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
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 Raynolds Street due to existing aerial facilities within the project area.

Streets and Maintenance Department
No objections.

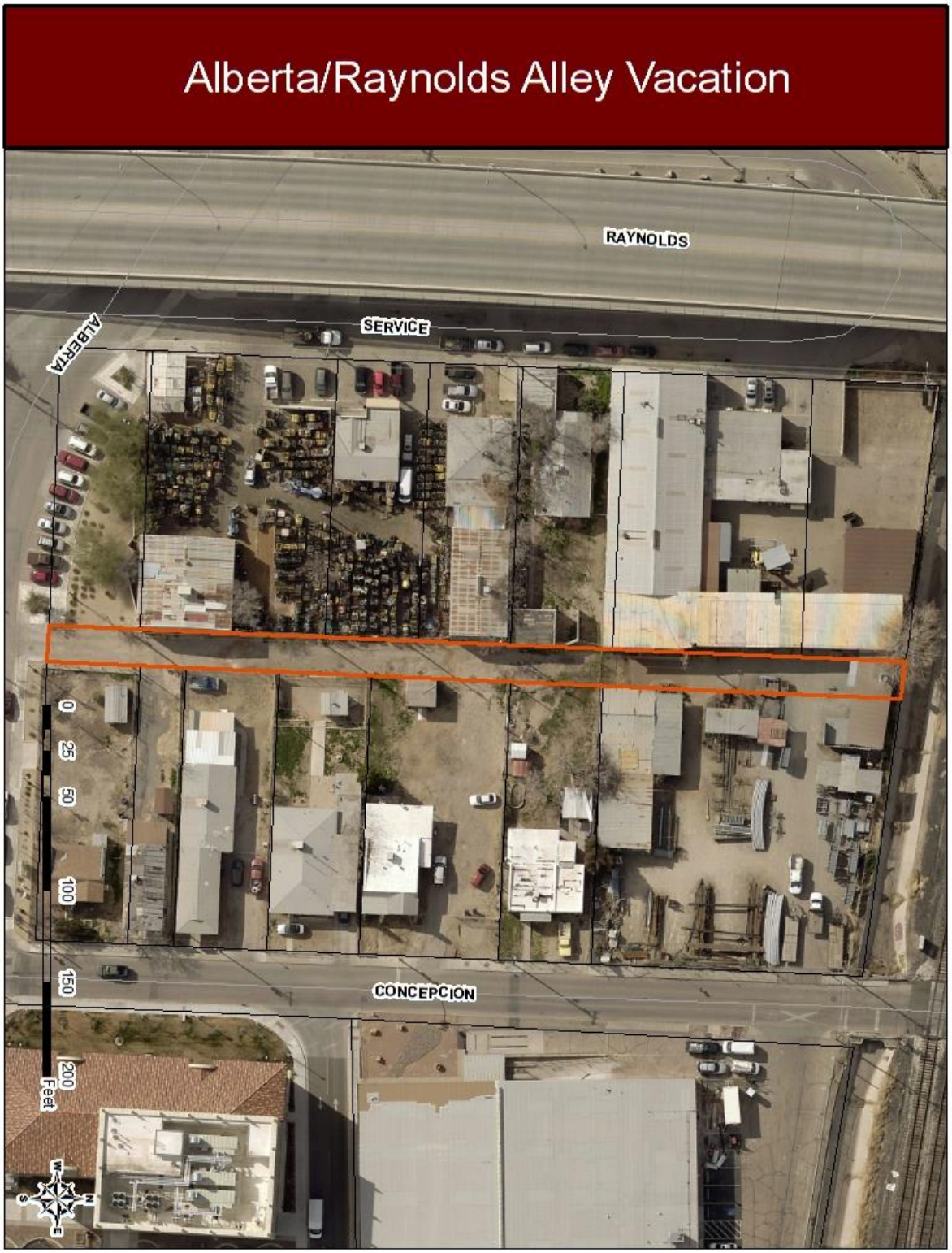
AT&T
No comments received.

El Paso Fire Department:
No objections.

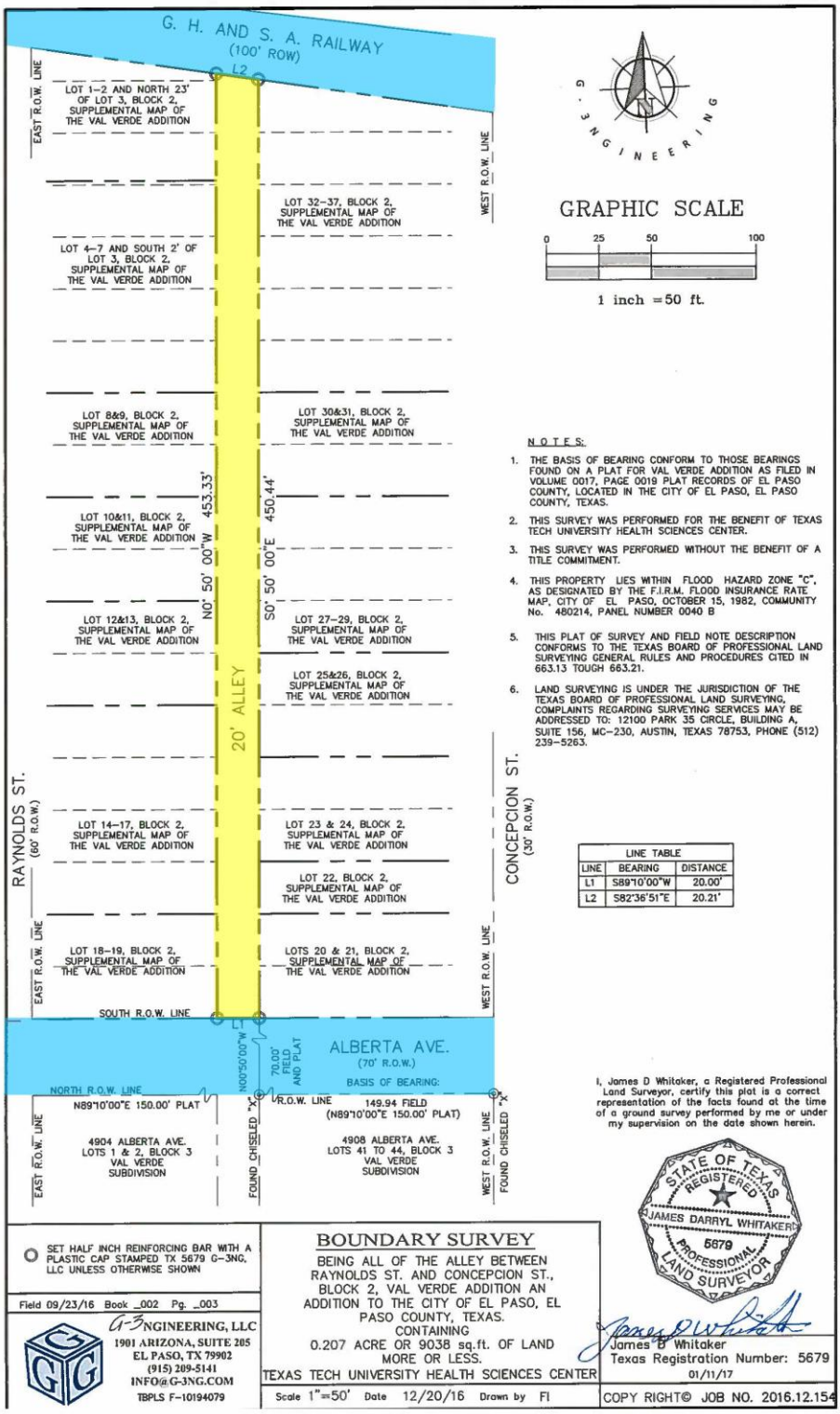
Attachments
1. Location Map
2. Aerial Map
3. Survey
4. Metes & Bounds
5. Letter of support from MCA
6. Letter of support from UMC
7. Property acquisition map
8. Application
9. Exhibit A to application

ATTACHMENT 1

ATTACHMENT 2



ATTACHMENT 3



ATTACHMENT 4

Field Note Description **Page 1 of 2**

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.

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 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

STATE OF TEXAS
REGISTERED
JAMES DARRYL WHITAKER
5679
PROFESSIONAL
LAND SURVEYOR

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-3ngineering, 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 Raynolds 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

UNIVERSITY MEDICAL CENTER
OF EL PASO

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 Raynolds 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,

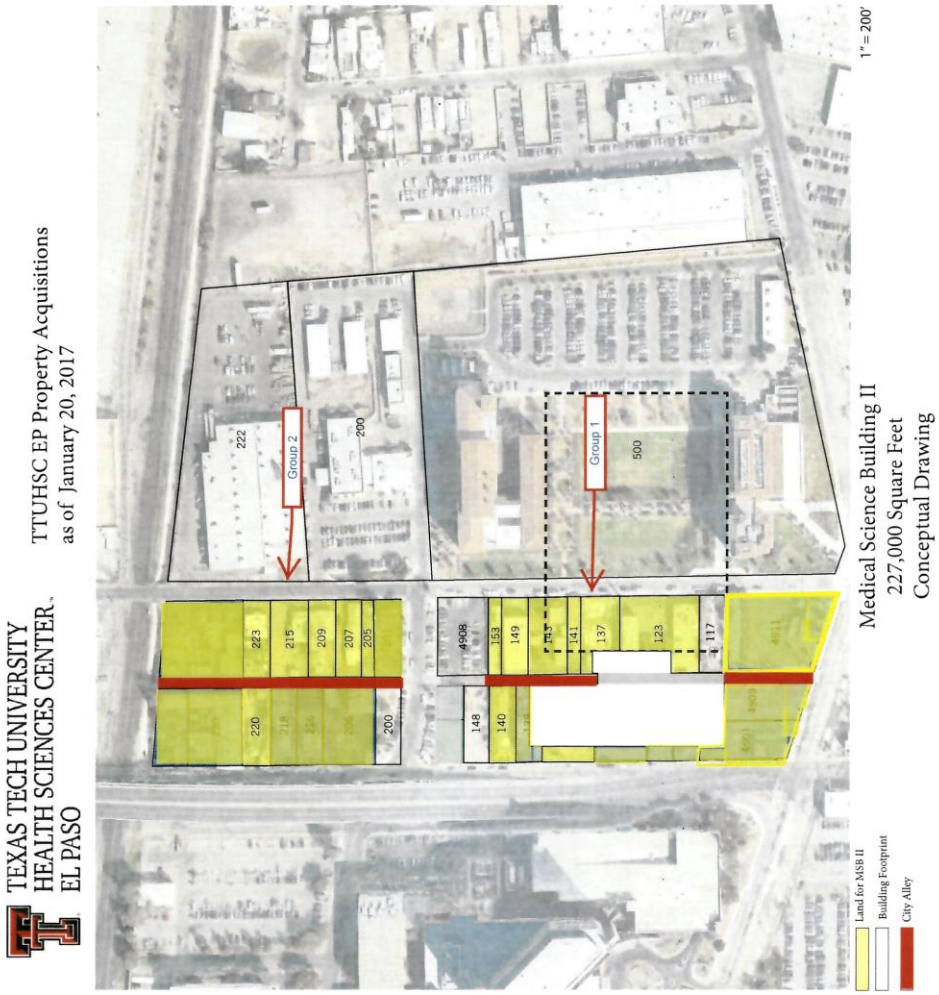
R. Jacob Cintron
President and CEO
University Medical Center of the El Paso

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.

4815 Alameda Avenue | El Paso, Texas 79905 | T: 915.544.1200 | www.umcelpaso.org

ATTACHMENT 7



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 ASOCCIATED 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
	See Exhibit A	

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. I/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

TEXAS TECH UNIVERSITY
HEALTH SCIENCES CENTER™
EL PASO

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

Property Owner	Legal Description	Address	Phone #	Signature
GROUP 2				
TTUHSC EP	2 VAL VERDE 8 & 9 (7500 SQ FT)	220 Raynolds - Group 2: #20	915-215-4585	Signed by TTUHSC EP
TTUHSC EP	2 VAL VERDE 30 & 31 (7500 SQ FT)	223 N. Concepcion - Group 2: # 21	915-215-4585	Signed by TTUHSC EP
TTUHSC EP	2 VAL VERDE 27 TO 29 (11250.00 SQ FT)	215 N. Concepcion - Group 2: #23	915-215-4585	Signed by TTUHSC EP
TTUHSC EP	2 VAL VERDE 25 & 26 (7500 SQ FT)	209 N. Concepcion - Group 2: # 25	915-215-4585	Signed by TTUHSC EP
TTUHSC EP	2 VAL VERDE 23 & 24 (7500 SQ FT)	207 N. Concepcion - Group 2: # 27	915-215-4585	Signed by TTUHSC EP
TTUHSC EP	2 VAL VERDE 20 & 21 (7500 SQ FT)	201 N. Concepcion- Group 2: # 29	915-215-4585	Signed by TTUHSC EP
TTUHSC EP	2 VAL VERDE 14 TO 17 (15000 SQ FT)	206 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. Concepcion, 230 Raynolds - Group 2: # 18,19,30	915-215-4585	R Lang
TTUHSC EP	2 VAL VERDE LOT 22 (3750 SQ FT)	205 N. Concepcion - Group 2: # 28	915-215-4585	Signed by TTUHSC EP
City of El Paso	2 VALVERDE 18 & 19	200 Raynolds	915-212-1631	