



City of El Paso Agenda Summary Form

City Clerk

Submitted On:
Aug 3, 2026, 06:24PM EDT

Add Image	
Department / Council Office	Planning and Inspections
Agenda Date	August 18, 2026
Public Hearing Date	September 1, 2026
Email of User Submitting Form	AguilarMP@elpasotexas.gov
Contact Person	Kevin W. Smith 915-212-1566
2nd Contact Person	Myrna Aguilar 915-212-1584
District(s) Affected	District 6
Agenda Item	An Ordinance vacating a Ten-Foot Utility Easement (0.012 Acres of Land) located within Lot 10, Block 22, Paseos del Sol Unit Two Amending Subdivision, City of El Paso, El Paso County, Texas. Subject Property: 12462 Paseo Lago Dr. Applicant: Maria Nohemi Bujanda Case Number: SUET26-00001
Issue Statement	The applicant is requesting the vacation of a ten-foot (10') portion of an existing utility easement located at the rear of the property to allow for the expansion of the buildable area. The easement area proposed for vacation measures 10 feet by 50 feet, for a total of 500 square feet. This request is intended to address the encroachment of an existing louvered patio constructed within a portion of the dedicated utility easement. The proposed utility easement vacation has been approved by the utility providers, as no existing infrastructure serves the rear portion of the property.
Background	The City Plan Commission at its regular meeting on May 21, 2026 unanimously voted to approve the proposed vacation request on 12462 Paseo Lago Drive.
Council Options	Approve (Staff and CPC recommendation) Approve with Conditions Deny
Committee Review and/or Recommendation	N/A
Community and Stakeholder Outreach (if applicable, as an	N/A

attachment) – please include	
Related City Policies	N/A
Prior Council Action	N/A
The City Attorney's Office has reviewed the documents and signed off on the necessary forms	Yes
Amount and Source of Funding	N/A
Enter the elected official's name followed by the amount donated.	N/A
For More Information	Myrna P Aguilar 9152121584 AguilarMP@elpasotexas.gov

ORDINANCE NO. _____

AN ORDINANCE VACATING A TEN-FOOT UTILITY EASEMENT (0.012 ACRES OF LAND) LOCATED WITHIN LOT 10, BLOCK 22, PASEOS DEL SOL UNIT TWO AMENDING SUBDIVISION, CITY OF EL PASO, EL PASO COUNTY, TEXAS.

WHEREAS, the property owner has requested vacation of a ten-foot utility easement located within Lot 10, Block 22, Paseos del Sol Unit Two Amending Subdivision, City of El Paso, El Paso County, Texas; and,

WHEREAS, after public hearing the City Plan Commission on May 21, 2026 has recommended a vacation of a ten-foot utility easement located within Lot 10, Block 22, Paseos del Sol Unit Two Amending Subdivision, City of El Paso, El Paso County, Texas; and

WHEREAS the El Paso City Council finds that said easement 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 DOLLARS (\$25.00) and other good and valuable consideration, the sufficiency of which is acknowledged, a ten-foot utility easement located within Lot 10, Block 22, Paseos del Sol Unit Two Amending Subdivision, City of El Paso, El Paso County, Texas, as further described in the attached metes and bounds description identified as Exhibit "A" and in the attached survey identified as Exhibit "B" 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 easement to **Maria Nohemi Bujanda**.

PASSED AND APPROVED this ____ day of _____, 2026.

THE CITY OF EL PASO

Renard U. Johnson
Mayor

ATTEST:

Laura D. Prine
City Clerk

APPROVED AS TO CONTENT:

Kevin W. Smith

Kevin W. Smith, Interim Director
Planning and Inspections Department

APPROVED AS TO FORM:

Russel T. Abeln

Russell T. Abeln
Senior Assistant City Attorney

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED OF RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

THE STATE OF TEXAS }
 }
COUNTY OF EL PASO }

QUITCLAIM DEED

That, in consideration of the receipt by the City of TWENTY-FIVE AND NO/100THS DOLLARS (\$25.00) and no other good and valuable consideration, the sufficiency of which is acknowledged, **THE CITY OF EL PASO** has released and quitclaimed and by these presents does release and quitclaim unto **MARIA NOHEMI BUJANDA**, all its rights, title interest, claim and demand in and to the property which was vacated, closed and abandoned by **Ordinance No. _____**, passed and approved by the City Council of the City of El Paso and described as, **A TEN-FOOT UTILITY EASEMENT (0.012 ACRES OF LAND) LOCATED WITHIN LOT 10, BLOCK 22, PASEOS DEL SOL UNIT TWO AMENDING SUBDIVISION, CITY OF EL PASO, EL PASO COUNTY**, which is more fully described in the attached metes and bounds description, identified as Exhibit "A" and made a part hereof by reference.

WITNESS the following signatures and seal this _____ day of _____, 2026.

CITY OF EL PASO:

Renard U. Johnson
Mayor

APPROVED AS TO FORM:

Russel T. Abeln

Russell T. Abeln
Senior Assistant City Attorney

APPROVED AS TO CONTENT:

Kevin W. Smith

Kevin W. Smith, Interim Director
Planning and Inspections Department

ACKNOWLEDGEMENT ON FOLLOWING PAGE

ACKNOWLEDGMENT

[illegible]

This instrument is acknowledged before me on this _____ day of _____, 2026,
by Dionne Mack, as City Manager for the CITY OF EL PASO.

Notary Public, State of Texas

Notary's Printed or Typed Name:

My Commission Expires:

AFTER FILING RETURN TO:

Maria Nohemi Bujanda
12462 Paseo Lago Dr.
El Paso, Texas 79928

Exhibit A

Calderon Engineering

3031 Trawood Drive

El Paso, Texas 79936

(915) 855-7552

Fax: 855-8350

calderonengineering@elpbizclass.com

March 24, 2026

12462 PASEO LAGO DRIVE METES & BOUNDS DESCRIPTION

Description of a parcel of land being a Portion of Lot 10, Block 22, Paseos Del Sol "Unit Two" Amending Subdivision, City of El Paso, El Paso County, Texas, as filed and recorded in Volume 80, Page 6, Deed Records of El Paso County, Texas; and being more particularly described by metes and bounds as follows;

Commencing at a City Monument located at the centerline Intersection of Paseo Grande Street and Paseo Lago Drive, Paseos Del Sol "Unit Two" Amending Subdivision, City Of El Paso, El Paso County, Texas; Thence North 89°59'39" East along the centerline of Paseo Lago drive a distance of 151.61 feet to a found concrete nail; Thence South 00°00'00" West a distance of 26.00 feet to the South R.O.W. line of Paseo Lago Drive and on the north common corner of Lots 10 and 11 to a found chisled cross; Thence South 00°00'00" West along the common Lot line between Lots 10 and 11 a distance of 94.99 feet to a set concrete nail marking the "Point Of Beginning";

Thence North 89°59'39" East a distance of 50.00 feet to a set concrete nail;

Thence South 00°00'00" West along the common Lot line between Lots 9 and 10 a distance of 10.00 feet to a found concrete nail;

Thence South 89°59'39" West along the south boundary line of Lot 10 a distance of 50.00 feet to a found concrete nail;

Thence North 00°00'00" East along the common Lot line between Lots 10 and 11 a distance of 10.00 feet to the "Point of Beginning" and containing in all 500.00 square feet or 0.011 acres of land more or less. A plat of survey dated March 24, 2026 is a part of this description and is attached hereto.



VP-C1
12462 Paseo Lago

Manuel Calderon

Manuel Calderon

Calderon Engineering

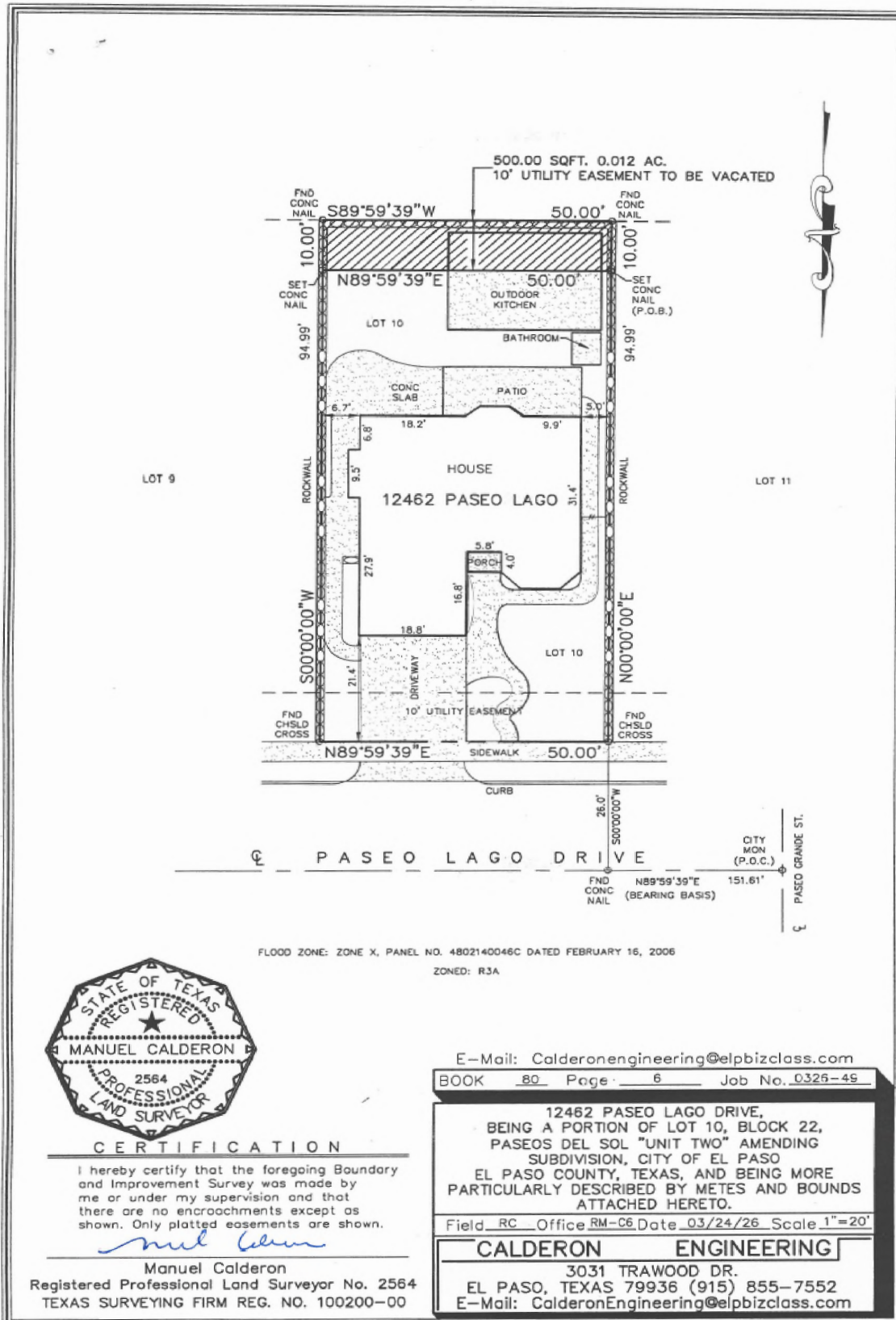
Registered Professional Land Surveyor No. 2564

Registered Professional Engineer No. 42333

Texas Registered Engineering Firm No. F-3788

Texas Licensed Surveying Firm No. 100200-00

Exhibit B



12462 Paseo Lago Easement Vacation



City Plan Commission — May 21, 2026

CASE NUMBER/TYPE:	SUET26-00001 – EASEMENT VACATION
CASE MANAGER:	Myrna Aguilar, (915) 212-1584, AguilarMP@elpasotexas.gov
PROPERTY OWNER:	Maria Nohemi Bujanda
REPRESENTATIVE:	Fernando Pulido
LOCATION:	12462 South of Paseo Lago Dr. and East of Paseo Grande St. (District 6)
PROPERTY AREA:	0.012 acres
ZONING DISTRICT(S):	R-3A/sp (Residential/special permit)

SUMMARY OF RECOMMENDATION: Staff recommends **APPROVAL** of the vacation of a 10-foot utility easement.

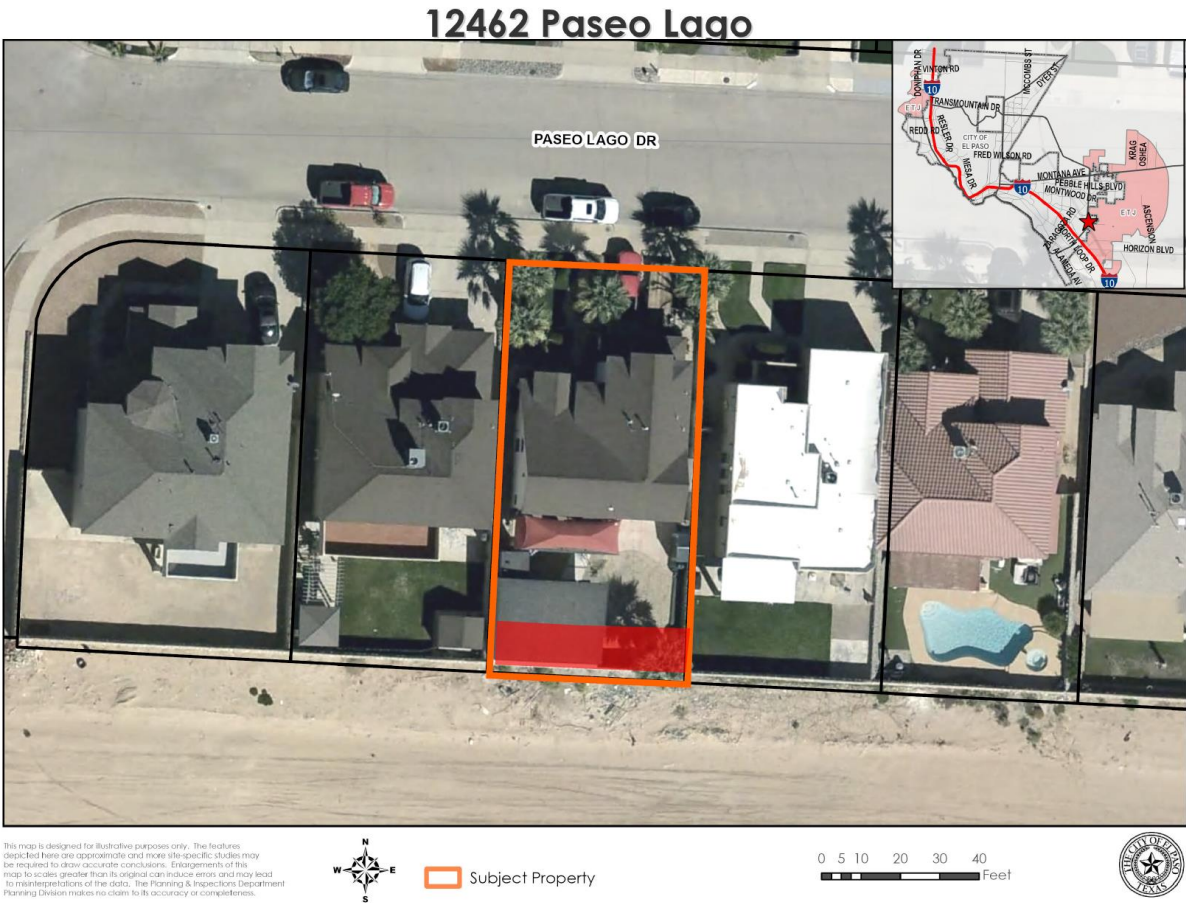


Figure A: Proposed plat with surrounding area

DESCRIPTION OF REQUEST: The applicant is requesting the vacation of a ten-foot (10') portion of an existing utility easement located at the rear of the property to allow for the expansion of the buildable area. The easement area proposed for vacation measures 10 feet by 50 feet, for a total of 500 square feet. This request is intended to address the encroachment of an existing louvered patio constructed within a portion of the dedicated utility easement. The proposed utility easement vacation has been approved by the utility providers, as no existing infrastructure serves the rear portion of the property.

CASE HISTORY/RELATED APPLICATIONS: N/A

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

Surrounding Zoning and Use	
North	R-3A/sp (Residential/special permit) / Residential development
South	C-2/c (Commercial/conditions) and A-O/c (Apartment Office/conditions) / Vacant land
East	R-3A/sp (Residential/special permit) / Residential development
West	R-3A/sp (Residential/special permit) / Residential development
Nearest Public Facility and Distance	
Park	Paseo del Sol Park (0.03 miles)
School	John Drugan (PK-8) (0.66 miles)
Plan El Paso Designation	
G-4, Suburban	
Impact Fee Service Area	
N/A	

PUBLIC COMMENT: N/A

CITY PLAN COMMISSION OPTIONS:

The City Plan Commission has the authority to advise City Council on easement vacation requests. When a request is brought forward to the CPC 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
3. Metes and Bounds Description
4. Application
5. Department Comments

ATTACHMENT 1

12462 Paseo Lago



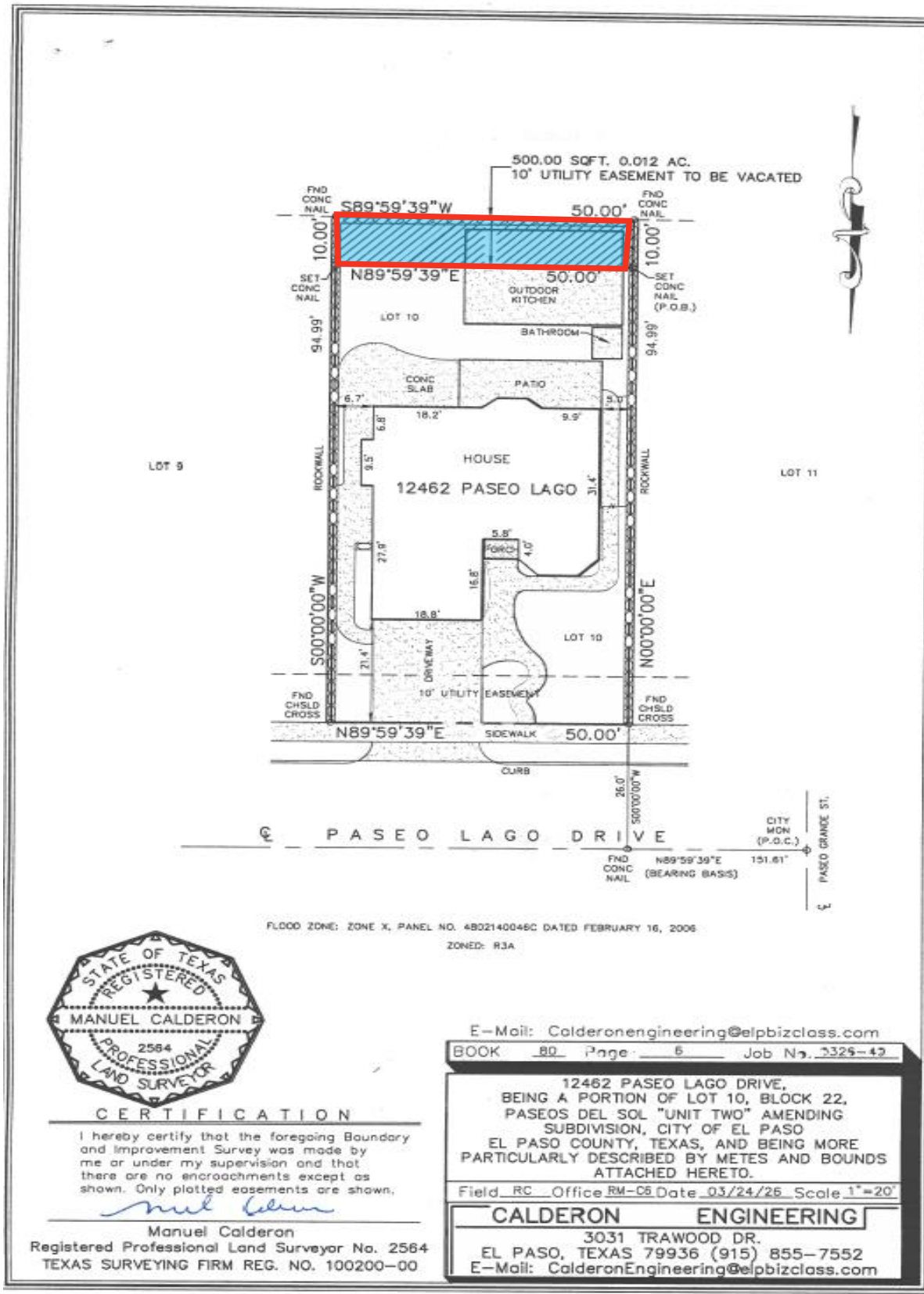
0 5 10 20 30 40 Feet



Subject Property

This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required to draw accurate conclusions. Endorsements of this map are not intended to be construed as a warranty or a guarantee. The Planning & Inspections Department Planning Division makes no claim to its accuracy or completeness.

ATTACHMENT 2



ATTACHMENT 3

Calderon Engineering

3031 Trawood Drive
El Paso, Texas 79936
(915) 855-7552
Fax: 855-8350
calderonengineering@elpbizclass.com

March 24, 2026

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VP-C1
12462 Paseo Lago

Manuel Calderon
Calderon Engineering
Registered Professional Land Surveyor No. 2564
Registered Professional Engineer No. 42333
Texas Registered Engineering Firm No. F-3788
Texas Licensed Surveying Firm No. 100200-00

ATTACHMENT 4



SUET26-00001

VACATION PUBLIC EASEMENTS AND RIGHTS-OF-WAY APPLICATION

Date: _____

File No. SUET 26-00010

1. APPLICANTS NAME MARIA JOHANI BUJANDA
ADDRESS 12462 PASEO LAGO ZIP CODE 79928 TELEPHONE (915) 478 4439
2. Request is hereby made to vacate the following: (check one)
Street ☐ Alley ☐ Easement ☒ Other ☐
Street Name(s) 12462 PASEO LAGO Subdivision Name PASEOS DEL SOL
Abutting Blocks 22 Abutting Lots 10
3. Reason for vacation request: LOVERED PATIO ABOVE UTILITY BASEMENT
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
[Signature]

Legal Description

Telephone
(915) 478 4439

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.

OWNER SIGNATURE:  fpulido0181@gmail.com (915) 478-4439
(Email) (Phone)

REPRESENTATIVE SIGNATURE:  FERNANDO PULIDO

REPRESENTATIVE CONTACT (PHONE): 915-478-4439 (E-MAIL): FPULIDO0181@GMAIL.COM

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

ATTACHMENT 5

Planning and Inspections Department- Planning Division

Planning staff recommends approval of 12462 Paseo Lago Easement Vacation request.

Planning and Inspections Department- Land Development Division

1. No objections to proposed easement vacation.

Parks and Recreation Department

We have reviewed **12462 Paseo Lago Dr – Easement Vacation Request** survey map and on behalf of the Parks & Recreation Department we offer “No” objections to this easement vacation request.

El Paso Water

Engineering – do not object to this request.

Water:

There is an existing 8-inch diameter water main extending along Paseo Lago Drive, that is located approximately 34 feet north of the property. This main is available to provide service.

Previous water pressure reading from fire hydrant #08925, last tested on 04/27/2023; located fronting 12466 Paseo Lago Drive property, yielded a static pressure of 56 psi, a residual pressure of 52 psi, and a flow discharge of 1087 gpm.

Sewer:

There is an existing 8-inch diameter sewer main extending along Paseo Lago Drive, that is located approximately 21 feet north of the property. This main is available to provide service.

General:

EPWater requires a new service application to provide additional services 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.

Stormwater Engineering

SW has reviewed the above-described subdivision and has no objection to its approval.

El Paso Electric

We have no comments for 12462 Paseo Lago Dr. We do not have facilities located at the back of the lot.

Streets and Maintenance Department

Traffic & Transportation Engineering

- Coordination with public and private utilities is required for vacation of 10’ utility easement.

Street Lights - do not object to this request.

Street light system shall be protected and preserved during vacation/improvement processes.

Street Lights Department requires that a project that involves a roadway is to be evaluated for lighting requirements based on the City of El Paso Street Design Manual (SDM) and the Design Standards for Construction (DSC) according to City of El Paso Codes (cited below). While developing a project or construction area the existing

street illumination system shall be protected and preserved. Complete survey for street illumination system shall be shown on plans. Any change on existing street illumination systems shall be coordinated with Street Lights Department.

City of El Paso Codes to be followed:

*Title 19 - 19.16.010 - Streetlighting.

**18.18.190 – Submission contents.

*** 19.02.040 Criteria for approval.

Contract Management

No objection to application.

AT&T

Has no objection to this release.

Texas Gas

Texas Gas Service has no comments.

Fire Department

No adverse comments.

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.

Capital Improvement Department

No comments received.