

# Canutillo Industrial Park Replat A Easement Vacation

City Plan Commission — May 22, 2025 **REVISED**



**CASE NUMBER/TYPE:** SUET24-00006 – EASEMENT VACATION  
**CASE MANAGER:** Armida R Martinez, (915) 212-1605, [Martinezar@elpasotexas.gov](mailto:Martinezar@elpasotexas.gov)  
**PROPERTY OWNER:** Chanate Partners, LTD.  
**REPRESENTATIVE:** SLI Engineering  
**LOCATION:** North of Los Mochis Dr. and West of Interstate 10  
**PROPERTY AREA:** 0.97 acres  
**ZONING DISTRICT(S):** C-3/c (Commercial/condition)

**SUMMARY OF RECOMMENDATION:** Staff recommends **APPROVAL WITH A CONDITION** of the vacation of a portion of a sixty-foot (60') drainage easement located within Canutillo Industrial Park Replat A. The condition is as follows:

- That a revised survey be submitted showing only the portion within the city limits that is being vacated prior to City Council approval.

## Canutillo Industrial Park Replat A Easement Vacation



Figure A: Proposed plat with surrounding area

**DESCRIPTION OF REQUEST:** The applicant is requesting to vacate a portion of a sixty-foot (60') drainage easement located within Block 9, Canutillo Industrial Park Replat A. This request is due to the easement no longer needed or in use by any entity.

**CASE HISTORY/RELATED APPLICATIONS:** N/A

**NEIGHBORHOOD CHARACTER:** Surrounding neighborhood characteristics are identified in the following table.

Surrounding Zoning and Use	
North	I-MU (Industrial Mixed Use) / Vacant
South	C-3/c (Commercial/condition) / Vacant
East	C-3/c (Commercial/condition) / Interstate 10
West	ETJ (Extra Territorial Jurisdiction) / Residential
Nearest Public Facility and Distance	
Park	Enchanted Hills Park #3 (1.00 miles)
School	Canutillo Middle School (1.63 miles)
Plan El Paso Designation	
O-1 (Preserve)	
Impact Fee Service Area	
Westside Impact Fee Service Area	

**CITY PLAN COMMISSION OPTIONS:**

The City Plan Commission has the authority to advise City Council on easement vacation requests. When a request is brought forward to the CPC for review, the Commission may take any of the following actions:

1. **Recommend Approval:** The CPC finds that the proposed vacation request is in conformance with all applicable requirements of Title 19 of the El Paso City Code.
2. **Recommend Approval with Conditions:** The CPC may recommend that City Council impose additional conditions on approval of the request that bring the request into conformance with all applicable requirements of Title 19 of the El Paso City Code. **(Staff Recommendation)**
3. **Recommend Denial:** The CPC finds that the proposed request is not in conformance with all applicable requirements of Title 19 of the El Paso City Code.

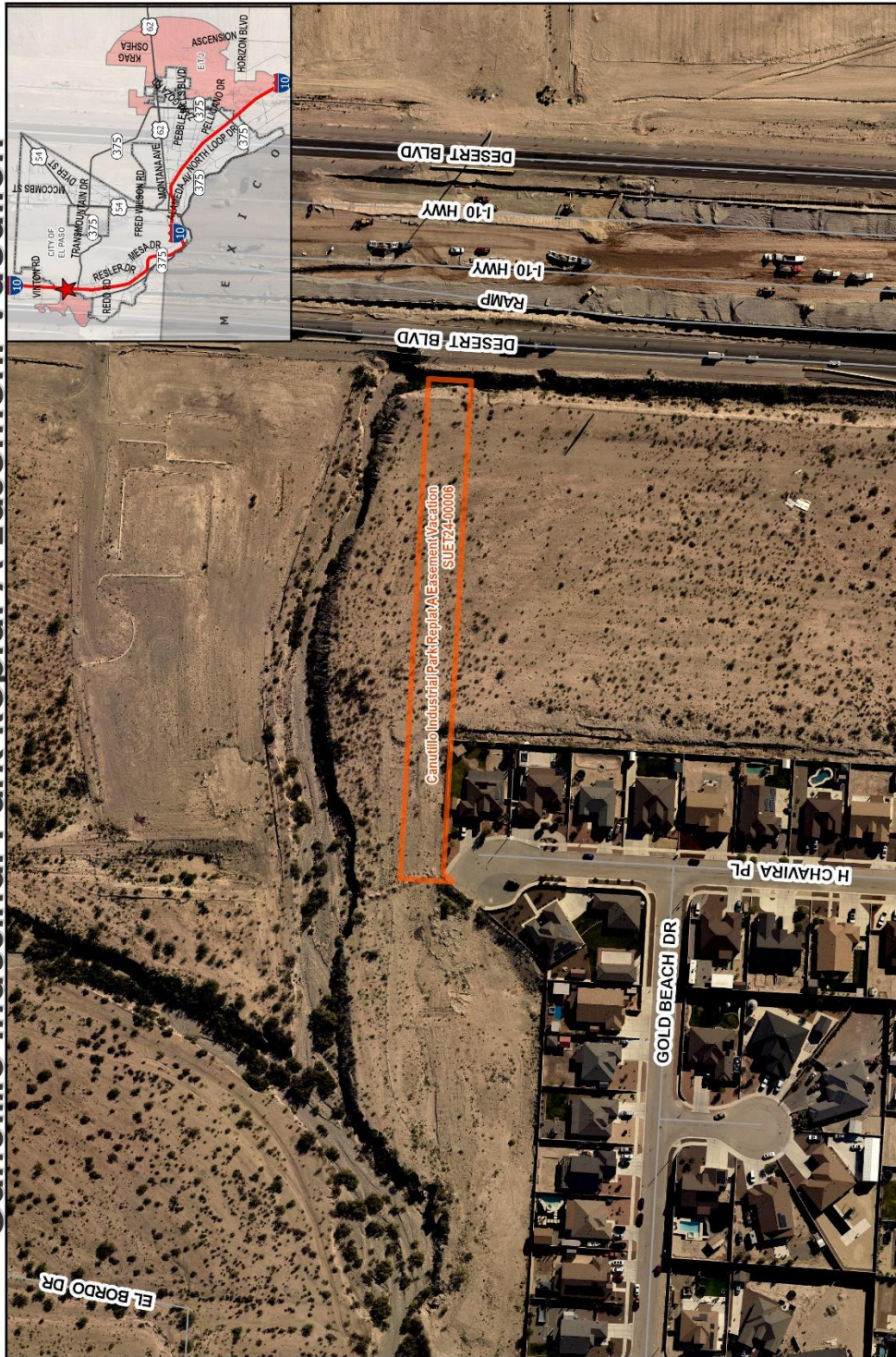
**ATTACHMENTS:**

1. Aerial Map
2. Survey
3. Metes and Bounds Description
4. Application
5. Department Comments



# ATTACHMENT 1

## Canutillo Industrial Park Replat A Easement Vacation



0 45 90 180 270 360 Feet

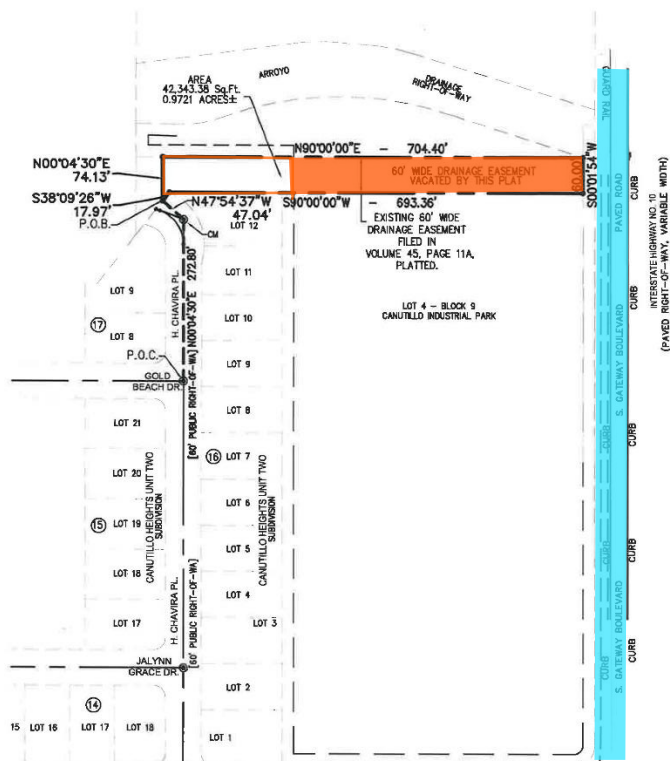
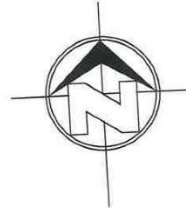
Subject Property



This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required to draw accurate correlations. Unsurprisingly, this map is not intended to be used for legal purposes. The Planning & Inspection Department Planning Division makes no claim to its accuracy or completeness.

# ATTACHMENT 2

NOTES: NOT A FIELD SURVEY PREPARED FROM RECORD DATA.  
A METES AND BOUNDS DESCRIPTION OF EVEN DATE  
ACCOMPANIES THIS PLAT OF EASEMENT BOUNDARY.



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This map of Easement is being provided solely for the use of \_\_\_\_\_ and no license  
has been created, expressed or implied, to copy the surveys and/or map(s) except as  
necessary in conjunction with the original transaction. This transaction shall be  
effective within six (6) months from the date hereon APRIL 04, 2025.

SLI ENGINEERING, INC.  
Reg. No. F-1902  
SURVEYING  
Reg. No. 100120-00

CERTIFICATION  
I HEREBY CERTIFY THAT THE FOREGOING  
EASEMENT BOUNDARY WAS PERFORMED  
UNDER MY SUPERVISION AND IS TRUE AND  
CORRECT TO THE BEST OF MY KNOWLEDGE  
AND BELIEF.

GUILLERMO LICON, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS LICENSE NO. 2998  
DATE: 4-4-2025

PLAT OF EASEMENT		
 <b>SLI ENGINEERING, INC.</b> CIVIL ENGINEERS LAND SURVEYORS LAND PLANNERS 6800 WESTINGHOUSE EL PASO, TEXAS (915) 399-4457	<b>PROPERTY DESCRIPTION</b> A 60' DRAINAGE EASEMENT OUT OF BLOCK 9, CANUTILLO INDUSTRIAL PARK, REPLAT "A" EL PASO, EL PASO COUNTY, TEXAS.	
	JOB #: <u>06-20-4576</u> DR. BY: <u>CV</u> SCALE: <u>1"=200'</u> F.B. #: <u>***</u> DATE: <u>04/04/2025</u>	PLAT REFERENCE VOLUME <u>45</u> PAGE <u>11A</u>



# ATTACHMENT 3

## EASEMENT BOUNDARY DESCRIPTION

Easement description: a 60' drainage easement out of Block 9, CANUTILLO INDUSTRIAL PARK, REPLAT "A", according to the plat thereof recorded in Volume 45, Page 11A, Plat RecOrds of El Paso, El Paso County, Texas and being described by metes and bounds as follows:

Commencing at a city monument lying on the centerline of H. Chavira Place cul-de-sac, from witch a city monument lying on the centerline intersection of said H. Chavira Place and Gold Beach Drive bears North 00°04'30" East, a distance of 272.80 feet; Thence, North 47°54'37" West, a distance of 47.04 feet to a point for a boundary corner of the easement herein being described, said point being the TRUE POINT OF BEGINNING of this boundary description.

THENCE, North 00°04'30" East, a distance of 74.13 feet to a point for a boundary corner.

THENCE, North 90°00'00" East, a distance of 704.40 feet to a point for a boundary corner lying on the westerly right-of-way of a 20 feet drainage easement.

THENCE, South 00°01'54" West, with said right-of-way line, a distance of 60.00 feet to a point for a boundary corner lying on the northerly property line of Lot 4, Block 9, Canutillo Industrial Park, Replat "A".

THENCE, South 90°00'00" West, with said property line and away from said right-of-way line, a distance of 693.36 feet to a point for a boundary corner lying on the northerly right-of-way line of H. Chavira Place.

THENCE, South 38°09'26" West, away from said right-of-way line, a distance of 17.97 feet back to the TRUE POINT OF BEGINNING of this easement description.

Said Easement containing 0.9721 of an acre [42,343.38 Sq. Ft.] of land, more or less.

### NOTE:

ALL INFORMATION SHOWN HEREON WITH RESPECT TO UNDERGROUND CONDITIONS, WAS DETERMINED BY DATA COLLECTED THROUGH SURVEY CREW OBSERVATION AND OTHER INFORMATION TAKEN FROM EXISTING PLANS AND MAPS OF RECORD. NO UNDERGROUND UTILITIES EXISTING OR ABANDONED WERE EXPOSED OR LOCATED.

UNLESS SPECIFICALLY ACCEPTED BY SLI ENGINEERING, INC. IN WRITING, SLI ENGINEERING, INC. MAKES NO CLAIM, EXPRESSED OR IMPLIED, AS TO THE UNDERGROUND SITE CONDITIONS.

A PLAT OF EASEMENT DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PLAT OF EASEMENT BOUNDARY.



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This map of Easement is being provided solely for the use of \_\_\_\_\_ and no license has been created, expressed or implied, to copy the surveys and/or map(s) except as necessary in conjunction with the original transaction. This transaction shall be effective within six (6) months from the date hereon APRIL 04, 2025.

SLI ENGINEERING, INC.  
Reg. No. F-1902  
SURVEYING  
Reg. No. 100120-00

### METES AND BOUNDS



CIVIL ENGINEERS  
LAND SURVEYORS  
LAND PLANNERS  
6600 WESTING DRIVE  
EL PASO, TEXAS  
(915) 561-1487

**SLI ENGINEERING, INC.**

JOB #: 06-20-4576 DR. BY: CV

SCALE: \*\*\*\*\* F.B. #: \*\*\*

DATE: 04/04/2025

PROPERTY DESCRIPTION  
A 60' DRAINAGE EASEMENT  
OUT OF BLOCK 9, CANUTILLO  
INDUSTRIAL PARK, REPLAT "A"  
EL PASO, EL PASO COUNTY,  
TEXAS.

PLAT REFERENCE  
VOLUME 45 PAGE 11A

CERTIFICATION  
I HEREBY CERTIFY THAT THE FOREGOING  
EASEMENT BOUNDARY WAS PERFORMED  
UNDER MY SUPERVISION AND IS TRUE AND  
CORRECT TO THE BEST OF MY KNOWLEDGE  
AND BELIEF.

GUILLERMO LICON, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS LICENSE NO. 2998  
DATE: 4-4-2025

# ATTACHMENT 4



## VACATION PUBLIC EASEMENTS AND RIGHTS-OF-WAY APPLICATION

Date: 7-11-2023

File No. SUET24-00006

1. APPLICANTS NAME ☒ CHIANATE Partners, Ltd.  
ADDRESS 660-0 WESTWIND ZIP CODE 79912 TELEPHONE 915 203 7277
2. Request is hereby made to vacate the following: (check one)  
Street ☐ Alley ☐ Easement ☒ Other ☐  
Street Name(s) \_\_\_\_\_ Subdivision Name CANUTILLO INDUSTRIAL PARK REPLAT A  
Abutting Blocks <sup>9</sup> \_\_\_\_\_ Abutting Lots <sup>4</sup> \_\_\_\_\_
3. Reason for vacation request: THE EASEMENT IS NOT NEEDED ANYMORE
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
	LOT 4 BLOCK 9 CANUTILLO INDUSTRIAL PARK	915 203 7277
_____	_____	_____
_____	_____	_____

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.

OWNER SIGNATURE: REPRESENTATIVE SIGNATURE: georges Digitally signed by georges Date: 2023.07.11 16:44:27 -0500  
REPRESENTATIVE (PHONE): 915 203 7277  
REPRESENTATIVE (E-MAIL): ghallout@eli-engineering.com

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

Planning & Inspections Department  
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 212-0085

# **ATTACHMENT 5**

## **Planning and Inspections Department- Planning Division**

Staff recommends approval of the drainage easement vacation.

1. Provide a copy of the subdivision plat or instrument by which the public easement was dedicated, showing the recording information.
2. Provide articles of incorporation stating who is authorized to sign on behalf of the property owner.
3. Verify the South to West length right-of-way line. If length was reduced, length seems to have increased from the initial submittal from 504.49' to 693.36'.
4. Submit an application with the applicants correct name.
5. Label the two easements south of the sixty-foot (60') easement being vacated.
6. Provide a revised survey showing only the portion within the city limit that is being vacated.

## **Planning and Inspections Department- Land Development Division**

We have reviewed subject plats and recommend **Approval**

The Developer/Engineer shall address the following comments.

1. Stormwater runoff shall remain unobstructed.
2. Verify notes on page 2 of 2: Not a filed survey\_ Prepared from record data. The word "even" should be "easement".
3. Provide and label official addresses of adjacent lots.

## **Parks and Recreation Department**

No objections to this proposed easement vacation request.

## **El Paso Water**

EPWater-PSB does not object to this request.

There are no water and sanitary sewer mains in the proposed area to be vacated.

## **El Paso Water -Stormwater Engineering**

Has no objections.

## **Texas Gas**

Teas Gas Service does not have any comments.

## **El Paso Electric**

We have no comments for the El Chanate Easement Vacation request.

## **El Paso County 911 District**

No comments received.

## **Texas Department of Transportation**

No comments received.

## **El Paso County**

The County has no further objection based on the revised limit of vacation.

## **El Paso County Water Improvement District #1**

The mentioned item is not within the boundaries of EPCWID.

## **Sun Metro**

No comments received.

**Fire Department**

Recommend Approval

**Streets and Maintenance Department**

**Traffic and Transportation Engineering**

No objections to application

**Street Lights Department:**

Does not object to this request. Comments apply to the area inside the City of El Paso limits. Gateway Blvd. South is a Texas Department of Transportation (TXDOT) right-of-way.

Plans shall show City of El Paso limits.

For the development of a subdivision a complete set of plans shall be submitted to Street Lights Department for review showing the minimum requirements for street illumination proposals\*\*. The submission shall contain but shall not necessarily be limited to plans indicating the location on the premises of all lighting fixtures, both proposed and existing on the site\*\*\*. The description of all lighting fixtures, both proposed and existing. Photometric data. Plans shall show street illumination design and details. El Paso city code is applicable to this process, Street Design Manual (SDM)\* and any other applicable standards or requirements of the city.

Street Lights Department requires that all projects that involves a roadway is to be evaluated for lighting requirements based on the City of El Paso Street Design Manual (SDM) and the Design Standards for Construction (DSC) according to City of El Paso Codes (cited below). While developing a project or construction area the existing street illumination system shall be protected and preserved. Complete survey for street illumination system shall be shown on plans. Any change on existing street illumination systems shall be coordinated with Street Lights Department.

City of El Paso Codes to be followed:

\*Title 19 - 19.16.010 - Streetlighting.

\*\*18.18.190 – Submission contents.

\*\*\* 19.02.040 Criteria for approval.

**AT & T**

No objection to the vacation request located I Canutillo Industrial Park at Los Mochis & West of South Desert Blvd.

**Capital Improvement Department**

No comments received.