



City of El Paso – City Plan Commission Staff Report

Case No: SURW12-00016 Loma Verde Drainage ROW Vacation
Application Type: Drainage Right-of-Way Vacation
CPC Hearing Date: August 23, 2012

Staff Planner: Nelson Ortiz, 915-541-4931, OrtizNX@elpasotexas.gov
Location: East of Loma Verde and North of Rancho Grande
Acreage: 0.0688 Acres
Rep District: 6

Existing Use: Drainage ROW
Existing Zoning: R-3 (Residential)

Property Owner: City of El Paso
Applicant: Arturo and Monica De Avila
Representative: Arturo De Avila

SURROUNDING ZONING AND LAND USE

North: R-3A (Residential)/ Single-family Development
South: R-1 (Residential)/ Single-family Development
East: R-3A (Residential)/ Single-family Development
West: R-3 (Residential)/ Single-family Development

THE PLAN FOR EL PASO DESIGNATION: G-4 Suburban

APPLICATION DESCRIPTION

This is an application to vacate a drainage ROW between Lots 6 and 7, Block 7, Ranchos Del Sol Unit Two. The drainage ROW to be vacated measures 15 feet in width by 200 feet in length (0.0688 Acres). The property will be vacated to the applicant (Arturo and Monica De Avila) and used to park a recreational vehicle.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends **approval** of Loma Verde Drainage ROW Vacation subject to the following conditions and requirements:

Planning Division Recommendation:

Staff recommends **approval** based on the subject drainage ROW not serving its true intention of draining stormwater towards the ponding area located west of the ROW; instead, the water east towards Loma Verde Drive.

City Development-Land Development:

We have reviewed subject plan recommend Approval; No objections.

Planning - Transportation:

No objections.

El Paso Water Utilities - PSB:

The El Paso Water Utilities–Public Service Board (EPWU-PSB) Planning and Development section does not object to this request.

EPWU-PSB Comments

Water:

1. There is an existing 12-inch diameter water main extending along Loma Verde Drive, the water main is located approximately 15-ft west from the center line of the right-of-way.

Sewer:

2. There is an existing 8-inch diameter sanitary sewer main extending along Loma Verde Drive, the sewer main is located approximately 15-ft east from the center line of the right-of-way.

Stormwater Division:

No objections.

Parks and Recreation:

We have reviewed Loma Verde Drainage R.O.W. a boundary survey map and offer “No” objections to this proposed drainage R.O.W. vacation request.

El Paso Fire Department:

No comments received.

El Paso Electric Company:

No comments received.

Sun Metro:

No comments received.

911:

No comments received.

Texas Gas Company:

No comments received.

Socorro Independent School District:

No comments received.

Attachments

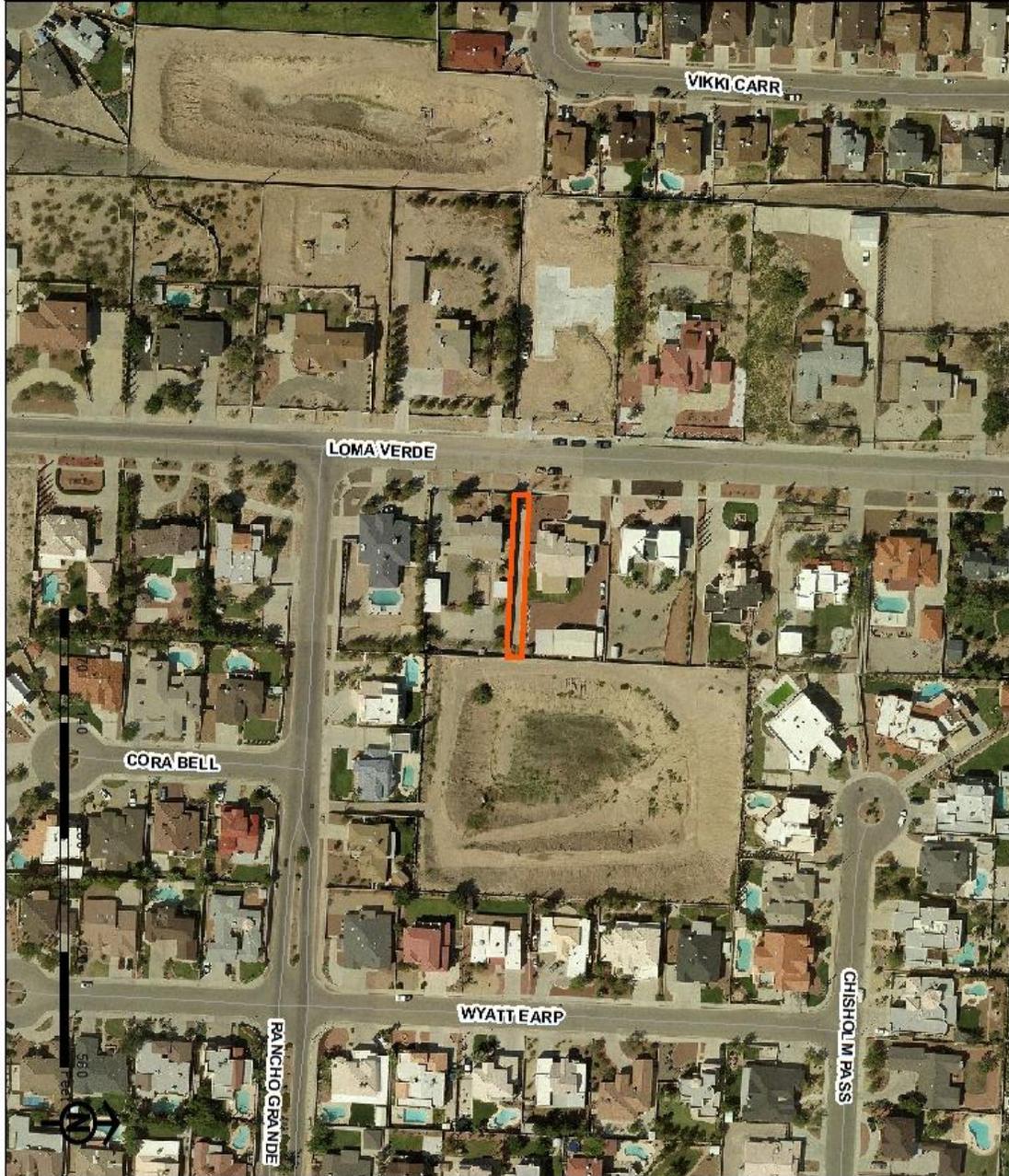
1. Location map
2. Aerial map
3. Survey
4. Application

ATTACHMENT 1

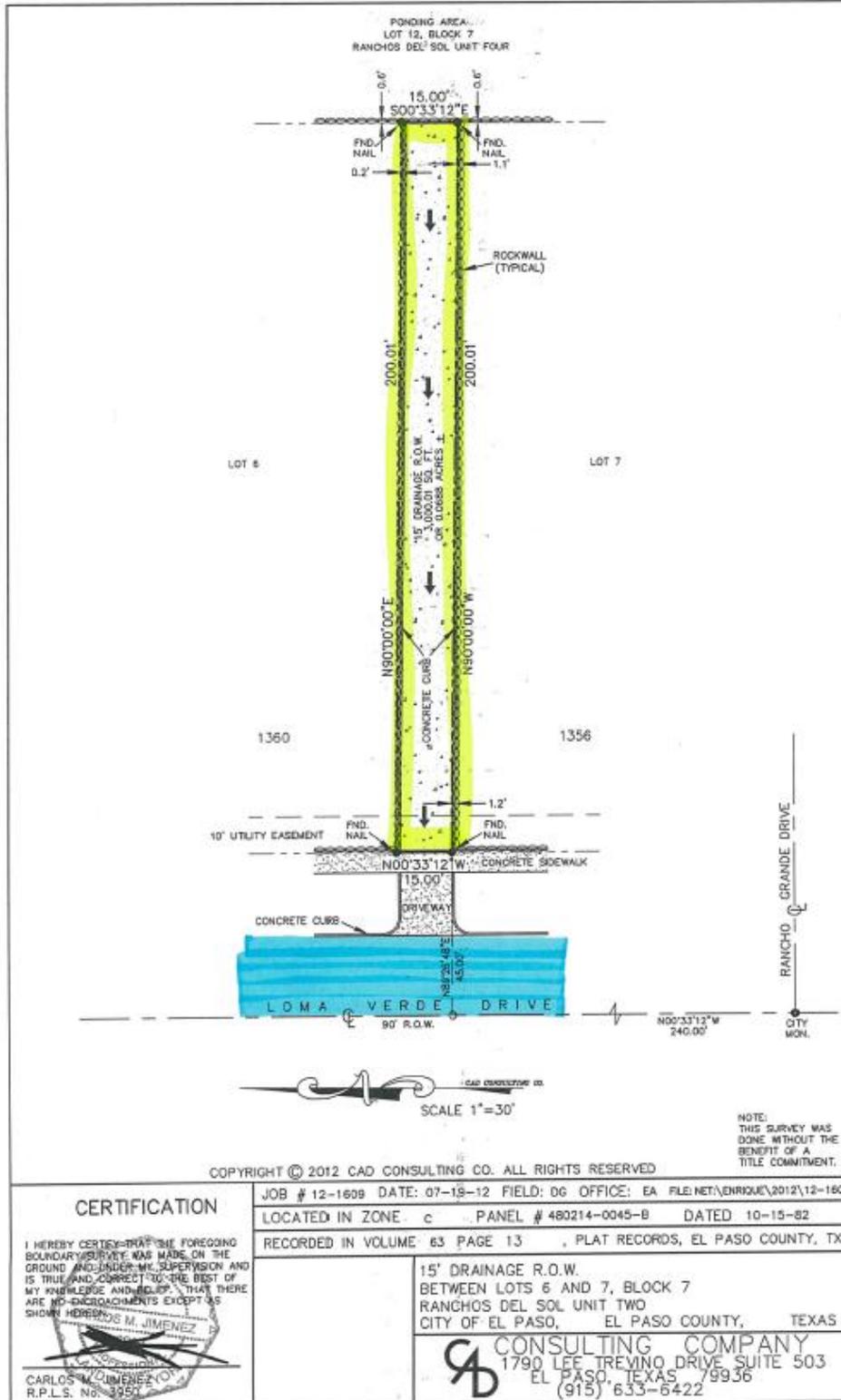


ATTACHMENT 2

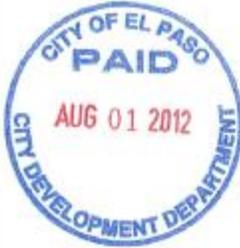
LOMA VERDE DRAINAGE ROW
VACATION



ATTACHMENT 3



ATTACHMENT 4



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

Date: 07-06-2012 File No. SURW12-00016

1. APPLICANTS NAME Arturo and Monica De Avila
ADDRESS 1360 Loma Verde ZIP CODE 79936 TELEPHONE 329-0190
2. Request is hereby made to vacate the following: (check one)
Street Alley Easement *Easement Other X
Street Name(s) Loma Verde Subdivision Name 7 Ranchos Del Sol Unit 2
Abutting Blocks Loma Verde Abutting Lots 6 & 7
3. Reason for vacation request: Applicant would like to use the property to park a recreational vehicle.
4. Surface Improvements located in subject property to be vacated:
None X Paving Curb & Gutter Power Lines/Poles Fences/Walls Structures Other
5. Underground Improvements located in the existing rights-of-way:
None X Telephone Electric Gas Water Sewer Storm Drain Other
6. Future use of the vacated right-of-way:
Yards Parking X 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 None X
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 |
|-----------|----------------------------|-----------|
| | 7 Ranchos Del Sol #2 Lot 6 | 329-0190 |
| | 7 Ranchos Del Sol #2 Lot 6 | 329-0190 |
| | 7 Ranchos Del Sol #2 Lot 7 | 859-8475 |
| | 7 Ranchos Del Sol #2 Lot 7 | 859-8475 |

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.

CASHIER'S VALIDATION
FEE: \$966.00

OWNER SIGNATURE:
REPRESENTATIVE:

NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS.