

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

**DEPARTMENT:**      Parks and Recreation  
**AGENDA DATE:**     January 31, 2012  
**CONTACT PERSON/PHONE:**   Nanette Smejkal, Director (541-4283)  
**DISTRICT(S) AFFECTED:**    2

**SUBJECT:**

Approve a Resolution of City Council for the use of 0.9743 acres of parkland at Memorial Park for the expansion of Crockett Elementary School.

**BACKGROUND / DISCUSSION:**

The El Paso Independent School District has long planned for an expansion of Crockett Elementary School, which is landlocked. Working with the District, staff identified 0.9743 acres of Memorial Park as the best location to construct the school facilities. The identified area has a past history of use for school activities, and the District desires to lease the property. The majority of Memorial Park will remain intact.

A Public Hearing is required for the use of parkland as contemplated. Council is asked to make a determination that there is no feasible and prudent alternative to the use of the Memorial Park acreage, and that the proposed plan for the District's use and lease of the acreage and expansion of school facilities include all reasonable planning to minimize harm to Memorial Park.

After approval of the resolution and at a subsequent Council meeting, staff will present Council with an ordinance for approval of the lease. The City and District will also enter into a lease of District-owned property near Wainwright Elementary School for use as a park which will offset this use of Memorial Park.

**PRIOR COUNCIL ACTION:**

Council approved a Resolution expressing intent to enter into leases of multiple properties owned by the City of El Paso and the El Paso Independent School District on December 13, 2011.

**AMOUNT AND SOURCE OF FUNDING:**

El Paso Independent School District will incur the full cost of the school expansion.

**BOARD / COMMISSION ACTION:**

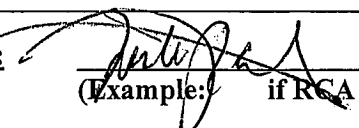
As required by EPCC 2.08.080, City Plan Commission reviewed and approved on January 12, 2012.

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

**LEGAL:** (if required) \_\_\_\_\_ **FINANCE:** (if required) \_\_\_\_\_

**DEPARTMENT HEAD:** \_\_\_\_\_

also)  (Example: if RCA is initiated by Purchasing, client department should sign

*Information copy to appropriate Deputy City Manager*

**APPROVED FOR AGENDA:** \_\_\_\_\_

**CITY MANAGER:** \_\_\_\_\_

**DATE:** \_\_\_\_\_

## RESOLUTION

**WHEREAS**, City staff has identified 0.9743 acres of land situated within the limits of Memorial Park, to be used for the expansion of Crockett Elementary School, a legal description of which is attached hereto as Exhibit "A" and made a part hereof for all purposes; and

**WHEREAS**, City staff has recommended the use of the 0.9743 acres for the expansion of Crockett Elementary School in order to develop the property for educational purposes and serve its growing population; and

**WHEREAS**, the City has given notice to the public by publishing a notice once a week for three consecutive weeks in a newspaper of general circulation as required in the Texas Parks & Wildlife Code Section 26.002; and

**WHEREAS**, City Council determines that the proposed use of Memorial Park includes all reasonable planning to minimize harm to the land as a park resulting from the use.

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

1. That the El Paso City Council approves the use of a 0.9743 acre portion of Memorial Park for the expansion of Crockett Elementary School, and
2. That, related to the school expansion and in accordance with Chapter 26 of the Texas Parks and Wildlife Code, the City Council determines there is no feasible and prudent alternative to the use of the Memorial Park acreage, and that the proposed plans for the school expansion include all reasonable planning to minimize harm to the land as a park resulting from the use.

(signatures follow on next page)

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_.

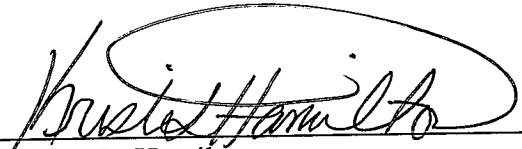
CITY OF EL PASO

\_\_\_\_\_  
John F. Cook, Mayor

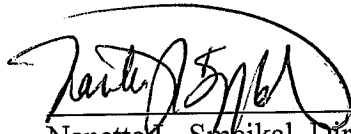
ATTEST:

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

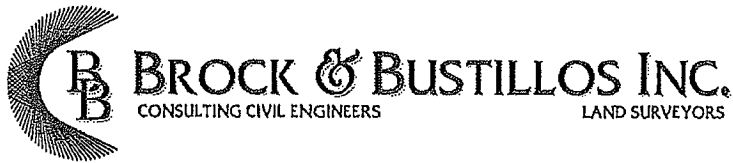
APPROVED AS TO FORM:

  
\_\_\_\_\_  
Kristen L. Hamilton  
Assistant City Attorney

APPROVED AS TO CONTENT:

  
\_\_\_\_\_  
Nanette L. Smejkal, Director  
Parks and Recreation Department

**EXHIBIT "A"**



ROMAN BUSTILLOS, P.E.  
President

RANDY P. BROCK, P.E.  
Executive Vice President

SERGIO J. ADAME, P.E.  
Vice President - Engineering

OSCAR V. PEREZ  
Vice President - Operations

ISAAC CAMACHO, R.P.L.S.  
Survey Manager

TBPE Reg No. F-737

## METES AND BOUNDS DESCRIPTION "LEASE AREA"

*A 0.9743 acre parcel situate within the corporate limits of the City of El Paso, El Paso County, Texas as a portion of Block 13, Manhattan Heights Addition and a portion of un-platted land in Memorial Park and being more particularly described by metes and bounds as follows.*

**COMMENCING** for reference at an existing City Monument found at the monument line intersection of Aurora Street (70.00 feet wide) and Luna Street (70.00 feet wide), said monument line intersection located 10.00 feet north and 10.00 feet east of the centerline intersection of Aurora Street and Luna Street and whence an existing City Monument found at the monument line intersection of Aurora Street and Copia Street (right-of-way varies), said monument line intersection located at 10.00 feet north and 35.69 feet east of the centerline intersection of Aurora Street and Copia Street, bears North 90°00'00" East, a distance of 668.69 feet and whence an existing City Monument found at the monument line intersection of Aurora Street and San Marcial Street (70.00 feet wide), said monument line intersection located at 10.00 feet north and 10.00 feet east of the centerline intersection of Aurora Street and San Marcial Street, bears South 90°00'00" West, a distance of 695.00 feet; **THENCE**, leaving the monument line of Aurora Street and following the monument line of Luna Street, South 00°00'00" East, a distance of 305.00 feet; **THENCE**, leaving the monument line of Luna Street, North 90°00'00" East, at a distance of 25.00 feet to the intersection of the east right-of-way line of Luna Street and the north right-of-way line of Wheeling Street (70.00 feet wide); **THENCE**, leaving the north-right-of-way line of Wheeling Street and following the east right-of-way of Luna Street, South 00°00'00" East, a distance of 70.00 feet to the intersection of the east right-of-way line of Luna Street and the south right-of-way line of Wheeling Street (70.00 feet wide); **THENCE**, leaving the east right-of-way of Luna Street and following the south-right-of-way line of Wheeling Street, North 90°00'00" East, a distance of 227.32 feet to the **POINT OF BEGINNING** of the parcel herein described;

**THENCE**, continuing along the south right-of-way line of Wheeling Street, North 90°00'00" East, a distance of 386.40 feet to the east boundary line of Manhattan Heights Addition for the northeast corner of said Block 13 and an angle point of the parcel herein described;

**THENCE**, leaving the south right-of-way line of Wheeling and following the east boundary line of Manhattan Heights Addition, North 00°00'00" West, a distance of 330.00 feet to the west right-of-way line of Copia Street for the northeast corner of Block 12, Manhattan Heights Addition and the most northerly corner of the parcel herein described;

**THENCE**, leaving the east boundary line of Manhattan Heights Addition and following the west right-of-way line of Copia Street, South 12°35'53" East, a distance of 90.77 feet to a point of curvature;

**THENCE**, continuing along the west right-of-way line of Copia Street and following a curve to the right having a radius of 1,400.40 feet, a central angle of  $08^{\circ}40'00''$ , an arc length of 211.83 feet and whose long chord bears South  $08^{\circ}15'53''$  East, a distance of 211.62 feet to a point of tangency;

**THENCE**, continuing along the west right-of-way line of Copia Street, South  $03^{\circ}55'53''$  East, a distance of 131.43 feet to the southeast corner of the parcel herein described;

**THENCE**, leaving the west right-of-way line of Copia Street, South  $89^{\circ}01'40''$  West, at a distance of 59.24 feet pass the east boundary line of said Block 13 and at a total distance of 286.95 feet to the southwest corner of the parcel herein described;

**THENCE**, North  $00^{\circ}00'00''$  West, a distance of 81.13 feet to an angle point;

**THENCE**, South  $90^{\circ}00'00''$  West, a distance of 122.81 feet to an angle point;

**THENCE**, North  $57^{\circ}30'00''$  West, a distance of 42.57 feet to the **POINT OF BEGINNING**.

Said parcel containing 0.9743 acres (42,439.8 square feet), more or less, and being subject to easements of record.

*Isaac Camacho*

Isaac Camacho

TX R.P.L.S. No. 5337

Date: February 17, 2010

05687-057 Revised Lease Area.doc







# Public Hearing

**USE OF .97 ACRES OF MEMORIAL PARK  
FOR THE PURPOSE OF EXPANDING CROCKETT  
ELEMENTARY SCHOOL**

**JANUARY 31, 2012**

**PARKS & RECREATION DEPARTMENT**





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









## Overview

- **Area under consideration approximately 0.9743 acres**
- **No adverse impact to Memorial Park**
- **City Council-**
  - December 13, 2011- approved intent of leases with EPISD
- **Parks and Advisory Board-**
  - January 9, 2012- unanimous approval
- **City Plan Commission-**
  - January 12, 2012- unanimous approval



## QUESTIONS OR COMMENTS

