

# Holstein R.O.W Vacation

City Plan Commission — October 9, 2025



<b>CASE NUMBER/TYPE:</b>	<b>SURW25-00012 – RIGHT-OF-WAY VACATION</b>
<b>CASE MANAGER:</b>	Saul Fontes, (915) 212-1606, <a href="mailto:FontesSA@elpasotexas.gov">FontesSA@elpasotexas.gov</a>
<b>PROPERTY OWNER:</b>	City of El Paso
<b>REPRESENTATIVE:</b>	Conde, Inc.
<b>LOCATION:</b>	West of Zaragoza Rd. and North of Interstate 10 Hwy. (District 6)
<b>PROPERTY AREA:</b>	1.44 acres
<b>ZONING DISTRICT(S):</b>	A-O (Apartment/Office)
<b>PUBLIC INPUT:</b>	No opposition received as of 10/2/2025

**SUMMARY OF RECOMMENDATION:** Staff recommends **APPROVAL** of Holstein R.O.W Vacation.

## Holstein R.O.W Vacation



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. Enlargements of this map to scales greater than its original can induce errors and may lead to misinterpretations of the data. The Planning & Inspections Department Planning Division makes no claim to its accuracy or completeness.



0 37.5 75 150 225 300 Feet



Subject Property

Figure A: Proposed plat with surrounding area

**DESCRIPTION OF REQUEST:** The applicant is proposing to vacate 1.44 acres of public right-of-way in order to continue with proposed subdivision of the parcel. The portion of R.O.W. requested to be vacated is unpaved and approximately 60' wide and 1,050' long.

**CASE HISTORY/RELATED APPLICATIONS:** N/A

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

Surrounding Zoning and Use	
North	A-O (Apartment/Office) / Vacant land
South	A-O (Apartment/Office) / Vacant land
East	C-4 sc (Commercial/Special contract) / Commercial development
West	R-3 SP (Residential/ Special permit) / Residential development
Nearest Public Facility and Distance	
Park	Argal Park (0.80 mi.)
School	Myrtle Cooper PK-5 (0.27 mi.)
Plan El Paso Designation	
G4, (Suburban Walkable)	
Impact Fee Service Area	
N/A	

**PUBLIC COMMENT:** Notices of the proposed right-of-way vacation were sent on September 29, 2025 to all property owners within 200 feet of the subject property, and notice was posted in the October 2, 2025 edition of the El Paso Times. As of October 2, 2025, staff has not received any calls of inquiry regarding this request.

**CITY PLAN COMMISSION OPTIONS:**

The City Plan Commission has the authority to advise City Council on right-of-way 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:**

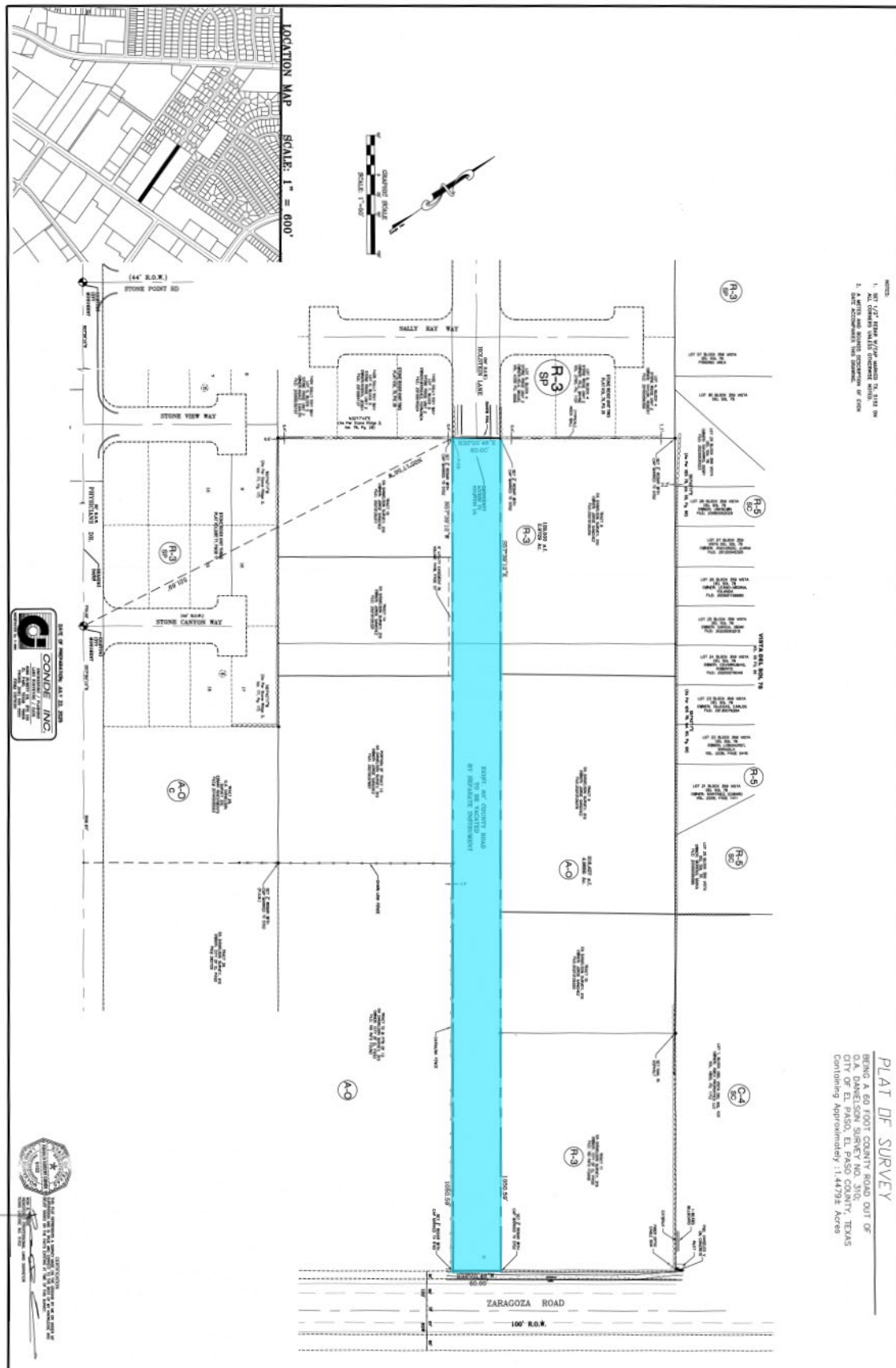
1. Aerial Map
2. Survey
3. Metes and Bounds Description
4. Application
5. Department Comments

## Holstein R.O.W. Vacation



**Subject Property**

# ATTACHMENT 2



# ATTACHMENT 3

Prepared for: Jorge Garcia  
July 22, 2025  
(60' County Road)

## METES AND BOUNDS DESCRIPTION

Description of a parcel of land, being a 60 foot County Road out of O.A. Danielson Survey No. 310, City of El Paso, El Paso County, Texas and being more particularly described by Metes and Bounds as follows:

Commencing for reference at a found brass disk City Monument at the centerline intersection of Physicians Drive and Stone Canyon Way from which a found brass disk City Monument at the centerline intersection of Physicians Drive and Stone Point Road bears North 05°17'56" West a distance of 521.69 feet to a set 1/2" rebar with cap marked TX 5152 on the southeasterly line of Stone Ridge Unit 2, said point also being on the southerly right of way line of Holstein Lane for The "TRUE POINT OF BEGINNING"


Thence along the southeasterly line of Stone Ridge Unit 2, North 32°20'48" East a distance of 60.00 feet to a set 1/2" rebar with cap marked TX 5152 on the northerly right of way line of Holstein Lane;

Thence leaving said line, South 57°39'12" East a distance of 1050.59 feet to a set 1/2" rebar with cap marked TX 5152 on the westerly right of way line of Zaragoza Road;

Thence along said right of way line, South 32°20'48" West a distance of 60.00 feet to a set 1/2" rebar with cap marked TX 5152 on the southerly line of a 60 feet County Road;

Thence along said line, North 57°39'12" West a distance of 1050.59 feet to the **TRUE POINT OF BEGINNING** and containing 63,071 Square Feet or 1.4479 Acres of land more or less.

Note: A drawing of even date accompanies this description.

  
Ron R. Conde  
R.P.L.S. No. 5152



---

CONDE INC  
ENGINEERING / LAND SURVEYING / PLANNING  
6080 SURETY DRIVE / SUITE 100 / EL PASO, TEXAS 79905  
(915) 592-0283 FAX (915) 592-0286 FIRM# 10078100


# ATTACHMENT 4



## VACATION PUBLIC EASEMENTS AND RIGHTS-OF-WAY APPLICATION

Date: August 6, 2025 File No. \_\_\_\_\_

1. APPLICANTS NAME Conde, Inc.  
ADDRESS 6080 Surety Dr., Ste. 100 ZIP CODE 79905 TELEPHONE 915-592-0283
2. Request is hereby made to vacate the following: (check one)  
Street ☒ Alley ☐ Easement ☐ Other ☐  
Street Name(s) Holstein Lane Subdivision Name N/A  
Abutting Blocks Tracts 8-15 Abutting Lots \_\_\_\_\_
3. Reason for vacation request: To Vacate ROW per Neighborhood Association request.
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
	Being a 60 Foot County Road out	915-212-0000
_____	of O.A. Danielson Survey No. 310;	_____
_____	City of El Paso, El Paso County,	_____
	Texas	

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: \_\_\_\_\_



915-203-5097

(Email)

(Phone)

REPRESENTATIVE SIGNATURE: \_\_\_\_\_



REPRESENTATIVE CONTACT (PHONE) Conrad Conde (915) 592-0283

(E-MAIL) cconde@condeinc.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**

1. Per Texas Gas comments, provide an easement at least 10' east of west property line of Holstein R.O.W. being vacated and 10' north from the south property line of Holstein R.O.W. being vacated.

## **Planning and Inspections Department- Land Development Division**

We have reviewed subject plats and recommend **Approval**.

The Developer/Engineer shall address the following comments

1. Label location dimensions for the 20' P.S.B. R.O.W. by bearing and distance.

## **Parks and Recreation Department**

We have reviewed **Holstein ROW Vacation** survey maps and on behalf of the Parks & Recreation Department we offer "No" objections to this proposed Street Right-of-way vacation request.

## **Streets and Maintenance Department**

### **Traffic & Transportation Engineering**

No objections to application

### **Streets Lighting:**

Does not object to this request.

Zaragoza Rd. is a Texas Department of Transportation (TXDOT) right-of-way (ROW).

For the development of a subdivision a complete set of plans shall be submitted to Street Lights Department for review showing the minimum requirements for street illumination proposals\*\*. The submission shall contain but shall not necessarily be limited to plans indicating the location on the premises of all lighting fixtures, both proposed and existing on the site\*\*\*. The description of all lighting fixtures, both proposed and existing. Photometric data. Plans shall show street illumination design and details. El Paso city code is applicable to this process, Street Design Manual (SDM)\* and any other applicable standards or requirements of the city.

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.

### **Contract Management:**

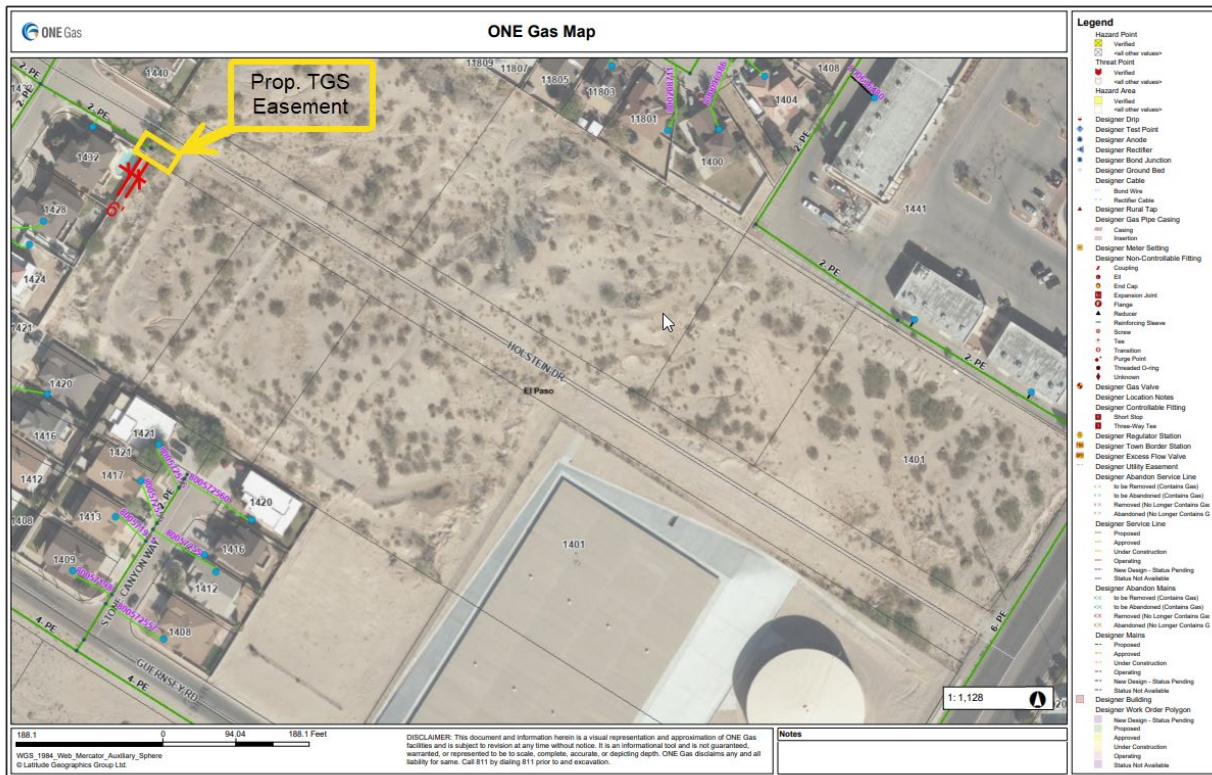
No comments.

### **Stormwater:**

EPWater-SW has reviewed the proposed plans and has no objections.

## **Texas Gas**

Texas Gas Service has a 2" gas main along Holstein Dr. 6' into the Holstein R.O.W. Vacation, therefore TGS will need an easement at least 10' east of west property line of Holstein R.O.W. being vacated and 10' north from the south property line of Holstein R.O.W. being vacated (See image below as reference)



#### **El Paso Electric**

no comments for Holstein Lane.

#### **Texas Department of Transportation**

TXDOT comment is to submit for review and permit approval within 1 year from starting construction.

#### **El Paso County Water Improvement District #1**

The above mentioned item is not within the boundaries of EPCWID.

#### **AT&T**

AT&T has no objections to this vacation request.

#### **Fire Department**

No comments received.

#### **Capital Improvement Department**

No comments received.

#### **Sun Metro**

No comments received.

#### **El Paso County**

No comments received

#### **El Paso County 911 District**

No comments received.

#### **El Paso Water**

No comments received.

**Water**

No comments received.

**Sanitary Sewer**

No comments received.

**General**

No comments received.