

Dedicated to Outstanding Customer Service for a Better Community

**S E R V I C E                      S O L U T I O N S                      S U C C E S S**



**DEPARTMENT:** City Development Department  
**AGENDA DATE:** Introduction 12/10/13; Public Hearing 12/17/13  
**CONTACT PERSON/PHONE:** Nelson Ortiz, 541-4931  
**DISTRICT(S) AFFECTED:** 8

**SUBJECT:**

An ordinance vacating a portion of Campbell Street Right-of-Way, adjacent to Lot 16 and the North 4.0 feet of Lot 17, Block 273, Campbell's Addition, City of El Paso, El Paso County, Texas.

**BACKGROUND / DISCUSSION:**

Planning staff received direction from City Council to initiate this vacation application due to an existing rock wall encroachment onto city right-of-way. In 2012, City Council passed a resolution allowing property owners to pay 10% of the appraised value on instances in which the property owner either inherited the encroachment during acquisition of their property or the encroachment has existed for over 30 years. This application meets the aforementioned criteria and the property owner has paid 10% of the appraised value.

**PRIOR COUNCIL ACTION:**

N/A

**AMOUNT AND SOURCE OF FUNDING:**

N/A

**BOARD / COMMISSION ACTION:**

Development Coordinating Committee (DCC) – Approval  
City Plan Commission (CPC) – Approval given on 5/30/13

\*\*\*\*\*REQUIRED AUTHORIZATION\*\*\*\*\*

**LEGAL:** (if required) N/A

**FINANCE:** (if required) N/A

**DEPARTMENT HEAD:** Mathew McElroy, Director  
City Development Department

APPROVED FOR AGENDA:

CITY MANAGER: \_\_\_\_\_ DATE: \_\_\_\_\_

**Mayor**  
Oscar Leeser

**City Council**

*District 1*  
Ann Morgan Lilly

*District 2*  
Larry Romero

*District 3*  
Emma Acosta

*District 4*  
Carl L. Robinson

*District 5*  
Dr. Michiel R. Noe

*District 6*  
Eddie Holguin Jr.

*District 7*  
Lilia B. Limon

*District 8*  
Cortney C. Niland

**City Manager**  
Joyce A. Wilson

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE VACATING A PORTION OF CAMPBELL STREET RIGHT-OF-WAY, ADJACENT TO LOT 16 AND THE NORTH 4.0 FEET OF LOT 17, BLOCK 273, CAMPBELL'S ADDITION, CITY OF EL PASO, EL PASO COUNTY, TEXAS**

WHEREAS, the abutting property owner of Lot 16 and the north 4 feet of Lot 17 has requested vacation of a parcel of land being a portion of Campbell Street Right-of-Way, adjacent to Lot 16 and the north 4.0 feet of Lot 17, Block 273, Campbell's Addition, City of El Paso, El Paso County, Texas; and,

WHEREAS, after public hearing the City Plan Commission recommended that a portion of Campbell Street Right-of-Way, adjacent to Lot 16 and the north 4.0 feet of Lot 17, Block 273, Campbell's Addition, City of El Paso, El Paso County, Texas, should be vacated and the City Council finds that said portion of right-of-way is not needed for public use and should be vacated as recommended;

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:**

That a determination has been made that it is in the best interest of the public that a portion of Campbell Street Right-of-Way, adjacent to Lot 16 and the north 4.0 feet of Lot 17, Block 273, Campbell's Addition, City of El Paso, El Paso County, Texas, and which is more fully described in the attached metes and bounds description, identified as Exhibit "A" and in the attached survey identified as Exhibit "B" and made a part hereof by reference.

In addition, the City Manager is authorized to sign an instrument quitclaiming all of the City's right, title and interest in and to such vacated property to **RAL Investments, LLC**.

PASSED AND APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

**THE CITY OF EL PASO**

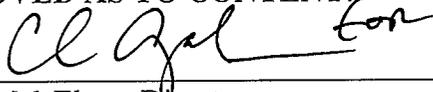
\_\_\_\_\_  
Oscar Leeser  
Mayor

*(Signatures continued on following page)*

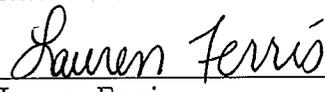
**ATTEST:**

\_\_\_\_\_  
Richarda Duffy Momsen  
City Clerk

**APPROVED AS TO CONTENT:**

  
\_\_\_\_\_  
Mathew McElroy, Director  
City Development Department

**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
Lauren Ferris  
Assistant City Attorney

*(Quitclaim Deed on following page)*

**Notice of Confidentiality Rights: If you are a natural person, you may remove and/or strike any of the following information from this instrument before it is filed for record in the public records:  
Your social security number or your driver's license number.**

**QUITCLAIM DEED**

STATE OF TEXAS            )  
  )  
COUNTY OF EL PASO        )

**KNOW ALL MEN BY THESE PRESENTS:**

The City of El Paso ("Grantor"), for adequate consideration to Grantor in hand paid and agreed to be performed by RAL Investments, LLC ("Grantee"), has GRANTED, SOLD and CONVEYED and by these presents does hereby GRANT, SELL AND CONVEY unto RAL Investments, LLC certain "Property" which was vacated, closed, and abandoned by Ordinance No. \_\_\_\_\_, passed and approved by the City Council of the City of El Paso and described as **a portion of Campbell Street Right-of-Way, adjacent to Lot 16 and the north 4.0 feet of Lot 17, Block 273, Campbell's Addition, City of El Paso** situated in the County of El Paso, State of Texas, more fully described in the attached metes and bounds description, identified as Exhibit "A," and in the attached survey identified as Exhibit "B" and incorporated herein for any and all purposes.

This conveyance is subject to the following (all references to recorded instruments pertain to the Real Property Records of El Paso County, Texas):

1. Restrictive covenants of Public Record.
2. Any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments or protrusions, or any overlapping of improvements.
3. Any existing utility easements including easements for the overhang of service wires, conduits and pipes for underground utilities.
4. Mineral reservations and/or mineral interests as set out in the Public Records.
5. Any and all unrecorded agreements, contracts and leases, and rights of parties therein.
6. All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records whether listed or not.
7. Rights of parties in possession.

TO HAVE AND TO HOLD the Property together with all and singular the rights and appurtenances thereto in any way belonging unto Grantee, Grantee's successors and assigns forever. This conveyance is made without any warranties, express or implied, and the Property is conveyed to Grantee in an "AS IS" condition, with all faults.

AS A MATERIAL PART OF THE CONSIDERATION FOR THIS DEED, GRANTEE AGREES THAT GRANTEE IS TAKING THE PROPERTY AS IS, WITH ALL FAULTS, AND AS PART OF GRANTEE'S ACCEPTANCE OF TITLE WITH ANY AND ALL LATENT AND PATENT DEFECTS, AND THAT THERE ARE NO WARRANTIES BY GRANTOR THAT THE PROPERTY HAS A PARTICULAR FINANCIAL VALUE OR IS FIT FOR ANY PARTICULAR PURPOSE. GRANTEE ACKNOWLEDGES AND STIPULATES THAT GRANTEE IS NOT RELYING ON ANY REPRESENTATION, STATEMENT, OR OTHER ASSERTION WITH RESPECT TO THE PROPERTY CONDITION BUT IS RELYING ON GRANTEE'S EXAMINATION OF THE PROPERTY. GRANTEE TAKES THE PROPERTY WITH THE EXPRESS UNDERSTANDING AND STIPULATION THAT THERE ARE NO EXPRESS OR IMPLIED WARRANTIES OF ANY KIND.

IN WITNESS WHEREOF, this instrument is executed on this the \_\_\_\_\_ day of \_\_\_\_\_, 2013.

ATTEST:

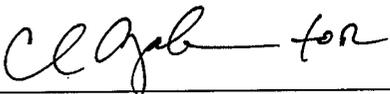
CITY OF EL PASO

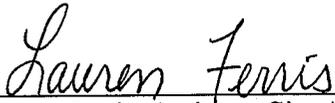
\_\_\_\_\_  
Richarda Duffy Momsen  
City Clerk

\_\_\_\_\_  
Joyce Wilson, City Manager

APPROVED AS TO CONTENT:

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Mathew McElroy, Director  
City Development Department

  
\_\_\_\_\_  
Lauren Ferris, Assistant City Attorney

*(Acknowledgements on following page)*

**ACKNOWLEDGEMENT**

STATE OF TEXAS

COUNTY OF EL PASO

Before me on this day personally appeared Joyce Wilson, as City Manager of the City of El Paso, a municipal corporation, subscribed to the foregoing instrument and acknowledged to me that she executed the instrument by proper authority, for the purposes and consideration expressed therein and in the capacity stated in the instrument.

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF TEXAS

\_\_\_\_\_  
(Print or Stamp Name of Notary)

My commission expires: \_\_\_\_\_

**AFTER FILING RETURN TO:**

**RAL Investments  
764 Dahlia Ct.  
El Paso, TX 79922**

**With copy to:**

**City Development Department  
Planning Division  
PO Box 1890  
El Paso, TX 79950-1890**



**METES AND BOUNDS DESCRIPTION**  
***“Encroachment Area at 1012 North Campbell Street”***

*A 0.0010 acre parcel situate within the corporate limits of the City of El Paso, El Paso County, Texas as a portion of the Campbell Street right-of-way adjacent to Lot 16 and the north four (4) feet of Lot 17, Block 273, Campbell’s Addition, as recorded in Book 2, Page 68 of the Plat Records of El Paso County, Texas, and being more particularly described by metes and bounds as follows:*

**COMMENCING** for reference at a city monument found at the intersection of the monument line of East Rio Grande Avenue (70.00 feet wide) and the monument line of North Campbell Street (70.00 feet wide), said monument line intersection located 10.00 feet north and 10.00 feet east of the centerline intersection of East Rio Grande Avenue and North Campbell Street; **WHENCE**, a city monument found at the intersection of the monument line of East Rio Grande Avenue (70.00 feet wide) and the monument line of North Florence Street, said monument line intersection located 10.00 feet north and 10.00 feet east of the centerline intersection of Rio Grande Avenue and North Florence Street, bears North 52°30’00” East, a distance of 330.00 feet (329.95 feet ~ measured); **THENCE**, leaving the monument line of East Rio Grande Avenue and following the monument line of North Campbell Street, North 37°30’00” West, a distance of 125.00 feet; **THENCE**, leaving the monument line of North Campbell Street, North 52°30’00” East, a distance of 23.60 feet to a chiseled “X” set in concrete for the **POINT OF BEGINNING** of the parcel herein described;

**THENCE**, North 37°30’00” West, a distance of 30.00 feet to a chiseled “X” in concrete set for the northwest corner of the parcel herein described;

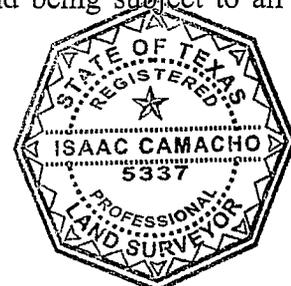
**THENCE**, North 52°30’00” East, a distance of 1.40 feet to a 1/2 inch rebar with survey cap No. “TX 5337” set on the west boundary of said Lot 16 for the northeast corner of the parcel herein described, identical to the northwest corner of said Lot 16;

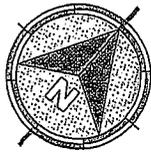
**THENCE**, leaving the northwest corner of said Lot 16 and following the west boundary line of said Lot 16 and continuing along the west boundary line of the north four (4) feet of said Lot 17, South 37°30’00” West, a distance of 30.00 feet to a 1/2 inch rebar with survey cap No. “TX 5337” set in concrete for the southeast corner of the parcel herein described;

**THENCE**, South 52°30’00” West, a distance of 1.40 feet to the **POINT OF BEGINNING**;

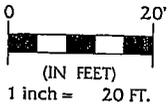
Said parcel containing 0.0010 acres (42.0 square feet), more or less, and being subject to all easements of record.

*Isaac Camacho*  
Isaac Camacho, TX R.P.L.S. No. 5337  
Date: March 26, 2013  
05100-050 1012 North Campbell Desc



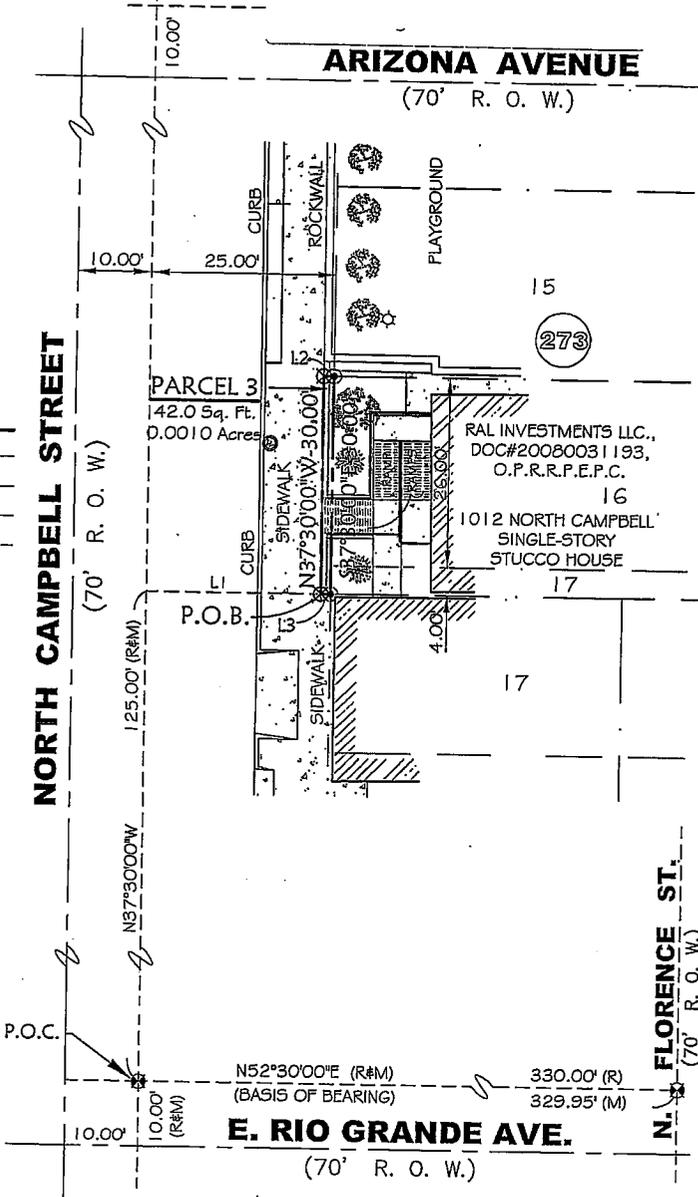


GRAPHIC SCALE



LEGEND

- PROJECT BOUNDARY
- LOT LINE
- RIGHT-OF-WAY LINE
- CENTERLINE OF RIGHT-OF-WAY
- MONUMENT LINE
- WATER METER
- SIGN
- TREES
- CONCRETE AREA
- EXISTING BUILDING
- MEASURED BEARING & DISTANCE (M)
- RECORD BEARING & DISTANCE (R)
- LOT NUMBER 16
- BLOCK NUMBER 273
- FOUND CITY MONUMENT
- SET 1/2" REBAR W/ SURVEY CAP NO. "TX 5337"
- SET CHISELED "X" ON CONCRETE
- OFFICIAL PUBLIC RECORD OF REAL PROPERTY EL PASO COUNTY O.P.R.R.P.E.P.C.



REFERENCES:

1. PLAT OF CAMPBELL'S ADDITION, FILED IN BOOK 2, PAGE 68 OF THE PLAT RECORDS OF EL PASO COUNTY, TEXAS.

CERTIFICATION

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS BASED ON AN ACTUAL SURVEY PERFORMED ON THE GROUND BY ME OR UNDER MY SUPERVISION AND THAT THE INFORMATION CONTAINED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*Isaac Camacho* 03/27/2013  
 ISAAC CAMACHO, TX, R.P.L.S. NO. 5337

| LINE TABLE |             |        |
|------------|-------------|--------|
| LINE       | BEARING     | LENGTH |
| L1         | N52°30'00"E | 23.60' |
| L2         | N52°30'00"E | 1.40'  |
| L3         | S52°30'00"W | 1.40'  |



FILE NO: 05100-050

BOUNDARY & IMPROVEMENT SURVEY

DRAWN BY: J.R. CHECKED BY: I.C. DATE: 03-19-2013 SCALE: 1" = 20"

A PORTION OF CAMPBELL STREET RIGHT-OF-WAY ADJACENT TO LOT 16 AND THE NORTH 4.0 FEET OF LOT 17, BLOCK 273, CAMPBELL'S ADDITION TO THE CITY OF EL PASO, EL PASO COUNTY, TEXAS.

**BROCK & BUSTILLOS INC.**

CONSULTING CIVIL ENGINEERS  
 LAND SURVEYORS  
 TPPE REG. NO. F-737

417 EXECUTIVE CENTER - EL PASO, TX 79902 - PH (915) 542-4900  
 FAX (915) 542-2867 - WWW.BROCKBUSTILLOS.COM

100-050-050 CAMPBELL STREET VACATION 100-050-050 1012 N. CAMPBELL ST. EL PASO, TEXAS  
 03/27/2013 7:15 AM

*Dedicated to Outstanding Customer Service for a Better Community*

**SERVICE SOLUTIONS SUCCESS**

**MEMORANDUM**



**DATE:** December 2, 2013  
**TO:** The Honorable Mayor and City Council  
Joyce A. Wilson, City Manager  
**FROM:** Nelson Ortiz, Planner  
**SUBJECT:** SURW13-00008

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The City Plan Commission (CPC), on May 30, 2013, voted to approve the street right-of-way vacation request for the property located at 1012 N. Campbell Street.

The CPC determined the vacation protects the best interest, health, safety and welfare of the public in general; and the proposed use is compatible with adjacent land uses; and the vacation will have no negative effect on the natural environment, social economic conditions, and property values in the vicinity and the city as a whole.

**Mayor**  
Oscar Leeser

**City Council**

*District 1*  
Ann Morgan Lilly

*District 2*  
Larry Romero

*District 3*  
Emma Acosta

*District 4*  
Carl L. Robinson

*District 5*  
Dr. Michiel R. Noe

*District 6*  
Eddie Holguin Jr.

*District 7*  
Lilia B. Limon

*District 8*  
Cortney C. Niland

**City Manager**  
Joyce A. Wilson



*City of El Paso – City Plan Commission Staff Report*

**Case No:** SURW13-00008 1012 N. Campbell Street Vacation  
**Application Type:** Street ROW Vacation  
**CPC Hearing Date:** May 30, 2013

**Staff Planner:** Nathaniel Baker, 541-4192, [bakernt@elpasotexas.gov](mailto:bakernt@elpasotexas.gov)  
**Location:** West of Florence Street and between Rio Grande and Arizona  
**Acreage:** 0.001-acre  
**Rep District:** 8  
**Existing Use:** Street right-of-way  
**Existing Zoning:** S-D/c (Special Development / condition)  
**Proposed Zoning:** S-D/c (Special Development / condition)

**Property Owner:** City of El Paso  
**Applicant:** RAL Investments  
**Representative:** City of El Paso

**SURROUNDING ZONING AND LAND USE**

**North:** A-2 (Apartments) / Multifamily neighborhood  
**South:** A-O (Apartment-Office) / Multifamily neighborhood and offices  
**East:** A-2 (Apartments) / Multifamily neighborhood  
**West:** S-D (Special District) / Multifamily neighborhood

**PLAN EL PASO DESIGNATION:** G-2 Traditional Neighborhood

**APPLICATION DESCRIPTION**

The applicant is requesting to vacate a 0.001-acre portion of right-of-way within block 273 of Campbell's Addition. The purpose of the proposed vacation is to address an existing encroachment.

**DEVELOPMENT COORDINATING COMMITTEE**

The Development Coordinating Committee recommends **approval** of the vacation.

**Planning Division Recommendation:**

Planning recommends **approval**.

**City Development Dept. - Land Development:**

No objection

**El Paso Water Utilities:**

No comments received.

**Parks and Recreation:**

No objection

**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.

**School District:**

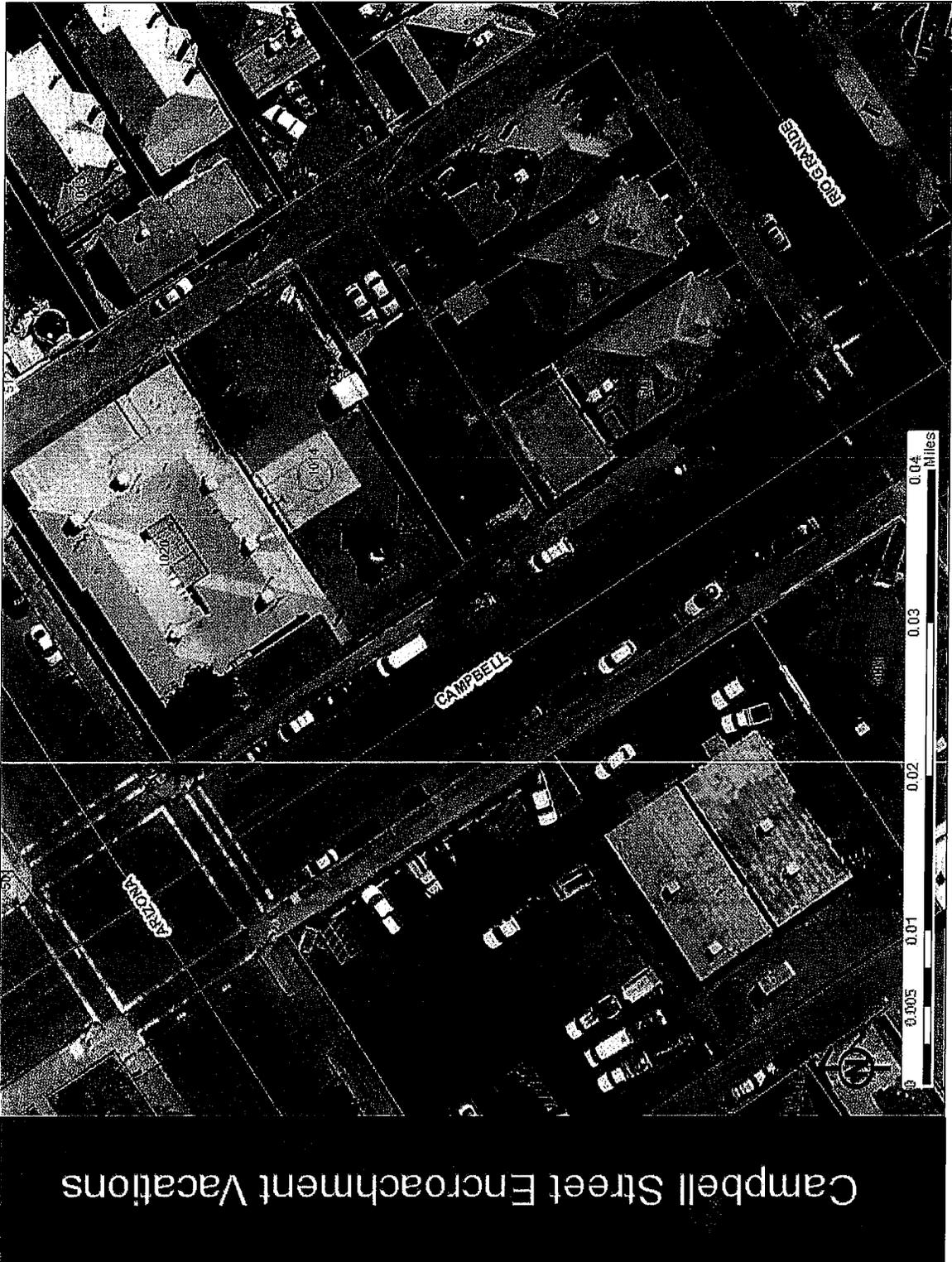
No comments received.

**Attachments**

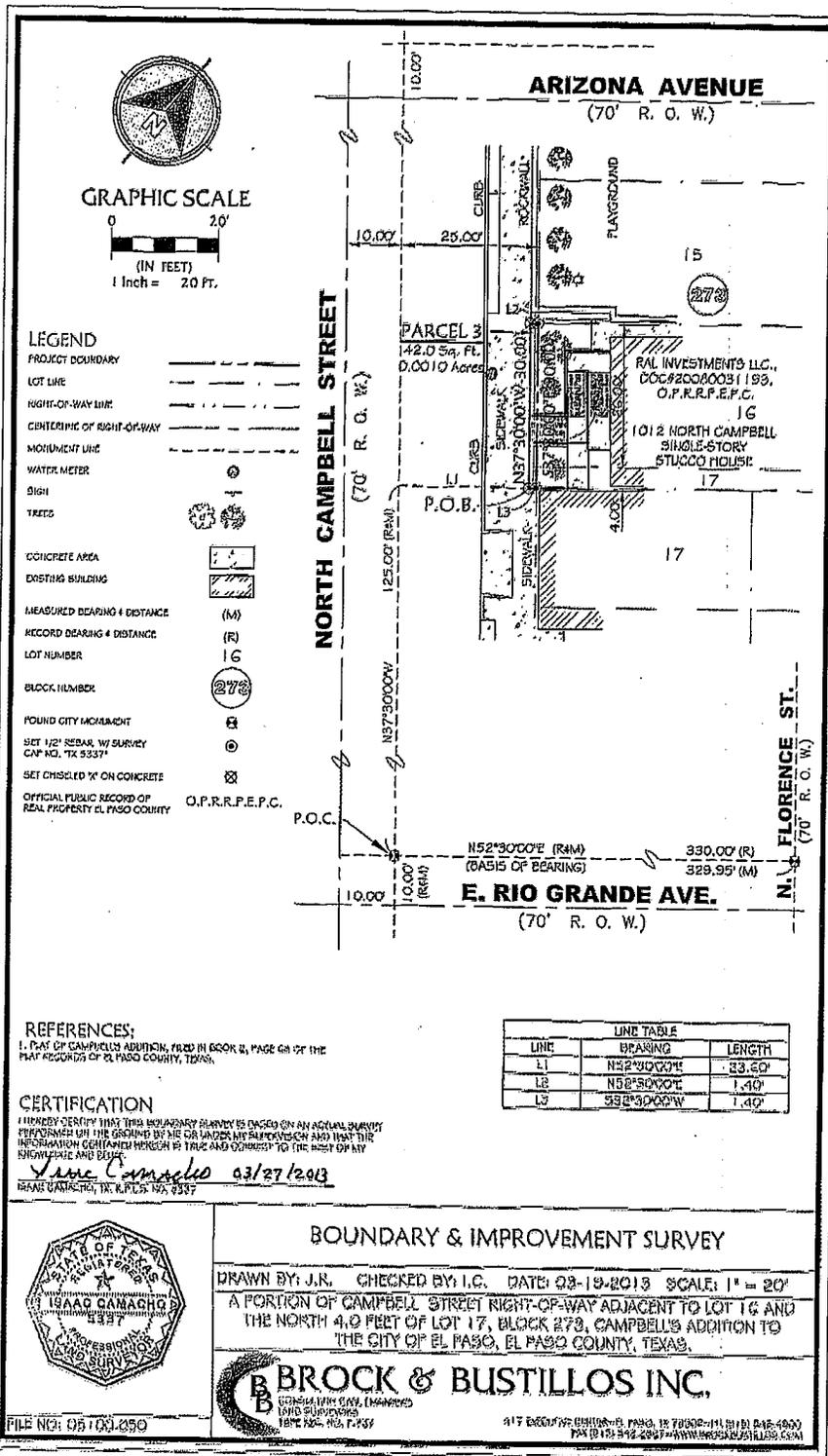
1. Location map
2. Aerial map
3. Survey
4. Application



ATTACHMENT 2



# ATTACHMENT 3



**ATTACHMENT 4**



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

Date: 4/11/13 File No. SURW13-00008

1. APPLICANTS NAME RAL INVESTMENTS  
ADDRESS 1015 W. CAMPBELL ZIP CODE 79902 TELEPHONE 915.603.1626

2. Request is hereby made to vacate the following: (check one)

Street  Alley  Easement  Other

Street Name(s) \_\_\_\_\_ Subdivision Name \_\_\_\_\_

Abutting Blocks \_\_\_\_\_ Abutting Lots \_\_\_\_\_

3. Reason for vacation request: to address encroachment

4. Surface improvements located in subject property to be vacated:  
None  Paving  Curb & Gutter  Power Lines/Poles  Fence/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 |
|-----------|-------------------|-----------|
| _____     | _____             | _____     |
| _____     | _____             | _____     |
| _____     | _____             | _____     |

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: \$366.00

OWNER SIGNATURE: \_\_\_\_\_

REPRESENTATIVE: RADAME MEX U.S. US

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