



City of El Paso – City Plan Commission Staff Report

REVISED

Case No: SUET14-00002 Dyer Easement Vacation
Application Type: Easement vacation
CPC Hearing Date: July 31, 2014

Staff Planner: Alfredo Austin, (915) 212-1604, austinaj@elpasotexas.gov
Location: 11001 Dyer
Acreage: 0.0223 acres
Rep District: 4

Existing Use: Vacant
Existing Zoning: C-1/c(Commercial/condition), C-4/c(Commercial/condition), C-1(Commercial)

Parkland Fees Required: N/A
Impact Fee Area: N/A

Property Owner: Tropicana Building Corp.
Applicant: Tropicana Building Corp.
Representative: CEA Group

SURROUNDING ZONING AND LAND USE

North: M-1/Manufacturing, R-F/Vacant
South C-4/Commercial Development
East: C-3/Commercial Development, R-F/Vacant
West: C-4/Commercial Development, M-1/ Manufacturing

THE PLAN FOR EL PASO DESIGNATION: G-4, Suburban (Walkable)

APPLICATION DESCRIPTION

This is an application to vacate a portion of a public easement located in Lot 1, Block 1, North Desert Palms Subdivision. The utility easement to be vacated measures 11.66 feet in width by 83.49 feet in length (974 sq. ft.). The applicant is requesting the easement vacation in order to correct an inadvertent encroachment.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends **approval** of the Dyer Easement Vacation.

Planning Division Recommendation:

Staff recommends **approval**.

City Development-Land Development:

We have reviewed subject plan recommend approval; No objections.

EPWU-PSB Comments

1. EPWU-PSB does not object to this request.
2. EPWU-PSB does not own or operate any water mains or sewer mains within the subject easement vacation request.
3. All public water and sewer mains serving the subject property are located within a dedicated EPWU-PSB Easements by plat and separate instrument.

Parks and Recreation:

We have reviewed **11001 Dyer Street – Easement Vacation**, a survey map and offer “No” objections to this proposed easement vacation request.

El Paso Fire Department:

No comments received.

El Paso Electric Company:

No comments received.

911:

No comments received.

Texas Gas Company:

No comments received.

El Paso Independent School District:

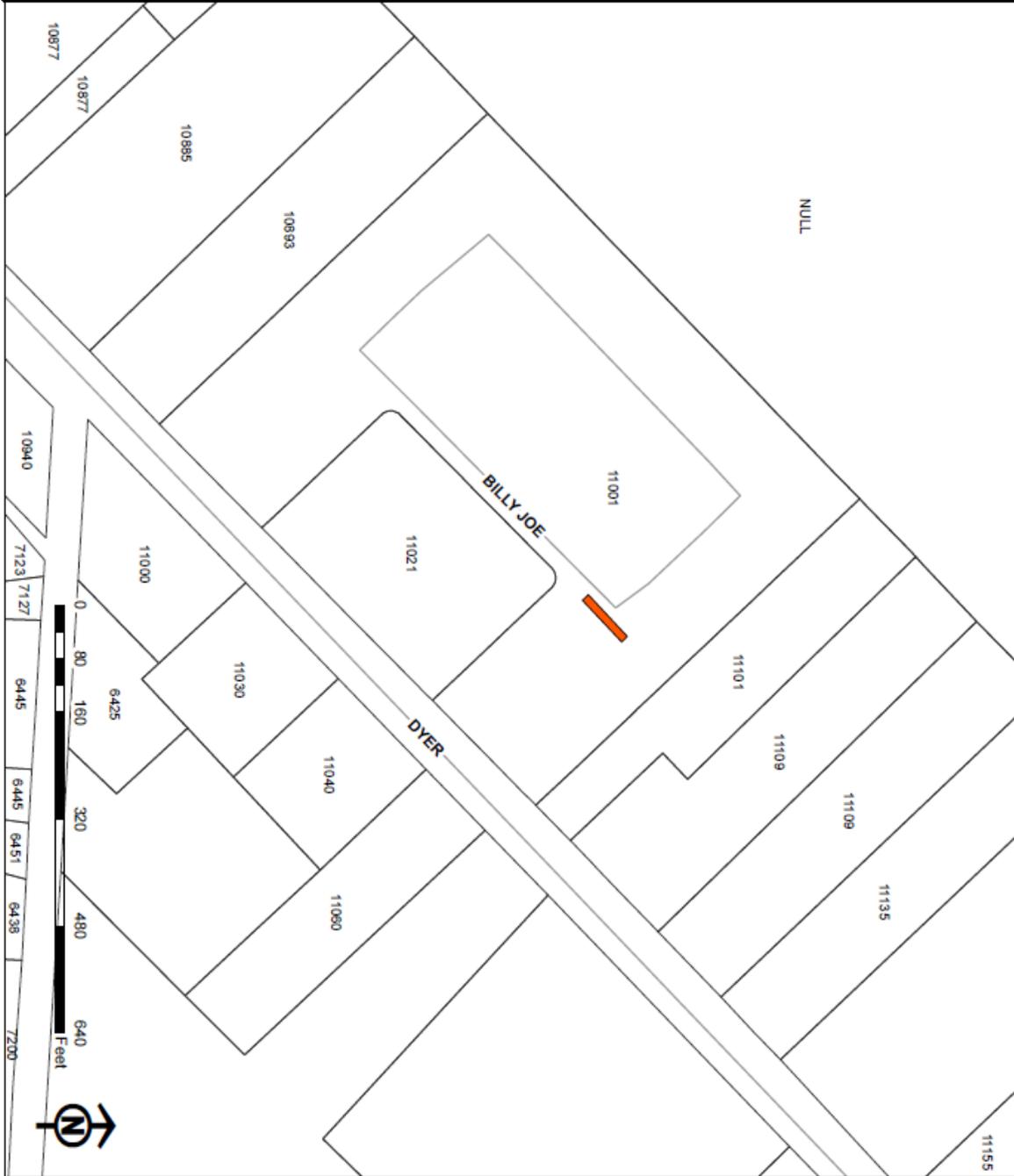
No comments received.

Attachments

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

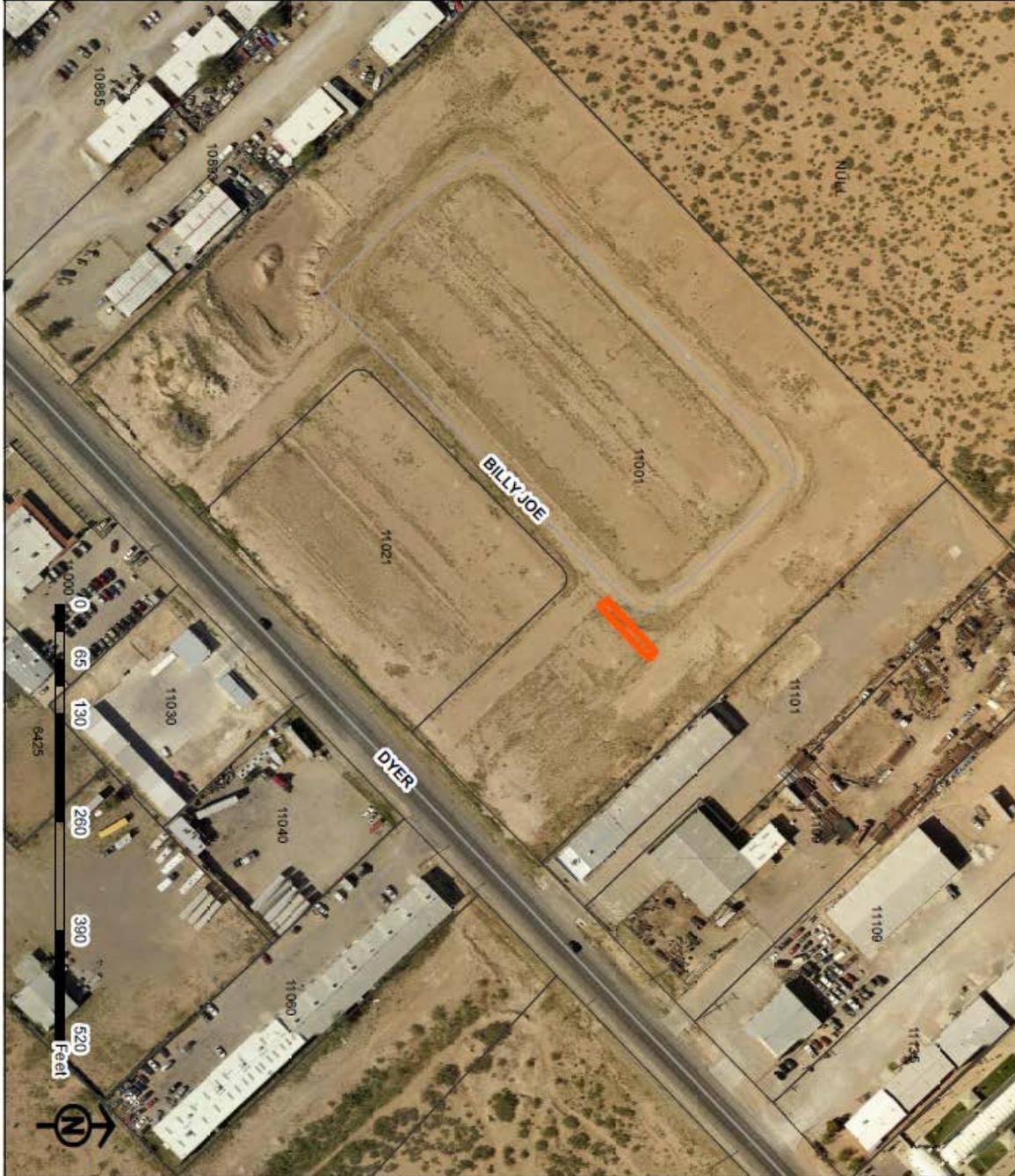
ATTACHMENT 1

Dyer Easement Vacation

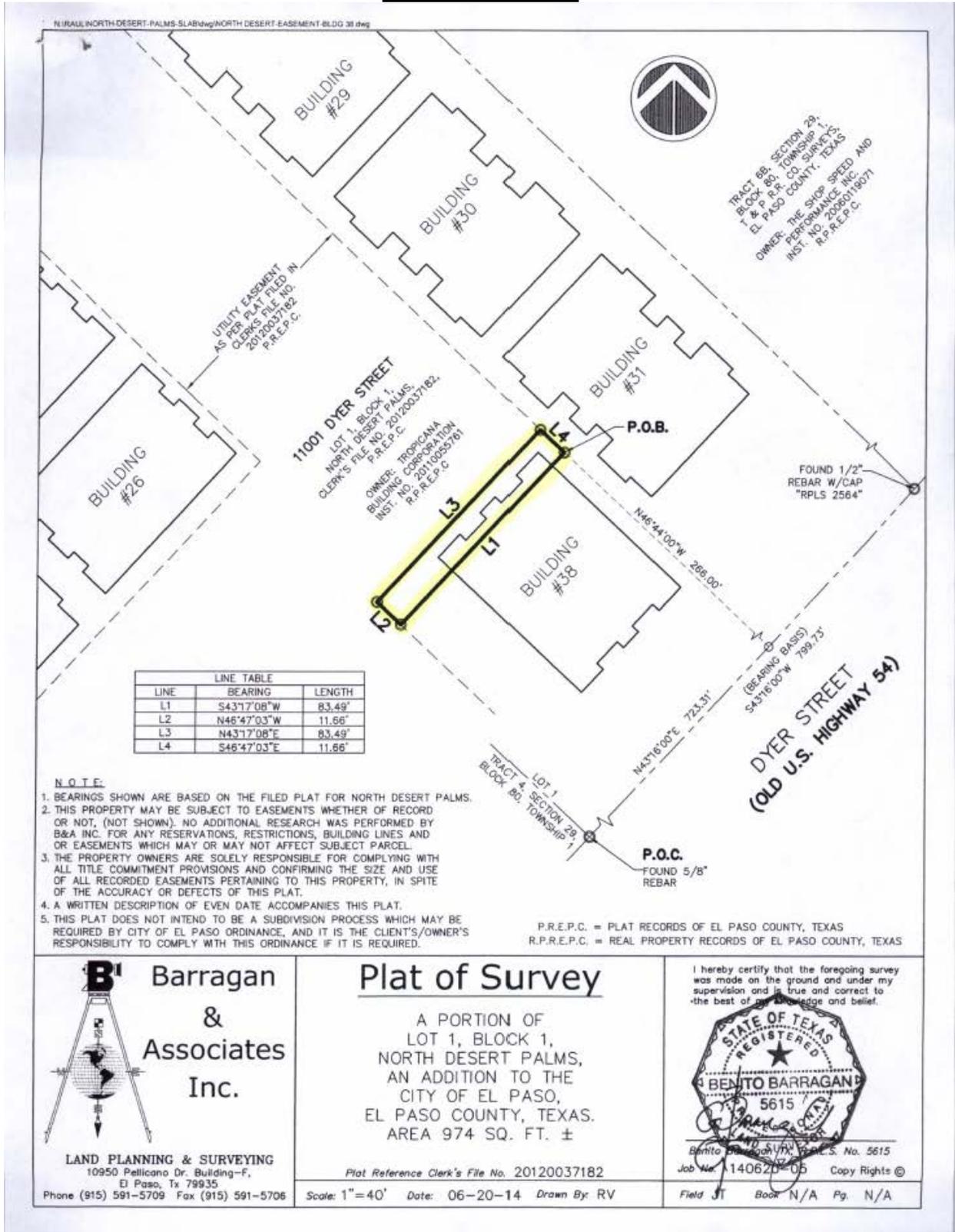


ATTACHMENT 2

Dyer Easement Vacation



ATTACHMENT 3



B Barragan & Associates Inc.

LAND PLANNING & SURVEYING
10950 Pellicano Dr. Building-F,
El Paso, Tx 79935
Phone (915) 591-5709 Fax (915) 591-5706

Plat of Survey

A PORTION OF
LOT 1, BLOCK 1,
NORTH DESERT PALMS,
AN ADDITION TO THE
CITY OF EL PASO,
EL PASO COUNTY, TEXAS.
AREA 974 SQ. FT. ±

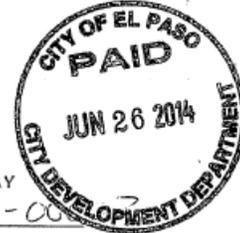
Plat Reference Clerk's File No. 20120037182

Scale: 1"=40' Date: 06-20-14 Drawn By: RV

I hereby certify that the foregoing survey was made on the ground and under my supervision and is true and correct to the best of my knowledge and belief.

Benito Barragan, P.S., No. 5615
Job No. 140620-05 Copy Rights ©
Field JT Book N/A Pg. N/A

ATTACHMENT 4



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

Date: _____ File No. SUET 14-00002

1. APPLICANTS NAME Tropicana Building Corporation
ADDRESS 4653 Cohen Drive ZIP CODE 79924 TELEPHONE (915) 821-3550
2. Request is hereby made to vacate the following: (check one)
Street Alley Easement Other
Street Name(s) Dyer Street Subdivision Name North Desert Palms
Abutting Blocks Block 1 Abutting Lots Lot 2
3. Reason for vacation request: Removed easement from building footprint
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 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>R.P. M. J. Pres.</u>	<u>A portion of Lot 1, Block 1,</u>	<u>915-821-3550</u>
_____	<u>North Desert Palms</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.

Refer to Schedule C for current fee. OWNER SIGNATURE R.P. M. J. Pres. 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) 541-4024