

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

**DEPARTMENT:** Planning & Inspections Department  
**AGENDA DATE:** Introduction 07/24/18; Public Hearing 08/7/18  
**CONTACT PERSON/PHONE:** Armida Martinez, (915) 212-1605  
**DISTRICT(S) AFFECTED:** 8

**SUBJECT:**

An ordinance vacating a portion of City right-of-way known as the alley between Raynolds St. and Concepcion St, Block 2, Val Verde Addition, City of El Paso, El Paso County, Texas. Subject Property: North of Alameda and East of Raynolds; Applicant: Texas Tech University Health Sciences Center of El Paso **SURW17-00002 (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 8, 2018, with the following requirement and condition:

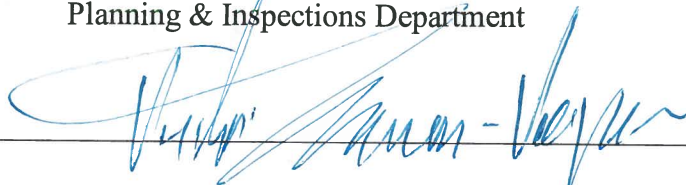
- That the applicant reserves EPEC, EPW, and Time Warner Cable easements to be dedicated by separate instrument prior to City Council approval

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

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

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

**DEPARTMENT HEAD:** Victor Morrison-Vega  
Planning & Inspections Department



APPROVED FOR AGENDA:

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

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

**AN ORDINANCE VACATING A PORTION OF CITY RIGHT-OF-WAY KNOWN AS THE ALLEY BETWEEN RAYNOLDS ST. AND CONCEPCION ST, BLOCK 2, 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 2, 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 2, 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 all of the alley between Raynolds St. and Concepcion St., Block 2, 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. \_\_\_\_\_**

18-1007-2140 | 763403  
Alberta-Raynolds Alley Vacation  
KMN

**SURW17-00002**

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 \_\_\_\_\_, 2018.

**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 and Inspections Department

*(Quitclaim Deed on following page)*

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

18-1007-2140 | 763403

Alberta-Raynolds Alley Vacation

KMN

**SURW17-00002**

**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 and No/100 THS DOLLARS (\$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 Texas Tech University Health Sciences Center of El Paso (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 **ALL OF THE ALLEY BETWEEN RAYNOLDS ST. AND CONCEPCION ST., BLOCK 2, VAL VERDE ADDITION, 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. Nieman  
Senior Assistant City Attorney

**APPROVED AS TO CONTENT:**

\_\_\_\_\_  
Victor Morrison-Vega  
Planning and Inspections Department

*(Acknowledgement on following page)*

**ORDINANCE NO.** \_\_\_\_\_  
18-1007-2140 | 763403  
Alberta-Raynolds Alley Vacation  
KMN

**SURW17-00002**

**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:**

**Texas Tech Univerisity Health Sciences Center of El Paso**  
**5001 El Paso Drive**  
**El Paso, Texas 79905**

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

18-1007-2140 | 763403  
Alberta-Raynolds Alley Vacation  
KMN

**SURW17-00002**

**Boundary Survey of the alley between Raynolds Street and Concepcion Street, Block 2,  
Val Verde Addition  
An Addition to the City of El Paso, El Paso County, Texas**

A field note description of 0.207 acre or 9,038 square foot parcel or tract of land being the alley between Raynolds Street and Concepcion Street, Block 2, 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, North 00°50' 00" West, a distance of 70.00 feet to a half inch reinforcement bar with a cap stamped G-3ngTX RPLS #5679 set on the northerly right-of-way line of Alberta Avenue for the southeast corner of the tract or parcel of land being described and for the Point of Beginning.

Thence, along said right-of-way line, South 89°10'00" West, a distance of 20.00 feet to a half inch reinforcement bar with a cap stamped G-3ngTX RPLS #5679 set for the southwest corner.

Thence, leaving said northerly right-of-way line, North 00°50'00" West, a distance of 453.33 feet to a half inch reinforcement bar with a cap stamped G-3ng TX RPLS #5679 set on the southerly right-of-way line of the G. H. and S. A. Railway for the northwest corner.

Thence, along said southerly right-of-way line, South 82°36'51" East, a distance of 20.21 feet to a half inch reinforcement bar with a cap stamped G-3ng TX RPLS #5679 set for the northeast corner.

Thence, leaving said southerly right-of-way line, South 00°50'00" East, a distance of 450.44 feet to the Point of Beginning and containing 0.207 acre or 9038 square feet of land more or less.

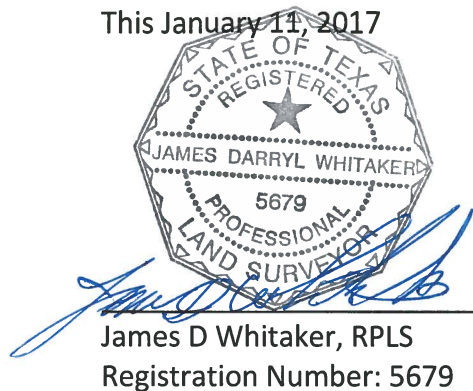


**Boundary Survey of the alley between Raynolds Street and Concepcion Street, Block 2,  
Val Verde Addition  
An Addition to the City of El Paso, El Paso County, Texas**

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 January 11, 2017



James D Whitaker, RPLS  
Registration Number: 5679

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



G. H. AND S. A. RAILWAY  
(100' ROW)

EAST R.O.W. LINE

LOT 1-2 AND NORTH 23'  
OF LOT 3, BLOCK 2,  
SUPPLEMENTAL MAP OF  
THE VAL VERDE ADDITION

L2

WEST R.O.W. LINE

LOT 32-37, BLOCK 2,  
SUPPLEMENTAL MAP OF  
THE VAL VERDE ADDITION

LOT 4-7 AND SOUTH 2' OF  
LOT 3, BLOCK 2,  
SUPPLEMENTAL MAP OF  
THE VAL VERDE ADDITION

LOT 8&9, BLOCK 2,  
SUPPLEMENTAL MAP OF  
THE VAL VERDE ADDITION

LOT 30&31, BLOCK 2,  
SUPPLEMENTAL MAP OF  
THE VAL VERDE ADDITION

LOT 10&11, BLOCK 2,  
SUPPLEMENTAL MAP OF  
THE VAL VERDE ADDITION

453.33'  
N0° 50' 00"W

450.44'  
S0° 50' 00"E

LOT 12&13, BLOCK 2,  
SUPPLEMENTAL MAP OF  
THE VAL VERDE ADDITION

LOT 27-29, BLOCK 2,  
SUPPLEMENTAL MAP OF  
THE VAL VERDE ADDITION

LOT 25&26, BLOCK 2,  
SUPPLEMENTAL MAP OF  
THE VAL VERDE ADDITION

20' ALLEY

LOT 14-17, BLOCK 2,  
SUPPLEMENTAL MAP OF  
THE VAL VERDE ADDITION

LOT 23 & 24, BLOCK 2,  
SUPPLEMENTAL MAP OF  
THE VAL VERDE ADDITION

LOT 22, BLOCK 2,  
SUPPLEMENTAL MAP OF  
THE VAL VERDE ADDITION

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

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

LOT 18-19, BLOCK 2,  
SUPPLEMENTAL MAP OF  
THE VAL VERDE ADDITION

LOTS 20 & 21, BLOCK 2,  
SUPPLEMENTAL MAP OF  
THE VAL VERDE ADDITION

SOUTH R.O.W. LINE

WEST R.O.W. LINE

NORTH R.O.W. LINE

N89°10'00"E 150.00' PLAT

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

FOUND CHISELED "X"  
N00°50'00"W

70.00'  
FIELD  
AND PLAT  
R.O.W. LINE

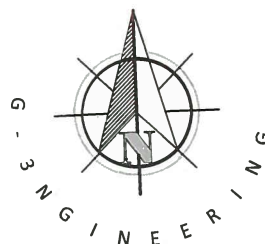
ALBERTA AVE.  
(70' R.O.W.)

BASIS OF BEARING:

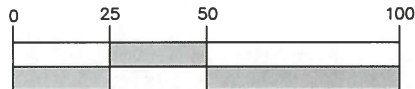
149.94 FIELD  
(N89°10'00"E 150.00' PLAT)

4908 ALBERTA AVE.  
LOTS 41 TO 44, BLOCK 3  
VAL VERDE  
SUBDIVISION

WEST R.O.W. LINE  
FOUND CHISELED "X"



## GRAPHIC SCALE



1 inch = 50 ft.

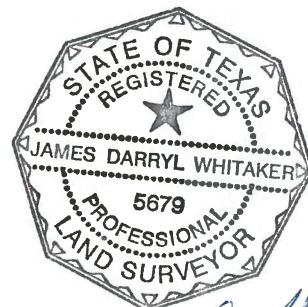
### NOTES:

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 TOUGH 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.

### LINE TABLE

LINE	BEARING	DISTANCE
L1	S89°10'00"W	20.00'
L2	S82°36'51"E	20.21'

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  
Texas Registration Number: 5679  
01/11/17

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

Field 09/23/16 Book \_002 Pg. \_003



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

## BOUNDARY SURVEY

BEING ALL OF THE ALLEY BETWEEN  
RAYNOLDS ST. AND CONCEPCION ST.,  
BLOCK 2, VAL VERDE ADDITION AN  
ADDITION TO THE CITY OF EL PASO, EL  
PASO COUNTY, TEXAS.  
CONTAINING  
0.207 ACRE OR 9038 sq.ft. OF LAND  
MORE OR LESS.

TEXAS TECH UNIVERSITY HEALTH SCIENCES CENTER

Scale 1"=50' Date 12/20/16 Drawn by FI

COPY RIGHT© JOB NO. 2016.12.154



## **MEMORANDUM**

**DATE:** July 12, 2018

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

**FROM:** Armida Martinez, Planner

**SUBJECT:** Right-of-Way Vacation SURW17-00002 (North of Alameda and East of Raynolds)

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The City Plan Commission (CPC), on February 8, 2018, voted to recommended **approval** of the proposed right-of-way vacation with the following requirement and condition:

- That the applicant reserves EPEE, EPW, and Time Warner Cable easements to be dedicated by separate instrument 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.

The Planning Division received two letters of support and no opposition to the vacation request.

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

**Attachments:** Staff Report



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

**Case No:** SURW17-00002 Alberta-Raynolds Alley Vacation  
**Application Type:** Right-of-Way Vacation  
**CPC Hearing Date:** February 8, 2018  
**Staff Planner:** Armida Martinez, (915) 212-1605, [martinezar@elpasotexas.gov](mailto:martinezar@elpasotexas.gov)  
**Location:** North of Alameda and East of Raynolds  
**Acreage:** 0.207  
**Rep District:** 8  
**Existing Use:** Alley  
**Existing Zoning:** SCZ - T6 (Smart Code Zone – Urban Core)  
**Proposed Zoning:** N/A  
**Nearest Park:** Saipan-Ledo Park (.37 miles)  
**Nearest School:** Silva Health Magnet High School (.16 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 20' wide public alley located within Block 2, Valverde Addition. The applicant, Tech University Health Sciences Center of El Paso, proposes to vacate the alley to construct facilities that will serve 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 support were received from the Medical Center of Americas Foundation (MCA) and University Medical Center of El Paso (UMC).

## **DEVELOPMENT COORDINATING COMMITTEE**

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

- That the applicant reserves EPEC, EPW, and Time Warner Cable easements to be dedicated by separate instruments prior to City Council approval.

## **Planning Division Recommendation:**

Staff recommends approval of the ROW vacation with the condition as stated above.

## **Planning and Inspections Department - Land Development**

No objections.

## **El Paso Water**

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

El Paso Water (EPWater) does not object to this request as long as an easement is retained until the sanitary sewer main can be abandoned or becomes a private service line.

### **Water:**

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 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 Alberta Avenue. The sanitary sewer main is located approximately 8-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.

## **Capital Improvements Department – Parks**

We have reviewed Alberta- Raynolds – Alley Vacation a survey map and on behalf of CID Parks Planning Division we offer “No” objections to this proposed alley vacation request.

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

**Texas Gas Company**

No comments received.

**El Paso Electric Company:**

EPEC objects due to critical distribution infrastructure in the area. EPE 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**

Recommends approval provided lines are relocated North of Alberta Avenue in between Concepcion Street and Reynolds Street due to existing aerial facilities within the project area.

**Streets and Maintenance Department**

No objections.

**AT&T**

No comments received.

**El Paso Fire Department:**

No objections.

**Attachments**

1. Location Map
2. Aerial Map
3. Survey
4. Metes & Bounds
5. Letter of support from MCA
6. Letter of support from UMC
7. Property acquisition map
8. Application
9. Exhibit A to application

## ATTACHMENT 1



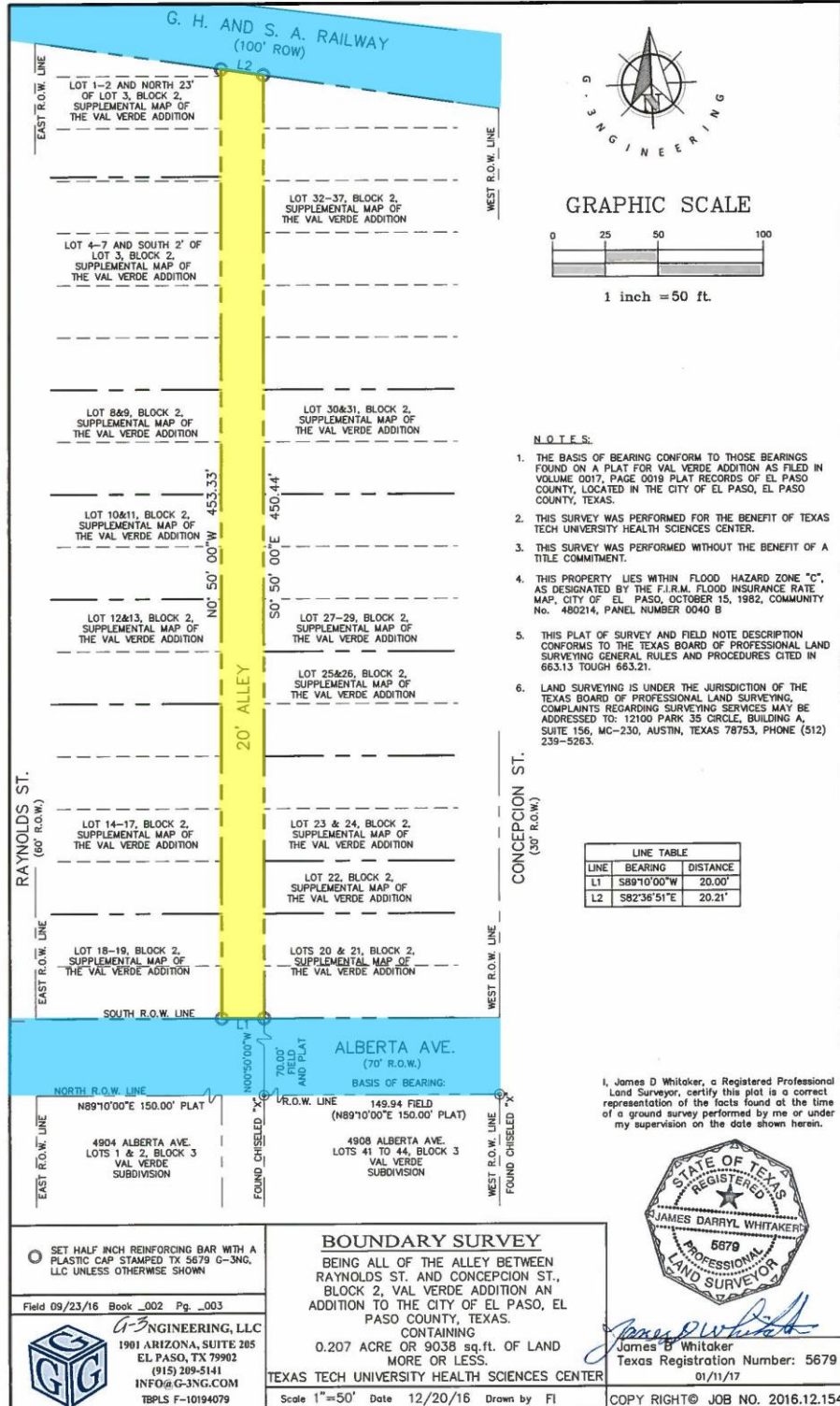
ATTACHMENT 2

Alberta/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 2,  
Val Verde Addition  
An Addition to the City of El Paso, El Paso County, Texas**

A field note description of 0.207 acre or 9,038 square foot parcel or tract of land being the alley between Reynolds Street and Concepcion Street, Block 2, 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, North 00°50' 00" West, a distance of 70.00 feet to a half inch reinforcement bar with a cap stamped G-3ngTX RPLS #5679 set on the northerly right-of-way line of Alberta Avenue for the southeast corner of the tract or parcel of land being described and for the Point of Beginning.

Thence, along said right-of-way line, South 89°10'00" West, a distance of 20.00 feet to a half inch reinforcement bar with a cap stamped G-3ngTX RPLS #5679 set for the southwest corner.

Thence, leaving said northerly right-of-way line, North 00°50'00" West, a distance of 453.33 feet to a half inch reinforcement bar with a cap stamped G-3ng TX RPLS #5679 set on the southerly right-of-way line of the G. H. and S. A. Railway for the northwest corner.

Thence, along said southerly right-of-way line, South 82°36'51" East, a distance of 20.21 feet to a half inch reinforcement bar with a cap stamped G-3ng TX RPLS #5679 set for the northeast corner.

Thence, leaving said southerly right-of-way line, South 00°50'00" East, a distance of 450.44 feet to the Point of Beginning and containing 0.207 acre or 9038 square feet of land more or less.

TXBPE F-14940  
TXBPLS F-10194079

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

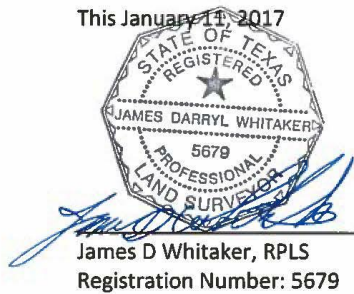


**Boundary Survey of the alley between Reynolds Street and Concepcion Street, Block 2,  
Val Verde Addition  
An Addition to the City of El Paso, El Paso County, Texas**

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 January 11, 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



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 6**



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

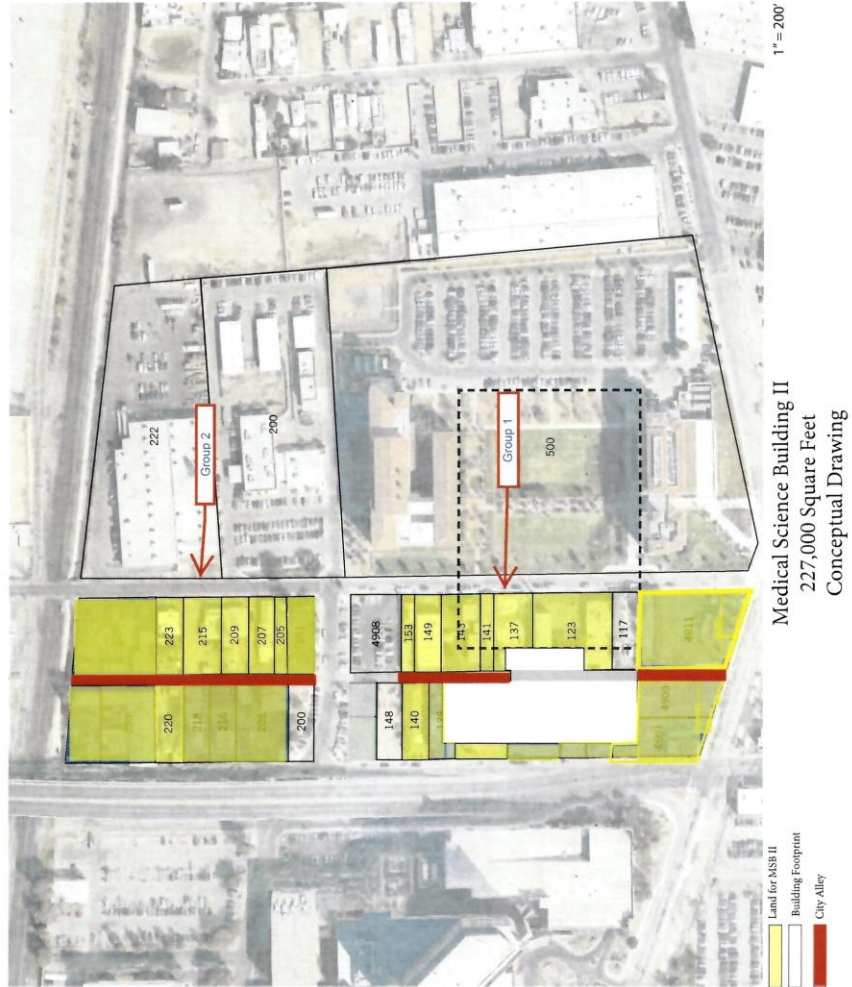
Cc: Richard A. Lange, MD., M.B.A., President, Texas Tech University Health Sciences Center El Paso  
Frank G. Stout, Chief Operating Officer, Texas Tech University Health Sciences Center El Paso

Encl.

# ATTACHMENT 7


**TEXAS TECH UNIVERSITY**  
**HEALTH SCIENCES CENTER,**  
**EL PASO**

TTUHSC EP Property Acquisitions  
 as of January 20, 2017





## ATTACHMENT 8



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

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

File No. SURW17-00002

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 \_\_\_\_\_ Other X Any and all easements and rights-of-way.  
Street Name(s) SEE ATTACHED EXHIBIT A Subdivision Name VAL VERDE  
Abutting Blocks Block 2 Abutting Lots 1-37
3. Reason for vacation request: TTUHSCEP WILL BE ACQUIRING ALL SURROUNDING PROPERTIES FOR THE FUTURE CONSTRUCTION OF THE MEDICAL SCIENCE BUILDING II AND ASSOCIATED FACILITIES.
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 2 Parking
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. 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 9



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

Property Owner	Legal Description	Address	Phone #	Signature
TTUHSC EP	2 VAL VERDE 8 & 9 (7500 SQ FT)	GROUP 2 220 Raynolds - Group 2: #20	915-215-4585	Signed by TTUHSC EP
TTUHSC EP	2 VAL VERDE 30 & 31 (7500 SQ FT)	223 N. Conception - Group 2: #21	915-215-4585	Signed by TTUHSC EP
TTUHSC EP	2 VAL VERDE 29 TO 29 (11250.00 SQ FT)	215 N. Conception - Group 2: #23	915-215-4585	Signed by TTUHSC EP
TTUHSC EP	2 VAL VERDE 28 & 28 (7500 SQ FT)	209 N. Conception - Group 2: #25	915-215-4585	Signed by TTUHSC EP
TTUHSC EP	2 VAL VERDE 23 & 24 (7500 SQ FT)	207 N. Conception - Group 2: #27	915-215-4585	Signed by TTUHSC EP
TTUHSC EP	2 VAL VERDE 20 & 21 (7500 SQ FT)	201 N. Conception- Group 2: #29	915-215-4585	Signed by TTUHSC EP
TTUHSC EP	2 VAL VERDE 14 TO 17 (15000 SQ FT)	208 Raynolds, 216 Raynolds, 218 Raynolds - Group 2: #22,24,26	915-215-4585	Signed by TTUHSC EP
TTUHSC EP	2 VAL VERDE 4 TO 7 & S 2 FT OF 3 (15300 SQ FT)	225 N. Conception, 230 Raynolds - Group 2: #18,19,30	915-215-4585	<i>R. Long</i>
TTUHSC EP	2 VAL VERDE LOT 22 (3750 SQ FT)	205 N. Conception - Group 2: #28	915-215-4585	Signed by TTUHSC EP
City of El Paso	2 VAL VERDE 18 & 19	200 Raynolds	915-212-1631	<i>[Signature]</i>



# Recommendation/Public Input

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

That the applicant reserves EPEE, EPW and Time Warner Cable easements to be dedicated by separate instrument 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



## Alberta/Raynolds Alley Vacation

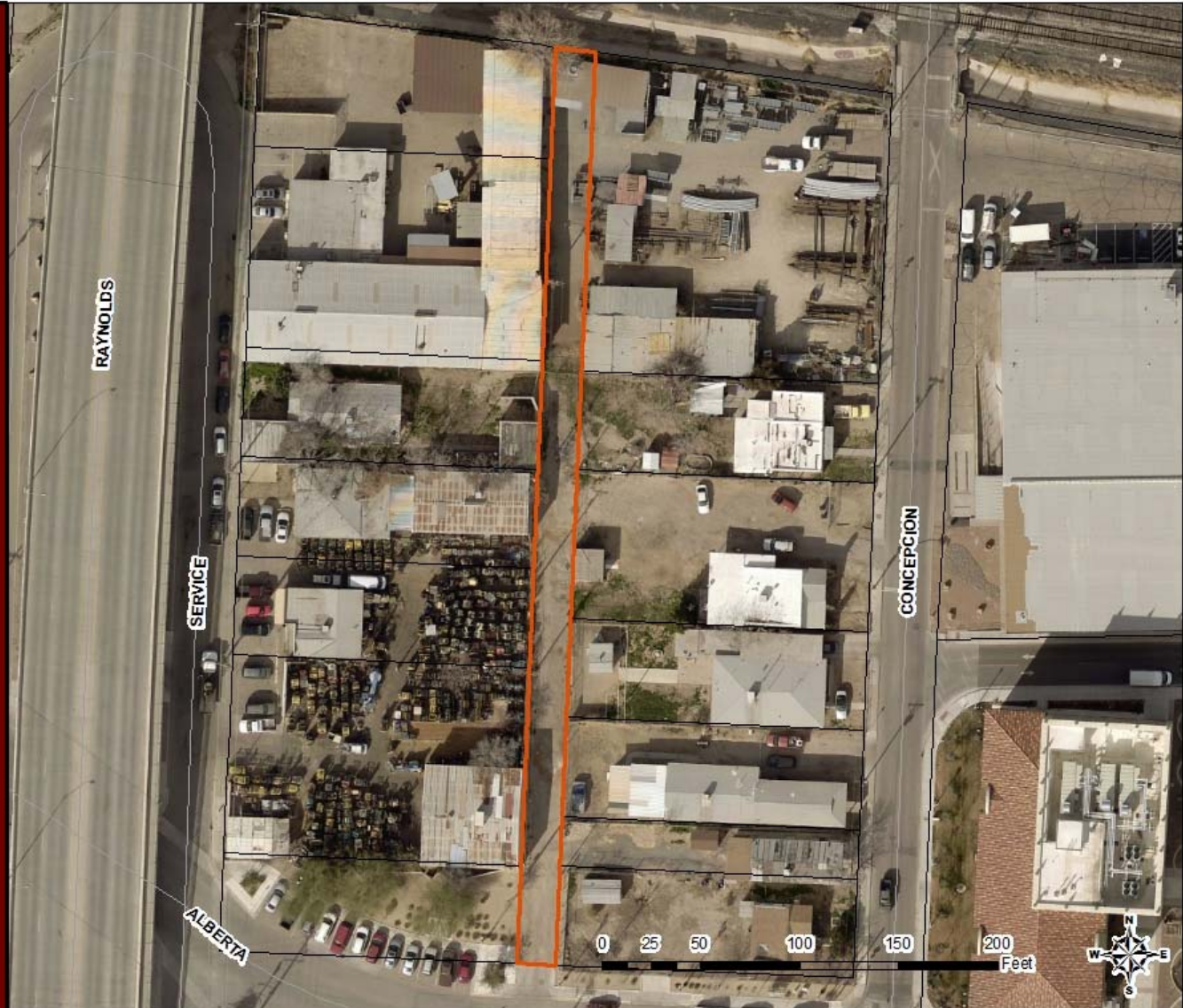


*"Delivering Outstanding Services"*





## Alberta/Raynolds Alley Vacation



*"Delivering Outstanding Services"*







*"Delivering Outstanding Services"*



*"Delivering Outstanding Services"*



## Alberta/Raynolds Alley Vacation



### Condition/Requirement

- That the applicant reserves EPEC, EPW, and Time Warner Cable easements to be dedicated by separate instruments prior to City Council approval.