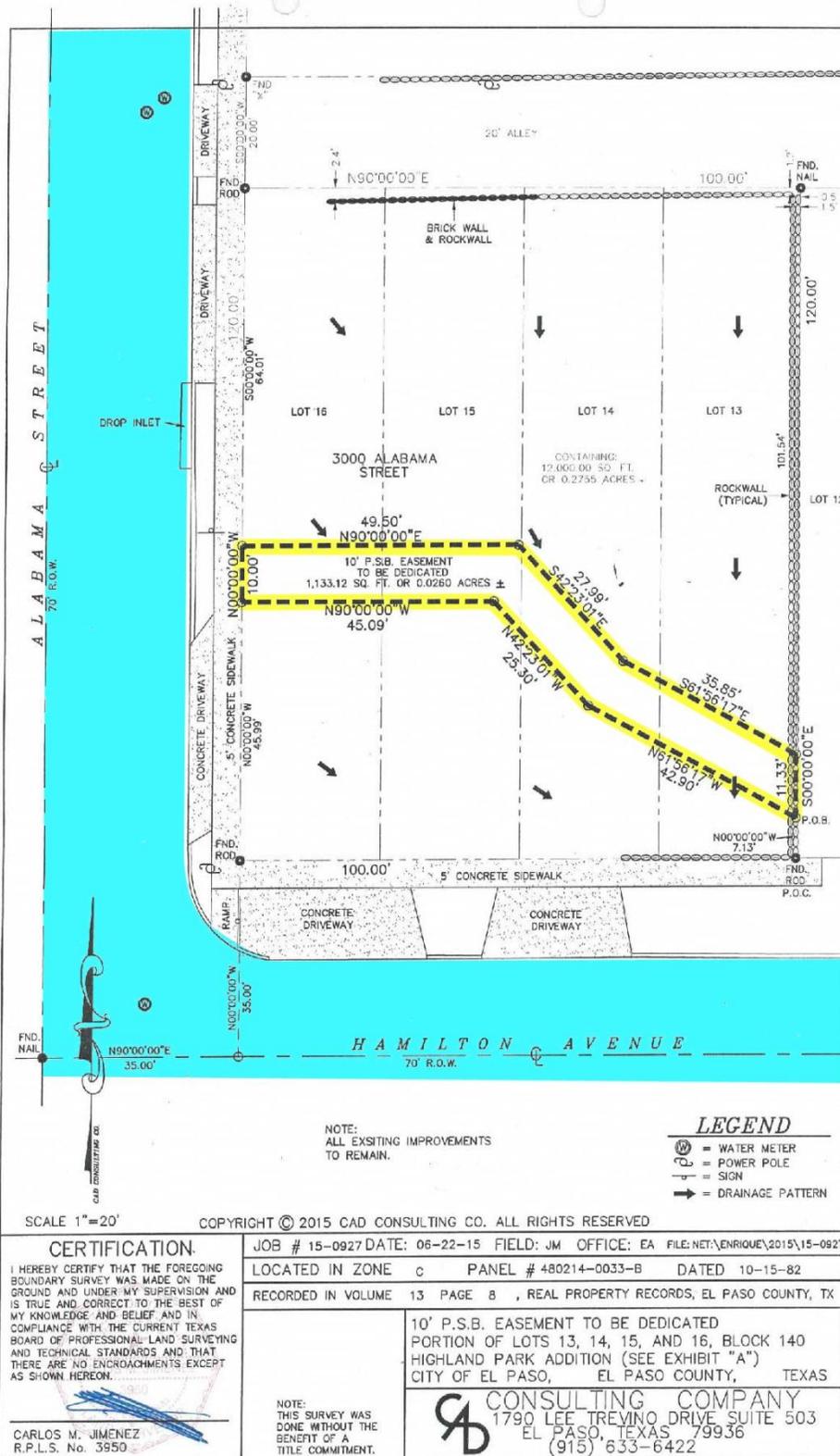


ATTACHMENT 2

**SUET15-0005 3000 Alabama
Easement Dedication**



ATTACHMENT 3



ATTACHMENT 4

A portion of Lots 13, 14, 15 and 16 Block 140,
Highland Park Addition,
City of El Paso, El Paso County, Texas
May 27, 2015

METES AND BOUNDS DESCRIPTION
10' P.S.B. Easement to be Dedicated
Exhibit "A"

FIELD NOTE DESCRIPTION of a portion of Lots 13, 14, 15 and 16 Block 140, Highland Park Addition, City of El Paso, El Paso County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING FOR REFERENCE at a found iron rod located at the common boundary line of Lot 12 and Lot 13, same being the northerly right-of-way line of Hamilton Avenue;
THENCE, leaving said northerly right-of-way line and along the common boundary line of Lots 12 and 13, North 00°00'00" West, a distance of 7.13 feet to the **POINT OF BEGINNING** of the herein described parcel;

THENCE, leaving said common boundary line, North 61°56'17" West, a distance of 42.90 feet to a point;

THENCE, North 42°23'01" West, a distance of 25.30 feet to a point;

THENCE, North 90°00'00" West, a distance of 45.09 feet to a point;

THENCE, North 00°00'00" West, a distance of 10.00 feet to a point;

THENCE, North 90°00'00" East, a distance of 49.50' feet to a point;

THENCE, South 42°23'01" East, a distance of 27.99 feet to a point;

THENCE, South 61°56'17" East, a distance of 35.85 feet to a point;

THENCE, South 00°00'00" East, a distance 11.33 feet to the **POINT OF BEGINNING** of the herein described parcel and containing 1,133.12 square feet or 0.0260 acres of land more or less.

Carlos M. Jiménez
Registered Professional Land Surveyor
Texas No. 3950

CAD Consulting Co.
1790 Lee Trevino Drive, Suite 503
El Paso, Texas 79936
(915) 633-6422
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ATTACHMENT 5



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

Date: 5-28-15 File No. SUET15-00005

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

2. Request is hereby made to dedicate 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 dedication request: RELOCATE EXISTING EASEMENT

4. Surface Improvements located in subject property to be dedicated:
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 dedicated 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: HIGHLAND PARK ADDITION REPLAT A
All owners of properties which abut the property to be dedicated must appear below with an adequate legal description of the properties they own (use additional paper if necessary).

Signature	Legal Description	Telephone
<u>Rosa Daniela Fernandez</u>	<u>LOTS 13-16, BLOCK 140</u>	<u>533-0052</u>
_____	_____	_____
_____	_____	_____

The undersigned Owner/Applicant/Agent understands that the processing of this Application will be handled in accordance with the procedure for Requesting Dedications 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 Dedication. I/We further understand that the fee, if the Dedication 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 dedication 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 Daniela 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