

**CITY OF EL PASO, TEXAS  
AGENDA ITEM  
DEPARTMENT HEAD'S SUMMARY FORM**

**AGENDA DATE:** May 11, 2021  
**PUBLIC HEARING DATE:** May 25, 2021

**CONTACT PERSON(S) NAME AND PHONE NUMBER:** Philip F. Etiwe, (915) 212-1553  
Luis Zamora, (915) 212-1552

**DISTRICT(S) AFFECTED:** District 8

**STRATEGIC GOAL:** #3 Promote the Visual Image of El Paso

**SUBGOAL:** 3.1 Provide business friendly permitting and inspection processes  
3.2 Improve the visual impression of the community

**SUBJECT:**

An Ordinance vacating City right-of-way over a 20 foot alley out of Block 266, Campbell Addition, City of El Paso, El Paso County, Texas.

Subject Property: North of Montana Ave. and East of Campbell St.  
Applicant: Housing Authority of the City of El Paso. SURW21-00002

**BACKGROUND / DISCUSSION:**

The applicant proposes to vacate a 20-foot alley of Block 266 within Campbell Addition subdivision. The area requested to be vacated is 0.1194 acres in size. All properties abutting the alley are owned by the Housing Authority of the City of El Paso. The owner seeks to develop the entirety of Block 266 into a multi-family development consisting of 136 units and a parking structure. City Plan Commission recommended 8-0 to approve the proposed right-of-way (ROW) vacation on February 25, 2021. As of May 4, 2021, staff has received no communication in support or opposition of the request. See attached staff report for additional information.

**PRIOR COUNCIL ACTION:**

N/A

**AMOUNT AND SOURCE OF FUNDING:**

N/A

**HAVE ALL AFFECTED DEPARTMENTS BEEN NOTIFIED?**  YES  NO

**PRIMARY DEPARTMENT:** Planning & Inspections, Planning Division

**SECONDARY DEPARTMENT:** N/A

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

**DEPARTMENT HEAD:**

*Philip Etiwe*

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(If Department Head Summary Form is initiated by Purchasing, client department should sign also)

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

**AN ORDINANCE VACATING CITY RIGHT-OF-WAY OVER A 20 FOOT ALLEY OUT OF BLOCK 266, CAMPBELL ADDITION, CITY OF EL PASO, EL PASO COUNTY, TEXAS**

**WHEREAS**, the abutting property owners have requested vacation of the City right-of-way located on a parcel of land being a 20 foot alley out of Block 266, Campbell Addition, City of El Paso, El Paso County, Texas; and,

**WHEREAS**, after public hearing the City Plan Commission recommended that a 20 foot alley out of Block 266, Campbell Addition, City of El Paso, El Paso County, Texas, should be vacated and the City Council finds that said 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 the City Right-of-Way located on the property described as a 20 foot alley out of Block 266, Campbell 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 is hereby vacated.

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 Housing Authority of the City of El Paso.

**ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

**THE CITY OF EL PASO**

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

**ATTEST:**

\_\_\_\_\_  
Laura D. Prine, City Clerk

**APPROVED AS TO FORM:**

*Russell Abeln*  
\_\_\_\_\_  
Russell T. Abeln  
Assistant City Attorney

**APPROVED AS TO CONTENT:**

*Philip Etiwe*  
\_\_\_\_\_  
Philip F. Etiwe, Director  
Planning & Inspections Department

*(Quitclaim Deed on following page)*

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

THE STATE OF TEXAS }  
  }  
  }                    **QUITCLAIM DEED**  
COUNTY OF EL PASO }

That in consideration of the receipt by the **CITY OF EL PASO** of Ten Dollars (\$10.00) and other valuable consideration, the sufficiency of which is acknowledged, **THE CITY OF EL PASO**, has released and quitclaimed and by these presents does release and quitclaim unto Housing Authority of the City of El Paso (the "Grantee"), all its rights, title, interest, claim and demand in and to the 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 20 FOOT ALLEY OUT OF BLOCK 266, CAMPBELL ADDITION, CITY OF EL PASO, EL PASO COUNTY, TEXAS**, 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.

**WITNESS the following signatures and seal this \_\_\_\_\_ day of \_\_\_\_\_, 2021.**

**CITY OF EL PASO**  
  
\_\_\_\_\_  
Tomás González, City Manager

**ATTEST:**

\_\_\_\_\_  
Laura D. Prine, City Clerk

**APPROVED AS TO FORM:**  
*Russell Abeln*  
\_\_\_\_\_  
Russell T. Abeln  
Assistant City Attorney

**APPROVED AS TO CONTENT:**  
*Philip Etwi*  
\_\_\_\_\_  
Philip F. Etwi, Director  
Planning and Inspections Department

*(Acknowledgement on following page)*

**ACKNOWLEDGMENT**

THE STATE OF TEXAS     )  
  )  
COUNTY OF EL PASO     )

This instrument is acknowledged before me on this \_\_\_\_ day of \_\_\_\_\_, 2021,  
by Tomás González, as City Manager for the CITY OF EL PASO.

\_\_\_\_\_  
Notary Public, State of Texas  
Notary's Printed or Typed Name:

My Commission Expires:  
\_\_\_\_\_

**AFTER FILING RETURN TO:**  
Housing Authority of the City of El Paso  
5300 E. Paisano Dr.  
El Paso, Texas 79905

EXHIBIT "A"

METES AND BOUNDS DESCRIPTION

20' (ALLEY) EASEMENT  
EXHIBIT "B"

A 20 foot alley out of Block 266, CAMPBELL ADDITION, an addition to the City of El Paso, El Paso County, Texas, and is more particularly described by metes and bounds as follows:

Commencing at an existing city monument, 10 foot north and 10 foot east of the centerline intersection of Kansas Street (a 70' right-of-way) and Rio Grande Avenue (a 70' right-of-way) respectively; Thence, South 33° 48' 12" East from said city monument and on the monument line of Kansas Street, a distance of 45.00 feet to a point; Thence, North 56° 11' 48" East, away from said monument line, a distance of 25.00 feet to point lying on the intersection of the northerly right-of-way line of Kansas Street and the southerly right-of-way of Rio Grande Avenue; Thence, North 56° 11' 48" East, a distance of 120.00 feet to a point for a boundary corner, said point being the TRUE POINT OF BEGINNING of this boundary description;

THENCE, North 56° 11' 48" East, with said right-of-way line of Rio Grande Avenue (70' right-of-way), a distance of 20.00 feet to a boundary corner;

THENCE, South 33° 48' 12" East, a distance of 260.00 feet to a boundary corner lying on the northerly right-of-way line of Montana Avenue (70' right-of-way);

THENCE, South 56° 11' 48" West, with said right-of-way line Montana Avenue (70' right-of-way) a distance of 20.00 feet to a boundary corner lying on the North-easterly right-of-way line of Kansas Street (70' right-of-way);

THENCE, North 33° 48' 12" West, with said right-of-way line of Kansas Street (70' right-of-way), a distance of 260.00 feet to the TRUE POINT OF BEGINNING of this boundary description;

Said Parcel of land containing 0.1194 of an acre (5,199.87 s.f.) of land, more or less.

THIS PLAT OF BOUNDARY WAS PERFORMED  
WITHOUT THE BENEFIT OF A TITLE COMMITMENT.



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

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This map and survey are being provided solely for the use of Housing Authority of The City of El Paso (HACEP) and no license has been created, expressed or implied, to copy the surveys and/or maps except as necessary in conjunction with the original transaction. This transaction shall be effective within six (6) months from the date hereon: JANUARY 04, 2021.

PLAT OF BOUNDARY EXHIBIT "B"



PROPERTY DESCRIPTION

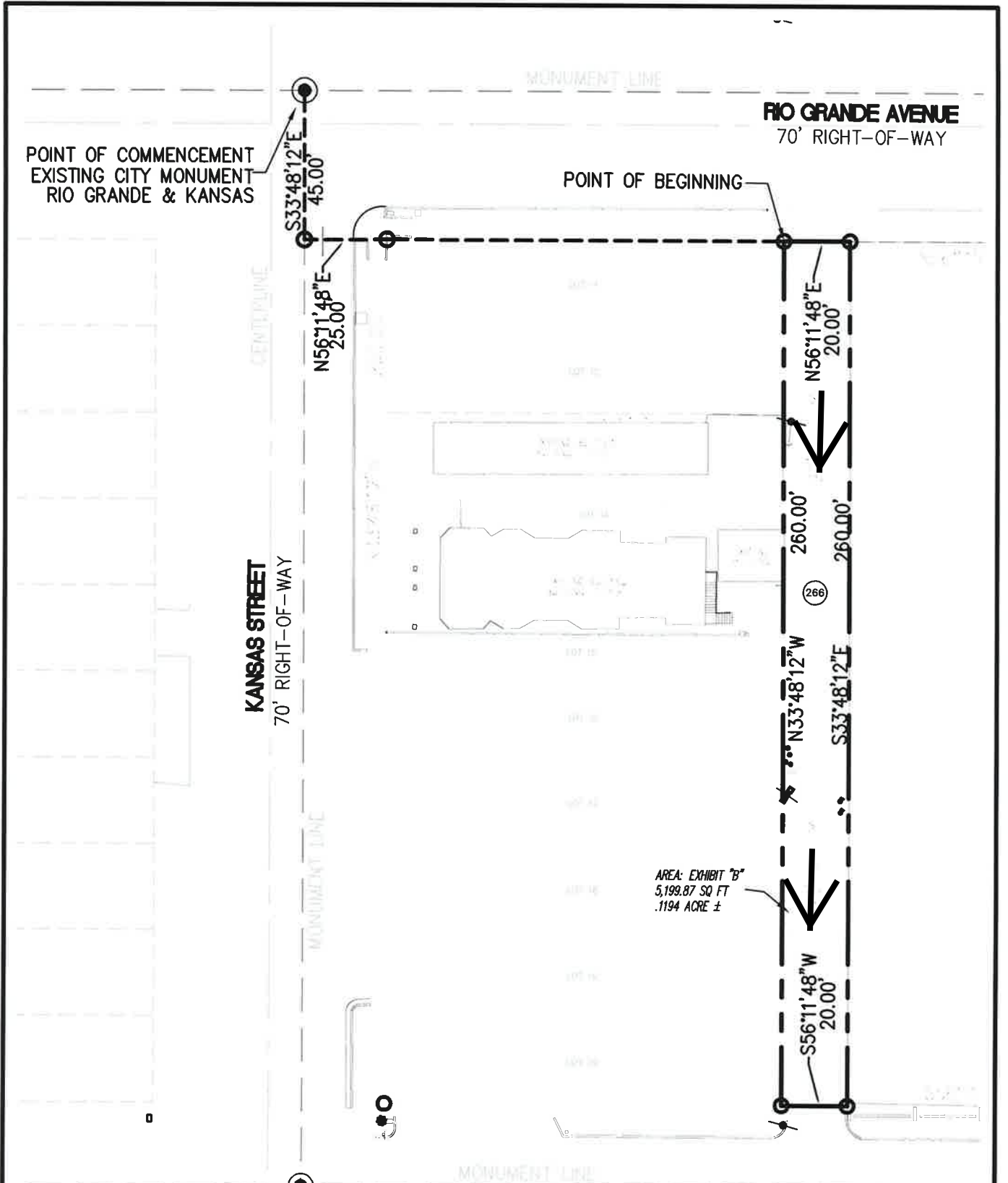
A 20 FOOT ALLEY OUT OF BLOCK 266, CAMPBELL ADDITION, AN ADDITION TO THE CITY OF EL PASO, EL PASO COUNTY, TEXAS.

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

*Guillermo Licon*  
GUILLERMO LICON, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS LICENSE NO. 2998

JOB #: 06-20-4457 DR. BY: MN  
SCALE: 1"=40' F.B. #: \*\*\*  
DATE: 01/04/21

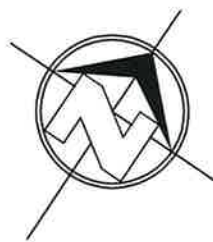
EXHIBIT "B"



↓ Direction of storm water flow.

THIS PLAT OF BOUNDARY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.

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**MONTANA AVENUE**  
70' RIGHT-OF-WAY

SLI ENGINEERING, INC.  
 Reg. No. 1-1902  
 SURVEYING  
 Reg. No. 100720 00

| PLAT OF BOUNDARY EXHIBIT "B"   |  |
|--|--|
| <p>CIVIL ENGINEERS<br/>                 LAND SURVEYORS<br/>                 LAND PLANNERS<br/>                 6600 WESTWIND DRIVE<br/>                 EL PASO, TEXAS<br/>                 (915) 584-4457</p> <p><b>SLI ENGINEERING, INC.</b></p> | <p>PROPERTY DESCRIPTION</p> <p>A 20 FOOT ALLEY OUT OF BLOCK 266, CAMPBELL ADDITION, AN ADDITION TO THE CITY OF EL PASO, EL PASO COUNTY, TEXAS.</p> |
|  | <p>JOB #: 06-20-4457 DR. BY: MN</p>  |
|  | <p>SCALE: 1"=40' F.B. #: ***</p>   |
|  | <p>DATE: 01/04/2021</p>  |

CERTIFICATION  
 I HEREBY CERTIFY THAT THE FOREGOING BOUNDARY SURVEY 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

# Montana Alley Vacation



City Plan Commission — February 25, 2021 **REVISED**

|                              |   |
|------------------------------|---|
| <b>CASE NUMBER/TYPE:</b>     | <b>SURW21-00002 – RIGHT-OF-WAY VACATION</b>   |
| <b>CASE MANAGER:</b>         | Luis Zamora, (915) 212-1552, ZamoraLF@elpasotexas.gov   |
| <b>PROPERTY OWNER:</b>       | City of El Paso   |
| <b>REPRESENTATIVE:</b>       | Housing Authority of the City of El Paso  |
| <b>LOCATION:</b>             | North of Montana Ave. and East of Campbell St. (District 8)   |
| <b>PROPERTY AREA:</b>        | 0.1194 acres  |
| <b>ZONING DISTRICT(S):</b>   | C-1/c/sp (Commercial/conditions/special permit)<br>A-2 (Apartments)<br>C-4/sp (Commercial/special permit) |
| <b>RELATED APPLICATIONS:</b> | PZR21-00001 405 Montana (Rezoning)<br>PZST21-00001 405 Montana (Special Permit)                           |
| <b>PUBLIC INPUT:</b>         | No opposition received as of 02/18/2021   |

**SUMMARY OF RECOMMENDATION:** Staff recommends **APPROVAL WITH CONDITION** of Montana Alley Vacation subject to the following condition:

That prior to City Council, the applicant and utility companies find resolution of existing utility infrastructure located within the subject alley.

## Montana Alley Vacation



This map is designed for illustrative purposes only. The features depicted here are approximate and more precise studies may be required to draw accurate conclusions. Enlargement of this map to scales greater than its original can induce errors and may lead to misinterpretations of the data. The Planning & Inspections Department Planning Division makes no claim to its accuracy or completeness.



Subject Property

0 25 50 100 150 200 Feet



Figure A: Proposed plat with surrounding area

**DESCRIPTION OF REQUEST:** The applicant proposes to vacate a 20-foot alley of Block 266 within Campbell Addition subdivision. The area requested to be vacated is 0.1194 acres in size. All properties abutting the alley are owned by the Housing Authority of the City of El Paso. The owner seeks to develop the entirety of Block 266 into a mixed-use development consisting of residential and commercial uses. The alley is paved and currently contains utility infrastructure. Further coordination is required with utility companies to retain existing infrastructure and services.

**CASE HISTORY/RELATED APPLICATIONS:** Rezoning PZRZ21-00001 seeks to rezone all properties within Block 266 into a G-MU (General Mixed Use) district and approval of a Detailed Site Development Plan. Special Permit PZST21-00001 seeks approval for on-site parking reduction.

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

| <b>Surrounding Zoning and Use</b>           |  |
|---|--|
| North                                       | A-O (Apartment/Office) / Offices<br>S-D/sp (Special District/special permit) / Surface Parking   |
| South                                       | C-4 (Commercial) / Offices and Vacant  |
| East  | C-4/sp (Commercial/special permit) / Vacant Buildings  |
| West  | C-1/c/sp (Commercial/conditions/special permit) / Surface Parking<br>A-2 (Apartment) / Vacant Buildings<br>C-4/sp (Commercial/special permit) / Vacant |
| <b>Nearest Public Facility and Distance</b> |  |
| Park  | Houston Park (0.28 mi.)  |
| School                                      | El Paso High School (0.65 mi.)   |
| <b>Plan El Paso Designation</b>             |  |
| G2, Traditional Neighborhood (Walkable)     |  |
| <b>Impact Fee Service Area</b>              |  |
| N/A   |  |

**PUBLIC COMMENT:** Notices of the proposed right-of-way vacation were sent on February 11, 2021 to all property owners within 300 feet of the subject property. As of February 18, 2021, staff has not received any communication regarding this request.

**CITY PLAN COMMISSION OPTIONS:**

The City Plan Commission (CPC) has the authority to advise City Council on right-of-way 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.

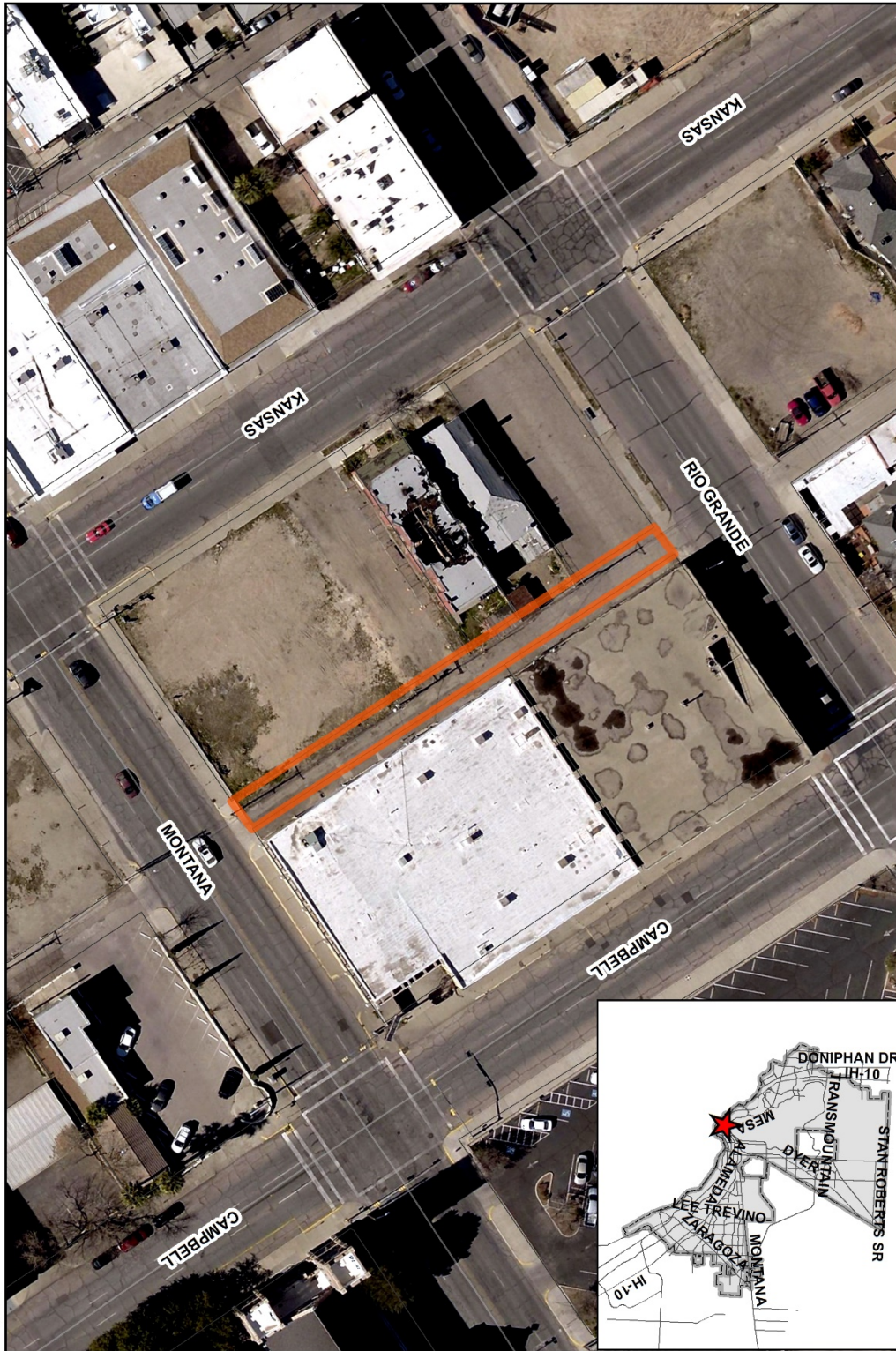


**ATTACHMENTS:**

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

# ATTACHMENT 1

## Montana Alley Vaccation



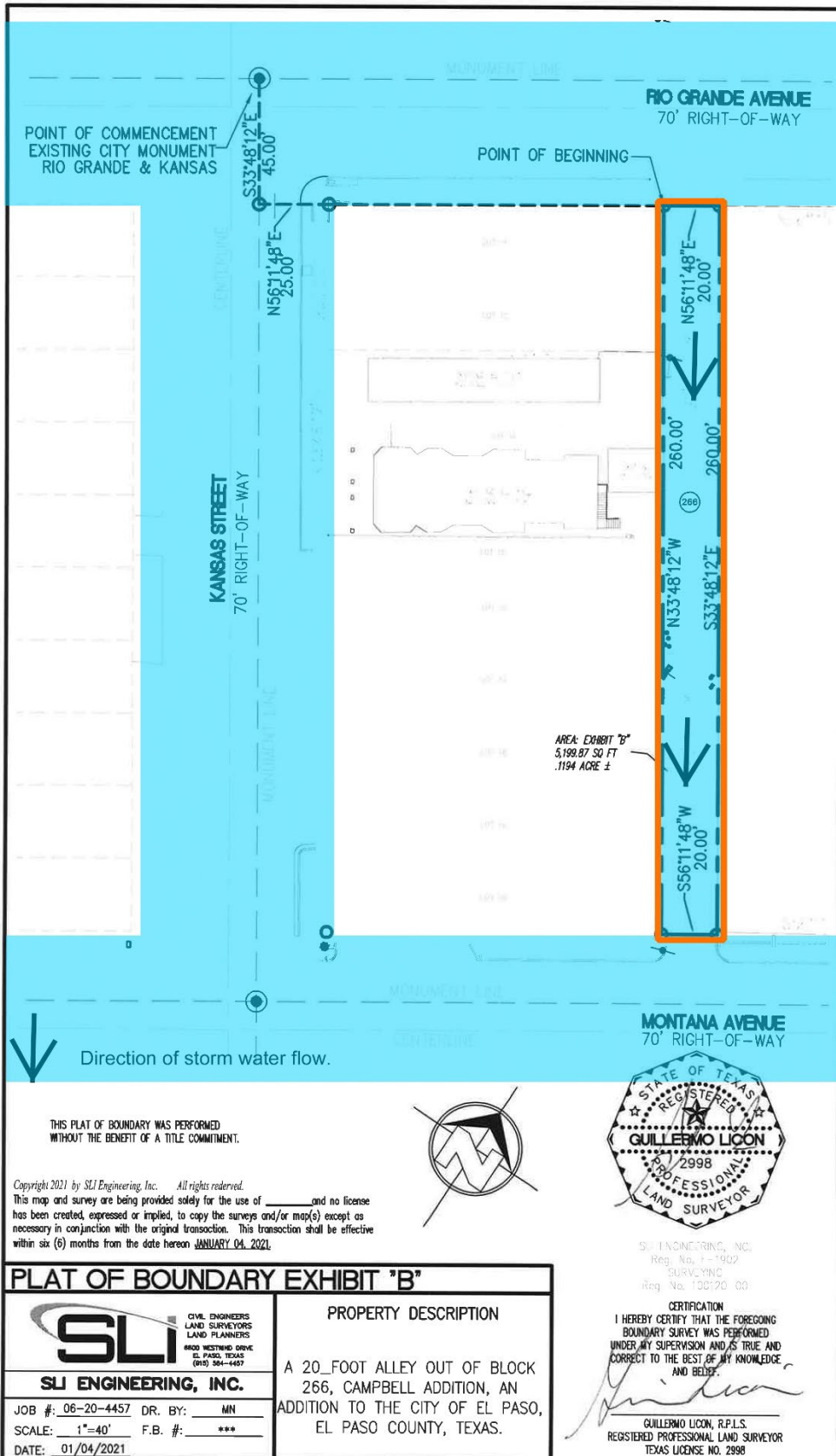
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**Subject Property**



# ATTACHMENT 2



THIS PLAT OF BOUNDARY WAS PERFORMED  
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necessary in conjunction with the original transaction. This transaction shall be effective  
within six (6) months from the date hereon **JANUARY 04, 2021**.

## PLAT OF BOUNDARY EXHIBIT "B"

|                              |  |
|------------------------------|--|
|                              | CIVIL ENGINEERS<br>LAND SURVEYORS<br>LAND PLANNERS<br>8600 WESTING DRIVE<br>EL PASO, TEXAS<br>(915) 364-4457 |
| <b>SLI ENGINEERING, INC.</b> |  |
| JOB #: 06-20-4457            | DR. BY: MN   |
| SCALE: 1"=40'                | F.B. #: ***  |
| DATE: 01/04/2021             |  |

**PROPERTY DESCRIPTION**

A 20 FOOT ALLEY OUT OF BLOCK  
266, CAMPBELL ADDITION, AN  
ADDITION TO THE CITY OF EL PASO,  
EL PASO COUNTY, TEXAS.

# ATTACHMENT 3

## METES AND BOUNDS DESCRIPTION

### 20' (ALLEY) EASEMENT EXHIBIT "B"

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Said Parcel of land containing 0.1194 of an acre (5,199.87 s.f.) of land, more or less.

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

| <b>PLAT OF BOUNDARY EXHIBIT "B"</b>  |   |  |
|--|---|--|
| <p style="font-size: small; margin: 0;">CIVIL ENGINEERS<br/>LAND SURVEYORS<br/>LAND PLANNERS<br/>8600 WESTING DRIVE<br/>EL PASO, TEXAS<br/>(915) 954-4457</p> <p style="font-weight: bold; margin: 0;">SLI ENGINEERING, INC.</p> <p style="font-size: x-small; margin: 0;">JOB #: 06-20-4457 DR. BY: MN<br/>SCALE: 1"=40' F.B. #: ***<br/>DATE: 01/04/21</p> | <p style="text-align: center; font-weight: bold; margin: 0;">PROPERTY DESCRIPTION</p> <p style="margin: 0;">A 20 FOOT ALLEY OUT OF BLOCK 266, CAMPBELL ADDITION, AN ADDITION TO THE CITY OF EL PASO, EL PASO COUNTY, TEXAS.</p> | <p style="font-size: x-small; margin: 0;">CERTIFICATION<br/>I HEREBY CERTIFY THAT THE FOREGOING<br/>PLAT OF BOUNDARY WAS PERFORMED<br/>UNDER MY SUPERVISION AND IS TRUE AND<br/>CORRECT TO THE BEST OF MY KNOWLEDGE<br/>AND BELIEF.</p> <p style="font-size: x-small; margin: 0;">GUILLERMO LICON, R.P.L.S.<br/>REGISTERED PROFESSIONAL LAND SURVEYOR<br/>TEXAS LICENSE NO. 2998</p> |

# ATTACHMENT 4


DocuSign Envelope ID: 99DBBCDB-04EC-41D8-A934-ABCEEE5749F5



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

Date: 1-5-2021 File No. SURW21-00002

1. APPLICANTS NAME: HOUSING AUTHORITY OF THE CITY OF EL PASO  
 ADDRESS 5300 PAISANO ZIP CODE \_\_\_\_\_ TELEPHONE 5844457
2. Request is hereby made to vacate the following: (check one)  
 Street \_\_\_\_\_ Alley  Easement \_\_\_\_\_ Other \_\_\_\_\_  
 Street Name(s) \_\_\_\_\_ Subdivision Name \_\_\_\_\_  
 Abutting Blocks 266 Abutting Lots 1-20
3. Reason for vacation request: REBUILD THE ENTIRE BLOCK
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         |
|---|-----------------------------|-------------------|
| <br><small>DocuSigned by:<br/>Tom Deloye<br/>251AE892D351498</small> | <u>LOTS 1-20, BLOCK 266</u> | <u>9154720008</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/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:   
DocuSigned by:  
Tom Deloye  
251AE892D351498  
 REPRESENTATIVE (PHONE): 915 203 7277

REPRESENTATIVE SIGNATURE:   
DocuSigned by:  
Ghalloul  
251AE892D351498

REPRESENTATIVE (E-MAIL): ghalloul@sl-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

1. Provide a complete application:
  - a. Provide full address for applicant on line 1.
  - b. Provide subdivision name on line 2.
2. Provide proof of ownership for abutting properties.
3. Prior to City Council, the applicant and utility companies find resolution of existing utility infrastructure located within the subject alley

## Planning & Inspections Department – Land Development

We have reviewed subject plats and recommend Approval.

The Developer/Engineer shall address the following comments.

1. No objections to alley vacation.
2. The vacation of the alley shall not cause any adverse impact to the up & down-stream runoff from Rio Grande Ave.

## Parks and Recreation

No comments received.

## Sun Metro

No adverse comments.

There is an existing bus stop adjacent to the subject property along Rio Grande. Please coordinate with Sun Metro if any work is proposed within the bus stop area.

## Fire Department

No objections.

## Streets and Maintenance Department

No objections.

## Capital Improvement Department

No comments received.

## El Paso Water Utilities

EPWater does not object to this request.

The full width of the alley described as “A 20-foot alley out of block 266, Campbell Addition to the City of El Paso, El Paso County Texas” shall be retained as a Utility Easement. EPWater-PSB requires access to the sanitary sewer facilities and appurtenances, within the proposed easement 24 hours a day, seven (7) days a week. No building, reservoir, structure or other improvement, other than asphaltic paving (HMAC), shall be constructed or maintained on the above referenced easement without EPWater’s written consent.

## **Water:**

There is an existing 6-inch diameter water main that extends along the eastside of Kansas Street.

There is an existing 4-inch diameter water main that extends along the north side of Montana Avenue.

Previous water pressure readings from fire hydrant #1641 located at the southeast corner of Kansas St. and Montana Ave., have yielded a static pressure of 70 psi, a residual pressure of 67 psi, and a discharge flow of 993 gallons per minute.

**Sanitary Sewer:**

There is an existing 8-inch diameter sewer main that extends along the east side of the alley east of Kansas St.

**General:**

EPWater 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 EPWater – 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.

**Stormwater:**

It seems the alley is carrying flows from Rio Grande Ave.; accommodations may need to be made for this runoff. The vacation of the alley shall not cause any adverse impact to the upstream runoff from Rio Grande Ave.

**Spectrum:**

No comments received.

**Texas Gas Service**

TGS has a main that provides service to the buildings on the block in question and to the south block. Developer and/or Owner Representative must coordinate the development with TGS in order to determine if an easement is required and/or if the main needs to be relocated, retired before the Alley is vacated.

**El Paso Electric**

1. A utility easement along the entire alleyway will remain in favor of El Paso Electric Company and their successors and assigns for the infrastructure in existence in the alleyway on the date of this vacating ordinance. The rights granted by this utility easement include rights of access, operation, inspection, repair, replacement with like-kind infrastructure, removal, and maintenance by El Paso Electric Company and their successors and assigns.
2. The applicant will need to coordinate with EPE Engineering Department to request removal or relocation of existing facilities
3. Future land rights shall be granted by separate instrument.

**El Paso County:**

No comments received.

**El Paso County 911 District**

The 911 District has no objections to this vacation.

**Texas Department of Transportation**

Proposed development is not abutting TxDOT right of way. This section of Montana is under City jurisdiction.

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

Not within the boundaries of EPCWID.



ITEM

# Montana Alley Vacation ROW Vacation

SURW21-00002



**Strategic Goal 3.**

Promote the Visual  
Image of El Paso

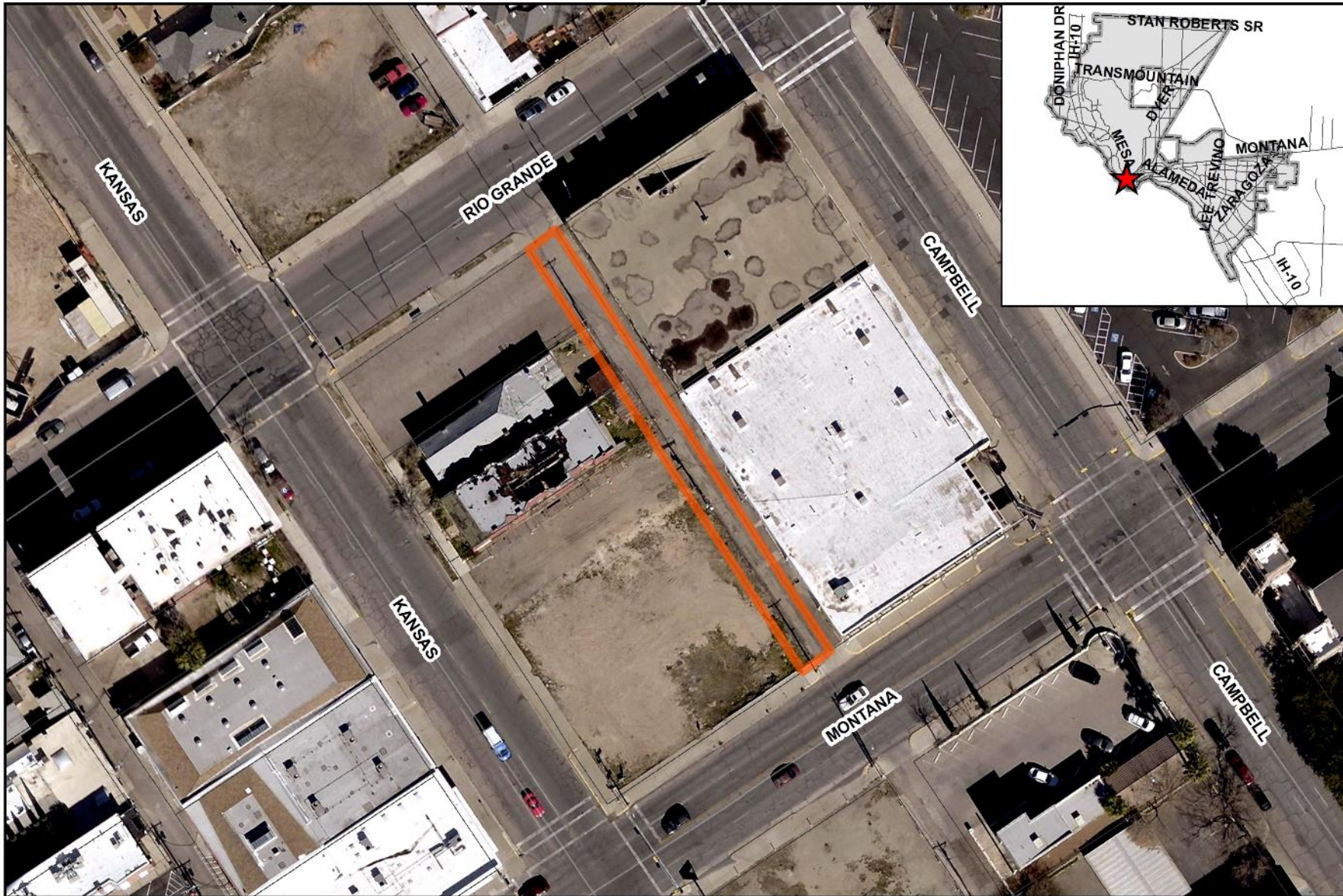




## Recommendation

- Staff recommends approval of Montana Alley Vacation
- City Plan Commission recommended conditional approval (8-0) of Montana Alley Vacation on February 25, 2021. The conditions were the following:
  - That prior to City Council, the applicant and utility companies find resolution of existing utility infrastructure located within the subject alley.

# Montana Alley Vacation



## Aerial Map

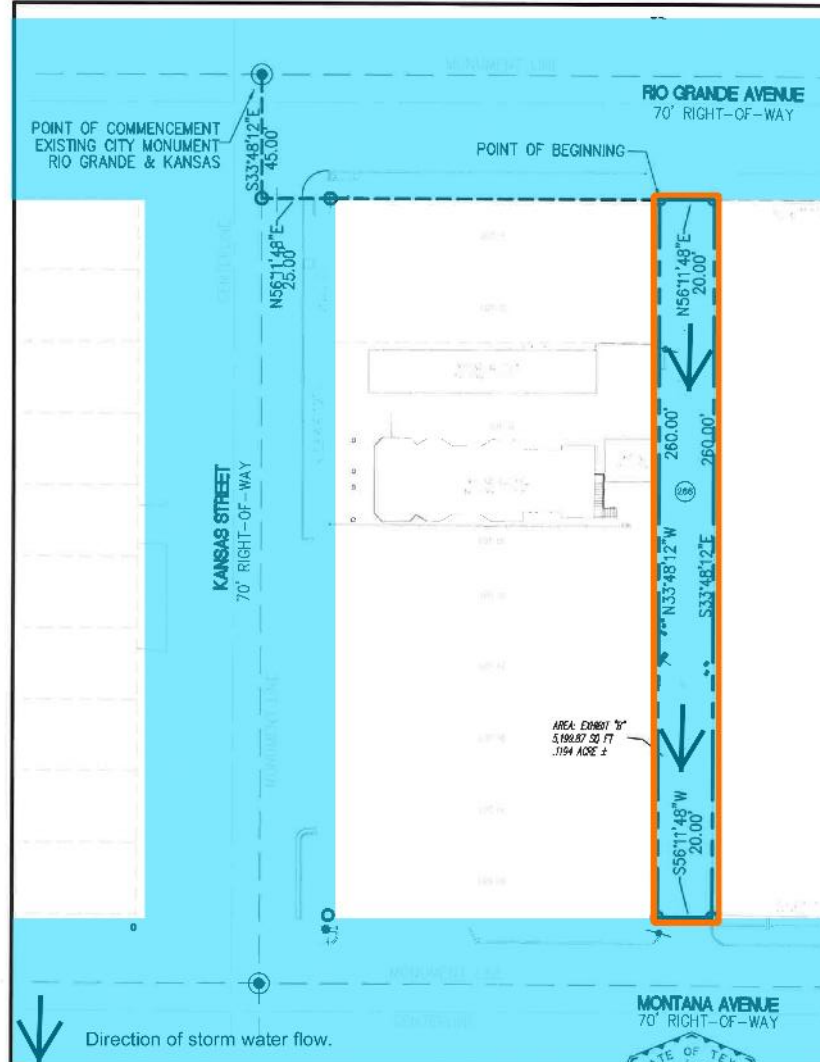
This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required to draw accurate conclusions. Enlargements of this map to scales greater than its original can induce errors and may lead to misinterpretations of the data. The Planning & Inspections Department Planning Division makes no claim to its accuracy or completeness.



 Subject Property



# Survey



THIS PLAT OF BOUNDARY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.

Copyright 2021 by SLI Engineering, Inc. All rights reserved. This map and survey are 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 **JANUARY 04, 2021**.

STATE OF TEXAS  
REGISTERED  
GUILLERMO LICON  
2998  
PROFESSIONAL  
LAND SURVEYOR

|  |   |   |
|--|---|---|
| <p><b>SLI ENGINEERING, INC.</b></p> <p>CIVIL ENGINEERS<br/>LAND SURVEYORS<br/>LAND TRANSACTIONS<br/>RECORDING SERVICE<br/>AS PRACTICED UNDER<br/>CHAPTER 1301, TITLE 13, TEXAS<br/>GOVERNMENT CODE</p> | <p style="text-align: center;"><b>PROPERTY DESCRIPTION</b></p> <p>A 20-FOOT ALLEY OUT OF BLOCK 266, CAMPBELL ADDITION, AN ADDITION TO THE CITY OF EL PASO, EL PASO COUNTY, TEXAS.</p> | <p style="text-align: center;"><b>CERTIFICATION</b></p> <p>I HEREBY CERTIFY THAT THE FOREGOING BOUNDARY SURVEY WAS PERFORMED UNDER MY SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.</p> <p style="text-align: center;"> <br/>             GUILLERMO LICON, R.P.L.S.<br/>             REGISTERED PROFESSIONAL LAND SURVEYOR<br/>             TEXAS LICENSE NO. 2998         </p> |
| <p>JOB #: 06-20-4457 DR. BY: MN</p> <p>SCALE: 1"=40' F.B. #: ***</p> <p>DATE: 01/04/2021</p>   |   |   |



# Subject Property



# Subject Property

# Public Input

- Notice of public hearing was published in the El Paso Times on February 12, 2021.
- Notices were mailed to property owners within 200 feet on February 11, 2021.
- The Planning Division has not received any communications in support nor opposition to the request.





## Mission

Deliver exceptional services to support a high quality of life and place for our community



## Vision

Develop a vibrant regional economy, safe and beautiful neighborhoods and exceptional recreational, cultural and educational opportunities powered by a high performing government



## Values

Integrity, Respect, Excellence, Accountability, People