



Property Sale Agreement for Emory Road: PID 22967

Upper Valley | El Paso, Texas | 79922

Goal 6 Set the Standard for Sound Governance and Fiscal Management



June 11, 2024

HISTORY



- February 2023: Application received to purchase a City-owned parcel near Emory Rd. & Sunland Park Dr. (District 1).
- The COEP-owned parcel is landlocked (El Paso City Code 19.50.030) by residential parcels to the north, east, west and abuts the Montoya Main Lateral to the south.
- Applicants propose to combine the parcel with their abutting property - with future access from Emory Rd.
- February 13, 2024: City Council approved the sale, to Enrique Escobar, of two abutting parcels to the immediate northwest of the subject property.

PROPERTY AERIAL WITH OWNERSHIP INFO

- Subject Property
- Enrique Escobar
- Francisco & Lorena Molinar (buyer)
- Hugo Silex
- Catholic Diocese
- COEP
- COEP – EP Water Managed Pond
- EPCWID1



PROPERTY OVERVIEW



PID: 22967

Size: 0.17 acres

Zoning: R-3 (Residential)

Area of Town: Upper Valley

Appraised Value:
\$11,000 (January 2024)

Owner of Record:
09/2/1987 – City of El Paso

Current Use: Vacant Land

PROPOSED TERMS



- **Buyers** – Francisco E. & Lorena Molinar
- **Purchase Price** – \$11,000
- **Earnest Money** – \$5,000 non-refundable
- **Earnest Money Deadline** – 15 calendar days after the effective date
- **Title Objections** – 15 days after the delivery of the Title Commitment & Survey
- **Inspection Period** – 15 business days from the effective date
- **Closing Date** – 14 days after the end of Title Review Period

CARE COMMITTEE COMMENTS



Planning:

- Property is landlocked as it does not abut a public or private street.
- The parcel does not meet 19.23.040(B)(1) – Lots – Determination and Regulation of Size:

B.) Lot Frontage: All lots shall have at least one boundary abutting either a private or public street.

1. Each residential lot in the subdivision shall have a minimum frontage on a public or private street as required by the applicable zoning unless other provisions have been authorized through planned development approval.

CARE COMMITTEE COMMENTS



Legal:

The land-locked parcel meets the State of Texas code for Exception to Bid notice, Sec. 272.001.(b):

- (1) narrow strips of land, or land that because of its shape, lack of access to public roads, or small area cannot be used independently under its current zoning or under applicable subdivision or other development control ordinances;

CARE Review Criteria



Property review metrics:

- Can the property be utilized for future City of El Paso or El Paso Water projects? No
- Is the property suitable for development? No
- Does the property meet City of El Paso zoning, density, and dimensional standards? No
- Does the property have legal access? No
- Is there a liability/risk to the City in keeping the property: maintenance, environmental, degradation of neighborhood character? Yes

RECOMMENDATION: Sell property at Market Value



Mission

Deliver exceptional services to support a high quality of life and place for our community



Vision

Develop a vibrant regional economy, safe and beautiful neighborhoods and exceptional recreational, cultural and educational opportunities powered by a high performing government



Values

Integrity, Respect, Excellence, Accountability, People