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

DEPARTMENT: Parks and Recreation

AGENDA DATE: April 29, 2008

CONTACT PERSON/PHONE: Nanette Smejkal, (915) 541-4331

DISTRICT(S) AFFECTED: District 4

CITY CLERK DEPT.
08 APR 21 AM 8:17

SUBJECT:

APPROVE a resolution / ordinance / lease to do what? OR AUTHORIZE the City Manager to do what? Be descriptive of what we want Council to approve. Include $ amount if applicable.

Approve a resolution of City Council for the development of an extension of Whitehall Drive from the Northtowne Village Subdivision to the south, through the Northeast Regional Sports Complex, to the Redstone Village Subdivision to the north.

BACKGROUND / DISCUSSION:

Discussion of the what, why, where, when, and how to enable Council to have reasonably complete description of the contemplated action. This should include attachment of bid tabulation, or ordinance or resolution if appropriate. What are the benefits to the City of this action? What are the citizen concerns?

When the NE Regional Sports Complex was first dedicated as a park there was an understanding that there would be two entrance points to McCombs Drive from the park. The main access would be at Rick Husband Drive and the second at the far southern boundary of the property. TXDOT did not agree to the second access point because Chippendale Avenue in the Northtowne Village Subdivision to the south was too close to the proposed second park entrance. As a result of TXDOT declining the request for the second entrance, the PSB decided to reduce the amount of property to be dedicated as part of the NE Regional Sports Complex by reducing the proposed park area that had been reserved for the road. Unfortunately the property was not reduced sufficiently. Left with a remnant sliver of property extending from the main park property, the Parks and Recreation Department, in discussion with the Fire Department identified the property as a potential fire emergency entrance. The only problem was the connection of Whitehall Drive from Chippendale Avenue was deadheaded in a cul-de-sac off of Chippendale Avenue. The department did not have the funds to improve the road system to accomplish the desired task.

Shortly thereafter, staff was approached by the Redstone Village Subdivision developer and after some discussion, indicated to staff that they would improve the extension of Whitehall Drive from Chippendale Avenue if they could continue that connection into their subdivision. Staff agreed seeing the logic to adding a third access entrance to the Redstone Village Subdivision.

Being dedicated park property, a Public Hearing will have to be held on April 29, 2008 to gain public assent to allow for this improvement.

PRIOR COUNCIL ACTION:

Has the Council previously considered this item or a closely related one?

No.

AMOUNT AND SOURCE OF FUNDING:

How will this item be funded? Has the item been budgeted? If so, identify funding source by account numbers and description of account. Does it require a budget transfer?

The Redstone Village Subdivision developer, Hunt Communities, Inc. will pay the full cost of the roadway improvements.

BOARD / COMMISSION ACTION:

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

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

DEPARTMENT HEAD: 4/21/08

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

Information copy to appropriate Deputy City Manager

APPROVED FOR AGENDA:

CITY MANAGER: _____ **DATE:** _____

CITY CLERK DEPT.
08 APR 21 PM 3:17

RESOLUTION

WHEREAS, City staff has identified a 90-foot wide strip of the Northeast Regional Park to be used as an extension of Whitehall Drive, a legal description of the identified 90-foot strip is attached hereto as Exhibit "A" and made a part hereof for all purposes; and

WHEREAS, City staff has recommended the identified extension of Whitehall Drive through the Northeast Regional Park because (1) it will allow access to a trail head in the Northeast Regional Park; (2) it will provide access to proposed parking spaces for those individuals using the hike and bike trail; (3) it will provide a secondary access for emergency vehicles into the Northeast Regional Park, and (4) it will link a street which "dead ends" on both sides of the identified 90-foot wide strip of the Northeast Regional Park; and

WHEREAS, City staff has recommended that the proposed plans for the identified extension of Whitehall Drive includes all reasonable planning to minimize harm to the Northeast Regional Park,

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

1. That the El Paso City Council approves the identified extension of Whitehall Drive through the Northeast Regional Park, and
2. That, related to the approve extension of Whitehall Drive and in accordance with Chapter 26 of the Texas Parks and Wildlife Code, the City Council finds there is no feasible and prudent alternative to the use of Northeast Regional Park, and that the proposed plans for the identified street extension include all reasonable planning to minimize harm to the Northeast Regional Park.

ADOPTED this _____ day of _____, 2008.

THE CITY OF EL PASO

_____
John F. Cook, Mayor

ATTEST:

_____
Richarda D. Momsen, City Clerk

APPROVED AS TO CONTENT:

_____
Nanette Smejkal
Director of Parks & Recreation

APPROVED AS TO FORM:

_____
Theresa Cullen-Garney
Deputy City Attorney

CITY CLERK DEPT.
08 MAY 15 PM 4:34

#36691 v1 - Parks/Reso/Whitehall Extension

Property description: A 0.126-acre portion of Section 30, Block 80, Township 1, Texas & Pacific Railway Company Surveys, El Paso, El Paso County, Texas

METES AND BOUNDS DESCRIPTION

The parcel of land herein described is a 0.126-acre portion of Section 30, Block 80, Township 1, Texas & Pacific Railway Company Surveys, 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 intersection of McCombs Road (150-foot right-of-way) and Chippendale Avenue (60-foot right-of-way; Northtowne Village Unit 1 Replat A, Book 50, Page 46, Plat Records, El Paso County, Texas), from which a city monument at the centerline intersection of Chippendale Avenue and Whitehall Drive (60-foot right-of-way, Northtowne Village Unit 1 Replat A) bears North 89°59'00" East, a distance of 795.97 feet; Thence, North 01°04'44" West, along the centerline of McCombs Road, a distance of 138.59 feet; Thence, North 88°55'16" East, a distance of 75.00 feet to the intersection of the easterly right-of-way of McCombs Road and the northerly boundary of Northtowne Village Unit 1 Replat A; Thence, South 89°59'00" East, along said boundary, a distance of 693.63 feet to an "X" marked on a rock wall on the westerly right-of-way of Whitehall Drive for the **POINT OF BEGINNING** of this description;

THENCE, North 00°05'10" East, a distance of 70.08 feet to a set 5/8" rebar with cap marked "RPLS 4178";

THENCE, 31.44 feet along the arc of a curve to the left, having a radius of 20.00 feet, a central angle of 90°04'10", and a chord which bears North 44°56'55" West, a distance of 28.30 feet to a 5/8" rebar with cap marked "RPLS 4178" set on the southerly boundary of Redstone Village (Clerk's File No. 20070113102, El Paso County Clerk's Records, El Paso County, Texas);

THENCE, South 89°59'00" East, along said boundary, a distance of 80.02 feet to a 5/8" rebar with cap marked "RPLS 4178" set on the easterly right-of-way of Whitehall Drive;

THENCE, South 00°05'10" West, a distance of 90.10 feet to a 5/8" rebar with cap marked "RPLS 4178" set at the intersection of the northerly boundary of Northtowne Village Unit 1 Replat A and the easterly right-of-way of Whitehall Drive;

THENCE, North 89°59'00" West, along said boundary, a distance of 60.00 feet to the **POINT OF BEGINNING** of this description.

Said parcel of land contains 0.126 acres (5,492 square feet) of land more or less.

NOTE: 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 05-0067D
January 21, 2008

Exhibit "A"
1 of 2

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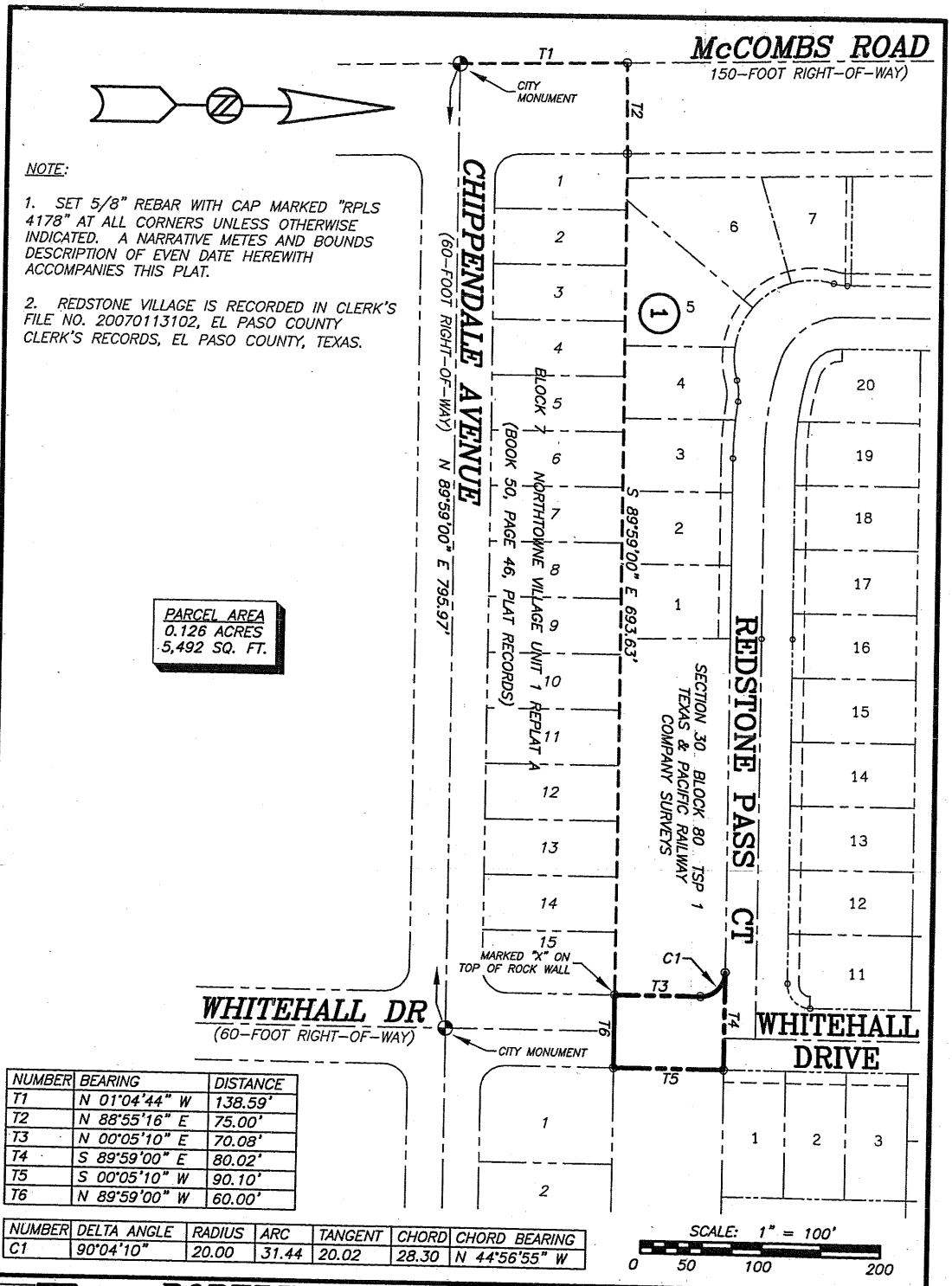

NOTE:

1. SET 5/8" REBAR WITH CAP MARKED "RPLS 4178" AT ALL CORNERS UNLESS OTHERWISE INDICATED. A NARRATIVE METES AND BOUNDS DESCRIPTION OF EVEN DATE HEREWITH ACCOMPANIES THIS PLAT.

2. REDSTONE VILLAGE IS RECORDED IN CLERK'S FILE NO. 20070113102, EL PASO COUNTY CLERK'S RECORDS, EL PASO COUNTY, TEXAS.

PARCEL AREA
0.126 ACRES
5,492 SQ. FT.

NUMBER	BEARING	DISTANCE
T1	N 01°04'44" W	138.59'
T2	N 88°55'16" E	75.00'
T3	N 00°05'10" E	70.08'
T4	S 89°59'00" E	80.02'
T5	S 00°05'10" W	90.10'
T6	N 89°59'00" W	60.00'

NUMBER	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C1	90°04'10"	20.00	31.44	20.02	28.30	N 44°56'55" W

ROBERT SEIPEL ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
1845 NORTHWESTERN DR. SUITE C EL PASO, TX 79912 915-877-1928

PLAT OF SURVEY

A 0.126-ACRE PORTION OF SECTION 30, BLOCK 80, TOWNSHIP 1, TEXAS & PACIFIC RAILWAY COMPANY SURVEYS, EL PASO, EL PASO COUNTY, TEXAS.

SURVEY DATE: 01-21-08
SCALE: 1" = 100'
DRAWN BY: RRS
CHECKED BY: RRS
FIELD BOOK: REDSTONE
FILE #: 05-0067D

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Exhibit "A"
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HANK AARON
STAN MUSIAL
WILLIAM MCCOOL
RICK HUSBAND
PATRIOT FREEWAY
NE-6
MCCOMBS
MCCOMBS
PATRIOT FREEWAY
DEVONTRY
ROCKDALE
MIDDLEDALE
CHIPPENDALE
4
WHITEHALL
WATERSTONE
GOLDEN POND
THATCHER POND
NATHAN BAY
ESSEX FALLS
WEDGE
PUTTER
TEE