

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

AGENDA DATE: December 5, 2023
PUBLIC HEARING DATE: December 12, 2023

CONTACT PERSON(S) NAME AND PHONE NUMBER: Philip F. Etiwe, (915) 212-1553
Alex Alejandre, (915) 212-1642

DISTRICT(S) AFFECTED: District 8

STRATEGIC GOAL: #3 Promote the Visual Image of El Paso

SUBGOAL: 3.2 Set one standard for infrastructure across the city

SUBJECT:

An Ordinance vacating a 0.948 acre portion of Randolph Street and Blacker Avenue Right-Of-Way, located within Alexander Addition, City of El Paso, El Paso County, Texas

Subject Property: Randolph Street and Blacker Avenue
Applicants: University of Texas at El Paso SURW23-00013

BACKGROUND / DISCUSSION:

The applicant is requesting to vacate portions of Randolph Street and Blacker Avenue within Alexander Addition. The proposed area to be vacated is located east of Hawthorne Street, between University Avenue and Rim Road, and is 0.948 acre in size. This area comprises undeveloped land with no existing utility infrastructure. The applicant is requesting to vacate ROW in order to allow for the future construction of an education facility. The City Plan Commission recommended 7-0 to approve the proposed right-of-way (ROW) vacation on July 27, 2023. As of November 29, 2023, the Planning Division has not received any communication in support or opposition to the vacation request. Chapter 272.001.j. of the Texas Local Government Code allows the City to transfer land to an institution of higher learning for less than fair market value, provided that such transfer is to promote a public purpose related to higher education. This transfer will allow this land to be incorporated into the UTEP campus.

PRIOR COUNCIL ACTION:

N/A

AMOUNT AND SOURCE OF FUNDING:

N/A

HAVE ALL AFFECTED DEPARTMENTS BEEN NOTIFIED? YES NO

PRIMARY DEPARTMENT: Planning & Inspections, Planning Division

SECONDARY DEPARTMENT: N/A

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

DEPARTMENT HEAD:

Philip Etiwe

ORDINANCE NO. _____

AN ORDINANCE VACATING A 0.948 ACRE PORTION OF RANDOLPH STREET AND BLACKER AVENUE RIGHT-OF-WAY, LOCATED WITHIN ALEXANDER ADDITION, CITY OF EL PASO, EL PASO COUNTY, TEXAS.

WHEREAS, the abutting property owner has requested vacation of a 0.948 acre Portion of Randolph Street and Blacker Avenue Right-Of-Way located within Alexander Addition, City of El Paso, El Paso County, Texas; and

WHEREAS, after a public hearing the City Plan Commission has recommended a vacation of a 0.948 acre portion Of Randolph And Blacker Avenue Street Right-of-Way located within Alexander Addition, City of El Paso, El Paso County, Texas, and the City Council finds that said right of way is not needed for public use and should be vacated as recommended.

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

That, in consideration of the receipt by the City of El Paso of TWENTY-FIVE AND 00/DOLLARS (\$25.00) and other good and valuable consideration, the sufficiency of which is acknowledged, in accordance with Texas Local Government Code 272 (j) to promote and maintain a public purpose related to higher education, the 0.948 acre portion of Randolph Street and Blacker Avenue right-of-way located within Alexander Addition, City of El Paso, El Paso County, Texas, as further described in the attached metes and bounds description identified as **Exhibit "A"** and made a part hereof by reference, be and is hereby vacated, closed and abandoned.

In addition, the City Manager is authorized to sign an instrument quitclaiming all of the City’s right, title and interest in and to such vacated right of way University of Texas at El Paso.

ADOPTED this day of , 2023.

THE CITY OF EL PASO:

Oscar Leeser
Mayor

ATTEST:

Laura D. Prine
City Clerk

APPROVED AS TO FORM:



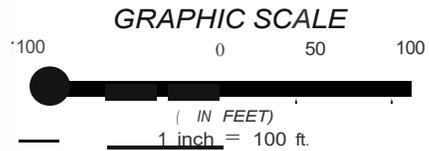
Kristen Hamilton-Karam
Deputy City Attorney

APPROVED AS TO CONTENT:



Philip F. Etiwe
Planning & Inspections Department

EXHIBIT A

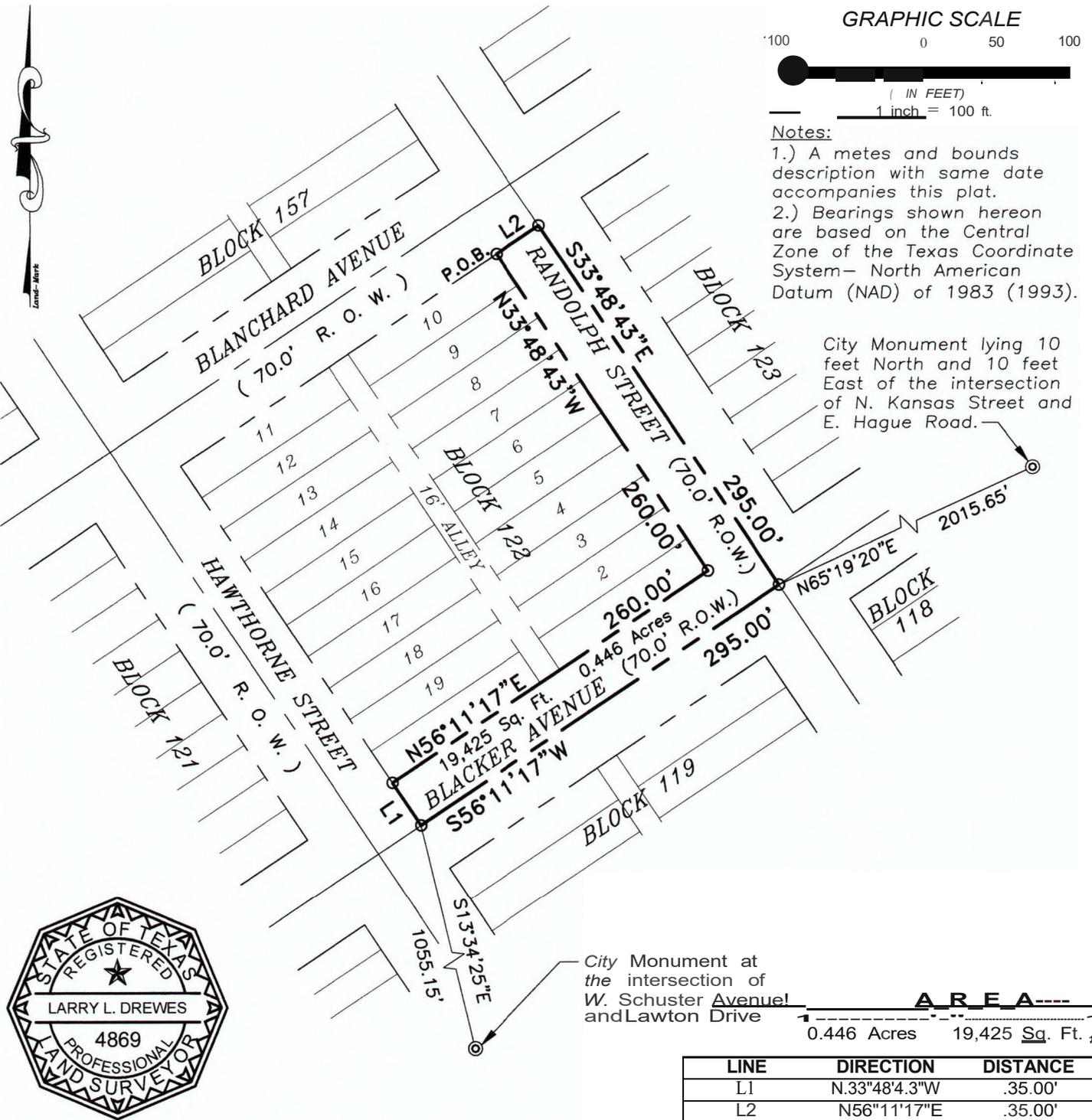


Notes:

- 1.) A metes and bounds description with same date accompanies this plat.
- 2.) Bearings shown hereon are based on the Central Zone of the Texas Coordinate System— North American Datum (NAD) of 1983 (1993).

City Monument lying 10 feet North and 10 feet East of the intersection of N. Kansas Street and E. Hague Road.

City Monument at the intersection of W. Schuster Avenue and Lawton Drive



AREA
0.446 Acres 19,425 Sq. Ft.

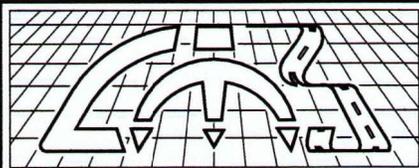
LINE	DIRECTION	DISTANCE
L1	N.33°48'4.3"W	.35.00'
L2	N56°11'17"E	.35.00'

I hereby certify that the foregoing boundary survey was made by me or under my supervision.

Plat of Survey

**A PORTION OF RANDOLPH STREET
AND A PORTION OF BLACKER AVENUE
WITHIN ALEXANDER ADDITION,
EL PASO COUNTY, TEXAS**

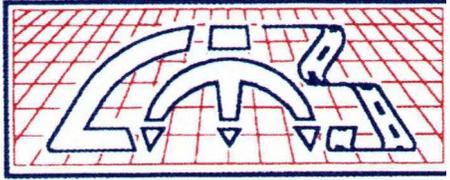

Larry L. Drewes, R.P.L.S.
Texas 4869 N.M. 11402



Land-Mark Professional Surveying, Inc.
1420 Bessemer Drive, Suite 'A'
El Paso, Texas 799.36
(915) 598-1300
Texas Licensed Surveying Firm
Registration Number 10125900
email: Larry@land-morksurvey.com
"Serving Texas, New Mexico and Arizona"

EXHIBIT A

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 northeasterly corner of Block 122, Alexander Addition, and in the southeasterly right-of-way line of Blanchard Avenue;

THENCE, North $56^{\circ}11'17''$ East, with said southeasterly right-of-way line, a distance of 35.00 feet to a point lying in the centerline of Randolph Street, for a corner of this parcel;

THENCE, South $33^{\circ}48'43''$ East, with said centerline of Randolph Street, a distance of 295.00 feet to a point lying at the centerline intersection of said Blacker Avenue and said Randolph Street, for a corner of this parcel; *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 $65^{\circ}19'20''$ East, a distance of 2015.65 feet;

THENCE, South $56^{\circ}11'17''$ West, with said centerline of Blacker Avenue, a distance of 295.00 feet, to a point lying 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 $13^{\circ}34'25''$ East, a distance of 1055.15 feet;

THENCE, North $33^{\circ}48'43''$ West, departing said centerline of Blacker Avenue and with said northeasterly right-of-way line, a distance of 35.00 feet to a point lying at the southwesterly corner of said Block 122, Alexander Addition and 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 with said right-of-way line, a distance of 260.00 feet to a point lying at the southeasterly corner of said Block 122, Alexander Addition and in the southwesterly right-of-way line of said Randolph Street, for a corner of this parcel;

THENCE, North $33^{\circ}48'43''$ West, with said southwesterly right-of-way line of Blanchard Avenue, a distance of 260.00 feet to the **POINT OF BEGINNING**.

Said parcel contains 0.446 Acres (19,425 Square feet) more or less.

1.) All bearings contained in this description are based upon the Central Zone of the Texas Coordinate System pursuant to American National Standard (ANSI) of 1983 (1993); and 2.) Distances are horizontal surface measurements.

Larry L. Drewes, RPLS
Texas License No. 4869
Job Number 33093-B
April 13, 2023

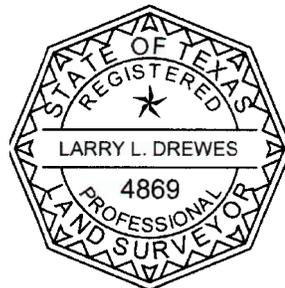
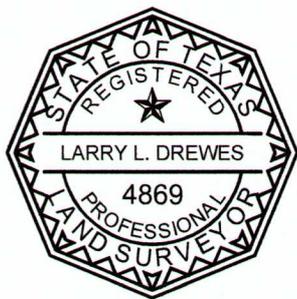
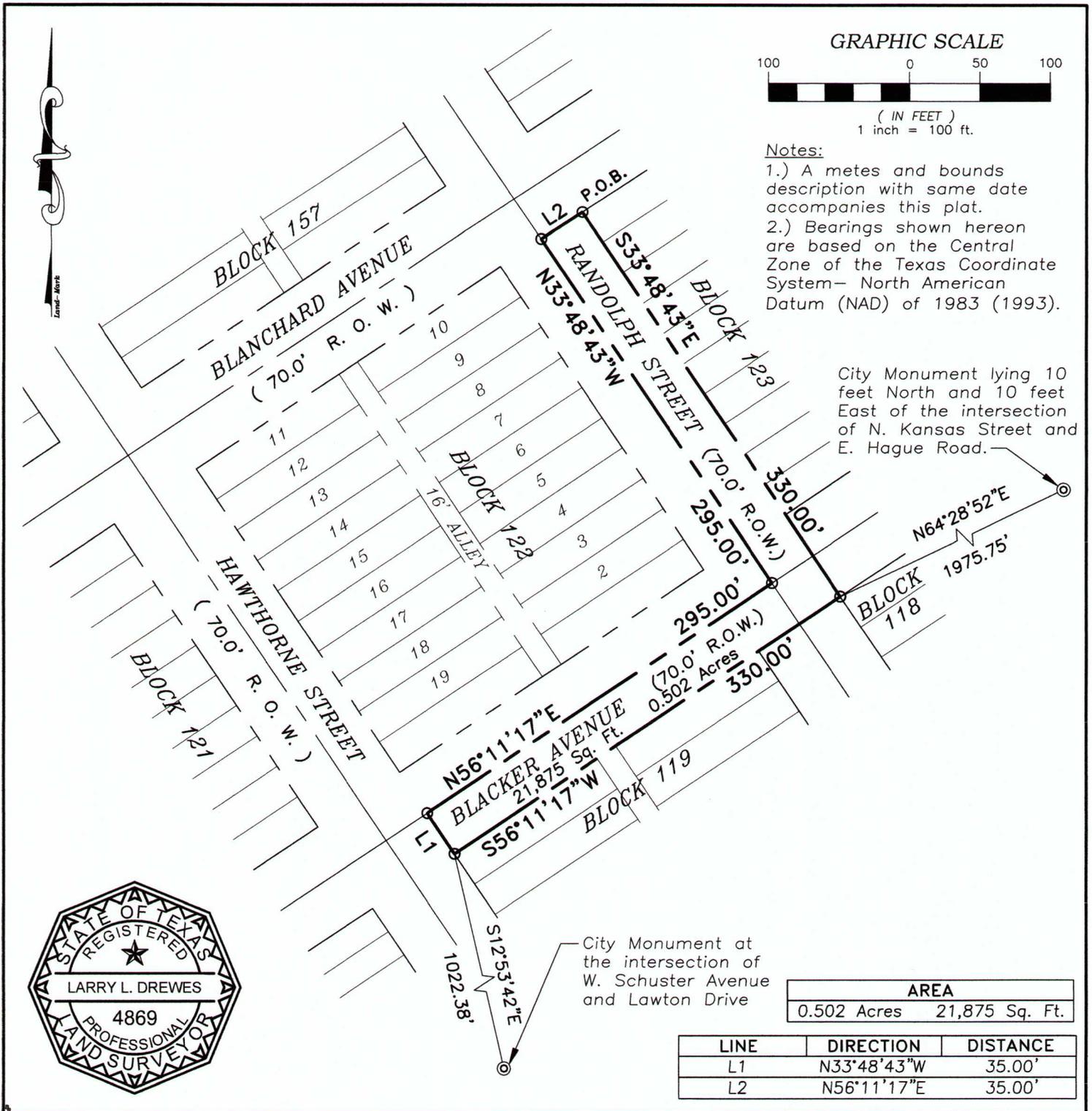


EXHIBIT A



I hereby certify that the foregoing boundary survey was made by me or under my supervision.

[Signature]
 Larry L. Drewes, R.P.L.S.
 Texas 4869 N.M. 11402

Plat of Survey

**A PORTION OF RANDOLPH STREET
 AND A PORTION OF BLACKER AVENUE
 WITHIN ALEXANDER ADDITION,
 EL PASO COUNTY, TEXAS**



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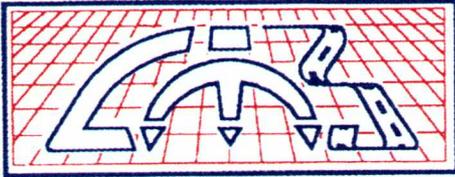
Scale: 1" = 100'

Date: April 13, 2023

EXHIBIT A

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 123, Alexander Addition, and 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 330.00 feet to a point lying at the northwesterly corner of Block 118, and in the southeasterly right-of-way line of Blacker Avenue, for a corner of this parcel; *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 35.00 feet to a point lying in the centerline of Blacker Avenue, for a corner of this parcel;

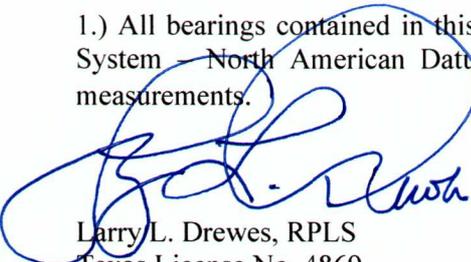
THENCE, North $56^{\circ}11'17''$ East, with said centerline of Blacker Avenue, a distance of 295.00 feet to a point lying at the centerline intersection of said Blacker Avenue and said Randolph Street, for a corner of this parcel;

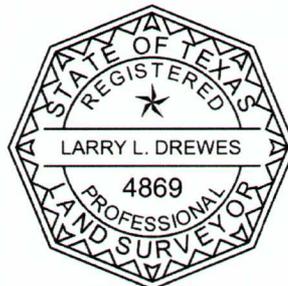
THENCE, North $33^{\circ}48'43''$ West, with said centerline of Randolph Street, a distance of 295.00 feet to a point lying in the southeasterly right-of-way line of Blanchard Avenue, for a corner of this parcel;

THENCE, North $56^{\circ}11'17''$ East, departing said centerline of Randolph Street and with said southeasterly right-of-way line, a distance of 35.00 feet to the **POINT OF BEGINNING**.

Said parcel contains 0.502 Acres (21,875 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 33093-A



April 13, 2023

**TENET HOSPITALS LIMITED,
A TEXAS LIMITED PARTNERSHIP**

**By: Healthcare Network Texas, Inc.
a Delaware corporation
Its General Partner**

By: 
Name: Perry Guinn
Title: Vice President

THE STATE OF TEXAS

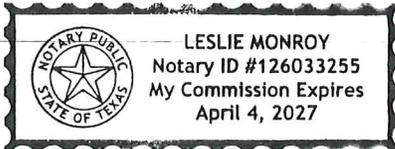
§
§
§

COUNTY OF DALLAS

This instrument was acknowledged before me on October 24, 2023 (Date) by Perry Guinn
the authorized representative of Tenet Hospitals Limited, a Texas limited partnership, on behalf of said limited
partnership.

(Personalized Seal)


Notary Public's Signature



After Recording, Return to:

University of Texas System
Attn: Real Estate Office
210 West 7th Street
Austin, Travis County, Texas 78701
Attention: Executive Director of Real Estate

EXHIBIT "A"

REAL PROPERTY 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 in the northeasterly right-of-way line of Hawthorne Street (70 feet wide) and in the centerline of Blacker Avenue (70 feet wide), for a corner of this parcel;

North 56° 11' 17" East, with said centerline of Blacker Avenue, a distance of 295.00 feet to a point lying at the centerline intersection of said Blacker Avenue and said Randolph Street, for a corner of this parcel;

THENCE, North 33° 48' 43" West, with said centerline of Randolph Street, a distance of 330.00 feet to a point lying in the centerline intersection of said Randolph Street and Blanchard Avenue (70 feet wide), for a corner of this parcel;

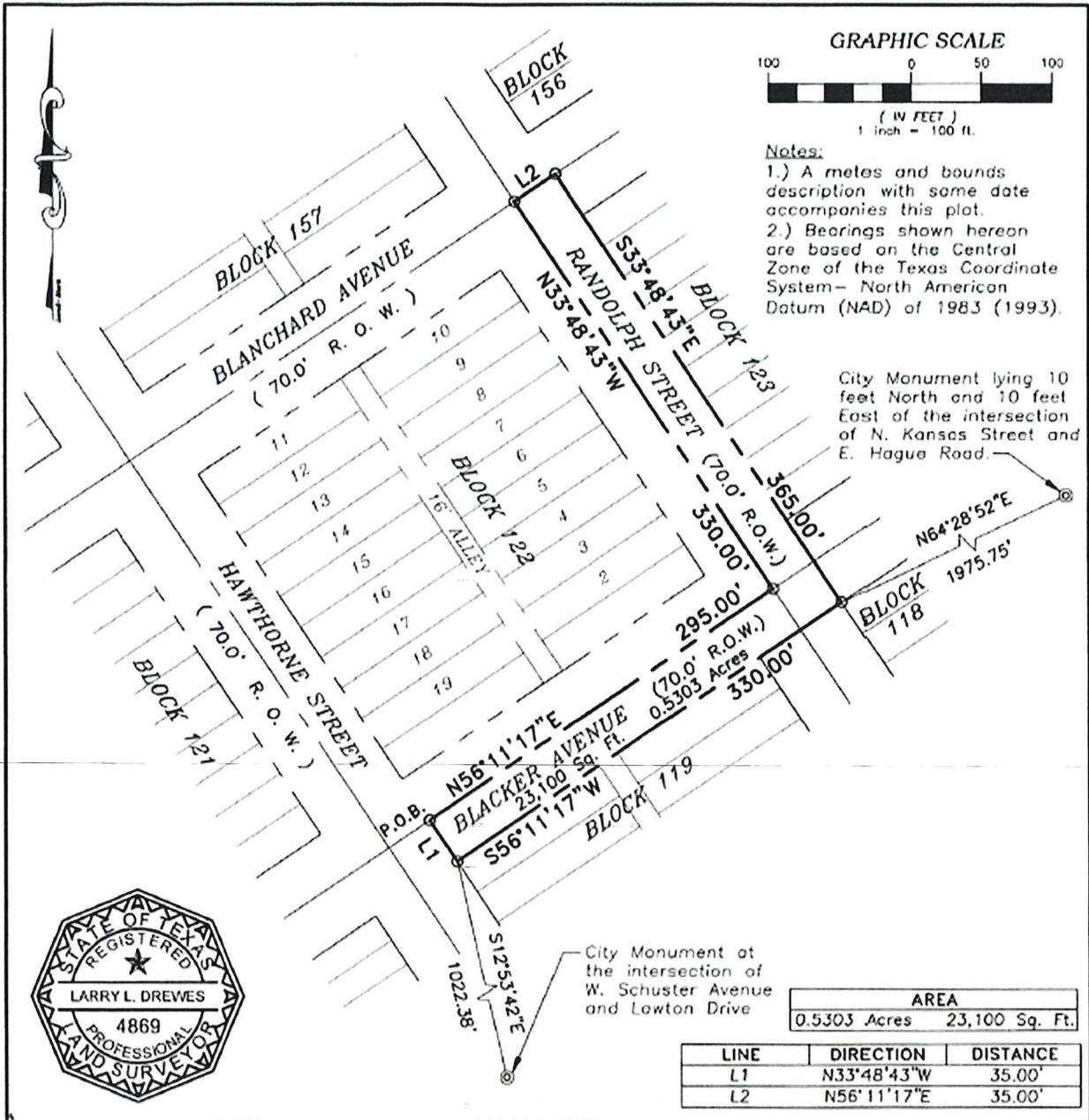
THENCE, North 56° 11' 17" East, departing said centerline intersection and with the centerline of said Blanchard Avenue, a distance of 35.00 feet a point lying in the northeasterly right-of-way line of said Randolph Street, for a corner of this parcel;

THENCE, South 33° 48' 43" East, with said northeasterly right-of-way line, a distance of 365.00 feet to a point lying at the northwesterly corner of Block 118, and in the southeasterly right-of-way line of Blacker Avenue, for a corner of this parcel; *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° 28' 52" East, a distance of 1975.75 feet;

THENCE, South 56° 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° 53' 42" East, a distance of 1022.38 feet;

THENCE, North 33° 48' 43" West, with said northeasterly right-of way line, a distance of 35.00 feet to the **POINT OF BEGINNING**.

Said parcel contains 0.5303 Acres (23,100 Square feet) more or less.



I hereby certify that the foregoing boundary survey was made by me or under my supervision.

[Signature]
 Larry L. Drewes, R.P.L.S.
 Texas 4869 N.M. 11402

Plat of Survey

**A PORTION OF RANDOLPH STREET
 AND A PORTION OF BLACKER AVENUE
 WITHIN ALEXANDER ADDITION,
 EL PASO COUNTY, TEXAS**



Land-Mark Professional Surveying, Inc.
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 "Serving Texas, New Mexico and Arizona"

Job No. 23-02-33093-A

Scale: 1" = 100'

Date: September 1, 2023

Randolph and Blacker ROW Vacation



City Plan Commission — July 27, 2023

CASE NUMBER/TYPE:	SURW23-00013 – Right-of-way Vacation
CASE MANAGER:	Alex Alejandre, (915) 212-1642, AlejandreAX@elpasotexas.gov
PROPERTY OWNER:	University of Texas at El Paso
REPRESENTATIVE:	Robert Parker
LOCATION:	West of Mesa St. and North of Interstate-10. (District 8)
PROPERTY AREA:	1.00 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, 2023

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

BLACKER AND RANDOPLH ROW VACATION



Figure A: Proposed plat with surrounding area

DESCRIPTION OF REQUEST: The applicants are seeking to vacate portions of Randolph Street and Blacker Avenue within Alexander Addition. The proposed area to be vacated is located east of Hawthorne St. and between University Avenue and Rim Road. The applicants are proposing to vacate seventy (70) feet of width from Randolph Street and Blacker Avenue, with half of the ROW width being vacated to UTEP and the other half to Sierra Providence Physical Rehabilitation Hospital, the abutting land owners. The total area to be vacated is approximately 1.00 acres in size and consists of unimproved land, with no utility infrastructure. The sidewalk along Hawthorne Street is to remain. The applicants are requesting to vacate ROW in order to allow for the 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) / Residential development
South	C-2 (Commercial District) / Commercial development
East	C-2 (Commercial District) / Commercial development
West	R-4 (Residential District) / Residential development
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 June 26, 2023 to all property owners within 200 feet of the subject property. As of July 17, 2023, 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. Surveys
3. Metes and Bounds Descriptions
4. Application
5. Department Comments

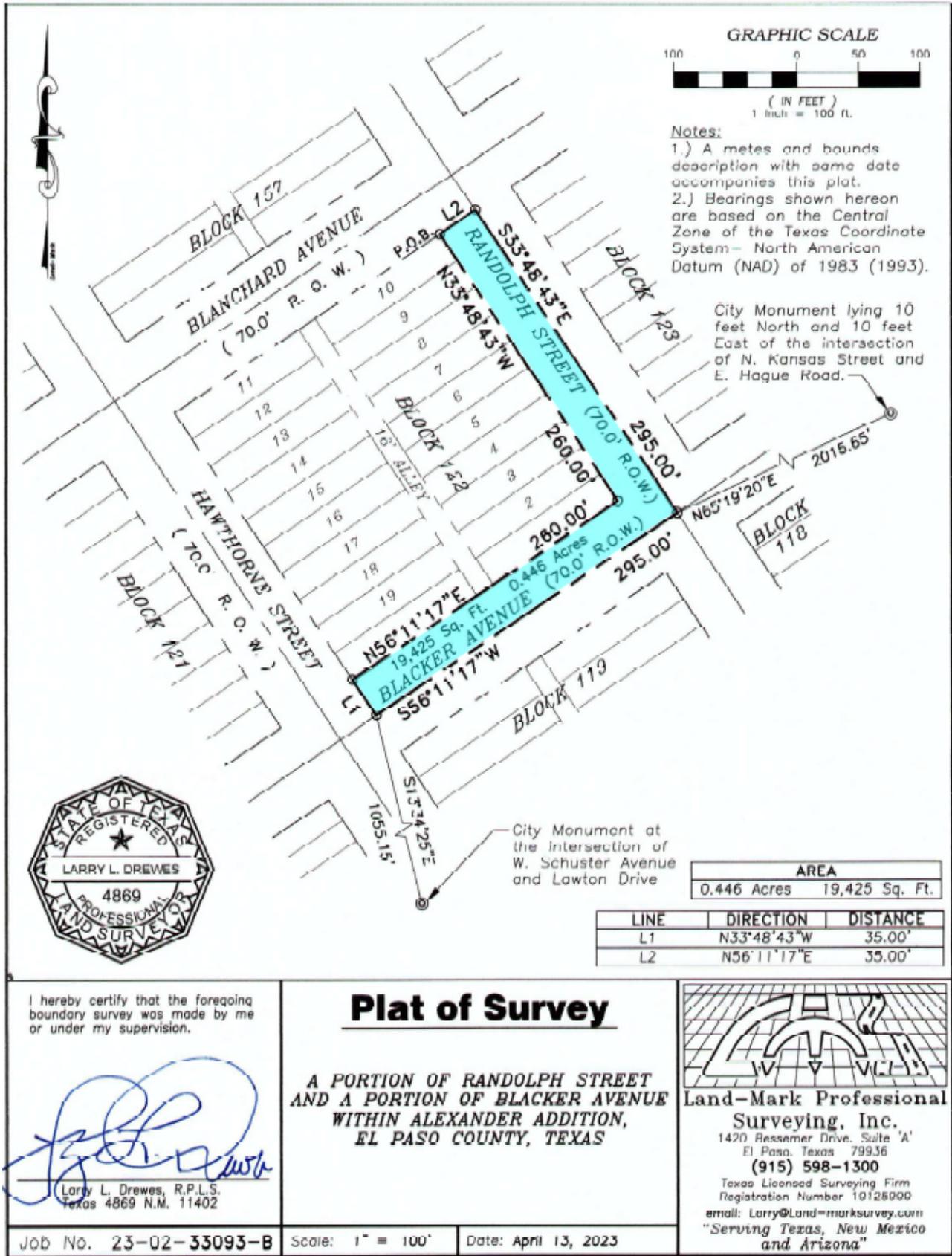
ATTACHMENT 1

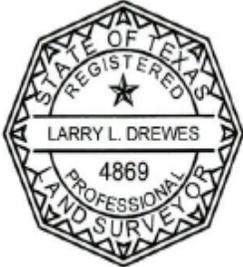
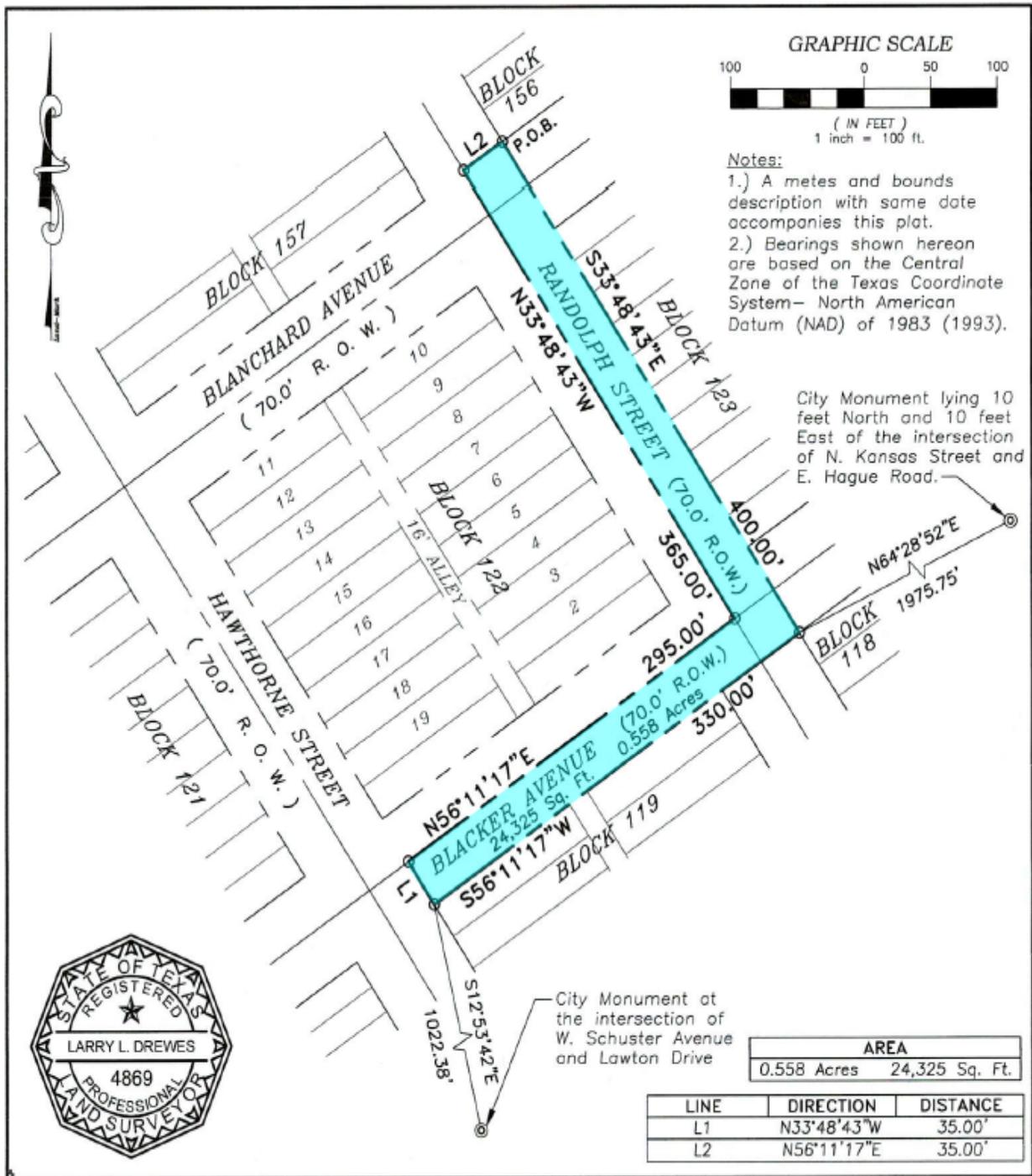
BLACKER AND RANDOPHL ROW VACATION



This map is designed for illustrative purposes only. The locations depicted herein are approximate and more accurate data will be required to draw accurate conclusions. Enlargements of this map to scale greater than its original proportions and may lead to misinterpretations of the data. The Planning & Inspection Department Planning Division makes no claim to the accuracy or completeness.

ATTACHMENT 2



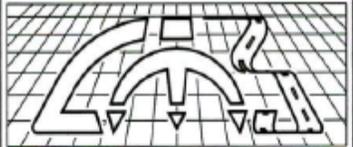


I hereby certify that the foregoing boundary survey was made by me or under my supervision.

[Signature]
Larry L. Drewes, R.P.L.S.
Texas 4869 N.M. 11402

Plat of Survey

**A PORTION OF RANDOLPH STREET
AND A PORTION OF BLACKER AVENUE
WITHIN ALEXANDER ADDITION,
EL PASO COUNTY, TEXAS**



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email: Larry@Land-marksurvey.com
"Serving Texas, New Mexico and Arizona"

Job No. 23-02-33093-A

Scale: 1" = 100'

Date: May 10, 2023

ATTACHMENT 3



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 northeasterly corner of Block 122, Alexander Addition, and in the southeasterly right-of-way line of Blanchard Avenue;

THENCE, North $56^{\circ}11'17''$ East, with said southeasterly right-of-way line, a distance of 35.00 feet to a point lying in the centerline of Randolph Street, for a corner of this parcel;

THENCE, South $33^{\circ}48'43''$ East, with said centerline of Randolph Street, a distance of 295.00 feet to a point lying at the centerline intersection of said Blacker Avenue and said Randolph Street, for a corner of this parcel; *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 $65^{\circ}19'20''$ East, a distance of 2015.65 feet;

THENCE, South $56^{\circ}11'17''$ West, with said centerline of Blacker Avenue, a distance of 295.00 feet, to a point lying 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 $13^{\circ}34'25''$ East, a distance of 1055.15 feet;

THENCE, North $33^{\circ}48'43''$ West, departing said centerline of Blacker Avenue and with said northeasterly right-of-way line, a distance of 35.00 feet to a point lying at the southwesterly corner of said Block 122, Alexander Addition and in the northwesterly right-of-way line of Blacker Avenue, for a corner of this parcel;

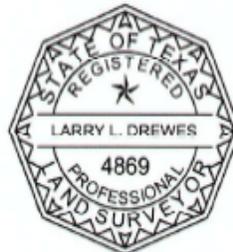
THENCE, North $56^{\circ}11'17''$ East, with said northwesterly with said right-of-way line, a distance of 260.00 feet to a point lying at the southeasterly corner of said Block 122, Alexander Addition and in the southwesterly right-of-way line of said Randolph Street, for a corner of this parcel;

THENCE, North $33^{\circ}48'43''$ West, with said southwesterly right-of-way line of Blanchard Avenue, a distance of 260.00 feet to the **POINT OF BEGINNING**.

Said parcel contains 0.446 Acres (19,425 Square feet) more or less.

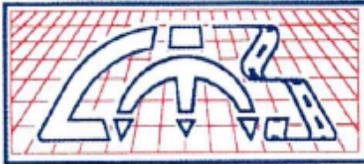
1.) All bearings contained in this description are based upon the Central Zone of the Texas Coordinate System – North American Datum (NAD) of 1983 (1993); and 2.) Distances are horizontal surface measurements.

Larry L. Drewes, RPLS
Texas License No. 4869
Job Number 33093-B
April 13, 2023



1420 Bessemer • El Paso, Texas 79936

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



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 southwesterly corner of Block 156, Alexander Addition, and in the northeasterly right-of-way line of Randolph Street, for a corner of this parcel;

THENCE, South 33°48'43" East, with said northeasterly right-of-way line, a distance of 400.00 feet to a point lying at the northwesterly corner of Block 118, and in the southeasterly right-of-way line of Blacker Avenue, for a corner of this parcel; *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°28'52" East, a distance of 1975.75 feet;

THENCE, South 56°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°53'42" East, a distance of 1022.38 feet;

THENCE, North 33°48'43" West, with said northeasterly right-of way line, a distance of 35.00 feet to a point lying in the centerline of Blacker Avenue, for a corner of this parcel;

THENCE, North 56°11'17" East, with said centerline of Blacker Avenue, a distance of 295.00 feet to a point lying at the centerline intersection of said Blacker Avenue and said Randolph Street, for a corner of this parcel;

THENCE, North 33°48'43" West, with said centerline of Randolph Street, a distance of 365.00 feet to a point lying in the northwesterly right-of-way line of Blanchard Avenue, for a corner of this parcel;

THENCE, North 56°11'17" East, departing said centerline of Randolph Street and with said northwesterly right-of-way line, a distance of 35.00 feet to the **POINT OF BEGINNING**.

Said parcel contains 0.558 Acres (24,325 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 33093-A

May 10, 2023



ATTACHMENT 4



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
Board of Regents of The University of Texas System <i>Geoffrey A. Richards</i> Geoffrey A. Richards Executive Director of Real Estate The University of Texas System	Block 122, Alexander Addition	512-499-4336
REFER TO SHEET ATTACHED FOR SIGNATURE	Blocks 123, 118, 119, Alexander Addition	

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* REPRESENTATIVE SIGNATURE: *Robert Parker*
 Geoffrey Richards, Executive Director of Real Estate, The University of Texas System Robert Parker, Interim AVP 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.