



Property Sale Agreements for Emory Road: PIDs 231404 & 316977

Upper Valley | El Paso, Texas | 79922

Goal 6 Set the Standard for Sound Governance and Fiscal Management



February 13, 2024

HISTORY

- February 2023: Applications received to purchase two (2) City-owned parcels near Emory Rd. & Sunland Park Dr. (District 1)
- The two (2) COEP-owned parcels are landlocked (El Paso City Code 19.50.030) by residential parcels to the north and abut the Montoya Main Lateral to the south
- Applicants' propose to combine the parcels with his abutting properties - with future access from Emory Rd.

PROPERTY AERIAL WITH OWNERSHIP INFO

3

Enrique Escobar

Francisco & Lorena
Molinar

Hugo Silex

Catholic Diocese

COEP – EP Water
Managed Pond

EPCWID1



PROPERTY OVERVIEW

Property Size:

- PID 231404; 0.18 acres
- PID 316977; 0.74 acres

Market Value (April 2023):

- PID 231404 – \$12,000
- PID 316977 – \$50,000

CARE COMMITTEE COMMENTS

Planning:

- Properties are landlocked as they do not abut a public or private street.
- The parcels do 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 parcels meet 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 properties 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