

CITY OF EL PASO, TEXAS
AGENDA SUMMARY FORM



DEPARTMENT/ COUNCIL OFFICE: Planning and Inspections

AGENDA DATE: 4/14/2026

PUBLIC HEARING DATE: 4/28/2026

CONTACT PERSON NAME: Philip F. Etiwe

PHONE NUMBER: (915) 212-1553

2nd CONTACT PERSON NAME: Saul A. Fontes

PHONE NUMBER: (915) 212-1606

DISTRICT(S) AFFECTED: 6

AGENDA ITEM:

An ordinance vacating a portion of a 60 foot road out of O.A. Danielson Survey No. 310, City of El Paso, El Paso County, Texas.

Subject property: West of Zaragoza Rd. and North of Interstate 10 Hwy.
Applicant: Jorge Sanchez, Case Number: SURW25-00012

ISSUE STATEMENT:

The applicant proposes to vacate a portion of right-of-way in order to expand the buildable area. The request is being reviewed in accordance with El Paso City Code Title 19 - Subdivision and Development Plats. City Plan Commission recommended 7-1 to approve the request on October 9, 2025.

BACKGROUND:

The applicant is requesting to vacate a portion of Holstein Road R.O.W. The proposed area to be a vacated is located West of Zaragoza Rd. and South Pellicano Dr., and is 1.4479 acres in size. City Plan Commission recommended 7-1 to approve the proposed vacation on 10/09/2025. As of 03/30/26 the Planning Division has not received any communication regarding this request. See attached staff report for additional information.

COUNCIL OPTIONS:

Approve - (Staff and CPC recommendation)
Approve with Conditions
Deny

COMMITTEE REVIEW AND/OR RECOMMENDATION:

City Plan Commission recommended 7-1 to approve the proposed vacation request on October 9, 2025.

COMMUNITY AND STAKEHOLDER OUTREACH (if applicable, as an attachment) – please include:

RELATED CITY POLICIES:

PRIOR COUNCIL ACTION:

LEGAL REVIEW:

Legal counsel reviewed as a part of Council packet

Legal counsel reviewed in advance of packet as an individual item

AMOUNT AND SOURCE OF FUNDING:

REPORTING OF CONTRIBUTION OR DONATION TO CITY COUNCIL:

NAME	AMOUNT (\$)

ATTACHMENTS:

FOR MORE INFORMATION:

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

SIGNATURE:

Kevin Smith

(If Agenda Summary Form is initiated by Purchasing, client department should sign also)

ORDINANCE NO. _____

AN ORDINANCE VACATING A PORTION OF A 60 FOOT ROAD OUT OF O.A. DANIELSON SURVEY NO. 310, CITY OF EL PASO, EL PASO COUNTY, TEXAS.

WHEREAS, the abutting property owners have requested vacation of the City right-of-way located on a parcel of land being a portion of a 60-foot County Road out of O.A. Danielson Survey No. 310, City of El Paso, El Paso County, Texas; and,

WHEREAS, after public hearing the City Plan Commission recommended that a portion of a 60-foot County Road out of O.A. Danielson Survey No. 310, City of El Paso, El Paso County, Texas, should be vacated and the City Council finds that said portion of 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 a determination has been made that it is in the best interest of the public that the City Right-of-Way located on the property described as a portion of a 60 foot County Road out of O.A. Danielson Survey No. 310, City of El Paso, El Paso County, Texas, and which is more fully described in the attached metes and bounds description, identified as Exhibit “A” and in the attached survey identified as Exhibit “B” and made a part hereof by reference is hereby vacated.

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 property to Jorge Sanchez.

ADOPTED this _____ day of _____, 2026.

THE CITY OF EL PASO

Renard U. Johnson
Mayor

ATTEST:

Laura D. Prine, City Clerk

APPROVED AS TO FORM:

Russell T. Abeln

Russell T. Abeln
Senior Assistant City Attorney

APPROVED AS TO CONTENT:

Philip F. Etiwe

Philip F. Etiwe, Director
Planning & Inspections Department

(Quitclaim Deed on following page)

Exhibit A

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.

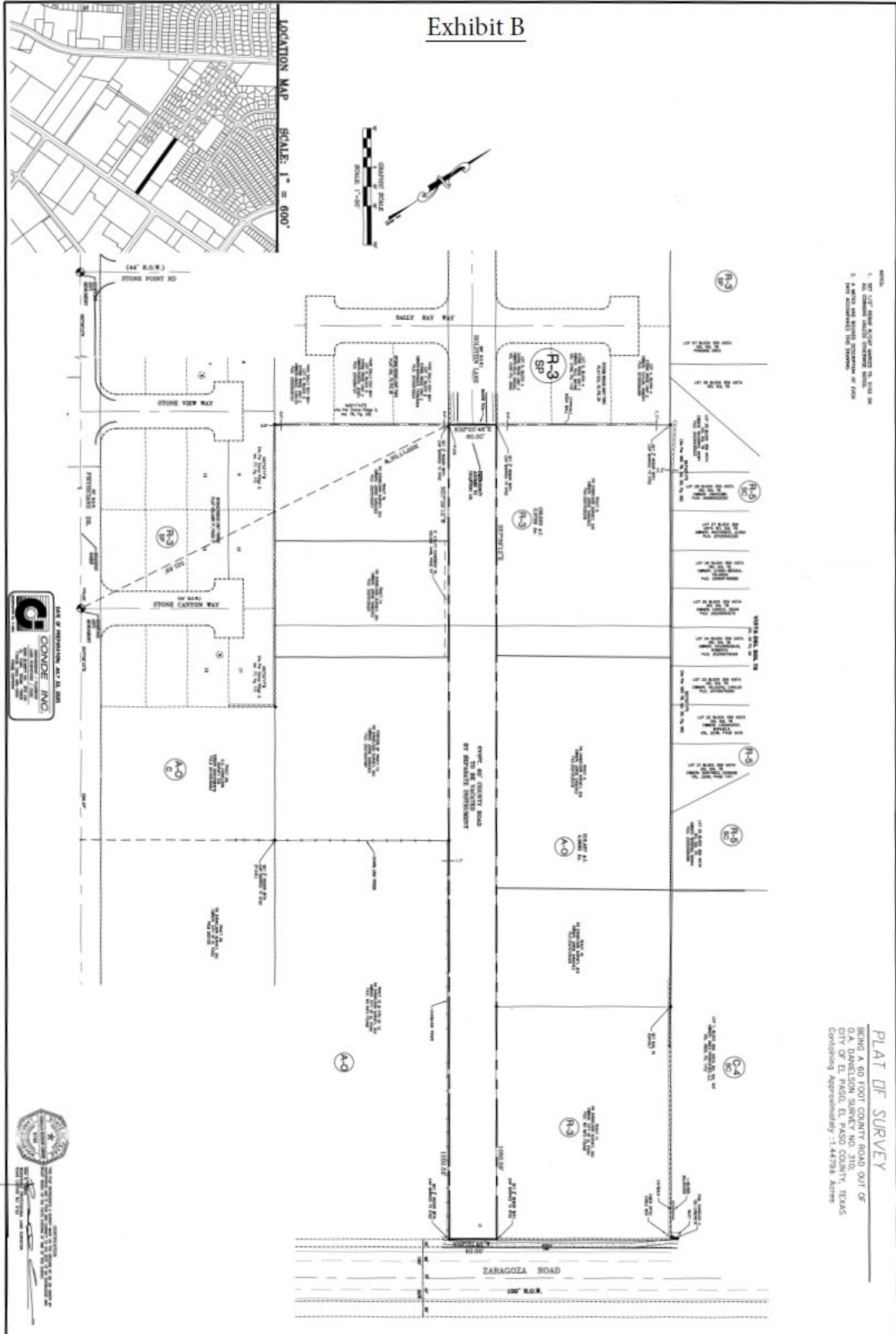
Note: A drawing of even date accompanies this description.


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

Exhibit B



Holstein R.O.W Vacation

City Plan Commission — October 9, 2025



CASE NUMBER/TYPE:	SURW25-00012 – RIGHT-OF-WAY VACATION
CASE MANAGER:	Saul Fontes, (915) 212-1606, FontesSA@elpasotexas.gov
PROPERTY OWNER:	City of El Paso
REPRESENTATIVE:	Conde, Inc.
LOCATION:	West of Zaragoza Rd. and North of Interstate 10 Hwy. (District 6)
PROPERTY AREA:	1.44 acres
ZONING DISTRICT(S):	A-O (Apartment/Office)
PUBLIC INPUT:	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.



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

ATTACHMENT 1

Holstein R.O.W Vacation



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 Subject Property

ATTACHMENT 3

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

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Note: A drawing of even date accompanies this description.


Ron R. Conde
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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
	<u>Being a 60 Foot County Road out</u>	<u>915-212-0000</u>
_____	<u>of O.A. Danielson Survey No. 310;</u>	_____
_____	<u>City of El Paso, El Paso County,</u>	_____
	<u>Texas</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.

OWNER SIGNATURE: _____



915-203-5097

(E-mail)

(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:

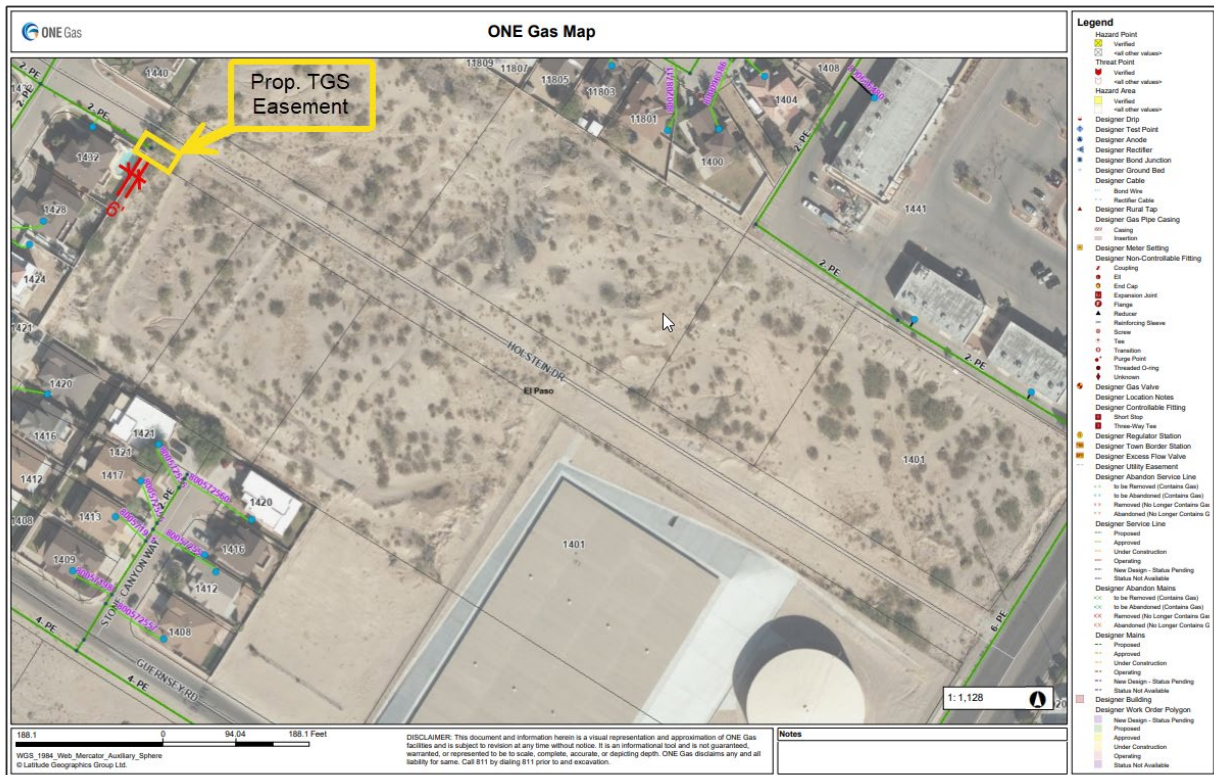
No comments.

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.