

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

DEPARTMENT: Planning & Inspections Department
AGENDA DATE: 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:

That the City Manager be authorized to sign and accept on behalf of the City an Emergency and Public Access Easement from Texas Tech University Health Sciences Center at El Paso dedicating to the City real property for use as an emergency and public access easement on the property described as being the South 20 feet of Lot 5, North 5 feet of Lot 10 and North 30 feet of a 20 foot alley vacated on Block 3, Val Verde Addition, an addition to the 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.

Related to SURW17-00001 (District 8)

BACKGROUND / DISCUSSION:

See attached report.

PRIOR COUNCIL ACTION:

N/A

AMOUNT AND SOURCE OF FUNDING:

N/A

BOARD / COMMISSION ACTION:

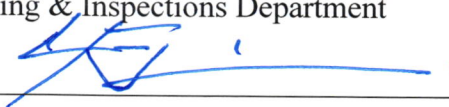
City Plan Commission (CPC) – Recommended approval of SURW17-00001 on February 9, 2017 with the condition that the applicant dedicate an emergency and public access easement at the end of the remaining alley.

*****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: _____

RESOLUTION

WHEREAS, Texas Tech University Health Sciences Center at El Paso (“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 Reynolds St. and Concepcion St., Block 3, Val Verde Addition, City of El Paso, El Paso County, Texas (“Public Alley”); and

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

WHEREAS, after a public hearing the City Plan Commission recommended that a portion of the Public Alley should be vacated with the condition that Texas Tech dedicate emergency and public access easements to the City; and

WHEREAS, after a public hearing City Council has approved Ordinance No. _____ authorizing the vacation of a portion of the Public Alley; and

WHEREAS, Texas Tech wishes to dedicate to the City an Emergency and Public Access Easement in accordance with the recommendations of the City Plan Commission.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

That the City Manager be authorized to sign and accept on behalf of the City an Emergency and Public Access Easement from Texas Tech University Health Sciences Center El Paso dedicating to the City real property for use as an emergency and public access easement on the property described as being the South 20 feet of Lot 5, North 5 feet of Lot 10 and the North 30 feet of a 20 foot alley vacated on Block 3, Val Verde Addition an addition to the City of El Paso, El Paso County Texas, containing 0.099 Acre or 4350 sq. ft. of land more or less, being more particularly described by metes and bounds and survey in Exhibit “A” attached hereto and made a part hereof for all purposes. Further, that the City Manager, or designee, be authorized to authorize any temporary closures of the Emergency and Public Access Easement that are requested by Texas Tech.

APPROVED this _____ day of _____, 2017.

THE CITY OF EL PASO

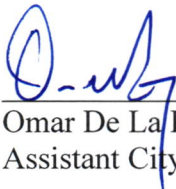
Oscar Leeser, Mayor

(SIGNATURES ON THE FOLLOWING PAGE)

ATTEST:


Richarda Duffy Momsen
City Clerk

APPROVED AS TO FORM:



Omar De La Rosa
Assistant City Attorney

APPROVED AS TO CONTENT:



Larry F. Nichols, Director
Planning and Inspections Department

(EMERGENCY AND PUBLIC ACCESS EASEMENT IS ON THE FOLLOWING PAGE)

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL 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.

EMERGENCY AND PUBLIC ACCESS EASEMENT

STATE OF TEXAS §
 § **KNOW ALL MEN BY THESE PRESENTS:**
COUNTY OF EL PASO §

Effective Date: March 14, 2017

Grantor: Texas Tech University Health Sciences Center at El Paso

Grantor’s Mailing Address (including county):

5001 El Paso Dr.
El Paso County, Texas
El Paso, Texas 79905
Attn: General Counsel Office

Grantee: The City of El Paso, a Municipal Corporation

Grantee’s Mailing Address (including county):

City of El Paso
Attn: City Clerk’s Office
P.O. Box 1890
El Paso, Texas 79901-1890
El Paso County, Texas

Consideration: TEN AND 00/100THS DOLLARS (\$10.00) and other valuable consideration, receipt of which is hereby acknowledged.

Property (including the Limited Purpose):

An Emergency and Public Access Easement that covers the lands described on the attached survey and metes and bounds marked Exhibit “A” incorporated herein (“Property”), for the sole and limited purpose of allowing GRANTEE to access and exit a public alleyway adjacent to the Property (“Limited Purpose”). Such Limited Purpose includes the GRANTEE’s right of ingress, egress, regress to and from the Property for emergency purposes.

Reservations from Conveyance:

All attributes of the property described in Exhibit "A" are hereby reserved, with the exception of the Property as described immediately above, which is granted herein. Additionally, the rights to grant any additional type of easement other than the Property for the Limited Purpose, such as utility easements, are specifically reserved by the GRANTOR.

Exceptions to Conveyance:

This conveyance is subject to prior conveyances, covenants, conditions, restrictions, easements and reservations that are of record.

GRANTOR, for the Consideration, and subject to the reservations from and exceptions to conveyance stated above, GRANTS, SELLS and CONVEYS to GRANTEE the Property, to have and hold unto GRANTEE, so long as the GRANTEE continues to use and/or access the Property conveyed herein for the Limited Purpose, and GRANTOR does hereby bind itself to warrant and forever defend, all and singular the said Property unto Grantee against every person whomever lawfully claiming or to claim the same or any part thereof, by, through or under GRANTOR, but not otherwise. If the GRANTEE uses the Property for any purpose other than the Limited Purpose, then the GRANTOR will provide notice to the GRANTEE and a sixty (60) calendar day opportunity to cure ("Notice to Cure"). If the City fails to cure the default within the sixty (60) calendar day period, then this Emergency and Public Access Easement shall cease and all the Property conveyed herein shall revert to the GRANTOR. GRANTOR shall send a Notice to Cure to the GRANTEE's City Manager's Office and City Attorney's Office as shown below.


GRANTOR agrees not to interfere with the GRANTEE's ability to use the Property. The GRANTOR must obtain written permission from the GRANTEE's City Manager's Office, or designee, before the Grantor may fence off the Property for purposes of establishing a construction zone for public safety purposes. GRANTEE's City Manager Office, or designee, will provide a decision within seven (7) calendar days upon receiving a request for fencing from GRANTOR. Interference ("Interference(s)") includes, but is not limited to, physically modifying the Property such as installing fences, structures, rockeries, landscaping, walls or other like improvements; piling or storage of dirt, trash, garbage, debris or other materials (except moveable trash bins); designating parking spaces or other spaces that will cause vehicles to park, stop, or stand on the Property; and parking, stopping, or standing any vehicles on the property. In the event that GRANTOR placed an Interference, GRANTOR shall, upon receipt of written notice from the GRANTEE, remove any Interferences from the Property at the GRANTOR's sole expense and without any right of contribution or reimbursement from the GRANTEE.

The GRANTOR shall maintain the Property at the GRANTOR's sole cost. All maintenance and upkeep of the Property, including all paving and any mowing, shall be the sole responsibility, including financial responsibility, of the GRANTOR. During construction of the Medical Science Building adjacent to the Property ("Building"), the Property will be composed of a drivable surface acceptable to the City of El Paso Fire Marshall. Immediately following the

completion of the Building, the GRANTOR shall pave and maintain the Property in a workmanlike fashion, install "no stopping, standing, or parking" signs on the Property, and maintaining the property clean (cumulatively referred to as the "Improvements"). The GRANTOR shall perform and maintain such Improvements at the GRANTOR's sole expense and without any right of contribution or reimbursement from the GRANTEE. The GRANTOR shall perform all Improvements in accordance with all applicable federal and state regulations.

The instrument is executed on the date of acknowledgement, but is effective as of the date stated hereinabove. When the context of this instrument requires, singular nouns and pronouns will include the plural.

GRANTOR:
Texas Tech University Health Sciences Center at El Paso



By: Richard A. Lange, M.D., M.B.A.
Title: President

(GRANTOR'S ACKNOWLEDGMENTS ARE IN THE FOLLOWING PAGE)

GRANTOR ACKNOWLEDGMENT

STATE OF TEXAS §


§

COUNTY OF EL PASO §

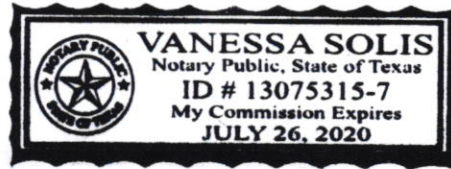
This instrument was acknowledged before me on the 14 day of March, 2017, by Richard Lape MD, MBA as President of Texas Tech University Health Sciences Center at El Paso.

My Commission Expires:

7/26/2020



Notary Public, State of Texas
Notary's name printed: Vanessa Solis



(GRANTEE'S SIGNATURES ARE IN THE FOLLOWING PAGE)

GRANTEE:

THE CITY OF EL PASO

ATTEST:

Tomás González
City Manager

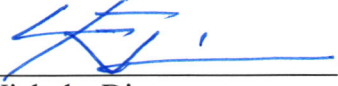
Richarda Duffy Momsen
City Clerk

APPROVED AS TO FORM:



Omar A. De La Rosa
Assistant City Attorney

APPROVED AS TO CONTENT:



Larry F. Nichols, Director
Planning and Inspections Department

GRANTEE ACKNOWLEDGMENT

STATE OF TEXAS §
 §
COUNTY OF EL PASO §

This instrument was acknowledged before me on the _____ day of March, 2017, by Tomás González as City Manager of the City of El Paso.

My Commission Expires:

Notary Public, State of Texas
Notary's name printed:

(RECORDING INFORMATION IS ON THE FOLLOWING PAGE)

AFTER RECORDING RETURN TO:

Texas Tech University Health Sciences Center at El Paso
5001 El Paso Dr.
El Paso County, Texas
El Paso, Texas 79905
Attn: General Counsel Office

City of El Paso
Attn: City Clerk's Office
P.O. Box 1890
El Paso, Texas 79901-1890

COPY TO:
City of El Paso
Attn: City Attorney's Office
P.O. Box 1890
El Paso, Texas 79901-1890

COPY TO:
City of El Paso
Attn: City Manager's Office
P.O. Box 1890
El Paso, Texas 79901-1890

(EXHIBIT A IS ON THE FOLLOWING PAGES)

Boundary Survey of the 25' Access Easement being South 20' of Lot 5, the North 5' of Lot 10 and North 30' of 20 foot alley Vacated, Block 3, Val Verde Addition, An Addition to the City of El Paso, El Paso County, Texas

A field note description of 0.099 acre or 4350 square feet parcel or tract of land being South 20' of Lot 5, the North 5' of Lot 10 and North 30' of 20 foot alley Vacated, 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" 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, 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 30 feet to a half inch reinforcement bar with a cap stamped G-3ngTX RPLS #5679 set for the southeast corner.

Thence, leaving said easterly right-of-way line and crossing a Vacated 20' Alley, South 89°10'00" West, a distance of 170 feet to a half inch reinforcement bar with a cap stamped G-3ng TX RPLS #5679 set for the southwest corner.

Thence, North 00°50'00" West, a distance of 25.00 feet to a half inch reinforcement bar with a cap stamped G-3ng TX RPLS #5679 set easterly right-of-way of Reynolds for the southwest corner.



Boundary Survey of the 25' Access Easement being South 20' of Lot 5, the North 5' of Lot 10 and North 30' of 20 foot alley Vacated, Block 3, Val Verde Addition, An Addition to the City of El Paso, El Paso County, Texas

Thence, North 89°10'00" East, a distance of 150.00 feet to a half inch reinforcement bar with a cap stamped G-3ngTX RPLS #5679 set on the westerly right-of-way line of 20' Vacated Alley, the northeast corner of Lot 5.

Thence, along said westerly right-of-way, North 00°50'00" West, a distance of 5 feet to a half inch reinforcement bar with a cap stamped G-3ngTX RPLS #5679 set for the north corner.

Thence, North 89°10'00" East, a distance of 20.00 feet to the Point of Beginning and containing 0.099 acre or 4350 square feet of land more or less

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 23, 2017



James D. Whitaker
James D Whitaker, RPLS
Registration Number: 5679

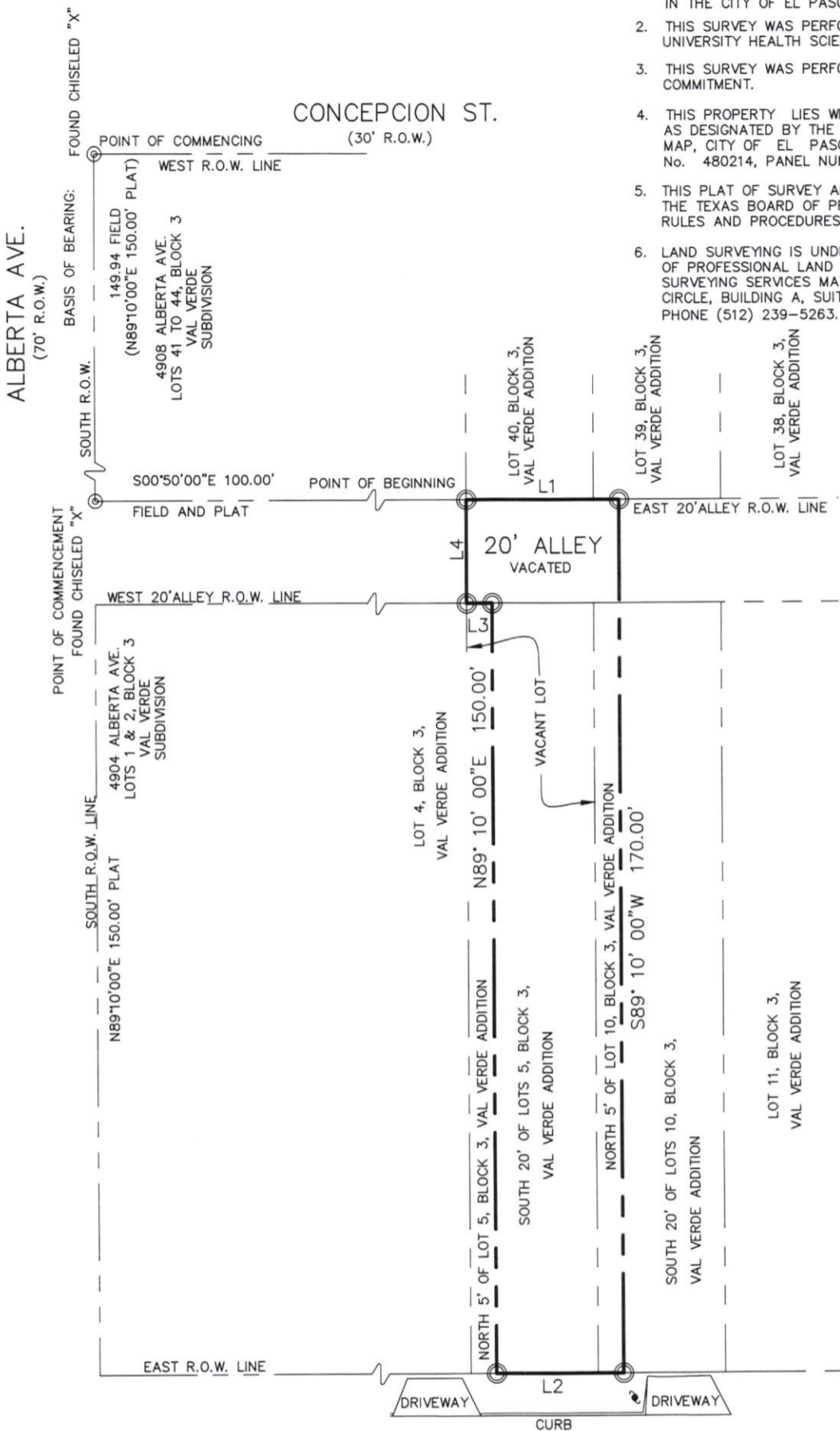
This field note description was prepared for the benefit of Texas Tech University Health Sciences Center.



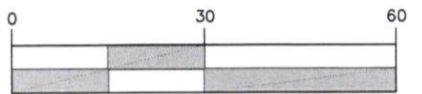
EXHIBIT A

NOTES:

- 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.
- THIS SURVEY WAS PERFORMED FOR THE BENEFIT OF TEXAS TECH UNIVERSITY HEALTH SCIENCES CENTER.
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
- 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
- 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.
- 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.



GRAPHIC SCALE



1 inch = 30 ft.

LEGEND

- PP POWER POLE
- R.O.W. RIGHT-OF-WAY

Line Table		
Line	BEARING	DISTANCE
L1	S0° 50' 00" E	30.00
L2	N0° 50' 00" W	25.00
L3	N0° 50' 00" W	5.00
L4	N89° 10' 00" E	20.00

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

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.



James D Whitaker
James D Whitaker RPLS
Texas Registration Number: 5679
02/23/17

© 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

25' ACCESS EASEMENT

BEING SOUTH 20' OF LOT 5, NORTH 5' OF LOT 10 AND THE NORTH 30' OF A 20' ALLEY VACATED BLOCK 3, VAL VERDE ADDITION AN ADDITION TO THE CITY OF EL PASO, EL PASO COUNTY, TEXAS. CONTAINING 0.099 ACRE OR 4350 sq.ft. OF LAND MORE OR LESS.

TEXAS TECH UNIVERSITY HEALTH SCIENCES CENTER

Scale 1"=30' Date 1/16/16 Drawn by LAG

COPY RIGHT© JOB NO. 2016.12.154

MEMORANDUM

DATE: March 14, 2017

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

FROM: Brenda R. Cantu, Planner

SUBJECT: Emergency and Public Access Easement

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

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

The applicant is satisfying the above stated condition through this easement dedication. The City Plan Commission determined that the easement dedication is necessary in order to protect the best interest, health, safety and welfare of the public in general; and the easement dedication 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: Related Staff Report



City of El Paso – City Plan Commission Staff Report

2nd 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
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~~

~~Escobar~~ 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 Reynolds 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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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.

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

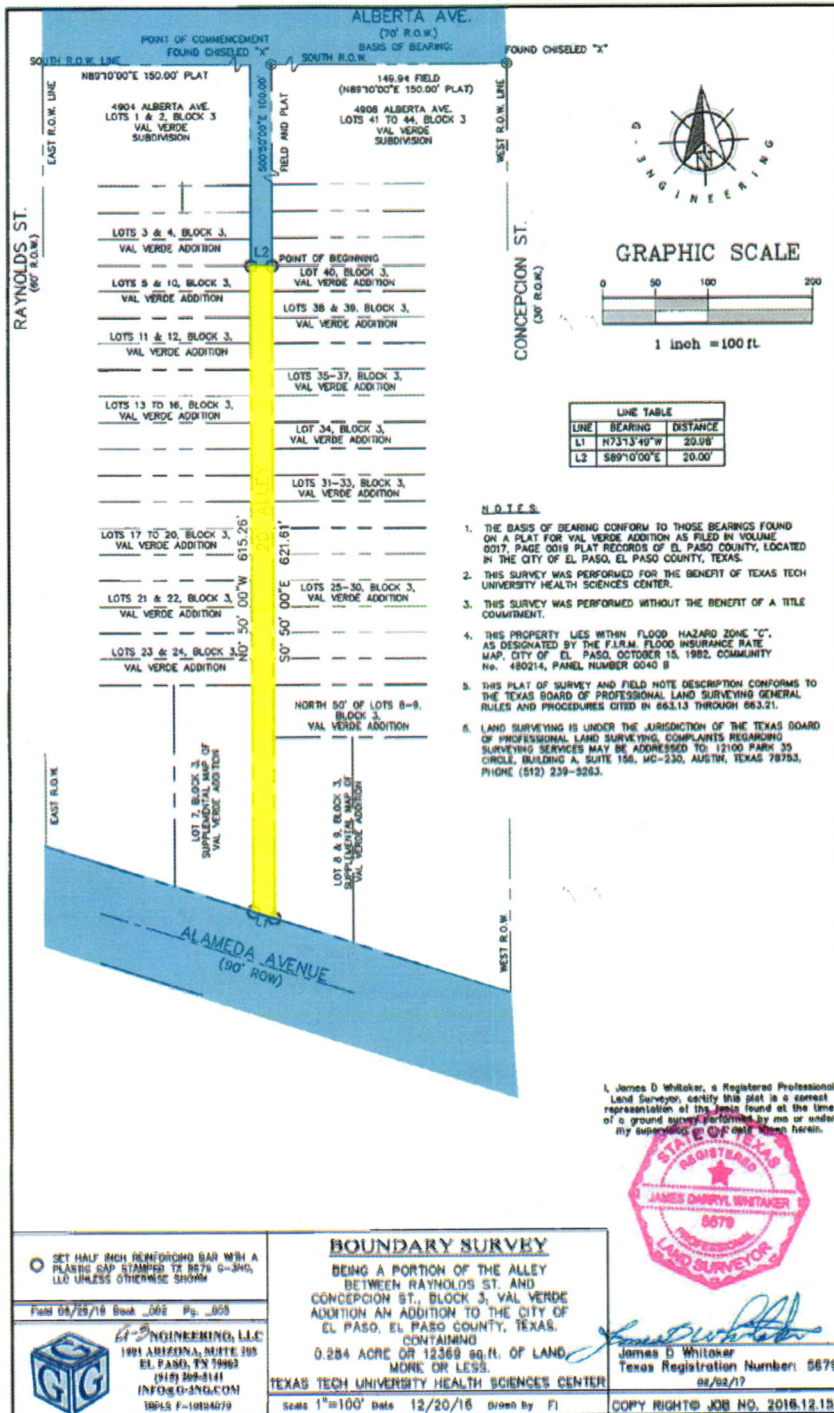


ATTACHMENT 2

Alameda-Raynolds Alley Vacation



ATTACHMENT 3



ATTACHMENT 4

Field Note Description

Page 1 of 2

**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**

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 Reynolds 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.

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



**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.



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 Easement Other Any and all easements and rights-of-way.
Street Name(s) SEE ATTACHED EXHIBIT A Subdivision Name VAL VERDE
Abutting Blocks Block 3 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 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 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) 212-0085

ATTACHMENT 6



**EXHIBIT "A"
TTUHSC EP VACATION PUBLIC EASEMENTS AND RIGHTS OF WAY**

TTUHSC EP	3 VAL VERDE 28 & 30 (7800 SQ FT)	140 N. Concepcion - Group 1: # 4	915-215-4585	<i>Plans</i>
TTUHSC EP	3 VAL VERDE 13 TO 18	130 Reynolds - Group 1: # 7	915-215-4585	<i>Plans</i>
TTUHSC EP	3 VAL VERDE 5 & 10	140 Reynolds - Group 1: # 8	915-215-4585	<i>Plans</i>
TTUHSC EP	3 VAL VERDE 38 TO 37	143 N. Concepcion - Group 1: # 18	915-215-4585	<i>Plans</i>
TTUHSC EP	3 VAL VERDE LOT 40 (3780 SQ FT)	163 N. Concepcion - Group 1: # 18	915-215-4585	<i>Plans</i>
TTUHSC EP	3 VAL VERDE 25 TO 30 (22500 SQ FT)	123 N. Concepcion - Group 1: # 8	915-215-4585	<i>Plans</i>
TTUHSC EP	3 VAL VERDE 31 TO 33	137-41 N. Concepcion - Group 1: # 3	915-215-4585	<i>Plans</i>
Carmen Drake	3 VAL VERDE W 80 FT OF 8 & 9 (7800 SQ FT)	117 N. Concepcion - Group 1: # 1	*	<i>Plans</i>
J & J Body and Paint	3 VAL VERDE 21 & 22	118 Reynolds - Group 1: # 8	*	<i>Plans</i>
Jose Gomez (vacant land)	3 VAL VERDE 17 TO 20	128 Reynolds - Group 1: # 4	*	<i>315-413</i>
Marisela Ramirez & Adrian Rauf Ramirez (Cabinet Shop)	3 VAL VERDE 11 & 12 (7580 SQ FT)	138 Reynolds - Group 1: # 8	*	<i>Jose Gomez</i>
Aracelio Godinez & Juan Jose Godinez (Burrise Juarez)	3 VAL VERDE LOT 8 (14100.00 SQ FT)	4801 Alameda - Group 1: # 12	*	
Aracelio Godinez & Juan Jose Godinez	3 VAL VERDE LOT 7 (16888.00 SQ FT)	4808 Alameda - Group 1: # 12	*	
Antonio Godinez	3 VAL VERDE 8 & 9 (EXC N 80.00 FT) (28272.00 SQ FT)	4811 Alameda - Group 1: # 14	*	

* 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 Raynolds 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



UNIVERSITY MEDICAL CENTER
OF EL PASO

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

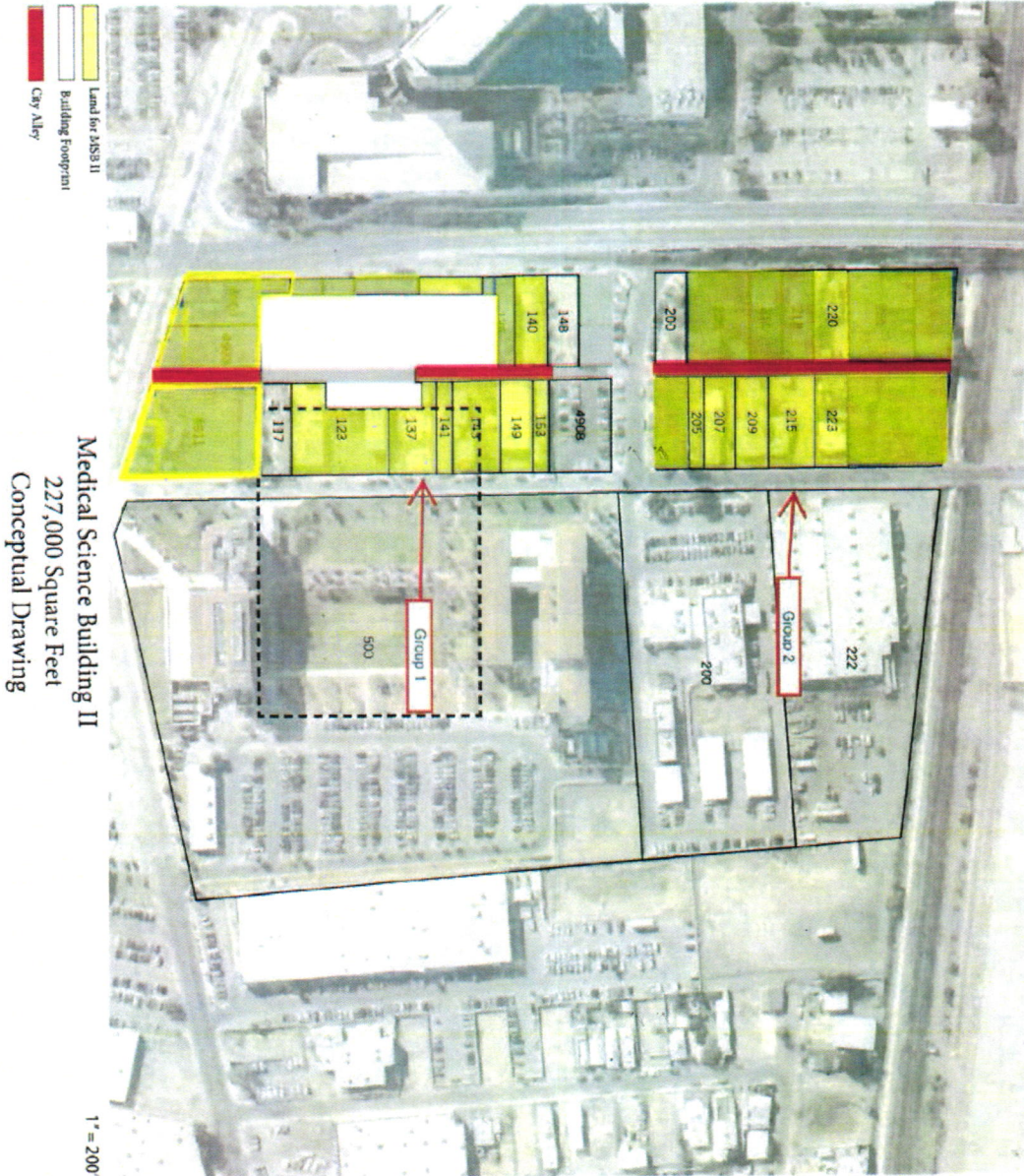
Cc: Richard A. Lange, MD., M.B.A., President, Texas Tech University Health Sciences Center El Paso
Frank G. Stout, Chief Operating Officer, Texas Tech University Health Sciences Center El Paso

Encl.

ATTACHMENT 9



TTUHSC EP Property Acquisitions
as of January 20, 2017





Recommendation/Public Input

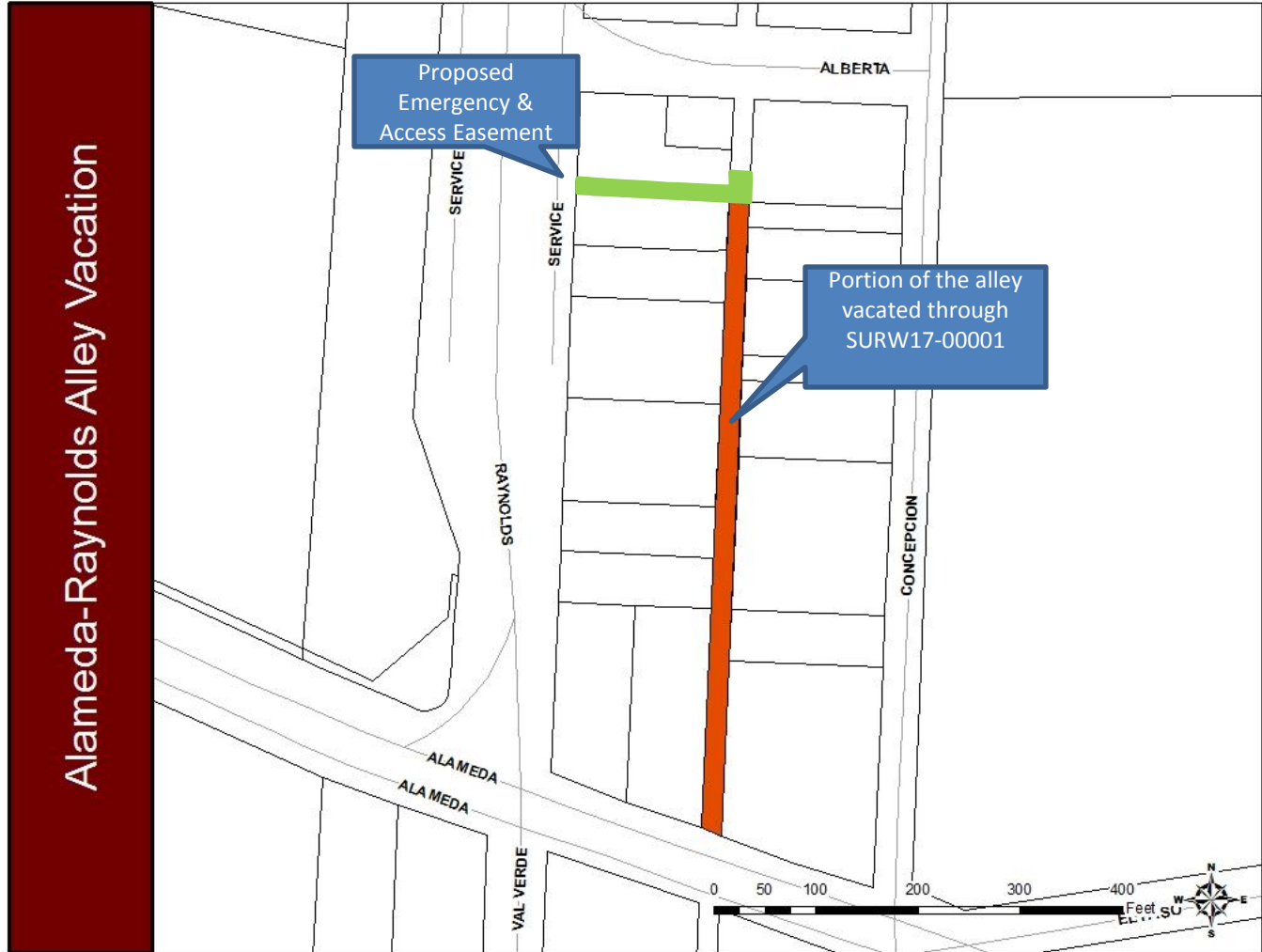
- **Planning & Inspections Recommendation:** Approval
- **CPC Vote:** Recommended approval of a Right-of-Way Vacation which imposed a condition to dedicate this emergency and public access easement.

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



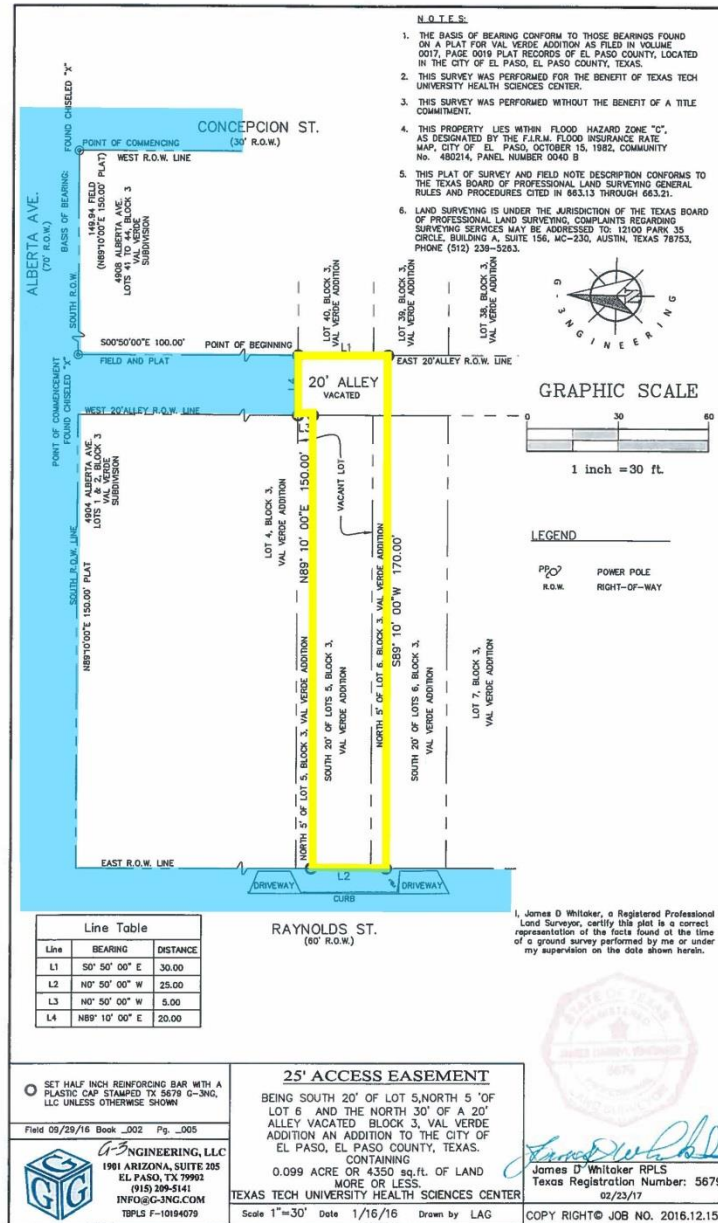
"Delivering Outstanding Services"



Alameda-Raynolds Alley Vacation



"Delivering Outstanding Services"





Alameda-Raynolds Alley Vacation



"Delivering Outstanding Services"