City of El Paso – City Plan Commission Staff Report

REVISED

Case No: SURW14-00006 – Robinson Avenue Alley Vacation
Application Type: Alley Vacation
CPC Hearing Date: December 18, 2014

Staff Planner: Alfredo Austin, (915) 212-1604, austinaj@elpasotexas.gov
Location: South of Robinson Avenue and West of Mesa Street
Acreage: 0.0955 acres
Rep District: 1
Existing Use: Commercial
Existing Zoning: G-MU (General Mixed Use)
Proposed Zoning: G-MU (General Mixed Use)

Nearest Park: Arroyo Park (0.19 miles)
Nearest School: El Paso High School (.66 miles)

Property Owner: EP Del Mesa Partners, L.P.
Applicant: First Hartford Realty Corporation
Representative: Linfield, Hunter & Junius, Inc.

SURROUNDING ZONING AND LAND USE

North: C-2 (Commercial) / S-D (Special District)
South: C-1/c (Commercial /conditions)
East: C-2/sc/sp (Commercial/special contract/ special permit)
West: R-4 (Residential)

THE PLAN FOR EL PASO DESIGNATION: G2, Traditional Neighborhood (Walkable)

APPLICATION DESCRIPTION

Applicant is proposing to vacate a 16 foot wide alley between Robinson Avenue and Boston Avenue in order to construct a commercial building for a pharmacy which will occupy Block 209 of Alexander Addition.

NEIGHBORHOOD INPUT

Notices of a Public Hearing were mailed to all property owners within 200 feet of the subject property on December 3rd, 2014. Planning did not receive any public comments in reference to the proposed vacation.

DEVELOPMENT COORDINATING COMMITTEE COMMENTS:

The Development Coordinating Committee recommends ***approval*** of the vacation of Robinson Avenue alley located within Block 209 of the Alexander Addition subdivision subject to the following condition:

- That the property being vacated shall be dedicated as a utility easement.

Planning Division Recommendation

Staff recommends ***Approval*** of the vacation of Robinson Avenue alley located within Block 209 of the Alexander Addition subdivision subject to the following condition:

- That the property being vacated shall be dedicated as a utility easement.

Land Development:

We have reviewed subject plats and recommend **Approval**.
The Developer/Engineer shall address the following comments.
1. Recommend utilizing rainwater harvesting practices more effectively.

El Paso Water Utilities:

1. EPWU does not object to this request.
2. EPWU requires a complete set of plans for the 18-inch sanitary sewer main relocation via Robinson Avenue & North Oregon Street, prior to the construction for review and approval.
3. The El Paso Water Utilities requires a finalized set of improvement plans including drainage and grading plans for review and approval prior to any work along the utility easements to ascertain that the proposed improvements do not impact the described existing water and sanitary sewer mains.
4. No building, reservoir, structure, parking stalls or other improvement, other than asphaltic paving (HMAC), shall be constructed or maintained on the above referenced utility easements without the written consent of EPWU-PSB. The Developer shall refrain from constructing rock walls, signs, buildings, curbs or any structure that will interfere with the access to the utility easements. There shall be at least 5-foot setback from the easement line to any sign or structure.
5. Mesa Street is a Texas Department of Transportation (TxDOT) right-of-way. All proposed water and sanitary sewer work to be performed within Mesa Street right-of-way requires written permission from TxDOT.

Water:

6. There is an existing 6-inch diameter water main extending along the 16-ft utility easement that is available for service, the water main is located approximately 45-ft north from the southern property line.
7. There is an existing 1-inch diameter water line along the 16-ft utility easement between Oregon and Mesa Streets, south of Robinson Avenue. The water line is located approximately 124-ft west of Mesa Street. This water line dead-ends approximately 165-ft north from the southern property line. The 1-inch diameter water line shall be cut and plug by EPWU crew to avoid future leaks, all costs associated with the proposed cut & plug of the described main is the responsibility of the Owner/Developer.

8. There is an existing 4-inch diameter water main between Oregon and Mesa Streets, south of Robinson Avenue, the water main is located approximately 124-ft west of Mesa Street. This water main is required to remain active to provide service to several water meters located along the alley south of the southern property line.

Sanitary Sewer:

9. There is an existing 18-inch diameter sanitary sewer main extending along the alley to be vacated between Oregon and Mesa Streets, south of Robinson Avenue. The sewer main is located approximately 127-ft west of Mesa Street. Said main continues in a western direction approximately 296-ft south of Robinson Avenue. El Paso Water Utilities Rules and Regulations do not allow connections of sewer services to sanitary sewer mains 18-inch diameter and larger. This main is required to remain active.

10. Sanitary sewer service can be provided to the proposed development from a sewer main extension parallel to the existing 18-inch diameter sanitary sewer main.

General:

11. All easements dedicated for public sanitary sewer facilities shall comply with the EPWU-PSB Easement Policy. The PSB easements shall be improved to allow the operation of EPWU maintenance vehicles. EPWU-PSB requires access to the water, sanitary sewer facilities, appurtenances, and meters within the easement 24 hours a day, seven (7) days a week.

12. EPWU requires a new service application to serve the subject property. New service applications are available at 1154 Hawkins, 3rd Floor. The following items are required at the time of application: (1) hard copy of subdivision plat; (2) finalized set of street improvement plans, including storm sewer; (3) digital copy of subdivision plat; (4) benchmark check; and (5) construction schedule. Service will be provided in accordance with the current EPWU – PSB Rules and Regulations. The owner 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:

No objections to this proposed alley vacation request.

El Paso Electric Company:

El Paso Electric does not object to the vacation of this alley.

El Paso Electric (EPE) Company has an existing overhead line. EPE is proposing to convert the alley to the north of Robinson from the old 4kv system to 13.8kv. EPE will not reroute the line around the property. By converting the primary to the north it will allow EPE to remove the line that now runs up the alley. The possible conversion scenario will involve changing out 15 transformers, 10 poles and utilizing 4 self-supporting steel poles as dead-end structures since EPE will not have room for anchors. Materials and labor will be somewhere between $75,000 and $85,000; approximate cost. Time Warner and AT&T are attached to the existing poles and costs will likely be incurred from them as well. Client will have to install a separate service pole, at a point no more than 20 feet from EPE's transformer pole and then go underground from there to the building.

Texas Gas Service:

Texas Gas Service (TGS) has no objection to the proposed vacation of the above referenced alley. The existing gas line can be left at its current location. TGS is requesting a new easement for the existing gas line since the joint utility easement is being vacated.

Time Warner Cable:

No comments received.

AT&T

No comments received.

Fire Department

The Fire Department has no objections to the vacation of the Robinson Street Alley.

911:

No comments received.

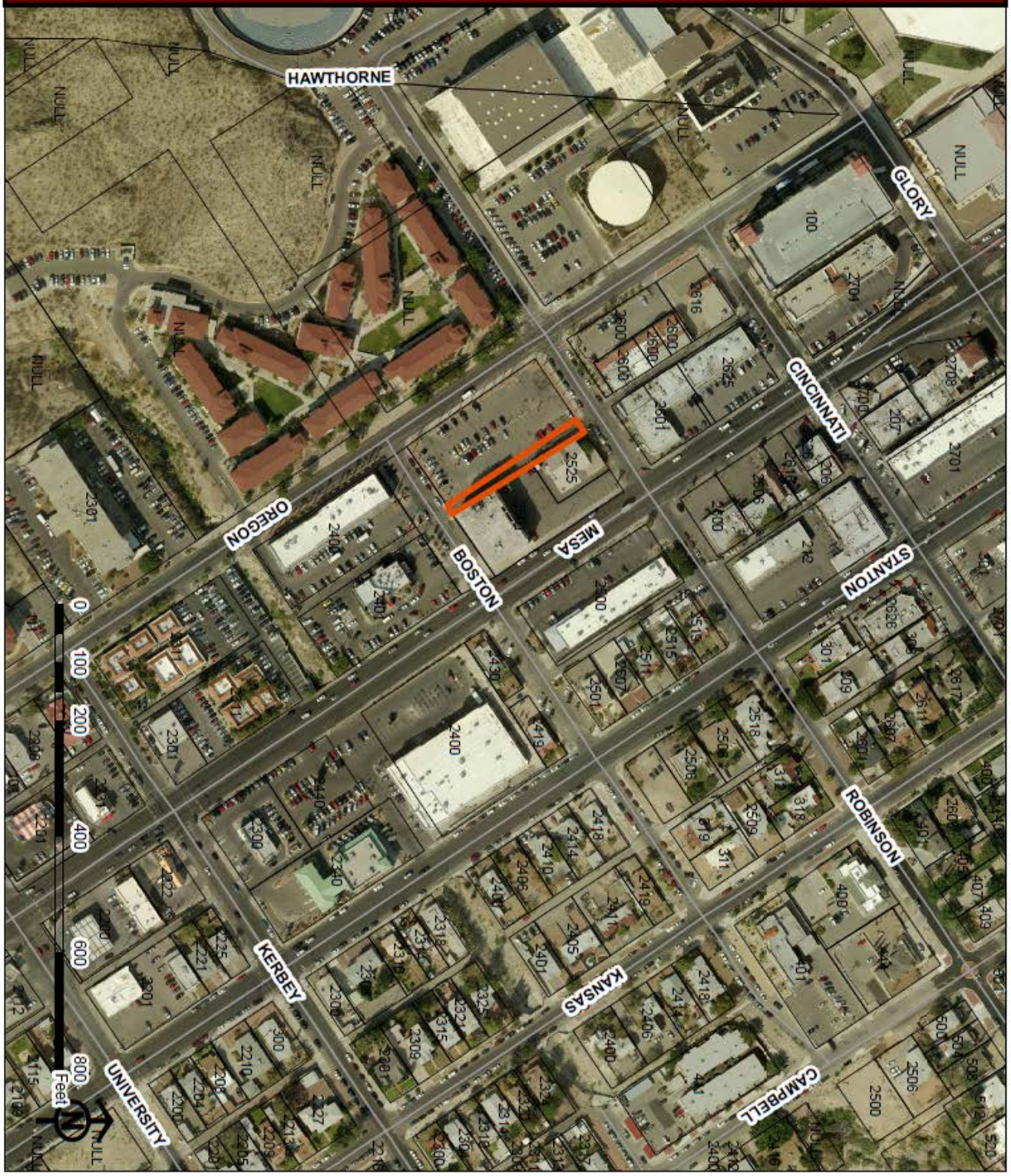
Attachments

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

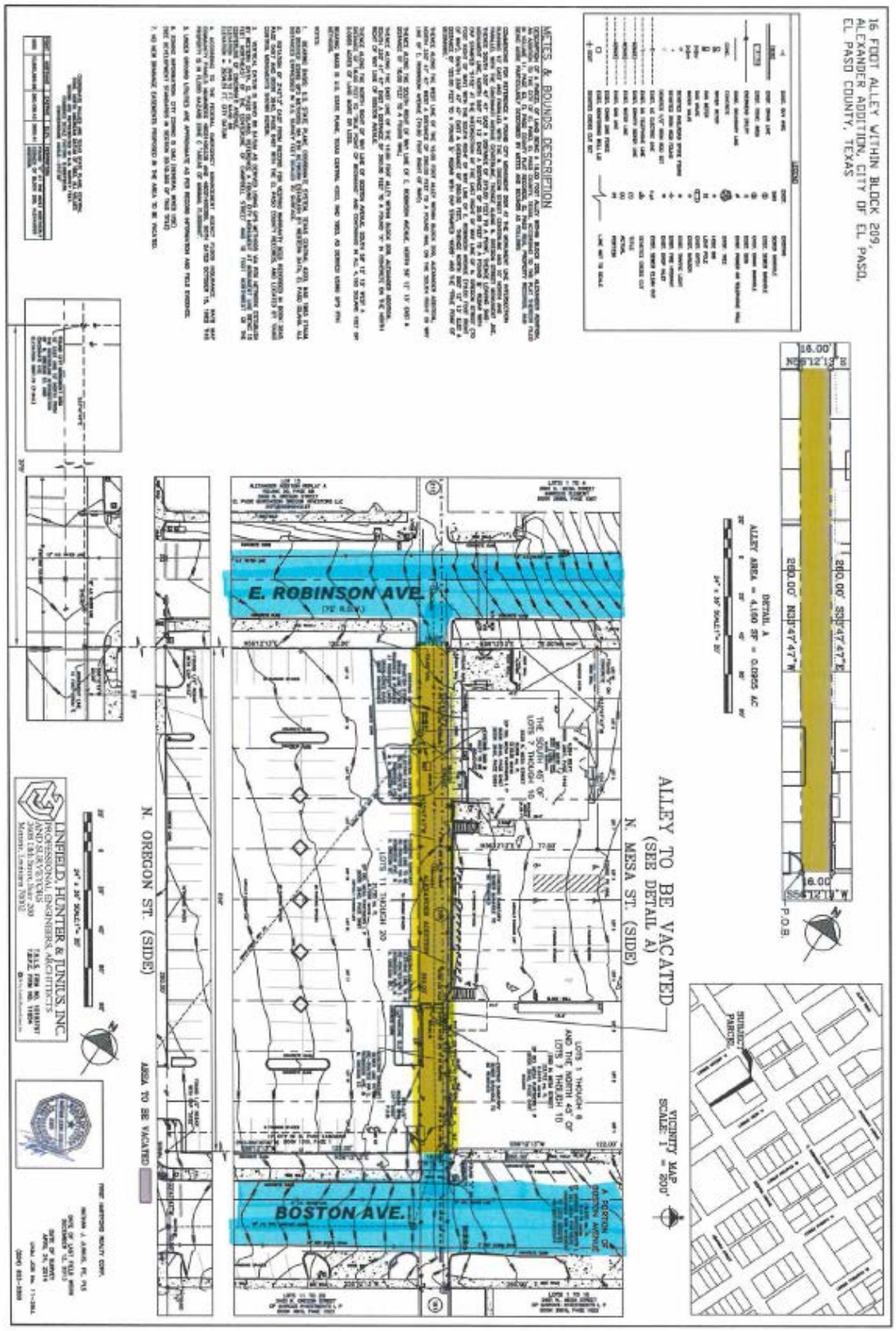
ATTACHMENT 1

ATTACHMENT 2

Robinson Avenue Alley Vacation



ATTACHMENT 3



.ATTACHMENT 4

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

CITY OF EL PASO PAID MAY 13 2014 CITY DEVELOPMENT DEPARTMENT

Date: 3-26-2014 File No. SURW 14-00006

1. APPLICANTS NAME First Hartford Realty Corporation
ADDRESS 149 Colonial Rd. ZIP CODE 06045 TELEPHONE 860-646-6555

2. Request is hereby made to vacate the following: (check one)
Street____ Alley X Easement X Other____
Street Name(s) N/A Subdivision Name Alexander
Abutting Blocks 191, 208,212,210 Abutting Lots N/A

3. Reason for vacation request: Construction of commercial pharmacy building which will occupy block 209 in its entirety.

4. Surface Improvements located in subject property to be vacated:
None____ Paving X Curb & Gutter X Power Lines/Poles X Fences/Walls X Structures X Other____

5. Underground Improvements located in the existing rights-of-way:
None____ Telephone____ Electric____ Gas X Water X Sewer X Storm Drain X Other____

6. Future use of the vacated right-of-way:
Yards____ Parking X Expand Building Area____ Replat with abutting Land X 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
	SEE ATTACHED	

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.

EP Del Mesa Partners, L.P.
By: Mesita Investors, L.L.C.
Its: General Partner
By: Meyer Marcus
Its: Manager

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.

City Development Department
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890| (915) 541-4024