

UTEP ATLC ROW VACATION

City Plan Commission — July 17, 2025



CASE NUMBER/TYPE:	SURW23-00013 – Right-of-way Vacation
CASE MANAGER:	Alex Alejandre, (915) 212-1642, AlejandreAX@elpasotexas.gov
PROPERTY OWNER:	Board of Regents of the University of Texas System
REPRESENTATIVE:	Board of Regents of the University of Texas System
LOCATION:	West of Mesa St. and North of Interstate-10. (District 8)
PROPERTY AREA:	1.061 acres
VESTED RIGHTS STATUS:	Not Vested
PARK FEES:	Park Fees Not Required
ZONING DISTRICT(S):	C-2 sc (Commercial/Special Contract) / R-4 (Residential)
PUBLIC INPUT:	No opposition received as of July 17, 2025

SUMMARY OF RECOMMENDATION: Staff recommends **APPROVAL** of the Randolph and Blacker Right-of-Way (ROW) Vacation.

UTEP ATLC (Randolph and Blacker ROW Vacation)

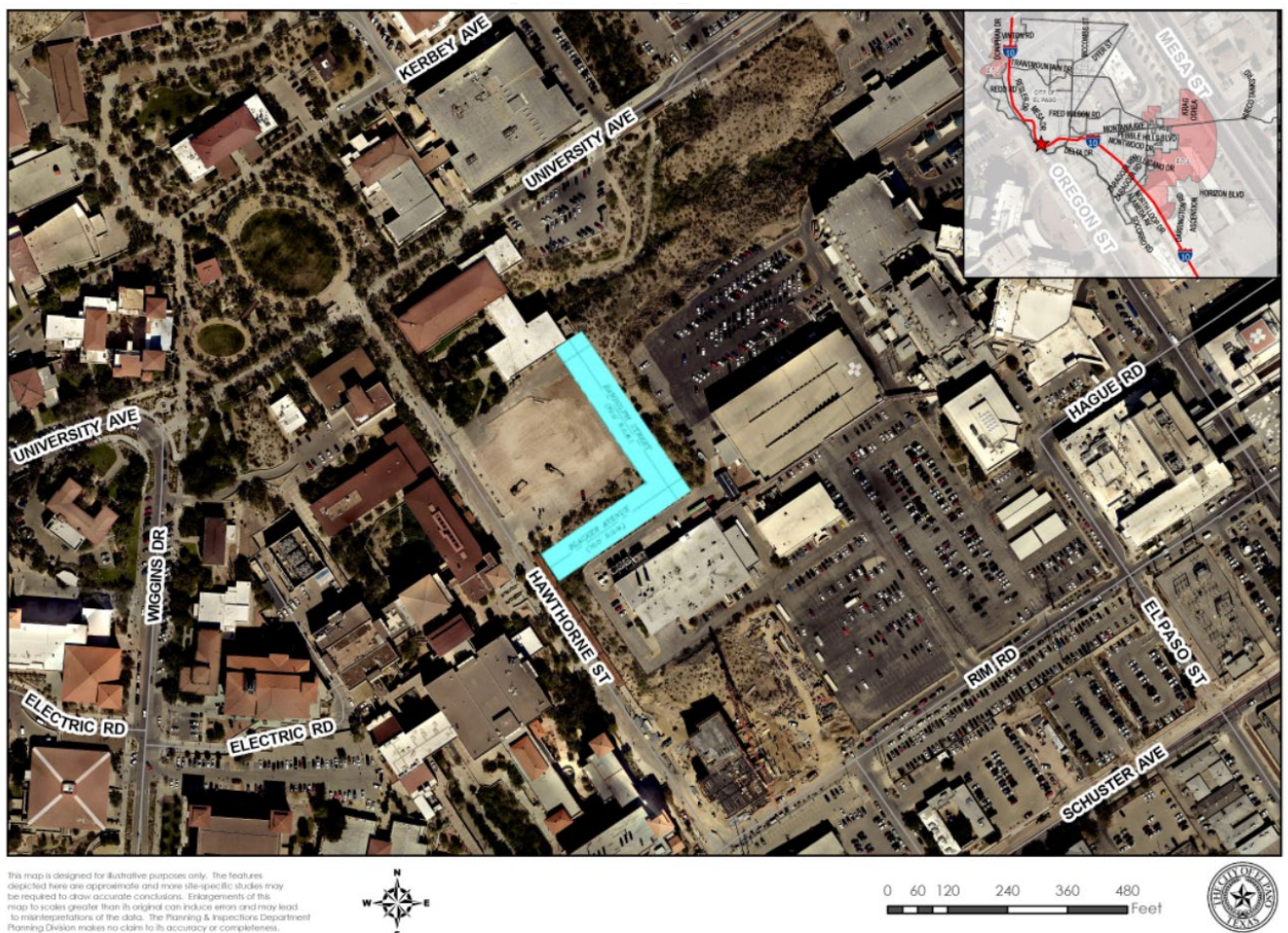


Figure A: Proposed plat with surrounding area

DESCRIPTION OF REQUEST: The applicants are seeking to amend Ordinance No. 019580 that vacated portions of Randolph Street and Blacker Avenue within Alexander Addition, to include the entirety of the Randolph Street and Blanchard Avenue intersection. The overall proposed area to be vacated is located east of Hawthorne St. and between University Avenue and Rim Road. The original vacation ordinance vacated seventy (70) feet of width from Randolph Street and Blacker Avenue, the amendment consists of including the entirety of the Randolph Street and Blanchard Avenue intersection. The total area to be vacated is approximately 1.061 acres in size and consists of unimproved land, with no utility infrastructure. The sidewalk along Hawthorne Street is to remain. The vacation will accommodate future construction of an education facility.

CASE HISTORY/RELATED APPLICATIONS: N/A

NEIGHBORHOOD CHARACTER: Surrounding neighborhood characteristics are identified in the following table.

Surrounding Zoning and Use	
North	R-4 (Residential District) / University
South	C-2 (Commercial District) / University
East	C-2 (Commercial District) / Hospital
West	R-4 (Residential District) / University
Nearest Public Facility and Distance	
Park	Dunn Park City Park (0.27 miles)
School	El Paso High School (0.65 miles)
Plan El Paso Designation	
G-2, Traditional Neighborhood (Walkable)	
Impact Fee Service Area	
N/A	

PUBLIC COMMENT: Notices of the proposed right-of-way vacation were sent on July 3, 2025 to all property owners within 200 feet of the subject property, and notice was posted in the July 9, 2025 edition of the El Paso Times. As of July 17, 2025, staff has not received any communication regarding this request.

CITY PLAN COMMISSION OPTIONS:

The City Plan Commission (CPC) has the authority to advise City Council on right-of-way vacation requests. When a request is brought forward to the (CPC) City Plan Commission for review, the Commission may take any of the following actions:

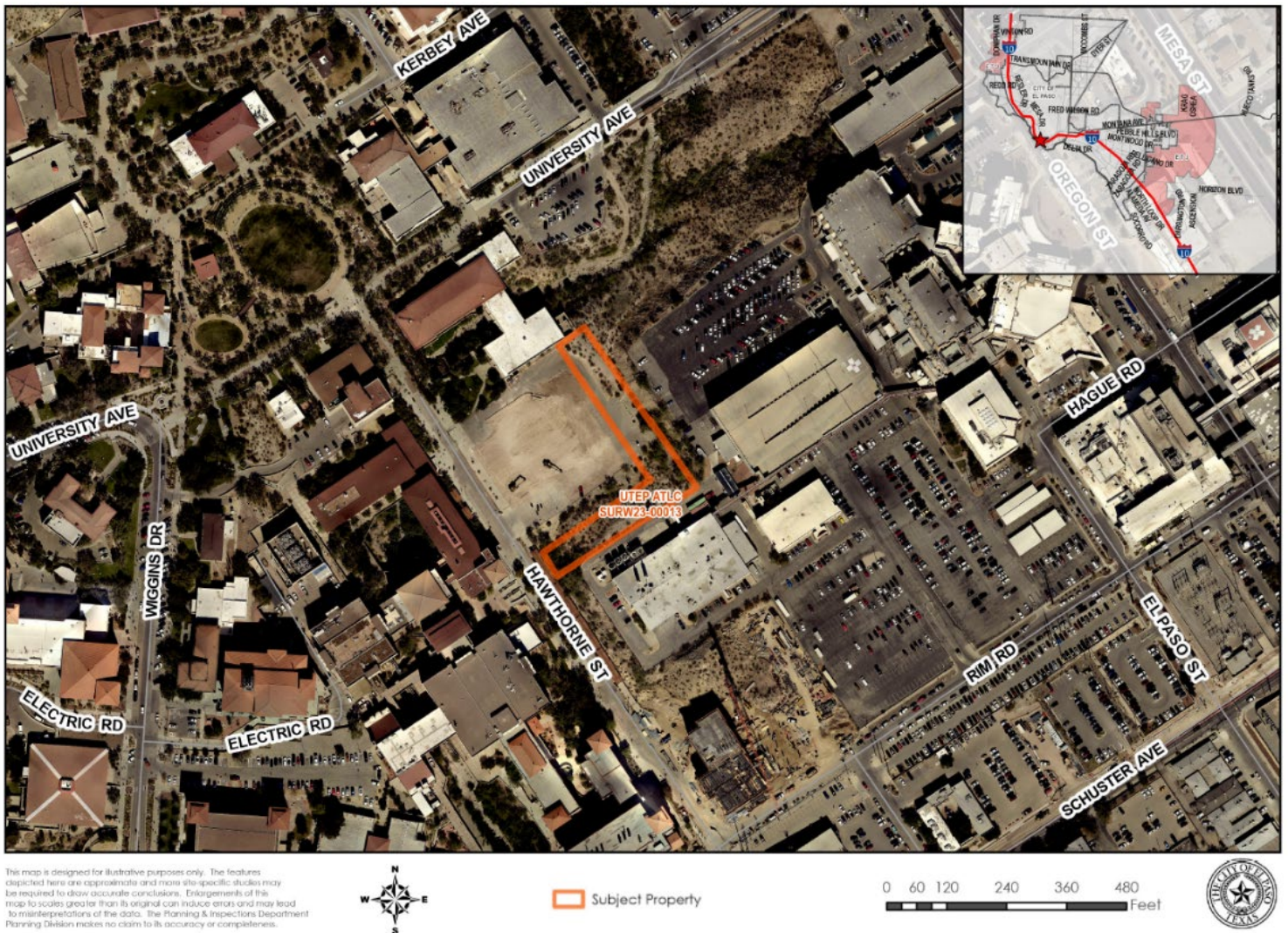
1. **Recommend Approval:** The CPC finds that the proposed vacation request is in conformance with all applicable requirements of Title 19 of the El Paso City Code. **(Staff Recommendation)**
2. **Recommend Approval with Conditions:** The CPC may recommend that City Council impose additional conditions on approval of the request that bring the request into conformance with all applicable requirements of Title 19 of the El Paso City Code.
3. **Recommend Denial:** The CPC finds that the proposed request is not in conformance with all applicable requirements of Title 19 of the El Paso City Code.

ATTACHMENTS:

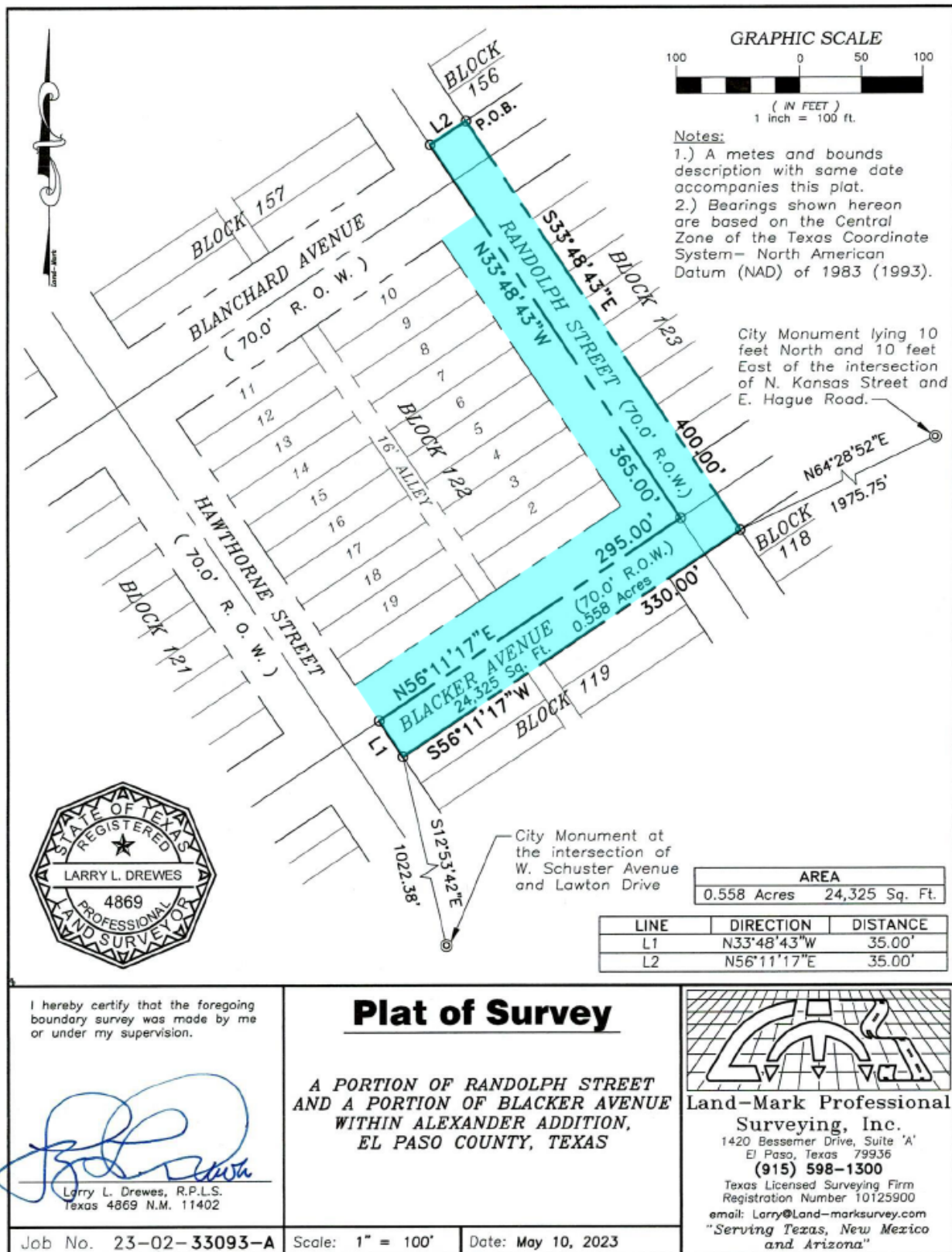
1. Aerial Map
2. Survey – previous vacation
3. Survey – current vacation
4. Metes and Bounds Description – current vacation
5. Application
6. Department Comments

ATTACHMENT 1

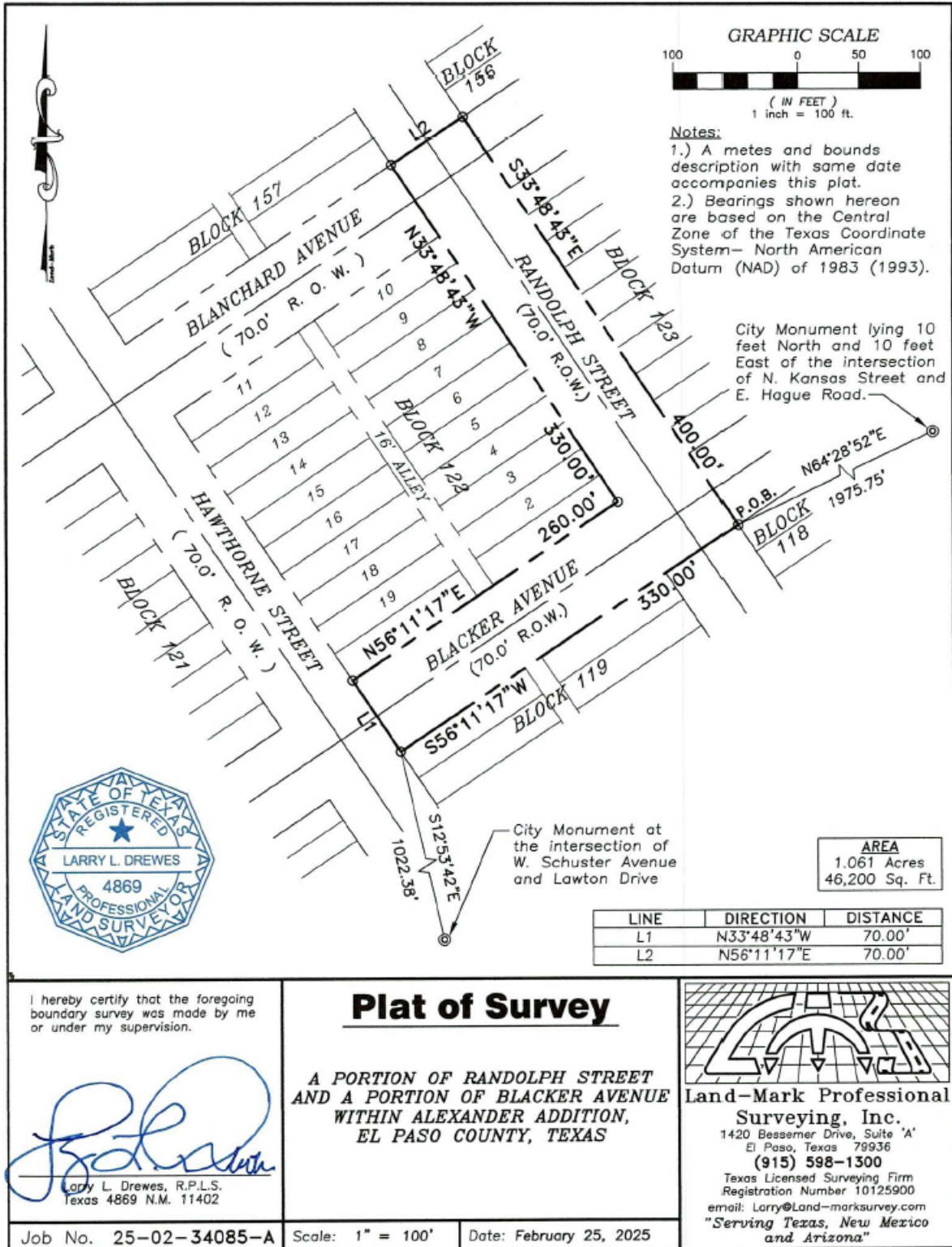
UTEP ATLC (Randolph and Blacker ROW Vacation)



ATTACHMENT 2 (Previous Survey)



ATTACHMENT 3 (Current Survey)



ATTACHMENT 4



Land-Mark Professional Surveying, Inc.

"Serving Texas, New Mexico & Arizona"

METES AND BOUNDS DESCRIPTION

A PORTION OF RANDOLPH STREET (70 FEET WIDE) AND A PORTION OF BLACKER AVENUE (70 FEET WIDE), ALL WITHIN ALEXANDER ADDITION, CITY OF EL PASO, EL PASO COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING, at a point lying at the northwesterly corner of Block 118, Alexander Addition and lying in the southeasterly right-of-way line of Blacker Avenue; **whence** an existing city monument lying 10 feet north and 10 feet east of the centerline intersection of N. Kansas Street and E. Hague Road, bears North $64^{\circ}28'52''$ East, a distance of 1975.75 feet;

THENCE, South $56^{\circ}11'17''$ West, with said southeasterly right-of-way line, a distance of 330.00 feet, to a point lying at the northwesterly corner of Block 119, Alexander Addition and in the northeasterly right-of-way line of Hawthorne Street, for a corner of this parcel; **whence** an existing city monument lying at the centerline intersection of W. Schuster Avenue and Lawton Drive bears South $12^{\circ}53'42''$ East, a distance of 1022.38 feet;

THENCE, North $33^{\circ}48'43''$ West, with said northeasterly right-of-way line, a distance of 70.00 feet to a point lying at the southwesterly corner of Block 122, Alexander Addition and lying in the northwesterly right-of-way line of Blacker Avenue, for a corner of this parcel;

THENCE, North $56^{\circ}11'17''$ East, with said northwesterly right-of-way line, a distance of 260.00 feet to a point lying at the southeasterly corner of Block 122, Alexander Addition and lying in the southwesterly right-of-way line of Randolph Street, for a corner of this parcel;

THENCE, North $33^{\circ}48'43''$ West, with said southwesterly right-of-way line, a distance of 330.00 feet to a point lying at the southeasterly corner of Block 157, Alexander Addition and lying in the northwesterly right-of-way line of Blanchard Avenue, for a corner of this parcel;

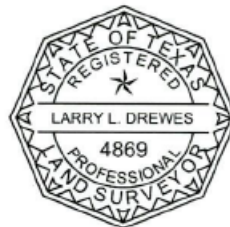
THENCE, North $56^{\circ}11'17''$ East, with said northwesterly right-of-way line, a distance of 70.00 feet to a point lying at the southwesterly corner of Block 156, Alexander Addition and lying in the northeasterly right-of-way line of Randolph Street, for a corner of this parcel;

THENCE, South $33^{\circ}48'43''$ East, with said northeasterly right-of-way line, a distance of 400.00 feet to the **POINT OF BEGINNING**.

Said parcel contains 1.061 Acres (46,200 Square feet) more or less.

1.) All bearings contained in this description are based upon the Central Zone of the Texas Coordinate System – North American Datum (NAD) of 1983 (1993); and 2.) Distances are horizontal surface measurements.

Larry L. Drewes, RPLS
Texas License No. 4869
Job Number 34085-A
February 25, 2025



1420 Bessemer • El Paso, Texas 79936

Tel. (915) 598-1300 • Fax (915) 598-1221 • Email address: Larry@Land-Marksurvey.com

ATTACHMENT 5



VACATION PUBLIC EASEMENTS AND RIGHTS-OF-WAY APPLICATION

Date: May 11, 2023

File No. _____

1. APPLICANTS NAME Board of Regents of The University of Texas System on behalf of The University of Texas at El Paso
ADDRESS 210 W. 8th Street, Austin, Texas ZIP CODE 78701 TELEPHONE (512) 499-4336
2. Request is hereby made to vacate the following: (check one)
Street ☒ Alley ☐ Easement ☐ Other ☐
Street Name(s) Blacker Ave. and Randolph Drive. Subdivision Name Alexander Addition
Abutting Blocks 123, 118, 119, 122 Abutting Lots _____
3. Reason for vacation request: New Education Facility to be built.
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>Geoffrey A. Richards</u> Geoffrey A. Richards Executive Director of Real Estate The University of Texas System	<u>Block 122, Alexander Addition</u>	<u>512-499-4336</u>
REFER TO SHEET ATTACHED FOR SIGNATURE	<u>Blocks 123, 118, 119, Alexander Addition</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. 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.

Board of Regents of The University of Texas System
OWNER SIGNATURE: Geoffrey A. Richards
Geoffrey Richards, Executive Director of Real Estate, The University of Texas System

REPRESENTATIVE SIGNATURE: Robert Parker
Robert Parker, Interim AUP Facilities Management, The University of Texas at El Paso

REPRESENTATIVE (PHONE): (915) 747-8171

REPRESENTATIVE (E-MAIL): mparker@utep.edu

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

Planning & Inspections Department
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 212-0085

Signature

Legal Description

Telephone



Vikash Patel

Blocks 123, 118, 119, Alexander Addition

NAME:

Chief Operating Officer

TITLE:

2001 N. Oregon Dr.

ADDRESS:

El Paso, TX 79912

ATTACHMENT 5

Planning and Inspections Department- Planning Division

No adverse comments, recommend approval of the ROW vacation request.

Texas Gas

The consultant has provided verification the gas line is not located within the subject area. TGS doesn't have any additional comments.

Planning and Inspections Department- Land Development Division

We have reviewed subject plats and recommend Approval. The Developer/Engineer shall address the following comments:

1. Closure report Ok.
2. No objection to the proposed ROW vacation

Parks and Recreation Department

We have reviewed **UTEP ATLC Street Vacation Request**, a survey map and on behalf of Parks & Recreation Department, we offer "No" objections to this proposed street vacation request.

El Paso Water

EPWater-PSB does not object to this request.

Water:

There is an existing 12-inch diameter water main that extends along Hawthorne St., located approximately 13-feet west of the east right-of-way line. This main is available for service.

EPWater records indicate a 2-inch water service connection and a 4-inch water service connection serving the subject property. The addresses for these services are 400 W. University Ave. Bldg. 8, and 2060 Hawthorne St. Bldg. 104, respectively.

Previous water pressure from fire hydrant #3952, located 400 feet south of the intersection of Hawthorne St. and University Ave., has yielded a static pressure of 132 (psi), a residual pressure of 100 (psi), and a discharge of 1678 (gpm). The owner should, for his own protection and at his own expense, install at the discharge side of each water meter a pressure regulator, strainer and relief valve, to be set for pressure as desired by the customer. The Lot owner shall be responsible for the operation and maintenance of the above-described water pressure regulating device.

Sanitary Sewer:

There is an existing 12-inch diameter sanitary sewer main that extends along and easement located approximately 165-feet south of the south right-of-way line of University Ave.

General:

EPWater requires a new service application to provide service to the property. New service applications are available at 1154 Hawkins, 3rd floor and should be made 6 to 8 weeks in advance of construction to ensure water for construction work. 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 EPWater – 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.

Streets and Maintenance Department

Streets and Maintenance traffic engineering has no objections.

Capital Improvement Department

No comments received.

El Paso Electric

No comments received.

El Paso County 911 District

No comments received.

Texas Department of Transportation

No comments received.

El Paso County

No comments received.

El Paso County Water Improvement District #1

No comments received.

Sun Metro

No comments received.

Fire Department

No comments received.