



City of El Paso – City Plan Commission Staff Report

Case No: SURW15-00009 Resler Drive ROW Vacation
Application Type: ROW Vacation
CPC Hearing Date: August 13, 2015

Staff Planner: Nelson Ortiz, 915-212-1606, OrtizNX@elpasotexas.gov
Location: South of Transmountain at Resler
Acreage: 0.116
Rep District: 1
Existing Use: Right-of-way
Existing Zoning: C-4/sc (Commercial/ special contract)
Proposed Zoning: C-4/sc (Commercial/ special contract)

Property Owner: City of El Paso
Applicant: Hunt Communities Holding, LLC
Representative: CSA Design Group

SURROUNDING ZONING AND LAND USE

North: C-4/ sc (Commercial/ special contract) / Vacant
South: C-4/sc (Commercial/ special contract) / Vacant
East: C-4/c (Commercial/ condition) / Vacant
West: C-4 (Commercial/ special contract) / Vacant

PLAN EL PASO DESIGNATION: G7 Industrial and/or Railyards

APPLICATION DESCRIPTION

The applicant seeks to vacate a 0.116-acre portion of Resler Drive. The surface drainage infrastructure that exists within the subject area is no longer needed and a new subsurface pipe system is currently being installed in its place.

NEIGHBORHOOD INPUT

Notice of a Public Hearing was published in the El Paso Times on July 29, 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 Resler Drive ROW Vacation subject to the following condition and requirement:

- That the applicant dedicates a 30' public drainage easement to the PSB for the new pipe extension before approval by City Council.

Planning Division Recommendation:

Approval with the condition as stated above.

Land Development:

No objection.

El Paso Water Utilities (Stormwater):

We have reviewed the proposal described above and have no objection to the vacation of this portion of Resler Drive as long as we are provided a 30' public drainage easement or right-of-way to cover the new pipe extension.

El Paso Water Utilities (Water and Sewer):

We have reviewed the above referenced subdivision and provide the following comments:

The property is located within the City of El Paso Westside Impact Service Fee Area. Impact fees will be assessed at the time of plat and collected by EPWU prior to the City of El Paso issuing a Building Permit in accordance with the City of El Paso's Ordinance # 017113 and the EPWU-PSB Rules and Regulation No. 16.

EPWU-PSB Planning and Development Section does not object to this request.

General

Along Resler Drive within the immediate vicinity of the intersection with the proposed San Felipe Drive there are water, sanitary sewer and reclaimed water mains as follows:

- (a) an existing twenty-four (24) inch diameter water transmission main located at approximately 15 feet east of the west right-of way of Resler Drive. This water main is not available for service, no direct service connections are allowed to this main as per the El Paso Water Utilities - Public Service Board Rules & Regulations.
- (b) an existing twelve (12) inch diameter sanitary sewer main.
- (c) an existing sixteen (16) inch diameter reclaimed water main. This water is not potable and it is not for human consumption. This water is available for irrigation purposes or may be used for industrial processes.

Along the proposed an Felipe Drive project that will extend west of Resler Drive, there is a proposed eight (8) inch diameter water main along San Felipe Drive that will connect to the above described 24-inch main.

Similarly, along the proposed an Felipe Drive project that will extend west of Resler Drive, there is a proposed eight (8) inch diameter reclaimed water main along San Felipe Drive that will connect to the above described 16-inch reclaimed water main.

Parks and Recreation:

We have reviewed Resler Drive, a Street right-of-way vacation survey map and offer “No” objections to this proposed street right-of-way vacation request.

El Paso Electric Company:

EPEC does not object to the vacation and has no facilities in the area of concern.

Sun Metro:

Sun Metro does not oppose this request.

El Paso Fire Department:

No comments received.

Time Warner Cable:
No comments received.

911:
No comments received.

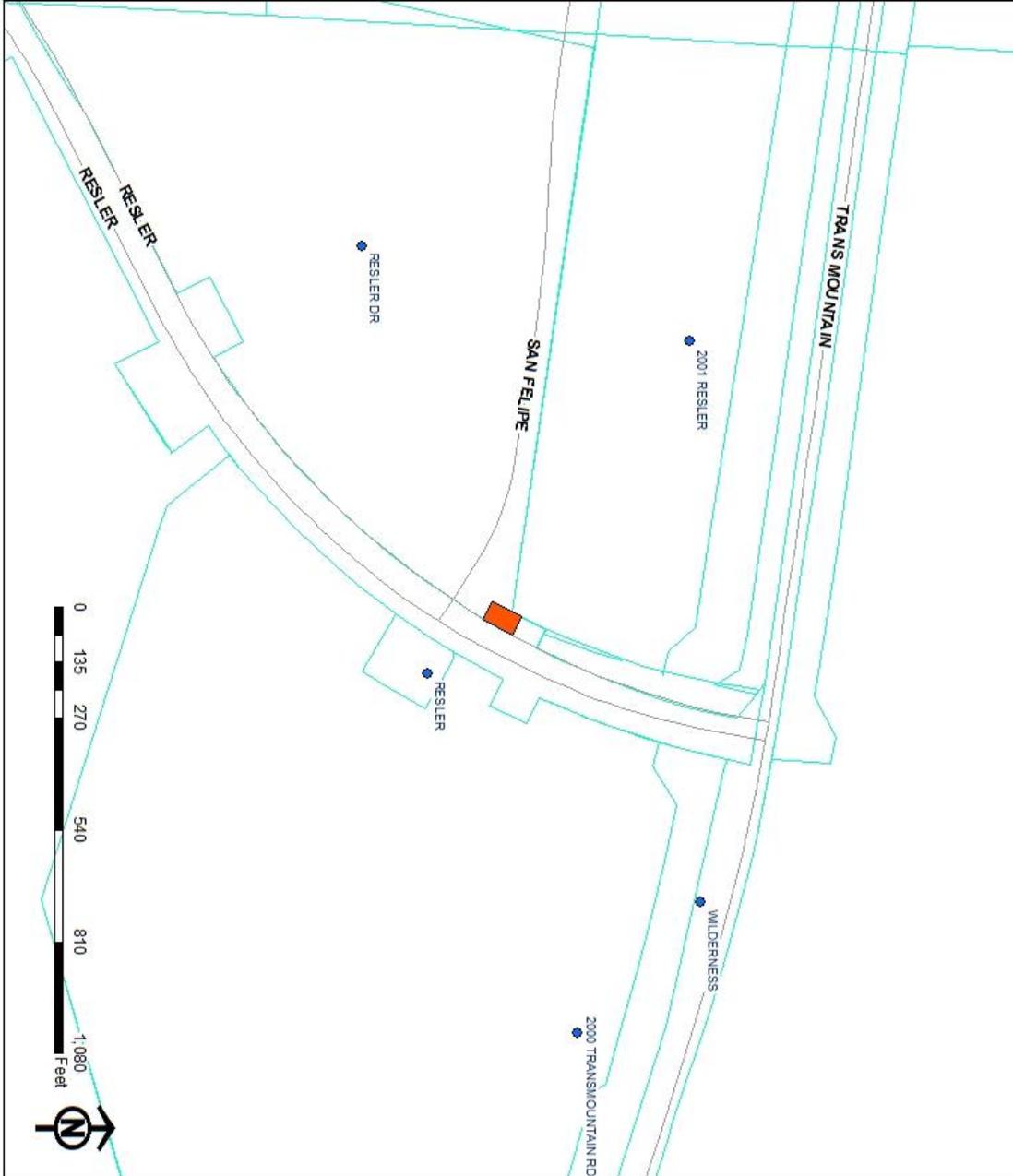
Texas Gas Company:
No comments received.

Attachments

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

ATTACHMENT 1

RESLER DRIVE STREET VACATION

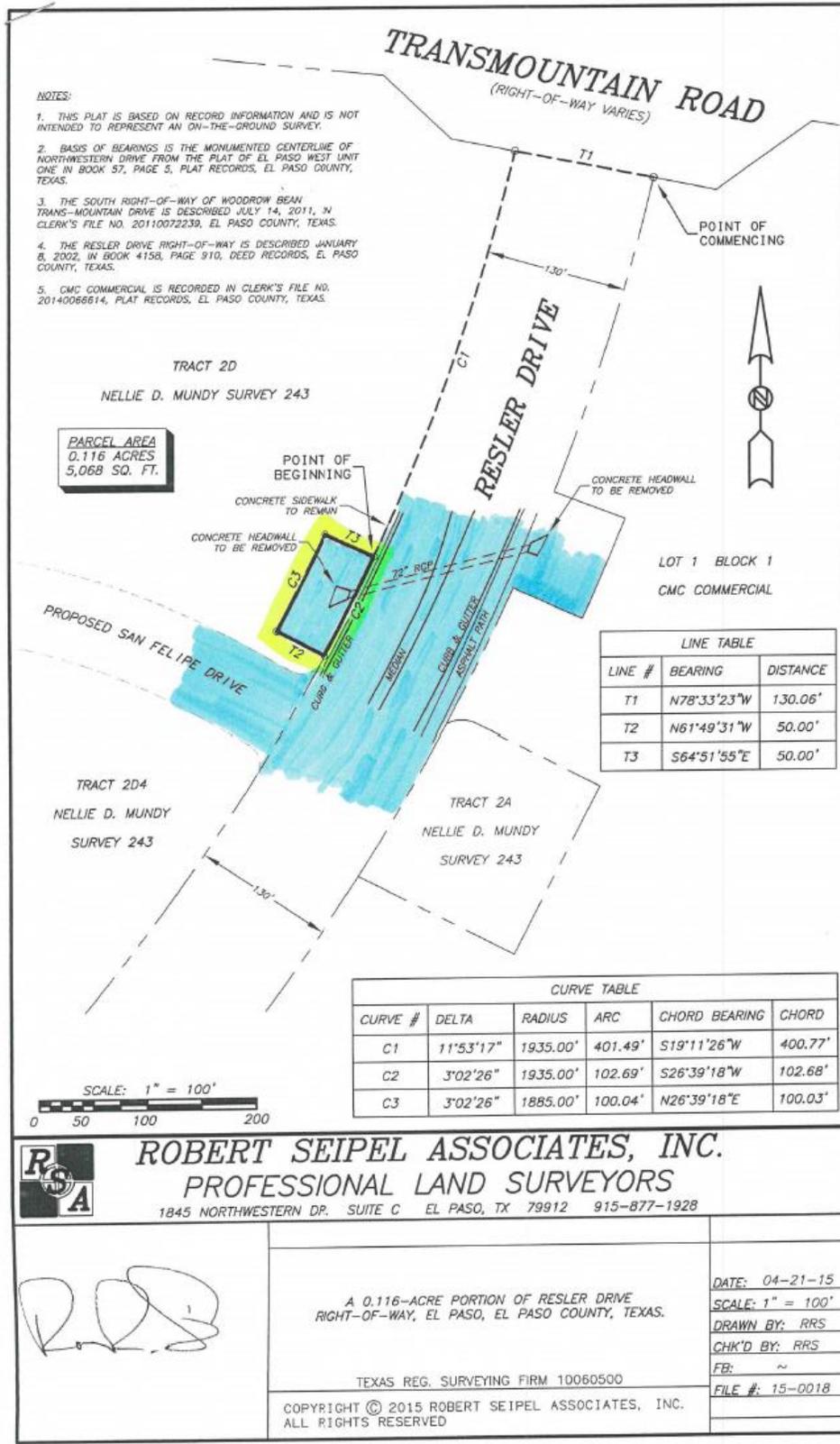


ATTACHMENT 2

RESLER DRIVE STREET VACATION



ATTACHMENT 3



ATTACHMENT 4



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

Date: July 1, 2015 File No. SURW15-00009

1. APPLICANTS NAME CSA Design Group, Inc.
ADDRESS 1845 Northwestern Drive, Suite C, El Paso, Texas ZIP CODE 79912 TELEPHONE (915) 877-4155
2. Request is hereby made to vacate the following: (check one)
Street Alley Easement Other R.O.W.
Street Name(s) Restler Drive Subdivision Name San Felipe Drive
Abutting Blocks _____ Abutting Lots Tract 2D and 2D4, Nello D. Mundy Survey 243
3. Reason for vacation request: Drainage Outfall Structure no longer needed. Storm water now managed in subsurface pipe system.
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
	<u>Tract 2D, Nello D. Mundy Survey 243 (Hunt Communities LTD)</u>	<u>(915) 533-1122</u>
	<u>Tract 2D4, Nello D. Mundy Survey 243 (Flexcor Capital LTD)</u>	<u>(915) 877-4300</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.

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

OWNER SIGNATURE:
 REPRESENTATIVE:
 CSA Design Group, Inc.

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