

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.

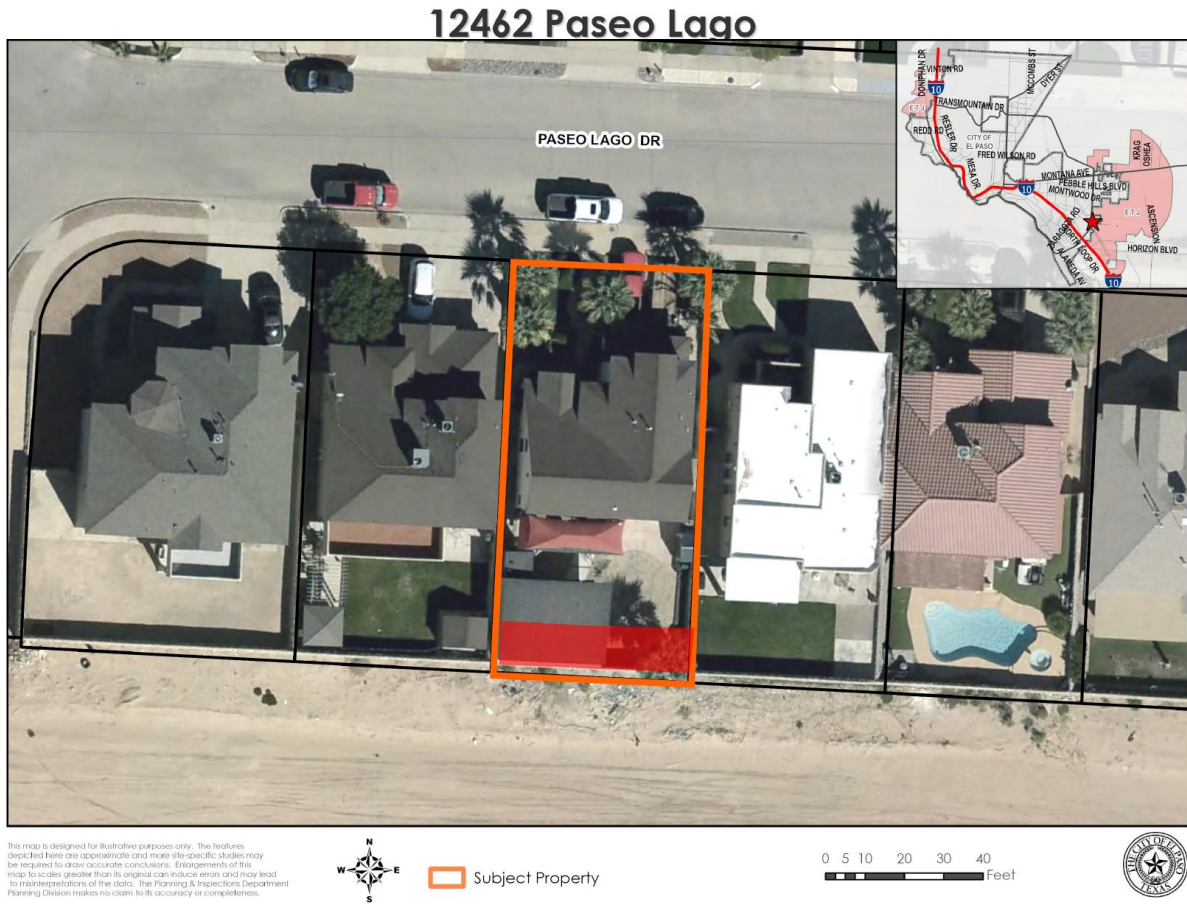


Figure A: Proposed plat with surrounding area

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

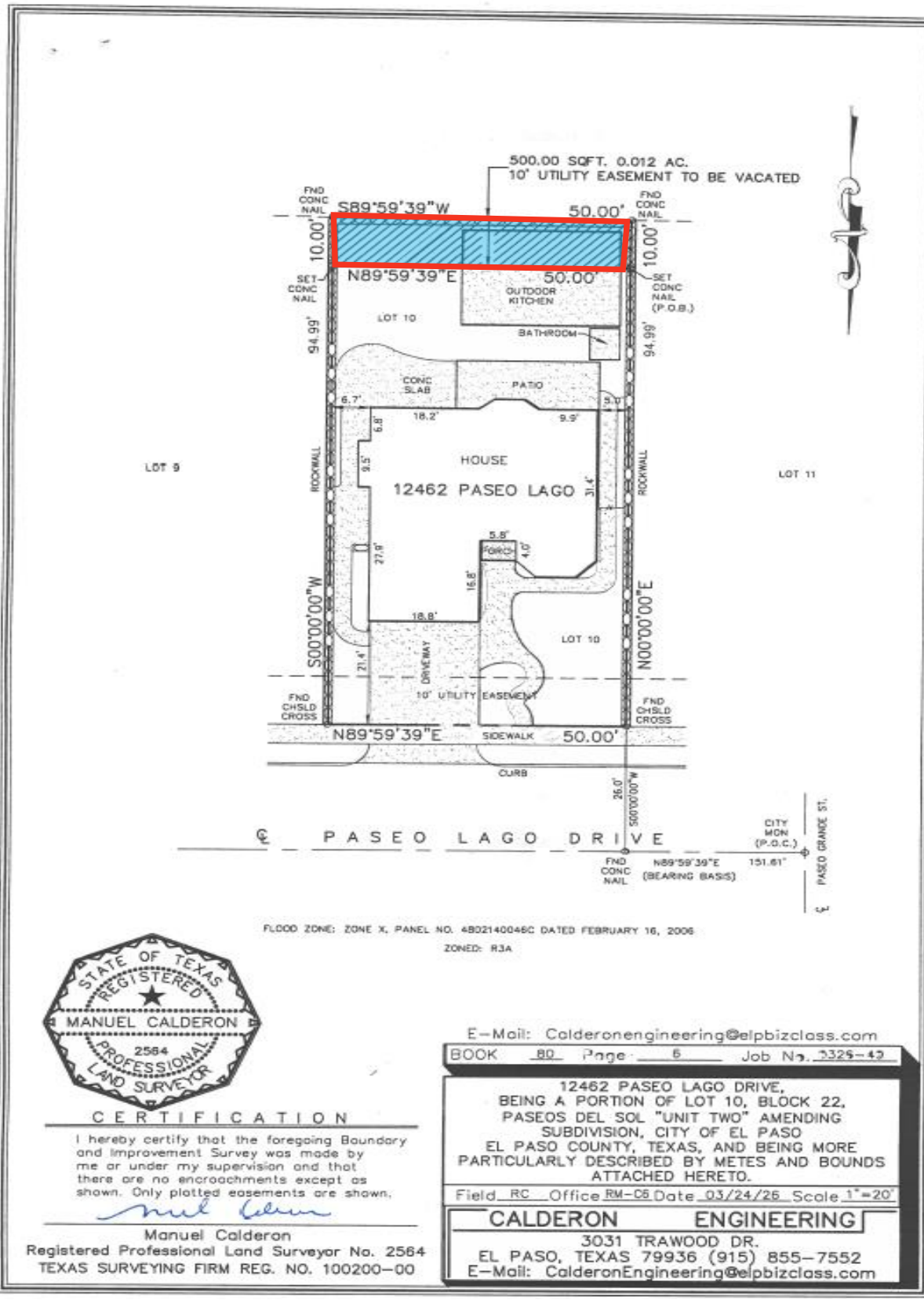


Subject Property



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. Enlargements of this map may be made for informational purposes only. The Planning & Inspections Department Planning Division makes no claim to its accuracy or completeness.

ATTACHMENT 2



CERTIFICATION

I hereby certify that the foregoing Boundary and Improvement Survey was made by me or under my supervision and that there are no encroachments except as shown. Only platted easements are shown.

Manuel Calderon

Manuel Calderon
Registered Professional Land Surveyor No. 2564
TEXAS SURVEYING FIRM REG. NO. 100200-00

E-Mail: Calderonengineering@elpbizclass.com

BOOK RD Page 6 Job No. 0325-42

12462 PASEO LAGO DRIVE,
BEING A PORTION OF LOT 10, BLOCK 22,
PASEOS DEL SOL "UNIT TWO" AMENDING
SUBDIVISION, CITY OF EL PASO
EL PASO COUNTY, TEXAS, AND BEING MORE
PARTICULARLY DESCRIBED BY METES AND BOUNDS
ATTACHED HERETO.

Field RC Office RM-C6 Date 03/24/25 Scale 1"=20'

CALDERON ENGINEERING

3031 TRAWOOD DR.
EL PASO, TEXAS 79936 (915) 855-7552
E-Mail: CalderonEngineering@elpbizclass.com

ATTACHMENT 3

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

ATTACHMENT 4



SUET26-00001

VACATION PUBLIC EASEMENTS AND RIGHTS-OF-WAY APPLICATION

Date: _____ File No. SUETR 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	Legal Description	Telephone
<u></u>	_____	<u>(915) 478 4439</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:  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.