City of El Paso – City Plan Commission Staff Report

Case No: SUET14-00003 Rocky Pointe Easement Vacation
Application Type: Drainage Easement Vacation
CPC Hearing Date: August 18, 2014

Staff Planner: Alejandro Palma, 915-212-1607, *PalmaAJ@elpasotexas.gov*
Location: South of Rocky Pointe Drive and East of Argonaut Drive
Acreage: 0.0144 Acres
Rep District: 1

Existing Use: Drainage Easement
Existing Zoning: PMD (Planned Mountain Development)

Property Owner: City of El Paso
Applicant: Jesse Garcia
Representative: Charles Austin

SURROUNDING ZONING AND LAND USE

North: PMD (Planned Mountain Development)/ Vacant
South: PMD (Planned Mountain Development)/ Vacant
East: PMD (Planned Mountain Development)/ Vacant
West: SCZ-T4 (Smart Code Zone-General Urban)/ Vacant

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

APPLICATION DESCRIPTION

This is an application to vacate a public drainage easement located in Lot 13, Block 4, San Clemente Unit Two. The drainage easement to be vacated measures 5 feet in width by 126 feet in length (630 sq. ft.). The applicant is requesting the easement vacation in order combine two lots (Lots 13 and 14) into one lot.

DEVELOPMENT COORDINATING COMMITTEE

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

Planning Division Recommendation:

Staff recommends **approval**.

City Development-Land Development:
We have reviewed subject plats and recommend **Approval**.

The Developer/Engineer shall address the following comments.

1. Label all existing and proposed drainage infrastructure. Provide details of complete additional storm drain system.

EPWU-PSB Comments

1. El Paso Water Utilities Planning and Development section (EPWU) does not object to this request.

Water:

2. There is an existing 12-inch diameter water main extending along Rocky Pointe Dr. cul-da-sac that continues west along an existing 25-foot PSB easement. Said easement is located south of and parallel to the property's northern property line. A portion of the easement and the water main are located within 347 Rocky Pointe Dr. property boundary. The 12-inch diameter water main then extends along a 25-foot PSB easement parallel to the property's western boundary line within El Paso Electric property. This main is available for service.

3. Previous water pressure tests from fire hydrant # 10242 located north of the subject property on Rocky Point Dr. have yielded a static pressure of 84 (psi) pounds per square inch, a residual pressure of 82 (psi) pounds per square inch, and a discharge of 1061 (gpm) gallons per minute.

4. The owner should, for his own protection and at his own expense, install at the discharge side of each water meter a pressure regulator, strainer and relief valve, to be set for pressure as desired by the customer. The Lot owner shall be responsible for the operation and maintenance of the above-described water pressure regulating device.

Sanitary Sewer:

5. There is an existing 8-inch diameter sewer main extending along extending along Rocky Pointe Dr. cul-da-sac that continues west along an existing 25-foot PSB easement. Said easement is located south of and parallel to the property's northern property line. A portion of the easement is located within 347 Rocky Pointe Dr. property boundary. The 8-inch diameter sanitary sewer main then extends along a 25-foot PSB easement parallel to the property's western boundary line within El Paso Electric property. This line is available for service.

General:

6. 6. 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 **347 Rocky Pointe Dr. – 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

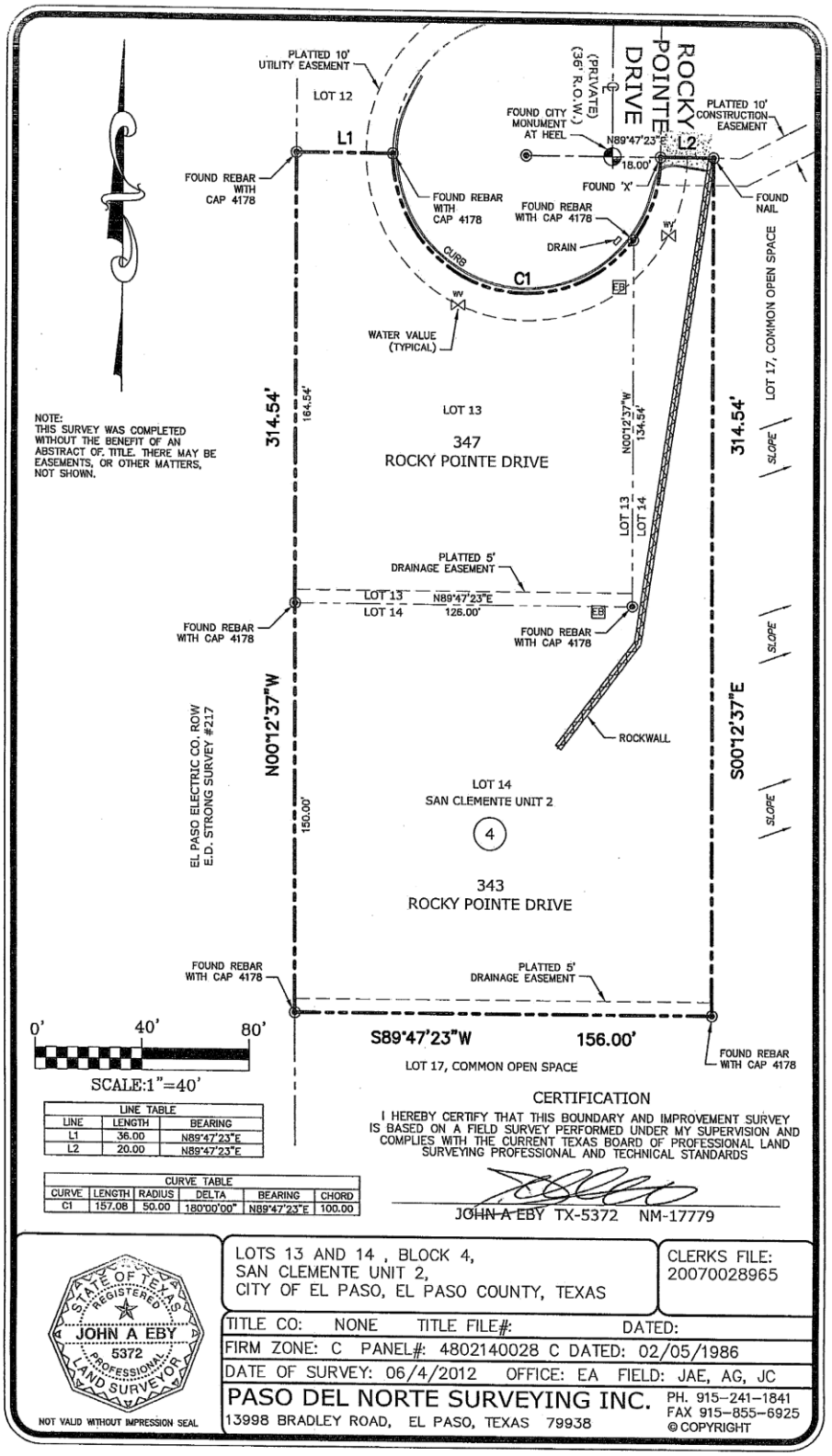
1. Location map
2. Aerial map
3. Survey
4. Application

ATTACHMENT 1

ATTACHMENT 2

Rocky Pointe Easement Vacation

ATTACHMENT 3



LINE TABLE		
LINE	LENGTH	BEARING
L1	36.00	N89°47'23"E
L2	20.00	N89°47'23"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	157.08	50.00	180°00'00"	N89°47'23"E	100.00

ATTACHMENT 4

SUET14-00003

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

Date: 6-12-14 File No. SUET14-00003

1. APPLICANTS NAME JESSE GARCIA (OWNER)
ADDRESS 1008 DIESEL DR ZIP CODE 79907 TELEPHONE 915.892.5511

2. Request is hereby made to vacate the following: (check one)
Street____ Alley____ Easement ✓ Other____
Street Name(s) 13 & 14 ROCKY POINTE DR Subdivision Name SAN CLEMENTE UNIT 2
Abutting Blocks N/A Abutting Lots 351 ROCKY POINTE DR.

3. Reason for vacation request: THERE IS A DRAINAGE EASEMENT DIVIDING LOTS 13 AND 14. WE ARE JOINING BOTH LOTS TO FORM ONE. WE WANT TO VACATE THE MIDDLE EASEMENT.

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____ BRNN13-01413

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
(RICHARD THOMAS)	4 SAN CLEMENTE #2 LOT 12 ST. # 351	915.313.7000

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.

CITY OF EL PASO PAID JUL 02 2014 CITY DEVELOPMENT DEPARTMENT

Refer to Schedule C for current fee.

OWNER SIGNATURE: (JESSE GARCIA)
REPRESENTATIVE: (CHARLES AUSTIN)
310.254.5077
INFO@CAUSTINDS.COM

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