

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

DEPARTMENT: Planning and Inspections Department
AGENDA DATE: Introduction: 4/17/18; Public Hearing: 5/1/18
CONTACT PERSON/PHONE: Victor Morrison-Vega, (915) 212-1553, morrison-vegavx@elpasotexas.gov
Brenda R. Cantu, (915) 212-1642, cantubr@elpasotexas.gov

DISTRICT(S) AFFECTED: 6

SUBJECT:

An ordinance vacating a portion of city right-of-way over a portion of the 20 foot wide alley North of Block 4, a portion of the 50 foot wide right-of way of El Paso Street between Block 3 and Block 4, and a portion of the 20 foot wide alley South of Block 3, Harris Tract, City of El Paso, El Paso County, Texas.

SURW17-00009 (District 6)

Subject Property: North of Alameda and West of Zaragoza

Applicants: Ysleta Independent School District

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 July 13, 2017.

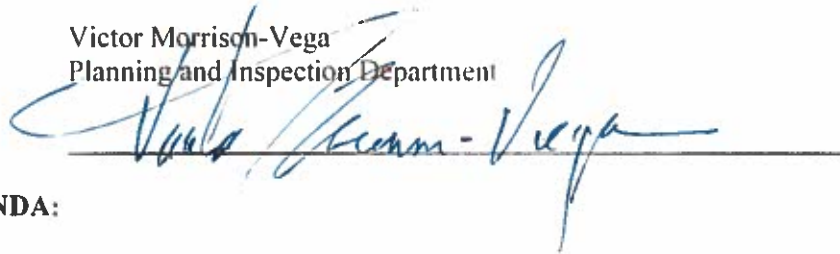
*****REQUIRED AUTHORIZATION*****

LEGAL: (if required) N/A

FINANCE: (if required) N/A

DEPARTMENT HEAD:

Victor Morrison-Vega
Planning and Inspection Department



APPROVED FOR AGENDA:

CITY MANAGER: _____

DATE: _____

ORDINANCE NO. _____

AN ORDINANCE VACATING A PORTION OF CITY RIGHT-OF-WAY OVER A PORTION OF THE 20 FOOT WIDE ALLEY NORTH OF BLOCK 4, A PORTION OF THE 50 FOOT WIDE RIGHT-OF-WAY OF EL PASO STREET BETWEEN BLOCK 3 AND BLOCK 4, AND A PORTION OF THE 20 FOOT WIDE ALLEY SOUTH OF BLOCK 3, HARRIS TRACT, CITY OF EL PASO, EL PASO COUNTY, TEXAS

WHEREAS, the abutting property owners have requested vacation of the City right-of-way located on a parcel of land being a portion of the 20 foot wide alley North of Block 4, a portion of the 50 foot wide right-of-way of El Paso Street between Block 3 and Block 4, and a portion of the 20 foot wide alley South of Block 3, Harris Tract, City of El Paso, El Paso County, Texas; and,

WHEREAS, after public hearing the City Plan Commission recommended that a portion of the 20 foot wide alley North of Block 4, a portion of the 50 foot wide right-of-way of El Paso street between Block 3 and Block 4, and a portion of the 20 foot wide alley South of Block 3, Harris Tract, City of El Paso, El Paso County, Texas, should be vacated 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 20 foot wide alley North of Block 4, a portion of the 50 foot wide right-of-way of El Paso street between Block 3 and Block 4, and a portion of the 20 foot wide alley South of Block 3, Harris Tract, City of El Paso, El Paso County, Texas, and which is more fully described in the attached metes and bounds description, identified as **Exhibit "A"** and in the attached survey identified as **Exhibit "B"** and made a part hereof by reference is hereby vacated.

In addition, the City Manager is authorized to sign an instrument quitclaiming all of the City's right, title and interest in and to such vacated property to Ysleta Independent School District.

ADOPTED this _____ day of _____, 2018.

(Signatures on the following page)

ORDINANCE NO. _____

17-1007-2002 | 736071

Harris Tracts Block 3 & 4 Alley Vacation

KMN

SURW17-00009

THE CITY OF EL PASO

ATTEST:

Dee Margo
Mayor

Laura D. Prine, City Clerk

APPROVED AS TO FORM:



Karla M. Nieman
Senior Assistant City Attorney

APPROVED AS TO CONTENT:



Victor Morrison-Vega
Planning & Inspections Department

(Quitclaim Deed on following page)

ORDINANCE NO. _____

17-1007-2002 | 736071

Harris Tracts Block 3 & 4 Alley Vacation

KMN

SURW17-00009

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

THE STATE OF TEXAS }
COUNTY OF EL PASO }

QUITCLAIM DEED

That in consideration of the receipt by the CITY OF EL PASO of TEN DOLLARS AND 00/100 (\$10.00) and other valuable consideration, the sufficiency of which is acknowledged, THE CITY OF EL PASO, has released and quitclaimed and by these presents does release and quitclaim unto Ysleta Independent School District (the "Grantee"), all its rights, title interest, claim and demand in and to the property which was vacated, closed and abandoned by Ordinance No. _____, passed and approved by the City Council of the City of El Paso and described as A PORTION OF THE 20 FOOT WIDE ALLEY NORTH OF BLOCK 4, A PORTION OF THE 50 FOOT WIDE RIGHT-OF-WAY OF EL PASO STREET BETWEEN BLOCK 3 AND BLOCK 4, AND A PORTION OF THE 20 FOOT WIDE ALLEY SOUTH OF BLOCK 3, HARRIS TRACT, CITY OF EL PASO, EL PASO COUNTY, TEXAS, which is more fully described in the attached metes and bounds description, identified as Exhibit "A" and in the attached survey identified as Exhibit "B" and made a part hereof by reference.

WITNESS the following signatures and seal this _____ day of _____, 2018.

CITY OF EL PASO

ATTEST:

Tomás González, City Manager

Laura D. Prine, City Clerk

APPROVED AS TO FORM:

Karla M. Nieto
Senior Assistant City Attorney

APPROVED AS TO CONTENT:

Victor Morrison-Vega
Planning and Inspections Department

(Acknowledgement on following page)

ORDINANCE NO. _____

17-1007-2002 | 736071

Harris Tracts Block 3 & 4 Alley Vacation

KMN

SURW17-00009

ACKNOWLEDGMENT

THE STATE OF TEXAS)
)
COUNTY OF EL PASO)

 This instrument is acknowledged before me on this ____ day of _____, 2018,
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:

Ysleta Independent School District
9600 Sims Drive
El Paso, Texas 79925

EXHIBIT A

6.7053 Acres
9009 Alameda Ave.
City of El Paso, El Paso County, Texas

Description of a 6.7053 acre property in the City of El Paso, El Paso County, Texas; being a portion of the January 1929 County Resurvey of Ysleta Grant Block 37; and a portion of the December 1928 County Resurvey of Ysleta Grant Block 45 (said Ysleta Grant field surveys being made by S.A. Colwell, with Ysleta Grant plats approved by the County Surveyor, J. W. Carter); also being a portion of the "Harris Tract" (Vol. 4, Pg. 33, Plat Records of said County); and, a portion of Carpenter-Ammons Addition (Vol. 4, Pg. 59, Plat Records of said County); and comprising the following Ten (10) Contiguous Numbered Parcels of land located within an area bounded on the south side by Alameda Avenue, on the east side by Zaragoza Road and Harris Street, on the west partially by N. Schutz Drive, and on the north partially by Teodoso Drive:

Parcel 1: Lots 1 through 16, Block 1, of said Harris Tract, and 20 foot wide alleys adjacent to these lots (Deed References are: Vol. 0626, Pg. 0125 Marr to Ysleta Common School District W4; Vol. 0884, Pg. 0224 Alderete to YISD; Vol. 0912, Pg. 0049 20 ft. Alley from County to YISD; Vol 0314, Pg. 0418 Inst. No. 00018001022 Eugene Harris to T. S. J. Y. Common School District No. W4 for Lots 6 to 16 in Block 1 ... including alley on west side of said lots ...);

Parcel 2: Tract 17 of said Block 45, Ysleta Grant, as shown in December 1928 (Said Block 45 plat shows Tract 17 to be owned by the "Ysleta School". A deed in to Ysleta Common School District W4 was not discovered);

Parcel 3: Tracts 46-A & 46-C, 46-B, and 46-C-1 (Vol. 0380, Pg. 1667; Vol. 0724, Pg. 1404; and Vol. 0583 Pg. 0184, respectively) of said Block 37, Ysleta Grant per the current Central Appraisal District revision of said 1929 survey, save and except that portion conveyed for street right-of-way to the City of El Paso in Vol. 1231 at Pg. 1035;

Parcel 4: Tracts 29 through 42 of said Carpenter-Ammons Addition, save and except that portion conveyed for street right-of-way to the City of El Paso in Vol. 1231 at Pg. 1035 (Deed reference: Vol. 0523, Pg. 0563, Inst 00030040808 Ammons and Carpenter to Ysleta Common School District W4 - Note that triangular fenced area east of these lots lies within Tract 17, Block 45, Ysleta Grant);

Parcel 5: Lots 1 through 10, Block 3 of said Harris Tract, and the 20 foot wide alley adjacent to these lots (Deed References: Vol. 0420, Pg.0610 Eugene Harris to T.S.J.Y. Common School District No. W4 for Lots 4, 5, 6, 7, 8, 9, & 10 in Block 3, and Lots 4, 5, 6, 7, 8, 9, & 10, in Block 4; and, Vol. 0573, Pg. 0017 Inst 00033066165 from Emilia Lowenstein [sic] to Trustees of the Ysleta Common School District No. W-4 for Lots 1, 2, & 3, Block 3; No 20 ft. alley conveyance or vacation was discovered);

Parcel 6; Lots 1 through 10, Block 4 of said Harris Tract, the adjacent "El Paso Street", and the 20 foot alley adjacent to these lots, save and except 0.0844 acres (called "Part II") conveyed to the City of El Paso in Vol. 0895, Pg. 0248; (Deed References: Vol. 0420, Pg.0610 Eugene Harris to T.S.J. Y. Common School District No. W4 for Lots 4, 5, 6, 7, 8, 9, & 10 in Block 3, and Lots 4, 5, 6, 7, 8, 9, & 10, in Block 4; and, Vol. 0338, Pg. 0705 for Lots 1, 2, & 3, Block 4 Candelaria to YISD; No 20 ft. alley or "El Paso St." conveyance or vacation was discovered);

Parcel 7: Tract 3-A (Vol. 0723, Pg. 1333) and Tract 3-B (Vol. 0741 Pg. 1013) of said Block 37, Ysleta Grant, per the current Central Appraisal District revision of said 1929 survey, said Tract 3-A being described in Vol. 0827, Pg. 0452, and said Tract 3-B being described in Vol. 0827, Pg. 0435;

Parcel 8: Tract 3-E (Vol. 0741, Pg. 0587) of said Block 37, Ysleta Grant, per the current Central Appraisal District revision of said 1929 survey, said Tract 3-E being described in Vol. 0827, Pg. 0432;

6.7053 Acres
9009 Alameda Ave.
City of El Paso, El Paso County, Texas

Parcel 9: Tract 3-D (Vol. 0723, Pg. 1333) of said Block 37, Ysleta Grant, per the current Central Appraisal District revision of said 1929 survey; being the portion of Tr 3D described in Vol. 0827, at Pg. 0436 save and except ROW conveyed in Vol. 0643, Pg. 1916 & corrected in Vol. 0723, Pg. 1333;

Parcel 10: The westerly portion of Tract 3-C of said Block 37, Ysleta Grant, per the current Central Appraisal District revision of said 1929 survey; being the 0.090 acre "Part I" described in Vol. 0895, Pg. 0248;

The Ysleta Common School District (T.S.J.Y. Common School District No. W-4) incorporated as the Ysleta Independent School District as certified in Vol. 0630, Pg. 0441 filed for record on Dec. 17, 1937. Deeds cited by Volume and Page, Instrument Number, or Plats cited by Volume and Page refer to the Real Property Records of El Paso County, Texas.

The 6.7053 acre property generally described above is more particularly described by metes and bounds as follows [Texas State Plane Grid Bearings, NAD 83, Central Zone, are used in this description. Parenthetical record bearings are shown for reference. Surface distances based on scaling of grid distances by 1.000231 are used herein. State Plane Coordinate System data was measured with respect to the Texas RTK Co-Op GPS network]:

Commencing for reference at the centerline intersection of Alameda Avenue and Harris Street, this intersection is witnessed by a found metal pin that lies N29°10'53"E, 0.20 feet; Thence, from said point of commencement, with the centerline of Harris St. as platted in said Harris Tract, North 29°10'53" East (N26° 04' 00"E) 30.01 ft. to the projected north right-of-way line of Alameda Ave.; Thence, with said projected north right-of-way line, North 61°58'07" West (N65°05'00"W) 25.01 ft. to the intersection of the west right-of-way line of Harris St. with the north right-of-way line of Alameda Ave., for the **POINT OF BEGINNING** [this corner is witnessed by a PK Nail with shiner that lies 0.06 ft. southwest and 0.02 ft. northwest of this right-of-way intersection, as measured perpendicular to these rights of way];

Thence, with the north right-of-way line of Alameda Ave., and along the south boundary of said Harris Tract, North 61°58'07" West, 367.90 feet (record is N65°05'00"W 367.99 ft.) to a set chiseled "X" in a concrete sidewalk;

Thence, with the east right-of-way line of Schutz Dr. (defined by said right-of-way "easement" in Vol. 1231, Pg. 1035) North 29°44'08" East, 749.76 feet (record is N26°37'55"E 747.37 ft.) to the common boundary to Lots 28 and 27 of said Carpenter-Ammons Addition, marked with a set chiseled "V" on a rock wall;

Thence, with the common boundary of said Lot 29 and Lot 28, South 60°01'17" East, 105.08 feet (record is S63°08'00"E 104.66 ft.) to the west boundary line of said Harris Tract, being also the west boundary line of Tract 18, said Ysleta Grant Block 45 [no survey marker was set at this corner – it lies outside of the school perimeter fence, and permission to enter the adjoining property was denied by the adjoining owner];

Thence, with the west boundary line of said Harris Tract, being the west Boundary line of said Tract 18, Block 45, and being the east boundary of Tract 36 (parent parcel to Carpenter-Ammons), of said Ysleta Grant Block 37, North 34°34'53" East (N31°28'E), 8.11 feet to the northwest corner of said Harris Tract, being the common westerly corner of said Tract 18, Block 45 and Tract 3 of said Ysleta Grant Block 37 [no survey marker was set at this corner – it lies outside of the school perimeter fence, and permission to enter the adjoining property was denied by the adjoining owner];

Thence, with the west boundary line of said Tract 3 (currently Tract 3-B), Block 37, being the east

6.7053 Acres
9009 Alameda Ave.
City of El Paso, El Paso County, Texas

boundary line of said Tract 36, Block 37, and generally along the east boundary of Carpenter-Ammons, North $34^{\circ}07'53''$ East, 143.07 feet ($N31^{\circ}01'E$ 143.2 ft.) to the common northerly corner of said Tract 36 and Tract 3 of said Block 37, being also the south right-of-way line of Teodoso Drive (a 30 foot wide right-of-way) and marked by set chiseled "V" in a concrete sidewalk [This corner is witnessed by a found City Monument that bears the following two courses: $N57^{\circ}03'07''W$ 142.19 ft., and $N32^{\circ}56'53''E$ 15.07 ft.];

Thence, with the north boundary line of said Tract 3 (currently Tracts 3-B, 3-E, 3-A, and 3-C, respectively), Block 37, and with the south right-of-way line of Teodoso Dr., South $57^{\circ}03'07''$ East, 149.46 feet (record is ($S60^{\circ}10'00''E$ 149.46 ft.) to a set chiseled "V" in a concrete sidewalk;

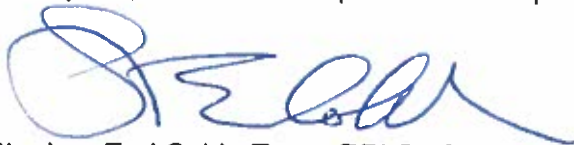
Thence, with the east boundary line of said 0.090 acre "Part I" described in a conveyance to the Ysleta Independent School District in Vol. 0895, Pg. 0248, being a curve to the right having the following elements: Arc Length = 33.15 feet, Radius = 24.00 feet, Delta Angle = $79^{\circ}08'00''$, Chord Bearing = South $17^{\circ}29'07''$ East, and Chord Length = 30.57 feet, to a set "Mag Nail" with shiner stamped TX4297 on the west right-of-way line of Zaragosa Rd.;

Thence, with the west right-of-way line of Zaragoza Rd., as defined in said Vol. 0895, Pg. 0248, Vol. 0643, Pg. 1916, and corrected in Vol. 0723, 1333, South $22^{\circ}05'34''$ West, 107.37 feet (record is $S18^{\circ}57'41''E$ 107.48 ft.) to a set "Mag Nail" with shiner stamped TX4297;

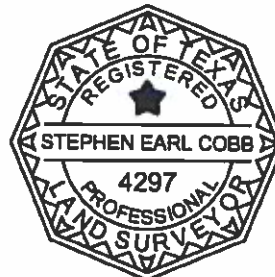
Thence, continuing with the west right-of-way line of Zaragoza Rd., as defined in the 0.0844 Ac. "Part II" conveyed to the City of El Paso in Vol. 0895, Pg. 0248, being a curve to the left having the following elements: Arc Length = 196.82 feet [note that at 70.93 ft. along this curve, a found brass disk stamped LV2E lies 3.11 ft. to the left], Radius = 560.00 feet, Delta Angle = $20^{\circ}08'16''$, Chord Bearing = South $12^{\circ}01'25''$ West, and Chord Length = 195.81 feet to a set chiseled "X" in concrete on the west right-of-way line of Harris St.;

Thence, with the west right-of-way line of Harris St. (a 50 ft. wide right-of-way), being the east boundary of Harris Tract Block 3 and Block 1, South $29^{\circ}10'53''$ West, at 19.72 ft pass a found chiseled "X" 0.70' to the right, at 216.13 ft. pass a found City Monument that lies 22.81 ft. to the left, for a total distance of 567.04 feet (record is $S26^{\circ}04'00''W$ 566.82') to the **POINT OF BEGINNING** and containing 292,083 square feet or 6.7053 acres.

Book and Page Number recording references are Official Public Records, El Paso County, Texas. This description is based on a field survey performed under the supervision of Stephen Earl Cobb, RPLS. A Boundary survey, on two "C" size sheets, with same date below accompanies this description, and is made a part of it for all purposes.



Stephen Earl Cobb, Texas RPLS 4297
Huitt-Zollars, Inc.; El Paso Office
(Firm License Number 10025603)
5822 Cromo Drive, Suite 210
El Paso, Texas, 79912-5502
Phone 915-587-4339
July 27, 2016 [Rev 7/29/16] [Rev 8/02/16]



6.7053 Acres
9009 Alameda Ave.
City of El Paso, El Paso County, Texas

Supplemental to the above description, the following describes the survey ties made to establish an "on ground bearing basis" on Alameda Ave.:

From centerline Intersection of Harris St. and Alameda TXDOT approx. Sta. 446+71.81, calculated, as determined by the found monuments at this intersection.

Thence, with the centerline of Alameda Ave., N61°58'07"W (N65°05'00"W) 2220.44 ft. to PT at TXDOT Sta. 424+51.37 (424+51.9) calculated holding TXDOT PC Station;

Thence, with the Alameda Ave. centerline, a curve to the right (TXDOT SH20 ROW maps 2-1 series, in particular 2-1-01-12.pdf) having the following curve elements: L=919.17 ft., R=1432.40ft., Delta=36°46'00"; CB=S43° 35' 07"E; Ch=903.48 ft., Tan=476.03 ft. to the record PC at 415+32.2, noting the passing of the following ties of survey markers to the southwest of this centerline:

Pass a 1/2" rebar 423+00.64, 50.27 ft. radial to the southwest;
Pass a 1/2" rebar (disturbed) 421+11.87, 51.83 ft. radial to the southwest;
Pass a concrete nail 419+65.83, 50.80 ft. radial to the southwest;
Pass a 60d nail 416+92.89 49.98 ft, radial to the southwest;
concrete nail with shiner 415+32.70, 49.94 ft. radial to the southwest.

End of supplemental "on ground bearing basis" information.

[illegible]

LAND OCCUPIED BY
RFK PRE-K SCHOOL
9009 ALAMEDA AVE.

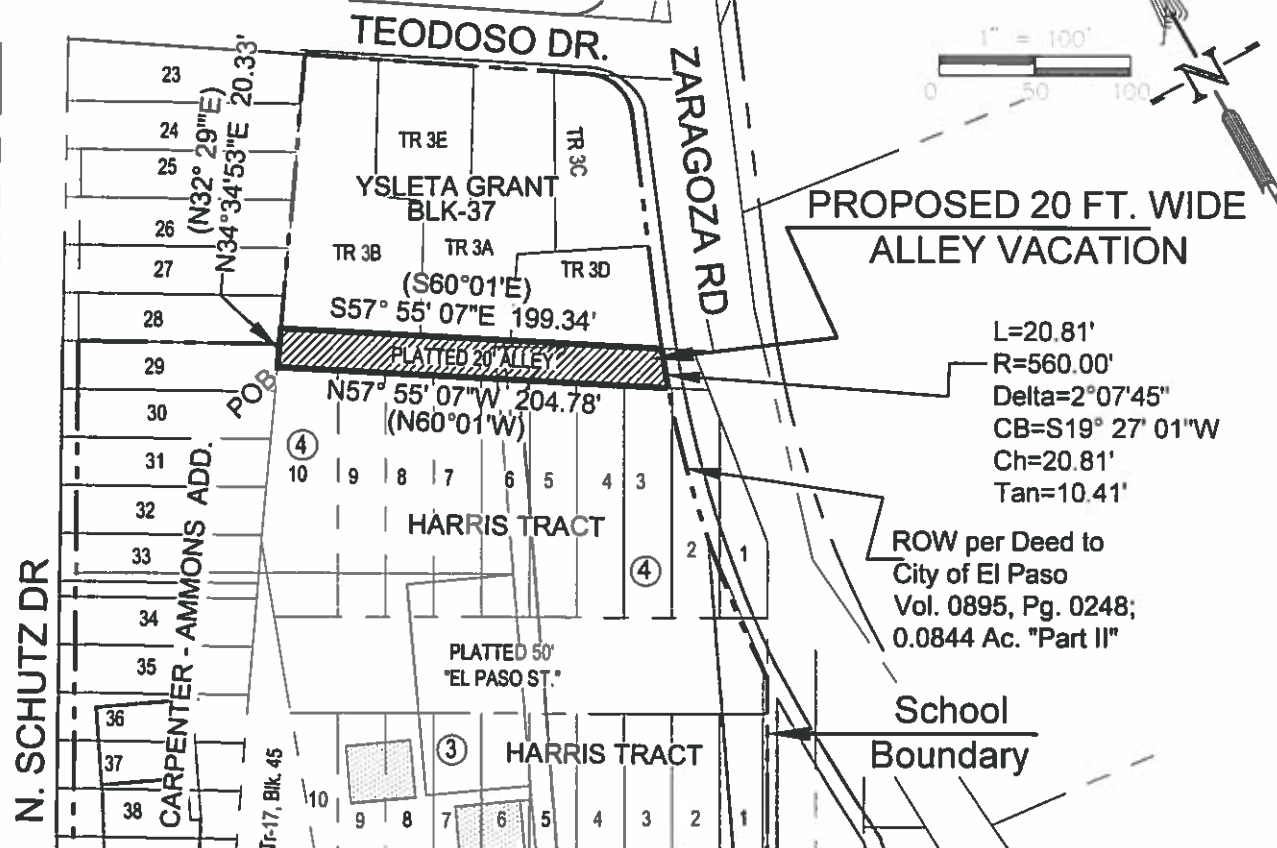
**School
Boundary**

②
HARRIS TRACT

SHEET 1 OF 2



PROPOSED VACATION OF 20 FT. WIDE ALLEY NORTH OF
BLOCK 4, HARRIS TRACT, CITY OF EL PASO
VOL. 4, PG. 33, PLAT RECORDS, EL PASO COUNTY TEXAS
LAND OCCUPIED BY 9009 ALAMEDA AVE.; RFK PRE-K SCHOOL



The parcel of land herein described is a portion of the 20 foot wide alley north of Block 4, Harris Tract, a subdivision in the City of El Paso, Vol. 4, Pg. 33, Plat Records, El Paso County Texas; is a portion of the land occupied by the RFK Pre-K School at 9009 Alameda Ave., and is more particularly described by metes and bounds as follows [Texas State Plane Grid Bearings, NAD 83, Central Zone, are used in this description. Parenthetical record bearings are shown for reference. Surface distances based on scaling of grid distances by 1.000231 are used herein.]:

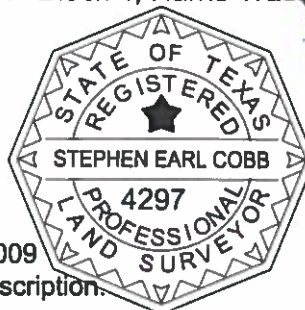
The POINT OF BEGINNING being the northwest corner of Lot 10, Block 4 of said Harris Tract subdivision;

Thence, with the west boundary line of Harris Tract subdivision, North 34°34'53" East (N32°29'E), 20.33 feet to the north boundary of the Harris Tract;

Thence, with the north boundary line of said Harris Tract subdivision, South 57°55'07" East (S60°01'E), 199.34 feet to the west right-of-way line of Zaragoza Road as conveyed in Vol. 0895, Pg. 0248, "Part II";

Thence, with said Zaragoza Road right-of-way line, being a curve to the left having the following elements: Arc Length = 20.81 feet, Radius = 560.00 feet, Delta Angle = 02°07'45", Chord Bearing = South 19°27'01" West, and Chord Length = 20.81 feet to the north boundary line of said Block 4, Harris Tract;

Thence, with the north boundary line of said Block 4, Harris Tract North 57°55'07" West (N60°01'W), 204.78 feet to the POINT OF BEGINNING and containing 4101 square feet or 0.0942 acres.



[Signature]

March 6, 2017

HUITT - ZOLLARS INC.
5822 CROMO DRIVE, SUITE 210
EL PASO, TEXAS 79912
PH. (915) 587-4339 / FAX (915) 587-5247

This description is based on record data and a previous survey at 9009 Alameda Ave. No survey markers were set at the corners of this description.

SHEET 2 OF 2

TEODOSO DR.

CARPENTER - AMMONS ADD

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TR 3E

TR 3C

YSLETA GRANT
BLK-37

TR 3B

TR 3A

TR 3D

PLATTED 20' ALLEY

10

9

8

7

6

5

4

3

④

HARRIS TRACT

④

2

1

PLATTED 50'
"EL PASO ST."

HARRIS TRACT

10

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1

③

PLATTED 20' ALLEY

①

16

15

14

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①

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PLATTED 20' ALLEY

HARRIS TRACT

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Tr-17, Blk. 45

Tr-46C1

Tr-46C

Tr-17

9009
ALAMEDA

Tr-46B

Tr-46A

YSLETA GRANT BLK-45

YSLETA GRANT BLK-37

PROPOSED 50 FT. WIDE
STREET VACATION

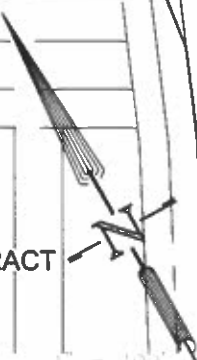
School
Boundary

ZARAGOZA RD

MISSION TRANSIT
SUBDIVISION

HARRIS ST.

②
HARRIS TRACT



1" = 100'

50 100

ALAMEDA AVE (TX-20)

HUITT - ZOLIARS INC.

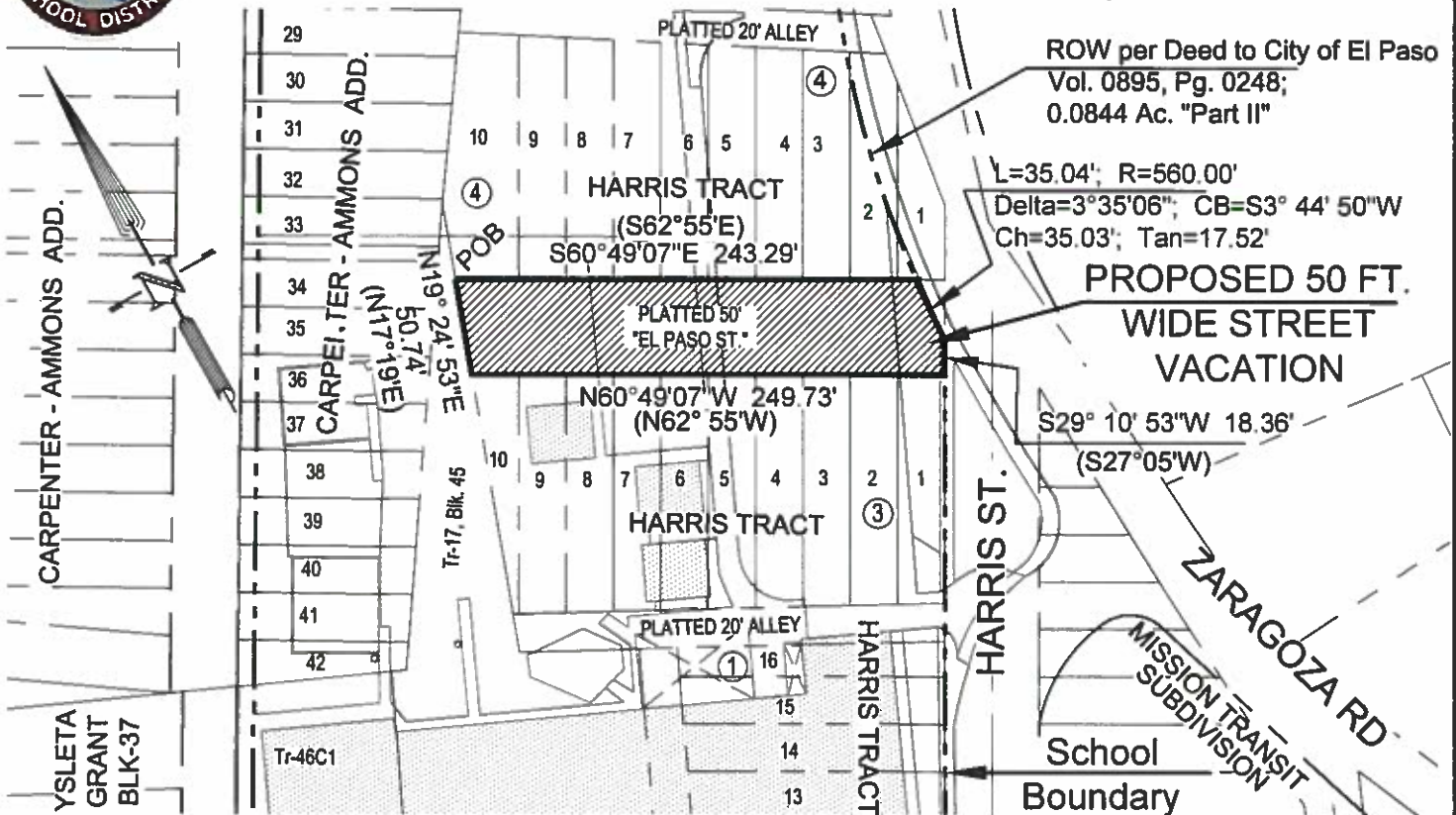
5822 CROMO DRIVE, SUITE 210
EL PASO, TEXAS 79912

PH. (915) 587-4339 / FAX (915) 587-5247

SHEET 1 OF 2



**PROPOSED VACATION OF "EL PASO ST." BETWEEN
BLOCK 3 AND BLOCK 4, HARRIS TRACT, CITY OF EL PASO
VOL. 4, PG. 33, PLAT RECORDS, EL PASO COUNTY TEXAS
LAND OCCUPIED BY 9009 ALAMEDA AVE.; RFK PRE-K SCHOOL**



The parcel of land herein described is a portion of the 50 foot wide right-of-way of El Paso St. between Block 3 and Block 4, Harris Tract, a subdivision in the City of El Paso, Vol. 4, Pg. 33, Plat Records, El Paso County Texas; is a portion of the land occupied by the RFK Pre-K School at 9009 Alameda Ave., and is more particularly described by metes and bounds as follows [Texas State Plane Grid Bearings, NAD 83, Central Zone, are used in this description. Parenthetical record bearings are shown for reference. Surface distances based on scaling of grid distances by 1.000231 are used herein.]:

The POINT OF BEGINNING being the southwest corner of Lot 10 of said Block 4, Harris Tract subdivision;

Thence, with the south boundary line of said Block 4, South 60°49'07" East (S62°55'E), 243.29 feet to the west right-of-way line of Zaragosa Road as conveyed in Vol. 0895, Pg. 0248, "Part II";

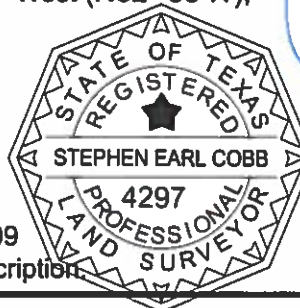
Thence, with said Zaragosa Road right-of-way line, being a curve to the left having the following elements: Arc Length = 35.04 feet, Radius = 560.00 feet, Delta Angle = 03°35'06", Chord Bearing = South 03°44'50" West, and Chord Length = 35.03 feet to the west right-of-way line of Harris St. as shown on said Harris Tract;

Thence, with the west right-of-way line of Harris St., South 29°10'53" West (S27°05'W), 18.36 feet to the north boundary line of said Block 3;

Thence, with the north boundary line of said Block 3, North 60°49'07" West (N62° 55'W), 249.73 feet to the west boundary line of said Harris Tract;

Thence, with the west boundary line of said Harris Tract, North 19°24'53" East (N17°19'E), 50.74 feet to the POINT OF BEGINNING and containing 12457 square feet or 0.2860 acres.

This description is based on record data and a previous survey at 9009 Alameda Ave. No survey markers were set at the corners of this description.



March 6, 2017
HUITT - ZOLIARS INC.
5822 CROMO DRIVE, SUITE 210
EL PASO, TEXAS 79912
PH. (915) 587-4339 / FAX (915) 587-5247

SHEET 2 OF 2

TEODOSO DR.

PROPOSED
0.1040 ACRE
VACATION OF
20 FT. WIDE ALLEY
SOUTH OF
BLOCK 3
HARRIS TRACT
CITY OF EL PASO,
VOL. 4, PG. 33
PLAT RECORDS
EL PASO COUNTY
TEXAS

LAND OCCUPIED BY
RFK PRE-K SCHOOL
9009 ALAMEDA AVE.

PROPOSED 20 FT. WIDE
ALLEY VACATION

ZARAGOZA RD

MISSION TRANSIT
SUBDIVISION

School
Boundary

HARRIS ST.

HARRIS TRACT

1" = 100'

50 100'

SHEET 1 OF 2

CARPENTER - AMMONS ADD

CARPENTER - AMMONS ADD

YSLETA GRANT BLK-37

N. SCHUTZ DR

YSLETA GRANT BLK-37

YSLETA GRANT BLK-45

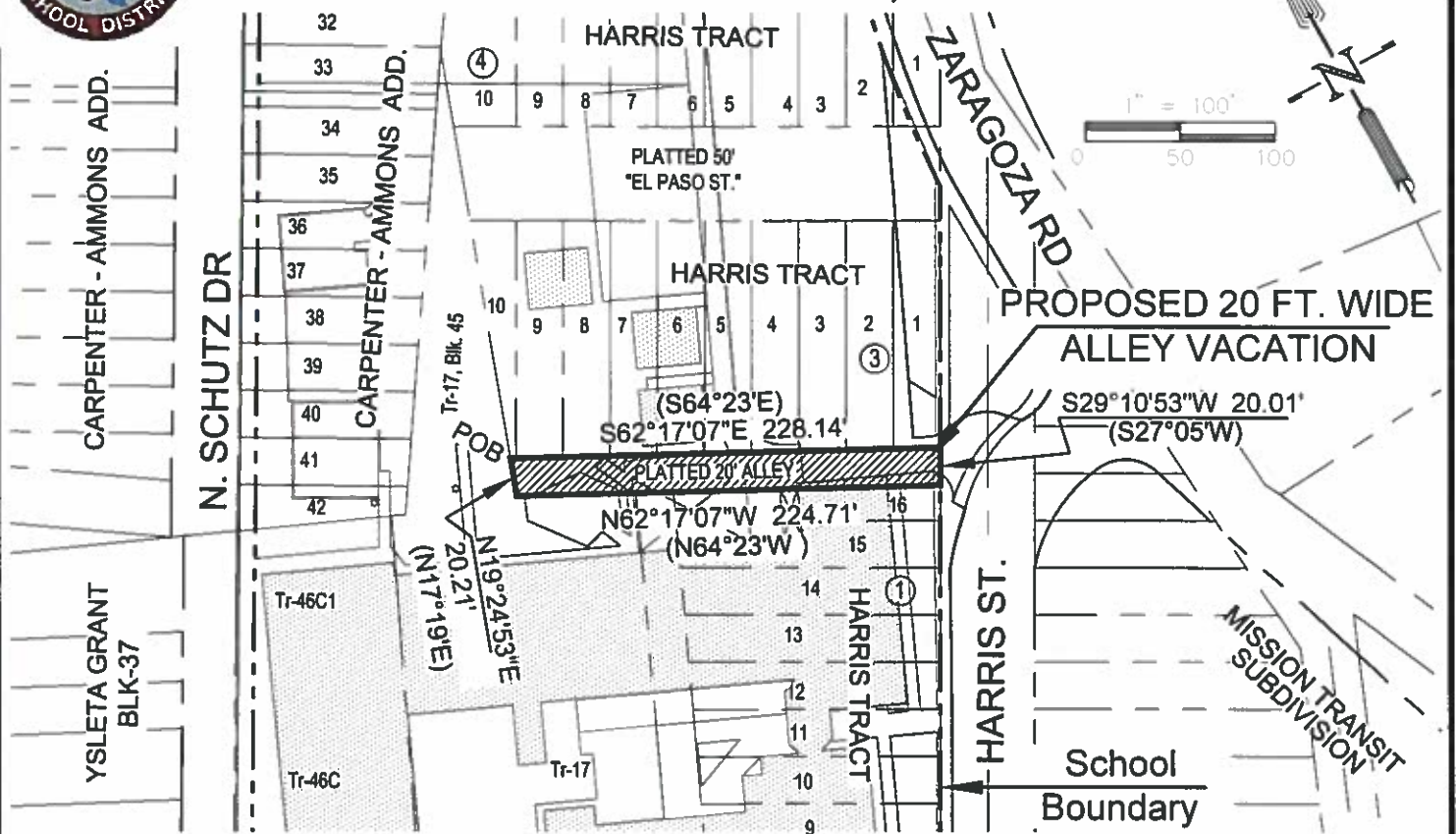
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5822 CROMO DRIVE, SUITE 210
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ALAMEDA AVE (TX-20)





**PROPOSED VACATION OF 20 FT. WIDE ALLEY SOUTH OF
BLOCK 3, HARRIS TRACT, CITY OF EL PASO,
VOL. 4, PG. 33, PLAT RECORDS, EL PASO COUNTY TEXAS
LAND OCCUPIED BY 9009 ALAMEDA AVE.; RFK PRE-K SCHOOL**



The parcel of land herein described is a portion of the 20 foot wide alley south of Block 3, Harris Tract, a subdivision in the City of El Paso, Vol. 4, Pg. 33, Plat Records, El Paso County Texas; is a portion of the land occupied by the RFK Pre-K School at 9009 Alameda Ave., and is more particularly described by metes and bounds as follows [Texas State Plane Grid Bearings, NAD 83, Central Zone, are used in this description. Parenthetical record bearings are shown for reference. Surface distances based on scaling of grid distances by 1.000231 are used herein.]:

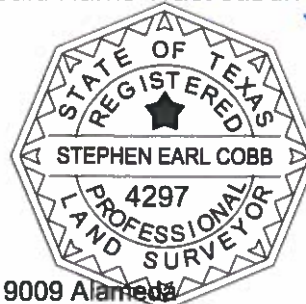
The POINT OF BEGINNING being the southwest corner of Lot 10, Block 3 of said Harris Tract subdivision;

Thence, with the south boundary line of said Block 3, Harris Tract subdivision, South 62°17'07" East (S64°23'E), 228.14 feet to the west right-of-way line of Harris St. as shown on said Harris Tract subdivision;

Thence, with said Harris St. right-of-way line, South 29°10'53" West (S27°05'W), 20.01 feet to the northeast corner of Lot 16, Block 1 of said Harris Tract subdivision ;

Thence, North 62°17'07" West (N64°23'W), at 141.38 feet passing the northwest corner of said Lot 16, Block 1, for a total distance of 224.71 feet to an exterior corner of said Harris Tract subdivision;

Thence, with said Harris Tract subdivision boundary line, North 19°24'53" East (N17°19'E), 20.21 feet to the POINT OF BEGINNING and containing 4528 square feet or 0.1040 acres.



[Signature]

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SHEET 2 OF 2



City of El Paso – City Plan Commission Staff Report

REVISED

Case No: SURW17-00009 Harris Tracts Blocks 3 & 4 Alley Vacations
Application Type: ROW Vacation
CPC Hearing Date: July 13, 2017
Staff Planner: Brenda R. Cantu, (915) 212-1642, cantubr@elpasotexas.gov
Location: North of Alameda and West of Zaragoza
Acreage: 0.49
Rep District: 6
Existing Use: School
Existing Zoning: A-2/h (Apartment/historic)
Proposed Zoning: A-2/h (Apartment/historic)
Nearest Park: Ysleta Pedestrian Plaza (.22 miles)
Nearest School: John F. Kennedy Elementary School (0 miles)
Property Owner: Ysleta Independent School District
Applicant: Ysleta Independent School District
Representative: Ysleta Independent School District

SURROUNDING ZONING AND LAND USE

North: A-2/h (Apartment/historic)/ School
South: A-2/h (Apartment/historic)/ School
East: A-2/h (Apartment/historic)/ School
West: A-2/h (Apartment/historic)/ School

PLAN EL PASO DESIGNATION: G-3, Post-War

APPLICATION DESCRIPTION

The applicant is requesting to vacate a portion of two 20' wide public alleys located North of Block 4 and South of Block 3, and of a portion of El Paso Street between Block 3 and Block 4, Harris Tract Subdivision. The subject properties have never been improved as right-of-way. The proposed vacation lies within a school property that had been in existence for nearly 100 years and has recently closed. The applicant is proposing to vacate right-of way in order to sell the school property.

NEIGHBORHOOD INPUT

Notice of a Public Hearing was published in the El Paso Times on June 28, 2017 and a notice was mailed to all property owners within 300 feet of the subject property. No letters in opposition or support were received.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends **approval** of Harris Tract Block 3 and 4 Alley Vacation.

Planning Division Recommendation:

Staff recommends **approval** of Harris Tract Block 3 and 4 Alley Vacation.

El Paso Water

We have reviewed the above referenced proposed alley vacations and provide the following comments:

Revision:

The El Paso Water – Public Service Board (EPWater) received the Ysleta Independent School District (Ysleta ISD) letter dated June 28, 2017, requesting EPWater to relinquish the existing eight (8) inch diameter sanitary sewer main located within Ysleta ISD Property as their service line. EPWater is in the process of conveying the main to Ysleta ISD.

End of Revision.

EPWater-PSB Comments

Water:

Along Harris Street between Alameda Drive and Zaragoza Road there is an existing sixteen (16) inch diameter water transmission main. No direct service connections are allowed to this main as per the El Paso Water – Public Service Board (EPWater-PSB) rules and Regulations.

Along Zaragoza Road between Harris Street and Teodoso Street there is an existing sixteen (16) inch diameter water transmission main. No direct service connections are allowed to this main as per the El Paso Water – Public Service Board (EPWater-PSB) rules and Regulations.

Along Teodoso Street between Zaragoza Road and Schutz Drive there is an existing six (6) inch diameter water main. This main is available for service.

Along Schutz Drive between Todosa Street and Alameda Avenue there is an existing six (6) inch diameter water main. This main is available for service.

Along Alameda Avenue between Schutz Drive and Harris Street there is an existing twelve (12) inch diameter water main. This main is available for service.

Previous water pressure readings conducted on fire hydrant number 77 located at the corner of Alameda Avenue and Schutz Drive have yielded a static pressure of 108 pounds per square inch (psi), residual pressure of 90 psi, discharge of 1,061 gallons per minute (gpm).

The owner should, for his own protection and at his own expense, install at the discharge side of each water meter a pressure regulator, strainer and relief valve, to be set for pressure as desired

by the customer. The Owner shall be responsible for the operation and maintenance of the above-described water pressure regulating device.

Sanitary Sewer:

Along Harris Street between Alameda Drive and Zaragoza Road there are two (2) sanitary sewer mains that extend parallel to each other. The respective sizes are six (6) inches in diameter and ten (10) inches in diameter respectively. Both mains are available for service.

Along Zaragoza Road between Harris Street and Teodoso Street there are two (2) sanitary sewer mains that extend parallel to each other. The respective sizes are six (6) inches in diameter and ten (10) inches in diameter respectively. Both mains are available for service.

Along Teodoso Street between Zaragoza Road and Schutz Drive there is an existing eight (8) inch diameter sanitary sewer main. This main is available for service.

Along Schutz Drive between Teodosoa Street and Alameda Avenue there is an existing eight (8) inch diameter sanitary sewer main. This main is available for service. At approximately 514 feet south of Teodoso Drive, there is second existing eight (8) inch diameter sanitary sewer main aligned approximately perpendicular to Schutz Drive. This main has an approximate length of 300 feet. EPWater Records depict this main located within an easement. According to EPWater Records, this main is estimated to be situated within the vicinity of the 20 foot wide alley located south of Block 3, Harris Tract (area = 0.1040 acre) proposed to be vacated.

El Paso Water – Public Service Board (EPWater) will relinquish this main to the Ysleta Independent School District (YISD) as their service line. Depreciation Costs will be assessed to the main. EPWater requires a letter from YISD requesting the main to be conveyed to YISD as their service line. Please forward the request to the attention of Ms. Adriana L. Castillo, P. E., Engineering Division Manager – Planning and Development, El Paso Water – Public Service Board, 1154 Hawkins Boulevard, El Paso, Texas 79925.

Along Alameda Avenue between Schutz Drive and Harris Street there are no existing sanitary sewer mains.

General:

Application for water and sanitary sewer services should be made 6 to 8 weeks prior to construction to ensure water for construction work. New 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 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.

Streets and Maintenance Department

No objections.

El Paso Electric Company

No objections.

Time Warner Cable

No objections.

Capital Improvements Department – Parks

No objections.

Fire Department:

No objections.

Texas Gas Company

No objections.

Planning and Inspections Department - Land Development

No objections.

AT&T

No objections

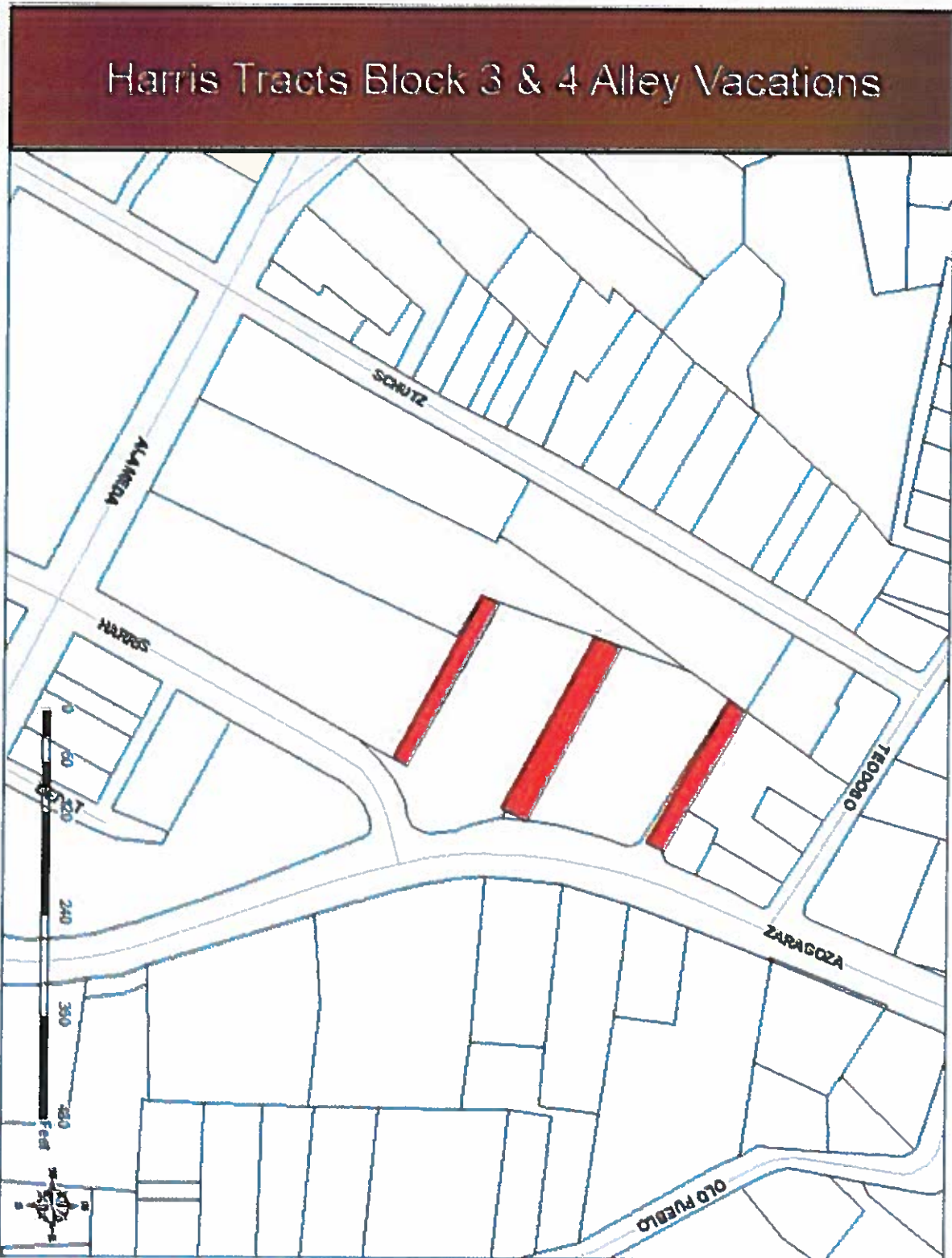
911

No comments received.

Attachments

1. Location Map
2. Aerial Map
3. Metes & Bounds (20' wide alley North of Block 4)
4. Metes & Bounds (El Paso Street between Block 3 & 4)
5. Metes & Bounds (20' wide alley)
6. Application

ATTACHMENT 1

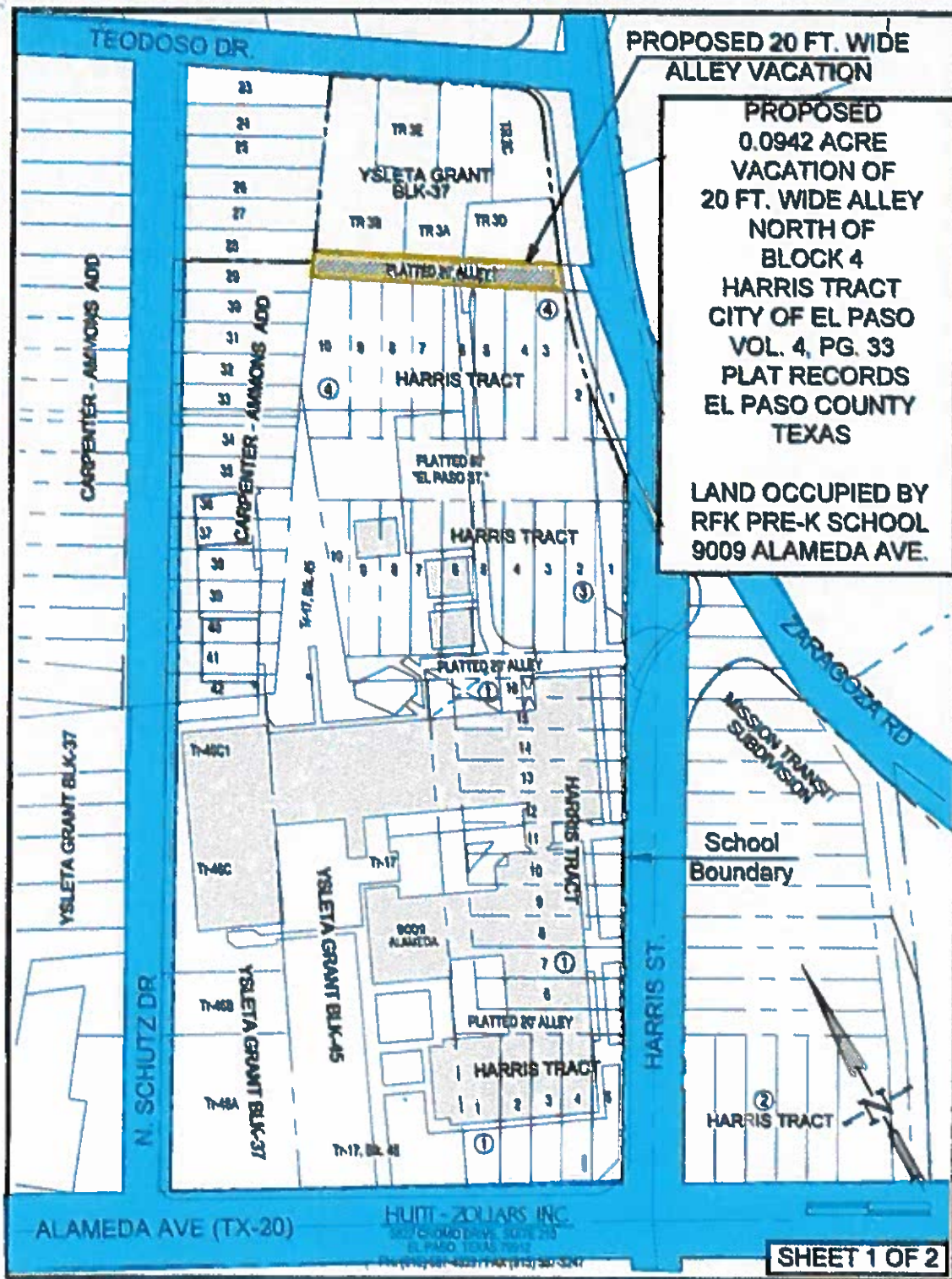


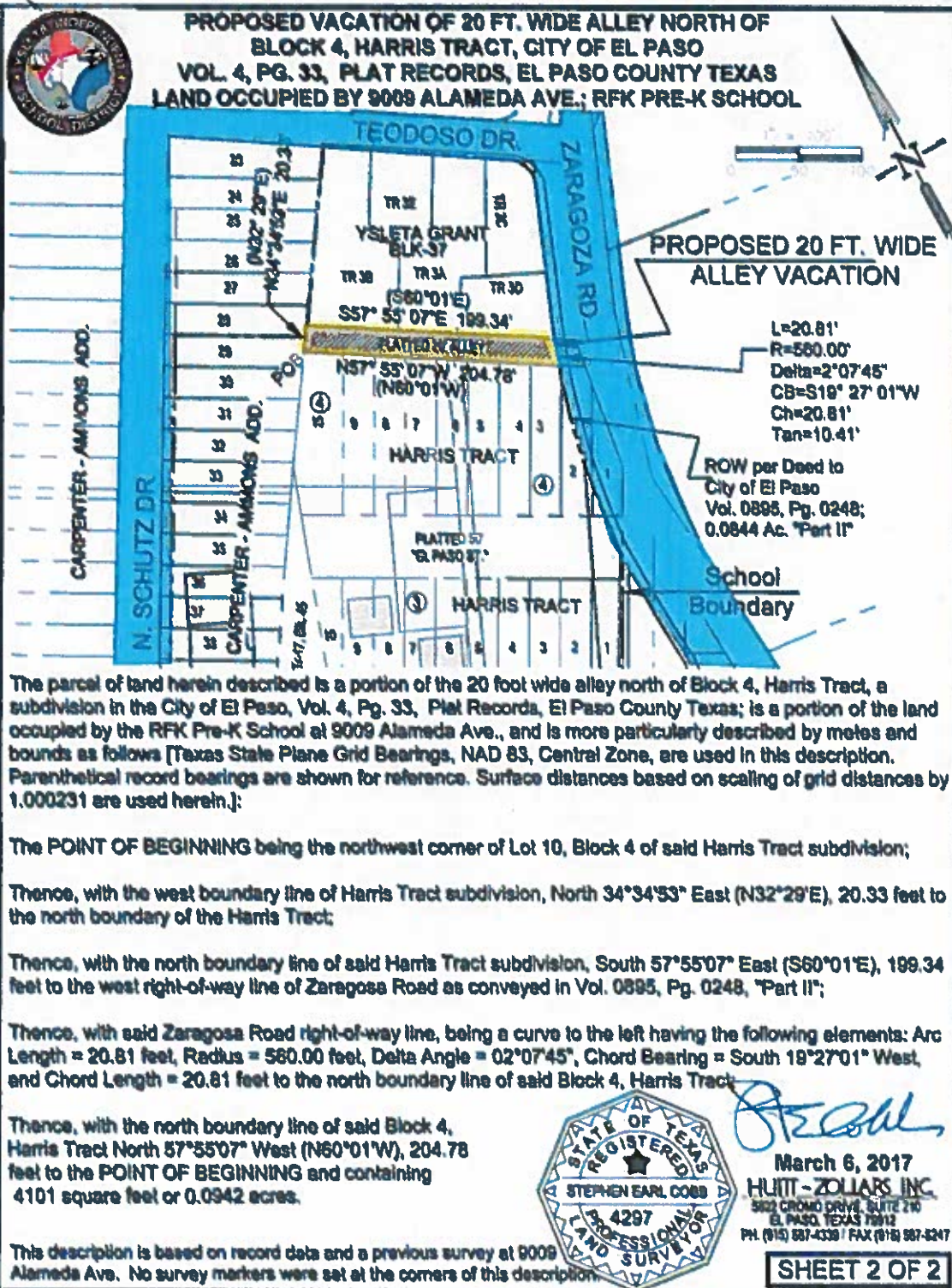
ATTACHMENT 2

Harris Tracts Block 3 & 4 Alley Vacations

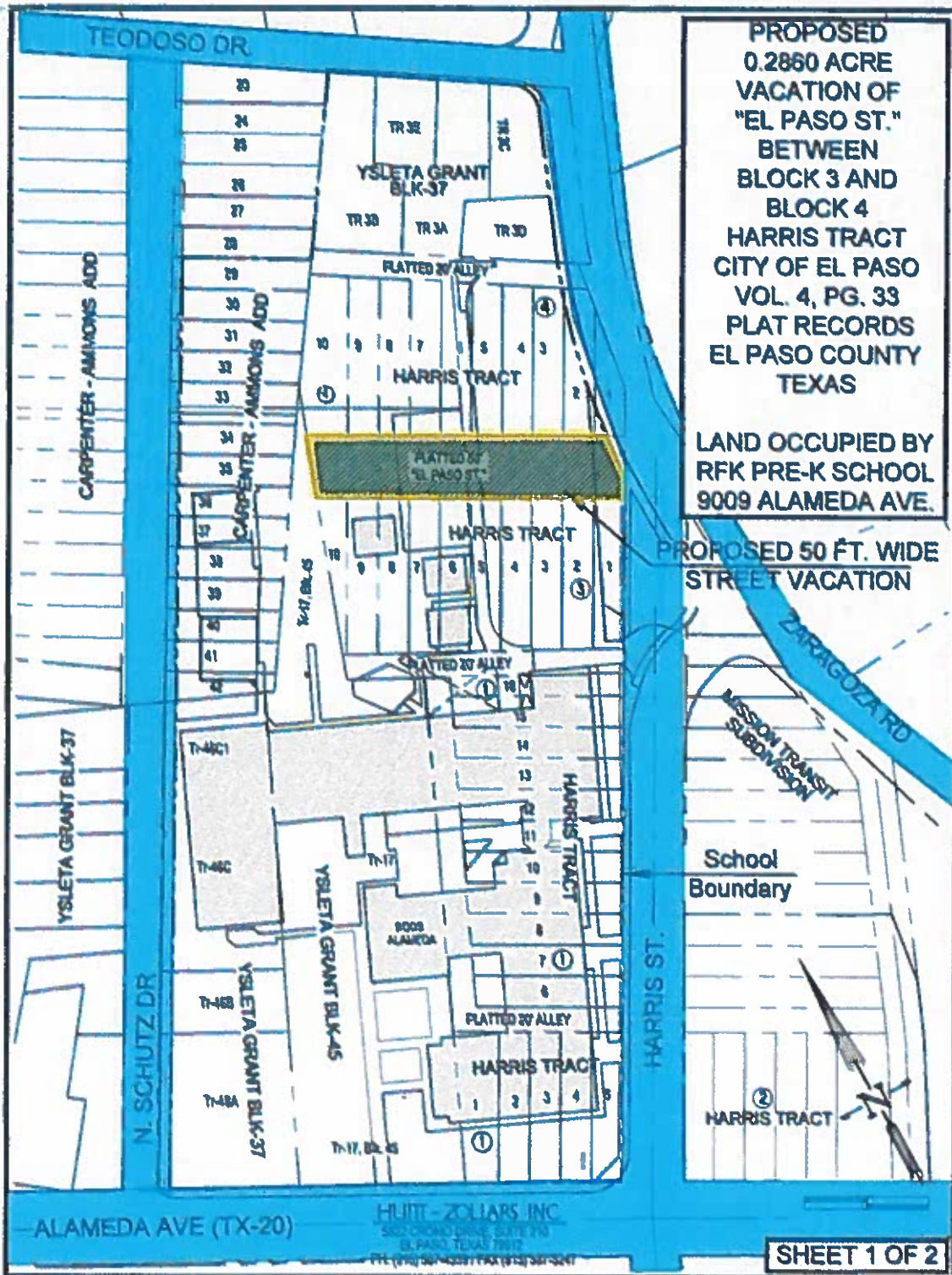


ATTACHMENT 3

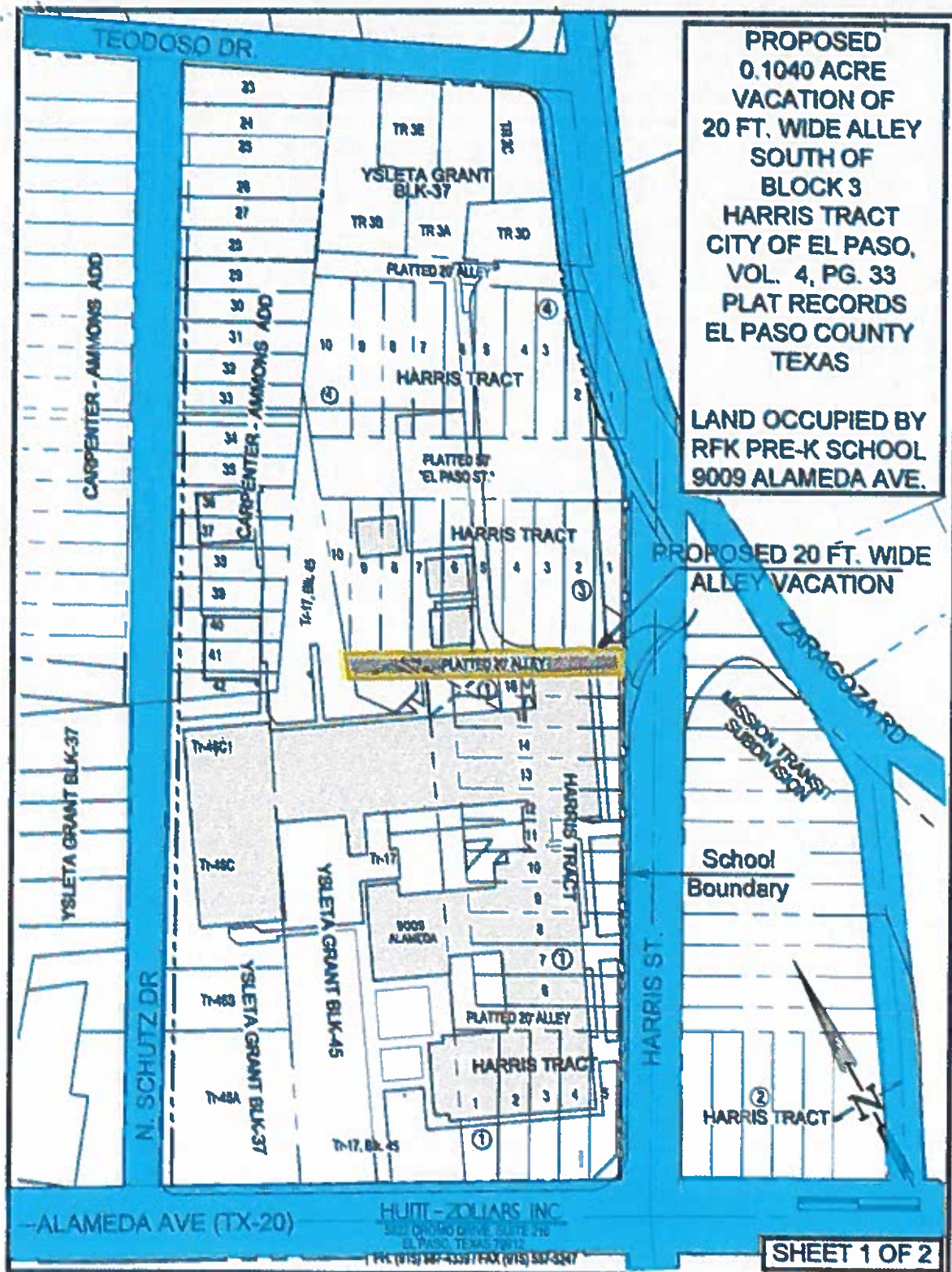




ATTACHMENT 4

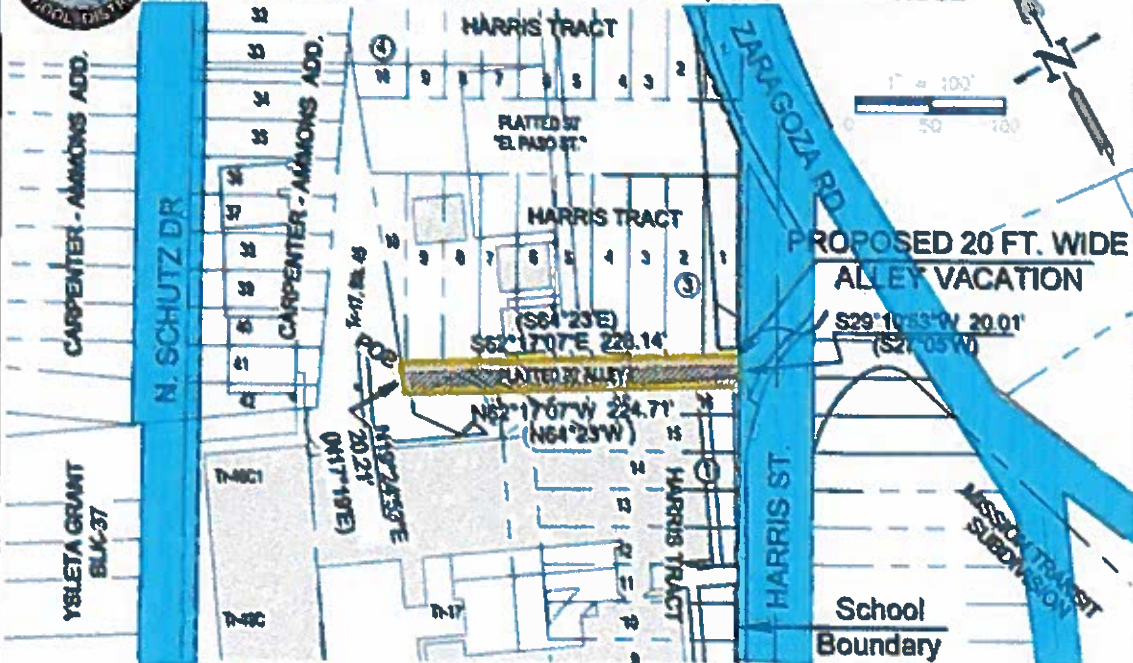


ATTACHMENT 5





**PROPOSED VACATION OF 20 FT. WIDE ALLEY SOUTH OF
BLOCK 3, HARRIS TRACT, CITY OF EL PASO,
VOL. 4, PG. 33, PLAT RECORDS, EL PASO COUNTY TEXAS
LAND OCCUPIED BY 9009 ALAMEDA AVE.; RFK PRE-K SCHOOL**



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Thence, with the south boundary line of said Block 3, Harris Tract subdivision, South $62^{\circ}17'07''$ East ($S64^{\circ}23'E$), 228.14 feet to the west right-of-way line of Harris St. as shown on said Harris Tract subdivision;

Thence, with said Harris St. right-of-way line, South $29^{\circ}10'53''$ West ($S27^{\circ}05'W$), 20.01 feet to the northeast corner of Lot 16, Block 1 of said Harris Tract subdivision ;

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[Signature]
March 6, 2017
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5022 ORLANDO DRIVE SUITE 210
EL PASO, TEXAS 79912
PH. (915) 587-4338 / FAX (915) 587-5247

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SHEET 2 OF 2

ATTACHMENT 6



SURW17-00009

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

Date: March 31, 2017

File No. SURW17-00003

1. APPLICANTS NAME: VILETA INDEPENDENT SCHOOL DISTRICT
ADDRESS: 8000 BOND DRIVE ZIP CODE: 79925 TELEPHONE: 915-434-0200
2. Request is hereby made to vacate the following: (check one)
Street ☒ Alley ☐ Easement ☐ Other ☐
Street Name(s): 20 ALLEY BY EL PASO STREET 30 ALLEY Subdivision Name: WARRIOR TRACT
Abutting Blocks: 20000000 ROAD-WARRIOR STREET Abutting Lot: VILETA GRANT
3. Reason for vacation request: This alley and right-of-way are located on property that has been used by VIESD as outdoor site for nearly 100 years. No other owners are affected. School is closed and property is to be sold.
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 right-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 ☐ Replot with abutting Land ☐ Other ☐
7. Related Applications which are pending (give name or file number):
Zoning ☐ Board of Adjustment ☐ Subdivision ☐ Building Permits ☐ Other ☐
8. Signature: 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 |
|-----------|-------------------|-----------|
| _____ | _____ | _____ |
| _____ | _____ | _____ |
| _____ | _____ | _____ |

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. If/when further understood 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: Lynley G. Leeper, CEO
REPRESENTATIVE: Lynley G. Leeper

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



Recommendation/Public Input

- **Planning & Inspections Recommendation:** Approval
- **CPC Vote:** Unanimous 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.



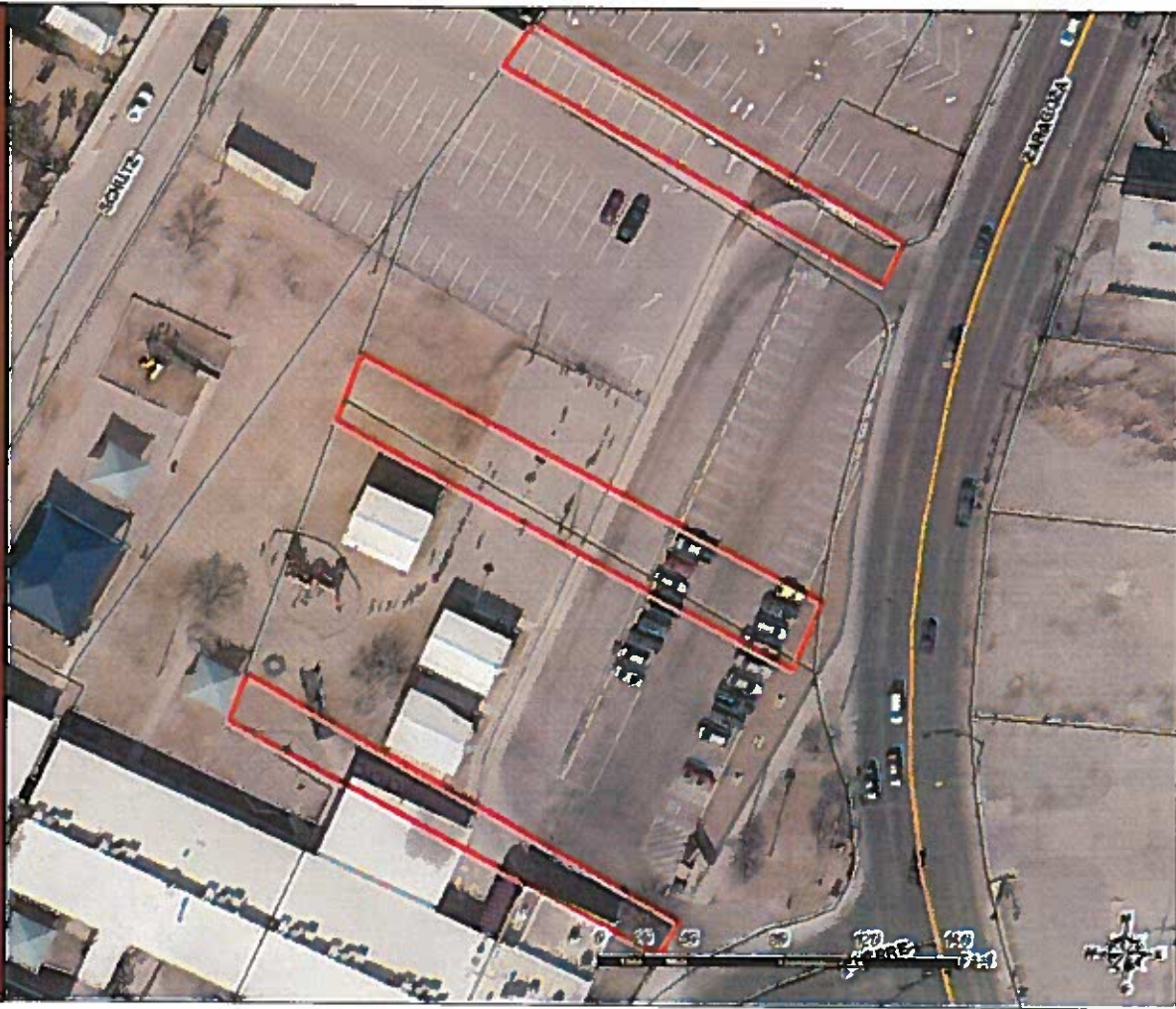
Harris Tracts Block 3 & 4 Alley Vacations



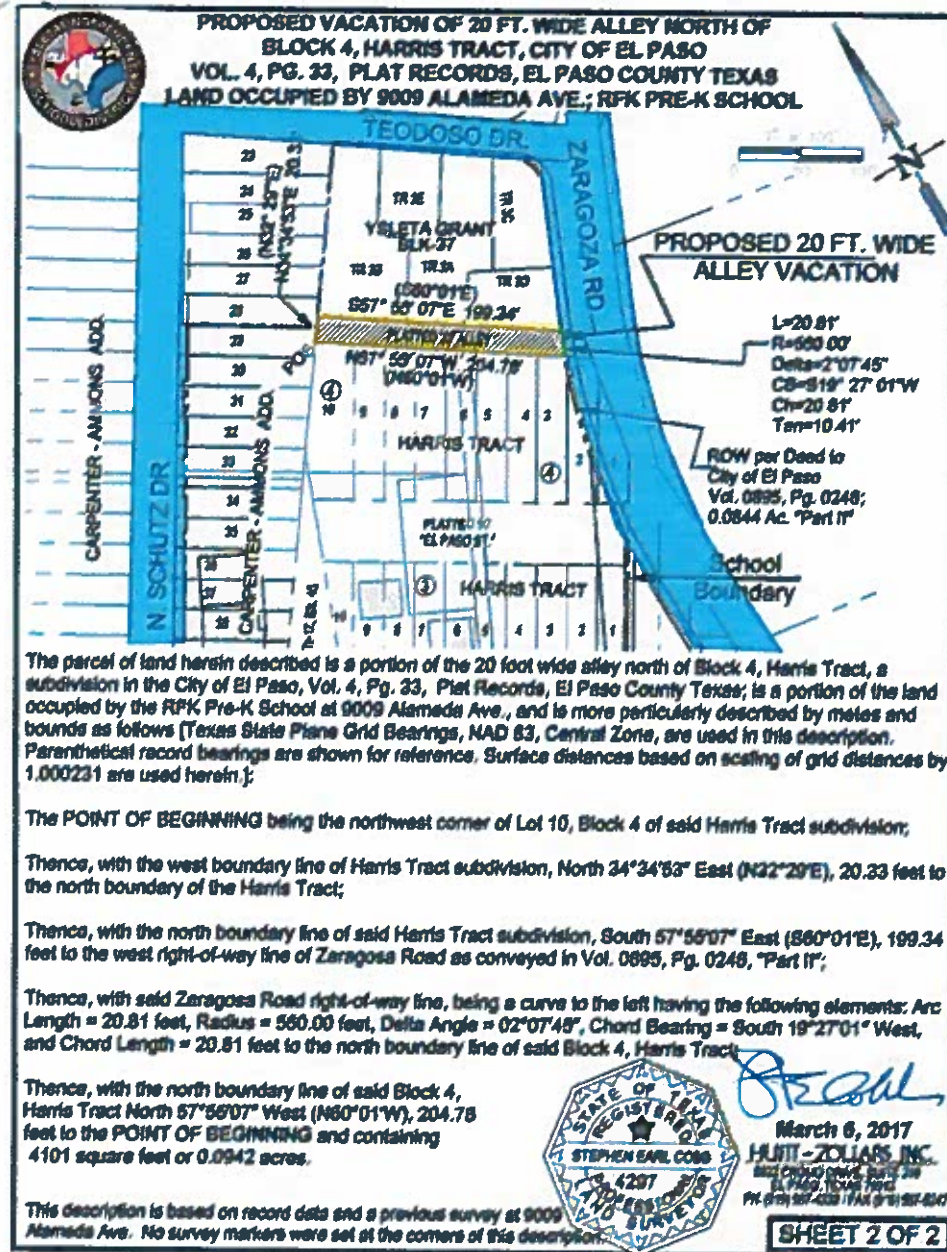
"Delivering Outstanding Services"



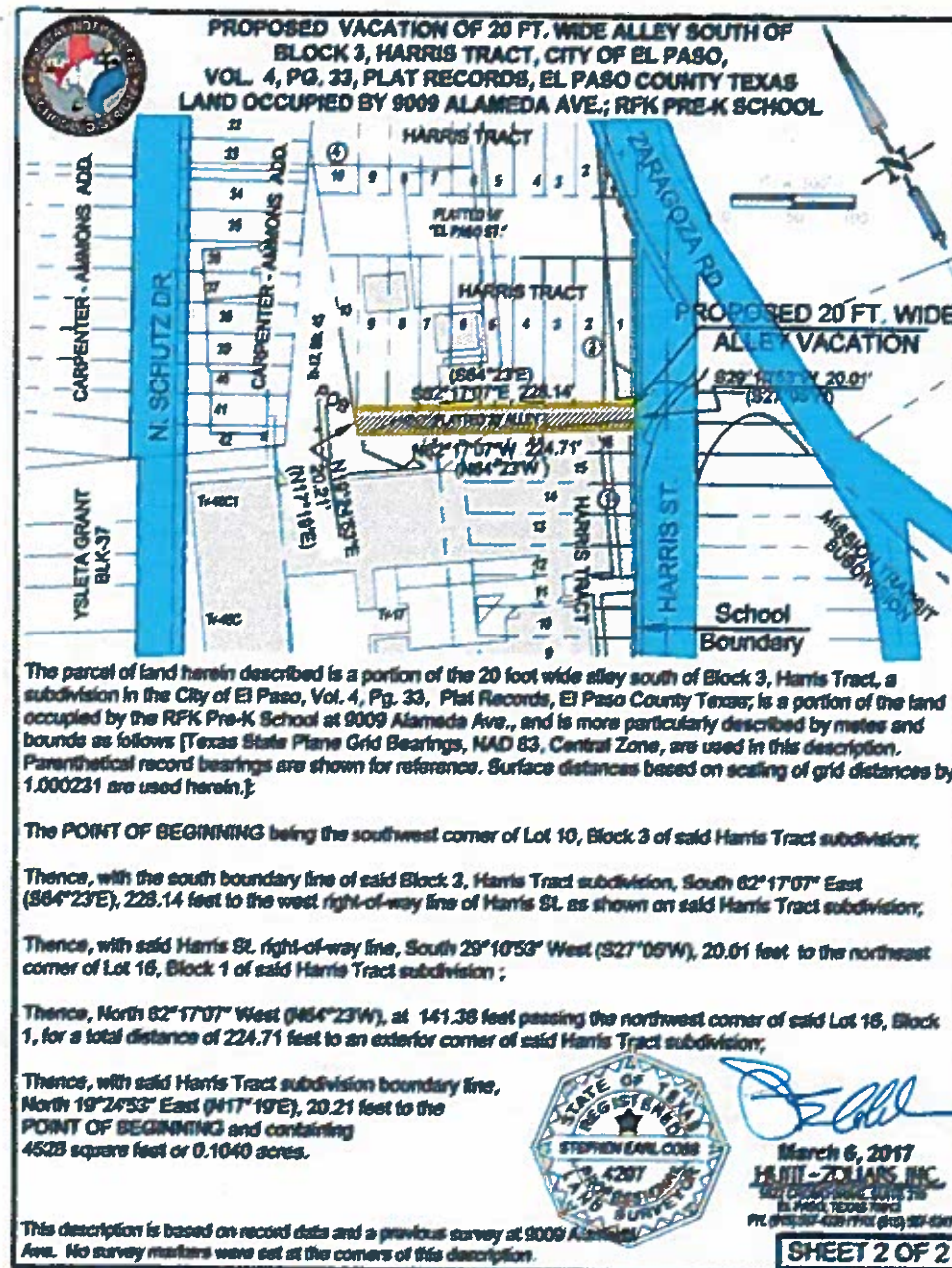
Harris Tracts Block 3 & 4 Alley Vacations



"Delivering Outstanding Services"



"Delivering Outstanding Services"



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Harris Tracts Block 3 & 4 Alley Vacations



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