



City of El Paso – City Plan Commission Staff Report

Case No: SURW16-00002 7250 Alameda Street Vacation
Application Type: Street ROW Vacation
CPC Hearing Date: September 22, 2016
Staff Planner: Alfredo Austin, (915) 212-1604, austinaj@elpasotexas.gov
Location: South of Alameda and West of Carolina
Acreage: .006 acres
Rep District: 3
Existing Use: Public right-of-way
Existing Zoning: C-1 (Commercial)
Proposed Zoning: C-1 (Commercial)
Nearest Park: Hidden Valley Park (.59 miles)
Nearest School: Ascarate Elementary (.64 miles)
Property Owner: City of El Paso
Applicant: Imelda Alvarez De Linss
Representative: Dorado Engineering, Inc.

SURROUNDING ZONING AND LAND USE

North: C-3 (Commercial)/Commercial development
South: C-3 (Commercial)/Commercial development
East: C-1 (Commercial)/Commercial development
West: C-1 (Commercial)/Commercial development

PLAN EL PASO DESIGNATION: G3, Post-War

APPLICATION DESCRIPTION

The applicant is proposing to vacate a 273.14 square foot portion of Manor Place and Alameda Avenue Right-of-Way. The area to be vacated is requested in order to address an existing encroachment into Right-of-Way and to allow for future expansion of the existing structure. There is an open code compliance case that will be partially addresses by this Right-of-Way vacation. Staff will be applying the resolution adopted by City Council on February 21st, 2012, allowing the City to convey property for 10% of the appraised market value as this request meets the criteria.

NEIGHORHOOD INPUT

Notices of the Public Hearing were mailed and published on September 12, 2016, as per Section 19.15.040. The Planning Division did not receive any comments in support or opposition to this request.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends **approval** of 7250 Alameda Street Vacation subject to the following comments:

Planning Division Recommendation:

Staff recommends **approval** of 7250 Alameda Street Vacation.

Planning & Inspections Department - Land Development

We have reviewed subject plats and recommend Approval.

Capital Improvement Program – Parks

We have reviewed 7250 Alameda Avenue – Right of Way Vacation, a survey map and on behalf of CID Parks & Planning Division we offer “No” objections to this proposed street Right of Way vacation request.

EPWU

EPWU’s has reviewed the above referenced street vacation request and provide the following comments:

EPWU does not object to this request. There are no existing EPWU Facilities within the portion to be vacated.

Water:

There is an existing 12-inch diameter water main extending along the southwest side of Alameda Avenue, approximately 12-feet northeast of and parallel to the southwestern right-of-way line of Alameda Avenue. This water main is available for service.

There is an existing 8-inch diameter water main extending along the northwest side of Manor Place, approximately 25-feet southeast of and parallel to the northwestern right-of-way line of Manor Place. This water main is available for service.

Sewer:

There is an existing 21-inch diameter sanitary sewer main extending along the northeast side of Alameda Avenue, approximately 12-feet southwest of and parallel to the northeastern right-of-way line of Alameda Avenue. No direct service connections are allowed to this sewer main as per the El Paso Water – Public Service Board (EPWater-PSB) Rules and Regulations.

There is an existing 8-inch diameter sanitary sewer main extending along the southeast side of Manor Place, approximately 11-feet northwest of and parallel to the southeastern right-of-way line of Manor Place. This sewer main is available for service.

General:

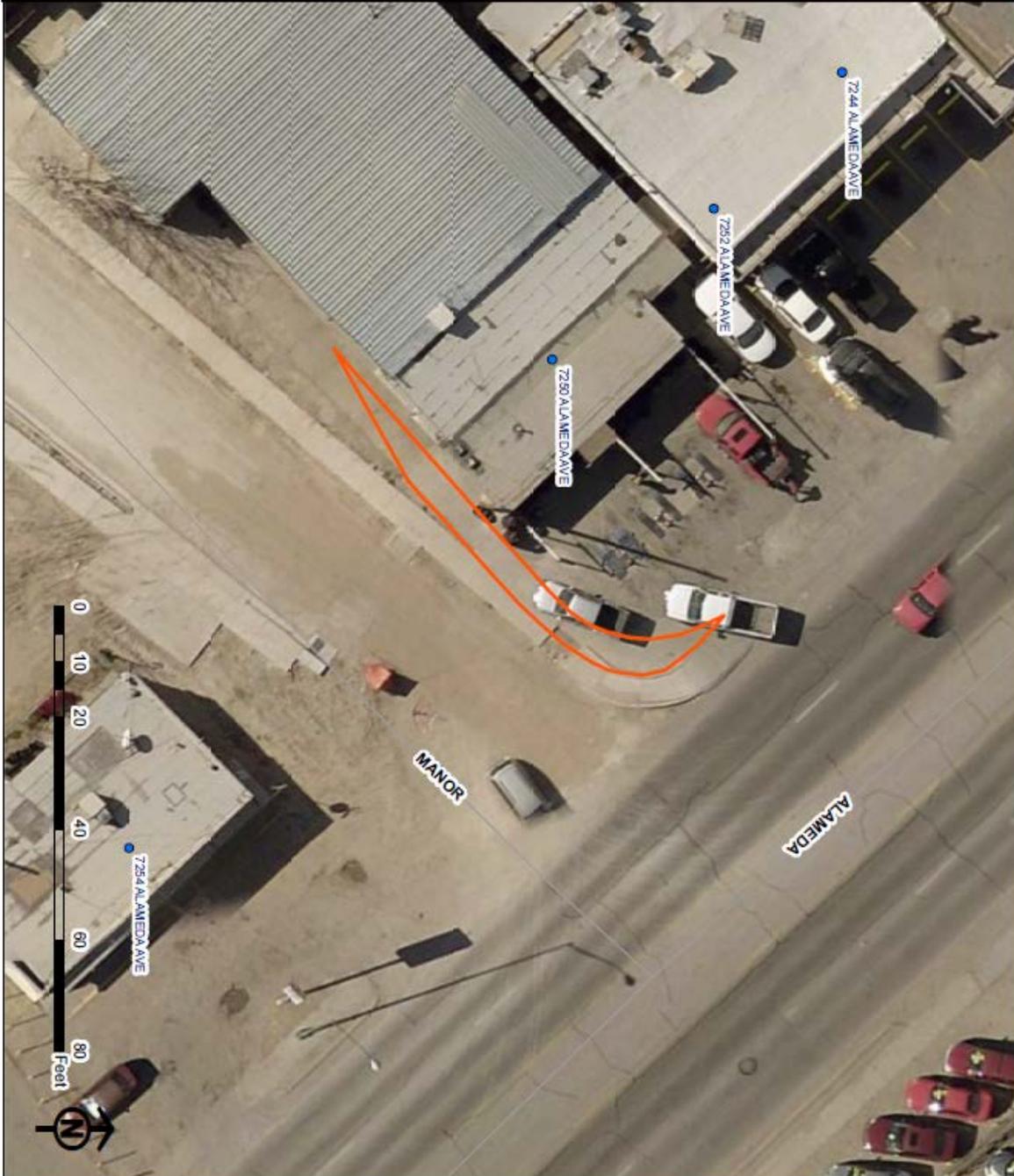
EPWU requires a new service application to provide additional service to the property. New service applications are available at 1154 Hawkins, 3rd floor and should be made 6 to 8 weeks in advance of construction to ensure water for construction work. A site plan, utility plan, grading and drainage plans, 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.

Attachments

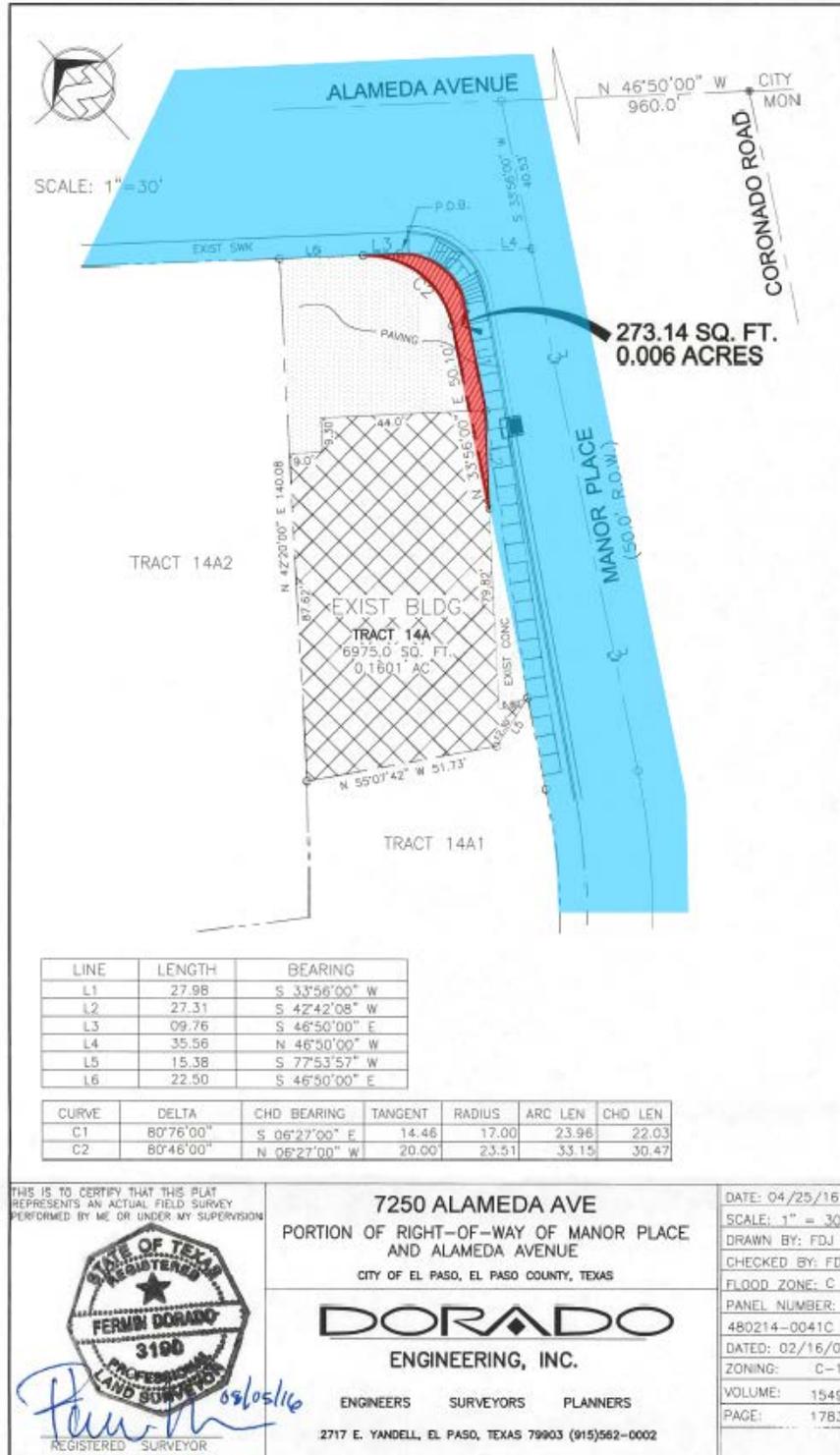
1. Location map
2. Aerial map
3. Survey
4. Metes & Bounds
5. Application

ATTACHMENT 2

7250 ALAMEDA STREET VACATION



ATTACHMENT 3



ATTACHMENT 4

DORADO ENGINEERING GROUP, INC.

2717 E. Yandell El Paso, Texas 79903 (915) 562-0002 Fax (915) 562-7743

7250 Alameda Avenue

Metes and Bound description of a parcel of land being a portion of Right-of-Way of Manor Place and Alameda Avenue located in the city of El Paso, county of El Paso, Texas, to be vacated and being more particularly described as follows;

From a found monument located at the Coronado Road and Alameda Avenue, Thence North 46° 50' 00" West along the centerline of Alameda Avenue, a distance of nine hundred sixty and no hundredths (960.00) feet to a set nail on the centerline intersection of Manor Place and Alameda Avenue, thence South 33° 56' 00" West along the centerline of Manor Place a distance of forty and fifty three hundredths (40.53) feet to set nail, thence North 46° 50' 00" West along the extended southerly right-of-way line of Alameda Avenue, a distance of thirty five and fifty six hundredths (35.56) feet for a corner, said corner being the Point of Beginning for this description;

Thence along an arc of curve to the right a distance of twenty three and ninety six hundredths (23.96) feet, a delta 80° 76' 00", a radius of seventeen and no hundredths (17.00) feet, with a chord bearing of South 06° 27' 00" East and chord distance of twenty two and three hundredths (22.03) feet to a set rebar;

Thence South 33° 56' 00" West along the Easterly line of the portion of Manor Place to be vacated a distance of twenty seven and ninety eight hundredths (27.98) feet to a set rebar;

Thence South 42° 42' 08" West along the easterly line of the portion of Manor Place to be vacated a distance of twenty seven and thirty one hundredths (27.31) feet for a corner on the westerly right-of-way line on Manor Place;

Thence North 33° 56' 00" East along the westerly line of Manor Place a distance of fifty and ten hundredths (50.10) feet for a set rebar for a point on a curve to the left;

Thence along an arc of a curve to the left a distance of thirty three and fifteen hundredths (33.15) feet, a delta 80° 46' 00", a radius of twenty three and fifty one hundredths (23.51) feet with a chord bearing of North 06° 27' 00" West and a chord distance of thirty and forty seven hundredths (30.47) feet to a set rebar on the Southerly Right-of-Way line of Alameda Avenue;

Thence South 46° 50' 00" East along the Southerly Right-of-Way line of Alameda Avenue, a distance of nine and seventy six hundredths (9.76) feet to a set, said corner being the Point of Beginning for this description.

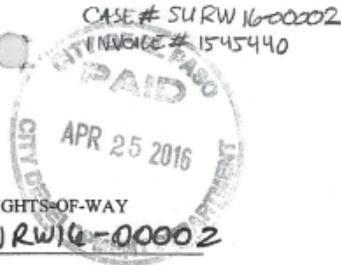
Said portion of Manor Place and Alameda Ave has 273.14 square feet or 0.006 acres more or less.


Fermin Dorado, R.P.L.S.



August 5, 2016

ATTACHMENT 5



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

Date: 4-12-2016 File No. SURW16-00002

1. APPLICANTS NAME Imelda Lins
ADDRESS 421 N STANTON ZIP CODE 79402 TELEPHONE 915-351-1806

2. Request is hereby made to vacate the following: (check one)
Street Alley Easement Other
Street Name(s) MANOR PLACE Subdivision Name Isleta Grant
Abutting Blocks 24 Abutting Lots 14A

3. Reason for vacation request: existing building encroachment

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>[Signature]</u>	<u>TRACT 74A Block 24</u> <u>OWN - Isleta Grant</u> <u>CITY OF EL PASO TEXAS</u>	<u>915-351-1806</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/W. 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: [Signature]
REPRESENTATIVE: [Signature]

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