

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

**DEPARTMENT:** Planning & Inspections Department  
**AGENDA DATE:** Introduction 3/7/17; Public Hearing 3/21/17  
**CONTACT PERSON/PHONE:** Larry F. Nichols, (915) 212-1550  
Brenda R. Cantu, (915) 212-1642  
**DISTRICT(S) AFFECTED:** 8

**SUBJECT:**

An ordinance vacating a portion of City right-of-way over a portion of the alley between Raynolds St. and Concepcion St., Block 3, Val Verde Addition, City of El Paso, El Paso County, Texas. Subject Property: South of I10 and East of Raynolds; Applicant: Texas Tech University Health Sciences Center at El Paso  
**SURW17-00001 (District 8)**

**BACKGROUND / DISCUSSION:**

See attached report.

**PRIOR COUNCIL ACTION:**

N/A

**AMOUNT AND SOURCE OF FUNDING:**

N/A

**BOARD / COMMISSION ACTION:**

City Plan Commission (CPC) – Recommended approval on February 9, 2017, with the following requirement and condition:

- That the applicant dedicates an emergency and public access easement at the end of the remaining alley and finalizes utility relocation prior to City Council approval.

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

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

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

**DEPARTMENT HEAD:** Larry F. Nichols, Director  
Planning & Inspections Department



APPROVED FOR AGENDA:

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

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

**AN ORDINANCE VACATING A PORTION OF CITY RIGHT-OF-WAY OVER A PORTION OF THE ALLEY BETWEEN RAYNOLDS ST. AND CONCEPCION ST., BLOCK 3, VAL VERDE ADDITION, CITY OF EL PASO, EL PASO COUNTY, TEXAS.**

**WHEREAS**, the Texas Local Government Code Section 272.001(a) requires that before land owned by a municipality may be sold or exchanged for other land, notice to the general public of the offer of the land for sale or exchange must be published in a newspaper of general circulation in either the County in which the land is located; and

**WHEREAS**, the Texas Local Government Code Section 272.001(a) also allows for an exception to the notice provisions for a municipality to donate, exchange, convey, sell, or lease land, improvements, or any other interest in real property to an institution of higher education to promote a public purpose related to higher education; and

**WHEREAS**, the Texas Local Government Code Section 272.001(j) authorizes political subdivisions to donate, exchange, convey, sell, or lease land or any other interest in real property to an institution of higher education for less than a fair market value; and

**WHEREAS**, Texas Tech University Health Sciences Center of El Paso ("Texas Tech") is an institution of higher education; and

**WHEREAS**, Texas Tech, as abutting property owner, has requested a vacation of the City right-of-way located on a parcel of land being a portion of the alley between Raynolds St. and Concepcion St., Block 3, Val Verde Addition, City of El Paso, El Paso County, Texas and will incorporate the identified right of way; and,

**WHEREAS**, Texas Tech will incorporate the vacated portion of the alley into the construction of the Medical Science Building II which will promote a public purpose related to higher education; and

**WHEREAS**, after public hearing the City Plan Commission recommended that a portion of the alley between Raynolds St. and Concepcion St., Block 3, Val Verde Addition, City of El Paso, El Paso County, Texas, should be vacated with the condition that Texas Tech dedicate emergency and public access easements to the City 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 the City Right-of-Way located on the property described as the alley between Raynolds St. and Concepcion St., Block 3, Val Verde 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.

**ORDINANCE NO. \_\_\_\_\_**  
17-1007-1911 / 635053  
Alameda-Reynolds Alley Vacation  
OAR

**SURW17-00001**

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 Texas Tech University Health Sciences Center of El Paso

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

THE CITY OF EL PASO

ATTEST:

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

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

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Omar A. De La Rosa  
Assistant City Attorney

APPROVED AS TO CONTENT:

  
\_\_\_\_\_  
Larry F. Nichols, Director  
Planning and Inspections Department

ORDINANCE NO. \_\_\_\_\_  
17-1007-1911 / 635053  
Alameda-Reynolds Alley Vacation  
OAR

SURW17-00001



**ACKNOWLEDGMENT**

**THE STATE OF TEXAS    )**  
**)**  
**COUNTY OF EL PASO    )**

      This instrument is acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 2017,  
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:**  
Texas Tech University Health Sciences Center at El Paso  
5001 El Paso Drive  
El Paso, Texas 79905

**ORDINANCE NO.** \_\_\_\_\_  
17-1007-1911 / 635053  
Alameda-Reynolds Alley Vacation  
OAR

**SURW17-00001**

**Boundary Survey of the alley between Raynolds Street and Concepcion Street, Block 3,  
Val Verde Addition  
An Addition to the City of El Paso, El Paso County, Texas**

A field note description of 0.284 acre or 12,369 square feet parcel or tract of land being a portion of the alley between Raynolds Street and Concepcion Street, Block 3, Val Verde Addition and lying within the corporate limits of the City of El Paso, Texas. The said subdivision is of record in Volume 0017, Page 0019 found in the El Paso County Plat Records located in the City of El Paso, El Paso County, Texas.

This survey conforms to the plat of Val Verde Addition plat.

The Basis of Bearings are based on those bearing depicted on the plat of Val Verde Addition along the southerly right-of-way line of Alberta Avenue of record in Volume 0017, Page 0019 found in the El Paso County Plat Records located in the City of El Paso, Texas. The parcel or tract of land is being more particularly described as follows:

Commencing at a found chiseled "X" lying at the northwest corner of Lot 44, Block 3, Val Verde Addition from which a chiseled "X" along the southerly right-of-way line on Alberta Avenue, lying at the northeast corner of said Lot 44 bears, North 89°10'00" East, a distance of 149.94 feet (150.00 feet plat call).

Thence, leaving said southerly right-of-way line and along the easterly 20 foot alley easement, South 00°50' 00" East, a distance of 100.00 feet to a half inch reinforcement bar with a cap stamped G-3ngTX RPLS #5679 set for the northeast corner of the tract or parcel of land being described and for the Point of Beginning.

Thence, South 00°50'00" East, a distance of 621.61 feet to a half inch reinforcement bar with a cap stamped G-3ngTX RPLS #5679 set on the northerly right-of-way line of Alameda Avenue for the southeast corner.

Thence, along said northerly right-of-way line, North 73°13'49" West, a distance of 20.98 feet to a half inch reinforcement bar with a cap stamped G-3ng TX RPLS #5679 set for the southwest corner.

Thence, leaving said northerly right-of-way line and along the westerly 20 foot alley easement, North 00°50'00" West, a distance of 615.26 feet to a half inch reinforcement bar with a cap stamped G-3ng TX RPLS #5679 set for the northwest corner.

Thence, South 89°10'00" East, a distance of 20.00 feet to the Point of Beginning and containing 0.284 acre or 12,369 square feet of land more or less.




Boundary Survey of the alley between Raynolds Street and Concepcion Street, Block 3,  
Val Verde Addition  
An Addition to the City of El Paso, El Paso County, Texas

This field note description follows a plat of survey of equal date.

I, James D. Whitaker, a Registered Professional Land Surveyor, certify this field note description and accompanying survey plat is a representation of the facts found at the time of a ground survey performed by me or under my supervision on the date shown herein.



This February 02, 2017

  
James D Whitaker, RPLS  
Registration Number: 5679

This field note description was prepared  
for the benefit of Texas Tech University Health Sciences Center.



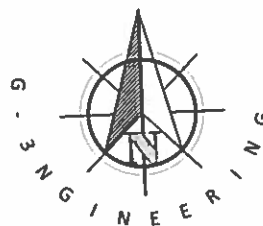
## ALBERTA AVE.

(70' R.O.W.)

BASIS OF BEARING:

FOUND CHISELED "X"

## Exhibit B



## GRAPHIC SCALE



1 inch = 100 ft.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N73°13'49"W	20.98'
L2	S89°10'00"E	20.00'

## NOTES:

1. THE BASIS OF BEARING CONFORM TO THOSE BEARINGS FOUND ON A PLAT FOR VAL VERDE ADDITION AS FILED IN VOLUME 0017, PAGE 0019 PLAT RECORDS OF EL PASO COUNTY, LOCATED IN THE CITY OF EL PASO, EL PASO COUNTY, TEXAS.
2. THIS SURVEY WAS PERFORMED FOR THE BENEFIT OF TEXAS TECH UNIVERSITY HEALTH SCIENCES CENTER.
3. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
4. THIS PROPERTY LIES WITHIN FLOOD HAZARD ZONE "C", AS DESIGNATED BY THE F.I.R.M. FLOOD INSURANCE RATE MAP, CITY OF EL PASO, OCTOBER 15, 1982, COMMUNITY No. 480214, PANEL NUMBER 0040 B
5. THIS PLAT OF SURVEY AND FIELD NOTE DESCRIPTION CONFORMS TO THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING GENERAL RULES AND PROCEDURES CITED IN 663.13 THROUGH 663.21.
6. LAND SURVEYING IS UNDER THE JURISDICTION OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, COMPLAINTS REGARDING SURVEYING SERVICES MAY BE ADDRESSED TO: 12100 PARK 35 CIRCLE, BUILDING A, SUITE 156, MC-230, AUSTIN, TEXAS 78753, PHONE (512) 239-5263.

I, James D Whitaker, a Registered Professional Land Surveyor, certify this plat is a correct representation of the facts found at the time of a ground survey performed by me or under my supervision on the date shown herein.



## BOUNDARY SURVEY

BEING A PORTION OF THE ALLEY  
BETWEEN RAYNOLDS ST. AND  
CONCEPCION ST., BLOCK 3, VAL VERDE  
ADDITION AN ADDITION TO THE CITY OF  
EL PASO, EL PASO COUNTY, TEXAS.

CONTAINING  
0.284 ACRE OR 12369 sq.ft. OF LAND,  
MORE OR LESS.

TEXAS TECH UNIVERSITY HEALTH SCIENCES CENTER

Scale 1"=100' Date 12/20/16 Drawn by FI

James D Whitaker  
Texas Registration Number: 5679  
02/02/17

COPY RIGHT© JOB NO. 2016.12.154

POINT OF COMMENCEMENT  
FOUND CHISELED "X"

SOUTH R.O.W. LINE

N89°10'00"E 150.00' PLAT

4904 ALBERTA AVE.  
LOTS 1 & 2, BLOCK 3  
VAL VERDE  
SUBDIVISION

LOTS 3 & 4, BLOCK 3,  
VAL VERDE ADDITION

LOTS 5 & 10, BLOCK 3,  
VAL VERDE ADDITION

LOTS 11 & 12, BLOCK 3,  
VAL VERDE ADDITION

LOTS 13 TO 16, BLOCK 3,  
VAL VERDE ADDITION

LOTS 17 TO 20, BLOCK 3,  
VAL VERDE ADDITION

LOTS 21 & 22, BLOCK 3,  
VAL VERDE ADDITION

LOTS 23 & 24, BLOCK 3,  
VAL VERDE ADDITION

LOT 7, BLOCK 3,  
SUPPLEMENTAL MAP OF  
VAL VERDE ADDITION

LOT 8 & 9, BLOCK 3,  
SUPPLEMENTAL MAP OF  
VAL VERDE ADDITION

NORTH 50' OF LOTS 8-9,  
BLOCK 3,  
VAL VERDE ADDITION

LOTS 38 & 39, BLOCK 3,  
VAL VERDE ADDITION

LOTS 35-37, BLOCK 3,  
VAL VERDE ADDITION

LOT 34, BLOCK 3,  
VAL VERDE ADDITION

LOTS 31-33, BLOCK 3,  
VAL VERDE ADDITION

LOTS 25-30, BLOCK 3,  
VAL VERDE ADDITION

POINT OF BEGINNING  
LOT 40, BLOCK 3,  
VAL VERDE ADDITION

20' ALLEY

615.26'

621.61'

00"E

50'

50'

00"W

L1

L2

L3

L4

L5

L6

L7

L8

L9

L10

RAYNOLDS ST.  
(60' R.O.W.)CONCEPCION ST.  
(30' R.O.W.)

WEST R.O.W.

ALAMEDA AVENUE  
(90' ROW)



SET HALF INCH REINFORCING BAR WITH A  
PLASTIC CAP STAMPED TX 5679 G-3NG,  
LLC UNLESS OTHERWISE SHOWN

Field 09/29/16 Book \_002 Pg. \_005



G-3 ENGINEERING, LLC  
1901 ARIZONA, SUITE 205  
EL PASO, TX 79902  
(915) 209-5141  
INFO@G-3NG.COM  
TBPLS F-10194079



## **MEMORANDUM**

**DATE:** February 28, 2017

**TO:** The Honorable Mayor and City Council  
Tommy Gonzalez, City Manager

**FROM:** Brenda R. Cantu, Planner

**SUBJECT:** Alameda-Raynolds Easement Vacation SURW17-00001 (South of I10 and East of Raynolds)

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The City Plan Commission, on February 9, 2017, voted to recommend approval of the proposed right-of-way vacation with the following requirement and condition:

- That the applicant dedicates an emergency and public access easement at the end of the remaining alley and finalizes utility relocation prior to City Council approval.

The City Plan Commission determined that the request to vacate a portion of the alley protects the best interest, health, safety and welfare of the public in general; and will have no effect on the natural environment, social economic conditions, and property values in the vicinity and the city as a whole.

**Applicant:** Texas Tech University Health Sciences Center at El Paso

**Attachments:** Staff Report



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

**2<sup>nd</sup> REVISED**

**Case No:** SURW17-00001 Alameda-Raynolds Alley Vacation  
**Application Type:** Right-of-Way Vacation  
**CPC Hearing Date:** February 9, 2017  
**Staff Planner:** Brenda R. Cantu, (915) 212-1642, [cantubr@elpasotexas.gov](mailto:cantubr@elpasotexas.gov)  
**Location:** South of I10 and East of Raynolds  
**Acreage:** ~~0.307~~ 0.284  
**Rep District:** 8  
**Existing Use:** Alley  
**Existing Zoning:** SCZ-T6 (Smart Code Zone – Urban Core)  
**Proposed Zoning:** N/A  
**Nearest Park:** Saipan Ledo (.3 miles)  
**Nearest School:** Silva Health Magnet High (0.04 miles)  
**Property Owner:** City of El Paso  
**Applicant:** Texas Tech University Health Sciences Center at El Paso  
**Representative:** Texas Tech University Health Sciences Center at El Paso

### **SURROUNDING ZONING AND LAND USE**

**North:** SCZ-T6 (Smart Code Zone – Urban Core)/ Commercial or Mixed-Use Development  
**South:** SCZ-T6 (Smart Code Zone – Urban Core)/ Commercial or Mixed-Use Development  
**East:** SCZ-T6 (Smart Code Zone – Urban Core)/ Commercial or Mixed-Use Development  
**West:** SCZ-T6 (Smart Code Zone – Urban Core)/ Commercial or Mixed-Use Development

**PLAN EL PASO DESIGNATION:** G-2, Traditional Neighborhood (Walkable)

### **APPLICATION DESCRIPTION**

The applicant is requesting to vacate a portion of a 20' wide public alley located within Block 3, Val Verde Addition. The applicant, Tech University Health Sciences Center at El Paso, proposes to vacate a portion of the 20' alley for the future construction of The Medical Science Building II.

### **NEIGHBORHOOD INPUT**

Notice of a Public Hearing was published in the El Paso Times on January 25, 2017 and a notice was mailed to all property owners within 300 feet of the subject property. Two letters of agreement and support were received from the Medical Center of the Americas Foundation and University Medical Center of El Paso. ~~in addition to a letter of opposition from Mr. Enrique~~

~~Eseobar~~. Additionally, a phone call was received inquiring about the proposed vacation but the caller expressed no opposition or support to the alley vacation.

#### **DEVELOPMENT COORDINATING COMMITTEE**

~~The Development Coordinating Committee's recommendation is pending due to the following items:~~

- ~~• Incomplete application (missing proof of ownership and signatures of all abutting property owners)~~
- ~~• Recommendations from the Streets and Maintenance Department, Time Warner Cable, El Paso Electric, and EP Water.~~

The Development Coordinating Committee recommends **approval** of Alameda-Raynolds Alley Vacation subject to the following condition and requirement:

- That the applicant dedicates an emergency and public access easement at the end of the remaining alley and finalizes utility relocation prior to City Council approval.

#### **Planning Division Recommendation:**

Staff recommends **approval** with the condition as stated above.

~~Staff's recommendation is pending subject to the conditions stated above.~~

#### **Plan El Paso Goals & Policies**

The applicant's proposal meets Goal 5.14 of Plan El Paso:

Goal 5.14: Provide the best possible educational facilities and services possible to serve all residents of the community.

Policy 5.14.4: Build proud, dignified schools with a timeless architecture that provides a clear sense of location and affirms continuity of enduring values through time.

#### **El Paso Water**

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

El Paso Water (EPWater) does not objects to this request as long as a manhole is constructed at the vacation line (between Lot 2 and Lot 3), and the sanitary sewer main south of Lot 3 becomes private.

#### **Water:**

There is an existing 8-inch diameter water main located along the south side of Alameda Avenue, approximately 34-feet north of and parallel to the southern right-of-way line of Alameda Avenue. This water main is available for service.

There is an existing 12-inch diameter water main located along the north side of Alberta Avenue, approximately 18-feet south of and parallel to the northern right-of-way line of Alberta Avenue. This water main is available for service.

**Sanitary Sewer:**

There is an existing 21-inch diameter sanitary sewer interceptor located along the center line of Alameda Avenue. No direct service connections are allowed to this sanitary sewer interceptor.

There is an existing 8-inch diameter sanitary sewer main located along the north side of Alberta Avenue, approximately 26-feet south of and parallel to the northern right-of-way line of Alberta Avenue. This sanitary sewer main is shallow.

There is an existing 8-inch diameter sanitary sewer main along the alley between Concepcion Street and Raynolds Street, north of Alameda Avenue. The sanitary sewer main is located approximately 10-feet east of the property line. This sanitary sewer main is shallow.

**General:**

An application for water and sanitary sewer services should be submitted 6 to 8 weeks prior to construction to ensure water for construction work. Additional service applications are available at 1154 Hawkins, 3rd Floor. 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 EPWU – 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.

Alameda Avenue is a Texas Department of Transportation (TxDOT) right-of-way. All proposed water and sanitary sewer work to be performed within Alameda Avenue right-of-way requires written permission from TxDOT.

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

El Paso Water (EPWater) objects to this request. There is an existing 8-inch sewer main along the alley.

**Water:**

There is an existing 8-inch diameter water main located along the south side of Alameda Avenue, approximately 34-feet north of and parallel to the southern right-of-way line of Alameda Avenue. This water main is available for service.

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**Streets and Maintenance Department**

Streets and Maintenance has no objection to the proposed alley vacation. Per the survey, the proposed vacation will result in a dead-end alley. Per Title 19.15.160 *Alleys*, of the El Paso Municipal Code, a turnaround – or other acceptable measure- to prevent a dead-end, shall be provided.

Streets and Maintenance recommends full alley vacation. It appears the remaining portion of alley will only be serving 4904 Alberta – lots 1, 2 & 4908 Alberta – lots 41-44, both BLK 3, which appear to be owned by TTUHSC and as per the application, TTUHSC is acquiring all surrounding properties.

**El Paso Electric Company:**

The existing electrical facilities will be covered by franchise agreement. With this understanding EPE does not object to the vacation of a portion on the alley.

El Paso Electric objects to the vacation due to having critical distribution infrastructure. El Paso Electric recommends that an easement be reserved in the deed as part of the sale or a public utility easement be provided as a City Ordinance.

**Time Warner Cable**

There are existing aerial facilities within the proposed project area. We have received your request and it has been sent to our engineers for processing.

~~Denial, due to existing aerial facilities within the project area.~~

**911:**

No comments received.

**Capital Improvements Department – Parks**

We have reviewed Val Verde Addition Block 3 – Alley Vacation a survey map and on behalf of CID Parks Planning Division we offer Applicant / Engineer the following comments on this proposed alley vacation application:

Application shall comply with El Paso City Code 19.15.160

If density/acreage is increased /decreased or the property zoning /use changes, then "Park fees" will be re-assessed based on applicable conditions.

~~No comments received.~~

**Fire Department:**

No objections.

**Texas Gas Company**

No objections.

**Planning and Inspections Department - Land Development**

No objections.

**Attachments**

1. Location Map
2. Aerial Map
3. Survey
4. Metes & Bounds
5. Application
6. Exhibit A to the application
7. Letter of support from Medical Center of the Americas Foundation
8. Letter of support from University Medical Center of El Paso
9. Texas Tech University Health Sciences Center of El Paso property acquisitions
- ~~10. Letter of opposition from Enrique Escobar~~



ATTACHMENT 1

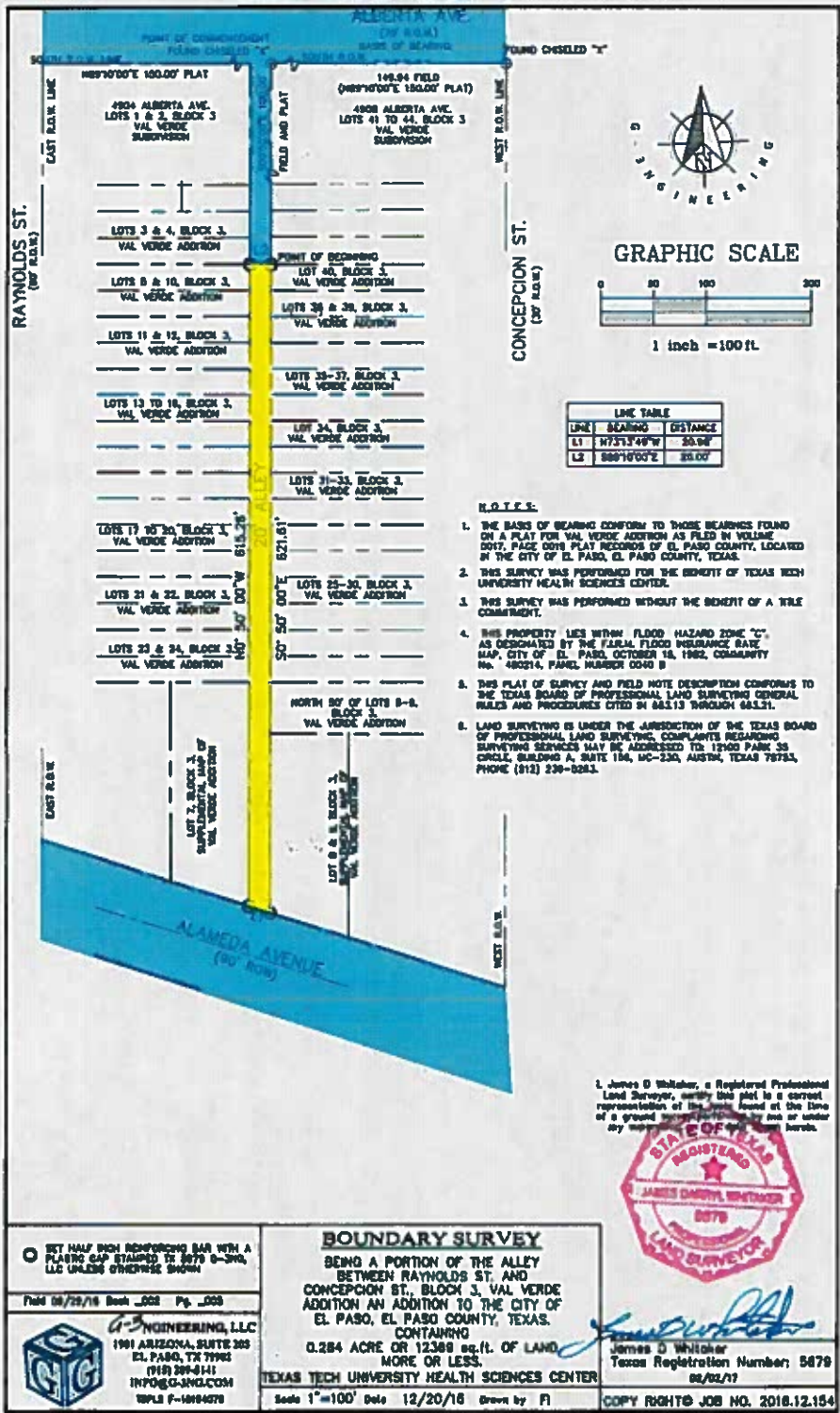


ATTACHMENT 2





ATTACHMENT 3



## ATTACHMENT 4

### Field Note Description

Page 1 of 2

**Boundary Survey of the alley between Raynolds Street and Concepcion Street, Block 3,  
Val Verde Addition  
An Addition to the City of El Paso, El Paso County, Texas**

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This survey conforms to the plat of Val Verde Addition plat.

The Basis of Bearings are based on those bearing depicted on the plat of Val Verde Addition along the southerly right-of-way line of Alberta Avenue of record in Volume 0017, Page 0019 found in the El Paso County Plat Records located in the City of El Paso, Texas. The parcel or tract of land is being more particularly described as follows:

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TXBPE F-14840  
TXBPLS F-10194079

G-3 Engineering, LLC  
1901 Arizona Suite 205 | El Paso, TX 79902  
(915) 209-5141 | (915) 503-1969 Fax | info@G-3ng.com



Boundary Survey of the alley between Reynolds Street and Concepcion Street, Block 3,  
Val Verde Addition  
An Addition to the City of El Paso, El Paso County, Texas

This field note description follows a plat of survey of equal date.

I, James D. Whitaker, a Registered Professional Land Surveyor, certify this field note description and accompanying survey plat is a representation of the facts found at the time of a ground survey performed by me or under my supervision on the date shown herein.



This February 02, 2017

  
James D Whitaker, RPLS  
Registration Number: 5679

This field note description was prepared  
for the benefit of Texas Tech University Health Sciences Center.

TXBPE F-14940  
TXBPLS F-10194079

G-3 Engineering, LLC  
1901 Arizona Suite 205 | El Paso, TX 79902  
(915) 209-5141 | (915) 503-1969 Fax | info@G-3ng.com



ATTACHMENT 5



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

Date: \_\_\_\_\_

File No. \_\_\_\_\_

**SURW17-00001**

1. APPLICANTS NAME TEXAS TECH UNIVERSITY HEALTH SCIENCES CENTER AT EL PASO (TTUHSCEP)  
ADDRESS 5001 EL PASO DRIVE ZIP CODE 79905 TELEPHONE 915-215-4585
2. Request is hereby made to vacate the following: (check one)  
Street        Alley X Easement X Other X Any and all easements and rights-of-way.  
Street Name(s) SEE ATTACHED EXHIBIT A Subdivision Name VAL VERDE  
Abutting Blocks Block 1 Abutting Lots 1-44
3. Reason for vacation request: TTUHSCEP WILL BE ACQUIRING ALL SURROUNDING PROPERTIES FOR THE FUTURE CONSTRUCTION OF THE MEDICAL SCIENCE BUILDING II.
4. Surface Improvements located in subject property to be vacated:  
None        Paving        Curb & Gutter        Power Lines/Poles X Fences/Walls        Structures        Other
5. Underground Improvements located in the existing rights-of-way:  
None        Telephone X Electric X Gas X Water X Sewer X Storm Drain X Other
6. Future use of the vacated right-of-way:  
Yards        Parking        Expand Building Area        Replat with abutting Land        Other X Group 1  
New Construction
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>See Exhibit A</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.

*\*Effective September 1, 2014, a 3% technology fee has been added to all Planning application fees.*

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

REPRESENTATIVE \_\_\_\_\_

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

City Development Department  
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 312-0085



# ATTACHMENT 6



TEXAS TECH UNIVERSITY  
HEALTH SCIENCES CENTER.  
EL PASO

## EXHIBIT "A" TTUHC EP VACATION PUBLIC BASEMENTS AND RIGHTS OF WAY

TTUHC EP	3 VAL VERDE 16 & 18 (1800 SQ FT)	149 N. Conception - Group 1000	315-315-4000	Plans
TTUHC EP	3 VAL VERDE 12 TO 16	150 Reynolds - Group 1007	315-315-4000	Plans
TTUHC EP	3 VAL VERDE 8 & 10	140 Reynolds - Group 1008	315-315-4000	Plans
TTUHC EP	3 VAL VERDE 26 TO 27	149 N. Conception - Group 1100	315-315-4000	Plans
TTUHC EP	3 VAL VERDE LOT 48 (8700 SQ FT)	160 N. Conception - Group 1105	315-315-4000	Plans
TTUHC EP	3 VAL VERDE 16 TO 18 (18000 SQ FT)	150 N. Conception - Group 1200	315-315-4000	Plans
TTUHC EP	3 VAL VERDE 31 TO 33	157-41 N. Conception - Group 1203	315-315-4000	Plans
Quinn Drake	3 VAL VERDE W 87 FT OF S & D (1800 SQ FT)	117 N. Conception - Group 1101	315-315-4000	Plans
J & J Book and Print	3 VAL VERDE 21 & 23	110 Reynolds - Group 1006	315-315-4000	Plans
Jane Gentry (vacant land)	3 VAL VERDE 17 TO 21	120 Reynolds - Group 1004	315-315-4000	Plans
Marlene Ramirez & Adrian Paul Ramirez (vacant land)	3 VAL VERDE 11 & 12 (7000 SQ FT)	120 Reynolds - Group 1005	315-315-4000	Plans
Armando Gutierrez & Juan Jose Gutierrez (vacant land)	3 VAL VERDE LOT 6 (410000 SQ FT)	4001 Alameda - Group 1002	315-315-4000	Plans
Armando Gutierrez & Juan Jose Gutierrez	3 VAL VERDE LOT 7 (180000 SQ FT)	4002 Alameda - Group 1003	315-315-4000	Plans
Armando Gutierrez	3 VAL VERDE S & D (2000 H 80.00 FT) (200000 SQ FT)	4011 Alameda - Group 1004	315-315-4000	Plans

\* All properties will be acquired by 12/31/16

## ATTACHMENT 7



MEDICAL CENTER  
OF THE AMERICAS  
FOUNDATION

January 20, 2017

**The Honorable Emma Acosta**  
City Representative, District 3  
City of El Paso  
300 N. Campbell  
El Paso, TX 79901

**RE: Support of Alley Vacation Request**

Dear Representative Acosta:

The Medical Center of the Americas (MCA) Foundation offers this letter to demonstrate our complete support for the development of Texas Tech University Health Sciences Center El Paso (TTUHSC EP), Medical Sciences Building II (MSBII). Our support includes the transfer of the city owned "alleys", to TTUHSC EP. Access to and modifications of said land on behalf of TTUHSC EP will help secure the growth of its learning environment and the MCA campus.

The requested alleys to be vacated for the future construction of the MSBII are identified as group 1 and group 2 on the attached map noted in red. Group 1 is the alley from Alameda Avenue to north of Alberta Street. Group 2 is the alley from Alberta Street to north of the railroad tracks. The current property including undeveloped alleys are within the close proximity of our campus and are west of Reynolds to south of Alameda Avenue and east of Concepcion Street to north of the railroad tracks.

The need for development of this property is important to continuing the mission of the Texas Tech University Health Sciences Center El Paso. Without access to the described property, there will be interference with the educational efforts of the Paul L. Foster School of Medicine (PLFSOM), the Gayle Greve Hunt School of Nursing (GGHSON), the Graduate School of Biomedical Sciences (GSBS), and the developing Woody L. Hunt School of Dental Medicine (WLHSODM).

In summary, MCA fully supports the development of the TTUHSC El Paso Campus.

Sincerely,

**Emma W. Schwartz**  
President  
Medical Center of the Americas Foundation

Cc: Richard A. Lange, MD., M.B.A., President, Texas Tech University Health Sciences Center El Paso  
Frank G. Stout, Chief Operating Officer, Texas Tech University Health Sciences Center El Paso

Encl.

5130 Gateway Blvd East, Suite 110, El Paso, Texas 79905  
915-613-2478 f: 915-225-2477 MCAmericas.org mcaSynapse.org

## ATTACHMENT 8



January 23, 2017

**The Honorable Emma Acosta**  
City Representative, District 3  
City of El Paso  
300 N. Campbell  
El Paso, TX 79901

**RE: Support of Alley Vacation Request**

Dear Representative Acosta:

University Medical Center of El Paso (UMC) offers this letter to demonstrate our complete support for the development of Texas Tech University Health Sciences Center El Paso (TTUHSC EP), Medical Sciences Building II (MSBII). Our support includes the transfer of the city owned "alleys", to TTUHSC EP. Access to and modifications of said land on behalf of TTUHSC EP will help secure the growth of its learning environment and the UMC campus.

The requested alleys to be vacated for the future construction of the MSBII are identified as group 1 and group 2 on the attached map noted in red. Group 1 is the alley from Alameda Avenue to north of Alberta Street. Group 2 is the alley from Alberta Street to north of the railroad tracks. The current property including undeveloped alleys are within the close proximity of our campus and are west of Reynolds to south of Alameda Avenue and east of Concepcion Street to north of the railroad tracks.

The need for development of this property is important to continuing the mission of the Texas Tech University Health Sciences Center El Paso. Without access to the described property, there will be interference with the educational efforts of the Paul L. Foster School of Medicine (PLFSOM), the Gayle Greve Hunt School of Nursing (GGHSON), the Graduate School of Biomedical Sciences (GSBS), and the developing Woody L. Hunt School of Dental Medicine (WLHSODM).

In summary, UMC fully supports the development of the TTUHSC El Paso Campus.

Sincerely,

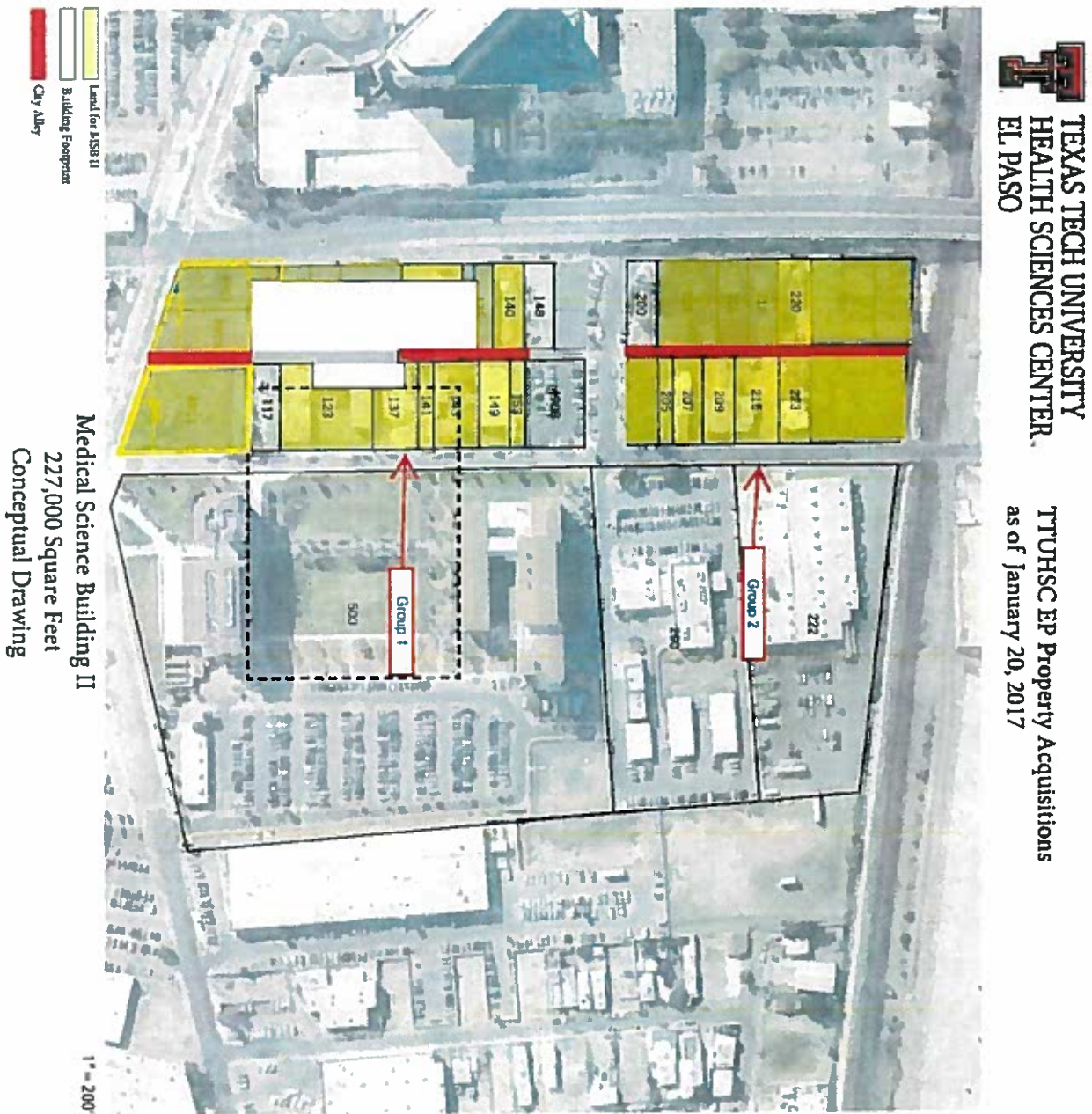
R. Jacob Cintron  
President and CEO  
University Medical Center of the El Paso

Cc: Richard A. Lange, MD., M.B.A., President, Texas Tech University Health Sciences Center El Paso  
Frank G. Stout, Chief Operating Officer, Texas Tech University Health Sciences Center El Paso

Encl.



ATTACHMENT 9







# Recommendation/Public Input

- **Planning & Inspections Recommendation:** Approval w/Condition
- **CPC Vote:** Approval w/condition

That the applicant dedicates an emergency and public access easement at the end of the remaining alley and finalizes utility relocation prior to City Council approval.

## **Strategic Goal #3-Promote the Visual Image of El Paso**

- 3.1 Provide business-friendly permitting and inspection processes
- 3.2 Improve the visual impression of the community



## Alameda-Raynolds Alley Vacation

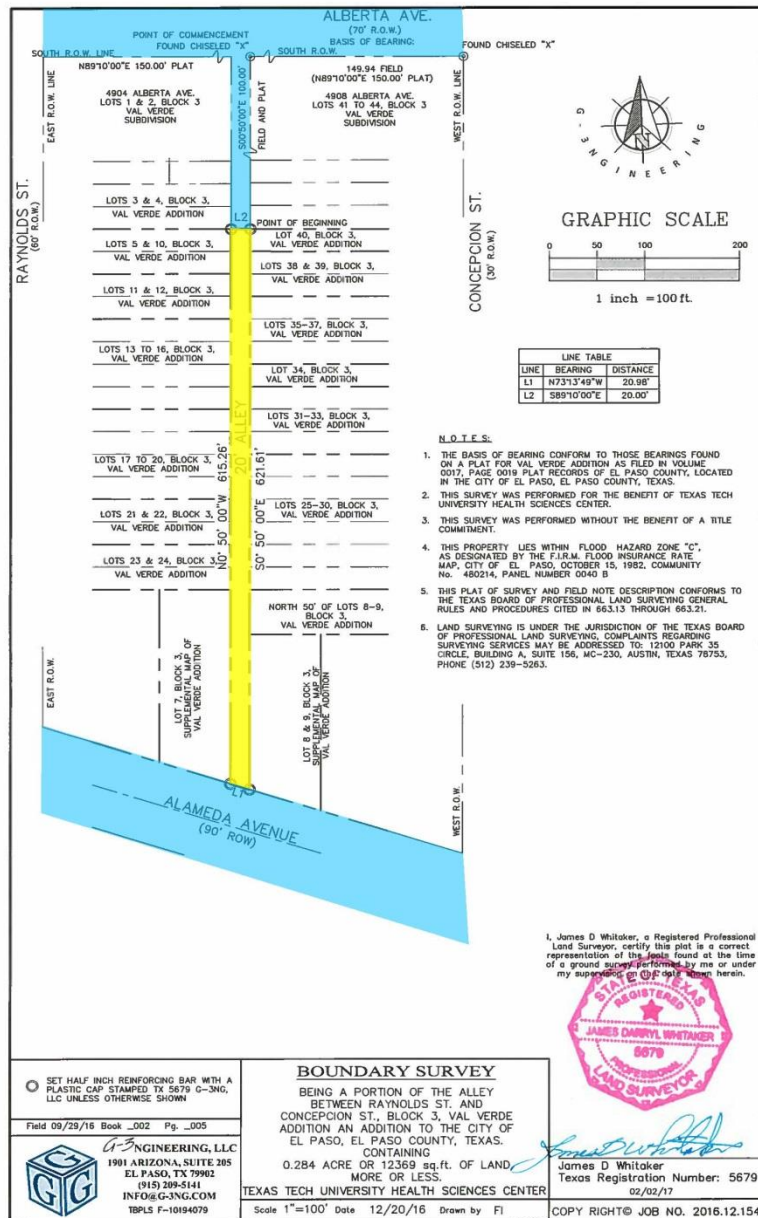




## Alameda-Raynolds Alley Vacation



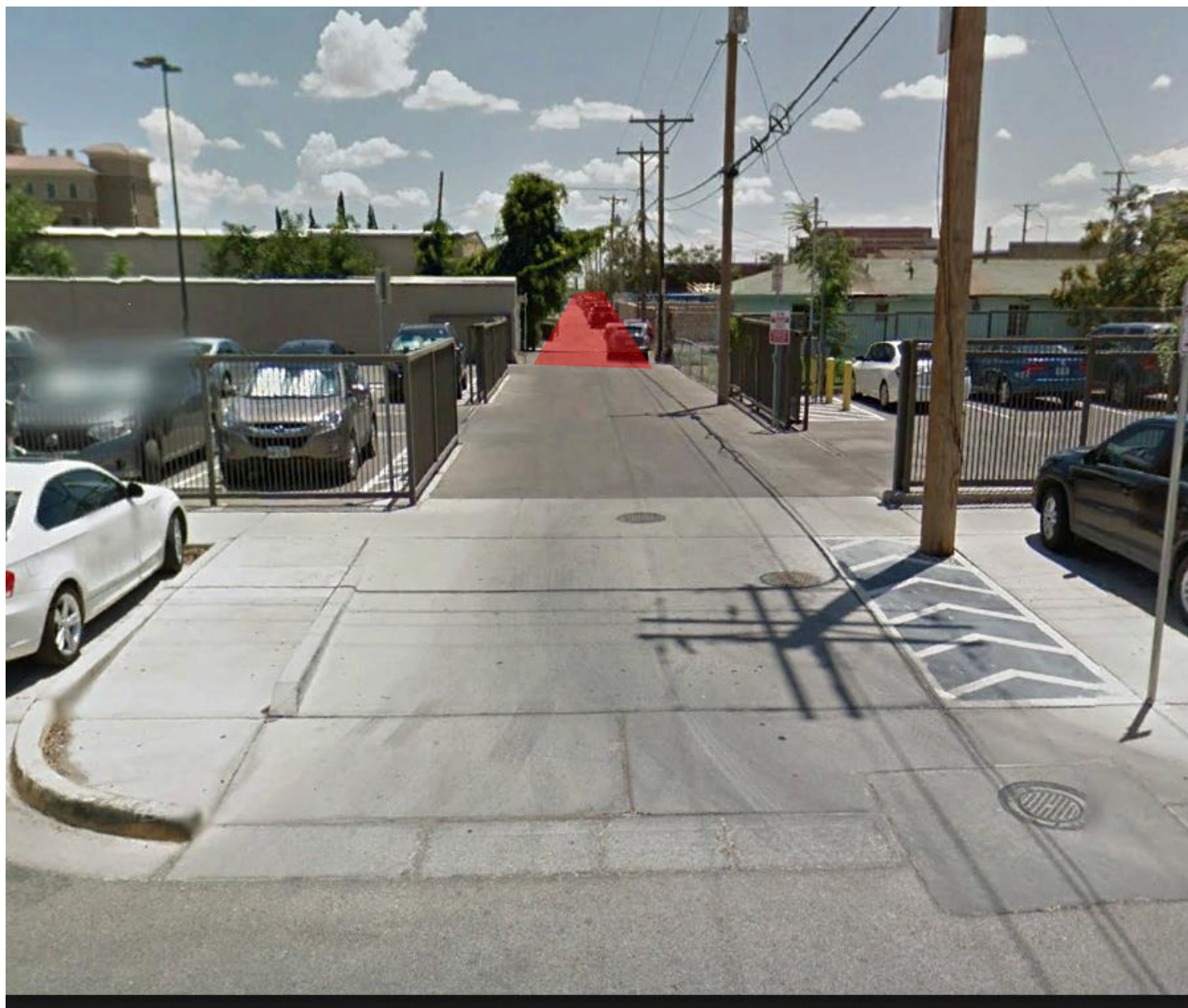
*"Delivering Outstanding Services"*







*"Delivering Outstanding Services"*



*"Delivering Outstanding Services"*

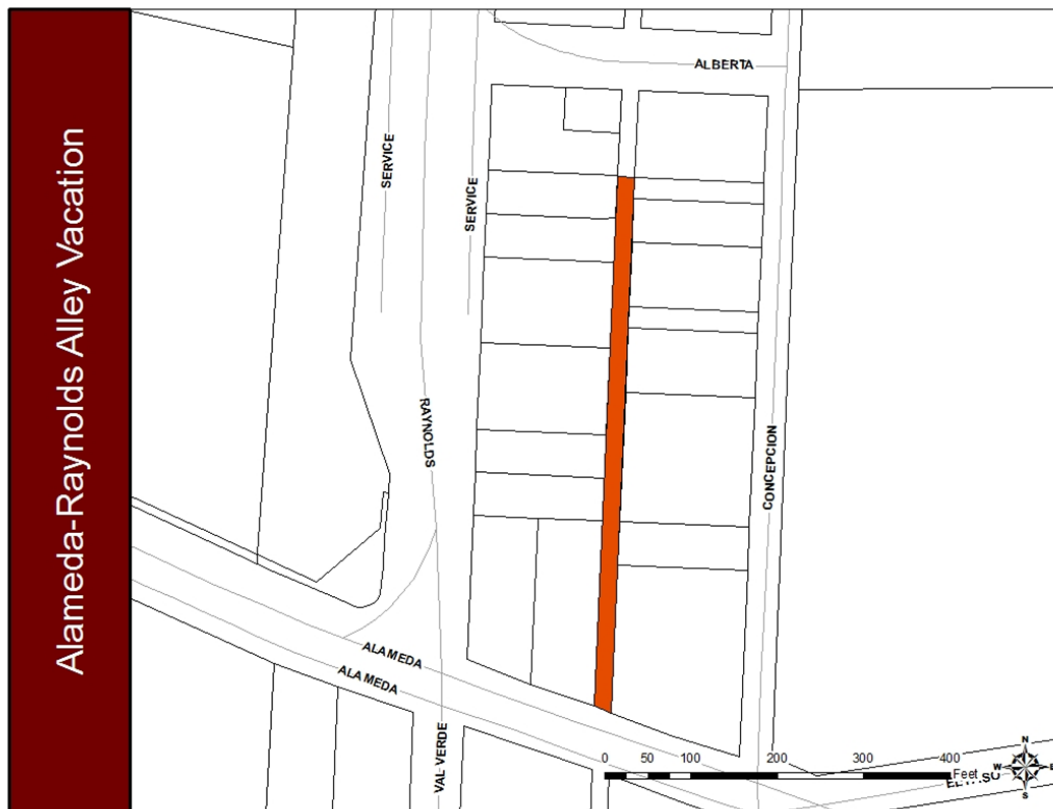


# Plan El Paso

- The applicant's proposal meets Goal 5.14 of Plan El Paso:
- Goal 5.14: Provide the best possible educational facilities and services possible to serve all residents of the community.
- Policy 5.14.4: Build proud dignified schools with timeless architecture that provides a clear sense of location and affirms continuity of enduring values through time.



## Alameda-Raynolds Alley Vacation



### Condition and Requirement:

- That the applicant dedicates an emergency and public access easement at the end of the remaining alley and finalizes utility relocation prior to City Council Approval.