

**CITY OF EL PASO, TEXAS
AGENDA ITEM
DEPARTMENT HEAD'S SUMMARY FORM**

AGENDA DATE: October 22, 2024
PUBLIC HEARING DATE: November 12, 2024

CONTACT PERSON(S) NAME AND PHONE NUMBER: Philip F. Etiwe, (915) 212-1553
Luis Zamora, (915) 212-1552

DISTRICT(S) AFFECTED: District 7

STRATEGIC GOAL: #3 Promote the Visual Image of El Paso

SUBGOAL: 3.2 Improve the visual impression of the community

SUBJECT:

An Ordinance amending condition No. 1 and releasing conditions No. 3 and No.4 placed on property by Ordinance No. 019219 which changed the zoning of Lot 1, Block 1, Inglewood Subdivision, City of El Paso, El Paso County, Texas. The penalty is as provided for in Chapter 20.24 of the El Paso City Code.

The proposed condition release meets the intent of the Future Land Use designation for the property and is in accordance with *Plan El Paso*, the City's Comprehensive Plan.

Subject Property: 551 Inglewood
Applicant: Inglewood Properties, LLC, PZCR24-00002

BACKGROUND / DISCUSSION:

The applicant is requesting to amend a condition imposed by Ordinance No. 019219, dated August 17, 2021 on the subject property. As of October 8, 2024, the Planning Division has not received any communication in support or opposition to the condition release request. This item is scheduled to be heard by the City Plan Commission on October 17, 2024. See attached staff report for additional information.

PRIOR COUNCIL ACTION:

N/A

AMOUNT AND SOURCE OF FUNDING:

N/A

HAVE ALL AFFECTED DEPARTMENTS BEEN NOTIFIED? YES NO

PRIMARY DEPARTMENT: Planning & Inspections, Planning Division

SECONDARY DEPARTMENT: N/A

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

DEPARTMENT HEAD:

Philip Etiwe

ORDINANCE NO. _____

AN ORDINANCE AMENDING CONDITION NO. 1 AND RELEASING CONDITIONS NO. 3 AND NO. 4 PLACED ON PROPERTY BY ORDINANCE NO. 019219 WHICH CHANGED THE ZONING OF LOT 1, BLOCK 1, INGLEWOOD SUBDIVISION, CITY OF EL PASO, EL PASO COUNTY, TEXAS. THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.24 OF THE EL PASO CITY CODE.

WHEREAS, the zoning of the property described as *LOT 1, BLOCK 1, INGLEWOOD SUBDIVISION, City of El Paso, El Paso County, Texas*, was changed by Ordinance No. 019219 approved by City Council on AUGUST 17, 2021; and,

WHEREAS, the rezoning was subject to certain zoning conditions, and

WHEREAS, placement of such conditions were necessitated by and attributable to the increased intensity of use generated by the change of zoning; and,

WHEREAS, the owner (applicant) submitted an application requesting the amendment of condition No. 1 and removal of conditions No. 3 and No. 4 because these conditions have been satisfied or are no longer applicable; and,

WHEREAS, a public hearing regarding removal of the conditions was held before the City Plan Commission, and the Commission recommended approval of the release of conditions No. 1, No. 3, and No. 4; and,

WHEREAS, the City Council of the City of El Paso has determined that the release of certain conditions will protect the best interest, health, safety, and welfare of the public in general.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO, TEXAS:

That zoning conditions No. 1, No. 3, and No. 4 imposed by Ordinance No. 019219 approved by City Council on *AUGUST 17, 2021*, on land identified as Lot 1, Block 1, Inglewood Subdivision be amended and released because the conditions have been satisfied or are no longer necessary.

Condition No. 1 to be amended as follows:

1. *THAT INGLEWOOD SHALL BE BUILT TO COMPLIANCE WITH THE CITY'S ADOPTED STREET DESIGN MANUAL PRIOR TO HAVING INGRESS/EGRESS TO INGLEWOOD DRIVE.*

Conditions to be released:

3. *THE JUAN DE HERRERA LATERAL CROSSING SHALL BE CONSTRUCTED PRIOR TO ISSUANCE OF ANY BUILDING PERMITS.*

ORDINANCE NO. _____

PZCR24-00002

4. THAT A DETAILED SITE DEVELOPMENT PLAN BE SUBMITTED AND APPROVED AS PER SECTION 20.04.150 OF THE EL PASO CITY CODE PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS.

Except as herein amended, Ordinance No. 019219 shall remain in full force and effect.

ADOPTED this _____ day of _____, 2024.

THE CITY OF EL PASO:

Oscar Leeser
Mayor

ATTEST:

Laura D. Prine
City Clerk

APPROVED AS TO FORM:

Russell Abeln

Russell T. Abeln
Assistant City Attorney

APPROVED AS TO CONTENT:

Philip Etiwe

Philip F. Etiwe, Director
Planning & Inspections Department

ORDINANCE NO. _____

22-1007-2940.001|1189111
Zoning Condition Release PZCR22-00001 1837 Grandview | Ordinance Release
RTA

PZCR24-00002



City of El Paso – City Plan Commission Staff Report

Case No: PZCR24-00002
Application Type: Condition Release
CPC Hearing Date: October 17, 2024
Staff Planner: Luis Zamora, 915-212-1552, ZamoraLF@elpasotexas.gov

Location: 551 Inglewood Dr.
Legal Description: Lot 1, Block 1, Inglewood Subdivision, City of El Paso, El Paso County, Texas
Acreage: 20.46 acres
Rep District: 7

Existing Zoning: C-4/c (Commercial/conditions)
Existing Use: General Warehouse
Request: To release conditions imposed by Ordinance No. 19219, dated August 17, 2021
Proposed Use: Heavy truck (sales, storage, repair, and rental)

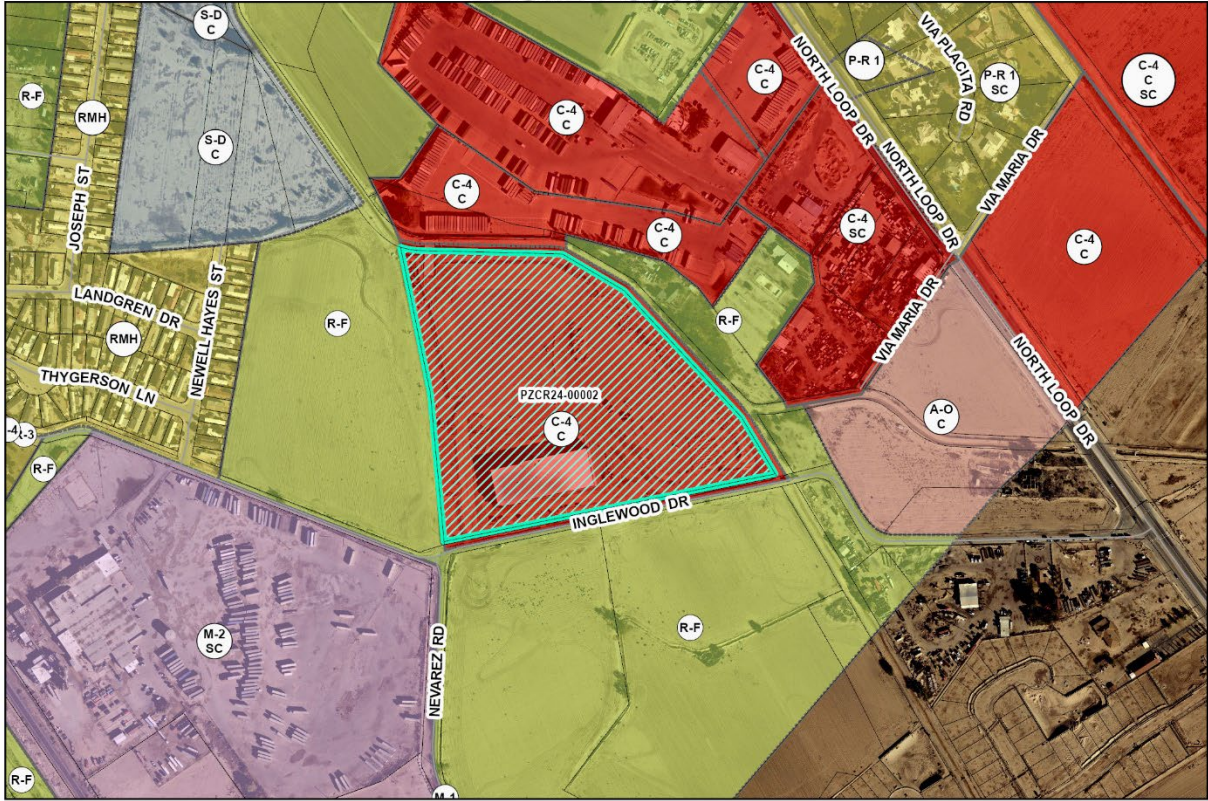
Property Owner: Inglewood Properties, LLC
Applicant: Hector J. Lopez
Representative: Jose Hernandez (H2O Terra)

SURROUNDING ZONING AND LAND USE

North: C-4/sc (Commercial/special contract), A-O/c (Apartment/Office/conditions) / Commercial, vacant
South: R-F (Ranch and Farm) / Vacant
East: R-F (Ranch and Farm), C-4/c (Commercial/conditions), A-O/c (Apartment/Office/conditions) / Vacant, commercial
West: R-F (Ranch and Farm) / Vacant

PLAN EL PASO DESIGNATION: G7, Industrial and/or Railyards, (Mission Valley Planning Area)
NEAREST PARK: Caribe Park (2.0 Miles)
NEAREST SCHOOL: Del Valle High School (2.2 Miles)

PZCR24-00002



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 form induce errors and may lead to misinterpretations of the data. The Planning & Inspections Department Planning Division makes no claim to its accuracy or completeness.

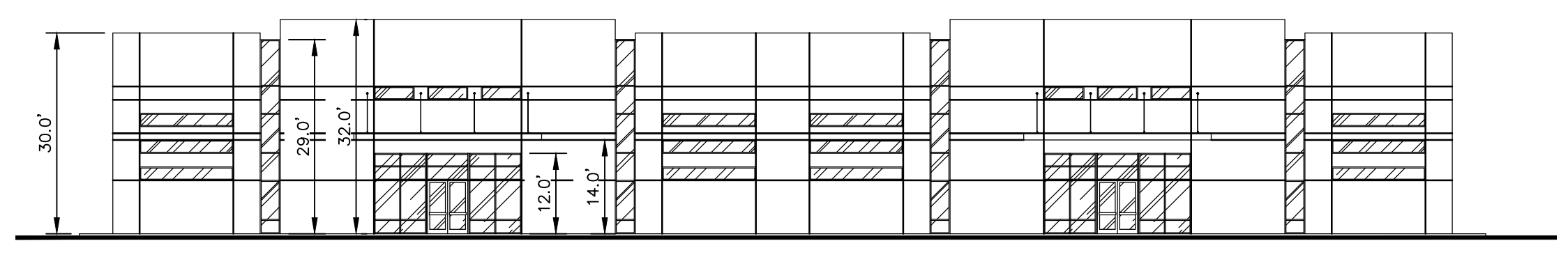
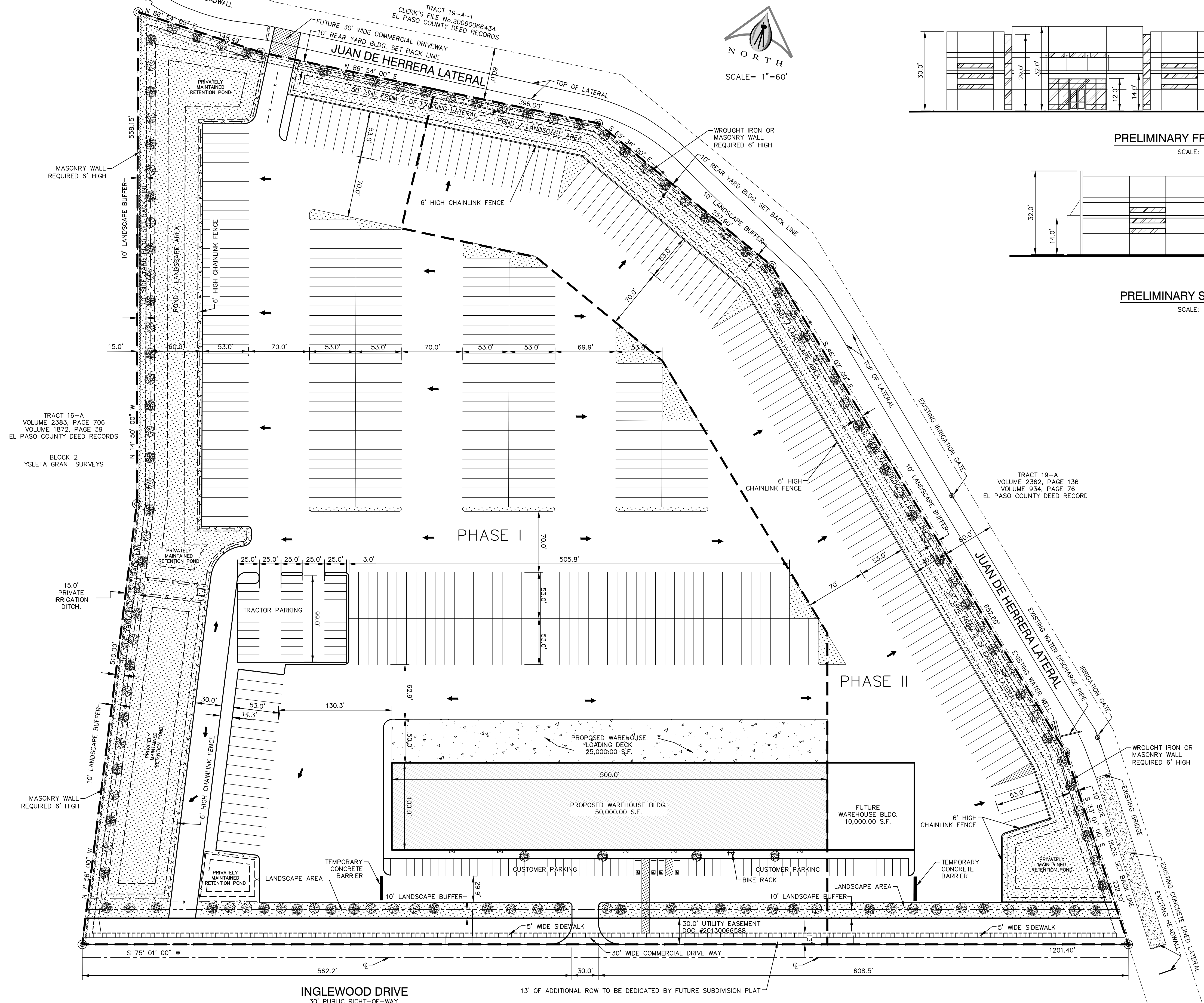


Subject Property

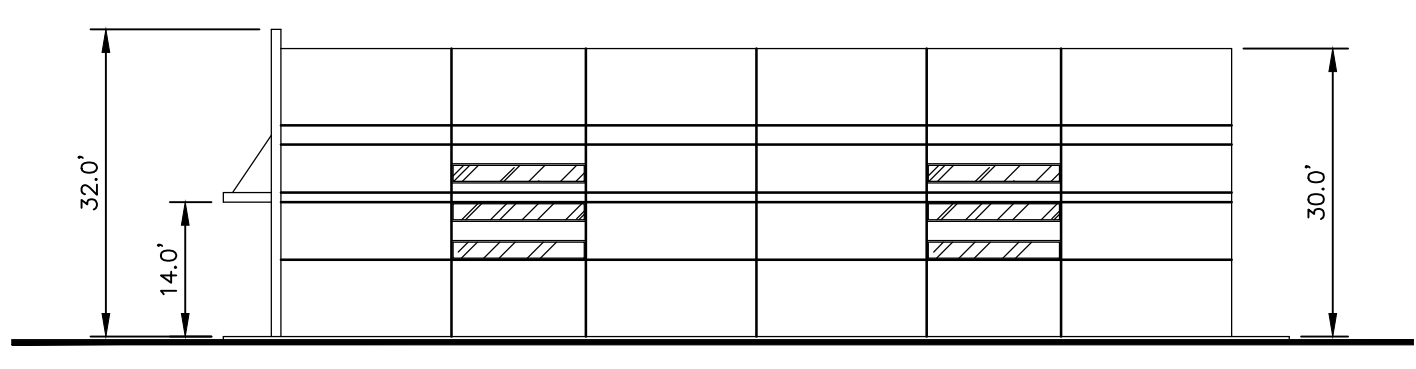
0 100 200 400 600 800 Feet



SITE PLAN APPROVED WITH REZONING PZRZ21-00006



PRELIMINARY FRONT ELEVATION
SCALE: 1" = 20'



PRELIMINARY SIDE ELEVATION
SCALE: 1" = 20'

NOTE:
THE JUAN DE HERRERA LATERAL CROSSINGS SHALL BE CONSTRUCTED PRIOR TO ANY BUILDING OR GRADING PERMITS

BUILDING #	USE	AREA (sq.Ft.)	REQUIRED PER Sq. Ft.	REQUIRED SPACES	
			MINIMUM	MAXIMUM	
FUTURE 1	WAREHOUSE	50000	7200	1	2
FUTURE 2	WAREHOUSE	10000	7200	1	2
			TOTAL	8	12

REGULAR SPACES PROVIDED	60 P.S.
HANDICAP SPACES PROVIDED	4 P.S.
TRACTOR PARKING SPACES PROVIDED	32 P.S.
TOTAL SPACES PROVIDED	96 P.S.
TRAILER PARKING SPACES PROVIDED	405 P.S.
BICYCLE SPACES REQUIRED	3 B.S.
BICYCLE SPACES PROVIDED	3 B.S.

PRELIMINARY SCHEME

BUILDING AREA 1st PHASE	50,000 S.F.
FUTURE PHASE	10,000 S.F.
LANDSCAPE AREA REQUIRED	133,720 S.F.
LANDSCAPE PROVIDED	176,257 S.F.
TOTAL AREA 19.85 AC. X 43,560 S.F. =	864,666 S.F.

LANDSCAPE ORDINANCE REQUIREMENTS

LANDSCAPABLE AREA
AREA OF ENTIRE LOT = 864,666 SQ. FT.
AREA OF BUILDING FOOTPRINT = 60,000 SQ. FT.
(864,666 - 60,000) * 0.15 = 120,700 SQ. FT. REQUIRED

FRONTAGE LANDSCAPE BUFFER
FRONTAGE ALONG INGLEWOOD DR = 1,201.40 FEET
1201.40 / 30 = 41 FRONTAGE TREES REQUIRED

PARKING LOT TREE
501 TOTAL SPACES
501/10 = 50 PARKING LOT TREES
SPACES OVER MAXIMUM = 48
1 TREE/5 SPACES OVER MAXIMUM = 48/5 = 10 ADDITIONAL TREES TO BE PROVIDED
50 + 10 = 60 PARKING LOT TREES REQUIRED

	PROVIDED	REQUIRED
LANDSCAPABLE AREA	176,257	120,700
SITE TREES	129	101
TREES-FRONTAGE	41	41
TREES-PARKING LOT	84	60

SET BACKS

ZONING = C-4
FRONT --- 0
REAR --- 10
SIDE YARD --- 0
SIDE STREET --- 10

PHASING PLAN

PHASE I:
WAREHOUSE, LOADING DECK, LATERAL CROSSING, PERIMETER ROCKWALL, PONDING AREAS, LANDSCAPING, AND PAVEMENT

PHASE II:
FUTURE WAREHOUSE, REMAINING PONDING AREAS, LANDSCAPING, AND PAVEMENT

FLOOD NOTE:
NOTE: The above referenced property is within Zone "B" Areas between limits of the 100-year flood and 500-year flood according to the Federal Emergency Management Agency Flood Insurance Rate Maps, as per Area Community Panel No. 4802140050 B and 4802140051 B, dated October 15, 1982.

This document, whether in hard copy or machine readable format, is owned by H2O-Terra and an instrument of services in respect to the project for which it was prepared. This document is not intended or authorized for reuse by any party on extensions of such project or any other project. Any reuse, including copying and/or modifying the document, without written permission from H2O-Terra, for the specific purpose intended may be a violation of law. Unauthorized use of this material may result in civil and/or criminal penalties.

DATE	REVISIONS	BY	PRIMARY BENCHMARK	SCALE
			SECONDARY BENCHMARK	LINE IS 2 INCHES AT FULL SCALE (IF NOT 2" - SCALE ACCORDINGLY) HOR: 1"=60' VER: N/A W.O.: 031218-4 DATE: 06/01/21 DESIGN BY: X.X.X. DRAWN BY: X.X.X. CHKD. BY: J.H. APPD. BY: J.H.



DETAILED SITE DEVELOPMENT PLAN

551 INGLEWOOD DRIVE
BEING ALL OF TRACT 19B, BLOCK 2, YSLETA GRANT
CITY OF EL PASO, EL PASO COUNTY, TEXAS
CONTAINING IN ALL 864,666 sq. ft. OR 19.85 acres OF LAND MORE OR LESS.

PREPARED FOR:
INGLEWOOD PROPERTIES, LLC

H2O Terra
ENGINEERING, SURVEYING, SOLUTIONS.
TBPE FIRM NO. F-2103 TBPLS FIRM NO. 10060700
2020 E. MILLS AVENUE El Paso, TX 79901
(915) 533-1418 FAX: (915) 533-4972

DRAWING NUMBER
V1
SHEET NO.
1 OF 1

\\SERVER\Projects\Clients\Transborder, LLC\031218-4 Inglewood Prop Rezoning\05-CADD\04 - Detailed Site Plan\031218-4 INGLEWOOD 06-02-21-NEWEST CHANGES.DWG 06/03/21 9:45AM

ORDINANCE NO. 019219

AN ORDINANCE CHANGING THE ZONING OF TRACT 19B, BLOCK 2, YSLETA GRANT, CITY OF EL PASO, EL PASO COUNTY, TEXAS (YSLETA GRANT MAP, BLOCK 2, DECEMBER 1929) FROM R-F (RANCH-FARM) TO C-4/C (COMMERCIAL/CONDITION) AND IMPOSING CONDITIONS. THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.24 OF THE EL PASO CITY CODE.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

Pursuant to Section 20.04.360 of the El Paso City Code, the zoning of Tract 19B, Block 2, Ysleta Grant, located in the City of El Paso, El Paso County, Texas, more particularly described by the metes and bounds attached as **Exhibit "A"**, be changed from **R-F (Ranch-Farm)** to **C-4/c (Commercial/condition)**, as defined in Section 20.06.020, and that the zoning map of the City of El Paso, attached hereto as **Exhibit "B"**, be revised accordingly; and

That the following Conditions are imposed:

1. Access for semi-trailer trucks and cabs shall be prohibited to and from Inglewood Drive.
2. That a ten-foot (10') landscaped buffer with high-profile native or naturalized trees of at least two-inch (2") caliper and ten feet (10') in height shall be placed at fifteen feet (15') on center along the property lines adjacent to residential or apartment zone districts or uses. The landscaped buffer shall be irrigated and maintained by the property owner at all times and shall be installed prior to the issuance of any certificates of occupancy.
3. The Juan De Herrera Lateral crossing shall be constructed prior to issuance of any building permits.
4. That a Detailed Site Development Plan be submitted and approved as per Section 20.04.150 of the El Paso City Code prior to the issuance of any building permits.

The penalties for violating the standards imposed through this rezoning ordinance are found in Section 20.24 of the El Paso City Code.

ADOPTED this 17th day of August, 2021.



THE CITY OF EL PASO

Oscar Leeser
Oscar Leeser, Mayor

ATTEST:

Laura D. Prine
Laura D. Prine, City Clerk

APPROVED AS TO FORM:

Russell T. Abeln
Russell T. Abeln
Assistant City Attorney

APPROVED AS TO CONTENT:

Philip F. Etiwe
Philip F. Etiwe, Director
Planning & Inspections Department

Thence continuing along said right-of-way South 33°01'00" East a distance of 232.30 feet to a 5/8" rebar found on the northerly right-of-way of Inglewood Drive (30-Foot Right-of-Way);

Thence South 75°01'00" West a distance of 1201.40 feet to the "True Point of Beginning for Tract 19-B; and containing in all 894.692 square feet or 20.539 acres of land more or less.

0 1 /.zq ho,... (W



© HAILES II GUTIERREZ, R.P.L.S. 5572
H2O Terra, L.L.C.

EXHIBIT A

Prepared for: Transborder, LLC
Tract 19B, Block 2,
Ysleta Grant
City of El Paso, El Paso County, Texas
W.O.#: 031218-4

METES AND BOUNDS

Description of a 20.539 acre parcel of land, more or less, being all of Tract 19B, Block 2, Ysleta Grant El Paso, El Paso County, Texas (Ysleta Grant Map, Block 2, December 1929). City of El Paso, El Paso County, Texas, and being more particularly described by metes and bounds as follows to wit:

Commencing at an existing 1" iron pipe located on the northerly Right-of-Way of Inglewood Drive (Right-of-Way Varies) from which a 5/8" at northerly right-of-way line of Inglewood Drive and the most south westerly corner of Tract 16A, Block 2, Ysleta Grant, Thence North 75°01'00" East along said right-of-way of Inglewood Drive a distance of 81.90 feet to a 5/8" rebar with cap marked "5372" found on the common boundary line of Tract 16-A and 16-B, Block 2, Ysleta Grant, being the "True Point of Beginning;

Thence North 07°56'00" West along said boundary line a distance of 510.00 feet to point;

Thence continuing along said boundary line North 14°50'00" West a distance of 565.12 feet to a 5/8" rebar with cap marked 5372 found on the southerly right-of-way line of the Juan De Herrera Lateral (60-Foot Right-of-Way);

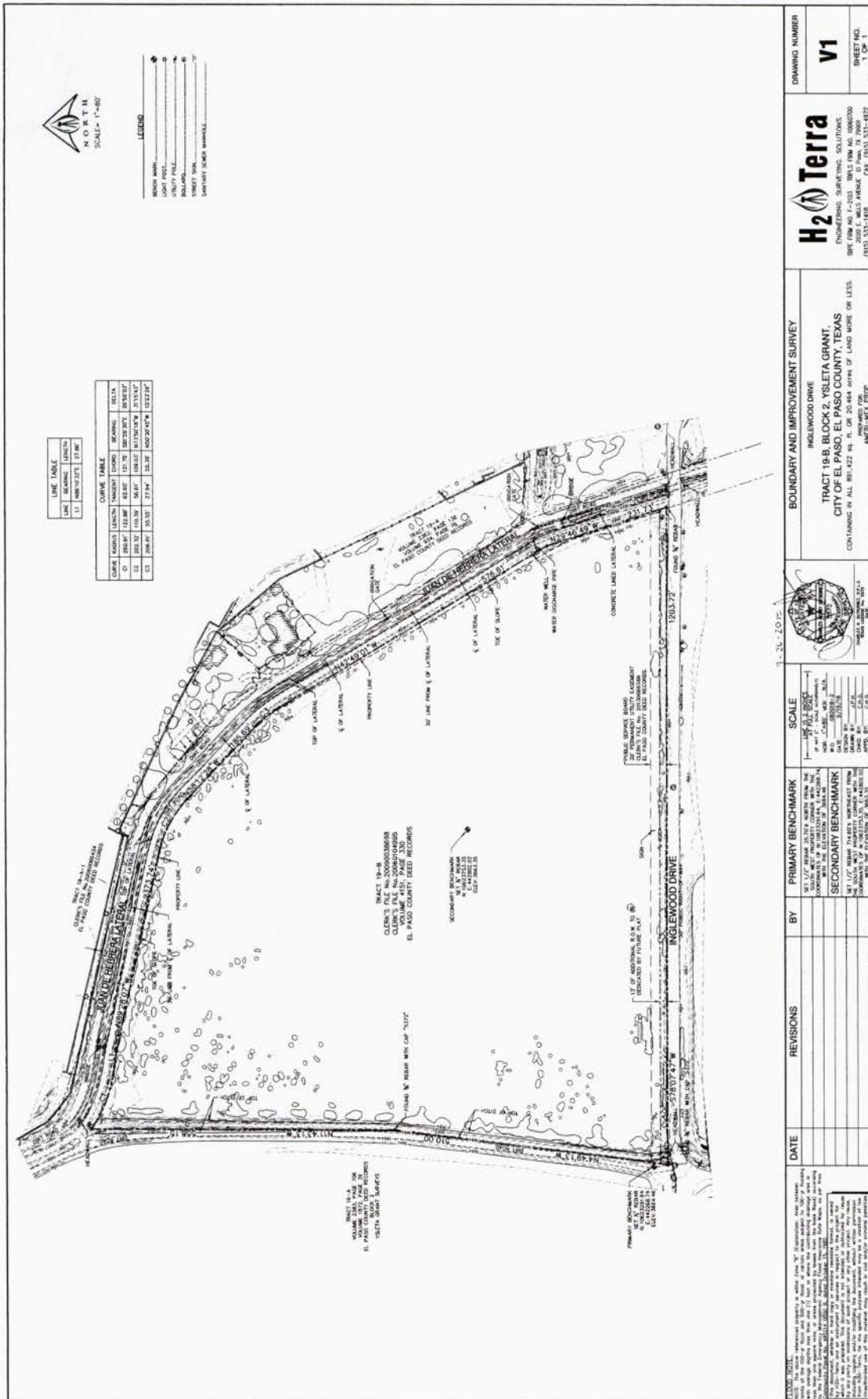
Thence South 86°46'00" East along said right-of-way line a distance of 148.49 feet to a 5/8" rebar with cap marked 5372 found on the southerly right-of-way line of the Juan De Herrera Lateral;

Thence continuing along said right-of-way North 86°54'00" East 396.00 feet to a 5/8" rebar with cap marked 5372 found on the southerly right-of-way line of the Juan De Herrera Lateral;

Thence continuing along said right-of-way South 65°36'00" East a distance of 257.90 feet to a 5/8" rebar with cap marked 5372 found on the southwesterly right-of-way line of the Juan De Herrera Lateral;

Thence continuing along said right-of-way South 46°07'00" East a distance of 652.80 feet to a 5/8" rebar with cap marked 5372 found on the southwesterly right-of-way line of the Juan De Herrera Lateral;

EXHIBIT B



SCALE: 1"=40'

LEGEND

- ◆ BENCH MARK
- UTILITY POLE
- ▬ RAILROAD
- ▬ STREET SIGN
- ▬ SURVEY SIGN BENCHMARK

LINE TABLE

LINE	BEARING	LENGTH
11	N89°10'31"E	17.00'

CURVE TABLE

CURVE	ARC LENGTH	PERCENT CHORD	CHORD	CHORD BEARING	DELTA
12	502.52	113.36	56.61	108.03	147.26
13	508.87	115.52	57.84	110.32	147.26
14	502.52	113.36	56.61	108.03	147.26



SCALE

1" = 40'

PRIMARY BENCHMARK
 161 177 REBAR NAD83 BENCHMARK FROM
 COMBINATION OF A CONSTRUCTION PLANNING
 WITH THE DIVISION OF SURVEY

SECONDARY BENCHMARK
 161 177 REBAR NAD83 BENCHMARK FROM
 COMBINATION OF A CONSTRUCTION PLANNING
 WITH THE DIVISION OF SURVEY

DATE	REVISIONS	BY

TITLE BLOCK

BOUNDARY AND IMPROVEMENT SURVEY

TRACT 19-B, BLOCK 2, YSLETA GRANT, CITY OF EL PASO, EL PASO COUNTY, TEXAS

CONTAINING IN ALL 891.422 SQ. FT. OR 20.664 ACRES OF LAND MORE OR LESS.

PREPARED BY: [Name]
 APPROVED BY: [Name]

DRAWING NUMBER
V1

SHEET NO.
1 OF 1