

Resler Drainage ROW Vacation

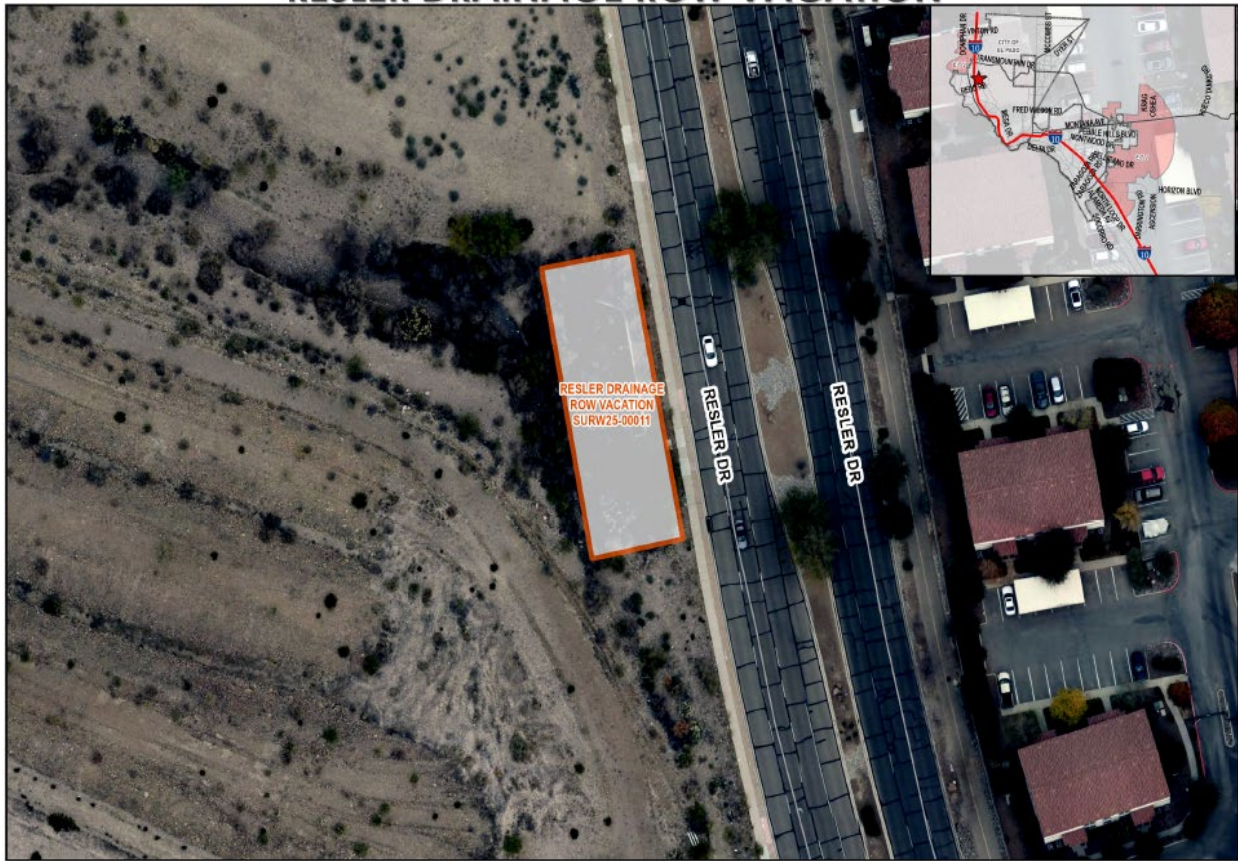


City Plan Commission — August 14, 2025 **[REVISED]**

CASE NUMBER/TYPE:	SURW25-00011 – Right-of-Way Vacation
CASE MANAGER:	Alex Alejandre, (915) 212-1642, AlejandreAX@elpasotexas.gov
PROPERTY OWNER:	Plexxar Unit #1, LLC
REPRESENTATIVE:	Jacob Harris
LOCATION:	South of Paseo Del Norte Rd. and West of Resler Dr. (District 1)
PROPERTY AREA:	0.17 acres
VESTED RIGHTS STATUS:	Not Vested
PARK FEES:	Park Fees Not Required
ZONING DISTRICT(S):	C-4 (Commercial)
PUBLIC INPUT:	No opposition received as of August 13, 2025

SUMMARY OF RECOMMENDATION: Staff recommends **APPROVAL** of the Resler Drainage Right-of-Way Vacation.

RESLER DRAINAGE ROW VACATION



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 & Inspection Department Planning Division makes no claim to its accuracy or completeness.



Subject Property

0 15 30 60 90 120 Feet



Figure A: Proposed plat with surrounding area

DESCRIPTION OF REQUEST: The applicant is proposing to vacate a 0.17 acre portion of right-of-way from Resler Drive in order to accommodate future parking and landscape. The area requested to be vacated is approximately fifty (50') feet by one hundred and fifty (150') feet.

CASE HISTORY/RELATED APPLICATIONS: N/A

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

Surrounding Zoning and Use	
North	C-4 (Commercial District) / Commercial Development
South	C-4 (Commercial District) / Commercial Development
East	C-4 (Commercial District) / Commercial Development
West	C-1 (Commercial District) / Multi-Family Dwellings
Nearest Public Facility and Distance	
Park	Autumn Sage Park (0.29 miles)
School	Silvestre & Carolina Elementary School (0.72 miles)
Plan El Paso Designation	
G-7, (Industrial)	
Impact Fee Service Area	
N/A	

PUBLIC COMMENT: Notices of the proposed right-of-way vacation were sent on July 28, 2025 to all property owners within 200 feet of the subject property, and notice was posted in the July 28, 2025 edition of the El Paso Times. As of August 13, 2025, 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) City Plan Commission 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. **(Staff Recommendation)**
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.
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

RESLER DRAINAGE ROW VACATION

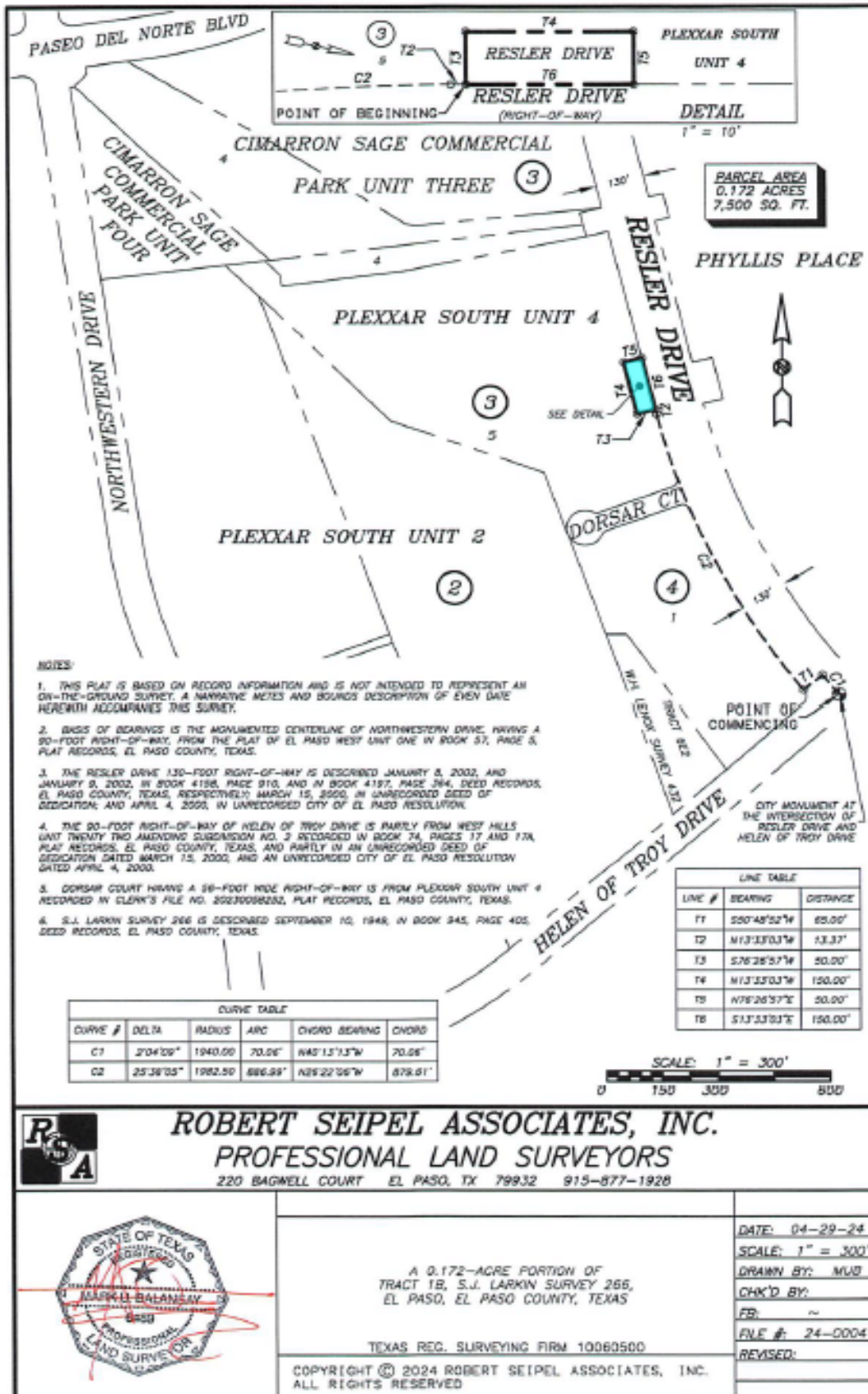


 Subject Property



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ATTACHMENT 2



ATTACHMENT 3

Property description: A 0.172-acre portion of Tract 1B, S.J. Larkin Survey 266, El Paso, El Paso County, Texas

METES AND BOUNDS DESCRIPTION

The parcel of land herein described is a 0.172-acre portion of Tract 1B, S.J. Larkin Survey 266 (September 10, 1949, Book 945, Page 405, Deed Records, El Paso County, Texas), El Paso, El Paso County, Texas, and is more particularly described by metes and bounds as follows:

COMMENCING at a city monument found at the intersection of Resler Drive (130-foot right-of-way; January 9, 2002, Book 4197, Page 364, Deed Records, El Paso County, Texas) and Helen of Troy Drive (90-foot right-of-way; April 4, 2020, unrecorded City of El Paso Resolution); Thence, 70.06 feet along the arc of a curve to the right, having a radius of 1940.00 feet, a central angle of $2^{\circ}04'09''$, and a chord which bears North $40^{\circ}13'13''$ West, a distance of 70.06 feet; Thence, South $50^{\circ}48'52''$ West, a distance of 65.00 feet to the common boundary between Resler Drive right-of-way and Plexxar South Unit 4 (Clerk's File No. 20230058252, Plat Records, El Paso County, Texas); Thence, 886.99 feet along said common boundary and along the arc of a curve to the right, having a radius of 1982.50 feet, and a chord which bears North $26^{\circ}22'06''$ West, a distance of 879.61 feet; Thence, North $13^{\circ}33'03''$ West, continuing along said common boundary, a distance of 13.37 feet to the boundary of Tract 1B, S.J. Larkin Survey 266, El Paso, El Paso County, Texas, and the **POINT OF BEGINNING** of this description;

THENCE, along said common boundaries, the following courses and distances:

South $76^{\circ}26'57''$ West, a distance of 50.00 feet;

North $13^{\circ}33'03''$ West, a distance of 150.00 feet;

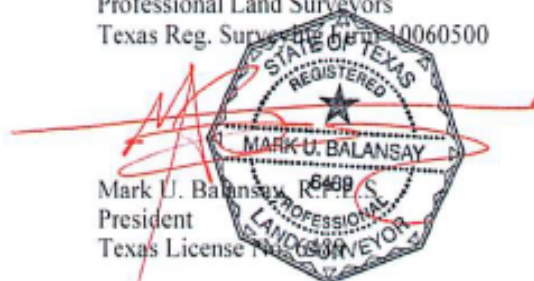
North $76^{\circ}26'57''$ East, a distance of 50.00 feet;

THENCE, South $13^{\circ}33'03''$ East, continuing along said boundary of Tract 1B, S.J. Larkin Survey 266, El Paso, El Paso County, Texas, a distance of 150.00 feet to the **POINT OF BEGINNING** of this description.

Said parcel of land contains 0.172 acres (7,500 square feet) of land more or less.

NOTE: THIS DESCRIPTION IS BASED ON RECORD INFORMATION AND IS NOT INTENDED TO REPRESENT AN ON-THE-GROUND SURVEY. A PLAT OF EVEN DATE HERewith ACCOMPANIES THIS DESCRIPTION.

ROBERT SEIPEL ASSOCIATES, INC.
Professional Land Surveyors
Texas Reg. Surveyor License No. 10060500



Mark U. Balansay, R.P.S.
President
Texas License No. 8499

Job Number 24-0004
April 29, 2024

ATTACHMENT 4



VACATION PUBLIC EASEMENTS AND RIGHTS-OF-WAY APPLICATION

Date: 7/11/2025 File No. _____

1. APPLICANTS NAME Plexcar Unit #1 LLC
ADDRESS 1865 Northwestern Dr ZIP CODE 79912 TELEPHONE 915-877-4300

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

Street ☐ Alley ☐ Easement ☐ Other ☒

Street Name(s) _____ Subdivision Name Plexcar South Unit 4

Abutting Blocks Block 3 Abutting Lots _____

3. Reason for vacation request: Proposed Parking & Landscaping

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 ☒ Landscaping

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>Plexcar South Unit 4</u>	<u>915-877-4300</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.

OWNER SIGNATURE: [Signature] Plexcar Unit #1 LLC BOHAGGA1@PLEXCAR.COM
(Print) (Phone)
REPRESENTATIVE SIGNATURE: [Signature]
REPRESENTATIVE CONTACT (PHONE): 915-222-1736 (E-MAIL): jacob@plexcar.com

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

ATTACHMENT 5

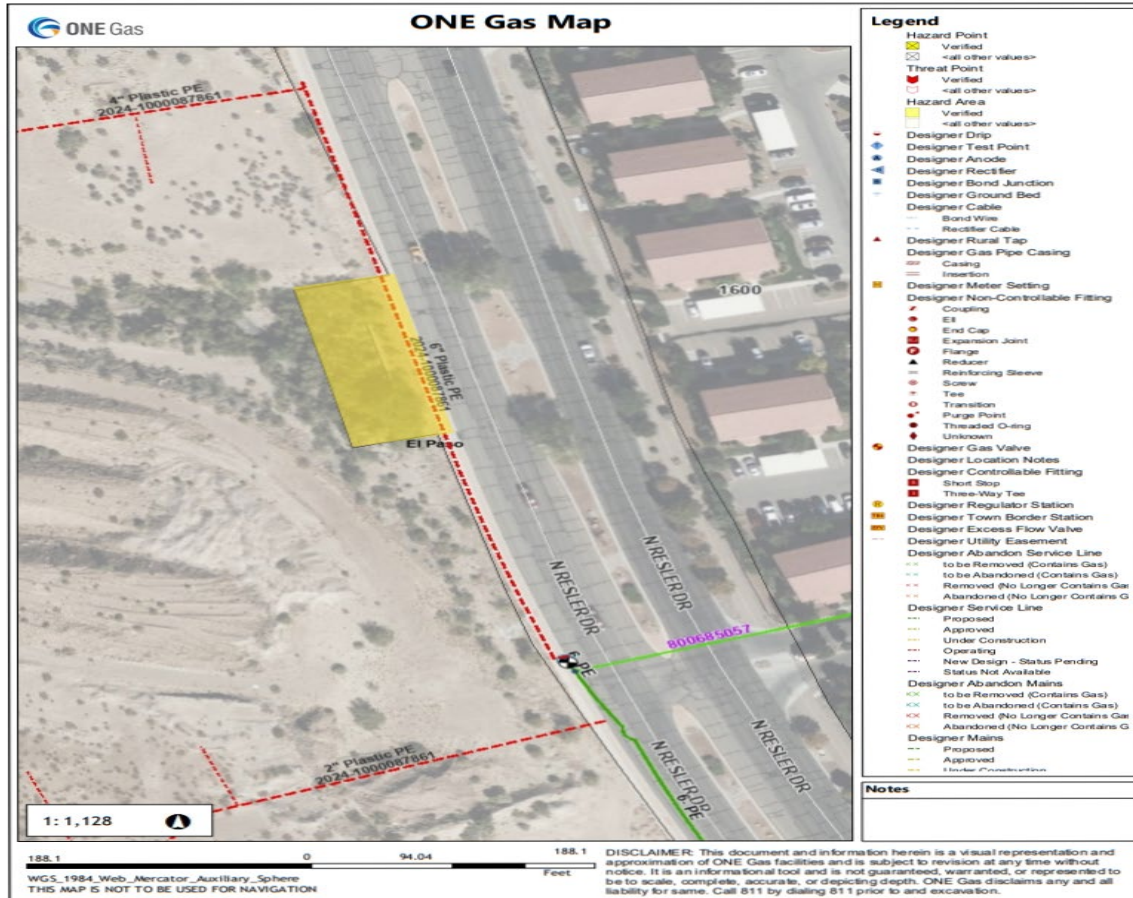
Planning and Inspections Department- Planning Division

No adverse comments, recommend approval of the ROW vacation request with a full-width underground utility easement be retained within the right-of-way to be vacated.

- Include the existing 25-foot PSB easement in the vacation survey and the new easement survey.

Texas Gas

In reference to case SURW25-00011 - Resler Drainage R.O.W. Vacation, Texas Gas Service has a 6" PE Pipe along Resler Dr - under sidewalk (see image below as reference).



Planning and Inspections Department- Land Development Division

We have reviewed subject plats and recommend **Approval**. The Developer/Engineer shall address the following comments:

1. Define new entity responsible for maintenance of drainage system infrastructure within the ROW area being vacated.
2. Secure a drainage easement for area being vacated.
3. It is recommended to restrict any landscaping in this area to prevent roots or other damages to the subterranean storm sewer system.
4. Provide print-out of the mathematical closure of the exterior boundary of the subdivision indicating the error of closure.

Parks and Recreation Department

We have reviewed **Resler Drainage ROW Vacation** survey maps and on behalf of the Parks & Recreation Department we offer “No” objections to this proposed Public Right-of-way vacation request.

El Paso Water

We have reviewed the above referenced vacation request and provide the following comments:

EPWater-PSB objects to this request. Include the existing 25-foot PSB easement in the vacation survey and the new easement survey

EPWater requests a 6-foot PSB easement along the west side of the property to be vacated

Water:

There is an existing 36-inch diameter water main extending along Resler Dr. The water main is located approximately 16 feet east of the eastern property line. No direct service connections are allowed to this main as per the El Paso Water – Public Service Board (EPWater-PSB) Rules and Regulations.

There is an existing 8-inch diameter water main extending within a 25-foot PSB easement parallel to Resler Dr. that is available to provide service. The water main is located approximately 50 feet west of the eastern property line.

Sanitary Sewer:

There is an existing 8-inch diameter sewer main extending within a 25-foot PSB easement parallel to Resler Dr. that is available to provide service. The sewer main is located approximately 63 feet west of the eastern property line.

There is an existing 12-inch diameter sewer main extending along Resler Dr. that is available to provide service. The sewer main is located approximately 52 feet west of the eastern right-of-way.

Reclaimed:

There is an existing 20-inch diameter reclaimed water main extending along Resler Dr. The reclaimed water main is located approximately 30 feet east of the center line of the right-of-way. No direct service connections are allowed to this main as per the El Paso Water – Public Service Board (EPWater-PSB) Rules and Regulations.

General:

No building, reservoir, structure, parking stalls, or other improvement, other than asphaltic paving (HMAC), shall be constructed or maintained on the above referenced EPWU-PSB easement without the written consent of EPWU-PSB. The Developer shall refrain from constructing rock walls, signs, trees, buildings, curbs, or any structure that will interfere with the access to the PSB easements. There shall be at least 5-foot setback from the easement line to any building, sign, or structure. All easements dedicated for public water and 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 proposed water, sanitary sewer facilities, appurtenances, and meters within the easement 24 hours a day, seven (7) days a week.

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.

(El Paso Water Comments to be addressed prior to approval by City Council)

Stormwater:

We have reviewed the subdivision described above and provided the following comments:

1. If the ROW is vacated, a "Drainage Easement", that covers the Storm sewer infrastructure, shall replace it.
2. Landscaping will be allowed if access to the junction box, via a manhole, is maintained.
3. Once the easement is established in relation to the proposed parking, parking may be permitted.

Streets and Maintenance Department

Traffic & transportation engineering has the following comments:

- Grant vacation/ dedication with the exception of no parking or landscaping allowed.

Street Lights:

Does not object to this request. Any proposed change on Resler Dr. Arterial Lighting project shall be coordinated with the government department in charge. Any change on the existing street illumination system shall be coordinated with Street Lights Department. Complete set of plans for street illumination shall be submitted to Street Lights Department.

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 a project 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.

Contract Management:

- For all proposed improvement within the city right-of-way, follow the Design Standards for Construction (DSC) in accordance with the municipal code, and include detailed information.
- Verify that all curb cut locations and driveway approaches comply with current city spacing and sight distance requirements.
- Indicate that any damaged structure within city ROW must be restored to the same or better condition. This applies to asphalt, concrete, manholes, and water valves.
- Ensure that the minimum asphalt repair required after modifying a curve and gutter is at least 2 feet.
- Consider if the easement aligns with future plans for roadway or infrastructure expansion.

El Paso Electric

We have no comments for the Resler Drainage ROW Vacation.

Fire Department

No adverse comments.

Texas Department of Transportation

No TXDOT comments as there appears to be no work affecting the ROW.

El Paso County Water Improvement District #1

The above mentioned item is not within the boundaries of EPCWID.

El Paso County 911 District

No comments received.

El Paso County

No comments received.

Capital Improvement Department

No comments received.

Sun Metro

No comments received.