

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

DEPARTMENT: Parks and Recreation

AGENDA DATE: September 20, 2011

CONTACT PERSON/PHONE: Nanette Smejkal, Director (541-4283)

DISTRICT(S) AFFECTED: 1

SUBJECT:

Approve a Resolution of City Council for the use of 0.141 acres of parkland to develop an extension of Cimarron Park Drive from Paso del Norte Boulevard through Cimarron Park to Brays Landing Street.

BACKGROUND / DISCUSSION:

Cimarron Park was accepted from developer Hunt Companies, Inc. in June 2009. An extension of Cimarron Park Drive will use 0.141 acres on the southeast corner of the park. The total park is currently 3.71 acres. The street expansion will provide greater connectivity between Paso del Norte Blvd. and Brays Landing Street as well as a secondary access point for emergency vehicles into Cimarron Park and adjacent residential areas. Staff recommends support.

PRIOR COUNCIL ACTION:

None

AMOUNT AND SOURCE OF FUNDING:

Hunt Companies, Inc. will pay the full cost of the roadway improvements.

BOARD / COMMISSION ACTION:

As required by EPCC 2.08.080, City Plan Commission reviewed September 8, 2011.

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

LEGAL: (if required) _____ **FINANCE:** (if required) _____

DEPARTMENT HEAD: _____

also)

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

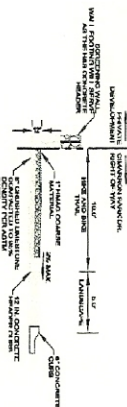
Information copy to appropriate Deputy City Manager

APPROVED FOR AGENDA:

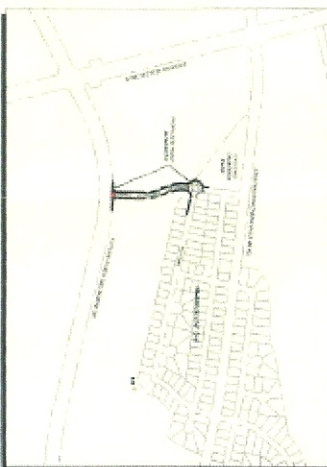
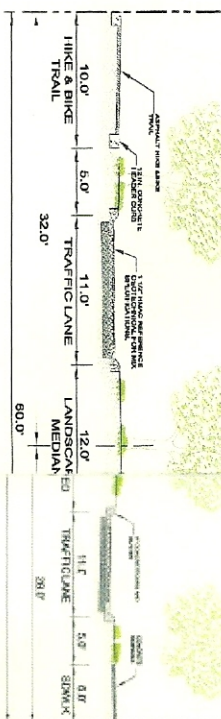
CITY MANAGER: _____

DATE: _____

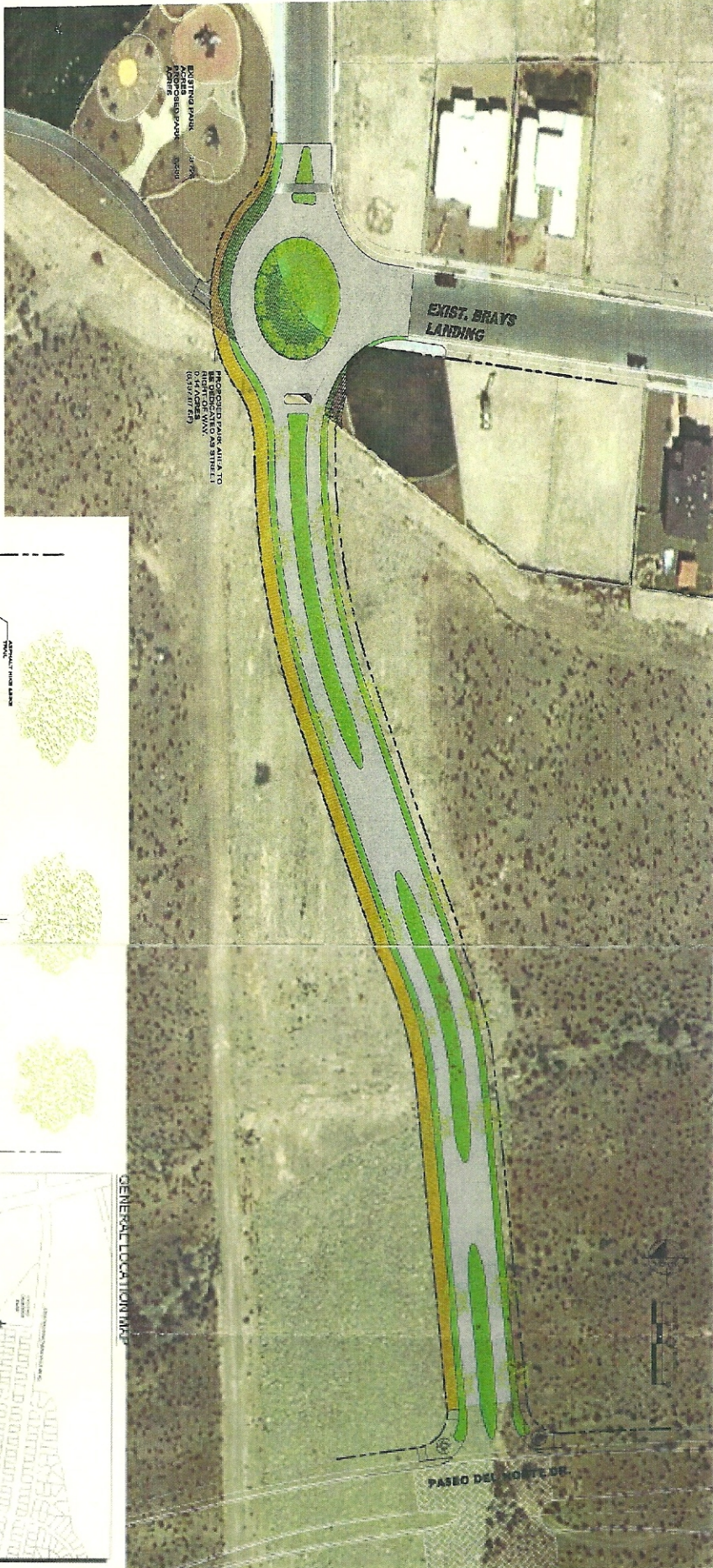
PROPOSED CIMARRON PARK DRIVE HIKE AND BIKE SECTION



PROPOSED CIMARRON PARK DRIVE ROADWAY SECTION



GENERAL LOCATION MAP



BOUNDARY EXHIBIT

CIMARRON PARK DRIVE
HUNT COMMUNITIES
CITY OF EL PASO, TEXAS

Kimley-Horn
and Associates.

RESOLUTION

WHEREAS, City staff has identified 0.141 acres of land situated within the limits of Cimarron Park in Northwest El Paso, to be used for the extension of Cimarron Park Drive from Paseo Del Norte Boulevard to Brays Landing Street, a legal description of which is attached hereto as Exhibit "A" and made a part hereof for all purposes; and

WHEREAS, City staff has recommended the use of the 0.141 acres for the extension of Cimarron Park Drive through Cimarron Park because it provides greater connectivity between Paseo Del Norte Boulevard and Brays Landing Street and it will provide a secondary access for emergency vehicles into Cimarron Park and adjoining residential areas;

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

WHEREAS, City Council determines that the proposed project for the residential street connection of Cimarron Park Drive includes all reasonable planning to minimize harm to the land as a park resulting from the use.

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

1. That the El Paso City Council approves the use of a 0.141 acre portion of Cimarron Park for a residential street, and
2. That, related to the residential street and in accordance with Chapter 26 of the Texas Parks and Wildlife Code, the City Council determines there is no feasible and prudent alternative to the use of the Cimarron Park acreage, and that the proposed plans for the residential street connection include all reasonable planning to minimize harm to the land as a park resulting from the use.

(signatures follow on next page)

ADOPTED this _____ day of _____ 20____.

CITY OF EL PASO

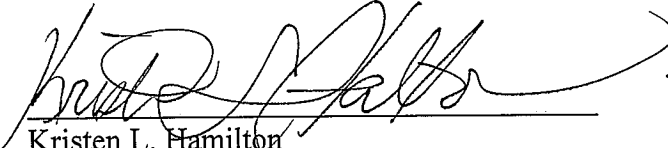
John F. Cook, Mayor

ATTEST:

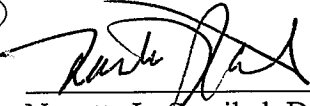
Richarda Duffy Momsen
City Clerk

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:



Kristen L. Hamilton
Assistant City Attorney



Nanette L. Smejkal, Director
Parks and Recreation Department

EXHIBIT "A"

Property description: A 0.141-acre portion of Lot 1, Block 1, Cimarron Unit One, El Paso, El Paso County, Texas

METES AND BOUNDS DESCRIPTION

The parcel of land herein described is a 0.141-acre portion of Lot 1, Block 1, Cimarron Unit One (Clerk's File No. 20070089227, El Paso County, Texas), El Paso, El Paso County, Texas, and is more particularly described by metes and bounds as follows:

COMMENCING at a city monument at the centerline P.I. of Brays Landing Drive (52-foot right-of-way) opposite Lot 24, Block 2, Cimarron Unit One, from which a city monument at the centerline intersection of Brays Landing Drive and Gulf Creek Drive (52-foot right-of-way) bears North $06^{\circ}49'10''$ East, a distance of 248.36 feet; Thence, South $77^{\circ}03'09''$ East, along the centerline of Brays Landing Drive, a distance of 76.33 feet; Thence, South $12^{\circ}56'51''$ West, a distance of 26.00 feet to the southerly right-of-way of Brays Landing Drive and the **POINT OF BEGINNING** of this description;

THENCE, 69.69 feet along the arc of a curve to the left, having a radius of 47.00 feet, a central angle of $84^{\circ}57'32''$, and a chord which bears South $60^{\circ}28'06''$ West, a distance of 63.48 feet to the common boundary between Tract 1B1, Nellie D. Mundy Survey 242 and Cimarron Unit One;

THENCE, North $53^{\circ}21'24''$ West, along said boundary, a distance of 106.88 feet;

THENCE, 74.01 feet along the arc of a curve to the right, having a radius of 65.00 feet, a central angle of $65^{\circ}14'32''$, and a chord which bears North $28^{\circ}33'24''$ East, a distance of 70.08 feet;

THENCE, 42.69 feet along the arc of a curve to the left, having a radius of 45.00 feet, a central angle of $54^{\circ}21'30''$, and a chord which bears North $33^{\circ}59'55''$ East, a distance of 41.11 feet to the westerly right-of-way of Brays Landing Drive;

THENCE, South $06^{\circ}49'10''$ West, along said right-of-way, a distance of 48.16 feet;

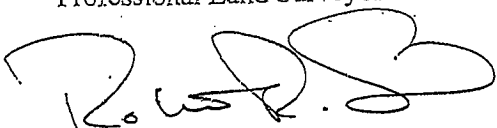
THENCE, 95.15 feet continuing along said right-of-way and along the arc of a curve to the left, having a radius of 65.00 feet, a central angle of $83^{\circ}52'20''$, and a chord which bears South $35^{\circ}07'00''$ East, a distance of 86.88 feet to the southerly right-of-way of Brays Landing Drive;

THENCE, South $77^{\circ}03'09''$ East, along said right-of-way, a distance of 41.29 feet to the **POINT OF BEGINNING** of this description.

Said parcel of land contains 0.141 acres (6,134 square feet) of land more or less.

NOTE: THIS DESCRIPTION IS BASED ON RECORD INFORMATION AND IS NOT INTENDED TO REPRESENT AN ON-THE-GROUND SURVEY. A PLAT OF EVEN DATE HERewith ACCOMPANIES THIS DESCRIPTION.

ROBERT SEIPEL ASSOCIATES, INC.
Professional Land Surveyors



Robert R. Seipel, R.P.L.S.
President
Texas License No. 4178

Job Number 11-0015
June 3, 2011

TRACT 1B2
NELLIE D. MUNDY SURVEY 242

NORTHERN PASS DRIVE

3.710-ACRE PARK DEDICATED TO THE
CITY OF EL PASO AUGUST 20, 2004,
IN CLERK'S FILE NO. 20050032132,
EL PASO COUNTY CLERK'S RECORDS,
ACCEPTED BY EL PASO CITY COUNCIL
FEBRUARY 22, 2005.

CIMARRON UNIT ONE

TRACT 1B1
NELLIE D. MUNDY SURVEY 242

NOTE:

1. THIS PLAT IS BASED ON RECORD INFORMATION AND IS
NOT INTENDED TO REPRESENT AN ON-THE-GROUND SURVEY.
A NARRATIVE METES AND BOUNDS DESCRIPTION OF EVEN
DATE HEREWITH ACCOMPANIES THIS PLAT.

2. CIMARRON UNIT ONE IS RECORDED IN CLERK'S FILE NO.
20070089227, EL PASO COUNTY, TEXAS.

NUMBER	BEARING	DISTANCE
T1	S 77°03'09" E	76.33'
T2	S 12°56'51" W	26.00'
T3	N 53°21'24" W	106.88'
T4	S 06°49'10" W	48.16'
T5	S 77°03'09" E	41.29'

NUMBER	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C1	84°57'32"	47.00	69.69	43.04	63.48	S 60°28'06" W
C2	65°14'32"	65.00	74.01	41.60	70.08	N 28°33'24" E
C3	54°21'30"	45.00	42.69	23.11	41.11	N 33°59'55" E
C4	83°52'20"	65.00	95.15	58.40	86.88	S 35°07'00" E

PARCEL AREA
0.141 ACRES
6,134 SQ. FT.

SCALE: 1" = 100'

0 50 100 200



ROBERT SEIPEL ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS

1845 NORTHWESTERN DR. SUITE C EL PASO, TX 79912 915-877-1928

A 0.141-ACRE PORTION OF LOT 1, BLOCK 1, CIMARRON
UNIT ONE, EL PASO, EL PASO COUNTY, TEXAS.

DATE: 06-03-11

SCALE: 1" = 100'

DRAWN BY: RRS

CHK'D BY: RRS

FB: ~

FILE #: 11-0015

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TRACT 182

NELLIE D. MUNDY SURVEY 242

NORTHERN PASS DRIVE

3.710-ACRE PARK DEDICATED TO THE
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IN CLERK'S FILE NO. 20050032132,
EL PASO COUNTY CLERK'S RECORDS,
ACCEPTED BY EL PASO CITY COUNCIL
FEBRUARY 22, 2005.

CIMARRON UNIT ONE

TRACT 181

NELLIE D. MUNDY SURVEY 242

NOTE:

1. THIS PLAT IS BASED ON RECORD INFORMATION AND IS NOT INTENDED TO REPRESENT AN ON-THE-GROUND SURVEY. A NARRATIVE METES AND BOUNDS DESCRIPTION OF EVEN DATE HERewith ACCOMPANIES THIS PLAT.

2. CIMARRON UNIT ONE IS RECORDED IN CLERK'S FILE NO. 20070089227, EL PASO COUNTY, TEXAS.

