



City of El Paso – City Plan Commission Staff Report

Case No: SURW11-00019 Boxwood Circle Street Vacation
Application Type: Street Vacation
CPC Hearing Date: January 24, 2013

Staff Planner: George Pinal, 915-541-4152, pinalg@elpasotexas.gov
Location: North of Gateway West Blvd and West of Sumac
Acreage: 0.832 acre
Rep District: 7
Existing Use: Right-of-way
Existing Zoning: C-1/c (Commercial/condition) & (R-3) Residential
Property Owner: City of El Paso
Applicant: El Paso Healthcare System LTD, d/b/a Las Palmas Del Sol Healthcare
Representative: SER Group, LLC

SURROUNDING ZONING AND LAND USE

North: R-3 (Residential)/Single Family Residential
South: C-1 (Commercial)/ Parking Lot
East: C-3/sc (Commercial/ special contract)/Commercial Development
West: C-1/c (Commercial/condition) / Commercial Development

THE PLAN FOR EL PASO DESIGNATION: G-3, Post-War and G-4, Suburban (Walkable)

APPLICATION DESCRIPTION

The applicant is requesting to vacate Boxwood Circle Street in its entirety. Boxwood Circle Street is located within the Eastwood Unit One Subdivision. The abutting properties to the east and to the west have been acquired by Las Palmas Del Sol Healthcare. The applicant states that the purpose of the street vacation is to accommodate the needs of the expanding hospital.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends **approval** of Boxwood Circle Street Vacation subject to the following conditions and requirements:

City Development Planning Division Recommendation:

Approval.

City Development - Land Development:

Approval.

City Development Transportation:

Approval

El Paso Water Utilities:

1. The El Paso Water Utilities does not object to the proposed vacation but has the following requirements:

- The 6-inch diameter water main along Boxwood Circle is to be cut, plug and abandoned at both intersections (Bois D Arc Drive and Sumac Drive).
- All water meters within the proposed Boxwood Circle Street Vacation are to be removed.
- The fire hydrant at the southwest intersection of Boxwood Circle and Sumac Drive has to be relocated.
- The 8-inch diameter sanitary sewer main along Boxwood Circle is to be cut plug and abandoned at the intersection of Boxwood Circle and Sumac Drive.
- EPWU will cut and plug both water and sanitary sewer mains. EPWU will relocate the fire hydrant and remove the water meters within the proposed Boxwood Circle Street Vacation.
- All costs associated with the proposed cut and plugs of the water and sanitary sewer mains, the relocation of the fire hydrant and the removal of the water meters are the responsibility of the Owner/Developer.
- EPWU requires a letter from the Owner/Developer in order for the PSB to perform the required work due to this Street Vacation.

Water

2. There is an existing 6-inch diameter water main that extends along Boxwood Circle from Bois D'Arc Street to Sumac Drive.

Sanitary Sewer

3. There is an existing 8-inch diameter sanitary sewer main that extends along Boxwood Circle from Bois D'Arc Street to Sumac Drive.

General

4. The applicant is responsible for the costs of any necessary extensions, relocations or adjustments of water and sanitary sewer lines, appurtenances, fire hydrants, and meters related to the proposed street vacation.

Parks and Recreation:

No objections to this proposed street vacation request.

El Paso Fire Department:

No comments received.

El Paso Electric Company:

No comments received.

Sun Metro:

No comments received.

911:

No comments received.

Texas Gas Company:

No Comments received.

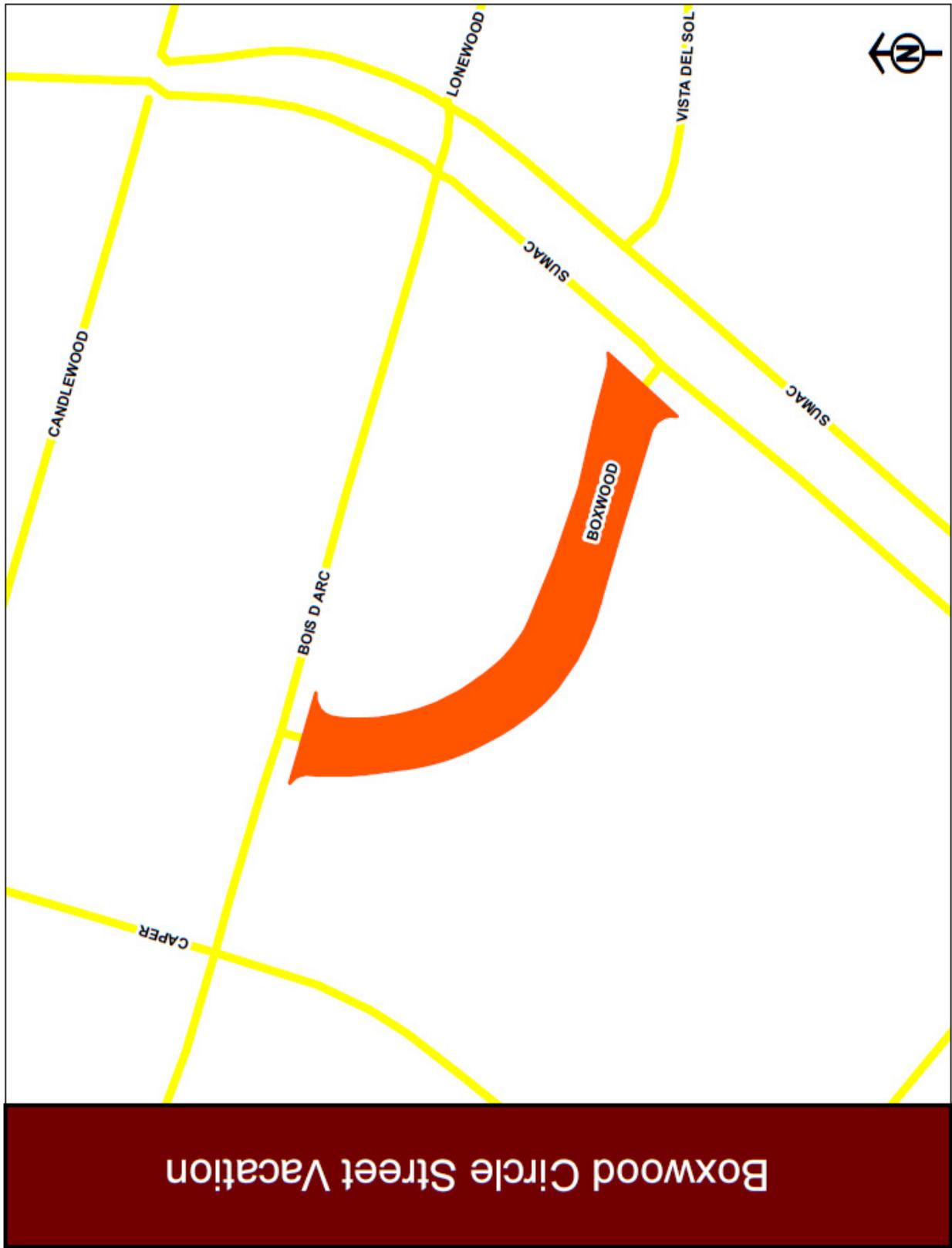
El Paso Independent School District:

No comments received.

Attachments

1. Location map
2. Aerial map
3. Survey
4. Application

ATTACHMENT 1



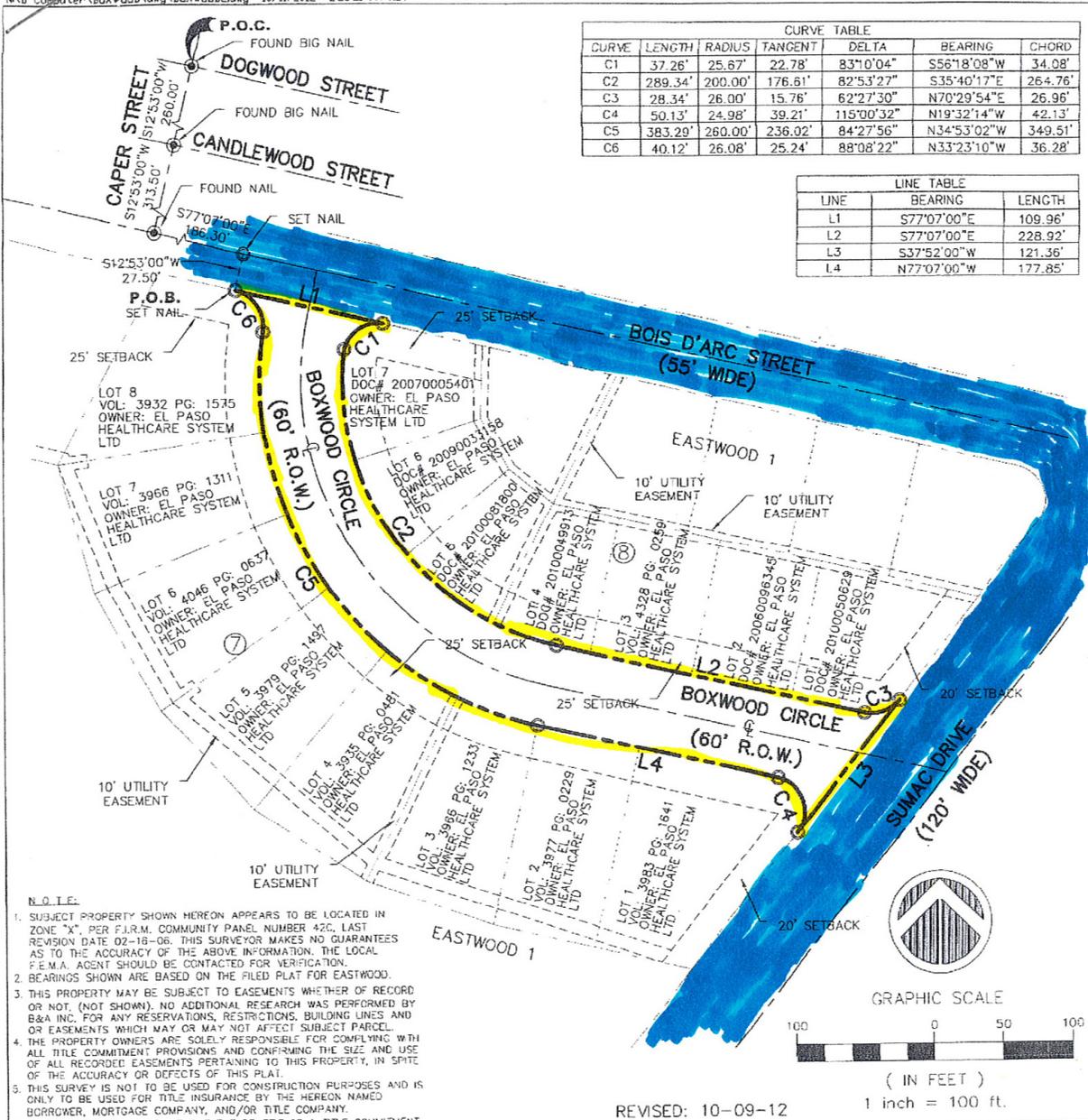
Boxwood Circle Street Vacation

ATTACHMENT 2



ATTACHMENT 3

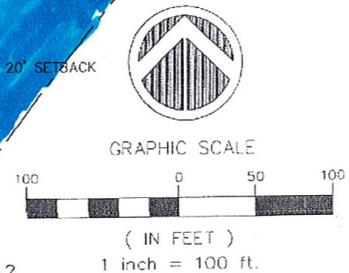
N:\D Computer\BOXWOOD.dwg\BOXWOOD2.dwg 10/11/2012 2:28:21 PM MDT



CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	BEARING	CHORD
C1	37.26'	25.87'	22.78'	83°0'04"	S56°18'08"W	34.08'
C2	289.34'	200.00'	176.61'	82°53'27"	S35°40'17"E	264.76'
C3	28.34'	26.00'	15.76'	62°27'30"	N70°29'54"E	26.96'
C4	50.13'	24.98'	39.21'	115°00'32"	N19°32'14"W	42.13'
C5	383.29'	260.00'	236.02'	84°27'56"	N34°53'02"W	349.51'
C6	40.12'	26.08'	25.24'	88°08'22"	N33°23'10"W	36.28'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S77°07'00"E	109.96'
L2	S77°07'00"E	228.92'
L3	S37°52'00"W	121.36'
L4	N77°07'00"W	177.85'

- N.O.T.E.:**
- SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN ZONE "X", PER F.J.R.M. COMMUNITY PANEL NUMBER 42C, LAST REVISION DATE 02-16-06. THIS SURVEYOR MAKES NO GUARANTEES AS TO THE ACCURACY OF THE ABOVE INFORMATION. THE LOCAL F.E.M.A. AGENT SHOULD BE CONTACTED FOR VERIFICATION.
 - BEARINGS SHOWN ARE BASED ON THE FILED PLAT FOR EASTWOOD.
 - THIS PROPERTY MAY BE SUBJECT TO EASEMENTS WHETHER OF RECORD OR NOT, (NOT SHOWN). NO ADDITIONAL RESEARCH WAS PERFORMED BY BEA INC. FOR ANY RESERVATIONS, RESTRICTIONS, BUILDING LINES AND OR EASEMENTS WHICH MAY OR MAY NOT AFFECT SUBJECT PARCEL.
 - THE PROPERTY OWNERS ARE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL TITLE COMMITMENT PROVISIONS AND CONFIRMING THE SIZE AND USE OF ALL RECORDED EASEMENTS PERTAINING TO THIS PROPERTY, IN SPITE OF THE ACCURACY OR DEFECTS OF THIS PLAT.
 - THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES AND IS ONLY TO BE USED FOR TITLE INSURANCE BY THE HEREON NAMED BORROWER, MORTGAGE COMPANY, AND/OR TITLE COMPANY.
 - THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT.



REVISED: 10-09-12

B Barragan & Associates Inc.

LAND PLANNING & SURVEYING
10950 Pellicano Dr. Building-F,
El Paso, Tx 79935
Phone (915) 591-5709 Fax (915) 591-5706

Plat of Survey

BOXWOOD CIRCLE RIGHT-OF-WAY
BETWEEN BLOCK 7 AND BLOCK 8,
EASTWOOD SECTION 1,
AN ADDITION TO THE
CITY OF EL PASO,
EL PASO COUNTY, TEXAS,
AREA 0.832 ACRES ±

Plat Reference Vol/Bk 14 Pages 16
Scale: 1"=100' Date: 08-24-10 Drawn By: BM/RV

I hereby certify that the foregoing survey was made on the ground and under my supervision and is true and correct to the best of my knowledge and belief.

Benita Barragan TX, R.P.L.S. No. 5615
Job No. 100922-11 Copy Rights ©

ATTACHMENT 4



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

Date: 12/10/12 File No. SURW12-00019

1. APPLICANTS NAME EL PASO HEALTHCARE SYSTEM LTD, d/b/a HEALTHCARE ^{LAS PALMAS Del Sol}
ADDRESS 10301 GATEWAY WEST BLVD MAP CODE 79905 TELEPHONE 915-594-5988

2. Request is hereby made to vacate the following: (check one)

Street Alley Easement Other

Street Name(s) BOXWOOD CIRCLE Subdivision Name EASTWOOD

Abutting Blocks BLOCK 7 (TO THE SOUTH) Abutting Lots LOT 1-8 (TO THE SOUTH)
BLOCK 8 (TO THE NORTH) Abutting Lots LOT 1-7 (TO THE NORTH)

3. Reason for vacation request: FUTURE PARKING LOT FOR DEL SOL MEDICAL CENTER

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

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>X D Nicholas J. Paul</u>	<u>EASTWOOD UNIT 1, BLOCK 7, LOTS 1-8, AND BLOCK 8, LOTS 1-7, AN ADDITION TO THE CITY OF EL PASO.</u>	<u>915-594-5928</u>
<u>Vice President - El Paso Healthcare System, Ltd.</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.

CASHIER'S VALIDATION
FEE: \$966.00

OWNER SIGNATURE: X D Nicholas J. Paul
REPRESENTATIVE: Vice President - El Paso Healthcare System, Ltd.

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