Renard U. Johnson
Mayor

Dionne Mack
City Manager

CITY COUNCIL
Alejandra Chávez, District 1
Josh Acevedo, District 2
Deanna Maldonado-Rocha, District 3
Cynthia Boyar Trejo, District 4
Ivan Niño, District 5
Art Fierro, District 6
Lily Limón, District 7
Chris Canales, District 8

AGENDA FOR THE REGULAR COUNCIL MEETING

September 30, 2025
COUNCIL CHAMBERS, CITY HALL, 300 N. CAMPBELL AND VIRTUALLY
9:00 AM

Teleconference phone number: 1-915-213-4096
Toll free number: 1-833-664-9267
Conference ID: 909-817-67#

Notice is hereby given that a Regular Meeting of the City Council of the City of El Paso will be conducted on September 30, 2025 at 9:00 A.M. Members of the public may view the meeting via the following means:

Via the City's website. http://www.elpasotexas.gov/videos
Via television on City15,
YouTube: https://www.youtube.com/user/cityofelpasotx/videos

Attention: The Council will take a lunch break at approximately 12:30 p.m. - 1:00 p.m. unless otherwise decided by the Council.

In compliance with the requirement that the City provide two-way communication for members of the public, members of the public may communicate with Council during public comment, and regarding agenda items by calling the following number:

1-915-213-4096 or Toll free number: 1-833-664-9267

At the prompt, please enter Conference ID: 909-817-67#

The public may sign up to speak on items on this agenda before the 9:00 AM deadline on the meeting day at the following links:

For Call to the Public:

https://app.smartsheet.com/b/form/dfad29e838da41fd86052bb264abd397

To Speak on Agenda Items:

https://app.smartsheet.com/b/form/7086be5f4ed44a239290caa6185d0bdb

9:00 A.M. PLEDGE OF ALLEGIANCE

Herrera Elementary School at the Invitation of City Representative Alejandra Châvez

Emma Dameworth
Renee Limon
Georgia Hernandez
Valentina Martinez
Daniel Hurst
Ryder Knotts
Emma Callaway
Rocio Montero
Simon Nelson
Aylin Amaro
Gabriel Martinez
Zayne Chesanek

MAYOR'S PROCLAMATIONS

Archtober Month

The 30th Anniversary of the Paso del Norte Health Foundation

Suicide Prevention Awareness Month

National Walk to School Day - Walktober

EPPD Public Safety Cadet Recognition

10:00 A.M. ROLL CALL

A QUORUM OF THE CITY COUNCIL MUST BE PRESENT AT THIS TIME

INVOCATION BY EL PASO POLICE CHAPLAIN ROBERT HEMPHILL, JR. PH. D.

PUBLIC COMMENT ON CONSENT AGENDA AND REGULAR AGENDA ITEMS

Public comment on agenda items will begin at 10:00 a.m. Request to speak must be received by 9:00 a.m. on the day of the meeting.

Members of the public may choose to comment at 10:00 a.m. or at the time the item is heard, but not both.

CALL TO THE PUBLIC (CITY RELATED NON-AGENDA ITEMS)

Call to the Public will begin at 10:00 a.m. Requests to speak must be received by 9:00 a.m. on the date of the meeting. Sixty minutes in total will be devoted for Call to the Public. This time is reserved for members of the public who would like to address the City Council on items that are not on the City Council Agenda.

NOTICE TO THE PUBLIC

All matters listed under the CONSENT AGENDA, including those on the Addition to the Agenda, will be considered by City Council to be routine and will be enacted by one motion unless separate discussion is requested by Council Members. Prior to the vote, members of the audience may ask questions regarding items on the consent agenda. When the vote has been taken, if an item has not been called out for separate discussion, the item has been approved. Council may, however, reconsider any item at any time during the meeting.

CONSENT AGENDA - APPROVAL OF MINUTES:

1. Approval of the Minutes of the Regular City Council Meeting of September 16, 2025 and the Work Session of September 15, 2025. **25-1200**

All Districts
City Clerk's Office, Laura D. Prine, (915) 212-0049

CONSENT AGENDA - REQUEST TO EXCUSE ABSENT CITY COUNCIL MEMBERS:

2. REQUEST TO EXCUSE ABSENT CITY COUNCIL MEMBERS **25-97**

CONSENT AGENDA - RESOLUTIONS:

3. A Resolution authorizing the City Manager to sign a Consulting and Planning Services Agreement between the City of El Paso and David Pettit Economic Development LLC dba Pettit and Ayala Consulting ("Contractor"), for Contractor to provide consulting and planning services related to Economic Development, Tax Increment Reinvestment Zones, and Public Improvement Districts within the City of El Paso, for a term of 2 years, with the option to extend for an additional 2 years for an aggregated amount not to exceed $220,000, and reimbursements for expenses not to exceed $7,500. **25-1208**

All Districts
Economic and International Development, Karina Brasgalla, (915) 212-1570

4. A Resolution authorizing the City Manager to sign a Consulting and Planning Services Agreement between the City of El Paso and DT CONSULTING, LLC, in an amount not to exceed $250,000.00 for a term of 2 years, with the option to extend for an additional 2 years. Contractor will provide specialized consulting **25-1210**

and planning services to support Economic Development goals, initiatives, and priority projects for the City of El Paso.

All Districts
Economic and International Development, Karina Brasgalla, (915) 212-1570

5. A Resolution that the City Manager, or designee, be authorized to sign a Lessor's Approval of Assignment of the Crosswinds Entertainment District Ground Lease by and among the City of El Paso ("Lessor"), Halloran Family Joint Venture, LLC and 3187 E Long Circle, LLC ("Assignor"), and 6901 Montana Investment, LLC ("Assignee") regarding the following property: **25-1211**

A 52,846.456 square foot parcel of land, more or less, being a portion of Tract 4A25, Block 2, Ascarate Grant, City of El Paso, El Paso County, Texas, and municipally known and numbered as 6901 Montana Ave., City of El Paso, El Paso County, Texas, 79925.

District 3
Airport, Tony Nevarez, (915) 212-7301
Airport, Debbie Olivas, (915) 212-7337

6. That the Solid Waste Liens on the attachment posted with this agenda be approved (See Attachment A). **25-1159**

All Districts
Environmental Services Department, Nicholas Ybarra, (915) 212-6000

7. That the Demolition Liens on the attachment posted with this agenda be approved (see Attachment B). **25-1160**

Districts 4, 8
Environmental Services Department, Nicholas Ybarra, (915) 212-6000

8. A Resolution reactivating the enabling resolution of the Youth Advisory Board in accordance with the direction provided by the El Paso City Council on May 12, 2025 to standardize the Boards and Commissions of the City of El Paso. **25-1195**

All Districts
City Manager's Office, Richard Bristol, (915) 212-1061

9. A Resolution amending the enabling resolution of the Veterans Affairs Advisory Committee in accordance with the direction provided by the El Paso City Council on May 12, 2025 to standardize the Boards and Commissions of the City of El Paso. **25-1190**

All Districts
Strategic and Legislative Affairs, Stephen Ian Voglewede, (915) 212-1299

10. That the addition of broadband transmission poles on Mesa St. serves a public purpose of providing broadband access, infrastructure and utilities to residents and visitors of the City, the City Manager be authorized to sign a Multiple Use Agreement and between the City and the State, acting by and through TxDOT, for the use of the Mesa St. right of way for the purpose of installing and maintaining broadband poles. **25-1189**

District 8
Information Technology, Carolyn Patrick, (915) 212-1408

11. A Resolution that the City Manager, or designee, be authorized to sign an Advance Funding Agreement by and between the City of El Paso and the State of Texas, acting by and through the Texas Department of Transportation, for the design and construction of the Transportation Alternatives Set-Aside (TASA) Program grant improvements, "Brown St. Shared Use Path" project, which has an estimated total project cost of $4,347,882.00 of which the estimated local government participation amount is estimated at $331,009.00 plus any cost overruns. Further, the City Manager, or designee, is authorized to sign all documents, agreement amendments, and perform all actions required to carry out the obligations of the City under this agreement. **25-1209**

District 8
Capital Improvement Department, Joaquin Rodriguez, (915) 212-0065

12. A Resolution authorizing the City Manager to sign a License Agreement between the City of El Paso and the El Paso Community Foundation's Borderland Rescue Fund for the use of approximately 3,000 square feet of the City's property at 300 N. Campbell, El Paso Texas 79901 for storage of pet food and supplies for the Library Pet Pantries. **25-1220**

District 8
City Manager's Office, Richard Bristol, (915) 212-0023

CONSENT AGENDA - BOARD RE-APPOINTMENTS:

13. Lucio Glenn to the Museums and Cultural Affairs Advisory Board by Representative Deanna Maldonado-Rocha, District 3. **25-1226**

Members of the City Council, Representative Deanna Maldonado-Rocha, (915) 212-0003

CONSENT AGENDA - BOARD APPOINTMENTS:

Goal 3: Promote the Visual Image of El Paso

14. Jim W. Dobrowolski to the City Plan Commission by Representative Chris Canales, District 8. **25-1186**

Members of the City Council, Representative Chris Canales, (915) 212-0021

15. Nahum S. Apodaca to the Committee on Border Relations by Representative Lily Limón, District 7. **25-1212**

Members of the City Council, Representative Lily Limón, (915) 212-0007

16. Ben Wilbanks to the Parks and Recreation Advisory Board by Representative Alejandra Chávez, District 1. **25-1222**

City Clerk's Office, Representative Alejandra Chávez, (915) 212-0001

17. Alica Rascon to the Open Space Advisory Board by Representative Deanna Maldonado-Rocha, District 3. **25-1223**

Members of the City Council, Representative Deanna Maldonado-Rocha, (915) 212-0003

18. Carlos Loweree III to the Capital Improvements Advisory Committee by Representative Deanna Maldonado-Rocha, District 3. **25-1224**

Members of the City Council, Representative Deanna Maldonado-Rocha, (915) 212-0003

CONSENT AGENDA - NOTICE OF CAMPAIGN CONTRIBUTIONS:

19. For notation pursuant to Section 2.92.080 of the City Code, receipt of campaign contributions by Representative Alejandra Chávez in the amount of $1,500 from Marcela & Miguel Fernandez, $1,000 from Gerald Rubin, $1,000 from Jaime Arredondo, $1,000 from Dan Olivas, $500 from Rebecca & Jose Cardenas, $2,500 from Kathy & Raymond Palacios, $500 from Berry Lash, $1,000 from Dion Jeraldo Castro, $2,500 from Richard A Castro, $500 from Ruben Chavez, $1,000 from Garry Porras, $500 from Margarita & Edward Escudero, $1,500 from Maria & Eduardo Rodriguez, $1,000 from Duane E Murphy, $500 from Lucy & Juan Mimbela. **25-1204**

Members of the City Council, Representative Alejandra Chávez, (915) 212-0001

CONSENT AGENDA - REQUEST FOR PROPOSAL:

20. The award of Solicitation 2025-0298R Disaster Housing Consultant to H2O Partners, Inc. dba H2O Partners for a one (1) year term for an estimated amount of $360,635.00. This contract will allow the department to create a comprehensive and viable regional vulnerability assessment study that identifies regional vulnerabilities and establishes strategies to mitigate short-term and long-term housing needs in case of a disaster, with focus on disadvantaged communities and vulnerable populations. **25-1198**

Contract Variance: No prior contract to compare.

Department:	Fire
Award to:	H2O Partners, Inc. dba H2O Partners
City & State:	Austin, TX
Item(s):	All
Initial Term:	1 Year
Option Term:	N/A
Total Contract Time:	1 Year
Annual Estimated Award:	$360,635.00
Initial Term Estimated Award:	$360,635.00
Option Term Estimated Award:	N/A
Total Estimated Award:	$360,635.00
Account(s):	322 - 2720 - 22130 - 522150 - G2223RCPGP

Funding Source(s):	Regional Catastrophic Preparedness Grant Program
District(s):	All

This was a Request for Proposals Procurement - service contract.

The Purchasing & Strategic Sourcing Department and Fire Department recommend award as indicated to H2O Partners, Inc. dba H2O Partners the highest ranked offeror based on the evaluation factors established in the evaluation criteria for this procurement.

It is requested that the City Manager be authorized to establish the funding sources and make any necessary budget transfers and execute any and all documents necessary for execution of this award.

All Districts
Purchasing and Strategic Sourcing, Claudia A. Garcia, (915) 212-0043
Fire, Chief Jonathan P. Killings, (915) 212-5665

CONSENT AGENDA - BIDS:

21. The award of Solicitation 2025-0268 Roadside Tire Service to E&SG dba Industrial Tire Co. for an initial term of three (3) years for an estimated amount of $85,500.00. The award also includes a two (2) year option for an estimated amount of $57,000.00. The total contract time is for five (5) years for a total estimated amount of $142,500.00. This contract will provide roadside tire service for the Streets and Maintenance fleet. **25-1203**

Contract Variance:
The difference based in comparison to the previous contract is as follows: An increase of $40,500.00 for the initial term, which represents a 90.00% increase due to increased costs for parts and services as well as an increase in the contract time from 6 months to 3 years.

Department:	Streets and Maintenance
Award to:	E&SG LLC DBA Industrial Tire Co.
City & State:	El Paso, TX
Item(s):	All
Initial Term:	3 Years
Option Term:	2 Years
Total Contract Time:	5 Years
Annual Estimated Award:	$ 28,500.00
Initial Term Estimated Award:	$ 85,500.00
Option Term Estimated Award:	$ 57,000.00
Total Estimated Award:	$ 142,500.00
Account(s):	532 - 3600 - 531250 - 37020 - P3701
Funding Source(s):	Internal Service Fund
District(s):	All

This is a low bid procurement, unit price contract.

The Purchasing & Strategic Sourcing and Streets and Maintenance Departments recommend award as indicated to E&SG LLC dba Industrial Tire Co., the sole responsive, responsible bidder.

It is requested that the City Manager be authorized to establish the funding sources and make any necessary budget transfers and execute any and all documents necessary for execution of this award.

In accordance with this award, the City Manager or designee is authorized to exercise future options if needed.

All Districts
Purchasing and Strategic Sourcing, Claudia A. Garcia, (915) 212-0043
Streets and Maintenance, Randy Garcia, (915) 212-7000

REGULAR AGENDA - FIRST READING OF ORDINANCES:

INTRODUCTION OF ORDINANCES PURSUANT TO SECTION 3.9 OF THE EL PASO CITY CHARTER:

Public comment typically is not taken during the first reading of ordinances. Public comments are invited at the date of the scheduled public hearing.

Public Hearings will be held as part of the regular City Council meeting that begins at approximately 10:00 a.m. All interested persons present shall have an opportunity to be heard at that time. After the public hearings, Council may also delay taking action on Ordinances; no requirement is made by Section 3.9B of the El Paso City Charter to publish any further notice. Copies of all Ordinances are available for review in the City Clerk's office, 300 N. Campbell, Monday through Thursday, 7:00 a.m. to 6:00 p.m.

22. An Ordinance changing the zoning of Tracts 9 and 13, Save and Except that Portion of Tract 9 conveyed out to the State of Texas in Right-of-Way deed in Volume 550, Page 623, Sunnyfields Map No. 2, 7800 Alameda Avenue, and Tracts 10 and 14, Save and Except that Portion of Tract 10 conveyed out to the State of Texas in Right-of-Way deed in Volume 561, Page 155, Sunnyfields Map No. 2, 7804 Alameda Avenue, City of El Paso, El Paso County, Texas from R-4 (Residential) to C-1 (Commercial), and imposing conditions. The penalty is as provided for in Chapter 20.24 of the El Paso City Code. **25-1202**

The proposed rezoning 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: 7800 and 7804 Alameda Avenue
Applicant: Vista del Sol Architectural Design, PZRZ24-00039

District 7
Planning and Inspections, Philip F. Etiwe, (915) 212-1553
Planning and Inspections, Blanca Perez, (915) 212-1561

PUBLIC HEARING WILL BE HELD ON OCTOBER 28, 2025

23. An Ordinance changing the zoning of Lots 15 to 20, Block 13, Hart's Survey No. 9, City of El Paso, El Paso County, Texas from C-1/sc (Commercial/special contract) and S-D (Special Development) to G-MU (General Mixed Use) and approving a Master Zoning Plan with a 32% parking reduction. The penalty is as provided for in Chapter 20.24 of the El Paso City Code. **25-1207**

The proposed rezoning 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: North of Arizona Avenue and East of N. Oregon Street
Applicant: Misifu, LLC, PZRZ24-00035

District 8
Planning and Inspections, Philip F. Etiwe, (915) 212-1553
Planning and Inspections, Saul J. G. Pina, (915) 212-1604

PUBLIC HEARING WILL BE HELD ON OCTOBER 28, 2025

REGULAR AGENDA – PUBLIC HEARINGS AND SECOND READING OF ORDINANCES:

24. An Ordinance granting Special Permit No. PZST24-00018, to allow for infill development with reduction to rear and side street setbacks on the property described as Lots 28, 29, 30, and 31, Block 23, Second Revised Map of Sunset Heights, 506 Randolph Drive, City of El Paso, El Paso County, Texas, pursuant to Section 20.10.280 Infill Development of the El Paso City Code. The penalty being as provided for in Chapter 20.24 of the El Paso City Code. **25-1067**

The proposed special permit 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: 506 Randolph Drive
Applicant: Hugo Castillo, PZST24-00018

District 8
Planning and Inspections, Philip F. Etiwe, (915) 212-1553
Planning and Inspections, Blanca Perez, (915) 212-1561

25. An Ordinance changing the zoning of a portion of Tract 9, Block 9, Upper Valley Surveys, City of El Paso, El Paso County, Texas from R-F (Ranch and Farm) to C-1 (Commercial), and imposing conditions. The penalty is as provided for in Chapter 20.24 of the El Paso City Code. **25-1068**

The proposed rezoning 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: South of Artcraft Rd. and West of Westside Dr.

Applicant: Artwest Ventures LLC PZRZ24-00005

District 1
Planning and Inspections, Philip F. Etiwe, (915) 212-1553
Planning and Inspections, Andrew Salloum, (915) 212-1603

26. An Ordinance amending the Future Land Use Map (FLUM) contained in "Plan El Paso" for the properties legally described as a portion of Tract 9, Block 9, Upper Valley Surveys, City of El Paso, El Paso County, Texas, from O-3, Agriculture to G-4, Suburban (Walkable). **25-1071**

Subject Property: South of Artcraft Rd. and West of Westside Dr.
Applicant: Artwest Ventures LLC PLCP24-00003

District 1
Planning and Inspections, Philip F. Etiwe, (915) 212-1553
Planning and Inspections, Andrew Salloum, (915) 212-1603

27. An Ordinance granting Special Permit No. PZST24-00007, to allow for a governmental use, building on the property described as Tract 1B, A.F. Miller Survey 214, 6500 N. Mesa Street, City of El Paso, El Paso County, Texas, pursuant to Section 20.04.260 of the El Paso City Code. The penalty being as provided for in Chapter 20.24 of the El Paso City Code. **25-1072**

The proposed special permit 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: 6500 N. Mesa Street
Applicant: City of El Paso, PZST24-00007

District 8
Planning and Inspections, Philip F. Etiwe, (915) 212-1553
Planning and Inspections, Andrew Salloum, (915) 212-1603

28. An Ordinance changing the zoning of a portion of Tract 1B (n/k/a Tract 1B1), Nellie D. Mundy Survey No. 243, City of El Paso, El Paso County, Texas from R-3A (Residential) to P-R II (Planned Residential II). The penalty is as provided for in Chapter 20.24 of the El Paso City Code. **25-1074**

The proposed rezoning 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: Dewberry Dr. (North of Woodrow Bean Transmountain Dr. and East of Resler Dr.)
Applicant: DVEP Land LLC, PZRZ25-00010

District 1
Planning and Inspections, Philip F. Etiwe, (915) 212-1553
Planning and Inspections, Jose Beltran, (915) 212-1607

29. An Ordinance granting Special Permit No. PZST25-00003, to allow for a professional office, front, rear and side setback reduction, and 70% parking **25-1075**

reduction on the property described as Lots 7, 8, and 9, Block 60, Franklin Heights Addition, 1514 Montana Avenue, City of El Paso, El Paso County, Texas, pursuant to Section 20.04.260 of the El Paso City Code. The penalty being as provided in Chapter 20.24 of the El Paso City Code.

The proposed special permit 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: 1514 Montana Avenue
Applicant: John Falvey, PZST25-00003

District 8
Planning and Inspections, Philip F. Etiwe, (915) 212-1553
Planning and Inspections, Blanca Perez, (915) 212-1561

30. An Ordinance changing the zoning of the property described as the West 10 feet of Lot 22, all of Lot 23, and the East 5 feet of Lot 24, Block 17, Cotton Addition, 2320 Montana Avenue, City of El Paso, El Paso County, Texas from A-2 (Apartment) to S-D (Special Development), pursuant to Section 20.04.360, and approving a Detailed Site Development Plan pursuant to Section 20.04.150 and 20.10.360 of the El Paso City Code to allow for a boutique as permitted in the S-D (Special Development) zone district. The penalty is as provided for in Chapter 20.24 of the El Paso City Code. **25-1076**

The proposed rezoning 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: 2320 Montana Avenue
Applicant: Ana Lujan, PZRZ25-00002

District 8
Planning and Inspections, Philip F. Etiwe, (915) 212-1553
Planning and Inspections, Blanca Perez, (915) 212-1561

31. An Ordinance granting Special Permit No. PZST25-00002, to allow for a 100% parking reduction and a rear setback reduction on the property described as the northerly 58.90 feet of Lot 16 and the northerly 58.90 feet of the easterly-half of Lot 15, Block 13, Cotton Addition, 809 N. Eucalyptus Street, City of El Paso, El Paso County, Texas, pursuant to Section 20.14.070 of the El Paso City Code. The penalty is as provided for in Chapter 20.24 of the El Paso City Code. **25-1077**

The proposed Special Permit 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: 809 N. Eucalyptus Street
Applicant: John M. Holland LLC, PZST25-00002

District 8
Planning and Inspections, Philip F. Etiwe, (915) 212-1553
Planning and Inspections, Jose Beltran, (915) 212-1607

32. An Ordinance changing the zoning of a portion of Lot 54, Cinecue Park Subdivision, 8172 Lowd Avenue, City of El Paso, El Paso County, Texas from R-F (Ranch and Farm) to R-2 (Residential). The penalty is as provided for in Chapter 20.24 of the El Paso City Code. **25-1078**

The proposed rezoning 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: 8172 Lowd Avenue
Applicant: Armando and Leticia Urenda, PZRZ25-00017

District 7
Planning and Inspections, Philip F. Etiwe, (915) 212-1553
Planning and Inspections, Blanca Perez, (915) 212-1561

33. An Ordinance changing the zoning of Lot 1, Block 1, Shadow Mountain, 201 Shadow Mountain Drive, City of El Paso, El Paso County, Texas from G-MU/c (General Mixed Use/conditions) to C-1/c (Commercial/conditions) and Lot 1, Block 1, Shadow Mountain Unit Two, 135 Shadow Mountain Drive, City of El Paso, El Paso County, Texas from G-MU (General Mixed Use) to C-1 (Commercial). The penalty is as provided for in Chapter 20.24 of the El Paso City Code. **25-1079**

The proposed rezoning 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: 201 and 135 Shadow Mountain Drive
Applicant: Saadatkhah Abdolkarim, PZRZ25-00016

District 8
Planning and Inspections, Philip F. Etiwe, (915) 212-1553
Planning and Inspections, Blanca Perez, (915) 212-1561

34. An Ordinance changing the zoning of a portion of Lot 3, Block B, Arnold Foothills, 7750 Alabama Street, City of El Paso, El Paso County, Texas from C-1 (Commercial) to A-O (Apartment/Office). The penalty is as provided for in Chapter 20.24 of the El Paso City Code. **25-1081**

The proposed rezoning 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: 7750 Alabama Street
Applicant: Karam Development, PZRZ25-00014

District 2
Planning and Inspections, Philip F. Etiwe, (915) 212-1553
Planning and Inspections, Blanca Perez, (915) 212-1561

REGULAR AGENDA - MEMBERS OF THE CITY COUNCIL

35. Discussion and action to approve a Resolution that the City Council declares that the expenditure of District 8 discretionary funds, in an amount not to exceed $2,000.00, for the curation, construction, promotion, and/or programming of the El Paso Museum of History exhibit “Mountain of Gold: A History of East and Southeast Asian Cultures in El Paso del Norte, 1880s - 1980s” serves the municipal purpose of enhancing the quality of life of the citizens of El Paso through entertainment and by fostering community pride and encouraging civic engagement; **25-1194**

and further, that the City Manager, or designee, be authorized to effectuate any budget transfers and execute any contracts and/or related documents necessary to ensure that the funds are properly expended for the municipal purpose

District 8
Members of the City Council, Representative Chris Canales, (915) 212-0008

36. Discussion and action to direct the City Manager to appoint a member to the Urban Waters Federal Partnership Steering Committee. **25-1225**

All Districts
Members of the City Council, Representative Josh Acevedo, (915) 212-0002
Members of the City Council, Representative Cynthia Boyar Trejo, (915) 212-0004

REGULAR AGENDA – OTHER BIDS, CONTRACTS, PROCUREMENTS:

37. Discussion and action on the request that the Director of Purchasing & Strategic Sourcing be authorized to issue Purchase Order(s) for Solicitation 2026-0050 Toll System Maintenance and Equipment to The Revenue Markets, Inc., dba TRMI Systems Integration, the sole source provider for the computerized toll collection system maintenance and equipment, for a term of one (1) year for an estimated amount of $250,000.00. **25-1197**

Contract Variance:
The difference based in comparison to the previous contract is as follows: An increase of $219,868.00 for the initial term, which represents a 729.68% increase due to replacement contract containing a contingency fund that assists in maintaining operations during unforeseen events, downtime and preventing loss of revenue.

Department:	International Bridges
Award to:	The Revenue Markets, Inc. dba TRMI Systems Integration
City & State:	Accord, NY
Item(s):	All
Initial Term:	1 Year
Option Term:	N/A
Total Contract Time:	1 Year
Year 1:	$250,000.00
Initial Term Estimated Award:	$250,000.00

Option Term Estimated Award:	N/A
Total Estimated Award:	$250,000.00
Account(s):	564-3300-64830-522290 564-3300-64830-533030
Funding Source(s):	Operating Fund
District(s):	All

This is a Non-Competitive Award - Sole Source Contract.

Non-Competitive Procurement under Local Government General Exemption: Section 252.022: (7) a procurement of items that are available from only one source, (A) items that are available from only one source because of patents, copyrights, secret processes, or natural monopolies.

The Purchasing & Strategic Sourcing and International Bridges Departments recommend award as indicated to The Revenue Markets, Inc., dba TRMI Systems Integration, under the exemption listed above.

It is requested that the City Manager be authorized to establish the funding sources and make any necessary budget transfers and execute any and all documents necessary for execution of this award.

All Districts
Purchasing and Strategic Sourcing, Claudia A. Garcia, (915) 212-0043
International Bridges, Roberto Tinajero, (915) 212-7509

38. Discussion and action on the request that the Director of Purchasing & Strategic Sourcing be authorized to issue Purchase Order(s) for solicitation 2025-0290 Toll Collection System Upgrade to The Revenue Markets, Inc., dba TRMI Systems Integration, the sole source provider for the toll collection system upgrade and maintenance, for a (3) year term for an estimated amount of $6,177,406.32, with the stipulation that the vendor provides an updated sole source letter and affidavit each year. **25-1205**

Contract Variance: NA

Department:	International Bridges
Award to:	The Revenue Markets, Inc.. dba TRMI Systems Integration
City & State:	Accord, NY
Item(s):	All
Initial Term:	3 Years
Option Term:	N/A
Total Contract Time:	3 Years
Annual Estimated Award:	$2,059,135.44
Initial Term Estimated Award:	$6,177,406.32
Option Term Estimated Award:	N/A
Total Estimated Award:	$6,177,406.32
Account(s):	190 - 4950 - 580270 - 38170 - PCP18IB005

	564 - 3360 - 570020 - 64870
Funding Source(s):	$4,962,407.06 - ITS Projects
	$1,214,999.26 - P3 Program
District(s):	All

This is a Non-Competitive Award - Sole Source Contract.

Non-Competitive Procurement under Local Government General Exemption: Section 252.022: (7) a procurement of items that are available from only one source, (A) items that are available from only one source because of patents, copyrights, secret processes, or natural monopolies.

The Purchasing & Strategic Sourcing and International Bridges Departments recommend award as indicated to The Revenue Markets, Inc., dba TRMI Systems Integration, under the exemption listed above.

It is requested that the City Manager be authorized to establish the funding sources and make any necessary budget transfers and execute any and all documents necessary for execution of this award.

All Districts
Purchasing and Strategic Sourcing, Claudia A. Garcia, (915) 212-0043
International Bridges, Roberto Tinajero, (915) 212-7509

39. Discussion and action on the award of Solicitation 2025-0445 General Aviation Ramp Rehabilitation Stage 2 & 3 to International Eagle Enterprises, Inc. for a total estimated amount of $9,839,586.90. This project will consist of reconstructing approximately 155,000 square yards of General Aviation Ramp T-Hangar taxi lanes at El Paso International Airport to replace deteriorating pavement and improve drainage, including all taxi lanes between the T-Hangars and the west-side pavement serving both T-Hangar and corporate hangar operations. **25-1199**

Department:	El Paso International Airport
Award to:	International Eagle Enterprises, Inc.
City & State:	El Paso, TX
Item(s):	Base Bid I & Additive Alternate I
Contract Term:	630 Consecutive Calendar Days
Base Bid I:	$7,630,056.90
Additive Alternate I:	$2,209,530.00
Total Estimated Award:	$9,839,586.90
Account(s):	562-3080-62330-580270-G62A234902
	562-3010-62335-580270-G62A234902
Funding Source(s):	Airport Infrastructure Grant
	Airport Improvement Program Federal Aviation Administration Grants
	Airport Enterprise Fund
District(s):	3

This was a Low Bid Procurement - unit price contract.

The Purchasing & Strategic Sourcing, El Paso International Airport, and Capital

Improvement Departments recommend award as indicated to International Eagle Enterprises, Inc., the lowest responsive and responsible bidder.

It is requested that the City Manager be authorized to establish the funding sources and make any necessary budget transfers and execute any and all documents necessary for execution of this award.

Work under this unit price contract is only an estimated value and will be ordered, performed, invoiced, and paid by measured quantity. The actual cost of this contract may be higher or lower than the total estimated value and will be the sum total of unit prices at the end of the contract term.

As a part of this award, upon the review of the City Attorney, the City Engineer may without further authorization from City Council approve contract changes which are necessary for proper execution of the work and carrying out the intent of the project, which are in accordance with applicable law, do not make changes to the prices and are within the appropriate budget.

District 3
Purchasing and Strategic Sourcing, Claudia A. Garcia, (915) 212-0043
Capital Improvement Department, Gilbert Guerrero, (915) 212-1803
Airport, Tony Nevarez, (915) 474-2424

40. Discussion and action on the request that the Director of Purchasing & Strategic Sourcing be authorized to issue Purchase Order(s) to increase contract 2023-0258 Collector and above Street Resurfacing 2023 to International Eagle Enterprises. This change order will increase referenced contract by $1,559,200.00 for a total estimated amount not to exceed $22,851,633.25. This change order will allow for additional resurfacing of council approved streets under the 2022 Community Progress Bond program to include milling, proof rolling of subgrade surface, rework of existing subgrade 2' and hot mix asphalt. **25-1201**

Department:	Streets and Maintenance
Award to:	International Eagle Enterprises, Inc
City & State:	El Paso, TX
Current Contract Estimated Amount:	$21,292,433.25
Change Order Award:	$1,559,200.00
Total estimated Amount not to Exceed:	$22,851,633.25
Account(s):	190-4825-29110-580270-PCP24ARTRESUR 190-4825-29110-580270-PCP25ARTRESUR
Funding Source(s):	Street Maintenance Funds 2024 - Community Progress Bond Top 50 Arterials 2025 - Community Progress Bond Top 50 Arterials
District(s):	All

This was a Competitive Sealed Proposal Award - unit price contract.

All Districts
Purchasing and Strategic Sourcing, Claudia A. Garcia, (915) 212-0043
Streets and Maintenance, Randy Garcia, (915) 212-7000

REGULAR AGENDA - OTHER BUSINESS:

41. Discussion and action on a Resolution that the City Manager, or designee, be authorized to effectuate the listed budget transfer to allocate budget from the Master Fire Renovation project for the Fire Station 8 PCP. **25-1206**

District 8
Capital Improvement Department, Gilbert Guerrero, (915) 212-1803

42. Discussion and action on a Resolution approving the 9% Low Income Housing Tax Credits (LIHTC) Evaluation Procedures as set forth in Attachment "A" of the Resolution. Attachment "A" supersedes in its entirety the Evaluation Procedures adopted on October 15, 2019. **25-1193**

All Districts
Community and Human Development, Nickole H. Rodriguez, (915) 212-1673

EXECUTIVE SESSION

The City Council of the City of El Paso may retire into EXECUTIVE SESSION pursuant to Section 3.5A of the El Paso City Charter and the Texas Government Code, Chapter 551, Subchapter D, to discuss any of the following: (The items listed below are matters of the sort routinely discussed in Executive Session, but the City Council of the City of El Paso may move to Executive Session any of the items on this agenda, consistent with the terms of the Open Meetings Act and the Rules of City Council.) The City Council will return to open session to take any final action and may also, at any time during the meeting, bring forward any of the following items for public discussion, as appropriate.

Section 551.071	CONSULTATION WITH ATTORNEY
Section 551.072	DELIBERATION REGARDING REAL PROPERTY
Section 551.073	DELIBERATION REGARDING PROSPECTIVE GIFTS
Section 551.074	PERSONNEL MATTERS
Section 551.076	DELIBERATION REGARDING SECURITY DEVICES OR SECURITY AUDITS
Section 551.087	DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS
Section 551.089	DELIBERATION REGARDING SECURITY DEVICES OR SECURITY AUDITS; CLOSED MEETING

ADJOURN

NOTICE TO THE PUBLIC:

Sign Language interpreters are provided for Regular City Council Meetings. If you need Spanish Interpretation Services, please email CityClerk@elpasotexas.gov by 12:00 p.m. on the Friday before the meeting.

Si usted necesita servicios de interpretación en español, favor de enviar un correo electrónico a CityClerk@elpasotexas.gov a mas tardar a las 12:00 p.m. del viernes previo a la fecha de la junta.

ALL REGULAR CITY COUNCIL AGENDAS ARE PLACED ON THE INTERNET ON WEDNESDAY PRIOR TO THE MEETING AT THE ADDRESS BELOW:

http://www.elpasotexas.gov/

File #: 25-1200, **Version:** 1

CITY OF EL PASO, TEXAS
LEGISTAR AGENDA ITEM SUMMARY FORM

DISTRICT, DEPARTMENT, CONTACT INFORMATION:

Please choose District and Department from drop down menu. Please post exactly as example below.
No Title's, No emails. Please use ARIAL 10 Font.

All Districts
City Clerk's Office, Laura D. Prine, (915) 212-0049

AGENDA LANGUAGE:

This is the language that will be posted to the agenda. Please use ARIAL 11 Font.

Approval of the Minutes of the Regular City Council Meeting of September 16, 2025 and the Work Session of September 15, 2025.

RENARD U. JOHNSON
MAYOR

DIONNE MACK
CITY MANAGER

CITY COUNCIL
ALEJANDRA CHÁVEZ, DISTRICT 1
JOSH ACEVEDO, DISTRICT 2
DEANNA MALDONADO-ROCHA, DISTRICT 3
CYNTHIA BOYAR TREJO, DISTRICT 4
IVAN NIÑO, DISTRICT 5
ART FIERRO, DISTRICT 6
LILY LIMÓN, DISTRICT 7
CHRIS CANALES, DISTRICT 8

MINUTES FOR REGULAR COUNCIL MEETING

September 16, 2025
COUNCIL CHAMBERS, CITY HALL AND VIRTUALLY
9:00 AM

9:00 AM PLEDGE OF ALLEGIANCE

Presa Elementary School at the Invitation of City Representative Lily Limón

Ashton Buzani
Ezekiel Cuevas
Ivan Delgado
Melody Flores
Felicitas Lopez
Jonathan Marrufo
Oakley Torrez
Naya Uribe

MAYOR'S PROCLAMATIONS

In Her Element Foundation - Hispanic Heritage Month ¡Sí Se Puede!

Community en Acción – 15th Anniversary

Lincoln Park Day

Edgar Scissorhands Day

10:00 AM ROLL CALL

The City Council of the City of El Paso met on the above time and date. The meeting was called to order at 10:01 a.m. Mayor Renard Johnson was present and presiding, and the following Council Members answered roll call: Alejandra Chávez, Deanna Maldonado-Rocha, Cynthia Boyar Trejo, Ivan Niño, Art Fierro, and Lily Limón. Late arrivals: Chris Canales at 10:03 a.m., and Josh Acevedo joined virtually at 10:25 a.m.

INVOCATION BY THE EL PASO POLICE SENIOR CHAPLAIN DAVID MAYFIELD

PUBLIC COMMENT ON CONSENT AGENDA AND REGULAR AGENDA ITEMS

The following member of the public provided comments on the items as indicated, before consideration:

1. Ms. Lisa Turner – Item 18

……

CALL TO THE PUBLIC (CITY-RELATED NON-AGENDA ITEMS):

……

The following members of the public commented:

1. Ms. Denise LeBoeuf
2. Mr. James Ashby
3. Ms. Terry Ashby
4. Mr. Sammie Hubbard
5. Mr. John Strickland
6. Ms. Elaine Prickett
7. Mr. Mostafa Rifai
8. Mr. Rico Velazquez
9. Ms. Mia Rifai
10. Ms. Elizabeth Crawford
11. Ms. Claudia Contreras Siller
12. Mr. Ron Comeau
13. Ms. Chris Velez
14. Ms. Barbara Valencia
15. Ms. Wanda Helgesen
16. Mr. Rob Campion
17. Mr. Eric Barbosa
18. Mr. Cristian Turcios
19. Ms. Lisa Turner
20. Mr. Daniel De Anda

……

NOTICE TO THE PUBLIC

……

*Motion made by Mayor Pro Tempore Chávez, seconded by Representative Fierro, and unanimously carried to **APPROVE** all matters listed under the Consent Agenda unless otherwise noted. (Items approved, postponed, or deleted pursuant to the vote on the Consent Agenda will be shown with an asterisk {*}.)

AYES: Representatives Chávez, Acevedo, Maldonado-Rocha, Boyar Trejo, Niño, Fierro, Limón, and Canales
NAYS: None

……

1. *Motion made, seconded, and unanimously carried to **APPROVE** the minutes of the Regular City Council Meeting of August 19, 2025, the Regular City Council Meeting of September 3, 2025, and the Work Session of September 2, 2025.

……

CONSENT AGENDA – REQUEST TO EXCUSE ABSENT CITY COUNCIL MEMBERS:

……

2. **NO ACTION** was taken on this item.

……

CONSENT AGENDA – RESOLUTIONS:

……

3. ***R E S O L U T I O N**

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

That the City Manager be authorized to sign a two-year On-Call Agreement for professional services to perform environmental services on a task-by-task basis by and between the by City of El Paso and WSP USA, Inc. The On-Call Agreement will be for an amount not to exceed $500,000.00, and will include authorization for the City Engineer to approve additional Basic Services and Reimbursables for an amount not to exceed $50,000.00 and authorization for the City Engineer to approve Additional Services for an amount not to exceed $50,000.00 if the identified services are necessary for proper execution of the project and if the increased amounts are within the appropriate budget identified for the project. In addition, the City Manager is authorized to establish the funding sources and make any necessary budget transfers and execute any and all documents necessary for execution of the On-Call Agreement.

……..…….

4. *R E S O L U T I O N

WHEREAS, the Interlocal Cooperation Act, Sec 791.001, et seq., Texas Government Code authorizes local governments to contract with one another to carry out their governmental functions; and

WHEREAS, the City and County of El Paso, Texas agree that providing information sharing and services on a regional basis will provide more efficient, effective, and less costly services for both the City and the County, thereby saving the public costs and serves a governmental purpose; and

WHEREAS, public safety in the region is significantly enhanced with the continued operation of P25 radio system through improved communication and data availability for participating agencies; and

WHEREAS, the County of El Paso, Texas is a participating agency in acquiring and maintaining the P25 radio system.

NOW, THEREFORE, BE IT RESOLVED:

That, the El Paso City Council authorize the Mayor of the City of El Paso to enter into an Interlocal Agreement with the County of El Paso, Texas to facilitate the shared administration, management, and use of the P25 radio system.

……..…….

5. *R E S O L U T I O N

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

A Resolution authorizing the City's Chief Human Resources Officer or designee to sign the adoption of the 2025 Guidelines for the City Employees Charitable Campaign designating the United Way of El Paso County as the Local Campaign Manager, and designating the City's Chief Human Resources Officer or designee to act as the liaison to work with the Local Campaign Manager in the administration of the campaign.

……..…….

CONSENT AGENDA – SPECIAL RE-APPOINTMENT:

……..…….

6. *R E S O L U T I O N

WHEREAS, the City of El Paso ("City") is entitled to appoint two members to the El Paso Central Appraisal District Board; and

WHEREAS, the City desires to re-appoint Tanny Berg as one of its members to the El Paso Central Appraisal District Board.

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

That Tanny Berg is hereby re-appointed to the El Paso Central Appraisal District Board of Directors to serve from January 1, 2026 through December 31, 2029.

……..…….

CONSENT AGENDA – SPECIAL APPOINTMENTS:

……..…….

7. *R E S O L U T I O N

WHEREAS, by resolution dated September 3, 1996, the City of El Paso approved of the creation of the El Paso Downtown Management District ("District");

WHEREAS, pursuant to Chapter 375 of the Texas Local Government Code ("Code") the District was legally created by order of the Texas Natural Resources Conservation Commission on March 10, 1997;

WHEREAS, pursuant to Section 375.064(a) of the Code, the Board of Directors of the District ("Board") convened a meeting open to the public on August 28, 2025 for the purpose of recommending a slate of persons to serve as members of the Board; and

WHEREAS, pursuant to Section 375.064(b) of the Code, the City Council is required to approve or disapprove recommendations submitted by the Board.

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

That the City Council approve the recommendation of the Board of Directors of the El Paso Downtown Management District and that the following persons be named directors of the District for the terms indicated:

Nominee	**Term#**	**Expiration Date**
Tessa Judge	1	August 2028
Nick Seckerson	1	August 2028
Brian Kelley	1	August 2028
Jose Garcia	1*	August 2028
Daniela Caro	2	August 2028
Marcelle Fernandez	1	August 2028
Liliana Miranda	1	August 2028

**Indicates candidate was appointed to a partial term and is being nominated for their first full term.*

……..…….

CONSENT AGENDA – BOARD RE-APPOINTMENTS:

8. *Motion made, seconded, and unanimously carried to **RE-APPOINT** of Justin Bass to the Zoning Board of Adjustment as a Regular Member by Representative Alejandra Chávez, District 1.

9. *Motion made, seconded, and unanimously carried to **RE-APPOINT** of Fabian Uribe to the Zoning Board of Adjustment as a Regular Member by Representative Ivan Niño, District 5.

10. *Motion made, seconded, and unanimously carried to **RE-APPOINT** of Christine Foster Loveridge to the Zoning Board of Adjustment by Representative Josh Acevedo, District 2.

11. *Motion made, seconded, and unanimously carried to **RE-APPOINT** of Bernie Olivas to the Greater El Paso Civic, Convention and Tourism Advisory Board by Representative Art Fierro, District 6.

CONSENT AGENDA – BOARD APPOINTMENTS:

12. *Motion made, seconded, and unanimously carried to **APPOINT** Ronnie Baker to the Veterans Affairs Advisory Committee by Representative Alejandra Chávez, District 1.

CONSENT AGENDA - NOTICE FOR NOTATION:

13. *Motion made, seconded, and unanimously carried to **NOTE** the Special Projects, Discretionary Fund Expenditures, and P-Card Transactions for the period of July 21, 2025 - August 20, 2025, for Mayor, City Council Representatives, City Attorney's Office, City Manager's Office and staff.

Ms. Lisa Turner, citizen, commented.

CONSENT AGENDA – REQUEST TO ISSUE PURCHASE ORDERS:

14. *Motion made, seconded, and unanimously carried to **AUTHORIZE** the Director of Purchasing & Strategic Sourcing to issue a Purchase Order(s) to increase contract 2023-0275 Armed Security Guard Services to Nighteyes Protective Services Inc. This change order will increase referenced contract by $180,000.00 for a total estimated amount not to exceed $2,971,935.00. This Change Order is to include additional security guard services to the Stanton and Zaragoza international bridges.

Department:	International Bridges
Award to:	Nighteyes Protective Services Inc.
City & State:	El Paso, TX
Current Contract Estimated Award:	$2,791,935.00
Change Order Amount:	$180,000.00
Total Estimated Award	$2,971,935.00
Account(s)	564-3300-64830-522120
Funding Source(s):	Enterprise Funds
District(s):	All

This was a Best Value - Services Contract.

15. *Motion made, seconded, and unanimously carried to **AUTHORIZE** the Director of Purchasing & Strategic Sourcing to issue Purchase Orders(s) to increase contract 2025-0157 Security Guard Services - Museums and Cultural Affairs Department (MCAD) to Nighteyes Protective Services, Inc. This change order will increase referenced contract by $295,383.75 for a total amount not to exceed $1,476,918.75. This change order will provide security guard services to the Mexican American Cultural Center (MACC).

Department:	Museums & Cultural Affairs
Award to:	Nighteyes Protective Services, Inc.
City & State:	El Paso, TX
Current Contract Estimated Amount:	$1,181,535.00
Change Order Award:	$295,383.75
Total estimated Amount not to Exceed:	$1,476,918.75
Account(s):	454-1000-54000-522120
	454-1000-54020-522120
	454-1000-54030-522120
	454-1000-54240-522120
Funding Source(s):	General Fund
District(s):	All

This was a Best Value Bid Award - unit price contract.

……

REGULAR AGENDA – FIRST READING OF ORDINANCES:

……

Motion made by Representative Limón, seconded by Representative Chávez, and unanimously carried that the following Ordinances, having been introduced pursuant to Section 3.9 of the El Paso City Charter, be **ADVERTISED** for public hearing:

AYES: Representatives Chávez, Acevedo, Maldonado-Rocha, Boyar Trejo, Niño, Fierro, Limón, and Canales
NAYS: None

……

16. An Ordinance releasing all conditions placed on property by Ordinance No. 4928, which changed the zoning of Lot 2, Block 34, Mesa Hills Unit Seventeen, 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 request 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: 5662 N. Mesa Street
Applicant: Karla DiPascuale, PZCR25-00002

……

17. An Ordinance amending Title 20 (Zoning), Chapter 20.02 (General Provisions and Definitions), by amending Article II (Definitions) Section 20.02.464 (HUD-Code Manufactured Home (Manufactured Home)) in order to comply with the updated zoning notification requirements in accordance with Senate Bill 1341 of the Texas 89th Legislative Session. The penalty is as provided in 20.24 of the El Paso City Code.

……

18. An Ordinance amending Title 20 (Zoning), Chapter 20.10 (Supplemental Use Regulations), Section 20.10.270 (Home Occupation Uses), Subsection 20.10.270 B.14. to include No-Impact Home Businesses as an exception to home occupation licensing requirements.

……

19. An Ordinance amending Title 20 (Zoning), Chapter 20.04 (Administrative Provisions), by amending Article VI (Changes and Amendments) Section 20.04.460 (Protest Procedure) and Article VII (Public Hearings) Section 20.04.520 (Notice) in order to comply with the updated zoning notification requirements in accordance with House Bill 24 of the Texas 89th Legislative Session. The penalty is as provided in 20.24 of the El Paso City Code.

……

PUBLIC HEARING WILL BE HELD ON OCTOBER 14, 2025, FOR ITEMS 16 THROUGH 19

……

REGULAR AGENDA – PUBLIC HEARINGS AND SECOND READING OF ORDINANCES:

……

20. ORDINANCE 019792

The City Clerk read an Ordinance entitled: **AN ORDINANCE CHANGING THE ZONING OF BEING A PORTION OF TRACT 8, NELLIE D. MUNDY SURVEY NO. 239, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM R-F (RANCH AND FARM) TO G-MU (GENERAL MIXED USE), APPROVING A MASTER ZONING PLAN, AND IMPOSING CONDITIONS. THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.24 OF THE EL PASO CITY CODE.**

Representative Acevedo commented.

Mr. Hector Gonzales, citizen, commented.

1ST MOTION
Motion made by Representative Canales, seconded by Representative Limón, and unanimously carried to **AMEND** the Ordinance by striking out the language highlighted below under Section 1, Subsections B.2 and B.3.:

B. Subsection A restrictions do not apply to Cultural Events at Lincoln Park if an event organizer meets the following criteria:

~~2 Event organizer provides the City Manager or designee with a list of all participating vehicles that will be driven or parked on Lincoln Park and proof of automobile liability coverage for each vehicle. Alternatively, event organizer may provide proof of automobile liability insurance to the City on the same general liability certificate of insurance. Event Organizer may also provide other automobile financial security documentation deemed acceptable by the City Manager or designee; and~~

3 Event organizer participates in a walkthrough of Lincoln Park with Parks and Recreation staff ~~at least two weeks~~ prior to Cultural Event to avoid areas of Lincoln Park that may be extra sensitive to parking or driving to include, but not be limited to, the irrigation system; and

2ND AND FINAL MOTION
Motion duly made by Representative Limón, seconded by Representative Chávez, and carried that the Ordinance be **ADOPTED AS AMENDED.**

Whereupon the Mayor ordered that a vote be taken on the passage and adoption of the Ordinance which when so done resulted as follows:

AYES: Representatives Chávez, Acevedo, Maldonado-Rocha, Boyar Trejo, Niño, Fierro, Limón, and Canales
NAYS: None

Whereupon the Mayor ordered that, the vote having been cast in favor of the Ordinance, the same be and the same is hereby **ADOPTED AS AMENDED.**

……..…….

REGULAR AGENDA – OTHER BUSINESS:

……..…….

21. **R E S O L U T I O N**

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

That the City Manager is authorized to sign a First Amendment to Entitlement Agreement between the City of El Paso ("City"), a Texas home rule municipal corporation, and **FSW Investments, LP**, a Texas limited partnership ("FSW Parent"), **FSW Investments I, LP**, a Texas limited partnership ("FSW I"), **FSW Investments II, LP**, a Texas limited partnership ("FSW II"), **FSW Investments III, LP**, a Texas limited partnership ("FSW III"), **FSW Investments IV, LP**, a Texas limited partnership ("FSW IV"), **FSW Investments V, LP**, a Texas limited partnership ("FSW V"), **FSW Investments VI, LP**, a Texas limited partnership ("FSW VI"), **FSW Investments VII, LP**, a Texas limited partnership ("FSW VII"), **FSW Investments VIII, LP**, a Texas limited partnership ("FSW VIII"), **FSW Investments IX, LP**, a Texas limited partnership ("FSW IX"), **FSW Investments X, LP**, a Texas limited partnership ("FSW X" and together with FSW Parent, FSW I, FSW II, FSW III, FSW IV, FSW V, FSW VI, FSW VII, FSW VIII, and FSW IX, "FSW") and **Scarborough ELP Development, LLC,** a Texas limited liability company, (together with FSW, the "Owner") to add a definition for an "Exclusion Parcel" to accommodate the development of a State of Texas facility.

Mr. Bill Allen, Economic and International Development Assistant Director, presented a PowerPoint presentation (copy on file in the City Clerk's Office).

Mayor Johnson and Representatives Boyar Trejo, Limón, and Canales commented.

Ms. Yolanda Giner, FSW IX Representative, commented.

Mr. Jose Sanchez, Texas Department of Public Safety Director, commented.

Motion made by Representative Boyar Trejo, seconded by Representative Chávez, and unanimously carried to **APPROVE** the Resolution.

AYES: Representatives Chávez, Acevedo, Maldonado-Rocha, Boyar Trejo, Niño, Fierro, Limón, and Canales
NAYS: None

……..…….

REGULAR AGENDA – MEMBERS OF THE CITY COUNCIL:

……..…….

22. **ITEM:** Discussion and action directing the City Manager and City Attorney to return within 60 days with recommendations for establishing a City of El Paso Adopt-a-Street Program.

This program would give schools, neighborhood associations, civic groups, businesses, and other organizations the opportunity to partner with the City to keep El Paso's streets clean. Modeled after TxDOT's Adopt-a-Highway and similar municipal programs in Round Rock, Ft. Worth, Dallas, San Antonio, Austin, and Lubbock, it would provide a structured way to support litter control, beautification, and community pride.

The proposal should: Review successful models from other municipalities; Allow eligible groups to adopt segments of city-maintained streets; Provide City support (litter bags, safety

vests, recognition signage, and waste collection); Include safety guidelines, volunteer waivers, and cleanup frequency requirements; Present cost estimates and possible funding sources; and Explore expansion into Adopt-a-Park, Adopt-a-Spot, and or other public space options.

Mayor Johnson and Representatives Niño and Canales commented.

Ms. Dionne Mack, City Manager, commented.

Motion made by Representative Niño, seconded by Representative Chávez, and unanimously carried to **DIRECT** the City Manager and City Attorney to return within 60 days with recommendations for establishing a City of El Paso Adopt-a-Street Program.

This program would give schools, neighborhood associations, civic groups, businesses, and other organizations the opportunity to partner with the City to keep El Paso's streets clean. Modeled after TxDOT's Adopt-a-Highway and similar municipal programs in Round Rock, Ft. Worth, Dallas, San Antonio, Austin, and Lubbock, it would provide a structured way to support litter control, beautification, and community pride.

The proposal should: Review successful models from other municipalities; Allow eligible groups to adopt segments of city-maintained streets; Provide City support (litter bags, safety vests, recognition signage, and waste collection); Include safety guidelines, volunteer waivers, and cleanup frequency requirements; Present cost estimates and possible funding sources; and Explore expansion into Adopt-a-Park, Adopt-a-Spot, and or other public space options.

AYES: Representatives Chávez, Acevedo, Maldonado-Rocha, Boyar Trejo, Niño, Fierro, Limón, and Canales
NAYS: None

……..…….

23. **ITEM:** Receive a presentation from America Alvarez with the United States Geological Survey (USGS) New Mexico Water Science Center (NMWSC) regarding the Urban Waters Federal Partnership (UWFP) to discuss the appointment of a member to the UWFP steering committee by the City of El Paso.

Ms. America Alvarez, Hydrologist at the United States Geological Survey, New Mexico Water Science Center, presented a PowerPoint presentation (copy on file in the City Clerk’s Office).

Representatives Acevedo, Boyar Trejo, Fierro, and Canales commented.

Ms. Dionne Mack, City Manager, commented.

The following members of the public commented:

1. Ms. Annie Montes
2. Ms. Maya Sanchez
3. Mr. Mike Gaglio
4. Ms. Lisa Turner

Motion made, seconded, and unanimously carried to **SUSPEND** the Rules of Order to allow for additional speakers after the sign-up deadline.

5. Marissa Nunez

NO ACTION was taken on this item.

……..…….

The Regular City Council Meeting was **RECESSED** at 12:30 p.m. for lunch.

The Regular City Council Meeting was **RECONVENED** at 1:31 p.m.

……..…….

REGULAR AGENDA – OTHER BUSINESS:

……..…….

24. ITEM: Discussion and action on the results of the Budget Transfer Audit A2025-04.

Ms. Liz De La O, Deputy Chief Internal Auditor, presented a PowerPoint presentation (copy on file in the City Clerk's Office).

Representative Limón commented.

Motion made by Representative Canales, seconded by Representative Chávez, and unanimously carried to **ACCEPT** the results of the Budget Transfer Audit A2025-04.

AYES: Representatives Chávez, Acevedo, Maldonado-Rocha, Boyar Trejo, Niño, Limón, and Canales
NAYS: None
NOT PRESENT FOR THE VOTE: Representative Fierro

……..…….

25. ITEM: Discussion and action on the results of the Streets and Maintenance (SAM) - Permits Review Follow-Up Audit A2025-06.

Ms. Liz De La O, Deputy Chief Internal Auditor, presented a PowerPoint presentation (copy on file in the City Clerk's Office).

Mayor Johnson and Representative Limón commented.

Ms. Dionne Mack, City Manager, commented.

Motion made by Representative Canales, seconded by Representative Chávez, and unanimously carried to **ACCEPT** the results of the Streets and Maintenance (SAM) - Permits Review Follow-Up Audit A2025-06.

AYES: Representatives Chávez, Acevedo, Maldonado-Rocha, Boyar Trejo, Niño, Fierro, Limón, and Canales
NAYS: None

……..…….

26. ITEM: Discussion and action to approve the El Paso County 911 District FY 2025 - 2026 Budget to be presented by Scott Calderwood, Director.

Mayor Johnson and Representatives Limón and Canales commented.

Mr. Scott Calderwood, El Paso County 911 District Director, commented.

Motion made by Alternate Mayor Pro Tempore Fierro, seconded by Representative Canales, and unanimously carried to **APPROVE** the El Paso County 911 District FY 2025 - 2026 Budget as presented by Scott Calderwood, Director.

AYES: Representatives Chávez, Acevedo, Maldonado-Rocha, Boyar Trejo, Niño, Fierro, Limón, and Canales

NAYS: None

……..…….

27. ITEMS 27 AND 28 WERE TAKEN TOGETHER

R E S O L U T I O N

WHEREAS, the Housing Opportunity Management Enterprises PFC, a public facility of the Housing Authority of the City of El Paso, Texas, is in the process of issuing one or more issues or series following Multi-Family Housing Revenue Bonds:

$12,000,000 for the residential rental project (the "Development") that will be located at or near 1040 S. Mesa Hills Dr. and 1060 S. Mesa Hills Dr., El Paso, Texas 79912.

WHEREAS, Section 147(t) of the Internal Revenue Code of 1986 requires that before the bonds are issued, the issuance of such tax-exempt bonds must be approved by the highest elected official of the local governmental unit having jurisdiction over the area in which such facility is located after a public hearing following reasonable notice to the public;

WHEREAS, Housing Opportunity Management Enterprises PFC published a Notice of Public Hearing in the El Paso Times as required by Section I 47(t) of the Internal Revenue Code on June 10, 2025, and held a public hearing on Tuesday, June 18, 2025;

WHEREAS, Housing Opportunity Management Enterprises PFC now requests that the Mayor sign a Certificate of Approval of the Highest Elected Official;

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

That the Mayor be authorized to sign the Certificate of Approval of the Highest Elected Official attached to this Resolution** for the sole purpose of compliance with Section 147(t) of the Internal Revenue Code of 1986.

**Certificate available at the City Clerk's Office.

28. R E S O L U T I O N

WHEREAS, Paisano Housing Redevelopment (instrumentality of HACEP dba HOME) has proposed a development for 64 affordable rental housing units along the west side of South Mesa Hills Drive, just south of its intersection with Bluff Trail Lane El Paso, El Paso County, Texas 79912, named South Mesa Hills I, in the City of El Paso, Texas; and

WHEREAS, Paisano Housing Redevelopment (instrumentality of HACEP dba HOME) has committed to a minimum 45-year affordability period for those additional 64 units at the west side of South Mesa Hills Drive, just south of its intersection with Bluff Trail Lane El Paso, El Paso County, Texas 79912; and

WHEREAS, Paisano Housing Redevelopment (instrumentality of HACEP dba HOME) has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2025 Competitive 4% Housing Tax Credits for South Mesa Hills II.

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

1. That the City of El Paso, Texas, acting through its governing body, hereby confirms that it has **no objection** to the proposed **South Mesa Hills I** development located along the west side of South Mesa Hills Drive, just south of its intersection with Bluff Trail Lane El Paso, El Paso County, Texas 79912, named South Mesa Hills I, in the City of El Paso, Texas (TDHCA Application number 25451) and that this formal action has been taken to put on record the opinion expressed by the City of El Paso, Texas on September 16, 2025.

2. That for and on behalf of the Governing Body, Laura Prine, City Clerk, is hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.

Representatives Chávez, Limón, and Canales commented.

Mr. Bill Avila, Housing Authority Bond Counsel, commented.

Ms. Shelly W. Rivas, Housing Authority Legal Counsel, commented.

Motion made by Representative Canales, seconded by Representative Fierro, and unanimously carried to **APPROVE** the Resolutions.

AYES: Representatives Chávez, Acevedo, Maldonado-Rocha, Boyar Trejo, Niño, Fierro, Limón, and Canales
NAYS: None

……..…….

29. R E S O L U T I O N

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

That, as part of the fiscal year 2025 year-end closing process, the City Manager be authorized to transfer unspent bond proceeds, in the estimated amount of $3,600,000 from CO 2021C, to be allocated to the Debt Service Fund in the estimated amount of $3,600,000; and

That, the City Manager is hereby authorized to effect necessary budget transfers and execute any and all documents required to effectuate the intent of this Resolution.

Representative Boyar Trejo commented.

The following City staff members commented:

- Mr. Robert Cortinas, Chief Financial Officer
- Ms. Dionne Mack, City Manager

Motion made by Representative Boyar Trejo, seconded by Representative Limón, and unanimously carried to **APPROVE** the Resolution.

AYES: Representatives Chávez, Acevedo, Maldonado-Rocha, Boyar Trejo, Niño, Fierro, Limón, and Canales
NAYS: None

……..…….

Motion made by Representative Limón, seconded by Representative Boyar Trejo, and unanimously carried to **ADJOURN** this meeting at 2:01 p.m.

AYES: Representatives Chávez, Acevedo, Maldonado-Rocha, Boyar Trejo, Niño, Fierro, Limón, and Canales
NAYS: None
……..…….
APPROVED AS TO CONTENT:

_____
Laura D. Prine, City Clerk

RENARD U. JOHNSON
MAYOR

DIONNE MACK
CITY MANAGER

CITY COUNCIL
ALEJANDRA CHÁVEZ, DISTRICT 1
JOSH ACEVEDO, DISTRICT 2
DEANNA MALDONADO-ROCHA, DISTRICT 3
CYNTHIA BOYAR TREJO, DISTRICT 4
IVAN NIÑO, DISTRICT 5
ART FIERRO, DISTRICT 6
LILY LIMÓN, DISTRICT 7
CHRIS CANALES, DISTRICT 8

CITY COUNCIL WORK SESSION MINUTES
September 15, 2025
COUNCIL CHAMBERS, CITY HALL AND VIRTUALLY
9:00 A.M.

The City Council met at the above place and date. The meeting was called to order at 9:04 a.m. Mayor Renard Johnson was present and presiding. The following Council Members answered roll call: Alejandra Chávez, Josh Acevedo, Deanna Maldonado-Rocha, Cynthia Boyar Trejo, Art Fierro, Lily Limón, and Chris Canales. Late arrival: Ivan Niño at 9:16 a.m.

AGENDA

1. Presentation and discussion on the creation and governance structure of the El Paso Water Utilities - Public Service Board.

Ms. Karla Nieman, City Attorney, presented a PowerPoint presentation (copy on file in the City Clerk's Office)

Mayor Johnson and Representatives Chávez, Boyar Trejo, Fierro, Limón, and Canales commented.

Mr. John Balliew, El Paso Water President and Chief Executive Officer, commented.

Mr. Bryan Morris, Public Service Board Chair, commented.

NO ACTION was taken on this item.

EXECUTIVE SESSION

Motion made by Representative Limón, seconded by Representative Canales, and unanimously carried that the City Council **RETIRE** into **EXECUTIVE SESSION,** at 10:08 a.m. pursuant to Section 3.5A of the El Paso City Charter and the Texas Government Code, Sections 551.071 - 551.089 to discuss the following items:

Section 551.071 CONSULTATION WITH ATTORNEY
Section 551.087 DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS

AYES: Representatives Chávez, Acevedo, Maldonado-Rocha, Boyar Trejo, Niño, Fierro, Limón, and Canales
NAYS: None

Motion made by Representative Acevedo, seconded by Representative Fierro, and unanimously carried to **ADJOURN** the Executive Session at 12:38 p.m. and **RECONVENE** the meeting of the City Council at which time motions were made.

AYES: Representatives Chávez, Acevedo, Maldonado-Rocha, Boyar Trejo, Niño, Fierro, Limón, and Canales
NAYS: None

……

EX1. Claim of Roberto Leon - Claim 745 (551.071)

Motion made by Alternate Mayor Pro Tempore Fierro, seconded by Representative Limón, and unanimously carried that the City Attorney's Office, in consultation with the City Manager, be authorized to **DENY** the claim of Roberto Leon in matter number Claim – 709, and to take all steps necessary, including the execution of any required documents in order to effectuate this authority.

AYES: Representatives Chávez, Acevedo, Maldonado-Rocha, Boyar Trejo, Niño, Fierro, Limón, and Canales
NAYS: None

……

EX2. Ruben Aldaz v. City of El Paso (551.071)

Motion made by Representative Limón, seconded by Representative Fierro, and unanimously carried that the City Attorney's Office, in consultation with the City Manager, be **AUTHORIZED** to reject a settlement offer and participate in a mediation in the matter *Ruben Aldaz, et. al. v. City of El Paso*, Cause No. 2019DCV2807, and to take all steps necessary, including the execution of any required documents in order to effectuate this authority.

AYES: Representatives Chávez, Acevedo, Maldonado-Rocha, Boyar Trejo, Niño, Fierro, Limón, and Canales
NAYS: None

……

EX3. Discussion on ORR No: W177489; HQ# 25-TPIA-717 (551.071)

Motion made by Alternate Mayor Pro Tempore Fierro, seconded by Representative Boyar Trejo, and carried that the City Attorney in consultation with the City Manager be **AUTHORIZED** to retain outside counsel and file suit against the Texas Attorney General in Travis County regarding the Attorney General's decision on the City's Open Records Request Number W177489 and to take all steps necessary, including the execution of any required documents, in order to effectuate this authority. Furthermore, the City Attorney's Office shall release a redacted version protecting attorney client privileged information of the requested records to the requestor in an effort to comply with the intent of the Texas Public Information Act requiring transparency of governmental bodies.

AYES: Representatives Chávez, Maldonado-Rocha, Boyar Trejo, Niño, Fierro, Limón, and Canales
NAYS: Representative Acevedo

……

EX4. John Surface and Adan Chavez v. City of El Paso et. al; Cause No.:24-CV-00226-DB (551.071)

NO ACTION was taken on this item.

……

EX5. Discussion on Texas law regarding the granting of easements; HQ 25-4323 (551.071)

Motion made by Representative Limón, seconded by Representative Fierro, and unanimously carried that:

WHEREAS, since 1910, the City of El Paso (the "City") has owned and operated a municipal water utility system; and

WHEREAS, the City's municipal water utility system is known as El Paso Water ("EPW"); and

WHEREAS, in 1952, under the authority of Texas state law and pursuant to City Ordinance No. 752, the City created the Public Service Board (the "PSB") and vested the management and control of EPW in the PSB; and

WHEREAS, the PSB is a component of the City and does not have its own separate legal existence; and

WHEREAS, the PSB is an agent of the City; and

WHEREAS, EPW remains a municipally-owned utility and component of the City; and

WHEREAS, since the PSB's creation, it has not been the City's practice to grant easements to the PSB due to the long-standing principle under Texas law that easements can only be granted between two distinct and separate property owners; and

WHEREAS, the PSB has recently begun requesting easements from the City; and

WHEREAS, the granting of easements by the City to the PSB is a legal impossibility given that they are a single entity; and

WHEREAS, despite all of the foregoing, the City desires to collaborate with the PSB in their mutual pursuit of protecting and preserving the City's municipal water system infrastructure for the benefit of the City and its citizens.

NOW, THEREFORE, **BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EL PASO THAT:**

1. The foregoing recitals are true and correct and are incorporated by reference into this Motion as if fully set forth herein.

2. The City of El Paso is legally prohibited from and will not grant easements to the PSB.

3. When preparing Joint Use Agreements with the PSB, the City of El Paso, where applicable, and as approved by the City Attorney's Office, will include provisions that ensure the protection and preservation of the City's municipal water system infrastructure, such as:

   a. granting a right of access when necessary for El Paso Water to construct, operate, or maintain such infrastructure on City property;

b. providing the PSB with an acknowledgment form, signed by the City Manager, or a designee, to be filed with the El Paso County Clerk by the City, acknowledging the existence of such infrastructure on City property;

c. requiring that, should the City sell City property in the future, the City will make all reasonable attempts to procure an easement from the purchaser and such easement will be in the City's name and for the benefit of El Paso Water.

AYES: Representatives Chávez, Acevedo, Maldonado-Rocha, Boyar Trejo, Niño, Fierro, Limón, and Canales
NAYS: None

……

EX6. Discussion on economic development opportunities in Northeast El Paso, Texas HQ#25-5335 (551.087)

NO ACTION was taken on this item.

……

Motion made by Representative Limón, seconded by Representative Boyar Trejo, and unanimously carried to **ADJOURN** the meeting at 12:47 p.m.

AYES: Representatives Chávez, Acevedo, Maldonado-Rocha, Boyar Trejo, Niño, Fierro, Limón, and Canales
NAYS: None

……

APPROVED AS TO CONTENT:

_____
Laura D. Prine, City Clerk

File #: 25-97, **Version:** 1

CITY OF EL PASO, TEXAS
LEGISTAR AGENDA ITEM SUMMARY FORM

DISTRICT, DEPARTMENT, CONTACT INFORMATION:

Please choose District and Department from drop down menu. Please post exactly as example below. No Title's, No emails. Please use ARIAL 10 Font.

AGENDA LANGUAGE:

This is the language that will be posted to the agenda. Please use ARIAL 11 Font.

REQUEST TO EXCUSE ABSENT CITY COUNCIL MEMBERS

File #: 25-1208, **Version:** 2

CITY OF EL PASO, TEXAS
LEGISTAR AGENDA ITEM SUMMARY FORM

DISTRICT, DEPARTMENT, CONTACT INFORMATION:

Please choose District and Department from drop down menu. Please post exactly as example below.
No Title's, No emails. Please use ARIAL 10 Font.

All Districts
Economic and International Development, Karina Brasgalla, (915) 212-1570

AGENDA LANGUAGE:

This is the language that will be posted to the agenda. Please use ARIAL 11 Font.

A Resolution authorizing the City Manager to sign a Consulting and Planning Services Agreement between the City of El Paso and David Pettit Economic Development LLC dba Pettit and Ayala Consulting ("Contractor"), for Contractor to provide consulting and planning services related to Economic Development, Tax Increment Reinvestment Zones, and Public Improvement Districts within the City of El Paso, for a term of 2 years, with the option to extend for an additional 2 years for an aggregated amount not to exceed $220,000, and reimbursements for expenses not to exceed $7,500.

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

DEPARTMENT: Economic Development

AGENDA DATE: 9/30/25

PUBLIC HEARING DATE:

CONTACT PERSON NAME: Karina Brasgalla **PHONE NUMBER:** 915-212-1570

2nd CONTACT PERSON NAME: **PHONE NUMBER:**

DISTRICT(S) AFFECTED: All

STRATEGIC GOAL:

No. 1 Create an Environment Conductive to Strong, Sustainable, Economic Development

SUBGOAL:

1.1 - Stabilize and Expand El Paso's Tax Base and Activate Targeted Development

SUBJECT:

A Resolution authorizing the City Manager to sign a Consulting and Planning Services Agreement between the City of El Paso and David Pettit Economic Development, LLC dba Pettit and Ayala Consulting, in an amount not to exceed $220,000.00 for services rendered, plus reimbursements for expenses in an amount not to exceed $7,500.00. Proposed Agreement will provide consulting and planning services related to Tax Increment Reinvestment Zones and Public Improvement Districts within the City of El Paso, for a term of 2 years, with the option to extend for an additional 2 years.

BACKGROUND / DISCUSSION:

David Pettit Economic Development, LLC has been contracted for professional and planning services in El Paso since 2016, primarily related to the creation and administration of tax increment financing and special districts. The Consultant will supply services to further projects, create, review and maintain Tax Increment Reinvestment Zones and Public Improvement Districts within the City of El Paso as directed by the City Council. The City will benefit from the extensive knowledge and experience the Contractor possesses related to the creation and expansion of TIRZs and PIDs. The Contractor will perform the necessary data collection and analysis to assess the financial viability of any proposed TIRZ or PID. Additionally, the Contractor will develop and draft all documents and exhibits required for local government review and approval per the state legislative requirements. Citizen concerns about the creation, expansion, or modification of any TIRZ or PID will be heard through the statutory requirements that require these ordinances to be approved by City Council.

COMMUNITY AND STAKEHOLDER OUTREACH:

N/A

PRIOR COUNCIL ACTION:

-On April 27, 2021 City Council approved the award of contract to David Pettit Economic Development, LLC for a two (2) year term for a total amount not to exceed $355,000.00, together with reimbursements for expenses not to exceed $7,500.00.
-On August 21, 2018 City Council approved the award of contract 2018-1001 to David Pettit Economic Development, LLC for a two (2) year term for a total amount not to exceed $280,000.00, together with reimbursements for expenses not to exceed $7,500.00.
-On December 12, 2017 City Council approved the award of contract to David Pettit Economic Development, LLC for a year term for a total amount not to exceed $49,000.00.
-On November 3, 2016 City Council approved the award of contract to David Pettit Economic Development, LLC for a year term for a total amount not to exceed $42,500.00.

AMOUNT AND SOURCE OF FUNDING:

Amount: $227,500.00
Funding Source: Economic Development outside Contracts
Account: 480-1000-522150-P4807

REPORTING OF CONTRIBUTION OR DONATION TO CITY COUNCIL:

N/A

NAME	AMOUNT ($)

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

DEPARTMENT HEAD: _____

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

REVISED
7:37 am, Sep 22, 2025

RESOLUTION

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

That the City Manager be authorized to sign a Consulting and Planning Services Agreement between the City of El Paso and David Pettit Economic Development LLC dba Pettit and Ayala Consulting ("Contractor"), for Contractor to provide consulting and planning services related to Economic Development, Tax Increment Reinvestment Zones, and Public Improvement Districts within the City of El Paso, for a term of 2 years, with the option to extend for an additional 2 years for an aggregated amount not to exceed $220,000, and reimbursements for expenses not to exceed $7,500.

APPROVED THIS _____ DAY OF _____ 2025.

THE CITY OF EL PASO:

_____
Renard U. Johnson
Mayor

ATTEST:

_____
Laura D. Prine
City Clerk

APPROVED AS TO FORM:

_____
Oscar Gomez
Assistant City Attorney

APPROVED AS TO CONTENT:

_____
Karina Brasgalla, Director
Economic Development Department

STATE OF TEXAS	)	
	)	**CONSULTING AND PLANNING SERVICES**
COUNTY OF EL PASO	)	**AGREEMENT**

THIS CONSULTING SERVICES AGREEMENT FOR David Pettit Economic Development LLC dba Pettit and Ayala Consulting (this "***Agreement***") is executed effective for all purposes as of _____ 20____, (Effective Date) by and between the City of El Paso, a home-rule municipal corporation, (the "***City***") and David Pettit Economic Development LLC dba Pettit and Ayala Consulting (the "***Contractor***").

RECITALS

WHEREAS, pursuant to Section 252.022(a)(4) of the Texas Local Government Code a procurement for personal, professional or planning services are exempt from the competitive bid or proposal requirement; and

WHEREAS, the City desires to engage the Contractor to provide Consulting and Planning services related to Tax Increment Reinvestment Zones and Public Improvement Districts within the City of El Paso, as more fully described in Exhibit *A,* which is attached hereto and incorporated herein by reference as the *Scope of Services*; and

WHEREAS, pursuant to Chapter 2254 of the Texas Government Code the City has a substantial need for the Consulting and Planning Services; and the City does not have the ability to perform the Services with its own personnel; and

WHEREAS, the Contractor desires and possesses the skills to perform these Consulting and Planning Services for the City.

WHEREAS, the City approved a Service Agreement to engage the Contractor to provide Consulting and Planning services on April 27, 2021 for 24 months, and that contract expired on April 27, 2023 and subsequently a two-year extension effective April 28, 2023.

WHEREAS, the City desires to enter into a new contract with the Contractor to perform these Consulting and Planning Services for the City.

AGREEMENT:

NOW THEREFORE, in consideration of the mutual promises set forth in this Agreement, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto agree as follows:

1. SCOPE OF SERVICES. The Contractor hereby agrees to provide the Consulting and Planning Services for the City as described in *Exhibit A,* which is attached hereto and incorporated herein by reference (the "Services"). The Contractor will provide all Services in a professional, and diligent, and in accordance with all applicable laws and regulations.

If there are any conflicts between *Attachment A* and this Agreement, the Agreement prevails.

2. TERM. The Contractor shall perform the Consulting Services within 24 months of the *Effective Date* of this Agreement (the "Agreement Period"). *Effective Date* is defined as the date upon which both parties have fully executed this Agreement as set forth on the signature page hereof. Prior to the expiration of the Term, the City Manager, or designee, may extend the Term for two additional years. The Agreement may be administratively extended without the need for additional consideration by either party.

3. PAYMENT OF CONSULTING SERVICES. The City hereby agrees to pay the Contractor an amount not to exceed $220,000 for the services performed by the Contractor under this Agreement ("Total Fee") in accordance with *Exhibit B.* All reimbursable expenses will be paid in accordance with City policy. The total amount for reimbursed expenses will not exceed $7,500 during the term of the agreement.

4. INVOICES AND PAYMENTS. The City will pay the Contractor the amounts as described in *Attachment B.* The Contractor will invoice the City through written invoices as described in *Attachment B.* The City will pay invoices for all Services performed as soon as it is reasonably possible, but no later than 30 calendar days from receipt in accordance with Chapter 2251 of the Texas Government Code. The City may withhold payment if the Services performed by the Contractor does not comply with this Agreement. The City will only pay for services performed in accordance with the agreed compensation.

5. INSURANCE. The Contractor will provide the City the following insurance policies:

   A. Contractor will provide proof of professional liability insurance (including errors and omissions) with minimum limits of $1,000,000 per occurrence and $2,000,000 in the aggregate and excess/umbrella liability of $1,000,000 per occurrence and $2,000,000 in the aggregate to client. Additionally, the Contractor shall carry the following insurance coverages:

      1. LIABILITY INSURANCE. Comprehensive General Liability insurance coverage from a solvent company authorized to do business in the State of Texas, with minimum limits of $2,000,000.00 each occurrence and $4,000,000.00 in aggregate; and

      2. WORKERS COMPENSATION. Workers' Compensation insurance coverage, at the statutory limits and employer's liability insurance, with minimum limits of $1,000,000.00/$1,000,000.00/$1,000,000.00; and

3. AUTO LIABILITY. Comprehensive Automobile Liability Insurance covering all owned, hired, and non-owned motor vehicles used by Contractor, its employees, contractors or agents, in connection with the Services being performed under this Agreement with limits of liability not less than $1,000,000.00 for each occurrence Combined Single Limit for Bodily Injury and Property Damage.

B. Contractor will maintain the insurance policies described above throughout the Term of this Agreement. The Contractor will ensure that all policies comply with the following:

1. Contractor will provide concurrently with the execution of this agreement is providing, to City a certificate of insurance issued to Client evidencing the foregoing insurance coverages and evidencing that Client and Client's lender, if any, are additional insured parties with respect to the insurance policies referred to in the foregoing subparagraphs (b) and (c).

2. The Contractor may provide the insurances required in this section in one or more policies of insurance, the form of which must be approved by the City's Risk Manager.

3. Prior to performing any Services, the Contractor will provide the City copies of all insurance policies along with all endorsements and certificates of insurance.

4. The Contractor will provide the City all certificates evidencing renewal or replacement of said policies of insurance at least 15 calendar days prior to the expiration or cancellation of any such policies

5. The issuer of any policy must have a certificate of authority to transact insurance business in the State of Texas. Each issuer must be responsible, reputable, and have financial capability consistent with the risks covered. The City may reject an issuer of an insurance policy in the City's sole discretion.

6. Each policy, except those for Workers' Compensation, must name the City of El Paso (and their elected and appointed officials, officers, agents and employees) as Additional Insured parties on the original policy and all renewals or replacements during the term of this Agreement.

7. Contractor will obtain the prior written approval of the City's Risk Manager for any deductibles, aggregate caps, and endorsements on any insurance policy required under this Agreement.

8. The Contractor will require the insurance policy issuer to provide the City 30 calendar days advance notice of any reduction in coverage under an insurance policy.

9. Each policy must expressly state that it may not be canceled or non-renewed unless there are 30 calendar days advance notice of cancellation or intent not to renew is given in writing to the City's Purchasing Manager by the insurance company.

10. Each policy must contain an endorsement to the effect that the issuer waives any claim or right in the nature of subrogation to recover against the City, their elected and appointed officials, officers, agents or employees.

11. Each policy must contain an endorsement that such policy is primary insurance to any other insurance available to the Additional Insured with respect to claims arising hereunder and that the insurance applies separately to each insured.

6. **INDEMNIFICATION OF THE CITY. BY ACCEPTANCE OF THIS AGREEMENT, Contractor or its insurer will INDEMNIFY, DEFEND AND HOLD the City, its officers, agents and employees, HARMLESS FOR AND AGAINST ANY AND ALL CLAIMS, CAUSES OF ACTION, LIABILITY, DAMAGES OR EXPENSE, (INCLUDING BUT NOT LIMITED TO ATTORNEY FEES AND COSTS) FOR ANY DAMAGE TO OR LOSS OF ANY PROPERTY, OR ANY ILLNESS, INJURY, PHYSICAL OR MENTAL IMPAIRMENT, LOSS OF SERVICES, OR DEATH TO ANY PERSON ARISING OUT OF OR RELATED TO THIS AGREEMENT, even where such damage, injury, loss, illness, physical or mental impairment, loss of service, or death results from or involves NEGLIGENCE, or allegations of negligence on the part OF THE CITY, its officers, agents, or employees. Without modifying the conditions of preserving, asserting or enforcing any legal liability against the City as required by the City Charter or any law, the City will promptly forward to the Contractor every demand, notice, summons or other process received by the City in any claim or legal proceeding contemplated herein. Contractor will 1) investigate or cause the investigation of accidents or occurrences involving such injuries or damages; 2) negotiate or cause to be negotiated the claim as the Contractor may deem expedient; and 3) defend or cause to be defended on behalf of the City all suits for damages even if groundless, false or fraudulent, brought because of such injuries or damages. Contractor will pay all judgments finally establishing liability of the City in actions defended by Contractor pursuant to this section along with all attorneys' fees and costs incurred by the City including interest accruing to the date of payment by Contractor, and premiums on any appeal bonds. The City, at its election, will have the right to participate in any such negotiations or legal proceedings to the extent of its interest. The City will not be responsible for any loss of or damage to the Contractor's property from any cause.**

7. TERMINATION. This Agreement may be terminated as provided in this Section.

A. TERMINATION FOR CONVENIENCE. Either party may terminate this Agreement for any reason by sending a written notice to the non-terminating party at least 15 calendar days before termination. The Contractor will halt all Services upon receiving a termination notice under this provision from the City. Upon such termination, the Contractor will provide one final invoice for all Services completed and reimbursable expenses incurred prior to the notice of termination. *Reimbursable expenses* mean any expenses that the Contractor can provide a receipt for and that were necessary for providing Services to the City. The City may withhold payment to the Contractor if there is any dispute in the amount until the City determines the exact amount that is owed to the Contractor by the City. The City is not required to pay for any Services that does not comply with the provisions of this Agreement. If the Contractor terminates this Agreement under this provision, then the Contractor will return all payments made by the City prior to the notice of termination.

B. TERMINATION BY EITHER PARTY FOR CAUSE. Either party may terminate this Agreement if one party fails to fulfill the obligations set out in this Agreement. Before terminating this Agreement pursuant to this provision, the terminating party will provide written notice of intent to terminate enumerating the failures for which the termination is being sought and provide at least 30 calendar days to the non-terminating party to cure such failure. If the City terminated this Agreement pursuant to this provision, then the City may withhold any payments to the Contractor until the exact amount owed to the Contractor by the City is determined.

Termination by either party is not a release of any claims that the terminating party may be lawfully entitled to assert against the terminated party. Further, the terminated party is not relieved of any liability for damages sustained by the terminating party by virtue of any breach of this Agreement.

8. NOTICE. The parties will send all notices required by this Agreement in writing, postmarked, and delivered by certified mail. All notices are considered received 3 business days after the postmark date. Notices sent via e-mail are deemed to be received on the date sent to the e-mail address described in this Agreement. Parties may change their address by sending a written notice to the other party. A new address is not official until the change of address notice is received by the other party as provided in this section. Upon receipt of proper notification of change of address the notified party will send all further notifications to the new address. Parties will address notices as follows:

CITY: City Manager
P.O. Box 1890
El Paso, Texas 79901

COPY TO: Economic and International Development Department
123 Mills Avenue, Suite 111
El Paso, Texas 79901
Email: brasgallakx@elpasotexas.gov

CONTRACTOR: David Pettit Economic Development LLC dba Pettit and Ayala Consulting
306 West Seventh Street, Suite 602
Fort Worth, Texas 76102
Email: dpettit@pettitayala.com

9. OWNERSHIP OF WORK PRODUCT. The City owns all hard copies of finished and unfinished Services under this Agreement for which the City has paid for. The Contractor grants a license to the City to reproduce for non-commercial purposes the copies owned by the City under this Agreement.

10. FRINGE BENEFITS. The City shall not provide fringe benefits to the Contractor.

11. LOCATION OF PERFORMANCE. The Contractor shall perform the Consulting Services in the City and County of El Paso, Texas or such other place(s) as may be necessary to fulfill the terms of this Agreement.

12. INDEPENDENT CONTRACTOR RELATIONSHIP. Nothing herein shall be construed as creating a relationship of employer and employee between the parties hereto. The City shall not be subject to any obligations or liabilities of the Contractor incurred in its performance under this Agreement.

13. DISPUTE RESOLUTION. The parties hereto agree that reasonable efforts will be made to aid and assist the other in accomplishing the objectives of this Agreement. In the event of any dispute, claim, question, or disagreement arising from or relating to this Agreement or any breach thereof, the parties shall use their best efforts to meet regularly and resolve the dispute, claim, question, or disagreement. To this effect, the parties hereby agree to consult and negotiate with each other in good faith. Upon delivery and receipt of notice, the parties agree to submit the matter to mediation before a mutually-agreed upon mediator and to diligently pursue a mediated settlement until such time as the parties mutually agree to terminate such mediation or the mediator declares an impasse.

14. CONFIDENTIALITY. The Contractor acknowledges that this Agreement is subject to Chapter 552 of the Texas Government Code (Texas Public Information Act). The release of the Agreement as a whole or in part must comply with Chapter 552 of the Texas Government Code (Texas Public Information Act).

15. LAW GOVERNING AGREEMENT AND VENUE. For purposes of determining the place of the Agreement and the law governing the same, it is agreed that the Agreement is entered into in the City and County of El Paso, State of Texas, and shall be governed by the laws of the State of Texas. Venue shall be in the courts of El Paso County, Texas.

16. GOVERNMENTAL FUNCTIONS. The parties agree that the City is entering this Agreement in the exercise of its governmental functions as a governmental entity performing a governmental function.

17. COMPLIANCE WITH THE LAWS. The parties will comply with all applicable laws, administrative orders, and any rules or regulations relating to the obligations under this Agreement. If applicable, then the Contractor will procure all licenses and pay all fees or other charges as required to complete the Services under this agreement.

18. AUDITING RECORDS FOR THE SPECIFIC PROJECT. The Contractor will allow the City to inspect and copy all records pertaining to the Services provided in this Agreement.

19. CONTRACTING INFORMATION. The Contractor must preserve all contracting information related to this Agreement as provided by the records retention schedule requirements applicable to the City for the duration of this Agreement. The Contractor will promptly provide the City any contracting information related to this Agreement that is in the custody or possession of the Contractor on request of the City. On completion of this Agreement, the Contractor will either provide at no cost to the City all contracting information related to this Agreement that is in the custody or possession of the Contractor or preserve the contracting information related to this Agreement as provided by the records retention requirements applicable to the City.

20. FORCE MAJEURE. There is no breach of contract should either party's obligations within this Agreement be delayed due to an act of God, outbreak of hostilities, riot, civil disturbance, acts of terrorism, the act of any government or authority, fire, explosion, flood, theft, malicious damage, strike, lockout, or any cause or circumstances whatsoever beyond either party's reasonable control. The delayed party must resume performing its obligations in this Agreement after the reason for the delay is resolved.

21. SUCCESSORS AND ASSIGNS. This Agreement is binding on the City and the Contractor, and the Contractor's successors and assigns. Neither party may assign, sublet, or transfer its interest or obligations in this Agreement without the written consent of the other.

22. THIRD-PARTY BENEFICIARIES. There are no third-party beneficiaries for this Agreement.

23. SEVERABILITY. A future finding of invalidity of any provision of this Agreement does not affect the validity of any remaining provisions of this Agreement.

24. HEADINGS. The headings and subheadings of this Agreement are for information purposes only and are not substantive terms.

25. NO WAIVER. Failure by either party on one or more occasions to exercise one or more of its rights hereunder shall not be construed as a waiver of such right or rights, and rights granted hereunder are in addition to those available under law and equity.

26. PROVISIONS SURVIVING THIS AGREEMENT. Representations, releases, warranties, covenants, indemnities, and confidentiality survive past the execution, performance, and termination of this Agreement.

27. AUTHORITY TO CONTRACT. The person signing this document on behalf of Contractor warrants that they have been duly authorized to sign this Agreement on behalf of Contractor and to bind the organization, its officers, agents and employees.

28. ENTIRE AGREEMENT. This Agreement constitutes the entire agreement between the parties.

(Signature page to follow)

IN WITNESS WHEREOF, the parties have executed this Agreement on this _____ day of _____, 20____.

CITY OF EL PASO:

Dionne Mack
City Manager

APPROVED AS TO FORM:

Oscar Gomez
Assistant City Attorney

APPROVED AS TO CONTENT:

Karina Brasgalla, Director
Economic & International Development

CONTRACTOR:
David Pettit Economic Development LLC
dba Pettit and Ayala Consulting

David Pettit
President

Exhibit A

SCOPE OF SERVICES

Exhibit B

COMPENSATION

July 8, 2025

Karina Brasgalla
Director
Economic & International Development Department
City of El Paso, Texas
801 Texas Avenue
El Paso, Texas 79901

RE: Professional Services Proposal

Dear Ms. Brasgalla,

Pettit & Ayala Consulting ("PAC") is pleased to provide this proposal for economic development professional services relating to Tax Increment Reinvestment Zones ("TIRZ"), Public Improvement Districts (PID), Planning Initiatives, and ongoing hourly professional services in the City of El Paso, Texas ("City").

The Scope

It is our understanding that the City of El Paso, Texas is seeking the following services:

- Creation or Amendment of TIRZs
- Creation of a PID Policy
- Creation or Amendment of PIDs
- Professional Consulting Services Related to Economic Development

The Assignment

Our work under this proposal would include providing professional economic development services relating to the creation or amendment of TIRZs, the creation of a PID policy, and the creation or amendment of PIDs.

Additionally, PAC will provide ongoing professional services related to economic development within the City of El Paso on an hourly basis.

The Team

We proposed working in a team organized as follows:

- You will be our point of contact and will provide overall direction to our team. You may also include other members of City staff with which we will meet regularly to review our progress and to get input and direction on our work.
- At this time we do not anticipate the need for any additional consultants to accomplish the work described in this proposal.

TIRZ Statutory Requirements

Chapter 311 of the Texas Tax Code outlines the various procedures for creating a TIRZ. The designation TIRZ ordinance is approved by the governing body of the municipality and establishes four key elements, including:

- Boundary;
- Term;
- TIRZ Board; and
- Preliminary project and financing plan.

Before adopting an ordinance designating the reinvestment zone, the governing body of the municipality must hold a public hearing on the creation of the zone and publish notice of the hearing not later than the seventh

day before the public hearing. A final project and financing plan is subsequently approved by the TIRZ Board and then by the governing body of the municipality.

TIRZ Scope of Services

Based on our conversations and our experience on previous projects, we propose the following scope of services for each potential TIRZ. Our proposed scope of services is divided into separate tasks, each providing a description of the work to be performed and the key products resulting from the task.

Task 1

District Review

Our first step would be to collect and analyze available information in the proposed TIRZ. This includes available development data; existing planning documents such as the comprehensive plan, land use plan, thoroughfare plan; physical information such as existing zoning and land use, existing and planned infrastructure, and topography; and property data such as ownership and tax values.

Task 2

Data Collection and Analysis

Based upon parcel data provided by the City, PAC would provide a geographic information system (GIS) database of existing values for land and improvements, ownership data, and current land use information. The database and maps will provide the baseline data for the analysis. Key products of this task would include a TIRZ database and accompanying maps in digital and hard copy formats.

Task 3

Taxable Value Analysis

A multi-year historic taxable value review of similar developments would be conducted to establish conservative assumptions of future taxable value for each parcel in the proposed zone. We would also develop projections for future land uses, and timing of proposed developments. This task will be the basis for developing a spreadsheet model of potential TIRZ increments, given a reasonable range of development assumptions and taxable values. Key products of this task would include a spreadsheet model on a parcel by parcel basis with projections based upon the historical taxable value review, development projections and reasonable timing expectations.

Task 4

Develop TIRZ Cash Flow Model

Based on the anticipated land uses and projections, PAC would develop a draft financing cash flow model (and supporting spreadsheets) for a 15, 20, and 30-year time period. This model will allow the City, consultants and others to underwrite the proposed developments and test various scenarios for the eventual financing plan. Key products of this task would include excel spreadsheets of TIRZ Cash Flow Models with macros established for growth and development assumptions.

Task 5

Prepare TIRZ Project and Financing Plan

PAC would then develop the Finance Plan, Project Plans, and Detailed Description of TIRZ, and other exhibits required for local government review and approval per the state legislative requirements. This work includes the written, graphic, and PowerPoint materials and exhibits, as well as support of the process. Backup materials such as spreadsheets and databases will also be products that support the plans. Key products would include a preliminary TIRZ Project and Financing Plan comprised of a legal description of the zone, proposed TIRZ projects, estimated project costs, term of the zone and a tax increment analysis.

Task 6

TIRZ Documentation Support

PAC will provide assistance with drafting necessary documents for creating the TIRZ including: 1) public hearing notices; 2) resolutions; 3) ordinances; and 4) participation agreements. This can be a time consuming process for City staff, however PAC's extensive experience in drafting these

documents should help streamline the preparation of materials necessary for City Council consideration. This task would also include assistance in creating and appointing the appropriate TIRZ board per the TIRZ creation ordinance.

PID Statutory Requirements

Public Improvement Districts ("PIDs"), per the Texas Local Government Code Chapter 372, provide the City an economic development tool that permits the financing of qualified public improvement costs that confers a special benefit on a definable part of the City, including both its corporate limits and its extra-territorial jurisdiction. A PID can finance capital costs and fund supplemental services to meet community needs which could not otherwise be constructed or provided. The costs of the capital improvements and/or supplemental services are paid entirely by property owners within the PID who receive special benefits from the capital improvements or services. A PID may only be used to pay for public improvements, all other expenditures not related to public improvements may not be reimbursed.

PID Policy Scope of Services

Based on our conversations and our experience on previous projects, we propose the following scope of services for the PID policy. Our proposed scope of services is divided into separate tasks, each providing a description of the work to be performed and the key products resulting from the task.

Task 1

Develop Policy Content

PAC would work directly with the City staff, the City's financial advisors and bond counsel to identify and acquire the needed data to complete a thorough analysis of a proposed PID policy content consistent with Chapter 372 of the Texas Local Government Code.

Task 2

Prepare PID Policy

PAC would then develop a draft PID Policy, and other exhibits required for local government review and approval. The process would outline the appropriate use of a PID, what types of public and third-party financing are available, and delineate the preferred approach given the level of risk associated with each public financing mechanism and the type of project being considered by the City. This work products includes the draft PID Policy document, written, graphic, and PowerPoint materials and exhibits, as well as support of the process.

Task 3

Facilitate Review and Consideration of the Proposed PID Policy

PAC would facilitate meetings and presentations with the City, which would include supporting meetings, work sessions, and briefings. Key products of this task would include attendance and support of City staff at all required meetings in the review and approval process of the PID Policy.

PID Creation and Amendment Scope of Services

Based on our conversations and our experience on previous projects, we propose the following scope of services for each potential PID creation and/or amendment. Our proposed scope of services is divided into separate tasks, each providing a description of the work to be performed and the key products resulting from the task.

Task 1

Data Assembly

PAC would work directly with the City and property owner representatives to identify and acquire the needed data to complete a thorough analysis of the proposed financing structure for the planned development ("Project"). We will coordinate documentation between the various parties and develop an achievable timeline with key dates and implementation steps to ensure the project moves forward in a timely manner. This task would also include documenting key elements of the private development and public/private partnership.

Task 2

PID's Advisability Analysis

Following the completion of the Data Assembly Task, our team will begin the process of developing an analysis of the PID's Advisability. This will include a description of the Project's public improvements, estimated costs for the improvements as provided by property owner representatives, the boundaries of the PID, the preferred method of assessment for the Debt Service portions of the assessment, an overview of the apportionment of costs between the District and the Municipality, and all other exhibits required for local government review per the state legislative requirements.

Task 3

Facilitate Review and Consideration of the Proposed PID

PAC would facilitate meetings and presentations with the City, property owner representatives, and other parties involved in the process. This will include supporting meetings, work sessions, briefings, commission meetings, and hearings. This will be a labor-intensive component of the process; however it is vital to a successful partnership. Key products of this task would include attendance and support of City staff at all required meetings in the review and approval process.

Task 4

Assist with Public/Private Development Agreements and Resolution Documents

PAC will develop the draft documents required for the implementation of a PID as described in Chapter 372 of the Texas Local Government Code, for review by legal representatives of the City and the property owner representatives. These draft documents would include the PID Petitions, Public Hearing Notices, PID Improvement Orders, PID Authorization Notices and Assessment Orders.

Task 5

Service and Assessment Plan & Assessment Roll

Following the creation of the PID by the City Council, PAC will create a service and assessment plan that defines the annual indebtedness of the PID and the projected costs for improvements as well as an overview of how the City will apportion the cost of an improvement to be assessed against property within the improvement districts. Lastly, we will develop an assessment roll that states the assessment against each parcel of land in the district, as determined by the method of assessment in the Service and Assessment Plan.

Professional Consulting Services Related to Economic Development

The City has requested an on-call consulting services ability as new economic development opportunities and planning projects arise during the term of the contract. This includes 3rd party analysis of individual incentive requests, which would include but is not limited to market data collections, cash flow proforma and gap analysis, and best practice approaches used in the economic development marketplace.

Fee for Services

TIRZ Scope of Services

Our fee for services would be a lump sum fee of $35,000 per creation or amendment of each TIRZ district. Each TIRZ assignment would be initiated by PAC through separate written authorization by City.

PID Policy Scope of Services

Our fee for services would be a lump sum fee of $40,000 for the creation of the PID policy.

PID Creation and Amendment Scope of Services

Our fee for services would be a lump sum fee of $35,000 for the creation or amendment of each PID district. Each PID assignment would be initiated by PAC through separate written authorization by City.

Professional consulting services related to Economic Development
Our fee for services would be charged on an hour basis, per the rates in the proposal, and would be charged on a monthly basis.

Reimbursable expenses not to exceed $7,500 would be charged to include out-of-pocket expenses incurred in the interest of the projects at actual costs.

Total fees for the defined scope above shall not exceed $220,000, plus $7,500 in reimbursable expenses during the 24-month term of the contract, unless otherwise authorized by separate City authorization.

Changes of Scope and Additional Services
Minor additions to our scope will be treated as Additional Services. Work on Additional Services will not begin until authorized in writing by the Client.

Additional Services and Rates for Hourly Services
Additional Services shall be billed on an hourly not to exceed basis unless a fixed fee or other method of compensation is mutually agreed upon. Our current hourly rates are:

Classification	Hourly Billing Rate
David Pettit	$375.00
Natalie Ayala Hall	$300.00
Project Specialist	$120.00
Planning Intern	$100.00
Administrative	$80.00

These rates apply for the current calendar year and are subject to revision on January 1, when they may be revised to reflect changes in staff salaries over the preceding year.

Term of Agreement
This Agreement will terminate (24) months from the date of this Agreement, with the an option for two (2) one-year extensions if funds have not been fully utilized. Additionally, Client may terminate this Agreement for any reason upon thirty (30) days written notice to PAC and PAC will cease any and all work upon receipt of such notice, unless otherwise directed in the notice. In the event of a termination as described above, Client shall be responsible for the payment of the fees and expenses incurred by PAC pursuant to this agreement through the date of such termination.

Reimbursables
We propose to be reimbursed for out-of-pocket expenses incurred in the interest of the project at our actual cost. Reimbursable expenses include: our direct consultants and their expenses (to be reimbursed, all consultants and their bids must be approved in writing, in advance by the client); reproduction; long distance communication; document printing and delivery; document graphics and binding; delivery, postage and handling; travel time; special materials; photography; etc. (Reasonable backup will be available upon request.)

Invoices and Payments
Payment for services rendered is due within thirty (30) days of Client's next monthly billing cycle following receipt of invoice. In the event any invoices remain unpaid 45 days after the invoice date, we suspend work until we have been paid in full all amounts due for services and expenses. Amounts unpaid for more than 30 days after the due date may accrue interest at 10% per annum. In the event we are forced to commence a collection proceeding, you agree to pay reasonable attorney's fees and court costs, in addition to our fees billed under this proposal.

Suspension and Termination

If the project is suspended or abandoned, PAC will be compensated for all services billed prior to receipt of written notice by the Client. Services that are not billed or completed between billing periods and receipt of written notice will be reimbursed at PAC's standard hourly rates.

If the scope or schedule of the project should change beyond that to be reasonably expected due to the program changes, schedule or other reason, at their option, PAC may re-negotiate the aforementioned fees and scope of work. Any renegotiation of scope or fee will be in writing and subject to the signing of both parties.

Certifications

Guarantees and Warranties: We will not be required to execute any document that would result in our certifying, guaranteeing or warranting the existence of conditions whose existence we cannot ascertain.

Authorization to Proceed

Thank you again for this opportunity to work with you. Your signature below and the return of one copy to us for our file will confirm your approval and authorize us to proceed.

Insurance

PAC will provide proof of professional liability insurance (including errors and omissions) with minimum limits of $1,000,000 per occurrence and $2,000,000 in the aggregate and excess/umbrella liability of $1,000,000 per occurrence and $2,000,000 in the aggregate to client Additionally, PAC shall carry the following insurance coverages:

(a) Worker's compensation insurance at the statutory limits and employer's liability insurance, with minimum limits of $1,000,000.00/$1,000,000.00/$1,000,000.00; and

(b) Comprehensive general liability insurance, with minimum limits of $2,000,000.00 each occurrence and $4,000,000.00 in aggregate; and

(c) Comprehensive automobile liability insurance, with minimum limits of $1,000,000.00 combined single limit each occurrence; and

PAC has previously provided, or concurrently with the execution of this agreement is providing, to Client a certificate of insurance issued to Client evidencing the foregoing insurance coverages and evidencing that Client and Client's lender, if any, are additional insured parties with respect to the insurance policies referred to in the foregoing subparagraphs (b) and (c).

Notices

Any notice required or permitted to be given to either party shall be deemed to be received by such party (a) three (3) days after deposit in the United States Registered or Certified Mail, Return Receipt Requested, or (b) one (1) business day after deposit with a nationally recognized overnight delivery service for next day delivery, or (c) upon personal delivery to the party to whom addressed provided that a receipt of such delivery is obtained, or (d) on the next business day after transmission by telecopy provided that a confirmation copy is concurrently deposited in United States Certified or Registered Mail, Return Receipt Requested, in any case addressed to the parties at the following addresses:

If to Client:

City of El Paso, Texas
123 W. Mills Avenue, Suite 111
El Paso, Texas 79901
Attention: Karina Brasgalla, Director
Economic & International Development Department
Email: brasgallakx@elpasotexas.gov

If to PAC:

Pettit & Ayala Consulting
306 West Seventh Street, Suite 602
Ft. Worth, TX 76102
Attention: David Pettit
Email: dpettit@pettitayala.com

or to the parties at such other addresses or telecopy numbers as they may designate by notice to the other party as herein provided.

SUMMARY
I hope this accurately outlines the professional services you anticipated. If you have any questions or concerns please do not hesitate to contact me at 817.439.9421.

Thank you for considering Pettit & Ayala Consutling.

Sincerely,

David Pettit
Managing Member

If this agreement meets with your approval, please sign and return one executed copy to our office as notice to proceed.

AGREED TO AND ACCEPTED BY:

City of El Paso, Texas

By: _____ Date: _____

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS AND DONATIONS FORM

In compliance with Title 2, Chapter 2.92, Section 2.92.080

Introduction:

Individuals or entities benefiting by a City Council Agenda item must disclose contributions or donations made to current members of Council under the City's Ethics Code. The information on this form is being captured for transparency purposes and will be noted on the relevant City Council Agenda. **Contributions and Donations do NOT disqualify an applicant from doing business with the City.**

Definitions:

"Contribution"	A direct or indirect transfer of money, goods, services, or any other thing of value and includes an agreement made or other obligation incurred, whether legally enforceable or not, to make a transfer. The term includes a loan or extension of credit, other than those expressly excluded by the Texas Election Code, and a guarantee of a loan or extension of credit.
"Contributor"	A person making a contribution, including the contributor's spouse.
"Donation"	Cash and the value of any in-kind contributions or gifts to the council member for use by their office or in their district.
"Donor"	An individual and spouse, a business entity, or an individual who owns a business entity in whole or in part, or is operated by the individual, that is the subject of a council agenda item.
"Benefiting"	Shall include but not be limited to any contract, bid award, franchise, permit, zoning or rezoning, and other award that council will vote on.

Instructions: Please read and complete this form carefully. If you have made campaign contributions or donations to any current City Council member(s) totaling an aggregate of $500 or more during their campaign(s) or term(s) of City office, you are required to disclose the information as specified below. If you have not made such contributions or donations past the limit specified in the ordinance, you are required to affirm your compliance with the municipal code. Please submit this completed form along with your application or proposal to the relevant city department. Failure to disclose campaign contributions or donations as required by the ordinance may result in a violation of the City's Ethics Code requirements, and sanctions under the Ethics Code 2.92.

Contributor / Donor Information:

Full Name	David Pettit
Business Name	David Pettit Economic Development, LLC
Agenda Item Type	
Relevant Department	Economic Develoment

Disclosure Affirmation: Please check the appropriate box below to indicate whether you have made campaign contributions or donations totaling an aggregate of $500 or more to any City Council member(s) during their campaign(s) or term(s) of City office specified in Section 2.92.080 of the El Paso Municipal Code.

☑ I have **NOT** made campaign contributions or donations totaling an aggregate of $500 or more to any City Council member(s) during their campaign(s) or term(s) of City office, as specified in Section 2.92.080 of the El Paso Municipal Code.

OR

☐ I have made campaign contributions or donations totaling an aggregate of $500 or more to the following City Council member(s) during their campaign(s) or term(s) of City office:

OFFICE	CURRENT COUNCIL MEMBER NAME	AMOUNT ($)
Mayor		
District 1		
District 2		
District 3		
District 4		
District 5		
District 6		
District 7		
District 8		

Declaration: I hereby affirm that the information provided in this disclosure form is true and accurate to the best of my knowledge. I understand that this disclosure is required by Title 2, Chapter 2.92 of the El Paso Municipal Code and is subject to verification by the city authorities. Further, **I understand that upon submission of this form, I must disclose any subsequent contributions or donations prior to the relevant council meeting date.**

Signature: _____ Date: 09/22/2025

File #: 25-1210, **Version:** 2

CITY OF EL PASO, TEXAS
LEGISTAR AGENDA ITEM SUMMARY FORM

DISTRICT, DEPARTMENT, CONTACT INFORMATION:

Please choose District and Department from drop down menu. Please post exactly as example below. No Title's, No emails. Please use ARIAL 10 Font.

All Districts
Economic and International Development, Karina Brasgalla, (915) 212-1570

AGENDA LANGUAGE:

This is the language that will be posted to the agenda. Please use ARIAL 11 Font.

A Resolution authorizing the City Manager to sign a Consulting and Planning Services Agreement between the City of El Paso and DT CONSULTING, LLC, in an amount not to exceed $250,000.00 for a term of 2 years, with the option to extend for an additional 2 years. Contractor will provide specialized consulting and planning services to support Economic Development goals, initiatives, and priority projects for the City of El Paso.

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

DEPARTMENT: Economic Development

AGENDA DATE: 9/30/25

PUBLIC HEARING DATE:

CONTACT PERSON NAME: Karina Brasgalla **PHONE NUMBER:** 915-212-1570

2nd CONTACT PERSON NAME: **PHONE NUMBER:**

DISTRICT(S) AFFECTED: All

STRATEGIC GOAL:

No. 1 Create an Environment Conductive to Strong, Sustainable, Economic Development

SUBGOAL:

1.1 - Stabilize and Expand El Paso's Tax Base and Activate Targeted Development

SUBJECT:

A Resolution authorizing the City Manager to sign a Consulting and Planning Services Agreement between the City of El Paso and DT CONSULTING, LLC, in an amount not to exceed $250,000.00 for a term of 2 years, with the option to extend for an additional 2 years. Contractor will provide specialized consulting and planning services to support Economic Development goals, initiatives, and priority projects for the City of El Paso.

BACKGROUND / DISCUSSION:

The City desires to execute a new agreement to provide consulting and planning services related to Professional Consulting Services related to Economic Development goals focused on, but not limited to, revitalizing the downtown core, fostering the growth of emerging industries (such as youth sports tourism), and strengthening business attraction and retention initiatives within the City of El Paso as approved by the Economic Development Director and/or Office of Management and Budget Director.

DT Consulting, LLC is a local minority-owned business with specialized knowledge of complex economic impact analyses, government and utilities, financing mechanisms and models, which will support key initiatives for the City.

COMMUNITY AND STAKEHOLDER OUTREACH:

N/A

PRIOR COUNCIL ACTION:

N/A

AMOUNT AND SOURCE OF FUNDING:

Amount: $250,000.00
Funding Source: Economic Development Outside Contracts
Account: 480-1000-522150-P4807

REPORTING OF CONTRIBUTION OR DONATION TO CITY COUNCIL:

N/A

NAME	AMOUNT ($)

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

DEPARTMENT HEAD: _____

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

REVISED
3:42 pm, Sep 18, 2025

RESOLUTION

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

That the City Manager be authorized to sign an Agreement for Consulting and Planning Services by and between the **CITY OF EL PASO** and **DT CONSULTING, LLC** ("Contractor"), for Contractor to provide consulting and planning services related to Economic Development goals within the City of El Paso, for a term of 2 years, with the option to extend for an additional 2 years for an aggregated amount not to exceed *$250,000;* and

That the City Manager be authorized to establish the funding sources and make any necessary budget transfers and execute any and all documents necessary for execution of the Agreement.

APPROVED THIS _____ DAY OF _____ 2025.

CITY OF EL PASO:

_____
Renard U. Johnson
Mayor

ATTEST:

_____
Laura D. Prine
City Clerk

APPROVED AS TO FORM:

_____
Oscar Gomez
Assistant City Attorney

APPROVED AS TO CONTENT:

_____
Karina Brasgalla, Director
Economic and International Development

STATE OF TEXAS	**)**	
	)	**CONSULTING AND PLANNING SERVICES**
COUNTY OF EL PASO	**)**	**AGREEMENT**

THIS CONSULTING SERVICES AGREEMENT FOR DT CONSULTING, LLC (this "***Agreement***") is executed effective for all purposes as of this ___ day of _____ _____, 20____, (Effective Date) by and between the City of El Paso, a home-rule municipal corporation, (the "***City***") and DT Consulting, LLC, a Texas Limited Liability Company (the "***Contractor***").

RECITALS

WHEREAS, pursuant to Section 252.022(a)(4) of the Texas Local Government Code a procurement for personal, professional or planning services are exempt from the competitive bid or proposal requirement; and

WHEREAS, the City desires to engage the Contractor to provide Consulting and Planning services related to Economic Development goals focused on, but not limited to, revitalizing the downtown core, fostering the growth of emerging industries (such as youth sports tourism), and strengthening business attraction and retention initiatives within the City of El Paso as approved by the Economic Development Director and/or Office of Management and Budget Director, as more fully described in Exhibit *A,* which is attached hereto and incorporated herein by reference as the *Scope of Services*; and

WHEREAS, pursuant to Chapter 2254 of the Texas Government Code the City has a substantial need for the Consulting and Planning Services; and the City does not have the ability to perform the Services with its own personnel; and

WHEREAS, the Contractor desires and possesses the skills to perform these Consulting and Planning Services for the City.

WHEREAS, the City desires to enter into a contract with the Contractor to perform these Consulting and Planning Services for the City.

AGREEMENT:

NOW THEREFORE, in consideration of the mutual promises set forth in this Agreement, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto agree as follows:

1. SCOPE OF SERVICES. The Contractor hereby agrees to provide the Consulting and Planning Services for the City as described in *Exhibit A,* which is attached hereto and incorporated herein by reference (the "Services"). The Contractor will provide all Services in a professional and diligent manner, and in accordance with all applicable laws and regulations. If there are any conflicts between *Attachment A* and this Agreement, the Agreement prevails.

2. TERM. The Contractor shall perform the Consulting Services within 24 months of the *Effective Date* of this Agreement (the "Agreement Period"). *Effective Date* is defined as the date upon which both parties have fully executed this Agreement as set forth on the signature page hereof. Prior to the expiration of the Term, the City Manager, or designee, may extend the Term for two additional years. The Agreement may be administratively extended without the need for additional consideration by either party.

3. PAYMENT OF CONSULTING SERVICES. The City hereby agrees to pay the Contractor an amount not to exceed $250,000 for the two-year term for the services performed by the Contractor under this Agreement ("Total Fee") in accordance with *Exhibit A.*

4. INVOICES AND PAYMENTS. The City will pay the Contractor the amounts as described in *Attachment A.* The Contractor will invoice the City through written invoices as described in *Attachment A.* The City will pay invoices for all Services performed as soon as it is reasonably possible, but no later than 30 calendar days from receipt in accordance with Chapter 2251 of the Texas Government Code. The City may withhold payment if the Services performed by the Contractor do not comply with this Agreement. The City will only pay for services performed in accordance with the agreed compensation.

5. INSURANCE. The Contractor will provide the City the following insurance policies:

   A. Contractor will provide proof of professional liability insurance (including errors and omissions) with minimum limits of $1,000,000 per occurrence and $2,000,000 in the aggregate and excess/umbrella liability of $1,000,000 per occurrence and $2,000,000 in the aggregate to client. Additionally, the Contractor shall carry the following insurance coverages:
      1. LIABILITY INSURANCE. Comprehensive General Liability insurance coverage from a solvent company authorized to do business in the State of Texas, with minimum limits of $2,000,000.00 each occurrence and $4,000,000.00 in aggregate; and
      2. AUTO LIABILITY. Comprehensive Automobile Liability Insurance covering all owned, hired, and non-owned motor vehicles used by Contractor, its employees, contractors or agents, in connection with the Services being performed under this Agreement with limits of liability not less than $1,000,000.00 for each occurrence Combined Single Limit for Bodily Injury and Property Damage.

B. Contractor will maintain the insurance policies described above throughout the Term of this Agreement. The Contractor will ensure that all policies comply with the following:

1. Contractor will provide concurrently with the execution of this agreement to City a certificate of insurance issued to Client evidencing the foregoing insurance coverages and evidencing that Client and Client's lender, if any, are additional insured parties with respect to the insurance policies referred to in the foregoing subparagraphs (b) and (c).

2. The Contractor may provide the insurances required in this section in one or more policies of insurance, the form of which must be approved by the City's Risk Manager.

3. Prior to performing any Services, the Contractor will provide the City copies of all insurance policies along with all endorsements and certificates of insurance.

4. The Contractor will provide the City all certificates evidencing renewal or replacement of said policies of insurance at least 15 calendar days prior to the expiration or cancellation of any such policies

5. The issuer of any policy must have a certificate of authority to transact insurance business in the State of Texas. Each issuer must be responsible, reputable, and have financial capability consistent with the risks covered. The City may reject an issuer of an insurance policy in the City's sole discretion.

6. Each policy, except those for Workers' Compensation, must name the City of El Paso (and their elected and appointed officials, officers, agents and employees) as Additional Insured parties on the original policy and all renewals or replacements during the term of this Agreement.

7. Contractor will obtain the prior written approval of the City's Risk Manager for any deductibles, aggregate caps, and endorsements on any insurance policy required under this Agreement.

8. The Contractor will require the insurance policy issuer to provide the City 30 calendar days advance notice of any reduction in coverage under an insurance policy.

9. Each policy must expressly state that it may not be canceled or non-renewed unless there are 30 calendar days advance notice of cancellation or intent not to renew is given in writing to the City's Purchasing Manager by the insurance company.

10. Each policy must contain an endorsement to the effect that the issuer waives any claim or right in the nature of subrogation to recover against the City, their elected and appointed officials, officers, agents or employees.

11. Each policy must contain an endorsement that such policy is primary insurance to any other insurance available to the Additional Insured with respect to claims arising hereunder and that the insurance applies separately to each insured.

6. **INDEMNIFICATION OF THE CITY. BY ACCEPTANCE OF THIS AGREEMENT, Contractor or its insurer will INDEMNIFY, DEFEND AND HOLD the City, its officers, agents and employees, HARMLESS FOR AND AGAINST ANY AND ALL CLAIMS, CAUSES OF ACTION, LIABILITY, DAMAGES OR EXPENSE, (INCLUDING BUT NOT LIMITED TO ATTORNEY FEES AND COSTS) FOR ANY DAMAGE TO OR LOSS OF ANY PROPERTY, OR ANY ILLNESS, INJURY, PHYSICAL OR MENTAL IMPAIRMENT, LOSS OF SERVICES, OR DEATH TO ANY PERSON ARISING OUT OF OR RELATED TO THIS AGREEMENT, even where such damage, injury, loss, illness, physical or mental impairment, loss of service, or death results from or involves NEGLIGENCE, or allegations of negligence on the part OF THE CITY, its officers, agents, or employees. Without modifying the conditions of preserving, asserting or enforcing any legal liability against the City as required by the City Charter or any law, the City will promptly forward to the Contractor every demand, notice, summons or other process received by the City in any claim or legal proceeding contemplated herein. Contractor will 1) investigate or cause the investigation of accidents or occurrences involving such injuries or damages; 2) negotiate or cause to be negotiated the claim as the Contractor may deem expedient; and 3) defend or cause to be defended on behalf of the City all suits for damages even if groundless, false or fraudulent, brought because of such injuries or damages. Contractor will pay all judgments finally establishing liability of the City in actions defended by Contractor pursuant to this section along with all attorneys' fees and costs incurred by the City including interest accruing to the date of payment by Contractor, and premiums on any appeal bonds. The City, at its election, will have the right to participate in any such negotiations or legal proceedings to the extent of its interest. The City will not be responsible for any loss of or damage to the Contractor's property from any cause.**

7. TERMINATION. This Agreement may be terminated as provided in this Section.

A. TERMINATION FOR CONVENIENCE. Either party may terminate this Agreement for any reason by sending a written notice to the non-terminating party at least 15 calendar days before termination. The Contractor will halt all Services

upon receiving a termination notice under this provision from the City. Upon such termination, the Contractor will provide one final invoice for all Services completed prior to the notice of termination. The City may withhold payment to the Contractor if there is any dispute in the amount until the City determines the exact amount that is owed to the Contractor by the City. The City is not required to pay for any Services that does not comply with the provisions of this Agreement. If the Contractor terminates this Agreement under this provision, then the Contractor will return all payments made by the City prior to the notice of termination.

B. TERMINATION BY EITHER PARTY FOR CAUSE. Either party may terminate this Agreement if one party fails to fulfill the obligations set out in this Agreement. Before terminating this Agreement pursuant to this provision, the terminating party will provide written notice of intent to terminate enumerating the failures for which the termination is being sought and provide at least 15 calendar days to the non-terminating party to cure such failure. If the City terminated this Agreement pursuant to this provision, then the City may withhold any payments to the Contractor until the exact amount owed to the Contractor by the City is determined.

Upon termination of this Agreement as herein above provided, any and all City data, documents and information in Consultant's possession shall be returned to City within fifteen (15) working days of the date of termination. Termination by either party is not a release of any claims that the terminating party may be lawfully entitled to assert against the terminated party. Further, the terminated party is not relieved of any liability for damages sustained by the terminating party by virtue of any breach of this Agreement.

8. NOTICE. The parties will send all notices required by this Agreement in writing, postmarked, and delivered by certified mail. All notices are considered received 3 business days after the postmark date. Notices sent via e-mail are deemed to be received on the date sent to the e-mail address described in this Agreement. Parties may change their address by sending a written notice to the other party. A new address is not official until the change of address notice is received by the other party as provided in this section. Upon receipt of proper notification of change of address the notified party will send all further notifications to the new address. Parties will address notices as follows:

CITY: City Manager
P.O. Box 1890
El Paso, Texas 79901

COPY TO: Economic and International Development Department
123 Mills Avenue, Suite 111
El Paso, Texas 79901
Email: brasgallakx@elpasotexas.gov

CONTRACTOR: DT Consulting, LLC.
8781 Cathedral Circle
El Paso, TX 79907
Email: dtconsulting915@gmail.com

9. OWNERSHIP OF WORK PRODUCT. The City owns all hard copies of finished and unfinished Services under this Agreement for which the City has paid for. The Contractor grants a license to the City to reproduce for non-commercial purposes the copies owned by the City under this Agreement.

10. FRINGE BENEFITS. The City shall not provide fringe benefits to the Contractor.

11. LOCATION OF PERFORMANCE. The Contractor shall perform the Consulting Services in the City and County of El Paso, Texas or such other place(s) as may be necessary to fulfill the terms of this Agreement.

12. INDEPENDENT CONTRACTOR RELATIONSHIP. Nothing herein shall be construed as creating a relationship of employer and employee between the parties hereto. The City shall not be subject to any obligations or liabilities of the Contractor incurred in its performance under this Agreement.

13. DISPUTE RESOLUTION. The parties hereto agree that reasonable efforts will be made to aid and assist the other in accomplishing the objectives of this Agreement. In the event of any dispute, claim, question, or disagreement arising from or relating to this Agreement or any breach thereof, the parties shall use their best efforts to meet regularly and resolve the dispute, claim, question, or disagreement. To this effect, the parties hereby agree to consult and negotiate with each other in good faith. Upon delivery and receipt of notice, the parties agree to submit the matter to mediation before a mutually-agreed upon mediator and to diligently pursue a mediated settlement until such time as the parties mutually agree to terminate such mediation or the mediator declares an impasse.

14. CONFIDENTIALITY. The Contractor acknowledges that this Agreement is subject to Chapter 552 of the Texas Government Code (Texas Public Information Act). The release of the Agreement as a whole or in part must comply with Chapter 552 of the Texas Government Code (Texas Public Information Act).

15. LAW GOVERNING AGREEMENT AND VENUE. For purposes of determining the place of the Agreement and the law governing the same, it is agreed that the Agreement is entered into in the City and County of El Paso, State of Texas, and shall be governed by the laws of the State of Texas. Venue shall be in the courts of El Paso County, Texas.

16. GOVERNMENTAL FUNCTIONS. The parties agree that the City is entering this Agreement in the exercise of its governmental functions as a governmental entity performing a governmental function.

17. COMPLIANCE WITH THE LAWS. The parties will comply with all applicable laws, administrative orders, and any rules or regulations relating to the obligations under this Agreement. If applicable, then the Contractor will procure all licenses and pay all fees or other charges as required to complete the Services under this agreement.

18. AUDITING RECORDS FOR THE SPECIFIC PROJECT. The Contractor will allow the City to inspect and copy all records pertaining to the Services provided in this Agreement.

19. CONTRACTING INFORMATION. The Contractor must preserve all contracting information related to this Agreement as provided by the records retention schedule requirements applicable to the City for the duration of this Agreement. The Contractor will promptly provide the City any contracting information related to this Agreement that is in the custody or possession of the Contractor on request of the City. On completion of this Agreement, the Contractor will either provide at no cost to the City all contracting information related to this Agreement that is in the custody or possession of the Contractor or preserve the contracting information related to this Agreement as provided by the records retention requirements applicable to the City.

20. FORCE MAJEURE. There is no breach of contract should either party's obligations within this Agreement be delayed due to an act of God, outbreak of hostilities, riot, civil disturbance, acts of terrorism, the act of any government or authority, fire, explosion, flood, theft, malicious damage, strike, lockout, or any cause or circumstances whatsoever beyond either party's reasonable control. The delayed party must resume performing its obligations in this Agreement after the reason for the delay is resolved.

21. SUCCESSORS AND ASSIGNS. This Agreement is binding on the City and the Contractor, and the Contractor's successors and assigns. Neither party may assign, sublet, or transfer its interest or obligations in this Agreement without the written consent of the other.

22. THIRD-PARTY BENEFICIARIES. There are no third-party beneficiaries for this Agreement.

23. SEVERABILITY. A future finding of invalidity of any provision of this Agreement does not affect the validity of any remaining provisions of this Agreement.

24. HEADINGS. The headings and subheadings of this Agreement are for information purposes only and are not substantive terms.

25. NO WAIVER. Failure by either party on one or more occasions to exercise one or more of its rights hereunder shall not be construed as a waiver of such right or rights, and rights granted hereunder are in addition to those available under law and equity.

26. PROVISIONS SURVIVING THIS AGREEMENT. Representations, releases, warranties, covenants, indemnities, and confidentiality survive past the execution, performance, and termination of this Agreement.

27. AUTHORITY TO CONTRACT. The person signing this document on behalf of Contractor warrants that they have been duly authorized to sign this Agreement on behalf of Contractor and to bind the organization, its officers, agents and employees.

28. ENTIRE AGREEMENT. This Agreement constitutes the entire agreement between the parties.

(Signature page to follow)

IN WITNESS WHEREOF, the parties have executed this Agreement on this _____ day of _____, 20____.

CITY OF EL PASO:

Dionne Mack
City Manager

APPROVED AS TO FORM:

Oscar Gomez
Assistant City Attorney

APPROVED AS TO CONTENT:

Karina Brasgalla, Director
Economic & International Development

Sasho Andonoski, Director
Office of Management and Budget

CONTRACTOR:
DT CONSULTING, LLC, a Texas limited liability company

David Torres, Managing Member

Exhibit A

SCOPE OF SERVICES and COMPENSATION

July 21, 2025

Karina Brasgalla
Director
Economic & International Development
City of El Paso, Texas
123 W. Mills Ave. Suite 101
El Paso, Texas 79901

RE: Professional Services

Proposal Dear Ms. Brasgalla,

I am pleased to submit this proposal on behalf of DT CONSULTING LLC to assist THE City of El Paso with its economic development goals, specifically related but not limited to revitalizing the downtown core, development of new industries e.g.," Youth Sports Tourism" or enhancing business attraction and retention efforts.

With 23 years of experience in private (electric utility) and public (water utility, budgeting, and economic development), DT Consulting LLC specializes in providing strategic, data-driven solutions to help communities like yours foster sustainable economic growth while minimizing financial pressures to residents. Our single member, locally, minority business brings extensive experience in market analysis, community engagement, business development, workforce alignment, and implementation planning.

Our proposed scope of services includes:

- Revitalization of downtown core
- Infill Development
- Development of new industries
- Business attraction and retention
- TIRZ Financial Reports
- Fund Balance Analysis
- Economic Assessment and Market Analysis
- Budget Revenue and Expenditure Analysis and Forecasting
- Other Economic Development tasks

DT Consulting LLC looks forward to working with you and your staff on various economic development projects and tasks. The Director of Economic and International Development and/or CFO will be our point of contact and/or his/her designee. The point of contact will review progress and give input and direction on our work. Conducting a comprehensive economic and demographic assessment.

Scope of Service and Tasks
Summarized below is the proposed scope of services and task DT Consulting LLC will perform for the City of El Paso over the term of this agreement.

1. **Revitalization of Downtown Core**
    a. Task 1 – Review Downtown Development Incentive applications
    b. Task 2 – Conduct financial and proforma analysis
    c. Task 3 – Create incentive package
    d. Task 4 – Review, revise, or development of Public Facility Corporation policy
    e. Task 5 – Develop a Public Facility Corporation Strategic Plan including:
        i. Vision, goals, and guiding principles
        ii. Action steps and responsible parties
        iii. Cost estimates and funding sources
        iv. Priority timelines (short-, mid-, and long-term)
        v. Metrics for success and progress tracking
2. **Infill Development**
    a. Task 1 – Review Infill Development Incentive applications
    b. Task 2 – Conduct financial and proforma analysis
    c. Task 3 – Create incentive package
    d. Task 4 – Review, revise, or development of INFILL/TOD policies

3. **Development of New Industries**
    a. Task 1 – Review feasibility study on Youth Sports Tourism Industry
    b. Task 2 – Develop financial plan for "Project 99 Skubal"
    c. Task 3 – Provide long-term financial forecast for "Project 99 Skubal"
    d. Task 4 – Provide recommendations for development plan

4. **Business attraction and retention**
    a. Task 1 – Review "Special" Business attraction and retention incentive applications
    b. Task 2 – Conduct financial and proforma analysis
    c. Task 3 – Create incentive package
    d. Task 4 – Identify target industries based on local assets and regional competitiveness, develop marketing messaging and a pitch toolkit to attract new investment, and advise on land use relevant to attraction efforts

5. **TIRZ Financial Quarterly and Annual Reports**
    a. Task 1 – Create and analyze TIRZ quarterly financial reports
    b. Task 2 – Develop 5-Year Revenue, Expense, and Fund Balances forecasts on TIRZ funds
    c. Task 3 – Present Quarterly Financial Report to the TIRZ 5 Board of Directors
    d. Task 4 – Create Annual TIRZ Financial Reports to be submitted to the Office of Comptroller of the State of Texas

6. **Fund Balance Analysis**
    a. Task 1 – Develop 5-Year Revenue, Expense and Fund Balance forecast on Economic Development funds.

7. **Economic Assessment and Market Analysis**
    a. Task 1 - Conduct a baseline economic assessment, including demographics, workforce, industry composition, and business climate.
    b. Task 2 – Analyze regional trends, opportunities, and challenges impacting economic growth.
    c. Task 3 – Prepare a SWOT (Strengths, Weaknesses, Opportunities, Threats) analysis of the local economy

8. **Budget Revenue and Expenditure Analysis and Forecasting**
    a. Task 1 – Generate and evaluate short and long-term revenue and expense forecasts
    b. Task 2 – Evaluate and develop new revenue streams
    c. Task 3 – Evaluate economic trends and analysis political impacts on City revenues

9. **Other Economic Development tasks**
    a. Task 1 – Any additional analysis for Economic Development not defined in the tasks listed above
    b. Task 2 – Any additional analysis for other City Departments at the discretion of the Director of Economic and International Development and/or CFO

Term of Agreement
This Agreement shall commence once approved by City Council and will terminate in twenty-four (24) months. Before or upon expiration, this agreement may be extended for an additional twenty-four (24) months.

Termination of the Agreement
Client at any time may terminate this Agreement for any reason upon sixty (60) days written notice to DT Consulting LLC. At that point DT Consulting LLC, will cease any and all work upon receipt of such notice, unless otherwise directed in the notice and the Client shall be responsible for the payment of the fees pursuant to this agreement through the date of such termination.

Compensation
Client shall pay DT Consulting LLC a total not-to-exceed amount of $250,000 over the twenty-four (24) months. Invoices shall be submitted monthly and include a description of services rendered. Payment shall be made within thirty (30) days of receipt

Services shall be billed on an hourly basis unless a fixed fee or other method of compensation is mutually agreed upon. Our current hourly rates are:

Classification	Hourly Billing Rate
David Torres	$150.00

Confidentiality
Consultant shall keep all non-public information received during the performance of this Agreement confidential and shall not disclose such information to any third party without prior

written consent of the Client.

Insurance
DT Consulting LLC will provide proof of comprehensive general liability and professional liability insurance (including errors and omissions).

A. Comprehensive general liability insurance, with minimum limits of $2,000,000.00 each occurrence and $4,000,000.00 in aggregate; and

B. Professional liability insurance, with minimum limits of $1,000,000 per occurrence and $2,000,000 in the aggregate and excess/umbrella liability of $1,000,000 per occurrence and $2,000,000 in the aggregate to client; and

C. Comprehensive automobile liability insurance, with minimum limits of $1,000,000.00 combined single limit each occurrence.

Authorization to Proceed
DT Consulting LLC looks forward to working with you and helping the City of El Paso achieve its short and long-term Economic Development Strategic goals. Your signature below and the return electronic copy to us for our file will confirm your approval and authorize us to proceed.

If you have any questions or concerns please do not hesitate to contact me at (915) 217-6837.

Thank you for considering DT Consulting LLC.

Sincerely,

David Torres,
Managing Member

If this agreement meets with your approval, please sign and return one executed copy to our office as notice to proceed.

AGREED TO AND ACCEPTED BY:

City of El Paso, Texas

By: _____ Date: _____

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS AND DONATIONS FORM

In compliance with Title 2, Chapter 2.92, Section 2.92.080

Introduction:

Individuals or entities benefiting by a City Council Agenda item must disclose contributions or donations made to current members of Council under the City's Ethics Code. The information on this form is being captured for transparency purposes and will be noted on the relevant City Council Agenda. **Contributions and Donations do NOT disqualify an applicant from doing business with the City.**

Definitions:

"Contribution"	A direct or indirect transfer of money, goods, services, or any other thing of value and includes an agreement made or other obligation incurred, whether legally enforceable or not, to make a transfer. The term includes a loan or extension of credit, other than those expressly excluded by the Texas Election Code, and a guarantee of a loan or extension of credit.
"Contributor"	A person making a contribution, including the contributor's spouse.
"Donation"	Cash and the value of any in-kind contributions or gifts to the council member for use by their office or in their district.
"Donor"	An individual and spouse, a business entity, or an individual who owns a business entity in whole or in part, or is operated by the individual, that is the subject of a council agenda item.
"Benefiting"	Shall include but not be limited to any contract, bid award, franchise, permit, zoning or rezoning, and other award that council will vote on.

Instructions: Please read and complete this form carefully. If you have made campaign contributions or donations to any current City Council member(s) totaling an aggregate of $500 or more during their campaign(s) or term(s) of City office, you are required to disclose the information as specified below. If you have not made such contributions or donations past the limit specified in the ordinance, you are required to affirm your compliance with the municipal code. Please submit this completed form along with your application or proposal to the relevant city department. Failure to disclose campaign contributions or donations as required by the ordinance may result in a violation of the City's Ethics Code requirements, and sanctions under the Ethics Code 2.92.

Contributor / Donor Information:

Full Name	DAVID TORRES
Business Name	DT CONSULTING LLC
Agenda Item Type	9/30/2025
Relevant Department	ECONOMIC DEVELOPMENT & OFFICE OF MANAGEMENT AND BUDGET

Disclosure Affirmation: Please check the appropriate box below to indicate whether you have made campaign contributions or donations totaling an aggregate of $500 or more to any City Council member(s) during their campaign(s) or term(s) of City office specified in Section 2.92.080 of the El Paso Municipal Code.

☑ I have **NOT** made campaign contributions or donations totaling an aggregate of $500 or more to any City Council member(s) during their campaign(s) or term(s) of City office, as specified in Section 2.92.080 of the El Paso Municipal Code.

OR

☐ I have made campaign contributions or donations totaling an aggregate of $500 or more to the following City Council member(s) during their campaign(s) or term(s) of City office:

OFFICE	CURRENT COUNCIL MEMBER NAME	AMOUNT ($)
Mayor		
District 1		
District 2		
District 3		
District 4		
District 5		
District 6		
District 7		
District 8		

Declaration: I hereby affirm that the information provided in this disclosure form is true and accurate to the best of my knowledge. I understand that this disclosure is required by Title 2, Chapter 2.92 of the El Paso Municipal Code and is subject to verification by the city authorities. Further, **I understand that upon submission of this form, I must disclose any subsequent contributions or donations prior to the relevant council meeting date.**

Signature: _____ Date: 9/17/2026

File #: 25-1211, **Version:** 1

CITY OF EL PASO, TEXAS
LEGISTAR AGENDA ITEM SUMMARY FORM

DISTRICT, DEPARTMENT, CONTACT INFORMATION:

Please choose District and Department from drop down menu. Please post exactly as example below.
No Title's, No emails. Please use ARIAL 10 Font.

District 3
Airport, Tony Nevarez, (915) 212-7301
Airport, Debbie Olivas, (915) 212-7337

AGENDA LANGUAGE:

This is the language that will be posted to the agenda. Please use ARIAL 11 Font.

A Resolution that the City Manager, or designee, be authorized to sign a Lessor's Approval of Assignment of the Crosswinds Entertainment District Ground Lease by and among the City of El Paso ("Lessor"), Halloran Family Joint Venture, LLC and 3187 E Long Circle, LLC ("Assignor"), and 6901 Montana Investment, LLC ("Assignee") regarding the following property:

A 52,846.456 square foot parcel of land, more or less, being a portion of Tract 4A25, Block 2, Ascarate Grant, City of El Paso, El Paso County, Texas, and municipally known and numbered as 6901 Montana Ave., City of El Paso, El Paso County, Texas, 79925.

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

DEPARTMENT: Aviation

AGENDA DATE: 9/30/25

PUBLIC HEARING DATE:

CONTACT PERSON NAME: Tony Nevarez **PHONE NUMBER:** 915-212-7301

2nd CONTACT PERSON NAME: Debbie Olivas **PHONE NUMBER:** 915-212-7337

DISTRICT(S) AFFECTED: District 3

STRATEGIC GOAL:

1. Create an Environment Conducive to Strong, Sustainable Economic Development

SUBGOAL:

1.4. Grow the core business of air transportation

SUBJECT:

A Resolution that the City Manager, or designee, be authorized to sign a Lessor's Approval of Assignment of the Crosswinds Entertainment District Ground Lease by and among the City of El Paso ("Lessor"), Halloran Family Joint Venture, LLC and 3187 E Long Circle, LLC ("Assignor"), and 6901 Montana Investment, LLC ("Assignee") regarding the following property:

A 52,846.456 square foot parcel of land, more or less, being a portion of Tract 4A25, Block 2, Ascarate Grant, City of El Paso, El Paso County, Texas, and municipally known and numbered as 6901 Montana Ave., City of El Paso, El Paso County, Texas, 79925.

BACKGROUND / DISCUSSION:

The Department of Aviation requests the approval to a Lessor's Approval of Assignment of an Industrial Site Lease Agreement for property located at 6901 Montana Avenue, El Paso, Texas.

Rental Fee: 52,846.456 square feet at $0.9490 = $50,151.29 annually / $4,179.27 monthly. Next rental adjustment is scheduled for May 1, 2026.

Term: Initial term of forty (40) years commencing on April 26, 2022, and one (1) Option period of ten (10) years.

COMMUNITY AND STAKEHOLDER OUTREACH:

N/A

PRIOR COUNCIL ACTION:

• April 26, 2022 – Crosswinds Entertainment District Ground Lease

AMOUNT AND SOURCE OF FUNDING:

N/A: This is a revenue generating item.

REPORTING OF CONTRIBUTION OR DONATION TO CITY COUNCIL:

None

NAME	AMOUNT ($)

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

DEPARTMENT HEAD: Debnah A

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

RESOLUTION

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

That the City Manager, or designee, be authorized to sign a Lessor's Approval of Assignment of the Crosswinds Entertainment District Ground Lease by and among the City of El Paso ("Lessor"), Halloran Family Joint Venture, LLC and 3187 E Long Circle, LLC ("Assignor") and 6901 Montana Investment, LLC ("Assignee") regarding the following property:

> A 52,846.456 square foot parcel of land, more or less, being a portion of Tract 4A25, Block 2, Ascarate Grant, City of El Paso, El Paso County, Texas, and municipally known and numbered as 6901 Montana Ave., City of El Paso, El Paso County, Texas, 79925.

APPROVED this ____ day of _____, 2025.

THE CITY OF EL PASO

_____
Renard U. Johnson
Mayor

ATTEST:

_____
Laura D. Prine
City Clerk

APPROVED AS TO FORM:

_____
Ignacio Troncoso
Assistant City Attorney

APPROVED AS TO CONTENT:

_____ for
Juan Antonio Nevarez, CM, ACE, IACE
Director of Aviation

HQ 5620 | Tran # 618508 | Aviation
Halloran Family Joint Venture, LLC- LAA
IRT

STATE OF TEXAS §
§ **LESSOR'S APPROVAL OF ASSIGNMENT**
COUNTY OF EL PASO §

WHEREAS, the City of El Paso ("Lessor") entered into a Crosswinds Entertainment District Ground Lease, on April 26, 2022 (the "Lease"), between the Lessor and Halloran Family Joint Venture, LLC and 3187 E Long Circle, LLC ("Assignor"), for the following described property:

> A 52,846.456 square foot parcel of land, more or less, being a portion of Tract 4A25, Block 2, Ascarate Grant, City of El Paso, El Paso County, Texas, and municipally known and numbered as 6901 Montana Ave., El Paso, Texas 79925, and being more particularly described by metes and bounds in Exhibit "A" attached hereto and made a part hereof ("Property");

WHEREAS, Assignor has requested the Lessor's approval and consent to an assignment of the Lease to 6901 Montana Investment LLC.

NOW THEREFORE, in consideration of the mutual covenants contained herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. **CONSENT TO ASSIGNMENT.** Lessor hereby approves and consents to the assignment of the Lease from Assignor to 6901 Montana Investment LLC, ("Assignee"), on the condition that Assignee assumes and becomes liable to pay any and all sums owing or becoming due Lessor under the terms of the Lease from and after the effective date of the assignment of the Lease to Assignee, and upon the further condition that Assignee agrees to accept and abide by all the terms, covenants, and conditions of the Lease.

   Assignee does hereby assume and agrees to be liable to pay any and all sums owing or becoming due Lessor under the terms of the Lease from and after the effective date of the assignment of the Lease to Assignee, and Assignee agrees to accept and abide by all the terms, covenants, and conditions of the Lease.

2. **PROOF OF INSURANCE AND INDEMNIFICATION.** Assignee has provided a certificate of insurance to evidence compliance with the insurance requirements of the Lease and expressly agrees to be bound by the indemnification provisions contained in the Lease.

3. **RELEASE.** Assignor is hereby released and discharged by Lessor from all rights, privileges, responsibilities and obligations under the Lease first arising and accruing from and after the effective date of the assignment of the Lease and Lessor and Assignee each hereby acknowledges that, as of the effective date of the assignment, Assignee enjoys all such rights and privileges and is responsible for satisfying all such obligations the same as if the Lease had originally been executed between Lessor and Assignee.

4. **SECURITY DEPOSIT.** A Security Deposit of $12,537.81 is required as a condition to this Approval.

5. **RATIFICATION OF LEASE.** Except as expressly set forth herein, no provision of this Approval alters or modifies any of the terms and conditions of the Lease, and all other terms and conditions of the Lease shall remain in full force and effect.

6. **ADDRESS FOR NOTICE.** Notices to Assignee and Assignor shall be sufficient if sent by certified mail, postage prepaid, addressed to:

ASSIGNOR: Halloran Family Joint Venture, LLC
Attn: Lisa J. Wood
7866 S. Jackson Circle
Centennial, CO 80122

3187 E Long Circle, LLC
Attn: Bill Burton III
7866 S. Jackson Circle
Centennial, CO 80122

ASSIGNEE: 6901 Montana Investment LLC
Attn: Ronald C. Malooly, Jr.
P.O. Box 972210
El Paso, Texas 79997-2210

7. **AUTHORIZED REPRESENTATIVE.** The persons signing this Lessor's Approval of Assignment on behalf of the Assignee and Assignor represent and warrant that they have the legal authority to bind the Assignee and Assignor, respectively, to the provisions of this Lessor's Approval of Assignment.

8. **NON-WAIVER.** The Lessor's Approval of Assignment hereby given by Lessor shall not end the need for Lessor's consent for any future assignments.

9. **EFFECTIVE DATE.** The Effective Date of this Lessor's Approval of Assignment will be the date this document is approved by the El Paso City Council.

10. **COUNTERPARTS**. This Lessor's Approval of Assignment may be executed in any number of counterparts, each of which shall be deemed an original for all purposes, and all of which shall constitute one and the same instrument as if all parties had signed the same signature page.

(Signatures begin on the following page)

APPROVED THIS _____, 2025.

LESSOR: CITY OF EL PASO

_____
Dionne Mack
City Manager

APPROVED AS TO FORM:

Ignacio Troncoso
Assistant City Attorney

APPROVED AS TO CONTENT:

for
Juan Antonio Nevarez, CM, AC, IACE
Director of Aviation

LESSOR'S ACKNOWLEDGEMENT

THE STATE OF TEXAS)
)
COUNTY OF EL PASO)

This instrument was acknowledged before me on this ___ day of _____, 2025 by Dionne Mack as City Manager for the **City of El Paso, Texas** (Lessor).

_____
Notary Public, State of Texas

My Commission Expires:

_____

(Signatures continue on the following page)

ASSIGNOR: Halloran Family Joint Venture, LLC

By: Lisa J Wood
Print Name: Lisa J. Wood
Its: Manager

3187 E Long Circle, LLC

By:_____
Print Name: Bill Burton, III
Its: Manager

ASSIGNOR'S ACKNOWLEDGEMENT

THE STATE OF NC)
)
COUNTY OF Buncombe)

This instrument was acknowledged before me on this 16th day of Sept, 2025, by Lisa Wood (Name of Officer), Manager (Title of Officer), of Halloran Family Joint Venture LLC (Name of Corporation), on behalf of said corporation (Assignor).

Jackie D. Stewart Jr
Notary Public, State of NC

My Commission Expires:

11.20.2027

Jackie D Stewart JR
Notary Public
Buncombe County, NC
My Commission Exp:11/20/2027
202232700167

ASSIGNOR'S ACKNOWLEDGEMENT

THE STATE OF _____)
)
COUNTY OF _____)

This instrument was acknowledged before me on this _____ day of _____, 2025, by _____ (Name of Officer), _____ (Title of Officer), of _____ (Name of Corporation), on behalf of said corporation (Assignor).

_____
Notary Public, State of _____

My Commission Expires:

_____

(Signatures continue on the following page)

ASSIGNOR: Halloran Family Joint Venture, LLC

By:_____
Print Name: Lisa J. Wood
Its: Manager

3187 E Long Circle, LLC

By:_____
Print Name: Bill Burton, III
Its: Manager

ASSIGNOR'S ACKNOWLEDGEMENT

THE STATE OF _____)
)
COUNTY OF _____)

This instrument was acknowledged before me on this _____ day of _____, 2025, by _____ (Name of Officer), _____ (Title of Officer), of _____ (Name of Corporation), on behalf of said corporation (Assignor).

See attached certificate 9/15/25
My Commission Expires: Notary Public, State of _____

_____

ASSIGNOR'S ACKNOWLEDGEMENT

THE STATE OF _____)
)
COUNTY OF _____)

This instrument was acknowledged before me on this _____ day of _____, 2025, by _____ (Name of Officer), _____ (Title of Officer), of _____ (Name of Corporation), on behalf of said corporation (Assignor).

My Commission Expires: Notary Public, State of _____

_____

(Signatures continue on the following page)

Scanned with CamScanner

HAWAII ALL-PURPOSE ACKNOWLEDGMENT
H.R.S 502-41(6)

State of Hawaii
County of Maui } ss.

On this 19 (Day) day of September (Month), 2025 (Year), in the Second (Name of Circuit) Circuit Court, State of Hawaii,

before me personally appeared Bill Burton, III (Name of Signer 1)(,) (and

_____ (Name of Signer 2 (if any))(,) to me personally known or proved

to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to this instrument, who, being by me duly sworn or affirmed, did say that such person(s) executed the foregoing instrument identified or described as Lessor's Approval of Assignment (Type of Document) as the free act and deed of such person(s), and if applicable, in the capacity shown having been duly authorized to execute such instrument in such capacity. The foregoing instrument is dated 9/15/25 (Date of Document) and

contained 6 (No. of Pages) pages at the time of this acknowledgment/certification.

PAUL POPLAVSKIY
NOTARY PUBLIC
Comm. No. 25-66
STATE OF HAWAII

Paul Poplavskiy
Printed Name of Notary Public

Notary Public — STATE OF HAWAII

My commission expires: 4/6/29

Signature of Notary Public

Place Notary Seal or Stamp Above

©2015 National Notary Association • www.NationalNotary.org • 1-800-US NOTARY (1-800-876-6827) Item #5921

Scanned with CamScanner

ASSIGNEE: 6901 MONTANA INVESTMENT LLC

By:_____
Print Name: Ronald C. Malooly, Jr.
Its: President/Treasurer/Secretary

ASSIGNEE'S ACKNOWLEDGEMENT

THE STATE OF Texas)
)
COUNTY OF El Paso)

This instrument was acknowledged before me on this 15 day of Sept, 2025, by Ronald C. Malooly Jr (Name of Officer), President (Title of Officer), 6901 Montana Investments (Assignee Legal Name), a Texas (State of Incorporation), on behalf of said corporation.

PUSTHI LEVA
My Notary ID # 133066867
Expires April 27, 2029

_____
Notary Public, State of Texas

My Commission Expires:

04/27/29

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS AND DONATIONS FORM

In compliance with Title 2, Chapter 2.92, Section 2.92.080

Introduction:

Individuals or entities benefiting by a City Council Agenda item must disclose contributions or donations made to current members of Council under the City's Ethics Code. The information on this form is being captured for transparency purposes and will be noted on the relevant City Council Agenda. **Contributions and Donations do NOT disqualify an applicant from doing business with the City.**

Definitions:

"Contribution"	A direct or indirect transfer of money, goods, services, or any other thing of value and includes an agreement made or other obligation incurred, whether legally enforceable or not, to make a transfer. The term includes a loan or extension of credit, other than those expressly excluded by the Texas Election Code, and a guarantee of a loan or extension of credit.
"Contributor"	A person making a contribution, including the contributor's spouse.
"Donation"	Cash and the value of any in-kind contributions or gifts to the council member for use by their office or in their district.
"Donor"	An individual and spouse, a business entity, or an individual who owns a business entity in whole or in part, or is operated by the individual, that is the subject of a council agenda item.
"Benefiting"	Shall include but not be limited to any contract, bid award, franchise, permit, zoning or rezoning, and other award that council will vote on.

Instructions: Please read and complete this form carefully. If you have made campaign contributions or donations to any current City Council member(s) totaling an aggregate of $500 or more during their campaign(s) or term(s) of City office, you are required to disclose the information as specified below. If you have not made such contributions or donations past the limit specified in the ordinance, you are required to affirm your compliance with the municipal code. Please submit this completed form along with your application or proposal to the relevant city department. Failure to disclose campaign contributions or donations as required by the ordinance may result in a violation of the City's Ethics Code requirements, and sanctions under the Ethics Code 2.92.

Contributor / Donor Information:

Full Name	Ronald Christopher Malooly, Jr
Business Name	6901 Montana Investments, LLC
Agenda Item Type	Airport
Relevant Department	

Disclosure Affirmation: Please check the appropriate box below to indicate whether you have made campaign contributions or donations totaling an aggregate of $500 or more to any City Council member(s) during their campaign(s) or term(s) of City office specified in Section 2.92.080 of the El Paso Municipal Code.

☐ I have **NOT** made campaign contributions or donations totaling an aggregate of $500 or more to any City Council member(s) during their campaign(s) or term(s) of City office, as specified in Section 2.92.080 of the El Paso Municipal Code.

OR

☑ I have made campaign contributions or donations totaling an aggregate of $500 or more to the following City Council member(s) during their campaign(s) or term(s) of City office:

OFFICE	CURRENT COUNCIL MEMBER NAME	AMOUNT ($)
Mayor	Renard Johnson	$2,500
District 1		
District 2		
District 3		
District 4		
District 5		
District 6		
District 7		
District 8		

Declaration: I hereby affirm that the information provided in this disclosure form is true and accurate to the best of my knowledge. I understand that this disclosure is required by Title 2, Chapter 2.92 of the El Paso Municipal Code and is subject to verification by the city authorities. Further, **I understand that upon submission of this form, I must disclose any subsequent contributions or donations prior to the relevant council meeting date.**

Signature: _____ Date: 08/14/25

File #: 25-1159, **Version:** 1

CITY OF EL PASO, TEXAS
LEGISTAR AGENDA ITEM SUMMARY FORM

DISTRICT, DEPARTMENT, CONTACT INFORMATION:

Please choose District and Department from drop down menu. Please post exactly as example below.
No Title's, No emails. Please use ARIAL 10 Font.

All Districts
Environmental Services Department, Nicholas Ybarra, (915) 212-6000

AGENDA LANGUAGE:

This is the language that will be posted to the agenda. Please use ARIAL 11 Font.

That the Solid Waste Liens on the attachment posted with this agenda be approved (See Attachment A).

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

DEPARTMENT: Environmental Services Department

AGENDA DATE: 9/30/25

PUBLIC HEARING DATE:

CONTACT PERSON NAME: Nicholas Ybarra **PHONE NUMBER:** 915-212-6000

DISTRICT(S) AFFECTED: All

STRATEGIC GOAL:

Goal 3 - Promote the Visual Image of El Paso

SUBGOAL:

SUBJECT:

That the Solid Waste liens on the attachment posted with this agenda be approved (see Attachment A).

BACKGROUND / DISCUSSION:

Placing solid waste liens on properties cleaned by the City of El Paso allows us to recoup the cost of cleaning citizen-owned property with City staff.

Costs are a summary of charges based on labor and equipment used. Below is a summary of potential charges - not all charges are applicable to every cleanup.

Administrative fee (mandatory) $25.00
Lead Solid Waste Service Worker (mandatory) $23.00/hour
Equipment Operator $20.00/hour/person
General Service Work $14.00/hour/person
Bobcat $19.00/hour each

COMMUNITY AND STAKEHOLDER OUTREACH:

City of El Paso Code Enforcement posts notices and sends letters to property owners prior to involvement of ESD.

PRIOR COUNCIL ACTION:

Routine item - similar items brought regularly for different addresses.

AMOUNT AND SOURCE OF FUNDING:

N/A

REPORTING OF CONTRIBUTION OR DONATION TO CITY COUNCIL:

N/A

NAME	AMOUNT ($)

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

DEPARTMENT HEAD: Nicholas N. Ybarra, P.E. Digitally signed by Nicholas N. Ybarra, P.E. Date: 2025.09.02 08:16:56 -06'00'

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

RESOLUTION

WHEREAS, in accordance with Chapter 9.04 of the El Paso City Code, BOYLE HELEN W, referred to as owner, regardless of number, of the hereinafter described property, was given notice that said property constituted a public nuisance due to the accumulation of trash, vegetation and weeds or other objectionable, unsightly or unsanitary matter in violation of Chapter 9.04 of the El Paso City Code; and the owner failed to comply with due notices. In accordance with El Paso City Code Chapter 9.04, the Environmental Services Department proceeded to clean and dispose of the trash, vegetation, weeds or other rubbish; and

WHEREAS, the Director of the Environmental Services Department has reported the cost of doing such work in the amount hereinafter set forth.

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

1. The City Council determines its reasonable expenses including administrative costs and the cost of removing the accumulated trash, vegetation and weeds or other rubbish located on the property known as:

> 6247 Pino Real Dr, more particularly described as Lot 26 (11500 Sq Ft), Block 22, Chaparral Park #10 Subdivision, City of El Paso, El Paso County, Texas, PID #C340-999-0220-5100

to be $461.00, in accordance with the El Paso City Code Section 9.04.880 and the Texas Health & Safety Code Section 342.007. The City Council finds that the work was completed on the 19th day of September, 2024, and approves the costs described herein.

2. The City Council, in accordance with Chapter 9.04 of the El Paso City Code, declares the above total amount FOUR HUNDRED SIXTY ONE AND 00/100 DOLLARS ($461.00) to be a lien on the above described property, said amount being due and payable within

ten (10) days from the date of City Council approval, and thereafter bearing ten percent (10%) interest per annum.

3. The City Clerk is directed to give notice of the lien by filing a copy of this Resolution for record with the County Clerk.

4. All records of the City Clerk's office relating to the proceeding against the above described property are made a part of this Resolution by reference.

PASSED AND APPROVED this _____ day of _____, 2025.

CITY OF EL PASO:

_____
Renard U. Johnson
Mayor

ATTEST:

_____
Laura D. Prine
City Clerk

APPROVED AS TO FORM:

_____
Leslie B. Jean-Pierre
Assistant City Attorney

APPROVED AS TO CONTENT:

_____
Nicholas Ybarra, P.E., Director
Environmental Services Department

(ACKNOWLEDGEMENT ON FOLLOWING PAGE)

ACKNOWLEDGEMENT

STATE OF TEXAS)
)
COUNTY OF EL PASO)

This instrument was acknowledged before me on this _____ day of _____, 2025, by Renard U. Johnson, as Mayor, of the City of El Paso.

_____
Notary Public, State of Texas
Notary's Printed or Typed Name:
_____

My Commission Expires:

_____

PREPARED IN THE OFFICE OF:

Office of the City Attorney
P.O Box 1890
El Paso, Texas 79950-1890

FOR PAY-OFF INFORMATION PLEASE CONTACT:

Environmental Services Department
7968 San Paulo
El Paso, Texas 79907
(915) 212-6000

RESOLUTION

WHEREAS, in accordance with Chapter 9.04 of the El Paso City Code, ALVELAIS ESTUARDO & ALDRETE RAQUEL, referred to as owner, regardless of number, of the hereinafter described property, was given notice that said property constituted a public nuisance due to the accumulation of trash, vegetation and weeds or other objectionable, unsightly or unsanitary matter in violation of Chapter 9.04 of the El Paso City Code; and the owner failed to comply with due notices. In accordance with El Paso City Code Chapter 9.04, the Environmental Services Department proceeded to clean and dispose of the trash, vegetation, weeds or other rubbish; and

WHEREAS, the Director of the Environmental Services Department has reported the cost of doing such work in the amount hereinafter set forth.

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

1. The City Council determines its reasonable expenses including administrative costs and the cost of removing the accumulated trash, vegetation and weeds or other rubbish located on the property known as:

> 4031 Roadside Ct, more particularly described as Lot 6, Block 4, Los Paseos Replat Subdivision, City of El Paso, El Paso County, Texas, PID #L777-999-0040-2100

to be $814.00, in accordance with the El Paso City Code Section 9.04.880 and the Texas Health & Safety Code Section 342.007. The City Council finds that the work was completed on the 13th day of December, 2023, and approves the costs described herein.

2. The City Council, in accordance with Chapter 9.04 of the El Paso City Code, declares the above total amount EIGHT HUNDRED FOURTEEN AND 00/100 DOLLARS ($814.00) to be a lien on the above described property, said amount being due and payable within

ten (10) days from the date of City Council approval, and thereafter bearing ten percent (10%) interest per annum.

3. The City Clerk is directed to give notice of the lien by filing a copy of this Resolution for record with the County Clerk.

4. All records of the City Clerk's office relating to the proceeding against the above described property are made a part of this Resolution by reference.

PASSED AND APPROVED this _____ day of _____, 2025.

CITY OF EL PASO:

_____
Renard U. Johnson
Mayor

ATTEST:

_____
Laura D. Prine
City Clerk

APPROVED AS TO FORM:

_____
Leslie B. Jean-Pierre
Assistant City Attorney

APPROVED AS TO CONTENT:

_____
Nicholas Ybarra, P.E., Director
Environmental Services Department

(ACKNOWLEDGEMENT ON FOLLOWING PAGE)

ACKNOWLEDGEMENT

STATE OF TEXAS)
)
COUNTY OF EL PASO)

This instrument was acknowledged before me on this _____ day of _____, 2025, by Renard U. Johnson, as Mayor, of the City of El Paso.

_____
Notary Public, State of Texas
Notary's Printed or Typed Name:
_____

My Commission Expires:

_____

PREPARED IN THE OFFICE OF:

Office of the City Attorney
P.O Box 1890
El Paso, Texas 79950-1890

FOR PAY-OFF INFORMATION PLEASE CONTACT:

Environmental Services Department
7968 San Paulo
El Paso, Texas 79907
(915) 212-6000

RESOLUTION

WHEREAS, in accordance with Chapter 9.04 of the El Paso City Code, HARCO ENTERPRISES INC, referred to as owner, regardless of number, of the hereinafter described property, was given notice that said property constituted a public nuisance due to the accumulation of trash, vegetation and weeds or other objectionable, unsightly or unsanitary matter in violation of Chapter 9.04 of the El Paso City Code; and the owner failed to comply with due notices. In accordance with El Paso City Code Chapter 9.04, the Environmental Services Department proceeded to clean and dispose of the trash, vegetation, weeds or other rubbish; and

WHEREAS, the Director of the Environmental Services Department has reported the cost of doing such work in the amount hereinafter set forth.

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

1. The City Council determines its reasonable expenses including administrative costs and the cost of removing the accumulated trash, vegetation and weeds or other rubbish located on the property known as:

> 4610 Doniphan Dr, more particularly described as Lots 40 To 43 (40425.00 Sq Ft), Block 2, Zach White Industrial District Subdivision, City of El Paso, El Paso County, Texas, PID #Z005-999-0020-7000

to be $1929.00, in accordance with the El Paso City Code Section 9.04.880 and the Texas Health & Safety Code Section 342.007. The City Council finds that the work was completed on the 10th day of January, 2024, and approves the costs described herein.

2. The City Council, in accordance with Chapter 9.04 of the El Paso City Code, declares the above total amount ONE THOUSAND NINE HUNDRED TWENTY NINE AND 00/100 DOLLARS ($1929.00) to be a lien on the above described property, said amount being due

and payable within ten (10) days from the date of City Council approval, and thereafter bearing ten percent (10%) interest per annum.

3. The City Clerk is directed to give notice of the lien by filing a copy of this Resolution for record with the County Clerk.

4. All records of the City Clerk's office relating to the proceeding against the above described property are made a part of this Resolution by reference.

PASSED AND APPROVED this _____ day of _____, 2025.

CITY OF EL PASO:

_____
Renard U. Johnson
Mayor

ATTEST:

_____
Laura D. Prine
City Clerk

APPROVED AS TO FORM:

_____
Leslie B. Jean-Pierre
Assistant City Attorney

APPROVED AS TO CONTENT:

_____
Nicholas Ybarra, P.E., Director
Environmental Services Department

(ACKNOWLEDGEMENT ON FOLLOWING PAGE)

ACKNOWLEDGEMENT

STATE OF TEXAS)
)
COUNTY OF EL PASO)

This instrument was acknowledged before me on this _____ day of _____, 2025, by Renard U. Johnson, as Mayor, of the City of El Paso.

_____
Notary Public, State of Texas
Notary's Printed or Typed Name:
_____

My Commission Expires:

_____

PREPARED IN THE OFFICE OF:

Office of the City Attorney
P.O Box 1890
El Paso, Texas 79950-1890

FOR PAY-OFF INFORMATION PLEASE CONTACT:

Environmental Services Department
7968 San Paulo
El Paso, Texas 79907
(915) 212-6000

RESOLUTION

WHEREAS, in accordance with Chapter 9.04 of the El Paso City Code, MALEKZADEH FARZAD & NAZLI E, referred to as owner, regardless of number, of the hereinafter described property, was given notice that said property constituted a public nuisance due to the accumulation of trash, vegetation and weeds or other objectionable, unsightly or unsanitary matter in violation of Chapter 9.04 of the El Paso City Code; and the owner failed to comply with due notices. In accordance with El Paso City Code Chapter 9.04, the Environmental Services Department proceeded to clean and dispose of the trash, vegetation, weeds or other rubbish; and

WHEREAS, the Director of the Environmental Services Department has reported the cost of doing such work in the amount hereinafter set forth.

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

1. The City Council determines its reasonable expenses including administrative costs and the cost of removing the accumulated trash, vegetation and weeds or other rubbish located on the property known as:

> 4703 Emory Rd, more particularly described as Tr 3-J (1.50 Ac), Block 2, Upper Valley Subdivision, City of El Paso, El Paso County, Texas, PID #U819-999-002A-0365

to be $1838.00, in accordance with the El Paso City Code Section 9.04.880 and the Texas Health & Safety Code Section 342.007. The City Council finds that the work was completed on the 11th day of December, 2023, and approves the costs described herein.

2. The City Council, in accordance with Chapter 9.04 of the El Paso City Code, declares the above total amount ONE THOUSAND EIGHT HUNDRED THIRTY EIGHT AND 00/100 DOLLARS ($1838.00) to be a lien on the above described property, said amount being due

and payable within ten (10) days from the date of City Council approval, and thereafter bearing ten percent (10%) interest per annum.

3. The City Clerk is directed to give notice of the lien by filing a copy of this Resolution for record with the County Clerk.

4. All records of the City Clerk's office relating to the proceeding against the above described property are made a part of this Resolution by reference.

PASSED AND APPROVED this _____ day of _____, 2025.

CITY OF EL PASO:

_____
Renard U. Johnson
Mayor

ATTEST:

_____
Laura D. Prine
City Clerk

APPROVED AS TO FORM:

_____
Leslie B. Jean-Pierre
Assistant City Attorney

APPROVED AS TO CONTENT:

_____
Nicholas Ybarra, P.E., Director
Environmental Services Department

(ACKNOWLEDGEMENT ON FOLLOWING PAGE)

ACKNOWLEDGEMENT

STATE OF TEXAS)
)
COUNTY OF EL PASO)

This instrument was acknowledged before me on this _____ day of _____, 2025, by Renard U. Johnson, as Mayor, of the City of El Paso.

_____
Notary Public, State of Texas
Notary's Printed or Typed Name:
_____

My Commission Expires:

_____

PREPARED IN THE OFFICE OF:

Office of the City Attorney
P.O Box 1890
El Paso, Texas 79950-1890

FOR PAY-OFF INFORMATION PLEASE CONTACT:

Environmental Services Department
7968 San Paulo
El Paso, Texas 79907
(915) 212-6000

RESOLUTION

WHEREAS, in accordance with Chapter 9.04 of the El Paso City Code, ZARAGOZA MICHELLE, referred to as owner, regardless of number, of the hereinafter described property, was given notice that said property constituted a public nuisance due to the accumulation of trash, vegetation and weeds or other objectionable, unsightly or unsanitary matter in violation of Chapter 9.04 of the El Paso City Code; and the owner failed to comply with due notices. In accordance with El Paso City Code Chapter 9.04, the Environmental Services Department proceeded to clean and dispose of the trash, vegetation, weeds or other rubbish; and

WHEREAS, the Director of the Environmental Services Department has reported the cost of doing such work in the amount hereinafter set forth.

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

1. The City Council determines its reasonable expenses including administrative costs and the cost of removing the accumulated trash, vegetation and weeds or other rubbish located on the property known as:

> 4821 Vista Del Monte St, more particularly described as Tr 9 (2.146 Ac), Country Club Place South Side Subdivision, City of El Paso, El Paso County, Texas, PID #C875-999-0010-1100

to be $2,426.00, in accordance with the El Paso City Code Section 9.04.880 and the Texas Health & Safety Code Section 342.007. The City Council finds that the work was completed on the 13th day of December, 2023, and approves the costs described herein.

2. The City Council, in accordance with Chapter 9.04 of the El Paso City Code, declares the above total amount TWO THOUSAND FOUR HUNDRED TWENTY SIX AND 00/100 DOLLARS ($2,426.00) to be a lien on the above described property, said amount being due

and payable within ten (10) days from the date of City Council approval, and thereafter bearing ten percent (10%) interest per annum.

3. The City Clerk is directed to give notice of the lien by filing a copy of this Resolution for record with the County Clerk.

4. All records of the City Clerk's office relating to the proceeding against the above described property are made a part of this Resolution by reference.

PASSED AND APPROVED this _____ day of _____, 2025.

CITY OF EL PASO:

_____
Renard U. Johnson
Mayor

ATTEST:

_____
Laura D. Prine
City Clerk

APPROVED AS TO FORM:

_____
Leslie B. Jean-Pierre
Assistant City Attorney

APPROVED AS TO CONTENT:

_____
Nicholas Ybarra, P.E., Director
Environmental Services Department

(ACKNOWLEDGEMENT ON FOLLOWING PAGE)

ACKNOWLEDGEMENT

STATE OF TEXAS)
)
COUNTY OF EL PASO)

This instrument was acknowledged before me on this _____ day of _____, 2025, by Renard U. Johnson, as Mayor, of the City of El Paso.

_____
Notary Public, State of Texas
Notary's Printed or Typed Name:
_____

My Commission Expires:

_____

PREPARED IN THE OFFICE OF:

Office of the City Attorney
P.O Box 1890
El Paso, Texas 79950-1890

FOR PAY-OFF INFORMATION PLEASE CONTACT:

Environmental Services Department
7968 San Paulo
El Paso, Texas 79907
(915) 212-6000

RESOLUTION

WHEREAS, in accordance with Chapter 9.04 of the El Paso City Code, TROPICANA DEVELOPMENT INC, referred to as owner, regardless of number, of the hereinafter described property, was given notice that said property constituted a public nuisance due to the accumulation of trash, vegetation and weeds or other objectionable, unsightly or unsanitary matter in violation of Chapter 9.04 of the El Paso City Code; and the owner failed to comply with due notices. In accordance with El Paso City Code Chapter 9.04, the Environmental Services Department proceeded to clean and dispose of the trash, vegetation, weeds or other rubbish; and

WHEREAS, the Director of the Environmental Services Department has reported the cost of doing such work in the amount hereinafter set forth.

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

1. The City Council determines its reasonable expenses including administrative costs and the cost of removing the accumulated trash, vegetation and weeds or other rubbish located on the property known as:

> JOHANNSEN SURV 185 ABST 2789 TR 1-A-2 (0.51 AC), City of El Paso, El Paso County, Texas, PID #X185-999-0000-0250

to be $380.00, in accordance with the El Paso City Code Section 9.04.880 and the Texas Health & Safety Code Section 342.007. The City Council finds that the work was completed on the 20th day of March, 2024, and approves the costs described herein.

2. The City Council, in accordance with Chapter 9.04 of the El Paso City Code, declares the above total amount THREE HUNDRED EIGHTY AND 00/100 DOLLARS ($380.00) to be a lien on the above described property, said amount being due and payable within ten (10) days from the date of City Council approval, and thereafter bearing ten percent (10%) interest per annum.

3. The City Clerk is directed to give notice of the lien by filing a copy of this Resolution for record with the County Clerk.

4. All records of the City Clerk's office relating to the proceeding against the above described property are made a part of this Resolution by reference.

PASSED AND APPROVED this _____ day of _____, 2025.

CITY OF EL PASO:

_____
Renard U. Johnson
Mayor

ATTEST:

_____
Laura D. Prine
City Clerk

APPROVED AS TO FORM:

_____
Juan S. Gonzalez
Senior Assistant City Attorney

APPROVED AS TO CONTENT:

_____
Nicholas Ybarra, P.E., Director
Environmental Services Department

(ACKNOWLEDGEMENT ON FOLLOWING PAGE)

ACKNOWLEDGEMENT

STATE OF TEXAS)
)
COUNTY OF EL PASO)

This instrument was acknowledged before me on this _____ day of _____, 2025, by Renard U. Johnson, as Mayor, of the City of El Paso.

_____
Notary Public, State of Texas

Notary's Printed or Typed Name:

_____

My Commission Expires:

_____

PREPARED IN THE OFFICE OF:

Office of the City Attorney
P.O Box 1890
El Paso, Texas 79950-1890

FOR PAY-OFF INFORMATION PLEASE CONTACT:

Environmental Services Department
7968 San Paulo
El Paso, Texas 79907
(915) 212-6000

RESOLUTION

WHEREAS, in accordance with Chapter 9.04 of the El Paso City Code, ESCOBAR ENRIQUE, referred to as owner, regardless of number, of the hereinafter described property, was given notice that said property constituted a public nuisance due to the accumulation of trash, vegetation and weeds or other objectionable, unsightly or unsanitary matter in violation of Chapter 9.04 of the El Paso City Code; and the owner failed to comply with due notices. In accordance with El Paso City Code Chapter 9.04, the Environmental Services Department proceeded to clean and dispose of the trash, vegetation, weeds or other rubbish; and

WHEREAS, the Director of the Environmental Services Department has reported the cost of doing such work in the amount hereinafter set forth.

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

1. The City Council determines its reasonable expenses including administrative costs and the cost of removing the accumulated trash, vegetation and weeds or other rubbish located on the property known as:

> Lot 25 (Private Open Area) (2886.74 Sq Ft), Block 1, Spanish Courts Subdivision, City of El Paso, El Paso County, Texas, PID #S564-999-0010-2500

to be $327.00, in accordance with the El Paso City Code Section 9.04.880 and the Texas Health & Safety Code Section 342.007. The City Council finds that the work was completed on the 9th day of August, 2024, and approves the costs described herein.

2. The City Council, in accordance with Chapter 9.04 of the El Paso City Code, declares the above total amount THREE HUNDRED TWENTY SEVEN AND 00/100 DOLLARS ($327.00) to be a lien on the above described property, said amount being due and payable within

ten (10) days from the date of City Council approval, and thereafter bearing ten percent (10%) interest per annum.

3. The City Clerk is directed to give notice of the lien by filing a copy of this Resolution for record with the County Clerk.

4. All records of the City Clerk's office relating to the proceeding against the above described property are made a part of this Resolution by reference.

PASSED AND APPROVED this _____ day of _____, 2025.

CITY OF EL PASO:

_____
Renard U. Johnson
Mayor

ATTEST:

_____
Laura D. Prine
City Clerk

APPROVED AS TO FORM:

_____
Leslie B. Jean-Pierre
Assistant City Attorney

APPROVED AS TO CONTENT:

_____
Nicholas Ybarra, P.E., Director
Environmental Services Department

(ACKNOWLEDGEMENT ON FOLLOWING PAGE)

ACKNOWLEDGEMENT

STATE OF TEXAS)
)
COUNTY OF EL PASO)

This instrument was acknowledged before me on this _____ day of _____, 2025, by Renard U. Johnson, as Mayor, of the City of El Paso.

_____
Notary Public, State of Texas

Notary's Printed or Typed Name:

_____

My Commission Expires:

_____

PREPARED IN THE OFFICE OF:

Office of the City Attorney
P.O Box 1890
El Paso, Texas 79950-1890

FOR PAY-OFF INFORMATION PLEASE CONTACT:

Environmental Services Department
7968 San Paulo
El Paso, Texas 79907
(915) 212-6000

RESOLUTION

WHEREAS, in accordance with Chapter 9.04 of the El Paso City Code, LOYA ALVARO, referred to as owner, regardless of number, of the hereinafter described property, was given notice that said property constituted a public nuisance due to the accumulation of trash, vegetation and weeds or other objectionable, unsightly or unsanitary matter in violation of Chapter 9.04 of the El Paso City Code; and the owner failed to comply with due notices. In accordance with El Paso City Code Chapter 9.04, the Environmental Services Department proceeded to clean and dispose of the trash, vegetation, weeds or other rubbish; and

WHEREAS, the Director of the Environmental Services Department has reported the cost of doing such work in the amount hereinafter set forth.

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

1. The City Council determines its reasonable expenses including administrative costs and the cost of removing the accumulated trash, vegetation and weeds or other rubbish located on the property known as:

> 5888 Westside Dr, more particularly described as Lot 1, Block 1, Sereno Valley Estates Subdivision, City of El Paso, El Paso County, Texas, PID #S324-999-0010-0100

to be $647.00, in accordance with the El Paso City Code Section 9.04.880 and the Texas Health & Safety Code Section 342.007. The City Council finds that the work was completed on the 21st day of August, 2023, and approves the costs described herein.

2. The City Council, in accordance with Chapter 9.04 of the El Paso City Code, declares the above total amount SIX HUNDRED FORTY SEVEN AND 00/100 DOLLARS ($647.00) to be a lien on the above described property, said amount being due and payable within

ten (10) days from the date of City Council approval, and thereafter bearing ten percent (10%) interest per annum.

3. The City Clerk is directed to give notice of the lien by filing a copy of this Resolution for record with the County Clerk.

4. All records of the City Clerk's office relating to the proceeding against the above described property are made a part of this Resolution by reference.

PASSED AND APPROVED this _____ day of _____, 2025.

CITY OF EL PASO:

_____
Renard U. Johnson
Mayor

ATTEST:

_____
Laura D. Prine
City Clerk

APPROVED AS TO FORM:

_____
Leslie B. Jean-Pierre
Assistant City Attorney

APPROVED AS TO CONTENT:

_____
Nicholas Ybarra, P.E., Director
Environmental Services Department

(ACKNOWLEDGEMENT ON FOLLOWING PAGE)

ACKNOWLEDGEMENT

STATE OF TEXAS)
)
COUNTY OF EL PASO)

This instrument was acknowledged before me on this _____ day of _____, 2025, by Renard U. Johnson, as Mayor, of the City of El Paso.

_____
Notary Public, State of Texas
Notary's Printed or Typed Name:
_____

My Commission Expires:

_____

PREPARED IN THE OFFICE OF:

Office of the City Attorney
P.O Box 1890
El Paso, Texas 79950-1890

FOR PAY-OFF INFORMATION PLEASE CONTACT:

Environmental Services Department
7968 San Paulo
El Paso, Texas 79907
(915) 212-6000

RESOLUTION

WHEREAS, in accordance with Chapter 9.04 of the El Paso City Code, ORTIZ MARIA G, referred to as owner, regardless of number, of the hereinafter described property, was given notice that said property constituted a public nuisance due to the accumulation of trash, vegetation and weeds or other objectionable, unsightly or unsanitary matter in violation of Chapter 9.04 of the El Paso City Code; and the owner failed to comply with due notices. In accordance with El Paso City Code Chapter 9.04, the Environmental Services Department proceeded to clean and dispose of the trash, vegetation, weeds or other rubbish; and

WHEREAS, the Director of the Environmental Services Department has reported the cost of doing such work in the amount hereinafter set forth.

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

1. The City Council determines its reasonable expenses including administrative costs and the cost of removing the accumulated trash, vegetation and weeds or other rubbish located on the property known as:

> 6362 Arce Dr, more particularly described as Lot 1 (3000 Sq Ft), Block D, Montoya Subdivision, City of El Paso, El Paso County, Texas, PID #M760-999-001D-0001

to be $325.00, in accordance with the El Paso City Code Section 9.04.880 and the Texas Health & Safety Code Section 342.007. The City Council finds that the work was completed on the 25th day of July, 2024, and approves the costs described herein.

2. The City Council, in accordance with Chapter 9.04 of the El Paso City Code, declares the above total amount THREE HUNDRED TWENTY FIVE AND 00/100 DOLLARS ($325.00) to be a lien on the above described property, said amount being due and payable within

ten (10) days from the date of City Council approval, and thereafter bearing ten percent (10%) interest per annum.

3. The City Clerk is directed to give notice of the lien by filing a copy of this Resolution for record with the County Clerk.

4. All records of the City Clerk's office relating to the proceeding against the above described property are made a part of this Resolution by reference.

PASSED AND APPROVED this _____ day of _____, 2025.

CITY OF EL PASO:

_____
Renard U. Johnson
Mayor

ATTEST:

_____
Laura D. Prine
City Clerk

APPROVED AS TO FORM:

_____
Leslie B. Jean-Pierre
Assistant City Attorney

APPROVED AS TO CONTENT:

_____
Nicholas Ybarra, P.E., Director
Environmental Services Department

(ACKNOWLEDGEMENT ON FOLLOWING PAGE)

ACKNOWLEDGEMENT

STATE OF TEXAS)
)
COUNTY OF EL PASO)

This instrument was acknowledged before me on this _____ day of _____, 2025, by Renard U. Johnson, as Mayor, of the City of El Paso.

_____
Notary Public, State of Texas
Notary's Printed or Typed Name:
_____

My Commission Expires:

_____

PREPARED IN THE OFFICE OF:

Office of the City Attorney
P.O Box 1890
El Paso, Texas 79950-1890

FOR PAY-OFF INFORMATION PLEASE CONTACT:

Environmental Services Department
7968 San Paulo
El Paso, Texas 79907
(915) 212-6000

RESOLUTION

WHEREAS, in accordance with Chapter 9.04 of the El Paso City Code, GUERRERO MARIA A, referred to as owner, regardless of number, of the hereinafter described property, was given notice that said property constituted a public nuisance due to the accumulation of trash, vegetation and weeds or other objectionable, unsightly or unsanitary matter in violation of Chapter 9.04 of the El Paso City Code; and the owner failed to comply with due notices. In accordance with El Paso City Code Chapter 9.04, the Environmental Services Department proceeded to clean and dispose of the trash, vegetation, weeds or other rubbish; and

WHEREAS, the Director of the Environmental Services Department has reported the cost of doing such work in the amount hereinafter set forth.

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

1. The City Council determines its reasonable expenses including administrative costs and the cost of removing the accumulated trash, vegetation and weeds or other rubbish located on the property known as:

> 6319 Arce Dr, more particularly described as Lots 25 To 27 (9000 Sq Ft), Block F, Montoya Subdivision, City of El Paso, El Paso County, Texas, PID #M760-999-001F-0025

to be $1,114.00, in accordance with the El Paso City Code Section 9.04.880 and the Texas Health & Safety Code Section 342.007. The City Council finds that the work was completed on the 21st day of September, 2023, and approves the costs described herein.

2. The City Council, in accordance with Chapter 9.04 of the El Paso City Code, declares the above total amount ONE THOUSAND ONE HUNDRED FOURTEEN AND 00/100 DOLLARS ($1,114.00) to be a lien on the above described property, said amount being due and

payable within ten (10) days from the date of City Council approval, and thereafter bearing ten percent (10%) interest per annum.

3. The City Clerk is directed to give notice of the lien by filing a copy of this Resolution for record with the County Clerk.

4. All records of the City Clerk's office relating to the proceeding against the above described property are made a part of this Resolution by reference.

PASSED AND APPROVED this _____ day of _____, 2025.

CITY OF EL PASO:

_____
Renard U. Johnson
Mayor

ATTEST:

_____
Laura D. Prine
City Clerk

APPROVED AS TO FORM:

_____
Leslie B. Jean-Pierre
Assistant City Attorney

APPROVED AS TO CONTENT:

_____
Nicholas Ybarra, P.E., Director
Environmental Services Department

(ACKNOWLEDGEMENT ON FOLLOWING PAGE)

ACKNOWLEDGEMENT

STATE OF TEXAS)
)
COUNTY OF EL PASO)

This instrument was acknowledged before me on this _____ day of _____, 2025, by Renard U. Johnson, as Mayor, of the City of El Paso.

_____
Notary Public, State of Texas
Notary's Printed or Typed Name:
_____

My Commission Expires:

_____

PREPARED IN THE OFFICE OF:

Office of the City Attorney
P.O Box 1890
El Paso, Texas 79950-1890

FOR PAY-OFF INFORMATION PLEASE CONTACT:

Environmental Services Department
7968 San Paulo
El Paso, Texas 79907
(915) 212-6000

RESOLUTION

WHEREAS, in accordance with Chapter 9.04 of the El Paso City Code, TROPICANA DEVELOPMENT INC, referred to as owner, regardless of number, of the hereinafter described property, was given notice that said property constituted a public nuisance due to the accumulation of trash, vegetation and weeds or other objectionable, unsightly or unsanitary matter in violation of Chapter 9.04 of the El Paso City Code; and the owner failed to comply with due notices. In accordance with El Paso City Code Chapter 9.04, the Environmental Services Department proceeded to clean and dispose of the trash, vegetation, weeds or other rubbish; and

WHEREAS, the Director of the Environmental Services Department has reported the cost of doing such work in the amount hereinafter set forth.

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

1. The City Council determines its reasonable expenses including administrative costs and the cost of removing the accumulated trash, vegetation and weeds or other rubbish located on the property known as:

> Lot 11, Block 12, Sunset Terrace #4 Subdivision, City of El Paso,
> El Paso County, Texas, PID #S987-999-0120-1100

to be $308.00, in accordance with the El Paso City Code Section 9.04.880 and the Texas Health & Safety Code Section 342.007. The City Council finds that the work was completed on the 15th day of August, 2024, and approves the costs described herein.

2. The City Council, in accordance with Chapter 9.04 of the El Paso City Code, declares the above total amount THREE HUNDRED EIGHT AND 00/100 DOLLARS ($308.00) to be a lien on the above described property, said amount being due and payable within ten (10) days from the date of City Council approval, and thereafter bearing ten percent (10%) interest per annum.

3. The City Clerk is directed to give notice of the lien by filing a copy of this Resolution for record with the County Clerk.

4. All records of the City Clerk's office relating to the proceeding against the above described property are made a part of this Resolution by reference.

PASSED AND APPROVED this _____ day of _____, 2025.

CITY OF EL PASO:

_____
Renard U. Johnson
Mayor

ATTEST:

_____
Laura D. Prine
City Clerk

APPROVED AS TO FORM:

_____
Leslie B. Jean-Pierre
Assistant City Attorney

APPROVED AS TO CONTENT:

_____
Nicholas Ybarra, P.E., Director
Environmental Services Department

(ACKNOWLEDGEMENT ON FOLLOWING PAGE)

ACKNOWLEDGEMENT

STATE OF TEXAS)
)
COUNTY OF EL PASO)

This instrument was acknowledged before me on this _____ day of _____, 2025, by Renard U. Johnson, as Mayor, of the City of El Paso.

_____
Notary Public, State of Texas

Notary's Printed or Typed Name:

_____

My Commission Expires:

_____

PREPARED IN THE OFFICE OF:

Office of the City Attorney
P.O Box 1890
El Paso, Texas 79950-1890

FOR PAY-OFF INFORMATION PLEASE CONTACT:

Environmental Services Department
7968 San Paulo
El Paso, Texas 79907
(915) 212-6000

RESOLUTION

WHEREAS, in accordance with Chapter 9.04 of the El Paso City Code, LFC SMART BUSINESS LLC, referred to as owner, regardless of number, of the hereinafter described property, was given notice that said property constituted a public nuisance due to the accumulation of trash, vegetation and weeds or other objectionable, unsightly or unsanitary matter in violation of Chapter 9.04 of the El Paso City Code; and the owner failed to comply with due notices. In accordance with El Paso City Code Chapter 9.04, the Environmental Services Department proceeded to clean and dispose of the trash, vegetation, weeds or other rubbish; and

WHEREAS, the Director of the Environmental Services Department has reported the cost of doing such work in the amount hereinafter set forth.

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

1. The City Council determines its reasonable expenses including administrative costs and the cost of removing the accumulated trash, vegetation and weeds or other rubbish located on the property known as:

> 4810 Atlas Ave, more particularly described as Lot 156 (Exc Nwly Pt) & S83 Ft Of E 1/2 Of 153 (40879.05 Sq Ft), Sunrise Acres #2 Subdivision, City of El Paso, El Paso County, Texas, PID #S917-999-002F-6100

to be $916.00, in accordance with the El Paso City Code Section 9.04.880 and the Texas Health & Safety Code Section 342.007. The City Council finds that the work was completed on the 19th day of December, 2023, and approves the costs described herein.

2. The City Council, in accordance with Chapter 9.04 of the El Paso City Code, declares the above total amount NINE HUNDRED SIXTEEN AND 00/100 DOLLARS ($916.00) to be a lien on the above described property, said amount being due

and payable within ten (10) days from the date of City Council approval, and thereafter bearing ten percent (10%) interest per annum.

3. The City Clerk is directed to give notice of the lien by filing a copy of this Resolution for record with the County Clerk.

4. All records of the City Clerk's office relating to the proceeding against the above described property are made a part of this Resolution by reference.

PASSED AND APPROVED this _____ day of _____, 2025.

CITY OF EL PASO:

_____
Renard U. Johnson
Mayor

ATTEST:

_____
Laura D. Prine
City Clerk

APPROVED AS TO FORM:

_____
Leslie B. Jean-Pierre
Assistant City Attorney

APPROVED AS TO CONTENT:

_____
Nicholas Ybarra, P.E., Director
Environmental Services Department

(ACKNOWLEDGEMENT ON FOLLOWING PAGE)

ACKNOWLEDGEMENT

STATE OF TEXAS)
)
COUNTY OF EL PASO)

This instrument was acknowledged before me on this _____ day of _____, 2025, by Renard U. Johnson, as Mayor, of the City of El Paso.

_____
Notary Public, State of Texas
Notary's Printed or Typed Name:
_____

My Commission Expires:

_____

PREPARED IN THE OFFICE OF:

Office of the City Attorney
P.O Box 1890
El Paso, Texas 79950-1890

FOR PAY-OFF INFORMATION PLEASE CONTACT:

Environmental Services Department
7968 San Paulo
El Paso, Texas 79907
(915) 212-6000

RESOLUTION

WHEREAS, in accordance with Chapter 9.04 of the El Paso City Code, LOPEZ PATRICIA, referred to as owner, regardless of number, of the hereinafter described property, was given notice that said property constituted a public nuisance due to the accumulation of trash, vegetation and weeds or other objectionable, unsightly or unsanitary matter in violation of Chapter 9.04 of the El Paso City Code; and the owner failed to comply with due notices. In accordance with El Paso City Code Chapter 9.04, the Environmental Services Department proceeded to clean and dispose of the trash, vegetation, weeds or other rubbish; and

WHEREAS, the Director of the Environmental Services Department has reported the cost of doing such work in the amount hereinafter set forth.

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

1. The City Council determines its reasonable expenses including administrative costs and the cost of removing the accumulated trash, vegetation and weeds or other rubbish located on the property known as:

> 4948 Riley Ct, more particularly described as Lot 2036 (7605 Sq Ft), Block 79, Mountain View Subdivision, City of El Paso, El Paso County, Texas, PID #M851-999-0790-9600

to be $680.00, in accordance with the El Paso City Code Section 9.04.880 and the Texas Health & Safety Code Section 342.007. The City Council finds that the work was completed on the 20th day of September, 2024, and approves the costs described herein.

2. The City Council, in accordance with Chapter 9.04 of the El Paso City Code, declares the above total amount SIX HUNDRED EIGHTY AND 00/100 DOLLARS ($680.00) to be a lien on the above described property, said amount being due and payable within ten (10) days

from the date of City Council approval, and thereafter bearing ten percent (10%) interest per annum.

3. The City Clerk is directed to give notice of the lien by filing a copy of this Resolution for record with the County Clerk.

4. All records of the City Clerk's office relating to the proceeding against the above described property are made a part of this Resolution by reference.

PASSED AND APPROVED this _____ day of _____, 2025.

CITY OF EL PASO:

_____
Renard U. Johnson
Mayor

ATTEST:

_____
Laura D. Prine
City Clerk

APPROVED AS TO FORM:

_____
Leslie B. Jean-Pierre
Assistant City Attorney

APPROVED AS TO CONTENT:

_____
Nicholas Ybarra, P.E., Director
Environmental Services Department

(ACKNOWLEDGEMENT ON FOLLOWING PAGE)

ACKNOWLEDGEMENT

STATE OF TEXAS)
)
COUNTY OF EL PASO)

This instrument was acknowledged before me on this _____ day of _____, 2025, by Renard U. Johnson, as Mayor, of the City of El Paso.

_____
Notary Public, State of Texas
Notary's Printed or Typed Name:
_____

My Commission Expires:

_____

PREPARED IN THE OFFICE OF:

Office of the City Attorney
P.O Box 1890
El Paso, Texas 79950-1890

FOR PAY-OFF INFORMATION PLEASE CONTACT:

Environmental Services Department
7968 San Paulo
El Paso, Texas 79907
(915) 212-6000

RESOLUTION

WHEREAS, in accordance with Chapter 9.04 of the El Paso City Code, MENDIVIL FRANK JR & SAMUEL, referred to as owner, regardless of number, of the hereinafter described property, was given notice that said property constituted a public nuisance due to the accumulation of trash, vegetation and weeds or other objectionable, unsightly or unsanitary matter in violation of Chapter 9.04 of the El Paso City Code; and the owner failed to comply with due notices. In accordance with El Paso City Code Chapter 9.04, the Environmental Services Department proceeded to clean and dispose of the trash, vegetation, weeds or other rubbish; and

WHEREAS, the Director of the Environmental Services Department has reported the cost of doing such work in the amount hereinafter set forth.

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

1. The City Council determines its reasonable expenses including administrative costs and the cost of removing the accumulated trash, vegetation and weeds or other rubbish located on the property known as:

> 4010 Sacramento Ave, more particularly described as Lots 31 & 32 & W 10 Ft Of 30 (7200 Sq Ft), Block 112, Grandview Subdivision, City of El Paso, El Paso County, Texas, PID #G686-999-1120-7600

to be $498.50, in accordance with the El Paso City Code Section 9.04.880 and the Texas Health & Safety Code Section 342.007. The City Council finds that the work was completed on the 29th day of April, 2024, and approves the costs described herein.

2. The City Council, in accordance with Chapter 9.04 of the El Paso City Code, declares the above total amount FOUR HUNDRED NINETY EIGHT AND 50/100 DOLLARS ($498.50) to be a lien on the above described property, said amount being due and payable within

ten (10) days from the date of City Council approval, and thereafter bearing ten percent (10%) interest per annum.

3. The City Clerk is directed to give notice of the lien by filing a copy of this Resolution for record with the County Clerk.

4. All records of the City Clerk's office relating to the proceeding against the above described property are made a part of this Resolution by reference.

PASSED AND APPROVED this _____ day of _____, 2025.

CITY OF EL PASO:

_____
Renard U. Johnson
Mayor

ATTEST:

_____
Laura D. Prine
City Clerk

APPROVED AS TO FORM:

_____
Leslie B. Jean-Pierre
Assistant City Attorney

APPROVED AS TO CONTENT:

_____
Nicholas Ybarra, P.E., Director
Environmental Services Department

(ACKNOWLEDGEMENT ON FOLLOWING PAGE)

ACKNOWLEDGEMENT

STATE OF TEXAS)
)
COUNTY OF EL PASO)

This instrument was acknowledged before me on this _____ day of _____, 2025, by Renard U. Johnson, as Mayor, of the City of El Paso.

_____
Notary Public, State of Texas
Notary's Printed or Typed Name:
_____

My Commission Expires:

_____

PREPARED IN THE OFFICE OF:

Office of the City Attorney
P.O Box 1890
El Paso, Texas 79950-1890

FOR PAY-OFF INFORMATION PLEASE CONTACT:

Environmental Services Department
7968 San Paulo
El Paso, Texas 79907
(915) 212-6000

RESOLUTION

WHEREAS, in accordance with Chapter 9.04 of the El Paso City Code, SPRINGER J L, referred to as owner, regardless of number, of the hereinafter described property, was given notice that said property constituted a public nuisance due to the accumulation of trash, vegetation and weeds or other objectionable, unsightly or unsanitary matter in violation of Chapter 9.04 of the El Paso City Code; and the owner failed to comply with due notices. In accordance with El Paso City Code Chapter 9.04, the Environmental Services Department proceeded to clean and dispose of the trash, vegetation, weeds or other rubbish; and

WHEREAS, the Director of the Environmental Services Department has reported the cost of doing such work in the amount hereinafter set forth.

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

1. The City Council determines its reasonable expenses including administrative costs and the cost of removing the accumulated trash, vegetation and weeds or other rubbish located on the property known as:

> 4670 Vulcan Ave, more particularly described as N 120 Ft Of W 75 Ft Of 221, Sunrise Acres #2 Subdivision, City of El Paso, El Paso County, Texas, PID #S917-999-002J-0700

to be $333.00, in accordance with the El Paso City Code Section 9.04.880 and the Texas Health & Safety Code Section 342.007. The City Council finds that the work was completed on the 12th day of January, 2024, and approves the costs described herein.

2. The City Council, in accordance with Chapter 9.04 of the El Paso City Code, declares the above total amount THREE HUNDRED THIRTY THREE AND 00/100 DOLLARS ($333.00) to be a lien on the above described property, said amount being due and payable within

ten (10) days from the date of City Council approval, and thereafter bearing ten percent (10%) interest per annum.

3. The City Clerk is directed to give notice of the lien by filing a copy of this Resolution for record with the County Clerk.

4. All records of the City Clerk's office relating to the proceeding against the above described property are made a part of this Resolution by reference.

PASSED AND APPROVED this _____ day of _____, 2025.

CITY OF EL PASO:

_____
Renard U. Johnson
Mayor

ATTEST:

_____
Laura D. Prine
City Clerk

APPROVED AS TO FORM:

_____
Leslie B. Jean-Pierre
Assistant City Attorney

APPROVED AS TO CONTENT:

_____
Nicholas Ybarra, P.E., Director
Environmental Services Department

(ACKNOWLEDGEMENT ON FOLLOWING PAGE)

ACKNOWLEDGEMENT

STATE OF TEXAS)
)
COUNTY OF EL PASO)

This instrument was acknowledged before me on this _____ day of _____, 2025, by Renard U. Johnson, as Mayor, of the City of El Paso.

_____
Notary Public, State of Texas
Notary's Printed or Typed Name:
_____

My Commission Expires:

_____

PREPARED IN THE OFFICE OF:

Office of the City Attorney
P.O Box 1890
El Paso, Texas 79950-1890

FOR PAY-OFF INFORMATION PLEASE CONTACT:

Environmental Services Department
7968 San Paulo
El Paso, Texas 79907
(915) 212-6000

RESOLUTION

WHEREAS, in accordance with Chapter 9.04 of the El Paso City Code, IGLOBAL RE LLC, referred to as owner, regardless of number, of the hereinafter described property, was given notice that said property constituted a public nuisance due to the accumulation of trash, vegetation and weeds or other objectionable, unsightly or unsanitary matter in violation of Chapter 9.04 of the El Paso City Code; and the owner failed to comply with due notices. In accordance with El Paso City Code Chapter 9.04, the Environmental Services Department proceeded to clean and dispose of the trash, vegetation, weeds or other rubbish; and

WHEREAS, the Director of the Environmental Services Department has reported the cost of doing such work in the amount hereinafter set forth.

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

1. The City Council determines its reasonable expenses including administrative costs and the cost of removing the accumulated trash, vegetation and weeds or other rubbish located on the property known as:

> 101 N Seville Dr, more particularly described as Lot 31 TO 33 (3000 Sq Ft), Block 6, Sambrano Subdivision, City of El Paso, El Paso County, Texas, PID #S052-999-0060-6100

to be $466.00, in accordance with the El Paso City Code Section 9.04.880 and the Texas Health & Safety Code Section 342.007. The City Council finds that the work was completed on the 18th day of September, 2024, and approves the costs described herein.

2. The City Council, in accordance with Chapter 9.04 of the El Paso City Code, declares the above total amount FOUR HUNDRED SIXTY SIX AND 00/100 DOLLARS ($466.00) to be a lien on the above described property, said amount being due and payable within ten (10)

days from the date of City Council approval, and thereafter bearing ten percent (10%) interest per annum.

3. The City Clerk is directed to give notice of the lien by filing a copy of this Resolution for record with the County Clerk.

4. All records of the City Clerk's office relating to the proceeding against the above described property are made a part of this Resolution by reference.

PASSED AND APPROVED this _____ day of _____, 2025.

CITY OF EL PASO:

_____
Renard U. Johnson
Mayor

ATTEST:

_____
Laura D. Prine
City Clerk

APPROVED AS TO FORM:

_____
Leslie B. Jean-Pierre
Assistant City Attorney

APPROVED AS TO CONTENT:

_____
Nicholas Ybarra, P.E., Director
Environmental Services Department

(ACKNOWLEDGEMENT ON FOLLOWING PAGE)

ACKNOWLEDGEMENT

STATE OF TEXAS)
)
COUNTY OF EL PASO)

This instrument was acknowledged before me on this _____ day of _____, 2025, by Renard U. Johnson, as Mayor, of the City of El Paso.

_____
Notary Public, State of Texas
Notary's Printed or Typed Name:
_____

My Commission Expires:

_____

PREPARED IN THE OFFICE OF:

Office of the City Attorney
P.O Box 1890
El Paso, Texas 79950-1890

FOR PAY-OFF INFORMATION PLEASE CONTACT:

Environmental Services Department
7968 San Paulo
El Paso, Texas 79907
(915) 212-6000

RESOLUTION

WHEREAS, in accordance with Chapter 9.04 of the El Paso City Code, ALVAREZ ANDREA M, referred to as owner, regardless of number, of the hereinafter described property, was given notice that said property constituted a public nuisance due to the accumulation of trash, vegetation and weeds or other objectionable, unsightly or unsanitary matter in violation of Chapter 9.04 of the El Paso City Code; and the owner failed to comply with due notices. In accordance with El Paso City Code Chapter 9.04, the Environmental Services Department proceeded to clean and dispose of the trash, vegetation, weeds or other rubbish; and

WHEREAS, the Director of the Environmental Services Department has reported the cost of doing such work in the amount hereinafter set forth.

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

1. The City Council determines its reasonable expenses including administrative costs and the cost of removing the accumulated trash, vegetation and weeds or other rubbish located on the property known as:

> 206 Coronado Rd, more particularly described as Lot 27, Block 33, Cedar Grove Park Subdivision, City of El Paso, El Paso County, Texas, PID #C301-999-0330-8000

to be $341.00, in accordance with the El Paso City Code Section 9.04.880 and the Texas Health & Safety Code Section 342.007. The City Council finds that the work was completed on the 22nd day of December, 2023, and approves the costs described herein.

2. The City Council, in accordance with Chapter 9.04 of the El Paso City Code, declares the above total amount THREE HUNDRED FORTY ONE AND 00/100 DOLLARS ($341.00) to be a lien on the above described property, said amount being due and payable within

ten (10) days from the date of City Council approval, and thereafter bearing ten percent (10%) interest per annum.

3. The City Clerk is directed to give notice of the lien by filing a copy of this Resolution for record with the County Clerk.

4. All records of the City Clerk's office relating to the proceeding against the above described property are made a part of this Resolution by reference.

PASSED AND APPROVED this _____ day of _____, 2025.

CITY OF EL PASO:

_____
Renard U. Johnson
Mayor

ATTEST:

_____
Laura D. Prine
City Clerk

APPROVED AS TO FORM:

_____
Leslie B. Jean-Pierre
Assistant City Attorney

APPROVED AS TO CONTENT:

_____
Nicholas Ybarra, P.E., Director
Environmental Services Department

(ACKNOWLEDGEMENT ON FOLLOWING PAGE)

ACKNOWLEDGEMENT

STATE OF TEXAS)
)
COUNTY OF EL PASO)

This instrument was acknowledged before me on this _____ day of _____, 2025, by Renard U. Johnson, as Mayor, of the City of El Paso.

_____
Notary Public, State of Texas
Notary's Printed or Typed Name:
_____

My Commission Expires:

_____

PREPARED IN THE OFFICE OF:

Office of the City Attorney
P.O Box 1890
El Paso, Texas 79950-1890

FOR PAY-OFF INFORMATION PLEASE CONTACT:

Environmental Services Department
7968 San Paulo
El Paso, Texas 79907
(915) 212-6000

RESOLUTION

WHEREAS, in accordance with Chapter 9.04 of the El Paso City Code, GARCIA-RIVAS ENRIQUE, referred to as owner, regardless of number, of the hereinafter described property, was given notice that said property constituted a public nuisance due to the accumulation of trash, vegetation and weeds or other objectionable, unsightly or unsanitary matter in violation of Chapter 9.04 of the El Paso City Code; and the owner failed to comply with due notices. In accordance with El Paso City Code Chapter 9.04, the Environmental Services Department proceeded to clean and dispose of the trash, vegetation, weeds or other rubbish; and

WHEREAS, the Director of the Environmental Services Department has reported the cost of doing such work in the amount hereinafter set forth.

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

1. The City Council determines its reasonable expenses including administrative costs and the cost of removing the accumulated trash, vegetation and weeds or other rubbish located on the property known as:

> 3115 Voss Dr A-D, more particularly described as SLY PT OF 3 & NLY PT OF 4 (72.85 FT ON ST- 120 FT ON SLY- 73.23 FT ON WLY- 120 FT ON NLY) (8765.01 SQ FT), Block 1, Ivanhoe Subdivision, City of El Paso, El Paso County, Texas, PID #I900-999-0010-0925

to be $341.00, in accordance with the El Paso City Code Section 9.04.880 and the Texas Health & Safety Code Section 342.007. The City Council finds that the work was completed on the 9th day of January, 2024, and approves the costs described herein.

2. The City Council, in accordance with Chapter 9.04 of the El Paso City Code, declares the above total amount THREE HUNDRED FORTY ONE AND 00/100 DOLLARS ($341.00) to be a lien on the above described property, said amount being due and payable within

ten (10) days from the date of City Council approval, and thereafter bearing ten percent (10%) interest per annum.

3. The City Clerk is directed to give notice of the lien by filing a copy of this Resolution for record with the County Clerk.

4. All records of the City Clerk's office relating to the proceeding against the above described property are made a part of this Resolution by reference.

PASSED AND APPROVED this _____ day of _____, 2025.

CITY OF EL PASO:

_____
Renard U. Johnson
Mayor

ATTEST:

_____
Laura D. Prine
City Clerk

APPROVED AS TO FORM:

_____
Leslie B. Jean-Pierre
Assistant City Attorney

APPROVED AS TO CONTENT:

_____
Nicholas Ybarra, P.E., Director
Environmental Services Department

(ACKNOWLEDGEMENT ON FOLLOWING PAGE)

ACKNOWLEDGEMENT

STATE OF TEXAS)
)
COUNTY OF EL PASO)

This instrument was acknowledged before me on this _____ day of _____, 2025, by Renard U. Johnson, as Mayor, of the City of El Paso.

_____
Notary Public, State of Texas
Notary's Printed or Typed Name:
_____

My Commission Expires:

_____

PREPARED IN THE OFFICE OF:

Office of the City Attorney
P.O Box 1890
El Paso, Texas 79950-1890

FOR PAY-OFF INFORMATION PLEASE CONTACT:

Environmental Services Department
7968 San Paulo
El Paso, Texas 79907
(915) 212-6000

RESOLUTION

WHEREAS, in accordance with Chapter 9.04 of the El Paso City Code, BLANCO GERARDO, referred to as owner, regardless of number, of the hereinafter described property, was given notice that said property constituted a public nuisance due to the accumulation of trash, vegetation and weeds or other objectionable, unsightly or unsanitary matter in violation of Chapter 9.04 of the El Paso City Code; and the owner failed to comply with due notices. In accordance with El Paso City Code Chapter 9.04, the Environmental Services Department proceeded to clean and dispose of the trash, vegetation, weeds or other rubbish; and

WHEREAS, the Director of the Environmental Services Department has reported the cost of doing such work in the amount hereinafter set forth.

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

1. The City Council determines its reasonable expenses including administrative costs and the cost of removing the accumulated trash, vegetation and weeds or other rubbish located on the property known as:

> 3501 Red Sails Dr, more particularly described as Lot 76, Block 82,
> Pebble Hills #9 Subdivision, City of El Paso, El Paso County, Texas,
> PID #P654-999-0820-7600

to be $483.50, in accordance with the El Paso City Code Section 9.04.880 and the Texas Health & Safety Code Section 342.007. The City Council finds that the work was completed on the 10th day of January, 2024, and approves the costs described herein.

2. The City Council, in accordance with Chapter 9.04 of the El Paso City Code, declares the above total amount FOUR HUNDRED EIGHTY THREE AND 50/100 DOLLARS ($483.50) to be a lien on the above described property, said amount being due and payable within

ten (10) days from the date of City Council approval, and thereafter bearing ten percent (10%) interest per annum.

3. The City Clerk is directed to give notice of the lien by filing a copy of this Resolution for record with the County Clerk.

4. All records of the City Clerk's office relating to the proceeding against the above described property are made a part of this Resolution by reference.

PASSED AND APPROVED this _____ day of _____, 2025.

CITY OF EL PASO:

_____
Renard U. Johnson
Mayor

ATTEST:

_____
Laura D. Prine
City Clerk

APPROVED AS TO FORM:

_____
Leslie B. Jean-Pierre
Assistant City Attorney

APPROVED AS TO CONTENT:

_____
Nicholas Ybarra, P.E., Director
Environmental Services Department

(ACKNOWLEDGEMENT ON FOLLOWING PAGE)

ACKNOWLEDGEMENT

STATE OF TEXAS)
)
COUNTY OF EL PASO)

This instrument was acknowledged before me on this _____ day of _____, 2025, by Renard U. Johnson, as Mayor, of the City of El Paso.

_____
Notary Public, State of Texas
Notary's Printed or Typed Name:
_____

My Commission Expires:

_____

PREPARED IN THE OFFICE OF:

Office of the City Attorney
P.O Box 1890
El Paso, Texas 79950-1890

FOR PAY-OFF INFORMATION PLEASE CONTACT:

Environmental Services Department
7968 San Paulo
El Paso, Texas 79907
(915) 212-6000

RESOLUTION

WHEREAS, in accordance with Chapter 9.04 of the El Paso City Code, MIRELES ANITRA L, referred to as owner, regardless of number, of the hereinafter described property, was given notice that said property constituted a public nuisance due to the accumulation of trash, vegetation and weeds or other objectionable, unsightly or unsanitary matter in violation of Chapter 9.04 of the El Paso City Code; and the owner failed to comply with due notices. In accordance with El Paso City Code Chapter 9.04, the Environmental Services Department proceeded to clean and dispose of the trash, vegetation, weeds or other rubbish; and

WHEREAS, the Director of the Environmental Services Department has reported the cost of doing such work in the amount hereinafter set forth.

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

1. The City Council determines its reasonable expenses including administrative costs and the cost of removing the accumulated trash, vegetation and weeds or other rubbish located on the property known as:

> 10245 Luella Dr, more particularly described as Lot 12 Exc 1.81 Ft (7519 Sq Ft), Block 3, Villa Lago Subdivision, City of El Paso, El Paso County, Texas, PID #V832-999-0030-5600

to be $320.00, in accordance with the El Paso City Code Section 9.04.880 and the Texas Health & Safety Code Section 342.007. The City Council finds that the work was completed on the 14th day of May, 2024, and approves the costs described herein.

2. The City Council, in accordance with Chapter 9.04 of the El Paso City Code, declares the above total amount THREE HUNDRED TWENTY AND 00/100 DOLLARS ($320.00) to be a lien on the above described property, said amount being due and payable within ten (10)

days from the date of City Council approval, and thereafter bearing ten percent (10%) interest per annum.

3. The City Clerk is directed to give notice of the lien by filing a copy of this Resolution for record with the County Clerk.

4. All records of the City Clerk's office relating to the proceeding against the above described property are made a part of this Resolution by reference.

PASSED AND APPROVED this _____ day of _____, 2025.

CITY OF EL PASO:

_____
Renard U. Johnson
Mayor

ATTEST:

_____
Laura D. Prine
City Clerk

APPROVED AS TO FORM:

_____
Juan S. Gonzalez
Senior Assistant City Attorney

APPROVED AS TO CONTENT:

_____
Nicholas Ybarra, P.E., Director
Environmental Services Department

(ACKNOWLEDGEMENT ON FOLLOWING PAGE)

ACKNOWLEDGEMENT

STATE OF TEXAS)
)
COUNTY OF EL PASO)

This instrument was acknowledged before me on this _____ day of _____, 2025, by Renard U. Johnson, as Mayor, of the City of El Paso.

_____
Notary Public, State of Texas
Notary's Printed or Typed Name:
_____

My Commission Expires:

_____

PREPARED IN THE OFFICE OF:

Office of the City Attorney
P.O Box 1890
El Paso, Texas 79950-1890

FOR PAY-OFF INFORMATION PLEASE CONTACT:

Environmental Services Department
7968 San Paulo
El Paso, Texas 79907
(915) 212-6000

RESOLUTION

WHEREAS, in accordance with Chapter 9.04 of the El Paso City Code, MENDOZA YVETTE, referred to as owner, regardless of number, of the hereinafter described property, was given notice that said property constituted a public nuisance due to the accumulation of trash, vegetation and weeds or other objectionable, unsightly or unsanitary matter in violation of Chapter 9.04 of the El Paso City Code; and the owner failed to comply with due notices. In accordance with El Paso City Code Chapter 9.04, the Environmental Services Department proceeded to clean and dispose of the trash, vegetation, weeds or other rubbish; and

WHEREAS, the Director of the Environmental Services Department has reported the cost of doing such work in the amount hereinafter set forth.

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

1. The City Council determines its reasonable expenses including administrative costs and the cost of removing the accumulated trash, vegetation and weeds or other rubbish located on the property known as:

> 10717 Jack Fleck Dr, more particularly described as Lot 5, Block 98, Vista Del Sol #19 Subdivision, City of El Paso, El Paso County, Texas, PID #V893-999-0980-0900

to be $325.00, in accordance with the El Paso City Code Section 9.04.880 and the Texas Health & Safety Code Section 342.007. The City Council finds that the work was completed on the 3rd day of October, 2024, and approves the costs described herein.

2. The City Council, in accordance with Chapter 9.04 of the El Paso City Code, declares the above total amount THREE HUNDRED TWENTY FIVE AND 00/100 DOLLARS ($325.00) to be a lien on the above described property, said amount being due and payable within

ten (10) days from the date of City Council approval, and thereafter bearing ten percent (10%) interest per annum.

3. The City Clerk is directed to give notice of the lien by filing a copy of this Resolution for record with the County Clerk.

4. All records of the City Clerk's office relating to the proceeding against the above described property are made a part of this Resolution by reference.

PASSED AND APPROVED this _____ day of _____, 2025.

CITY OF EL PASO:

_____
Renard U. Johnson
Mayor

ATTEST:

_____
Laura D. Prine
City Clerk

APPROVED AS TO FORM:

_____
Juan S. Gonzalez
Senior Assistant City Attorney

APPROVED AS TO CONTENT:

_____
Nicholas Ybarra, P.E., Director
Environmental Services Department

(ACKNOWLEDGEMENT ON FOLLOWING PAGE)

ACKNOWLEDGEMENT

STATE OF TEXAS)
)
COUNTY OF EL PASO)

This instrument was acknowledged before me on this _____ day of _____, 2025, by Renard U. Johnson, as Mayor, of the City of El Paso.

_____
Notary Public, State of Texas
Notary's Printed or Typed Name:
_____

My Commission Expires:

_____

PREPARED IN THE OFFICE OF:

Office of the City Attorney
P.O Box 1890
El Paso, Texas 79950-1890

FOR PAY-OFF INFORMATION PLEASE CONTACT:

Environmental Services Department
7968 San Paulo
El Paso, Texas 79907
(915) 212-6000

RESOLUTION

WHEREAS, in accordance with Chapter 9.04 of the El Paso City Code, VAN PETER, referred to as owner, regardless of number, of the hereinafter described property, was given notice that said property constituted a public nuisance due to the accumulation of trash, vegetation and weeds or other objectionable, unsightly or unsanitary matter in violation of Chapter 9.04 of the El Paso City Code; and the owner failed to comply with due notices. In accordance with El Paso City Code Chapter 9.04, the Environmental Services Department proceeded to clean and dispose of the trash, vegetation, weeds or other rubbish; and

WHEREAS, the Director of the Environmental Services Department has reported the cost of doing such work in the amount hereinafter set forth.

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

1. The City Council determines its reasonable expenses including administrative costs and the cost of removing the accumulated trash, vegetation and weeds or other rubbish located on the property known as:

> 7619 Acapulco Ave, more particularly described as Lots 11 & 12 & Ely 13' Of 10 (6552 Sq Ft), Block 22, Hacienda Heights #3 Subdivision, City of El Paso, El Paso County, Texas, PID #H012-999-0220-1500

to be $344.00, in accordance with the El Paso City Code Section 9.04.880 and the Texas Health & Safety Code Section 342.007. The City Council finds that the work was completed on the 13th day of September, 2023, and approves the costs described herein.

2. The City Council, in accordance with Chapter 9.04 of the El Paso City Code, declares the above total amount THREE HUNDRED FORTY FOUR AND 00/100 DOLLARS ($344.00) to be a lien on the above described property, said amount being due and payable within

ten (10) days from the date of City Council approval, and thereafter bearing ten percent (10%) interest per annum.

3. The City Clerk is directed to give notice of the lien by filing a copy of this Resolution for record with the County Clerk.

4. All records of the City Clerk's office relating to the proceeding against the above described property are made a part of this Resolution by reference.

PASSED AND APPROVED this _____ day of _____, 2025.

CITY OF EL PASO:

_____
Renard U. Johnson
Mayor

ATTEST:

_____
Laura D. Prine
City Clerk

APPROVED AS TO FORM:

_____
Leslie B. Jean-Pierre
Assistant City Attorney

APPROVED AS TO CONTENT:

_____
Nicholas Ybarra, P.E., Director
Environmental Services Department

(ACKNOWLEDGEMENT ON FOLLOWING PAGE)

ACKNOWLEDGEMENT

STATE OF TEXAS)
)
COUNTY OF EL PASO)

This instrument was acknowledged before me on this _____ day of _____, 2025, by Renard U. Johnson, as Mayor, of the City of El Paso.

_____
Notary Public, State of Texas
Notary's Printed or Typed Name:
_____

My Commission Expires:

_____

PREPARED IN THE OFFICE OF:

Office of the City Attorney
P.O Box 1890
El Paso, Texas 79950-1890

FOR PAY-OFF INFORMATION PLEASE CONTACT:

Environmental Services Department
7968 San Paulo
El Paso, Texas 79907
(915) 212-6000

RESOLUTION

WHEREAS, in accordance with Chapter 9.04 of the El Paso City Code, GOMEZ ANA B, referred to as owner, regardless of number, of the hereinafter described property, was given notice that said property constituted a public nuisance due to the accumulation of trash, vegetation and weeds or other objectionable, unsightly or unsanitary matter in violation of Chapter 9.04 of the El Paso City Code; and the owner failed to comply with due notices. In accordance with El Paso City Code Chapter 9.04, the Environmental Services Department proceeded to clean and dispose of the trash, vegetation, weeds or other rubbish; and

WHEREAS, the Director of the Environmental Services Department has reported the cost of doing such work in the amount hereinafter set forth.

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

1. The City Council determines its reasonable expenses including administrative costs and the cost of removing the accumulated trash, vegetation and weeds or other rubbish located on the property known as:

> 7801 Hacienda Ave, more particularly described as Lot 1, Block 2,
> Hervey Place Subdivision, City of El Paso, El Paso County, Texas,
> PID #H333-999-0020-0100

to be $410.00, in accordance with the El Paso City Code Section 9.04.880 and the Texas Health & Safety Code Section 342.007. The City Council finds that the work was completed on the 25th day of July, 2024, and approves the costs described herein.

2. The City Council, in accordance with Chapter 9.04 of the El Paso City Code, declares the above total amount FOUR HUNDRED TEN AND 00/100 DOLLARS ($410.00) to be a lien on the above described property, said amount being due and payable within ten (10) days

from the date of City Council approval, and thereafter bearing ten percent (10%) interest per annum.

3. The City Clerk is directed to give notice of the lien by filing a copy of this Resolution for record with the County Clerk.

4. All records of the City Clerk's office relating to the proceeding against the above described property are made a part of this Resolution by reference.

PASSED AND APPROVED this _____ day of _____, 2025.

CITY OF EL PASO:

_____
Renard U. Johnson
Mayor

ATTEST:

_____
Laura D. Prine
City Clerk

APPROVED AS TO FORM:

_____
Leslie B. Jean-Pierre
Assistant City Attorney

APPROVED AS TO CONTENT:

_____
Nicholas Ybarra, P.E., Director
Environmental Services Department

(ACKNOWLEDGEMENT ON FOLLOWING PAGE)

ACKNOWLEDGEMENT

STATE OF TEXAS)
)
COUNTY OF EL PASO)

This instrument was acknowledged before me on this _____ day of _____, 2025, by Renard U. Johnson, as Mayor, of the City of El Paso.

_____
Notary Public, State of Texas
Notary's Printed or Typed Name:
_____

My Commission Expires:

_____

PREPARED IN THE OFFICE OF:

Office of the City Attorney
P.O Box 1890
El Paso, Texas 79950-1890

FOR PAY-OFF INFORMATION PLEASE CONTACT:

Environmental Services Department
7968 San Paulo
El Paso, Texas 79907
(915) 212-6000

RESOLUTION

WHEREAS, in accordance with Chapter 9.04 of the El Paso City Code, YGLECIAS JOE & MARY D, referred to as owner, regardless of number, of the hereinafter described property, was given notice that said property constituted a public nuisance due to the accumulation of trash, vegetation and weeds or other objectionable, unsightly or unsanitary matter in violation of Chapter 9.04 of the El Paso City Code; and the owner failed to comply with due notices. In accordance with El Paso City Code Chapter 9.04, the Environmental Services Department proceeded to clean and dispose of the trash, vegetation, weeds or other rubbish; and

WHEREAS, the Director of the Environmental Services Department has reported the cost of doing such work in the amount hereinafter set forth.

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

1. The City Council determines its reasonable expenses including administrative costs and the cost of removing the accumulated trash, vegetation and weeds or other rubbish located on the property known as:

> 7817 Santa Monica Ct, more particularly described as Lot 5 (6405 Sq Ft), Block 5, Hervey Place Subdivision, City of El Paso, El Paso County, Texas, PID #H333-999-0050-1700

to be $818.00, in accordance with the El Paso City Code Section 9.04.880 and the Texas Health & Safety Code Section 342.007. The City Council finds that the work was completed on the 9th day of August, 2024, and approves the costs described herein.

2. The City Council, in accordance with Chapter 9.04 of the El Paso City Code, declares the above total amount EIGHT HUNDRED EIGHTEEN AND 00/100 DOLLARS ($818.00) to be a lien on the above described property, said amount being due and payable within

ten (10) days from the date of City Council approval, and thereafter bearing ten percent (10%) interest per annum.

3. The City Clerk is directed to give notice of the lien by filing a copy of this Resolution for record with the County Clerk.

4. All records of the City Clerk's office relating to the proceeding against the above described property are made a part of this Resolution by reference.

PASSED AND APPROVED this _____ day of _____, 2025.

CITY OF EL PASO:

_____
Renard U. Johnson
Mayor

ATTEST:

_____
Laura D. Prine
City Clerk

APPROVED AS TO FORM:

_____
Leslie B. Jean-Pierre
Assistant City Attorney

APPROVED AS TO CONTENT:

_____
Nicholas Ybarra, P.E., Director
Environmental Services Department

(ACKNOWLEDGEMENT ON FOLLOWING PAGE)

ACKNOWLEDGEMENT

STATE OF TEXAS)
)
COUNTY OF EL PASO)

This instrument was acknowledged before me on this _____ day of _____, 2025, by Renard U. Johnson, as Mayor, of the City of El Paso.

_____
Notary Public, State of Texas
Notary's Printed or Typed Name:
_____

My Commission Expires:

_____

PREPARED IN THE OFFICE OF:

Office of the City Attorney
P.O Box 1890
El Paso, Texas 79950-1890

FOR PAY-OFF INFORMATION PLEASE CONTACT:

Environmental Services Department
7968 San Paulo
El Paso, Texas 79907
(915) 212-6000

RESOLUTION

WHEREAS, in accordance with Chapter 9.04 of the El Paso City Code, FLORES FRANCISCO G & MARIA, referred to as owner, regardless of number, of the hereinafter described property, was given notice that said property constituted a public nuisance due to the accumulation of trash, vegetation and weeds or other objectionable, unsightly or unsanitary matter in violation of Chapter 9.04 of the El Paso City Code; and the owner failed to comply with due notices. In accordance with El Paso City Code Chapter 9.04, the Environmental Services Department proceeded to clean and dispose of the trash, vegetation, weeds or other rubbish; and

WHEREAS, the Director of the Environmental Services Department has reported the cost of doing such work in the amount hereinafter set forth.

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

1. The City Council determines its reasonable expenses including administrative costs and the cost of removing the accumulated trash, vegetation and weeds or other rubbish located on the property known as:

> 6448 Navajo Ave, more particularly described as Lot 112, Block 6, Valley View Heights Subdivision, City of El Paso, El Paso County, Texas, PID #V342-999-0060-3700

to be $443.00, in accordance with the El Paso City Code Section 9.04.880 and the Texas Health & Safety Code Section 342.007. The City Council finds that the work was completed on the 28th day of September, 2023, and approves the costs described herein.

2. The City Council, in accordance with Chapter 9.04 of the El Paso City Code, declares the above total amount FOUR HUNDRED FORTY THREE AND 00/100 DOLLARS ($443.00) to be a lien on the above described property, said amount being due and payable within

ten (10) days from the date of City Council approval, and thereafter bearing ten percent (10%) interest per annum.

3. The City Clerk is directed to give notice of the lien by filing a copy of this Resolution for record with the County Clerk.

4. All records of the City Clerk's office relating to the proceeding against the above described property are made a part of this Resolution by reference.

PASSED AND APPROVED this _____ day of _____, 2025.

CITY OF EL PASO:

_____
Renard U. Johnson
Mayor

ATTEST:

_____
Laura D. Prine
City Clerk

APPROVED AS TO FORM:

_____
Leslie B. Jean-Pierre
Assistant City Attorney

APPROVED AS TO CONTENT:

_____
Nicholas Ybarra, P.E., Director
Environmental Services Department

(ACKNOWLEDGEMENT ON FOLLOWING PAGE)

ACKNOWLEDGEMENT

STATE OF TEXAS)
)
COUNTY OF EL PASO)

This instrument was acknowledged before me on this _____ day of _____, 2025, by Renard U. Johnson, as Mayor, of the City of El Paso.

_____
Notary Public, State of Texas
Notary's Printed or Typed Name:
_____

My Commission Expires:

_____

PREPARED IN THE OFFICE OF:

Office of the City Attorney
P.O Box 1890
El Paso, Texas 79950-1890

FOR PAY-OFF INFORMATION PLEASE CONTACT:

Environmental Services Department
7968 San Paulo
El Paso, Texas 79907
(915) 212-6000

RESOLUTION

WHEREAS, in accordance with Chapter 9.04 of the El Paso City Code, MULLER DOROTHY A, referred to as owner, regardless of number, of the hereinafter described property, was given notice that said property constituted a public nuisance due to the accumulation of trash, vegetation and weeds or other objectionable, unsightly or unsanitary matter in violation of Chapter 9.04 of the El Paso City Code; and the owner failed to comply with due notices. In accordance with El Paso City Code Chapter 9.04, the Environmental Services Department proceeded to clean and dispose of the trash, vegetation, weeds or other rubbish; and

WHEREAS, the Director of the Environmental Services Department has reported the cost of doing such work in the amount hereinafter set forth.

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

1. The City Council determines its reasonable expenses including administrative costs and the cost of removing the accumulated trash, vegetation and weeds or other rubbish located on the property known as:

> 130 Rio Monte St, more particularly described as DORBANDT PT OF 1 & 2 & 6 (24176 SQ FT), City of El Paso, El Paso County, Texas, PID #D761-999-0010-1300

to be $325.00, in accordance with the El Paso City Code Section 9.04.880 and the Texas Health & Safety Code Section 342.007. The City Council finds that the work was completed on the 3rd day of January, 2024, and approves the costs described herein.

2. The City Council, in accordance with Chapter 9.04 of the El Paso City Code, declares the above total amount THREE HUNDRED TWENTY FIVE AND 00/100 DOLLARS ($325.00) to be a lien on the above described property, said amount being due and payable within

ten (10) days from the date of City Council approval, and thereafter bearing ten percent (10%) interest per annum.

3. The City Clerk is directed to give notice of the lien by filing a copy of this Resolution for record with the County Clerk.

4. All records of the City Clerk's office relating to the proceeding against the above described property are made a part of this Resolution by reference.

PASSED AND APPROVED this _____ day of _____, 2025.

CITY OF EL PASO:

_____
Renard U. Johnson
Mayor

ATTEST:

_____
Laura D. Prine
City Clerk

APPROVED AS TO FORM:

_____
Leslie B. Jean-Pierre
Assistant City Attorney

APPROVED AS TO CONTENT:

_____
Nicholas Ybarra, P.E., Director
Environmental Services Department

(ACKNOWLEDGEMENT ON FOLLOWING PAGE)

ACKNOWLEDGEMENT

STATE OF TEXAS)
)
COUNTY OF EL PASO)

This instrument was acknowledged before me on this _____ day of _____, 2025, by Renard U. Johnson, as Mayor, of the City of El Paso.

_____
Notary Public, State of Texas
Notary's Printed or Typed Name:
_____

My Commission Expires:

_____

PREPARED IN THE OFFICE OF:

Office of the City Attorney
P.O Box 1890
El Paso, Texas 79950-1890

FOR PAY-OFF INFORMATION PLEASE CONTACT:

Environmental Services Department
7968 San Paulo
El Paso, Texas 79907
(915) 212-6000

RESOLUTION

WHEREAS, in accordance with Chapter 9.04 of the El Paso City Code, AGUILAR ALFREDO A & ESTELA, referred to as owner, regardless of number, of the hereinafter described property, was given notice that said property constituted a public nuisance due to the accumulation of trash, vegetation and weeds or other objectionable, unsightly or unsanitary matter in violation of Chapter 9.04 of the El Paso City Code; and the owner failed to comply with due notices. In accordance with El Paso City Code Chapter 9.04, the Environmental Services Department proceeded to clean and dispose of the trash, vegetation, weeds or other rubbish; and

WHEREAS, the Director of the Environmental Services Department has reported the cost of doing such work in the amount hereinafter set forth.

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

1. The City Council determines its reasonable expenses including administrative costs and the cost of removing the accumulated trash, vegetation and weeds or other rubbish located on the property known as:

> 204 Kelvin Ave, more particularly described as Lot 4, Block 9, Thomas Manor Subdivision, City of El Paso, El Paso County, Texas, PID #T240-999-0090-1000

to be $344.00, in accordance with the El Paso City Code Section 9.04.880 and the Texas Health & Safety Code Section 342.007. The City Council finds that the work was completed on the 18th day of December, 2023, and approves the costs described herein.

2. The City Council, in accordance with Chapter 9.04 of the El Paso City Code, declares the above total amount THREE HUNDRED FORTY FOUR AND 00/100 DOLLARS ($344.00) to be a lien on the above described property, said amount being due and payable within

ten (10) days from the date of City Council approval, and thereafter bearing ten percent (10%) interest per annum.

3. The City Clerk is directed to give notice of the lien by filing a copy of this Resolution for record with the County Clerk.

4. All records of the City Clerk's office relating to the proceeding against the above described property are made a part of this Resolution by reference.

PASSED AND APPROVED this _____ day of _____, 2025.

CITY OF EL PASO:

_____
Renard U. Johnson
Mayor

ATTEST:

_____
Laura D. Prine
City Clerk

APPROVED AS TO FORM:

_____
Leslie B. Jean-Pierre
Assistant City Attorney

APPROVED AS TO CONTENT:

_____
Nicholas Ybarra, P.E., Director
Environmental Services Department

(ACKNOWLEDGEMENT ON FOLLOWING PAGE)

ACKNOWLEDGEMENT

STATE OF TEXAS)
)
COUNTY OF EL PASO)

This instrument was acknowledged before me on this _____ day of _____, 2025, by Renard U. Johnson, as Mayor, of the City of El Paso.

_____
Notary Public, State of Texas
Notary's Printed or Typed Name:
_____

My Commission Expires:

_____

PREPARED IN THE OFFICE OF:

Office of the City Attorney
P.O Box 1890
El Paso, Texas 79950-1890

FOR PAY-OFF INFORMATION PLEASE CONTACT:

Environmental Services Department
7968 San Paulo
El Paso, Texas 79907
(915) 212-6000

RESOLUTION

WHEREAS, in accordance with Chapter 9.04 of the El Paso City Code, SALAZAR ANTONIO, referred to as owner, regardless of number, of the hereinafter described property, was given notice that said property constituted a public nuisance due to the accumulation of trash, vegetation and weeds or other objectionable, unsightly or unsanitary matter in violation of Chapter 9.04 of the El Paso City Code; and the owner failed to comply with due notices. In accordance with El Paso City Code Chapter 9.04, the Environmental Services Department proceeded to clean and dispose of the trash, vegetation, weeds or other rubbish; and

WHEREAS, the Director of the Environmental Services Department has reported the cost of doing such work in the amount hereinafter set forth.

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

1. The City Council determines its reasonable expenses including administrative costs and the cost of removing the accumulated trash, vegetation and weeds or other rubbish located on the property known as:

> 5625 Kensington Cir, more particularly described as Lot 9, Block 100, Sun Valley #10 Subdivision, City of El Paso, El Paso County, Texas, PID #S816-999-1000-2500

to be $458.50, in accordance with the El Paso City Code Section 9.04.880 and the Texas Health & Safety Code Section 342.007. The City Council finds that the work was completed on the 8th day of January, 2024, and approves the costs described herein.

2. The City Council, in accordance with Chapter 9.04 of the El Paso City Code, declares the above total amount FOUR HUNDRED FIFTY EIGHT AND 50/100 DOLLARS ($458.50) to be a lien on the above described property, said amount being due and payable within

ten (10) days from the date of City Council approval, and thereafter bearing ten percent (10%) interest per annum.

3. The City Clerk is directed to give notice of the lien by filing a copy of this Resolution for record with the County Clerk.

4. All records of the City Clerk's office relating to the proceeding against the above described property are made a part of this Resolution by reference.

PASSED AND APPROVED this _____ day of _____, 2025.

CITY OF EL PASO:

_____
Renard U. Johnson
Mayor

ATTEST:

_____
Laura D. Prine
City Clerk

APPROVED AS TO FORM:

_____
Leslie B. Jean-Pierre
Assistant City Attorney

APPROVED AS TO CONTENT:

_____
Nicholas Ybarra, P.E., Director
Environmental Services Department

(ACKNOWLEDGEMENT ON FOLLOWING PAGE)

ACKNOWLEDGEMENT

STATE OF TEXAS)
)
COUNTY OF EL PASO)

This instrument was acknowledged before me on this _____ day of _____, 2025, by Renard U. Johnson, as Mayor, of the City of El Paso.

_____
Notary Public, State of Texas
Notary's Printed or Typed Name:
_____

My Commission Expires:

_____

PREPARED IN THE OFFICE OF:

Office of the City Attorney
P.O Box 1890
El Paso, Texas 79950-1890

FOR PAY-OFF INFORMATION PLEASE CONTACT:

Environmental Services Department
7968 San Paulo
El Paso, Texas 79907
(915) 212-6000

RESOLUTION

WHEREAS, in accordance with Chapter 9.04 of the El Paso City Code, YOSHIDA ALLEN Y & ANA M, referred to as owner, regardless of number, of the hereinafter described property, was given notice that said property constituted a public nuisance due to the accumulation of trash, vegetation and weeds or other objectionable, unsightly or unsanitary matter in violation of Chapter 9.04 of the El Paso City Code; and the owner failed to comply with due notices. In accordance with El Paso City Code Chapter 9.04, the Environmental Services Department proceeded to clean and dispose of the trash, vegetation, weeds or other rubbish; and

WHEREAS, the Director of the Environmental Services Department has reported the cost of doing such work in the amount hereinafter set forth.

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

1. The City Council determines its reasonable expenses including administrative costs and the cost of removing the accumulated trash, vegetation and weeds or other rubbish located on the property known as:

> 5733 Hemmingway Dr, more particularly described as Lot 19 (7000 Sq Ft), Block 98, Sun Valley #9 Subdivision, City of El Paso, El Paso County, Texas, PID #S816-999-0980-3700

to be $458.50, in accordance with the El Paso City Code Section 9.04.880 and the Texas Health & Safety Code Section 342.007. The City Council finds that the work was completed on the 8th day of January, 2024, and approves the costs described herein.

2. The City Council, in accordance with Chapter 9.04 of the El Paso City Code, declares the above total amount FOUR HUNDRED FIFTY EIGHT AND 50/100 DOLLARS ($458.50) to be a lien on the above described property, said amount being due and payable within

ten (10) days from the date of City Council approval, and thereafter bearing ten percent (10%) interest per annum.

3. The City Clerk is directed to give notice of the lien by filing a copy of this Resolution for record with the County Clerk.

4. All records of the City Clerk's office relating to the proceeding against the above described property are made a part of this Resolution by reference.

PASSED AND APPROVED this _____ day of _____, 2025.

CITY OF EL PASO:

_____
Renard U. Johnson
Mayor

ATTEST:

_____
Laura D. Prine
City Clerk

APPROVED AS TO FORM:

_____
Leslie B. Jean-Pierre
Assistant City Attorney

APPROVED AS TO CONTENT:

_____
Nicholas Ybarra, P.E., Director
Environmental Services Department

(ACKNOWLEDGEMENT ON FOLLOWING PAGE)

ACKNOWLEDGEMENT

STATE OF TEXAS)
)
COUNTY OF EL PASO)

This instrument was acknowledged before me on this _____ day of _____, 2025, by Renard U. Johnson, as Mayor, of the City of El Paso.

_____
Notary Public, State of Texas
Notary's Printed or Typed Name:
_____

My Commission Expires:

_____

PREPARED IN THE OFFICE OF:

Office of the City Attorney
P.O Box 1890
El Paso, Texas 79950-1890

FOR PAY-OFF INFORMATION PLEASE CONTACT:

Environmental Services Department
7968 San Paulo
El Paso, Texas 79907
(915) 212-6000

RESOLUTION

WHEREAS, in accordance with Chapter 9.04 of the El Paso City Code, SWEET BETTINA K, referred to as owner, regardless of number, of the hereinafter described property, was given notice that said property constituted a public nuisance due to the accumulation of trash, vegetation and weeds or other objectionable, unsightly or unsanitary matter in violation of Chapter 9.04 of the El Paso City Code; and the owner failed to comply with due notices. In accordance with El Paso City Code Chapter 9.04, the Environmental Services Department proceeded to clean and dispose of the trash, vegetation, weeds or other rubbish; and

WHEREAS, the Director of the Environmental Services Department has reported the cost of doing such work in the amount hereinafter set forth.

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

1. The City Council determines its reasonable expenses including administrative costs and the cost of removing the accumulated trash, vegetation and weeds or other rubbish located on the property known as:

> 6241 Royal Gorge Dr, more particularly described as Lot 21 (4633.00 Sq Ft), Block 6, Stonebridge Addition Subdivision, City of El Paso, El Paso County, Texas, PID #S670-999-0060-0210

to be $343.50, in accordance with the El Paso City Code Section 9.04.880 and the Texas Health & Safety Code Section 342.007. The City Council finds that the work was completed on the 3rd day of January, 2024, and approves the costs described herein.

2. The City Council, in accordance with Chapter 9.04 of the El Paso City Code, declares the above total amount THREE HUNDRED FORTY THREE AND 50/100 DOLLARS ($343.50) to be a lien on the above described property, said amount being due and payable within

ten (10) days from the date of City Council approval, and thereafter bearing ten percent (10%) interest per annum.

3. The City Clerk is directed to give notice of the lien by filing a copy of this Resolution for record with the County Clerk.

4. All records of the City Clerk's office relating to the proceeding against the above described property are made a part of this Resolution by reference.

PASSED AND APPROVED this _____ day of _____, 2025.

CITY OF EL PASO:

_____
Renard U. Johnson
Mayor

ATTEST:

_____
Laura D. Prine
City Clerk

APPROVED AS TO FORM:

_____
Leslie B. Jean-Pierre
Assistant City Attorney

APPROVED AS TO CONTENT:

_____
Nicholas Ybarra, P.E., Director
Environmental Services Department

(ACKNOWLEDGEMENT ON FOLLOWING PAGE)

ACKNOWLEDGEMENT

STATE OF TEXAS)
)
COUNTY OF EL PASO)

This instrument was acknowledged before me on this _____ day of _____, 2025, by Renard U. Johnson, as Mayor, of the City of El Paso.

_____
Notary Public, State of Texas
Notary's Printed or Typed Name:
_____

My Commission Expires:

_____

PREPARED IN THE OFFICE OF:

Office of the City Attorney
P.O Box 1890
El Paso, Texas 79950-1890

FOR PAY-OFF INFORMATION PLEASE CONTACT:

Environmental Services Department
7968 San Paulo
El Paso, Texas 79907
(915) 212-6000

RESOLUTION

WHEREAS, in accordance with Chapter 9.04 of the El Paso City Code, LEE BRUCE YONGHWAN, referred to as owner, regardless of number, of the hereinafter described property, was given notice that said property constituted a public nuisance due to the accumulation of trash, vegetation and weeds or other objectionable, unsightly or unsanitary matter in violation of Chapter 9.04 of the El Paso City Code; and the owner failed to comply with due notices. In accordance with El Paso City Code Chapter 9.04, the Environmental Services Department proceeded to clean and dispose of the trash, vegetation, weeds or other rubbish; and

WHEREAS, the Director of the Environmental Services Department has reported the cost of doing such work in the amount hereinafter set forth.

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

1. The City Council determines its reasonable expenses including administrative costs and the cost of removing the accumulated trash, vegetation and weeds or other rubbish located on the property known as:

> 10210 Tuscany St, more particularly described as Lot 27 Exc E 5.05 Ft 1978 Cameo 14X84 Serial # Px 303311 (6544.69 Sq Ft), Block 1, Deer Valley #1 Subdivision, City of El Paso, El Paso County, Texas, PID #D327-999-0010-5300

to be $316.50, in accordance with the El Paso City Code Section 9.04.880 and the Texas Health & Safety Code Section 342.007. The City Council finds that the work was completed on the 12th day of August, 2024, and approves the costs described herein.

2. The City Council, in accordance with Chapter 9.04 of the El Paso City Code, declares the above total amount THREE HUNDRED SIXTEEN AND 50/100 DOLLARS ($316.50) to be a lien on the above described property, said amount being due and payable within ten (10)

days from the date of City Council approval, and thereafter bearing ten percent (10%) interest per annum.

3. The City Clerk is directed to give notice of the lien by filing a copy of this Resolution for record with the County Clerk.

4. All records of the City Clerk's office relating to the proceeding against the above described property are made a part of this Resolution by reference.

PASSED AND APPROVED this _____ day of _____, 2025.

CITY OF EL PASO:

_____
Renard U. Johnson
Mayor

ATTEST:

_____
Laura D. Prine
City Clerk

APPROVED AS TO FORM:

_____
Leslie B. Jean-Pierre
Assistant City Attorney

APPROVED AS TO CONTENT:

_____
Nicholas Ybarra, P.E., Director
Environmental Services Department

(ACKNOWLEDGEMENT ON FOLLOWING PAGE)

ACKNOWLEDGEMENT

STATE OF TEXAS)
)
COUNTY OF EL PASO)

This instrument was acknowledged before me on this _____ day of _____, 2025, by Renard U. Johnson, as Mayor, of the City of El Paso.

_____
Notary Public, State of Texas
Notary's Printed or Typed Name:
_____

My Commission Expires:

_____

PREPARED IN THE OFFICE OF:

Office of the City Attorney
P.O Box 1890
El Paso, Texas 79950-1890

FOR PAY-OFF INFORMATION PLEASE CONTACT:

Environmental Services Department
7968 San Paulo
El Paso, Texas 79907
(915) 212-6000

RESOLUTION

WHEREAS, in accordance with Chapter 9.04 of the El Paso City Code, DEANDA DANIEL, referred to as owner, regardless of number, of the hereinafter described property, was given notice that said property constituted a public nuisance due to the accumulation of trash, vegetation and weeds or other objectionable, unsightly or unsanitary matter in violation of Chapter 9.04 of the El Paso City Code; and the owner failed to comply with due notices. In accordance with El Paso City Code Chapter 9.04, the Environmental Services Department proceeded to clean and dispose of the trash, vegetation, weeds or other rubbish; and

WHEREAS, the Director of the Environmental Services Department has reported the cost of doing such work in the amount hereinafter set forth.

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

1. The City Council determines its reasonable expenses including administrative costs and the cost of removing the accumulated trash, vegetation and weeds or other rubbish located on the property known as:

> 10000 Caribou Dr A, more particularly described as #4 PT OF 1 (#A & UND 1/4 INT IN 2564.06 SQ FT) (1107.82 SQ FT) + (641.02 SQ FT), Block 10, Bellewood Subdivision, City of El Paso, El Paso County, Texas, PID #B351-999-0100-0125

to be $343.50, in accordance with the El Paso City Code Section 9.04.880 and the Texas Health & Safety Code Section 342.007. The City Council finds that the work was completed on the 6th day of February, 2024, and approves the costs described herein.

2. The City Council, in accordance with Chapter 9.04 of the El Paso City Code, declares the above total amount THREE HUNDRED FORTY THREE AND 50/100 DOLLARS ($343.50) to be a lien on the above described property, said amount being due and payable within

ten (10) days from the date of City Council approval, and thereafter bearing ten percent (10%) interest per annum.

3. The City Clerk is directed to give notice of the lien by filing a copy of this Resolution for record with the County Clerk.

4. All records of the City Clerk's office relating to the proceeding against the above described property are made a part of this Resolution by reference.

PASSED AND APPROVED this _____ day of _____, 2025.

CITY OF EL PASO:

_____
Renard U. Johnson
Mayor

ATTEST:

_____
Laura D. Prine
City Clerk

APPROVED AS TO FORM:

_____
Juan S. Gonzalez
Senior Assistant City Attorney

APPROVED AS TO CONTENT:

_____
Nicholas Ybarra, P.E., Director
Environmental Services Department

(ACKNOWLEDGEMENT ON FOLLOWING PAGE)

ACKNOWLEDGEMENT

STATE OF TEXAS)
)
COUNTY OF EL PASO)

This instrument was acknowledged before me on this _____ day of _____, 2025, by Renard U. Johnson, as Mayor, of the City of El Paso.

_____
Notary Public, State of Texas
Notary's Printed or Typed Name:
_____

My Commission Expires:

_____

PREPARED IN THE OFFICE OF:

Office of the City Attorney
P.O Box 1890
El Paso, Texas 79950-1890

FOR PAY-OFF INFORMATION PLEASE CONTACT:

Environmental Services Department
7968 San Paulo
El Paso, Texas 79907
(915) 212-6000

RESOLUTION

WHEREAS, in accordance with Chapter 9.04 of the El Paso City Code, CASTILLO JULYSSA & LARA ERMELINDA, referred to as owner, regardless of number, of the hereinafter described property, was given notice that said property constituted a public nuisance due to the accumulation of trash, vegetation and weeds or other objectionable, unsightly or unsanitary matter in violation of Chapter 9.04 of the El Paso City Code; and the owner failed to comply with due notices. In accordance with El Paso City Code Chapter 9.04, the Environmental Services Department proceeded to clean and dispose of the trash, vegetation, weeds or other rubbish; and

WHEREAS, the Director of the Environmental Services Department has reported the cost of doing such work in the amount hereinafter set forth.

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

1. The City Council determines its reasonable expenses including administrative costs and the cost of removing the accumulated trash, vegetation and weeds or other rubbish located on the property known as:

> 10356 Newcastle Dr, more particularly described as Lot 20, Block 18, Sun Valley #2 Subdivision, City of El Paso, El Paso County, Texas, PID #S816-999-0180-3900

to be $352.00, in accordance with the El Paso City Code Section 9.04.880 and the Texas Health & Safety Code Section 342.007. The City Council finds that the work was completed on the 26th day of February, 2024, and approves the costs described herein.

2. The City Council, in accordance with Chapter 9.04 of the El Paso City Code, declares the above total amount THREE HUNDRED FIFTY TWO AND 00/100 DOLLARS ($352.00) to be a lien on the above described property, said amount being due and payable within

ten (10) days from the date of City Council approval, and thereafter bearing ten percent (10%) interest per annum.

3. The City Clerk is directed to give notice of the lien by filing a copy of this Resolution for record with the County Clerk.

4. All records of the City Clerk's office relating to the proceeding against the above described property are made a part of this Resolution by reference.

PASSED AND APPROVED this _____ day of _____, 2025.

CITY OF EL PASO:

_____
Renard U. Johnson
Mayor

ATTEST:

_____
Laura D. Prine
City Clerk

APPROVED AS TO FORM:

_____
Juan S. Gonzalez
Senior Assistant City Attorney

APPROVED AS TO CONTENT:

_____
Nicholas Ybarra, P.E., Director
Environmental Services Department

(ACKNOWLEDGEMENT ON FOLLOWING PAGE)

ACKNOWLEDGEMENT

STATE OF TEXAS)
)
COUNTY OF EL PASO)

This instrument was acknowledged before me on this _____ day of _____, 2025, by Renard U. Johnson, as Mayor, of the City of El Paso.

_____
Notary Public, State of Texas
Notary's Printed or Typed Name:
_____

My Commission Expires:

_____

PREPARED IN THE OFFICE OF:

Office of the City Attorney
P.O Box 1890
El Paso, Texas 79950-1890

FOR PAY-OFF INFORMATION PLEASE CONTACT:

Environmental Services Department
7968 San Paulo
El Paso, Texas 79907
(915) 212-6000

RESOLUTION

WHEREAS, in accordance with Chapter 9.04 of the El Paso City Code, POGUE HENRY, referred to as owner, regardless of number, of the hereinafter described property, was given notice that said property constituted a public nuisance due to the accumulation of trash, vegetation and weeds or other objectionable, unsightly or unsanitary matter in violation of Chapter 9.04 of the El Paso City Code; and the owner failed to comply with due notices. In accordance with El Paso City Code Chapter 9.04, the Environmental Services Department proceeded to clean and dispose of the trash, vegetation, weeds or other rubbish; and

WHEREAS, the Director of the Environmental Services Department has reported the cost of doing such work in the amount hereinafter set forth.

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

1. The City Council determines its reasonable expenses including administrative costs and the cost of removing the accumulated trash, vegetation and weeds or other rubbish located on the property known as:

> 10529 Sigma St, more particularly described as Lot 17 (9469 Sq Ft), Block 30, Apollo Heights Subdivision, City of El Paso, El Paso County, Texas, PID #A642-999-0300-3300

to be $352.00, in accordance with the El Paso City Code Section 9.04.880 and the Texas Health & Safety Code Section 342.007. The City Council finds that the work was completed on the 26th day of February, 2024, and approves the costs described herein.

2. The City Council, in accordance with Chapter 9.04 of the El Paso City Code, declares the above total amount THREE HUNDRED FIFTY TWO AND 00/100 DOLLARS ($352.00) to be a lien on the above described property, said amount being due and payable within

ten (10) days from the date of City Council approval, and thereafter bearing ten percent (10%) interest per annum.

3. The City Clerk is directed to give notice of the lien by filing a copy of this Resolution for record with the County Clerk.

4. All records of the City Clerk's office relating to the proceeding against the above described property are made a part of this Resolution by reference.

PASSED AND APPROVED this _____ day of _____, 2025.

CITY OF EL PASO:

_____
Renard U. Johnson
Mayor

ATTEST:

_____
Laura D. Prine
City Clerk

APPROVED AS TO FORM:

_____
Juan S. Gonzalez
Senior Assistant City Attorney

APPROVED AS TO CONTENT:

_____
Nicholas Ybarra, P.E., Director
Environmental Services Department

(ACKNOWLEDGEMENT ON FOLLOWING PAGE)

ACKNOWLEDGEMENT

STATE OF TEXAS)
)
COUNTY OF EL PASO)

This instrument was acknowledged before me on this _____ day of _____, 2025, by Renard U. Johnson, as Mayor, of the City of El Paso.

_____
Notary Public, State of Texas
Notary's Printed or Typed Name:
_____

My Commission Expires:

_____

PREPARED IN THE OFFICE OF:

Office of the City Attorney
P.O Box 1890
El Paso, Texas 79950-1890

FOR PAY-OFF INFORMATION PLEASE CONTACT:

Environmental Services Department
7968 San Paulo
El Paso, Texas 79907
(915) 212-6000

RESOLUTION

WHEREAS, in accordance with Chapter 9.04 of the El Paso City Code, EL PASO MCRAE CENTER-SUN VALLEY LLC & 2, referred to as owner, regardless of number, of the hereinafter described property, was given notice that said property constituted a public nuisance due to the accumulation of trash, vegetation and weeds or other objectionable, unsightly or unsanitary matter in violation of Chapter 9.04 of the El Paso City Code; and the owner failed to comply with due notices. In accordance with El Paso City Code Chapter 9.04, the Environmental Services Department proceeded to clean and dispose of the trash, vegetation, weeds or other rubbish; and

WHEREAS, the Director of the Environmental Services Department has reported the cost of doing such work in the amount hereinafter set forth.

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

1. The City Council determines its reasonable expenses including administrative costs and the cost of removing the accumulated trash, vegetation and weeds or other rubbish located on the property known as:

> 1/2 INT IN 269.69 FT ON SUN VALLEY 180 FT ON W 266.40 FT ON N 143.27 FT ON E BEG 207 FT E OF SWC, B YUCCA VILLAGE REPLAT Subdivision, City of El Paso, El Paso County, Texas, PID #Y906-999-000B-2000

to be $937.00, in accordance with the El Paso City Code Section 9.04.880 and the Texas Health & Safety Code Section 342.007. The City Council finds that the work was completed on the 30th day of September, 2024, and approves the costs described herein.

2. The City Council, in accordance with Chapter 9.04 of the El Paso City Code, declares the above total amount NINE HUNDRED THIRTY SEVEN AND 00/100 DOLLARS ($937.00) to be a lien on the above described property, said amount being due and payable within

ten (10) days from the date of City Council approval, and thereafter bearing ten percent (10%) interest per annum.

3. The City Clerk is directed to give notice of the lien by filing a copy of this Resolution for record with the County Clerk.

4. All records of the City Clerk's office relating to the proceeding against the above described property are made a part of this Resolution by reference.

PASSED AND APPROVED this _____ day of _____, 2025.

CITY OF EL PASO:

_____
Renard U. Johnson
Mayor

ATTEST:

_____
Laura D. Prine
City Clerk

APPROVED AS TO FORM:

_____
Juan S. Gonzalez
Senior Assistant City Attorney

APPROVED AS TO CONTENT:

_____
Nicholas Ybarra, P.E., Director
Environmental Services Department

(ACKNOWLEDGEMENT ON FOLLOWING PAGE)

ACKNOWLEDGEMENT

STATE OF TEXAS)
)
COUNTY OF EL PASO)

This instrument was acknowledged before me on this _____ day of _____, 2025, by Renard U. Johnson, as Mayor, of the City of El Paso.

_____
Notary Public, State of Texas

Notary's Printed or Typed Name:

_____

My Commission Expires:

_____

PREPARED IN THE OFFICE OF:

Office of the City Attorney
P.O Box 1890
El Paso, Texas 79950-1890

FOR PAY-OFF INFORMATION PLEASE CONTACT:

Environmental Services Department
7968 San Paulo
El Paso, Texas 79907
(915) 212-6000

RESOLUTION

WHEREAS, in accordance with Chapter 9.04 of the El Paso City Code, MASSEY CHRISTY L, referred to as owner, regardless of number, of the hereinafter described property, was given notice that said property constituted a public nuisance due to the accumulation of trash, vegetation and weeds or other objectionable, unsightly or unsanitary matter in violation of Chapter 9.04 of the El Paso City Code; and the owner failed to comply with due notices. In accordance with El Paso City Code Chapter 9.04, the Environmental Services Department proceeded to clean and dispose of the trash, vegetation, weeds or other rubbish; and

WHEREAS, the Director of the Environmental Services Department has reported the cost of doing such work in the amount hereinafter set forth.

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

1. The City Council determines its reasonable expenses including administrative costs and the cost of removing the accumulated trash, vegetation and weeds or other rubbish located on the property known as:

> 10437 Orpheus Dr, more particularly described as Lot 18 (6430 Sq Ft), Block 10, Apollo Heights Replat Subdivision, City of El Paso, El Paso County, Texas, PID #A642-999-0100-3500

to be $1,649.50, in accordance with the El Paso City Code Section 9.04.880 and the Texas Health & Safety Code Section 342.007. The City Council finds that the work was completed on the 13th day of February, 2024, and approves the costs described herein.

2. The City Council, in accordance with Chapter 9.04 of the El Paso City Code, declares the above total amount ONE THOUSAND SIX HUNDRED FORTY NINE AND 50/100 DOLLARS ($1,649.50) to be a lien on the above described property, said amount being due and

payable within ten (10) days from the date of City Council approval, and thereafter bearing ten percent (10%) interest per annum.

3. The City Clerk is directed to give notice of the lien by filing a copy of this Resolution for record with the County Clerk.

4. All records of the City Clerk's office relating to the proceeding against the above described property are made a part of this Resolution by reference.

PASSED AND APPROVED this _____ day of _____, 2025.

CITY OF EL PASO:

_____
Renard U. Johnson
Mayor

ATTEST:

_____
Laura D. Prine
City Clerk

APPROVED AS TO FORM:

_____
Juan S. Gonzalez
Senior Assistant City Attorney

APPROVED AS TO CONTENT:

_____
Nicholas Ybarra, P.E., Director
Environmental Services Department

(ACKNOWLEDGEMENT ON FOLLOWING PAGE)

ACKNOWLEDGEMENT

STATE OF TEXAS)
)
COUNTY OF EL PASO)

This instrument was acknowledged before me on this _____ day of _____, 2025, by Renard U. Johnson, as Mayor, of the City of El Paso.

_____
Notary Public, State of Texas
Notary's Printed or Typed Name:
_____

My Commission Expires:

_____

PREPARED IN THE OFFICE OF:

Office of the City Attorney
P.O Box 1890
El Paso, Texas 79950-1890

FOR PAY-OFF INFORMATION PLEASE CONTACT:

Environmental Services Department
7968 San Paulo
El Paso, Texas 79907
(915) 212-6000

RESOLUTION

WHEREAS, in accordance with Chapter 9.04 of the El Paso City Code, MUNSON KENNETH L & GLORIA A, referred to as owner, regardless of number, of the hereinafter described property, was given notice that said property constituted a public nuisance due to the accumulation of trash, vegetation and weeds or other objectionable, unsightly or unsanitary matter in violation of Chapter 9.04 of the El Paso City Code; and the owner failed to comply with due notices. In accordance with El Paso City Code Chapter 9.04, the Environmental Services Department proceeded to clean and dispose of the trash, vegetation, weeds or other rubbish; and

WHEREAS, the Director of the Environmental Services Department has reported the cost of doing such work in the amount hereinafter set forth.

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

1. The City Council determines its reasonable expenses including administrative costs and the cost of removing the accumulated trash, vegetation and weeds or other rubbish located on the property known as:

> 10533 Murphy St, more particularly described as Lot 27 (6300 Sq Ft), Block 8, Temple Hills Subdivision, City of El Paso, El Paso County, Texas, PID #T116-999-0080-5300

to be $611.50, in accordance with the El Paso City Code Section 9.04.880 and the Texas Health & Safety Code Section 342.007. The City Council finds that the work was completed on the 9th day of August, 2023, and approves the costs described herein.

2. The City Council, in accordance with Chapter 9.04 of the El Paso City Code, declares the above total amount SIX HUNDRED ELEVEN AND 50/100 DOLLARS ($611.50) to be a lien on the above described property, said amount being due and payable within ten (10) days

from the date of City Council approval, and thereafter bearing ten percent (10%) interest per annum.

3. The City Clerk is directed to give notice of the lien by filing a copy of this Resolution for record with the County Clerk.

4. All records of the City Clerk's office relating to the proceeding against the above described property are made a part of this Resolution by reference.

PASSED AND APPROVED this _____ day of _____, 2025.

CITY OF EL PASO:

_____
Renard U. Johnson
Mayor

ATTEST:

_____
Laura D. Prine
City Clerk

APPROVED AS TO FORM:

_____
Leslie B. Jean-Pierre
Assistant City Attorney

APPROVED AS TO CONTENT:

_____
Nicholas Ybarra, P.E., Director
Environmental Services Department

(ACKNOWLEDGEMENT ON FOLLOWING PAGE)

ACKNOWLEDGEMENT

STATE OF TEXAS)
)
COUNTY OF EL PASO)

This instrument was acknowledged before me on this _____ day of _____, 2025, by Renard U. Johnson, as Mayor, of the City of El Paso.

_____
Notary Public, State of Texas
Notary's Printed or Typed Name:
_____

My Commission Expires:

_____

PREPARED IN THE OFFICE OF:

Office of the City Attorney
P.O Box 1890
El Paso, Texas 79950-1890

FOR PAY-OFF INFORMATION PLEASE CONTACT:

Environmental Services Department
7968 San Paulo
El Paso, Texas 79907
(915) 212-6000

RESOLUTION

WHEREAS, in accordance with Chapter 9.04 of the El Paso City Code, SIMMONS FRANCIS J, referred to as owner, regardless of number, of the hereinafter described property, was given notice that said property constituted a public nuisance due to the accumulation of trash, vegetation and weeds or other objectionable, unsightly or unsanitary matter in violation of Chapter 9.04 of the El Paso City Code; and the owner failed to comply with due notices. In accordance with El Paso City Code Chapter 9.04, the Environmental Services Department proceeded to clean and dispose of the trash, vegetation, weeds or other rubbish; and

WHEREAS, the Director of the Environmental Services Department has reported the cost of doing such work in the amount hereinafter set forth.

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

1. The City Council determines its reasonable expenses including administrative costs and the cost of removing the accumulated trash, vegetation and weeds or other rubbish located on the property known as:

> 10756 Fort Worth St, more particularly described as Lot 35 (6500 Sq Ft), Block 5, Sarah Anne Park #2 Subdivision, City of El Paso, El Paso County, Texas, PID #S162-999-0050-6900

to be $330.50, in accordance with the El Paso City Code Section 9.04.880 and the Texas Health & Safety Code Section 342.007. The City Council finds that the work was completed on the 15th day of August, 2023, and approves the costs described herein.

2. The City Council, in accordance with Chapter 9.04 of the El Paso City Code, declares the above total amount THREE HUNDRED THIRTY AND 50/100 DOLLARS ($330.50) to be a lien on the above described property, said amount being due and payable within ten (10)

days from the date of City Council approval, and thereafter bearing ten percent (10%) interest per annum.

3. The City Clerk is directed to give notice of the lien by filing a copy of this Resolution for record with the County Clerk.

4. All records of the City Clerk's office relating to the proceeding against the above described property are made a part of this Resolution by reference.

PASSED AND APPROVED this _____ day of _____, 2025.

CITY OF EL PASO:

_____
Renard U. Johnson
Mayor

ATTEST:

_____
Laura D. Prine
City Clerk

APPROVED AS TO FORM:

_____
Leslie B. Jean-Pierre
Assistant City Attorney

APPROVED AS TO CONTENT:

_____
Nicholas Ybarra, P.E., Director
Environmental Services Department

(ACKNOWLEDGEMENT ON FOLLOWING PAGE)

ACKNOWLEDGEMENT

STATE OF TEXAS)
)
COUNTY OF EL PASO)

This instrument was acknowledged before me on this _____ day of _____, 2025, by Renard U. Johnson, as Mayor, of the City of El Paso.

_____
Notary Public, State of Texas
Notary's Printed or Typed Name:
_____

My Commission Expires:

_____

PREPARED IN THE OFFICE OF:

Office of the City Attorney
P.O Box 1890
El Paso, Texas 79950-1890

FOR PAY-OFF INFORMATION PLEASE CONTACT:

Environmental Services Department
7968 San Paulo
El Paso, Texas 79907
(915) 212-6000

RESOLUTION

WHEREAS, in accordance with Chapter 9.04 of the El Paso City Code, PODHAJECKI PAUL & ROSE M G, referred to as owner, regardless of number, of the hereinafter described property, was given notice that said property constituted a public nuisance due to the accumulation of trash, vegetation and weeds or other objectionable, unsightly or unsanitary matter in violation of Chapter 9.04 of the El Paso City Code; and the owner failed to comply with due notices. In accordance with El Paso City Code Chapter 9.04, the Environmental Services Department proceeded to clean and dispose of the trash, vegetation, weeds or other rubbish; and

WHEREAS, the Director of the Environmental Services Department has reported the cost of doing such work in the amount hereinafter set forth.

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

1. The City Council determines its reasonable expenses including administrative costs and the cost of removing the accumulated trash, vegetation and weeds or other rubbish located on the property known as:

> 10801 Coral Sands Dr, more particularly described as Lot 24 (6949.12 Sq Ft), Block 10, Pleasant Hills #6 Subdivision, City of El Paso, El Paso County, Texas, PID #P863-999-0100-4600

to be $575.00, in accordance with the El Paso City Code Section 9.04.880 and the Texas Health & Safety Code Section 342.007. The City Council finds that the work was completed on the 31st day of August, 2023, and approves the costs described herein.

2. The City Council, in accordance with Chapter 9.04 of the El Paso City Code, declares the above total amount FIVE HUNDRED SEVENTY FIVE AND 00/100 DOLLARS ($575.00) to be a lien on the above described property, said amount being due and payable within

ten (10) days from the date of City Council approval, and thereafter bearing ten percent (10%) interest per annum.

3. The City Clerk is directed to give notice of the lien by filing a copy of this Resolution for record with the County Clerk.

4. All records of the City Clerk's office relating to the proceeding against the above described property are made a part of this Resolution by reference.

PASSED AND APPROVED this _____ day of _____, 2025.

CITY OF EL PASO:

_____
Renard U. Johnson
Mayor

ATTEST:

_____
Laura D. Prine
City Clerk

APPROVED AS TO FORM:

_____
Leslie B. Jean-Pierre
Assistant City Attorney

APPROVED AS TO CONTENT:

_____
Nicholas Ybarra, P.E., Director
Environmental Services Department

(ACKNOWLEDGEMENT ON FOLLOWING PAGE)

ACKNOWLEDGEMENT

STATE OF TEXAS)
)
COUNTY OF EL PASO)

This instrument was acknowledged before me on this _____ day of _____, 2025, by Renard U. Johnson, as Mayor, of the City of El Paso.

_____
Notary Public, State of Texas
Notary's Printed or Typed Name:
_____

My Commission Expires:

_____

PREPARED IN THE OFFICE OF:

Office of the City Attorney
P.O Box 1890
El Paso, Texas 79950-1890

FOR PAY-OFF INFORMATION PLEASE CONTACT:

Environmental Services Department
7968 San Paulo
El Paso, Texas 79907
(915) 212-6000

RESOLUTION

WHEREAS, in accordance with Chapter 9.04 of the El Paso City Code, POGUE HENRY, referred to as owner, regardless of number, of the hereinafter described property, was given notice that said property constituted a public nuisance due to the accumulation of trash, vegetation and weeds or other objectionable, unsightly or unsanitary matter in violation of Chapter 9.04 of the El Paso City Code; and the owner failed to comply with due notices. In accordance with El Paso City Code Chapter 9.04, the Environmental Services Department proceeded to clean and dispose of the trash, vegetation, weeds or other rubbish; and

WHEREAS, the Director of the Environmental Services Department has reported the cost of doing such work in the amount hereinafter set forth.

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

1. The City Council determines its reasonable expenses including administrative costs and the cost of removing the accumulated trash, vegetation and weeds or other rubbish located on the property known as:

> 10529 Sigma St, more particularly described as Lot 17 (9469 Sq Ft), Block 30, Apollo Heights Subdivision, City of El Paso, El Paso County, Texas, PID #A642-999-0300-3300

to be $772.00, in accordance with the El Paso City Code Section 9.04.880 and the Texas Health & Safety Code Section 342.007. The City Council finds that the work was completed on the 25th day of September, 2023, and approves the costs described herein.

2. The City Council, in accordance with Chapter 9.04 of the El Paso City Code, declares the above total amount SEVEN HUNDRED SEVENTY TWO AND 00/100 DOLLARS ($772.00) to be a lien on the above described property, said amount being due and payable within

ten (10) days from the date of City Council approval, and thereafter bearing ten percent (10%) interest per annum.

3. The City Clerk is directed to give notice of the lien by filing a copy of this Resolution for record with the County Clerk.

4. All records of the City Clerk's office relating to the proceeding against the above described property are made a part of this Resolution by reference.

PASSED AND APPROVED this _____ day of _____, 2025.

CITY OF EL PASO:

_____
Renard U. Johnson
Mayor

ATTEST:

_____
Laura D. Prine
City Clerk

APPROVED AS TO FORM:

_____
Leslie B. Jean-Pierre
Assistant City Attorney

APPROVED AS TO CONTENT:

_____
Nicholas Ybarra, P.E., Director
Environmental Services Department

(ACKNOWLEDGEMENT ON FOLLOWING PAGE)

ACKNOWLEDGEMENT

STATE OF TEXAS)
)
COUNTY OF EL PASO)

This instrument was acknowledged before me on this _____ day of _____, 2025, by Renard U. Johnson, as Mayor, of the City of El Paso.

_____
Notary Public, State of Texas
Notary's Printed or Typed Name:
_____

My Commission Expires:

_____

PREPARED IN THE OFFICE OF:

Office of the City Attorney
P.O Box 1890
El Paso, Texas 79950-1890

FOR PAY-OFF INFORMATION PLEASE CONTACT:

Environmental Services Department
7968 San Paulo
El Paso, Texas 79907
(915) 212-6000

RESOLUTION

WHEREAS, in accordance with Chapter 9.04 of the El Paso City Code, DIRECT HOME SALES INC, referred to as owner, regardless of number, of the hereinafter described property, was given notice that said property constituted a public nuisance due to the accumulation of trash, vegetation and weeds or other objectionable, unsightly or unsanitary matter in violation of Chapter 9.04 of the El Paso City Code; and the owner failed to comply with due notices. In accordance with El Paso City Code Chapter 9.04, the Environmental Services Department proceeded to clean and dispose of the trash, vegetation, weeds or other rubbish; and

WHEREAS, the Director of the Environmental Services Department has reported the cost of doing such work in the amount hereinafter set forth.

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

1. The City Council determines its reasonable expenses including administrative costs and the cost of removing the accumulated trash, vegetation and weeds or other rubbish located on the property known as:

> Lots 1 To 5 & 18 To 22 & Pt Of N 40 Ft Of Chateau St Clsd (88664.00 Sq/Ft), Block 32, Milagro Hills #4 Subdivision, City of El Paso, El Paso County, Texas, PID #M425-999-0320-0050

to be $1,361.00, in accordance with the El Paso City Code Section 9.04.880 and the Texas Health & Safety Code Section 342.007. The City Council finds that the work was completed on the 8th day of September, 2023, and approves the costs described herein.

2. The City Council, in accordance with Chapter 9.04 of the El Paso City Code, declares the above total amount ONE THOUSAND THREE HUNDRED SIXTY ONE AND 00/100 DOLLARS ($1,361.00) to be a lien on the above described property, said amount being due and

payable within ten (10) days from the date of City Council approval, and thereafter bearing ten percent (10%) interest per annum.

3. The City Clerk is directed to give notice of the lien by filing a copy of this Resolution for record with the County Clerk.

4. All records of the City Clerk's office relating to the proceeding against the above described property are made a part of this Resolution by reference.

PASSED AND APPROVED this _____ day of _____, 2025.

CITY OF EL PASO:

_____
Renard U. Johnson
Mayor

ATTEST:

_____
Laura D. Prine
City Clerk

APPROVED AS TO FORM:

_____
Leslie B. Jean-Pierre
Assistant City Attorney

APPROVED AS TO CONTENT:

_____
Nicholas Ybarra, P.E., Director
Environmental Services Department

(ACKNOWLEDGEMENT ON FOLLOWING PAGE)

ACKNOWLEDGEMENT

STATE OF TEXAS)
)
COUNTY OF EL PASO)

This instrument was acknowledged before me on this _____ day of _____, 2025, by Renard U. Johnson, as Mayor, of the City of El Paso.

_____
Notary Public, State of Texas

Notary's Printed or Typed Name:

_____

My Commission Expires:

_____

PREPARED IN THE OFFICE OF:

Office of the City Attorney
P.O Box 1890
El Paso, Texas 79950-1890

FOR PAY-OFF INFORMATION PLEASE CONTACT:

Environmental Services Department
7968 San Paulo
El Paso, Texas 79907
(915) 212-6000

RESOLUTION

WHEREAS, in accordance with Chapter 9.04 of the El Paso City Code, BLACKWELL-WALLHEIMER RYAN & ELLISON SARAH, referred to as owner, regardless of number, of the hereinafter described property, was given notice that said property constituted a public nuisance due to the accumulation of trash, vegetation and weeds or other objectionable, unsightly or unsanitary matter in violation of Chapter 9.04 of the El Paso City Code; and the owner failed to comply with due notices. In accordance with El Paso City Code Chapter 9.04, the Environmental Services Department proceeded to clean and dispose of the trash, vegetation, weeds or other rubbish; and

WHEREAS, the Director of the Environmental Services Department has reported the cost of doing such work in the amount hereinafter set forth.

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

1. The City Council determines its reasonable expenses including administrative costs and the cost of removing the accumulated trash, vegetation and weeds or other rubbish located on the property known as:

> 9425 Gschwind St, more particularly described as Lot 4, Block 6, Milagro Hills #1 Subdivision, City of El Paso, El Paso County, Texas, PID #M425-999-0060-2200

to be $426.50, in accordance with the El Paso City Code Section 9.04.880 and the Texas Health & Safety Code Section 342.007. The City Council finds that the work was completed on the 12th day of September, 2023, and approves the costs described herein.

2. The City Council, in accordance with Chapter 9.04 of the El Paso City Code, declares the above total amount FOUR HUNDRED TWENTY SIX AND 50/100 DOLLARS ($426.50) to be a lien on the above described property, said amount being due and payable within

ten (10) days from the date of City Council approval, and thereafter bearing ten percent (10%) interest per annum.

3. The City Clerk is directed to give notice of the lien by filing a copy of this Resolution for record with the County Clerk.

4. All records of the City Clerk's office relating to the proceeding against the above described property are made a part of this Resolution by reference.

PASSED AND APPROVED this _____ day of _____, 2025.

CITY OF EL PASO:

_____
Renard U. Johnson
Mayor

ATTEST:

_____
Laura D. Prine
City Clerk

APPROVED AS TO FORM:

_____
Leslie B. Jean-Pierre
Assistant City Attorney

APPROVED AS TO CONTENT:

_____
Nicholas Ybarra, P.E., Director
Environmental Services Department

(ACKNOWLEDGEMENT ON FOLLOWING PAGE)

ACKNOWLEDGEMENT

STATE OF TEXAS)
)
COUNTY OF EL PASO)

This instrument was acknowledged before me on this _____ day of _____, 2025, by Renard U. Johnson, as Mayor, of the City of El Paso.

_____
Notary Public, State of Texas
Notary's Printed or Typed Name:
_____

My Commission Expires:

_____

PREPARED IN THE OFFICE OF:

Office of the City Attorney
P.O Box 1890
El Paso, Texas 79950-1890

FOR PAY-OFF INFORMATION PLEASE CONTACT:

Environmental Services Department
7968 San Paulo
El Paso, Texas 79907
(915) 212-6000

RESOLUTION

WHEREAS, in accordance with Chapter 9.04 of the El Paso City Code, BREEDLOVE ANNETTA M, referred to as owner, regardless of number, of the hereinafter described property, was given notice that said property constituted a public nuisance due to the accumulation of trash, vegetation and weeds or other objectionable, unsightly or unsanitary matter in violation of Chapter 9.04 of the El Paso City Code; and the owner failed to comply with due notices. In accordance with El Paso City Code Chapter 9.04, the Environmental Services Department proceeded to clean and dispose of the trash, vegetation, weeds or other rubbish; and

WHEREAS, the Director of the Environmental Services Department has reported the cost of doing such work in the amount hereinafter set forth.

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

1. The City Council determines its reasonable expenses including administrative costs and the cost of removing the accumulated trash, vegetation and weeds or other rubbish located on the property known as:

> 9573 Albany Pl, more particularly described as Lot 23 (8134 Sq Ft), Block 12, Skyview Subdivision, City of El Paso, El Paso County, Texas, PID #S502-999-0120-4500

to be $656.50, in accordance with the El Paso City Code Section 9.04.880 and the Texas Health & Safety Code Section 342.007. The City Council finds that the work was completed on the 6th day of August, 2024, and approves the costs described herein.

2. The City Council, in accordance with Chapter 9.04 of the El Paso City Code, declares the above total amount SIX HUNDRED FIFTY SIX AND 50/100 DOLLARS ($656.50) to be a lien on the above described property, said amount being due and payable within ten (10)

days from the date of City Council approval, and thereafter bearing ten percent (10%) interest per annum.

3. The City Clerk is directed to give notice of the lien by filing a copy of this Resolution for record with the County Clerk.

4. All records of the City Clerk's office relating to the proceeding against the above described property are made a part of this Resolution by reference.

PASSED AND APPROVED this _____ day of _____, 2025.

CITY OF EL PASO:

_____
Renard U. Johnson
Mayor

ATTEST:

_____
Laura D. Prine
City Clerk

APPROVED AS TO FORM:

_____
Juan S. Gonzalez
Assistant City Attorney

APPROVED AS TO CONTENT:

_____
Nicholas Ybarra, P.E., Director

Environmental Services Department

(ACKNOWLEDGEMENT ON FOLLOWING PAGE)

ACKNOWLEDGEMENT

STATE OF TEXAS)
)
COUNTY OF EL PASO)

This instrument was acknowledged before me on this _____ day of _____, 2025, by Renard U. Johnson, as Mayor, of the City of El Paso.

_____
Notary Public, State of Texas
Notary's Printed or Typed Name:
_____

My Commission Expires:

_____

PREPARED IN THE OFFICE OF:

Office of the City Attorney
P.O Box 1890
El Paso, Texas 79950-1890

FOR PAY-OFF INFORMATION PLEASE CONTACT:

Environmental Services Department
7968 San Paulo
El Paso, Texas 79907
(915) 212-6000

RESOLUTION

WHEREAS, in accordance with Chapter 9.04 of the El Paso City Code, UNITED STATES OF AMERICA (TR), referred to as owner, regardless of number, of the hereinafter described property, was given notice that said property constituted a public nuisance due to the accumulation of trash, vegetation and weeds or other objectionable, unsightly or unsanitary matter in violation of Chapter 9.04 of the El Paso City Code; and the owner failed to comply with due notices. In accordance with El Paso City Code Chapter 9.04, the Environmental Services Department proceeded to clean and dispose of the trash, vegetation, weeds or other rubbish; and

WHEREAS, the Director of the Environmental Services Department has reported the cost of doing such work in the amount hereinafter set forth.

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

1. The City Council determines its reasonable expenses including administrative costs and the cost of removing the accumulated trash, vegetation and weeds or other rubbish located on the property known as:

> Lot 2, Block 4, Castner Range Subdivision, City of El Paso, El Paso County, Texas, PID #C232-999-0040-2000

to be $395.50, in accordance with the El Paso City Code Section 9.04.880 and the Texas Health & Safety Code Section 342.007. The City Council finds that the work was completed on the 7th day of August, 2024, and approves the costs described herein.

2. The City Council, in accordance with Chapter 9.04 of the El Paso City Code, declares the above total amount THREE HUNDRED NINETY FIVE AND 50/100 DOLLARS ($395.50) to be a lien on the above described property, said amount being due and payable within ten (10) days from the date of City Council approval, and thereafter bearing ten percent (10%) interest per annum.

3. The City Clerk is directed to give notice of the lien by filing a copy of this Resolution for record with the County Clerk.

4. All records of the City Clerk's office relating to the proceeding against the above described property are made a part of this Resolution by reference.

PASSED AND APPROVED this _____ day of _____, 2025.

CITY OF EL PASO:

_____
Renard U. Johnson
Mayor

ATTEST:

_____
Laura D. Prine
City Clerk

APPROVED AS TO FORM:

_____
Leslie P. Jean-Pierre
Assistant City Attorney

APPROVED AS TO CONTENT:

_____
Nicholas Ybarra, P.E., Director
Environmental Services Department

(ACKNOWLEDGEMENT ON FOLLOWING PAGE)

ACKNOWLEDGEMENT

STATE OF TEXAS)
)
COUNTY OF EL PASO)

This instrument was acknowledged before me on this _____ day of _____, 2025, by Renard U. Johnson, as Mayor, of the City of El Paso.

_____
Notary Public, State of Texas

Notary's Printed or Typed Name:

_____

My Commission Expires:

_____

PREPARED IN THE OFFICE OF:

Office of the City Attorney
P.O Box 1890
El Paso, Texas 79950-1890

FOR PAY-OFF INFORMATION PLEASE CONTACT:

Environmental Services Department
7968 San Paulo
El Paso, Texas 79907
(915) 212-6000

RESOLUTION

WHEREAS, in accordance with Chapter 9.04 of the El Paso City Code, GRIJALVA BARBARA A, referred to as owner, regardless of number, of the hereinafter described property, was given notice that said property constituted a public nuisance due to the accumulation of trash, vegetation and weeds or other objectionable, unsightly or unsanitary matter in violation of Chapter 9.04 of the El Paso City Code; and the owner failed to comply with due notices. In accordance with El Paso City Code Chapter 9.04, the Environmental Services Department proceeded to clean and dispose of the trash, vegetation, weeds or other rubbish; and

WHEREAS, the Director of the Environmental Services Department has reported the cost of doing such work in the amount hereinafter set forth.

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

1. The City Council determines its reasonable expenses including administrative costs and the cost of removing the accumulated trash, vegetation and weeds or other rubbish located on the property known as:

> 4736 Guillermo Espinoza St, more particularly described as Lot 31, Block 24, Tres Suenos #5 Subdivision, City of El Paso, El Paso County, Texas, PID #T823-999-0240-3100

to be $341.00, in accordance with the El Paso City Code Section 9.04.880 and the Texas Health & Safety Code Section 342.007. The City Council finds that the work was completed on the 16th day of January, 2024, and approves the costs described herein.

2. The City Council, in accordance with Chapter 9.04 of the El Paso City Code, declares the above total amount THREE HUNDRED FORTY ONE AND 00/100 DOLLARS ($341.00) to be a lien on the above described property, said amount being due and payable within

ten (10) days from the date of City Council approval, and thereafter bearing ten percent (10%) interest per annum.

3. The City Clerk is directed to give notice of the lien by filing a copy of this Resolution for record with the County Clerk.

4. All records of the City Clerk's office relating to the proceeding against the above described property are made a part of this Resolution by reference.

PASSED AND APPROVED this _____ day of _____, 2025.

CITY OF EL PASO:

_____
Renard U. Johnson
Mayor

ATTEST:

_____
Laura D. Prine
City Clerk

APPROVED AS TO FORM:

_____
Leslie B. Jean-Pierre
Assistant City Attorney

APPROVED AS TO CONTENT:

_____
Nicholas Ybarra, P.E., Director
Environmental Services Department

(ACKNOWLEDGEMENT ON FOLLOWING PAGE)

ACKNOWLEDGEMENT

STATE OF TEXAS)
)
COUNTY OF EL PASO)

This instrument was acknowledged before me on this _____ day of _____, 2025, by Renard U. Johnson, as Mayor, of the City of El Paso.

_____
Notary Public, State of Texas
Notary's Printed or Typed Name:
_____

My Commission Expires:

_____

PREPARED IN THE OFFICE OF:

Office of the City Attorney
P.O Box 1890
El Paso, Texas 79950-1890

FOR PAY-OFF INFORMATION PLEASE CONTACT:

Environmental Services Department
7968 San Paulo
El Paso, Texas 79907
(915) 212-6000

RESOLUTION

WHEREAS, in accordance with Chapter 9.04 of the El Paso City Code, E63 MANAGEMENT & CONSULTING LLC, referred to as owner, regardless of number, of the hereinafter described property, was given notice that said property constituted a public nuisance due to the accumulation of trash, vegetation and weeds or other objectionable, unsightly or unsanitary matter in violation of Chapter 9.04 of the El Paso City Code; and the owner failed to comply with due notices. In accordance with El Paso City Code Chapter 9.04, the Environmental Services Department proceeded to clean and dispose of the trash, vegetation, weeds or other rubbish; and

WHEREAS, the Director of the Environmental Services Department has reported the cost of doing such work in the amount hereinafter set forth.

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

1. The City Council determines its reasonable expenses including administrative costs and the cost of removing the accumulated trash, vegetation and weeds or other rubbish located on the property known as:

> 14996 Eddie Mullens Ct, more particularly described as Lot 7, Block 478, Tierra Del Este #77 Subdivision, City of El Paso, El Paso County, Texas, PID #T287-999-4780-0700

to be $330.00, in accordance with the El Paso City Code Section 9.04.880 and the Texas Health & Safety Code Section 342.007. The City Council finds that the work was completed on the 24th day of September, 2024, and approves the costs described herein.

2. The City Council, in accordance with Chapter 9.04 of the El Paso City Code, declares the above total amount THREE HUNDRED THIRTY AND 00/100 DOLLARS ($330.00) to be a lien on the above described property, said amount being due and payable within ten (10)

days from the date of City Council approval, and thereafter bearing ten percent (10%) interest per annum.

3. The City Clerk is directed to give notice of the lien by filing a copy of this Resolution for record with the County Clerk.

4. All records of the City Clerk's office relating to the proceeding against the above described property are made a part of this Resolution by reference.

PASSED AND APPROVED this _____ day of _____, 2025.

CITY OF EL PASO:

_____
Renard U. Johnson
Mayor

ATTEST:

_____
Laura D. Prine
City Clerk

APPROVED AS TO FORM:

_____
Juan S. Gonzalez
Senior Assistant City Attorney

APPROVED AS TO CONTENT:

_____
Nicholas Ybarra, P.E., Director
Environmental Services Department

(ACKNOWLEDGEMENT ON FOLLOWING PAGE)

ACKNOWLEDGEMENT

STATE OF TEXAS)
)
COUNTY OF EL PASO)

This instrument was acknowledged before me on this _____ day of _____, 2025, by Renard U. Johnson, as Mayor, of the City of El Paso.

_____
Notary Public, State of Texas
Notary's Printed or Typed Name:
_____

My Commission Expires:

_____

PREPARED IN THE OFFICE OF:

Office of the City Attorney
P.O Box 1890
El Paso, Texas 79950-1890

FOR PAY-OFF INFORMATION PLEASE CONTACT:

Environmental Services Department
7968 San Paulo
El Paso, Texas 79907
(915) 212-6000

RESOLUTION

WHEREAS, in accordance with Chapter 9.04 of the El Paso City Code, CONTRERAS ALFREDO V & E, referred to as owner, regardless of number, of the hereinafter described property, was given notice that said property constituted a public nuisance due to the accumulation of trash, vegetation and weeds or other objectionable, unsightly or unsanitary matter in violation of Chapter 9.04 of the El Paso City Code; and the owner failed to comply with due notices. In accordance with El Paso City Code Chapter 9.04, the Environmental Services Department proceeded to clean and dispose of the trash, vegetation, weeds or other rubbish; and

WHEREAS, the Director of the Environmental Services Department has reported the cost of doing such work in the amount hereinafter set forth.

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

1. The City Council determines its reasonable expenses including administrative costs and the cost of removing the accumulated trash, vegetation and weeds or other rubbish located on the property known as:

> 2321 Lake Victoria Dr, more particularly described as Lot 37, Block 6, Sandy Creek #1 Replat A Subdivision, City of El Paso, El Paso County, Texas, PID #S127-999-0060-6400

to be $315.00, in accordance with the El Paso City Code Section 9.04.880 and the Texas Health & Safety Code Section 342.007. The City Council finds that the work was completed on the 22nd day of December, 2023, and approves the costs described herein.

2. The City Council, in accordance with Chapter 9.04 of the El Paso City Code, declares the above total amount THREE HUNDRED FIFTEEN AND 00/100 DOLLARS ($315.00) to be a lien on the above described property, said amount being due and payable within ten (10)

days from the date of City Council approval, and thereafter bearing ten percent (10%) interest per annum.

3. The City Clerk is directed to give notice of the lien by filing a copy of this Resolution for record with the County Clerk.

4. All records of the City Clerk's office relating to the proceeding against the above described property are made a part of this Resolution by reference.

PASSED AND APPROVED this _____ day of _____, 2025.

CITY OF EL PASO

_____
Renard U. Johnson
Mayor

ATTEST:

_____
Laura D. Prine
City Clerk

APPROVED AS TO FORM:

_____
Leslie B. Jean-Pierre
Assistant City Attorney

APPROVED AS TO CONTENT:

_____
Nicholas Ybarra, P.E., Director
Environmental Services Department

(ACKNOWLEDGEMENT ON FOLLOWING PAGE)

ACKNOWLEDGEMENT

STATE OF TEXAS)
)
COUNTY OF EL PASO)

This instrument was acknowledged before me on this _____ day of _____, 2025, by Renard U. Johnson, as Mayor, of the City of El Paso.

_____
Notary Public, State of Texas
Notary's Printed or Typed Name:
_____

My Commission Expires:

_____

PREPARED IN THE OFFICE OF:

Office of the City Attorney
P.O Box 1890
El Paso, Texas 79950-1890

FOR PAY-OFF INFORMATION PLEASE CONTACT:

Environmental Services Department
7968 San Paulo
El Paso, Texas 79907
(915) 212-6000

RESOLUTION

WHEREAS, in accordance with Chapter 9.04 of the El Paso City Code, ENRIQUEZ HECTOR, referred to as owner, regardless of number, of the hereinafter described property, was given notice that said property constituted a public nuisance due to the accumulation of trash, vegetation and weeds or other objectionable, unsightly or unsanitary matter in violation of Chapter 9.04 of the El Paso City Code; and the owner failed to comply with due notices. In accordance with El Paso City Code Chapter 9.04, the Environmental Services Department proceeded to clean and dispose of the trash, vegetation, weeds or other rubbish; and

WHEREAS, the Director of the Environmental Services Department has reported the cost of doing such work in the amount hereinafter set forth.

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

1. The City Council determines its reasonable expenses including administrative costs and the cost of removing the accumulated trash, vegetation and weeds or other rubbish located on the property known as:

> 1493 Dunlin Pl, more particularly described as Lot 6 (6262.00 Sq Ft), Block 5, Mesquite Trails #2 Subdivision, City of El Paso, El Paso County, Texas, PID #M403-999-050-0600

to be $426.50, in accordance with the El Paso City Code Section 9.04.880 and the Texas Health & Safety Code Section 342.007. The City Council finds that the work was completed on the 14th day of December, 2023, and approves the costs described herein.

2. The City Council, in accordance with Chapter 9.04 of the El Paso City Code, declares the above total amount FOUR HUNDRED TWENTY SIX AND 50/100 DOLLARS ($426.50) to be a lien on the above described property, said amount being due and payable within

ten (10) days from the date of City Council approval, and thereafter bearing ten percent (10%) interest per annum.

3. The City Clerk is directed to give notice of the lien by filing a copy of this Resolution for record with the County Clerk.

4. All records of the City Clerk's office relating to the proceeding against the above described property are made a part of this Resolution by reference.

PASSED AND APPROVED this _____ day of _____, 2025.

CITY OF EL PASO:

_____
Renard U. Johnson
Mayor

ATTEST:

_____
Laura D. Prine
City Clerk

APPROVED AS TO FORM:

_____
Leslie B. Jean-Pierre
Assistant City Attorney

APPROVED AS TO CONTENT:

_____
Nicholas Ybarra, P.E., Director
Environmental Services Department

(ACKNOWLEDGEMENT ON FOLLOWING PAGE)

ACKNOWLEDGEMENT

STATE OF TEXAS)
)
COUNTY OF EL PASO)

This instrument was acknowledged before me on this _____ day of _____, 2025, by Renard U. Johnson, as Mayor, of the City of El Paso.

_____
Notary Public, State of Texas
Notary's Printed or Typed Name:
_____

My Commission Expires:

_____

PREPARED IN THE OFFICE OF:

Office of the City Attorney
P.O Box 1890
El Paso, Texas 79950-1890

FOR PAY-OFF INFORMATION PLEASE CONTACT:

Environmental Services Department
7968 San Paulo
El Paso, Texas 79907
(915) 212-6000

RESOLUTION

WHEREAS, in accordance with Chapter 9.04 of the El Paso City Code, PROVENCIO MARIA D P, referred to as owner, regardless of number, of the hereinafter described property, was given notice that said property constituted a public nuisance due to the accumulation of trash, vegetation and weeds or other objectionable, unsightly or unsanitary matter in violation of Chapter 9.04 of the El Paso City Code; and the owner failed to comply with due notices. In accordance with El Paso City Code Chapter 9.04, the Environmental Services Department proceeded to clean and dispose of the trash, vegetation, weeds or other rubbish; and

WHEREAS, the Director of the Environmental Services Department has reported the cost of doing such work in the amount hereinafter set forth.

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

1. The City Council determines its reasonable expenses including administrative costs and the cost of removing the accumulated trash, vegetation and weeds or other rubbish located on the property known as:

> 1845 Dean Jones St, more particularly described as Lot 12 (5786.36 Sq Ft), Block 62, Vista Hills #19 Subdivision, City of El Paso, El Paso County, Texas, PID #V897-999-0620-1200

to be $325.00, in accordance with the El Paso City Code Section 9.04.880 and the Texas Health & Safety Code Section 342.007. The City Council finds that the work was completed on the 6th day of September, 2024, and approves the costs described herein.

2. The City Council, in accordance with Chapter 9.04 of the El Paso City Code, declares the above total amount THREE HUNDRED TWENTY FIVE AND 00/100 DOLLARS ($325.00) to be a lien on the above described property, said amount being due and payable within

ten (10) days from the date of City Council approval, and thereafter bearing ten percent (10%) interest per annum.

3. The City Clerk is directed to give notice of the lien by filing a copy of this Resolution for record with the County Clerk.

4. All records of the City Clerk's office relating to the proceeding against the above described property are made a part of this Resolution by reference.

PASSED AND APPROVED this _____ day of _____, 2025.

CITY OF EL PASO:

_____
Renard U. Johnson
Mayor

ATTEST:

_____
Laura D. Prine
City Clerk

APPROVED AS TO FORM:

_____
Leslie B. Jean-Pierre
Assistant City Attorney

APPROVED AS TO CONTENT:

_____
Nicholas Ybarra, P.E., Director
Environmental Services Department

(ACKNOWLEDGEMENT ON FOLLOWING PAGE)

ACKNOWLEDGEMENT

STATE OF TEXAS)
)
COUNTY OF EL PASO)

This instrument was acknowledged before me on this _____ day of _____, 2025, by Renard U. Johnson, as Mayor, of the City of El Paso.

_____
Notary Public, State of Texas
Notary's Printed or Typed Name:
_____

My Commission Expires:

_____

PREPARED IN THE OFFICE OF:

Office of the City Attorney
P.O Box 1890
El Paso, Texas 79950-1890

FOR PAY-OFF INFORMATION PLEASE CONTACT:

Environmental Services Department
7968 San Paulo
El Paso, Texas 79907
(915) 212-6000

RESOLUTION

WHEREAS, in accordance with Chapter 9.04 of the El Paso City Code, BREEDING BOB G, referred to as owner, regardless of number, of the hereinafter described property, was given notice that said property constituted a public nuisance due to the accumulation of trash, vegetation and weeds or other objectionable, unsightly or unsanitary matter in violation of Chapter 9.04 of the El Paso City Code; and the owner failed to comply with due notices. In accordance with El Paso City Code Chapter 9.04, the Environmental Services Department proceeded to clean and dispose of the trash, vegetation, weeds or other rubbish; and

WHEREAS, the Director of the Environmental Services Department has reported the cost of doing such work in the amount hereinafter set forth.

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

1. The City Council determines its reasonable expenses including administrative costs and the cost of removing the accumulated trash, vegetation and weeds or other rubbish located on the property known as:

> 1848 Sonoma Pl, more particularly described as Lot 30 (10248.26 Sq Ft), Block 26, Vista Hills #4 Subdivision, City of El Paso, El Paso County, Texas, PID #V897-999-0260-5900

to be $324.00, in accordance with the El Paso City Code Section 9.04.880 and the Texas Health & Safety Code Section 342.007. The City Council finds that the work was completed on the 21st day of December, 2023, and approves the costs described herein.

2. The City Council, in accordance with Chapter 9.04 of the El Paso City Code, declares the above total amount THREE HUNDRED TWENTY FOUR AND 00/100 DOLLARS ($324.00) to be a lien on the above described property, said amount being due and payable within

ten (10) days from the date of City Council approval, and thereafter bearing ten percent (10%) interest per annum.

3. The City Clerk is directed to give notice of the lien by filing a copy of this Resolution for record with the County Clerk.

4. All records of the City Clerk's office relating to the proceeding against the above described property are made a part of this Resolution by reference.

PASSED AND APPROVED this _____ day of _____, 2025.

CITY OF EL PASO:

_____
Renard U. Johnson
Mayor

ATTEST:

_____
Laura D. Prine
City Clerk

APPROVED AS TO FORM:

_____
Leslie B. Jean-Pierre
Assistant City Attorney

APPROVED AS TO CONTENT:

_____
Nicholas Ybarra, P.E., Director
Environmental Services Department

(ACKNOWLEDGEMENT ON FOLLOWING PAGE)

ACKNOWLEDGEMENT

STATE OF TEXAS)
)
COUNTY OF EL PASO)

This instrument was acknowledged before me on this _____ day of _____, 2025, by Renard U. Johnson, as Mayor, of the City of El Paso.

_____
Notary Public, State of Texas
Notary's Printed or Typed Name:
_____

My Commission Expires:

_____

PREPARED IN THE OFFICE OF:

Office of the City Attorney
P.O Box 1890
El Paso, Texas 79950-1890

FOR PAY-OFF INFORMATION PLEASE CONTACT:

Environmental Services Department
7968 San Paulo
El Paso, Texas 79907
(915) 212-6000

RESOLUTION

WHEREAS, in accordance with Chapter 9.04 of the El Paso City Code, AYALA GILBERTO & ENEDINA, referred to as owner, regardless of number, of the hereinafter described property, was given notice that said property constituted a public nuisance due to the accumulation of trash, vegetation and weeds or other objectionable, unsightly or unsanitary matter in violation of Chapter 9.04 of the El Paso City Code; and the owner failed to comply with due notices. In accordance with El Paso City Code Chapter 9.04, the Environmental Services Department proceeded to clean and dispose of the trash, vegetation, weeds or other rubbish; and

WHEREAS, the Director of the Environmental Services Department has reported the cost of doing such work in the amount hereinafter set forth.

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

1. The City Council determines its reasonable expenses including administrative costs and the cost of removing the accumulated trash, vegetation and weeds or other rubbish located on the property known as:

> 11476 Jim Ferriell Dr, more particularly described as Lot 11, Block 239, Vista Del Sol #46 Replat A Subdivision, City of El Paso, El Paso County, Texas, PID #V893-999-2390-2100

to be $383.00, in accordance with the El Paso City Code Section 9.04.880 and the Texas Health & Safety Code Section 342.007. The City Council finds that the work was completed on the 5th day of February, 2024, and approves the costs described herein.

2. The City Council, in accordance with Chapter 9.04 of the El Paso City Code, declares the above total amount THREE HUNDRED EIGHTY THREE AND 00/100 DOLLARS ($383.00) to be a lien on the above described property, said amount being due and payable within

ten (10) days from the date of City Council approval, and thereafter bearing ten percent (10%) interest per annum.

3. The City Clerk is directed to give notice of the lien by filing a copy of this Resolution for record with the County Clerk.

4. All records of the City Clerk's office relating to the proceeding against the above described property are made a part of this Resolution by reference.

PASSED AND APPROVED this _____ day of _____, 2025.

CITY OF EL PASO:

_____
Renard U. Johnson
Mayor

ATTEST:

_____
Laura D. Prine
City Clerk

APPROVED AS TO FORM:

_____
Juan S. Gonzalez
Senior Assistant City Attorney

APPROVED AS TO CONTENT:

_____
Nicholas Ybarra, P.E., Director
Environmental Services Department

(ACKNOWLEDGEMENT ON FOLLOWING PAGE)

ACKNOWLEDGEMENT

STATE OF TEXAS)
)
COUNTY OF EL PASO)

This instrument was acknowledged before me on this _____ day of _____, 2025, by Renard U. Johnson, as Mayor, of the City of El Paso.

_____
Notary Public, State of Texas
Notary's Printed or Typed Name:
_____

My Commission Expires:

_____

PREPARED IN THE OFFICE OF:

Office of the City Attorney
P.O Box 1890
El Paso, Texas 79950-1890

FOR PAY-OFF INFORMATION PLEASE CONTACT:

Environmental Services Department
7968 San Paulo
El Paso, Texas 79907
(915) 212-6000

RESOLUTION

WHEREAS, in accordance with Chapter 9.04 of the El Paso City Code, MERAZ RUBEN, referred to as owner, regardless of number, of the hereinafter described property, was given notice that said property constituted a public nuisance due to the accumulation of trash, vegetation and weeds or other objectionable, unsightly or unsanitary matter in violation of Chapter 9.04 of the El Paso City Code; and the owner failed to comply with due notices. In accordance with El Paso City Code Chapter 9.04, the Environmental Services Department proceeded to clean and dispose of the trash, vegetation, weeds or other rubbish; and

WHEREAS, the Director of the Environmental Services Department has reported the cost of doing such work in the amount hereinafter set forth.

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

1. The City Council determines its reasonable expenses including administrative costs and the cost of removing the accumulated trash, vegetation and weeds or other rubbish located on the property known as:

> 11533 James Grant Dr, more particularly described as Lot 13 (7402.50 Sq Ft), Block 399, Vista Del Sol #89 Subdivision, City of El Paso, El Paso County, Texas, PID #V893-999-3990-1300

to be $339.00, in accordance with the El Paso City Code Section 9.04.880 and the Texas Health & Safety Code Section 342.007. The City Council finds that the work was completed on the 25th day of September, 2024, and approves the costs described herein.

2. The City Council, in accordance with Chapter 9.04 of the El Paso City Code, declares the above total amount THREE HUNDRED THIRTY NINE AND 00/100 DOLLARS ($339.00) to be a lien on the above described property, said amount being due and payable within

ten (10) days from the date of City Council approval, and thereafter bearing ten percent (10%) interest per annum.

3. The City Clerk is directed to give notice of the lien by filing a copy of this Resolution for record with the County Clerk.

4. All records of the City Clerk's office relating to the proceeding against the above described property are made a part of this Resolution by reference.

PASSED AND APPROVED this _____ day of _____, 2025.

CITY OF EL PASO:

_____
Renard U. Johnson
Mayor

ATTEST:

_____
Laura D. Prine
City Clerk

APPROVED AS TO FORM:

_____
Juan S. Gonzalez
Senior Assistant City Attorney

APPROVED AS TO CONTENT:

_____
Nicholas Ybarra, P.E., Director
Environmental Services Department

(ACKNOWLEDGEMENT ON FOLLOWING PAGE)

ACKNOWLEDGEMENT

STATE OF TEXAS)
)
COUNTY OF EL PASO)

This instrument was acknowledged before me on this _____ day of _____, 2025, by Renard U. Johnson, as Mayor, of the City of El Paso.

_____
Notary Public, State of Texas
Notary's Printed or Typed Name:
_____

My Commission Expires:

_____

PREPARED IN THE OFFICE OF:

Office of the City Attorney
P.O Box 1890
El Paso, Texas 79950-1890

FOR PAY-OFF INFORMATION PLEASE CONTACT:

Environmental Services Department
7968 San Paulo
El Paso, Texas 79907
(915) 212-6000

RESOLUTION

WHEREAS, in accordance with Chapter 9.04 of the El Paso City Code, MC CARTHY EDWIN W JR, referred to as owner, regardless of number, of the hereinafter described property, was given notice that said property constituted a public nuisance due to the accumulation of trash, vegetation and weeds or other objectionable, unsightly or unsanitary matter in violation of Chapter 9.04 of the El Paso City Code; and the owner failed to comply with due notices. In accordance with El Paso City Code Chapter 9.04, the Environmental Services Department proceeded to clean and dispose of the trash, vegetation, weeds or other rubbish; and

WHEREAS, the Director of the Environmental Services Department has reported the cost of doing such work in the amount hereinafter set forth.

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

1. The City Council determines its reasonable expenses including administrative costs and the cost of removing the accumulated trash, vegetation and weeds or other rubbish located on the property known as:

> 11181 Nautical Dr, more particularly described as Lot 8 (10611.74 Sq Ft), Block 30, East Glen Subdivision, City of El Paso, El Paso County, Texas, PID #E054-999-0300-1500

to be $320.00, in accordance with the El Paso City Code Section 9.04.880 and the Texas Health & Safety Code Section 342.007. The City Council finds that the work was completed on the 12th day of March, 2024, and approves the costs described herein.

2. The City Council, in accordance with Chapter 9.04 of the El Paso City Code, declares the above total amount THREE HUNDRED TWENTY AND 00/100 DOLLARS ($320.00) to be a lien on the above described property, said amount being due and payable within ten (10)

days from the date of City Council approval, and thereafter bearing ten percent (10%) interest per annum.

3. The City Clerk is directed to give notice of the lien by filing a copy of this Resolution for record with the County Clerk.

4. All records of the City Clerk's office relating to the proceeding against the above described property are made a part of this Resolution by reference.

PASSED AND APPROVED this _____ day of _____, 2025.

CITY OF EL PASO:

_____
Renard U. Johnson
Mayor

ATTEST:

_____
Laura D. Prine
City Clerk

APPROVED AS TO FORM:

_____
Leslie B. Jean-Pierre
Assistant City Attorney

APPROVED AS TO CONTENT:

_____
Nicholas Ybarra, P.E., Director
Environmental Services Department

(ACKNOWLEDGEMENT ON FOLLOWING PAGE)

ACKNOWLEDGEMENT

STATE OF TEXAS)
)
COUNTY OF EL PASO)

This instrument was acknowledged before me on this _____ day of _____, 2025, by Renard U. Johnson, as Mayor, of the City of El Paso.

_____
Notary Public, State of Texas
Notary's Printed or Typed Name:
_____

My Commission Expires:

_____

PREPARED IN THE OFFICE OF:

Office of the City Attorney
P.O Box 1890
El Paso, Texas 79950-1890

FOR PAY-OFF INFORMATION PLEASE CONTACT:

Environmental Services Department
7968 San Paulo
El Paso, Texas 79907
(915) 212-6000

RESOLUTION

WHEREAS, in accordance with Chapter 9.04 of the El Paso City Code, JILPAS TOMAS JR, referred to as owner, regardless of number, of the hereinafter described property, was given notice that said property constituted a public nuisance due to the accumulation of trash, vegetation and weeds or other objectionable, unsightly or unsanitary matter in violation of Chapter 9.04 of the El Paso City Code; and the owner failed to comply with due notices. In accordance with El Paso City Code Chapter 9.04, the Environmental Services Department proceeded to clean and dispose of the trash, vegetation, weeds or other rubbish; and

WHEREAS, the Director of the Environmental Services Department has reported the cost of doing such work in the amount hereinafter set forth.

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

1. The City Council determines its reasonable expenses including administrative costs and the cost of removing the accumulated trash, vegetation and weeds or other rubbish located on the property known as:

> 11837 Crimson Sky Dr, more particularly described as Lot 7 (5074.85 Sq Ft), Block 55, Vista Real #5 Subdivision, City of El Paso, El Paso County, Texas, PID #V927-999-0550-0700

to be $344.00, in accordance with the El Paso City Code Section 9.04.880 and the Texas Health & Safety Code Section 342.007. The City Council finds that the work was completed on the 24th day of January, 2024, and approves the costs described herein.

2. The City Council, in accordance with Chapter 9.04 of the El Paso City Code, declares the above total amount THREE HUNDRED FORTY FOUR AND 00/100 DOLLARS ($344.00) to be a lien on the above described property, said amount being due and payable within

ten (10) days from the date of City Council approval, and thereafter bearing ten percent (10%) interest per annum.

3. The City Clerk is directed to give notice of the lien by filing a copy of this Resolution for record with the County Clerk.

4. All records of the City Clerk's office relating to the proceeding against the above described property are made a part of this Resolution by reference.

PASSED AND APPROVED this _____ day of _____, 2025.

CITY OF EL PASO:

_____
Renard U. Johnson
Mayor

ATTEST:

_____
Laura D. Prine
City Clerk

APPROVED AS TO FORM:

_____
Leslie B. Jean-Pierre
Assistant City Attorney

APPROVED AS TO CONTENT:

_____
Nicholas Ybarra, P.E., Director
Environmental Services Department

(ACKNOWLEDGEMENT ON FOLLOWING PAGE)

ACKNOWLEDGEMENT

STATE OF TEXAS)
)
COUNTY OF EL PASO)

This instrument was acknowledged before me on this _____ day of _____, 2025, by Renard U. Johnson, as Mayor, of the City of El Paso.

_____
Notary Public, State of Texas
Notary's Printed or Typed Name:
_____

My Commission Expires:

_____

PREPARED IN THE OFFICE OF:

Office of the City Attorney
P.O Box 1890
El Paso, Texas 79950-1890

FOR PAY-OFF INFORMATION PLEASE CONTACT:

Environmental Services Department
7968 San Paulo
El Paso, Texas 79907
(915) 212-6000

RESOLUTION

WHEREAS, in accordance with Chapter 9.04 of the El Paso City Code, GRISHAM BELIA, referred to as owner, regardless of number, of the hereinafter described property, was given notice that said property constituted a public nuisance due to the accumulation of trash, vegetation and weeds or other objectionable, unsightly or unsanitary matter in violation of Chapter 9.04 of the El Paso City Code; and the owner failed to comply with due notices. In accordance with El Paso City Code Chapter 9.04, the Environmental Services Department proceeded to clean and dispose of the trash, vegetation, weeds or other rubbish; and

WHEREAS, the Director of the Environmental Services Department has reported the cost of doing such work in the amount hereinafter set forth.

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

1. The City Council determines its reasonable expenses including administrative costs and the cost of removing the accumulated trash, vegetation and weeds or other rubbish located on the property known as:

> 313 Pasodale Rd, more particularly described as E 90 Ft Of 4 (0.354 Ac), Block 16, Pasodale Subdivision, City of El Paso, El Paso County, Texas, PID #P591-999-0160-2500

to be $469.00, in accordance with the El Paso City Code Section 9.04.880 and the Texas Health & Safety Code Section 342.007. The City Council finds that the work was completed on the 8th day of December, 2023, and approves the costs described herein.

2. The City Council, in accordance with Chapter 9.04 of the El Paso City Code, declares the above total amount FOUR HUNDRED SIXTY NINE AND 00/100 DOLLARS ($469.00) to be a lien on the above described property, said amount being due and payable within

ten (10) days from the date of City Council approval, and thereafter bearing ten percent (10%) interest per annum.

3. The City Clerk is directed to give notice of the lien by filing a copy of this Resolution for record with the County Clerk.

4. All records of the City Clerk's office relating to the proceeding against the above described property are made a part of this Resolution by reference.

PASSED AND APPROVED this _____ day of _____, 2025.

CITY OF EL PASO:

_____
Renard U. Johnson
Mayor

ATTEST:

_____
Laura D. Prine
City Clerk

APPROVED AS TO FORM:

_____
Leslie B. Jean-Pierre
Assistant City Attorney

APPROVED AS TO CONTENT:

_____
Nicholas Ybarra, P.E., Director
Environmental Services Department

(ACKNOWLEDGEMENT ON FOLLOWING PAGE)

ACKNOWLEDGEMENT

STATE OF TEXAS)
)
COUNTY OF EL PASO)

This instrument was acknowledged before me on this _____ day of _____, 2025, by Renard U. Johnson, as Mayor, of the City of El Paso.

_____
Notary Public, State of Texas
Notary's Printed or Typed Name:
_____

My Commission Expires:

_____

PREPARED IN THE OFFICE OF:

Office of the City Attorney
P.O Box 1890
El Paso, Texas 79950-1890

FOR PAY-OFF INFORMATION PLEASE CONTACT:

Environmental Services Department
7968 San Paulo
El Paso, Texas 79907
(915) 212-6000

RESOLUTION

WHEREAS, in accordance with Chapter 9.04 of the El Paso City Code, DELGADO DANIELLE T, referred to as owner, regardless of number, of the hereinafter described property, was given notice that said property constituted a public nuisance due to the accumulation of trash, vegetation and weeds or other objectionable, unsightly or unsanitary matter in violation of Chapter 9.04 of the El Paso City Code; and the owner failed to comply with due notices. In accordance with El Paso City Code Chapter 9.04, the Environmental Services Department proceeded to clean and dispose of the trash, vegetation, weeds or other rubbish; and

WHEREAS, the Director of the Environmental Services Department has reported the cost of doing such work in the amount hereinafter set forth.

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

1. The City Council determines its reasonable expenses including administrative costs and the cost of removing the accumulated trash, vegetation and weeds or other rubbish located on the property known as:

> 1512 Robert Wynn Dr, more particularly described as Lot 15, Block 226, Vista Del Sol #42 Subdivision, City of El Paso, El Paso County, Texas, PID #V893-999-2260-2900

to be $531.50, in accordance with the El Paso City Code Section 9.04.880 and the Texas Health & Safety Code Section 342.007. The City Council finds that the work was completed on the 12th day of January, 2024, and approves the costs described herein.

2. The City Council, in accordance with Chapter 9.04 of the El Paso City Code, declares the above total amount FIVE HUNDRED THIRTY ONE AND 50/100 DOLLARS ($531.50) to be a lien on the above described property, said amount being due and payable within

ten (10) days from the date of City Council approval, and thereafter bearing ten percent (10%) interest per annum.

3. The City Clerk is directed to give notice of the lien by filing a copy of this Resolution for record with the County Clerk.

4. All records of the City Clerk's office relating to the proceeding against the above described property are made a part of this Resolution by reference.

PASSED AND APPROVED this _____ day of _____, 2025.

CITY OF EL PASO:

_____
Renard U. Johnson
Mayor

ATTEST:

_____
Laura D. Prine
City Clerk

APPROVED AS TO FORM:

_____
Leslie B. Jean-Pierre
Assistant City Attorney

APPROVED AS TO CONTENT:

_____
Nicholas Ybarra, P.E., Director
Environmental Services Department

(ACKNOWLEDGEMENT ON FOLLOWING PAGE)

ACKNOWLEDGEMENT

STATE OF TEXAS)
)
COUNTY OF EL PASO)

This instrument was acknowledged before me on this _____ day of _____, 2025, by Renard U. Johnson, as Mayor, of the City of El Paso.

_____
Notary Public, State of Texas
Notary's Printed or Typed Name:
_____

My Commission Expires:

_____

PREPARED IN THE OFFICE OF:

Office of the City Attorney
P.O Box 1890
El Paso, Texas 79950-1890

FOR PAY-OFF INFORMATION PLEASE CONTACT:

Environmental Services Department
7968 San Paulo
El Paso, Texas 79907
(915) 212-6000

RESOLUTION

WHEREAS, in accordance with Chapter 9.04 of the El Paso City Code, HOOPER ALTAGRACIA, referred to as owner, regardless of number, of the hereinafter described property, was given notice that said property constituted a public nuisance due to the accumulation of trash, vegetation and weeds or other objectionable, unsightly or unsanitary matter in violation of Chapter 9.04 of the El Paso City Code; and the owner failed to comply with due notices. In accordance with El Paso City Code Chapter 9.04, the Environmental Services Department proceeded to clean and dispose of the trash, vegetation, weeds or other rubbish; and

WHEREAS, the Director of the Environmental Services Department has reported the cost of doing such work in the amount hereinafter set forth.

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

1. The City Council determines its reasonable expenses including administrative costs and the cost of removing the accumulated trash, vegetation and weeds or other rubbish located on the property known as:

> 9605 Cindy Ln, more particularly described as RICHARD LEE TR 23 (1.09 Ac), City of El Paso, El Paso County, Texas, PID #R410-999-0010-5500

to be $414.00, in accordance with the El Paso City Code Section 9.04.880 and the Texas Health & Safety Code Section 342.007. The City Council finds that the work was completed on the 26th day of March, 2024, and approves the costs described herein.

2. The City Council, in accordance with Chapter 9.04 of the El Paso City Code, declares the above total amount FOUR HUNDRED FOURTEEN AND 00/100 DOLLARS ($414.00) to be a lien on the above described property, said amount being due and payable within

ten (10) days from the date of City Council approval, and thereafter bearing ten percent (10%) interest per annum.

3. The City Clerk is directed to give notice of the lien by filing a copy of this Resolution for record with the County Clerk.

4. All records of the City Clerk's office relating to the proceeding against the above described property are made a part of this Resolution by reference.

PASSED AND APPROVED this _____ day of _____, 2025.

CITY OF EL PASO:

_____
Renard U. Johnson
Mayor

ATTEST:

_____
Laura D. Prine
City Clerk

APPROVED AS TO FORM:

_____
Juan S. Gonzalez
Senior Assistant City Attorney

APPROVED AS TO CONTENT:

_____
Nicholas Ybarra, P.E., Director
Environmental Services Department

(ACKNOWLEDGEMENT ON FOLLOWING PAGE)

ACKNOWLEDGEMENT

STATE OF TEXAS)
)
COUNTY OF EL PASO)

This instrument was acknowledged before me on this _____ day of _____, 2025, by Renard U. Johnson, as Mayor, of the City of El Paso.

_____
Notary Public, State of Texas
Notary's Printed or Typed Name:
_____

My Commission Expires:

_____

PREPARED IN THE OFFICE OF:

Office of the City Attorney
P.O Box 1890
El Paso, Texas 79950-1890

FOR PAY-OFF INFORMATION PLEASE CONTACT:

Environmental Services Department
7968 San Paulo
El Paso, Texas 79907
(915) 212-6000

RESOLUTION

WHEREAS, in accordance with Chapter 9.04 of the El Paso City Code, JAQUEZ MARIA E J & ROSA M D L A J & 4, referred to as owner, regardless of number, of the hereinafter described property, was given notice that said property constituted a public nuisance due to the accumulation of trash, vegetation and weeds or other objectionable, unsightly or unsanitary matter in violation of Chapter 9.04 of the El Paso City Code; and the owner failed to comply with due notices. In accordance with El Paso City Code Chapter 9.04, the Environmental Services Department proceeded to clean and dispose of the trash, vegetation, weeds or other rubbish; and

WHEREAS, the Director of the Environmental Services Department has reported the cost of doing such work in the amount hereinafter set forth.

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

1. The City Council determines its reasonable expenses including administrative costs and the cost of removing the accumulated trash, vegetation and weeds or other rubbish located on the property known as:

> 10613 Springwood Dr A, more particularly described as A of S 50 Ft of 15 (3665 Sq Ft), Block 2, Colonia Los Cuatro Subdivision, City of El Paso, El Paso County, Texas, PID #C739-999-0020-2900

to be $325.00, in accordance with the El Paso City Code Section 9.04.880 and the Texas Health & Safety Code Section 342.007. The City Council finds that the work was completed on the 3rd day of October, 2024, and approves the costs described herein.

2. The City Council, in accordance with Chapter 9.04 of the El Paso City Code, declares the above total amount THREE HUNDRED TWENTY FIVE AND 00/100 DOLLARS ($325.00) to be a lien on the above described property, said amount being due and payable within

ten (10) days from the date of City Council approval, and thereafter bearing ten percent (10%) interest per annum.

3. The City Clerk is directed to give notice of the lien by filing a copy of this Resolution for record with the County Clerk.

4. All records of the City Clerk's office relating to the proceeding against the above described property are made a part of this Resolution by reference.

PASSED AND APPROVED this _____ day of _____, 2025.

CITY OF EL PASO:

_____
Renard U. Johnson
Mayor

ATTEST:

_____
Laura D. Prine
City Clerk

APPROVED AS TO FORM:

_____
Juan S. Gonzalez
Senior Assistant City Attorney

APPROVED AS TO CONTENT:

_____
Nicholas Ybarra, P.E., Director
Environmental Services Department

(ACKNOWLEDGEMENT ON FOLLOWING PAGE)

ACKNOWLEDGEMENT

STATE OF TEXAS)
)
COUNTY OF EL PASO)

This instrument was acknowledged before me on this _____ day of _____, 2025, by Renard U. Johnson, as Mayor, of the City of El Paso.

_____
Notary Public, State of Texas
Notary's Printed or Typed Name:
_____

My Commission Expires:

_____

PREPARED IN THE OFFICE OF:

Office of the City Attorney
P.O Box 1890
El Paso, Texas 79950-1890

FOR PAY-OFF INFORMATION PLEASE CONTACT:

Environmental Services Department
7968 San Paulo
El Paso, Texas 79907
(915) 212-6000

RESOLUTION

WHEREAS, in accordance with Chapter 9.04 of the El Paso City Code, SALDIVAR SOLEDAD, referred to as owner, regardless of number, of the hereinafter described property, was given notice that said property constituted a public nuisance due to the accumulation of trash, vegetation and weeds or other objectionable, unsightly or unsanitary matter in violation of Chapter 9.04 of the El Paso City Code; and the owner failed to comply with due notices. In accordance with El Paso City Code Chapter 9.04, the Environmental Services Department proceeded to clean and dispose of the trash, vegetation, weeds or other rubbish; and

WHEREAS, the Director of the Environmental Services Department has reported the cost of doing such work in the amount hereinafter set forth.

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

1. The City Council determines its reasonable expenses including administrative costs and the cost of removing the accumulated trash, vegetation and weeds or other rubbish located on the property known as:

> 8405 Roseway Dr, more particularly described as Lot 2, Block 1, Diamantina VII Subdivision, City of El Paso, El Paso County, Texas, PID #D474-999-0010-0200

to be $322.00, in accordance with the El Paso City Code Section 9.04.880 and the Texas Health & Safety Code Section 342.007. The City Council finds that the work was completed on the 15th day of April, 2024, and approves the costs described herein.

2. The City Council, in accordance with Chapter 9.04 of the El Paso City Code, declares the above total amount THREE HUNDRED TWENTY TWO AND 00/100 DOLLARS ($322.00) to be a lien on the above described property, said amount being due and payable within

ten (10) days from the date of City Council approval, and thereafter bearing ten percent (10%) interest per annum.

3. The City Clerk is directed to give notice of the lien by filing a copy of this Resolution for record with the County Clerk.

4. All records of the City Clerk's office relating to the proceeding against the above described property are made a part of this Resolution by reference.

PASSED AND APPROVED this _____ day of _____, 2025.

CITY OF EL PASO:

_____
Renard U. Johnson
Mayor

ATTEST:

_____
Laura D. Prine
City Clerk

APPROVED AS TO FORM:

_____
Leslie B. Jean-Pierre
Assistant City Attorney

APPROVED AS TO CONTENT:

_____
Nicholas Ybarra, P.E., Director
Environmental Services Department

(ACKNOWLEDGEMENT ON FOLLOWING PAGE)

ACKNOWLEDGEMENT

STATE OF TEXAS)
)
COUNTY OF EL PASO)

This instrument was acknowledged before me on this _____ day of _____, 2025, by Renard U. Johnson, as Mayor, of the City of El Paso.

_____
Notary Public, State of Texas
Notary's Printed or Typed Name:
_____

My Commission Expires:

_____

PREPARED IN THE OFFICE OF:

Office of the City Attorney
P.O Box 1890
El Paso, Texas 79950-1890

FOR PAY-OFF INFORMATION PLEASE CONTACT:

Environmental Services Department
7968 San Paulo
El Paso, Texas 79907
(915) 212-6000

RESOLUTION

WHEREAS, in accordance with Chapter 9.04 of the El Paso City Code, MONTES MANUELA, referred to as owner, regardless of number, of the hereinafter described property, was given notice that said property constituted a public nuisance due to the accumulation of trash, vegetation and weeds or other objectionable, unsightly or unsanitary matter in violation of Chapter 9.04 of the El Paso City Code; and the owner failed to comply with due notices. In accordance with El Paso City Code Chapter 9.04, the Environmental Services Department proceeded to clean and dispose of the trash, vegetation, weeds or other rubbish; and

WHEREAS, the Director of the Environmental Services Department has reported the cost of doing such work in the amount hereinafter set forth.

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

1. The City Council determines its reasonable expenses including administrative costs and the cost of removing the accumulated trash, vegetation and weeds or other rubbish located on the property known as:

> 8071 Disney Dr, more particularly described as Lot 18 (6500.00 Sq Ft), Block 1, Meraz Subdivision, City of El Paso, El Paso County, Texas, PID #M320-999-0010-3500

to be $390.00, in accordance with the El Paso City Code Section 9.04.880 and the Texas Health & Safety Code Section 342.007. The City Council finds that the work was completed on the 29th day of August, 2023, and approves the costs described herein.

2. The City Council, in accordance with Chapter 9.04 of the El Paso City Code, declares the above total amount THREE HUNDRED NINETY AND 00/100 DOLLARS ($390.00) to be a lien on the above described property, said amount being due and payable within ten (10)

days from the date of City Council approval, and thereafter bearing ten percent (10%) interest per annum.

3. The City Clerk is directed to give notice of the lien by filing a copy of this Resolution for record with the County Clerk.

4. All records of the City Clerk's office relating to the proceeding against the above described property are made a part of this Resolution by reference.

PASSED AND APPROVED this _____ day of _____, 2025.

CITY OF EL PASO:

_____
Renard U. Johnson
Mayor

ATTEST:

_____
Laura D. Prine
City Clerk

APPROVED AS TO FORM:

_____
Leslie B. Jean-Pierre
Assistant City Attorney

APPROVED AS TO CONTENT:

_____
Nicholas Ybarra, P.E., Director
Environmental Services Department

(ACKNOWLEDGEMENT ON FOLLOWING PAGE)

ACKNOWLEDGEMENT

STATE OF TEXAS)
)
COUNTY OF EL PASO)

This instrument was acknowledged before me on this _____ day of _____, 2025, by Renard U. Johnson, as Mayor, of the City of El Paso.

_____
Notary Public, State of Texas
Notary's Printed or Typed Name:
_____

My Commission Expires:

_____

PREPARED IN THE OFFICE OF:

Office of the City Attorney
P.O Box 1890
El Paso, Texas 79950-1890

FOR PAY-OFF INFORMATION PLEASE CONTACT:

Environmental Services Department
7968 San Paulo
El Paso, Texas 79907
(915) 212-6000

RESOLUTION

WHEREAS, in accordance with Chapter 9.04 of the El Paso City Code, ACOSTA FRANCISCO P & AURORA, referred to as owner, regardless of number, of the hereinafter described property, was given notice that said property constituted a public nuisance due to the accumulation of trash, vegetation and weeds or other objectionable, unsightly or unsanitary matter in violation of Chapter 9.04 of the El Paso City Code; and the owner failed to comply with due notices. In accordance with El Paso City Code Chapter 9.04, the Environmental Services Department proceeded to clean and dispose of the trash, vegetation, weeds or other rubbish; and

WHEREAS, the Director of the Environmental Services Department has reported the cost of doing such work in the amount hereinafter set forth.

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

1. The City Council determines its reasonable expenses including administrative costs and the cost of removing the accumulated trash, vegetation and weeds or other rubbish located on the property known as:

> 8117 Broadway Dr, more particularly described as Lot 60, Block H,
> Thomas Manor Subdivision, City of El Paso, El Paso County, Texas,
> PID #T240-999-000H-9500

to be $424.00, in accordance with the El Paso City Code Section 9.04.880 and the Texas Health & Safety Code Section 342.007. The City Council finds that the work was completed on the 29th day of July, 2024, and approves the costs described herein.

2. The City Council, in accordance with Chapter 9.04 of the El Paso City Code, declares the above total amount FOUR HUNDRED TWENTY FOUR AND 00/100 DOLLARS ($424.00) to be a lien on the above described property, said amount being due and payable within

ten (10) days from the date of City Council approval, and thereafter bearing ten percent (10%) interest per annum.

3. The City Clerk is directed to give notice of the lien by filing a copy of this Resolution for record with the County Clerk.

4. All records of the City Clerk's office relating to the proceeding against the above described property are made a part of this Resolution by reference.

PASSED AND APPROVED this _____ day of _____, 2025.

CITY OF EL PASO:

_____
Renard U. Johnson
Mayor

ATTEST:

_____
Laura D. Prine
City Clerk

APPROVED AS TO FORM:

_____
Leslie B. Jean-Pierre
Assistant City Attorney

APPROVED AS TO CONTENT:

_____
Nicholas Ybarra, P.E., Director
Environmental Services Department

(ACKNOWLEDGEMENT ON FOLLOWING PAGE)

ACKNOWLEDGEMENT

STATE OF TEXAS)
)
COUNTY OF EL PASO)

This instrument was acknowledged before me on this _____ day of _____, 2025, by Renard U. Johnson, as Mayor, of the City of El Paso.

_____
Notary Public, State of Texas
Notary's Printed or Typed Name:
_____

My Commission Expires:

_____

PREPARED IN THE OFFICE OF:

Office of the City Attorney
P.O Box 1890
El Paso, Texas 79950-1890

FOR PAY-OFF INFORMATION PLEASE CONTACT:

Environmental Services Department
7968 San Paulo
El Paso, Texas 79907
(915) 212-6000

RESOLUTION

WHEREAS, in accordance with Chapter 9.04 of the El Paso City Code, BUCIO OLGA L M, referred to as owner, regardless of number, of the hereinafter described property, was given notice that said property constituted a public nuisance due to the accumulation of trash, vegetation and weeds or other objectionable, unsightly or unsanitary matter in violation of Chapter 9.04 of the El Paso City Code; and the owner failed to comply with due notices. In accordance with El Paso City Code Chapter 9.04, the Environmental Services Department proceeded to clean and dispose of the trash, vegetation, weeds or other rubbish; and

WHEREAS, the Director of the Environmental Services Department has reported the cost of doing such work in the amount hereinafter set forth.

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

1. The City Council determines its reasonable expenses including administrative costs and the cost of removing the accumulated trash, vegetation and weeds or other rubbish located on the property known as:

> 8123 San Jose Rd, more particularly described as Tr 6 (0.2481 Ac), Block 13, Ysleta Subdivision, City of El Paso, El Paso County, Texas, PID #Y805-999-0130-0601

to be $336.00, in accordance with the El Paso City Code Section 9.04.880 and the Texas Health & Safety Code Section 342.007. The City Council finds that the work was completed on the 2nd day of August, 2023, and approves the costs described herein.

2. The City Council, in accordance with Chapter 9.04 of the El Paso City Code, declares the above total amount THREE HUNDRED THIRTY SIX AND 00/100 DOLLARS ($336.00) to be a lien on the above described property, said amount being due and payable within

ten (10) days from the date of City Council approval, and thereafter bearing ten percent (10%) interest per annum.

3. The City Clerk is directed to give notice of the lien by filing a copy of this Resolution for record with the County Clerk.

4. All records of the City Clerk's office relating to the proceeding against the above described property are made a part of this Resolution by reference.

PASSED AND APPROVED this _____ day of _____, 2025.

CITY OF EL PASO:

_____
Renard U. Johnson
Mayor

ATTEST:

_____
Laura D. Prine
City Clerk

APPROVED AS TO FORM:

_____
Leslie B. Jean-Pierre
Assistant City Attorney

APPROVED AS TO CONTENT:

_____
Nicholas Ybarra, P.E., Director
Environmental Services Department

(ACKNOWLEDGEMENT ON FOLLOWING PAGE)

ACKNOWLEDGEMENT

STATE OF TEXAS)
)
COUNTY OF EL PASO)

This instrument was acknowledged before me on this _____ day of _____, 2025, by Renard U. Johnson, as Mayor, of the City of El Paso.

_____
Notary Public, State of Texas
Notary's Printed or Typed Name:
_____

My Commission Expires:

_____

PREPARED IN THE OFFICE OF:

Office of the City Attorney
P.O Box 1890
El Paso, Texas 79950-1890

FOR PAY-OFF INFORMATION PLEASE CONTACT:

Environmental Services Department
7968 San Paulo
El Paso, Texas 79907
(915) 212-6000

RESOLUTION

WHEREAS, in accordance with Chapter 9.04 of the El Paso City Code, DE MEDINA MARIA E A, referred to as owner, regardless of number, of the hereinafter described property, was given notice that said property constituted a public nuisance due to the accumulation of trash, vegetation and weeds or other objectionable, unsightly or unsanitary matter in violation of Chapter 9.04 of the El Paso City Code; and the owner failed to comply with due notices. In accordance with El Paso City Code Chapter 9.04, the Environmental Services Department proceeded to clean and dispose of the trash, vegetation, weeds or other rubbish; and

WHEREAS, the Director of the Environmental Services Department has reported the cost of doing such work in the amount hereinafter set forth.

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

1. The City Council determines its reasonable expenses including administrative costs and the cost of removing the accumulated trash, vegetation and weeds or other rubbish located on the property known as:

> 9213 Reno Ct, more particularly described as Lot 5 (6050 Sq Ft), Singh Subdivision, City of El Paso, El Paso County, Texas, PID #S445-999-0010-0500

to be $363.00, in accordance with the El Paso City Code Section 9.04.880 and the Texas Health & Safety Code Section 342.007. The City Council finds that the work was completed on the 20th day of October, 2023, and approves the costs described herein.

2. The City Council, in accordance with Chapter 9.04 of the El Paso City Code, declares the above total amount THREE HUNDRED SIXTY THREE AND 00/100 DOLLARS ($363.00) to be a lien on the above described property, said amount being due and payable within

ten (10) days from the date of City Council approval, and thereafter bearing ten percent (10%) interest per annum.

3. The City Clerk is directed to give notice of the lien by filing a copy of this Resolution for record with the County Clerk.

4. All records of the City Clerk's office relating to the proceeding against the above described property are made a part of this Resolution by reference.

PASSED AND APPROVED this _____ day of _____, 2025.

CITY OF EL PASO:

_____
Renard U. Johnson
Mayor

ATTEST:

_____
Laura D. Prine
City Clerk

APPROVED AS TO FORM:

_____
Leslie B. Jean-Pierre
Assistant City Attorney

APPROVED AS TO CONTENT:

_____
Nicholas Ybarra, P.E., Director
Environmental Services Department

(ACKNOWLEDGEMENT ON FOLLOWING PAGE)

ACKNOWLEDGEMENT

STATE OF TEXAS)
)
COUNTY OF EL PASO)

This instrument was acknowledged before me on this _____ day of _____, 2025, by Renard U. Johnson, as Mayor, of the City of El Paso.

_____
Notary Public, State of Texas
Notary's Printed or Typed Name:
_____

My Commission Expires:

_____

PREPARED IN THE OFFICE OF:

Office of the City Attorney
P.O Box 1890
El Paso, Texas 79950-1890

FOR PAY-OFF INFORMATION PLEASE CONTACT:

Environmental Services Department
7968 San Paulo
El Paso, Texas 79907
(915) 212-6000

RESOLUTION

WHEREAS, in accordance with Chapter 9.04 of the El Paso City Code, RUBIN LEWIS G, referred to as owner, regardless of number, of the hereinafter described property, was given notice that said property constituted a public nuisance due to the accumulation of trash, vegetation and weeds or other objectionable, unsightly or unsanitary matter in violation of Chapter 9.04 of the El Paso City Code; and the owner failed to comply with due notices. In accordance with El Paso City Code Chapter 9.04, the Environmental Services Department proceeded to clean and dispose of the trash, vegetation, weeds or other rubbish; and

WHEREAS, the Director of the Environmental Services Department has reported the cost of doing such work in the amount hereinafter set forth.

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

1. The City Council determines its reasonable expenses including administrative costs and the cost of removing the accumulated trash, vegetation and weeds or other rubbish located on the property known as:

> 6212 Dew Dr, more particularly described as Lot 4 (7829.25 Sq Ft), Block 1, Coronado Country Club Foothills Subdivision, City of El Paso, El Paso County, Texas, PID #C809-999-0010-1100

to be $325.00, in accordance with the El Paso City Code Section 9.04.880 and the Texas Health & Safety Code Section 342.007. The City Council finds that the work was completed on the 5th day of September, 2024, and approves the costs described herein.

2. The City Council, in accordance with Chapter 9.04 of the El Paso City Code, declares the above total amount THREE HUNDRED TWENTY FIVE AND 00/100 DOLLARS ($325.00) to be a lien on the above described property, said amount being due and payable within

ten (10) days from the date of City Council approval, and thereafter bearing ten percent (10%) interest per annum.

3. The City Clerk is directed to give notice of the lien by filing a copy of this Resolution for record with the County Clerk.

4. All records of the City Clerk's office relating to the proceeding against the above described property are made a part of this Resolution by reference.

PASSED AND APPROVED this _____ day of _____, 2025.

CITY OF EL PASO:

_____
Renard U. Johnson
Mayor

ATTEST:

_____
Laura D. Prine
City Clerk

APPROVED AS TO FORM:

_____
Leslie B. Jean-Pierre
Assistant City Attorney

APPROVED AS TO CONTENT:

_____
Nicholas Ybarra, P.E., Director
Environmental Services Department

(ACKNOWLEDGEMENT ON FOLLOWING PAGE)

ACKNOWLEDGEMENT

STATE OF TEXAS)
)
COUNTY OF EL PASO)

This instrument was acknowledged before me on this _____ day of _____, 2025, by Renard U. Johnson, as Mayor, of the City of El Paso.

_____
Notary Public, State of Texas
Notary's Printed or Typed Name:
_____

My Commission Expires:

_____

PREPARED IN THE OFFICE OF:

Office of the City Attorney
P.O Box 1890
El Paso, Texas 79950-1890

FOR PAY-OFF INFORMATION PLEASE CONTACT:

Environmental Services Department
7968 San Paulo
El Paso, Texas 79907
(915) 212-6000

RESOLUTION

WHEREAS, in accordance with Chapter 9.04 of the El Paso City Code, ROY MELINDA S & SEAN M & 3, referred to as owner, regardless of number, of the hereinafter described property, was given notice that said property constituted a public nuisance due to the accumulation of trash, vegetation and weeds or other objectionable, unsightly or unsanitary matter in violation of Chapter 9.04 of the El Paso City Code; and the owner failed to comply with due notices. In accordance with El Paso City Code Chapter 9.04, the Environmental Services Department proceeded to clean and dispose of the trash, vegetation, weeds or other rubbish; and

WHEREAS, the Director of the Environmental Services Department has reported the cost of doing such work in the amount hereinafter set forth.

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

1. The City Council determines its reasonable expenses including administrative costs and the cost of removing the accumulated trash, vegetation and weeds or other rubbish located on the property known as:

> 6216 Dew Dr, more particularly described as Lot 5 (7829.25 Sq Ft), Block 1, Coronado Country Club Foothills Subdivision, City of El Paso, El Paso County, Texas, PID #C809-999-0010-1400

to be $349.00, in accordance with the El Paso City Code Section 9.04.880 and the Texas Health & Safety Code Section 342.007. The City Council finds that the work was completed on the 31st day of January, 2024, and approves the costs described herein.

2. The City Council, in accordance with Chapter 9.04 of the El Paso City Code, declares the above total amount THREE HUNDRED FORTY NINE AND 00/100 DOLLARS ($349.00) to be a lien on the above described property, said amount being due and payable within

ten (10) days from the date of City Council approval, and thereafter bearing ten percent (10%) interest per annum.

3. The City Clerk is directed to give notice of the lien by filing a copy of this Resolution for record with the County Clerk.

4. All records of the City Clerk's office relating to the proceeding against the above described property are made a part of this Resolution by reference.

PASSED AND APPROVED this _____ day of _____, 2025.

CITY OF EL PASO:

_____
Renard U. Johnson
Mayor

ATTEST:

_____
Laura D. Prine
City Clerk

APPROVED AS TO FORM:

_____
Leslie B. Jean-Pierre
Assistant City Attorney

APPROVED AS TO CONTENT:

_____
Nicholas Ybarra, P.E., Director
Environmental Services Department

(ACKNOWLEDGEMENT ON FOLLOWING PAGE)

ACKNOWLEDGEMENT

STATE OF TEXAS)
)
COUNTY OF EL PASO)

This instrument was acknowledged before me on this _____ day of _____, 2025, by Renard U. Johnson, as Mayor, of the City of El Paso.

_____
Notary Public, State of Texas
Notary's Printed or Typed Name:
_____

My Commission Expires:

_____

PREPARED IN THE OFFICE OF:

Office of the City Attorney
P.O Box 1890
El Paso, Texas 79950-1890

FOR PAY-OFF INFORMATION PLEASE CONTACT:

Environmental Services Department
7968 San Paulo
El Paso, Texas 79907
(915) 212-6000

RESOLUTION

WHEREAS, in accordance with Chapter 9.04 of the El Paso City Code, ESPINO MARIA D L & HERNAN AARON, referred to as owner, regardless of number, of the hereinafter described property, was given notice that said property constituted a public nuisance due to the accumulation of trash, vegetation and weeds or other objectionable, unsightly or unsanitary matter in violation of Chapter 9.04 of the El Paso City Code; and the owner failed to comply with due notices. In accordance with El Paso City Code Chapter 9.04, the Environmental Services Department proceeded to clean and dispose of the trash, vegetation, weeds or other rubbish; and

WHEREAS, the Director of the Environmental Services Department has reported the cost of doing such work in the amount hereinafter set forth.

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

1. The City Council determines its reasonable expenses including administrative costs and the cost of removing the accumulated trash, vegetation and weeds or other rubbish located on the property known as:

> 420 De Soto Ave, more particularly described as Lot 557 (14100 Sq Ft), Block 35, Coronado Hills #2 Subdivision, City of El Paso, El Paso County, Texas, PID #C818-999-0350-3100

to be $349.00, in accordance with the El Paso City Code Section 9.04.880 and the Texas Health & Safety Code Section 342.007. The City Council finds that the work was completed on the 30th day of January, 2024, and approves the costs described herein.

2. The City Council, in accordance with Chapter 9.04 of the El Paso City Code, declares the above total amount THREE HUNDRED FORTY NINE AND 00/100 DOLLARS ($349.00) to be a lien on the above described property, said amount being due and payable within

ten (10) days from the date of City Council approval, and thereafter bearing ten percent (10%) interest per annum.

3. The City Clerk is directed to give notice of the lien by filing a copy of this Resolution for record with the County Clerk.

4. All records of the City Clerk's office relating to the proceeding against the above described property are made a part of this Resolution by reference.

PASSED AND APPROVED this _____ day of _____, 2025.

CITY OF EL PASO:

_____
Renard U. Johnson
Mayor

ATTEST:

_____
Laura D. Prine
City Clerk

APPROVED AS TO FORM:

_____
Leslie B. Jean-Pierre
Assistant City Attorney

APPROVED AS TO CONTENT:

_____
Nicholas Ybarra, P.E., Director
Environmental Services Department

(ACKNOWLEDGEMENT ON FOLLOWING PAGE)

ACKNOWLEDGEMENT

STATE OF TEXAS)
)
COUNTY OF EL PASO)

This instrument was acknowledged before me on this _____ day of _____, 2025, by Renard U. Johnson, as Mayor, of the City of El Paso.

_____
Notary Public, State of Texas
Notary's Printed or Typed Name:
_____

My Commission Expires:

_____

PREPARED IN THE OFFICE OF:

Office of the City Attorney
P.O Box 1890
El Paso, Texas 79950-1890

FOR PAY-OFF INFORMATION PLEASE CONTACT:

Environmental Services Department
7968 San Paulo
El Paso, Texas 79907
(915) 212-6000

RESOLUTION

WHEREAS, in accordance with Chapter 9.04 of the El Paso City Code, ZUBIA TIMOTHY W, referred to as owner, regardless of number, of the hereinafter described property, was given notice that said property constituted a public nuisance due to the accumulation of trash, vegetation and weeds or other objectionable, unsightly or unsanitary matter in violation of Chapter 9.04 of the El Paso City Code; and the owner failed to comply with due notices. In accordance with El Paso City Code Chapter 9.04, the Environmental Services Department proceeded to clean and dispose of the trash, vegetation, weeds or other rubbish; and

WHEREAS, the Director of the Environmental Services Department has reported the cost of doing such work in the amount hereinafter set forth.

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

1. The City Council determines its reasonable expenses including administrative costs and the cost of removing the accumulated trash, vegetation and weeds or other rubbish located on the property known as:

> 608 E Baltimore Dr, more particularly described as Lots 15 & 16 (6344 Sq Ft), Block 219, Alexander Subdivision, City of El Paso, El Paso County, Texas, PID #A462-999-2190-5100

to be $351.00, in accordance with the El Paso City Code Section 9.04.880 and the Texas Health & Safety Code Section 342.007. The City Council finds that the work was completed on the 11th day of January, 2024, and approves the costs described herein.

2. The City Council, in accordance with Chapter 9.04 of the El Paso City Code, declares the above total amount THREE HUNDRED FIFTY ONE AND 00/100 DOLLARS ($351.00) to be a lien on the above described property, said amount being due and payable within

ten (10) days from the date of City Council approval, and thereafter bearing ten percent (10%) interest per annum.

3. The City Clerk is directed to give notice of the lien by filing a copy of this Resolution for record with the County Clerk.

4. All records of the City Clerk's office relating to the proceeding against the above described property are made a part of this Resolution by reference.

PASSED AND APPROVED this _____ day of _____, 2025.

CITY OF EL PASO:

_____
Renard U. Johnson
Mayor

ATTEST:

_____
Laura D. Prine
City Clerk

APPROVED AS TO FORM:

_____
Leslie B. Jean-Pierre
Assistant City Attorney

APPROVED AS TO CONTENT:

_____
Nicholas Ybarra, P.E., Director
Environmental Services Department

(ACKNOWLEDGEMENT ON FOLLOWING PAGE)

ACKNOWLEDGEMENT

STATE OF TEXAS)
)
COUNTY OF EL PASO)

This instrument was acknowledged before me on this _____ day of _____, 2025, by Renard U. Johnson, as Mayor, of the City of El Paso.

_____
Notary Public, State of Texas
Notary's Printed or Typed Name:
_____

My Commission Expires:

_____

PREPARED IN THE OFFICE OF:

Office of the City Attorney
P.O Box 1890
El Paso, Texas 79950-1890

FOR PAY-OFF INFORMATION PLEASE CONTACT:

Environmental Services Department
7968 San Paulo
El Paso, Texas 79907
(915) 212-6000

RESOLUTION

WHEREAS, in accordance with Chapter 9.04 of the El Paso City Code, GARCIA JESUS & MAGDALENA, referred to as owner, regardless of number, of the hereinafter described property, was given notice that said property constituted a public nuisance due to the accumulation of trash, vegetation and weeds or other objectionable, unsightly or unsanitary matter in violation of Chapter 9.04 of the El Paso City Code; and the owner failed to comply with due notices. In accordance with El Paso City Code Chapter 9.04, the Environmental Services Department proceeded to clean and dispose of the trash, vegetation, weeds or other rubbish; and

WHEREAS, the Director of the Environmental Services Department has reported the cost of doing such work in the amount hereinafter set forth.

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

1. The City Council determines its reasonable expenses including administrative costs and the cost of removing the accumulated trash, vegetation and weeds or other rubbish located on the property known as:

> 1130 Myrtle Ave, more particularly described as N 91.5 Ft Of 15 & W 12.1667 Ft Of 16 & N 84 Ft Of E 12.8333 Ft Of 16 (4420.20 Sq Ft), Block 16, Franklin Heights Subdivision, City of El Paso, El Paso County, Texas, PID #F607-999-0160-6400

to be $330.00, in accordance with the El Paso City Code Section 9.04.880 and the Texas Health & Safety Code Section 342.007. The City Council finds that the work was completed on the 5th day of September, 2024, and approves the costs described herein.

2. The City Council, in accordance with Chapter 9.04 of the El Paso City Code, declares the above total amount THREE HUNDRED THIRTY AND 00/100 DOLLARS ($330.00) to be a lien on the above described property, said amount being due and payable within ten (10)

days from the date of City Council approval, and thereafter bearing ten percent (10%) interest per annum.

3. The City Clerk is directed to give notice of the lien by filing a copy of this Resolution for record with the County Clerk.

4. All records of the City Clerk's office relating to the proceeding against the above described property are made a part of this Resolution by reference.

PASSED AND APPROVED this _____ day of _____, 2025.

CITY OF EL PASO:

_____
Renard U. Johnson
Mayor

ATTEST:

_____
Laura D. Prine
City Clerk

APPROVED AS TO FORM:

_____
Leslie B. Jean-Pierre
Assistant City Attorney

APPROVED AS TO CONTENT:

_____
Nicholas Ybarra, P.E., Director
Environmental Services Department

(ACKNOWLEDGEMENT ON FOLLOWING PAGE)

ACKNOWLEDGEMENT

STATE OF TEXAS)
)
COUNTY OF EL PASO)

This instrument was acknowledged before me on this _____ day of _____, 2025, by Renard U. Johnson, as Mayor, of the City of El Paso.

_____
Notary Public, State of Texas
Notary's Printed or Typed Name:
_____

My Commission Expires:

_____

PREPARED IN THE OFFICE OF:

Office of the City Attorney
P.O Box 1890
El Paso, Texas 79950-1890

FOR PAY-OFF INFORMATION PLEASE CONTACT:

Environmental Services Department
7968 San Paulo
El Paso, Texas 79907
(915) 212-6000

RESOLUTION

WHEREAS, in accordance with Chapter 9.04 of the El Paso City Code, ANGUIANO ADELA O, referred to as owner, regardless of number, of the hereinafter described property, was given notice that said property constituted a public nuisance due to the accumulation of trash, vegetation and weeds or other objectionable, unsightly or unsanitary matter in violation of Chapter 9.04 of the El Paso City Code; and the owner failed to comply with due notices. In accordance with El Paso City Code Chapter 9.04, the Environmental Services Department proceeded to clean and dispose of the trash, vegetation, weeds or other rubbish; and

WHEREAS, the Director of the Environmental Services Department has reported the cost of doing such work in the amount hereinafter set forth.

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

1. The City Council determines its reasonable expenses including administrative costs and the cost of removing the accumulated trash, vegetation and weeds or other rubbish located on the property known as:

> 1824 E Cliff Dr, more particularly described as Lots 9 & 10 (5076 Sq Ft), Block 5, Golden Hill Subdivision, City of El Paso, El Paso County, Texas, PID #G537-999-0050-2500

to be $344.00, in accordance with the El Paso City Code Section 9.04.880 and the Texas Health & Safety Code Section 342.007. The City Council finds that the work was completed on the 7th day of October, 2024, and approves the costs described herein.

2. The City Council, in accordance with Chapter 9.04 of the El Paso City Code, declares the above total amount THREE HUNDRED FORTY FOUR AND 00/100 DOLLARS ($344.00) to be a lien on the above described property, said amount being due and payable within

ten (10) days from the date of City Council approval, and thereafter bearing ten percent (10%) interest per annum.

3. The City Clerk is directed to give notice of the lien by filing a copy of this Resolution for record with the County Clerk.

4. All records of the City Clerk's office relating to the proceeding against the above described property are made a part of this Resolution by reference.

PASSED AND APPROVED this _____ day of _____, 2025.

CITY OF EL PASO:

_____
Renard U. Johnson
Mayor

ATTEST:

_____
Laura D. Prine
City Clerk

APPROVED AS TO FORM:

_____
Juan S. Gonzalez
Senior Assistant City Attorney

APPROVED AS TO CONTENT:

_____
Nicholas Ybarra, P.E., Director
Environmental Services Department

(ACKNOWLEDGEMENT ON FOLLOWING PAGE)

ACKNOWLEDGEMENT

STATE OF TEXAS)
)
COUNTY OF EL PASO)

This instrument was acknowledged before me on this _____ day of _____, 2025, by Renard U. Johnson, as Mayor, of the City of El Paso.

_____
Notary Public, State of Texas
Notary's Printed or Typed Name:
_____

My Commission Expires:

_____

PREPARED IN THE OFFICE OF:

Office of the City Attorney
P.O Box 1890
El Paso, Texas 79950-1890

FOR PAY-OFF INFORMATION PLEASE CONTACT:

Environmental Services Department
7968 San Paulo
El Paso, Texas 79907
(915) 212-6000

File #: 25-1160, **Version:** 1

CITY OF EL PASO, TEXAS
LEGISTAR AGENDA ITEM SUMMARY FORM

DISTRICT, DEPARTMENT, CONTACT INFORMATION:

Please choose District and Department from drop down menu. Please post exactly as example below.
No Title's, No emails. Please use ARIAL 10 Font.

Districts 4, 8
Environmental Services Department, Nicholas Ybarra, (915) 212-6000

AGENDA LANGUAGE:

This is the language that will be posted to the agenda. Please use ARIAL 11 Font.

That the Demolition Liens on the attachment posted with this agenda be approved (see Attachment B).

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

DEPARTMENT: Environmental Services Department

AGENDA DATE: 9/30/25

PUBLIC HEARING DATE:

CONTACT PERSON NAME: Nicholas Ybarra **PHONE NUMBER:** 915-212-6000

DISTRICT(S) AFFECTED: 4, 8

STRATEGIC GOAL:

Goal 3 - Promote the Visual Image of El Paso

SUBGOAL:

SUBJECT:

That the Demolition liens on the attachment posted with this agenda be approved (see Attachment B).

BACKGROUND / DISCUSSION:

Liens are placed after the Building Standards Commission orders a property owner to clean and secure a property; having failed to do so, the Building Official orders ESD to perform the work. Liens are placed to recoup the costs of vacating the building, relocating tenants, securing and maintaining the building as secure until the building is repaired or demolished, and cleaning the property of rubbish.

These were demolitions performed at the direction of the Building and Standards Commission.
In the case of 1008 S Oregon, the BSC meeting occurred on 5/17/22.
In the case of 1010 S Oregon, the BSC meeting occurred on 5/17/22.
In the case of 7359 O'Dell, the BSC meeting occurred on 8/31/23.
In the case of 2227 Magoffin, the BSC meeting occurred on 3/28/24.
In the case of 1115 Myrtle, the BSC meeting occurred on 4/25/24.

COMMUNITY AND STAKEHOLDER OUTREACH:

City of El Paso Code Enforcement posts notices and sends letters to property owners prior to involvement of the Building Standards Commission, followed by ESD.

PRIOR COUNCIL ACTION:

Routine item - similar items brought regularly for different addresses.

AMOUNT AND SOURCE OF FUNDING:

N/A

REPORTING OF CONTRIBUTION OR DONATION TO CITY COUNCIL:

N/A

NAME	AMOUNT ($)

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

DEPARTMENT HEAD: Nicholas N. Ybarra, P.E. Digitally signed by Nicholas N. Ybarra, P.E. Date: 2025.09.02 08:17:35 -06'00'

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

RESOLUTION

WHEREAS, in accordance with Chapter 2.38 of the El Paso City Code, THIGPEN HORTENSE, in accordance with Chapter 2.38.070 and 2.38.080 of the El Paso City Code, after due notice and hearing, the City Council of the City of El Paso ordered the owner of the hereinafter described property to vacate the building, and relocate the tenants on said property and clear the property of all rubbish and debris, and the owner having failed after due notice to comply with such ORDER, the ENVIRONMENTAL SERVICES DEPARTMENT, under the Building Official instructions, proceeded to vacate the Building, relocate the tenants, secure and maintain the Building secure until repaired or demolished, and clean the property of all rubbish and debris; and

WHEREAS, the Director of the Environmental Services Department has reported the cost of doing such work in the amount hereinafter set forth.

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

1. The City Council determines its reasonable expenses including administrative costs and the cost of removing the accumulated trash, vegetation and weeds or other rubbish located on the property known as:

> 7356 O'Dell Ln, more particularly described as Lot 14 (8800 Sq Ft), Block 5, Future Land Subdivision, City of El Paso, El Paso County, Texas, PID #F950-999-0050-1400

to be $11,434.00, in accordance with the El Paso City Code Section 2.38.070 and 2.38.080 and the Texas Health & Safety Code Section 342.007. The City Council finds that the work was completed on the 4th day of April, 2024, and approves the costs described herein.

2. The City Council, in accordance with Chapter 2.38.070 and 2.38.080 of the El Paso City Code, declares the above total amount ELEVEN THOUSAND FOUR HUNDRED THIRTY FOUR AND 00/100 DOLLARS ($11,434.00) to be a lien on the above described property, said amount being due and payable within ten (10) days from the date of City Council approval, and thereafter bearing ten percent (10%) interest per annum.

3. The City Clerk is directed to give notice of the lien by filing a copy of this Resolution for record with the County Clerk.

4. All records of the City Clerk's office relating to the proceeding against the above described property are made a part of this Resolution by reference.

PASSED AND APPROVED this _____ day of _____, 20___.

CITY OF EL PASO:

_____
Renard U. Johnson
Mayor

ATTEST:

_____
Laura D. Prine
City Clerk

APPROVED AS TO FORM:

_____
Wendi N. Vineyard
Assistant City Attorney

APPROVED AS TO CONTENT:

_____
Nicholas Ybarra, P.E., Director
Environmental Services Department

(ACKNOWLEDGEMENT ON FOLLOWING PAGE)

ACKNOWLEDGEMENT

STATE OF TEXAS)
)
COUNTY OF EL PASO)

This instrument was acknowledged before me on this _____ day of _____, 20__, by Renard U. Johnson, as Mayor, of the City of El Paso.

_____
Notary Public, State of Texas
Notary's Printed or Typed Name:
_____

My Commission Expires:

_____

PREPARED IN THE OFFICE OF:

Office of the City Attorney
P.O Box 1890
El Paso, Texas 79950-1890

FOR PAY-OFF INFORMATION PLEASE CONTACT:

Environmental Services Department
7968 San Paulo
El Paso, Texas 79907
(915) 212-6000

RESOLUTION

WHEREAS, in accordance with Chapter 2.38 of the El Paso City Code, GONZALEZ GLORIA & 17, in accordance with Chapter 2.38.070 and 2.38.080 of the El Paso City Code, after due notice and hearing, the City Council of the City of El Paso ordered the owner of the hereinafter described property to vacate the building, and relocate the tenants on said property and clear the property of all rubbish and debris, and the owner having failed after due notice to comply with such ORDER, the ENVIRONMENTAL SERVICES DEPARTMENT, under the Building Official instructions, proceeded to vacate the Building, relocate the tenants, secure and maintain the Building secure until repaired or demolished, and clean the property of all rubbish and debris; and

WHEREAS, the Director of the Environmental Services Department has reported the cost of doing such work in the amount hereinafter set forth.

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

1. The City Council determines its reasonable expenses including administrative costs and the cost of removing the accumulated trash, vegetation and weeds or other rubbish located on the property known as:

> 1008 S Oregon St, more particularly described as LOTS 15 & 16 EXC RR R/W (3380 SQ FT), BLOCK 46, CAMPBELL FRC Subdivision, City of El Paso, El Paso County, Texas, PID #C050-999-0460-6200

to be $17,042.03, in accordance with the El Paso City Code Section 2.38.070 and 2.38.080 and the Texas Health & Safety Code Section 342.007. The City Council finds that the work was completed on the 8th day of September, 2023, and approves the costs described herein.

2. The City Council, in accordance with Chapter 2.38.070 and 2.38.080 of the El Paso City Code, declares the above total amount SEVENTEEN THOUSAND FORTY TWO AND 03/100 DOLLARS ($17,042.03) to be a lien on the above described property, said amount being due and payable within ten (10) days from the date of City Council approval, and thereafter bearing ten percent (10%) interest per annum.

3. The City Clerk is directed to give notice of the lien by filing a copy of this Resolution for record with the County Clerk.

4. All records of the City Clerk's office relating to the proceeding against the above described property are made a part of this Resolution by reference.

PASSED AND APPROVED this _____ day of _____, 20___.

CITY OF EL PASO:

_____
Renard U. Johnson
Mayor

ATTEST:

_____
Laura D. Prine
City Clerk

APPROVED AS TO FORM:

_____
Wendi N. Vineyard
Assistant City Attorney

APPROVED AS TO CONTENT:

_____
Nicholas Ybarra, P.E., Director
Environmental Services Department

(ACKNOWLEDGEMENT ON FOLLOWING PAGE)

ACKNOWLEDGEMENT

STATE OF TEXAS)
)
COUNTY OF EL PASO)

This instrument was acknowledged before me on this _____ day of _____, 20__, by Renard U. Johnson, as Mayor, of the City of El Paso.

_____
Notary Public, State of Texas
Notary's Printed or Typed Name:
_____

My Commission Expires:

_____

PREPARED IN THE OFFICE OF:

Office of the City Attorney
P.O Box 1890
El Paso, Texas 79950-1890

FOR PAY-OFF INFORMATION PLEASE CONTACT:

Environmental Services Department
7968 San Paulo
El Paso, Texas 79907
(915) 212-6000

RESOLUTION

WHEREAS, in accordance with Chapter 2.38 of the El Paso City Code, GONZALEZ GLORIA, in accordance with Chapter 2.38.070 and 2.38.080 of the El Paso City Code, after due notice and hearing, the City Council of the City of El Paso ordered the owner of the hereinafter described property to vacate the building, and relocate the tenants on said property and clear the property of all rubbish and debris, and the owner having failed after due notice to comply with such ORDER, the ENVIRONMENTAL SERVICES DEPARTMENT, under the Building Official instructions, proceeded to vacate the Building, relocate the tenants, secure and maintain the Building secure until repaired or demolished, and clean the property of all rubbish and debris; and

WHEREAS, the Director of the Environmental Services Department has reported the cost of doing such work in the amount hereinafter set forth.

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

1. The City Council determines its reasonable expenses including administrative costs and the cost of removing the accumulated trash, vegetation and weeds or other rubbish located on the property known as:

> 1010 S Oregon St, more particularly described as LOT 17 EXC RR R/W (676 SQ FT), BLOCK 46, CAMPBELL FRC Subdivision, City of El Paso, El Paso County, Texas, PID #C050-999-0460-6800

to be $16,389.69, in accordance with the El Paso City Code Section 2.38.070 and 2.38.080 and the Texas Health & Safety Code Section 342.007. The City Council finds that the work was completed on the 8th day of September, 2023, and approves the costs described herein.

2. The City Council, in accordance with Chapter 2.38.070 and 2.38.080 of the El Paso City Code, declares the above total amount SIXTEEN THOUSAND THREE HUNDRED EIGHTY NINE AND 69/100 DOLLARS ($16,389.69) to be a lien on the above described property, said amount being due and payable within ten (10) days from the date of City Council approval, and thereafter bearing ten percent (10%) interest per annum.

3. The City Clerk is directed to give notice of the lien by filing a copy of this Resolution for record with the County Clerk.

4. All records of the City Clerk's office relating to the proceeding against the above described property are made a part of this Resolution by reference.

PASSED AND APPROVED this _____ day of _____, 20___.

CITY OF EL PASO:

_____
Renard U. Johnson
Mayor

ATTEST:

_____
Laura D. Prine
City Clerk

APPROVED AS TO FORM:

_____
Wendi N. Vineyard
City Attorney

APPROVED AS TO CONTENT:

_____
Nicholas Ybarra, P.E., Director
Environmental Services Department

(ACKNOWLEDGEMENT ON FOLLOWING PAGE)

ACKNOWLEDGEMENT

STATE OF TEXAS)
)
COUNTY OF EL PASO)

This instrument was acknowledged before me on this _____ day of _____, 20__, by Renard U. Johnson, as Mayor, of the City of El Paso.

_____
Notary Public, State of Texas
Notary's Printed or Typed Name:
_____

My Commission Expires:

_____

PREPARED IN THE OFFICE OF:

Office of the City Attorney
P.O Box 1890
El Paso, Texas 79950-1890

FOR PAY-OFF INFORMATION PLEASE CONTACT:

Environmental Services Department
7968 San Paulo
El Paso, Texas 79907
(915) 212-6000

RESOLUTION

WHEREAS, in accordance with Chapter 2.38 of the El Paso City Code, MORAD LABIBI J MORAD MARY A (LE), in accordance with Chapter 2.38.070 and 2.38.080 of the El Paso City Code, after due notice and hearing, the City Council of the City of El Paso ordered the owner of the hereinafter described property to vacate the building, and relocate the tenants on said property and clear the property of all rubbish and debris, and the owner having failed after due notice to comply with such ORDER, the ENVIRONMENTAL SERVICES DEPARTMENT, under the Building Official instructions, proceeded to vacate the Building, relocate the tenants, secure and maintain the Building secure until repaired or demolished, and clean the property of all rubbish and debris; and

WHEREAS, the Director of the Environmental Services Department has reported the cost of doing such work in the amount hereinafter set forth.

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

1. The City Council determines its reasonable expenses including administrative costs and the cost of removing the accumulated trash, vegetation and weeds or other rubbish located on the property known as:

> 2227 Magoffin Ave, more particularly described as Lots 30 To 32 (Homesite) (6240 Sq Ft), Block 34, Bassett Subdivision, City of El Paso, El Paso County, Texas, PID #B202-999-0340-9600

to be $68,150.75, in accordance with the El Paso City Code Section 2.38.070 and 2.38.080 and the Texas Health & Safety Code Section 342.007. The City Council finds that the work was completed on the 28th day of February , 2025, and approves the costs described herein.

2. The City Council, in accordance with Chapter 2.38.070 and 2.38.080 of the El Paso City Code, declares the above total amount SIXTY EIGHT THOUSAND ONE HUNDRED FIFTY AND 75/100 DOLLARS ($68,150.75) to be a lien on the above described property, said amount

being due and payable within ten (10) days from the date of City Council approval, and thereafter bearing ten percent (10%) interest per annum.

3. The City Clerk is directed to give notice of the lien by filing a copy of this Resolution for record with the County Clerk.

4. All records of the City Clerk's office relating to the proceeding against the above described property are made a part of this Resolution by reference.

PASSED AND APPROVED this _____ day of _____, 20___.

CITY OF EL PASO:

_____
Renard U. Johnson
Mayor

ATTEST:

_____
Laura D. Prine
City Clerk

APPROVED AS TO FORM:

_____
Wendi N. Vineyard
Assistant City Attorney

APPROVED AS TO CONTENT:

_____
Nicholas Ybarra, P.E., Director
Environmental Services Department

(ACKNOWLEDGEMENT ON FOLLOWING PAGE)

ACKNOWLEDGEMENT

STATE OF TEXAS)
)
COUNTY OF EL PASO)

This instrument was acknowledged before me on this _____ day of _____, 20__, by Renard U. Johnson as Mayor, of the City of El Paso.

_____
Notary Public, State of Texas
Notary's Printed or Typed Name:
_____

My Commission Expires:

_____

PREPARED IN THE OFFICE OF:

Office of the City Attorney
P.O Box 1890
El Paso, Texas 79950-1890

FOR PAY-OFF INFORMATION PLEASE CONTACT:

Environmental Services Department
7968 San Paulo
El Paso, Texas 79907
(915) 212-6000

RESOLUTION

WHEREAS, in accordance with Chapter 2.38 of the El Paso City Code, WESTMOUNT ASSETS INC, in accordance with Chapter 2.38.070 and 2.38.080 of the El Paso City Code, after due notice and hearing, the City Council of the City of El Paso ordered the owner of the hereinafter described property to vacate the building, and relocate the tenants on said property and clear the property of all rubbish and debris, and the owner having failed after due notice to comply with such ORDER, the ENVIRONMENTAL SERVICES, under the Building Official instructions, proceeded to vacate the Building, relocate the tenants, secure and maintain the Building secure until repaired or demolished, and clean the property of all rubbish and debris; and

WHEREAS, the Director of the Environmental Services Department has reported the cost of doing such work in the amount hereinafter set forth.

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

1. The City Council determines its reasonable expenses including administrative costs and the cost of removing the accumulated trash, vegetation and weeds or other rubbish located on the property known as:

> 1115 Myrtle Ave, more particularly described as Lots 23 & 24 (6000 Sq Ft), Block 15, Franklin Heights Subdivision, City of El Paso, El Paso County, Texas, PID #F607-999-0150-5700

to be $9,807.38, in accordance with the El Paso City Code Section 2.38.070 and 2.38.080 and the Texas Health & Safety Code Section 342.007. The City Council finds that the work was completed on the 6th day of November, 2024, and approves the costs described herein.

2. The City Council, in accordance with Chapter 2.38.070 and 2.38.080 of the El Paso City Code, declares the above total amount NINE THOUSAND EIGHT HUNDRED SEVEN AND 38/100 DOLLARS ($9,807.38) to be a lien on the above described property, said amount being due and payable within ten (10) days from the date of City Council approval, and thereafter bearing ten percent (10%) interest per annum.

3. The City Clerk is directed to give notice of the lien by filing a copy of this Resolution for record with the County Clerk.

4. All records of the City Clerk's office relating to the proceeding against the above described property are made a part of this Resolution by reference.

PASSED AND APPROVED this _____ day of _____, 20___.

CITY OF EL PASO:

_____
Renard U. Johnson
Mayor

ATTEST:

_____
Laura D. Prine
City Clerk

APPROVED AS TO FORM:

_____
Wendi N. Vineyard
Assistant City Attorney

APPROVED AS TO CONTENT:

_____
Nicholas Ybarra, P.E., Director
Environmental Services Department

(ACKNOWLEDGEMENT ON FOLLOWING PAGE)

ACKNOWLEDGEMENT

STATE OF TEXAS)
)
COUNTY OF EL PASO)

This instrument was acknowledged before me on this _____ day of _____, 20__, by Renard U. Johnson, as Mayor, of the City of El Paso.

_____
Notary Public, State of Texas
Notary's Printed or Typed Name:
_____

My Commission Expires:

_____

PREPARED IN THE OFFICE OF:

Office of the City Attorney
P.O Box 1890
El Paso, Texas 79950-1890

FOR PAY-OFF INFORMATION PLEASE CONTACT:

Environmental Services Department
7968 San Paulo
El Paso, Texas 79907
(915) 212-6000

ATTACHMENT B

DEMOLITIONS

September 30, 2025

Address	Owner of Record	Amount	District
7356 O'DELL LN	THIGPEN HORTENSE	$11,434.00	4
1008 S OREGON ST	GONZALEZ GLORIA & 17	$17,042.03	8
1010 S OREGON ST	GONZALEZ GLORIA	$16,389.69	8
2227 MAGOFFIN AVE	MORAD LABIBI J MORAD MARY A (LE)	$68,150.75	8
1115 MYRTLE AVE	WESTMOUNT ASSETS INC	$9,807.38	8

File #: 25-1195, **Version:** 1

CITY OF EL PASO, TEXAS
LEGISTAR AGENDA ITEM SUMMARY FORM

DISTRICT, DEPARTMENT, CONTACT INFORMATION:

Please choose District and Department from drop down menu. Please post exactly as example below.
No Title's, No emails. Please use ARIAL 10 Font.

All Districts
City Manager's Office, Richard Bristol, (915) 212-1061

AGENDA LANGUAGE:

This is the language that will be posted to the agenda. Please use ARIAL 11 Font.

A Resolution reactivating the enabling resolution of the Youth Advisory Board in accordance with the direction provided by the El Paso City Council on May 12, 2025 to standardize the Boards and Commissions of the City of El Paso.

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

DEPARTMENT: City Manager's Office

AGENDA DATE: 9/30/25

PUBLIC HEARING DATE: 9/30/25

CONTACT PERSON NAME: Richard Bristol **PHONE NUMBER:** 915 212-1061

2nd CONTACT PERSON NAME: Rosemary Monsivais **PHONE NUMBER:** 915 212-1061

DISTRICT(S) AFFECTED: ALL

STRATEGIC GOAL:

Goal 4: ENHANCE EL PASO'S QUALITY OF LIFE THROUGH RECREATIONAL, CULTURAL, AND EUCATIONAL ENVIRONMENTS

SUBGOAL:

4.1: Create innovative recreational, educational and cultural programs

SUBJECT:

A resolution amending the enabling resolution of the Youth Advisory Board to meet the the boards and commission standardization goals as directed by city Council

BACKGROUND / DISCUSSION:

On May 12, 2025- Motion made by Representative Canales, seconded by Representative Limón, and unanimously to ACCEPT Staff's recommendations AS REVISED to:

enable a resolution of the Youth Advisory Board, to align with the standardization goals for boards and commissions established by Council.

COMMUNITY AND STAKEHOLDER OUTREACH:

None

PRIOR COUNCIL ACTION:

Motion made by Representative Canales, seconded by Representative Limón, and unanimously to ACCEPT Staff's recommendations AS REVISED to:

- Develop and adopt a uniform Ordinance to standardize boards and commissions by addressing
  - Membership requirements and composition
  - Board terms
  - Responsibilities of board members to include a Code of Conduct agreement, handbook
  - Clarification of operational and advisory roles
  - Standardize boards to be enacted by Resolution instead of Ordinance
  - Closed session guidelines
  - Mandatory annual training for all board liaisons and relevant City staff
  - Streamline directives, reports and communications from boards/commissions via City Manager's Office ... Sunset the

AMOUNT AND SOURCE OF FUNDING:

NA

REPORTING OF CONTRIBUTION OR DONATION TO CITY COUNCIL:

Report any contributions or donations made to City Council of an accumulated total of $500 or more. Report the name of the elected official and the amount.

NAME	AMOUNT ($)
NA	

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

DEPARTMENT HEAD: Richard Gay

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

RESOLUTION

WHEREAS, on December 19, 2019, the El Paso City Council ("City Council") enacted a Resolution establishing a Youth Advisory Board to promote regular and active civic engagement amongst the youth of the city; and

WHEREAS, on May 12, 2025 City Council directed boards and commissions be standardized; and

WHEREAS, the City plans to establish a set of uniform bylaws to be adopted and followed by all city boards that are advisory in nature; and

WHEREAS, City Council agrees the Enabling Resolution needs to be amended to amend or remove language that contradicts the City's uniform bylaws in order to standardize all the city boards that are advisory in nature, unless otherwise specified by State, Federal, or other applicable law;

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

1. That Section 2 be revised to read as follows:
   B. The Youth Advisory Board shall adopt and utilize the City of El Paso, Texas Boards and Commissions Uniform Bylaws.

2. That Section 2 Paragraphs C and D be removed in their entirety.

3. That Section 3 be removed in its entirety

4. Any other clauses needed depending on the board.

5. Except as amended herein, the Enabling Resolution remains in full force and effect.

APPROVED this _____ day of _____, 2025.

THE CITY OF EL PASO

_____
Renard U. Johnson, Mayor

ATTEST:

_____
Laura D. Prine
City Clerk

APPROVED AS TO FORM:

Robert Aguinaga Jr.
Robert Aguinaga Jr.
Assistant City Attorney

APPROVED AS TO CONTENT:

Richard Bristol
Deputy City Manager

File #: 25-1190, **Version:** 1

CITY OF EL PASO, TEXAS
LEGISTAR AGENDA ITEM SUMMARY FORM

DISTRICT, DEPARTMENT, CONTACT INFORMATION:

Please choose District and Department from drop down menu. Please post exactly as example below.
No Title's, No emails. Please use ARIAL 10 Font.

All Districts
Strategic and Legislative Affairs, Stephen Ian Voglewede, (915) 212-1299

AGENDA LANGUAGE:

This is the language that will be posted to the agenda. Please use ARIAL 11 Font.

A Resolution amending the enabling resolution of the Veterans Affairs Advisory Committee in accordance with the direction provided by the El Paso City Council on May 12, 2025 to standardize the Boards and Commissions of the City of El Paso.

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

DEPARTMENT: Strategic and Legislative Affairs

AGENDA DATE: 9/30/25

PUBLIC HEARING DATE:

CONTACT PERSON NAME: Paul Albright, Ian Voglewede **PHONE NUMBER:** 915-212-1447

DISTRICT(S) AFFECTED: All

STRATEGIC GOAL:

No. 6: Set the Standard for Sound Governance and Fiscal Management

SUBGOAL:

SUBJECT:

An amendment to the enabling Resolution establishing the Veterans Affairs Advisory Committee to amend or remove language that contradicts the City's uniform bylaws to standardize all the city boards that are advisory. Furthermore, the Veterans Affairs Advisory Committee wishes to eliminate confusion with the federal agency of a similar name. The name would change to the Veterans Advisory Committee.

BACKGROUND / DISCUSSION:

May 12, 2025 City Council directed boards and commissions be standardized. On January 16, 2025, the VAAC voted to change its name to the Veterans Advisory Committee (VAC).

On May 18, 2023, VAAC voted to advise City Council to amend the Enabling Resolution a fourth time to revise the name of the VAAC to eliminate confusion with the federal agency of a similar name.

COMMUNITY AND STAKEHOLDER OUTREACH:

N/A

PRIOR COUNCIL ACTION:

May 5th, 2015, Council established the Veteran Affairs Advisory Committee.
November 10, 2020, Council voted to extend the VAAC with a new sunset date of December 31, 2028.
November 10th, 2020 Council voted to extend term limits to 4 years for appointed committee members as a part of the adopted resolution.
May 25, 2021, City Council approved a second amendment to, among other changes, revise membership requirements and clarify terms of then-current members.
August 1, 2023 City Council voted to amend the resolution to change the reporting frequency of the VAAC to Council once annually.

AMOUNT AND SOURCE OF FUNDING:

N/A

REPORTING OF CONTRIBUTION OR DONATION TO CITY COUNCIL:

N/A

NAME	AMOUNT ($)

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

DEPARTMENT HEAD: Stephen Ian Voglewede Digitally signed by Stephen Ian Voglewede Date: 2025.09.03 13:36:59 -06'00'

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

RESOLUTION

WHEREAS, on November 10, 2020, the El Paso City Council ("City Council") enacted a Resolution establishing a Veteran Affairs Advisory Committee to advise City Council on matters related to veteran affairs; and

WHEREAS, on May 12, 2025 City Council directed boards and commissions be standardized; and

WHEREAS, the City plans to establish a set of uniform bylaws to be adopted and followed by all city boards that are advisory in nature; and

WHEREAS, City Council agrees the Enabling Resolution needs to be amended to amend or remove language that contradicts the City's uniform bylaws in order to standardize all the city boards that are advisory in nature, unless otherwise specified by State, Federal, or other applicable law;

WHERAS, The Veterans Affairs Advisory Committee wishes to eliminate confusion with the federal agency of a similar name; and

WHERAS, certain subcommittees are found to be valuable to the nature of the work of the committee.

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

1. That the name of the committee be amended to Veterans Advisory Committee, (VAC) and all refences to Veterans Affairs Advisory Committee be amended to Veterans Advisory Committee.
2. That the Veterans Affairs Advisory Committee Section 2 be revised to read as follows:

   Bylaws and Procedures

   A. The Veterans Advisory Committee shall adopt and utilize the City of El Paso, Texas Boards and Commissions Uniform Bylaws.
   B. The Veterans Advisory Committee shall have the following three subcommittees, Employment, Homelessness and Mental Health.

3. That Section 2 Paragraphs B and C be removed in their entirety.

4. Any other clauses needed depending on the board.

5. Except as amended herein, the Enabling Resolution remains in full force and effect.

6. The bylaws shall not take effect until the Uniform Bylaws are adopted by ordinance of the City Council.

APPROVED this _____ day of _____, 2025.

THE CITY OF EL PASO

_____
Renard U. Johnson, Mayor

ATTEST:

_____
Laura D. Prine
City Clerk

APPROVED AS TO FORM:

Robert Aguinaga Jr
_____
Robert Aguinaga Jr.
Assistant City Attorney

APPROVED AS TO CONTENT:

Paul Albright
_____
Paul Albright
Chief Military Officer

File #: 25-1189, **Version:** 1

CITY OF EL PASO, TEXAS
LEGISTAR AGENDA ITEM SUMMARY FORM

DISTRICT, DEPARTMENT, CONTACT INFORMATION:

Please choose District and Department from drop down menu. Please post exactly as example below. No Title's, No emails. Please use ARIAL 10 Font.

District 8
Information Technology, Carolyn Patrick, (915) 212-1408

AGENDA LANGUAGE:

This is the language that will be posted to the agenda. Please use ARIAL 11 Font.

That the addition of broadband transmission poles on Mesa St. serves a public purpose of providing broadband access, infrastructure and utilities to residents and visitors of the City, the City Manager be authorized to sign a Multiple Use Agreement and between the City and the State, acting by and through TxDOT, for the use of the Mesa St. right of way for the purpose of installing and maintaining broadband poles.

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

DEPARTMENT: Information Technology

AGENDA DATE: 9/30/25

PUBLIC HEARING DATE: 9/30/25

CONTACT PERSON NAME: Carolyn Patrick, Chief Information Officer **PHONE NUMBER:** 915-212-1408

2nd CONTACT PERSON NAME: **PHONE NUMBER:**

DISTRICT(S) AFFECTED: District 8

STRATEGIC GOAL:
Goal 5: Promote Transparent & Consistent Communication Amongst all Members of the Community

SUBGOAL:
5.2 Leverage and expand the use of current and new technology to reduce inefficiencies and improve communications

SUBJECT:

That the addition of broadband transmission poles on Mesa St. serves a public purpose of providing broadband access, infrastructure and utilities to residents and visitors of the City, the City Manager be authorized to sign a Multiple Use Agreement and between the City and the State, acting by and through TxDOT, for the use of the Mesa St. right of way for the purpose of installing and maintaining broadband poles

BACKGROUND / DISCUSSION:

As part of the Broadband Expansion (BE) project for the San Jacinto Plaza (SJP) location, the City of El Paso (CoEP) intends to install three decorative poles equipped with Wi-Fi antennas. These decorative poles will be along the East side of the SJP limits.
This location lies within a right-of-way owned by the Texas Department of Transportation (TxDOT). Accordingly, the City is formally seeking authorization from TxDOT to continue with the proposed installation.

COMMUNITY AND STAKEHOLDER OUTREACH:

N/A

PRIOR COUNCIL ACTION:

N/A

AMOUNT AND SOURCE OF FUNDING:

N/A

REPORTING OF CONTRIBUTION OR DONATION TO CITY COUNCIL:

NA

NAME	AMOUNT ($)

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

DEPARTMENT HEAD: Carolyn Patrick Digitally signed by Carolyn Patrick Date: 2025.09.11 12:45:13 -06'00'

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

R E S O L U T I O N

WHEREAS, Fast and reliable broadband service is valuable infrastructure to the residents of The City of El Paso, ("City"); and

WHEREAS, added transmission poles in highly trafficked public areas serves to improve public broadband access: and

WHEREAS, to further broadband access the City has installed transmission poles along Mesa St. next to San Jacinto Plaza; and

WHEREAS, The State of Texas (hereinafter referred to as the "State") owns and operates a system of highways for public use and benefit, including Mesa St. within El Paso, Texas; and

WHEREAS, Texas Department of Transportation, "TxDOT", requires a multiple use agreement for use of right of ways controlled by the State; and

WHEREAS, the State in recognition of the public purpose of the addition of broadband transmission poles, shall agree to a multiple use agreement for the use of the right of way by the City.

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

That the addition of broadband transmission poles on Mesa St. serves a public purpose of providing broadband access, infrastructure and utilities to residents and visitors of the City, the City Manager be authorized to sign a Multiple Use Agreement and between the City and the State, acting by and through TxDOT, for the use of the Mesa St. right of way for the purpose of installing and maintaining broadband poles.

APPROVED this _____ day of _____, 2025.

CITY OF EL PASO:

_____
Renard U. Johnson, Mayor

ATTEST:

_____
Laura D. Prine
City Clerk

APPROVED AS TO FORM:

Robert Aguinaga Jr

Roberto Aguinaga
Assistant City Attorney

APPROVED AS TO CONTENT:

Carolyn Patrick

Carolyn Patrick, Director
Information Technology Department

MULTIPLE USE AGREEMENT

STATE OF TEXAS §

COUNTY OF TRAVIS §

THIS AGREEMENT made by the State of Texas by and between the Texas Department of Transportation, hereinafter referred to as "State", party of the first part, and The City of El Paso, hereinafter called CoEP, party of the second part, is to become effective when fully executed by both parties.

WITNESSETH

WHEREAS, on the 30th day of September, 20 25, the governing body for the CoEP entered into Resolution/Ordinance No. Ordinance hereinafter identified by reference, authorizing the CoEP 's participation in this agreement with the State; and

WHEREAS, the CoEP has requested the State to permit the construction, maintenance and operation of a public 3 Decorative Poles for Wifi Antennas on the highway right of way, (ROADWAY N Mesa St CONTROL SECTION NO. 000103). (General description of area including either the control number or GPS coordinates.)

shown graphically by the preliminary conceptual site plan in Exhibit "A" and being more specifically described by metes and bounds of Exhibit "B", which are attached and made a part hereof; and

WHEREAS, the State has indicated its willingness to approve the establishment of such facilities and other uses conditioned that the CoEP will enter into agreements with the State for the purpose of determining the respective responsibilities of the CoEP and the State with reference thereto, and conditioned that such uses are in the public interest and will not damage the highway facilities, impair safety, impede maintenance or in any way restrict the operation of the highway facility, all as determined from engineering and traffic investigations conducted by the State.

AGREEMENT

NOW, THEREFORE, in consideration of the premises and of the mutual covenants and agreements of the parties hereto to be by them respectively kept and performed as hereinafter set forth, it is agreed as follows:

1. DESIGN AND CONSTRUCTION

CoEP will prepare or provide for the construction plans for the facility, and will provide for the construction work as required by said plans at no cost to the State. Said plans shall include the design of the access control, necessary horizontal and vertical clearances for highway structures, adequate landscape treatment, adequate detail to ensure compliance with applicable structural design standards, sufficient traffic control provisions, and general layout. They shall also delineate and define the construction responsibilities of both parties hereto. Completed plans will be submitted to State for review and approval and when approved shall be attached to the agreement and made a part thereof in all respects. Construction shall not commence until plans have been approved by the State. Any future revisions or additions shall be made after prior written approval of the State. Any sidewalks, curb ramps and other pedestrian elements to be constructed, either on site or off site, by the CoEP shall be in accordance with the requirements of Title II of the Americans With Disabilities Act (ADA) and with the Texas Accessibility Standards (TAS). Elements constructed by the CoEP and found not to comply with ADA or TAS shall be corrected at the entire expense of the- CoEP

2. INSPECTION

Ingress and egress shall be allowed at all times to such facility for Federal Highway Administration personnel and State Forces and equipment when highway maintenance operations are necessary, and for inspection purposes; and upon request, all parking or other activities for periods required for such operations will be prohibited.

3. PARKING REGULATIONS

Parking regulations shall be established limiting parking to single unit motor vehicles of size and capacity no greater than prescribed for 1 1/2 ton trucks, such vehicles to conform in size and use to governing laws. Parking shall be permitted only in marked spaces.

Parking shall be prohibited when a security threat, as determined by TxDOT, exists.

4. PROHIBITION/SIGNS

Regulations shall be established prohibiting the parking of vehicles transporting flammable or explosive loads and prohibiting use of the area in any manner for peddling, advertising or other purposes not in keeping with the objective of a public facility. The erection of signs other than those required for proper use of the area will be prohibited. All signs shall be approved by the State prior to the actual erection.

5. RESPONSIBILITIES

Timely maintenance, repair and operation of the facility shall be entirely the responsibility of the CoEP. Such responsibility shall not be transferred, assigned or conveyed to a third party without the advanced written approval of the State. These responsibilities expressly include the timely maintenance and repair of any portion of the facility necessary to comply with the Americans with Disabilities Act. Further, such responsibility shall include picking up trash, mowing and otherwise keeping the facility in a clean and sanitary condition, and surveillance by police patrol to eliminate the possible creation of a nuisance or hazard to the public. Hazardous or unreasonably objectionable smoke, fumes, vapor or odors shall not be permitted to rise above the grade line of the highway, nor shall the facility subject the highway to hazardous or unreasonably objectionable dripping, droppings or discharge of any kind, including rain or snow.

If the State determines that CoEP has failed to comply with these responsibilities, it will perform the necessary work and charge CoEP the actual cost of the work.

6. FEES

Any fees levied for use of the facilities in the area shall be nominal and no more than are sufficient to defray the cost of construction, maintenance and operations thereof, and shall be subject to State approval.

A. Retention Period. The CoEP shall maintain all books, documents, papers, accounting records and other evidence pertaining to fees collected and costs (hereinafter called the Records). The CoEP shall make the records available during the term of the Agreement and for four years from the date the Agreement is terminated, until completion of all audits, or until pending litigation has been completely and fully resolved, whichever occurs last.

B. Audit Report. If fees are collected by the CoEP for the use of the facility under this agreement, the CoEP will provide the State an annual audit report detailing the fees collected for the use of the facility and the costs associated with constructing, maintaining, and operating the facility within the same period. If the report shows more fees collected than expenses for the construction, operation, or maintenance of the facility the CoEP must provide a multiple year plan detailing how the additional revenue will be used for construction, operation, or maintenance of the facility.

C. Availability. The State or any of its duly authorized representatives, the Federal Highway Administration, the United States Department of Transportation, Office of Inspector General, and the Comptroller General shall have access to the CoEP 's records that are directly pertinent to this Agreement for the purpose of making audits and examinations.

7. TERMINATION UPON NOTICE

This provision is expressly made subject to the rights herein granted to both parties to terminate this agreement upon notice, and upon the exercise of any such right by either party, all obligations herein to make improvements to said facility shall immediately cease and terminate and CoEP shall be responsible for the facility's timely removal at no cost to the State. If the State determines that CoEP has failed to timely remove the facility, it will perform the necessary work and charge CoEP the actual cost of the work.

8. MODIFICATION/TERMINATION OF AGREEMENT

If in the sole judgment of the State it is found at any future time that traffic conditions have so changed that the existence or use of the facility is impeding maintenance, damaging the highway facility, impairing safety or that the facility is not being properly operated, that it constitutes a nuisance, is abandoned, or if for any other reason it is the State's judgment that such facility is not in the public interest, this agreement under which the facility was constructed may be: (1) modified if corrective measures acceptable to both parties can be applied to eliminate the objectionable features of the facility; or (2) terminated and the use of the area as proposed herein discontinued.

9. PROHIBITION OF STORAGE OF FLAMMABLE MATERIALS

All structures located or constructed within the area covered by the agreement shall be fire resistant. The storage of flammable, explosive or hazardous materials is prohibited. Operations deemed to be a potential fire hazard shall be subject to regulation by the State.

10. RESTORATION OF AREA

The CoEP shall provide written notification to the State that such facility will be discontinued for the purpose defined herein. The CoEP shall, within thirty (30) days from the date of said notification, clear the area of all facilities that were its construction responsibility under this agreement and restore the area to a condition satisfactory to the State.

11. PREVIOUS AGREEMENTS

It is understood that this agreement in no way modifies or supersedes the terms and provisions of any existing agreements between the parties hereto.

12. INDEMNIFICATION

THE CoEP WILL INDEMNIFY THE STATE AGAINST ANY AND ALL DAMAGES AND CLAIMS FOR DAMAGES, INCLUDING THOSE RESULTING FROM INJURY OR DEATH OF PERSONS OR FOR LOSS OF OR DAMAGE TO PROPERTY, ARISING OUT OF, INCIDENT TO OR IN ANY MANNER CONNECTED WITH THE CONSTRUCTION, OPERATION OR MAINTENANCE OF THE FACILITY, WHICH INDEMNIFICATION SHALL EXTEND TO AND INCLUDE ANY AND ALL COURT COSTS, ATTORNEY'S FEES AND EXPENSES RELATED TO OR CONNECTED WITH ANY CLAIMS OR SUITS FOR DAMAGES AND SHALL, IF REQUESTED IN WRITING BY THE STATE TO DO SO, ASSIST THE STATE OR RELIEVE THE STATE FROM DEFENDING ANY SUCH SUITS BROUGHT AGAINST IT. THE INDEMNIFICATION OF THE STATE SHALL EXTEND FOR A PERIOD OF TWO (2) YEARS BEYOND THE DATE OF TERMINATION OF THIS AGREEMENT.

DURING EACH YEAR WHILE THERE IS ANY LIABILITY BY REASON OF THE AGREEMENT CONTAINED IN THIS SUBSECTION OF THIS RESOLUTION, INCLUDING THE CALENDAR YEAR 2025, THE CITY OF EL PASO (CITY) SHALL COMPUTE AND ASCERTAIN THE RATE AND AMOUNT OF AD VALOREM TAX, BASED ON THE LATEST APPROVED TAX ROLLS OF SAID ENTITY, WITH FULL ALLOWANCES BEING MADE FOR TAX DELINQUENCIES AND COSTS OF TAX COLLECTION, WHICH WILL BE SUFFICIENT TO RAISE AND PRODUCE THE MONEY REQUIRED TO PAY ANY SUMS WHICH MAY BE OR BECOME DUE DURING ANY SUCH YEAR, IN NO INSTANCE TO BE LESS THAN TWO (2%) PER CENT OF SUCH OBLIGATION, TOGETHER WITH INTEREST THEREON, BECAUSE OF THE OBLIGATION HEREIN ASSUMED.

SAID RATE AND AMOUNT OF AD VALOREM TAX IS HEREBY ORDERED TO BE LEVIED AND IS HEREBY LEVIED AGAINST ALL TAXABLE PROPERTY IN SAID ENTITY FOR EACH YEAR WHILE ANY LIABILITY EXISTS BY REASON OF THE OBLIGATION UNDERTAKEN BY THIS SUBSECTION OF THIS RESOLUTION, AND SAID AD VALOREM TAX SHALL BE ASSESSED AND COLLECTED EACH SUCH YEAR UNTIL ALL OF THE OBLIGATIONS HEREIN INCURRED SHALL HAVE BEEN DISCHARGED AND ALL LIABILITY HEREUNDER DISCHARGED.

No party to this agreement intends to waive, relinquish, limit or condition its general governmental immunity from liability in any way.

Each party agrees and acknowledges that it is not an agent, servant, or employee of the other party and that under this provision each party is responsible only for its own acts and for those of its agents, servants, independent contractors or employees. Such responsibility includes, but is not

limited to any claims or amounts arising or recovered under the "Workers Compensation Law," the Texas Tort Claims Act, Chapter 101, Texas Civil Practice and Remedies Code; or any other applicable laws or regulations, all as time to time may be amended.

Nothing in this agreement shall be construed as creating any liability in favor of any third party against the State and the CoEP. Additionally, this agreement shall not ever be construed as relieving any third party from any liability against the State. Furthermore, the CoEP shall become fully subrogated to the State's rights of recovery and shall be entitled to maintain any action over and against any third party who may be liable for damages. The State agrees to execute and deliver instruments and papers and to otherwise do that which is necessary to secure such rights.

13. INSURANCE

The CoEP, shall provide necessary safeguards to protect the public on State maintained highways including adequate insurance for payment of any damages which might result during the construction, maintenance, repair and operation of the facility. CoEP shall include TxDOT as an additional insured by endorsement in CoEP's commercial general liability insurance policy. Prior to beginning work on the State's right of way, the CoEP's construction contractor shall submit to the State a completed insurance form (TxDOT Form No. 1560) or appropriate certificate of self-insurance and shall maintain the required coverage during the construction of the facility.

14. USE OF RIGHT OF WAY

It is understood that the State by execution of this agreement does not impair or relinquish the State's right to use such land for highway purposes when it is required for the construction or re-construction of the traffic facility for which it was acquired, nor shall use of the land under such agreement ever be construed as abandonment by the State of such land acquired for highway purposes, and the State does not purport to grant any interest in the land described herein but merely consents to such use to the extent its authority and title permits.

15. ADDITIONAL CONSENT REQUIRED

The State asserts only that it has sufficient title for highway purposes. The CoEP shall be responsible for obtaining such additional consent, permits or agreement as may be necessary due to this agreement. This includes, but is not limited to, appropriate permits and clearances for environmental, ADA and public utilities.

16. FHWA ADDITIONAL REQUIREMENTS

If the Facility is located on the Federal-Aid Highway System, "ATTACHMENT A", which states additional requirements as set forth in the Federal Highway Administration's Title 23, Code of Federal Regulations, § 710, shall be attached to and become a part of this agreement.

17. CIVIL RIGHTS ASSURANCES

The CoEP, for itself, its personal representatives, successors and interests and assigns, as part of the consideration hereof, does hereby covenant and agree as a covenant running with the land that: (1) no persons, on the grounds of race, color, sex, age, national origin, religion or disabling condition, shall be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination in the use of said facility; (2) that in the construction of any improvements on, over or under such land and the furnishing of services thereon, no person on the ground of race, color, sex, age, national origin, religion or disabling condition, shall be excluded from participation in, denied the benefits of, or otherwise be subjected to discrimination; (3) that the CoEP shall use the premises in compliance with all other requirements imposed by or pursuant to Title 49, Code of Federal Regulations, Department of Transportation, Subtitle A, Office of the Secretary, Part 21, Non-discrimination in Federally-Assisted programs of the Department of Transportation - Effectuation of Title VI of the Civil Rights Act of 1964, and as said Regulations may be amended.

That if in the event of any breach of the above non-discrimination covenants, the State shall have the right to terminate the agreement and reenter and repossess said land and the facilities thereon, and hold the same as if said agreement had never been made or issued.

18. AMENDMENTS

Any changes in the time frame, character or responsibilities of the parties hereto shall be enacted by a written amendment executed by both parties hereto.

19. LEGAL CONSTRUCTION

In case one or more of the provisions contained in this agreement shall for any reason be held invalid, illegal or unenforceable in any respect, such invalidity, illegality or unenforceability shall not affect any provision hereof and this agreement shall be construed as if such invalid, illegal, or unenforceable provision had never been contained in this agreement.

20. AUDIT

The State may conduct an audit or investigation of any aspect of this agreement. The CoEP must provide the State with access to any information the State considers relevant to the investigation or audit. The audit can include, but is not limited to, any contract for construction or maintenance of any facility or structure authorized by this agreement or any contract to provide a service to the CoEP if that service is authorized by this agreement.

21. AUTHORITY OF STATE AUDITOR

The state auditor may conduct an audit or investigation of any entity receiving funds from the state directly under the contract or indirectly through a subcontract under the contract. Acceptance of funds directly under the contract or indirectly through a subcontract under this contract acts as acceptance of the authority of the state auditor, under the direction of the legislative audit committee, to conduct an audit or investigation in connection with those funds. An entity that is the subject of an audit or investigation must provide the state auditor with access to any information the state auditor considers relevant to the investigation or audit.

22. NOTICES

All notices required under this agreement shall be mailed or hand delivered to the following respective addresses:

STATE (Mailing Address)	**(Name of other party)** (Mailing Address)
Texas Department of Transportation Maintenance Division 125 East 11th Street Austin, Texas 78701-2483	City of El Paso Information Technology Services City 2- 218 N. Campbell El Paso TX 79901

23. TIMELY PAYMENT

When required by any provision of this agreement requires a payment to be made to the State, the other party hereto shall within thirty (30) days from receipt of the State's written notification pay the State for the full cost of repairing any damages to the highway facility which may result from the other party's construction, maintenance, repair or operation of the facility.

24. WARRANTS

The signatories to this agreement warrant that each has the authority to enter into this agreement on behalf of the party represented.

List of Attached Exhibits:

Exhibit A - General Layout
Exhibit B - Metes and Bounds Description
Exhibit C - Approved Construction Plans
Exhibit D - Certificate of Insurance (TxDOT Form 1560)
Exhibit E - Attachment A (FHWA Additional Requirements)

IN WITNESS WHEREOF, the parties have hereunto affixed their signature, the _____ on the _____ day of _____ , 20 _____ , and the State on the _____ day of _____ , 20_____ .

City of El Paso
(Name of other party)

By: _____
Signature

_____
Printed Name

_____
Title

_____
Agency

_____
Contact Office and Telephone No.

STATE OF TEXAS

Executed and approved for the Texas Transportation Commission for the purpose and effect of activating and/or carrying out the orders, and established policies or work programs heretofore approved and authorized by the Texas Transportation Commission.

By: _____
Director, Maintenance Division

_____
Printed Name

_____
Date

APPROVAL RECOMMENDED:

_____
District Engineer

_____
Printed Name

_____
Date

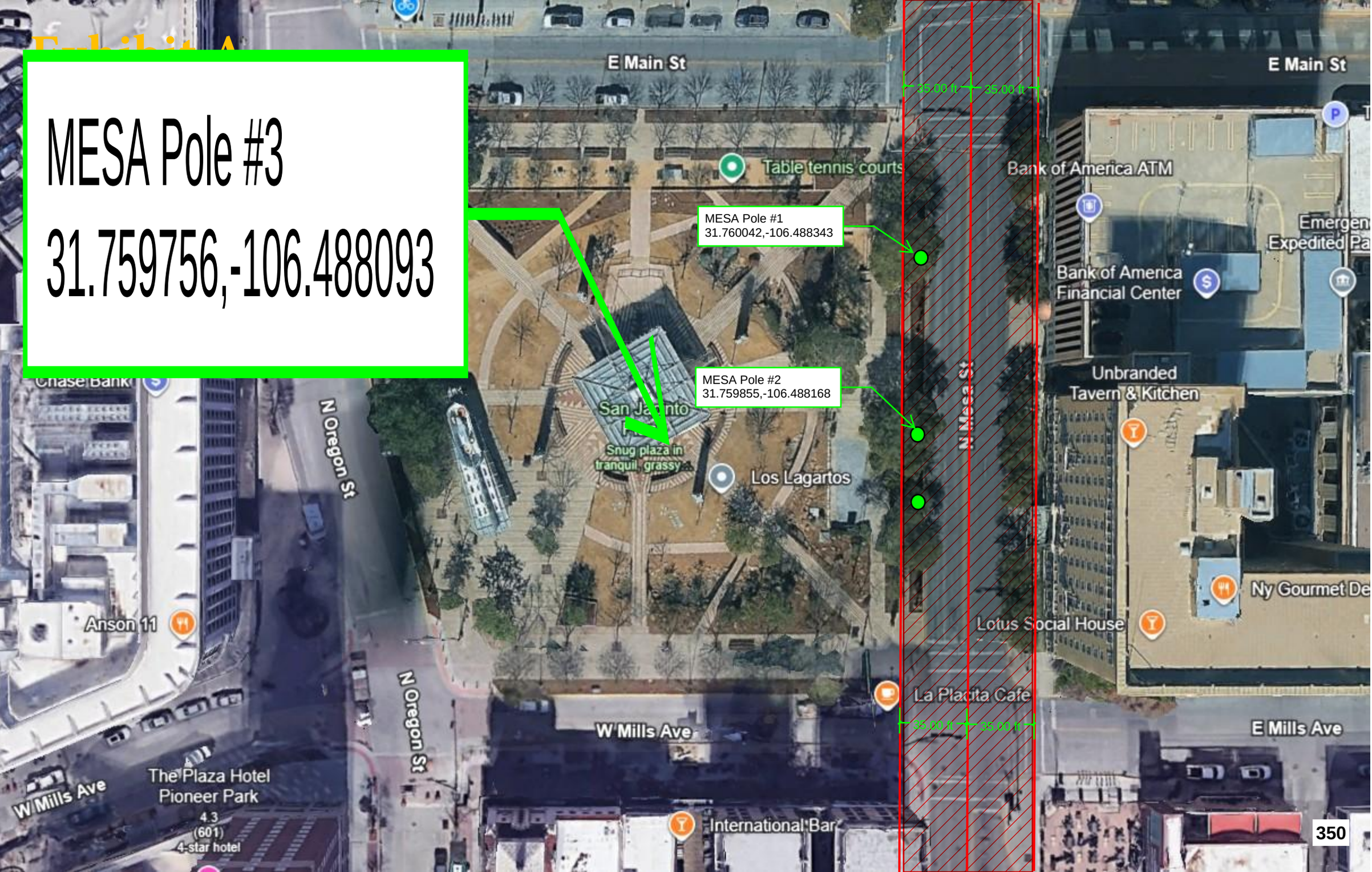
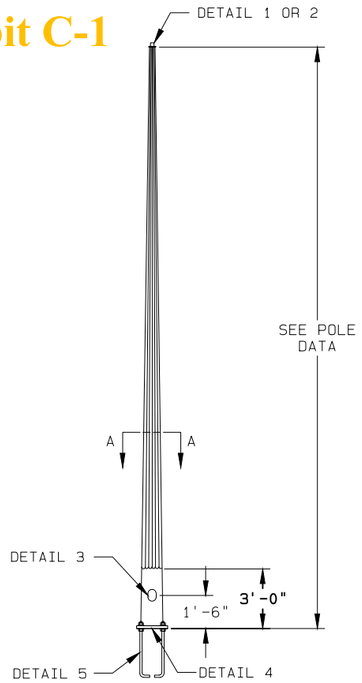

MESA Pole #3
31.759756,-106.488093
MESA Pole #1
31.760042,-106.488343
MESA Pole #2
31.759855,-106.488168
E Main St
Table tennis courts
Bank of America ATM
Bank of America Financial Center
Unbranded Tavern & Kitchen
Ny Gourmet De
Lotus Social House
La Placita Cafe
E Mills Ave
N Oregon St
N Mesa St
San Jacinto Plaza
Snug plaza in tranquil, grassy ...
Los Lagartos
Anson 11
W Mills Ave
The Plaza Hotel Pioneer Park
4.3
(601)
4-star hotel
International Bar
35.00 ft
35.00 ft
350

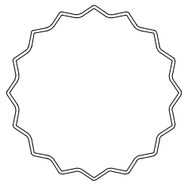
Exhibit C

El Paso BCycle:
San Jacinto Plaza
E Main St
Community
ndation
San Jacinto
Plaza
Snug plaza in
tranquil, grassy...
Los Lagartos
N Oregon St
N Oregon St
W Mills Ave
W Mills Ave
La Placita Cafe
International Bar
Bank of Am
VEINTIDO
Althon Investments

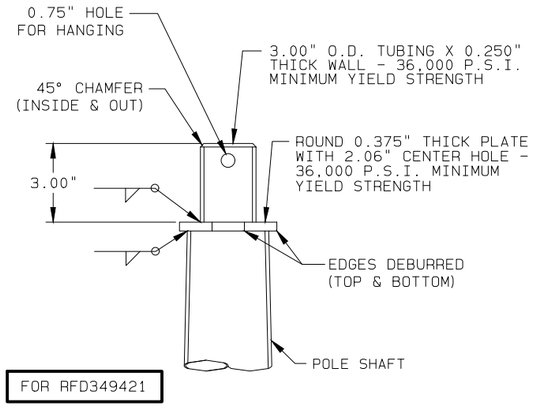
Exhibit C-1



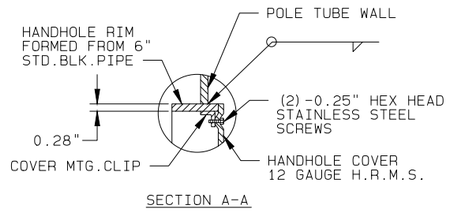
NOTE: DETAILS DO NOT SHOW FLUTING FOR CLARITY.

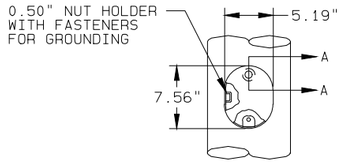


SECTION A-A



DETAIL 1 | POLE TOP PD TENON

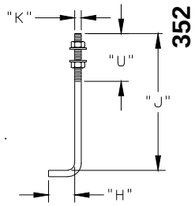




DETAIL 3 | HANDHOLE

ADDER

(4)-ANCHOR BOLTS WITH (2) HEX NUTS AND (2) WASHERS PER BOLT WITH THREADED END GALVANIZED AT LEAST 12.00".



DETAIL 5 | ANCHOR BOLT

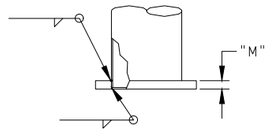
ALTHOUGH RARE, VIBRATIONS SEVERE ENOUGH TO CAUSE DAMAGE CAN OCCASIONALLY OCCUR IN STRUCTURES OF ALL TYPES. BECAUSE THEY ARE INFLUENCED BY MANY INTERACTING VARIABLES, VIBRATIONS ARE GENERALLY UNPREDICTABLE. THE USER'S MAINTENANCE PROGRAM SHOULD INCLUDE OBSERVATION FOR EXCESSIVE VIBRATION AND EXAMINATION FOR ANY STRUCTURAL DAMAGE OR BOLT LOOSENING. THE VALMONT WARRANTY SPECIFICALLY EXCLUDES FATIGUE FAILURE OR SIMILAR PHENOMENA RESULTING FROM INDUCED VIBRATION, HARMONIC OSCILLATION OR RESONANCE ASSOCIATED WITH MOVEMENT OF AIR CURRENTS AROUND THE PRODUCT.

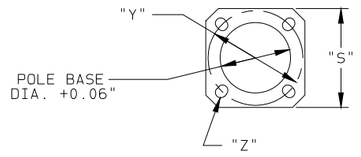
VIBRATION DISCLAIMER

REMOVABLE END CAP WITH HARDWARE

FOR RFD349430

DETAIL 2 | POLE TOP





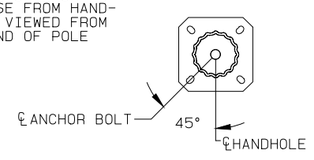
DETAIL 4 | POLE BASE

THE LIGHTING STRUCTURES SHOWN ON THIS DRAWING HAVE BEEN DESIGNED IN ACCORDANCE WITH THE LOADING AND THE ALLOWABLE STRESS REQUIREMENTS OF THE 2009 AASHTO STANDARD SPECIFICATIONS FOR STRUCTURAL SUPPORTS FOR HIGHWAY SIGNS, LUMINAIRES AND TRAFFIC SIGNALS , FIFTH EDITION, LTS-5. THE WIND LOADS WERE CALCULATED FROM A BASIC WIND VELOCITY OF 90 MPH WITH A RECURRENCE INTERVAL OF 50 YEARS.

- PER THE CODE COMMON LIGHTING STRUCTURES ARE NOT REQUIRED TO BE ANALYZED FOR FATIGUE LOADS AS THEY HAVE NOT NORMALLY EXHIBITED FATIGUE PROBLEMS.

AASHTO 2009 SPECIFICATIONS

ALL ANGLES MEASURED CLOCKWISE FROM HAND-HOLE AS VIEWED FROM SMALL END OF POLE



RADIAL INDEX

MATERIAL DATA

COMPONENT	DESIGNATION	MIN. YIELD (KSI)
POLE SHAFT	A595 GR.A	55
BASE PLATE	A36	36
ANCHOR BOLTS	F1554 GR.55	55
HARDWARE - COATING	HOT DIP ZINC	--

FINISH DATA

SYSTEM: FINISH PAINTED (FP)
BASE COAT: NONE
PRIME COAT: NONE
FINISH COAT: TGIC OR URETHANE POLYESTER POWDER
COLOR: DARK GREEN
SPEC: F-264AB

POLE DATA

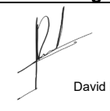
ITEM	QTY.	POLE TUBE				POLE BASE				ANCHOR BOLT **ADDER**			
		BASE DIA. (IN)	TOP DIA. (IN)	LENGTH (FT)	GAUGE OR THICK (IN)	SQUARE "S" (IN)	BOLT CIRCLE "Y" (IN)	THK. "M" (IN)	SLOT "Z" (IN)	DIA. "K" (IN)	LENGTH "J" (IN)	HOOK "H" (IN)	THREAD LENGTH "U" (IN)
RFD349421	7	7.00	4.48	18.00	11	11.50	12.00	1.00	1.13 X 1.69	1.00	36.00	4.00	6.00
RFD349430	1	7.00	4.48	18.00	11	11.50	12.00	1.00	1.13 X 1.69	1.00	36.00	4.00	6.00

CUSTOMER NOTES:

1. STANDARD SPECS NOT SHOWN HERE MAY BE FOUND ON SEPARATE CUT SHEETS (PLEASE SEE SALES).
2. CUSTOMER SHALL VERIFY ACCESSORY LOCATION ON SHEET 2 AND PROVIDE PRIOR TO PRODUCTION. MAY BE ROTATED IN VIEW.
3. SIGNED APPROVAL TO ACCOMPANY PO.

Catalog #'s:
Pole: AORTFS 18 70 3T3 GN RFD349421
Anchor Bolt: VAL1 ABSET RFD349421
(See composite on sheet 2)

Customer Signature & Date



David Portillo - 01/31/25

Catalog #'s:
Pole: AORTFS 18 70 PC GN **RFD349430**
Anchor Bolt: VAL1 ABSET **RFD349430**
(See composite on sheet 3)

Customer Signature & Date

REV	DRAWN BY-DATE	CHECK BY-DATE	DESCRIPTION
—	MJ7 08/30/23	AT7 09/06/23	

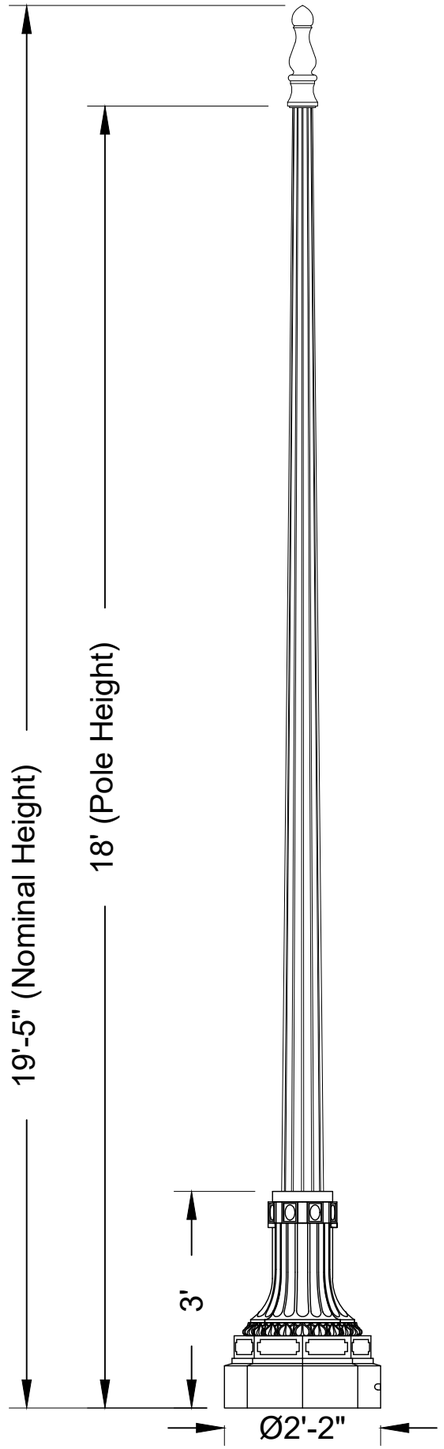
SOLD TO: EL PASO ALL STANDARD POLES & FIXTURES
SHIP TO: EL PASO, TEXAS
P.O. #: 2410-24-10657-3 (DR-29267, RFD349430, 349421)
AGENT: KIMBERLY ANNE BACA-DAVID

JOB: EL PASO ALL STANDARD POLES & FIXTURES
EL PASO, TEXAS

TITLE: FLUTED LIGHTING STRUCTURES

HOLOPHANE® LEADER IN LIGHTING SOLUTIONS
An AcuityBrandsCompany

ORDER NUMBER: TX156200P6
PAGE NUMBER: 1 OF 3
DRAWING NUMBER: TSG016230
REV: -



for

CUSTOMER NOTES:

1. STANDARD SPECS NOT SHOWN HERE MAY BE FOUND ON SEPARATE CUT SHEETS (PLEASE SEE SALES).
2. CUSTOMER SHALL VERIFY ACCESSORY LOCATION IN TABLE ABOVE AND PROVIDE PRIOR TO PRODUCTION. MAY BE ROTATED IN VIEW.
3. LOADING DATA PROVIDED BASED ON ASSEMBLY SHOWN. ANY CHANGES TO WEIGHT/EPA MAY NEED TO BE VERIFIED BY HOLOPHANE ENGINEERING.
4. ***ANCHORAGE DETAIL PROVIDED FOR VISUAL ONLY - DO NOT USE TO SET ANCHOR BOLTS.***
5. SIGNED APPROVAL TO ACCOMPANY PO.

Catalog #'s:

Pole: AORTFS 18 70 3T3 GN **RFD349421**
Anchor Bolt : VAL1 ABSET **RFD349421**
Clamshell Base:AN24CSB CA RCXX GN
Finial : WLF GN
(Pole details on sheet 1)

Customer Signature & Date

JOB: EL PASO ALL STANDARD POLES & FIXTURES EL PASO, TEXAS	HOLOPHANE® LEADER IN LIGHTING SOLUTIONS An AcuityBrandsCompany	ORDER NUMBER: TX156200P6 PAGE NUMBER: 2 OF 3
TITLE: FLUTED LIGHTING STRUCTURES		DRAWING NUMBER: TSG016230 REV: -

Please fill the following form.

CERTIFICATE OF INSURANCE

Form 1560
(Rev. 07/24)
Previous editions of this form may not be used.

Agents should complete this form by providing all requested information, then either email, fax, or mail this form as noted at the bottom of page two. Copies of endorsements listed below are not required as attachments to this certificate.

This certificate is issued as a matter of information only and confers no rights upon the certificate holder. This certificate does not confer any rights or obligations other than the rights and obligations conveyed by the policies referenced on this certificate. The terms of the policies referenced in this certificate control over the terms of the certificate.

Insured: ACCESS COMMUNICATIONS GROUP LLC

Street/Mailing Address: 2017 TEXAS AVE

City/State/Zip: EL PASO TX 79901

Phone Number: (915) 845 0007

WORKERS' COMPENSATION INSURANCE COVERAGE:
Endorsed with a Waiver of Subrogation in favor of TxDOT.

Carrier Name: TRAVELERS			**Carrier Phone #:** (888) 695 4625	
Address: PO BOX 660301			**City, State, Zip:** DALLAS TX 75266	
Type of Insurance	**Policy Number**	**Effective Date**	**Expiration Date**	**Limits of Liability:**
Workers' Compensation	UB-9W500119-24-I5-G	05-Dec-24	05-Dec-25	Not Less Than: Statutory - Texas

COMMERCIAL GENERAL LIABILITY INSURANCE:

Carrier Name: Travelers (TX)			**Carrier Phone #:** (888) 695 4625	
Address: PO BOX 660301			**City, State, Zip:** DALLAS TX 75266	
Type of Insurance:	**Policy Number:**	**Effective Date:**	**Expiration Date:**	**Limits of Liability:**
Commercial General Liability Insurance	31N3529A	05-Dec-24	05-Dec-25	Not Less Than: $ 600,000 each occurrence

BUSINESS AUTOMOBILE POLICY:

Carrier Name: Travelers (TX)			**Carrier Phone #:** (888) 695 4625	
Address: PO BOX 660301			**City, State, Zip:** DALLAS TX 75266	
Type of Insurance:	**Policy Number:**	**Effective Date:**	**Expiration Date:**	**Limits of Liability:**
Business Automobile Policy	BA6R838335	05-Dec-24	05-Dec-25	Not Less Than: $ 600,000 combined single limit

UMBRELLA POLICY (if applicable):

Carrier Name: Travelers (TX)			**Carrier Phone #:** (888) 695 4625	
Address: PO BOX 660301			**City, State, Zip:** DALLAS TX 75266	
Type of Insurance:	**Policy Number:**	**Effective Date:**	**Expiration Date:**	**Limits of Liability:**
Umbrella Policy	006R842533	05-Dec-24	05-Dec-25	4,000,000

Should any of the above described policies be cancelled before the expiration date thereof, notice will be delivered in accordance with the policy provisions.

THIS IS TO CERTIFY to the Texas Department of Transportation acting on behalf of the State of Texas that the insurance policies named are in full force and effect. *If this form is sent by facsimile machine (fax), the sender adopts the document received by TxDOT as a duplicate original and adopts the signature produced by the receiving fax machine as the sender's original signature.*

Agency Name	**Address**	**City, State, Zip Code**
MOUNT FRANKLIN INSURANCE	122 THORN AVE.	EL PASO TX 79932

(915) 599 2900		15-Sep-25
Authorized Agent's Phone Number	**Authorized Agent Original Signature**	**Date**

The Texas Department of Transportation maintains the information collected through this form. With few exceptions, you are entitled on request to be informed about the information that we collect about you. Under §§552.021 and 552.023 of the Texas Government Code, you also are entitled to receive and review the information. Under §559.004 of the Government Code, you are also entitled to have us correct information about you that is incorrect.

NOTES TO AGENTS:

Agents must provide all requested information then either email, fax, or mail this form as noted below.

Pre-printed limits are the minimum required; if higher limits are provided by the policy, enter the higher limit amount on an Acord Form.

To avoid work suspension, an updated insurance form must reach the address listed below **one business day prior** to the expiration date. **Insurance must be in force in order to perform any work.**

Binder numbers are not acceptable for policy numbers.

The certificate of insurance, once on file with the department, is adequate for subsequent department contracts provided adequate coverage is still in effect. Do not refer to specific projects/contracts on this form.

List the contractor's legal company name, including the DBA (doing business as) name as the insured. If a staff leasing service is providing insurance to the contractor/client company, list the staff leasing service as the insured and show the contractor/client company in parenthesis.

The Texas Department of Insurance (TDI) approved forms are the only acceptable proof of insurance for department contracts. The preferred Certificate of Insurance (COI) is on a 1560 or Acord form.

Over-stamping and/or over-typing entries on the certificate of insurance are not acceptable if such entries change the provisions of the certificate in any manner.

DO NOT COMPLETE THIS FORM UNLESS THE WORKERS' COMPENSATION POLICY IS ENDORSED WITH A WAIVER OF SUBROGATION IN FAVOR OF TXDOT.

The SIGNATURE of the agent is required.

CERTIFICATE OF INSURANCE REQUIREMENTS:

WORKERS' COMPENSATION INSURANCE:

The word STATUTORY, under limits of liability, means that the insurer would pay benefits allowed under the Texas Workers' Compensation Law.

GROUP HEALTH or ACCIDENT INSURANCE is not an acceptable substitute for Workers' Compensation.

COMMERCIAL GENERAL LIABILITY INSURANCE:

MANUFACTURERS' or CONTRACTOR LIABILITY INSURANCE is not an acceptable substitute for Comprehensive General Liability Insurance or Commercial General Liability Insurance.

BUSINESS AUTOMOBILE POLICY:

If coverages are specified separately, they must be at least these amounts:

Bodily Injury	$500,000 each occurrence
	$100,000 each occurrence
Property Damage	$100,000 for aggregate

PRIVATE AUTOMOBILE LIABILITY INSURANCE is not an acceptable substitute for a Business Automobile Policy.

Completed forms may be submitted by any of the following methods:

Email: CST_Insurance@txdot.gov
Fax: (512) 416-2536
Mail: Texas Department of Transportation
CST – Contract Processing
125 E. 11th Street
Austin, TX 78701-2483

--No more pages--

ATTACHMENT A

Inasmuch as this project is on the Federal-Aid highway system, the following additional requirements as applicable with the Federal Highway Administration's Title 23, Code of Federal Regulations, § 710.105.

1. Any significant revision in the design or construction of the facility shall receive prior approval by the Texas Department of Transportation subject to concurrency by the FHWA.

2. Any change in the authorized use of real property interest shall receive prior approval by the Texas Department of Transportation subject to concurrence by the FHWA.

3. Real property interest shall not be transferred, assigned or conveyed to another party without prior Texas Department of Transportation approval subject to concurrence by the FHWA.

4. This agreement will be revocable in the event that the real property interest facility ceases to be used or is abandoned.

EXHIBIT E

File #: 25-1209, **Version:** 1

CITY OF EL PASO, TEXAS
LEGISTAR AGENDA ITEM SUMMARY FORM

DISTRICT, DEPARTMENT, CONTACT INFORMATION:

Please choose District and Department from drop down menu. Please post exactly as example below. No Title's, No emails. Please use ARIAL 10 Font.

District 8

Capital Improvement Department, Joaquin Rodriguez, (915) 212-0065

AGENDA LANGUAGE:

This is the language that will be posted to the agenda. Please use ARIAL 11 Font.

A Resolution that the City Manager, or designee, be authorized to sign an Advance Funding Agreement by and between the City of El Paso and the State of Texas, acting by and through the Texas Department of Transportation, for the design and construction of the Transportation Alternatives Set-Aside (TASA) Program grant improvements, "Brown St. Shared Use Path" project, which has an estimated total project cost of $4,347,882.00 of which the estimated local government participation amount is estimated at $331,009.00 plus any cost overruns. Further, the City Manager, or designee, is authorized to sign all documents, agreement amendments, and perform all actions required to carry out the obligations of the City under this agreement.

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

DEPARTMENT: Capital Improvement

AGENDA DATE: 9/30/25

PUBLIC HEARING DATE:

CONTACT PERSON NAME: Joaquin Rodriguez **PHONE NUMBER:** 915-212-0065

DISTRICT(S) AFFECTED: 8

STRATEGIC GOAL:

No. 7 Enhance and Sustain El Paso's Infrastructure Network

SUBGOAL:

SUBJECT:

A resolution that the City Manager, or designee, be authorized to sign an Advance Funding Agreement by and between the City of El Paso and the State of Texas, acting by and through the Texas Department of Transportation, for the design and construction of the Transportation Alternatives Set-Aside (TASA) Program grant improvements, "Brown St. Shared Use Path" project, which has an estimated total project cost of $4,347,882.00 of which the estimated local government participation amount is estimated at $331,009.00 plus any cost overruns. Further, that the City Manager, or designee, is authorized to sign all documents, agreement amendments, and perform all actions required to carry out the obligations of the City under this agreement.

BACKGROUND / DISCUSSION:

The City of El Paso is seeking to enter into an Advanced Funding Agreement through the Texas Department of Transportation for the design and construction of a shared use path on Brown Street from I-10 to Lost Padre Mine Drive. The project will provide an off-street multi-use bike path with illumination to provide safer transportation for children and adults apart from vehicular traffic.

COMMUNITY AND STAKEHOLDER OUTREACH:

Council approved a resolution of support for this project and the grant application on September 24, 2024.

PRIOR COUNCIL ACTION:

Council approved a resolution of support for this project and the grant application on September 24, 2024.

AMOUNT AND SOURCE OF FUNDING:

Amount: $4,347,882.00
Funding Sources: Transportation Alternatives Set-Aside
Account: Federal 4950/190/38170 Local 4746/190/38290

REPORTING OF CONTRIBUTION OR DONATION TO CITY COUNCIL:

NA

NAME	AMOUNT ($)

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

DEPARTMENT HEAD: Joaquin Rodriguez Digitally signed by Joaquin Rodriguez Date: 2025.09.11 15:50:59 -06'00'

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

RESOLUTION

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

THAT the City Manager, or designee, be authorized to sign an Advance Funding Agreement by and between the City of El Paso and the State of Texas, acting by and through the Texas Department of Transportation, for the design and construction of the Transportation Alternatives Set-Aside (TASA) Program grant improvements, "Brown St. Shared Use Path" project, which has an estimated total project cost of $4,347,882.00 of which the estimated local government participation amount is estimated at $331,009.00 plus any cost overruns. Further, that the City Manager, or designee, is authorized to sign all documents, agreement amendments, and perform all actions required to carry out the obligations of the City under this agreement.

APPROVED this _____ day of _____ 2025.

THE CITY OF EL PASO:

_____
Renard U. Johnson
Mayor

ATTEST:

_____
Laura D. Prine
City Clerk

APPROVED AS TO FORM:

_____
Roberta Brito
Senior Assistant City Attorney

APPROVED AS TO CONTENT:

_____
Joaquin Rodriguez, AICP
Director-Grant Funded Programs

TxDOT:					Federal Highway Administration:	
CCSJ #	0924-06-751	AFA ID	Z00012205		CFDA No.	20.205
AFA CSJs	0924-06-751				CFDA Title	Highway Planning and Construction
District #	24-ELP	Code Chart 64#	13400			
Project Name		Brown St Shared Use Path			*AFA Not Used For Research & Development*	

STATE OF TEXAS §

COUNTY OF TRAVIS §

ADVANCE FUNDING AGREEMENT FOR A TRANSPORTATION ALTERNATIVES SET-ASIDE (TASA) PROGRAM PROJECT

MPO-Selected Off-System

This Advance Funding Agreement for a Transportation Alternatives Set-Aside (TASA) Program Project ("Agreement") is made between the State of Texas (State), acting through the Texas Department of Transportation, and the City of El Paso (Local Government), acting through its duly authorized officials.

WITNESSETH

WHEREAS, federal law establishes federally funded programs for transportation improvements to implement its public purposes, and

WHEREAS, the Texas Transportation Code, Section 201.103 establishes that the State shall design, construct and operate a system of highways in cooperation with local governments, and Section 222.052 authorizes the Texas Transportation Commission to accept contributions from political subdivisions for development and construction of public roads and the state highway system within the political subdivision, and

WHEREAS, Federal law, 23 USC §134 and 49 USC §5303, requires that State and Metropolitan Planning Organizations (MPOs) develop transportation plans and programs for urbanized areas of Texas, and

WHEREAS, Federal and state laws require local governments to meet certain contract standards relating to the management and administration of State and federal funds, and

WHEREAS, the Texas Transportation Commission has codified 43 TAC, Rules 15.50-15.56 that describe federal, state, and local responsibilities for cost participation in highway improvement and other transportation projects, and

WHEREAS, the rules and procedures for the Transportation Alternatives Set-Aside Program (TASA) are established in 23 USC §133(h), and 43 Texas Administrative Code, Part 1, Chapter 11, Subchapter G, §§11.400 – 11.418, and

WHEREAS, the Local Government prepared and submitted to the State or Metropolitan Planning Organization (MPO) a project nomination package for TASA funding consideration, which is briefly described as Brown Street Shared Use Path (Project), and

TxDOT:					Federal Highway Administration:	
CCSJ #	0924-06-751	AFA ID	Z00012205		CFDA No.	20.205
AFA CSJs	0924-06-751				CFDA Title	Highway Planning and Construction
District #	24-ELP	Code Chart 64#	13400			
Project Name	Brown St Shared Use Path				*AFA Not Used For Research & Development*	

WHEREAS, the Texas Transportation Commission (Commission) passed Minute Order Number 116752 (MO) dated 08/22/2024 awarding funding for TASA projects in the TASA Program Call of the El Paso MPO, including Project, and

WHEREAS, the governing body of the Local Government has approved entering into this Agreement by resolution or ordinance dated {enter date of resolution}, which is attached to and made a part of this Agreement as Attachment C, Resolution or Ordinance. A map showing the Project location appears in Attachment A, Project Location Map, which is attached to and made a part of this Agreement, and

NOW, THEREFORE, the State and the Local Government agree as follows:

AGREEMENT

1. Period of Agreement and Performance

A. Period of Agreement. This Agreement becomes effective when signed by the last party whose signing makes the Agreement fully executed. This Agreement shall remain in effect until terminated as provided below.

B. Period of Performance.

1. The Performance Period for each phase of work begins on the date specified in the Federal Project Authorization and Agreement (FPAA) for that phase of work. Local Government may not begin work until issued the State Letter of Authority (SLOA) for that phase of work.
2. The Performance Period for each phase of work ends on the date specified in the FPAA for that phase of work.

2. Scope of Work and Use of Project

A. The scope of work for Project consists of the construction of a shared-use path on the existing ROW of a northern segment of Brown Street from I-10 for 1 mile to Lost Padre Mine Drive as shown on Attachment A. The purpose of this TA project is to provide an off-street multi-use bike path with illumination to provide safer transportation for children and adults apart from vehicular traffic.

B. Any project changes proposed must be submitted in writing by Local Government to State. Substantive changes may also require an amendment to this Agreement and the approval of the FHWA, State, MPO, or the Commission. Any changes undertaken without written approval and amendment of this Agreement may jeopardize not only the federal funding for the changes, but the federal funding of the entire Project.

3. Project Sources and Uses of Funds

The total estimated development cost of the Project is shown in Attachment B, Project Budget Estimate and Source of Funds (Attachment B).

A. If Local Government will perform any work under this Agreement for which reimbursement will be provided by or through the State, the Local Government must complete training. If federal funds are being used, the training must be completed before federal spending authority is obligated. Training is complete when at least one

individual who is working actively and directly on the Project successfully completes and receives a certificate for the course entitled "Local Government Project Procedures and Qualification for the Texas Department of Transportation" and retains qualification in accordance with applicable TxDOT procedures. Upon request, Local Government shall provide the certificate of qualification to State. The individual who receives the training certificate may be an employee of Local Government or an employee of a firm that has been contracted by Local Government to perform oversight of the Project. State in its discretion may deny reimbursement if Local Government has not continuously designated in writing a qualified individual to work actively on or to directly oversee the Project.

B. The total estimated project cost as shown in Attachment B incudes the Local Government's estimated itemized cost of real property, utilities, environmental assessments, construction, and other construction related costs. To be eligible for reimbursement or as in-kind contribution, costs must have been included in the nomination form approved by the Texas Transportation Commission or MPO in consultation with State. Local Government must submit to State evidence of payment for eligible in-kind costs at least once per calendar quarter using the State's In-Kind Match Reporting form.

C. State and the Federal Government will not reimburse Local Government for any work performed outside the Performance Period. After federal funds have been obligated, State will send to Local Government a copy of the formal documentation showing the obligation of funds including federal award information. Local Government is responsible for 100 percent of the cost of any work performed under its direction or control before the federal spending authority is formally obligated.

D. The Project budget and source of funds estimate based on the budget provided in the application is included in Attachment B. Attachment B shows the percentage and estimated dollar amounts to be contributed to Project by state and local sources, as well as the maximum amount in federal TASA funds assigned by the Commission or MPO in consultation with State. This Agreement may be amended from time to time as required to meet the funding commitments based on revisions to the TASA, FPAA, or other federal documents.

E. State will be responsible for securing the federal share of funding required for the development and construction of Project, in an amount not to exceed 80 percent of the actual cost of the work up to the amount of funds approved for Project by the Texas Transportation Commission or MPO in consultation with State. Federal funds will be reimbursed on a cost basis. Project costs incurred prior to issuance of the SLOA are not eligible for reimbursement.

F. The Local Government will be responsible for all non-federal or non-State participation costs associated with the Project, unless otherwise provided for in this Agreement or approved otherwise in an amendment to this Agreement. For items of work subject to specified percentage funding, the Local Government shall only in those instances be responsible for all Project costs that are greater than the maximum State and federal participation specified in Attachment B and for overruns in excess of the amount specified in Attachment B to be paid by the Local Government. If the Project was State-selected, the State may apply a portion of any excess program funds to cover all or a portion of any overrun based on criteria provided by 43 Tex. Admin. Code §11.411(d).

G. The budget in Attachment B will clearly state all items subject to fixed price funding, specified percentage funding, and the periodic payment schedule, when periodic payments have been approved by the State.

H. When fixed price funding is used, the Local Government is responsible for the fixed price amount specified in Attachment B. Fixed prices are not subject to adjustment unless (1) differing site conditions are encountered; (2) further definition of the Local Government's requested scope of work identifies greatly differing costs from those estimated; (3) work requested by the Local Government is determined to be ineligible for federal participation; or (4) the adjustment is mutually agreed to by the State and the Local Government.

I. Following execution of this Agreement, but prior to the performance of any plan review work by State, Local Government will pay to State the amount specified in Attachment B for plan review. At least 60 days prior to the date set for receipt of the construction bids, Local Government shall remit its remaining local match as specified in Attachment B for State's estimated construction oversight and construction cost.

J. In the event State determines that additional funding is required by Local Government at any time during Project, State will notify Local Government in writing. Local Government is responsible for the percentage of the authorized Project cost shown in Attachment B and 100 percent of any overruns above the federally authorized amount. Local Government will make payment to State within 30 days from receipt of State's written notification.

K. Whenever funds are paid by Local Government to State under this Agreement, Local Government will remit a warrant made payable to the "Texas Department of Transportation". The warrant will be deposited by State and managed by State. Funds may only be applied by State to Project.

L. Upon completion of Project, State will perform a final accounting of Project costs. Any funds due to Local Government, State, or the Federal Government will be promptly paid by the owing party.

M. In the event Project is not completed, State may seek reimbursement from Local Government of the expended federal funds. Local Government will remit the required funds to State within 60 days from receipt of State's notification.

N. If any existing or future local ordinances, commissioners court orders, rules, policies, or other directives, including but not limited to outdoor advertising billboards and storm water drainage facility requirements, are more restrictive than state or federal regulations, or if any other locally proposed changes, including but not limited to plats or re-plats, result in increased costs, then any increased costs associated with the ordinances or changes will be paid by Local Government. The cost of providing right of way acquired by State shall mean the total expenses in acquiring the property interests through negotiations, including, but not limited to, expenses related to relocation, removal, and adjustment of eligible utilities.

O. The state auditor may conduct an audit or investigation of any entity receiving funds from the State directly under the Agreement or indirectly through a contract or subcontract under the Agreement. Acceptance of funds directly under the Agreement or indirectly through a contract or subcontract under this Agreement acts as acceptance of the authority of the state auditor, under the direction of the legislative audit committee, to conduct an audit or investigation in connection with those funds. An entity that is the subject of an audit or investigation must provide the state auditor

with access to any information the state auditor considers relevant to the investigation or audit.

P. State will not pay interest on any funds provided by Local Government.

Q. State will not execute the contract for the construction of Project until the required funding has been made available by Local Government in accordance with this Agreement.

R. Local Government is authorized to submit requests for reimbursement by submitting the original of an itemized invoice in a form and containing all items required by State no more frequently than monthly, and no later than 90 days after costs are incurred. If Local Government submits invoices more than 90 days after the costs are incurred, and if federal funding is reduced as a result, State shall have no responsibility to reimburse Local Government for those costs.

S. If Local Government is an Economically Disadvantaged County (EDC) or the State or MPO selected project meets the State's or MPO's criteria to receive Transportation Development Credits in lieu of providing a cash local match, and the State has approved adjustments to the standard financing arrangement, this agreement reflects those adjustments.

4. Termination of the Agreement

A. This Agreement may be terminated by any of the following conditions:
   1. By mutual written consent and agreement of all parties;
   2. By any party with 90 days written notice; or
   3. By either party, upon the failure of the other party to fulfill the obligations as set forth in this Agreement. Any cost incurred due to such breach of contract shall be paid by the breaching party.

B. If the potential termination of this Agreement is due to the failure of Local Government to fulfill its contractual obligations, State will notify Local Government that possible breach of contract has occurred. Local Government should make every effort to remedy the breach within a period mutually agreed upon by both parties.

C. The Agreement may be terminated by the State because the parties are not able to execute a mutually agreeable amendment when the costs for Local Government requested items increase significantly due to differing site conditions, determination that Local government requested work is ineligible for federal or state cost participation, or a more thorough definition of the Local Government's proposed work scope identifies greatly differing costs from those estimated. The State will reimburse Local Government remaining funds to the Local Government within ninety (90) days of termination;

D. If Local Government withdraws from Project after this Agreement is executed, Local Government shall be responsible for all direct and indirect Project costs as identified by the State's cost accounting system and with 2 CFR Part 200 recapture requirements.

E. A project may be eliminated from the program as outlined below. If Project is eliminated for any of these reasons, this Agreement will be appropriately terminated. A project may be eliminated from the program, and this Agreement terminated, if:
   1. Local Government fails to satisfy any requirements of the program rules cited in 43 Texas Administrative Code, Part 1, Chapter 11, Subchapter G, §§11.400 – 11.418.

2. The implementation of Project would involve significant deviation from the activities proposed in the nomination form and approved by the Texas Transportation Commission or MPO in consultation with State.

3. Local Government withdraws from participation in Project.
4. State determines that federal funding may be lost due to Project not being implemented and completed.
5. Funds are not appropriated, in which case this Agreement shall be terminated immediately with no liability to either party. Payment under this Agreement beyond the current fiscal biennium is subject to availability of appropriated funds.
6. A construction contract has not been awarded or construction has not been initiated within three years after the date that the Commission or MPO selected the project or by a letting date determined by the state and agreed to by the Local Government.
7. Local Government fails to attend progress meetings at least twice yearly, as scheduled by State.

F. State, at its sole discretion, may terminate this Agreement if State does not receive project invoice from Local Government within 270 days of FPAA.

5. Amendments

This Agreement may be amended due to changes in the work, the amount of funding required to complete Project, or the responsibilities of the parties. Such amendment must be made through a mutually agreed upon, written amendment that is executed by the parties.

6. Remedies

This Agreement shall not be considered as specifying the exclusive remedy for any agreement default, but all remedies existing at law and in equity may be availed of by either party to this Agreement and shall be cumulative.

7. Utilities

Local Government shall be responsible for the adjustment, removal, or relocation of utilities or utility facilities in accordance with applicable State laws, regulations, rules, policies, and procedures, including any cost to State of a delay resulting from Local Government's failure to ensure that utilities or utility facilities are adjusted, removed, or relocated before the scheduled beginning of construction. At the State's discretion, State may reimburse Local Government for minor, incidental utility adjustments that are identified during the preliminary engineering phase if they are eligible for federal reimbursement. Local Government must obtain advance approval for any variance from established procedures. Before a construction contract is let, Local Government shall provide, at State's request, a certification stating that Local Government has completed the adjustment of all utilities that must be adjusted before construction begins. Additional utility work may be required due to unknown conditions discovered during construction. These costs may be eligible for TASA participation if the following conditions are met: (1) the activity is required to complete Project; (2) the cost is incidental to Project; and (3) TASA funding is available. Any change orders must be approved by State prior to incurring any cost for which reimbursement is sought.

8. Environmental Assessment and Mitigation

Development of Project must comply with the National Environmental Policy Act and the National Historic Preservation Act of 1966, which require environmental clearance of federal-aid projects.

A. The **Local Government** is responsible for the identification and assessment of any environmental problems associated with the development of Project.

B. Local Government is responsible for the cost of any environmental problem's mitigation and remediation. These costs will not be reimbursed or credited towards Local Government's financial share of Project unless specified in the nomination form and approved by State or MPO in consultation with State.

C. Local Government is responsible for providing any public meetings or public hearings required for development of the environmental assessment, including any public hearing requirements that may be necessary when adding a bike lane.

D. Before the advertisement for bids, Local Government shall provide to State written documentation from the appropriate regulatory agency or agencies that all environmental clearances have been obtained.

9. Compliance with Accessibility Standards

All parties to this Agreement shall ensure that the plans for and the construction of all projects subject to this Agreement are in compliance with standards issued or approved by the Texas Department of Licensing and Regulation (TDLR) as meeting or consistent with minimum accessibility requirements of the Americans with Disabilities Act (P.L. 101-336) (ADA).

10. Architectural and Engineering Services

A. Architectural and engineering services for preliminary engineering will be provided by the **Local Government**. In procuring professional services, the parties to this Agreement must comply with federal requirements cited in 23 CFR Part 172 if Project is federally funded and Local Government will be seeking reimbursement for these services or if these services will be used as in-kind contributions; and with Texas Government Code Subchapter 2254.A., in all cases. Professional services contracts for federally funded projects must conform to federal requirements. Variety

B. The architectural contract documents shall be developed in accordance with the standards of the American Institute of Architects, the U.S. Secretary of the Interior's Standards for Historic Preservation Projects, Standards and Guidelines for Archeology and Historic Preservation, the National Register Bulletin Number 36: Guidelines for Evaluating and Registering Historical Archeological Sites and in consultation with the State Historic Preservation Officer, as applicable. The engineering plans shall be developed in accordance with State's applicable Standard Specifications for Construction and Maintenance of Highways, Streets and Bridges and the two American Association of State Highway and Transportation Officials' ("AASHTO") publications, "A Policy on Geometric Design of Highways and Streets" and "Guide for the Development of Bicycle Facilities," as applicable. All design criteria for bicycle and pedestrian bridges must comply with TxDOT's Bridge Design Manual and AASHTO's Load and Resistance Factor Design (LRFD) Guide Specifications for the Design of Pedestrian Bridges (latest edition) as applicable. All contract procurement procedures and documents must adhere to the applicable requirements established in the Standard Specifications for

Construction and Maintenance of Highways, Streets and Bridges. The use of other systems of specifications shall be approved by State in writing in advance.

C. When architectural and engineering services are provided by or through Local Government, Local Government shall submit any plans it has completed to State for review and approval on an agreed upon schedule. Local Government may also submit the plans to State for review any time prior to completion. Local Government shall make the necessary revisions determined by State. Local Government will not let the construction contract until all required plans have received State approval.

D. When architectural and engineering services are provided by or through State, then the State is responsible for the delivery and performance of any required architectural or preliminary engineering work. Local Government may review and comment on the work, including any proposed changes to the scope of work, as required to accomplish Project purposes. State will cooperate with Local Government in accomplishing these Project purposes to the degree permitted by state and federal law.

11. Construction Responsibilities

A. The **Local Government** shall advertise for construction bids, issue bid proposals, receive and tabulate the bids, and award and administer the contract for construction of Project. Administration of the contract includes the responsibility for construction engineering and for issuance of any change orders, supplemental agreements, amendments, or additional work orders that may become necessary subsequent to the award of the construction contract. To ensure federal funding eligibility, projects must be authorized by State prior to advertising for construction.

B. All contract letting and award procedures must be approved by State prior to letting and award of the construction contract, whether the construction contract is awarded by State or by Local Government.

C. All contract change order review and approval procedures must be approved by State prior to start of construction.

D. If the Local Government is the responsible party, the State must review and approve change orders.

E. Upon completion of Project, the party constructing Project will issue and sign a "Notification of Completion" acknowledging Project's construction completion.

F. For federally funded contracts, the parties to this Agreement will comply with federal construction requirements provided in 23 CFR Parts 633 and 635, and shall include the latest version of Form "FHWA-1273" in the contract bidding documents. If force account work will be performed, a finding of cost effectiveness shall be made in compliance with 23 CFR Subpart 635.B.

G. Any field changes, supplemental agreements, or revisions to the design plans that may occur after the construction contract is awarded will be mutually agreed to by State and Local Government prior to authorizing the contractor to perform the work. Prior to completion of Project, the party responsible for construction will notify the other party to this Agreement of the anticipated completion date. All parties will be afforded the opportunity to assist in the final review of the construction services performed by the contractor.

12. Project Maintenance

A. Upon completion of Project, Local Government will be responsible for maintaining the completed facility for public use. The property shall be maintained and operated for the purpose for which it was approved and funded for a period commensurate with the federal investment or State rules, whichever is greater. Should Local Government at any time after Project completion decide it can no longer maintain and operate Project for its intended purpose, Local Government shall consult with State and the FHWA as to the disposal or alternate uses, consistent with Project's original intent. State may require Local Government to return the federal funds in accordance with 2 CFR Part 200 federal recapture requirements. Should Local Government consider conveying the property, State and FHWA must be notified prior to the sale, transfer, or disposal of any property that received federal funds. Written concurrence of approval for the transaction, detailing any required recapture, must be obtained from FHWA prior to the transaction. Advance notice from Local Government of their intended action must be submitted to State for an FHWA review a minimum of 90 days prior to any action being taken by Local Government. Local Government shall be held responsible for reimbursement of all federal funds used or a portion of those funds based on a pro-rata amount, considering the original percentage of federal funds provided and the time elapsed from Project completion date. This same percentage of reimbursement also applies to any amount of profit that may be derived from the conveyance of the property, as applicable.

B. Any manufacturer warranties extended to Local Government as a result of Project shall remain in the name of Local Government. State shall not be responsible for honoring any warranties under this Agreement.

C. Should Local Government derive any income from the development and operation of Project, a portion of the proceeds sufficient for the maintenance and upkeep of the property shall be set aside for future maintenance. A project income report shall be submitted to State on a quarterly basis. Monies set aside according to this provision shall be expended using accounting procedures and with the property management standards established in 2 CFR Part 200.

D. Should any historic properties be included in or affected by this federally funded Project, the historic integrity of the property and any contributing features must continue to be preserved regardless of any approved changes that may occur throughout the life of Project.

13. Right of Way and Real Property Acquisition

A. Right of way and real property acquisition shall be the responsibility of Local Government. Title to right of way and other related real property must be acceptable to State before funds may be expended for the improvement of the right of way or real property.

B. If Local Government is the owner of any part of Project site under this Agreement, Local Government shall permit State or its authorized representative access to occupy the site to perform all activities required to execute the work.

C. Local Government will comply with and assume the costs for compliance with all the requirements of Title II and Title III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, 42 USC §4601 et seq., including those provisions relating to incidental expenses incurred by the property owners in conveying the real property to Local Government, and benefits applicable to the relocation of any

displaced person as defined in 49 CFR §24.2(g). Documentation to support such compliance must be maintained and made available to State and its representatives for review and inspection.

D. Local Government shall assume all costs and perform all work necessary to obtain needed evidence of title or right of use to the real property required for development of

Project. Evidence of title or right of use shall be acquired in the name of (1) State, if the real property is to be made part of the State Highway System, or (2) Local Government, if the real property is not to be made part of the State Highway System. The evidence of title or rights shall be acceptable to State, and be free and clear of all encroachments. Local Government shall secure and provide easements and any needed rights of entry over any other land needed to develop Project according to the approved Project plans. Local Government shall be responsible for securing any additional real property required for completion of Project.

E. Local Government shall prepare real property maps, property descriptions, and other data as needed to properly describe the real property and submit them to State for approval prior to Local Government acquiring the real property. Tracings of the maps shall be retained by Local Government for a permanent record.

F. Local Government shall determine property values for each real property parcel to be purchased with federal funds using methods acceptable to State and shall submit to State a tabulation of the values so determined, signed by the appropriate Local Government representative. The tabulations must list the parcel numbers, ownership, acreage, and recommended compensation. The tabulation must be accompanied by an explanation to support the estimated values, together with a copy of the documentation and reports used in calculating each parcel's value. Expenses incurred by Local Government in performing this work may be eligible for reimbursement after Local Government has received written authorization by State to proceed with determination of real property values. State will review the data submitted and will base its reimbursement for parcel acquisitions on these in determining the fair market values. Local Government will not be reimbursed for right-of-way costs on state-selected projects.

G. For State-selected TASA projects, Local Government shall not use eminent domain or condemnation to acquire real property for this TASA Project.

H. Reimbursement for real property costs will be made to Local Government for real property purchased in an amount not to exceed 80 percent of the cost of the real property purchased in accordance with the terms and provisions of this Agreement. Reimbursement will be in an amount not to exceed 80 percent of State's predetermined fair market value of each parcel, or the net cost thereof, whichever is less. In addition, reimbursement will be made to Local Government for necessary payments to appraisers for expenses incurred in order to assure good title. Local Government will not be reimbursed for right-of-way costs on state-selected projects.

I. Local Government and current property owner are responsible for any costs associated with the relocation of displaced persons and personal property as well as incidental expenses incurred in acquiring property to implement Project. State will not pay any of these costs.

J. If Project requires the use of real property to which Local Government will not hold title, a separate agreement between the owners of the real property and Local Government must be executed prior to execution of this Agreement. The separate agreement

between Local Government and the current property owner must establish that Project will be dedicated for public use for a period of time not less than ten years after project completion and commensurate with the federal investment. For State-selected projects, this is outlined in 43 Tex. Admin. Code §11.417. The separate agreement must define the responsibilities of the parties as to the use of the real property and operation and maintenance of Project after completion. The separate agreement must be approved by State prior to its execution and a copy of the executed separate agreement shall be provided to State.

K. Local Government shall execute individually or produce a legal document as necessary to provide for Project's continued use from the date of completion, and agrees to cause the same to be recorded in the land records of the appropriate jurisdiction.

L. Local governments receiving federal funds must comply with 23 CFR Part 710 and 49 CFR Part 24, and with the procedures provided in Chapter 6 of the State's Local Government Project Policy Manual. Local Government agrees to monitor Project to ensure: (1) continued use of the property for approved activities, and (2) the repayment of the Federal funds, as appropriate. Local Government agrees to the review of their Project accounts and site visits by State during the development of Project at any time. Upon Project completion, State will continue to perform periodic visits to confirm Project's continued use and upkeep.

M. Before the advertisement for bids, Local Government shall provide a certification to State that all real property has been acquired.

14. Insurance

A. Should this Agreement authorize Local Government or its contractor to perform any work on State right of way, before beginning work, the entity performing the work shall provide State with a fully executed copy of State's Form 1560 Certificate of Insurance verifying the existence of coverage in the amounts and types specified on the Certificate of Insurance for all persons and entities working on State right of way. This coverage shall be maintained until all work on State right of way is complete. If coverage is not maintained, all work on State right of way shall cease immediately, and State may recover damages and all costs of completing the work.

B. For projects including buildings, Local Government agrees to insure the building according to Department specifications and further agrees to name the Federal Government as a "Loss Payee" should the building be destroyed.

15. Notices, Invoices, Payments, and Project Inquiries

All notices to either party shall be delivered personally or sent by certified or U.S. mail, postage prepaid, addressed to that party at the following address:

Local Government:	**State:**
City of El Paso ATTN: CID Director of Grant Funded Programs P.O. Box 1890 El Paso, Texas 79950-1890	Texas Department of Transportation ATTN: Director of Contract Services 125 E. 11th Street Austin, TX 78701

All notices shall be deemed given on the date delivered in person or deposited in the mail, unless otherwise provided by this agreement. Either party may change the above address by sending written notice of the change to the other party. Either party may request in writing that notices shall be delivered personally or by certified U.S. mail, and that request shall be carried out by the other party.

Invoicing, payment, and project inquiries must be sent to the following address, which the State may change by sending written notice of the change to the Local Government:

Texas Department of Transportation
ATTN: Director of Advanced Transportation Planning
13301 Gateway Blvd West
El Paso, TX 79928-5410

All invoicing, payment, and project inquiries must include the following information:

County:	El Paso County
Local Government:	City of El Paso
CSJ No.:	0924-06-751
Project Name:	Brown Street Shared Use Path
Highway or Roadway:	Brown Street

16. Legal Construction

In case one or more of the provisions contained in this Agreement shall for any reason be held invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provisions and this Agreement shall be construed as if it did not contain the invalid, illegal, or unenforceable provision.

17. Responsibilities of the Parties

Neither party is an agent, servant, or employee of the other party and each party is responsible for its individual acts and deeds as well as the acts and deeds of its contractors, employees, representatives, and agents.

18. Ownership of Documents

Upon completion or termination of this Agreement, all documents prepared by State shall remain the property of State. All data prepared under this Agreement shall be made available to State without restriction or limitation on their further use. All documents produced or approved or otherwise created by Local Government shall be transmitted to State in the form of photocopy reproduction on a monthly basis as required by State. The originals shall remain the property of Local Government.

19. Document and Information Exchange

Local Government agrees to electronically deliver to State all general notes, specifications, contract provision requirements, and related documentation in a Microsoft Word or similar format. If requested by State, Local Government will use State's document template. Local Government shall also provide a detailed construction time estimate, including types of activities and month in which the activity will be completed, in the format required by State. This requirement applies whether Local Government creates the documents with its own forces or by hiring a consultant or professional provider. At the request of State, Local Government shall submit any information required by State in the format directed by State.

20. Compliance with Laws

The parties shall comply with all federal, state, and local laws, statutes, ordinances, rules and regulations, and the orders and decrees of any courts or administrative bodies or tribunals in any manner affecting the performance of this agreement. When required, Local Government shall furnish State with satisfactory proof of this compliance.

21. Sole Agreement

This Agreement constitutes the sole and only agreement between the parties and supersedes any prior understandings or written or oral agreements respecting the Agreement's subject matter.

22. Cost Principles

In order to be reimbursed with federal funds, the parties shall comply with the Cost Principles established in 2 CFR Part 200 that specify that all reimbursed costs are allowable, reasonable, and allocable to Project.

23. Procurement and Property Management Standards

The parties to this Agreement shall adhere to the procurement and property management standards established in 2 CFR 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards, and to the Texas Uniform Grant Management Standards. The State must pre-approve the Local Government's procurement procedures for purchases to be eligible for state or federal funds.

24. Inspection of Books and Records

The parties to this Agreement shall maintain all books, documents, papers, accounting records, and other documentation relating to costs incurred under this Agreement and shall make such materials available to the State, the Local Government, and, if federally funded, the FHWA and the U.S. Office of the Inspector General or their duly authorized representatives for review and inspection at its office during the Agreement period and for seven (7) years from the date of final reimbursement by FHWA under this Agreement or until any impending litigation or claims are resolved. Additionally, the State, the Local Government, and the FHWA and their duly authorized representatives shall have access to all the governmental records that are directly applicable to this Agreement for the purpose of making audits, examinations, excerpts, and transcriptions.

25. Civil Rights Compliance

The parties to this Agreement are responsible for the following:

A. Compliance with Regulations: Both parties will comply with the Acts and the Regulations relative to Nondiscrimination in Federally-assisted programs of the U.S. Department of Transportation (USDOT), the Federal Highway Administration (FHWA), as they may be amended from time to time, which are herein incorporated by reference and made part of this Agreement.

B. Nondiscrimination: The Local Government, with regard to the work performed by it during the Agreement, will not discriminate on the grounds of race, color, or national origin in the selection and retention of subcontractors, including procurement of materials and leases of equipment. The Local Government will not participate directly or indirectly in the discrimination prohibited by the Acts and the Regulations, including

employment practices when the Agreement covers any activity, project, or program set forth in Appendix B of 49 CFR Part 21.

C. Solicitations for Subcontracts, Including Procurement of Materials and Equipment: In all solicitations either by competitive bidding or negotiation made by the Local Government for work to be performed under a subcontract, including procurement of materials or leases of equipment, each potential subcontractor or supplier will be notified by the Local Government of the Local Government's obligations under this Agreement and the Acts and Regulations relative to Nondiscrimination on the grounds of race, color, or national origin.

D. Information and Reports: The Local Government will provide all information and reports required by the Acts, the Regulations, and directives issued pursuant thereto, and will permit access to its books, records, accounts, other sources of information, and facilities as may be determined by the State or the FHWA to be pertinent to ascertain compliance with such Acts, Regulations or directives. Where any information required of the Local Government is in the exclusive possession of another who fails or refuses to furnish this information, the Local Government will so certify to the State or the FHWA, as appropriate, and will set forth what efforts it has made to obtain the information.

E. Sanctions for Noncompliance: In the event of the Local Government's noncompliance with the Nondiscrimination provisions of this Agreement, the State will impose such contract sanctions as it or the FHWA may determine to be appropriate, including, but not limited to:

1. withholding of payments to the Local Government under the Agreement until the Local Government complies and/or
2. cancelling, terminating, or suspending of the Agreement, in whole or in part.

F. Incorporation of Provisions: The Local Government will include the provisions of paragraphs (A) through (F) in every subcontract, including procurement of materials and leases of equipment, unless exempt by the Acts, the Regulations and directives issued pursuant thereto. The Local Government will take such action with respect to any subcontract or procurement as the State or the FHWA may direct as a means of enforcing such provisions including sanctions for noncompliance. Provided, that if the Local Government becomes involved in, or is threatened with, litigation with a subcontractor or supplier because of such direction, the Local Government may request

the State to enter into such litigation to protect the interests of the State. In addition, the Local Government may request the United States to enter into such litigation to protect the interests of the United States.

26. Pertinent Non-Discrimination Authorities

During the performance of this Agreement, each party, for itself, its assignees, and successors in interest agree to comply with the following nondiscrimination statutes and authorities; including but not limited to:

A. Title VI of the Civil Rights Act of 1964 (42 U.S.C. § 2000d et seq., 78 stat. 252), (prohibits discrimination on the basis of race, color, national origin); and 49 CFR Part 21.

B. The Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, (42 U.S.C. § 4601), (prohibits unfair treatment of persons displaced or whose property has been acquired because of federal or federal-aid programs and projects).

C. Federal-Aid Highway Act of 1973, (23 U.S.C. § 324 et seq.), as amended, (prohibits discrimination on the basis of sex).

D. Section 504 of the Rehabilitation Act of 1973, (29 U.S.C. § 794 et seq.) as amended, (prohibits discrimination on the basis of disability); and 49 CFR Part 27.

E. The Age Discrimination Act of 1975, as amended, (42 U.S.C. § 6101 et seq.), (prohibits discrimination on the basis of age).

F. Airport and Airway Improvement Act of 1982, (49 U.S.C. Chapter 471, Section 47123), as amended, (prohibits discrimination based on race, creed, color, national origin, or sex).

G. The Civil Rights Restoration Act of 1987, (PL 100-209), (Broadened the scope, coverage and applicability of Title VI of the Civil Rights Act of 1964, The Age Discrimination Act of 1975 and Section 504 of the Rehabilitation Act of 1973, by expanding the definition of the terms "programs or activities" to include all of the programs or activities of the federal-aid recipients, subrecipients and contractors, whether such programs or activities are federally funded or not).

H. Titles II and III of the Americans with Disabilities Act, which prohibits discrimination on the basis of disability in the operation of public entities, public and private transportation systems, places of public accommodation, and certain testing entities (42 U.S.C. §§ 12131-12189) as implemented by Department of Transportation regulations at 49 C.F.R. Parts 37 and 38.

I. The Federal Aviation Administration's Nondiscrimination statute (49 U.S.C. § 47123) (prohibits discrimination on the basis of race, color, national origin, and sex).

J. Executive Order 12898, Federal Actions to Address Environmental Justice in Minority Populations and Low-Income Populations, which ensures nondiscrimination against minority populations by discouraging programs, policies, and activities with disproportionately high and adverse human health or environmental effects on minority and low-income populations.

K. Executive Order 13166, Improving Access to Services for Persons with Limited English Proficiency, and resulting agency guidance, national origin discrimination includes discrimination because of limited English proficiency (LEP). To ensure compliance with Title VI, the parties must take reasonable steps to ensure that LEP persons have meaningful access to the programs (70 Fed. Reg. at 74087 to 74100).

L. Title IX of the Education Amendments of 1972, as amended, which prohibits the parties from discriminating because of sex in education programs or activities (20 U.S.C. 1681 et seq.).

27. Disadvantaged Business Enterprise Program Requirements

A. The parties shall comply with the Disadvantaged Business Enterprise ("**DBE**") Program requirements established in 49 CFR Part 26.

B. Local Government shall adopt, in its totality, State's federally approved DBE program.

C. Local Government shall set an appropriate DBE goal consistent with State's DBE guidelines and in consideration of Local market, project size, and nature of the goods or services to be acquired. Local Government shall have final decision-making authority regarding the DBE goal and shall be responsible for documenting its actions.

D. Local Government shall follow all other parts of State's DBE program referenced in TxDOT Form 2395, Memorandum of Understanding Regarding the Adoption of the Texas Department of Transportation's Federally-Approved Disadvantaged Business

Enterprise by Entity, and attachments found at web address: http://ftp.dot.state.tx.us/pub/txdot-info/bop/dbe/mou/mou_attachments.pdf.

E. Local Government shall not discriminate on the basis of race, color, national origin, or sex in the award and performance of any DOT-assisted contract or in the administration of its DBE program or the requirements of 49 CFR Part 26. Local Government shall take all necessary and reasonable steps under 49 CFR Part 26 to ensure non-discrimination in award and administration of DOT-assisted contracts. State's DBE program, as required by 49 CFR Part 26 and as approved by DOT, is incorporated by reference in this Agreement. Implementation of this program is a legal obligation and failure to carry out its terms shall be treated as a violation of this Agreement. Upon notification to Local Government of its failure to carry out its approved program, State may impose sanctions as provided for under 49 CFR Part 26 and may, in appropriate cases, refer the matter for enforcement under 18 USC 1001 and the Program Fraud Civil Remedies Act of 1986 (31 USC § 3801 et seq.).

F. Each contract Local Government signs with a contractor (and each subcontract the prime contractor signs with a subcontractor) must include the following assurance: "The contractor, sub-recipient, or sub-contractor shall not discriminate on the basis of race, color, national origin, or sex in the performance of this contract. The contractor shall carry out applicable requirements of 49 CFR Part 26 in the award and administration of DOT-assisted contracts. Failure by the contractor to carry out these requirements is a material breach of this agreement, which may result in the termination of this agreement or such other remedy as the recipient deems appropriate."

28. Debarment Certifications

The parties are prohibited from making any award at any tier to any party that is debarred or suspended or otherwise excluded from or ineligible for participation in Federal Assistance Programs under Executive Order 12549, "Debarment and Suspension." By executing this Agreement, Local Government certifies that it and its principals are not currently debarred, suspended, or otherwise excluded from or ineligible for participation in Federal Assistance Programs under Executive Order
12549, and further certifies that it will not do business with any party, to include principals, that is currently debarred, suspended, or otherwise excluded from or ineligible for participation in

Federal Assistance Programs under Executive Order 12549. The parties to this Agreement shall require any party to a contract, subcontract, or purchase order awarded under this Agreement to certify its eligibility to receive federal funds and, when requested by State, to furnish a copy of the certification.

If state funds are used, the parties are prohibited from making any award to any party that is debarred under the Texas Administrative Code, Title 34, Part 1, Chapter 20, Subchapter G, Rule §20.585 and the Texas Administrative Code, Title 43, Part 1, Chapter 9, Subchapter G.

29. Lobbying Certification

In executing this Agreement, each signatory certifies to the best of that signatory's knowledge and belief, that:

A. No federal appropriated funds have been paid or will be paid by or on behalf of the parties to any person for influencing or attempting to influence an officer or employee of any federal agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any federal contract, the making of any federal grant, the making of any federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any federal contract, grant, loan, or cooperative agreement.

B. If any funds other than federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with federal contracts, grants, loans, or cooperative agreements, the signatory for Local Government shall complete and submit the federal Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.

C. The parties shall require that the language of this certification be included in the award documents for all sub-awards at all tiers (including subcontracts, sub-grants, and contracts under grants, loans, and cooperative agreements) and all sub-recipients shall certify and disclose accordingly. Submission of this certification is a prerequisite imposed by 31 USC §1352 for making or entering into this transaction. Any person who fails to file the required certification shall be subject to a civil penalty of not less than $10,000 and not more than $100,000 for each such failure.

30. Federal Funding Accountability and Transparency Act Requirements

A. Any recipient of funds under this agreement agrees to comply with the Federal Funding Accountability and Transparency Act (FFATA) and implementing regulations at 2 CFR Part 170, including Appendix A. This agreement is subject to the following award terms: http://www.gpo.gov/fdsys/pkg/FR-2010-09-14/pdf/2010-22705.pdf and http://www.gpo.gov/fdsys/pkg/FR-2010-09-14/pdf/2010-22706.pdf.

B. Local Government agrees that it shall:

1. Obtain and provide to State a System for Award Management (SAM) number (Federal Acquisition Regulation (FAR) Subpart 4.11) if this award provides more than $25,000 in Federal funding. The SAM number may be obtained by visiting the SAM website whose address is: https://sam.gov/SAM/pages/public/index.jsf

2. Obtain and provide to State a Data Universal Numbering System (DUNS) number, a unique nine-character number that allows the federal government to track the distribution of federal money. The DUNS number may be requested free of charge for all businesses and entities required to do so by visiting the Dun & Bradstreet on-line registration website http://fedgov.dnb.com/webform; and
3. Report the total compensation and names of its top five executives to State if:
   a. More than 80 percent of annual gross revenues are from the Federal government, and those revenues are greater than $25,000,000; and
   b. The compensation information is not already available through reporting to the U.S. Securities and Exchange Commission.

31. Single Audit Report

A. The parties shall comply with the requirements of the Single Audit Act of 1984, P.L. 98-502, ensuring that the single audit report includes the coverage stipulated in 2 CFR Part 200.

B. If threshold expenditures of $750,000 or more are met during the fiscal year, the Local Government must submit a Single Audit Report and Management Letter (if applicable) to TxDOT's Compliance Division, 125 East 11th Street, Austin, TX 78701 or contact TxDOT's Compliance Division at singleaudits@txdot.gov .

C. If expenditures are less than the threshold during Local Government's fiscal year, Local Government must submit a statement to TxDOT's Compliance Division as follows: *We did not meet the $_____ expenditure threshold and therefore, are not required to have a single audit performed for FY _____.*

D. For each year Project remains open for federal funding expenditures, Local Government will be responsible for filing a report or statement as described above. The required annual filing shall extend throughout the life of the agreement, unless otherwise amended or Project has been formally closed out and no charges have been incurred within the current fiscal year.

TxDOT:					Federal Highway Administration:	
CCSJ #	0924-06-751	AFA ID	Z00012205		CFDA No.	20.205
AFA CSJs	0924-06-751				CFDA Title	Highway Planning and Construction
District #	24-ELP	Code Chart 64#	13400			
Project Name		Brown St Shared Use Path			*AFA Not Used For Research & Development*	

32. Signatory Warranty

Each signatory warrants that the signatory has necessary authority to execute this agreement on behalf of the entity represented.

Each party is signing this agreement on the date stated under that party's signature.

THE LOCAL GOVERNMENT

THE CITY OF EL PASO

Signature

Typed or Printed Name

Typed or Printed Title

Date

APPROVED AS TO CONTENT:

APPROVED AS TO FORM:

Roberta Brito
Senior Assistant City Attorney

THE STATE OF TEXAS

Signature

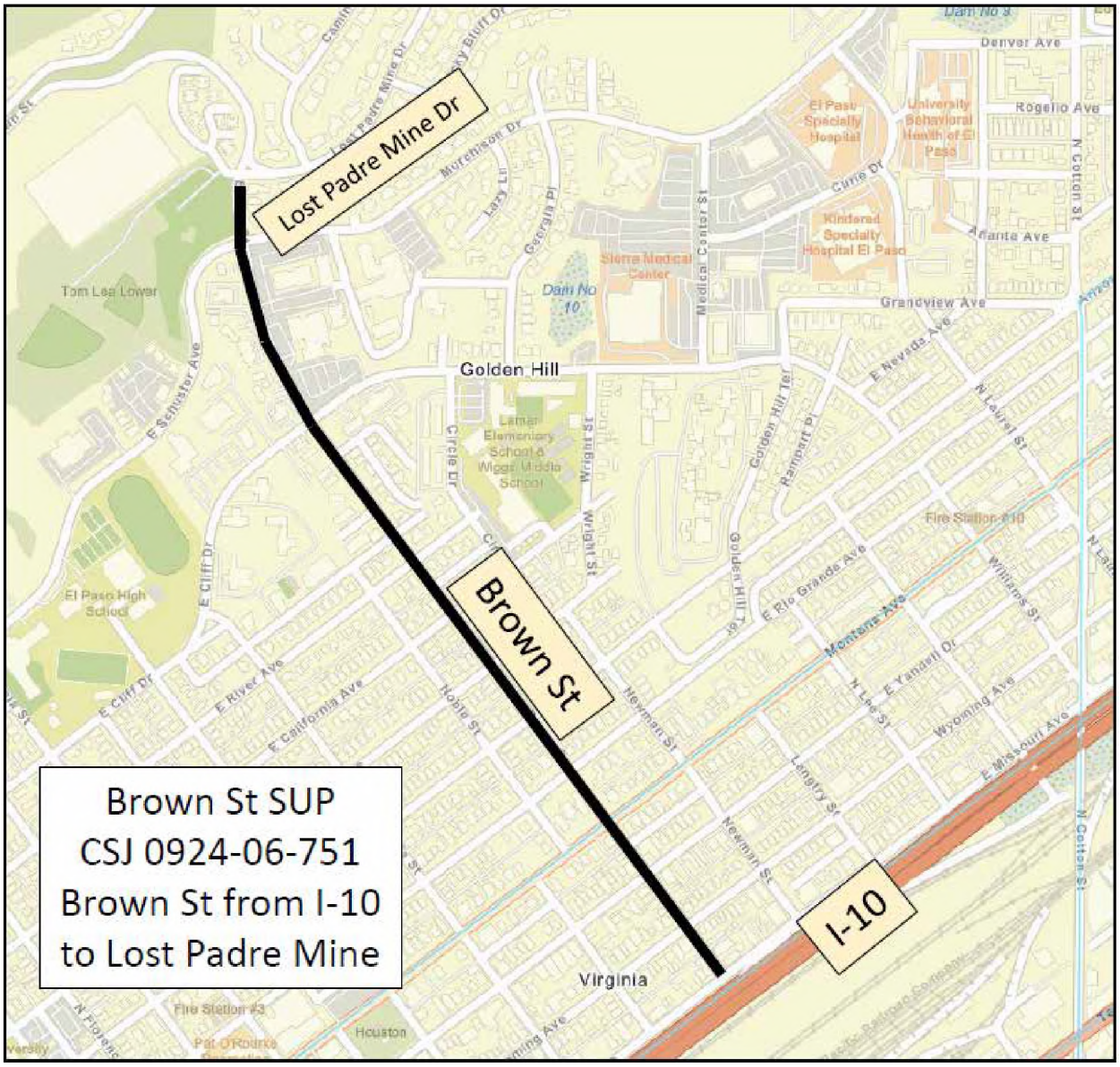
Typed or Printed Name

Typed or Printed Title

Date

TxDOT:					Federal Highway Administration:	
CCSJ #	0924-06-751	AFA ID	Z00012205		CFDA No.	20.205
AFA CSJs	0924-06-751				CFDA Title	Highway Planning and Construction
District #	24-ELP	Code Chart 64#	13400			
Project Name		Brown St Shared Use Path			*AFA Not Used For Research & Development*	

ATTACHMENT A
PROJECT LOCATION MAP



TxDOT:					Federal Highway Administration:	
CCSJ #	0924-06-751	AFA ID	Z00012205		CFDA No.	20.205
AFA CSJs	0924-06-751				CFDA Title	Highway Planning and Construction
District #	24-ELP	Code Chart 64#	13400			
Project Name	Brown St. Shared Use Path				*AFA Not Used For Research & Development*	

ATTACHMENT B
PROJECT ESTIMATE AND SOURCE OF FUNDS
LG Performs PE Work or Hires Consultant / LG Lets Project for Construction

Work Performed by Local Government ("LG")								
Description of Project Costs to be Incurred		**Total Project Cost Estimate**	**Federal Participation** Includes percentage for TDC apportionment on projects where applicable		**State Participation** Includes authorized EDC amounts		**Local Government Participation** Includes authorized EDC reduction	
			%	**Cost**	**%**	**Cost**	**%**	**Cost**
Planning/Maps/Education/Non-CST		$0	0%	$0	0%	$0	0%	$0
Preliminary Engineering		$191,817	80%	$153,454	12%	$23,018	8%	$15,345
Environmental Cost		$0	0%	$0	0%	$0	0%	$0
Right of Way		$0	0%	$0	0%	$0	0%	$0
Utilities		$0	0%	$0	0%	$0	0%	$0
Construction Cost	$3,365,213							
Construction Engineering Cost	$533,554							
Eligible In-Kind Contribution Value	$							
Total Construction Value (sum of construction cost and in-kind value)		$3,898,767	80%	$3,119,014	12%	$467,852	8%	$311,901
Work by LG Subtotal		**$4,090,584**		**$3,272,468**		**$490,870**		**$327,246**
Work Performed by the State (Local Participation paid up front by LG to TxDOT)								
Preliminary Engineering[1]		$0	0%	$0	0%	$0	0%	$0
Environmental Cost[1]		$0	0%	$0	0%	$0	0%	$0
Right of Way[3]		$0	0%	$0	0%	$0	0%	$0
Utilities[2]		$0	0%	$0	0%	$0	0%	$0
Construction Cost[2]	$							
Eligible In-Kind Contribution Value	$							
Total Construction Value (sum of construction cost and in-kind value)		$0	0%	$0	0%	$0	0%	$0
Work by State Subtotal		**$0**		**$0**		**$0**		**$0**

TxDOT:					Federal Highway Administration:	
CCSJ #	0924-06-751	AFA ID	Z00012205		CFDA No.	20.205
AFA CSJs	0924-06-751				CFDA Title	Highway Planning and Construction
District #	24-ELP	Code Chart 64#	13400			
Project Name	Brown St. Shared Use Path				*AFA Not Used For Research & Development*	

Direct and Indirect State Costs Incurred for Review, Inspection, Administration & Oversight

Description of Project Costs to be Incurred	Total Project Cost Estimate	Federal Participation Includes percentage for TDC apportionment on projects where applicable		State Participation Includes authorized EDC amount		Local Government (LG) Participation Includes authorized EDC reduction	
		%	Cost	%	Cost	%	Cost
Preliminary Engineering[1]	$10,227	80%	$8,182	12%	$1,227	8%	$818
Environmental Cost[1]	$8,181	80%	$6,545	12%	$982	8%	$654
Right of Way[1]	$2,045	80%	$1,636	0%	$0	20%	$409
Utilities[1]	$2,045	80%	$1,636	0%	$0	20%	$409
Construction[2]	$18,408	80%	$14,726	12%	$2,209	8%	$1,473
Direct State Costs Subtotal	$40,906		$32,725		$4,418		$3,763
Indirect State Cost (5.29%)	$216,392		$0	100%	$216,392		$0
TOTAL PARTICIPATION	$4,347,882		$3,305,193		$711,680		$331,009
In-kind Contribution Credit Applied						0%	$0
TOTAL REMAINING PARTICIPATION AFTER IN-KIND CONTRIBUTION							**$331,009**

- The estimated total participation by Local Government is $331,009.00.
- The **Local Government** is responsible for 100% of overruns.
- Total estimated payment by Local Government to State is $3,763.00.
- [1]Local Government's first payment of $2,290.00 is due to State within 30 days from execution of this contract.
- [2] Local Government's second payment of $1,473.00 is due to State within 60 days prior to the Construction contract being advertised for bids.
- [3]If ROW is to be acquired by State, Local Government's share of property cost will be due prior to acquisition.
- The local match must be 20% or greater and may include State contributions, eligible in-kind contributions, EDC adjustments, or TDCs if authorized as part of project selection.
- This is an estimate; the final amount of Local Government participation will be based on actual costs.
- Maximum federal TASA funds available for Project are $4,090,584.00.

File #: 25-1220, **Version:** 1

CITY OF EL PASO, TEXAS
LEGISTAR AGENDA ITEM SUMMARY FORM

DISTRICT, DEPARTMENT, CONTACT INFORMATION:

Please choose District and Department from drop down menu. Please post exactly as example below.
No Title's, No emails. Please use ARIAL 10 Font.

District 8
City Manager's Office, Richard Bristol, (915) 212-0023

AGENDA LANGUAGE:

This is the language that will be posted to the agenda. Please use ARIAL 11 Font.

A Resolution authorizing the City Manager to sign a License Agreement between the City of El Paso and the El Paso Community Foundation's Borderland Rescue Fund for the use of approximately 3,000 square feet of the City's property at 300 N. Campbell, El Paso Texas 79901 for storage of pet food and supplies for the Library Pet Pantries.

5CITY OF EL PASO, TEXAS
AGENDA ITEM
DEPARTMENT HEAD'S SUMMARY FORM

DEPARTMENT: City Manager's Office

AGENDA DATE: September 30, 2025
PUBLIC HEARING DATE: N/A
CONTACT PERSON NAME: Richard Bristol, Deputy City Manager **PHONE NUMBER:** (915) 212-1082
Mary Lou Espinoza, Capital Assets Manager **PHONE NUMBER:** (915) 212-1882
DISTRICT(S) AFFECTED: District 8

SUBJECT:
A Resolution authorizing the City Manager to sign a License Agreement between the City of El Paso and the El Paso Community Foundation's Borderland Rescue Fund for the use of approximately 3,000 square feet of the City's property at 300 N. Campbell, El Paso Texas 79901 for storage of pet food and supplies for the Library Pet Pantries.

BACKGROUND / DISCUSSION:
The El Paso Community Foundation's Borderland Rescue Fund Initiative supports the Rescue Pantry, Grant Program, Medical Reserve Fund and Pet Supply Pantries in collaboration with the El Paso Public Libraries.

COMMUNITY AND STAKEHOLDER OUTREACH:
There has been support by multiple City Council Representative and announcements at the opening of Pet Pantry located at various Public Libraries around the City. The Borderland Rescue Fund Initiative was presented to the Animal Shelter Advisory Committee on June 11, 2025.

PRIOR COUNCIL ACTION:
City Council has approved the use of discretionary funds in support of the Pet Pantries at EL Paso Public Libraries on June 10, 2025.

AMOUNT AND SOURCE OF FUNDING:
This item is at no cost for the El Paso Community Foundation it is a partnership of warehouse space in exchange for pet food and supplies to support the Pet Pantries located at El Paso Public Libraries.

REPORTING OF CONTRIBUTION OR DONATION TO CITY COUNCIL:
Report any contributions or donations to City Council of an accumulated total of $500 or more. Report the name of the elected official and the amount.

NAME	AMOUNT ($)
n/a	n/a

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

DEPARTMENT HEAD:

Richard Bristol, Deputy City Manager

Mary Lou Espinoza – Capital Assets Manager

File #: 25-1226, **Version:** 1

CITY OF EL PASO, TEXAS
LEGISTAR AGENDA ITEM SUMMARY FORM

DISTRICT, DEPARTMENT, CONTACT INFORMATION:

Please choose District and Department from drop down menu. Please post exactly as example below.
No Title's, No emails. Please use ARIAL 10 Font.

Members of the City Council, Representative Deanna Maldonado-Rocha, (915) 212-0003

AGENDA LANGUAGE:

This is the language that will be posted to the agenda. Please use ARIAL 11 Font.

Lucio Glenn to the Museums and Cultural Affairs Advisory Board by Representative Deanna Maldonado-Rocha, District 3.

File #: 25-1186, **Version:** 1

CITY OF EL PASO, TEXAS
LEGISTAR AGENDA ITEM SUMMARY FORM

DISTRICT, DEPARTMENT, CONTACT INFORMATION:

Please choose District and Department from drop down menu. Please post exactly as example below.
No Title's, No emails. Please use ARIAL 10 Font.

Members of the City Council, Representative Chris Canales, (915) 212-0021

AGENDA LANGUAGE:

This is the language that will be posted to the agenda. Please use ARIAL 11 Font.

Jim W. Dobrowolski to the City Plan Commission by Representative Chris Canales, District 8.

Board Appointment Form

City Clerk's Office

Appointing Office	Chris Canales, District 8
Agenda Placement	Consent
Date of Council Meeting	09/30/25
Name of Board	City Plan Commission

Agenda Posting Language

Appointment of Jim W. Dobrowolski to the City Plan Commission by Representative Chris Canales, District 8.

Appointment Type	Regular

Member Qualifications

Please see resume.

Nominee Name	Jim W. Dobrowolski
Nominee Email Address	[redacted]
Nominee Residential Address	[redacted]
Nominee Primary Phone Number	[redacted]
Residing District	District 8
City Employed Relatives	N/A

Board Membership

N/A

Real estate owned in El Paso County

N/A

Previous Appointee	Brandon Carrillo
Reason for Vacancy	Resigned
Date of Appointment	09/30/25
Term Begins On	05/02/24
Term Expires On	05/01/26
Term	Unexpired Term

Jim W. Dobrowolski
[redacted]

Education

State University of New York at Buffalo — Buffalo, NY
Master of Arts, History — February 1, 2020
GPA: 4.00

Drexel University — Philadelphia, PA
Bachelor of Arts, International Area Studies, Honors Program — June 13, 2014
Concentrations: International Business & Economics, Spanish
GPA: 3.66

Work Experience

Prickly Pear Dental Care — El Paso, TX
Practice Administrator — September 2024-Present
- Manage all non-clinical aspects of this start-up dental practice, which will open for business in approximately November of 2025

Career Break — El Paso, TX
Stay-at-Home Parent — October 2020-June 2025
- Cared for two sons, born in 2020 and 2023, while managing most day-to-day household tasks and long-term projects

Thryv — Remote
Freelance Social Media & Marketing Writer — May 2016-December 2022
- Created original content and curated content from around the web to appear on Thryv clients' social media profiles (Facebook and Twitter)
- Uniquely assigned ~12 of Thryv's most demanding clients, those which require highly tailored and/or Spanish-English bilingual content on a monthly basis

State University of New York at Buffalo — Buffalo, NY
Grader — January 2019-May 2019
- Graded response essays for a 100-level history class of ~60 students; maintained grades in an Excel spreadsheet

State University of New York at Buffalo — Buffalo, NY
Teaching Assistant — August 2018-January 2019
- Served as one of two teaching assistants for a 200-level history class of ~120 students
- Assisted in creating three short-answer exams
- Graded exams and assignments including response essays, online discussion posts, and final papers; maintained grades in an Excel spreadsheet
- Held weekly office hours to address students' questions and concerns regarding class materials
- Chosen as the only MA student in the history department to be offered a teaching assistant position during this semester (positions are generally reserved for PhD students)

RWS Moravia — Remote
Freelance Content Producer — October 2015-January 2018
- Created objective, highly structured descriptions of qualifying hotels worldwide for the Google Hotel Editorial Project, the final results of which appear across a variety of Google platforms including Search and Maps
- Proofread the descriptions of other content producers, making edits for grammar, style, and accuracy to prepare the work for client audits
- Curated the Mexico City map for the Google "Areas of Interest" function, which highlights the notable dining and/or nightlife districts of cities worldwide

AL DÍA News Media Philadelphia, PA
Strategy & Operations Associate (began as intern; continued as part-time employee) April 2013-March 2014
- Supervised a four-person team in charge of distributing the Philadelphia region's largest Spanish-language news publication (~42,000 copies)
- Designed and maintained an Excel database of approximately 1,100 newspaper distribution points, adjusting for optimal efficiency and coordinating responses to problems at distribution sites
- Led bi-weekly meetings between delivery contractors and management, utilizing English and Spanish languages
- Drafted professional communications materials on behalf of the CEO and the Director of Strategy & Operations
- Fulfilled general office management tasks, handled inbound and outbound mailings, monitored and restocked office supplies, etc.

International Visitors Council (now Citizen Diplomacy International) of Philadelphia Philadelphia, PA
International Programs Associate (intern) September 2010-March 2011
- Drafted proposals, sent to the U.S. Department of State, seeking to bring international diplomatic visitors to the Philadelphia region via the International Visitor Leadership Program
- Scheduled professional meetings, transportation, meals and accommodations for international visiting groups
- Utilized Sesame, a database program, to input, organize and recall information regarding visiting groups

Target Burlington, NJ
Hardlines Team Member February 2007-June 2008
- Cleaned and organized all non-apparel departments of store
- Assisted customers searching for specific items, pulling items from storage and locating out-of-stock items in other, nearby stores
- Served as backup cashier and backup manager of electronics department

Certifications

University of Cambridge Cambridge, UK
Certificate in Teaching English to Speakers of Other Languages (CELTA) August 1, 2014

Leadership Experience

University at Buffalo Graduate History Association Treasurer, 2018-2019 academic year

Honors & Awards

- Drexel University 2014 Excellence in Foreign Language Study Award (Spanish)
- Drexel University 2014 Raymond M. Lorantas Endowed Prize in World History
- Pan American Association of Philadelphia 2014 Janice Bond Award Plaque for Graduating Seniors

Computer Skills

- Microsoft Office Suite (Word, PowerPoint, Excel)
- Social media management (Facebook, X, LinkedIn, Instagram, Pinterest)
- Extensive knowledge of SEO (search engine optimization) writing best practices
- Blackboard Learn, WordPress, Squarespace and Shopify content management skills

Language Skills

- English (native fluency)
- Spanish (full professional proficiency)

File #: 25-1212, **Version:** 1

CITY OF EL PASO, TEXAS
LEGISTAR AGENDA ITEM SUMMARY FORM

DISTRICT, DEPARTMENT, CONTACT INFORMATION:

Please choose District and Department from drop down menu. Please post exactly as example below.
No Title's, No emails. Please use ARIAL 10 Font.

Members of the City Council, Representative Lily Limón, (915) 212-0007

AGENDA LANGUAGE:

This is the language that will be posted to the agenda. Please use ARIAL 11 Font.

Nahum S. Apodaca to the Committee on Border Relations by Representative Lily Limón, District 7.

Board Appointment Form

City Clerk's Office

Appointing Office	Lily Limón, District 7
Agenda Placement	Consent
Date of Council Meeting	09/30/25
Name of Board	Committee on Border Relations

Agenda Posting Language

Appointment of Nahum S. Apodaca to the Committee on Border Relations by Representative Lily Limón, District 7.

Appointment Type	Regular

Member Qualifications

Nahum Apodaca has been a border resident for the last 30 years. He has lived in Ciudad Juarez for over 6 years while he studied medicine and is currently a PhD candidate at the UACJ in Juarez. He graduated from UTEP with a BS in Mechanical Engineering and received two Masters degrees from SMU in Dallas. He has worked with the Medical Center of the Americas Foundation for the last 10 years where he has helped coordinate and arrange cross-border conferences, medical innovation events, planning sessions and University visits and collaborations. He has extensive knowledge of civic functions in both Ciudad Juarez and El Paso and would make for a very productive, engaging and involved member of the El Paso Committee on Border Relations.

Nominee Name	Nahum S. Apodaca
Nominee Email Address	[redacted]
Nominee Residential Address	[redacted]
Nominee Primary Phone Number	[redacted]
Residing District	District 7
City Employed Relatives	N/A

Board Membership

N/A

Real estate owned in El Paso County

N/A

Previous Appointee	Rose Lucero
Reason for Vacancy	Term Expired
Date of Appointment	09/30/25
Term Begins On	06/01/25
Term Expires On	05/31/27
Term	First Term

Nahum Salvador Apodaca

[redacted]

EDUCATION

Autonomous University of Ciudad Juarez Graduation 2025
Doctoral Student in Technology Commercialization

Autonomous University of Ciudad Juarez June 2016
General Medicine Degree

Southern Methodist University, Dallas, TX
Master of Science in Engineering Management May 2006
Master of Science in Systems Engineering December 2005

University of Texas at El Paso
Bachelor of Science in Mechanical Engineering December 2002

RELEVANT SKILLS

- General Medicine
- Engineer in Training Certification
- Start-up company management
- Medical research lab administration
- Requirements capture, planning, and management
- Advanced statistical and demographic analysis
- Project management and programming
- Public speaking and presentation
- Contract negotiation
- 6 Sigma and Lean Manufacturing
- Bilingual in English and Spanish

WORK EXPERIENCE

Casa MD Technologies Cd. Juárez, Chih, México
Founder and Chief Executive Officer January 2017 – Present
- Coordinate and Manage day-to-day activities of Medical Mobile Application
- Recruit, hire, and train physicians in specialized medical care

Medical Center of the Americas Foundation El Paso, TX
Manager of EH&S, Campus Planning & Land Holdings May 2016 – Present
- Manage ongoing MCA Campus Planning and Development projects
- Coordinate with campus stakeholders to implement solutions to campus needs
- Outreach to potential real estate investors and developers
- Administer current real estate development projects
- Manage Environmental Health and Safety concerns for the Cardwell Collaborative
- Manage laboratories and training

Universidad Autónoma de Ciudad Juárez Cd. Juárez, Chih, México
Assistant English Professor Jan 2015 – May 2016
- Taught beginner English speaking and grammar
- Document translation from Spanish to English and vice versa

Universidad Autónoma de Ciudad Juárez Cd. Juárez, Chih, México
Medical Research Lab Assistant Aug 2014 – May 2015
- Managed research equipment to incubate modified mice neurons
- Dissected lab mice to extract microscopic nerve ganglions

Trinity Industries, Inc. Dallas, TX
Quality Engineer/Analyst April 2007 – April 2010
- Developed product sampling techniques and remediation strategies
- Managed production quality assurance department databases

Texas Land Solutions Dallas, TX
Owner/Commercial Real Estate Broker Mar. 2006- April 2007
- Negotiated real estate contracts totaling in the tens of millions of dollars
- Established marketing strategies to target and retain high profile investors

Land Advisors Organization, LLC Dallas, TX
Commercial Real Estate Agent/Analyst April 2003-Mar. 2006
- Conducted sales and market research for commercial real estate

U.S. Environmental Protection Agency Dallas, TX
Environmental Enforcement Associate 2002
- Coordinated with International, Federal, and State agencies through policy development and project implementation to decrease environmental law violations

Texas Department of Transportation El Paso, TX
Mechanical/Civil Engineering Technician May 1999 – Sept. 2001
- Assisted in the design, repair, and construction of roads and flood control systems

COMMUNITY INVOLVEMENT

RotaCare Free Community Clinic September 2024- Present
Board of Directors

Paso del Norte County Trail August 2019 - Present
Advisory Committee Member

Rebuilding Together El Paso December 2018 – December 2021
Director of Contracting

El Paso Progress321 September 2016 - Present
Member

El Paso Neighborhood Leadership Academy February 2017 – June 2017
Participant

City of Dallas Commission on Productivity and Innovation
City Commissioner Jan 2006 – May 2009

Leadership Dallas
Class of 2009 May 2008-2009

St. Vincent DePaul Society of Dallas
Vice President May 2007-2009
Board of Directors April 2005-2007

Open Door Preschool of Dallas
Board of Directors April 2006-2009

File #: 25-1222, **Version:** 1

CITY OF EL PASO, TEXAS
LEGISTAR AGENDA ITEM SUMMARY FORM

DISTRICT, DEPARTMENT, CONTACT INFORMATION:

Please choose District and Department from drop down menu. Please post exactly as example below.
No Title's, No emails. Please use ARIAL 10 Font.

City Clerk's Office, Representative Alejandra Chávez, (915) 212-0001

AGENDA LANGUAGE:

This is the language that will be posted to the agenda. Please use ARIAL 11 Font.

Ben Wilbanks to the Parks and Recreation Advisory Board by Representative Alejandra Chávez, District 1.

Board Appointment Form

City Clerk's Office

Appointing Office	Alejandra Chávez, District 1
Agenda Placement	Consent
Date of Council Meeting	09/30/25
Name of Board	Parks and Recreation Advisory Board

Agenda Posting Language

Appointment of Ben Wilbanks to the Parks and Recreation Advisory Board by Representative Alejandra Chávez, District 1.

Appointment Type	Regular

Member Qualifications

See Resume

Nominee Name	Ben Wilbanks
Nominee Email Address	[redacted]
Nominee Residential Address	[redacted]
Nominee Primary Phone Number	[redacted]
Residing District	District 1
City Employed Relatives	N/A

Board Membership

N/A

Real estate owned in El Paso County

[redacted]

Previous Appointee	Sandie Olivar
Reason for Vacancy	Removed
Date of Appointment	09/30/25
Term Begins On	10/15/23
Term Expires On	10/14/27
Term	Unexpired Term

Ben Wilbanks

[redacted]

Experience

Texas Blue Action — September 2022 – Present

Managing Director — January 2025 – Present

Facilitate and support team members to achieve success in statewide volunteer and organizing efforts.

Organizer / Trainer / Operations Assistant — March 2023 – Present

Supported chapters across Texas with scheduling, literature design, and training initiatives, developed and led volunteer trainings statewide, create action plans aligned with relational organizing values, maintained technical operations including website maintenance, SMS texting programs, and social media platforms.

Regional Organizer (El Paso) / Trainer — September 2022 – Present

Scheduled volunteer opportunities and developed canvassing routes, produced social media content and trained volunteers in relational organizing across El Paso and throughout Texas, contributed to the growth of the 2 Million Texans / Texas Blue Action Relational Organizing Network

Compound Design & Fabrication — 2016 – 2022

Co-Founder

Co-Director of business operations for a six-person wood fabrication team.

Resource management, budgeting, compliance, pre-production, fabrication, finishing, and delivery.

Managed diverse client relationships: private citizens, nonprofits, government, and corporate clients.

Sanders\Wingo Advertising — 2013 – 2016

Associate Producer

Produced digital projects, video content, radio advertising, and photoshoots from bid through completion.

Contributed as in-house photographer, video editor, producer , and stock asset manager.

Coordinated contractors to deliver high-quality multimedia advertising campaigns

Committees & Leadership

El Paso County Democratic Party

County Executive Committee, Chair-Precinct 24

Local Elections Committee, Member

Education

Texas State University, San Marcos, TX

B.A. Mass Communication – Advertising

Minor: Communication Design

Skills

Core Competencies

Project management, training & facilitation, community organizing, digital strategy, client relations

Creative & Technical Skills

Video production, photography, design, digital advertising, and campaign development.

Software Proficiency

Adobe Creative Suite (Illustrator, Photoshop, InDesign, Premiere), Google Workspace, Microsoft Office

Ben Wilbanks
[redacted]

STATEMENT

I'd like to serve on the Parks and Recreation Advisory Board because it's a great way to give back to my community. I believe our parks and recreation centers should meet the needs of everyone, no matter what part of the city they live in or what their income level is. Being able to enjoy the outdoors shouldn't feel like a burden, it should be an easy, accessible part of every El Pasoan's life.

I'm especially interested in ways we can make environmental improvements that support native wildlife, as well as upgrades to infrastructure that make our parks more enjoyable for visitors. Our community is especially cost conscious and the volunteer advisory boards and members should reflect that in recommendations.

File #: 25-1223, **Version:** 1

CITY OF EL PASO, TEXAS
LEGISTAR AGENDA ITEM SUMMARY FORM

DISTRICT, DEPARTMENT, CONTACT INFORMATION:

Please choose District and Department from drop down menu. Please post exactly as example below.
No Title's, No emails. Please use ARIAL 10 Font.

Members of the City Council, Representative Deanna Maldonado-Rocha, (915) 212-0003

AGENDA LANGUAGE:

This is the language that will be posted to the agenda. Please use ARIAL 11 Font.

Alica Rascon to the Open Space Advisory Board by Representative Deanna Maldonado-Rocha, District 3.

Board Appointment Form

City Clerk's Office

Appointing Office	Deanna Maldonado-Rocha, District 3
Agenda Placement	Consent
Date of Council Meeting	09/30/25
Name of Board	Open Space Advisory Board

Agenda Posting Language

Appointment of Alica Rascon to the Open Space Advisory Board by Representative Deanna Maldonado-Rocha, District 3.

Appointment Type	Regular

Member Qualifications

Volunteered extensively at local charities and nonprofits. Previously served as a board member for nonprofit agencies. Graduated from the El Paso Leadership Academy, and has a master's in Public Administration.

Nominee Name	Alicia Rascon
Nominee Email Address	[redacted]
Nominee Residential Address	[redacted]
Nominee Primary Phone Number	[redacted]
Residing District	District 3
City Employed Relatives	No

Board Membership

N/A

Real estate owned in El Paso County

[redacted]

Previous Appointee	Norma Rivera
Reason for Vacancy	Term Expired
Date of Appointment	09/30/25
Term Begins On	07/01/25
Term Expires On	06/30/29
Term	First Term

Alicia Rascon

Experience

Recruiting & Training Manager – ***Colonial Life***
Led recruitment, training, and performance development for a high-performing sales team at Colonial Life. Sourced, interviewed, and selected top talent while mentoring and motivating sales managers to achieve organizational goals. Conducted field training and joint client visits to support employee benefits sales and strengthen account relationships. Oversaw orientations, sales meetings, and ongoing professional development for new and veteran agents. Built and maintained strong partnerships with business owners, HR professional, and other key decision-makers. Fostered a supportive, collaborative, competitive, and energetic corporate culture that drove team success and client satisfaction.(2025-current)

Education Manager – Junior Achievement
Successfully managed day-to-day operations for Junior Achievement's educational programs, ensuring exceptional customer service for volunteers and educators. Recruited and onboarded new schools, volunteers, and community partners while maintaining strong relationships with existing stakeholders. Oversaw program evaluation, goal tracking, data entry, and grant implementation. Trained volunteers and educators, delivered engaging presentations to diverse audiences, and developed engagement plans with partner schools. Supported fundraising events, agency marketing, community outreach, volunteer management, and organizational initiatives to expand impact and reach. (2024-2025)

Development Manager - **Young Women's Preparatory Network**
Managed fundraising, sponsorships, grant writing, communications, community engagement, and volunteer management. Developed Advisory Council, provided ongoing board training, and collaborated with board to support community initiatives. Built long-term sustainability, implemented fundraising campaigns, secured community support, presented to stakeholders, hosted fundraising events, and managed community partnerships. Created and implemented a comprehensive engagement strategy to achieve programmatic and organizational goals. Communicated agency mission and impact to stakeholders through community relations, marketing, and public relations. Managed school engagement opportunities with corporate partners, and portfolio of foundation partners. Coordinated campus-wide events, alumni relations, enrichment programs, field trips, and student internships. (2022-2024)

Director of Strategic Development - **Center Against Sexual & Family Violence**
Served as development officer for the agency, responsible for the effective organization, operation, promotion, and administration of the center's strategic plan and development activities. Responsible for oversight, funding, management, and growth on the center's sexual assault and domestic violence services and prevention programs. Supervises development, grant compliance, and data management staff. Responsible for all agency fund development activities and related external functions, including coordination of all fundraising activities, oversight of grant development, and compliance. Responsible for assisting in the development and implementation of a strategic plan. Serves as a member of the agency Management Team and is accountable for the achievement of all objectives established. (2019-2022)

Student Engagement & Leadership Center Coordinator - **University of Texas at El Paso,**
Coordinated leadership retreats, conferences, and training seminars. Facilitated roundtable discussions and mentoring program. Served as an advisor for student organizations and assisted officers in strategic planning. Managed events, organized budgets and obtained sponsorships. Implemented department marketing plan and developed promotional materials. Provided leadership programming and training for student organizational leaders. Managed interns and student employees. Coordinated risk reduction, health promotion initiatives, violence prevention prevention, and mental health awareness campaigns and events. Developed leadership curriculum for student leadership development. (2016-2018)

Education:
University of Texas at El Paso Master's in public administration & Concentration in Leadership Studies
Georgetown University - Graduate Certificate in Non-Profit Management
University of Texas at Austin – Bachelor of Arts in Multimedia Journalism

Leadership: Leadership El Paso, Hispanic Austin Leadership, El Paso Leadership Academy,
Boards: Mijas Yes You Can, Insights, Junior League of El Paso, Junior Women's Club
Volunteerism: Las Abuelitas, Latinitas, Boy Scouts, Girl Scouts, La Posada Home, Americorps

File #: 25-1224, **Version:** 1

CITY OF EL PASO, TEXAS
LEGISTAR AGENDA ITEM SUMMARY FORM

DISTRICT, DEPARTMENT, CONTACT INFORMATION:

Please choose District and Department from drop down menu. Please post exactly as example below.
No Title's, No emails. Please use ARIAL 10 Font.

Members of the City Council, Representative Deanna Maldonado-Rocha, (915) 212-0003

AGENDA LANGUAGE:

This is the language that will be posted to the agenda. Please use ARIAL 11 Font.

Carlos Loweree III to the Capital Improvements Advisory Committee by Representative Deanna Maldonado-Rocha, District 3.

Board Appointment Form

City Clerk's Office

Appointing Office	Deanna Maldonado-Rocha, District 3
Agenda Placement	Consent
Date of Council Meeting	09/30/25
Name of Board	Capital Improvements Advisory Committee

Agenda Posting Language

Appointment of Carlos Loweree III to the Capital Improvements Advisory Committee by Representative Deanna Maldonado-Rocha, District 3.

Appointment Type	Regular

Member Qualifications

See resume

Nominee Name	Carlos Loweree III
Nominee Email Address	[redacted]
Nominee Residential Address	[redacted]
Nominee Primary Phone Number	[redacted]
Residing District	[redacted]
City Employed Relatives	No

Board Membership

Museums and Cultural Affairs Advisory Board

Real estate owned in El Paso County

[redacted]

Previous Appointee	Manny Moreno
Reason for Vacancy	Term Expired
Date of Appointment	09/30/25
Term Begins On	10/29/23
Term Expires On	10/28/26
Term	Unexpired Term

Carlos Augusto Loweree III

[redacted] [redacted] [redacted]

Education

Dickinson School of Law, Penn State University
Dean's Scholarship
Attended Fall 2008-Spring 2010

Texas Realtor License
Teaching at Texas Creative Careers of Art

University of Texas at El Paso
3.4 GPA with Honors, Dean's List
Bachelor of Arts Degree in Business, Minor in Legal reasoning
Graduated May 2007

Tec de Monterrey, Guadalajara, Jalisco, MX
International Business Program
2005

Experience

Purchasing Buyer, *Santos Enterprises, L.P.* dba *Food City Ace Hardware* **7/30/10-present**
Santos Enterprises is a locally and family owned sales organization that manages and operates three Food City/ACE Hardware stores in the El Paso, TX area and has for over forty years, now featuring the third generation in its management group. Position encourages high emotional intelligence, managerial, and bi-lingual skills. Current role in the family company as purchasing and service director involves coordination between several wholesale vendor groups at once including wholesale diverters, brand representatives, technicians, contractors, and government and private agents. Several department categories are directly managed including over 3,000 SKU's in Health and Beauty Aids, several hundred labor hours and thousands of dollars of inventory every week. Significant time dedicated to programming, sourcing, and merchandising category items. Professional goals of lowering department expenses while growing gross profit margin have been directly attributed to this candidate's business acumen and high interpersonal skills.

Business Instructor, *Southwest University of El Paso* **2014-present**
Provide instruction in fields of economics, marketing, and quality management to part-time evening adult students. Role as faculty member requires construction of lesson plans, providing feedback on work product, and engaging with students using various media channels. Position requires high level of comfort giving presentations and speaking to large groups, preparation of case study materials, and familiarity with modern and conventional instructional methods. Course offered for instruction include Total Quality Management, Strategic Management, and Operational and Behavioral Management.

Legal Clerk, *State of Texas 8th district Court of Appeals* **2008-2010**
Summer clerkship program involved heavy research and written work processing all appeals for the 8th District. Working directly with Chief Justice David Chew in addressing all legal issues of pending appellate cases required strong written and oral argument skills, intimate familiarity with online based legal research, and has firm foundation in the past and current state criminal codes.

Store Director, *Abercrombie and Fitch Co.* **2007-2008**
Site Manager of local branch to fashion retail company that turned annual revenues here in the millions of dollars. Position required considerable business skills that led to the development and success of marketing campaigns, employee benefit programs, and an increase in sales. Accounting for daily labor costs, sales generation, and any loss prevention were responsibilities for the position. Promotion and high value grades led to opportunities out of state and out of country.

Skills and Affiliations
Lean Six Sigma certified, Yellow Belt
Fluent in English and Spanish, written and oral, Native level
Experienced in all MS and iOS professional software programs
Familiar with Strategic Management principles, Legal Research, and small business accounting
Board Member, Affiliated Foods Inc. Retailer Council, current position.
Board Chair, Board of Directors Boys and Girls Club El Paso, current position.

References

[redacted]

[redacted]

[redacted]

File #: 25-1204, **Version:** 1

CITY OF EL PASO, TEXAS
LEGISTAR AGENDA ITEM SUMMARY FORM

DISTRICT, DEPARTMENT, CONTACT INFORMATION:

Please choose District and Department from drop down menu. Please post exactly as example below.
No Title's, No emails. Please use ARIAL 10 Font.

Members of the City Council, Representative Alejandra Chávez, (915) 212-0001

AGENDA LANGUAGE:

This is the language that will be posted to the agenda. Please use ARIAL 11 Font.

For notation pursuant to Section 2.92.080 of the City Code, receipt of campaign contributions by Representative Alejandra Chávez in the amount of $1,500 from Marcela & Miguel Fernandez, $1,000 from Gerald Rubin, $1,000 from Jaime Arredondo, $1,000 from Dan Olivas, $500 from Rebecca & Jose Cardenas, $2,500 from Kathy & Raymond Palacios, $500 from Berry Lash, $1,000 from Dion Jeraldo Castro, $2,500 from Richard A Castro, $500 from Ruben Chavez, $1,000 from Garry Porras, $500 from Margarita & Edward Escudero, $1,500 from Maria & Eduardo Rodriguez, $1,000 from Duane E Murphy, $500 from Lucy & Juan Mimbela.

File #: 25-1198, **Version:** 1

CITY OF EL PASO, TEXAS
LEGISTAR AGENDA ITEM SUMMARY FORM

DISTRICT, DEPARTMENT, CONTACT INFORMATION:

Please choose District and Department from drop down menu. Please post exactly as example below.
No Title's, No emails. Please use ARIAL 10 Font.

All Districts
Purchasing and Strategic Sourcing, Claudia A. Garcia, (915) 212-0043
Fire, Chief Jonathan P. Killings, (915) 212-5665

AGENDA LANGUAGE:

This is the language that will be posted to the agenda. Please use ARIAL 11 Font.
Populate the table to maintain proper formatting. Copy and paste the agenda language in the designated area below. You may include more language after the table. Just made sure all posting language is populated between "TITLE" and "END".

The award of Solicitation 2025-0298R Disaster Housing Consultant to H2O Partners, Inc. dba H2O Partners for a one (1) year term for an estimated amount of $360,635.00. This contract will allow the department to create a comprehensive and viable regional vulnerability assessment study that identifies regional vulnerabilities and establishes strategies to mitigate short-term and long-term housing needs in case of a disaster, with focus on disadvantaged communities and vulnerable populations.

Contract Variance: No prior contract to compare.

Department:	Fire
Award to:	H2O Partners, Inc. dba H2O Partners
City & State:	Austin, TX
Item(s):	All
Initial Term:	1 Year
Option Term:	N/A
Total Contract Time:	1 Year
Annual Estimated Award:	$360,635.00
Initial Term Estimated Award:	$360,635.00
Option Term Estimated Award:	N/A
Total Estimated Award:	$360,635.00
Account(s):	322 - 2720 - 22130 - 522150 - G2223RCPGP
Funding Source(s):	Regional Catastrophic Preparedness Grant Program

District(s): All

This was a Request for Proposals Procurement - service contract.

The Purchasing & Strategic Sourcing Department and Fire Department recommend award as indicated to H2O Partners, Inc. dba H2O Partners the highest ranked offeror based on the evaluation factors established in the evaluation criteria for this procurement.

It is requested that the City Manager be authorized to establish the funding sources and make any necessary budget transfers and execute any and all documents necessary for execution of this award.

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

DEPARTMENT: Fire
Purchasing & Strategic Sourcing
AGENDA DATE: September 30, 2025
PUBLIC HEARING DATE: N/A
CONTACT PERSON NAME: Jonathan P. Killings, Fire Chief **PHONE NUMBER:** (915) 212-5665
Claudia A. Garcia, Director **PHONE NUMBER:** (915) 212-0043
DISTRICT(S) AFFECTED: All

SUBJECT:
The award of solicitation 2025-0298R Disaster Housing Consultant to H2O Partners, Inc. dba H2O Partners for a one (1) year term for an estimated amount of $360,635.00.

BACKGROUND / DISCUSSION:
This contract will allow the department to create a comprehensive and viable regional vulnerability assessment study that identifies regional vulnerabilities and establishes strategies to mitigate short-term and long-term housing needs in case of a disaster, with focus on disadvantaged communities and vulnerable populations.

COMMUNITY AND STAKEHOLDER OUTREACH:
A pre-proposal meeting was held on April 23, 2025. Ten (10) suppliers were in attendance.

SELECTION SUMMARY:
Solicitation was advertised on April 15, 2025 and April 22, 2025. The solicitation was posted on City website on April 15, 2025. There were a total sixteen (16) viewers online; four (4) proposals were received; one (1) from a local supplier.

CONTRACT VARIANCE:
N/A

PROTEST
No protest received for this requirement.

PRIOR COUNCIL ACTION:
N/A

AMOUNT AND SOURCE OF FUNDING:
Amount: $360,635.00
Funding Source: Regional Catastrophic Preparedness Grant Program
Account: 322 – 2720 – 22130 – 522150 – G2223RCPGP

REPORTING OF CONTRIBUTION OR DONATION TO CITY COUNCIL:
Report any contributions or donations to City Council of an accumulated total of $500 or more. Report the name of the elected official and the amount.

NAME	AMOUNT ($)
Form was provided to the applicant	**N/A**

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

DEPARTMENT HEAD:

Jonathan P. Killings, Fire Chief

for Claudia A. Garcia – Director of Purchasing & Strategic Sourcing

Project Form
Request for Proposals

**********Posting Language Below **********

Please place the following item on the Consent Agenda for the City Council of September 30, 2025.

Award Summary:
The award of solicitation 2025-0298R Disaster Housing Consultant to H2O Partners, Inc. dba H2O Partners for a one (1) year term for an estimated amount of $360,635.00. This contract will allow the department to create a comprehensive and viable regional vulnerability assessment study that identifies regional vulnerabilities and establishes strategies to mitigate short-term and long-term housing needs in case of a disaster, with focus on disadvantaged communities and vulnerable populations.

Contract Variance:
No prior contract to compare.

Department:	Fire
Award to:	H2O Partners, Inc. dba H2O Partners
City & State:	Austin, TX
Item(s):	All
Initial Term:	1 Year
Option Term:	N/A
Total Contract Time:	1 Year
Annual Estimated Award:	$360,635.00
Initial Term Estimated Award:	$360,635.00
Option Term Estimated Award:	N/A
Total Estimated Award	$360,635.00
Account(s)	322 – 2720 – 22130 – 522150 – G2223RCPGP
Funding Source(s):	Regional Catastrophic Preparedness Grant Program
District(s):	All

This was a Request for Proposals Procurement – service contract.

The Purchasing & Strategic Sourcing Department and Fire Department recommend award as indicated to H2O Partners, Inc. dba H2O Partners the highest ranked offeror based on the evaluation factors established in the evaluation criteria for this procurement.

It is requested that the City Manager be authorized to establish the funding sources and make any necessary budget transfers and execute any and all documents necessary for execution of this award.

CITY OF EL PASO
REQUEST FOR PROPOSALS TABULATION FORM

Title: Disaster Housing Consultant | **Solicitation #: 2025-0298R**

Bid Opening: May 14, 2025 | **Department: Fire**

OFFEROR'S NAME:	LOCATION:	AMENDMENT(S) ACKNOWLEDGED:
Acebo Solutions	El Paso, TX	YES
Garner Enviromental Services, Inc	Houston, TX	YES
H2O Partners, Inc. dba H2O Partners	Austin, TX	YES
IEM International, Inc.	Morrisville, NC	YES

RFQs SOLICITED: 793 LOCAL RFQs SOLICITED: 235 RFQs RECEIVED: 4 LOCAL RFQs RECEIVED: 1 NO BIDS: 1

NOTE: The information contained in this RFQ tabulation is for information only and does not constitute actual award/execution of contract.

Approved: /s/

Date: 6/10/2025

2025-0298R Disaster Housing Consultant Viewers List			
No.	Participant Name	City	State
1	Acebo Solutions	El Paso	TX
2	Innovative Emergency Management	Morrisville	NC
3	Garner Environmental Services, Inc.	Houston	TX
4	H2O Partners (H2O Partners, Inc.)	Austin	TX
5	Playground Solutions of Texas, Inc.	Southlake	TX
6	Alembic Community Development	New Orleans	LA
7	Animal Shelter Consulting	Marietta	GA
8	Consilio Mentis LLC	El Paso	TX
9	Construction Reporter	Albuquerque	NM
10	Enigma Advisory	Pflugerville	TX
11	Gordon Davis Johnson & Shane PC	El Paso	TX
12	Housing Problem Solvers Company (80-0758204)	Atlanta	GA
13	KLM Engineering	Woodbury	MN
14	North America Procurement Council Inc., PBC	Grand Junction	CO
15	The PlanIt Room	El Paso	TX
16	Woody & Finn Doggy Daycare	El Paso	TX

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS AND DONATIONS FORM

In compliance with Title 2, Chapter 2.92, Section 2.92.080

Introduction:

Individuals or entities benefiting by a City Council Agenda item must disclose contributions or donations made to current members of Council under the City's Ethics Code. The information on this form is being captured for transparency purposes and will be noted on the relevant City Council Agenda. **Contributions and Donations do NOT disqualify an applicant from doing business with the City.**

Definitions:

"Contribution"	A direct or indirect transfer of money, goods, services, or any other thing of value and includes an agreement made or other obligation incurred, whether legally enforceable or not, to make a transfer. The term includes a loan or extension of credit, other than those expressly excluded by the Texas Election Code, and a guarantee of a loan or extension of credit.
"Contributor"	A person making a contribution, including the contributor's spouse.
"Donation"	Cash and the value of any in-kind contributions or gifts to the council member for use by their office or in their district.
"Donor"	An individual and spouse, a business entity, or an individual who owns a business entity in whole or in part, or is operated by the individual, that is the subject of a council agenda item.
"Benefiting"	Shall include but not be limited to any contract, bid award, franchise, permit, zoning or rezoning, and other award that council will vote on.

Instructions: Please read and complete this form carefully. If you have made campaign contributions or donations to any current City Council member(s) totaling an aggregate of $500 or more during their campaign(s) or term(s) of City office, you are required to disclose the information as specified below. If you have not made such contributions or donations past the limit specified in the ordinance, you are required to affirm your compliance with the municipal code. Please submit this completed form along with your application or proposal to the relevant city department. Failure to disclose campaign contributions or donations as required by the ordinance may result in a violation of the City's Ethics Code requirements, and sanctions under the Ethics Code 2.92.

Contributor / Donor Information:

Full Name	Vernon Eric Howard
Business Name	H2O Partners, Inc.
Agenda Item Type	2025-0298R Disaster Housing Consultant
Relevant Department	Fire

Disclosure Affirmation: Please check the appropriate box below to indicate whether you have made campaign contributions or donations totaling an aggregate of $500 or more to any City Council member(s) during their campaign(s) or term(s) of City office specified in Section 2.92.080 of the El Paso Municipal Code.

☑ I have **NOT** made campaign contributions or donations totaling an aggregate of $500 or more to any City Council member(s) during their campaign(s) or term(s) of City office, as specified in Section 2.92.080 of the El Paso Municipal Code.

OR

☐ I have made campaign contributions or donations totaling an aggregate of $500 or more to the following City Council member(s) during their campaign(s) or term(s) of City office:

OFFICE	CURRENT COUNCIL MEMBER NAME	AMOUNT ($)
Mayor		
District 1		
District 2		
District 3		
District 4		
District 5		
District 6		
District 7		
District 8		

Declaration: I hereby affirm that the information provided in this disclosure form is true and accurate to the best of my knowledge. I understand that this disclosure is required by Title 2, Chapter 2.92 of the El Paso Municipal Code and is subject to verification by the city authorities. Further, **I understand that upon submission of this form, I must disclose any subsequent contributions or donations prior to the relevant council meeting date.**

Signature: _____ Date: May 6, 2025

File #: 25-1203, **Version:** 1

CITY OF EL PASO, TEXAS
LEGISTAR AGENDA ITEM SUMMARY FORM

DISTRICT, DEPARTMENT, CONTACT INFORMATION:

Please choose District and Department from drop down menu. Please post exactly as example below.
No Title's, No emails. Please use ARIAL 10 Font.

All Districts
Purchasing and Strategic Sourcing, Claudia A. Garcia, (915) 212-0043
Streets and Maintenance, Randy Garcia, (915) 212-7000

AGENDA LANGUAGE:

This is the language that will be posted to the agenda. Please use ARIAL 11 Font.
Populate the table to maintain proper formatting. Copy and paste the agenda language in the designated area below. You may include more language after the table. Just made sure all posting language is populated between "TITLE" and "END".

The award of Solicitation 2025-0268 Roadside Tire Service to E&SG dba Industrial Tire Co. for an initial term of three (3) years for an estimated amount of $85,500.00. The award also includes a two (2) year option for an estimated amount of $57,000.00. The total contract time is for five (5) years for a total estimated amount of $142,500.00. This contract will provide roadside tire service for the Streets and Maintenance fleet.

Contract Variance:
The difference based in comparison to the previous contract is as follows: An increase of $40,500.00 for the initial term, which represents a 90.00% increase due to increased costs for parts and services as well as an increase in the contract time from 6 months to 3 years.

Department:	Streets and Maintenance
Award to:	E&SG LLC DBA Industrial Tire Co.
City & State:	El Paso, TX
Item(s):	All
Initial Term:	3 Years
Option Term:	2 Years
Total Contract Time:	5 Years
Annual Estimated Award:	$ 28,500.00
Initial Term Estimated Award:	$ 85,500.00
Option Term Estimated Award:	$ 57,000.00
Total Estimated Award:	$ 142,500.00
Account(s):	532 - 3600 - 531250 - 37020 - P3701
Funding Source(s):	Internal Service Fund

District(s): All

This is a low bid procurement, unit price contract.

The Purchasing & Strategic Sourcing and Streets and Maintenance Departments recommend award as indicated to E&SG LLC dba Industrial Tire Co., the sole responsive, responsible bidder.

It is requested that the City Manager be authorized to establish the funding sources and make any necessary budget transfers and execute any and all documents necessary for execution of this award.

In accordance with this award, the City Manager or designee is authorized to exercise future options if needed.

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

DEPARTMENT: Streets and Maintenance
Purchasing & Strategic Sourcing
AGENDA DATE: September 30, 2025
PUBLIC HEARING DATE: NA
CONTACT PERSON NAME: Randy Garcia, Director **PHONE NUMBER:** (915) 212-7000
Claudia A. Garcia, Director **PHONE NUMBER:** (915) 212-0043
DISTRICT(S) AFFECTED: All

SUBJECT:
The award of solicitation 2025-0268 Roadside Tire Service to E&SG LLC dba Industrial Tire Co. for an initial term of three (3) years for an estimated amount of $85,500.00. The award also includes a two (2) year option for an estimated amount of $57,000.00. The total contract time is for five (5) years for a total estimated amount of $142,500.00.

BACKGROUND / DISCUSSION:
This contract will provide the Streets and Maintenance department with roadside tire services for the entire fleet.

COMMUNITY AND STAKEHOLDER OUTREACH:
A pre-bid meeting was held on June 4, 2025. Two (2) suppliers were in attendance.

SELECTION SUMMARY:
Solicitation was advertised on May 27, 2025 and June 3, 2025. The solicitation was posted on City website on May 27, 2025. There was a total of ten (10) viewers online; one (1) bid was received from a local supplier.

CONTRACT VARIANCE:
The difference based in comparison to the previous contract is as follows: An increase of $40,500.00 for the original award term, which represents a 90% increase due to an increase in prices for parts and an increase in the contract time from 6 months to 3 years.

PROTEST
No protest received for this requirement.

PRIOR COUNCIL ACTION:
NA

AMOUNT AND SOURCE OF FUNDING:
Amount: $142,500.00
Funding Source: Supply Support Fund
Account: 532-3600-37020-531250-P3701

REPORTING OF CONTRIBUTION OR DONATION TO CITY COUNCIL:

Report any contributions or donations to City Council of an accumulated total of $500 or more. Report the name of the elected official and the amount.

NAME	AMOUNT ($)
Form was provided to the applicant	

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

DEPARTMENT HEAD:

Randy Garcia, Director of Streets and Maintenance

for Claudia A. Garcia – Director of Purchasing & Strategic Souring

Project Form
Low Bid

**********Posting Language Below **********

Please place the following item on the Consent Agenda for the City Council Meeting of September 30, 2025.

Award Summary:
The award of solicitation 2025-0268 Roadside Tire Service to E&SG dba Industrial Tire Co. for an initial term of three (3) years for an estimated amount of $85,500.00. The award also includes a two (2) year option for an estimated amount of $57,000.00. The total contract time is for five (5) years for a total estimated amount of $142,500.00. This contract will provide roadside tire service for the Streets and Maintenance fleet.

Contract Variance:
The difference based in comparison to the previous contract is as follows: An increase of $40,500.00 for the initial term, which represents a 90.00% increase due to increased costs for parts and services as well as an increase in the contract time from 6 months to 3 years.

Department:	Streets and Maintenance
Award to:	E&SG LLC DBA Industrial Tire Co.
City & State:	El Paso, TX
Item(s):	All
Initial Term:	3 Years
Option Term:	2 Years
Total Contract Time:	5 Years
Annual Estimated Award:	$ 28,500.00
Initial Term Estimated Award:	$ 85,500.00
Option Term Estimated Award:	$ 57,000.00
Total Estimated Award	$142,500.00
Account(s)	532 - 3600 - 531250 - 37020 - P3701
Funding Source(s):	Internal Service Fund
District(s):	All

This is a low bid procurement, unit price contract.

The Purchasing & Strategic Sourcing and Streets and Maintenance recommend award as indicated to E&SG LLC dba Industrial Tire Co., the sole responsive, responsible bidder.

It is requested that the City Manager be authorized to establish the funding sources and make any necessary budget transfers and execute any and all documents necessary for execution of this award.

In accordance with this award, the City Manager or designee is authorized to exercise future options if needed.

CITY OF EL PASO
BID TABULATION FORM

Project Name: Roadside Tire Service | **Bid Number: 2025-0268**

Bid Opening Date: June 25, 2025 | **DEPARTMENT:Streets and Maintenance**

Item No.	Description	Unit of Measure	Approximate/ Estimate Quantity	Unit Price	Yearly Total C = AXB	3 - Year Total D = CX3
				E & SG LLC dba Industrial Tire Co. El Paso, TX		
				Bidder 1 of 1		
			(A)	(B)	(C)	(D)
1	Roadside Tire Service for light duty vehicles, Monday through Friday, 7am-5pm	Each	45	$60.00	$2,700.00	$8,100.00
2	Roadside Tire Service for light duty vehicles, after hours, Weekends, City holidays	Each	20	$65.00	$1,300.00	$3,900.00
3	Roadside Tire Service for heavy duty vehicles, Monday through Friday, 7am - 5pm	Each	120	$65.00	$7,800.00	$23,400.00
4	Roadside Tire Service for heavy duty vehicles, after hours, weekends, City holidays	Each	30	$70.00	$2,100.00	$6,300.00
5	Roadside tire service for off road vehicles, Monday through Friday, 7am-5pm	Each	140	$80.00	$11,200.00	$33,600.00
6	Roadside tire service for off road vehicles, after hours, weekends, city holidays	Each	40	$85.00	$3,400.00	$10,200.00
				Total	**$28,500.00**	**$85,500.00**

OPTION TO EXTEND THE TERM OF THE AGREEMENT

THE CITY AT ITS SOLE DISCRETION, MAY EXERCISE ANY OPTION TO EXTEND THE TERM OF THE AGREEMENT, BY GIVING THE CONTRACTOR WRITTEN NOTICE WITHIN THE TIME PERIOD NOTED ON THE SELECTED OPTIONS. THE TERM OF THIS CONTRACT SHALL BE BASED ON ONE OF THE SELECTIONS BELOW AND UNDER THE SAME TERMS AND CONDITIONS. THE CITY MANAGER OR DESIGNEE MAY EXTEND THE OPTION TO EXTEND.

BIDDER OFFERS THE CITY THE OPTION OF EXTENDING THE TERM OF THE CONTRACT FOR:	
TWO (2) ADDITIONAL YEARS AT THE SAME UNIT PRICE(S)	X
NO OPTION OFFERED	
AMENDMENTS ACKNOWLEDGED:	X

BIDS SOLICITED: 379 LOCAL BIDS SOLICITED: 156 BIDS RECEIVED: 1 LOCAL BIDS RECEIVED: 1 NO BID: 4

NOTE: The information contained in this bid tabulation is for information only and does not constitute actual award/execution of contract.

APPROVED BY: /S/
DATE: 7/21/2025

	View List 2025-0268 Roadside Tire Service		
1	Participant Name	City	State
2	2H LLC	Horizon City	TX
3	Deltek	Herndon	VA
4	Horizon Roll Off Services	Horizon City	TX
5	Sun City Eco Wash LLC	El Paso	TX
6	E&SG LLC dba Industrial Tire Co	El Paso	TX
7	Jamartech (Jamar Technologies Inc)	Hatfield	PA
8	A-1 Auto Body Shop	El Paso	TX
9	Wofford Truck Parts (TE EL PASO,LLC)	El Paso	TX
10	Zeraus Iluminacion	El Paso	TX
11	Pneumatic Tire Company	El Paso	TX

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS AND DONATIONS FORM

In compliance with Title 2, Chapter 2.92, Section 2.92.080

Introduction:

Individuals or entities benefiting by a City Council Agenda item must disclose contributions or donations made to current members of Council under the City's Ethics Code. The information on this form is being captured for transparency purposes and will be noted on the relevant City Council Agenda. **Contributions and Donations do NOT disqualify an applicant from doing business with the City.**

Definitions:

"Contribution"	A direct or indirect transfer of money, goods, services, or any other thing of value and includes an agreement made or other obligation incurred, whether legally enforceable or not, to make a transfer. The term includes a loan or extension of credit, other than those expressly excluded by the Texas Election Code, and a guarantee of a loan or extension of credit.
"Contributor"	A person making a contribution, including the contributor's spouse.
"Donation"	Cash and the value of any in-kind contributions or gifts to the council member for use by their office or in their district.
"Donor"	An individual and spouse, a business entity, or an individual who owns a business entity in whole or in part, or is operated by the individual, that is the subject of a council agenda item.
"Benefiting"	Shall include but not be limited to any contract, bid award, franchise, permit, zoning or rezoning, and other award that council will vote on.

Instructions: Please read and complete this form carefully. If you have made campaign contributions or donations to any current City Council member(s) totaling an aggregate of $500 or more during their campaign(s) or term(s) of City office, you are required to disclose the information as specified below. If you have not made such contributions or donations past the limit specified in the ordinance, you are required to affirm your compliance with the municipal code. Please submit this completed form along with your application or proposal to the relevant city department. Failure to disclose campaign contributions or donations as required by the ordinance may result in a violation of the City's Ethics Code requirements, and sanctions under the Ethics Code 2.92.

Contributor / Donor Information:

Full Name	Eduardo Gallegos
Business Name	E & SG DBA: Industrial Tire Company
Agenda Item Type	**Contract Award**
Relevant Department	**Streets and Maintenance**

Disclosure Affirmation: Please check the appropriate box below to indicate whether you have made campaign contributions or donations totaling an aggregate of $500 or more to any City Council member(s) during their campaign(s) or term(s) of City office specified in Section 2.92.080 of the El Paso Municipal Code.

☑ I have **NOT** made campaign contributions or donations totaling an aggregate of $500 or more to any City Council member(s) during their campaign(s) or term(s) of City office, as specified in Section 2.92.080 of the El Paso Municipal Code.

OR

☐ I have made campaign contributions or donations totaling an aggregate of $500 or more to the following City Council member(s) during their campaign(s) or term(s) of City office:

OFFICE	CURRENT COUNCIL MEMBER NAME	AMOUNT ($)
Mayor		
District 1		
District 2		
District 3		
District 4		
District 5		
District 6		
District 7		
District 8		

Declaration: I hereby affirm that the information provided in this disclosure form is true and accurate to the best of my knowledge. I understand that this disclosure is required by Title 2, Chapter 2.92 of the El Paso Municipal Code and is subject to verification by the city authorities. Further, **I understand that upon submission of this form, I must disclose any subsequent contributions or donations prior to the relevant council meeting date.**

Signature: _____ Date: 06/20/2025

File #: 25-1202, **Version:** 1

CITY OF EL PASO, TEXAS
LEGISTAR AGENDA ITEM SUMMARY FORM

DISTRICT, DEPARTMENT, CONTACT INFORMATION:

Please choose District and Department from drop down menu. Please post exactly as example below. No Title's, No emails. Please use ARIAL 10 Font.

District 7
Planning and Inspections, Philip F. Etiwe, (915) 212-1553
Planning and Inspections, Blanca Perez, (915) 212-1561

AGENDA LANGUAGE:

This is the language that will be posted to the agenda. Please use ARIAL 11 Font.

An Ordinance changing the zoning of Tracts 9 and 13, Save and Except that Portion of Tract 9 conveyed out to the State of Texas in Right-of-Way deed in Volume 550, Page 623, Sunnyfields Map No. 2, 7800 Alameda Avenue, and Tracts 10 and 14, Save and Except that Portion of Tract 10 conveyed out to the State of Texas in Right-of-Way deed in Volume 561, Page 155, Sunnyfields Map No. 2, 7804 Alameda Avenue, City of El Paso, El Paso County, Texas from R-4 (Residential) to C-1 (Commercial), and imposing conditions. The penalty is as provided for in Chapter 20.24 of the El Paso City Code.

The proposed rezoning 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: 7800 and 7804 Alameda Avenue
Applicant: Vista del Sol Architectural Design, PZRZ24-00039

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

DEPARTMENT: Planning and Inspections

AGENDA DATE: 9/30/25

PUBLIC HEARING DATE: 10/28/25

CONTACT PERSON NAME: Philip F. Etiwe **PHONE NUMBER:** (915) 212-1553

2nd CONTACT PERSON NAME: Blanca Perez **PHONE NUMBER:** (915) 212-1561

DISTRICT(S) AFFECTED: 7

STRATEGIC GOAL:

#3 Promote the Visual Image of El Paso

SUBGOAL:

3.2 Set one standard for infrastructure across the city

SUBJECT:

An Ordinance changing the zoning of Tracts 9 and 13, Save and Except that Portion of Tract 9 conveyed out to the State of Texas in Right-of-Way deed in Volume 550, Page 623, Sunnyfields Map No. 2, 7800 Alameda Avenue, and Tracts 10 and 14, Save and Except that Portion of Tract 10 conveyed out to the State of Texas in Right-of-Way deed in Volume 561, Page 155, Sunnyfields Map No. 2, 7804 Alameda Avenue, City of El Paso, El Paso County, Texas from R-4 (Residential) to C-1 (Commercial), and imposing conditions. The penalty is as provided for in Chapter 20.24 of the El Paso City Code.

The proposed rezoning 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: 7800 and 7804 Alameda Avenue
Applicant: Vista del Sol Architectural Design, PZRZ24-00039

BACKGROUND / DISCUSSION:

The applicant is requesting to rezone from R-4 (Residential) to C-1 (Commercial) to allow for a shopping center and apartments. City Plan Commission recommended 5-0 to approve the proposed rezoning on August 14, 2025. As of September 16, 2025, the Planning Division has not received any communication in support or opposition to the rezoning request. See attached staff report for additional information.

COMMUNITY AND STAKEHOLDER OUTREACH:

Applicant notified appropriate neighborhood associations of the request prior to submittal of a complete application. Public notices were sent to all property owners within 300 feet of the subject property.

PRIOR COUNCIL ACTION:

N/A

AMOUNT AND SOURCE OF FUNDING:

N/A

REPORTING OF CONTRIBUTION OR DONATION TO CITY COUNCIL:

N/A

NAME	AMOUNT ($)

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

DEPARTMENT HEAD: Philip Etive

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

ORDINANCE NO. _____

AN ORDINANCE CHANGING THE ZONING OF TRACTS 9 AND 13, SAVE AND EXCEPT THAT PORTION OF TRACT 9 CONVEYED OUT TO THE STATE OF TEXAS IN RIGHT-OF-WAY DEED IN VOLUME 550, PAGE 623, SUNNYFIELDS MAP NO. 2, 7800 ALAMEDA AVENUE, AND TRACTS 10 AND 14, SAVE AND EXCEPT THAT PORTION OF TRACT 10 CONVEYED OUT TO THE STATE OF TEXAS IN RIGHT-OF-WAY DEED IN VOLUME 561, PAGE 155, SUNNYFIELDS MAP NO. 2, 7804 ALAMEDA AVENUE, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM R-4 (RESIDENTIAL) TO C-1 (COMMERCIAL), 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, that the zoning of *Tracts 9 and 13, Save and Except that Portion of Tract 9 conveyed out to the State of Texas in Right-of-Way deed in Volume 550, Page 623, Sunnyfields Map No. 2, 7800 Alameda Avenue, and Tracts 10 and 14, Save and Except that Portion of Tract 10 conveyed out to the State of Texas in Right-of-Way deed in Volume 561, Page 155, Sunnyfields Map No. 2, 7804 Alameda Avenue, located in the City of El Paso, El Paso County, Texas,* and as more particularly described by metes and bounds on the attached Exhibit "A", incorporated by reference, be changed from **R-4 (Residential)** to **C-1 (Commercial)**, as defined in Section 20.06.020, and that the zoning map of the City of El Paso be revised accordingly.

Further, that the property described above be subject to the following conditions which are necessitated by and attributable to the increased density of use generated by the change of zoning in order to protect the health, safety and welfare of the adjacent property owners and the residents of this City:

1. That a ten-foot (10') landscape 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 twenty feet (20') on center along the property lines adjacent to residential zone districts or uses. The landscape 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 or certificates of completion.

2. A Detailed Site Development Plan shall be reviewed and approved as per El Paso City Code prior to the issuance of any certificates of occupancy or certificates of completion.

3. That a minimum 500-foot distance between property lines be required between any establishments meeting both of the following criteria:

a. Establishments deriving 51% or more of their income from the sale of alcoholic beverages for on-premise consumption; and
b. Providing outdoor amplified sound.

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 _____ day of _____, **2025**.

THE CITY OF EL PASO

ATTEST:

Renard U. Johnson
Mayor

Laura D. Prine
City Clerk

APPROVED AS TO FORM:

Russell T. Abeln
Senior Assistant City Attorney

APPROVED AS TO CONTENT:

Philip F. Etiwe, Director
Planning & Inspections Department

ORDINANCE NO. _____ **Zoning Case No: PZRZ24-00039**

25-5485|TRAN#616807|P&I|RTA
7804 Alameda - Partial Lot w/Condition

Exhibit "A"

Being Tracts 9 and 13, Save and Except that
Portion of Tract 9 conveyed out to the State of
Texas in Right-of-Way deed in Volume 550,
Page 623, Sunnyfields Map. No. 2,
City of El Paso, El Paso County, Texas

August 02, 2024

METES AND BOUNDS DESCRIPTION
7800 Alameda Avenue
Exhibit "A"

FIELD NOTE DESCRIPTION of Tracts 9 and 13, Save and Except that Portion of Tract 9 conveyed out to the State of Texas in Right-of-Way deed in Volume 550, Page 623, Sunnyfields Map. No. 2, 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 city monument located the centerline intersection of Alameda Avenue and Rosedale Street; **THENCE,** leaving said city monument, South 58°44'07" West a distance of 41.34 feet to a found iron rod at the common boundary line of Tracts 8 and 9, same being the southerly right-of-way line of Alameda Avenue and the **POINT OF BEGINNING** of the herein described parcel;

THENCE, leaving said common boundary line of Tracts 8 and 9 and along the southerly right-of-way line of Alameda Avenue, South 46°35'00" East, a distance of 100.00 feet to a found iron rod for corner along said right-of-way line and being the common boundary line of Tracts 9 and 10;

THENCE, leaving said southerly right-of-way line of Alameda Avenue and common boundary line, South 43°25'00" West, a distance of 425.60 feet to a found iron rod for corner at the common boundary corner of Tracts 13 and 14;

THENCE, leaving said common boundary corner of Tracts 13 and 14, North 46°35'00" West, a distance of 100.00 feet to a found iron rod for corner at the common boundary corner of Tracts 12 and 13;

THENCE, leaving said common boundary corner, North 43°25'00" East, a distance of 425.60 feet to the **POINT OF BEGINNING** of the herein described parcel and containing 42,560.00 square feet or 0.9770 acres of land more or less.

Carlos M. Jimenez
R.P.L.S. # 3950

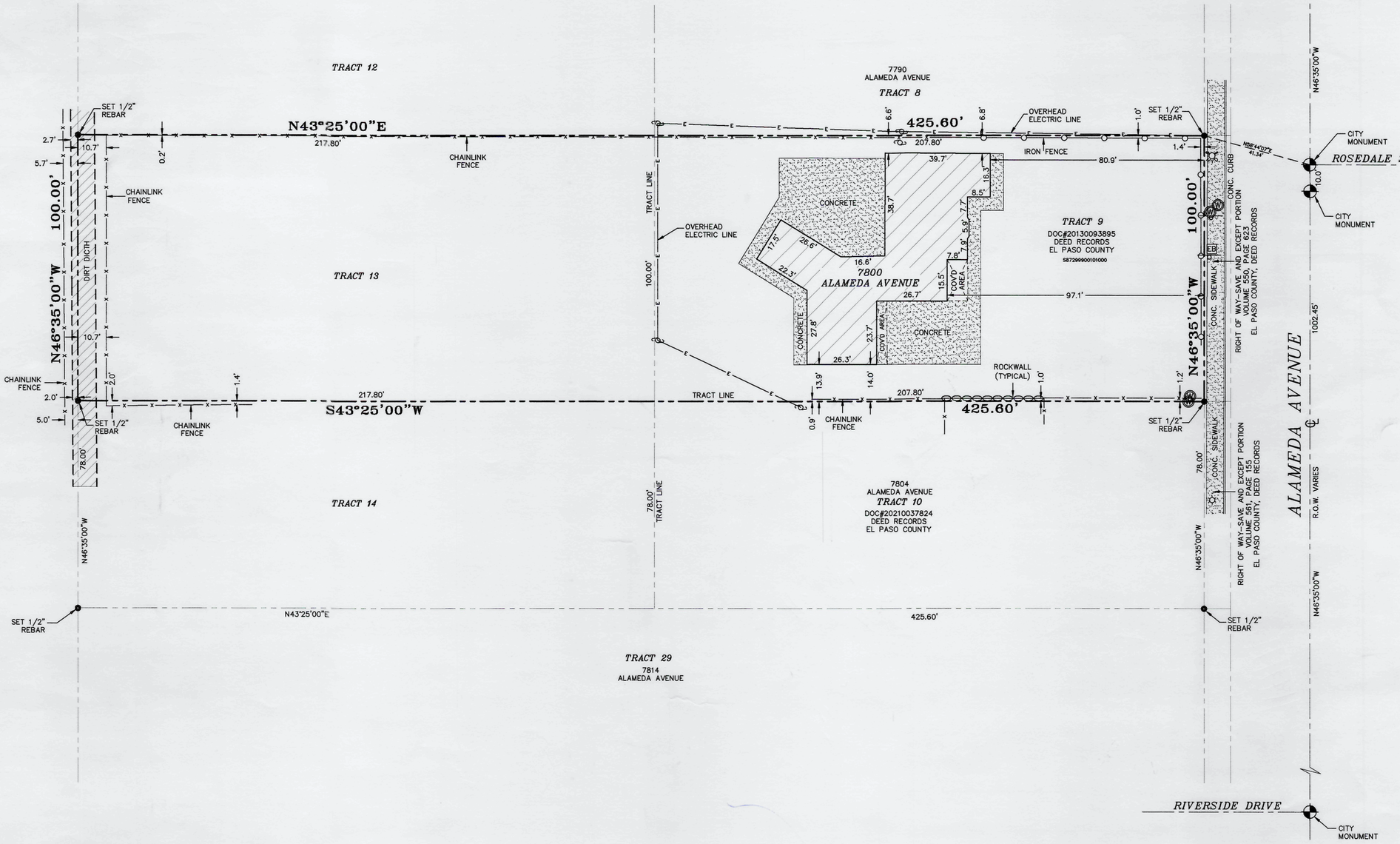
CAD Consulting Co.
1790 Lee Trevino Drive. Suite 309
El Paso, Texas 79936
(915) 633-6422
I:\M&B\2023\23-0358_7800 Alameda

IMPROVEMENT SURVEY

7800 ALAMEDA AVENUE
TRACTS 9 AND 13, SAVE AND EXCEPT THAT PORTION OF TRACT 9 CONVEYED OUT TO STATE OF TEXAS IN RIGHT-OF-WAY DEED IN VOLUME 550, PAGE 623, SUNNYFIELDS MAP NO. 2
CITY OF EL PASO, EL PASO COUNTY, TEXAS.
CONTAINING: 42,560.00 SQ.FT. OR 0.9770 ACRES ±

CAD CONSULTING CO.

0' 30' 60'
SCALE: 1"=30'



LEGEND

☼	= LIGHT POLE
Ⓦ	= WATER METER
Ⓜ	= MANHOLE
EB	= ELECTRIC BOX
WV	= WATER VALVE
	= POWER POLE
	= FIRE HYDRANT
	= SIGN
E	= OVERHEAD ELECTRIC
	= ROCKWALL
	= IRON FENCE
X	= CHAINLINK FENCE

NOTE(S):

1. ACCORDING TO THE FLOOD INSURANCE RATE MAP HEREON DESCRIBED TRACT LIES IN ZONE "X", COMMUNITY PANEL NO. 480214-0044-C, DATED 02/16/2006.
2. THE LOCATION OF EXISTING UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH SURFACE GROUND MARKINGS, EXCAVATIONS OR UTILITY COMPANY PLANS TO DETERMINE THE EXACT LOCATION OF ANY SUBTERRANEAN USES.
3. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.

COPYRIGHT © 2023 CAD CONSULTING CO. ALL RIGHTS RESERVED

CONSULTING COMPANY
1790 N. LEE TREVINO DR. SUITE 309
EL PASO, TEXAS 79936
TEL (915) 633-6422

STATE OF TEXAS REGISTERED CARLOS M. JIMENEZ 3950 PROFESSIONAL LAND SURVEYOR

CERTIFICATION

I HEREBY CERTIFY THAT THE FOREGOING BOUNDARY AND IMPROVEMENT SURVEY WAS MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

CARLOS M. JIMENEZ R.P.L.S No. 3950
FIRM# 10099300

JOB # 23-0358 DATE: 03/12/2023 ML

Being Tracts 10 and 14, Save and Except that
Portion of Tract 10 conveyed out to the State of
Texas in Right-of-Way deed in Volume 561,
Page 155, Sunnyfields Map. No. 2,
City of El Paso, El Paso County, Texas

August 02, 2024

METES AND BOUNDS DESCRIPTION
7804 Alameda Avenue
Exhibit "A"

FIELD NOTE DESCRIPTION of Tracts 10 and 14, Save and Except that Portion of Tract 10 conveyed out to the State of Texas in Right-of-Way deed in Volume 561, Page 155, Sunnyfields Map. No. 2, 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 city monument located the centerline intersection of Alameda Avenue and Rosedale Street; **THENCE,** leaving said city monument and along the centerline of Alameda Avenue, South 46°35'00" East a distance of 89.08 feet to a point, **THENCE,** leaving said centerline of Alameda Avenue, South 43°25'00" West a distance of 40.00 feet to a found iron rod at the common boundary line of Tracts 9 and 10, same being the southerly right-of-way line of Alameda Avenue and the **POINT OF BEGINNING** of the herein described parcel;

THENCE, leaving said common boundary line of Tracts 9 and 10 and along the southerly right-of-way line of Alameda Avenue, South 46°35'00" East, a distance of 78.00 feet to a found iron rod for corner along said right-of-way line and being the common boundary line of Tracts 10 and 29;

THENCE, leaving said southerly right-of-way line of Alameda Avenue and common boundary line, South 43°25'00" West, a distance of 425.60 feet to a found iron rod for corner at the common boundary corner of Tracts 14 and 29;

THENCE, leaving said common boundary corner of Tracts 14 and 29, North 46°35'00" West, a distance of 78.00 feet to a found iron rod for corner at the common boundary corner of Tracts 13 and 14;

THENCE, leaving said common boundary corner, North 43°25'00" East, a distance of 425.60 feet to the **POINT OF BEGINNING** of the herein described parcel and containing 33,196.80 square feet or 0.7621 acres of land more or less.

Carlos M. Jimenez
R.P.L.S. # 3950

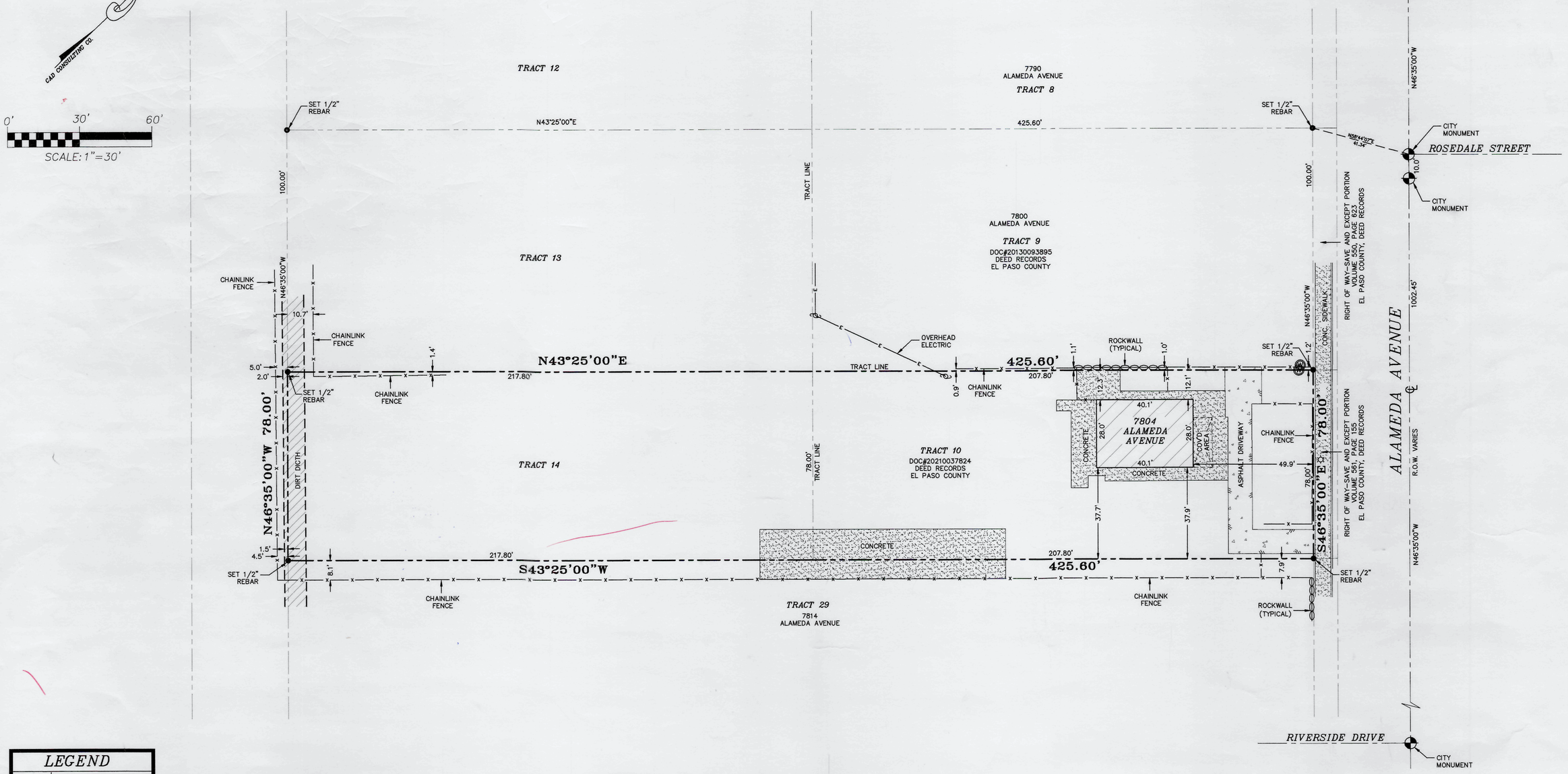
CAD Consulting Co.
1790 Lee Trevino Drive. Suite 309
El Paso, Texas 79936
(915) 633-6422
I:\M&B\2023\23-0357 7804 Alameda

IMPROVEMENT SURVEY

7804 ALAMEDA AVENUE
TRACTS 10 AND 14, SAVE AND EXCEPT THAT PORTION
OF TRACT 10 CONVEYED OUT TO STATE OF TEXAS IN
RIGHT-OF-WAY DEED IN VOLUME 561, PAGE 155,
SUNNYFIELDS MAP NO. 2
CITY OF EL PASO, EL PASO COUNTY, TEXAS.
CONTAINING: 33,196.80 SQ.FT. OR 0.7621 ACRES ±

CAD CONSULTING CO.

0' 30' 60'
SCALE: 1"=30'



LEGEND

☼	= LIGHT POLE
Ⓦ	= WATER METER
Ⓜ	= MANHOLE
EB	= ELECTRIC BOX
WV	= WATER VALVE
	= POWER POLE
	= FIRE HYDRANT
	= SIGN
E	= OVERHEAD ELECTRIC
	= ROCKWALL
	= IRON FENCE
X	= CHAINLINK FENCE

NOTE(S):

1. ACCORDING TO THE FLOOD INSURANCE RATE MAP HEREON DESCRIBED TRACT LIES IN ZONE "X", COMMUNITY PANEL NO. 480214-0044-C, DATED 02/16/2006.
2. THE LOCATION OF EXISTING UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH SURFACE GROUND MARKINGS, EXCAVATIONS OR UTILITY COMPANY PLANS TO DETERMINE THE EXACT LOCATION OF ANY SUBTERRANEAN USES.
3. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.

COPYRIGHT © 2023 CAD CONSULTING CO. ALL RIGHTS RESERVED

CAD CONSULTING COMPANY
1790 N. LEE TREVINO DR. SUITE 309
EL PASO, TEXAS 79936
TEL (915) 633-6422

STATE OF TEXAS REGISTERED CARLOS M. JIMENEZ 3950 PROFESSIONAL LAND SURVEYOR

CERTIFICATION

I HEREBY CERTIFY THAT THE FOREGOING BOUNDARY AND IMPROVEMENT SURVEY WAS MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

CARLOS M. JIMENEZ R.P.L.S No. 3950
FIRM# 10099300

JOB # 23-0357 DATE: 03/12/2023 ML

7800 and 7804 Alameda

City Plan Commission — August 14, 2025

REZONING

CASE NUMBER:	**PZRZ24-00039**
CASE MANAGER:	Blanca Perez, (915) 212-1561, PerezBM@elpasotexas.gov
PROPERTY OWNER:	Olivia Esparza and Adiel Zarate
REPRESENTATIVE:	Luis Javier Lopez
LOCATION:	7800 and 7804 Alameda Ave. (District 7)
PROPERTY AREA:	1.73 acres
REQUEST:	Rezone from R-4 (Residential) to C-1 (Commercial)
RELATED APPLICATIONS:	None
PUBLIC INPUT:	None received as of August 7, 2025

SUMMARY OF REQUEST: The applicant is requesting to rezone the subject properties form R-4 (Residential) to C-1 (Commercial) to allow for apartments and a shopping center.

SUMMARY OF STAFF'S RECOMMENDATION: Staff recommends **APPROVAL WITH CONDITIONS** of the rezoning request. The proposed zoning district is compatible with the commercial uses in the surrounding area are consistent with *Plan El Paso*, the City's Comprehensive Plan, and the G-3, Post-War future land use designation as well as the Onward Alameda Master Plan. The recommended conditions are the following:

1. *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 twenty feet (20') on center along the property lines adjacent to residential 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 or certificates of completion.*
2. *A Detailed Site Development Plan shall be reviewed and approved as per El Paso City Code prior to issuance of any certificates of occupancy or certificates of completion.*
3. *That a minimum 500-foot distance between property lines be required between any establishments meeting both of the following criteria:*
   a. *Establishment deriving 51 % or more of their income from the sale of alcoholic beverages for on-premise consumption; and*
   b. *Providing outdoor amplified sound.*

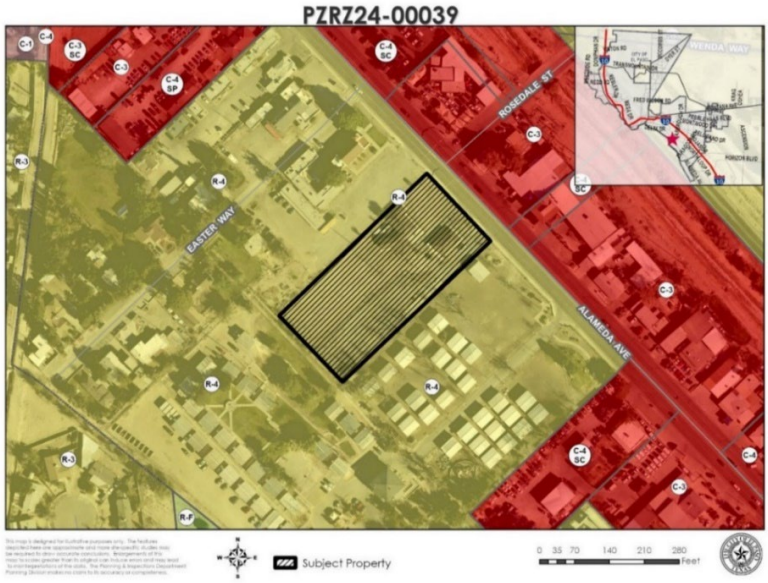


Figure A. Subject Property & Immediate Surroundings

DESCRIPTION OF REQUEST: The applicant is requesting to rezone the subject properties from R-4 (Residential) to C-1 (Commercial) to accommodate a proposed development consisting of apartment units in one lot and a shopping center in the other. The site is approximately 1.73 acres in total and is currently developed with a single-family dwelling on each lot, which are proposed to be demolished. The conceptual site plan illustrates the development of one lot with eight (8) apartment units and a separate shopping center with ten (10) commercial units. The conceptual site plan is not being evaluated for compliance with zoning development standards under Title 20 of the El Paso City Code as part of this rezoning application. Access to the site is from Alameda Avenue.

COMPATIBILITY WITH NEIGHBORHOOD CHARACTER: The proposed development is a permitted use within the C-1 (Commercial) zoning district and aligns with the goals and land use recommendations of the Onward Alameda Master Plan. The property to the north is vacant and zoned R-4 (Residential), while the property to the south, also zoned R-4, is developed with a school. To the east, the adjacent property is zoned C-3 (Commercial) and is occupied by an automotive parts store. To the west, surrounding properties are zoned R-4 (Residential) and developed with single-family residences. The nearest school, Cesar Chavez Academy, is approximately 0.2 miles from the site, and the closest public park, Riverside Park, is located about 0.5 miles away.

COMPLIANCE WITH PLAN EL PASO/REZONING POLICY – When evaluating whether a proposed rezoning is in accordance with *Plan El Paso*, consider the following factors:	
Criteria	**Does the Request Comply?**
Future Land Use Map: Proposed zone change is compatible with the Future Land Use designation for the property: **G-3, Post-War:** This sector applies to transitional neighborhoods typically developed from the 1950s through the 1980s. Streets were laid out with curvilinear patterns without alleys and shopping centers are located at major intersections behind large parking lots. This sector is generally stable but would benefit from strategic suburban retrofits to supplement the limited housing stock and add missing civic and commercial uses.	Yes. The subject properties and the proposed development meet the intent of the G-3, Post-War Future Land Use designation of *Plan El Paso*. The proposed zoning is compatible with the future land use designation.
Compatibility with Surroundings: The proposed zoning district is compatible with those surrounding the site: **C-1 (Commercial) District:** The purpose of these districts is to serve the needs of surrounding residential neighborhoods by providing compatible neighborhood convenience goods and services that serve day-to-day needs. The regulations of the districts will permit location of business and professional offices and retail category uses within adjacent residential areas of medium and high densities.	Yes. The proposed C-1 (Commercial) zoning district is appropriate as it allows for a variety of commercial uses while remaining compatible with the surrounding C-3 (Commercial) and R-4 (Residential) zoning. Additionally, the C-1 designation helps minimize potential impacts to nearby residential zoned properties due to its more limited range of permitted commercial uses.
Preferred Development Locations: Located along an arterial (or greater street classification) or the intersection of two collectors (or greater street classification). The site for proposed rezoning is not located mid-block, resulting in it being the only property on the block with an alternative zoning district, density, use and/or land use.	Yes. The subject property has access to Alameda Avenue, which is designated as a major arterial in the City's Major Thoroughfare Plan. The classification of this road is appropriate for the proposed development as it connects to other adjacent establishments on the area.
THE PROPOSED ZONING DISTRICT'S EFFECT ON THE PROPERTY AND SURROUNDING PROPERTY, AFTER EVALUATING THE FOLLOWING FACTORS:	

Historic District or Special Designations & Study Area Plans: Any historic district or other special designations that may be applicable. Any adopted small areas plans, including land-use maps in those plans.	The subject property is located within the Onward Alameda Master Plan area. The proposed rezoning is appropriate as it supports light commercial uses that align with the goals of the plan, which encourages increased commercial, residential, and mixed-use developments. Allowing a light-commercial zoning designation introduce uses that are consistent with the vision and intent of the master plan.
Potential Adverse Effects: Potential adverse effects that might be caused by approval or denial of the requested rezoning.	None. There are no anticipated adverse impacts.
Natural Environment: Anticipated effects on the natural environment.	None. The proposed development does not involve green field or environmentally sensitive land or arroyo disturbance.
Stability: Whether the area is stable or in transition.	The area has been in transition from residential to commercial development and zoning districts.
Socioeconomic & Physical Conditions: Any changed social, economic, or physical conditions that make the existing zoning no longer suitable for the property.	The existing R-4 (Residential) zoning is no longer appropriate due to the changing development pattern in the surrounding area. Adjacent properties have transitioned to light- and medium-intensity commercial uses, making the current residential designation incompatible with the area's evolving land use and the goals of the Onward Alameda Master Plan.

ADEQUACY OF PUBLIC FACILITIES, SERVICES AND INFRASTRUCTURE: Access to the site is proposed from Alameda Avenue, a major arterial as designated in the City of El Paso's Major Thoroughfare Plan (MTP), and is suitable to support the proposed commercial development. Existing sidewalks are present along Alameda Avenue. Five (5) bus stops are located within a 0.25-mile walking distance, with the nearest stop approximately 0.04 miles along Alameda Avenue.

SUMMARY OF DEPARTMENTAL REVIEW COMMENTS: No adverse comments were received from reviewing departments.

PUBLIC COMMENT: The subject property is located within the boundaries of Corridor 20 Civic Association, Sunnyfields Neighborhood Association, Mission Valley Civic Association, and Thomas Manor Neighborhood Association, which were all notified of the proposed rezoning by the applicant. Public notices were mailed to property owners within 300 feet of the subject property on August 1, 2025. As of August 7, 2025, the Planning Division has not received any communications in support or opposition of the request.

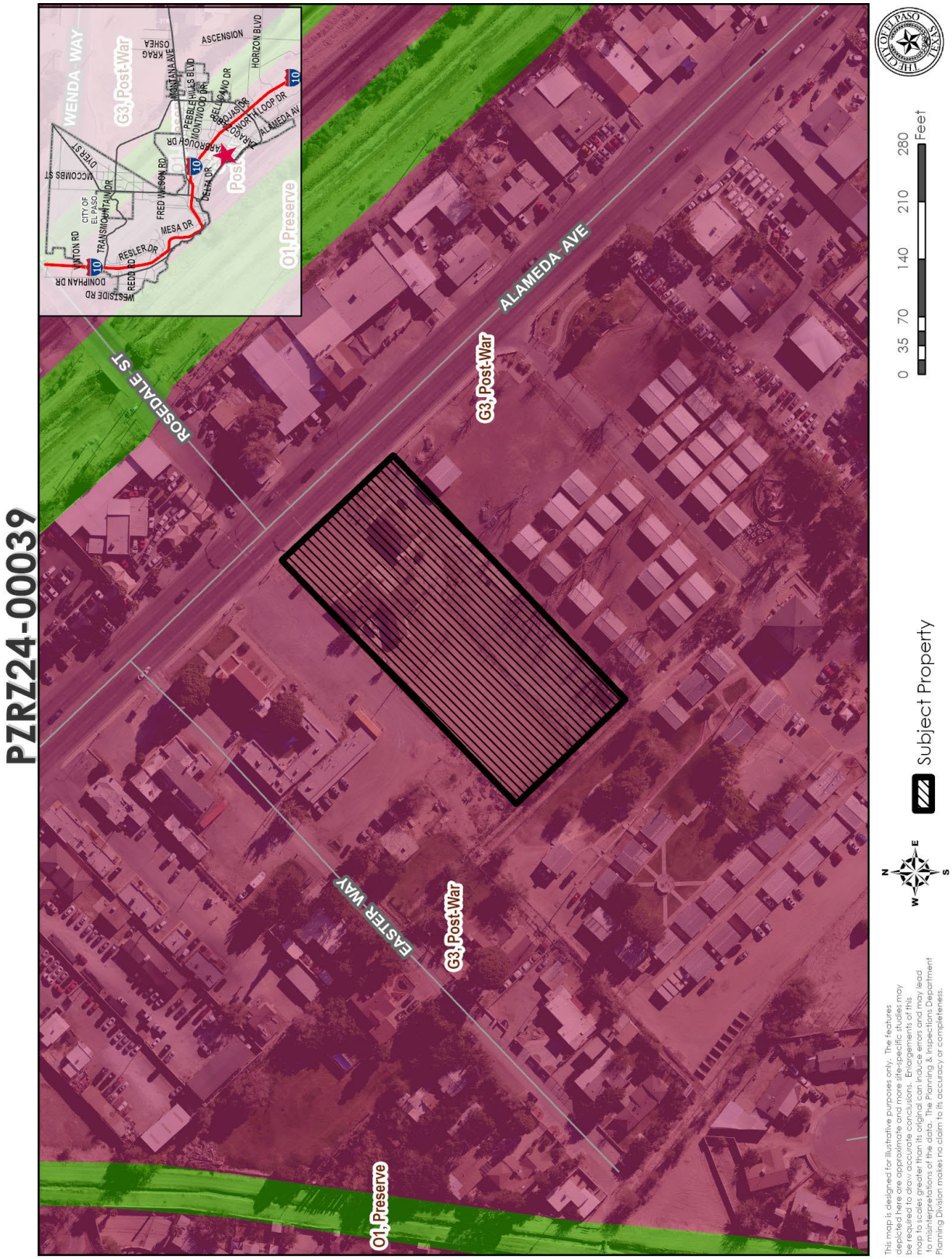
CITY PLAN COMMISSION OPTIONS: The purpose of the Zoning Ordinance is to promote the health, safety, morals and general welfare of the City. The City Plan Commission (CPC) has the authority to advise City Council on Zoning matters. In evaluating the request, the CPC may take any of the following actions:

1. **Recommend Approval** of the rezoning request, finding that the request is in conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or that the request is in conformance with other criteria that the CPC identifies from the Comprehensive Plan.
2. **Recommend Approval of the rezoning request With Modifications** to bring the request into conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or other criteria that the CPC identifies from the Comprehensive Plan. **(Staff Recommendation)**
3. **Recommend Denial** of the rezoning request, finding that the request does not conform to the review criteria of *Plan El Paso* as reflected in the Staff Report, or other criteria that the CPC identifies from the Comprehensive Plan.

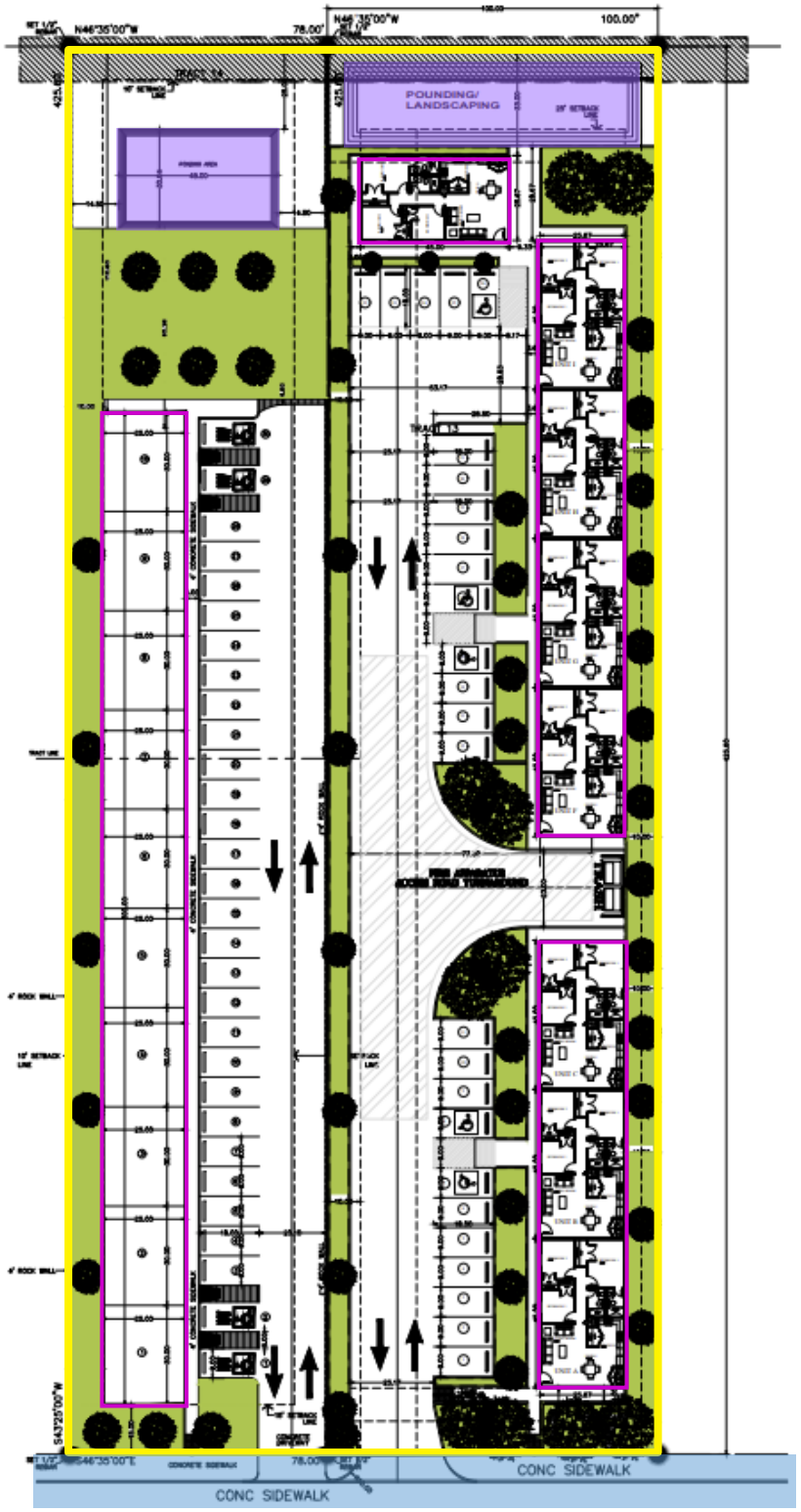
ATTACHMENTS:

1. Future Land Use Map
2. Generalized Plot Plan
3. Department Comments
4. Neighborhood Notification Boundary Map

ATTACHMENT 1



ATTACHMENT 2



ATTACHMENT 3

Planning and Inspections Department - Planning Division

Staff recommends approval with conditions of the rezoning request. The proposed zoning district is compatible with the commercial uses in the surrounding area are consistent with *Plan El Paso*, the City's Comprehensive Plan, and the G-3, Post-War future land use designation. The recommended conditions are the following:

1. *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 twenty feet (20') on center along the property lines adjacent to residential 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 or certificates of completion.*
2. *A Detailed Site Development Plan shall be reviewed and approved as per El Paso City Code prior to issuance of any certificates of occupancy or certificates of completion.*
3. *That a minimum 500-foot distance between property lines be required between any establishments deriving 51% or more of their income from the sale of alcoholic beverages for on-premise consumption.*
4. *No automotive uses shall be permitted.*

Planning and Inspections Department – Plan Review & Landscaping Division

The generalized site plan is not being reviewed for conformance due to conceptual nature. No objections to proposed rezoning. At the time of submittal for building permit, the project will need to comply with all applicable provisions of the ICC, TAS and Municipal Code.

Planning and Inspections Department – Land Development

Recommend Approval

1. Coordinate with TXDOT on Alameda Avenue. (Driveways, deceleration, and acceleration lane if required) for their review and approval at the time of grading permit.
2. Provide and verify the 6ft rock-wall from high side along the entire length where the residential area borders the commercial area at the time of grading permit (20.16.020 - Mandatory walls. - B. 2. Between all R and C districts by the owner of the C property when he builds upon it;) at the time of grading permit.
3. Show proposed drainage flow patterns on the site plan and identify the discharge and/or storage location(s) for all storm-water runoff within the subdivision.
4. As per Municipal Code: new developments and redevelopments are required to maintain the pre-development hydrologic response in their post-development state as nearly as practicable in order to reduce flooding. The code also encourages the use of nonstructural storm water management such as the preservation of greenspace, rainwater harvesting within landscaped areas, and other conservation efforts, to the maximum extent practicable, per Chapter 19.19, Section 19.19.010, and Subparagraph A-2 & A-5.
5. The proposed ponding areas shall have enough capacity to hold all storm-water runoff for a designed 100-yr. storm event for the complete area, including drainage flow patterns, drainage easements if required in the proposed properties.
6. Add note: If lots are further subdivided, then additional private easement shall be required at the time of platting.
7. Provide a 5ft sidewalk abutting the property line and ADA directional ramps along R.O.W. at the time of grading permit.
8. Driveways must be between 25'– 35' feet wide as per DSC 6-16.
9. Provide and label note "All existing and proposed sidewalks, barrier free ramps, handicap parking, driveway crosswalks, driveways and accessible routes shall comply with A.D.A., T.A.S. and city of El Paso requirements. Existing infrastructure not complying shall be removed and replaced to meet standards on the plan.

Note: Comments to be addressed at the permitting stage.

Fire Department

No adverse comments.

Police Department
No comments provided.

Environment Services
No comments provided.

Streets and Maintenance Department
No objections to application. No TIA is required. Coordinate with TXDOT.

Sun Metro
No comments provided.

El Paso Water
Does not object to this request.

Alameda Avenue is a Texas Department of Transportation (TxDOT) right-of-way. All proposed water and sanitary sewer work to be performed within Alameda Avenue right-of-way requires written permission from TxDOT.

There is an existing 8-inch diameter water main extending along Alameda Avenue, located approximately 10-feet north of southern right-of-way line. This main is available for service.
Previous water pressure from fire hydrant #75, located in front of the subject property, has yielded a static pressure of 86 psi, a residual pressure of 72 psi, and a discharge of 1,462 gallons per minute. The owner should, for his own protection and at his own expense, install at the discharge side of each water meter a pressure regulator, strainer and relief valve, to be set for pressure as desired by the customer. The Lot owner shall be responsible for the operation and maintenance of the above-described water pressure regulating device.
EPWater records indicate two active 3/4-inch water meters serving the subject property. The service addresses for these meters are 7800 and 7804 Alameda Ave.

Sanitary Sewer
There is an existing 21-inch diameter sanitary sewer main extending along Alameda Avenue, located approximately 20-feet south of northern right-of-way line.

General
EPWater requires a new service application to provide service 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:
As per Municipal Code: new developments and redevelopments are required to maintain the pre-development hydrologic response in their post-development state as nearly as practicable to reduce flooding. The code also encourages the use of nonstructural storm water management such as the preservation of greenspace, water harvesting, and other conservation efforts, to the maximum extent practicable, per Chapter 19.19, Section 19.19.010, and Subparagraph A-2 & A-5.
The proposed ponding areas shown, shall have enough capacity to hold the developed runoff for a designated 100-yr. storm event. Label the ponds as “Private”.

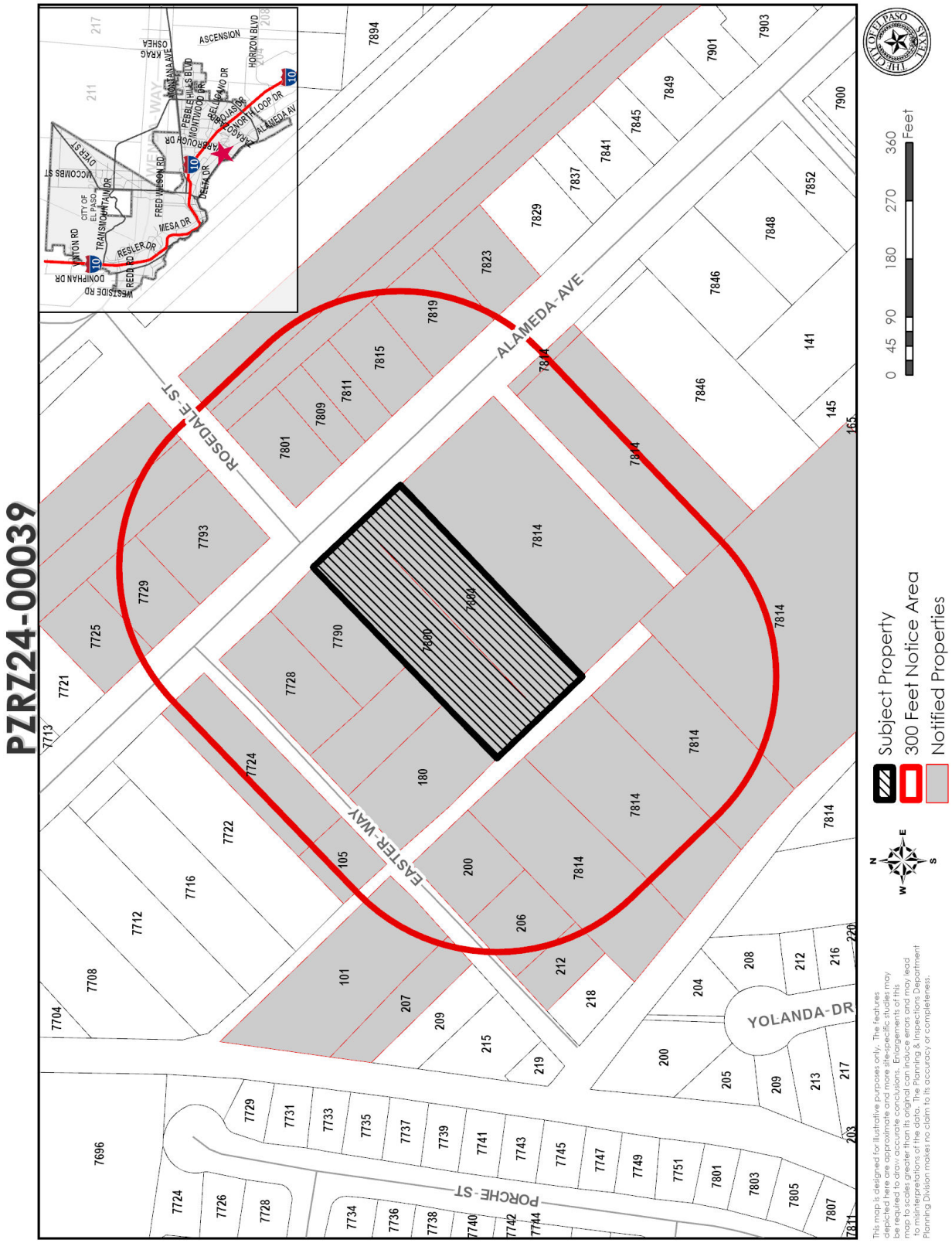
Texas Department of Transportation
Submit layout with distances between adjacent driveways to TXDOT for a permit and further review.

El Paso County Water Improvement District #1
No comments provided.

Texas Gas Service
Texas Gas Service has 2 active gas services lines at 7800 and 7804 Alameda Avenue.

911 District
No comments/concerns regarding this zoning.

ATTACHMENT 4



DISCLOSURE OF CAMPAIGN CONTRIBUTIONS AND DONATIONS FORM

In compliance with Title 2, Chapter 2.92, Section 2.92.080

Introduction:

Individuals or entities benefiting by a City Council Agenda item must disclose contributions or donations made to current members of Council under the City's Ethics Code. The information on this form is being captured for transparency purposes and will be noted on the relevant City Council Agenda. **Contributions and Donations do NOT disqualify an applicant from doing business with the City.**

Definitions:

"Contribution"	A direct or indirect transfer of money, goods, services, or any other thing of value and includes an agreement made or other obligation incurred, whether legally enforceable or not, to make a transfer. The term includes a loan or extension of credit, other than those expressly excluded by the Texas Election Code, and a guarantee of a loan or extension of credit.
"Contributor"	A person making a contribution, including the contributor's spouse.
"Donation"	Cash and the value of any in-kind contributions or gifts to the council member for use by their office or in their district.
"Donor"	An individual and spouse, a business entity, or an individual who owns a business entity in whole or in part, or is operated by the individual, that is the subject of a council agenda item.
"Benefiting"	Shall include but not be limited to any contract, bid award, franchise, permit, zoning or rezoning, and other award that council will vote on.

Instructions: Please read and complete this form carefully. If you have made campaign contributions or donations to any current City Council member(s) totaling an aggregate of $500 or more during their campaign(s) or term(s) of City office, you are required to disclose the information as specified below. If you have not made such contributions or donations past the limit specified in the ordinance, you are required to affirm your compliance with the municipal code. Please submit this completed form along with your application or proposal to the relevant city department. Failure to disclose campaign contributions or donations as required by the ordinance may result in a violation of the City's Ethics Code requirements, and sanctions under the Ethics Code 2.92.

Contributor / Donor Information:

Full Name: Olivia Esparza

Business Name: 7804 Alameda

Agenda Item Type: _____

Relevant Department: _____

Disclosure Affirmation: Please check the appropriate box below to indicate whether you have made campaign contributions or donations totaling an aggregate of $500 or more to any City Council member(s) during their campaign(s) or term(s) of City office specified in Section 2.92.080 of the El Paso Municipal Code.

☒ I have **NOT** made campaign contributions or donations totaling an aggregate of $500 or more to any City Council member(s) during their campaign(s) or term(s) of City office, as specified in Section 2.92.080 of the El Paso Municipal Code.

OR

☐ I have made campaign contributions or donations totaling an aggregate of $500 or more to the following City Council member(s) during their campaign(s) or term(s) of City office:

OFFICE	CURRENT COUNCIL MEMBER NAME	AMOUNT ($)
Mayor		
District 1		
District 2		
District 3		
District 4		
District 5		
District 6		
District 7		
District 8		

Declaration: I hereby affirm that the information provided in this disclosure form is true and accurate to the best of my knowledge. I understand that this disclosure is required by Title 2, Chapter 2.92 of the El Paso Municipal Code and is subject to verification by the city authorities. Further, **I understand that upon submission of this form, I must disclose any subsequent contributions or donations prior to the relevant council meeting date.**

Signature: Olivia Esparza Date: 9-15-25

File #: 25-1207, **Version:** 1

CITY OF EL PASO, TEXAS
LEGISTAR AGENDA ITEM SUMMARY FORM

DISTRICT, DEPARTMENT, CONTACT INFORMATION:

Please choose District and Department from drop down menu. Please post exactly as example below.
No Title's, No emails. Please use ARIAL 10 Font.

District 8
Planning and Inspections, Philip F. Etiwe, (915) 212-1553
Planning and Inspections, Saul J. G. Pina, (915) 212-1604

AGENDA LANGUAGE:

This is the language that will be posted to the agenda. Please use ARIAL 11 Font.

An Ordinance changing the zoning of Lots 15 to 20, Block 13, Hart's Survey No. 9, City of El Paso, El Paso County, Texas from C-1/sc (Commercial/special contract) and S-D (Special Development) to G-MU (General Mixed Use) and approving a Master Zoning Plan with a 32% parking reduction. The penalty is as provided for in Chapter 20.24 of the El Paso City Code.

The proposed rezoning 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: North of Arizona Avenue and East of N. Oregon Street
Applicant: Misifu, LLC, PZRZ24-00035

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

DEPARTMENT: Planning and Inspections

AGENDA DATE: 9/30/25

PUBLIC HEARING DATE: 10/28/25

CONTACT PERSON NAME: Philip F. Etiwe **PHONE NUMBER:** (915) 212-1553

2nd CONTACT PERSON NAME: Saul J. G. Pina **PHONE NUMBER:** (915) 212-1604

DISTRICT(S) AFFECTED: District 8

STRATEGIC GOAL:

#3 Promote the Visual Image of El Paso

SUBGOAL:

3.2 Set one standard for infrastructure across the city

SUBJECT:

An Ordinance changing the zoning of Lots 15 to 20, Block 13, Hart's Survey No. 9, City of El Paso, El Paso County, Texas from C-1/sc (Commercial/special contract) and S-D (Special Development) to G-MU (General Mixed Use) and approving a master zoning plan with a 32% parking reduction. The penalty is as provided for in Chapter 20.24 of the El Paso City Code.

The proposed rezoning 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: North of Arizona Avenue and East of N. Oregon Street
Applicant: Misifu, LLC, PZRZ24-00035

BACKGROUND / DISCUSSION:

The applicant is requesting to rezone the subject property from C-1/sc (Commercial/special contract) and S-D (Special Development) to G-MU (General Mixed Use), and is seeking approval of a Master Zoning Plan with a 32% parking reduction to allow for a proposed mixed-use complex. City Plan Commission recommended 6-0 to approve the proposed rezoning on July 31, 2025. As of September 2, 2025, the Planning Division has not received any communication in support or opposition to the request. See attached staff report for additional information.

COMMUNITY AND STAKEHOLDER OUTREACH:

The subject property is located within the El Paso Central Business Association and the Sunrise Civic Group, which the applicant contacted. Notices were sent to property owners within 300 feet of the subject property on July 18, 2025.

PRIOR COUNCIL ACTION:

N/A

AMOUNT AND SOURCE OF FUNDING:

N/A

REPORTING OF CONTRIBUTION OR DONATION TO CITY COUNCIL:

N/A

NAME	AMOUNT ($)

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

DEPARTMENT HEAD: Philip Etiwe

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

ORDINANCE NO._____

AN ORDINANCE CHANGING THE ZONING OF LOTS 15 TO 20, BLOCK 13, HART'S SURVEY NO. 9, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM C-1/SC (COMMERCIAL/SPECIAL CONTRACT) AND S-D (SPECIAL DEVELOPMENT) TO G-MU (GENERAL MIXED USE) AND APPROVING A MASTER ZONING PLAN WITH A 32% PARKING REDUCTION. 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, that the zoning of Lots 15 to 20, Block 13, Hart's Survey No. 9*, City of El Paso, El Paso County, Texas,* be changed from **C-1/sc (Commercial/special contract) and S-D (Special Development) to G-MU (General Mixed Use)** and approving a Master Zoning Plan, as defined in Section 20.06.020, such land uses allowed as being reflected in the Master Zoning Plan attached as Exhibit "A" and the Master Zoning Report attached as Exhibit "B" incorporated herein for all purposes, and that the zoning map of the City of El Paso be revised accordingly.

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

ADOPTED this _____ day of _____, 2025.

THE CITY OF EL PASO

_____
Renard U. Johnson
Mayor

ATTEST:

_____
Laura D. Prine
City Clerk

APPROVED AS TO FORM:

_____
Jesus A. Quintanilla
Assistant City Attorney

APPROVED AS TO CONTENT:

_____
Philip F. Etiwe, Director
Planning & Inspections Department

ORDINANCE NO. _____
PZRZ24-00035-_____

EXHIBIT "A"

PROJECT CALCULATION DATA	
APPLICABLE CODES	
INTERNATIONAL BUILDING CODE 2021 NFPA ADAAG TAS	ALLOWABLE BUILDING HEIGHT (TABLE 504.3) TYPE V-B S = 60
ZONING	LAND AREA
PROPOSED ZONING - GENERAL MIXED USE YARD STANDARDS OREGON ST. FY - 0'-0" RY - 0'-0" SYE - 0'-0" SYW - 0'-0"	TOTAL LAND AREA = 18,685 SF = 0.43 ACRES
OCCUPANCY	BUILDING AREA
GROUP R2, A2	13,975 SF GROUND X 2 LEVELS 13,865 SF GROUND X 1 6,335 SF GROUND X 1 = 48,450 SF GROSS
CONSTRUCTION	ALLOWABLE AREA IN SF (TABLE 506.2) R2 SM TYPE VB = 21,000 SF PER FLOOR
TYPE V-B TYPE V-B S = 3 ABOVE PODIUM	

SITE DESCRIPTION
The site is legally Subdivided. The legal description is Lots 15 through Lot 20, Block 13, Hartis survey No. 9 The address is 101 Arizona and 1108 Oregon.

RESIDENTIAL COUNT			
LEVELS	EFFICIENCY	1 BDRM	2 BDRM
SECOND LEVEL	1	14	1
THIRD LEVEL	1	14	1
FOURTH LEVEL	1	12	1
TOTAL:	3	40	3
GRAND TOTAL: 46			

PROPOSED NONRESIDENTIAL LAND USE

GROUND FLOOR (5,824 SF):
- RETAIL 1 - Other Retail Establishment (low-volume) - 2,386 SF
- RETAIL 2 - Other Retail Establishment (low-volume) - 1,091 SF
- RETAIL 3 - Other Retail Establishment (low-volume) - 1,889 SF
- LOBBY - 140 SF
- OFFICE - 160 SF
- MAIL ROOM - 68 SF
- MAINTENANCE - 90 SF
- ELECTRICAL - 63 SF
- RISER - 54 SF

FOURTH FLOOR (1,417 SF):
- COMMUNAL ROOM - 1,417 SF

TOTAL NONRESIDENTIAL: 7,338 SF

MAXIMUM PROPOSED DENSITY FOR NONRESIDENTIAL LAND USE:
48,450 SF GROSS / 7,358 NONRESIDENTIAL SF X 100 =
20% OF THE TOTAL SF IS NONRESIDENTIAL LAND USE (FLOOR AREA RATIO)

PARKING CALCULATIONS		
RESIDENTIAL	COMMERCIAL	
3 EFF. UNITS X 1 P.S. = 3 P.S. 40 1BD UNITS X 1.5 P.S. = 60 P.S. 3 2BD UNITS X 2 P.S. = 6 P.S.	5,386 SF / 360 = MIN 15 P.S. 5,386 SF / 250 = MAX 21 P.S.	
	69 P.S.	
MIN. REQ. = 84 P.S. PROVIDED = 29 + 9 STREET PARKING = 38 P.S. 49 P.S. SHORT		

BIKE RACK CALCULATIONS
REQUIRED 2 BICYCLE PARKING SPACE / PROVIDED 4 BICYCLE PARKING SPACES

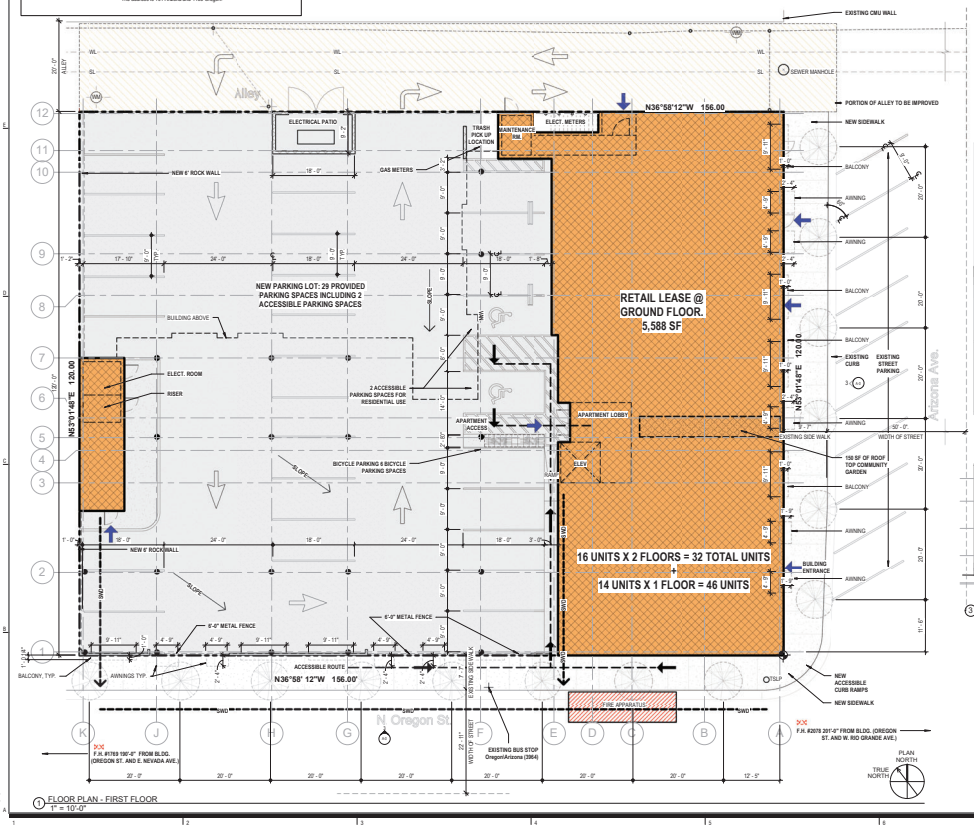
LANDSCAPE CALCULATIONS
PER GENERAL MIXED USE: NO LANDSCAPE REQUIREMENTS PROVIDED. PROPOSED PARKWAY TREES @ 20'-0" O.C.

PLANNING & INSPECTIONS DEPARTMENT
PLANNING DIVISION
MASTER ZONING PLAN
APPROVED BY CITY COUNCIL
9.15.2025
DATE

ATTEST:
Kevin Smith
EXECUTIVE SECRETARY/CITY PLAN COMMISSION

*CITY MANAGER

PROJECT LEGEND - FOR REPRESENTATION PURPOSES ONLY	
SYMBOL	S.F. / ACRE / DISTANCE
OPEN SPACES	OPEN SPACES = 12,047 SF = 0.276 ACRES
BUILDING FOOTPRINT	GROUND FLOOR: 6,570 SF SECOND FLOOR: 13,975 SF THIRD FLOOR: 13,975 SF FOURTH FLOOR: 13,865 SF TOTAL: 48,385SF
BUILDING FOOTPRINT ABOVE	
BICYCLE PARKING	N/A
FIRE APPARATUS	N/A
PORTION OF ALLEY TO BE IMPROVED	
STORM WATER DRAINAGE	N/A
ACCESSIBLE ROUTES	N/A
BUILDING ENTRANCE	
PROPOSED SLOPE	
FIRE HYDRANT #2078 & #1769	#2078 @ 201'-0" (OREGON ST. AND W. RIO GRANDE AVE.) #1769 @ 190'-0" (OREGON ST. AND E. NEVADA AVE.)
WATER MAIN	
POWER POLE & OVERHEAD UTILITY LINE	
SEWER MANHOLE	
WATER LINE	
SEWER LINE	



1 FLOOR PLAN - FIRST FLOOR
1" = 10'-0"

AREA LEGEND
- 0 - EFFICIENCY
- 1 BD
- 2 BD
- CHASE
- ELEVATOR
- STAIRCASE
- VESTIBULE

Calculating...

2 2ND - 4TH FLOOR TYP. - SCHEMATIC LAYOUT
1" = 20'-0"

3 ELEV @ OREGON ST.
1" = 20'-0"

4 ELEV @ ARIZONA ST.
1" = 20'-0"

in*situ ARCHITECTURE
112 Texas Avenue | El Paso, TX 79901
p 915.533.7488
www.insituarc.com

07.21.25

VISTA NUEVA MIXED-USE DEVELOPMENT

MISIFU LLC

101 Arizona Ave.
El Paso, TX 79902

KEY PLAN

REVISION SCHEDULE

Revision	Date	Description
0	07.21.25	INITIATION KIT

PROJECT STATUS:	PRE-DEVELOPMENT
ISSUE DATE:	04.03.25
PROJECT NO.:	24015
DRAWN BY:	FT, JD
CHECKED BY:	EL

MASTER ZONING PLAN

A-0

© COPYRIGHT 2022 IN*SITU ARCHITECTURE, PLLC

EXHIBIT "B"

General Mixed Use Zoning Report

1108 OREGON, & 101 ARIZONA, El Paso, Texas

Prepared by: Georges Halloul, P.E.

SEPTEMBER 2024

PLANNING & INSPECTIONS DEPARTMENT
PLANNING DIVISION
MASTER ZONING PLAN
APPROVED BY CITY COUNCIL

9.15.2025
DATE

APPLICANT

Kevin Smith
EXECUTIVE SECRETARY, CITY PLAN COMMISSION

CITY MANAGER

Article I. Contents

ABSTRACT 2
LIMITATIONS 2
INTRODUCTION 2
EXECUTIVE SUMMARY 3
SITE LOCATION 4
SITE DESCRIPTION 6
ZONING AND PROPOSED USES: 7
FIGURE 4: EXISTING ZONING, SOURCE: CITY OF EL PASO 7
FIGURE 5: MASTER ZONING PLAN ..... **ERROR! BOOKMARK NOT DEFINED.**
PRINCIPALS AND REQUIREMENTS 9
DEVELOPMENT PERSPECTIVE. 9
BUILDING PERSPECTIVE. 11
GENERAL DESIGN ELEMENTS 12
ARCHITECTURAL OBJECTIVES. 14
ROADWAY DESIGN. 14
PARKING. 14
SETBACKS. 14
LANDSCAPING. 14
PHASING 15
MIXED USE TABLE. 15

abstract

This study is intended to assist the owner/ developer in meeting the City requirements for re-zoning application of the proposed tracts. The report will address the requirements as set in the City Of El Paso Municipal Code Title 20, Section 20.10.360G..

limitations

This report has been prepared for the exclusive use of The City of El Paso, AND I Situ Architects., and its consultants for evaluation purposes and does not contain information for other parties or other uses.

The results submitted in this report are based on data obtained from the following sources:

1. SLI Engineering, Inc.
2. The City of El Paso
3. Texas Department of Transportation
4. In Situ Architects
5. Field data collected during the study

If the project information described in this report is incorrect or altered, or if new information is available, we should be retained to review and modify the results of this study.

Introduction

In Situ Architect and SLI Engineering, Inc. are in the process of a Rezoning Application for existing site located on the northeast corner of Oregon and Arizona St.. The developer is applying for a General Mixed Use to accommodate, encourage and promote an innovatively designed mix of Multifamily, other retail establishment, low volume, and office space uses.

.

Executive summary

The proposed development will be in compliance with all the General Design Principals, General Design Elements, Architectural Objectives, Roadway Design, Parking, Setbacks and Landscaping principals and requirement listed under Chapter 20.10.360G Supplemental Use Regulations, residential Mixed Use Development.

Also the proposed development is in compliance with the Land Use and City Goals and Policies:

- **Land Use City Forms:** The proposed development consists of a balanced and complete community which contains a mix of land uses and densities, housing types and styles, economic development, job opportunities, educational opportunities, and outlets for social and cultural expression.
- **Residential :** This development will promote fair housing by providing affordable housing, and market rate housing in accordance with Federal, State and Local regulations. The wide range of proposed housings, detached units, 1,2 and 3 bedroom apartments, will respond to the needs of all economic segments of the community. Also the proposed private amenities encourage the use of planned unit development

- **Neighborhoods:** The proposed development with the walking trails and the circular drives provides safe and efficient vehicular and pedestrian circulation systems. The community facilities are scattered throughout the development within walking distance from most dwellings. The neighborhood retail establishment, low volume, services will be compatible with the neighborhood residential character.

Site Location

The proposed Sites consist of a parcel of land located at the central area of El Paso, El Paso County, Texas. The Site is located on the northeast corner of Arizona and Oregon

The parcel is shown on the following exhibit.

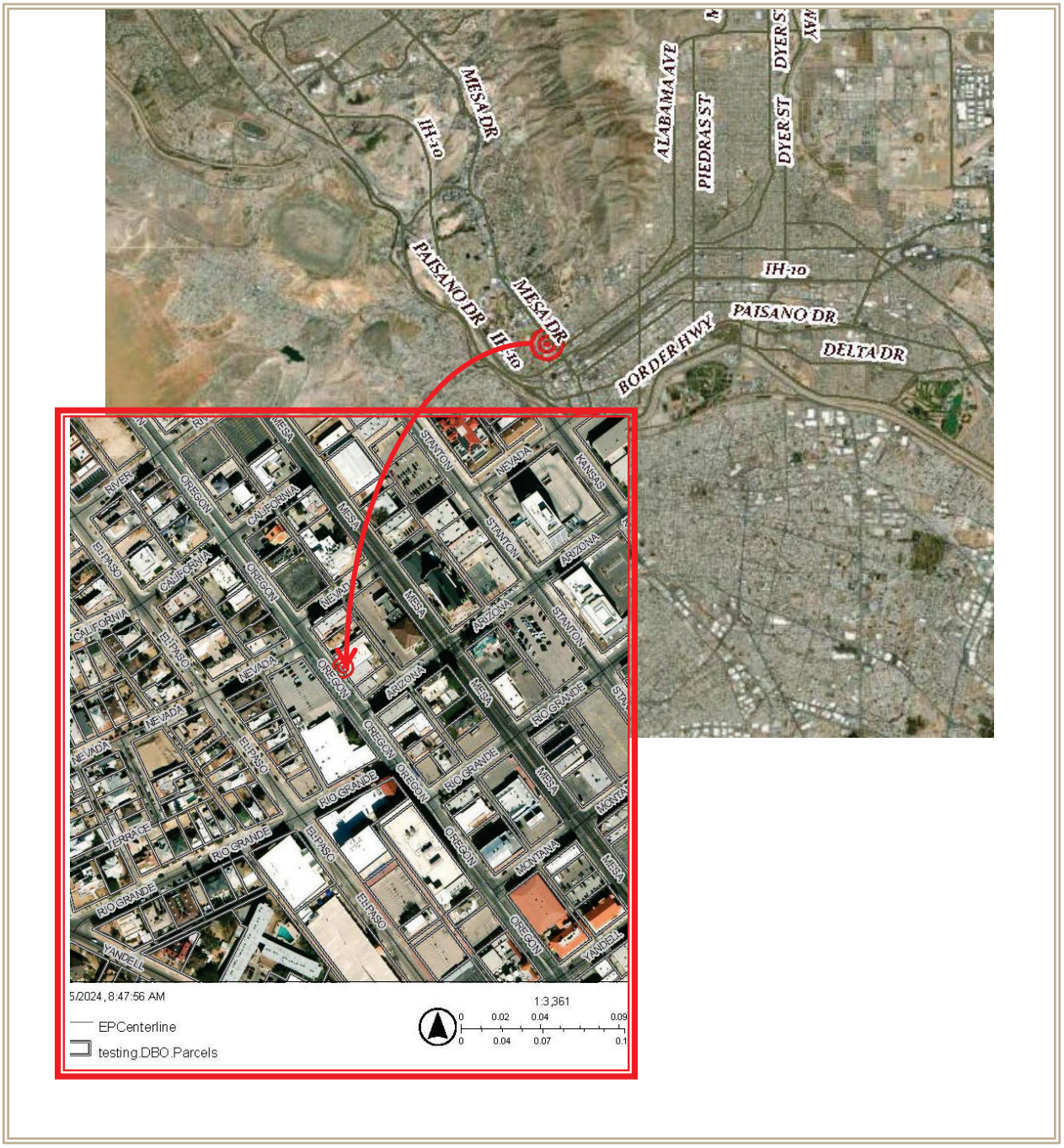


Figure 1: site location

The following is an aerial photo showing the location of the site shaded in yellow. The site has frontage on Oregon St. and on Arizona St... The site is bound by Sunset Rd. on the north, Commercial and Light Manufacturing on the south, Commercial on the west, and Ripley Dr., commercial and light manufacturing on the east.

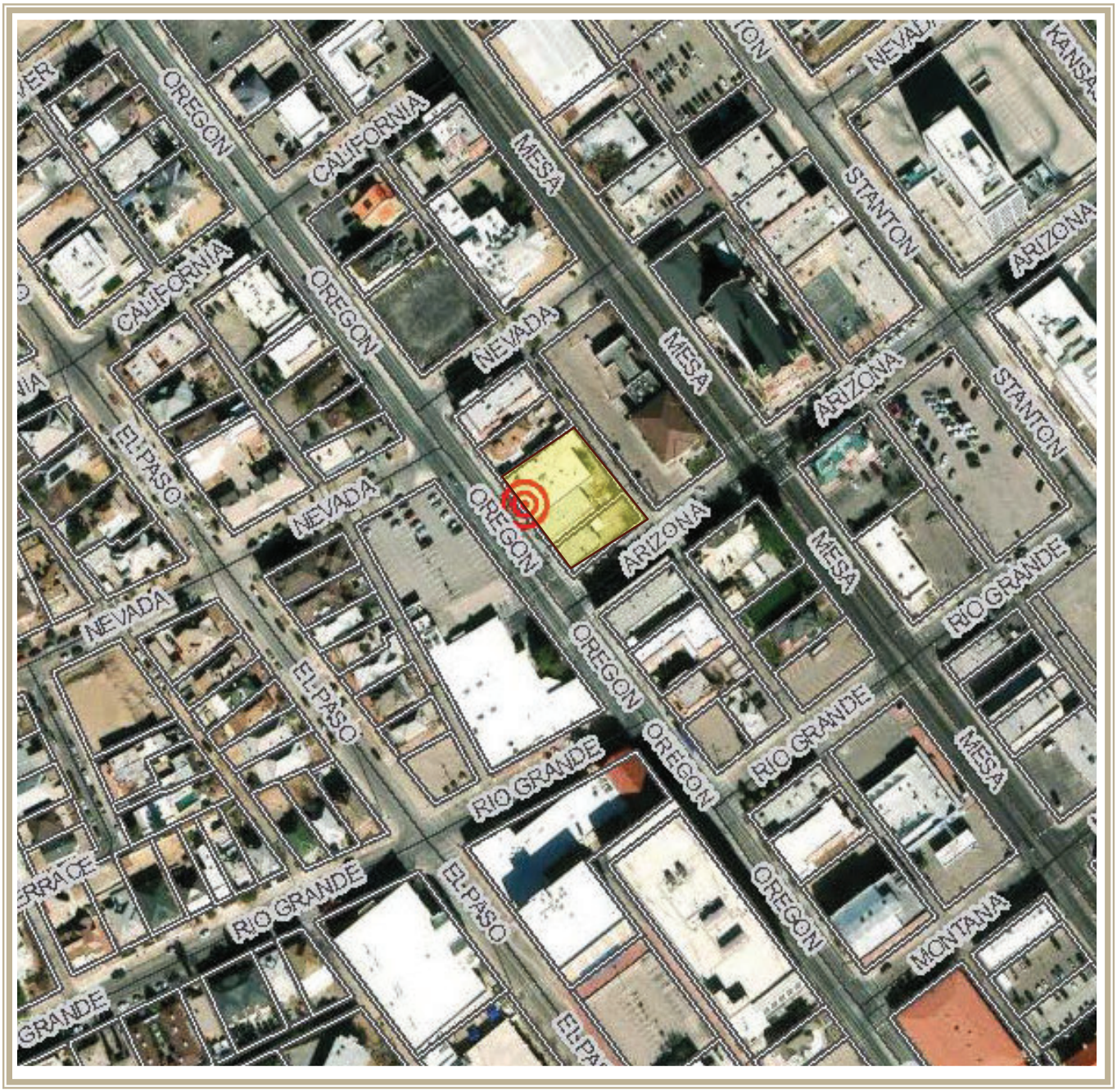


Figure 2: aerial photo of the site

Site Description

Subdivision:

The site is legally Subdivided. The legal Description is Lots 15 through Lot 20, Block 13, Harts survey No. 9

The address is 101 Arizona and 1108 Oregon.

Zoning:

The site consists of two zoning Designations:

1. Sd Special District
2. C1 Commercial

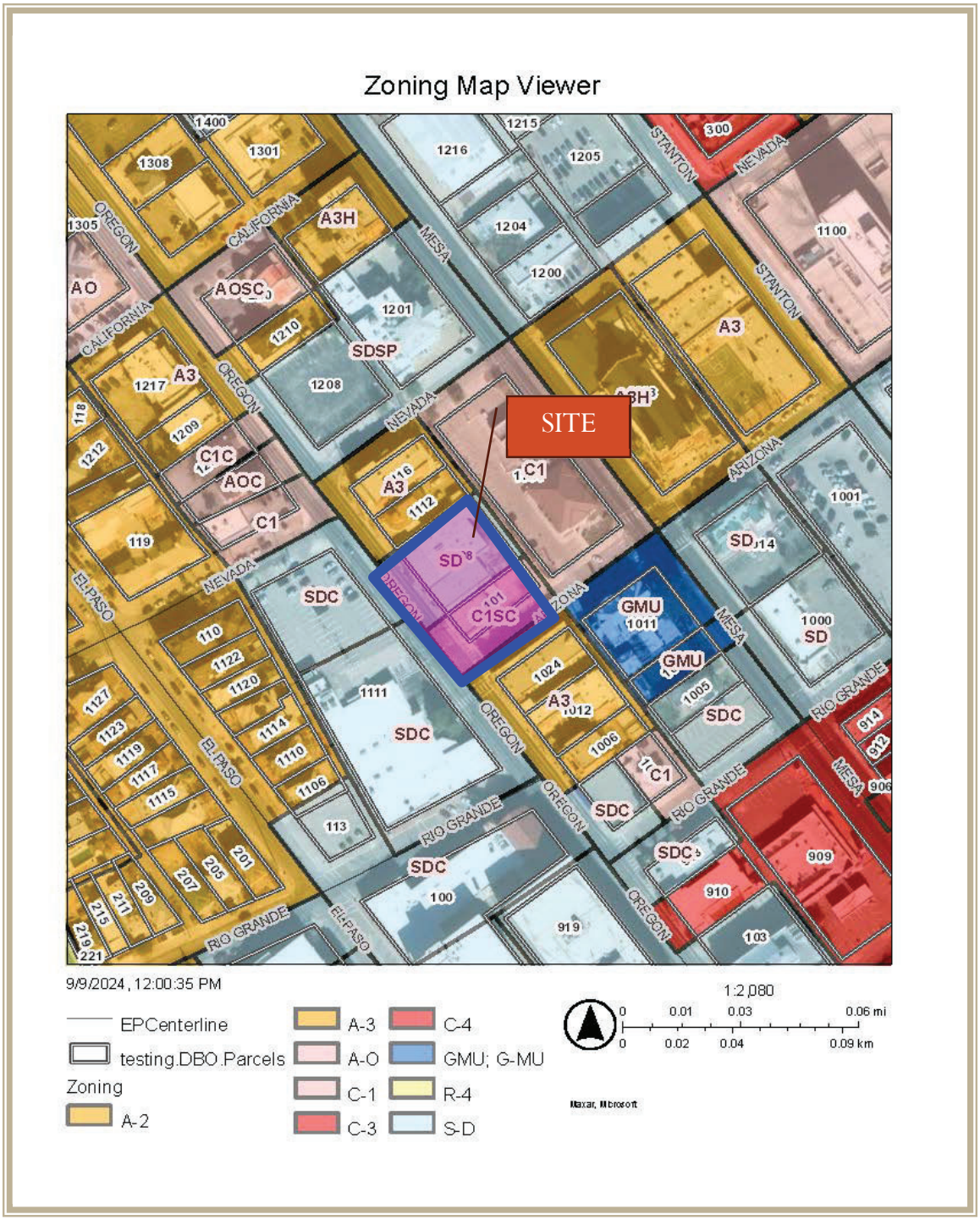


Figure 3: existng zoning of the site

Figure 2: existng zoning of the site

Proposed zoning and uses

The site will be rezoned to GMU, General Mix Use.

The site is 0.4298 acres, 18,720 SF. The developer is planning to construct a building, and a parking lot.

The building will consist of four stories as follows:

GROUND FLOOR: 6,635 SF

SECOND FLOOR: 13,975 SF

THIRD FLOOR: 13,975 SF

For a total of 48,450 SF

The residential count within the building is located within the second, third and fourth story to include three efficiencies, 40 one-bedroom and 3 two-bedroom units.

The other retail establishment, low volume, will be located within the first level as follows:

- RETAIL 1 - 2,326 SF
- RETAIL 2 - 1,069 SF
- RETAIL 3 - 1,823 SF
- LOBBY - 171 SF
- OFFICE - 160 SF
- MAIL ROOM - 68 SF
- MAINTENANCE - 90 SF
- ELECTRICAL - 62 SF
- RISER - 55 SF

The communal room, 1,417 SF is located within the Fourth floor

The total area of the Non-Residential aspect is 7,241 SF

The proposed Open Space area is 11,207 SF

The required Parking is 87 Parking spaces and 2 bikes racks.

The proposed parking is 45 spaces and 6 bike racks

FOURTH FLOOR: 13,865 SF TOTAL: 48,450SF

Principals and Requirements

The following principles and requirements shall apply to a mixed-use development and shall serve as the basis for approval of a master zoning plan. According to the General Design Principles as per Title 20.10.360G, the following bullets are to be used as guidelines only," and compliance with any guideline within a mixed-use development shall be determined on a case by case basis as part of the master zoning plan and mixed use development plan approval. It is not intended that every mixed-use development conform to all or any set number of the enumerated design guidelines".

Development Perspective.

i. That the natural infrastructure and visual character of the development area be retained as derived from existing topography, riparian corridors and other environmentally sensitive areas.

The land has been occupied by several buildings and the surrounding areas have been developed. The proposed design will enhance the character of the area and the topographic will not change from the existing topography.

ii. That the development strategy utilized encourages infill and redevelopment in parity with new and existing neighborhoods.

The development consists of demolishing the existing buildings and redeveloping them into several mixed uses. The Mix-use will be compatible with the existing usage along all property lines and will enhance the area and will provide services that the vicinity lacks.

iii. That proposed development contiguous to urban areas be organized as town centers and neighborhoods, and be integrated with the existing urban pattern.

The proposed development will have a work live type of development that contains residential, office, retail, dining and entertainment. The proposed mix uses serve as a miniature town center.

iv. That proposed development noncontiguous to urban areas is organized in the pattern of an isolated community consisting of a complete town center serving the neighborhood(s).

The site is surrounded by industrial development and commercial and it will serve as a service center for the surrounding community.

v. That a mixture of housing types and densities be distributed throughout the mixed-use development.

The development will have several residential units, office space, retail space, ball room and party room, meeting room, and green areas.

vi. That transportation corridors be planned and reserved in coordination with land use patterns.

The corridors are existent.

vii. That natural or man-made green corridors and open space areas be used to define and connect neighborhoods to other facilities within the development, and that these areas allow for connectivity outside of the development where feasible.

The proposed development has sidewalks along all the frontage of two streets that connect the development with the surrounding communities.

viii. That the development includes a framework of transit, pedestrian and bicycle systems that provide alternatives to the automobile.

The developer will coordinate with Sun Metro to provide Bus Stops adjacent to the proposed development.

ix. That neighborhoods with town centers be the preferred pattern of development and that developments specializing in single use be discouraged.

This development combine is an example of mix uses that should be encouraged throughout the City.

x. That neighborhoods be compact, pedestrian-friendly, and mixed use.

The proposed development includes sidewalks, and bike racks. It also consists of the mix uses described earlier.

xi. That ordinary activity of daily living occurs within walking distance of most dwellings.

The proposed residential apartment is located in the same building which allows the tenant to walk to all the proposed uses.

xii. That interconnected networks of streets be designed to disperse and reduce the length of vehicle trips.

The development is existent and the streets are existent too.

xiii. That within neighborhoods, a range of housing types and price levels be provided to accommodate people of diverse ages and incomes.

This item does not apply

xiv. That appropriate building densities and land use be provided within walking distance of transit stops.

We will Coordinate with SunMetro to provide bus stops close by the proposed development

xv. That civic, institutional and other retail establishment, low volume, activities be embedded, and not isolated, in the development.

This item does not apply

xvi. That a range of open space including parks, squares, and playgrounds be distributed within the development.

The proposed development will green areas, landscaping and roof top

xvii. That a development has sufficient size to accommodate the mixed-use concentration of uses.

The breakdown of the proposed mixed use is shown in table 1.

Building Perspective.

The following items are the guidelines for building perspectives under to the General Design Principles as per Title 20.10.360G

i. That buildings and landscaping contribute to the physical definition of streets as civic places.

The building park ways, and the roofs will be landscaped with trees and shrubs..

ii. That the design of streets and buildings reinforce safe environments.

The building and streets are already in place.

iii. That architecture and landscape design grow from local climate, topography, history and building practice.

The design will be typical design for this region.

iv. That the preservation and renewal of historic buildings be facilitated.

Does not apply

v. That principal buildings and facades, where possible, be located parallel to the frontage line to encourage a community-friendly environment.

Please refer to the attached site plan.

2.

General Design Elements

The following items are the general design elements according to the General Design Principles as per Title 20.10.360G

1. Neighborhoods limited in size and oriented toward pedestrian activity.

   The site is designed with sidewalks along the frontage of the adjacent streets to make it pedestrian friendly.

2. A variety of housing types, jobs, shopping, services, and public facilities.

   The development consists of apartment, other retail establishment, low volume, dining and green areas.

3. Residences, shops, workplaces, and other buildings interwoven within the neighborhood, all within close proximity.
   All proposed development are located within one building
4. A network of interconnecting streets and blocks that maintain respect for the natural landscape.

The streets are existing.

5. Natural features and undisturbed areas that are incorporated into the open space of the neighborhood.

   The developer and the design team will comply with this item.

6. A coordinated transportation system with a hierarchy of appropriately designed facilities for pedestrians, bicycles, public transit and automotive vehicles.

   The site will have walking sidewalks, and bus stops to encourage public to use alternative transportation methods.

7. Well-configured squares, plazas, greens, landscaped streets, preserves, greenbelts, or parks dedicated to the collective social activity, recreation, and visual enjoyment of the neighborhood.

   The site will enhance the visual enjoyment of the neighborhood.

8. Buildings, spaces, and other features that act as landmarks, symbols, and focal points for community identity.

   The combination of restaurant, patio area, and nursery will be the focal point for community identity.

9. Compatibility of buildings and other improvements as determined by their arrangement, bulk, form, character and landscaping to establish a livable and harmonious environment.

   The design team will make every effort to comply with this item.

10. Classification of uses deploying a range from rural-to-urban to arrange in useful order the typical context groupings of natural and urban areas to ensure compatibility of land uses.

    This item does not apply.

The proposed development complies with most of the items listed above. The developer and the design team will make an extra effort to comply with items 7 through 10.

Architectural Objectives.

As previously stated, the architectural design of the proposed development will achieve the following objectives as part of the mixed-use development plan:

1. Architectural compatibility;
2. Human scale design;
3. Integration of uses;
4. Encouragement of pedestrian activity;
5. Buildings that relate to and are oriented toward the street and surrounding buildings;
6. Residential scale buildings in any mixed residential area;
7. Buildings that contain special architectural features to signify entrances to the mixed-use development; and
8. Buildings that focus activity on a neighborhood open space, square or plaza.

Roadway Design.

Driveways will be used for traffic circulation within the proposed development. The design of these driveways will comply with City of El Paso rules and regulations.

Parking.

The required spaces of parking will be calculated and provided according to the parking requirements in Chapter 20.14. However, the project might require additional parking that is available on adjacent streets

.

Setbacks.

According to the to the General Design Principles as per Title 20.10.360G ," Properties within a mixed-use development shall be allowed zero setbacks for all uses, unless otherwise required by the city council as part of the review of the master zoning plan". Therefore, this development will have a minimum of 0 foot setbacks.

Landscaping.

According to the General Design Principles as per Title 20.10.360G, "Uses within a mixed-use development shall not be required to conform to the landscaping requirements of Title 18 (Building and Construction) of the El Paso City Code".

The proposed landscaping, amenities and other green areas proposed within this development will be shown and considered as part of the master zoning plan and mixed-use development plan approval process.

phasing

The development will be constructed in 1 phase.

Mixed use table.

Please refer to the following table for the proposed possible mix use for the development

ZONING

Arizona and N. Oregon

City Plan Commission — July 31, 2025

REZONING

CASE NUMBER:	**PZRZ24-00035**
CASE MANAGER:	Saul J. G. Pina, (915) 212-1604, PinaSJ@elpasotexas.gov
PROPERTY OWNER:	Misifu, LLC
REPRESENTATIVE:	SLI Engineering
LOCATION:	North of Arizona Ave. and East of N. Oregon St. (District 8)
PROPERTY AREA:	0.43 Acres
REQUEST:	Rezone from C-1/sc (Commercial/special contract) and S-D (Special Development) to G-MU (General Mixed Use)
RELATED APPLICATIONS:	None
PUBLIC INPUT:	None received as of July 24, 2025

SUMMARY OF REQUEST: The applicant is requesting to rezone the subject property from C-1/sc (Commercial/special contract) and S-D (Special Development) to G-MU (General Mixed Use), and is seeking approval of a Master Zoning Plan to allow for a proposed mixed-use complex.

SUMMARY OF STAFF'S RECOMMENDATION: Staff recommends **APPROVAL** of the rezoning request, parking reduction, and master zoning plan. This recommendation is based on the consistency of the request with *Plan El Paso*, the City's adopted Comprehensive Plan, for the G-2, Traditional Neighborhood (Walkable) future land use designation.

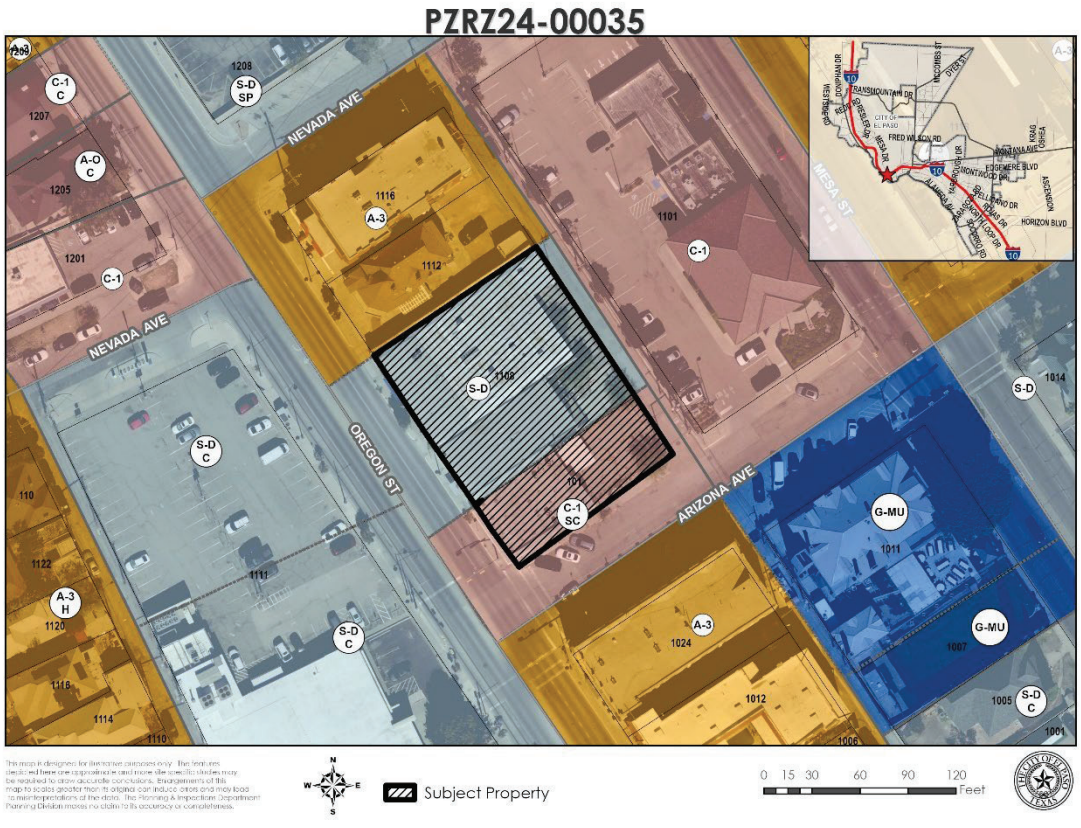


Figure A. Subject Property & Immediate Surroundings

DESCRIPTION OF REQUEST: The applicant is requesting to rezone the subject property from C-1/sc (Commercial/special contract) and S-D (Special Development) to G-MU (General Mixed Use), and is seeking approval of a Master Zoning Plan and a 32% parking reduction to allow for a proposed mixed-use complex. The property is approximately 0.43 acres in size. The master zoning plan shows forty-six (46) apartment units for the residential component and 5,366 square feet of commercial space for other retail establishments. Thirty-eight (38) parking spaces are to be proposed. Access to the development is proposed through an alleyway accessible from Arizona Avenue. The proposed development complies with zoning, landscape, and other requirements per code. The master zoning plan is being reviewed as per Title 20 of the El Paso City Code and is binding.

PREVIOUS CASE HISTORY: The following history is applicable to the case:

Ordinance No. 8610, dated March 4, 1986, changed the zoning from A-3 (Apartment) to C-1 (Commercial) and imposed conditions. Applicable conditions are the following:

1) *First Parties must remove the canopy, as shown on the site development plan, in order to provide the ten (10) off-street parking spaces. This must be done within thirty (30) days of approval of the rezoning request by the Mayor and City Council.*

Note: *Conditions are being satisfied through this request or have been previously satisfied.*

COMPATIBILITY WITH NEIGHBORHOOD CHARACTER: The proposed mixed-use complex is in character with the surrounding neighborhood. Properties to the north include multi-family dwellings and a bank zoned A-3 (Apartment) and C-1 (Commercial); properties to the south include multi-family dwellings and a college, zoned A-3 (Apartment) and S-D/c (Special Development/conditions); properties to the east include an event center and a bank zoned G-MU (General Mixed Use) and C-1 (Commercial); and lastly, properties to the west include a college zoned S-D/c (Special Development/conditions). The nearest school, Triumph High School is 0.3 miles and the nearest park, Dunn Park is 0.4 miles in to the proposed development.

COMPLIANCE WITH *PLAN EL PASO*/REZONING POLICY – When evaluating whether a proposed rezoning is in accordance with *Plan El Paso*, consider the following factors:	
Criteria	**Does the Request Comply?**
Future Land Use Map: Proposed zone change is compatible with the Future Land Use designation for the property: **G-2, Traditional Neighborhood:** This sector includes the remainder of central El Paso as it existed through World War II. Blocks are small and usually have rear alleys; buildings directly faced streets; schools, parks, and small shops are integrated with residential areas. This sector is well-suited for use of the SmartCode as a replacement for current zoning when planned in conjunction with specific neighborhood plans or identified in this Comprehensive Plan.	Yes, the proposed G-MU (General Mixed Use) zone district is compatible with the future land use map designation. The proposed zoning will permit flexible and designed development while maintaining a mix of residential and commercial land uses on the property.
Compatibility with Surroundings: The proposed zoning district is compatible with those surrounding the site: **G-MU (General Mixed Use):** The purpose of this district is to accommodate, encourage and promote innovatively designed developments involving the combining and mixing of uses allowed in various zoning districts with appropriate regulations, which together form an attractive and harmonious unit of the city. The regulations of this district are intended to allow for large-scale	Yes, the proposed zoning is compatible with surrounding commercial and residential areas, allowing for new mixed-use land uses, previously not existing.

developments that are able to function as individual neighborhoods or an integrated collection (two or more) of individual neighborhoods supported by civic, commercial and recreational uses; as small-scale developments requiring flexibility because of unique design characteristics; or as transitional areas between dissimilar land uses. It is intended that the district regulations permit flexibility and encourage more creative, efficient and aesthetically desirable design and placement of land uses.	
Preferred Development Locations: Located along an arterial (or greater street classification) or the intersection of two collectors (or greater street classification). The site for proposed rezoning is not located mid-block, resulting in it being the only property on the block with an alternative zoning district, density, use and/or land use.	Yes. The subject property is located along Arizona Avenue and North Oregon street, which are designated as major arterials in the City's Major Thoroughfare Plan (MTP). The proposed complex will serve as a suitable mixed-use corridor for Transit-Oriented Development. (TOD)
THE PROPOSED ZONING DISTRICT'S EFFECT ON THE PROPERTY AND SURROUNDING PROPERTY, AFTER EVALUATING THE FOLLOWING FACTORS:	
Historic District or Special Designations & Study Area Plans: Any historic district or other special designations that may be applicable. Any adopted small areas plans, including land-use maps in those plans.	The subject property is not located within any historic districts nor any other special designation areas.
Potential Adverse Effects: Potential adverse effects that might be caused by approval or denial of the requested rezoning.	None. There are no anticipated adverse impacts.
Natural Environment: Anticipated effects on the natural environment.	None. The subject property does not involve green field, environmentally sensitive land, or arroyo disturbance.
Stability: Whether the area is stable or in transition.	The area has been in transition, with the last rezoning occurring four (4) years ago.
Socioeconomic & Physical Conditions: Any changed social, economic, or physical conditions that make the existing zoning no longer suitable for the property.	None.

ADEQUACY OF PUBLIC FACILITIES, SERVICES AND INFRASTRUCTURE: The proposed mixed-use complex will be accessible from both Arizona Avenue and N. Oregon Street, two (2) minor arterials classified on the City of El Paso's Major Thoroughfare Plan (MTP) and are suitable as a Transit-oriented Development (TOD). Primary access will be via a dedicated alleyway at the rear of the property. The proposed development is accessible for both vehicular and pedestrian traffic and connects to various mixed uses near Interstate 10. Sidewalks and on-street parking are already present. Multiple bus routes, including Brio and the streetcar, run along Arizona Avenue, with the nearest bus stop 0.06 miles in proximity to the complex.

SUMMARY OF DEPARTMENTAL REVIEW COMMENTS: There are no adverse comments from reviewing departments.

PUBLIC COMMENT: The subject property is located within the El Paso Central Business Association and the Sunrise Civic Group, which the applicant contacted. Notices were sent to property owners within 300 feet of the subject property on July 18, 2025. As of July 24, 2025, the Planning Division has not received any communication in support or opposition to the rezoning request.

CITY PLAN COMMISSION OPTIONS:

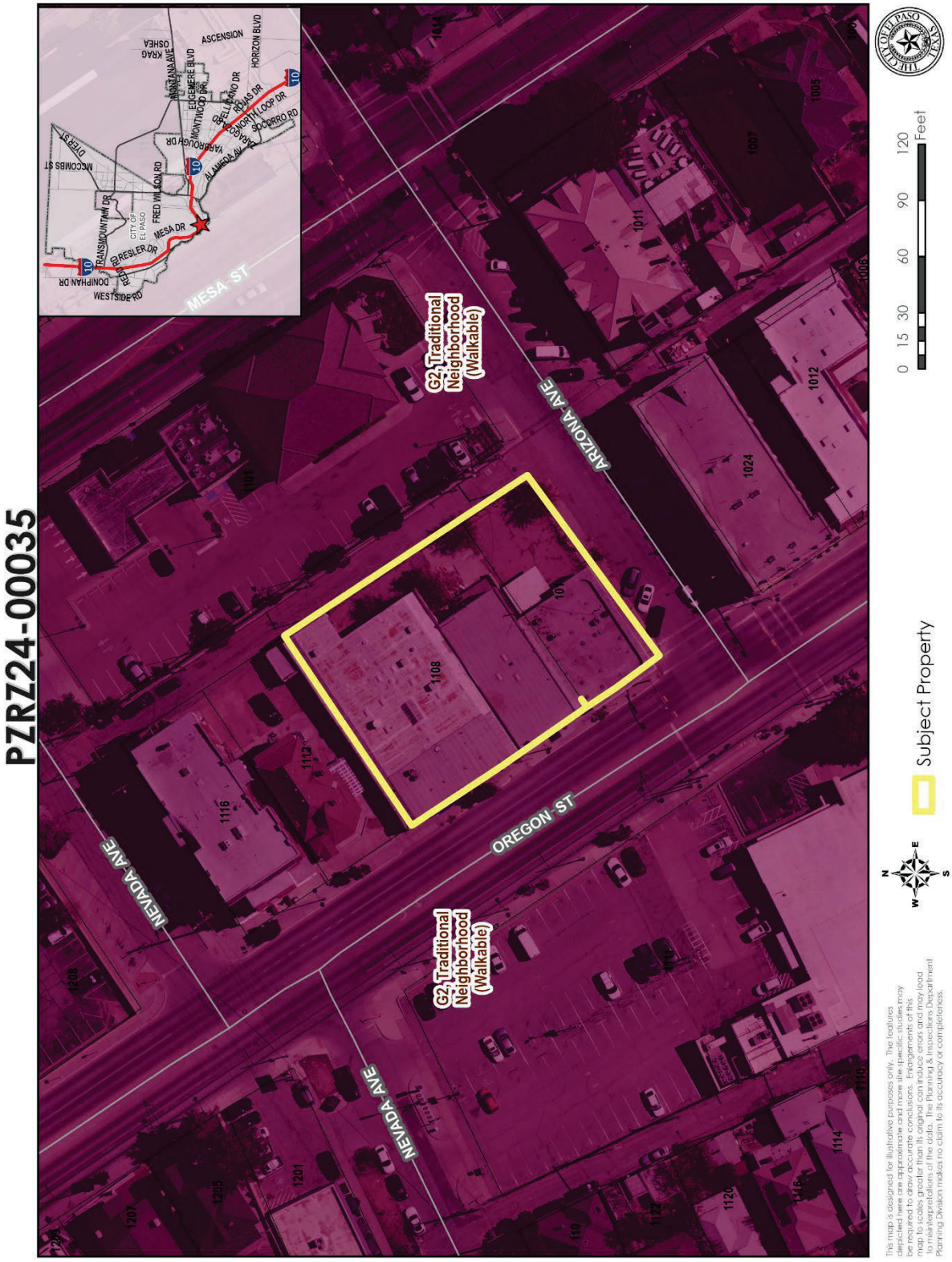
The purpose of the Zoning Ordinance is to promote the health, safety, morals and general welfare of the City. The City Plan Commission (CPC) has the authority to advise City Council on Zoning matters. In evaluating the request, the CPC may take any of the following actions:

1. **Recommend Approval** of the rezoning request, finding that the request is in conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or that the request is in conformance with other criteria that the CPC identifies from the Comprehensive Plan. **(Staff Recommendation)**
2. **Recommend Approval of the rezoning request With Modifications** to bring the request into conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or other criteria that the CPC identifies from the Comprehensive Plan.
3. **Recommend Denial** of the rezoning request, finding that the request does not conform to the review criteria of *Plan El Paso* as reflected in the Staff Report, or other criteria that the CPC identifies from the Comprehensive Plan.

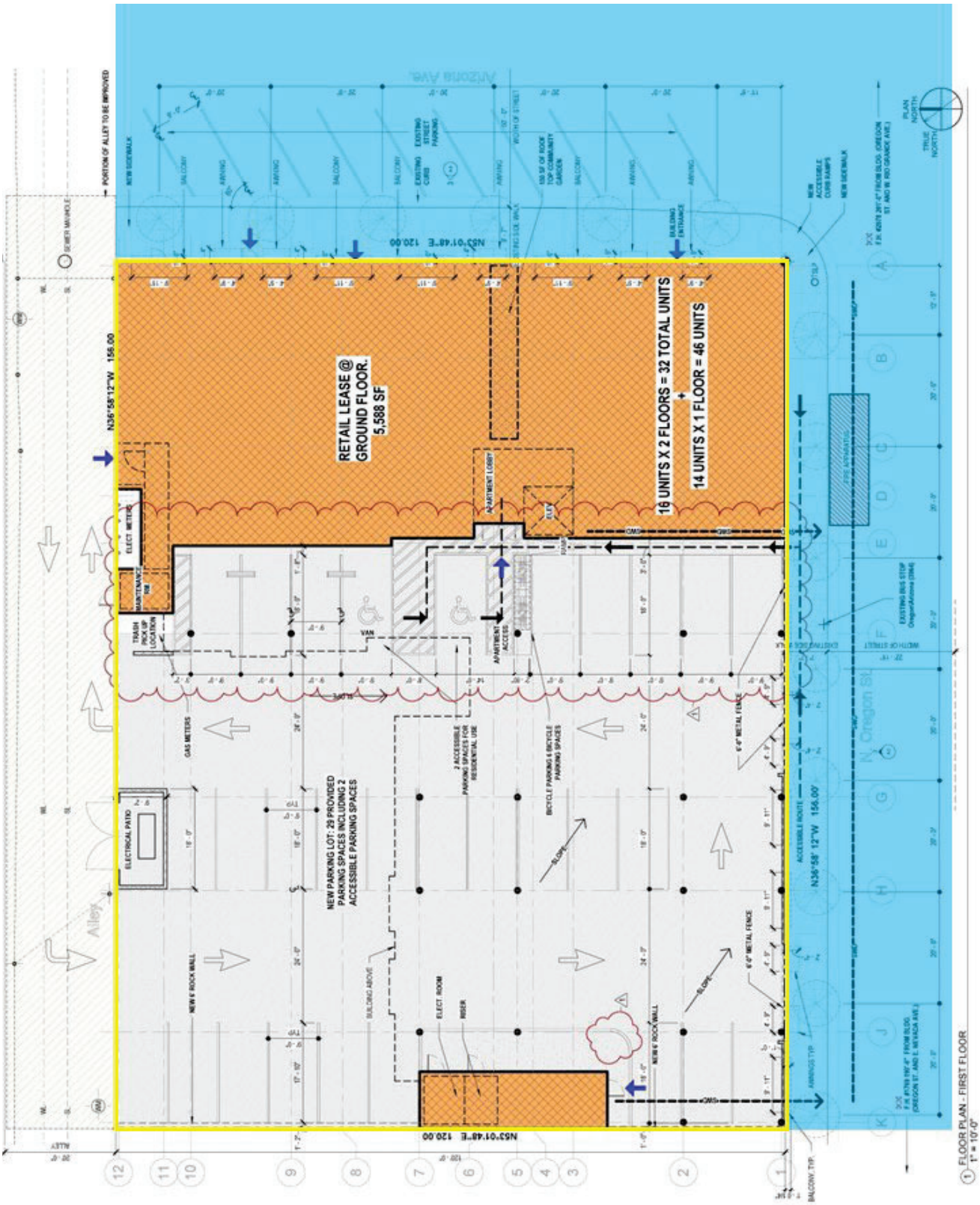
ATTACHMENTS:

1. Future Land Use Map
2. Master Zoning Plan
3. Elevations
4. Master Zoning Plan Report
5. Department Comments
6. Neighborhood Notification Boundary Map

ATTACHMENT 1



ATTACHMENT 2



ATTACHMENT 3

3 ELEV @ OREGON ST.
1" = 20'-0"

4 ELEV @ ARIZONA ST.
1" = 20'-0"

ATTACHMENT 4

General Mixed Use Zoning Report

1108 OREGON, & 101 ARIZONA, El Paso, Texas

Prepared by: Georges Halloul, P.E.

SEPTEMBER 2024

d:\my docs\in-situ\oregon and arizona\zoning report gmu.docx

abstract

This study is intended to assist the owner/ developer in meeting the City requirements for re-zoning application of the proposed tracts. The report will address the requirements as set in the City Of El Paso Municipal Code Title 20, Section 20.10.360G..

limitations

This report has been prepared for the exclusive use of The City of El Paso, AND I Situ Architects., and its consultants for evaluation purposes and does not contain information for other parties or other uses.

The results submitted in this report are based on data obtained from the following sources:

1. SLI Engineering, Inc.
2. The City of El Paso
3. Texas Department of Transportation
4. In Situ Architects
5. Field data collected during the study

If the project information described in this report is incorrect or altered, or if new information is available, we should be retained to review and modify the results of this study.

Introduction

In Situ Architect and SLI Engineering, Inc. are in the process of a Rezoning Application for existing site located on the northeast corner of Oregon and Arizona St.. The developer is applying for a General Mixed Use to accommodate, encourage and promote an innovatively designed mix of Multifamily, other retail establishment, low volume, and office space uses.

.

Executive summary

The proposed development will be in compliance with all the General Design Principals, General Design Elements, Architectural Objectives, Roadway Design, Parking, Setbacks and Landscaping principals and requirement listed under Chapter 20.10.360G Supplemental Use Regulations, residential Mixed Use Development.

Also the proposed development is in compliance with the Land Use and City Goals and Policies:

- **Land Use City Forms:** The proposed development consists of a balanced and complete community which contains a mix of land uses and densities, housing types and styles, economic development, job opportunities, educational opportunities, and outlets for social and cultural expression.
- **Residential :** This development will promote fair housing by providing affordable housing, and market rate housing in accordance with Federal, State and Local regulations. The wide range of proposed housings, detached units, 1,2 and 3 bedroom apartments, will respond to the needs of all economic segments of the community. Also the proposed private amenities encourage the use of planned unit development

- **Neighborhoods:** The proposed development with the walking trails and the circular drives provides safe and efficient vehicular and pedestrian circulation systems. The community facilities are scattered throughout the development within walking distance from most dwellings. The neighborhood retail establishment, low volume, services will be compatible with the neighborhood residential character.

Site Location

The proposed Sites consist of a parcel of land located at the central area of El Paso, El Paso County, Texas. The Site is located on the northeast corner of Arizona and Oregon

The parcel is shown on the following exhibit.

Figure 1: site location

The following is an aerial photo showing the location of the site shaded in yellow. The site has frontage on Oregon St. and on Arizona St... The site is bound by Sunset Rd. on the north, Commercial and Light Manufacturing on the south, Commercial on the west, and Ripley Dr., commercial and light manufacturing on the east.

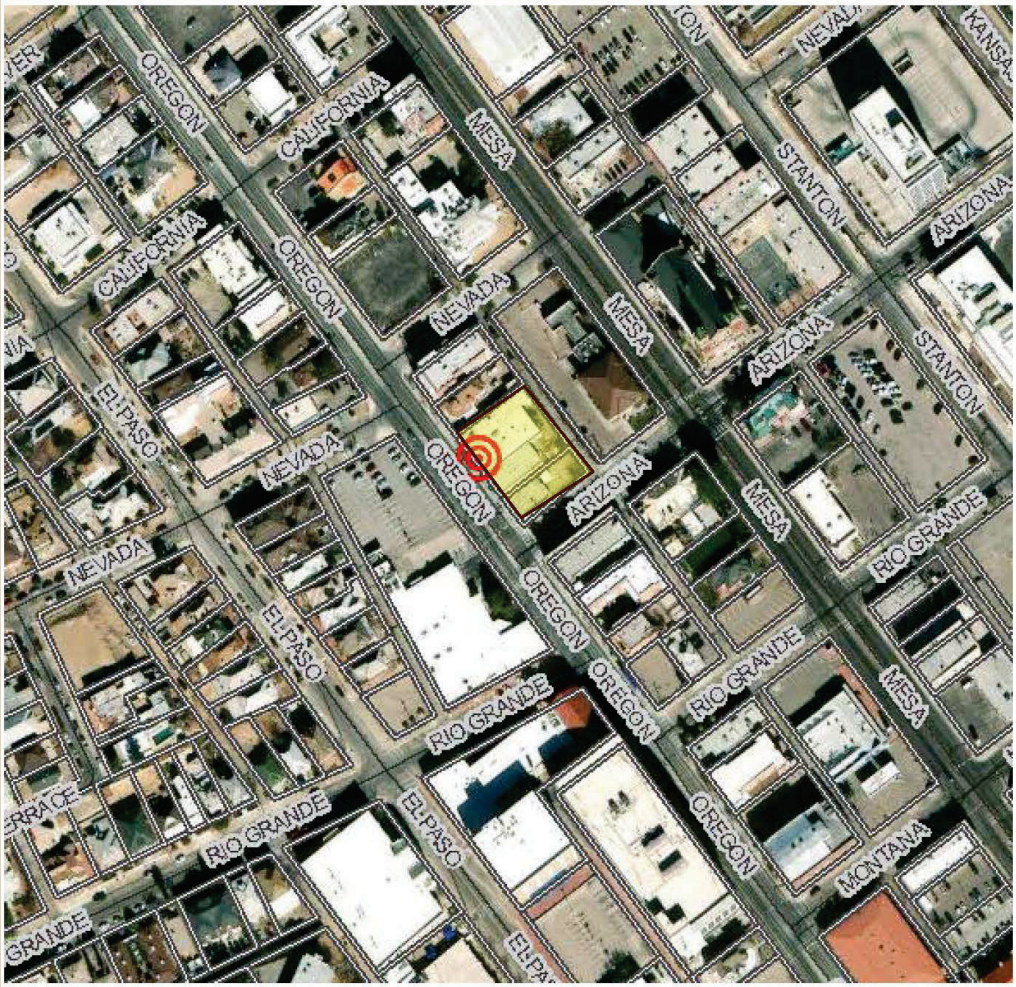


Figure 2: aerial photo of the site

Site Description

Subdivision:

The site is legally Subdivided. The legal Description is Lots 15 through Lot 20, Block 13, Harts survey No. 9

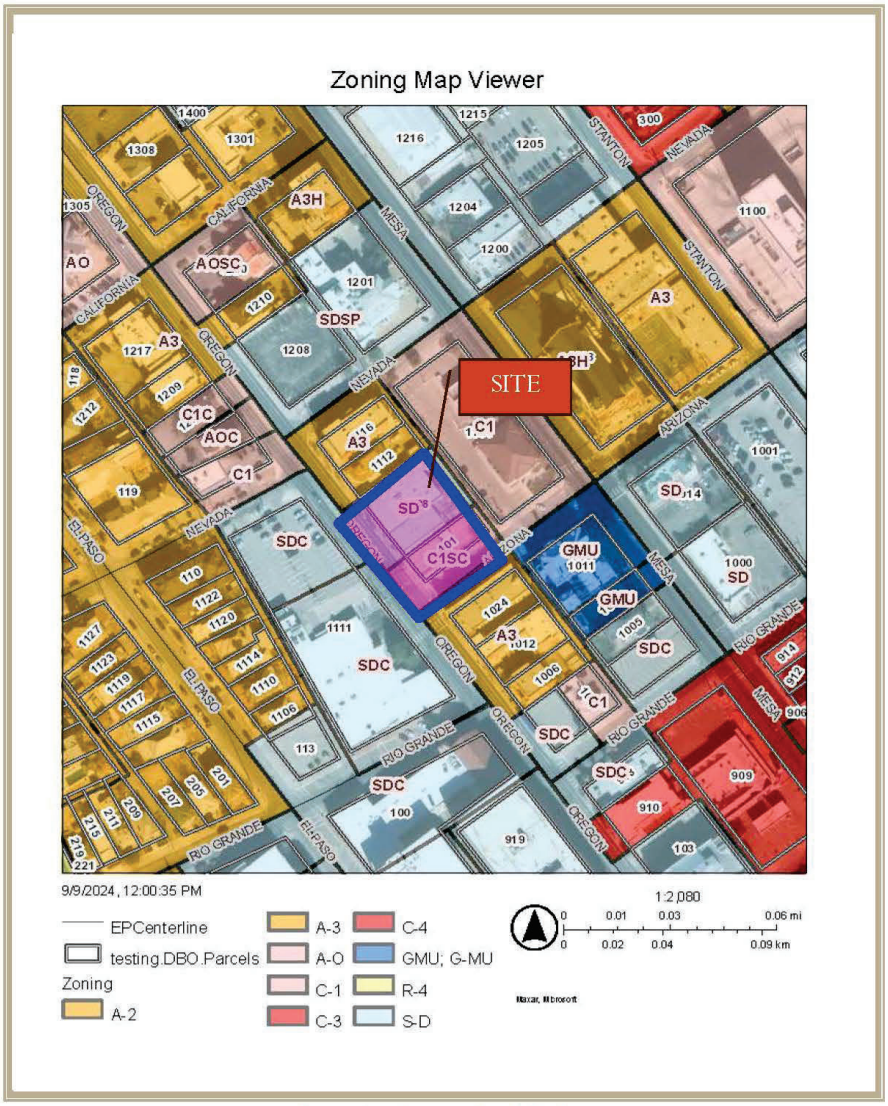
The address is 101 Arizona and 1108 Oregon.

6

Zoning:

The site consists of two zoning Designations:

1. Sd Special District
2. C1 Commercial



Zoning Plan, RMU

Figure 3: existng zoning of the site

7

Figure 2: existng zoning of the site

Proposed zoning and uses

The site will be rezoned to GMU, General Mix Use.

The site is 0.4298 acres, 18,720 SF. The developer is planning to construct a building, and a parking lot.

The building will consist of four stories as follows:

GROUND FLOOR: 6,635 SF

SECOND FLOOR: 13,975 SF

THIRD FLOOR: 13,975 SF

For a total of 48,450 SF

The residential count within the building is located within the second, third and fourth story to include three efficiencies, 40 one-bedroom and 3 two-bedroom units.

The other retail establishment, low volume, will be located within the first level as follows:

- RETAIL 1 - 2,326 SF
- RETAIL 2 - 1,069 SF
- RETAIL 3 - 1,823 SF
- LOBBY - 171 SF
- OFFICE - 160 SF
- MAIL ROOM - 68 SF
- MAINTENANCE - 90 SF
- ELECTRICAL - 62 SF
- RISER - 55 SF

The communal room, 1,417 SF is located within the Fourth floor

The total area of the Non-Residential aspect is 7,241 SF

The proposed Open Space area is 11,207 SF

The required Parking is 87 Parking spaces and 2 bikes racks.

The proposed parking is 45 spaces and 6 bike racks

FOURTH FLOOR: 13,865 SF TOTAL: 48,450SF

8

Principals and Requirements

The following principles and requirements shall apply to a mixed-use development and shall serve as the basis for approval of a master zoning plan. According to the General Design Principles as per Title 20.10.360G, the following bullets are to be used as guidelines only," and compliance with any guideline within a mixed-use development shall be determined on a case by case basis as part of the master zoning plan and mixed use development plan approval. It is not intended that every mixed-use development conform to all or any set number of the enumerated design guidelines".

Development Perspective.

i. That the natural infrastructure and visual character of the development area be retained as derived from existing topography, riparian corridors and other environmentally sensitive areas.

The land has been occupied by several buildings and the surrounding areas have been developed. The proposed design will enhance the character of the area and the topographic will not change from the existing topography.

ii. That the development strategy utilized encourages infill and redevelopment in parity with new and existing neighborhoods.

The development consists of demolishing the existing buildings and redeveloping them into several mixed uses. The Mix-use will be compatible with the existing usage along all property lines and will enhance the area and will provide services that the vicinity lacks.

iii. That proposed development contiguous to urban areas be organized as town centers and neighborhoods, and be integrated with the existing urban pattern.

The proposed development will have a work live type of development that contains residential, office, retail, dining and entertainment. The proposed mix uses serve as a miniature town center.

iv. That proposed development noncontiguous to urban areas is organized in the pattern of an isolated community consisting of a complete town center serving the neighborhood(s).

The site is surrounded by industrial development and commercial and it will serve as a service center for the surrounding community.

v. That a mixture of housing types and densities be distributed throughout the mixed-use development.

The development will have several residential units, office space, retail space, ball room and party room, meeting room, and green areas.

vi. That transportation corridors be planned and reserved in coordination with land use patterns.

The corridors are existent.

vii. That natural or man-made green corridors and open space areas be used to define and connect neighborhoods to other facilities within the development, and that these areas allow for connectivity outside of the development where feasible.

The proposed development has sidewalks along all the frontage of two streets that connect the development with the surrounding communities.

viii. That the development includes a framework of transit, pedestrian and bicycle systems that provide alternatives to the automobile.

The developer will coordinate with Sun Metro to provide Bus Stops adjacent to the proposed development.

ix. That neighborhoods with town centers be the preferred pattern of development and that developments specializing in single use be discouraged.

This development combine is an example of mix uses that should be encouraged throughout the City.

x. That neighborhoods be compact, pedestrian-friendly, and mixed use.

The proposed development includes sidewalks, and bike racks. It also consists of the mix uses described earlier.

xi. That ordinary activity of daily living occurs within walking distance of most dwellings.

10

The proposed residential apartment is located in the same building which allows the tenant to walk to all the proposed uses.

xii. That interconnected networks of streets be designed to disperse and reduce the length of vehicle trips.

The development is existent and the streets are existent too.

xiii. That within neighborhoods, a range of housing types and price levels be provided to accommodate people of diverse ages and incomes.

This item does not apply

xiv. That appropriate building densities and land use be provided within walking distance of transit stops.

We will Coordinate with SunMetro to provide bus stops close by the proposed development

xv. That civic, institutional and other retail establishment, low volume, activities be embedded, and not isolated, in the development.

This item does not apply

xvi. That a range of open space including parks, squares, and playgrounds be distributed within the development.

The proposed development will green areas, landscaping and roof top

xvii. That a development has sufficient size to accommodate the mixed-use concentration of uses.

The breakdown of the proposed mixed use is shown in table 1.

Zoning Plan, RMU

Building Perspective.

The following items are the guidelines for building perspectives under to the General Design Principles as per Title 20.10.360G

i. That buildings and landscaping contribute to the physical definition of streets as civic places.

11

The building park ways, and the roofs will be landscaped with trees and shrubs..

ii. That the design of streets and buildings reinforce safe environments.

The building and streets are already in place.

iii. That architecture and landscape design grow from local climate, topography, history and building practice.

The design will be typical design for this region.

iv. That the preservation and renewal of historic buildings be facilitated.

Does not apply

v. That principal buildings and facades, where possible, be located parallel to the frontage line to encourage a community-friendly environment.

Please refer to the attached site plan.

2.

General Design Elements

The following items are the general design elements according to the General Design Principles as per Title 20.10.360G

1. Neighborhoods limited in size and oriented toward pedestrian activity.

   The site is designed with sidewalks along the frontage of the adjacent streets to make it pedestrian friendly.

2. A variety of housing types, jobs, shopping, services, and public facilities.

   The development consists of apartment, other retail establishment, low volume, dining and green areas.

3. Residences, shops, workplaces, and other buildings interwoven within the neighborhood, all within close proximity.
   All proposed development are located within one building
4. A network of interconnecting streets and blocks that maintain respect for the natural landscape.

12

The streets are existing.

5. Natural features and undisturbed areas that are incorporated into the open space of the neighborhood.

   The developer and the design team will comply with this item.

6. A coordinated transportation system with a hierarchy of appropriately designed facilities for pedestrians, bicycles, public transit and automotive vehicles.

   The site will have walking sidewalks, and bus stops to encourage public to use alternative transportation methods.

7. Well-configured squares, plazas, greens, landscaped streets, preserves, greenbelts, or parks dedicated to the collective social activity, recreation, and visual enjoyment of the neighborhood.

   The site will enhance the visual enjoyment of the neighborhood.

8. Buildings, spaces, and other features that act as landmarks, symbols, and focal points for community identity.

   The combination of restaurant, patio area, and nursery will be the focal point for community identity.

9. Compatibility of buildings and other improvements as determined by their arrangement, bulk, form, character and landscaping to establish a livable and harmonious environment.

   The design team will make every effort to comply with this item.

10. Classification of uses deploying a range from rural-to-urban to arrange in useful order the typical context groupings of natural and urban areas to ensure compatibility of land uses.

    This item does not apply.

The proposed development complies with most of the items listed above. The developer and the design team will make an extra effort to comply with items 7 through 10.

Zoning Plan, RMU

13

Architectural Objectives.

As previously stated, the architectural design of the proposed development will achieve the following objectives as part of the mixed-use development plan:

1. Architectural compatibility;
2. Human scale design;
3. Integration of uses;
4. Encouragement of pedestrian activity;
5. Buildings that relate to and are oriented toward the street and surrounding buildings;
6. Residential scale buildings in any mixed residential area;
7. Buildings that contain special architectural features to signify entrances to the mixed-use development; and
8. Buildings that focus activity on a neighborhood open space, square or plaza.

Roadway Design.

Driveways will be used for traffic circulation within the proposed development. The design of these driveways will comply with City of El Paso rules and regulations.

Parking.

The required spaces of parking will be calculated and provided according to the parking requirements in Chapter 20.14. However, the project might require additional parking that is available on adjacent streets

.

Setbacks.

According to the to the General Design Principles as per Title 20.10.360G ," Properties within a mixed-use development shall be allowed zero setbacks for all uses, unless otherwise required by the city council as part of the review of the master zoning plan". Therefore, this development will have a minimum of 0 foot setbacks.

Landscaping.

According to the General Design Principles as per Title 20.10.360G, "Uses within a mixed-use development shall not be required to conform to the landscaping requirements of Title 18 (Building and Construction) of the El Paso City Code".

14

The proposed landscaping, amenities and other green areas proposed within this development will be shown and considered as part of the master zoning plan and mixed-use development plan approval process.

phasing

The development will be constructed in 1 phase.

Mixed use table.

Please refer to the following table for the proposed possible mix use for the development

ATTACHMENT 5

Planning and Inspections Department - Planning Division

Staff recommends **APPROVAL** of the rezoning request, parking reduction, and master zoning plan. This recommendation is based on the consistency of the request with *Plan El Paso*, the City's adopted Comprehensive Plan, for the G-2, Traditional Neighborhood (Walkable) future land use designation.

Planning and Inspections Department – Land Development

1. Show proposed drainage flow patterns on site plan and identify the discharge location(s) for all storm-water runoff.
2. Storm water management such as the preservation of greenspace, water harvesting, and other conservation efforts, to the maximum extent practicable, per Chapter 19.19, Section 19.19.010, and Subparagraph A-2 & A-5.

Fire Department

Recommend approval: No adverse comments.

Streets and Maintenance Department

Transportation Engineering Department has the following comments.

1. No objections to application.
2. Approved parking study analysis.

Street Lights Department does not object to this request.

Street Lights Department requires that all projects that involve a roadway are 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.

For the development of a project 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. 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 Section

It is the responsibility of the contractor to address any damages to concrete and/or street pavements within the city right-of-way. Such damages shall be repaired or replaced in accordance with DCS and El Paso City Municipal Codes, as applicable, and/or as directed by city engineers.

Sun Metro
Sun Metro has the following comment to follow:
No effect on Sun Metro transit operations or services.

El Paso Water
EPWater-PSB does not object to this request.

Water:
There is an existing 8-inch diameter water main located along Oregon Street located approximately 25-feet west of the eastern right-of-way line. This main is available for service
There is an existing 8-inch diameter water main located along Arizona Avenue located approximately 20 - 26-feet south of the northern right-of-way line. This main is available for service.

There is an existing 20-inch diameter water main that extends 5 feet west of the eastern right-of way of the alley east of Oregon Streeet. No direct service connections are allowed to this main as per the El Paso Water – Public Service Board (EPWater-PSB) Rules and Regulations.

Previous water pressure from fire hydrant #2078 located on the east side of Oregon St. and Rio Grande Ave. intersection has yielded a static pressure of 56 (psi), a residual pressure of 50 (psi) and a discharge of 1186 gallons per minute (gpm). The owner should, for his own protection and at his own expense, install at the discharge side of each water meter a pressure regulator, strainer, and relief valve, to be set for pressure as desired by the customer. The Owner shall be responsible for the operation and maintenance of the above-described water pressure regulating device.

EPWater records indicate two-active domestic meters, 1" and ¾" meters serving the subject property. The service addresses for this meter are 101 Arizona Ave. and 1106 N. Oregon St.

Sewer:

There is an existing 6-inch diameter sanitary sewer main that extends 10 feet west of the eastern right-of way of the alley east of Oregon St. This sanitary sewer main is available for service.

General:
EPWater requires a new service application to provide 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 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:
EP Water-SW reviewed the property described above and provide the following comments:

- As per Municipal Code: new developments and redevelopments are required to maintain the

pre-development hydrologic response in their post-development state as nearly as practicable to reduce flooding. The code also encourages the use of nonstructural storm water management such as the preservation of greenspace, water harvesting, and other conservation efforts, to the maximum extent practicable, per Chapter 19.19, Section 19.19.010, and Subparagraph A-2 & A-5.

El Paso County 911 District
The 911 District has no comments or concerns.

Texas Gas Service
In reference to case PZRZ24-00035 - 101 Arizona and 1108 Oregon, Texas Gas Service has a service line at 1108 Oregon St.

El Paso Electric
We have no comments for 101 Arizona and 1108 Oregon.

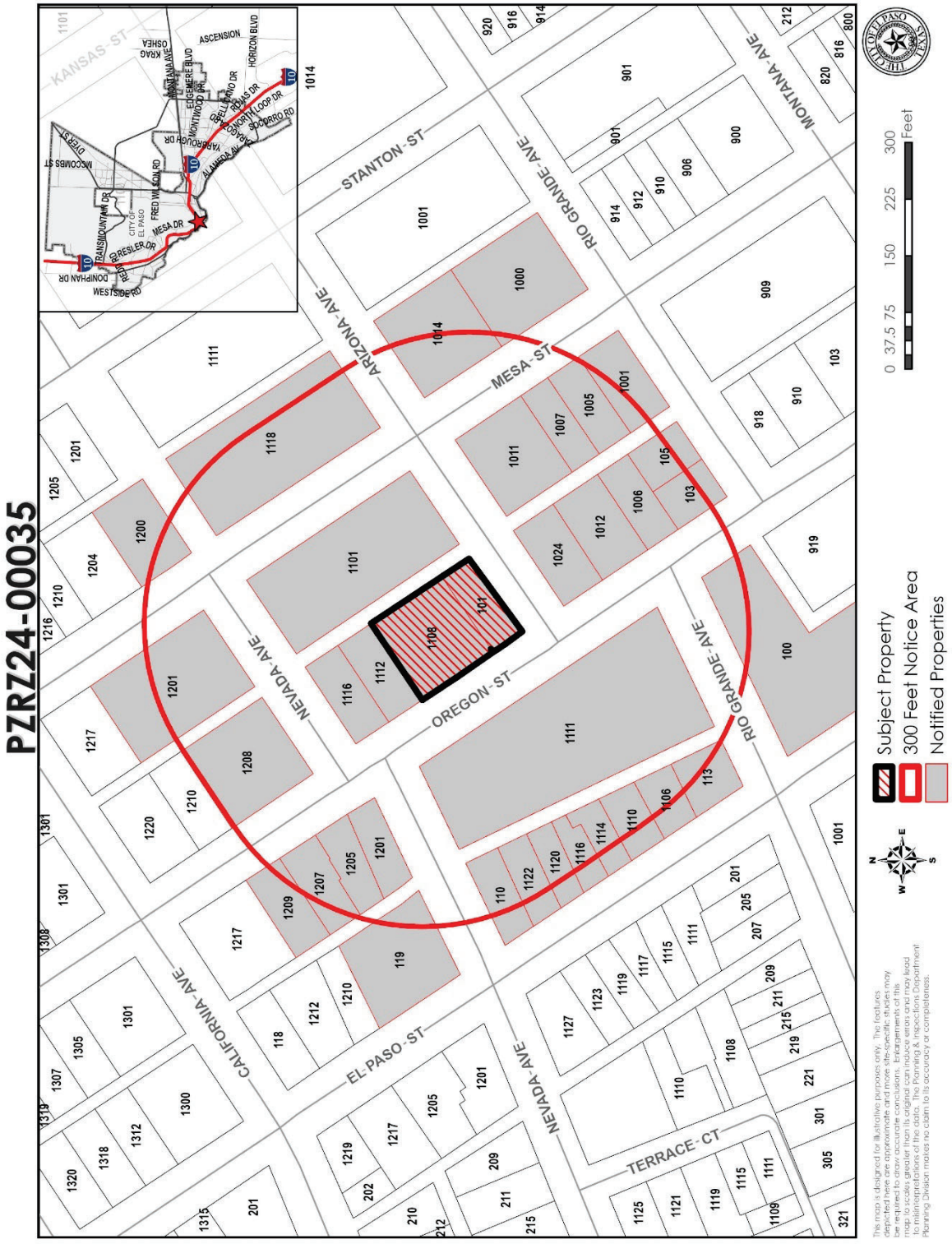
El Paso County Water Improvement District No. 1
No comments received.

Police Department
No comments received.

Environment Services
No comments received.

Texas Department of Transportation
No comments received.

ATTACHMENT 6



PROJECT CALCULATION DATA

APPLICABLE CODES

INTERNATIONAL BUILDING CODE 2021
NFPA
ADDAG
TAS

ZONING

PROPOSED ZONING - GENERAL MIXED USE
YARD STANDARDS OREGON ST.
FY - 0'-0"
RY - 0'-0"
SYE - 0'-0"
SYW - 0'-0"

OCCUPANCY

GROUP R2, A2

CONSTRUCTION

TYPE V-B
TYPE V-B S = 3 ABOVE PODIUM

ALLOWABLE BUILDING HEIGHT (TABLE 504.3)

TYPE V-B S = 60

LAND AREA

TOTAL LAND AREA = 18,680 SF = **0.43 ACRES**

BUILDING AREA

13,975 SF GROUND X 2 LEVELS
13,865 SF GROUND X 1
6,335 SF GROUND X 1
= 48,450 SF GROSS

ALLOWABLE AREA IN SF (TABLE 506.2)
R2 SM TYPE VB = 21,000 SF PER FLOOR

SITE DESCRIPTION

The site is legally Subdivided. The legal description is Lots 15 through Lot 20, Block 13, Harts survey No. 9
The address is 101 Arizona and 1108 Oregon.

RESIDENTIAL COUNT

LEVELS	EFFICIENCY	1 BDRM	2 BDRM
SECOND LEVEL	1	14	1
THIRD LEVEL	1	14	1
FOURTH LEVEL	1	12	1
TOTAL:	**3**	**40**	**3**

GRAND TOTAL: 46

PROPOSED NONRESIDENTIAL LAND USE

GROUND FLOOR (5,824 SF):
- **RETAIL 1 - Other Retail Establishment (low-volume) - 2,386 SF**
- **RETAIL 2 - Other Retail Establishment (low-volume) - 1,091 SF**
- **RETAIL 3 - Other Retail Establishment (low-volume) - 1,889 SF**
- LOBBY - 140 SF
- OFFICE - 160 SF
- MAIL ROOM - 68 SF
- MAINTENANCE - 90 SF
- ELECTRICAL - 63 SF
- RISER - 54 SF

FOURTH FLOOR (1,417 SF):
- COMMUNAL ROOM - 1,417 SF

TOTAL NONRESIDENTIAL: 7,358 SF

MAXIMUM PROPOSED DENSITY FOR NONRESIDENTIAL LAND USE:

48,450 SF GROSS / 7,358 NONRESIDENTIAL SF X 100 =
.07% OF THE TOTAL SF IS NONRESIDENTIAL LAND USE (FLOOR AREA RATIO)

PARKING CALCULATIONS

RESIDENTIAL	COMMERCIAL
3 EFF. UNITS X 1 P.S. = 3 P.S.	5,366 SF / 360 = **MIN 15 P.S.**
40 1BD UNITS X 1.5 P.S. = 60 P.S.	5,366 SF / 250 = **MAX 21 P.S.**
3 2BD UNITS X 2 P.S. = 6 P.S.	
69 P.S.	

MIN. REQ. = 84 P.S.
PROVIDED = 29 + 9 STREET PARKING = 38 P.S.
49 P.S. SHORT

BIKE RACK CALCULATIONS

REQUIRED 2 BICYCLE PARKING SPACE /
PROVIDED 4 BICYCLE PARKING SPACES

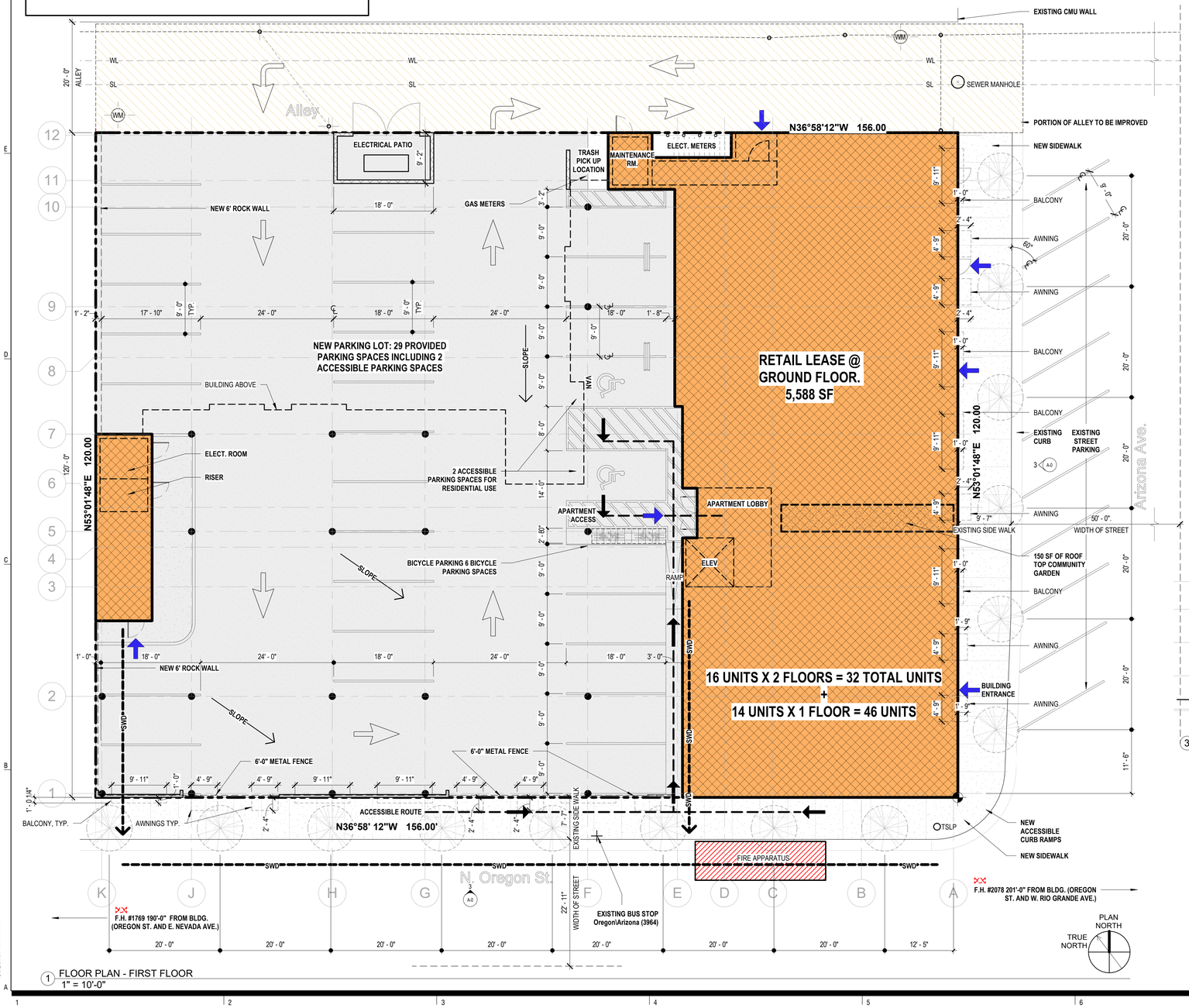
LANDSCAPE CALCULATIONS

PER GENERAL MIXED USE:
NO LANDSCAPE REQUIREMENTS PROVIDED.
PROPOSED PARKWAY TREES @ 20'-0" O.C.

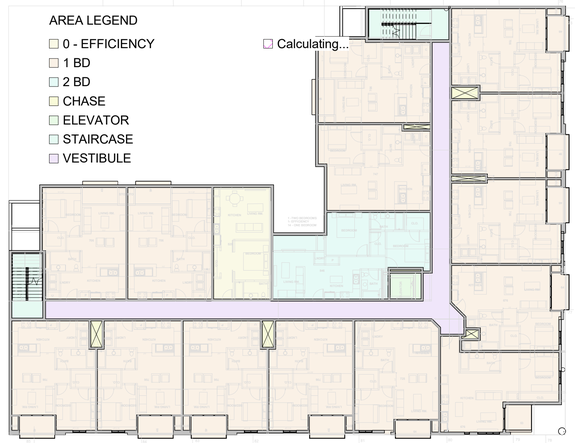
PLANNING & INSPECTIONS DEPARTMENT
PLANNING DIVISION
MASTER ZONING PLAN
APPROVED BY CITY COUNCIL
9.15.2025
DATE
APPLICANT
Kevin Smith
EXECUTIVE SECRETARY, CITY PLAN COMMISSION
CITY MANAGER

PROJECT LEGEND - FOR REPRESENTATION PURPOSES ONLY

SYMBOL		S.F. / ACRE / DISTANCE
	OPEN SPACES	OPEN SPACES = 12,047 SF = 0.276 ACRES
	BUILDING FOOTPRINT	GROUND FLOOR: 6,570 SF SECOND FLOOR: 13,975 SF THIRD FLOOR: 13,975 SF FOURTH FLOOR: 13,865 SF **TOTAL: 48,385SF**
	BUILDING FOOTPRINT ABOVE	
	BICYCLE PARKING	N/A
F.A.	FIRE APPARATUS	N/A
	PORTION OF ALLEY TO BE IMPROVED	
SWD	STORM WATER DRAINAGE	N/A
	ACCESSIBLE ROUTES	N/A
	BUILDING ENTRANCE	
SLOPE	PROPOSED SLOPE	
	FIRE HYDRANT #2078 & #1769	#2078 @ 201'-0" (OREGON ST. AND W. RIO GRANDE AVE.) #1769 @ 190'-0" (OREGON ST. AND E. NEVADA AVE.)
WM	WATER MAIN	
	POWER POLE & OVERHEAD UTILITY LINE	
	SEWER MANHOLE	
WL	WATER LINE	
SL	SEWER LINE	



1 FLOOR PLAN - FIRST FLOOR
1" = 10'-0"



2 2ND - 4TH FLOOR TYP. - SCHEMATIC LAYOUT
1" = 20'-0"

3 ELEV @ OREGON ST.
1" = 20'-0"

4 ELEV @ ARIZONA ST.
1" = 20'-0"

in*situ
ARCHITECTURE
112 Texas Avenue | El Paso, TX 79901
p 915.533.7488
www.insituarc.com

REGISTERED ARCHITECT
EDGAR LOPEZ
22545
STATE OF TEXAS

07.21.25

VISTA NUEVA MIXED-USE DEVELOPMENT

MISIFU LLC

101 Arizona Ave.
El Paso, TX 79902

KEY PLAN

REVISION SCHEDULE

Number	Date	Description
0	07.21.25	REVISION #4

PROJECT STATUS:	**PRE-DEVELOPMENT**
ISSUE DATE:	**04.03.25**
PROJECT NO.:	**24015**
DRAWN BY:	FT,JD
CHECKED BY:	EL

MASTER ZONING PLAN

A-0

© COPYRIGHT 2022 IN*SITU ARCHITECTURE, PLLC

7/22/2025 3:37:40 PM

General Mixed Use Zoning Report

1108 OREGON, & 101 ARIZONA, El Paso, Texas

Prepared by: Georges Halloul, P.E.

SEPTEMBER 2024

PLANNING & INSPECTIONS DEPARTMENT
PLANNING DIVISION
MASTER ZONING PLAN
APPROVED BY CITY COUNCIL

9.15.2025
DATE

APPLICANT

Kevin Smith
EXECUTIVE SECRETARY, CITY PLAN COMMISSION

CITY MANAGER

Article I. Contents

ABSTRACT 2
LIMITATIONS 2
INTRODUCTION 2
EXECUTIVE SUMMARY 3
SITE LOCATION 4
SITE DESCRIPTION 6
ZONING AND PROPOSED USES: 7
FIGURE 4: EXISTING ZONING, SOURCE: CITY OF EL PASO 7
FIGURE 5: MASTER ZONING PLAN ..... **ERROR! BOOKMARK NOT DEFINED.**
PRINCIPALS AND REQUIREMENTS 9
DEVELOPMENT PERSPECTIVE. 9
BUILDING PERSPECTIVE. 11
GENERAL DESIGN ELEMENTS 12
ARCHITECTURAL OBJECTIVES. 14
ROADWAY DESIGN. 14
PARKING. 14
SETBACKS. 14
LANDSCAPING. 14
PHASING 15
MIXED USE TABLE. 15

abstract

This study is intended to assist the owner/ developer in meeting the City requirements for re-zoning application of the proposed tracts. The report will address the requirements as set in the City Of El Paso Municipal Code Title 20, Section 20.10.360G..

limitations

This report has been prepared for the exclusive use of The City of El Paso, AND I Situ Architects., and its consultants for evaluation purposes and does not contain information for other parties or other uses.

The results submitted in this report are based on data obtained from the following sources:

1. SLI Engineering, Inc.
2. The City of El Paso
3. Texas Department of Transportation
4. In Situ Architects
5. Field data collected during the study

If the project information described in this report is incorrect or altered, or if new information is available, we should be retained to review and modify the results of this study.

Introduction

In Situ Architect and SLI Engineering, Inc. are in the process of a Rezoning Application for existing site located on the northeast corner of Oregon and Arizona St.. The developer is applying for a General Mixed Use to accommodate, encourage and promote an innovatively designed mix of Multifamily, other retail establishment, low volume, and office space uses.

.

Executive summary

The proposed development will be in compliance with all the General Design Principals, General Design Elements, Architectural Objectives, Roadway Design, Parking, Setbacks and Landscaping principals and requirement listed under Chapter 20.10.360G Supplemental Use Regulations, residential Mixed Use Development.

Also the proposed development is in compliance with the Land Use and City Goals and Policies:

- **Land Use City Forms:** The proposed development consists of a balanced and complete community which contains a mix of land uses and densities, housing types and styles, economic development, job opportunities, educational opportunities, and outlets for social and cultural expression.
- **Residential :** This development will promote fair housing by providing affordable housing, and market rate housing in accordance with Federal, State and Local regulations. The wide range of proposed housings, detached units, 1,2 and 3 bedroom apartments, will respond to the needs of all economic segments of the community. Also the proposed private amenities encourage the use of planned unit development

- **Neighborhoods:** The proposed development with the walking trails and the circular drives provides safe and efficient vehicular and pedestrian circulation systems. The community facilities are scattered throughout the development within walking distance from most dwellings. The neighborhood retail establishment, low volume, services will be compatible with the neighborhood residential character.

Site Location

The proposed Sites consist of a parcel of land located at the central area of El Paso, El Paso County, Texas. The Site is located on the northeast corner of Arizona and Oregon

The parcel is shown on the following exhibit.

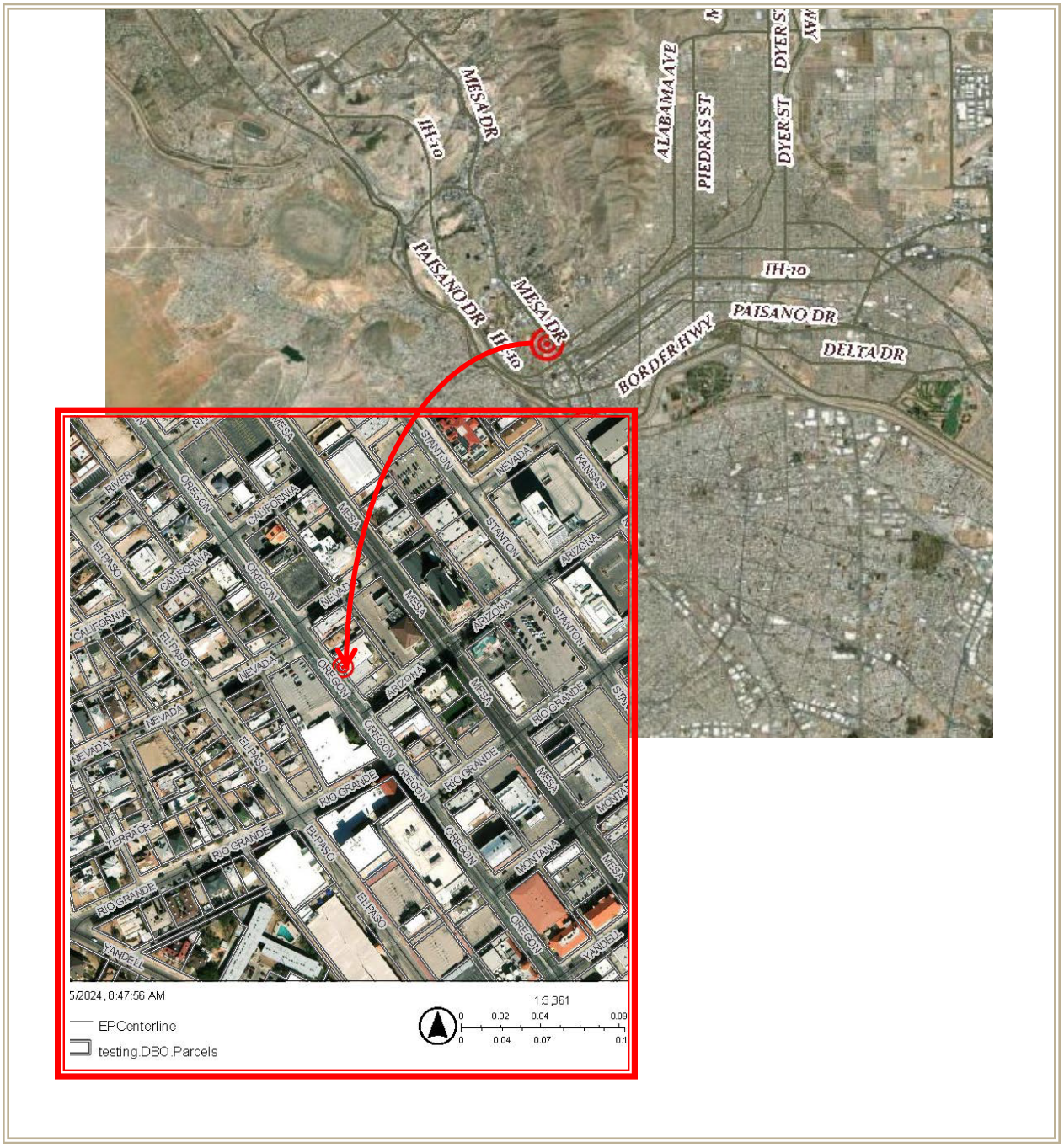


Figure 1: site location

The following is an aerial photo showing the location of the site shaded in yellow. The site has frontage on Oregon St. and on Arizona St... The site is bound by Sunset Rd. on the north, Commercial and Light Manufacturing on the south, Commercial on the west, and Ripley Dr., commercial and light manufacturing on the east.

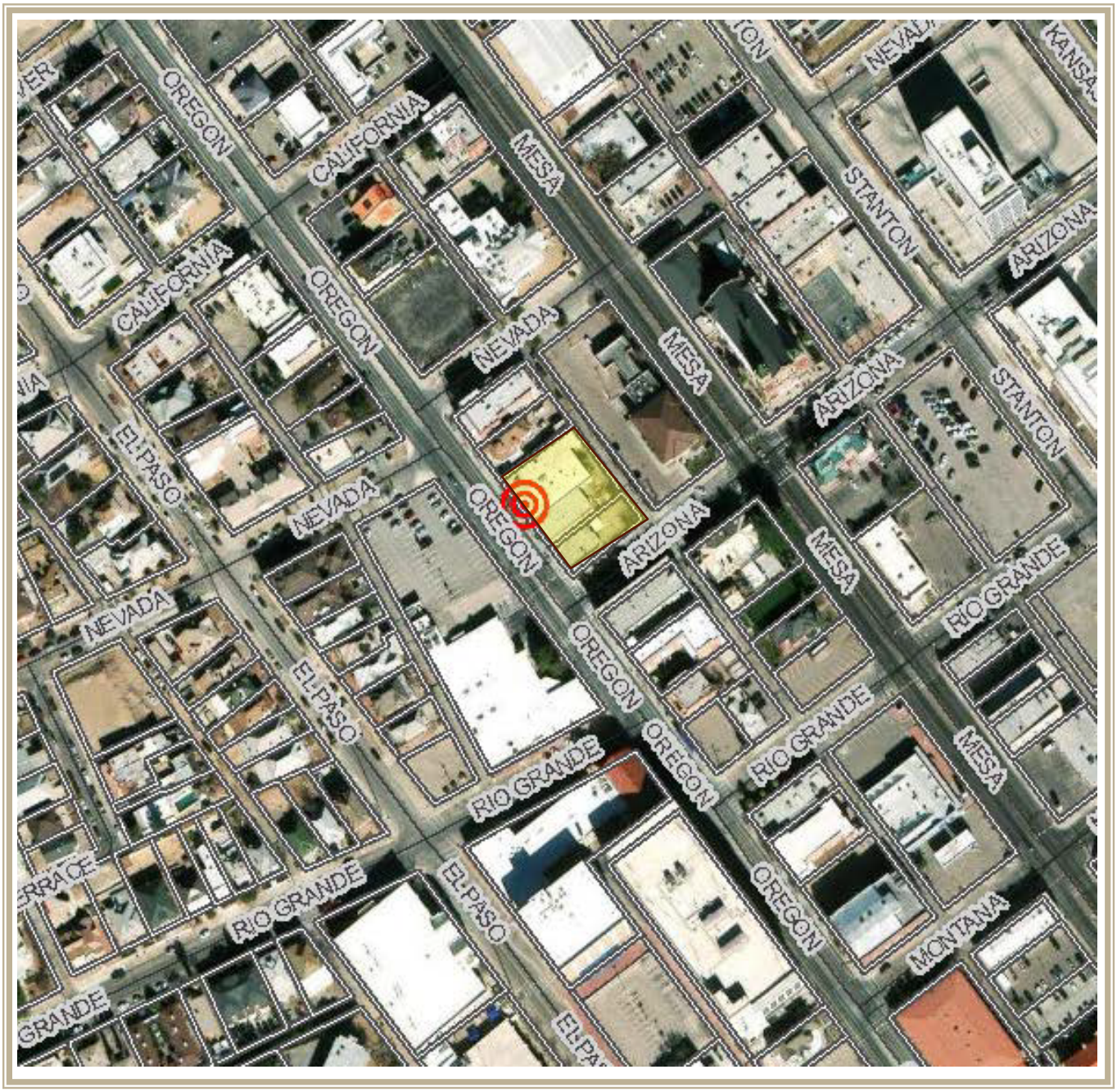


Figure 2: aerial photo of the site

Site Description

Subdivision:

The site is legally Subdivided. The legal Description is Lots 15 through Lot 20, Block 13, Harts survey No. 9

The address is 101 Arizona and 1108 Oregon.

Zoning:

The site consists of two zoning Designations:

1. Sd Special District
2. C1 Commercial

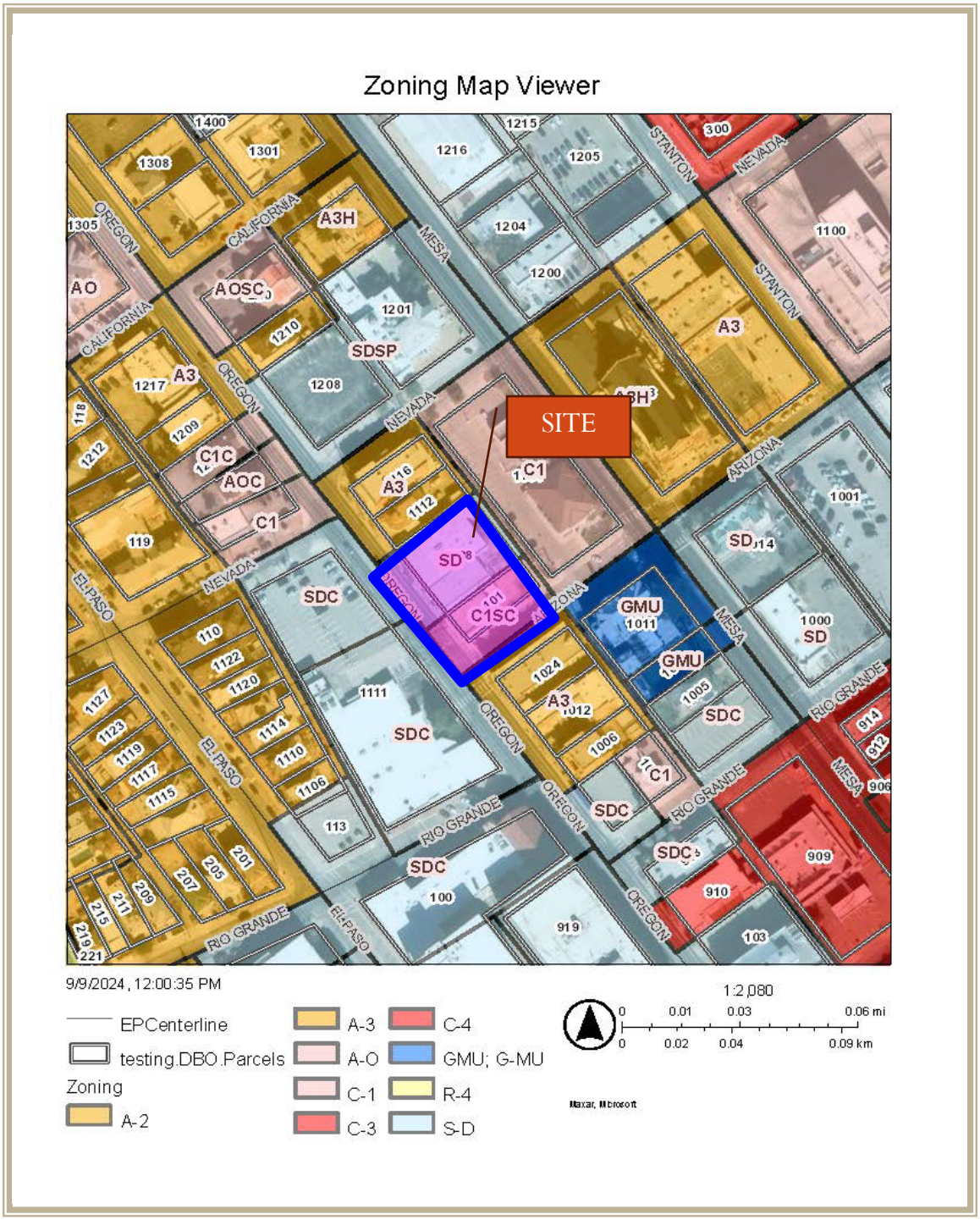


Figure 3: existng zoning of the site

Figure 2: existng zoning of the site

Proposed zoning and uses

The site will be rezoned to GMU, General Mix Use.

The site is 0.4298 acres, 18,720 SF. The developer is planning to construct a building, and a parking lot.

The building will consist of four stories as follows:

GROUND FLOOR: 6,635 SF

SECOND FLOOR: 13,975 SF

THIRD FLOOR: 13,975 SF

For a total of 48,450 SF

The residential count within the building is located within the second, third and fourth story to include three efficiencies, 40 one-bedroom and 3 two-bedroom units.

The other retail establishment, low volume, will be located within the first level as follows:

- RETAIL 1 - 2,326 SF
- RETAIL 2 - 1,069 SF
- RETAIL 3 - 1,823 SF
- LOBBY - 171 SF
- OFFICE - 160 SF
- MAIL ROOM - 68 SF
- MAINTENANCE - 90 SF
- ELECTRICAL - 62 SF
- RISER - 55 SF

The communal room, 1,417 SF is located within the Fourth floor

The total area of the Non-Residential aspect is 7,241 SF

The proposed Open Space area is 11,207 SF

The required Parking is 87 Parking spaces and 2 bikes racks.

The proposed parking is 45 spaces and 6 bike racks

FOURTH FLOOR: 13,865 SF TOTAL: 48,450SF

Principals and Requirements

The following principles and requirements shall apply to a mixed-use development and shall serve as the basis for approval of a master zoning plan. According to the General Design Principles as per Title 20.10.360G, the following bullets are to be used as guidelines only," and compliance with any guideline within a mixed-use development shall be determined on a case by case basis as part of the master zoning plan and mixed use development plan approval. It is not intended that every mixed-use development conform to all or any set number of the enumerated design guidelines".

Development Perspective.

i. That the natural infrastructure and visual character of the development area be retained as derived from existing topography, riparian corridors and other environmentally sensitive areas.

The land has been occupied by several buildings and the surrounding areas have been developed. The proposed design will enhance the character of the area and the topographic will not change from the existing topography.

ii. That the development strategy utilized encourages infill and redevelopment in parity with new and existing neighborhoods.

The development consists of demolishing the existing buildings and redeveloping them into several mixed uses. The Mix-use will be compatible with the existing usage along all property lines and will enhance the area and will provide services that the vicinity lacks.

iii. That proposed development contiguous to urban areas be organized as town centers and neighborhoods, and be integrated with the existing urban pattern.

The proposed development will have a work live type of development that contains residential, office, retail, dining and entertainment. The proposed mix uses serve as a miniature town center.

iv. That proposed development noncontiguous to urban areas is organized in the pattern of an isolated community consisting of a complete town center serving the neighborhood(s).

The site is surrounded by industrial development and commercial and it will serve as a service center for the surrounding community.

v. That a mixture of housing types and densities be distributed throughout the mixed-use development.

The development will have several residential units, office space, retail space, ball room and party room, meeting room, and green areas.

vi. That transportation corridors be planned and reserved in coordination with land use patterns.

The corridors are existent.

vii. That natural or man-made green corridors and open space areas be used to define and connect neighborhoods to other facilities within the development, and that these areas allow for connectivity outside of the development where feasible.

The proposed development has sidewalks along all the frontage of two streets that connect the development with the surrounding communities.

viii. That the development includes a framework of transit, pedestrian and bicycle systems that provide alternatives to the automobile.

The developer will coordinate with Sun Metro to provide Bus Stops adjacent to the proposed development.

ix. That neighborhoods with town centers be the preferred pattern of development and that developments specializing in single use be discouraged.

This development combine is an example of mix uses that should be encouraged throughout the City.

x. That neighborhoods be compact, pedestrian-friendly, and mixed use.

The proposed development includes sidewalks, and bike racks. It also consists of the mix uses described earlier.

xi. That ordinary activity of daily living occurs within walking distance of most dwellings.

The proposed residential apartment is located in the same building which allows the tenant to walk to all the proposed uses.

xii. That interconnected networks of streets be designed to disperse and reduce the length of vehicle trips.

The development is existent and the streets are existent too.

xiii. That within neighborhoods, a range of housing types and price levels be provided to accommodate people of diverse ages and incomes.

This item does not apply

xiv. That appropriate building densities and land use be provided within walking distance of transit stops.

We will Coordinate with SunMetro to provide bus stops close by the proposed development

xv. That civic, institutional and other retail establishment, low volume, activities be embedded, and not isolated, in the development.

This item does not apply

xvi. That a range of open space including parks, squares, and playgrounds be distributed within the development.

The proposed development will green areas, landscaping and roof top

xvii. That a development has sufficient size to accommodate the mixed-use concentration of uses.

The breakdown of the proposed mixed use is shown in table 1.

Building Perspective.

The following items are the guidelines for building perspectives under to the General Design Principles as per Title 20.10.360G

i. That buildings and landscaping contribute to the physical definition of streets as civic places.

The building park ways, and the roofs will be landscaped with trees and shrubs..

ii. That the design of streets and buildings reinforce safe environments.

The building and streets are already in place.

iii. That architecture and landscape design grow from local climate, topography, history and building practice.

The design will be typical design for this region.

iv. That the preservation and renewal of historic buildings be facilitated.

Does not apply

v. That principal buildings and facades, where possible, be located parallel to the frontage line to encourage a community-friendly environment.

Please refer to the attached site plan.

2.

General Design Elements

The following items are the general design elements according to the General Design Principles as per Title 20.10.360G

1. Neighborhoods limited in size and oriented toward pedestrian activity.

   The site is designed with sidewalks along the frontage of the adjacent streets to make it pedestrian friendly.

2. A variety of housing types, jobs, shopping, services, and public facilities.

   The development consists of apartment, other retail establishment, low volume, dining and green areas.

3. Residences, shops, workplaces, and other buildings interwoven within the neighborhood, all within close proximity.
   All proposed development are located within one building
4. A network of interconnecting streets and blocks that maintain respect for the natural landscape.

The streets are existing.

5. Natural features and undisturbed areas that are incorporated into the open space of the neighborhood.

   The developer and the design team will comply with this item.

6. A coordinated transportation system with a hierarchy of appropriately designed facilities for pedestrians, bicycles, public transit and automotive vehicles.

   The site will have walking sidewalks, and bus stops to encourage public to use alternative transportation methods.

7. Well-configured squares, plazas, greens, landscaped streets, preserves, greenbelts, or parks dedicated to the collective social activity, recreation, and visual enjoyment of the neighborhood.

   The site will enhance the visual enjoyment of the neighborhood.

8. Buildings, spaces, and other features that act as landmarks, symbols, and focal points for community identity.

   The combination of restaurant, patio area, and nursery will be the focal point for community identity.

9. Compatibility of buildings and other improvements as determined by their arrangement, bulk, form, character and landscaping to establish a livable and harmonious environment.

   The design team will make every effort to comply with this item.

10. Classification of uses deploying a range from rural-to-urban to arrange in useful order the typical context groupings of natural and urban areas to ensure compatibility of land uses.

    This item does not apply.

The proposed development complies with most of the items listed above. The developer and the design team will make an extra effort to comply with items 7 through 10.

Architectural Objectives.

As previously stated, the architectural design of the proposed development will achieve the following objectives as part of the mixed-use development plan:

1. Architectural compatibility;
2. Human scale design;
3. Integration of uses;
4. Encouragement of pedestrian activity;
5. Buildings that relate to and are oriented toward the street and surrounding buildings;
6. Residential scale buildings in any mixed residential area;
7. Buildings that contain special architectural features to signify entrances to the mixed-use development; and
8. Buildings that focus activity on a neighborhood open space, square or plaza.

Roadway Design.

Driveways will be used for traffic circulation within the proposed development. The design of these driveways will comply with City of El Paso rules and regulations.

Parking.

The required spaces of parking will be calculated and provided according to the parking requirements in Chapter 20.14. However, the project might require additional parking that is available on adjacent streets

.

Setbacks.

According to the to the General Design Principles as per Title 20.10.360G ," Properties within a mixed-use development shall be allowed zero setbacks for all uses, unless otherwise required by the city council as part of the review of the master zoning plan". Therefore, this development will have a minimum of 0 foot setbacks.

Landscaping.

According to the General Design Principles as per Title 20.10.360G, "Uses within a mixed-use development shall not be required to conform to the landscaping requirements of Title 18 (Building and Construction) of the El Paso City Code".

The proposed landscaping, amenities and other green areas proposed within this development will be shown and considered as part of the master zoning plan and mixed-use development plan approval process.

phasing

The development will be constructed in 1 phase.

Mixed use table.

Please refer to the following table for the proposed possible mix use for the development

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS AND DONATIONS FORM

In compliance with Title 2, Chapter 2.92, Section 2.92.080

Introduction:

Individuals or entities benefiting by a City Council Agenda item must disclose contributions or donations made to current members of Council under the City's Ethics Code. The information on this form is being captured for transparency purposes and will be noted on the relevant City Council Agenda. **Contributions and Donations do NOT disqualify an applicant from doing business with the City.**

Definitions:

"Contribution"	A direct or indirect transfer of money, goods, services, or any other thing of value and includes an agreement made or other obligation incurred, whether legally enforceable or not, to make a transfer. The term includes a loan or extension of credit, other than those expressly excluded by the Texas Election Code, and a guarantee of a loan or extension of credit.
"Contributor"	A person making a contribution, including the contributor's spouse.
"Donation"	Cash and the value of any in-kind contributions or gifts to the council member for use by their office or in their district.
"Donor"	An individual and spouse, a business entity, or an individual who owns a business entity in whole or in part, or is operated by the individual, that is the subject of a council agenda item.
"Benefiting"	Shall include but not be limited to any contract, bid award, franchise, permit, zoning or rezoning, and other award that council will vote on.

Instructions: Please read and complete this form carefully. If you have made campaign contributions or donations to any current City Council member(s) totaling an aggregate of $500 or more during their campaign(s) or term(s) of City office, you are required to disclose the information as specified below. If you have not made such contributions or donations past the limit specified in the ordinance, you are required to affirm your compliance with the municipal code. Please submit this completed form along with your application or proposal to the relevant city department. Failure to disclose campaign contributions or donations as required by the ordinance may result in a violation of the City's Ethics Code requirements, and sanctions under the Ethics Code 2.92.

Contributor / Donor Information:

Full Name Cynthia Llamas

Business Name Misifu, LLC

Agenda Item Type

Relevant Department

Disclosure Affirmation: Please check the appropriate box below to indicate whether you have made campaign contributions or donations totaling an aggregate of $500 or more to any City Council member(s) during their campaign(s) or term(s) of City office specified in Section 2.92.080 of the El Paso Municipal Code.

☑ I have **NOT** made campaign contributions or donations totaling an aggregate of $500 or more to any City Council member(s) during their campaign(s) or term(s) of City office, as specified in Section 2.92.080 of the El Paso Municipal Code.

OR

☐ I have made campaign contributions or donations totaling an aggregate of $500 or more to the following City Council member(s) during their campaign(s) or term(s) of City office:

OFFICE	CURRENT COUNCIL MEMBER NAME	AMOUNT ($)
Mayor		
District 1		
District 2		
District 3		
District 4		
District 5		
District 6		
District 7		
District 8		

Declaration: I hereby affirm that the information provided in this disclosure form is true and accurate to the best of my knowledge. I understand that this disclosure is required by Title 2, Chapter 2.92 of the El Paso Municipal Code and is subject to verification by the city authorities. Further, **I understand that upon submission of this form, I must disclose any subsequent contributions or donations prior to the relevant council meeting date.**

Signature: _____ Date: 10/22/2024

File #: 25-1067, **Version:** 1

CITY OF EL PASO, TEXAS
LEGISTAR AGENDA ITEM SUMMARY FORM

DISTRICT, DEPARTMENT, CONTACT INFORMATION:

Please choose District and Department from drop down menu. Please post exactly as example below.
No Title's, No emails. Please use ARIAL 10 Font.

District 8
Planning and Inspections, Philip F. Etiwe, (915) 212-1553
Planning and Inspections, Blanca Perez, (915) 212-1561

AGENDA LANGUAGE:

This is the language that will be posted to the agenda. Please use ARIAL 11 Font.

An Ordinance granting Special Permit No. PZST24-00018, to allow for infill development with reduction to rear and side street setbacks on the property described as Lots 28, 29, 30, and 31, Block 23, Second Revised Map of Sunset Heights, 506 Randolph Drive, City of El Paso, El Paso County, Texas, pursuant to Section 20.10.280 Infill Development of the El Paso City Code. The penalty being as provided for in Chapter 20.24 of the El Paso City Code.

The proposed special permit 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: 506 Randolph Drive
Applicant: Hugo Castillo, PZST24-00018

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

DEPARTMENT: Planning and Inspections

AGENDA DATE: 9/3/25

PUBLIC HEARING DATE: 9/30/25

CONTACT PERSON NAME: Philip F. Etiwe **PHONE NUMBER:** (915) 212-1553

2nd CONTACT PERSON NAME: Blanca Perez **PHONE NUMBER:** (915) 212-1561

DISTRICT(S) AFFECTED: 8

STRATEGIC GOAL:

#3 Promote the Visual Image of El Paso

SUBGOAL:

3.2 Set one standard for infrastructure across the city

SUBJECT:

An Ordinance granting Special Permit No. PZST24-00018, to allow for infill development with reduction to rear and side street setbacks on the property described as Lots 28, 29, 30, and 31, Block 23, Second Revised Map of Sunset Heights, 506 Randolph Drive, City of El Paso, El Paso County, Texas, pursuant to Section 20.10.280 Infill Development of the El Paso City Code. The penalty being as provided for in Chapter 20.24 of the El Paso City Code.

The proposed special permit 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: 506 Randolph Drive
Applicant: Hugo Castillo, PZST24-00018

BACKGROUND / DISCUSSION:

The applicant is requesting a special permit and detailed site development plan approval for infill development with reduction to rear and side street setbacks for a proposed use of apartments in the A-2/sc/H (Apartment/special contract/Historic). City Plan Commission recommended 6-0 to approve the proposed special permit on July 3, 2025. As of August 19, 2025, the Planning Division has not received any communication in support or opposition to the request from the public. See attached staff report for additional information.

COMMUNITY AND STAKEHOLDER OUTREACH:

Applicant notified appropriate neighborhood associations of the request prior to submittal of a complete application. Public notices were sent to all property owners within 300 feet of the subject property.

PRIOR COUNCIL ACTION:

N/A

AMOUNT AND SOURCE OF FUNDING:

N/A

REPORTING OF CONTRIBUTION OR DONATION TO CITY COUNCIL:

N/A

NAME	AMOUNT ($)

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

DEPARTMENT HEAD: Philip Etiwe

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

ORDINANCE NO. _____

AN ORDINANCE GRANTING SPECIAL PERMIT NO. PZST24-00018, TO ALLOW FOR INFILL DEVELOPMENT WITH REDUCTION TO REAR AND SIDE STREET SETBACKS ON THE PROPERTY DESCRIBED AS LOTS 28, 29, 30 AND 31, BLOCK 23, SECOND REVISED MAP OF SUNSET HEIGHTS, 506 RANDOLPH DRIVE, CITY OF EL PASO, EL PASO COUNTY, TEXAS, PURSUANT TO SECTION 20.10.280 INFILL DEVELOPMENT OF THE EL PASO CITY CODE. THE PENALTY BEING AS PROVIDED FOR IN CHAPTER 20.24 OF THE EL PASO CITY CODE.

WHEREAS, Highland Development and Construction Group, LLC**,** have applied for a Special Permit for infill development under Section 20.10.280 of the El Paso City for a reduction to rear and side street setbacks; and,

WHEREAS, a report was made to the City Plan Commission and a public hearing was held regarding such application; and,

WHEREAS, the City Plan Commission has recommended approval of the subject Special Permit; and,

WHEREAS, the subject Special Permit has been submitted to the City Council of the City of El Paso for review and approval; and,

WHEREAS, the City Council of the City of El Paso finds that the application conforms to all requirements of Sections 20.04.320 of the El Paso City Code.

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

1. That the property described as follows is in a A-4/sc/h (Apartment/special contract/historic) Zone District:

   Lots 28, 29, 30, and 31, Block 23, Second Revised Map of Sunset Heights, 506 Randolph Drive*, City of El Paso, El Paso County, Texas ; and,*

2. That the City Council hereby grants a Special Permit under Sections 20.04.320 of the El Paso City Code, to allow an infill development for a reduction to rear and side street setbacks; and,

3. That this Special Permit is issued subject to the development standards in the A-4/sc/h (Apartment/special contract/historic) District regulations and is subject to the approved Detailed Site Development Plan, signed by the Applicant, the City Manager and the Executive Secretary to the City Plan Commission. A copy of this

plan is attached hereto as Exhibit "A" and incorporated herein by reference for all purposes; and,

4. That if at any time the Owners fail to comply with any of the requirements of this Ordinance, Special Permit No. PZST24-00018 shall automatically terminate, and construction shall stop or occupancy shall be discontinued, until any such violation ceases; and,

5. That the Owners shall sign an Agreement incorporating the requirements of this Ordinance. Such Agreement shall be signed and filed with the Zoning Administrator and the Executive Secretary of the City Plan Commission before building permits are issued.

ADOPTED this _____ day of _____, 2025.

THE CITY OF EL PASO

Renard U. Johnson
Mayor

ATTEST:

Laura D. Prine
City Clerk

APPROVED AS TO FORM:

Russel T. Abeln

Russel T. Abeln
Senior Assistant City Attorney

APPROVED AS TO CONTENT:

Philip Etiwe

Philip F. Etiwe, Director
Planning and Inspections Department

AGREEMENT

Highland Development and Construction Group, LLC, referred to in the above Ordinance, hereby agree to develop the above-described property in accordance with the approved Detailed Site Development Plan attached to same Ordinance, and in accordance with the standards identified in the A-4/sc/h (Apartment/special contract/historic) District regulations, and subject to all other requirements set forth in this Ordinance.

EXECUTED this 21st day of July, 2025.

Highland Development and Construction Group, LLC:

By: Hugo Abraham Castillo, Member
(name/title)

(signature)

ACKNOWLEDGMENT

THE STATE OF TEXAS)
)
COUNTY OF EL PASO)

This instrument is acknowledged before me on this 21 day of July, 2025, by Hugo Abraham castillo, for Highland Development and Construction Group, LLC, as Owner.

My Commission Expires: 06/06/2026

Notary Public, State of Texas

Notary's Printed or Typed Name:

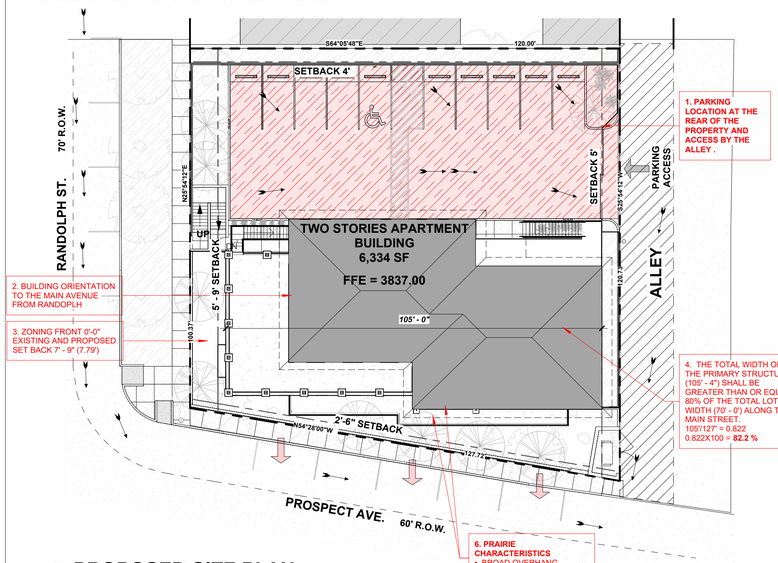
Jessica Galvan

JESSICA GALVAN
Notary Public, State of Texas
Comm. Expires 06-06-2026
Notary ID 133796917

Exhibit "A"

MANDATORY DESIGN REQUIREMENTS

1. PARKING LOCATION AT THE REAR OF THE PROPERTY AND ACCESS BY THE ALLEY .
2. BUILDING ORIENTATED TO THE MAIN STREET OR AVENUE.



1. PARKING LOCATION AT THE REAR OF THE PROPERTY AND ACCESS BY THE ALLEY .

2. BUILDING ORIENTATION TO THE MAIN AVENUE FROM RANDOLPH

3. ZONING FRONT 0'-0" EXISTING AND PROPOSED SET BACK 7' - 9" (7.79')

4. THE TOTAL WIDTH OF THE PRIMARY STRUCTURE (105' - 4") SHALL BE GREATER THAN OR EQUAL 80% OF THE TOTAL LOT WIDTH (70' - 0') ALONG THE MAIN STREET
105'/127' = 0.822
0.822X100 = **82.2 %**

6. PRAIRIE CHARACTERISTICS
- BROAD OVERHANG
- LOW PITCHED ROOF

6 PROPOSED SITE PLAN
1" = 20'-0"

3.FOR RESIDENTIAL DEVELOPMENT, THE FRONT BUILDING SETBACK SHALL NOT DEVIATE FROM THE AVERAGE FRONT SETBACK OF LOTS WITHIN THE SAME BLOCK AS THE PROPOSED DEVELOPMENT BY MORE THAN 15%. THE PROPERTY HAS 0' - 0" FOR FRONT SET BACK. ALL SETBACKS ON THIS BLOCK HAVE A FRONT SETCK VARY OF 0'-0" TO 6' - 0". THE PROPERTY HAS AN EXISTING SET BACK FRONT SET BACK OF 0' - 0" AND WE ARE PROPOSED 7'-9" (7.79').

SIDE STREET SETBACK PROSPECT ST.

EXISTING SIDE STREET SETBACK PROSPECT ST.	
ADDRESS	SETBACK AVERAGE
501 LOS ANGELES	6' -0"
PROSPECT ST.	EXISTING 6'-0" PROPOSED 7'-9"
PROSPECT ST.	4' -0"
PROSPECT ST.	7' -3"

EXISTING FRONT SETBACK RANDOLPH DR.	
ADDRESS	SETBACK AVERAGE
506 RANDOLPH DR.	EXISTING 0'-0" PROPOSED 7'-9" (7.79')
510 RANDOLPH DR.	7' -9"
514 RANDOLPH DR.	8' -0"
518 RANDOLPH DR.	7' - 8"
716 YANDELL W DR.	14' - 0"

FRONT SETBACK RANDOLPH DR.

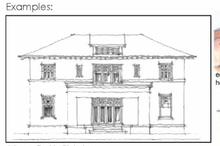
SELECTIVE DESIGN GUIDELINES

4. THE TOTAL WIDTH OF THE PRIMARY STRUCTURE SHALL BE GREATER THAN OR EQUAL 80% OF THE TOTAL LOT WIDTH ALONG THE MAIN STREET. FOR THE PURPOSE OF THIS CALCULATION, ANY NECESSARY VEHICULAR ACCESS DRIVEWAY SHALL BE SUBTRACTED FROM THE TOTAL LOT WIDTH.

5. THE PROJECT SHALL DEMONSTRATE COMPLIANCE WITH ONE OF THE ARCHITECTURAL STYLES DEFINED IN THE COMMUNITY DESIGN MANUAL OF PLAN EL PASO (SEE APPENDIX A OF THE INFILL POLICY GUIDE). THE PROJECT COMPLIANCE WITH CRAFTSMAN & PRAIRIE STYLES STYLES ONE OF THE ARCHITECTURAL STYLES DEFINED IN THE COMMUNITY DESIGN MANUAL OF PLAN EL PASO.

6. PROJECTS IN RESIDENTIAL DISTRICTS THE APPLICANT SHALL DEMONSTRATE THAT THE PARCEL HAS BEEN VACANT OR UNDERDEVELOPED FOR NO LESS THAN 15 YEARS. FOR PURPOSES OF THIS GUIDELINE ONLY, UNDERDEVELOPED SHALL BE DEFINED AS PARCELS WHICH DO NOT MEET THE MAXIMUM DENSITY PERMITTED IN THE BASE ZONING DISTRICT.

CRAFTSMAN & PRAIRIE STYLES
Examples:



A large Prairie Style house

5. CRAFTSMAN & PRAIRIE STYLE

- LOW PITCHED ROOF
- STUCCO WALL FINISHED
- BROAD OVERHANG
- HORIZONTAL BANDING DETAIL.

6. VACANT FOR MORE THAN 15 YEARS

AERIAL VIEW PROVIDED BY GOOGLE EARTH

MANDATORY LOCATION REQUIREMENTS

1. PROPERTY LOCATED IN THE SUNSET HEIGHTS HISTORIC DISTRICT

EL PASO, TX. HISTORIC SUNSET HEIGHT LAND

TRUE NORTH PLAN NORTH

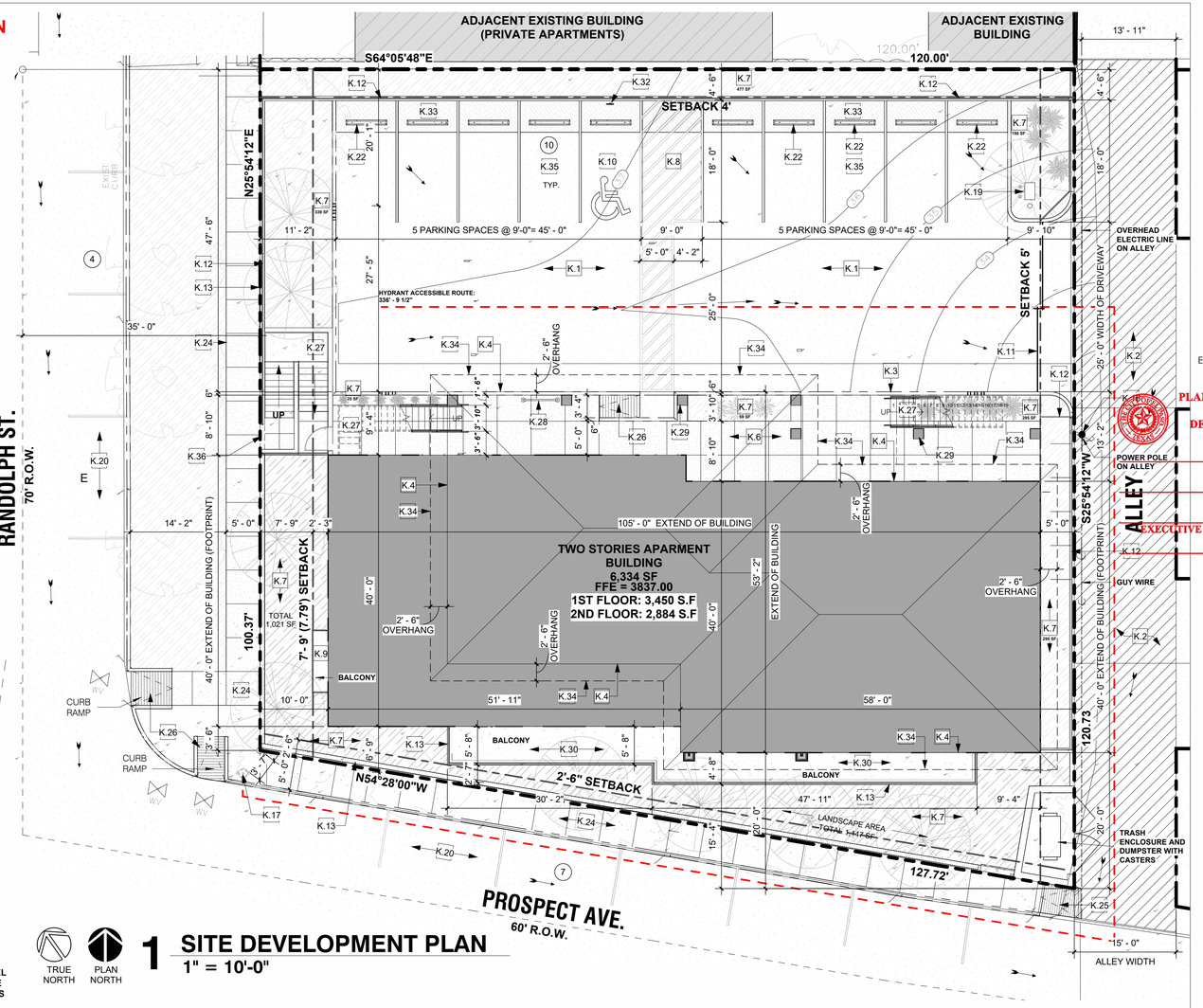
PROJECT LOCATION

2. ANY PARCEL OF LAND ANNEXED PRIOR TO 1955

2. 506 RANDOLPH DR. EL PASO, TX 79902

3. VACANT RESIDENTIAL CORNER LOT IN A HISTORIC DISTRICT

3. 506 RANDOLPH DR. EL PASO, TX 79902 VACANT RESIDENTIAL LOT



1 SITE DEVELOPMENT PLAN
1" = 10'-0"

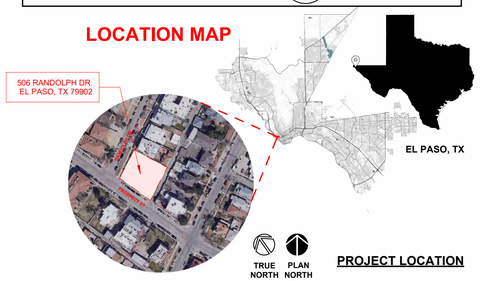
TRUE NORTH PLAN NORTH

SETBACKS						
	FRONT	REAR	CUMULATIVE (FRONT/REAR)	SIDE	SIDE STREET	HEIGHT
REQUIRED	0'-0"	20'	N/A	4'	5'	35'
PROPOSED	7' - 9" (7.79')	5'	N/A	4'	2' -6"	35'

SYMBOLS

PROPERTY LINE	BUILDING
SETBACK	ALLEY
RUNOFF DIRECTION	PARKING PAVEMENT
WV WATER VALVE	FIRE HYDRANT

LOCATION MAP



TRUE NORTH PLAN NORTH

PROJECT LOCATION

LANDSCAPE CALCULATIONS

NEW BUILDING SITE
13,265 - 5,007.@15%=1,239 SQ. FT
30% REDUCTION FOR INFILL SITE = 372

TOTAL REQUIRED = 1,461 SQ.FT.
TOTAL NEW PROVIDED = 1,877 SQ.FT.
TOTAL FRONTAGE = 222 LN. FT.
USABLE FONTAGE = 100 LN. FT.
PLANT QUANTITIES

QTY. OF CANOPY TREES: 1
QTY. OF STREET TREES: 8
QTY. OF BUFFER TREES: 8
QTY. OF PROJECT TREES: 1
QTY. OF 5 GAL. SHRUBS: 45

SITE PLAN KEYED NOTES

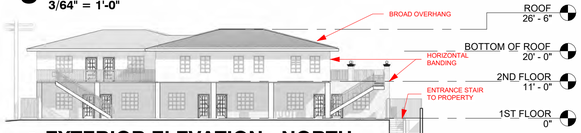
K.1 NEW ASPHALT PAVEMENT, REF. TO CIVIL DRAWINGS
K.2 EXISTING 15' ALLEY WITH ASPHALT PAVEMENT, ANY REPAIRS TO BE DONE AS PER CITY STANDARDS. COORDINATE WITH COELP
K.3 CONCRETE CURB, REF. CIVIL DRAWINGS
K.4 LINE OF 2ND. FLOOR BUILDING ABOVE
K.5 DOWNSPOUT, REF. ROOF PLAN
K.6 CONCRETE SIDEWALK, REF. CIVIL DRAWINGS
K.7 LANDSCAPE AREA, REF. LANDSCAPE DRAWINGS
K.8 PARKING STRIPPING
K.9 BALCONY
K.10 ADA INTERNATIONAL SYMBOL
K.11 WROUGHT IRON SLIDING GATE, 6' HEIGHT, PROVIDE KNOX BOX FOR FIRE DEPARTMENT ACCESS
K.12 WROUGHT IRON FENCE, 6" HEIGHT
K.13 CONCRETE RETAINING WALL TO BE DESIGNED BY CIVIL ENGINEER.
K.14 CONCRETE STEPS
K.15 PROPOSED LOCATION OF NEW ELECTRIC METER
K.16 POWER POLE ON ALLEY W/ TRANSFORMER
K.17 EXISTING FIRE HYDRANT
K.18 WATER METER
K.19 BACK FLOW PREVENTER W/ ENCLOSURE
K.20 EXISTIING STREET PARKING
K.21 SERVICE LADDER
K.22 CONCRETE WHEELSTOP
K.23 4" CONCRETE FILLED BOLLARD
K.24 REMOVED EXISTING SIDEWALK AND REPLACED WITH NEW 5' WIDE CONCRETE SIDEWALK
K.25 EXISTING RAMP
K.26 NEW PROPOSE RAMP
K.27 STAIRS AND HANDRAILING, REF.
K.28 BIKE RACK
K.29 COLUMN
K.30 OUTDOOR TERRACE 1ST FLOOR
K.31 OUTDOOR TERRACE 2NDFLOOR
K.32 ADA PARKING SIGN
K.33 PAVERS PAVEMENT
K.34 ROOF OVERHANG ABOVE
K.35 PARKING SPACE
K.36 PEDESTRIAN STREET ENTRANCE

PROJECT DATA 2021 IBC - IRC

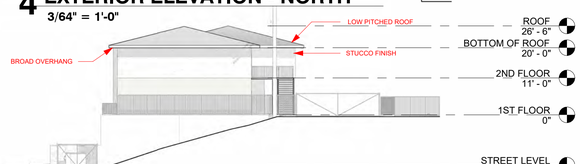
1.	GEOGRAPHIC IDENTIFICATION NUMBER:	S979999901000900
2.	ADDRESS:	506 RANDOLPH ST. EL PASO, TX, 79902
3.	LEGAL DESCRIPTION:	LOTS 28, 29 30 AND 31, BLOCK 23 SECOND REVISED MAP OF SUNSET HEIGHTS.
4.	ZONE:	A-4 SC H
5.	OWNER:	HIGHLAND DEVELOPMENT AND CONSTRUCTION GROUP, LLC
6.	ARCHITECT:	ENRIQUE ESCOBEDO, AIA 915.503-8428 eesc@live.com
7.	SCOPE OF WORK:	NEW RESIDENTIAL / APARTMENTS BUILDING 11 ONE BEDROOM UNITS
8.	OCCUPANCY/USE:	A - 4 ZONE/ (APARTMENTS)
9.	TOTAL # OF STRUCTURE PROPOSED:	1
10.	PROJECT SQ. FOOTAGE:	6,334 SF
11.	BUILDING HEIGHT:	28' 0"
12.	TOTAL NUMBER OF STORIES IN STRUCTURE:	2
13.	CONSTRUCTION TYPE:	V-B
14.	UNITS AREA - INFORMATION:	11 ONE-BEDROOM UNITS _ 5.75.81 S.F. 1ST FLOOR - 6 UNITS (575 SF EA): 3,450 SF 2ND FLOOR - 5 UNITS (575 SF EA): 2,884 SF TOTAL: 6,334 SF
15.	PARKING REQUIRED: REQUIRED: 1.5 PER ONE BED REQUIRED: 16.5 - 17 PARKING SPACES PROVIDED: 10 PARKING SPACES	NOTE: LOT REDUCTION AREA IS REQUESTED THROUGH THIS APPLICATION, AS THE MINIMUM REQUIREMENT IS 20,000 SQUARE FEET
16.	BIKE REQUIREMENT: REQUIRED: 3 PARKING SPACES PROVIDED: 3 PARKING SPACES	NOTE: 50 % PARKING REDUCTION TO BE REQUESTED DURING INFILL DEVELOPMENT APPLICATION. NOTE: REQUIRED ACCESS WIDTH FOR FIRE DEPT. IS 20'. AN AERIAL ACCESS TO BE PROVIDED FROM PROSPECT AND RANDOLPH

2 EXTERIOR ELEVATION - SOUTH
3/64" = 1'-0"

3 EXTERIOR ELEVATION - WEST
3/64" = 1'-0"



4 EXTERIOR ELEVATION - NORTH
3/64" = 1'-0"



5 EXTERIOR ELEVATION - EAST
3/64" = 1'-0"

ES 2dio
architecture
Enrique Escobedo, AIA
Ph: 915.503-8428
E-mail: eesc@live.com

LUMINA DESIGN STUDIO
E-mail: luminadesignstudio1@gmail.com

PLANNING & INSPECTIONS DEPARTMENT
PLANNING DIVISION
DETAILED SITE DEVELOPMENT PLAN
APPROVED BY CITY COUNCIL
07/21/2025
DATE
APPLICANT
Kevin Smith
EXECUTIVE SECRETARY, CITY PLAN COMMISSION
CITY MANAGER

PROSPECT APPARTMENTS
for:
506 RANDOLPH DR EL PASO, TX, 79902

Number	Date	Description

Architect Seal:

REGISTERED ARCHITECT ENRIQUE ESCOBEDO STATE OF TEXAS 7993

06/18/2025

Date: 06/18/2025
Revised: --
Project No. 02
Drawn By: Author
Checked By: Checker
File Name:

Sheet Title:
INFILL DETAILED SITE DEVELOPMENT

Sheet No.
AS1.2

506 Randolph

City Plan Commission — July 3, 2025

CASE NUMBER:	**PZST24-00018**
CASE MANAGER:	Blanca Perez, (915) 212-1561, PerezBM@elpasotexas.gov
PROPERTY OWNER:	Highland Development and Construction Group, LLC
REPRESENTATIVE:	Enrique Escobedo, AIA
LOCATION:	506 Randolph Drive (District 8)
PROPERTY AREA:	0.30 acres
EXISTING ZONING:	A-4/sc/H (Apartment/special contract/Historic)
REQUEST:	Special Permit and Detailed Site Development Plan approval to allow for an Infill Development with reductions to rear and side street setbacks.
RELATED APPLICATIONS:	None
PUBLIC INPUT:	None received as of June 26, 2025.

SUMMARY OF REQUEST: The applicant is requesting a Special Permit and Detailed Site Development Plan approval for an Infill Development with reductions to rear and side street setbacks for a proposed use of apartment (five or more units) in an A-4/sc/H (Apartment/special contract/Historic) zone district.

SUMMARY OF STAFF'S RECOMMENDATION: Staff recommends **APPROVAL** of the Special Permit for Infill Development, including reductions to lot size, rear and side street setbacks, and parking requirements within the A-4/sc/H (Apartment/special contract/Historic) zoning district. The proposal meets all the requirements of El Paso City Code Sections 20.04.320 – Special Permit, 20.04.150 – Detailed Site Development Plan, and 20.10.280 – Infill Development. Additionally, the proposed development is consistent with *Plan El Paso*, the City's adopted Comprehensive Plan.

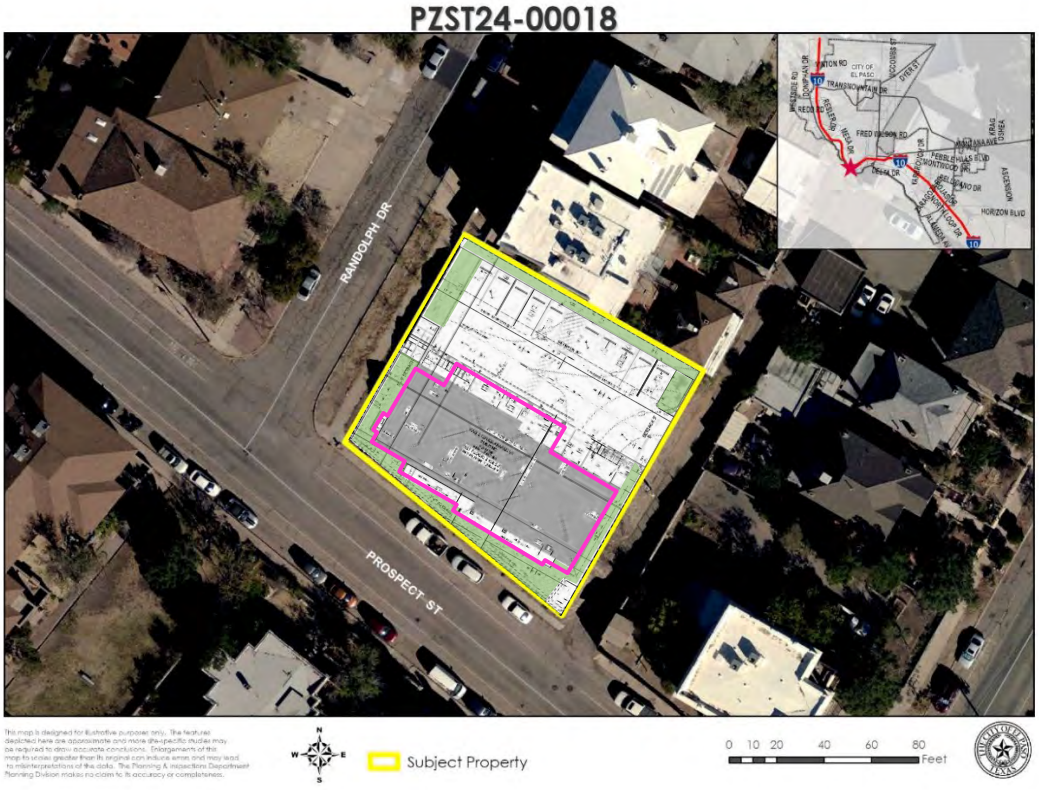


Figure A. Subject Property & Immediate Surroundings

DESCRIPTION OF REQUEST: The applicant is requesting review and approval of a Special Permit and Detailed Site Development Plan for Infill Development within the A-4/sc/H (Apartment/special contract/Historic) zone district. The request includes reductions to the required lot area, rear yard and side street yard setbacks, and parking requirements for a proposed apartment development. The subject property is currently vacant. The Detailed Site Development Plan illustrates a proposed two-story building with a maximum height of twenty-six feet six inches (26'-6"), containing eleven (11) one-bedroom units totaling 6,334 square feet of gross floor area. The applicant seeks approval of the following reductions:

A-4 (Apartment) Zone District – Apartments		
Density/Dimensional Standard	**Required**	**Proposed**
Lot Area (min.)	**20,000 ***	**13,265**
Lot Width (average min.)	100	No change
Lot Depth (min.)	100	No change
Front Yard Setback (min.)	**9 ft 2 in ****	**7 ft 9 in**
Rear Yard Setback (min.)	**20 ft**	**5 ft**
Side Yard Setback (min.)	4 ft	No change
Side Street Yard Setback (min.)	**10 ft**	**2 ft 6 in**

*There shall be no minimum area requirement per Infill Development guidelines.
**Average required per Infill Development guidelines (±15% deviation).
Note: bold indicates requested reductions.

In addition to the request above, the applicant qualifies for a parking reduction under the Infill Development provisions, which allow for an automatic 50% reduction in the minimum required parking. A total of seventeen (17) parking spaces are required, and the applicant is proposing to provide ten (10) parking spaces, along with three (3) bicycle parking spaces. Pedestrian access to the property will be from Randolph Drive, with vehicular access provided through an alleyway connecting Prospect Avenue and Yandell Drive.

PREVIOUS CASE HISTORY: Ordinance No. 97930 (Attachment 5), dated June 1, 1972, released the conditions imposed by Ordinance No. 3574 (Attachment 5), dated July 21, 1966, in paragraphs 1, 3, and 4. The only condition that remains in effect is paragraph 2, which states:

2. The alley abutting this property shall be paved before construction starts.

Note: *Condition is satisfied.*

COMPLIANCE WITH SPECIAL PERMIT FOR INFILL DEVELOPMENT STANDARDS (EL PASO CITY CODE SECTION 20.10.280)	
Criteria	**Does the Request Comply?**
Location Criteria: An infill development may be located on any parcel of land which meets at least one of the location criteria.	Yes. The subject property is a vacant lot part of the Sunset Heights Historic District, which was annexed prior to 1955. This satisfied Mandatory Requirement 20.10.280.B.3 of El Paso City Code.
Mandatory Design Requirement 1.1: Where on-site surface parking is proposed, it shall be located at the rear of the property and when possible accessed via alleyway; or at the side of the property and screened in accordance with Section 21.50.070.F5.	Yes. The subject property provides access through an alleyway, and parking is located along the side of the property. The parking area will be screened with landscaping along Randolph Drive to ensure compliance with this requirement.
Mandatory Design Requirement 1.2: Buildings shall be placed on the parcels such that the principal orientation is toward the main street and the principal entrance is from the sidewalk.	Yes. The proposed development will be oriented toward Randolph Drive, with pedestrian access provided along that street. The main entrance to the building will be directly accessible from the adjacent sidewalk.
Mandatory Design Requirement 1.3: For proposals abutting existing residential development the front	Yes. The properties along this block have an average front setback of nine feet, two inches (9'-2"). The

setback shall not deviate from the average front setback of lots within the same block as the proposed development by more than 15%.	proposed front setback of seven feet, nine inches (7'-9") falls within the allowable 15% deviation from this average.
Selective Design Requirement 2.5: The total width of the primary structure shall be greater than or equal to 80% of the total lot width along the main street. For the purposes of this calculation, any necessary vehicular access driveway shall be subtracted from the total lot width.	Yes. The proposed development's total width of the primary structure is greater to 80% of the total lot width along the main street subtracting the vehicular access driveway from the total lot width.
Selective Design Requirement 2.6: The project shall demonstrate compliance with one of the architectural styles defined in the Community Design Manual of Plan El Paso.	Yes. The proposed development complies with the architectural component requirement as defined in the Community Design Manual of *Plan El Paso*. The two-story structure will be constructed in a Craftsman and Prairie Style, feature.
Selective Design Requirement 2.10: For projects in residential districts, the applicant shall demonstrate that the parcel has been vacant or underdeveloped for no less than 15 years. For purposes of this guideline only, underdeveloped shall be defined as parcels which do not meet the maximum density permitted in the base zoning district.	Yes. The subject property has remained vacant and underdeveloped for over 15 years, not reaching the maximum allowable density for its zoning district.

COMPLIANCE WITH SPECIAL PERMIT REQUIREMENTS (El Paso City Code 20.04.320.D)	
Criteria	**Does the Request Comply?**
1. The proposed development complies, except to the extent waived, varied or modified pursuant to the provisions of this title, with all of the standards and conditions applicable in the zoning district in which it is proposed to be located.	Yes. Aside from the reductions requested, the detailed site development plan demonstrates compliance with all applicable standards per the El Paso City Code.
2. Furthers *Plan El Paso* and applicable neighborhood plans or policies.	Yes. The request complies with recommendations of *Plan El Paso* and the G-2, Traditional Neighborhood (Walkable) Future Land Use designation. The proposed development will integrate with existing buildings and uses, while permitting access through the front and rear.
3. Adequately served by and will not impose an undue burden upon public improvements.	Yes. The subject property fronts Randolph Drive, a local street, as classified on the City of El Paso's Major Thoroughfare Plan (MTP). No reviewing departments had adverse comments, and the existing infrastructure is deemed appropriate to support the proposed use.
4. Any impacts of the proposed development on adjacent property are adequately mitigated with the design, proposed construction and phasing of the site development.	Yes. No impact is anticipated from the approval of the proposed special permit and detailed site development plan. Per the City Departments' review comments, the proposed development will not impose a risk to neighboring properties.
5. The design of the proposed development mitigates substantial environmental problems.	Yes. Subject property does not involve greenfield/environmentally sensitive land or arroyo disturbance.
6. The proposed development provides adequate landscaping and/or screening where needed.	Yes. The proposed development will be complying with landscaping standards and it will screen the parking area from the street and neighboring properties.
7. The proposed development is compatible with adjacent structures and uses.	Yes. The proposed use and building design are compatible with the surrounding properties and its uses. The structure's scale, architectural style, and placement complement the character of the adjacent

	historic residential buildings, maintaining neighborhood consistency.
8. The proposed development is not materially detrimental to the property adjacent to the site.	Yes. The proposed development is similar in intensity and scale to surrounding development and is not socioeconomically or physically detrimental to neighboring properties.

COMPLIANCE WITH *PLAN EL PASO* GOALS & POLICIES – When evaluating whether a proposed special permit is in accordance with *Plan El Paso*, consider the following factors:	
Criteria	**Does the Request Comply?**
Future Land Use Map: Proposed zone change is compatible with the Future Land Use designation for the property: **G-2, Traditional Neighborhood:** This sector includes the remainder of Central El Paso as it existing through World War II. Blocks are small and usually have rear alleys; buildings directly faced streets; schools, parks, and small shops are integrated with residential areas. This sector is well-suited for use of the Smart Code as a replacement for current zoning when planned in conjunction with specific neighborhood plans or identified in the Comprehensive Plan.	Yes. The proposed development meets the intent of the G-2, Traditional Neighborhood (Walkable) Future Land Use designation. The proposed development will integrate with nearby single-family and multifamily dwellings, and it will incorporate pedestrian access through Randolph Drive and proposed vehicular access through the alleyway.
Compatibility with Surroundings: The proposed zoning district is compatible with those surrounding the site: **A-4 (Apartment) District:** The purpose of these districts is to promote and preserve a diversity of residential dwelling types at the highest densities within the city and to provide for the integration of compatible business and professional office uses to complement the areas. It is intended that the district regulations allow for concentrations of population through the use of multi-story facilities. The regulations of the districts will permit site diversification for high-density residential development in which adequate public facilities are available for present and future needs.	Yes. The subject property is zoned A-4/sc/h (Apartment/special contract/historic) and is located in an area with a mix of housing types, including single-family and multifamily dwellings within the A-2/h (Apartment/historic) district. The proposed apartment development will complement existing residential uses and contribute to the area's residential density.
THE PROPOSED PROJECT'S EFFECT ON THE PROPERTY AND SURROUNDING PROPERTY, AFTER EVALUATING THE FOLLOWING FACTORS:	
Historic District or Special Designations & Study Area Plans: Any historic district or other special designations that may be applicable. Any adopted small areas plans, including land-use maps in those plans.	The proposed development is located within the Sunset Heights Historic District and has received approval from the Historic Landmark Commission.
Potential Adverse Effects: Potential adverse effects that might be caused by approval or denial of the request.	The proposed development is not anticipated to pose any adverse effects on the community.
Natural Environment: Anticipated effects on the natural environment.	The subject property does not involve greenfield/environmentally sensitive land or arroyo disturbance.
Stability: Whether the area is stable or in transition.	The area is stable, with no recent rezoning in the area within the last 10 years.

Socioeconomic & Physical Conditions: Any changed social, economic, or physical conditions that make the existing zoning no longer suitable for the property.	The existing lot dimensions and parking do not fully meet A-4 (Apartment) zoning requirements, necessitating the requested reductions.

ADEQUACY OF PUBLIC FACILITIES, SERVICES AND INFRASTRUCTURE: The subject property fronts Randolph Drive, which is classified as a local street in the City of El Paso's Major Thoroughfare Plan (MTP) and is suitable for the proposed development. Pedestrian access is available via an existing five-foot (5') sidewalk along Randolph Drive, while vehicular access will be provided through a rear alley connecting Prospect Avenue and Yandell Drive. The applicant will be responsible for any necessary alleyway improvements to support parking and site access. Public transit is readily accessible, with eight (8) bus stops within a five-minute walking distance (0.25 mile), the nearest being approximately 0.08 miles away at the northwest corner of Prospect Avenue and Los Angeles Drive.

SUMMARY OF DEPARTMENTAL REVIEW COMMENTS: No adverse comments from reviewing departments.

PUBLIC COMMENT: The subject property lies within El Paso Central Business Association, Sunset Heights Neighborhood Improvement Association, and Sunrise Civic Group all of which were notified of the special permit application by the applicant. Notices were sent to property owners within 300 feet of the subject property on June 20, 2025. As of June26, 2025, the Planning Division has not received any communication in support or opposition of the special permit request.

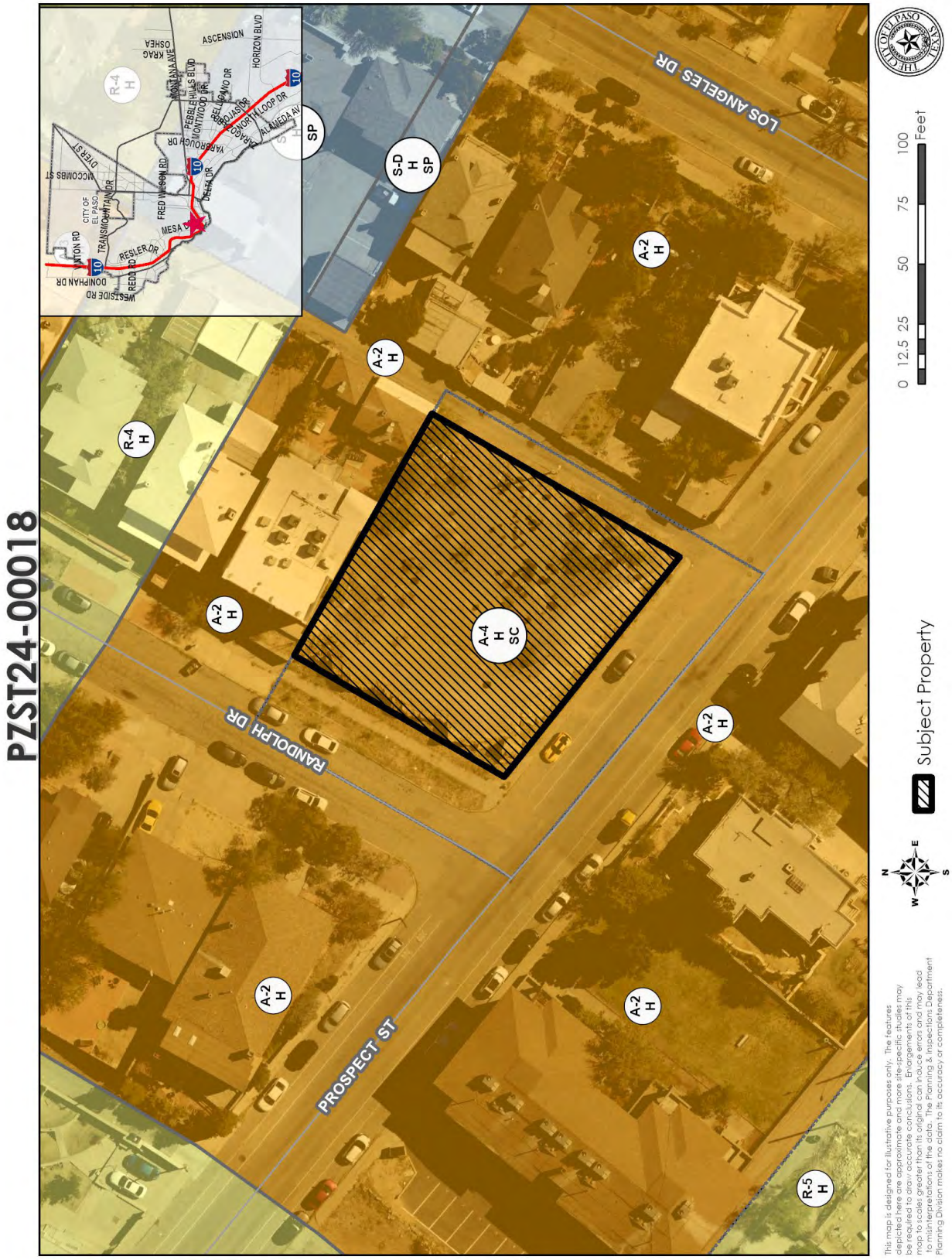
CITY PLAN COMMISSION OPTIONS: The purpose of the Zoning Ordinance is to promote the health, safety, morals and general welfare of the City. The City Plan Commission (CPC) has the authority to advise City Council on Zoning matters. In evaluating the request, the CPC may take any of the following actions:

1. **Recommend Approval** of the special permit request, finding that the request is in conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or that the request is in conformance with other criteria that the CPC identifies from the Comprehensive Plan. **(Staff Recommendation)**
2. **Recommend Approval of the special permit request With Modifications** to bring the request into conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or other criteria that the CPC identifies from the Comprehensive Plan.
3. **Recommend Denial** of the special permit request, finding that the request does not conform to the review criteria of *Plan El Paso* as reflected in the Staff Report, or other criteria that the CPC identifies from the Comprehensive Plan.

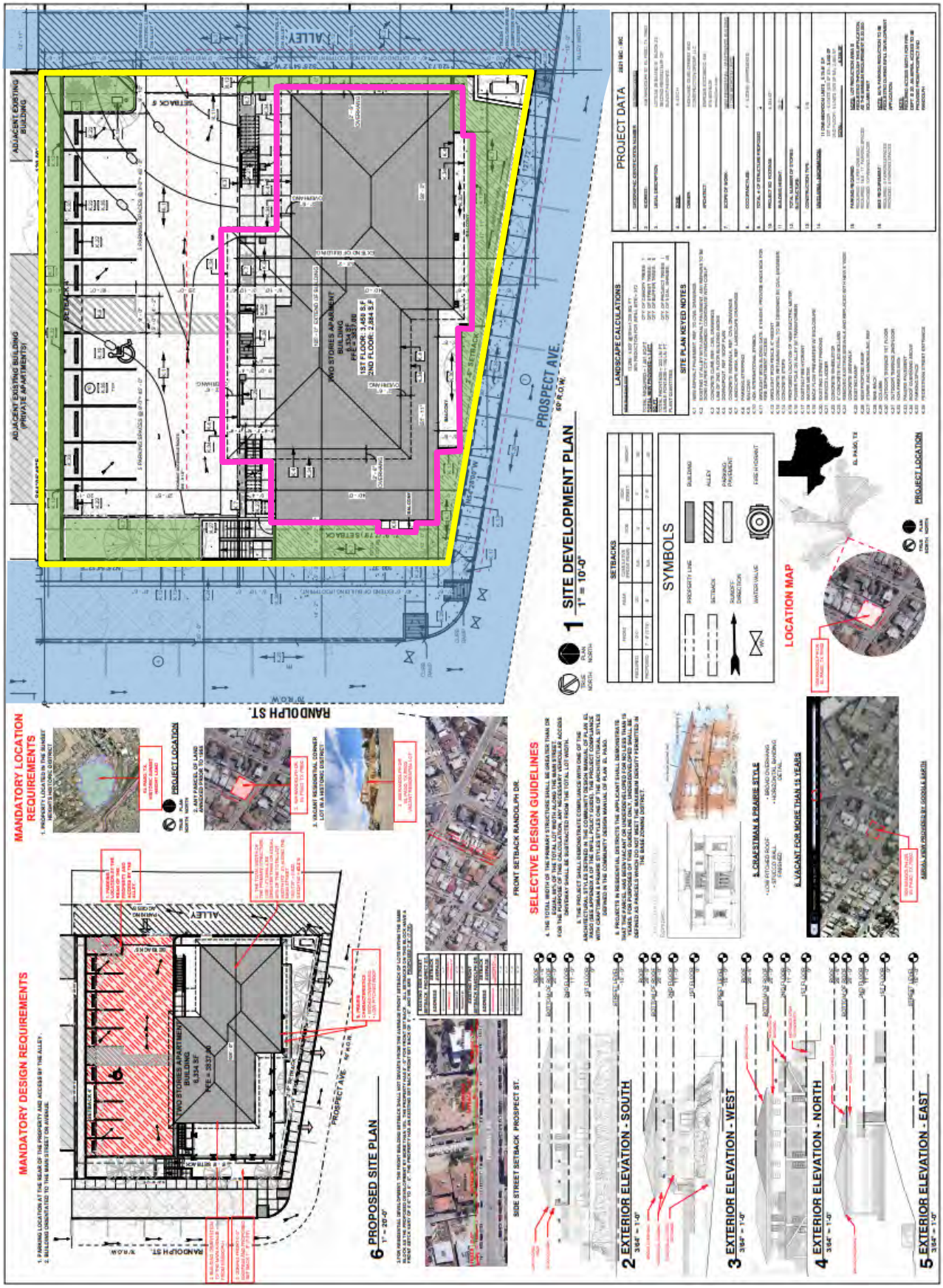
ATTACHMENTS:

1. Zoning Map
2. Detailed Site Development Plan
3. Detailed Site Development Plan (Enlarged)
4. Elevations
5. Ordinance No. 97930 and 3574
6. Department Comments
7. Neighborhood Notification Boundary Map

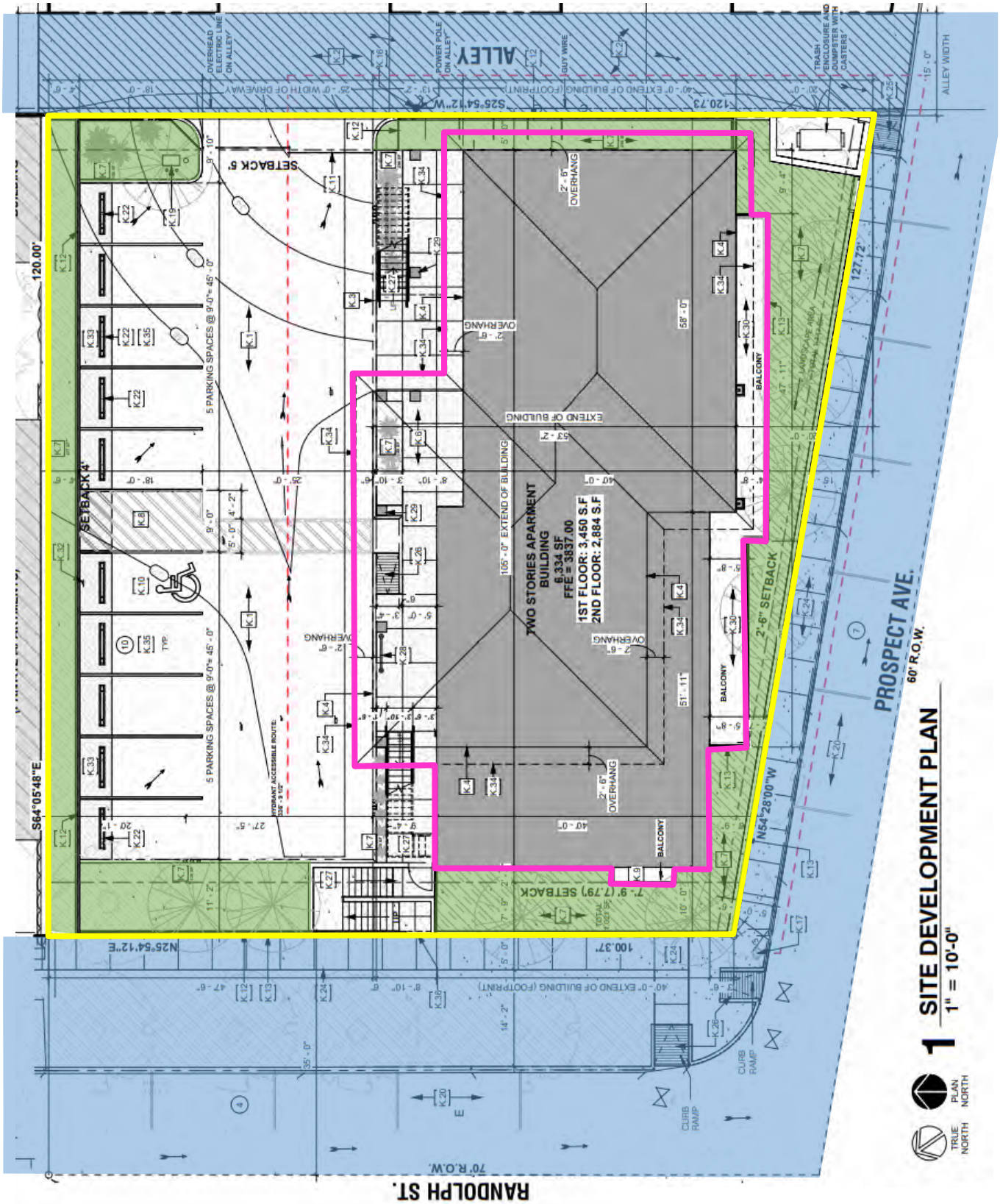
ATTACHMENT 1



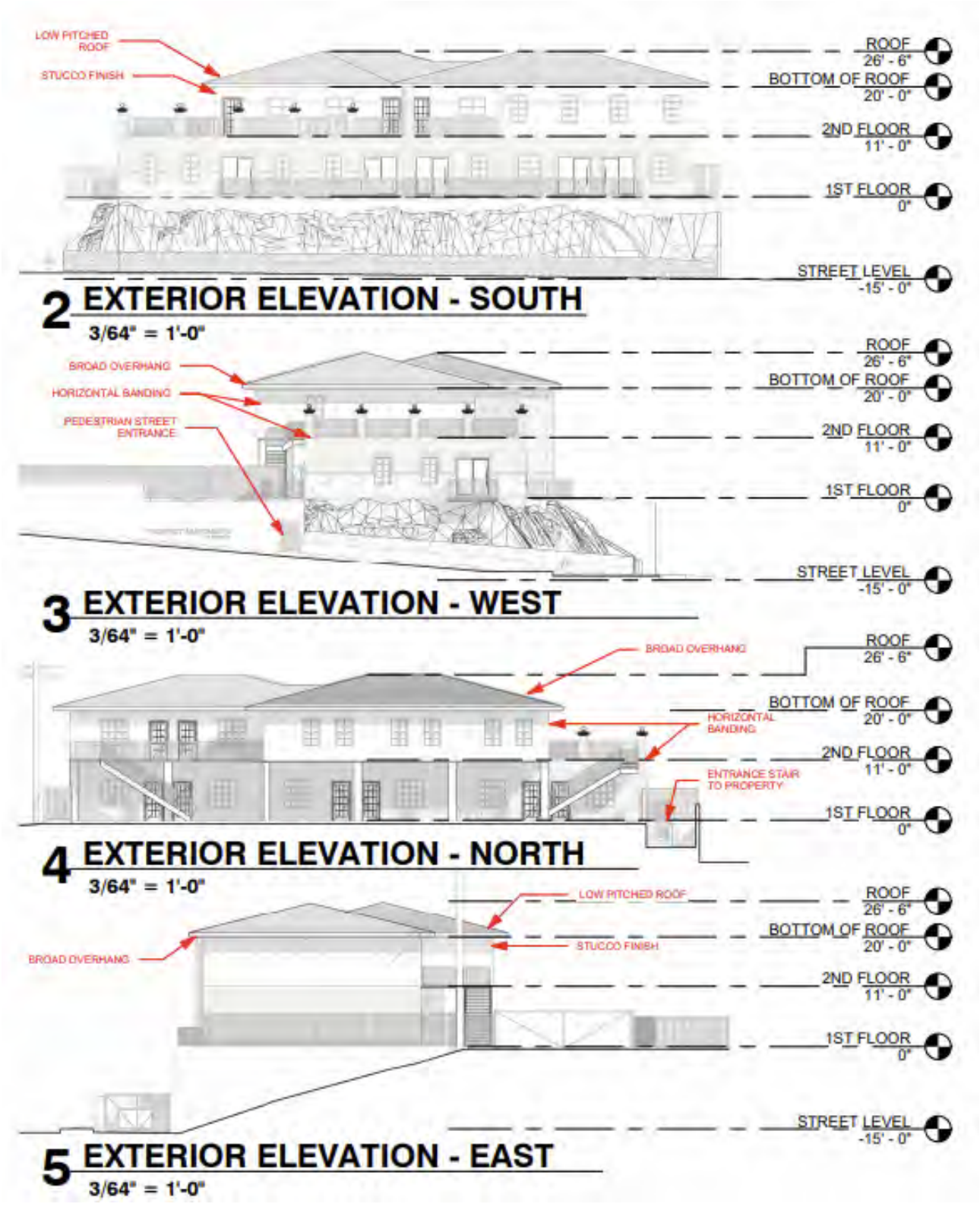
ATTACHMENT 2



ATTACHMENT 3



ATTACHMENT 4



ATTACHMENT 5

97930

PARTIAL RELEASE

THE STATE OF TEXAS)
)
COUNTY OF EL PASO) KNOW ALL MEN BY THESE PRESENTS:

Whereas, by contract dated July 21, 1966 between the City of El Paso, Felipe Hernandez and Gaspar Cordero, recorded in Book 131, Page 614 of the Deed Records of El Paso County, Texas, certain restrictions, conditions and covenants were placed on Lots 28 through 31, Block 23 of the Sunset Heights Addition in the City of El Paso, El Paso County, Texas, to which contract reference is hereby made for the terms and conditions thereof; and

Whereas, the City of El Paso has determined that certain provisions in the contract are no longer necessary and should be released;

NOW THEREFORE, the City of El Paso has released and by these presents hereby releases the restrictions, conditions and covenants contained in paragraphs numbered (1), (3) and (4) of the above contract. This is, however, a partial release only and the restriction, condition and covenant contained in paragraph (2) of said contract which reads as follows:

"(2) The alley abutting this property shall be paved before construction starts"

shall remain in full force and effect.

Witness the following signature and seal, this 1st day of January 1972:

THE CITY OF EL PASO

By _____
Mayor

ATTEST:

_____
City Clerk

394 0141

THE STATE OF TEXAS)
)
COUNTY OF EL PASO)

BEFORE ME, the undersigned authority, on this day personally appeared BERT WILLIAMS, Mayor of the City of El Paso, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged before me in my county aforesaid that he had executed the same for the purposes and consideration and in the capacity therein expressed, and as the act and deed of the City of El Paso.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 1st day of June, 1972.

L Alicia Vidal
Notary Public, El Paso County, Texas

L. ALICIA VIDAL, Notary Public
In and for the County of El Paso, Texas
My Commission Expires June 1, 1973

151-250

97930

FILED FOR RECORD
IN MY OFFICE

Par Rel

1972 JUN 2 AM 10 19

COUNTY CLERK
EL PASO COUNTY, TEXAS

Sunset Heights

Lots 28 - 31 BK 23

STATE OF TEXAS COUNTY OF EL PASO
I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the named records of El Paso County, Texas, as stamped hereon by me.

JUN 2 1972

COUNTY CLERK, El Paso County, Texas

394 0143

3574

AN ORDINANCE CHANGING THE ZONING OF LOTS 28 THROUGH 31, BLOCK 23, SUNSET HEIGHTS, THE PENALTY BEING AS PROVIDED IN SECTION 25-10 OF THE EL PASO CITY CODE:

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

That the zoning of Lots 28 through 31, Block 23, Sunset Heights, be changed to A-4 within the meaning of the Zoning Ordinance, and the zoning map of the City be revised accordingly.

PASSED AND APPROVED this 21st **day of** July, **1966.**

J. Ken Williams
Mayor

ATTEST:

R. H. Habel
City Clerk

I CERTIFY THAT THE FOLLOWING ZONING MAPS HAVE BEEN REVISED:
7-26-66 COUNTER
7-26-66 ORIGINAL
7-26-66 WORKING
7-26-66 CONTROL

Sheet 6 WAS A-2

I certify that the zoning map has been revised to reflect the amendment of ordinance 3574
By Carl Harris Date 7-26-66

3574

AN ORDINANCE CHANGING THE ZONING OF LOTS 28 THROUGH 31, BLOCK 23, SUNSET HEIGHTS, THE PENALTY BEING AS PROVIDED IN SECTION 25-10 OF THE EL PASO CITY CODE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

That the zoning of Lots 28 through 31, Block 23, Sunset Heights, be changed to A-4 within the meaning of the Zoning Ordinance, and the zoning map of the City be revised accordingly.

PASSED AND APPROVED this 21st day of July, 1966.

J. H. Williams
Mayor

ATTEST:

R. H. Habel
City Clerk

[redacted]

Ordinance 3574
7-21-66

122-3951

RESOLUTION

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

That the Mayor be authorized to sign a contract with Felipe Hernandez and Gaspar Cordero placing certain restrictions on land rezoned by Ordinance No. 3574.

ADOPTED this 21st day of July, 1966.

J. R. Williams
Mayor

ATTEST:

R. H. Habel
City Clerk

By Resolution dated 6-1-72
Paragraphs 1, 3 + 4 released.
Release filed in Resolution file.
N. W. Mo.

CONTRACT

This contract, made this 21 day of July, 1966, by and between Felipe Hernandez and Gaspar Cordero, First Parties, and the City of El Paso, Second Party, witnesseth:

Application has been made to the City of El Paso for rezoning of the following described property:

Lots 28 through 31 in Block 23 of the Sunset Heights Addition to the C ty of El Paso, Texas.

In order to remove certain objections to such rezoning, First Parties covenant that if said property is rezoned to A-4, the property will be subject to the following restrictions:

(1) The number of units to be built on this property shall be limited to twelve.

(2) The alley abutting this property shall be paved before construction starts.

(3) The height of any building on this property shall be limited to two stories.

(4) Twelve parking spaces for use of the occupants of the property will be provided, wholly on the property itself and along Prospect Avenue at street level; and in addition thereto six parking spaces for use of occupants of the property will be provided, wholly on the property itself, in the rear of the building and accessible from the alley.

This contract constitutes restrictions, conditions and covenants running with the land, and a charge and servitude thereon, and shall bind First Parties and their successors in title. Any further conveyance of the land shall embody this contract by express reference.

The City may enforce this contract by injunction or any other legal or equitable remedy. The City Council of said City may release the above restrictions, conditions and covenants in its discretion without the consent of any third person who may be benefited thereby.

Witness the following signatures and seal:

by Felipe Hernandez
Felipe Hernandez

Caspar Cordero
Caspar Cordero

THE CITY OF EL PASO

by Judson F. Williams
Mayor

ATTEST:

City Clerk

THE STATE OF TEXAS)
)
COUNTY OF EL PASO)

Before me, the undersigned authority, on this day personally appeared FELIPE HERNANDEZ, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and official seal this 19th day of July, 1966.

Ruth Duckwall
Notary Public in and for El Paso County, Texas.

RUTH DUCKWALL Notary Public
In and for the County of El Paso, Texas
My Commission Expires June 1, 1967

THE STATE OF TEXAS)
)
COUNTY OF EL PASO)

Before me, the undersigned authority, on this day personally appeared CASPAR CORDERO, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and official seal this 19th day of July, 1966.

Ruth Duckwall
Notary Public in and for El Paso County, Texas.

RUTH DUCKWALL Notary Public
In and for the County of El Paso, Texas
My Commission Expires June 1, 1967

THE STATE OF TEXAS)
)
COUNTY OF EL PASO)

Before me, the undersigned authority, on this day personally appeared JUDSON F. WILLIAMS, Mayor of the City of El Paso, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged before me in my county aforesaid that he had executed the same for the purposes and consideration and in the capacity therein expressed, and as the act and deed of the City of El Paso.

Given under my hand and official seal this 21st day of July, 1966.

William L. Rieger, Jr.
Notary Public in and for El Paso County, Texas.

WILLIAM L. RIEGER, JR., NOTARY PUBLIC
In and for the County of El Paso, Texas
My Commission Expires June 1, 1967

ATTACHMENT 6

Planning and Inspections Department - Planning Division

Staff recommends approval of the special permit for infill development, including reductions to lot size, rear and side street setbacks, and parking requirements within the A-4/sc/H (Apartment/special contract/Historic) zoning district. The proposal meets all the requirements of El Paso City Code Sections 20.04.320 – Special Permit, 20.04.150 – Detailed Site Development Plan, and 20.10.280 – Infill Development. Additionally, the proposed development is consistent with Plan El Paso, the City's adopted Comprehensive Plan.

Planning and Inspections Department – Plan Review & Landscaping Division

Due to the topographical conditions of the property, access to the building can remain as is. But, the stairs from the sidewalk on Randolph Ave. must be removed. They have the option of providing a letter from a Registered Accessibility Specialist justifying their proposed design.

Note: The applicant has provided a RAS letter supporting the proposed design. According to Texas Accessibility Standards (TAS) Section 206.2.1 (Exceptions), an accessible route is not required between site arrival points and the building entrance if the only means of access is a vehicular route without pedestrian access. Letter to be provided at permitting stage.

Planning and Inspections Department – Land Development

No objections to the proposed detailed site plan.

Fire Department

No adverse comments. However, designer to check with Fire Marshal's office for aerial access requirements/recommendations.

Police Department

No comments provided.

Environment Services

No comments provided.

Streets and Maintenance Department

Parking study is needed as parking requirements are not met.

Note: Per Infill Development, the minimum parking requirements shall be automatically reduced by fifty percent for any use.

Sun Metro

No comments provided.

El Paso Water

Does not object to this request.

EPWU-PSB Comments

There is an existing 6-inch diameter water main extending along Randolph Drive, located approximately 14-feet north of the property. This main is available for service.
There is an existing 6-inch diameter water main extending along Prospect Street, located approximately 9-feet west of the property. This main is available for service.

Previous water pressure from fire hydrant #1998, located at the northeast corner of Prospect Street and Randolph Drive, has yielded a static pressure of 50 psi, a residual pressure of 36 psi, and a discharge of 1,277 gallons per minute.

Sanitary Sewer
There is an existing 8-inch diameter sanitary sewer main extending along the alley south of the property, located between Los Angeles Drive and Randolph Drive. This main is available for 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:
As per Municipal Code: new developments and redevelopments are required to maintain the pre-development hydrologic response in their post-development state as nearly as practicable to reduce flooding. The code also encourages the use of nonstructural storm water management such as the preservation of greenspace, water harvesting, and other conservation efforts, to the maximum extent practicable, per Chapter 19.19, Section 19.19.010, and Subparagraph A-2 & A-5.

Texas Department of Transportation
No comments provided.

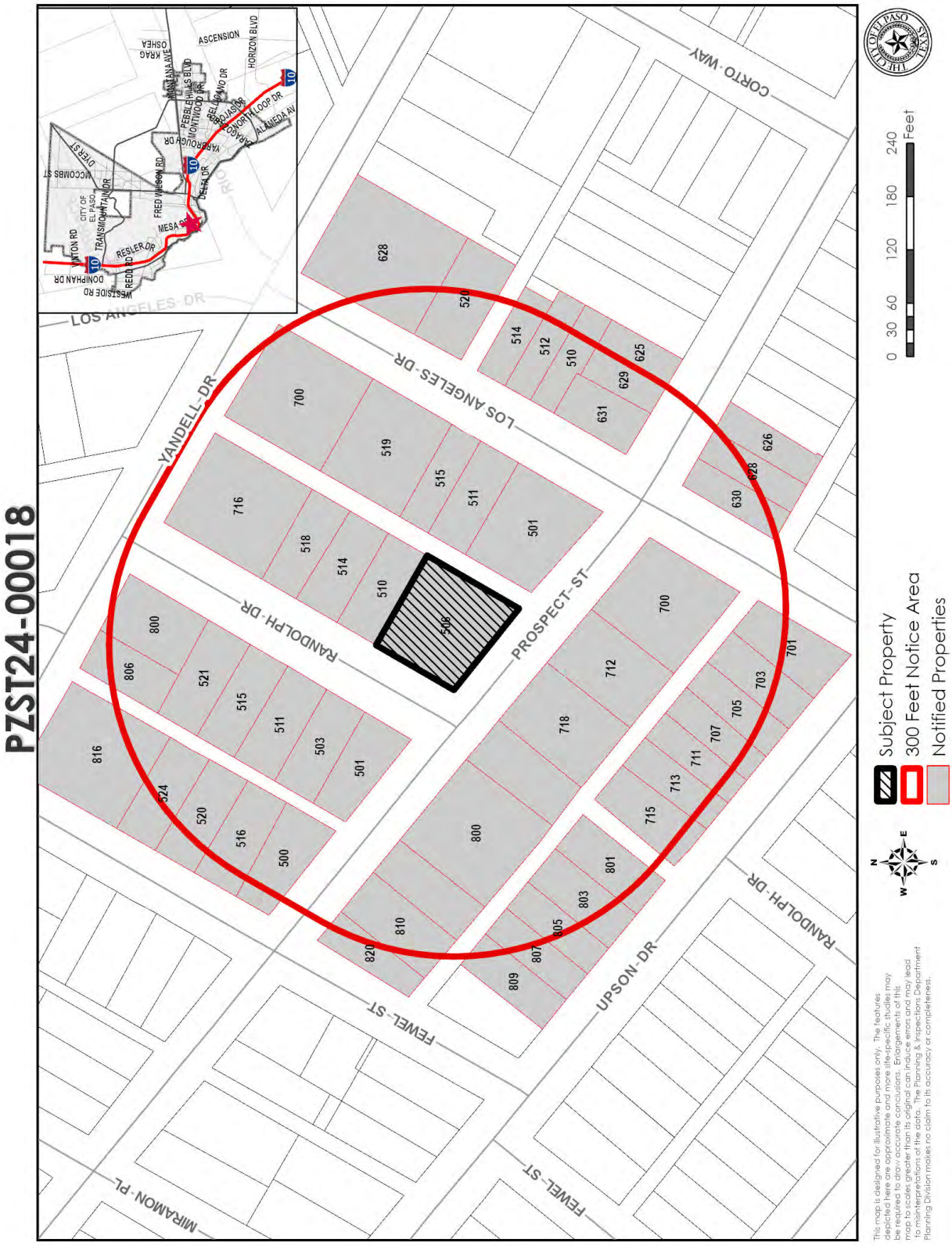
El Paso County Water Improvement District #1
No comments provided.

Texas Gas Service
Does not have any comments.

El Paso Electric
Please note the existing electrical lines along the property. The building plans will need to be outside of our existing electrical easement. We have attached a copy of our ROW Guidelines for the customer's review. For line relocation or questions, please contact our Engineering department (915) 351-4224.

Note: Proposed development will not be encroaching on any easements.

ATTACHMENT 7



DISCLOSURE OF CAMPAIGN CONTRIBUTIONS AND DONATIONS FORM

In compliance with Title 2, Chapter 2.92, Section 2.92.080

Introduction:

Individuals or entities benefiting by a City Council Agenda item must disclose contributions or donations made to current members of Council under the City's Ethics Code. The information on this form is being captured for transparency purposes and will be noted on the relevant City Council Agenda. **Contributions and Donations do NOT disqualify an applicant from doing business with the City.**

Definitions:

"Contribution"	A direct or indirect transfer of money, goods, services, or any other thing of value and includes an agreement made or other obligation incurred, whether legally enforceable or not, to make a transfer. The term includes a loan or extension of credit, other than those expressly excluded by the Texas Election Code, and a guarantee of a loan or extension of credit.
"Contributor"	A person making a contribution, including the contributor's spouse.
"Donation"	Cash and the value of any in-kind contributions or gifts to the council member for use by their office or in their district.
"Donor"	An individual and spouse, a business entity, or an individual who owns a business entity in whole or in part, or is operated by the individual, that is the subject of a council agenda item.
"Benefiting"	Shall include but not be limited to any contract, bid award, franchise, permit, zoning or rezoning, and other award that council will vote on.

Instructions: Please read and complete this form carefully. If you have made campaign contributions or donations to any current City Council member(s) totaling an aggregate of $500 or more during their campaign(s) or term(s) of City office, you are required to disclose the information as specified below. If you have not made such contributions or donations past the limit specified in the ordinance, you are required to affirm your compliance with the municipal code. Please submit this completed form along with your application or proposal to the relevant city department. Failure to disclose campaign contributions or donations as required by the ordinance may result in a violation of the City's Ethics Code requirements, and sanctions under the Ethics Code 2.92.

Contributor / Donor Information:

Full Name _____

Business Name _____

Agenda Item Type _____

Relevant Department _____

Disclosure Affirmation: Please check the appropriate box below to indicate whether you have made campaign contributions or donations totaling an aggregate of $500 or more to any City Council member(s) during their campaign(s) or term(s) of City office specified in Section 2.92.080 of the El Paso Municipal Code.

☑ I have **NOT** made campaign contributions or donations totaling an aggregate of $500 or more to any City Council member(s) during their campaign(s) or term(s) of City office, as specified in Section 2.92.080 of the El Paso Municipal Code.

OR

☐ I have made campaign contributions or donations totaling an aggregate of $500 or more to the following City Council member(s) during their campaign(s) or term(s) of City office:

OFFICE	CURRENT COUNCIL MEMBER NAME	AMOUNT ($)
Mayor		
District 1		
District 2		
District 3		
District 4		
District 5		
District 6		
District 7		
District 8		

Declaration: I hereby affirm that the information provided in this disclosure form is true and accurate to the best of my knowledge. I understand that this disclosure is required by Title 2, Chapter 2.92 of the El Paso Municipal Code and is subject to verification by the city authorities. Further, **I understand that upon submission of this form, I must disclose any subsequent contributions or donations prior to the relevant council meeting date.**

Signature: Hugo A Castillo Date: 11-18-2024

File #: 25-1068, **Version:** 1

CITY OF EL PASO, TEXAS
LEGISTAR AGENDA ITEM SUMMARY FORM

DISTRICT, DEPARTMENT, CONTACT INFORMATION:

Please choose District and Department from drop down menu. Please post exactly as example below.
No Title's, No emails. Please use ARIAL 10 Font.

District 1
Planning and Inspections, Philip F. Etiwe, (915) 212-1553
Planning and Inspections, Andrew Salloum, (915) 212-1603

AGENDA LANGUAGE:

This is the language that will be posted to the agenda. Please use ARIAL 11 Font.

An Ordinance changing the zoning of a portion of Tract 9, Block 9, Upper Valley Surveys, City of El Paso, El Paso County, Texas from R-F (Ranch and Farm) to C-1 (Commercial), and imposing conditions. The penalty is as provided for in Chapter 20.24 of the El Paso City Code.

The proposed rezoning 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: South of Artcraft Rd. and West of Westside Dr.
Applicant: Artwest Ventures LLC PZRZ24-00005

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

DEPARTMENT: Planning and Inspections

AGENDA DATE: 9/3/25

PUBLIC HEARING DATE: 9/30/25

CONTACT PERSON NAME: Philip F. Etiwe **PHONE NUMBER:** (915) 212-1553

2nd CONTACT PERSON NAME: Andrew Salloum **PHONE NUMBER:** (915) 212-1603

DISTRICT(S) AFFECTED: 1

STRATEGIC GOAL:

#3 Promote the Visual Image of El Paso

SUBGOAL:

3.2 Set one standard for infrastructure across the city

SUBJECT:

An Ordinance changing the zoning of a portion of Tract 9, Block 9, Upper Valley Surveys, City of El Paso, El Paso County, Texas from R-F (Ranch and Farm) to C-1 (Commercial), and imposing conditions. The penalty is as provided for in Chapter 20.24 of the El Paso City Code.

The proposed rezoning 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: South of Artcraft Rd. and West of Westside Dr.
Applicant: Artwest Ventures LLC. PZRZ24-00005

BACKGROUND / DISCUSSION:

The applicant is requesting to rezone the subject property from R-F (Ranch and Farm) to C-1 (Commercial) to allow for a proposed neighborhood commercial development. City Plan Commission recommended 5-2 to approve the proposed rezoning with conditions on June 18, 2025. As of August 18, 2025, the Planning Division has received two (2) phone calls and one (1) email and one (1) in-person comments at City Plan Commission meeting in opposition to the request. Additionally, the Planning Division has received a petition with twenty-five (25) signatures in support of the rezoning request. See attached staff report for additional information.

COMMUNITY AND STAKEHOLDER OUTREACH:

Applicant notified appropriate neighborhood association of the request prior to submittal of a complete application. Public notices were sent to all property owners within 300 feet of the subject property.

PRIOR COUNCIL ACTION:

N/A

AMOUNT AND SOURCE OF FUNDING:

N/A

REPORTING OF CONTRIBUTION OR DONATION TO CITY COUNCIL:

Please see the attached campaign contributions and donations form.

NAME	AMOUNT ($)

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

DEPARTMENT HEAD: Philip Etiwe

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

ORDINANCE NO. _____

AN ORDINANCE CHANGING THE ZONING OF A PORTION OF TRACT 9, BLOCK 9, UPPER VALLEY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM R-F (RANCH AND FARM) TO C-1 (COMMERCIAL), 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, that the zoning of *a portion of Tract 9, Block 9, Upper Valley Surveys, located in the City of El Paso, El Paso County, Texas,* and as more particularly described by metes and bounds on the attached Exhibit "A", incorporated by reference, , be changed from **R-F (Ranch and Farm)** to **C-1 (Commercial)**, as defined in Section 20.06.020, and that the zoning map of the City of El Paso be revised accordingly.

Further, that the property described above be subject to the following conditions which are necessitated by and attributable to the increased intensity generated by the change of zoning in order to protect the health, safety and welfare of the adjacent property owners and the residents of this City:

1. *That a detailed site development plan be reviewed and approved per City Code prior to the issuance of certificates of occupancy or certificates of completion.*

2. *That a minimum 500-foot distance be required between any establishments meeting both of the following criteria:*
    a. *Establishment deriving 51% or more of their income from the sale of alcoholic beverages for on-premise consumption; and*
    b. *Providing outdoor amplified sound.*

3. *That no office warehouse uses shall be permitted.*

4. *That a five-foot (5') sidewalk along Westside Drive shall be constructed prior to certificates of occupancy or completion.*

5. *No egress for semi-trucks shall be permitted onto Westside Drive on a southbound direction.*

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

(signatures following page)

ADOPTED this _____ day of _____, **2025.**

THE CITY OF EL PASO

ATTEST:

_____
Renard U. Johnson
Mayor

_____
Laura D. Prine
City Clerk

APPROVED AS TO FORM:

_____
Jesus A. Quintanilla
Assistant City Attorney

APPROVED AS TO CONTENT:

_____
Philip F. Etiwe, Director
Planning & Inspections Department

EXHIBIT "A"

METES AND BOUNDS

PROPERTY DESCRIPTION: The parcel of land herein being described is a portion of Tract 9, Block 9, UPPER VALLEY SURVEYS, an addition to the City of El Paso, El Paso County, Texas and is being more specifically described by metes and bounds as follows:

Commencing at a found TXDOT BRASS CAP lying on the westerly Right-Of-Way line of Westside Drive (50.00 feet Public Right-Of-Way); Thence, South 00°08'00" West, along said Right-Of-Way line, a distance of 24.83 feet to a point being the "TRUE POINT OF BEGINNING" of this metes and bounds description.

THENCE, South 00°08'00" West, along said Right-Of-Way line, a distance of 565.54 feet to a point for a boundary corner;

THENCE, North 89°57'00" West, leaving said Right-Of-Way line, a distance of 394.30 feet to a point for a boundary corner;

THENCE, North 00°08'00" East, a distance of 561.02 feet to a point for a boundary corner lying on the southerly Right-Of-Way line of El Paso Electric Parcel, Deed recorded under Clerk's File No. 20130007798, Real Property Records of El Paso County, Texas;

THENCE, North 89°23'38" East, along said Right-Of-Way line, a distance of 394.33 feet back to the "TRUE POINT OF BEGINNING" of this description.

Said parcel of land containing 222,102.16 Sq. Ft. (5.1000 Acres) of land, more or less.

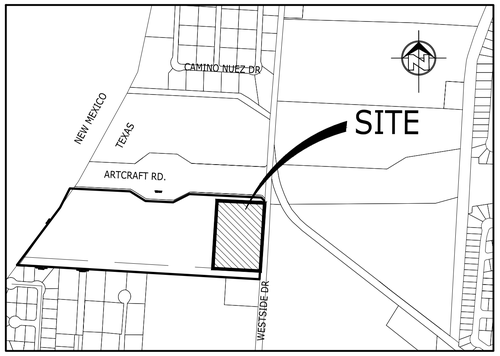
A PLAT OF SURVEY OF EVEN DATE ACCOMPANIES THIS METES AND BOUNDS DESCRIPTION.

SLI ENGINEERING, INC.
Consulting Engineers—Land Surveyors

Guillermo Licon
Registered Professional Land Surveyor
Texas License No. 2998

STATE OF TEXAS
REGISTERED
GUILLERMO LICON
2998
PROFESSIONAL
LAND SURVEYOR

02/ 03/ 2024



VICINITY MAP
SCALE: 1"=600'

NOTES FROM SCHEDULE "B"
TITLE COMMITMENT PROVIDED BY STEWART TITLE GUARANTY COMPANY
GF No.22400754 EFFECTIVE DATE: JANUARY 20, 2023.

1. The following restrictive covenants of record itemized below: Item 1, Schedule B is hereby deleted.

10. The following matters and all terms of the documents creating or offering evidence of the matters:

a. Intentionally Deleted.

b. Any and all unrecorded agreements, contracts, and leases, and rights of parties therein. Not a survey item.

c. Mineral reservations and/or mineral interests as set out in Volume 404, Page 137, Real Property Records, El Paso County, Texas. Blanket in nature and applies.

d. Subject to all matters, contracts, taxes, construction charges, and rights-of-way for irrigation and drainage ditches applicable to property in the El Paso County Water Improvement District No. 1, as described in Letter dated July 23, 1991. Blanket in nature and applies.

e. Intentionally Deleted.

f. Intentionally Deleted.

g. Intentionally Deleted.

h. All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of mineral interest that are not listed. Blanket in nature and applies.

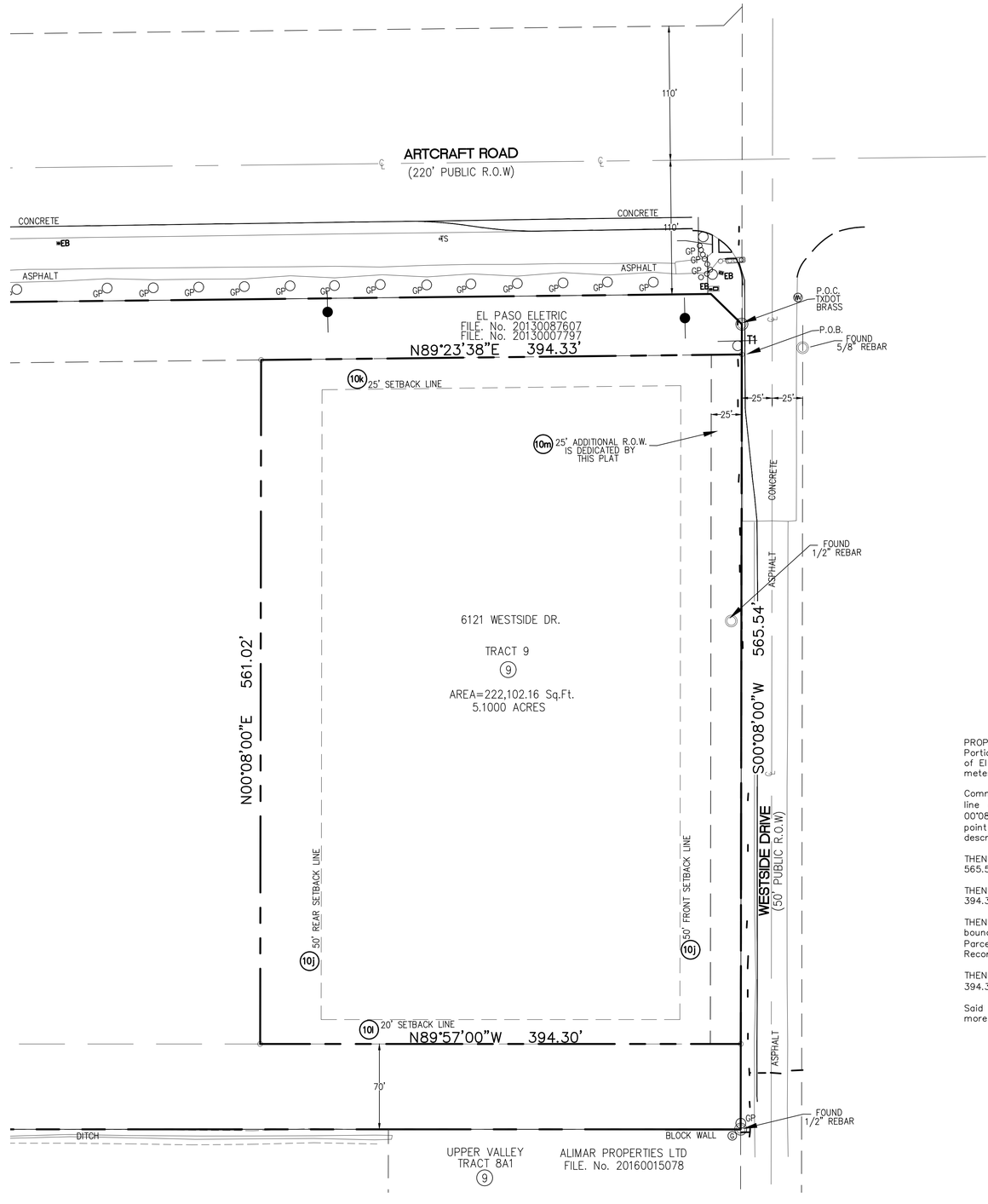
i. Subject to any additional tax or taxes imposed, or which may be imposed, or the roll back of any taxes by any taxing authority due to the sale or change of use of the above described property pursuant to the Revised Civil Statutes of Texas 1925, as amended and the Constitution of the State of Texas, as amended. Blanket in nature and applies.

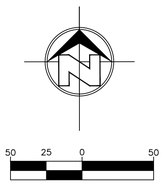
j. A fifty (50) foot setback line along the east and west property lines as shown on Survey dated _____by Guillermo Licon, Texas Registered Professional Land Surveyor No. 2998. Applies and plotted hereon.

k. A twenty-five (25) foot setback line along the north property line as shown on Survey dated _____, by Guillermo Licon, Texas Registered Professional Land Surveyor No. 2998. Applies and plotted hereon.

l. A twenty (20) foot setback line along the south property line shown on Survey dated _____, by Guillermo Licon, Texas Registered Professional Land Surveyor No. 2998. Applies and plotted hereon.

m. A twenty-five (25) foot additional right of way to be dedicated in the future along the east property line as shown on Survey dated _____, by Guillermo Licon, Texas Registered Professional Land Surveyor No. 2998. Applies and plotted hereon.





LINE TABLE

LINE	DIRECTION	DISTANCE
T1	S00°08'00"W	24.83'

LEGEND

SIGN	
BOUNDARY LINE	
GUARD POST	GP
PROPERTY CORNER	
CITY MONUMENT	
ELECTRIC BOX	EB
TRAFFIC LIGHT BOX	TS
GAS METER	G
TRAFFIC LIGHT	
POWER POLE	

METES AND BOUNDS

PROPERTY DESCRIPTION: The parcel of land herein being described is a Portion of Tract 9, Block 9, UPPER VALLEY SURVEYS, an addition to the City of El Paso, El Paso County, Texas and is being more specifically described by metes and bounds as follows:

Commencing at a found TXDOT BRASS CAP lying on the westerly Right-Of-Way line of Westside Drive (50.00 feet Public Right-Of-Way); Thence, South 00°08'00" West, along said Right-Of-Way line, a distance of 24.83 feet to a point being the "TRUE POINT OF BEGINNING" of this metes and bounds description.

THENCE, South 00°08'00" West, along said Right-Of-Way line, a distance of 565.54 feet to a point for a boundary corner;

THENCE, North 89°57'00" West, leaving said Right-Of-Way line, a distance of 394.30 feet to a point for a boundary corner;

THENCE, North 00°08'00" East, a distance of 561.02 feet to a point for a boundary corner lying on the southerly Right-Of-Way line of El Paso Electric Parcel, Deed recorded under Clerk's File No. 20130007798, Real Property Records of El Paso County, Texas;

THENCE, North 89°23'38" East, along said Right-Of-Way line, a distance of 394.33 feet back to the "TRUE POINT OF BEGINNING" of this description.

Said parcel of land containing 222,102.16 Sq. Ft. (5.1000 Acres) of land, more or less.

SURVEYOR'S CERTIFICATION

To: Artwest Ventures, LLC and Lone Star Title Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys", established in 2021, and includes items 1, 2, 3, 4, 6, 7a, 7b1, 7b2, 7c, 8, 9, 10, 11b, 16, 17, 18 and 20 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA/NSPS and in effect on the date of this certification, undersigned further certifies that proper field procedures, instrumentation, and adequate survey personnel were employed in order to achieve results comparable to those outlined in the "Minimum Angle, Distance, and Closure Requirements for Survey Measurements Which Control Land Boundaries for ALTA/NSPS Land Title Surveys".

GUILLERMO LICON, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS LICENSE NO. 2998

DATE: _____

NOTES:

1. SET 1/2" IRON WITH SLI CAP STAMPED TX2998 ON ALL PROPERTY CORNERS UNLESS OTHERWISE INDICATED.
2. BASIS OF BEARING: UPPER VALLEY SURVEYS.
3. TITLE COMMITMENT PROVIDED BY STEWART TITLE GUARANTY COMPANY. GF No. 22400754 AND EFFECTIVE DATE OF JANUARY 20, 2023.
4. THERE WERE NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
5. THE CITY WILL REQUIRE AN ADDITIONAL 25 FEET ALONG EASTERLY PROPERTY LINE TO BE DEDICATED, BY A SUBDIVISION APPLICATION, AS ADDITIONAL RIGHT-OF-WAY TO WESTSIDE DRIVE.
6. THERE WERE NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
7. THERE WAS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP, SANITARY LANDFILL OR CEMETERY.

USEFUL NUMBERS

TXDOT:	915-790-4200
STORM WATER UTILITIES:	915-594-5687
EL PASO WATER UTILITIES:	1154 HAWKINS, 79961-0511
SEWER SERVICE:	915-594-5330
WATER SERVICE:	915-594-5330
CITY OF EL PASO:	300 N. CAMPBELL, 79901
	915-212-0000
E.P.E. COMPANY	915-543-5711

Copyright © 2023 by SLI Engineering, Inc. All rights reserved.
This map and survey are being provided solely for the use of all parties listed in the certification and their assigns and no license has been created, expressed or implied, to copy the surveys and / or map(s) except as necessary in conjunction with the original transaction. This transaction shall be effective within six (6) months from the date hereon JANUARY 15, 2023.

NOTES CORRESPONDING TO ZONING

CLASSIFICATION:
* PROPERTY IS CURRENTLY ZONED R-F

MINIMUM SET BACKS REQUIRED	
-FRONT YARD	50'
-REAR YARD	50'
-CUMULATIVE FRONT & REAR YARD	N/A
-SIDE YARD	20'
-SIDE STREET	25'
-MAXIMUM HEIGHT	35'

NOTE:
ALL INFORMATION SHOWN HEREON WITH RESPECT TO UNDERGROUND CONDITIONS WAS DETERMINED BY DATA COLLECTED THROUGH SURVEY CREW OBSERVATION AND OTHER INFORMATION TAKEN FROM EXISTING PLANS AND MAPS OF RECORD. NO UNDERGROUND UTILITIES EXISTING OR ABANDONED WERE EXPOSED OR LOCATED.

UNLESS SPECIFICALLY ACCEPTED BY SLI ENGINEERING, INC. IN WRITING, SLI ENGINEERING, INC. MAKES NO CLAIM, EXPRESSED OR IMPLIED, AS TO THE UNDERGROUND SITE CONDITIONS.

FLOOD INSURANCE INFORMATION
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 480212 0125 B, DATED SEPTEMBER 04, 1991 THIS PROPERTY LIES IN FLOOD ZONE "X".

ZONE "X", ARE AREAS OF MINIMAL FLOOD HAZARD.

DUE TO INHERENT INACCURACIES OF FEMA OR FLOOD INSURANCE RATE MAPS THIS SURVEYOR DOES NOT CERTIFY TO THE ACCURACY OF LOCATIONS BASED ON SUCH MAPS. THIS FLOOD STATEMENT SHALL NOT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

REVISIONS | BY | DATE

FILE

SCALE: AS INDICATED
JOB NO.: 09-22-4841
FIELD BY: **/**/**
FIELD BOOK: GPS
DRAWN BY: CV
CHECKED BY: GH/FE
DATE: 01/15/2023

6121 WESTSIDE DR.
N.W. ARTCRAFT AND WESTSIDE

PROPERTY DESCRIPTION
A PORTION OF TRACT 9, BLOCK 9, UPPER VALLEY SURVEYS
EL PASO, EL PASO COUNTY, TEXAS.

CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS
6500 WESTWIND DRIVE
EL PASO, TEXAS
(915) 584-4437

SLI ENGINEERING, INC.

STATE OF TEXAS REGISTERED GUILLERMO LICON 2998 PROFESSIONAL LAND SURVEYOR

SLI ENGINEERING, INC.
Reg. No. F-1902
SURVEYING
Reg. No. 100120-00

SHEET TITLE

ALTA / NSPS LAND TITLE SURVEY

1 OF 1

ZONING

Artcraft and Westside

City Plan Commission — June 18, 2025

CASE NUMBER:	**PZRZ24-00005**
CASE MANAGER:	Andrew Salloum, (915) 212-1603, SalloumAM@elpasotexas.gov
PROPERTY OWNER:	Artwest Ventures LLC
REPRESENTATIVE:	SLI Engineering Inc. c/o Georges Halloul
LOCATION:	South of Artcraft Rd. and West of Westside Dr. (District 1)
PROPERTY AREA:	5.10 acres
REQUEST:	Rezone from R-F (Ranch and Farm) to C-1 (Commercial)
RELATED APPLICATIONS:	PLCP24-00003, Future Land Use Map Amendment
PUBLIC INPUT:	Received two (2) phone calls and one (1) email in opposition and a petition with twenty-five (25) signatures in support as of June 12, 2025

SUMMARY OF REQUEST: The applicant is requesting to rezone from R-F (Ranch and Farm) to C-1 (Commercial) to allow for a neighborhood commercial, with a convenience store with gas pumps and shopping center.

SUMMARY OF STAFF'S RECOMMENDATION: Staff recommends **APPROVAL WITH CONDITIONS** of the rezoning request. The proposed zoning district is compatible with surrounding area and consistent with the adopted Northwest Upper Valley Plan. Furthermore, the proposed rezoning is in character with the proposed amendment to the Future Land Use Map (FLUM) designation of G-4, Suburban as per *Plan El Paso*, the City's Comprehensive Plan. The recommended conditions are the following:

1. *That a detailed site development plan be reviewed and approved per City Code prior to the issuance of certificates of occupancy or certificates of completion.*
2. *That a minimum 500-foot distance be required between any establishments meeting both of the following criteria:*
    a. *Establishment deriving 51% or more of their income from the sale of alcoholic beverages for on-premise consumption; and*
    b. *Providing outdoor amplified sound.*
3. *That no office warehouse uses shall be permitted.*
4. *That a five-foot (5') sidewalk along Westside Drive shall be constructed prior to certificates of occupancy or completion.*
5. *No egress for semi-trucks shall be permitted onto Westside Drive on a southbound direction.*

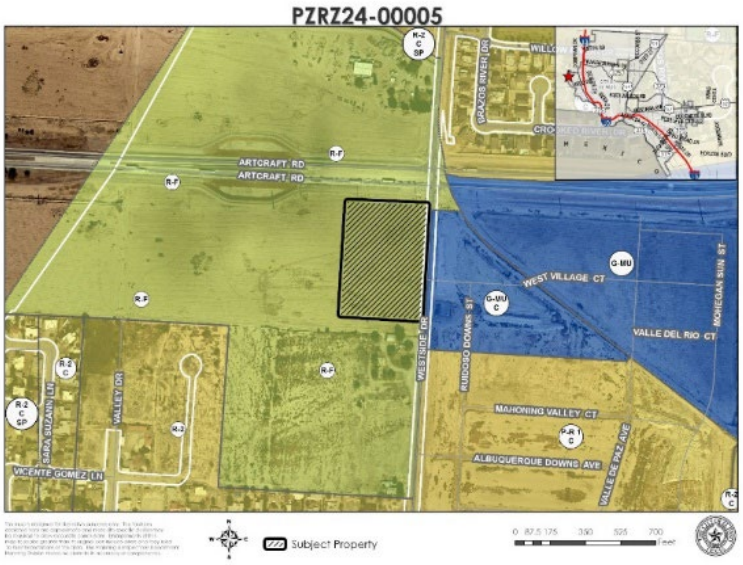


Figure A. Subject Property & Immediate Surroundings

DESCRIPTION OF REQUEST: The applicant is requesting to rezone the subject property from R-F (Ranch and Farm) to C-1 (Commercial) to allow for a proposed neighborhood commercial development. The size of the property is 5.10 acres and is currently vacant. The conceptual site plan shows the proposed layout of a convenience store with gas pumps and a shopping center. Access to the subject property will be from Westside Drive. Vehicular access from Artcraft Road to the development will require approval from the Texas Department of Transportation (TxDOT).

PREVIOUS CASE HISTORY: The Northwest Upper Valley Plan was adopted by City Council on January 13, 2004, and amended on July 25, 2017. This plan regulates development and furthers the goals and policies of *Plan El Paso*. The property lies within the Artcraft Road Corridor of the Northwest Upper Valley Plan. New commercial development is encouraged to be restricted to neighborhood compatible uses.

COMPATIBILITY WITH NEIGHBORHOOD CHARACTER: The proposed rezoning of the subject property is consistent with the adopted policies of the Northwest Upper Valley Plan and aligned with the Artcraft Corridor vision. Additionally, the proposed C-1 is appropriate for the subject property and is compatible with low intensity uses in the area, the Northwest Upper Valley Plan, and the TxDOT expansion of Artcraft Road. To the north, the subject property is bounded by the existing Artcraft Road (SH-178) and across Artcraft Road there is a vacant lot zoned R-F (Ranch and Farm); to the south and west are vacant lots zoned R-F (Ranch and Farm); and to the east is a vacant lot zoned G-MU (General Mixed Use). The closest school is Gonzalo & Sofia Garcia Elementary School located 1 mile away and the closest park is Willow River Park located 0.20 miles away.

COMPLIANCE WITH *PLAN EL PASO*/REZONING POLICY – When evaluating whether a proposed rezoning is in accordance with *Plan El Paso*, consider the following factors:	
Criteria	**Does the Request Comply?**
Future Land Use Map: Proposed zone change is compatible with the Future Land Use designation for the property: **G-4, Suburban (Walkable):** This sector applies to modern single-use residential subdivisions and office parks, large schools and parks, and suburban shopping centers. This sector is generally stable but would benefit from strategic suburban retrofits to supplement the limited housing stock and add missing civic and commercial uses.	Yes. The subject property and the proposed development meet the intent of the proposed G-4, Suburban (Walkable) - Future Land Use designation of *Plan El Paso*. The proposed development is adjacent to R-F (Ranch and Farm) and G-MU (General Mixed Use) zoning districts, as well as with R-2 (Residential) and P-R 1 (Planned Residential I) zoning districts.
Compatibility with Surroundings: The proposed zoning district is compatible with those surrounding the site: **C-1 (Commercial) District:** The purpose of these districts is to serve the needs of surrounding residential neighborhoods by providing compatible neighborhood convenience goods and services that serve day-to-day needs. The regulations of the districts will permit location of business and professional offices and retail category uses within adjacent residential areas of medium and high densities.	Yes. The proposed C-1 (Commercial) zoning district would allow the integration of neighborhood commercial uses that are compatible with adjacent R-F (Ranch and Farm) and G-MU (General Mixed Use) zoning districts, as well as with R-2 (Residential), and P-R 1 (Planned Residential I) zoning districts. This proposed zoning district is compatible with the policies of the Northwest Upper Valley Plan.
Preferred Development Locations: Located along an arterial (or greater street classification) or the intersection of two collectors (or greater street classification). The site for proposed rezoning is not located mid-block, resulting in it being the only property on the block with an alternative zoning district, density, use and/or land use.	Yes. The subject property has access to Westside Drive, which is designated as a major arterial in the City's Major Thoroughfare Plan (MTP) and connects to Artcraft Road, classified as major arterial per the City of El Paso's MTP. However, vehicular access from Artcraft Road to the development area will require approval from the Texas Department of Transportation (TXDOT).

THE PROPOSED ZONING DISTRICT'S EFFECT ON THE PROPERTY AND SURROUNDING PROPERTY, AFTER EVALUATING THE FOLLOWING FACTORS:	
Historic District or Special Designations & Study Area Plans: Any historic district or other special designations that may be applicable. Any adopted small areas plan, including land-use maps in those plans.	The proposed development lies within the Artcraft corridor identified in the Northwest Upper Valley Plan, and is not an Historic District. The plan calls for neighborhood commercial uses to serve the neighborhood.
Potential Adverse Effects: Potential adverse effects that might be caused by approval or denial of the requested rezoning.	The proposed development is not anticipated to pose any adverse effects on the community.
Natural Environment: Anticipated effects on the natural environment.	The subject property does not involve green field or environmentally sensitive land or arroyo disturbance.
Stability: Whether the area is stable or in transition.	The area has been in transition from agricultural uses within the last 10 years. The property located across Westside Drive to the east was rezoned from R-F (Ranch and Farm) to G-MU (General Mixed Use) in 2021. Additionally, the property located at Westside Drive to the southeast was rezoned from R-F (Ranch and Farm) to P-R 1 (Planned Residential I) in 2007.
Socioeconomic & Physical Conditions: Any changed social, economic, or physical conditions that make the existing zoning no longer suitable for the property.	The area has steadily been in transition from farmland to commercial and residential development. The proposed development will be in accordance with the Northwest Upper Valley Plan. The current TxDOT construction of Artcraft expansion which will transition the roadway.

ADEQUACY OF PUBLIC FACILITIES, SERVICES AND INFRASTRUCTURE: The proposed development will have access to Westside Drive, which is designated as a major arterial in the City's MTP. All appropriate infrastructure shall be installed at the time of development, which may include sidewalks, water and sewer extensions, stormwater drainage, and roadway improvements. There are no bus stops within a walkable distance (0.25 mile) of the subject property, and the closest bus stop is 0.51 miles away on Westside Drive and Borderland Road.

SUMMARY OF DEPARTMENTAL REVIEW COMMENTS: Per TxDOT, the Artcraft Road main lanes have a current access denial line in place which currently prevents TxDOT from granting any access at this location. Staff recommends development conditions to ensure compatibility with the existing surrounding developments.

PUBLIC COMMENT: The subject property is located within the boundaries of Upper Valley Neighborhood Association, which was notified of the rezoning request by the applicant. As required, public notices were mailed to property owners within 300 feet on June 5, 2025. As of June 12, 2025, the Planning Division has received two (2) phone calls and an email in opposition to the request. Calls in opposition cited reasons of increased traffic and insufficient infrastructure in the area and road conditions being extremely poor, as well as preferring use of the land to develop other uses than convenience stores with gas pumps. Additionally, the Planning Division has received a petition with twenty-five (25) signatures in support of the rezoning request (see Attachment no. 7).

RELATED APPLICATIONS: There is a Future Land Use Map Amendment application (PLCP24-00003) concurrent with the rezoning application to request an amendment to *Plan El Paso*, the City's comprehensive plan, to adjust the Future Land Use designation for one property, from O-3, Agriculture to G-4, Suburban (Walkable).

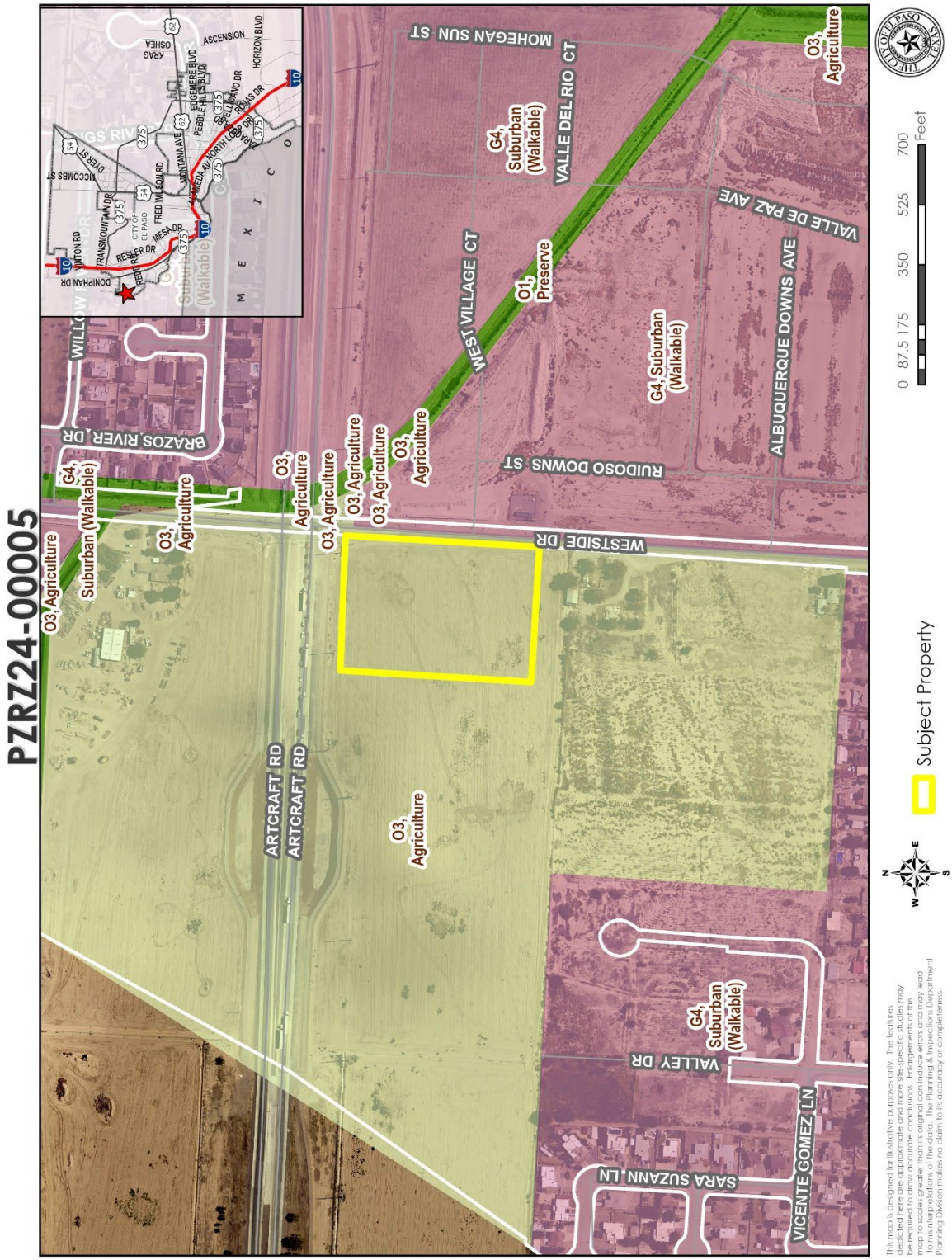
CITY PLAN COMMISSION OPTIONS: The purpose of the Zoning Ordinance is to promote the health, safety, morals and general welfare of the City. The City Plan Commission (CPC) has the authority to advise City Council on Zoning matters. In evaluating the request, CPC may take any of the following actions:

1. **Recommend Approval** of the rezoning request, finding that the request is in conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or that the request is in conformance with other criteria that the CPC identifies from the Comprehensive Plan.
2. **Recommend Approval of the rezoning request With Modifications** to bring the request into conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or other criteria that the CPC identifies from the Comprehensive Plan. **(Staff Recommendation)**
3. **Recommend Denial** of the rezoning request, finding that the request does not conform to the review criteria of *Plan El Paso* as reflected in the Staff Report, or other criteria that the CPC identifies from the Comprehensive Plan.

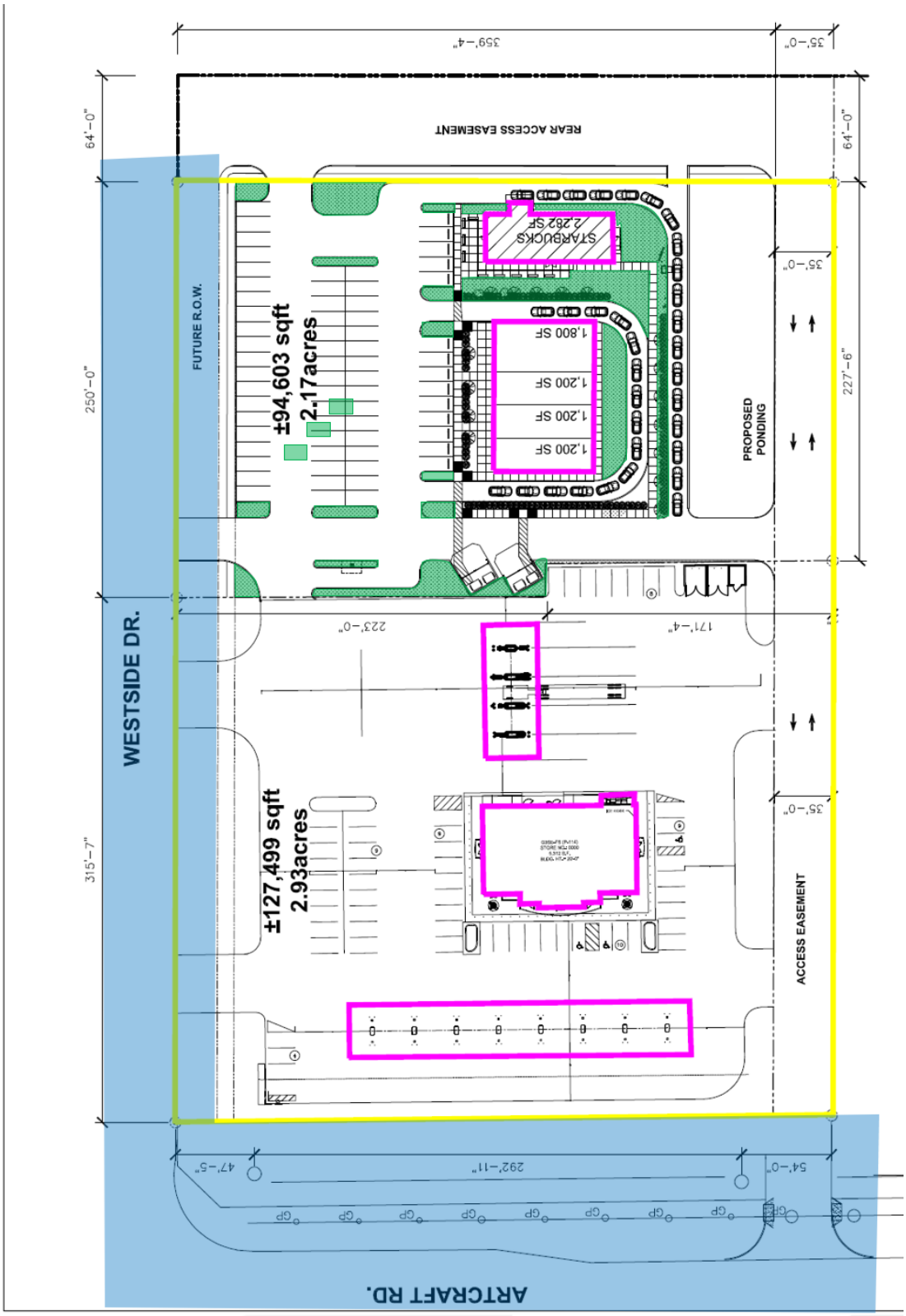
ATTACHMENTS:

1. Future Land Use Map
2. Conceptual Site Plan
3. Upper Valley Plan
4. Department Comments
5. Neighborhood Notification Boundary Map
6. Email in Opposition
7. Petition in Support

ATTACHMENT 1



ATTACHMENT 2



ATTACHMENT 3

22.1

CITY CLERK DEPT.
2017 JUN -6 AM 11:44

ORDINANCE NO. 018709

AN ORDINANCE AMENDING A PORTION OF THE NORTHWEST UPPER VALLEY PLAN, A STUDY AREA PLAN INCORPORATED WITHIN "PLAN EL PASO," TO CALIBRATE POLICY RECOMMENDATIONS TO MEET THE GOALS AND POLICIES OF "PLAN EL PASO."

WHEREAS, *Plan El Paso*, as subsequently amended, was initially adopted by the El Paso City Council on March 6, 2012 pursuant to provisions of the Texas Local Government Code as the Comprehensive Plan for the City; and

WHEREAS, the Comprehensive Plan provides a basis for the City's regulations and policies that directs its physical and economic development; and

WHEREAS, *Plan El Paso*, upon adoption, incorporated all existing study area plans into the Comprehensive Plan; and

WHEREAS, the *Northwest Upper Valley Plan* is one of the aforementioned study area plans; and

WHEREAS, Policy 1.3.3 of *Plan El Paso* states that study area plans will remain in effect, except for any provisions that may conflict with the Comprehensive Plan, until such time as any of these study area plans are amended or repealed by the City Council; and

WHEREAS, the *Northwest Upper Valley Plan* makes policy recommendations that are in conflict with the Comprehensive Plan; and

WHEREAS, the proposed amendment to the *Northwest Upper Valley Plan* will address these conflicts and directly address goals and policies stated in *Plan El Paso*; and

WHEREAS, after conducting a public hearing, the proposed amendment to the *Northwest Upper Valley Plan* will have no negative impact upon the public health, safety, morals, and general welfare of the City, and will carry out the purpose and spirit of the policies expressed in *Plan El Paso*,

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

1. That portions of the *Northwest Upper Valley Plan* are amended, as further detailed in Exhibit "A" attached herein.
2. Except as otherwise amended herein, the *Northwest Upper Valley Plan* will remain in full force and effect.

ADOPTED this 25th day of July, 2017.

THE CITY OF EL PASO

Dee Margo
Mayor

ATTEST:

for Richarda Duffy Momsen
City Clerk

APPROVED AS TO FORM:

Omar A. De La Rosa
Assistant City Attorney

APPROVED AS TO CONTENT:

Larry F. Nichols, Director
Planning & Inspections Department

CITY CLERK DEPT.
2017 JUL -5 AM 8:37

ORDINANCE NO. 018709
17-1007-1902|686934
Northwest Upper Valley Plan Amendment
OAR

PLCP16-00003

EXHIBIT "A"

Northwest Upper Valley Plan June 2017 Amendment

Northwest Planning Area

The recommendations of Plan El Paso, adopted on March 6, 2012, provide goals and policies for the development and redevelopment of the City of El Paso and its extra-territorial jurisdictions. The Northwest Upper Valley Plan, first adopted January 13, 2004, was incorporated into Plan El Paso upon that document's adoption. Plan El Paso indicated that special study area plans remain in effect after their incorporation into the comprehensive plan, except for any provisions that may conflict with the plan, until such time as any study area plan is amended or repealed by City Council.

Plan El Paso provides multiple recommendations for the direction of development in the Upper Valley. An emphasis of these recommendations is the implementation of cluster development principles as a more effective means of fulfilling the intent of the Northwest Upper Valley Plan:

> *"If housing is not allowed to cluster, and large lot zoning (such as 2.5 units per acres) is permitted, this will likely result in the subdivision of entire sites into private individual lots, leaving no meaningful open space or landscape being preserved. The unfortunate result would be the creation of suburban subdivisions similar to those constructed in recent decades through El Paso, and a loss of the farmland and open space that give the valley its unique character. (Plan El Paso, p.2-40)"*

This amendment imposes restrictions on the Northwest Upper Valley Plan area that will result in development that better fulfills the intent of the plan, and furthers the goals and policies of Plan El Paso.

Artcraft Road Corridor

- The Artcraft Road Corridor shall be defined as the area extending 700 feet on either side of the Artcraft Road right-of-way from Doniphan Drive to the New Mexico state line.
- Recognizing that there will be increased interstate heavy traffic on Artcraft Road, new development along the Artcraft Corridor should be planned in such a way as to promote the welfare, beauty and comfort of the area along the Artcraft Corridor and in the remainder of the Northwest Upper Valley Study Area.

Residential Development

- New development should be encouraged to provide and make provisions to maintain a thirty five foot (35') landscaped strip of property along Artcraft Road, Westside Drive, Gomez Road, Upper Valley Road, Borderland Road, and Strahan Road, and along any irrigation canals, spurs and drains, measured from the edge of the right-of-way, to include native plants and trees.

018709

Commercial Development

- New commercial development should be encouraged to provide and make provision to maintain a landscaped buffer along any property line that abuts residential uses.
- Commercial development should be restricted to neighborhood-compatible uses.
- A detailed site development plan should be encouraged for all commercial zoning requests.

Remainder of Northwest Upper Valley Study Area

This area – between the Rio Grande and the New Mexico state line and between Country Club Road and Borderland Road, but excluding the Artcraft Road Corridor – is characterized by the following:

- The area is a mix of agricultural uses and medium-density single-family residential neighborhoods with a suburban character. There is limited open space that is publicly owned and maintained or otherwise accessible to the public.
- Only a few collector roads serve the area and traffic circulation is hampered by the need to cross the Rio Grande on bridges at Country Club, Artcraft Road, and Borderland Road. Growth to the west in New Mexico and to the north in El Paso County will continue to funnel more people onto the routes for these bridges.
- Because of continuing agricultural use, the area is criss-crossed by irrigation canals and drains and their access roads that fall under the jurisdiction of El Paso County Irrigation District #1.
- Most existing residential developments front onto the few collector roads and back onto irrigation ditches, leaving interior tracts of land that are accessible only by ditch-bank roads or by long or irregular routes to the collector roads.
- The area has unique features that attract many people to use the area for recreational activities such as bird watching, cycling, and horseback riding.
- The area lies in the Rio Grande flood plain, providing the potential for flooding, and there is not an up to date comprehensive drainage study or flood plan for this area.

As a result:

- New residential development should be limited to the gross density permitted in the underlying zoning district.
- New development should provide and make provision to maintain at least 30% of the net developable area of the development as open space, inclusive of any parkland dedication requirement.
- "Net Developable Area" means the total platted area of a subdivision excluding rights-of-way and areas required for stormwater retention and conveyance.
- Provided open space should serve a clear function, such as preservation of natural landscape, vegetation or unique features, agricultural production, or functional recreational spaces. Open spaces should be preserved via deed restriction or public dedication, and maintained in perpetuity by a homeowners association, land trust or other non-profit organization, or the municipality.
- In new residential developments, open space should be distributed in a manner that provides scenic, agricultural, or recreational value to residents, when possible.

- Within residential developments, developers should be discouraged from providing Park Dedication Fees in lieu of land for parks.
- The City, the El Paso County Water Improvement District No. 1, and developers should work together to plan for the safe passage of horses, cyclists and pedestrians along all arterials, collectors and sub-collectors and keep the area and the Rio Grande River Park accessible and compatible for these uses through the use of multi-use trails and ditch-banks.

Northwest Upper Valley Plan

Approved by the City Council:
January 13, 2004

PLANNING, RESEARCH & DEVELOPMENT

Published by authority of the Mayor and City Council

Approved by the City Council: January 13, 2004

Mayor and City Council

Joe Wardy, Mayor
Adrian Ocegueda, Executive Assistant to the Mayor
Laura Uribarri, , Executive Assistant to the Mayor

Susan Austin, District 1
Robert A. Cushing, Jr., District 2
Jose Alexandro Lozano, District 3
John Cook, District 4
Daniel S. Power, District 5
Paul J. Escobar, District 6
Vivian Rojas, District 7
Anthony Cobos, District 8

Table of Contents

Concept Analysis Purpose 4

Description of Area 4

History 6
1950 - 1980 6
1980 - 1990 6
1990 - 2000 7
2000 - present 8

Current Conditions 10
Existing Land Uses 10
Existing Zoning 10
Short Range Planned Projects 10

Alternative Futures 12
How Many People: MPO Projections 12
How Should New Growth be Accommodated: Alternative Urban Forms 13

Alternative Plan Analysis 15
Alternative A Analysis
Land Required For Housing 15
Schools Parks 15
Pros and Cons of Alternative A 15
Alternative B Analysis 17
Land Required For Housing 19
Schools Parks 19
Pros and Cons of Alternative B 19
Alternative C Analysis 19
Land Required For Housing 20
Schools Parks 20
Pros and Cons of Alternative C 20
Transportation Infrastructure Analysis 22

Implementation Strategies 23
Recomendations **25**
Text of Approved Amendment 27

Map List
Map 1. Study Area 5
Map 2. Subdivisions, 1980 8
Map 3. Subdivisions, 1990 8
Map 4. Subdivisions, 2000 9
Map 5. Subdivisions, 2003 9
Map 6. Current Zoning 11
Map 7. Alternative A 16
Map 8. Alternative B 18
Map 9. Alternative C 21
Map 10. Recommended Alternative D 26
Map 11: Revised Land Use Map 30

Exhibits
Exhibit 1. Survey Results 31
Exhibit 2. Ordinance Draft 33

Northwest Upper Valley Plan

Concept Analysis Purpose

The purpose of this report is to provide alternative policies and guidelines for development, examine proposed development impacts, and review existing zoning regulations applicable to the study area in order to make recommendations to amend the City's comprehensive plan, *The Plan for El Paso*. The report reviews the land development trends in the area and proposes three alternative growth patterns that could occur depending on the actions taken by the City. The alternatives and their consequences are described in detail so that the public and City Council will be able to make an informed decision to amend *The Plan for El Paso*.

The Mayor and City Council voted on September 16, 2003 to direct the Planning, Research and Development Department to examine a portion of the Upper Valley at the northwesterly edge of the city limits and analyze the effect of a Comprehensive Plan amendment. The area has been predominantly low-density residential and agricultural use. Since the year 2000, however, several large parcels of land were rezoned and subdivided to allow higher density residential development, leading to concern by the established residents that the rural ambiance is deteriorating.

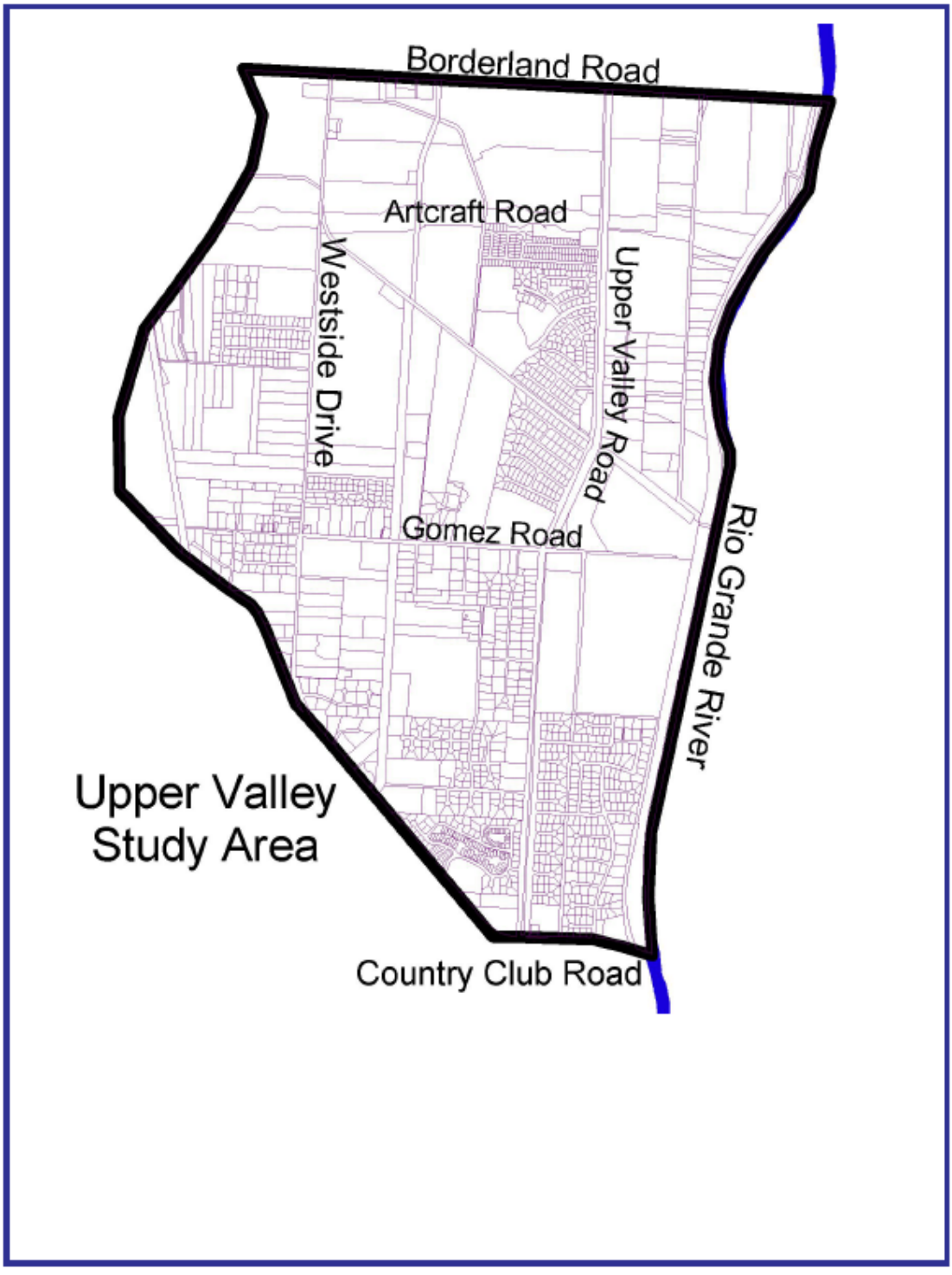
After meeting with groups of residents, the City Council directed the Department to "prepare an amendment with public input, as provided for in *The Plan for El Paso*, of the City's comprehensive plan, to modify the goals, policies and land use recommendations for a portion of the Upper Valley Study Area within the Northwest Planning Area referred to as Policy Area #5A…." The Council then included a general list of policies that the proposed amendment should incorporate. A second motion directed staff to review the Major Thoroughfare Plan status of Gomez Road (Redd Road extension), one of several thoroughfares passing through the study area that are planned for widening and includes an extension connection across the Rio Grande to Redd Road.

Description of area

The subject area of the Upper Valley consists of approximately 2,500 acres, or about 3.9 square miles. It is bounded on the North by Borderland Road, on the East by the Rio Grande, on the South by Country Club Road and on the West by the Texas/New Mexico state line as noted in Map 1. From North to South the area is about 2 ¾ miles in length and it is about 1.9 miles at its widest point from the river to the New Mexico Border. Geographically it is a flat river flood plain containing rich soil for agriculture. A network of irrigation canals and drains criss-crosses the area.

The existing land use is primarily low density residential. Some large agricultural tracts exist as well, mostly north of Gomez Road. There is one elementary school, in the Canutillo School District, and no police or fire stations within the study area. There are no completed parks, but one park is currently under construction and the Rio Grande Trail System River Park along the river is under development. Except for a small store at Gomez Road and Westside Drive, commercial uses exist only on Country Club Road within the area.

Map 1. Study Area - *Northwest Upper Valley*



The super arterial Artcraft Road goes east-west across the top quarter of the area providing access to Interstate Highway 10 and New Mexico. All other roads are two lanes at this time. Country Club Road provides IH-10 access; Borderland Road crosses the river but does not reach the freeway. The only way traffic in the study area can reach these east-west arterials is on two north-south roads, Westside Drive and Upper Valley Road. All other roads provide strictly internal circulation to the area.

History

1950-1980

Prior to 1954 the study area was under El Paso County jurisdiction. It was mostly farmland with scattered houses serving the agricultural residents. Small portions were annexed into the City of El Paso on three occasions: The City annexation of 1954 included 52 acres north of Country Club Road within the current study area. More importantly, this annexation brought the whole of the study area into the extraterritorial jurisdiction of the City. The annexation of 1968 specifically added a small 6-acre area adjacent to the previously annexed area. Another annexation in 1978 was mainly east of the river, but it included about 13 acres of the current study area.

Subdivision records indicate 246 acres were subdivided from 1970 to 1980. A total of 452 lots were created by the new subdivisions. The gross density is calculated to be 1.8 lots/acre. No zoning information is available since the vast majority of the area was under the County, which has no zoning authority.

1980-1990

A major annexation in 1987 of over 2,400 acres brought the entire study area into the City and established the current boundaries. During the 1980's a total of 89 acres was subdivided. The total number of lots in those subdivisions was 118 lots for an average gross density of 1.3 lots per acre.

1980-1990 Re-Zoning Cases

New	Old	Total Acres	Total Parcels
C-1	R-3	5.17	1
PR-1	R-3	47.94	165
R-1	R-3	294.62	179
R-2	R-3	256.33	501
R-3	R-F	2.30	1
R-F	R-3	1,239	372
S-D	R-3	4.30	2
		1,849.66	1,221

By the year 1990 the total population was 1,982 living in 578 dwelling units according to the U.S. Census Bureau, 1990 Census.

In 1987 all Upper Valley annexed land was initially zoned R-3 (Residential) as required by ordinance. However, soon thereafter the City prepared a zoning plan, as also required by ordinance, in order to determine and apply the most appropriate zoning The vast majority of land was rezoned from the R-3 designation to lower intensity uses during this period. The only cases of up zoning were the Tennis West Planned Residential project, which required PR-1 zoning and a small subdivision that went from R-F back up to R2A -sp.

1990-2000

The Upper Valley Plan was approved in 1996 and is still referenced in the 1999 Plan for El Paso. The Upper Valley Plan divided the Upper Valley into several policy areas and each had specific policy recommendations. The study area between Borderland Road and Country Club, bounded by the Rio Grande and the City limits was designated Area 5A.

The 1996 Upper Valley Plan recommended that Area 5A remain "low density residential" with "medium density residential and neighborhood commercial" to be allowed as nodes at four major intersections. The proposed nodes were to be at the intersections Westside Drive makes with Artcraft and with Gomez as well as at the intersections Upper Valley Road makes with Artcraft and Country Club.

The policy recommendations of the Upper Valley Plan were made in qualitative terms; no numerical densities or zoning categories were recommended. However, a section titled "Justification" stated that large lot single family residences (R-1, R2 and R2-A) represent the dominant land use in this area … and are expected to remain in the future." The intent of the plan was to restrict rezonings to R2-A or less except at the proposed nodes.

1990-2000 Re-Zoning Cases

New	*Old*	*TotalAcres*	*TotalParcels*
C-1	*R-3*	*12.8*	*4*
R-1	*R-F*	*10.4*	*14*
R-2	*R-F*	*107.79*	*7*
R-2	*R-1*	*152.2*	*285*
R-2 c	*R-2*	*96.7*	*1*
R-2	*R-3*	*93.9*	*247*
R3	*R-F*	*60.17*	*4*
S-D	*R-3*	*4.3*	*2*
		538.26	*564*

The 1996 Upper Valley Plan envisioned several future roadway expansions, which were also reflected in the Major Thoroughfare Plan. Artcraft was shown as a super arterial between New Mexico and IH-10. The plan also included the connection of Gomez Road to Redd Road via a new bridge across the River. Gomez and Westside Roads were planned as major arterials and Upper Valley Road planned as a minor arterial. A network of hike and bike trails is proposed to take advantage of the canal network.

During the 1990's 169 acres of land were subdivided. The total number of lots was 237 with an average density of 1.4 lots per acre. Some R-1 subdivisions and a private park in another subdivision cause this low average; most of the new developments had a somewhat higher density.

The 2000 U.S. Census counted a population of 2,184, a 10% increase from 1990. Dwelling units were counted to be 698, an increase of 20%, which shows a reduced number of persons per household in the area. Family income went up by 75% during the same time. The 1990 median family income was $50,557 and the 2000 median family income was $88,553. In conjunction with population increases the Damian Elementary School opened in 1992 at the extreme northern end of the study area.

The zoning change requests recorded during this decade contrast with the previous decade in that most were for up zoning to more intensive use. The first R3-A request was approved during this time.

2000-present

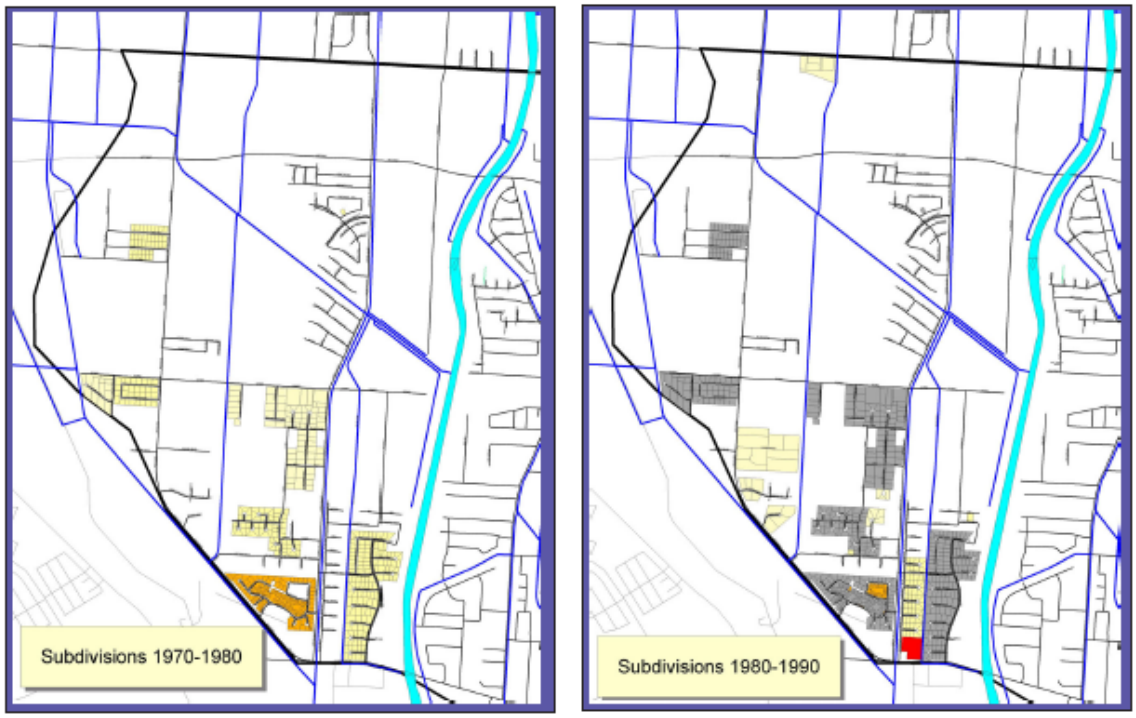
The construction of Artcraft Road was completed in 2000. Previously, residents had to use congested Country Club Road to get to other parts of El Paso. Artcraft Road is a super arterial that provides a direct link from the study area to IH-10. The 1999 update of the Plan for El Paso recognized that this improved access would stimulate growth. The Plan, approved by City Council, included specific policies for the Artcraft Corridor in the Upper Valley. These policies designated the entire corridor for "mixed use", including office parks and apartment complexes. The accompanying maps showed medium density residential and mixed use in the corridor.

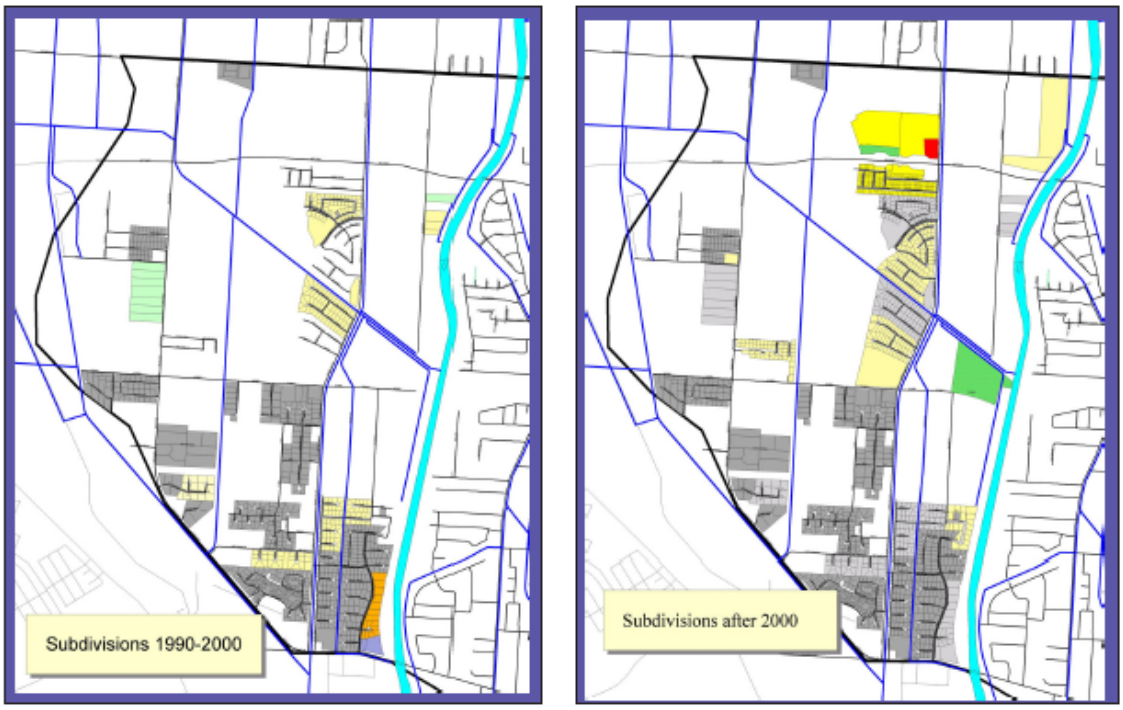
2000-Nov. 2003 Re-Zoning Cases

New	*Old*	*TotalAcres*	*TotalParcels*
C-2	*R-F*	*1.95*	*1*
R-2	*R-F*	*79.86*	*55*
R-2	*R-3*	*35.1*	*3*
R-3A	*R-F*	*105.94*	*141*
		220.9	*199*

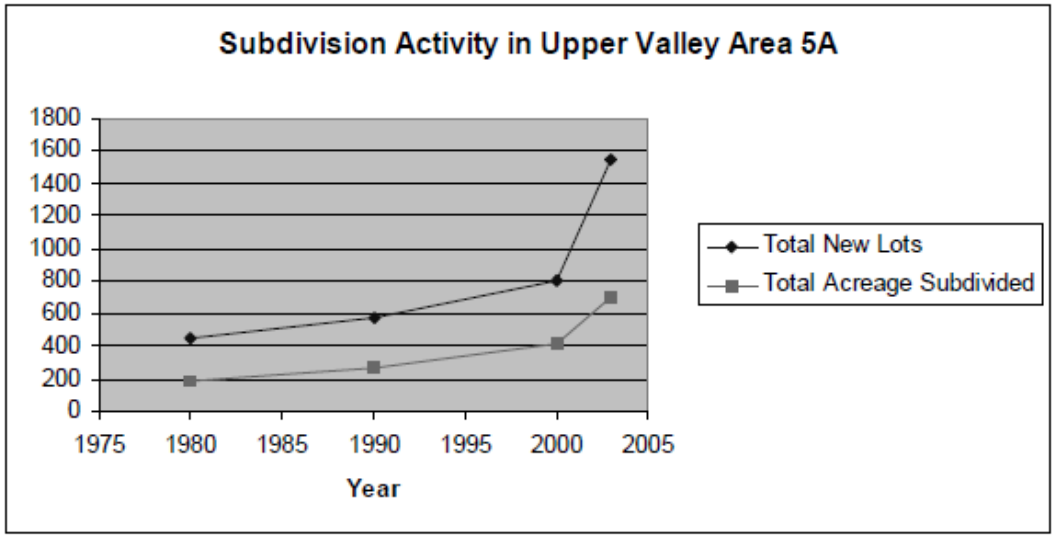
In the three years between the opening of Artcraft Road and this report, the Planning department has received subdivision applications covering 220 acres. At the latest count, the number of lots in these requests total 713 for a calculated net density of 3.4 per acre. Among these subdivisions were the first R3-A projects within the study area. Building all 713 new home sites would more than double the number of dwelling units in the study area since the 2000 census, which counted 698.

Maps 2 to 5. Subdivision Growth - *Time Series Analysis, 1980, 1990, 2000, 2003*





Graph 1. Subdivision Growth Over Time



All but one zoning change since 2000 has been to up zone R-F (Ranch Farm) to more intensive residential or commercial uses, including over 100 acres for R3-A. The areas rezoned to R3-A are all part of subdivisions abutting the Artcraft corridor.

Use	Number of Parcels
Single Family	800
Ranch/Farm	153
Vacant	368
Commercial	10
Other	19

Two new parks have been dedicated for a total acreage of 40 acres. This equals 1.6% of the total study area. No new schools, police stations or fire facilities have been added although new facilities have been built outside of the area that provide additional service. According to EPISD criteria, an elementary school should be constructed when 600 students are available, with the corresponding number rising to 1000 for a middle school and 2000 for a high school. The current student population is accommodated within existing schools at this time.

Current Zoning	Total Acres	Total Parcels
C-1	12.75	4
C-2	1.95	1
PR-1	47.94	165
R-1	303.01	198
R-2	435.68	845
R-2A	119.05	6
R-3A	244.15	146
R/F	958.37	145
S-D	4.3	2
Totals	2,127.20	1,512

Current Conditions

Existing land uses

The Planning Department field checked the existing land use of all parcels during the year 2002. At that time the most common land use in the study area was single family residential. Eight hundred parcels had single-family homes on them and an additional 153 parcels were identified as having Ranch-Farm uses. Vacant parcels totaled 368 and 10 had commercial uses. The remaining 19 parcels had other uses including 2 churches and 2 industrial uses.

Existing Zoning

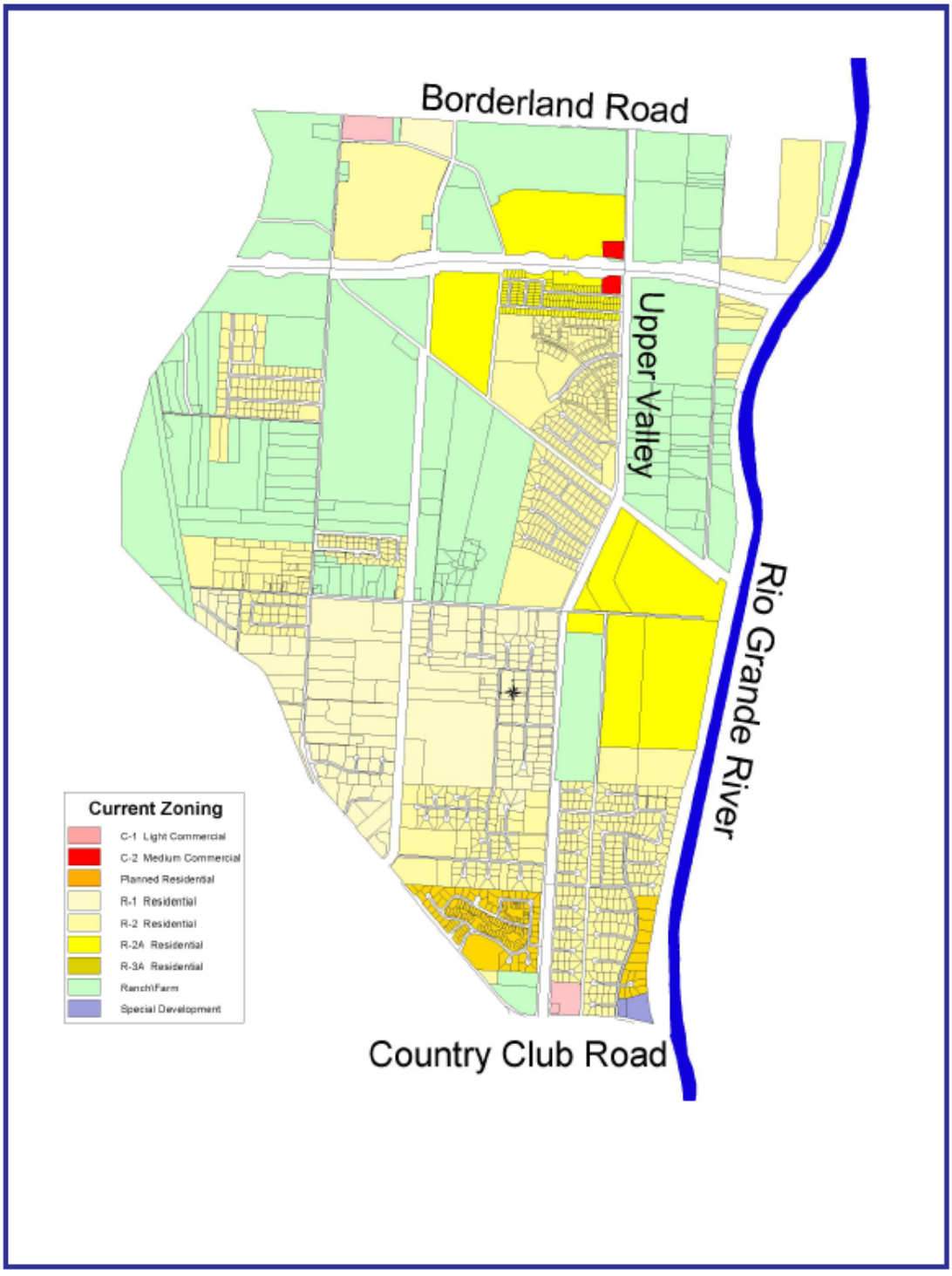
The predominant zoning designation in the study area at the time of this study, November 2003, is R-F (ranch farm), with nearly 40% of land zoned as such. R-1 makes up another 12% so the existing zoning is over 50% very low density residential. R-2 and R-2A are now over 20%. With the exception of 60 acres rezoned in 1996, most of the R-3A rezoning has occurred in the past three years to now constitute nearly 10% of the study area. The table below does include the area of the streets and the canals that occur within districts.

Short Range Planned Projects

Some new public services are planned in the short-term for the area. Two new parks have been dedicated, the 36 acre Valley Creek park next to the river at the extension of Gomez Road and a 3.4 acre unnamed park just north of Artcraft Road. The Rio Grande Trail System is under construction within the levee banks of the river. It consists of a hike and bike trail within the flood plain of the river.

Gomez Road will be extended, as a two-lane road, to provide access to Valley Creek Park. Right of way is also being acquired to accommodate four lanes on Upper Valley Road sometime in the future. The future connection of Gomez Road to Redd Road across the river is not planned until sometime between 2015 and 2025.

Map 6. Current Zoning - *November, 2003*



No new schools are known to be planned at this time within the study area. The area north of Gomez Road is in the Canutillo school district and the area south of Gomez Road is in the El Paso school district. Typical school district policies state that an elementary school should house 600-850 students, a middle school 1,000 – 1,200 students and a high school 2,000 – 2,300 students. A school district uses a "student per population" index to estimate the future need for new schools. Each dwelling unit is assumed to produce 0.2384 elementary aged children, 0.0993 middle school pupils and 0.1369 high school students.

The Fire department bases the need for new stations first on the distance from existing stations and second on the number of calls they receive per day. The study area is served by two fire stations outside the area but within the maximum distance requirement. Since the call rate at the two stations in the upper valley is still very low, no new stations are being planned at this time.

Alternative futures

Two questions need to be considered when charting the future of an area: "How many people should live there and how should they be accommodated?" These are policy questions to be decided by the City Council. Depending upon the policy choice, planning controls can be implemented to attempt to direct growth toward or away from the area. A certain amount of growth is inevitable in the study area as the regional population pressure grows, but the density and impact on city services can be guided by policy.

The City's existing answer to the first question has been made in the form of a growth projection. A projection is an educated guess based on certain assumptions such as density of development and attractiveness of an area. By incorporating a given growth projection into the City Plan the policy decision has been made implicitly that the projected amount of growth will be acceptable.

How many people: MPO Projections

The El Paso MPO and the Planning, Research and Development Department work together to develop projections of population growth for over 660 separate zones in the region. These projections are based on regional control figures, which estimate the total growth in the region. The total new growth is then distributed to the zones deemed most likely to experience growth. Zones with low densities close to existing development are assumed to be prime candidates for growth. The final built-out density is assumed to match the average of recent, nearby growth.

According to this methodology, growth in the study area is projected to climb dramatically after the year 2000. The growth between 1990 and 2000, according to the census, was only 10% but the projected growth between 2005 and 2015 is estimated by the MPO to be 81%. The bottom line is that the over 2200 new dwelling units are expected to be constructed in this area between the year 2000 and the year 2025. In fact, 713 new lots have already been created in proposed new subdivisions since that time, so actual growth may exceed projections if the current trend is continued.

Another way of looking at how much growth an area should accommodate is by examining the portion of the whole region that the area holds. The percentage of the county's population in the study area in 1990 was 0.33 % According to the 2000 census that percentage had dropped slightly to 0.32% of the County. The growth projections suggest that in 2005 that number will increase to 0.5 percent and by 2025 the study area's share will be 0.8 percent.

Such increases in population in an area must result in increased average housing densities. In 1990 there was one dwelling unit on the average for every four acres. In 2000 there was one household for every 3.5 acres. If the projections are correct, in 2025 there will be a household on every .8 acres on the average.

The MPO also projects employment growth. They project a total of 1091 employees will find jobs within the study area by the year 2030. Of course, these estimates are based on regional totals and may or may not actually occur.

	Year			
New dwelling units needed	*2005*	*2015*	*2025*	*2030*
to meet growth projection	*none*	*995 du*	*1542 du*	*2526 du*
Gross density	*Total Acres Needed for Housing*			
1.5 du/acre	*none*	*663 ac*	*1028 ac*	*1684 ac*
2.5 du/acre	*none*	*398 ac*	*617 ac*	*1010 ac*
3.5 du/acre	*none*	*284 ac*	*441 ac*	*722 ac*

How should new growth be accommodated: Alternative Urban Forms

The second question that needs to be answered is what the urban form should be to accommodate the future population in the study area. If the projected numbers of new dwelling units are accepted as the appropriate share that study area should hold, it means that 1515 new du's will need to be accommodated by 2025, in addition to the 713 already on the way.

One dimension of urban form is the gross density, how many houses per acre of land. Gross density means the overall average number of houses per every acre, including acreage set aside for parks, roads (often 30%) and all other uses. Net density counts only the actual lots that the houses sit on. The total acreage required to accommodate the projected growth at different gross densities is shown below. As can be seen in the table, the 713 lots in the new and proposed subdivisions surpass the projected need for 2005.

Land zoned R-F or R-1 is most likely to be subdivided to accommodate growth in the future. Currently there remain 958 acres zoned R-F (ranch farm) and 303 acres zoned R-1 (residential), so any average density in the above table requiring more than 958 acres would require rezoning existing R-1 as well as all the R-F. Rezoning additional acreage for commercial uses would also be required to accommodate development.

Gross Densities of Typical Existing Subdivisions

Name	*Actual Zoning*	*Size in Acres*	*Number of Sites*	*Gross Density*	*Comments*
River Park West	*R-3A*	*31.2*	*137*	*4.4*	*Includes a park, pond and commcl*
Los Nogales	*R-2A*	*15.4*	*57*	*3.7*	*East of river (outside area)*
Laguna Meadows	*R-2*	*64*	*156*	*2.4*	*Includes a park and pond*
Rancho Sereno	*R-1*	*11.47*	*14*	*1.2*	
Tennis West	*PR-1*	*45.9*	*130*	*2.8*	*Incl tennis courts and ponds*

It is unrealistic to assume a uniform density over all the new growth as the table does above. The gross density of a typical subdivision depends on the zoning, which determines the size of the residential homesites, and on the amount of land devoted to non-residential uses. Non-residential uses include roads, which all subdivisions have, parks, schools, drainage structures and possibly even commercial parcels. Subdivisions can vary in their gross density even within the same zoning district. Nevertheless, the table below shows a typical gross density for zoning districts, in dwelling units per acre. These were obtained from subdivisions already built within or nearby to the study area.

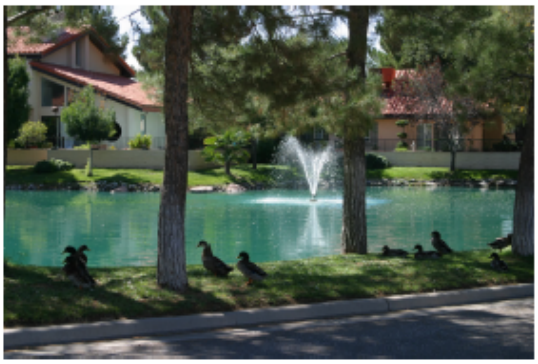
Since zoning ultimately creates urban form, various combinations of zoning districts and their typical densities were combined in different ways to develop the three alternative concepts discussed next.

R-1 sp 1.2 units per acre

R-3A 4.4 units per acre incl. park and ponding area

R-2 sp 2.4 units per acre including ponding area

R-F .14 units per acre



PR-1 2.8 units per acre including parks and ponds

Alternative Plan Analysis

Alternative A Analysis

The first alternative was created to represent a continuation of current trends. It assumes all R-F land will eventually be rezoned to R-3A or R-2A. Most R-1 land is assumed to be rezoned to R-2A or R-2. The locations of the imagined future land uses are suggested in the concept map labeled "Alternative A."

Land Required for housing

Using the sample densities as a guide, this scenario would be able to accommodate nearly 4000 new dwelling units in addition to those subdivided at the time of this writing.

Schools, Parks

The number of new dwelling units allowed would generate an estimated 939 elementary, 391 middle and 539 high school students. This is enough students to fill more than one new elementary school, depending on the age of the students. At the mandated ratio of one acre of park per 200 dwelling units this plan should provide 20 new acres of parkland.

Pros and Cons of Alternative A

Pros

- Requires no change in plan or policy
- Understood by development community
- Increases tax base
- Higher densities require less land per DU

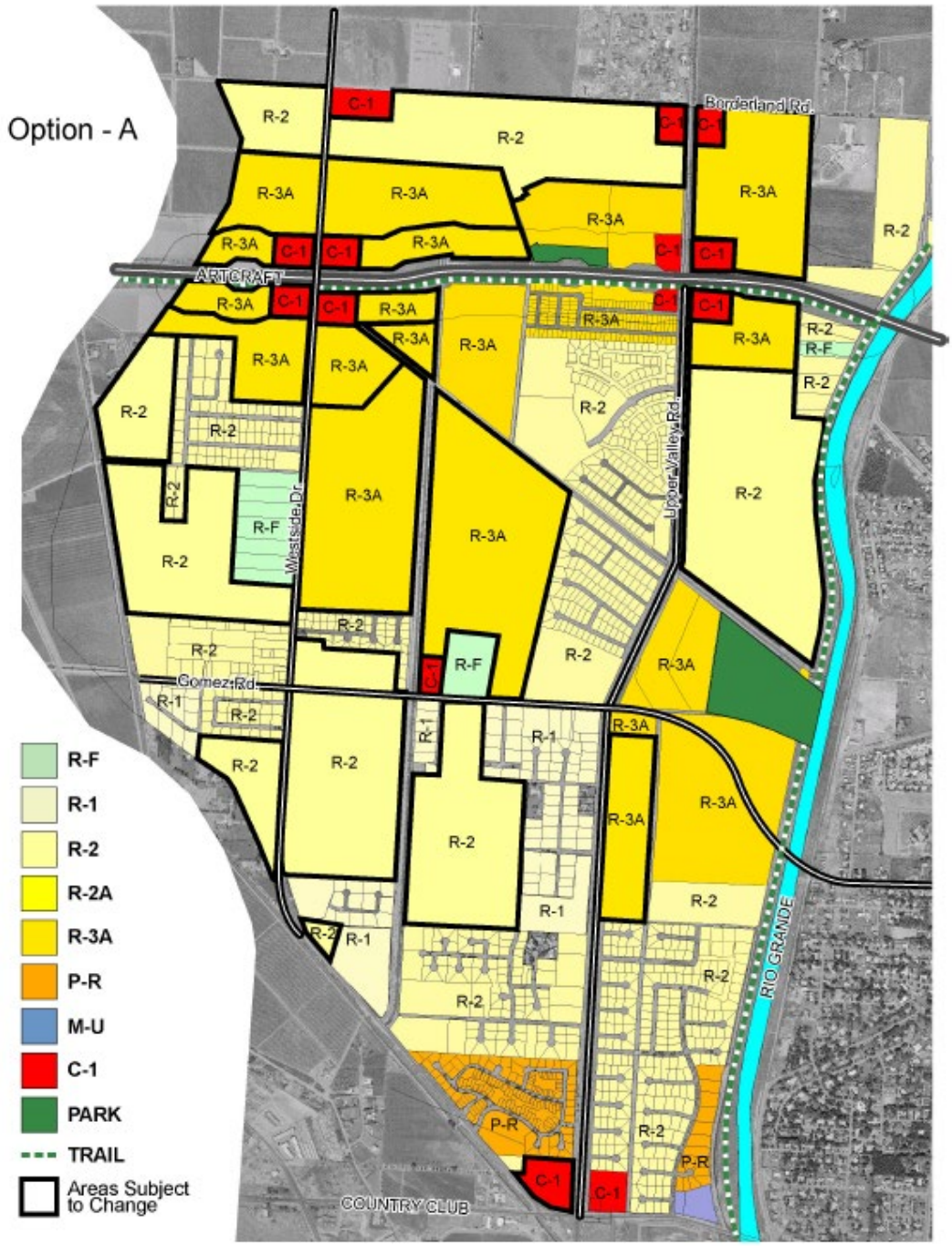
Cons

- Allows growth far exceeding projected numbers
- Changes rural ambience
- Diminishes agricultural land reserve
- Requires extensive public services

Zoning	*Available Land (Acres)*	*Density*	*Possible New DU's*
C-1	*34.5*		
R-2	*851*	*2.3*	*1957*
R2-A, R-3	*426*	*3.8*	*1618*
R-3A	*79*	*4.3*	*339*
Total			*3914*

Possible Future under Alternative A

Map 7. Alternative A Scenario - *Conceptual Future Growth*



Alternative B

This concept is illustrated in the map "Alternative B." The Council motion of September 16, 2003 listed the following as directions as to how the Plan should be amended:

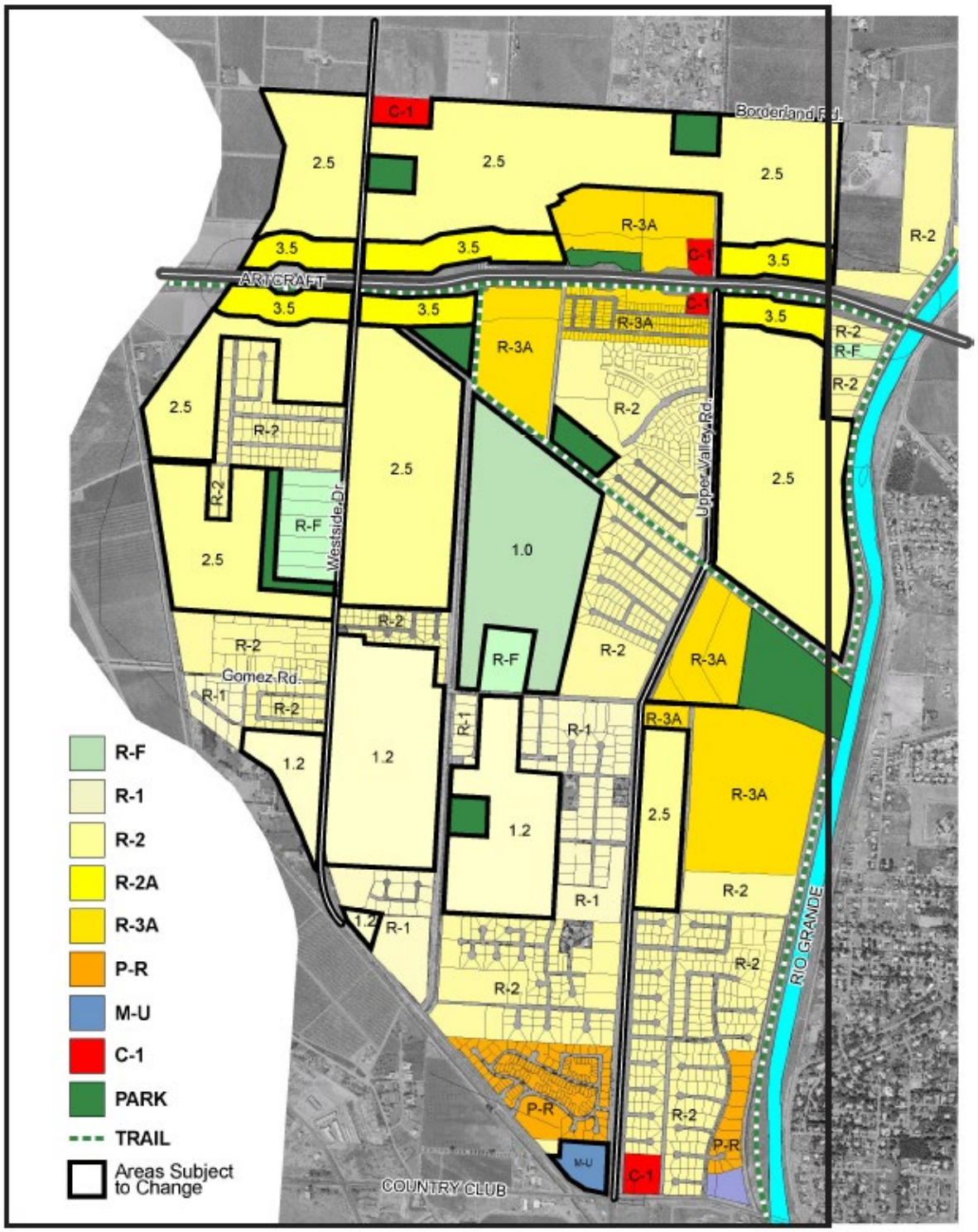
1. Along the Artcraft Road corridor:
   - Define the "Artcraft Road Corridor" as the area extending 400 feet on either side of the Artcraft right-of-way lines;
   - Restrict the density for any new residential development along the Artcraft Road Corridor to no more than five (5) dwelling units to the gross acre;
   - Require that developers provide and maintain a landscaped strip of property along Artcraft Road acceptable to the City and TxDOT;
   - Restrict commercial and mixed-use development to the "nodes" of the following intersections (with the "nodes" defined as the area extending 300 feet each way from the rights-of-way making the following intersection) as follows:
     - Artcraft Road at Upper Valley Road for commercial
     - Artcraft Road at Westside Drive for mixed-use
   - Restrict such commercial development to neighborhood-compatible uses with ample parking provided on-site;
   - Require a detailed site development plan for any commercial zoning requests;
   - Restrict commercial signage to neighborhood scale as allowable under law;
   - Prohibit on-street parking on any street crossing Artcraft Road;
   - Strictly enforce litter ordinances from any authorized commercial development.

2. For areas outside of the Artcraft Road corridor:
   - Large lot single-family residences should continue to be the dominant use in this area, consisting of a mix of R-2 and R-1.
   - Until such time as a comprehensive drainage study and flood plan for this area has been performed by the City, the Federal Emergency Management Agency, or a similar agency, the density for any new residential development to no more than four (4) dwelling units to the gross acre;
   - Discourage the use of Park Fees and require open and green space areas be planned and implemented wherever possible within a development;
   - For large tract developments (40 acres or more) of this region, encourage a layered approach to zoning and development, with buffers insulating less intensely developed properties from higher developed parcels, unless not possible by reason of acreage configuration or other reasons.
   - Encourage uses that accommodate the keeping of horses and plan for safe passage of horses and bikers along all arterials, collectors and sub-collectors through the use of horse trails, bike trails and/or ditch banks as well as access to the river park.

Zoning	*Available Land (Acres)*	*Density*	*Possible New DU's*
Commercial	*29*		
R-1	*210*	*1.2*	*258*
R-2	*849*	*2.3*	*1952*
R2-A, R-3	*219*	*3.8*	*835*
Total New			*3045*

Possible Future under alternative B

Map 8. Alternative B Scenario - *Conceptual Future Growth*



Alternative B Analysis

Alternative B attempts to imagine how amending the comprehensive plan in this way would control growth. No rezonings that conflict with the plan are contemplated, only rezonings from landowners taking full advantage of the maximum allowed by the wording are projected.

Land Required for Housing

Using the densities typical for the zoning which is likely to result based on this plan could allow up to 3045 new dwelling units in addition to those already subdivided at the time of this writing. This plan could accommodate the MPO projections through the year 2030.

Schools, Parks

The number of new dwelling units allowed would generate an estimated 725 elementary, 302 middle and 416 high school students.

At the mandated ratio of one acre of park per 200 dwelling units this plan should provide a minimum of 15 new acres of parkland.

Pros and Cons of Alternative B

Pros

- Understandable by development community
- Allow economic return to landowners
- Maintains lower densities
- Mandates horse trails

Cons

- Requires more land per DU
- Changes rural ambience
- Does not preserve substantial amount of open space

Alternative C Analysis

This alternative plan was designed as a way to preserve more open space by taking advantage of the Planned Residential zoning category. Under such a zone, development is clustered around areas of open space and built at densities that are not permitted under regular residential zoning. Properly designed planned developments could accommodate the same number of dwelling units as conventional subdivisions while clustering the acreage that would otherwise be used as larger side and backyards into open space.

The concept map labeled "Alternative C" illustrates a possible way that new housing development could be planned to allow landowners to a similar return on their properties and still preserve open space for recreational or specialized farm uses.

Land Requirements

This scenario could also accommodate the 2025 growth projections but not the 2030 projections.

Schools, Parks

The number of new dwelling units allowed would generate an estimated 533 elementary, 222 middle and 306 high school students.

Substantial amounts of open space would be retained under this plan. If the City purchased the land outright it would then be city parkland. This option is prohibitively expensive. Another option would be for developers to donate the land to a land trust, which could then transfer it to the City. If the developer retained ownership of the open space the cost of creating recreational opportunities would be the responsibility of the developer. However the City could assist in improving the open land to minimum standards for certain types of recreation such as biking, hiking or wildlife preserves if they were available to the public.

Studies have shown that cost of conserving open space can be offset by the benefits of not having to provide public services to the area.

Pros and Cons of Alternative C

Pros

- Requires less land per DU
- Allow sufficient economic return to landowners
- Maintains rural ambience
- Could preserve some farmland
- Less expensive to provide services

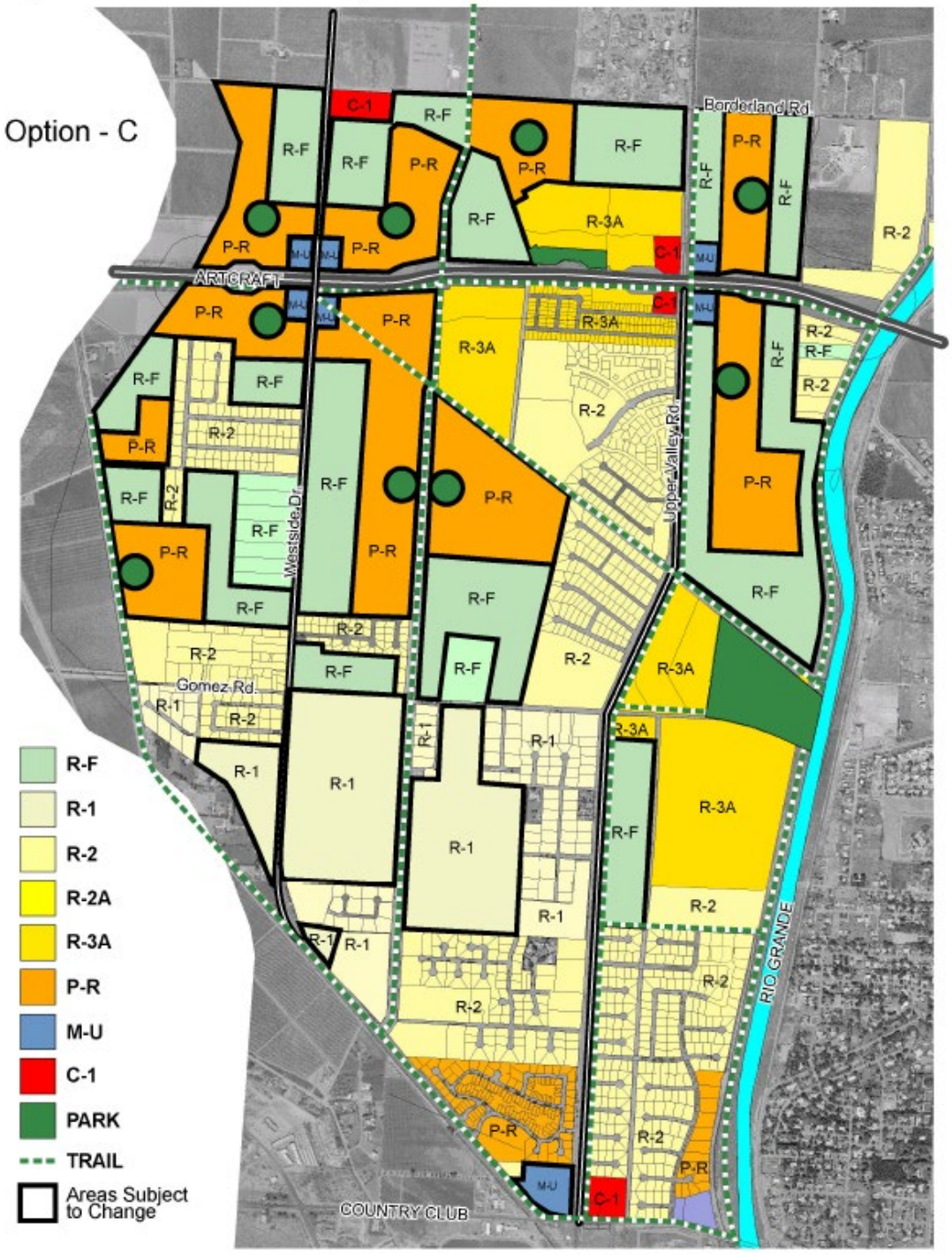
Cons

- May require changes in ordinances
- Marketability not proven in El Paso
- Requires consolidation of properties

Zoning	*Available Acres*	*Density*	*Dwelling units*
Commercial	*29*		*0*
PR-1	*445*	*2.8*	*1248*
R-3A	*79*	*4.3*	*340*
R-2A	*85*	*3.7*	*315*
R-2	*42*	*2.3*	*99*
R-1	*174*	*1.22*	*213*
Open or R-F	*452*		*0*
Total			***2215***

Possible Future under Alternative C

Map 9. Alternative C Scenario - *Conceptual Future Growth*



Transportation infrastructure Analysis

Alternative A:

Since this concept is essentially the one analyzed by the MPO their recommendations can be examined first. Virtually all new capacity would be in the form of roadway widening.

- Artcraft – super arterial
- Westside Dr. – Major arterial-with-bike-lane cross section 120'
- Gomez Rd. – Major arterial-no-bike-lane cross section 110' connecting to a bridge across the Rio Grande and thence to Redd Road.
- Upper Valley Rd. minor arterial-no-bike-lane cross section 110'

Alternative modes

A bike path is shown in the Plan for El Paso on Westside Drive. Artcraft Road already has a bicycle path. Transit service will be in the area but at long headways.

Gomez/Redd connection

If the planned connection to Redd Road via a new river crossing is not built the level of congestion and delay drivers experience on other roads would increase. The road that would be impacted most would be Upper Valley Road, which would approach its maximum capacity if Gomez was not connected but would be well under capacity if Gomez were connected.

Some other roads would show increases in traffic, but traffic on Borderland and Westside roads could actually decrease. The increases on Artcraft would be easily accommodated by that super-arterial. Country Club Road, however, is projected to be well over capacity irregardless of the Gomez connection construction.

The table below shows the expected traffic on roads in the area for the year 2025. It also shows the volume to capacity ratio, which is simply how much of the roads comfortable capacity will be used up. Numbers less than one (1.00) show that the road could handle the expected traffic. Numbers close to or exceeding one (1.00) show that the traffic would be too much for the road in question.

Predicted Daily Traffic and V/C ratio

	Network with Gomez Road		*Network without Gomez Road*	
Artcraft	*33,582*	*0.55*	*43,696*	*0.71*
Westside	*5,579*	*0.8*	*6,535*	*0.51*
Upper Valley	*9,985*	*0.69*	*13,996*	*0.94*
Borderland	*5,065*	*0.93*	*5,622*	*0.8*
Country Club	*20,582*	*1.62*	*19,731*	*1.76*
Gomez	*12,977*	*0.83*	*2,991*	*0.50*

Comparison of Traffic with and without Gomez/Redd Road Connection

Alternative B:

Analysis will be done when land uses are solidified.

Alternative modes

This concept calls for horse trails to be maintained "wherever possible". The bike paths of the Plan for El Paso would continue to be part of the plan.

Alternative C: Clustered Plan

Analysis will be done when land uses are solidified.

Alternative modes

This alternative shows a more comprehensive network of walking, bicycle and equestrian trails along the canals and drains. Studies from other cities suggest this may reduce the number of short trips to the commercial uses that are made by automobile.

Implementation Strategies

Alternative A:

This concept will be implemented if no changes are made to the Plan for El Paso land use and thoroughfare sections. Zoning change requests to R-3A, R3 or R-2A would also be approved on a case-by-case basis. The planned widening and new construction of the thoroughfares shown on the Major Thoroughfare Plan will also need to take place.

Alternative B:

This plan would require amendment of the Plan for El Paso by adding a sub area plan that explicitly incorporates gross density limits, requirement for site plans, landscape buffers, and parking and signage restrictions. These requirements could then be added to any zoning change requests, perhaps as special contract conditions.

Park and/or thoroughfare plans would need to be amended to encourage open space and equestrian trails.

Alternative C:

This concept could be implemented in differing ways but each would require several actions to occur. Any Planned Residential projects following this plan would need to be fairly large and thus cover property that is currently under different owners. In order to ensure equitable treatment of property owners and avoid potential takings, a mechanism would need to be set up to prevent takings claims by landowners whose property remains open space.

One way of implementing this concept would be to allow transfer of development rights between property owners. This would permit low intensity uses to continue while allowing economic gain to the landowners. The State of Texas has not passed legislation enabling transfer of development rights so a City ordinance would be required. Purchase of development rights is another concept that could be investigated.

A third option would be creating a mandatory open space zoning district. Open space zoning, or cluster zoning, allows the same number of units as is permitted under the regular zoning. The units are clustered and about half of the site is consolidated into a large open space. There is a precedent for this concept in the Planned Mountain Development district.

Existing Planned Residential zoning requires that all land be under "unified control" so properties would need to be consolidated prior to applying for review of development plans. Current Planned Residential zoning rules state that the minimum size for a PR project is three acres, but in the Upper Valley that minimum may need to be raised.

The standards for design review would need to be defined in the sub-area plan so that Planned Residential projects would adhere to the goals of providing open space and rural ambience. Park plans and thoroughfare plans would need to be amended to reflect the goal of the sub area plan.

Zoning changes for increased density would need to be recommended against if they did not incorporate Planned Residential projects that met the standards of the plan.

Recommendation: Amendment to *The Plan for El Paso*

In formulating the recommendations given in this section the Planning , Research and Development Department attempted to balance three major goals:

1. The need for land to accommodate future population growth in the El Paso region, including a range of income levels.
2. The desires of existing residents to preserve the quality of life in the study area.
3. The rights of landowners to achieve reasonable economic return on their property.

Fiscal goals were not included. Such analysis could not be performed within the short time frame of the study. It was assumed that the tax revenue would balance the cost of servicing new growth.

Goal 1:

According to MPO projections, if the study area is to accommodate its fair proportion of regional growth, the total number of housing units in the study area in the year 2030 should be 3,939. The census found 698 housing units in the year 2000. Subdivision records indicate that since that time approximately 700 new home sites have entered the subdivision process. Therefore any plan should permit at least 2,541 new homes to be built. Moreover, the range of lot sizes and prices should reasonably accommodate many income levels.

Under the recommendations, over 3,000 additional new homes would be possible. Although the amendment would discourage any new R3A zoning, an overall total of approximately 950 housing units could result within areas already zoned R3A. About 300 new units would also be possible in areas already zoned R2A.

Goal 2:

The Planning, Research and Development Department and the City Council held well-attended public hearings before drafting these recommendations. Sixty-five surveys were returned after a meeting held within the study area. The vast majority of comments received stated that low density, large lot housing was preferred if new development were to occur at all. A vociferous segment of the public was strongly biased against the most recent R-2A rezoning case.

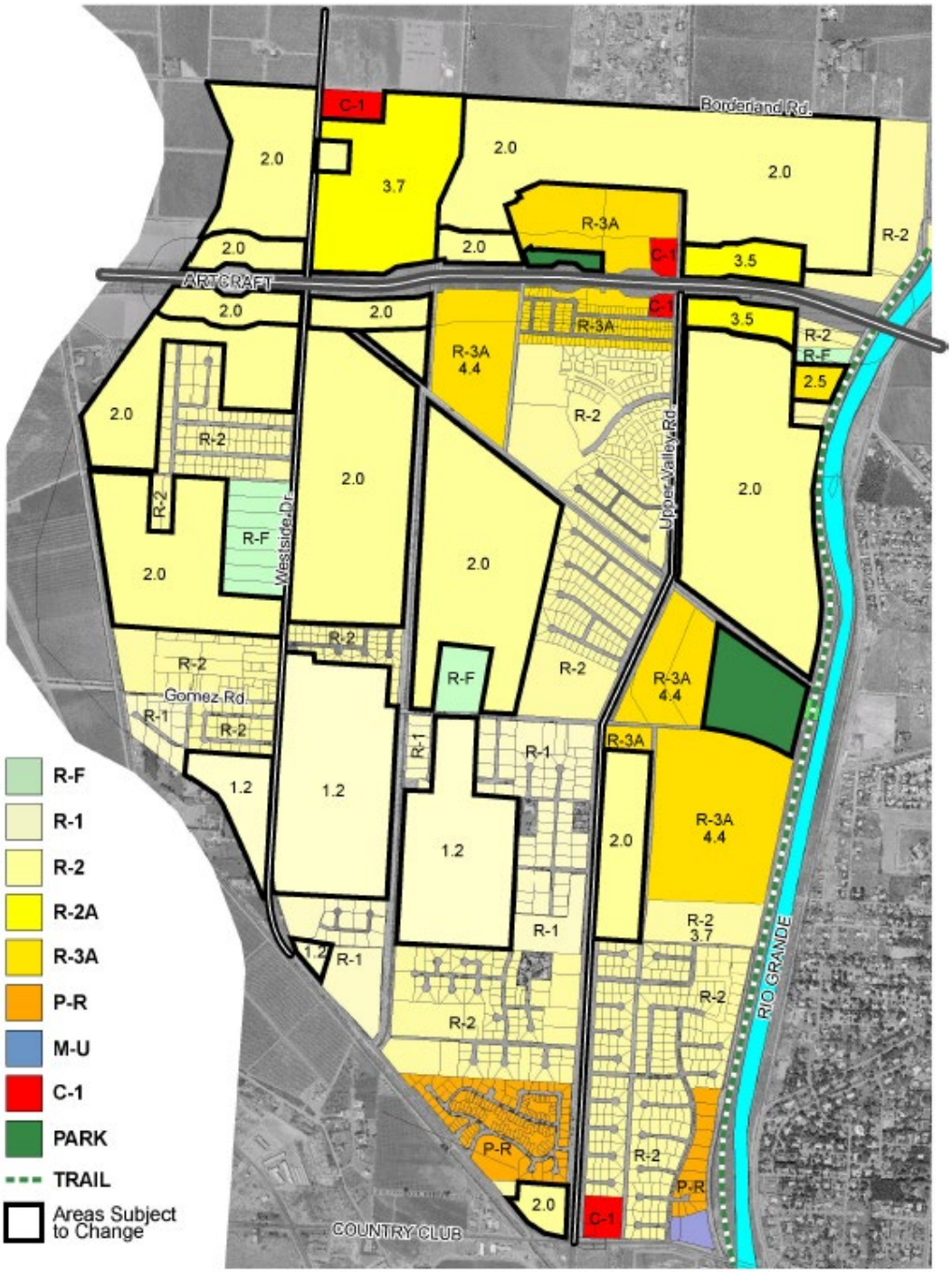
In the early meetings the Department put forward a concept for clustered development to preserve larger contiguous areas of open space. This concept was given due consideration by the participating public but was ultimately rejected in favor of large lot development. Reasons given included the lack of institutional structure to manage the open space and distrust that the open space would actually be preserved from future development.

The representatives of the resident group with which the Department had contact support the recommendations.

Goal 3:

Forty one percent of the land in the study area is already zoned such that higher densities than 2 units/acre are grandfathered in. Another 14% is zoned R-1 and is already developed at densities of less than 2 units/acre.

Map 10: One possible result of the proposed amendments
3144 new dwelling units



Approximately 900+ acres land in the study area (45%) remain zoned R-F (ranch farm). This is the land for which reasonable economic expectations most need to be met. Some of this land has been purchased by land developers, while most remains in agricultural use. Drought conditions have affected the profitability of farming in recent years so sale or development can be an attractive option. During the nineteen nineties, before the opening of Artcraft Road/Gary Ord Highway, the average density of farmland conversion development was about 2 units per acre.

Gated, large lot subdivisions have found a market on Westside mountain areas. Properly designed projects in the study area would have a reasonable expectation of selling as well.

Text of Amendment: (Approved by City Council January 13th, 2004)

Northwest Planning Area

The recommendations of The Plan for El Paso adopted in 1999 serve as guidelines for development and redevelopment for the City of El Paso and its extra territorial jurisdictions. Within the Northwest planning area, the recommendations of the Northwest Upper Valley Plan adopted in 2004 will serve as guidelines for development and redevelopment of the area bounded by the Rio Grande, Country Club Road, the Texas/New Mexico State line and Borderland Road. *Land included within a valid land study and subdivision or zoning applications on file as of January 12, 2004 are specifically exempted from the provisions of this Plan Amendment for so long as the project that necessitated such application is continued.*

Artcraft Road Corridor

- The Artcraft Road Corridor shall be defined as the area extending 400 feet on either side of the Artcraft Road right-of-way from Doniphan Drive to the New Mexico State line.

Recognizing that there will be increased interstate heavy traffic on Artcraft Road, new development along the Artcraft Corridor should be planned in such a way as to promote the welfare, beauty and comfort of the area along the Artcraft Corridor and in the remainder of the Northwest Upper Valley Study Area.

Residential development:

- Any new residential development within the Artcraft Road Corridor should be low density no more than five (5) dwelling units per gross acre.

- New development should be encouraged to provide and make provisions to maintain a thirty-five foot (35') landscaped strip of property along Artcraft Road measured from the edge of TxDOT right of way to include native plants and trees.

Commercial development:

• New commercial development should be restricted to the western side of the intersection of Artcraft Road at Upper Valley Road in an area extending 300 feet from the rights-of-way making the intersection.

• Commercial development should be restricted to neighborhood-compatible uses.

• A detailed site development plan should be encouraged for all commercial zoning requests.

Remainder of Northwest Upper Valley Study Area

This area--between the Rio Grande and the New Mexico State Line and between Country Club Road and Borderland Road, but excluding the Artcraft Road Corridor-- is characterized by the following:

• The area is a mix of agricultural use and very low-density large-lot single-family residences (a mix of R-1 and R-2), providing substantial open space and greenery. Residents have consistently expressed an interest in promoting the continuation of only agricultural and very low-density single family uses.

• Only a few collector roads serve the area and traffic circulation is hampered by the need to cross the Rio Grande on bridges at Country Club, Artcraft Road, and Borderland Road. Growth to the west in New Mexico and to the north in El Paso County will continue to funnel more people onto the routes for these bridges.

• Because of continuing agricultural use, the area is criss-crossed by irrigation canals and drains and their access roads that fall under the jurisdiction of the El Paso County Irrigation District #1.

• Most existing residential developments front onto the few collector roads and back onto irrigation ditches, leaving interior tracts of land that are accessible only by ditch-bank roads or by long or irregular routes to the collector roads.

• The area has unique features that attract many people to use the area for recreational activities such as bird watching, cycling, and horseback riding.

• The area lies in the Rio Grande flood plain, providing the potential for flooding, and there is not an up to date comprehensive drainage study or flood plan for this area.

As a result,

- New residential development should be very low density (a maximum of two and one half (2.5) dwelling units per gross acre) and on large lots.

- Buffering uses should be encouraged between areas of less-compatible uses.

- New street lighting should be encouraged to conform with recognized dark sky standards in order to preserve rural ambience. If dark sky standards are adopted by the City of El Paso they will take precedence.

- Within residential developments, open areas and green space areas should be planned and implemented wherever possible and developers should be discouraged from providing Park Dedication Fees in lieu of land for parks.

- The City, the El Paso County Water Improvement District No. 1, and developers should work together to plan for the safe passage of horses and cyclists along all arterials, collectors and subcollectors and keep the area and the Rio Grande River Park accessible and compatible for these uses through the use of horse trails, bike trails and ditch banks.

The 2025 Projected General Land Use Map for the area is amended as shown on Map 11.

Map 11. Plan Amendment Recommendation- *Year 2025 Projected General Land Use*

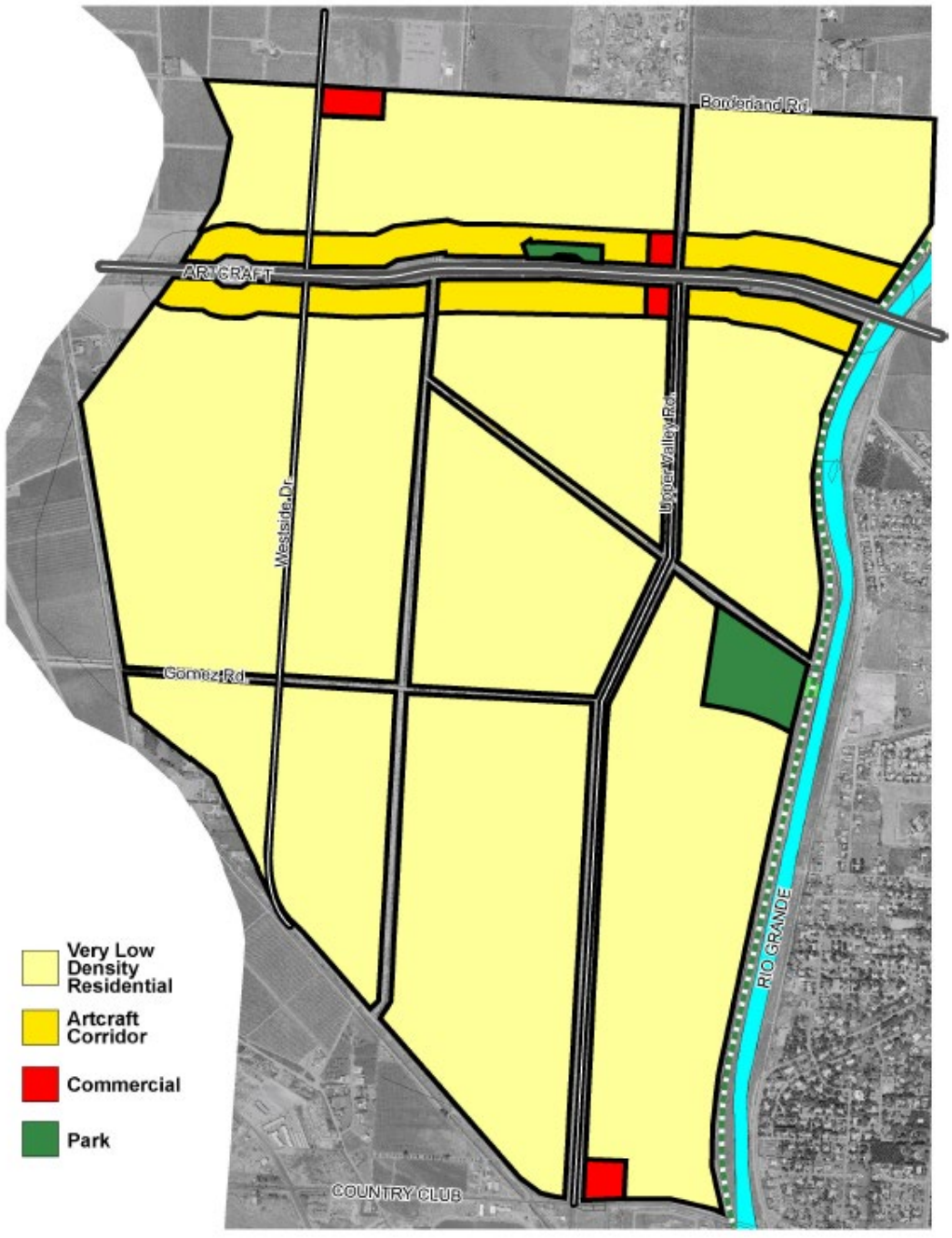


Exhibit 1

Results of Survey Given at Public Meeting on Upper Valley Plan

Survey from Meeting on Upper Valley Study – November 13, 2003

The most important factors to me for "quality of life" in the Upper Valley: **RANK (1= most important)**

1.9 points Keeping the density of housing low
2.1 points Keeping the size of the lots large
2.9 points Keeping the value of the homes high
3.3 points Preserving public open space, parks, and trails
3.6 points Maintaining rural uses such as for horses and farms
4.0 points Avoiding traffic and roadway problems
4.4 points Avoiding overcrowded schools

From this meeting, I believe:	Agree	Disagree	Uncer-tain
A revision of the Plan for the Upper Valley is needed	59	2	2
The Council Revision will generally accommodate demand thru 2025	10	21	20
Most of the growth with be north of Gomez, in Canutillo ISD	12	10	13
Canutillo ISD will need to build 1 or more schools in the area	49	4	6
Valley Creek Park (37 acs) will be heavily used by Upper Valley residents	31	10	14
River Park trail will be heavily used by Upper Valley residents	31	8	15
Several smaller parks are also needed	27	18	9
Hike, bike, and horse trails should be included, with access to canal roads	51	5	1
I'd prefer a network of connecting trails rather than small parks in subdivisions	34	12	8
I'd accept tracts with smaller lots in exchange for more public open space	6	45	4
The Council Revision is fair toward landowners and developers.	7	34	13
The Revision to the Plan adequately describes the land use guidelines by referring to limits of 5 units per acre (Artcraft) and 4 units per acre	10	20	18
Away from Artcraft, the overall area should include a mix of R-1 and R-2, rather than each rezoned tract including both R-1 and R-2.	17	13	6
Currently, R-1 comprises 26% of all non-RF acreage; I want this % maintained in future.	38	12	4
R-1 zoning on existing tracts should be maintained; RF tracts should be rezoned R-1 or R-2 depending on surroundings.	38	15	1
R-1 should be mandated on tracts with certain characteristics; other tracts could be zoned R-1 or R-2, at landowner's option.		30	14 6
City should seek legal way to require that each RF tract rezoned include both R-1 and R-2.	40	11	3
Gomez Road should not cross the Rio Grande before year 2015		54	7 2
Gomez Road running West from Upper Valley Road should stay 2 lanes		51	5 5
Gomez Road running East from Upper Valley Road can be 4 lanes	10	42	7

The MPO should study and make recommendations for after year 2015	48	2
4		

Survey Concerns

1. No R3A. (3)
2. Need for emergency assistance, fire & police substations. (4)
3. Why does City Council ignore CPC recommendations?
4. Repair the northern portion of Upper Valley Road starting on Gomez Road. (2)
5. Need to widen Country Club Road and install streetlights. (2)
6. Need streetlights on Upper Valley Road and Westside Drive. (2)
7. Make sure park fees are used for parks.
8. Why was Gomez Road paved if there is no money?
9. Water concerns. (7)
10. Do not need rezoning. (2)
11. Heavy construction trucks are tearing up the roads and are only being patched up instead of putting a base under the asphalt, which in turn would be able to handle heavy trucks.
12. Concerns about increased density, lack of infrastructure, drainage, and infringement on irrigation rights. (8)
13. Survey could be clearer, and questions are confusing. (3)
14. Gomez Road should not cross the River.
15. Primary zoning should be RF & R1 with irrigation. (12)
16. RF could be zoned for 3-acre Ranchettes.
17. Current Master Plan already references maintaining rural quality of life in the Upper Valley. How will a new plan be enforced any differently in the face of pressure from developers?
18. Development must stop until roads are repaired.
19. The City is only interested in developers. (2)
20. Concerned about traffic flow to Damian Elementary School and new High School at Transmountain & I-10. Borderland Road cannot handle traffic now.
21. Taxes being raised.
22. Over population. (4)
23. New Schools needed. (5)
24. The Valley is unique, desert is not. Schwartz can build in the east, north, etc. (3)
25. Heavy traffic. (5)
26. We must do all we can to enhance and preserve the natural greenery and beauty of the Valley. (7)
27. Afraid of losing home to Gomez Road expansion.
28. Need a Drainage Study.
29. Do the right thing. (2)
30. Will irrigation ditches be maintained so that water allotment from the Rio Grande River will continue?
31. Land has better uses than houses.
32. What is being done to preserve the animals; skunks, raccoons, owls, herons, etc. (4)
33. If Gomez Road is expanded, it will need constant repair due to the high water table.
34. Representative Austin said the Community wanted streetlights, but it does not want them.
35. Ensure mix of R1 & R2 outside of corridor, and ensure compliance with plan. (4)
36. Concerned that roadways have adequate passage for safe crossing of pedestrians and horses.
37. A traffic light at Upper Valley Road will make it very difficult to get out of Country Place Estates.
38. Would like a public horse arena.
39. Horses are not compatible with bike trails.
40. Willing to help work on plan. (2)

**** Number after comment is the number of times it was commented. If there is no number, comment was only made once.**

Exhibit 2

Ordinance Amending the Comprehensive Plan

ORDINANCE NO. _____

AN ORDINANCE APPROVING THE NORTHWEST UPPER VALLEY PLAN AS A SPECIFIC STUDY AREA PLAN TO BE INCORPORATED INTO THE CITY'S COMPREHENSIVE PLAN, THE PLAN FOR EL PASO, AND WHICH PLAN SHALL AMEND THE PLAN FOR EL PASO AND THE YEAR 2025 GENERAL LAND USE MAP INCORPORATED THEREIN.

WHEREAS, *The Plan for El Paso* was adopted by the El Paso City Council on April 27, 1999, and further ratified on February 18, 2003, pursuant to the provisions of Section 219.002 of the Texas Local Government Code as the comprehensive plan for the City; and

WHEREAS, the comprehensive plan serves as a general guide for the future growth and development of the City to promote public health, safety and welfare; and

WHEREAS, a specific recommendation of *The Plan for El Paso* is the creation of specific study area plans that will serve as a separate policy documents that give general support to the objectives of the City's comprehensive plan; and

WHEREAS, the El Paso City Council on September 16, 2003 directed the Planning, Research and Development Department to prepare amendments to the *The Plan of El Paso* to modify the goals, policies and land use recommendation for a portion of the Upper Valley with public input and to present these amendments to City Council within ninety (90) days; and

WHEREAS, the City Planning, Research and Development Department has developed a study area plan for the Northwest Upper Valley which identifies the impacts of growth and new development and proposes guidelines aimed at protecting the existing characteristics of the Northwest Upper Valley; and

WHEREAS, the El Paso City Council finds that the adoption of the Northwest Upper Valley Plan as herein enumerated will have no negative impact upon the public health, safety, morals and

general welfare of the City, and that the study area plan will carry out the purpose and spirit of the policies expressed in *The Plan for El Paso*.

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

1. **THAT**, the El Paso City Council hereby adopts the Northwest Upper Valley Plan as a specific study area plan, and that same shall be incorporated into *The Plan for El Paso* for all purposes, including amending the Year 2025 Projected General Land Use Map for the long-range development of the Northwest Upper Valley

2. **Except** as herein modified, *The Plan for El Paso* and its related documents shall remain in full force and effect as to the long-range general policies for guiding growth and development in the City.

PASSED AND APPROVED this _____ day of _____, 2004.

THE CITY OF EL PASO

_____
Joe Wardy
Mayor

ATTEST:

_____
Richarda Momsen
City Clerk

APPROVED AS TO FORM:

_____
Matt Watson
Assistant City Attorney

APPROVED AS TO CONTENT:

_____
Patricia D. Adauto
Deputy Chief Administrative Officer
Building & Planning Services

ORDINANCE NO. _____

ATTACHMENT 4

Planning and Inspections Department - Planning Division

Staff recommends **APPROVAL WITH CONDITIONS** of the rezoning request. The proposed zoning district is compatible with the low intensity zoning district and consistent with the adopted policies per the Northwest Upper Valley Plan. It is compatible with the low intensity mix of uses permitted in the surrounding area. Furthermore, staff recommends the Future Land Use Map (FLUM) designation be amended to G-4, Suburban as per *Plan El Paso*, the City's Comprehensive Plan. The recommended conditions are the following:

1. *That a detailed site development plan be reviewed and approved per City Code prior to the issuance of certificates of occupancy or certificates of completion.*
2. *That a minimum 500-foot distance be required between any establishments meeting both of the following criteria:*
    a. *Establishment deriving 51% or more of their income from the sale of alcoholic beverages for on-premise consumption; and*
    b. *Providing outdoor amplified sound.*
3. *That no office warehouse uses shall be permitted.*
4. *That a five-foot (5') sidewalk along Westside Drive shall be constructed prior to certificates of occupancy or completion.*
5. *No egress for semi-trucks shall be permitted onto Westside Drive on a southbound direction.*

Planning and Inspections Department – Plan Review & Landscaping Division

The generalized site plan is not being reviewed for conformance due to conceptual nature. No objections to proposed rezoning.

At the time of submittal for building permits, the project will need to comply with all applicable provisions of the IBC, Municipal Code, and TAS.

Planning and Inspections Department – Land Development

1. Add a general note at the time of preliminary and final plat sheets: "The retention of all storm-water runoff discharge volume is required within this subdivision's limits in compliance with all provisions of (Muni-Code 19.19.010A, DSC, and DDM Section 11.1)."
2. The proposed ponding area for subdivision shall have enough capacity to hold the developed runoff for a designated 100-yr. storm event.
3. TXDOT review and approval are required of the proposed area for drainage and access requirements (Driveways, acceleration, and deceleration lane). No storm-water is allowed into TXDOT R.O.W.
4. A portion of the property area will be in the Flood zone according to the preliminary future FEMA maps. Meaning; that according to current maps from FEMA, the property is not in the flood zone area, but the property will be in the flood zone area in the future when new maps become effective. It is recommended to build 1 foot above the preliminary BFE for the affected lots.

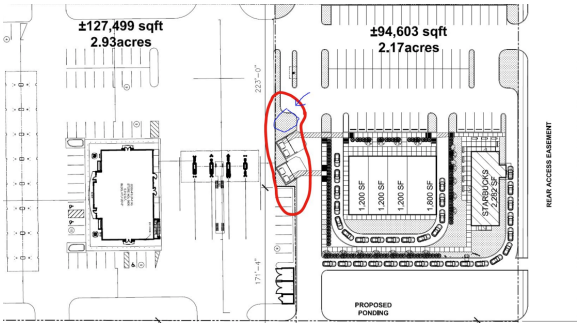
Note: Comments will be addressed at the permitting stage.

Fire Department

No adverse comments.

Environment Services

I understand this is a request for rezoning, however, I did notice the dumpster locations for the Starbucks side are a bit tight for a standard refuse truck to effectively and safely enter and reverse out of. My suggestion is to move the dumpster pads and angle them so that the refuse trucks can enter and reverse clear of causing damage and add safety to the reversing as seen on the attached JPG.



Note: Comments will be addressed at the permitting stage.

Streets and Maintenance Department

TIA was recommended for approval through the subdivision platting stage. However, improvements must be implemented as per TIA recommendations, to include: the implementation of a left turn lane, deceleration lane for driveways 1 & 2. Including transition to a 2-lane road plus signage and stripping. Scheduled scope meeting is required to discuss parameters.

Note: Comments will be addressed at the permitting stage.

Texas Department of Transportation (TXDOT)

The Artcraft Road shown on the layout is a proposed road that has not been built and the request would need to be made once proposed roadway conditions are built. The Artcraft main lanes have a current access denial line in place which prevents TXDOT from granting any access at this location.

1. Remove proposed driveway on Artcraft. SH 178. SH 178 is a controlled access roadway and access must only be thru Westside Dr.
2. Submit grading and drainage plans to TXDOT for review and approval.

Note: Plan is conceptual. Comments will be addressed at the permitting stage.

Sun Metro

No comments received.

El Paso Water

EPWater-PSB does not object to this request.

Water:

There is an existing 12-inch diameter water main that extends along Westside Drive located approximately 7-feet west of the eastern right-of-way line. This main increases to a 16-inch diameter water main approximately 570-feet north of Miss Bev Avenue and continues north to Artcraft Road. No direct service connections are allowed to the 16-inch diameter water main as per the El Paso Water Utilities – Public Service Board Rules and Regulations. The 16-inch and12-inch water mains are available for main extensions.

There are no water mains along Artcraft Road.

Water mains required to serve the project need to be extended by creating a looped system. Owner/Developer is responsible for all extension costs.

Previous water pressure from fire hydrant #6301 located at Westside Drive, 1800-feet north of Gomez Road, has yielded a static pressure of 72 psi, a residual pressure of 40 psi, and a discharge of 1,186 gallons per minute.

Sanitary Sewer:

There is an existing 15-inch diameter sanitary sewer main along Westside Drive. This sewer main dead ends approximately 400-feet North of Miss Bev Avenue. This main is available for service and main extensions.

General:
Sanitary sewer main improvements may be required downstream, depending on the anticipated land use and density of the proposed development.

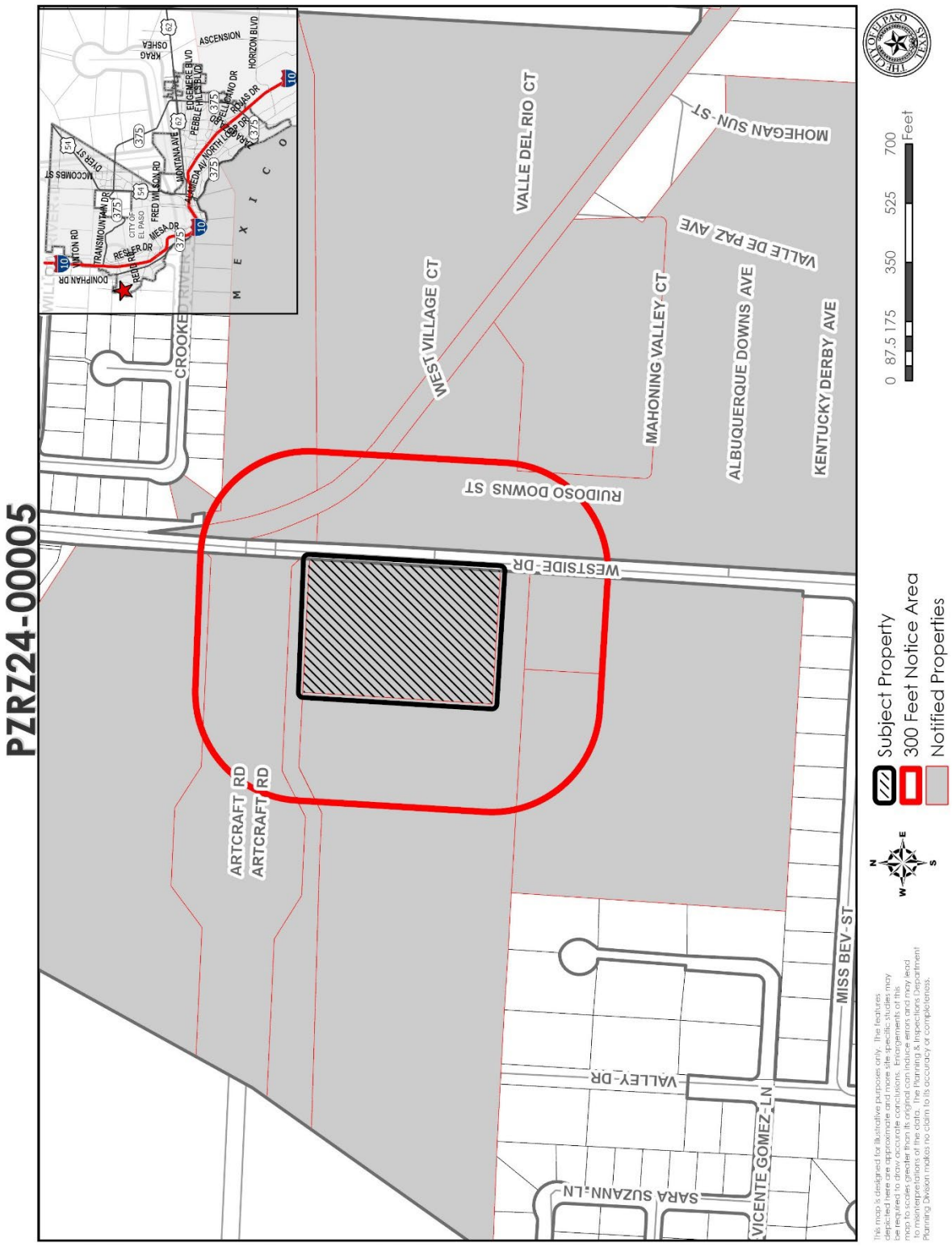
EPWater-PSB requires a new service application to provide service to the property. New service applications are available at 1154 Hawkins, 3rd floor and should be made 6 to 8 weeks in advance of construction to ensure water for construction work. A site plan, utility plan, grading and drainage plans, 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:
No comments received.

El Paso County 911 District
The 911 District has no comments/concerns regarding this zoning.

El Paso County Water Improvement District #1
The item is not within the boundaries of EPCWID1.

ATTACHMENT 5



ATTACHMENT 6

Salloum, Andrew M.

From: Daniel Salazar <dasalazar040@gmail.com>
Sent: Thursday, June 6, 2024 3:38 PM
To: Salloum, Andrew M.
Subject: Rezoning Westside and Artcraft PZRZ24-00005

[You don't often get email from dasalazar040@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

CAUTION: This email originated from outside of the City of El Paso. Do not click links or open attachments unless you recognize the sender and know the content is safe. If suspicious, use Phish Alert or forward to SpamReport@elpasotexas.gov.

Good Afternoon Andrew,

Thank you for calling me back yesterday. I apologize for the phone issues, I lost signal. Per our conversation I am concerned about the proposed rezoning on Westside and Arftcraft PZRZ24-00005. As a resident in the area, I have major concerns regarding the proposal to rezone the land to build a strip mall and gas station for the following reasons.

- Traffic. Has the city conducted a traffic study on Westside Dr. lately? If the city has, does it account for the dramatic increase in traffic once all the new houses recently built on on the new subdivision off of Westside are occupied? Westside Dr. is already a traffic nightmare during peak hours because there is no right turn lane from Westside Dr. to Artcraft towards I-10. A gas station and strip mall would only make current traffic problem a lot worse since there is currently no middle/turning lane for vehicles to exit the gas station to get back on Artcraft.

- Road conditions are extremely poor. There are several large potholes on Westside Dr. that have been filled (poorly btw) and are already getting bad again. New traffic from the gas station and residents in the new subdivision will only make road conditions worse.

- Pedestrian and bike access. Are there plans to build a sidewalk or bike path on Westside Dr. to allow residents to safely walk to the proposed rezoned area? Several of my neighbors, (myself included) would love to have a bike path/sidewalk on westside drive that connects to the bike path on Artcraft. It would give us easier access because right now it is impossible for a person to walk or ride their bike from the neighborhood to the corner of Artcraft and Westside Dr. because there is no sidewalk or bike path to use. Bikers have to dangerously navigate Westside Dr. where vehicles are constantly speeding. Any proposed rezoning should include adding a bike/pedestrian walkway.

- Is another strip mall/gas station combo really necessary? Wouldn't it be better to use the land to develop something else? Like a community garden, dog park, or rec center? The closest rec center is the Don Haskins Rec Center/Dog park off of Resler...on the other side of the freeway! Ask any current resident in the area and I think many would prefer to have this over another gas station. The land you are proposing to rezone for the strip mall/gas station used to be farmland. Once farmland is gone, you can't get it back. I think the city would better serve its residents to rezone it for something else. I'm not sure I will win this battle but I'd appreciate some consideration into the idea.

Bottom line: Before any rezoning the city should hold a public hearing for residents to provide input. And the city needs to build/fix the infrastructure first before giving the go ahead for any future development.

Thanks again for reaching out to me to hear my concerns and please keep me and my fellow residents in the area informed of any public hearings.

Daniel Salazar

ATTACHMENT 7

MAURINE COX [Name]
716 DOVER CT [Address]
EL PASO, TX 79922 [City, State, ZIP]
SHANLEY 96@ aol.com [Email]
915-929-3747 [Phone]
10-8-2024 [Date]

Andrew Salloum
Raul Garcia
City of El Paso
Planning and Inspections Department
811 Texas Avenue
El Paso, TX 79901
SalloumAM@elpasotexas.gov
GarciaR1@elpasotexas.gov

Dear Members of the Planning and Inspections Department,

I am writing to express my support for the proposed rezoning of the property located at the southwest corner of State Highway 178 (Artcraft Road) and Westside Drive from agricultural zoning to commercial zoning. I support the proposed commercial development of this property for commercial uses such as a convenience store with gas and diesel pumps, a coffee house, restaurants, a shopping center, and other commercial uses.

I believe that this proposed development will bring significant benefits, including:

1. Enhanced Convenience: A commercial development encompassing uses such as a proposed convenience store with gas and diesel pumps, coffee house, shopping center, and other commercial businesses will offer residents easy access to essential goods and services, reducing the need for lengthy trips to other areas.

2. Economic Development: The new proposed commercial businesses will generate job opportunities and stimulate local economic growth.

3. Increased Property Values: The proposed development is expected to increase property values in the surrounding area and on this vacant lot to the highest and best use of this land.

4. Community Gathering Space: The shopping center and coffee house will serve as hubs for residents, fostering a sense of community.

I strongly support this commercial rezoning proposal and believe it will greatly enhance our neighborhood. I urge the City of El Paso to approve this commercial rezoning request.

Thank you for your consideration.

Sincerely,

Maurine G

MAURINE COX [Print Name]

Support for Commercial Rezoning Proposal
Southwest Corner of Westside Drive and State Highway 178 (Artcraft Road)

I, the undersigned, support the rezoning of the property located at the southwest corner of State Highway 178 (Artcraft Road) and Westside Drive from agricultural zoning to commercial zoning, including but not limited to, uses such as the proposed development of a convenience store with gas and diesel pumps, a coffee house, a shopping center, or other commercial uses similar to the uses reflected in the conceptual layout shown on the proposed site plan below.

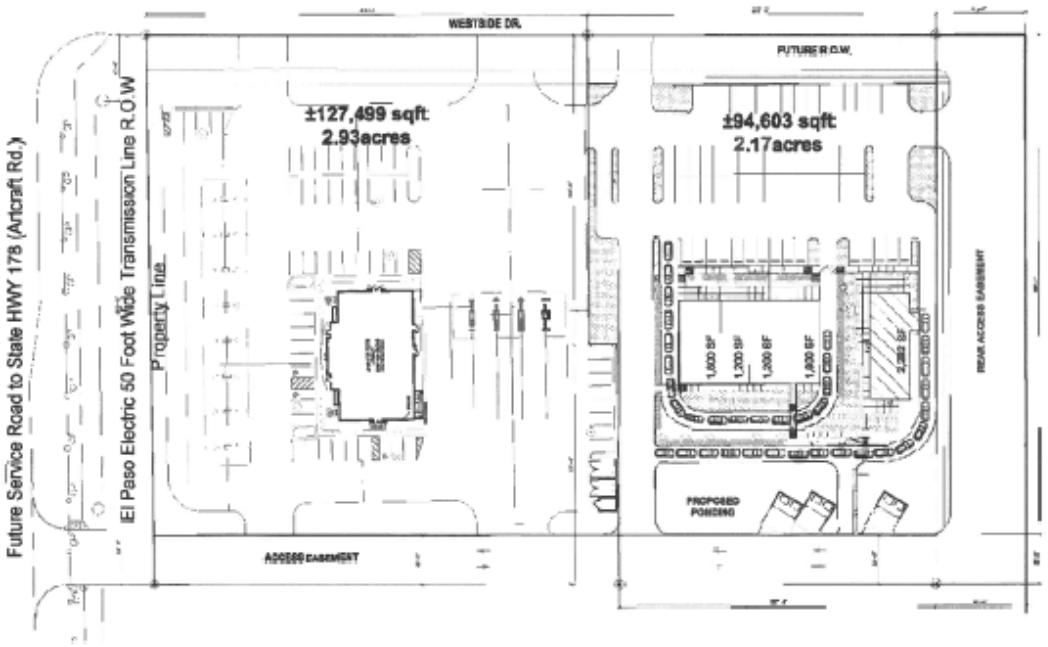
Name: MAURINE COX

Address: 716 Dover Ct - El Paso Tx 79922

Signature: Maurine Cox

Date: 10-08-2024

Artcraft Business Park Proposed Site Plan
(subject to changes and/or revisions)



1. Proposed Building 1
    a. National convenience store operator with gas pumps in front and diesel pumps in the rear.
2. Proposed Building 2
    a. Multitenant shopping center with varying space sizes.
3. Proposed Building 3
    a. Freestanding single tenant drive thru building.

Curtis R Sellers [Name]
9020 Artcraft Rd [Address]
El Paso, Tx 79932 [City, State, ZIP]
Pete@RWS-Assoc.com [Optional Email]
[Optional Phone]
10-9-24 [Date]

Andrew Salloum
Raul Garcia
City of El Paso
Planning and Inspections Department
811 Texas Avenue
El Paso, TX 79901
SalloumAM@elpasotexas.gov
GarciaR1@elpasotexas.gov

Dear Members of the Planning and Inspections Department,

I am writing to express my support for the proposed rezoning of the property located at the southwest corner of State Highway 178 (Artcraft Road) and Westside Drive from agricultural zoning to commercial zoning. I support the proposed commercial development of this property for commercial uses such as a convenience store with gas and diesel pumps, a coffee house, restaurants, a shopping center, and other commercial uses.

I believe that this proposed development will bring significant benefits, including:

1. Enhanced Convenience: A commercial development encompassing uses such as a proposed convenience store with gas and diesel pumps, coffee house, shopping center, and other commercial businesses will offer residents easy access to essential goods and services, reducing the need for lengthy trips to other areas.

2. Economic Development: The new proposed commercial businesses will generate job opportunities and stimulate local economic growth.

3. Increased Property Values: The proposed development is expected to increase property values in the surrounding area and on this vacant lot to the highest and best use of this land.

4. Community Gathering Space: The shopping center and coffee house will serve as hubs for residents, fostering a sense of community.

I strongly support this commercial rezoning proposal and believe it will greatly enhance our neighborhood. I urge the City of El Paso to approve this commercial rezoning request.

Thank you for your consideration.

Sincerely,

Curtis R Sellers

Curtis R Sellers [Print Name]

Support for Commercial Rezoning Proposal
Southwest Corner of Westside Drive and State Highway 178 (Artcraft Road)

I, the undersigned, support the rezoning of the property located at the southwest corner of State Highway 178 (Artcraft Road) and Westside Drive from agricultural zoning to commercial zoning, including but not limited to, uses such as the proposed development of a convenience store with gas and diesel pumps, a coffee house, a shopping center, or other commercial uses similar to the uses reflected in the conceptual layout shown on the proposed site plan below.

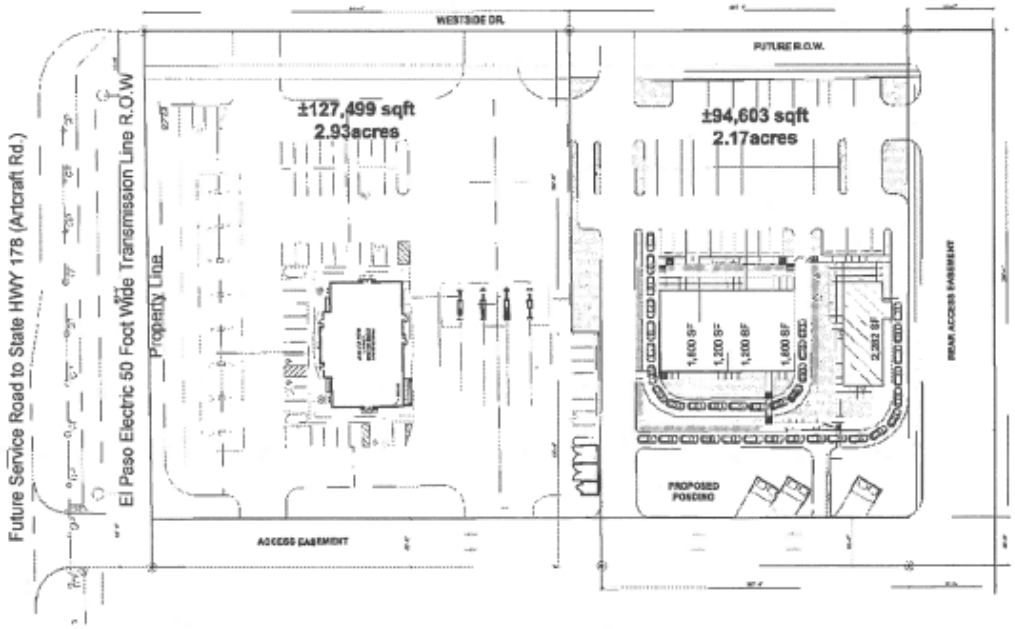
Name: Curtis R Sellers

Address: 8020 Artcraft

Signature: Curtis R Sellers

Date: 10-9-24

Artcraft Business Park Proposed Site Plan
(subject to changes and/or revisions)



1. Proposed Building 1
    a. National convenience store operator with gas pumps in front and diesel pumps in the rear.
2. Proposed Building 2
    a. Multitenant shopping center with varying space sizes.
3. Proposed Building 3
    a. Freestanding single tenant drive thru building.

ALEX LOPEZ [Name]
509 Crossbend Ct. [Address]
EL PASO, TX 79932 [City, State, ZIP]
[Optional Email]
[Optional Phone]
10-9-2024 [Date]

Andrew Salloum
Raul Garcia
City of El Paso
Planning and Inspections Department
811 Texas Avenue
El Paso, TX 79901
SalloumAM@elpasotexas.gov
GarciaR1@elpasotexas.gov

Dear Members of the Planning and Inspections Department,

I am writing to express my support for the proposed rezoning of the property located at the southwest corner of State Highway 178 (Artcraft Road) and Westside Drive from agricultural zoning to commercial zoning. I support the proposed commercial development of this property for commercial uses such as a convenience store with gas and diesel pumps, a coffee house, restaurants, a shopping center, and other commercial uses.

I believe that this proposed development will bring significant benefits, including:

1. Enhanced Convenience: A commercial development encompassing uses such as a proposed convenience store with gas and diesel pumps, coffee house, shopping center, and other commercial businesses will offer residents easy access to essential goods and services, reducing the need for lengthy trips to other areas.

2. Economic Development: The new proposed commercial businesses will generate job opportunities and stimulate local economic growth.

3. Increased Property Values: The proposed development is expected to increase property values in the surrounding area and on this vacant lot to the highest and best use of this land.

4. Community Gathering Space: The shopping center and coffee house will serve as hubs for residents, fostering a sense of community.

I strongly support this commercial rezoning proposal and believe it will greatly enhance our neighborhood. I urge the City of El Paso to approve this commercial rezoning request.

Thank you for your consideration.

Sincerely,

ALEX LOPEZ [Print Name]

Support for Commercial Rezoning Proposal
Southwest Corner of Westside Drive and State Highway 178 (Artcraft Road)

I, the undersigned, support the rezoning of the property located at the southwest corner of State Highway 178 (Artcraft Road) and Westside Drive from agricultural zoning to commercial zoning, including but not limited to, uses such as the proposed development of a convenience store with gas and diesel pumps, a coffee house, a shopping center, or other commercial uses similar to the uses reflected in the conceptual layout shown on the proposed site plan below.

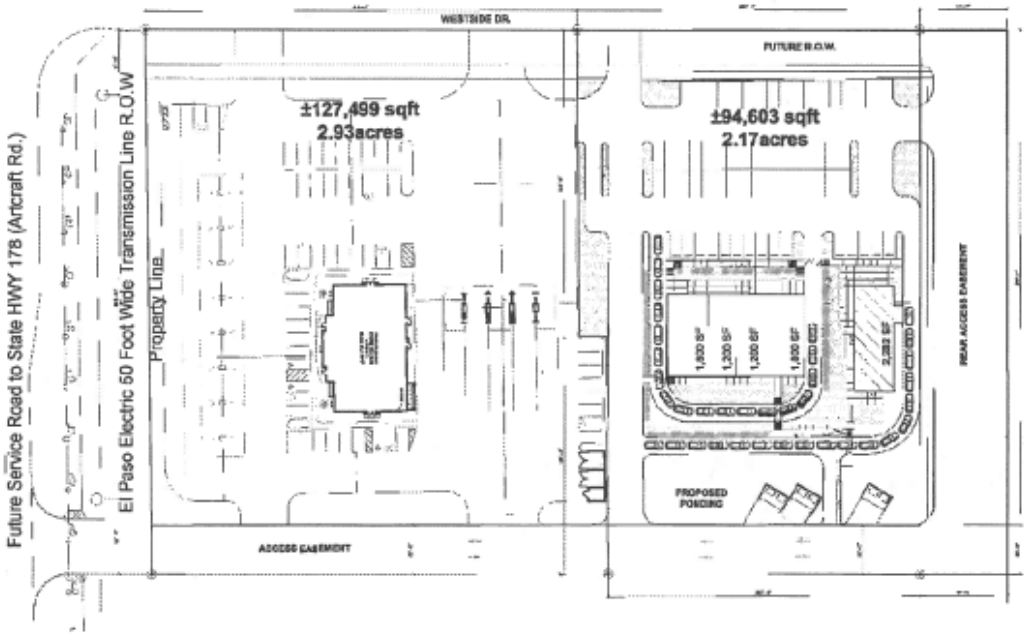
Name: ALEX LOPEZ

Address: 509 Crossbend Ct.

Signature: C. L

Date: 10-9-2024

Artcraft Business Park Proposed Site Plan
(subject to changes and/or revisions)



1. Proposed Building 1
    a. National convenience store operator with gas pumps in front and diesel pumps in the rear.
2. Proposed Building 2
    a. Multitenant shopping center with varying space sizes.
3. Proposed Building 3
    a. Freestanding single tenant drive thru building.

Beverly Sellers [Name]
709 Rosinante [Address]
El Paso, TX 79922 [City, State, ZIP]
[Optional Email]
[Optional Phone]
10-9-24 [Date]

Andrew Salloum
Raul Garcia
City of El Paso
Planning and Inspections Department
811 Texas Avenue
El Paso, TX 79901
SalloumAM@elpasotexas.gov
GarciaR1@elpasotexas.gov

Dear Members of the Planning and Inspections Department,

I am writing to express my support for the proposed rezoning of the property located at the southwest corner of State Highway 178 (Artcraft Road) and Westside Drive from agricultural zoning to commercial zoning. I support the proposed commercial development of this property for commercial uses such as a convenience store with gas and diesel pumps, a coffee house, restaurants, a shopping center, and other commercial uses.

I believe that this proposed development will bring significant benefits, including:

1. Enhanced Convenience: A commercial development encompassing uses such as a proposed convenience store with gas and diesel pumps, coffee house, shopping center, and other commercial businesses will offer residents easy access to essential goods and services, reducing the need for lengthy trips to other areas.

2. Economic Development: The new proposed commercial businesses will generate job opportunities and stimulate local economic growth.

3. Increased Property Values: The proposed development is expected to increase property values in the surrounding area and on this vacant lot to the highest and best use of this land.

4. Community Gathering Space: The shopping center and coffee house will serve as hubs for residents, fostering a sense of community.

I strongly support this commercial rezoning proposal and believe it will greatly enhance our neighborhood. I urge the City of El Paso to approve this commercial rezoning request.

Thank you for your consideration.

Sincerely,

Beverly Sellers [Print Name]

Support for Commercial Rezoning Proposal
Southwest Corner of Westside Drive and State Highway 178 (Artcraft Road)

I, the undersigned, support the rezoning of the property located at the southwest corner of State Highway 178 (Artcraft Road) and Westside Drive from agricultural zoning to commercial zoning, including but not limited to, uses such as the proposed development of a convenience store with gas and diesel pumps, a coffee house, a shopping center, or other commercial uses similar to the uses reflected in the conceptual layout shown on the proposed site plan below.

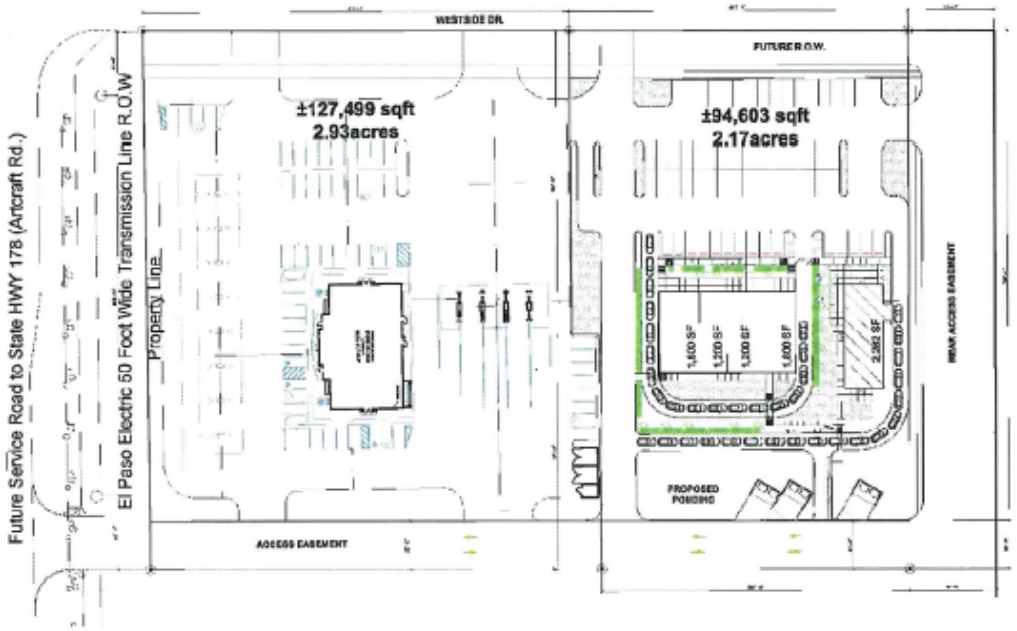
Name: Beverly Sellers

Address: 700 Rosinante

Signature: [signature]

Date: 10-9-24

Artcraft Business Park Proposed Site Plan
(subject to changes and/or revisions)



1. Proposed Building 1
    a. National convenience store operator with gas pumps in front and diesel pumps in the rear.
2. Proposed Building 2
    a. Multitenant shopping center with varying space sizes.
3. Proposed Building 3
    a. Freestanding single tenant drive thru building.

Candace Wolf [Name]
210 Rosemont Dr [Address]
El Paso TX 79922 [City, State, ZIP]
[Optional Email]
[Optional Phone]
14 Oct 24 [Date]

Andrew Salloum
Raul Garcia
City of El Paso
Planning and Inspections Department
811 Texas Avenue
El Paso, TX 79901
SalloumAM@elpasotexas.gov
GarciaR1@elpasotexas.gov

Dear Members of the Planning and Inspections Department,

I am writing to express my support for the proposed rezoning of the property located at the southwest corner of State Highway 178 (Artcraft Road) and Westside Drive from agricultural zoning to commercial zoning. I support the proposed commercial development of this property for commercial uses such as a convenience store with gas and diesel pumps, a coffee house, restaurants, a shopping center, and other commercial uses.

I believe that this proposed development will bring significant benefits, including:

1. Enhanced Convenience: A commercial development encompassing uses such as a proposed convenience store with gas and diesel pumps, coffee house, shopping center, and other commercial businesses will offer residents easy access to essential goods and services, reducing the need for lengthy trips to other areas.

2. Economic Development: The new proposed commercial businesses will generate job opportunities and stimulate local economic growth.

3. Increased Property Values: The proposed development is expected to increase property values in the surrounding area and on this vacant lot to the highest and best use of this land.

4. Community Gathering Space: The shopping center and coffee house will serve as hubs for residents, fostering a sense of community.

I strongly support this commercial rezoning proposal and believe it will greatly enhance our neighborhood. I urge the City of El Paso to approve this commercial rezoning request.

Thank you for your consideration.

Sincerely,

Candace E Wolf

Candace E Wolf [Print Name]

Support for Commercial Rezoning Proposal
Southwest Corner of Westside Drive and State Highway 178 (Artcraft Road)

I, the undersigned, support the rezoning of the property located at the southwest corner of State Highway 178 (Artcraft Road) and Westside Drive from agricultural zoning to commercial zoning, including but not limited to, uses such as the proposed development of a convenience store with gas and diesel pumps, a coffee house, a shopping center, or other commercial uses similar to the uses reflected in the conceptual layout shown on the proposed site plan below.

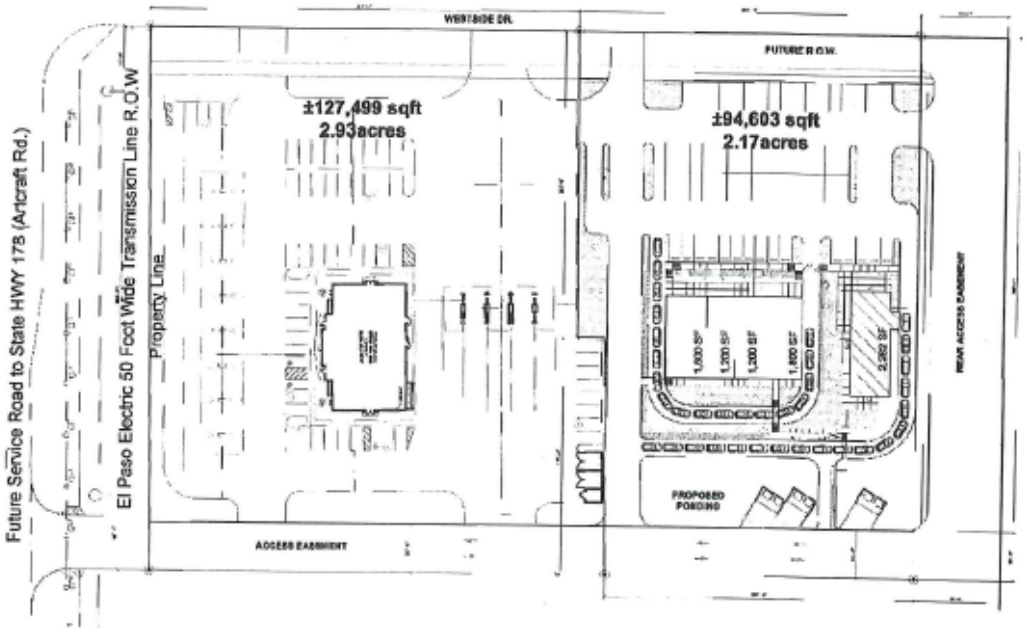
Name: Candace Wolf

Address: 210 Rosemont El Paso, TX

Signature: Candace E Wolf

Date: 14 Oct 24

Artcraft Business Park Proposed Site Plan
(subject to changes and/or revisions)



1. Proposed Building 1
    a. National convenience store operator with gas pumps in front and diesel pumps in the rear.
2. Proposed Building 2
    a. Multitenant shopping center with varying space sizes.
3. Proposed Building 3
    a. Freestanding single tenant drive thru building.

Lourdes Martinez [Name]
6043 Sorrento [Address]
El Paso TX 79924 [City, State, ZIP]
_____ [Optional Email]
_____ [Optional Phone]
10-10-24 [Date]

Andrew Salloum
Raul Garcia
City of El Paso
Planning and Inspections Department
811 Texas Avenue
El Paso, TX 79901
SalloumAM@elpasotexas.gov
GarciaR1@elpasotexas.gov

Dear Members of the Planning and Inspections Department,

I am writing to express my support for the proposed rezoning of the property located at the southwest corner of State Highway 178 (Artcraft Road) and Westside Drive from agricultural zoning to commercial zoning. I support the proposed commercial development of this property for commercial uses such as a convenience store with gas and diesel pumps, a coffee house, restaurants, a shopping center, and other commercial uses.

I believe that this proposed development will bring significant benefits, including:

1. Enhanced Convenience: A commercial development encompassing uses such as a proposed convenience store with gas and diesel pumps, coffee house, shopping center, and other commercial businesses will offer residents easy access to essential goods and services, reducing the need for lengthy trips to other areas.

2. Economic Development: The new proposed commercial businesses will generate job opportunities and stimulate local economic growth.

3. Increased Property Values: The proposed development is expected to increase property values in the surrounding area and on this vacant lot to the highest and best use of this land.

4. Community Gathering Space: The shopping center and coffee house will serve as hubs for residents, fostering a sense of community.

I strongly support this commercial rezoning proposal and believe it will greatly enhance our neighborhood. I urge the City of El Paso to approve this commercial rezoning request.

Thank you for your consideration.

Sincerely,

Lourdes Martinez [Print Name]

Linda Smith [Name]
4812 Ballerina [Address]
El Paso, TX. 79922 [City, State, ZIP]
Linda S621@aol.com [Optional Email]
[Optional Phone]
10-10-24 [Date]

Andrew Salloum
Raul Garcia
City of El Paso
Planning and Inspections Department
811 Texas Avenue
El Paso, TX 79901
SalloumAM@elpasotexas.gov
GarciaR1@elpasotexas.gov

Dear Members of the Planning and Inspections Department,

I am writing to express my support for the proposed rezoning of the property located at the southwest corner of State Highway 178 (Artcraft Road) and Westside Drive from agricultural zoning to commercial zoning. I support the proposed commercial development of this property for commercial uses such as a convenience store with gas and diesel pumps, a coffee house, restaurants, a shopping center, and other commercial uses.

I believe that this proposed development will bring significant benefits, including:

1. Enhanced Convenience: A commercial development encompassing uses such as a proposed convenience store with gas and diesel pumps, coffee house, shopping center, and other commercial businesses will offer residents easy access to essential goods and services, reducing the need for lengthy trips to other areas.

2. Economic Development: The new proposed commercial businesses will generate job opportunities and stimulate local economic growth.

3. Increased Property Values: The proposed development is expected to increase property values in the surrounding area and on this vacant lot to the highest and best use of this land.

4. Community Gathering Space: The shopping center and coffee house will serve as hubs for residents, fostering a sense of community.

I strongly support this commercial rezoning proposal and believe it will greatly enhance our neighborhood. I urge the City of El Paso to approve this commercial rezoning request.

Thank you for your consideration.

Sincerely,

Linda Smith

Linda Smith [Print Name]

JOSE GOMEZ [Name]
1776 Cimarron SQ Apt 93 [Address]
EL PASO TX 79911 [City, State, ZIP]
[Optional Email]
915-877-2637 [Optional Phone]
10-9-2024 [Date]

Andrew Salloum
Raul Garcia
City of El Paso
Planning and Inspections Department
811 Texas Avenue
El Paso, TX 79901
SalloumAM@elpasotexas.gov
GarciaR1@elpasotexas.gov

Dear Members of the Planning and Inspections Department,

I am writing to express my support for the proposed rezoning of the property located at the southwest corner of State Highway 178 (Artcraft Road) and Westside Drive from agricultural zoning to commercial zoning. I support the proposed commercial development of this property for commercial uses such as a convenience store with gas and diesel pumps, a coffee house, restaurants, a shopping center, and other commercial uses.

I believe that this proposed development will bring significant benefits, including:

1. Enhanced Convenience: A commercial development encompassing uses such as a proposed convenience store with gas and diesel pumps, coffee house, shopping center, and other commercial businesses will offer residents easy access to essential goods and services, reducing the need for lengthy trips to other areas.

2. Economic Development: The new proposed commercial businesses will generate job opportunities and stimulate local economic growth.

3. Increased Property Values: The proposed development is expected to increase property values in the surrounding area and on this vacant lot to the highest and best use of this land.

4. Community Gathering Space: The shopping center and coffee house will serve as hubs for residents, fostering a sense of community.

I strongly support this commercial rezoning proposal and believe it will greatly enhance our neighborhood. I urge the City of El Paso to approve this commercial rezoning request.

Thank you for your consideration.

Sincerely,

Jose Gomez [Print Name]

Support for Commercial Rezoning Proposal
Southwest Corner of Westside Drive and State Highway 178 (Artcraft Road)

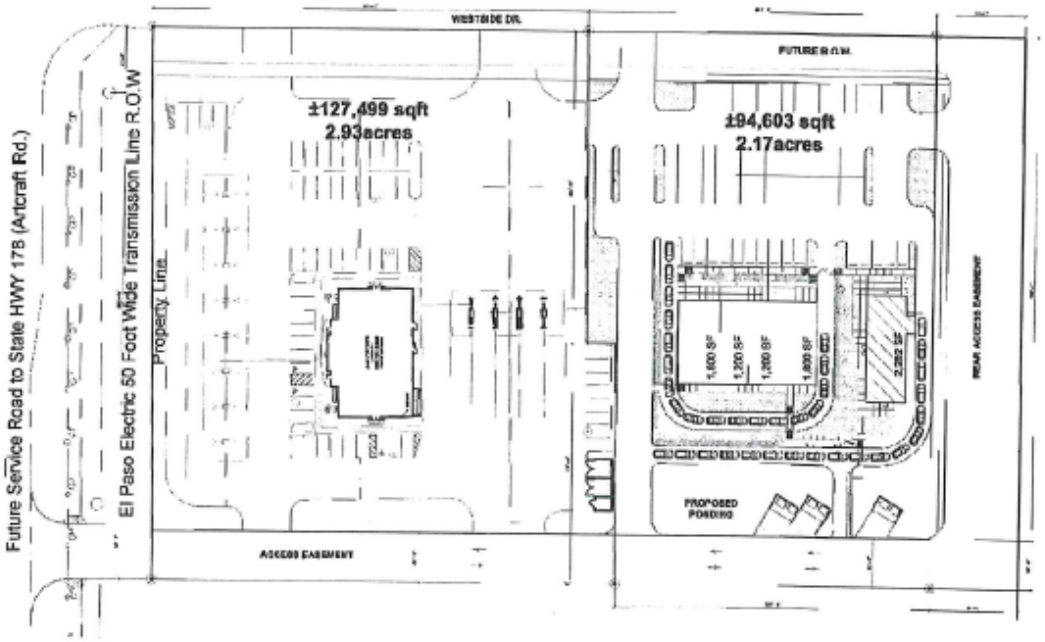
I, the undersigned, support the rezoning of the property located at the southwest corner of State Highway 178 (Artcraft Road) and Westside Drive from agricultural zoning to commercial zoning, including but not limited to, uses such as the proposed development of a convenience store with gas and diesel pumps, a coffee house, a shopping center, or other commercial uses similar to the uses reflected in the conceptual layout shown on the proposed site plan below.

Name: JOSE GOMEZ
Address: 1776 Cimarron SQ Apt 93
EL PASO TX 79911

Signature: [signature]

Date: 10-9-2024

Artcraft Business Park Proposed Site Plan
(subject to changes and/or revisions)



1. Proposed Building 1
    a. National convenience store operator with gas pumps in front and diesel pumps in the rear.
2. Proposed Building 2
    a. Multitenant shopping center with varying space sizes.
3. Proposed Building 3
    a. Freestanding single tenant drive thru building.

Stacey Watkins [Name]
5425 Rockwood [Address]
El Paso, TX 79932 [City, State, ZIP]
_____ [Optional Email]
_____ [Optional Phone]
10-9-24 [Date]

Andrew Salloum
Raul Garcia
City of El Paso
Planning and Inspections Department
811 Texas Avenue
El Paso, TX 79901
SalloumAM@elpasotexas.gov
GarciaR1@elpasotexas.gov

Dear Members of the Planning and Inspections Department,

I am writing to express my support for the proposed rezoning of the property located at the southwest corner of State Highway 178 (Artcraft Road) and Westside Drive from agricultural zoning to commercial zoning. I support the proposed commercial development of this property for commercial uses such as a convenience store with gas and diesel pumps, a coffee house, restaurants, a shopping center, and other commercial uses.

I believe that this proposed development will bring significant benefits, including:

1. Enhanced Convenience: A commercial development encompassing uses such as a proposed convenience store with gas and diesel pumps, coffee house, shopping center, and other commercial businesses will offer residents easy access to essential goods and services, reducing the need for lengthy trips to other areas.

2. Economic Development: The new proposed commercial businesses will generate job opportunities and stimulate local economic growth.

3. Increased Property Values: The proposed development is expected to increase property values in the surrounding area and on this vacant lot to the highest and best use of this land.

4. Community Gathering Space: The shopping center and coffee house will serve as hubs for residents, fostering a sense of community.

I strongly support this commercial rezoning proposal and believe it will greatly enhance our neighborhood. I urge the City of El Paso to approve this commercial rezoning request.

Thank you for your consideration.

Sincerely,

Stacey Watkins
Stacey Watkins [Print Name]

Support for Commercial Rezoning Proposal
Southwest Corner of Westside Drive and State Highway 178 (Artcraft Road)

I, the undersigned, support the rezoning of the property located at the southwest corner of State Highway 178 (Artcraft Road) and Westside Drive from agricultural zoning to commercial zoning, including but not limited to, uses such as the proposed development of a convenience store with gas and diesel pumps, a coffee house, a shopping center, or other commercial uses similar to the uses reflected in the conceptual layout shown on the proposed site plan below.

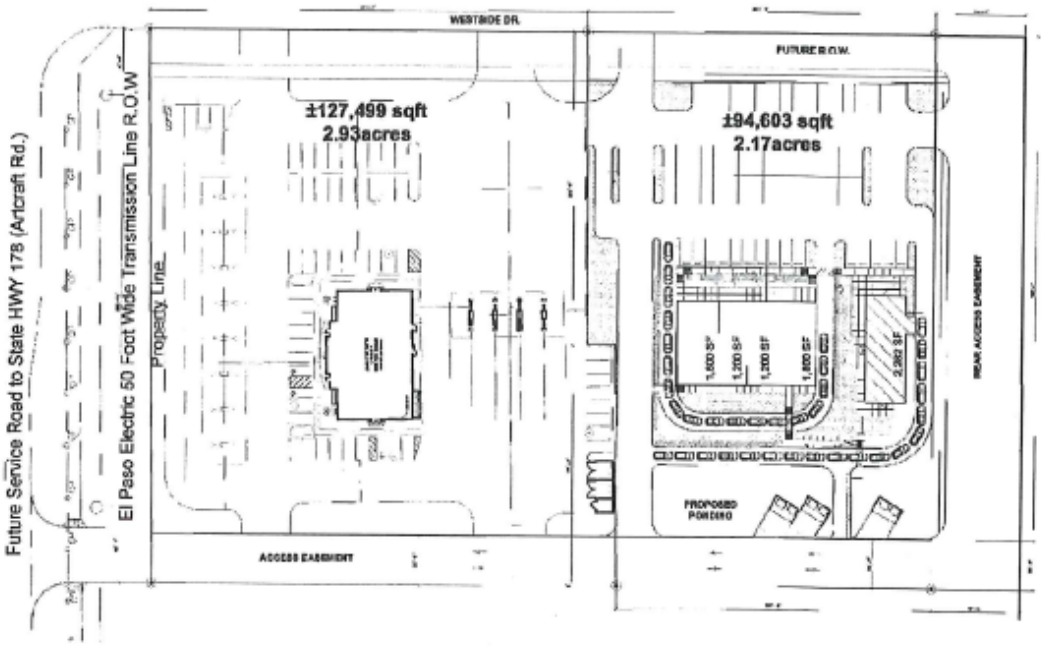
Name: Lourdes Martin

Address: 1043 Sorrento

Signature: Lourdes A

Date: 10-10-24

Artcraft Business Park Proposed Site Plan
(subject to changes and/or revisions)



1. Proposed Building 1
    a. National convenience store operator with gas pumps in front and diesel pumps in the rear.
2. Proposed Building 2
    a. Multitenant shopping center with varying space sizes.
3. Proposed Building 3
    a. Freestanding single tenant drive thru building.

Support for Commercial Rezoning Proposal
Southwest Corner of Westside Drive and State Highway 178 (Artcraft Road)

I, the undersigned, support the rezoning of the property located at the southwest corner of State Highway 178 (Artcraft Road) and Westside Drive from agricultural zoning to commercial zoning, including but not limited to, uses such as the proposed development of a convenience store with gas and diesel pumps, a coffee house, a shopping center, or other commercial uses similar to the uses reflected in the conceptual layout shown on the proposed site plan below.

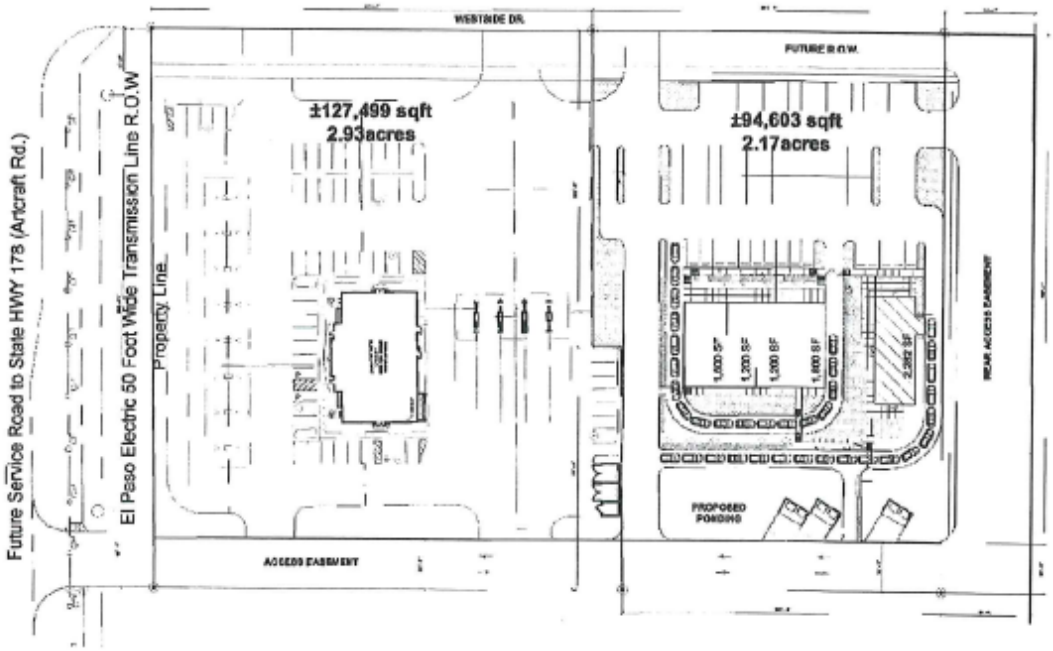
Name: Linda Smith

Address: 4812 Ballerina

Signature: Linda Smith

Date: 10-10-24

Artcraft Business Park Proposed Site Plan
(subject to changes and/or revisions)



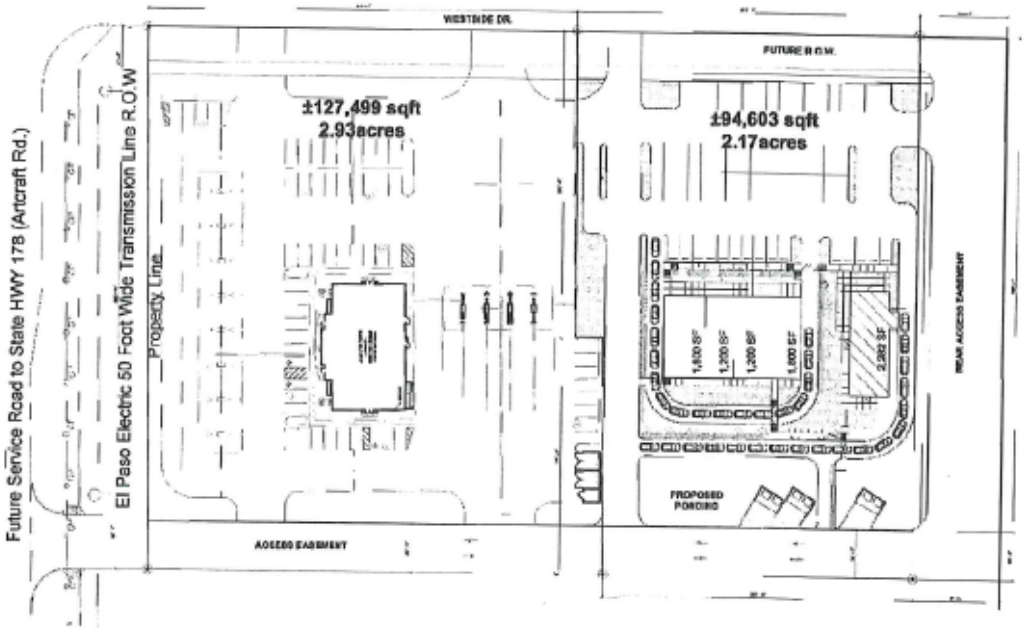
1. Proposed Building 1
    a. National convenience store operator with gas pumps in front and diesel pumps in the rear.
2. Proposed Building 2
    a. Multitenant shopping center with varying space sizes.
3. Proposed Building 3
    a. Freestanding single tenant drive thru building.

Support for Commercial Rezoning Proposal
Southwest Corner of Westside Drive and State Highway 178 (Artcraft Road)

I, the undersigned, support the rezoning of the property located at the southwest corner of State Highway 178 (Artcraft Road) and Westside Drive from agricultural zoning to commercial zoning, including but not limited to, uses such as the proposed development of a convenience store with gas and diesel pumps, a coffee house, a shopping center, or other commercial uses similar to the uses reflected in the conceptual layout shown on the proposed site plan below.

Name: Stacey Watkins
Address: 5425 Rockwood Rd
Signature: Stacey Watkins
Date: 10-9-24

Artcraft Business Park Proposed Site Plan
(subject to changes and/or revisions)



1. Proposed Building 1
    a. National convenience store operator with gas pumps in front and diesel pumps in the rear.
2. Proposed Building 2
    a. Multitenant shopping center with varying space sizes.
3. Proposed Building 3
    a. Freestanding single tenant drive thru building.

Margaret Chavez [Name]
6911 N. Mesa St [Address]
El Paso, TX 79932 [City, State, ZIP]
[Optional Email]
[Optional Phone]
10-10-24 [Date]

Andrew Salloum
Raul Garcia
City of El Paso
Planning and Inspections Department
811 Texas Avenue
El Paso, TX 79901
SalloumAM@elpasotexas.gov
GarciaR1@elpasotexas.gov

Dear Members of the Planning and Inspections Department,

I am writing to express my support for the proposed rezoning of the property located at the southwest corner of State Highway 178 (Artcraft Road) and Westside Drive from agricultural zoning to commercial zoning. I support the proposed commercial development of this property for commercial uses such as a convenience store with gas and diesel pumps, a coffee house, restaurants, a shopping center, and other commercial uses.

I believe that this proposed development will bring significant benefits, including:

1. Enhanced Convenience: A commercial development encompassing uses such as a proposed convenience store with gas and diesel pumps, coffee house, shopping center, and other commercial businesses will offer residents easy access to essential goods and services, reducing the need for lengthy trips to other areas.

2. Economic Development: The new proposed commercial businesses will generate job opportunities and stimulate local economic growth.

3. Increased Property Values: The proposed development is expected to increase property values in the surrounding area and on this vacant lot to the highest and best use of this land.

4. Community Gathering Space: The shopping center and coffee house will serve as hubs for residents, fostering a sense of community.

I strongly support this commercial rezoning proposal and believe it will greatly enhance our neighborhood. I urge the City of El Paso to approve this commercial rezoning request.

Thank you for your consideration.

Sincerely,

Margaret Chavez [Print Name]

Support for Commercial Rezoning Proposal
Southwest Corner of Westside Drive and State Highway 178 (Artcraft Road)

I, the undersigned, support the rezoning of the property located at the southwest corner of State Highway 178 (Artcraft Road) and Westside Drive from agricultural zoning to commercial zoning, including but not limited to, uses such as the proposed development of a convenience store with gas and diesel pumps, a coffee house, a shopping center, or other commercial uses similar to the uses reflected in the conceptual layout shown on the proposed site plan below.

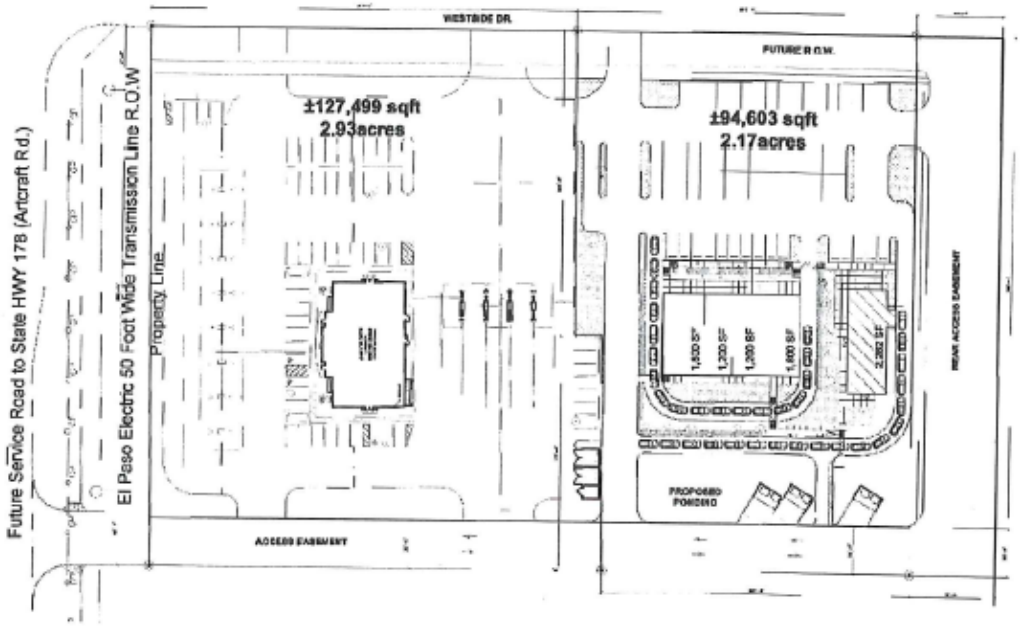
Name: Margaret Davis

Address: 8001 N. Main Suite D

Signature: Margaret Davis

Date: 10-16-24

Artcraft Business Park Proposed Site Plan
(subject to changes and/or revisions)



1. Proposed Building 1
    a. National convenience store operator with gas pumps in front and diesel pumps in the rear.
2. Proposed Building 2
    a. Multitenant shopping center with varying space sizes.
3. Proposed Building 3
    a. Freestanding single tenant drive thru building.

Patrick Rome [Name]
4231 Emory Rd [Address]
El Paso TX 79922 [City, State, ZIP]
Patrick.rome@aplentx.com [Email]
915-727-4069 [Phone]
10/7/2024 [Date]

Andrew Salloum
Raul Garcia
City of El Paso
Planning and Inspections Department
811 Texas Avenue
El Paso, TX 79901
SalloumAM@elpasotexas.gov
GarciaR1@elpasotexas.gov

Dear Members of the Planning and Inspections Department,

I am writing to express my support for the proposed rezoning of the property located at the southwest corner of State Highway 178 (Artcraft Road) and Westside Drive from agricultural use to commercial use. I support the proposed development of a convenience store with gas and diesel pumps, a national coffee house, and a shopping center.

As a resident of this community, I believe that this development will bring significant benefits, including:

1. Enhanced Convenience: The convenience store, coffee house, and shopping center will provide easy access to essential goods and services, reducing the need for long trips to other areas.

2. Economic Growth: The new businesses will create job opportunities and stimulate local economic growth.

3. Increased Property Values: The development is expected to increase property values in the surrounding area.

4. Community Gathering Space: The shopping center and coffee house will serve as hubs for residents, fostering a sense of community.

I strongly support this rezoning proposal and believe it will greatly enhance our neighborhood. I urge the City of El Paso to approve this commercial rezoning request.

Thank you for your consideration.

Sincerely,

Patrick Rome [Print Name]

Support for Commercial Rezoning Proposal
Southwest Corner of Westside Drive and State Highway 178 (Artcraft)

I, the undersigned, support the rezoning of the property located at the southwest corner of State Highway 178 (Artcraft Road) and Westside Drive from agricultural use to commercial use, including the development of a convenience store with gas and diesel pumps, a national coffee house, and a shopping center.

Name: Patrick Rome

Address: 4231 Emory Rd

Signature: [signature]

Date: 10/7/2024

CHRISTOPHER HOLDERMAN [Name]
613 LAKEWAY DR [Address]
EL PASO, TX 79932 [City, State, ZIP]
CHOLDERMAN@XFINITISOLUTIONS.COM [Email]
915.207.6790 [Phone]
10/07/2024 [Date]

Andrew Salloum
Raul Garcia
City of El Paso
Planning and Inspections Department
811 Texas Avenue
El Paso, TX 79901
SalloumAM@elpasotexas.gov
GarciaR1@elpasotexas.gov

Dear Members of the Planning and Inspections Department,

I am writing to express my support for the proposed rezoning of the property located at the southwest corner of State Highway 178 (Artcraft Road) and Westside Drive from agricultural use to commercial use. I support the proposed development of a convenience store with gas and diesel pumps, a national coffee house, and a shopping center.

As a resident of this community, I believe that this development will bring significant benefits, including:

1. Enhanced Convenience: The convenience store, coffee house, and shopping center will provide easy access to essential goods and services, reducing the need for long trips to other areas.

2. Economic Growth: The new businesses will create job opportunities and stimulate local economic growth.

3. Increased Property Values: The development is expected to increase property values in the surrounding area.

4. Community Gathering Space: The shopping center and coffee house will serve as hubs for residents, fostering a sense of community.

I strongly support this rezoning proposal and believe it will greatly enhance our neighborhood. I urge the City of El Paso to approve this commercial rezoning request.

Thank you for your consideration.

Sincerely,

CHRISTOPHER HOLDERMAN [Print Name]

Support for Commercial Rezoning Proposal
Southwest Corner of Westside Drive and State Highway 178 (Artcraft)

I, the undersigned, support the rezoning of the property located at the southwest corner of State Highway 178 (Artcraft Road) and Westside Drive from agricultural use to commercial use, including the development of a convenience store with gas and diesel pumps, a national coffee house, and a shopping center.

Name: CHRISTOPHER HOLDERMAN

Address: 613 LAKEWAY DR

Signature: _____

Date: 10/07/2024

Chrislaine [Name]
208 E Cisco [Address]
El Paso Tx 79902 [City, State, ZIP]
Chrisjlaine@aol.com [Email]
915 525 5866 [Phone]
10/7/24 [Date]

Andrew Salloum
Raul Garcia
City of El Paso
Planning and Inspections Department
811 Texas Avenue
El Paso, TX 79901
SalloumAM@elpasotexas.gov
GarciaR1@elpasotexas.gov

Dear Members of the Planning and Inspections Department,

I am writing to express my support for the proposed rezoning of the property located at the southwest corner of State Highway 178 (Artcraft Road) and Westside Drive from agricultural use to commercial use. I support the proposed development of a convenience store with gas and diesel pumps, a national coffee house, and a shopping center.

As a resident of this community, I believe that this development will bring significant benefits, including:

1. Enhanced Convenience: The convenience store, coffee house, and shopping center will provide easy access to essential goods and services, reducing the need for long trips to other areas.

2. Economic Growth: The new businesses will create job opportunities and stimulate local economic growth.

3. Increased Property Values: The development is expected to increase property values in the surrounding area.

4. Community Gathering Space: The shopping center and coffee house will serve as hubs for residents, fostering a sense of community.

I strongly support this rezoning proposal and believe it will greatly enhance our neighborhood. I urge the City of El Paso to approve this commercial rezoning request.

Thank you for your consideration.

Sincerely,

Chrislaine
Chrislaine [Print Name]

Support for Commercial Rezoning Proposal
Southwest Corner of Westside Drive and State Highway 178 (Artcraft)

I, the undersigned, support the rezoning of the property located at the southwest corner of State Highway 178 (Artcraft Road) and Westside Drive from agricultural use to commercial use, including the development of a convenience store with gas and diesel pumps, a national coffee house, and a shopping center.

Name: Chris Lane

Address: 208 Grosby

Signature: Chris Lane

Date: 10/7/24

Frank Lopez [Name]
1108 Canyon Run Dr [Address]
El Paso TX 79912 [City, State, ZIP]
flawlessbodyshop@yahoo.com [Email]
915-227-5212 [Phone]
_____ [Date]

Andrew Salloum
Raul Garcia
City of El Paso
Planning and Inspections Department
811 Texas Avenue
El Paso, TX 79901
SalloumAM@elpasotexas.gov
GarciaR1@elpasotexas.gov

Dear Members of the Planning and Inspections Department,

I am writing to express my support for the proposed rezoning of the property located at the southwest corner of State Highway 178 (Artcraft Road) and Westside Drive from agricultural use to commercial use. I support the proposed development of a convenience store with gas and diesel pumps, a national coffee house, and a shopping center.

As a resident of this community, I believe that this development will bring significant benefits, including:

1. Enhanced Convenience: The convenience store, coffee house, and shopping center will provide easy access to essential goods and services, reducing the need for long trips to other areas.

2. Economic Growth: The new businesses will create job opportunities and stimulate local economic growth.

3. Increased Property Values: The development is expected to increase property values in the surrounding area.

4. Community Gathering Space: The shopping center and coffee house will serve as hubs for residents, fostering a sense of community.

I strongly support this rezoning proposal and believe it will greatly enhance our neighborhood. I urge the City of El Paso to approve this commercial rezoning request.

Thank you for your consideration.

Sincerely,

_____

Frank Lopez [Print Name]

Support for Commercial Rezoning Proposal
Southwest Corner of Westside Drive and State Highway 178 (Artcraft)

I, the undersigned, support the rezoning of the property located at the southwest corner of State Highway 178 (Artcraft Road) and Westside Drive from agricultural use to commercial use, including the development of a convenience store with gas and diesel pumps, a national coffee house, and a shopping center.

Name: Frank Lopez

Address: 1108 Canyon Run Dr

Signature:

Date: 10-7-24

Pete Carrasco [Name]
8415 Gomery [Address]
El Paso TX 79932 [City, State, ZIP]
Postal Annex [Email]
915 538 8663 [Phone]
OCT 3 2024 [Date]

Andrew Salloum
Raul Garcia
City of El Paso
Planning and Inspections Department
811 Texas Avenue
El Paso, TX 79901
SalloumAM@elpasotexas.gov
GarciaR1@elpasotexas.gov

Dear Members of the Planning and Inspections Department,

I am writing to express my support for the proposed rezoning of the property located at the southwest corner of State Highway 178 (Artcraft Road) and Westside Drive from agricultural use to commercial use. I support the proposed development of a convenience store with gas and diesel pumps, a national coffee house, and a shopping center.

As a resident of this community, I believe that this development will bring significant benefits, including:

1. Enhanced Convenience: The convenience store, coffee house, and shopping center will provide easy access to essential goods and services, reducing the need for long trips to other areas.

2. Economic Growth: The new businesses will create job opportunities and stimulate local economic growth.

3. Increased Property Values: The development is expected to increase property values in the surrounding area.

4. Community Gathering Space: The shopping center and coffee house will serve as hubs for residents, fostering a sense of community.

I strongly support this rezoning proposal and believe it will greatly enhance our neighborhood. I urge the City of El Paso to approve this commercial rezoning request.

Thank you for your consideration.

Sincerely,

Pete Carrasco

Pete Carrasco [Print Name]

Support for Commercial Rezoning Proposal
Southwest Corner of Westside Drive and State Highway 178 (Artcraft)

I, the undersigned, support the rezoning of the property located at the southwest corner of State Highway 178 (Artcraft Road) and Westside Drive from agricultural use to commercial use, including the development of a convenience store with gas and diesel pumps, a national coffee house, and a shopping center.

Name: Pete Carrasco

Address: 845 Gomez El Paso Tx 79932

Signature: Pete Carrasco

Date: OCT 7 2024

Marshall Martin [Name]
476 San Blas DC [Address]
El Paso TX 79912 [City, State, ZIP]
MMartin@lonestartitle.com [Email]
915-276-4275 [Phone]
10/07/2024 [Date]

Andrew Salloum
Raul Garcia
City of El Paso
Planning and Inspections Department
811 Texas Avenue
El Paso, TX 79901
SalloumAM@elpasotexas.gov
GarciaR1@elpasotexas.gov

Dear Members of the Planning and Inspections Department,

I am writing to express my support for the proposed rezoning of the property located at the southwest corner of State Highway 178 (Artcraft Road) and Westside Drive from agricultural use to commercial use. I support the proposed development of a convenience store with gas and diesel pumps, a national coffee house, and a shopping center.

As a resident of this community, I believe that this development will bring significant benefits, including:

1. Enhanced Convenience: The convenience store, coffee house, and shopping center will provide easy access to essential goods and services, reducing the need for long trips to other areas.

2. Economic Growth: The new businesses will create job opportunities and stimulate local economic growth.

3. Increased Property Values: The development is expected to increase property values in the surrounding area.

4. Community Gathering Space: The shopping center and coffee house will serve as hubs for residents, fostering a sense of community.

I strongly support this rezoning proposal and believe it will greatly enhance our neighborhood. I urge the City of El Paso to approve this commercial rezoning request.

Thank you for your consideration.

Sincerely,

Marshall Martin [Print Name]

Support for Commercial Rezoning Proposal
Southwest Corner of Westside Drive and State Highway 178 (Artcraft)

I, the undersigned, support the rezoning of the property located at the southwest corner of State Highway 178 (Artcraft Road) and Westside Drive from agricultural use to commercial use, including the development of a convenience store with gas and diesel pumps, a national coffee house, and a shopping center.

Name: Marshall Martin

Address: 476 San Blas St. El Paso TX 79912

Signature:

Date: 10/07/2024

Arshad Kaleem [Name]
7352 Cimarron gap Dr [Address]
El Paso, TX 79911 [City, State, ZIP]
[Optional Email]
[Optional Phone]
10/16/2024 [Date]

Andrew Salloum
Raul Garcia
City of El Paso
Planning and Inspections Department
811 Texas Avenue
El Paso, TX 79901
SalloumAV@elpasotexas.gov
GarciaR1@elpasotexas.gov

Dear Members of the Planning and Inspections Department,

I am writing to express my support for the proposed rezoning of the property located at the southwest corner of State Highway 178 (Artcraft Road) and Westside Drive from agricultural zoning to commercial zoning. I support the proposed commercial development of this property for commercial uses such as a convenience store with gas and diesel pumps, a coffee house, restaurants, a shopping center, and other commercial uses.

I believe that this proposed development will bring significant benefits, including:

1. Enhanced Convenience: A commercial development encompassing uses such as a proposed convenience store with gas and diesel pumps, coffee house, shopping center, and other commercial businesses will offer residents easy access to essential goods and services, reducing the need for lengthy trips to other areas.

2. Economic Development: The new proposed commercial businesses will generate job opportunities and stimulate local economic growth.

3. Increased Property Values: The proposed development is expected to increase property values in the surrounding area and on this vacant lot to the highest and best use of this land.

4. Community Gathering Space: The shopping center and coffee house will serve as hubs for residents, fostering a sense of community.

I strongly support this commercial rezoning proposal and believe it will greatly enhance our neighborhood. I urge the City of El Paso to approve this commercial rezoning request.

Thank you for your consideration.

Sincerely,

Arshad Kaleem [Print Name]

MARIEL FLORES [Name]
7421 SIDEWINDER BEND DR. [Address]
EL PASO, TX 79911 [City, State, ZIP]
mariel@hdofs.com [Optional Email]
(915) 691-1508 [Optional Phone]
10/16/2024 [Date]

Andrew Salloum
Raul Garcia
City of El Paso
Planning and Inspections Department
811 Texas Avenue
El Paso, TX 79901
SalloumAW@elpasotexas.gov
GarciaR3@elpasotexas.gov

Dear Members of the Planning and Inspections Department,

I am writing to express my support for the proposed rezoning of the property located at the southwest corner of State Highway 178 (Artcraft Road) and Westside Drive from agricultural zoning to commercial zoning. I support the proposed commercial development of this property for commercial uses such as a convenience store with gas and diesel pumps, a coffee house, restaurants, a shopping center, and other commercial uses.

I believe that this proposed development will bring significant benefits, including:

1. Enhanced Convenience: A commercial development encompassing uses such as a proposed convenience store with gas and diesel pumps, coffee house, shopping center, and other commercial businesses will offer residents easy access to essential goods and services, reducing the need for lengthy trips to other areas.

2. Economic Development: The new proposed commercial businesses will generate job opportunities and stimulate local economic growth.

3. Increased Property Values: The proposed development is expected to increase property values in the surrounding area and on this vacant lot to the highest and best use of this land.

4. Community Gathering Space: The shopping center and coffee house will serve as hubs for residents, fostering a sense of community.

I strongly support this commercial rezoning proposal and believe it will greatly enhance our neighborhood. I urge the City of El Paso to approve this commercial rezoning request.

Thank you for your consideration.

Sincerely,

MARIEL FLORES [Print Name]

Kevin Jane [Name]
240 Desert Bl [Address]
El Paso, Tx 79912 [City, State, ZIP]
[Optional Email]
[Optional Phone]
10/10/24 [Date]

Andrew Salloum
Raul Garcia
City of El Paso
Planning and Inspections Department
811 Texas Avenue
El Paso, TX 79901
SalloumAM@elpasotx.gov
GarciaR3@elpasotexas.gov

Dear Members of the Planning and Inspections Department,

I am writing to express my support for the proposed rezoning of the property located at the southwest corner of State Highway 178 (Artcraft Road) and Westside Drive from agricultural zoning to commercial zoning. I support the proposed commercial development of this property for commercial uses such as a convenience store with gas and diesel pumps, a coffee house, restaurants, a shopping center, and other commercial uses.

I believe that this proposed development will bring significant benefits, including:

1. Enhanced Convenience: A commercial development encompassing uses such as a proposed convenience store with gas and diesel pumps, coffee house, shopping center, and other commercial businesses will offer residents easy access to essential goods and services, reducing the need for lengthy trips to other areas.

2. Economic Development: The new proposed commercial businesses will generate job opportunities and stimulate local economic growth.

3. Increased Property Values: The proposed development is expected to increase property values in the surrounding area and on this vacant lot to the highest and best use of this land.

4. Community Gathering Space: The shopping center and coffee house will serve as hubs for residents, fostering a sense of community.

I strongly support this commercial rezoning proposal and believe it will greatly enhance our neighborhood. I urge the City of El Paso to approve this commercial rezoning request.

Thank you for your consideration.

Sincerely,

Kevin Jane [Print Name]

Crystal Soliz [Name]
6192 River Park Pl. [Address]
El Paso, TX. 79932 [City, State, ZIP]
Omfsrdg1724@gmail.com [Optional Email]
(915) 319-0134 [Optional Phone]
10-14-2024 [Date]

Andrew Salloum
Raul Garcia
City of El Paso
Planning and Inspections Department
811 Texas Avenue
El Paso, TX 79901
SalloumAM@elpasotexas.gov
GarciaR3@elpasotexas.gov

Dear Members of the Planning and Inspections Department,

I am writing to express my support for the proposed rezoning of the property located at the southwest corner of State Highway 178 (Artcraft Road) and Westside Drive from agricultural zoning to commercial zoning. I support the proposed commercial development of this property for commercial uses such as a convenience store with gas and diesel pumps, a coffee house, restaurants, a shopping center, and other commercial uses.

I believe that this proposed development will bring significant benefits, including:

1. Enhanced Convenience: A commercial development encompassing uses such as a proposed convenience store with gas and diesel pumps, coffee house, shopping center, and other commercial businesses will offer residents easy access to essential goods and services, reducing the need for lengthy trips to other areas.

2. Economic Development: The new proposed commercial businesses will generate job opportunities and stimulate local economic growth.

3. Increased Property Values: The proposed development is expected to increase property values in the surrounding area and on this vacant lot to the highest and best use of this land.

4. Community Gathering Space: The shopping center and coffee house will serve as hubs for residents, fostering a sense of community.

I strongly support this commercial rezoning proposal and believe it will greatly enhance our neighborhood. I urge the City of El Paso to approve this commercial rezoning request.

Thank you for your consideration.

Sincerely,

Crystal Soliz [Print Name]

Steven Daws [Name]
4425 Wyoming Ave, Unit B [Address]
El Paso, TX 79903 [City, State, ZIP]
[Optional Email]
[Optional Phone]
10/14/24 [Date]

Andrew Salloum
Raul Garcia
City of El Paso
Planning and Inspections Department
811 Texas Avenue
El Paso, TX 79901
SalloumAM@elpasotexas.gov
GarciaR3@elpasotexas.gov

Dear Members of the Planning and Inspections Department,

I am writing to express my support for the proposed rezoning of the property located at the southwest corner of State Highway 178 (Artcraft Road) and Westside Drive from agricultural zoning to commercial zoning. I support the proposed commercial development of this property for commercial uses such as a convenience store with gas and diesel pumps, a coffee house, restaurants, a shopping center, and other commercial uses.

I believe that this proposed development will bring significant benefits, including:

1. Enhanced Convenience: A commercial development encompassing uses such as a proposed convenience store with gas and diesel pumps, coffee house, shopping center, and other commercial businesses will offer residents easy access to essential goods and services, reducing the need for lengthy trips to other areas.

2. Economic Development: The new proposed commercial businesses will generate job opportunities and stimulate local economic growth.

3. Increased Property Values: The proposed development is expected to increase property values in the surrounding area and on this vacant lot to the highest and best use of this land.

4. Community Gathering Space: The shopping center and coffee house will serve as hubs for residents, fostering a sense of community.

I strongly support this commercial rezoning proposal and believe it will greatly enhance our neighborhood. I urge the City of El Paso to approve this commercial rezoning request.

Thank you for your consideration.

Sincerely,

Steven Daws [Print Name]

Nguyen Lam [Name]
7233 High Plains Dr [Address]
El Paso, Texas 79911 [City, State, ZIP]
lam@hdofs.com [Optional Email]
8326609085 [Optional Phone]
10/14/2024 [Date]

Andrew Salloum
Raul Garcia
City of El Paso
Planning and Inspections Department
811 Texas Avenue
El Paso, TX 79901
SalloumAM@elpasotexas.gov
GarciaR7@elpasotexas.gov

Dear Members of the Planning and Inspections Department,

I am writing to express my support for the proposed rezoning of the property located at the southwest corner of State Highway 178 (Artcraft Road) and Westside Drive from agricultural zoning to commercial zoning. I support the proposed commercial development of this property for commercial uses such as a convenience store with gas and diesel pumps, a coffee house, restaurants, a shopping center, and other commercial uses.

I believe that this proposed development will bring significant benefits, including:

1. Enhanced Convenience: A commercial development encompassing uses such as a proposed convenience store with gas and diesel pumps, coffee house, shopping center, and other commercial businesses will offer residents easy access to essential goods and services, reducing the need for lengthy trips to other areas.

2. Economic Development: The new proposed commercial businesses will generate job opportunities and stimulate local economic growth.

3. Increased Property Values: The proposed development is expected to increase property values in the surrounding area and on this vacant lot to the highest and best use of this land.

4. Community Gathering Space: The shopping center and coffee house will serve as hubs for residents, fostering a sense of community.

I strongly support this commercial rezoning proposal and believe it will greatly enhance our neighborhood. I urge the City of El Paso to approve this commercial rezoning request.

Thank you for your consideration.

Sincerely,

Nguyen Lam [Print Name]

Vernon P. Burke MD, DMD [Name]
5525 Westside Dr [Address]
El Paso, TX 79932 [City, State, ZIP]
[Optional Email]
[Optional Phone]
10/14/24 [Date]

Andrew Salloum
Raul Garcia
City of El Paso
Planning and Inspections Department
811 Texas Avenue
El Paso, TX 79901

Dear Members of the Planning and Inspections Department,

I am writing to express my support for the proposed rezoning of the property located at the southwest corner of State Highway 178 (Artcraft Road) and Westside Drive from agricultural zoning to commercial zoning. I support the proposed commercial development of this property for commercial uses such as a convenience store with gas and diesel pumps, a coffee house, restaurants, a shopping center, and other commercial uses.

I believe that this proposed development will bring significant benefits, including:

1. Enhanced Convenience: A commercial development encompassing uses such as a proposed convenience store with gas and diesel pumps, coffee house, shopping center, and other commercial businesses will offer residents easy access to essential goods and services, reducing the need for lengthy trips to other areas.

2. Economic Development: The new proposed commercial businesses will generate job opportunities and stimulate local economic growth.

3. Increased Property Values: The proposed development is expected to increase property values in the surrounding area and on this vacant lot to the highest and best use of this land.

4. Community Gathering Space: The shopping center and coffee house will serve as hubs for residents, fostering a sense of community.

I strongly support this commercial rezoning proposal and believe it will greatly enhance our neighborhood. I urge the City of El Paso to approve this commercial rezoning request.

Thank you for your consideration.

Sincerely,

Vernon P. Burke MD, DMD, FACS [Print Name]

Natasha Furchtgott [Name]
5131 Camino De La Vista Dr [Address]
El Paso TX 79932 [City, State, ZIP]
furchtgott@hdofs.com [Optional Email]
614-440-9980 [Optional Phone]
10/14/2024 [Date]

Andrew Salloum
Raul Garcia
City of El Paso
Planning and Inspections Department
811 Texas Avenue
El Paso, TX 79901
SalloumAM@elpasotexas.gov
GarciaR3@elpasotexas.gov

Dear Members of the Planning and Inspections Department,

I am writing to express my support for the proposed rezoning of the property located at the southwest corner of State Highway 178 (Artcraft Road) and Westside Drive from agricultural zoning to commercial zoning. I support the proposed commercial development of this property for commercial uses such as a convenience store with gas and diesel pumps, a coffee house, restaurants, a shopping center, and other commercial uses.

I believe that this proposed development will bring significant benefits, including:

1. Enhanced Convenience: A commercial development encompassing uses such as a proposed convenience store with gas and diesel pumps, coffee house, shopping center, and other commercial businesses will offer residents easy access to essential goods and services, reducing the need for lengthy trips to other areas.

2. Economic Development: The new proposed commercial businesses will generate job opportunities and stimulate local economic growth.

3. Increased Property Values: The proposed development is expected to increase property values in the surrounding area and on this vacant lot to the highest and best use of this land.

4. Community Gathering Space: The shopping center and coffee house will serve as hubs for residents, fostering a sense of community.

I strongly support this commercial rezoning proposal and believe it will greatly enhance our neighborhood. I urge the City of El Paso to approve this commercial rezoning request.

Thank you for your consideration.

Sincerely,

Natasha Furchtgott

N. Furchtgott [Print Name]

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS AND DONATIONS FORM

In compliance with Title 2, Chapter 2.92, Section 2.92.080

Introduction:

Individuals or entities benefiting by a City Council Agenda item must disclose contributions or donations made to current members of Council under the City's Ethics Code. The information on this form is being captured for transparency purposes and will be noted on the relevant City Council Agenda. **Contributions and Donations do NOT disqualify an applicant from doing business with the City.**

Definitions:

"Contribution"	A direct or indirect transfer of money, goods, services, or any other thing of value and includes an agreement made or other obligation incurred, whether legally enforceable or not, to make a transfer. The term includes a loan or extension of credit, other than those expressly excluded by the Texas Election Code, and a guarantee of a loan or extension of credit.
"Contributor"	A person making a contribution, including the contributor's spouse.
"Donation"	Cash and the value of any in-kind contributions or gifts to the council member for use by their office or in their district.
"Donor"	An individual and spouse, a business entity, or an individual who owns a business entity in whole or in part, or is operated by the individual, that is the subject of a council agenda item.
"Benefiting"	Shall include but not be limited to any contract, bid award, franchise, permit, zoning or rezoning, and other award that council will vote on.

Instructions: Please read and complete this form carefully. If you have made campaign contributions or donations to any current City Council member(s) totaling an aggregate of $500 or more during their campaign(s) or term(s) of City office, you are required to disclose the information as specified below. If you have not made such contributions or donations past the limit specified in the ordinance, you are required to affirm your compliance with the municipal code. Please submit this completed form along with your application or proposal to the relevant city department. Failure to disclose campaign contributions or donations as required by the ordinance may result in a violation of the City's Ethics Code requirements, and sanctions under the Ethics Code 2.92.

Contributor / Donor Information:

Full Name	Patrick Gordon
Business Name	
Agenda Item Type	
Relevant Department	

Disclosure Affirmation: Please check the appropriate box below to indicate whether you have made campaign contributions or donations totaling an aggregate of $500 or more to any City Council member(s) during their campaign(s) or term(s) of City office specified in Section 2.92.080 of the El Paso Municipal Code.

☐ I have **NOT** made campaign contributions or donations totaling an aggregate of $500 or more to any City Council member(s) during their campaign(s) or term(s) of City office, as specified in Section 2.92.080 of the El Paso Municipal Code.

OR

☒ I have made campaign contributions or donations totaling an aggregate of $500 or more to the following City Council member(s) during their campaign(s) or term(s) of City office:

OFFICE	CURRENT COUNCIL MEMBER NAME	AMOUNT ($)
Mayor		
District 1	Alejandra Chavez	$1,000.00
District 2		
District 3		
District 4		
District 5		
District 6		
District 7		
District 8		

Declaration: I hereby affirm that the information provided in this disclosure form is true and accurate to the best of my knowledge. I understand that this disclosure is required by Title 2, Chapter 2.92 of the El Paso Municipal Code and is subject to verification by the city authorities. Further, **I understand that upon submission of this form, I must disclose any subsequent contributions or donations prior to the relevant council meeting date.**

Signature: _____ Date: 8/12/25

File #: 25-1071, **Version:** 1

CITY OF EL PASO, TEXAS
LEGISTAR AGENDA ITEM SUMMARY FORM

DISTRICT, DEPARTMENT, CONTACT INFORMATION:

Please choose District and Department from drop down menu. Please post exactly as example below. No Title's, No emails. Please use ARIAL 10 Font.

District 1
Planning and Inspections, Philip F. Etiwe, (915) 212-1553
Planning and Inspections, Andrew Salloum, (915) 212-1603

AGENDA LANGUAGE:

This is the language that will be posted to the agenda. Please use ARIAL 11 Font.

An Ordinance amending the Future Land Use Map (FLUM) contained in "Plan El Paso" for the properties legally described as a portion of Tract 9, Block 9, Upper Valley Surveys, City of El Paso, El Paso County, Texas, from O-3, Agriculture to G-4, Suburban (Walkable).

Subject Property: South of Artcraft Rd. and West of Westside Dr.
Applicant: Artwest Ventures LLC PLCP24-00003

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

DEPARTMENT: Planning and Inspections

AGENDA DATE: 9/3/25

PUBLIC HEARING DATE: 9/30/25

CONTACT PERSON NAME: Philip F. Etiwe **PHONE NUMBER:** 1-915-212-1553

2nd CONTACT PERSON NAME: Andrew Salloum **PHONE NUMBER:** 1-915-212-1603

DISTRICT(S) AFFECTED: 1

STRATEGIC GOAL:

#3 Promote the Visual Image of El Paso

SUBGOAL:

3.2 Set one standard for infrastructure across the city

SUBJECT:

An Ordinance amending the Future Land Use Map (FLUM) contained in "Plan El Paso" for the properties legally described as a portion of Tract 9, Block 9, Upper Valley Surveys, City of El Paso, El Paso County, Texas, from O-3, Agriculture to G-4, Suburban (Walkable).

Subject Property: South of Artcraft Rd. and West of Westside Dr.
Applicant: Artwest Ventures LLC. PLCP24-00003

BACKGROUND / DISCUSSION:

The applicant is requesting to revise the Future Land Use Map designation for the subject property from O-3, Agriculture to G-4, Suburban (Walkable). City Plan Commission recommended 5-2 to approve of the proposed Future Land Use Map amendment on June 18, 2025. As of August 18, 2025, the Planning Division has not received any communication in support of or opposition to the request from the public. See attached staff report for additional information.

COMMUNITY AND STAKEHOLDER OUTREACH:

N/A

PRIOR COUNCIL ACTION:

N/A

AMOUNT AND SOURCE OF FUNDING:

N/A

REPORTING OF CONTRIBUTION OR DONATION TO CITY COUNCIL:

Please see the attached campaign contributions and donations form.

NAME	AMOUNT ($)

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

DEPARTMENT HEAD: Philip Etiwe

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

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE FUTURE LAND USE MAP (FLUM) CONTAINED IN "PLAN EL PASO" FOR THE PROPERTIES LEGALLY DESCRIBED AS A PORTION OF TRACT 9, BLOCK 9, UPPER VALLEY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS, FROM O-3, AGRICULTURE TO G-4, SUBURBAN (WALKABLE).

WHEREAS, *Plan El Paso*, as subsequently amended, was initially adopted by the El Paso City Council on March 6, 2012 pursuant to provisions of the Texas Local Government Code as the Comprehensive Plan for the City; and

WHEREAS, the Comprehensive Plan provides a basis for the City's regulations and policies that directs its physical and economic development; and

WHEREAS, the Future Land Use Map (FLUM) is one of the policies adopted by the El Paso City Council contained within the Comprehensive Plan which identifies desired land use patterns; and

WHEREAS, the City's Future Land Use Map serves as a guide to the type and manner of future development for the City of El Paso; and

WHEREAS, when changes and amendments to the zoning map are requested, the reviewing City departments and the City Plan Commission must make recommendations regarding the conformity of the proposed change to the City's Comprehensive Plan; and

WHEREAS, in some instances when a request to amend the zoning map does not conform to the Future Land Use Map, an amendment to that map may be required; and

WHEREAS, the City Plan Commission, after conducting a public hearing, recommended the proposed amendment to the Future Land Use Map; and

WHEREAS, after conducting a public hearing**,** the proposed amendment to the Future Land Use Map of *Plan El Paso* will have no negative impact upon the public health, safety, morals, and general welfare of the City, and will carry out the purpose and spirit of the policies expressed in *Plan El Paso*.

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

1. That the areas identified in "Exhibit A" and legally described a portion of Tract 9, Block 9, Upper Valley Surveys, City of El Paso, El Paso County, Texas, City of El Paso, El Paso County, Texas, be incorporated into the City's Comprehensive Plan, *Plan El Paso*, for all the purposes, including amending the Future Land Use Map from O-3, Agriculture to G-4, Suburban (Walkable).

2. That *Plan El Paso* and its related documents, as herein modified, shall remain in full force and effect as to the long-range general policies for guiding growth and development in the City.

ADOPTED this _____ day of _____, 2025.

THE CITY OF EL PASO

_____
Renard U. Johnson
Mayor

ATTEST:

_____
Laura D. Prine,
City Clerk

APPROVED AS TO FORM:

_____
Jesus A. Quintanilla
Assistant City Attorney

APPROVED AS TO CONTENT:

_____
Philip Etiwe, Director
Planning & Inspections Department

Exhibit A: Future Land Use Map

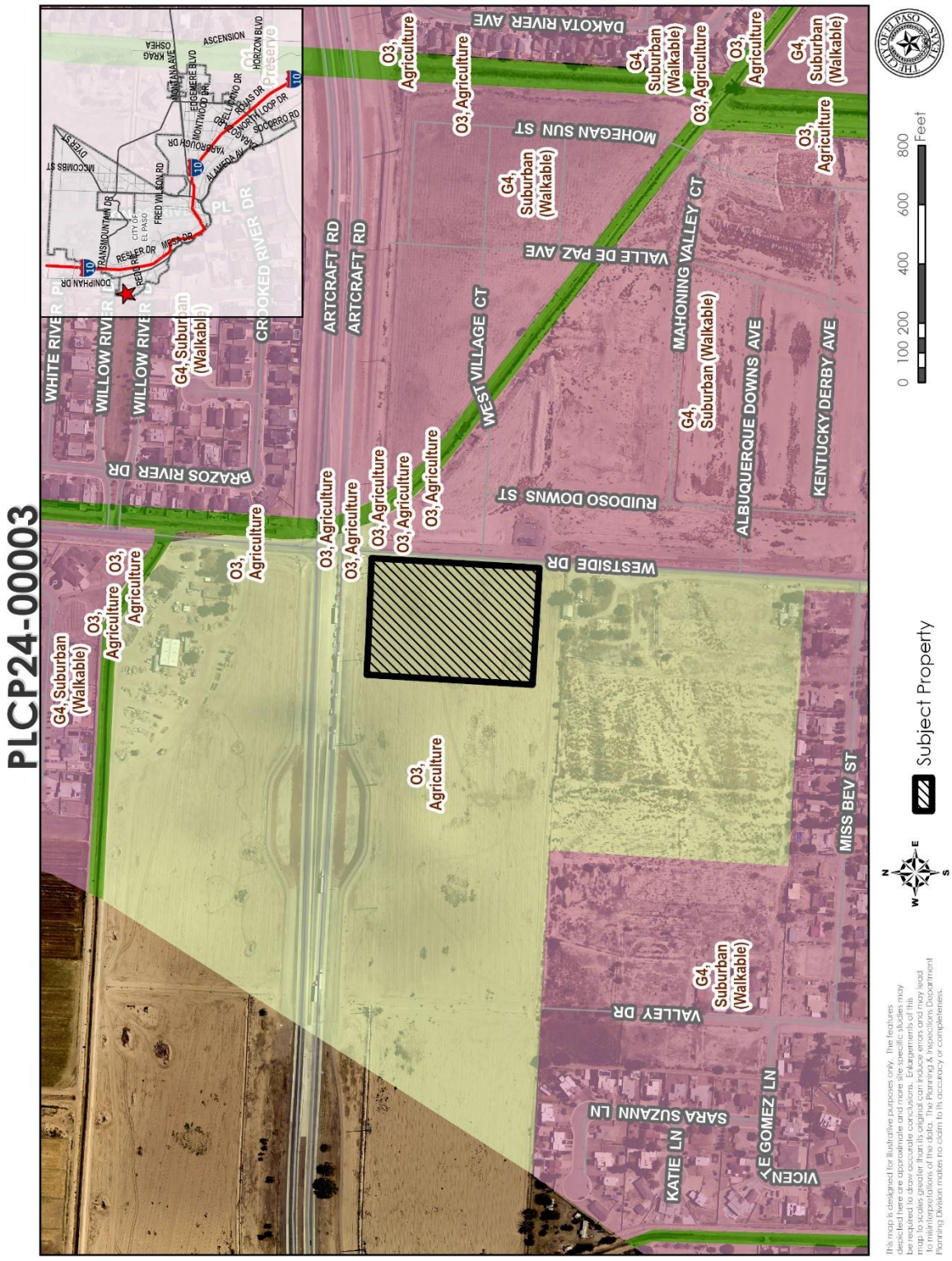


EXHIBIT "A"

METES AND BOUNDS

PROPERTY DESCRIPTION: The parcel of land herein being described is a portion of Tract 9, Block 9, UPPER VALLEY SURVEYS, an addition to the City of El Paso, El Paso County, Texas and is being more specifically described by metes and bounds as follows:

Commencing at a found TXDOT BRASS CAP lying on the westerly Right-Of-Way line of Westside Drive (50.00 feet Public Right-Of-Way); Thence, South 00°08'00" West, along said Right-Of-Way line, a distance of 24.83 feet to a point being the "TRUE POINT OF BEGINNING" of this metes and bounds description.

THENCE, South 00°08'00" West, along said Right-Of-Way line, a distance of 565.54 feet to a point for a boundary corner;

THENCE, North 89°57'00" West, leaving said Right-Of-Way line, a distance of 394.30 feet to a point for a boundary corner;

THENCE, North 00°08'00" East, a distance of 561.02 feet to a point for a boundary corner lying on the southerly Right-Of-Way line of El Paso Electric Parcel, Deed recorded under Clerk's File No. 20130007798, Real Property Records of El Paso County, Texas;

THENCE, North 89°23'38" East, along said Right-Of-Way line, a distance of 394.33 feet back to the "TRUE POINT OF BEGINNING" of this description.

Said parcel of land containing 222,102.16 Sq. Ft. (5.1000 Acres) of land, more or less.

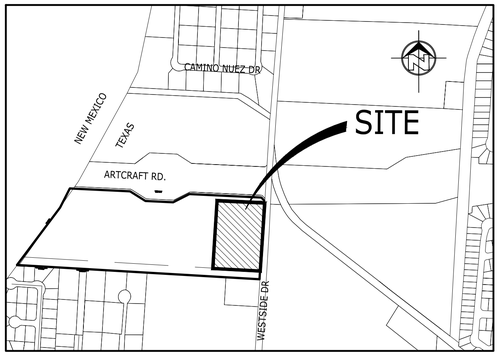
A PLAT OF SURVEY OF EVEN DATE ACCOMPANIES THIS METES AND BOUNDS DESCRIPTION.

SLI ENGINEERING, INC.
Consulting Engineers—Land Surveyors

Guillermo Licon
Registered Professional Land Surveyor
Texas License No. 2998

STATE OF TEXAS
REGISTERED
GUILLERMO LICON
2998
PROFESSIONAL
LAND SURVEYOR

02/ 03/ 2024



VICINITY MAP
SCALE: 1"=600'

NOTES FROM SCHEDULE "B"
TITLE COMMITMENT PROVIDED BY STEWART TITLE GUARANTY COMPANY
GF No.22400754 EFFECTIVE DATE: JANUARY 20, 2023.

1. The following restrictive covenants of record itemized below: Item 1, Schedule B is hereby deleted.

10. The following matters and all terms of the documents creating or offering evidence of the matters:

a. Intentionally Deleted.

b. Any and all unrecorded agreements, contracts, and leases, and rights of parties therein. Not a survey item.

c. Mineral reservations and/or mineral interests as set out in Volume 404, Page 137, Real Property Records, El Paso County, Texas. Blanket in nature and applies.

d. Subject to all matters, contracts, taxes, construction charges, and rights-of-way for irrigation and drainage ditches applicable to property in the El Paso County Water Improvement District No. 1, as described in Letter dated July 23, 1991. Blanket in nature and applies.

e. Intentionally Deleted.

f. Intentionally Deleted.

g. Intentionally Deleted.

h. All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of mineral interest that are not listed. Blanket in nature and applies.

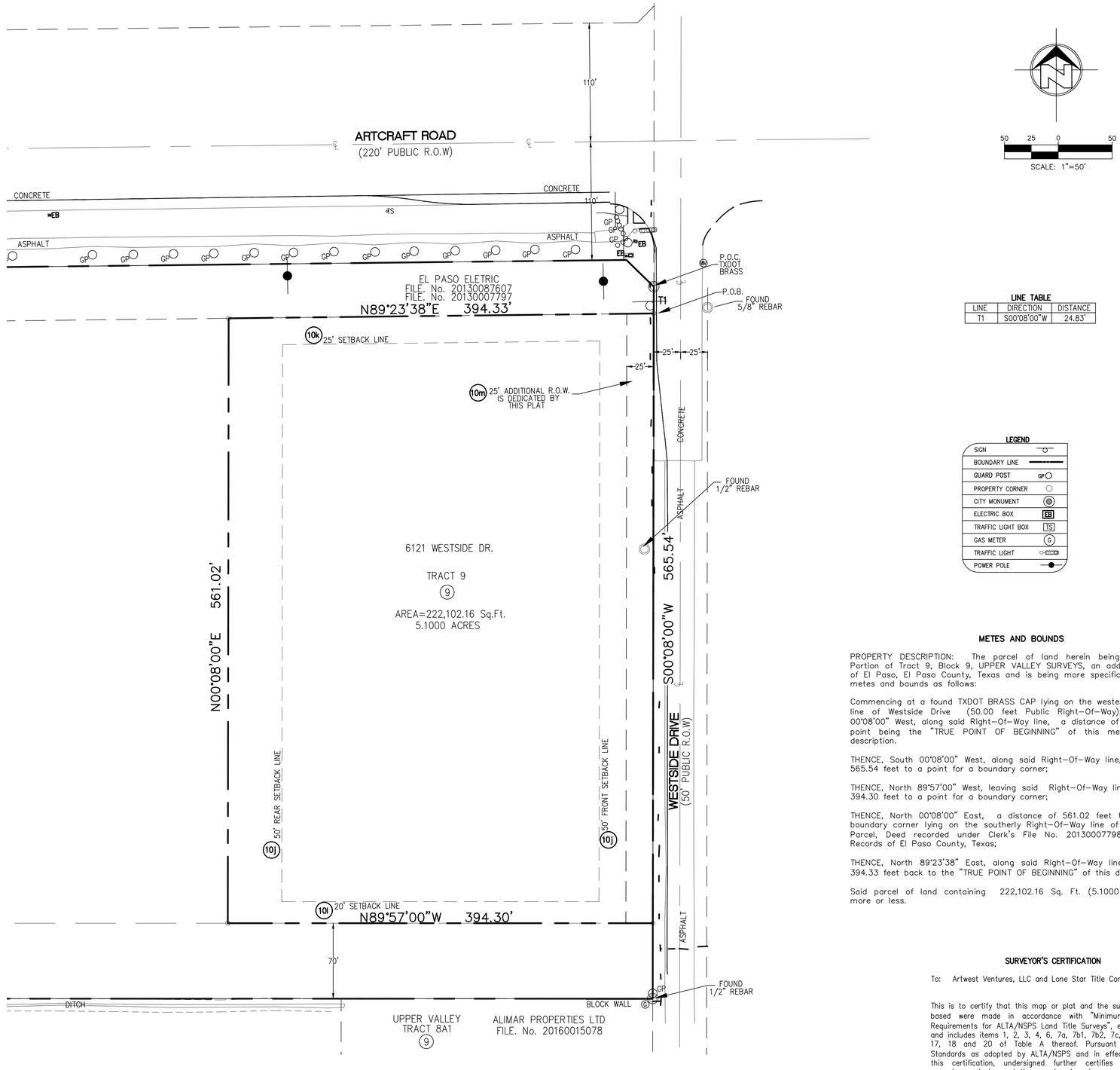
i. Subject to any additional tax or taxes imposed, or which may be imposed, or the roll back of any taxes by any taxing authority due to the sale or change of use of the above described property pursuant to the Revised Civil Statutes of Texas 1925, as amended and the Constitution of the State of Texas, as amended. Blanket in nature and applies.

j. A fifty (50) foot setback line along the east and west property lines as shown on Survey dated _____by Guillermo Licon, Texas Registered Professional Land Surveyor No. 2998. Applies and plotted hereon.

k. A twenty-five (25) foot setback line along the north property line as shown on Survey dated _____, by Guillermo Licon, Texas Registered Professional Land Surveyor No. 2998. Applies and plotted hereon.

l. A twenty (20) foot setback line along the south property line shown on Survey dated _____, by Guillermo Licon, Texas Registered Professional Land Surveyor No. 2998. Applies and plotted hereon.

m. A twenty-five (25) foot additional right of way to be dedicated in the future along the east property line as shown on Survey dated _____, by Guillermo Licon, Texas Registered Professional Land Surveyor No. 2998. Applies and plotted hereon.



LINE TABLE

LINE	DIRECTION	DISTANCE
T1	S00°08'00"W	24.83'

LEGEND

SIGN	
BOUNDARY LINE	
GUARD POST	GP
PROPERTY CORNER	
CITY MONUMENT	
ELECTRIC BOX	EB
TRAFFIC LIGHT BOX	TS
GAS METER	G
TRAFFIC LIGHT	
POWER POLE	

METES AND BOUNDS

PROPERTY DESCRIPTION: The parcel of land herein being described is a Portion of Tract 9, Block 9, UPPER VALLEY SURVEYS, an addition to the City of El Paso, El Paso County, Texas and is being more specifically described by metes and bounds as follows:

Commencing at a found TXDOT BRASS CAP lying on the westerly Right-Of-Way line of Westside Drive (50.00 feet Public Right-Of-Way); Thence, South 00°08'00" West, along said Right-Of-Way line, a distance of 24.83 feet to a point being the "TRUE POINT OF BEGINNING" of this metes and bounds description.

THENCE, South 00°08'00" West, along said Right-Of-Way line, a distance of 565.54 feet to a point for a boundary corner;

THENCE, North 89°57'00" West, leaving said Right-Of-Way line, a distance of 394.30 feet to a point for a boundary corner;

THENCE, North 00°08'00" East, a distance of 561.02 feet to a point for a boundary corner lying on the southerly Right-Of-Way line of El Paso Electric Parcel, Deed recorded under Clerk's File No. 20130007798, Real Property Records of El Paso County, Texas;

THENCE, North 89°23'38" East, along said Right-Of-Way line, a distance of 394.33 feet back to the "TRUE POINT OF BEGINNING" of this description.

Said parcel of land containing 222,102.16 Sq. Ft. (5.1000 Acres) of land, more or less.

SURVEYOR'S CERTIFICATION

To: Artwest Ventures, LLC and Lone Star Title Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys", established in 2021, and includes items 1, 2, 3, 4, 6, 7a, 7b1, 7b2, 7c, 8, 9, 10, 11b, 16, 17, 18 and 20 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA/NSPS and in effect on the date of this certification, undersigned further certifies that proper field procedures, instrumentation, and adequate survey personnel were employed in order to achieve results comparable to those outlined in the "Minimum Angle, Distance, and Closure Requirements for Survey Measurements Which Control Land Boundaries for ALTA/NSPS Land Title Surveys".

GUILLERMO LICON, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS LICENSE NO. 2998

DATE: _____

NOTES:

1. SET 1/2" IRON WITH SLI CAP STAMPED TX2998 ON ALL PROPERTY CORNERS UNLESS OTHERWISE INDICATED.
2. BASIS OF BEARING: UPPER VALLEY SURVEYS.
3. TITLE COMMITMENT PROVIDED BY STEWART TITLE GUARANTY COMPANY. GF No. 22400754 AND EFFECTIVE DATE OF JANUARY 20, 2023.
4. THERE WERE NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
5. THE CITY WILL REQUIRE AN ADDITIONAL 25 FEET ALONG EASTERLY PROPERTY LINE TO BE DEDICATED, BY A SUBDIVISION APPLICATION, AS ADDITIONAL RIGHT-OF-WAY TO WESTSIDE DRIVE.
6. THERE WERE NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
7. THERE WAS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP, SANITARY LANDFILL OR CEMETERY.

USEFUL NUMBERS

TXDOT:	915-790-4200
STORM WATER UTILITIES:	915-594-5687
EL PASO WATER UTILITIES:	1154 HAWKINS, 79961-0511
SEWER SERVICE:	915-594-5330
WATER SERVICE:	915-594-5330
CITY OF EL PASO:	300 N. CAMPBELL, 79901
	915-212-0000
E.P.E. COMPANY	915-543-5711

Copyright © 2023 by SLI Engineering, Inc. All rights reserved.
This map and survey are being provided solely for the use of all parties listed in the certification and their assigns and no license has been created, expressed or implied, to copy the surveys and / or map(s) except as necessary in conjunction with the original transaction. This transaction shall be effective within six (6) months from the date hereon JANUARY 15, 2023.

NOTES CORRESPONDING TO ZONING

CLASSIFICATION:
* PROPERTY IS CURRENTLY ZONED R-F

MINIMUM SET BACKS REQUIRED	
-FRONT YARD	50'
-REAR YARD	50'
-CUMULATIVE FRONT & REAR YARD	N/A
-SIDE YARD	20'
-SIDE STREET	25'
-MAXIMUM HEIGHT	35'

NOTE:
ALL INFORMATION SHOWN HEREON WITH RESPECT TO UNDERGROUND CONDITIONS WAS DETERMINED BY DATA COLLECTED THROUGH SURVEY CREW OBSERVATION AND OTHER INFORMATION TAKEN FROM EXISTING PLANS AND MAPS OF RECORD. NO UNDERGROUND UTILITIES EXISTING OR ABANDONED WERE EXPOSED OR LOCATED.

UNLESS SPECIFICALLY ACCEPTED BY SLI ENGINEERING, INC. IN WRITING, SLI ENGINEERING, INC. MAKES NO CLAIM, EXPRESSED OR IMPLIED, AS TO THE UNDERGROUND SITE CONDITIONS.

FLOOD INSURANCE INFORMATION
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 480212 0125 B, DATED SEPTEMBER 04, 1991 THIS PROPERTY LIES IN FLOOD ZONE "X".

ZONE "X", ARE AREAS OF MINIMAL FLOOD HAZARD.

DUE TO INHERENT INACCURACIES OF FEMA OR FLOOD INSURANCE RATE MAPS THIS SURVEYOR DOES NOT CERTIFY TO THE ACCURACY OF LOCATIONS BASED ON SUCH MAPS. THIS FLOOD STATEMENT SHALL NOT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

REVISIONS | BY | DATE

FILE

SCALE: AS INDICATED
JOB NO.: 09-22-4841
FIELD BY: **/**/**
FIELD BOOK: GPS
DRAWN BY: CV
CHECKED BY: GH/FE
DATE: 01/15/2023

6121 WESTSIDE DR.
N.W. ARTCRAFT AND WESTSIDE

PROPERTY DESCRIPTION
A PORTION OF TRACT 9, BLOCK 9, UPPER VALLEY SURVEYS
EL PASO, EL PASO COUNTY, TEXAS.

CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS
6900 WESTWIND DRIVE
EL PASO, TEXAS
(915) 584-4437

SLI ENGINEERING, INC.

STATE OF TEXAS REGISTERED GUILLERMO LICON 2998 PROFESSIONAL LAND SURVEYOR

SLI ENGINEERING, INC.
Reg. No. F-1902
SURVEYING
Reg. No. 100120-00

SHEET TITLE

ALTA / NSPS LAND TITLE SURVEY

1 OF 1

Artcraft and Westside

City Plan Commission — June 18, 2025

CASE NUMBER:	**PLCP24-00003**
CASE MANAGER:	Andrew Salloum, (915) 212-1603, SalloumAM@elpasotexas.gov
PROPERTY OWNER:	Artwest Ventures LLC
REPRESENTATIVE:	SLI Engineering Inc. c/o Georges Halloul
LOCATION:	South of Artcraft Rd. and West of Westside Dr. (District 1)
PROPERTY AREA:	5.10 acres
REQUEST:	Adjust the Future Land Use designation from O-3, Agriculture to G-4, Suburban (Walkable)
RELATED APPLICATIONS:	PZRZ24-00005, Rezoning
PUBLIC INPUT:	N/A

SUMMARY OF REQUEST: The applicant is requesting an amendment to *Plan El Paso*, the City's comprehensive plan, to adjust the Future Land Use designation for one property, from O-3, Agriculture to G-4, Suburban (Walkable), to allow a proposed neighborhood commercial development.

SUMMARY OF STAFF'S RECOMMENDATION: Staff recommends **APPROVAL** of the request. The proposed development is in keeping with the character of the adjacent residential development and the policies of *Plan El Paso* for the G-4 Suburban Future Land Use designation.

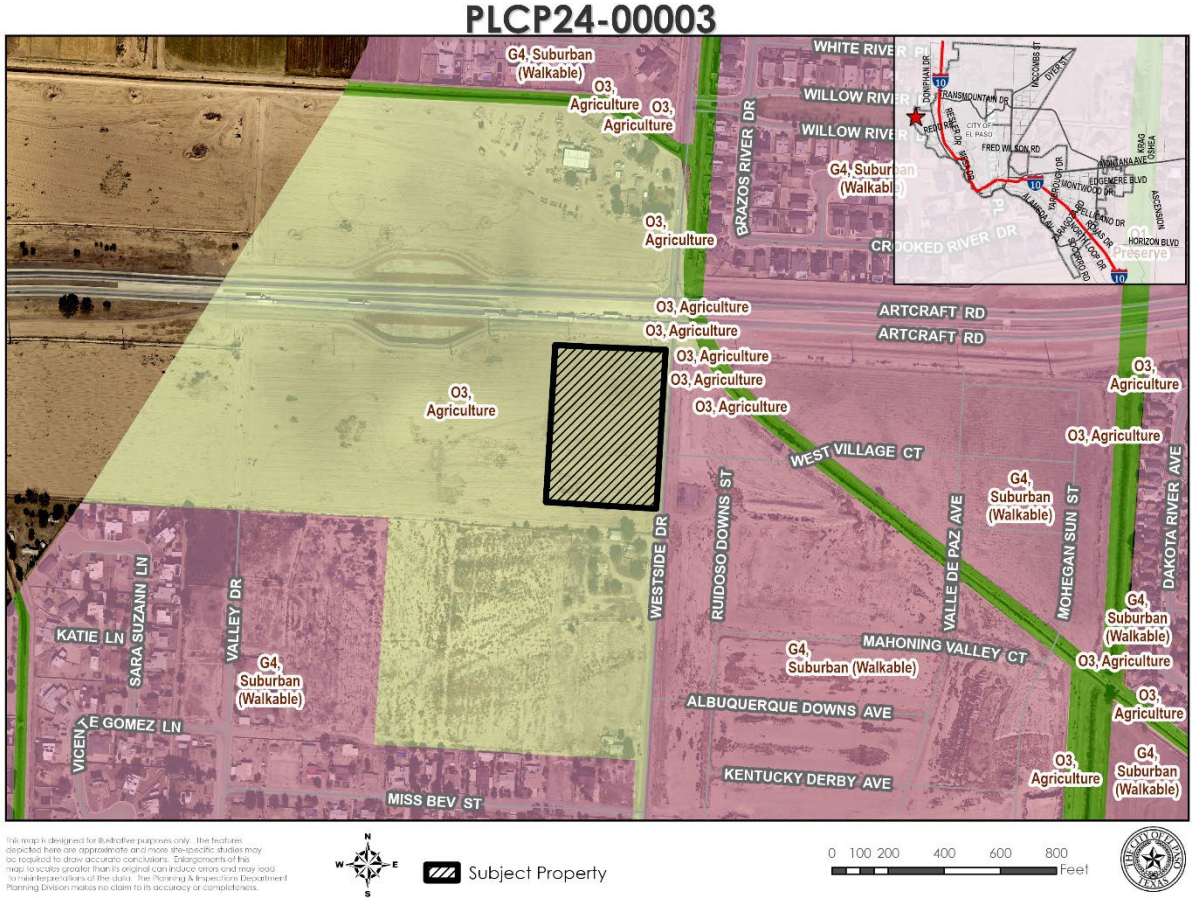


Figure A. Subject Property & Immediate Surroundings

DESCRIPTION OF REQUEST: The applicant is proposing to amend the Future Land Use designation for a 5.10-acre property from O-3, Agriculture to G-4, Suburban (Walkable), in order to allow for a neighborhood commercial development. This proposed use aligns with the existing Northwest Upper Valley Plan.

COMPATIBILITY WITH NEIGHBORHOOD CHARACTER: The O-3, Agriculture is obsolete due to the state highway and nearby development. The G-4 designation is most in character with the proposed development for the property, which is similar in scale and character to nearby residential and general mixed-use zoned properties and uses. The request is aligned with the Artcraft Corridor vision in the Upper Valley Plan. The nearby properties with similar zoning and uses are also designated G-4. The vacant lots located to the north, south, and west are designated O-3, Agriculture. The vacant lot located to the east is designated G-4, Suburban and is zoned G-MU (General Mixed Use). The residential lots located further northwest, south, and southwest are designated G-4, Suburban and are zoned R-2 (Residential) and P-R 1 (Planned Residential Development). Any proposed development is encouraged to be sensitive and mitigate impacts of the uses to the maximum extent possible.

COMPLIANCE WITH *PLAN EL PASO* – When evaluating whether a proposed adjustment is in accordance with Plan El Paso, consider the following factors:	
Criteria	**Does the Request Comply?**
Future Land Use Map: Proposed Future Land Use designation for the property: **G-4, Suburban (Walkable):** This sector applies to modern single-use residential subdivisions and office parks, large schools and parks, and suburban shopping centers. This sector is generally stable but would benefit from strategic suburban retrofits to supplement the limited housing stock and add missing civic and commercial uses.	*Plan El Paso* identifies the G-4 designation is appropriate for neighborhood commercial uses. The associated rezoning to C-1 will ensure that any future proposed uses will remain compatible with the G-4 designation.
Preferred Development Locations: Located along an arterial (or greater street classification) or the intersection of two collectors (or greater street classification). The site for proposed amendment is not located mid-block, resulting in it being the only property on the block with an alternative zoning district, density, use and/or land use.	*Plan El Paso* calls out the G-4 designation as appropriate for neighborhood commercial uses and residential uses, which is in keeping with the proposed uses.

THE PROPOSED DESGINATION'S EFFECT ON THE PROPERTY AND SURROUNDING PROPERTY, AFTER EVALUATING THE FOLLOWING FACTORS:	
Historic District or Special Designations & Study Area Plans: Any historic district or other special designations that may be applicable. Any adopted small area plans, including land-use maps in those plans.	The subject property lies within the Artcraft corridor identified in the Northwest Upper Valley Plan and is compatible with the policies identified in the plan. The plan calls for neighborhood commercial uses to serve the neighborhood.
Potential Adverse Effects: Potential adverse effects that might be caused by approval or denial of the requested change.	The proposed development of the subject property will not have adverse effect on the existing residential, commercial, and agricultural uses.

Natural Environment: Anticipated effects on the natural environment.	The subject property is currently inactive farmland and vacant. The existing irrigation canals and drainage laterals are not adjacent to the development.
Stability: Whether the area is stable or in transition.	The surrounding land use has steadily been transitioning from farmland to residential, mixed residential, and neighborhood commercial uses.
Socioeconomic & Physical Conditions: Any changed social, economic, or physical conditions that make the existing designation no longer suitable for the property.	Agricultural uses have ceased on the subject property and there is increased development in the area. The area is in transition and therefore the 'Agriculture' designation is no longer appropriate. The current TxDOT construction of Artcraft which will transition the roadway.

RELATED APPLICATIONS: This case is related to application number PZRZ24-00005, which requests to rezone the subject area from R-F (Ranch-Farm) to C-1 (Commercial), which is compatible with the low intensity mix of uses permitted in the surrounding area and in the Northwest Upper Valley Plan.

CITY PLAN COMMISSION OPTIONS:

The City Plan Commission (CPC) has the authority to advise City Council on changes to the Comprehensive Plan. In evaluating the request, the CPC may take any of the following actions:

1. **Recommend Approval** of the request, finding that the request is in conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or that the request is in conformance with other criteria that the CPC identifies from the Comprehensive Plan. **(Staff Recommendation)**
2. **Recommend Approval of the request With Modifications** to bring the request into conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or other criteria that the CPC identifies from the Comprehensive Plan.
3. **Recommend Denial** of the request, finding that the request does not conform to the review criteria of *Plan El Paso* as reflected in the Staff Report, or other criteria that the CPC identifies from the Comprehensive Plan.

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS AND DONATIONS FORM

In compliance with Title 2, Chapter 2.92, Section 2.92.080

Introduction:

Individuals or entities benefiting by a City Council Agenda item must disclose contributions or donations made to current members of Council under the City's Ethics Code. The information on this form is being captured for transparency purposes and will be noted on the relevant City Council Agenda. **Contributions and Donations do NOT disqualify an applicant from doing business with the City.**

Definitions:

"Contribution"	A direct or indirect transfer of money, goods, services, or any other thing of value and includes an agreement made or other obligation incurred, whether legally enforceable or not, to make a transfer. The term includes a loan or extension of credit, other than those expressly excluded by the Texas Election Code, and a guarantee of a loan or extension of credit.
"Contributor"	A person making a contribution, including the contributor's spouse.
"Donation"	Cash and the value of any in-kind contributions or gifts to the council member for use by their office or in their district.
"Donor"	An individual and spouse, a business entity, or an individual who owns a business entity in whole or in part, or is operated by the individual, that is the subject of a council agenda item.
"Benefiting"	Shall include but not be limited to any contract, bid award, franchise, permit, zoning or rezoning, and other award that council will vote on.

Instructions: Please read and complete this form carefully. If you have made campaign contributions or donations to any current City Council member(s) totaling an aggregate of $500 or more during their campaign(s) or term(s) of City office, you are required to disclose the information as specified below. If you have not made such contributions or donations past the limit specified in the ordinance, you are required to affirm your compliance with the municipal code. Please submit this completed form along with your application or proposal to the relevant city department. Failure to disclose campaign contributions or donations as required by the ordinance may result in a violation of the City's Ethics Code requirements, and sanctions under the Ethics Code 2.92.

Contributor / Donor Information:

Full Name	Patrick Gordon
Business Name	
Agenda Item Type	
Relevant Department	

Disclosure Affirmation: Please check the appropriate box below to indicate whether you have made campaign contributions or donations totaling an aggregate of $500 or more to any City Council member(s) during their campaign(s) or term(s) of City office specified in Section 2.92.080 of the El Paso Municipal Code.

☐ I have **NOT** made campaign contributions or donations totaling an aggregate of $500 or more to any City Council member(s) during their campaign(s) or term(s) of City office, as specified in Section 2.92.080 of the El Paso Municipal Code.

OR

☒ I have made campaign contributions or donations totaling an aggregate of $500 or more to the following City Council member(s) during their campaign(s) or term(s) of City office:

OFFICE	CURRENT COUNCIL MEMBER NAME	AMOUNT ($)
Mayor		
District 1	Alejandra Chavez	$1,000.00
District 2		
District 3		
District 4		
District 5		
District 6		
District 7		
District 8		

Declaration: I hereby affirm that the information provided in this disclosure form is true and accurate to the best of my knowledge. I understand that this disclosure is required by Title 2, Chapter 2.92 of the El Paso Municipal Code and is subject to verification by the city authorities. Further, **I understand that upon submission of this form, I must disclose any subsequent contributions or donations prior to the relevant council meeting date.**

Signature: _____ Date: 8/12/25

File #: 25-1072, **Version:** 1

CITY OF EL PASO, TEXAS
LEGISTAR AGENDA ITEM SUMMARY FORM

DISTRICT, DEPARTMENT, CONTACT INFORMATION:

Please choose District and Department from drop down menu. Please post exactly as example below.
No Title's, No emails. Please use ARIAL 10 Font.

District 8
Planning and Inspections, Philip F. Etiwe, (915) 212-1553
Planning and Inspections, Andrew Salloum, (915) 212-1603

AGENDA LANGUAGE:

This is the language that will be posted to the agenda. Please use ARIAL 11 Font.

An Ordinance granting Special Permit No. PZST24-00007, to allow for a governmental use, building on the property described as Tract 1B, A.F. Miller Survey 214, 6500 N. Mesa Street, City of El Paso, El Paso County, Texas, pursuant to Section 20.04.260 of the El Paso City Code. The penalty being as provided for in Chapter 20.24 of the El Paso City Code.

The proposed special permit 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: 6500 N. Mesa Street
Applicant: City of El Paso, PZST24-00007

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

DEPARTMENT: Planning and Inspections

AGENDA DATE: 9/3/25

PUBLIC HEARING DATE: 9/30/25

CONTACT PERSON NAME: Philip F. Etiwe **PHONE NUMBER:** (915) 212-1553

2nd CONTACT PERSON NAME: Andrew Salloum **PHONE NUMBER:** (915) 212-1603

DISTRICT(S) AFFECTED: 8

STRATEGIC GOAL:

#3 Promote the Visual Image of El Paso

SUBGOAL:

3.2 Set one standard for infrastructure across the city

SUBJECT:

An Ordinance granting Special Permit No. PZST24-00007, to allow for a governmental use, building on the property described as Tract 1B, A.F. Miller Survey 214, 6500 N. Mesa Street, City of El Paso, El Paso County, Texas, pursuant to Section 20.04.260 of the El Paso City Code. The penalty being as provided for in Chapter 20.24 of the El Paso City Code.

The proposed special permit 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: 6500 N. Mesa Street
Applicant: City of El Paso, PZST24-00007

BACKGROUND / DISCUSSION:

The applicant is requesting a special permit to allow for an existing governmental use, building (fire station) in the C-1 (Commercial) zone district in accordance with the El Paso City Code Section 20.04.320 - Special Permit. City Plan Commission recommended 6-0 to approve the proposed special permit on July 3, 2025. As of August 18, 2025, the Planning Division has not received any communication in support or opposition to the special permit request. See attached staff report for additional information.

COMMUNITY AND STAKEHOLDER OUTREACH:

Applicant notified appropriate neighborhood associations of the request prior to submittal of a complete application. Public notices were sent to all property owners within 300 feet of the subject property.

PRIOR COUNCIL ACTION:

N/A

AMOUNT AND SOURCE OF FUNDING:

N/A

REPORTING OF CONTRIBUTION OR DONATION TO CITY COUNCIL:

N/A

NAME	AMOUNT ($)

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

DEPARTMENT HEAD: Philip Etiwe

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

ORDINANCE NO. _____

AN ORDINANCE GRANTING SPECIAL PERMIT NO. PZST24-00007, TO ALLOW FOR A GOVERNMENTAL USE, BUILDING ON THE PROPERTY DESCRIBED AS TRACT 1B, A.F. MILLER SURVEY 214, 6500 N. MESA STREET, CITY OF EL PASO, EL PASO COUNTY, TEXAS, PURSUANT TO SECTION 20.04.260 OF THE EL PASO CITY CODE. THE PENALTY BEING AS PROVIDED IN CHAPTER 20.24 OF THE EL PASO CITY CODE.

WHEREAS, the **City of El Paso** has applied for a Special Permit under Section 20.04.260 of the El Paso City Code to allow for Governmental use, building**;** and,

WHEREAS, a report was made by the City Plan Commission and a public hearing was held regarding such application; and,

WHEREAS, the City Plan Commission has recommended approval of the subject Special Permit; and

WHEREAS, the subject Special Permit has been submitted to the City Council of the City of El Paso for review and approval; and

WHEREAS, the City Council of the City of El Paso finds that the application conforms to all requirements of Section 20.04.320 of the El Paso City Code.

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

1. That the property described as follows, is in a District: *Tract 1B, A.F. Miller Survey 214, 6500 N. Mesa Street, City of El Paso, El Paso County, Texas* and as more particularly described by metes and bounds on the attached **Exhibit "A"**; and,

2. That the City Council hereby grants a Special Permit under Section 20.04.320 of the El Paso City Code to allow for Governmental use, building on the property described in Paragraph 1 of this Ordinance; and,

3. That this Special Permit is issued subject to the development standards in the C-1 (Commercial) District regulations and is subject to the approved Detailed Site Development Plan signed by the Applicant, the City Manager and the Executive Secretary to the City Plan Commission. A copy of this plan is attached hereto as **Exhibit "B "** and is incorporated herein by reference for all purposes; and,

4. That if at any time the Applicant fails to comply with any of the requirements of this Ordinance, Special Permit No. PZST24-00007, shall be subject to termination; construction or occupancy shall be discontinued; and the Applicant shall be subject to the penalty provisions of Chapter 20.24 and any other legal or equitable remedy; and,

5. That the Applicant shall sign an Agreement incorporating the requirements of this Ordinance. Such Agreement shall be signed and filed with the Zoning Administrator and the Executive Secretary to the City Plan Commission before building permits are issued.

ADOPTED this ___ day of _____, 2025.

THE CITY OF EL PASO

ATTEST:

Renard U. Johnson
Mayor

Laura D. Prine
City Clerk

APPROVED AS TO FORM:

Russell T. Abeln
Senior Assistant Attorney

APPROVED AS TO CONTENT:

Philip F. Etiwe, Director
Planning & Inspections Department

AGREEMENT

City of El Paso the Applicant referred to in the above Ordinance, hereby agrees to develop the above-described property in accordance with the approved Detailed Site Development Plan attached to same Ordinance, and in accordance with the standards identified in the **C-1 (Commercial) District** regulations, and subject to all other requirements set forth in this Ordinance.

EXECUTED this _____ day of _____, 2025.

City of El Paso

Hernandez
(Signature)

Yvette Hernandez / City Engineer
(Name/Title)

ACKNOWLEDGMENT

THE STATE OF TEXAS)
)
COUNTY OF EL PASO)

This instrument is acknowledged before me on this 11th day of August, 2025, by Yvette Hernandez, City Engineer for City of El Paso as Applicant.

(Seal)

Angel Rocha Argumedo NOTARY PUBLIC STATE OF TEXAS EXPIRES 06-01-2026 ID #131589869

Angel R. Argumedo
Notary Public, State of Texas
Signature

Angel R. Argumedo
Printed or Typed Name

My Commission Expires:

06-01-2026

EXHIBIT "A"

METES AND BOUNDS

PROPERTY DESCRIPTION:
Tract 1B, A. F. MILLER SURVEY No. 214, City of El Paso, El Paso County, Texas and is being more particularly described by metes and bounds as follows:

Commencing at a found City Monument lying on the centerline of a turning-heel of Hidden Crest Creek; Thence, South 33°57'10" East, a distance of 574.80 feet to point for a boundary corner lying on the westerly right-of-way line of Fountain Road (60.00 feet Public right-of-way) being the "TRUE POINT OF BEGINNING" of this property description;

THENCE, South 77°19'00" East, a distance of 150.00 feet to a point for a boundary corner;

THENCE, South 12°42'00" West, a distance of 197.27 feet to point for a boundary corner lying on the northerly right-of-way line of North Mesa Street;

THENCE, North 73°44'34" West, along said right-of-way line, a distance of 116.58 feet to a point for a boundary corner;

THENCE, North 77°19'00" West, a distance of 33.59 feet to a point for a boundary corner lying on the westerly right-of-way line of Fountain Road (60.00 feet Public Right-Of-Way);

THENCE, North 12°41'00" East, along said right-of-way line, a distance of 190.00 feet back to the "TRUE POINT OF BEGINNING" of this description.

Said parcel of land containing 28,917.53 Square Feet (0.6639 Acres) of land, more or less.

SLI ENGINEERING, INC.
Reg. No. F-1902
SURVEYING
Reg. No. 100120-00

STATE OF TEXAS REGISTERED
GUILLERMO LICON
2998
PROFESSIONAL LAND SURVEYOR

© Copyright 2024 by SLI Engineering, Inc. All rights reserved.
This map and survey are being provided solely for the use of all parties listed in the certification and their assigns and no license has been created, expressed or implied, to copy the surveys and/or map(s) except as necessary in conjunction with the original transaction. This transaction shall be effective within six (6) months from the date hereon JULY 25, 2024.

PLAT OF SURVEY

SLI CIVIL ENGINEERS LAND SURVEYORS LAND PLANNERS
6500 WESTWIND DRIVE EL PASO, TEXAS (915) 584-4457
SLI ENGINEERING, INC.

JOB #: 06-23-5008
DRAWN BY: CV CK BY: GH/ET
DATE: 07/25/2024 SCALE: 1"=30'

FIRE STATION No.22
6500 N MESA ST.

PROPERTY DESCRIPTION

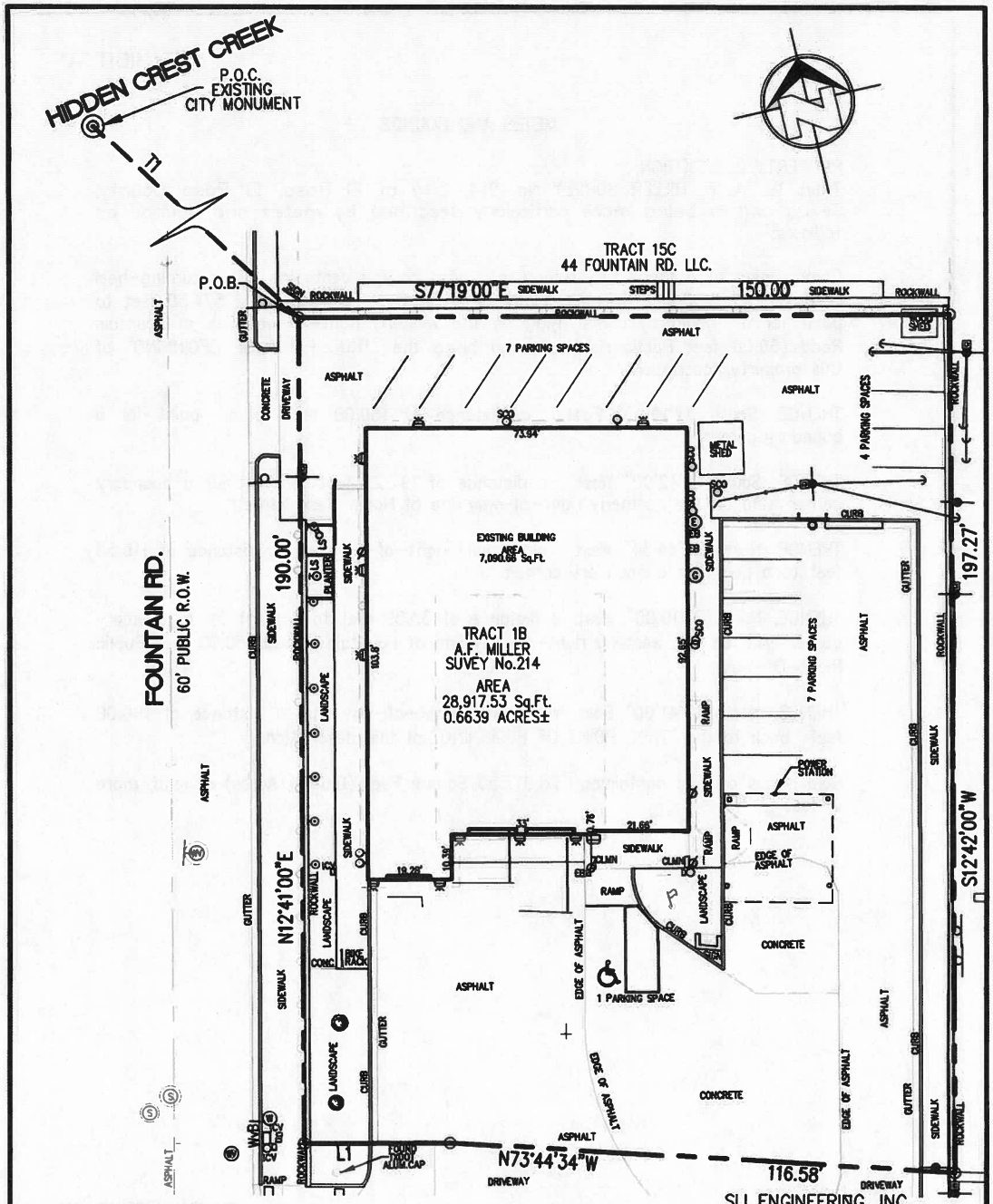
TRACT 1B, A. F. MILLER SURVEY No. 214

EL PASO, EL PASO COUNTY, TEXAS.

PLAT REFERENCE
VOLUME _____ PAGE _____

CERTIFICATION
I HEREBY CERTIFY THAT THE FOREGOING BOUNDARY AND IMPROVEMENT SURVEY WAS PERFORMED UNDER MY SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

GUILLERMO LICON, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS LICENSE NO. 2998
DATE: 7-25-2024



LINE TABLE

LINE	DIRECTION	DISTANCE
T1	S33°57'10"E	574.80'
L1	N77°19'00"W	33.59'

© Copyright 2024 by SLI Engineering, Inc. All rights reserved.
This map and survey are being provided solely for the use of all parties listed in the certification and their assigns and no license has been created, expressed or implied, to copy the surveys and/or map(s) except as necessary in conjunction with the original transaction. This transaction shall be effective within six (6) months from the date hereon JULY 25, 2024.

SLI ENGINEERING, INC.
Reg. No. F-1902
SURVEYING
Reg. No. 100120-00

STATE OF TEXAS
REGISTERED
GUILLERMO LICON
2998
PROFESSIONAL
LAND SURVEYOR

PLAT OF SURVEY

SLI
CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS
6500 WESTWIND DRIVE
EL PASO, TEXAS
(915) 584-4487
SLI ENGINEERING, INC.

JOB #: 06-23-5008
DRAWN BY: CV CK BY: GH/ET
DATE: 07/25/2024 SCALE: 1"=30'

FIRE STATION No.22
6500 N MESA ST.

PROPERTY DESCRIPTION

TRACT 1B, A. F. MILLER SURVEY No. 214

EL PASO, EL PASO COUNTY, TEXAS.

PLAT REFERENCE
VOLUME _____ PAGE _____

CERTIFICATION
I HEREBY CERTIFY THAT THE FOREGOING BOUNDARY AND IMPROVEMENT SURVEY WAS PERFORMED UNDER MY SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

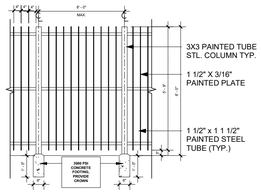
GUILLERMO LICON, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS LICENSE NO. 2998
DATE: 7-25-2024

Fire Station No. 22

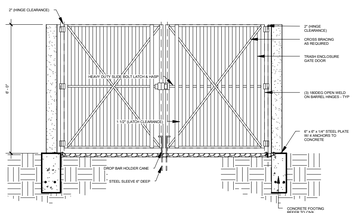
6500 N. Mesa El Paso TX 79912

EXHIBIT "B"

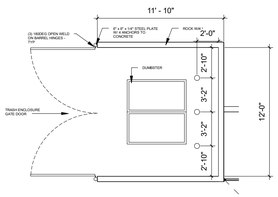
LEGAL DESCRIPTION	PARKING REQUIREMENTS	ZONING TABLE
A F MILLER SURV 214 ABST 3598 TR 1-B (0.664 AC)	TOTAL- OCCUPANTS 37	ZONING CODE - C-1 ZONING DISTRICT - 8
GEOGRAPHIC IDENTIFICATION NUMBER:	CALCS. BY SHIFT = 3 SHIFTS TOTAL	EXISTING LAND USE- GOVERMENTAL FACILITY
X214999000A0300	12 OCCUPANTS PER SHIFT = 12 PARKING SPACES REQUIRED	PROPOSED USE- GOVERMENTAL FACILITY
BUILDING HEIGHT: (TABLE 504.3 IBC2021)	PROVIDED = 12 PRIVATE PARKING SPACES	MINIMUM SETBACKS REQUIRED:
MAX ALLOWED B,S: 35'-0" ACTUAL 18' - 4" (TOP OF ROOF RIDGE)	4 PUBLIC PARKING SPACES 1 ADA PARKING SPACE	FRONT YARD - 0'-0" REAR YARD -10'-0" CUMULATIVE FRONT & REARYARD - N/A SIDE YARD 10'-0" WHEN ABUTTIN A RESIDENTIAL OR APARTMENT DISTRICT SIDE STREET - 10'-0" MAXIMUM HEIGHT 35' - 0"
ALLOWABLE AREA: (TABLE 506 IBC2021)	(1) BIKE RACK 3 SPACES	
STORAGE S-2: 26,000 SF BUSSINES B: 23,000 SF	TOTAL = 17 PARKING SPACES	MAY EXCEED 60' WHEN AN ADDITIONAL SETBACK OF ONE FOOT IS PROVIDED FROM ALL ADJACENT NARDUNES FOR EACH FOOT OF HEIGHT IN EXCESS OF 60 AS PER C1 ZONING APPENDIX B "TABLE OF DENSITY AND DIMENSIONAL STANDARDS "



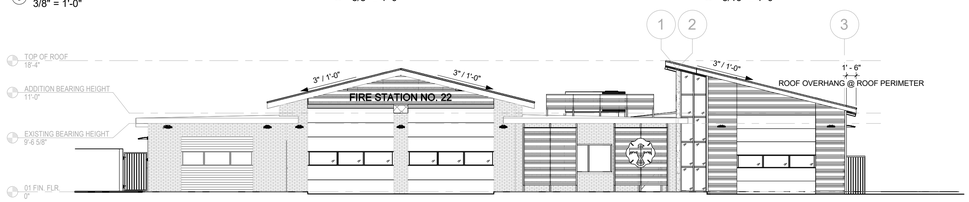
8 TYPICAL FENCE ELEVATION @ PARKING ENTRANCE AND EXIT
3/8" = 1'-0"



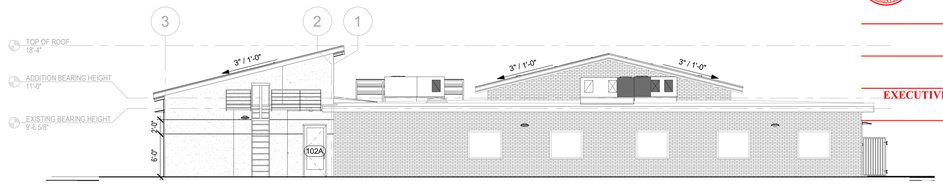
7 Dumpster Enclosure
3/8" = 1'-0"



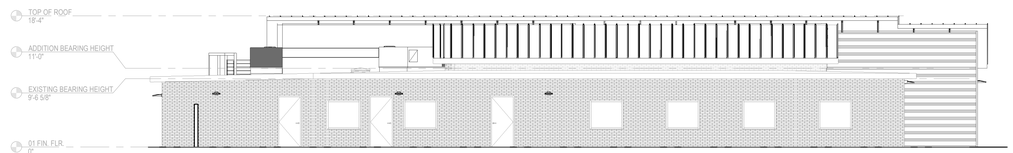
9 DUMBSTER ENCLOSURE
3/16" = 1'-0"



5 EXTERIOR ELEVATION - SOUTH
1/8" = 1'-0"



4 EXTERIOR ELEVATION - NORTH
1/8" = 1'-0"



2 EXTERIOR ELEVATION - WEST
1/8" = 1'-0"

3 EXTERIOR ELEVATION - EAST
1/8" = 1'-0"

PLANNING & INSPECTIONS DEPARTMENT
PLANNING DIVISION
DETAILED SITE DEVELOPMENT PLAN
APPROVED BY CITY COUNCIL
8/12/25
DATE
Yvette Hernandez
APPLICANT
Kevin Smith
EXECUTIVE SECRETARY, CITY PLAN COMMISSION
CITY MANAGER

LANDSCAPE ORDINANCE CALCULATIONS

NEW BUILDING ADDITION FOOTPRINT = 1,951 SF
LANDSCAPE AREA REQUIRED = 293 SF (1,951 X .15 = 293 SF)
LANDSCAPE AREA PROVIDED = 2,098 SF
REQUIRED UNITS OF PLANT MATERIAL = 1 (293 SF OF REQUIRED LANDSCAPE AREA)

	REQUIRED	PROVIDED	NOTES
STREET TREES	0	0	BUILDING EXPANSION PROJECT DOES NOT NECESSITATE NEW STREET TREES
BUFFER TREES	0	0	BUILDING EXPANSION PROJECT DOES NOT NECESSITATE NEW BUFFER TREES
CANOPY TREES	2	2	16 PARKING SPACES / 10 = 2
PROJECT TREES	1	3	1 REQUIRED UNIT OF PLANT MATERIAL
TOTAL TREES	3	5	
PROJECT SHRUBS	45	51	1 UNIT OF PLANT MATERIAL (1 X 45 = 45)

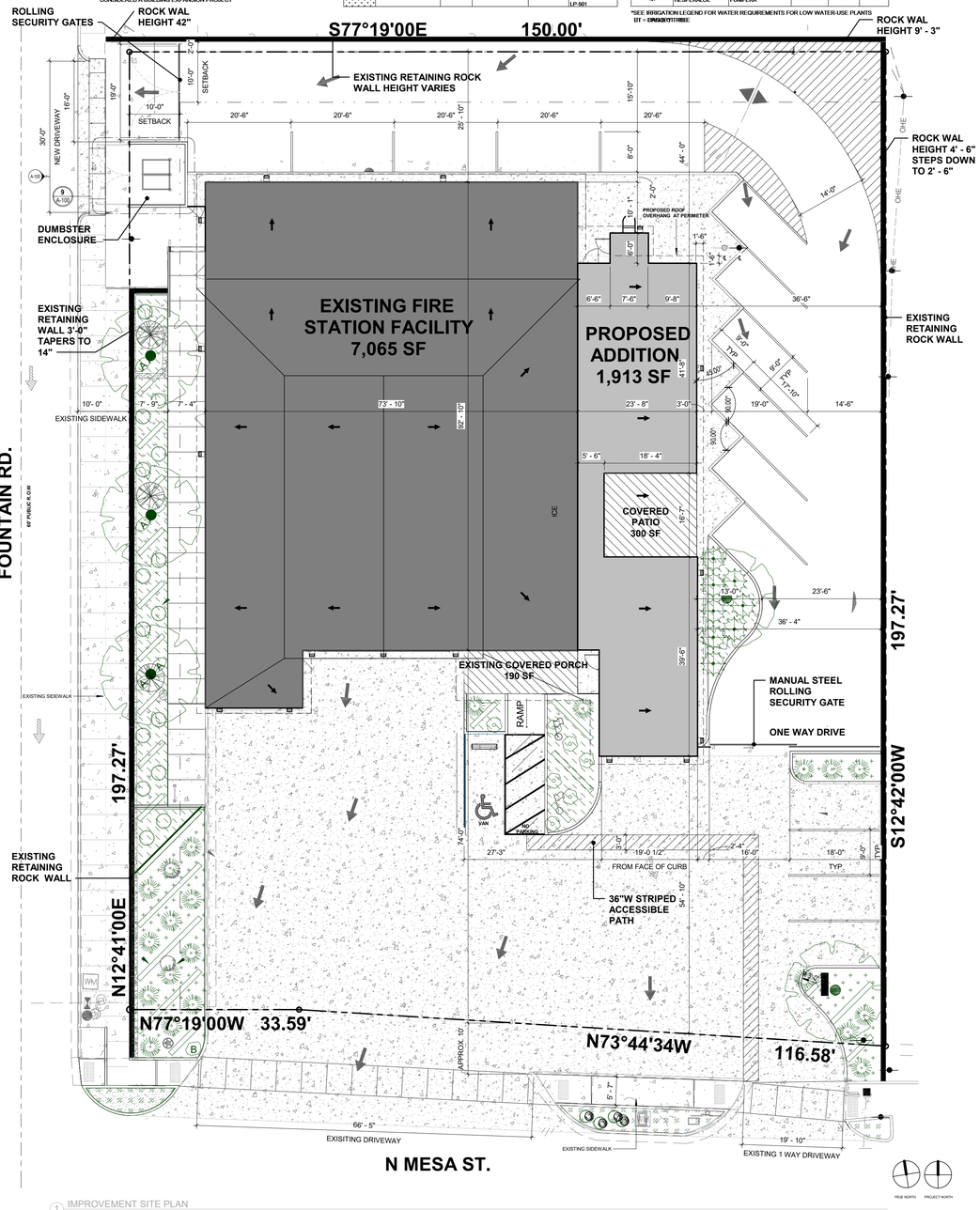
NOTE: SINCE THE ONE EXISTING BUILDING WILL REMAIN, THIS PROJECT IS CONSIDERED A BUILDING EXPANSION PROJECT

	AMENITIES				
SYMBOL	DESCRIPTION	QTY	MODEL	COLOR	DETAIL
	SEATING BOULDER	8	3' MIN.	DESERT TAN	SEE DETAIL 4, SHEET LP-501
	BOULDER B	1	EQUAL MIX OF 1' & 2'	DESERT TAN	SEE DETAIL 5, SHEET LP-501

	ROCK				
SYMBOL	DESCRIPTION	QTY	COLOR	DEPTH	NOTES
	EXISTING LANDSCAPE ROCK TO REMAIN	TOP-DRESS AS NEEDED TO 3" DEPTH. REMOVE ANY DEBRIS FROM THIS AREA AND REMOVE ANY WEEDS ENCOUNTERED			
	3/8" ROCK	1,533 SF	GOLDEN BROWN	3"	WITH WEED-BARRIER FABRIC. SEE DETAIL 3, SHEET LP-501
	ROCK MIX 75% 2" - 4" 25% 3/4"	562 SF	TRAIL MIX	4"	WITH WEED-BARRIER FABRIC. SEE DETAIL 3, SHEET LP-501

TREES	COMMON NAME	BOTANICAL NAME	MIN. SIZE	MIN. HEIGHT	QTY
	SWEET ACACIA SINCLE- TRUNK	ACACIA FARNESIANA	2" CAL. / 24" BOX	10'	5
SHRUBS	COMMON NAME	BOTANICAL NAME	SIZE:	MIN. HEIGHT	QTY
	EXISTING SHRUB TO REMAIN				4
	REGAL MIST	MUHLENBERGIA CAPILLARIS	5 GALLON	18"	9
	FLAME ACANTHUS	ANISACANTHUS QUADRIFIDUS WRIGHTII	5 GALLON	18"	15
	SOTOL*	DASYLIRION WHEELERI	5 GALLON LOW WATER	18"	21
	GIANT HESPERALOE	HESPERALOE FUNIFERA	5 GALLON	18"	8

*SEE IRRIGATION LEGEND FOR WATER REQUIREMENTS FOR LOW WATER-USE PLANTS
DT – DINGBATTTIBEE



1 IMPROVEMENT SITE PLAN
3/32" = 1'-0"

DETAILED SITE PLAN

A-100

6/12/2025 1:03:48 PM

COEP_FIRE STATION NO.22 ADDITION & RENOVATION

6500 N. MESA ST
El Paso, TX. 79912

CITY OF EL PASO

REGISTERED ARCHITECT EDGAR LOPEZ 23548 STATE OF TEXAS

in*situ ARCHITECTURE
112 Texas Avenue | El Paso, TX 79901
p 915.533.7488
www.insituarc.com

© COPYRIGHT 2022 IN*SITU ARCHITECTURE, PLLC

ZONING

6500 N. Mesa

City Plan Commission — July 3, 2025 SPECIAL PERMIT

CASE NUMBER:	**PZST24-00007**
CASE MANAGER:	Andrew Salloum, (915) 212-1603, SalloumAM@elpasotexas.gov
PROPERTY OWNER:	City of El Paso
REPRESENTATIVE:	In*Situ Architecture
LOCATION:	6500 N. Mesa St. (District 8)
PROPERTY AREA:	0.66 acres
REQUEST:	Special Permit and Detailed Site Development Plan approval for governmental use, building in the C-1 (Commercial) zone district
RELATED APPLICATIONS:	None
PUBLIC INPUT:	None received as of June 26, 2025

SUMMARY OF REQUEST: The applicant is requesting a special permit to allow for an existing governmental use, building (fire station) in the C-1 (Commercial) zone district in accordance with the El Paso City Code Section 20.04.320 - Special Permit.

SUMMARY OF STAFF RECOMMENDATION: Staff recommends **APPROVAL** of the special permit and detailed site development plan requests for the use of a governmental use, building in C-1 (Commercial) zone district. The proposed development meets all the requirements of El Paso City Code Section 20.04.320 – Special Permit and Section 20.04.150 – Detailed Site Development Plan. Furthermore, the proposed development is in accordance with both the G-4 Suburban (Walkable) Future Land Use Designation and *Plan El Paso*, the City's adopted Comprehensive Plan.

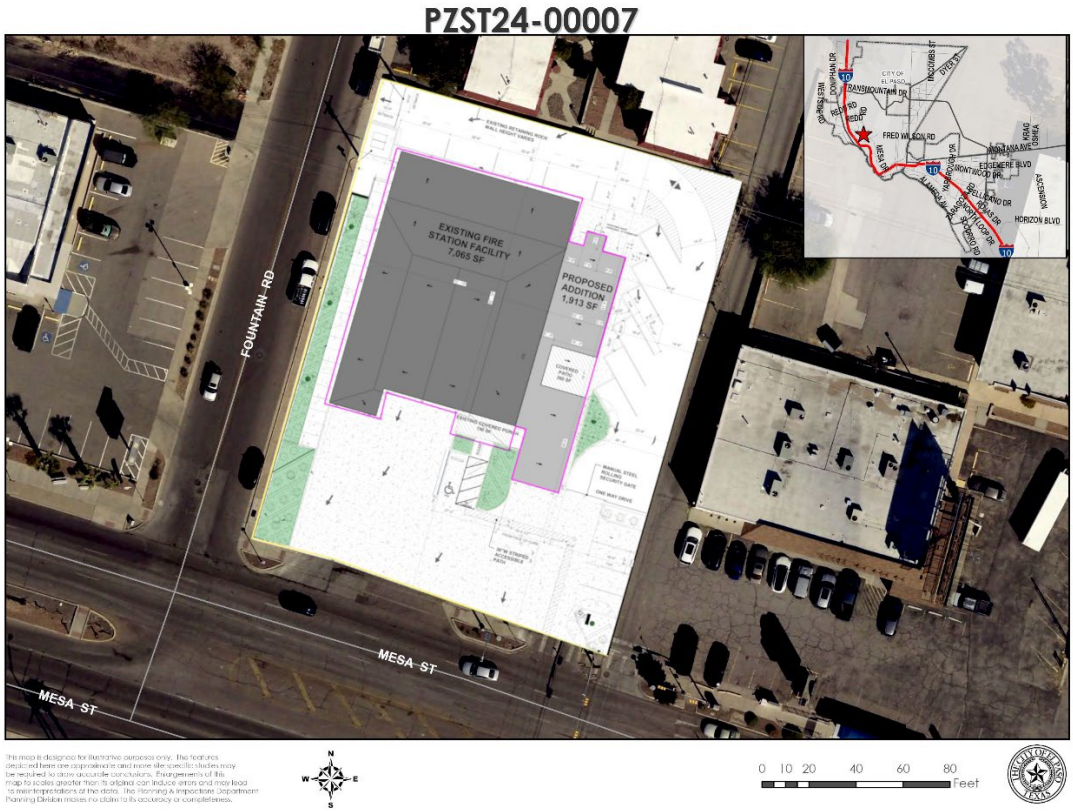


Figure A. Detailed Site Development Plan Superimposed on Aerial Imagery.

DESCRIPTION OF REQUEST: The applicant is requesting a special permit to allow for an existing governmental use, building (fire station) in the C-1 (Commercial) zone district. The detailed site development plan shows a new 2,213 square-foot addition to the existing 7,065 square-foot fire station. The proposed development complies with all density and dimensional standards, including vehicular and bicycle spaces. Access to the subject property is provided from N. Mesa Street and Fountain Road.

COMPLIANCE WITH SPECIAL PERMIT REQUIREMENTS (El Paso City Code 20.04.320.D)	
Criteria	**Does the Request Comply?**
1. The proposed development complies, except to the extent waived, varied or modified pursuant to the provisions of this title, with all of the standards and conditions applicable in the zoning district in which it is proposed to be located.	Yes. The detailed site development plan demonstrates compliance with all other applicable standards per the El Paso City Code.
2. Furthers *Plan El Paso* and applicable neighborhood plans or policies.	Yes. The request complies with the recommendations of *Plan El Paso* and the G-4, Suburban (Walkable) Land Use designation. The proposed development will integrate with the surrounding development.
3. Adequately served by and will not impose an undue burden upon public improvements.	Yes. The subject property fronts Mesa Street, a major arterial, as classified on the City of El Paso's Major Thoroughfare Plan (MTP), and is appropriate for commercial business and traffic.
4. Any impacts of the proposed development on adjacent property are adequately mitigated with the design, proposed construction and phasing of the site development.	Yes. No impact is anticipated from the approval of the proposed special permit and detailed site development plan. The proposed development will adhere to zoning requirements and will not impose a risk to neighboring properties.
5. The design of the proposed development mitigates substantial environmental problems.	Yes. Subject property does not involve greenfield/ environmentally sensitive land or arroyo disturbance.
6. The proposed development provides adequate landscaping and/or screening where needed.	Yes. The proposed redevelopment complies with required landscaping areas.
7. The proposed development is compatible with adjacent structures and uses.	Yes. The proposed redevelopment is compatible with less intensive non-residential uses and structures. The existing uses and building configurations are similar to other properties in the immediate area.
8. The proposed development is not materially detrimental to the property adjacent to the site.	Yes. The proposed redevelopment in similar in intensity and scale to surrounding development.

COMPLIANCE WITH *PLAN EL PASO* GOALS & POLICIES – When evaluating whether a proposed special permit is in accordance with *Plan El Paso*, consider the following factors:	
Criteria	**Does the Request Comply?**

COMPLIANCE WITH *PLAN EL PASO* GOALS & POLICIES – When evaluating whether a proposed special permit is in accordance with *Plan El Paso*, consider the following factors:	
Future Land Use Map: Proposed zone change is compatible with the Future Land Use designation for the property: **G-4, Suburban (Walkable):** This sector applies to modern single-use residential subdivisions and office parks, large schools and parks, and suburban shopping centers. This sector is generally stable but would benefit from strategic suburban retrofits to supplement the limited housing stock and add missing civic and commercial uses.	Yes, the proposed redevelopment is consistent with the Future Land Use designation and is compatible with surrounding development.
Compatibility with Surroundings: The proposed use is compatible with those surrounding the site: **C-1 (Commercial) District:** The purpose of these districts is to serve the needs of surrounding residential neighborhoods by providing compatible neighborhood convenience goods and services that serve day-to-day needs. The regulations of the districts will permit location of business and professional offices and retail category uses within adjacent residential areas of medium and high densities.	Yes. The fire station is permitted under governmental use, building via approval of a Special Permit and the use is consistent with nearby C-1 (Commercial) and C-3 (Commercial) zoning districts and uses in the neighborhood. The surrounding uses vary from apartment, other retail establishment, beauty salon, restaurant, and financial institution, and pawn shop.
THE PROPOSED PROJECT'S EFFECT ON THE PROPERTY AND SURROUNDING PROPERTY, AFTER EVALUATING THE FOLLOWING FACTORS:	
Historic District or Special Designations & Study Area Plans: Any historic district or other special designations that may be applicable. Any adopted small area plans, including land-use maps in those plans.	The proposed development is not within any historic districts or study area plan boundaries.
Potential Adverse Effects: Potential adverse effects that might be caused by approval or denial of the requested rezoning.	The proposed facility is not anticipated to pose any adverse effects on the community.
Natural Environment: Anticipated effects on the natural environment.	The subject property does not involve greenfield/environmentally sensitive land or arroyo disturbance.
Stability: Whether the area is stable or in transition.	The area is stable, with no rezonings in the area within the last 10 years.
Socioeconomic & Physical Conditions: Any changed social, economic, or physical conditions that make the existing zoning no longer suitable for the property.	Existing zoning will not be changed. Due to the location of the proposed redevelopment and the use of governmental use, building, a special permit is required per city code.

ADEQUACY OF PUBLIC FACILITIES, SERVICES AND INFRASTRUCTURE: The subject property N. Mesa Street and Fountain Road, a street designated as a major arterial and local street, respectively, under the City of El Paso's Major Thoroughfare Plan (MTP). Access is proposed from N. Mesa Street and Fountain Road. The classification of this road is appropriate for the proposed redevelopment. Existing infrastructure and services are adequate to serve the proposed redevelopment. There are at least ten (10) bus stops within walkable distance (0.25 mile) of the subject property. The closest bus stop is 0.01 miles away along N. Mesa Street.

SUMMARY OF DEPARTMENTAL REVIEW COMMENTS: No adverse comments from reviewing departments.

PUBLIC COMMENT: The subject property does not lie within any neighborhood associations. Notices were sent to property owners within 300 feet of the subject property on June 19, 2025. As of June 26, 2025, the Planning Division has not received any communication in support or opposition to the special permit and detailed site development plan request.

CITY PLAN COMMISSION OPTIONS:

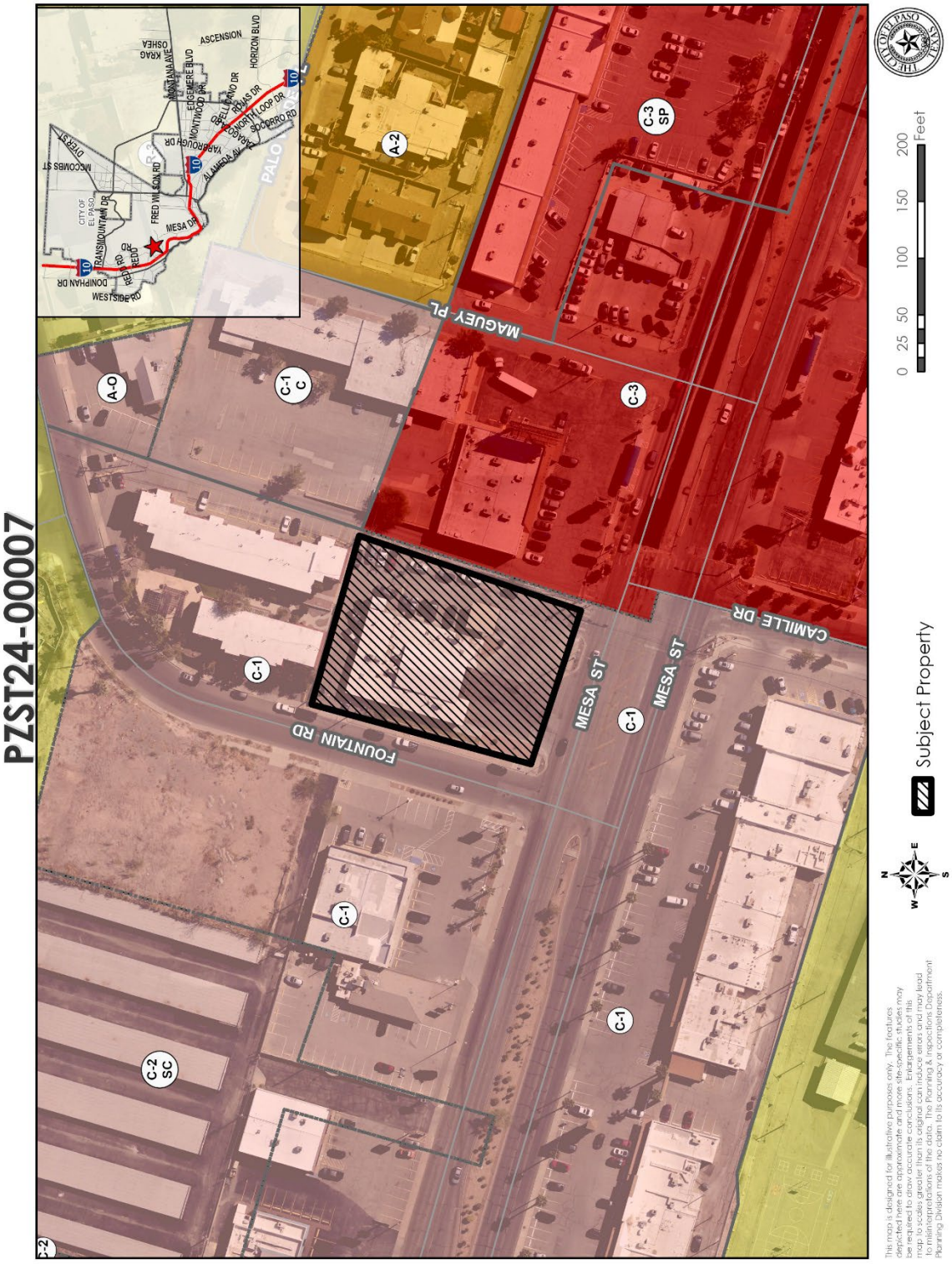
The purpose of the Zoning Ordinance is to promote the health, safety, morals and general welfare of the City. The City Plan Commission (CPC) has the authority to advise City Council on Zoning matters. In evaluating the request, the CPC may take any of the following actions:

1. **Recommend Approval** of the special permit request, finding that the request is in conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or that the request is in conformance with other criteria that the CPC identifies from the Comprehensive Plan. **(Staff Recommendation)**
2. **Recommend Approval of the special permit request With Modifications** to bring the request into conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or other criteria that the CPC identifies from the Comprehensive Plan.
3. **Recommend Denial** of the special permit request, finding that the request does not conform to the review criteria of *Plan El Paso* as reflected in the Staff Report, or other criteria that the CPC identifies from the Comprehensive Plan.

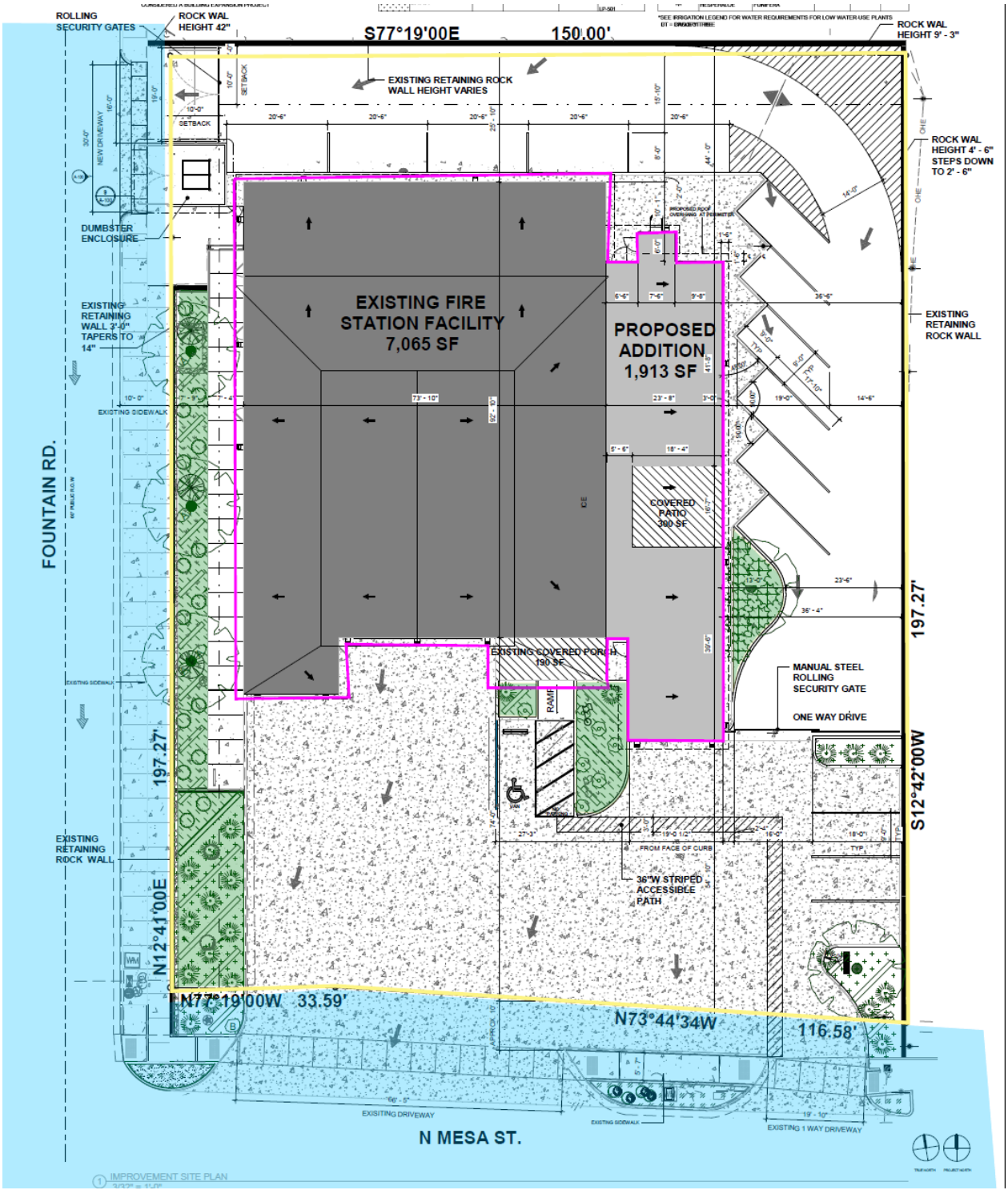
ATTACHMENTS:

1. Zoning Map
2. Detailed Site Plan
3. Elevations
4. Department Comments
5. Neighborhood Notification Boundary Map

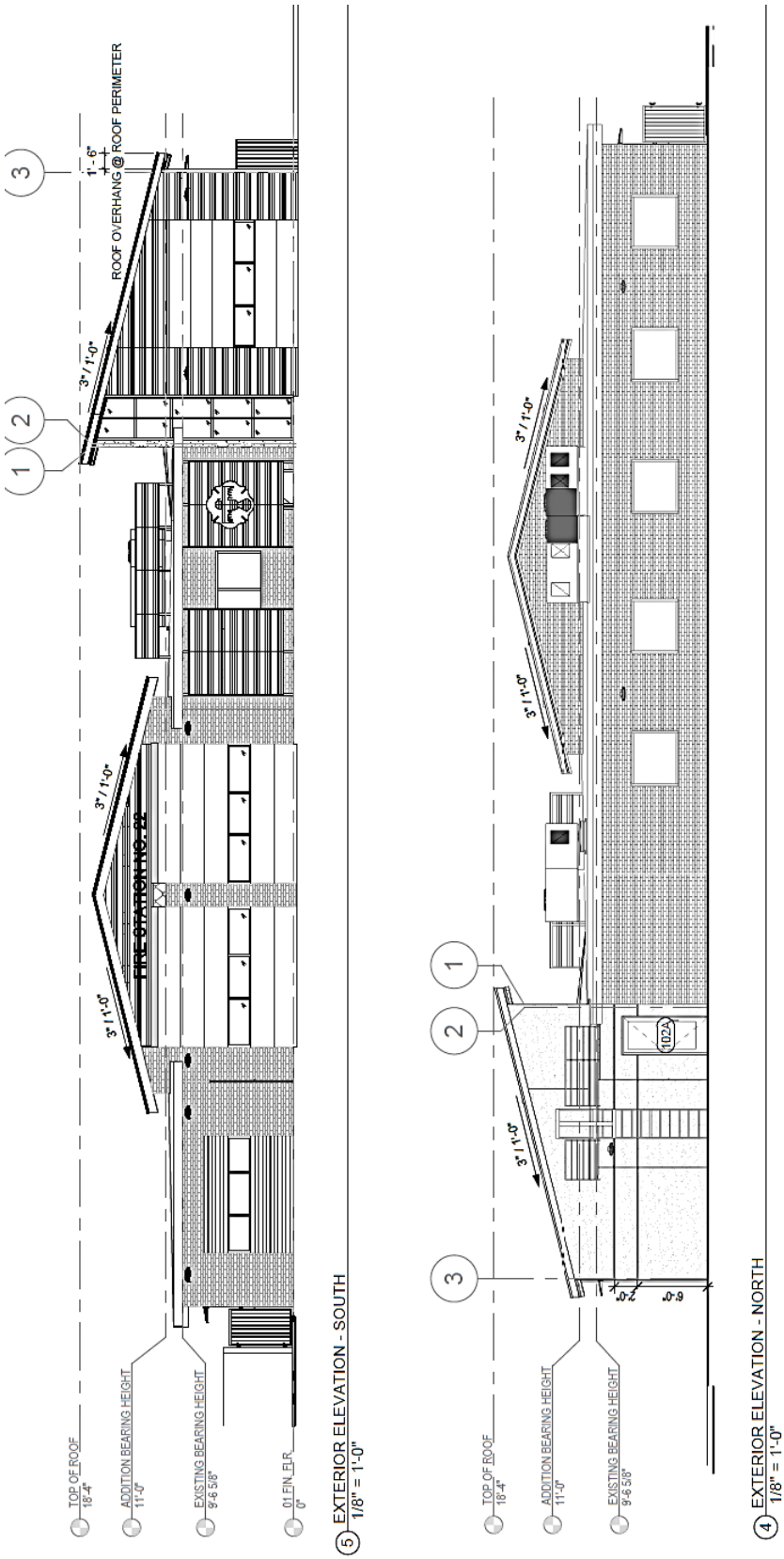
ATTACHMENT 1



ATTACHMENT 2



ATTACHMENT 3



ATTACHMENT 4

Planning and Inspections Department – Planning Division
Staff recommends approval of the special permit and detailed site development plan per Section 20.04.320 – Special Permit, and Section 20.04.150 – Detailed Site Development Plan.

Planning and Inspections Department – Plan Review & Landscaping Division
No objections to the proposed special permit. At the time of submittal for building permits, the project will need to comply with all applicable municipal and building code requirements.

Planning and Inspections Department – Land Development
No objections to special permit.

Fire Department
No adverse comments.

Police Department
No comments received.

Environment Services
No comments received.

Streets and Maintenance Department
Streets and Maintenance traffic engineering has no objections to application.

Street Lights Department
Do not object to this request.

Street Lights Department requires that all projects 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. The applicant is responsible for any relocations or adjustments of a street light.

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.

Sun Metro
Recommend Approval.
If any and all construction require a Traffic Control Permit, please provide copy in order to prevent any disruption of Sun Metro transit services.

El Paso Water
Do not object to this request.

Water:
There is an existing 12-inch diameter water main that extends along Fountain Dr., located approximately 15-feet west of the east right-of-way line. This main is available for service.
There is an existing 24-inch water transmission main that extends along Mesa St. No direct service connections are allowed to this main as per the El Paso Water - Public Service Board (EPWater-PSB) Rules and Regulations.

There is an existing 24-inch water transmission main that extends along Fountain Dr., located approximately 25-feet west of the east right-of-way line. No direct service connections are allowed to this main as per the El Paso Water - Public Service Board (EPWater-PSB) Rules and Regulations.
Previous water pressure reading from fire hydrant #2678, located on the southwest corner of Mesa St. and Camille Dr., has yielded a static pressure of 86 (psi), a residual pressure of 70 (psi), and a discharge of 992 (gpm). The owner should, for his own protection and at his own expense, install at the discharge side of each water meter a pressure regulator, strainer and relief valve, to be set for pressure as desired by the customer. The lot owner shall be responsible for the operation and maintenance of the above-described water pressure regulating device.

Sanitary Sewer:
There is an existing 8-inch diameter sanitary sewer main that extends along Fountain Dr., located approximately 25-feet east of the west right-of-way line. This main is available for service.
There is an existing 12-inch diameter sanitary sewer main that extends along the alley east of the property, located approximately 14-feet east of the property. This main is available for service.
There is an existing 8-inch diameter sanitary sewer main that extends along Mesa St., located approximately 5-feet north of the right-of-way centerline. This main is available for service.
General:
Mesa St. is a Texas Department of Transportation (TxDOT) right-of-way. All proposed water and sanitary sewer work to be performed within Mesa St. right-of-way requires written permission from TxDOT.
EPWater-PSB requires a new service application to provide service 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:
No objections to this proposal.
Recommend using principles of low impact development (such as recessed landscaping, rainwater harvesting, and porous pavement) to reduce the amount of developed stormwater runoff.

Texas Department of Transportation
Submit landscaping, grading, drainage, and traffic control plans to TXDOT for review and approval.

Note: the comments will be addressed at the permitting stage.

El Paso County Water Improvement District #1
No comments received.

El Paso Electric Company
We have no comments for 6500 N. Mesa Street.

Texas Gas Service
Texas Gas Service has an existing service line that will be in conflict with building addition.

Please coordinate with TGS for relocation of the service before building.

Note: the comments will be addressed at the permitting stage.

911 District
The 911 District has no comments/concerns regarding this request.

File #: 25-1074, **Version:** 1

CITY OF EL PASO, TEXAS
LEGISTAR AGENDA ITEM SUMMARY FORM

DISTRICT, DEPARTMENT, CONTACT INFORMATION:

Please choose District and Department from drop down menu. Please post exactly as example below. No Title's, No emails. Please use ARIAL 10 Font.

District 1
Planning and Inspections, Philip F. Etiwe, (915) 212-1553
Planning and Inspections, Jose Beltran, (915) 212-1607

AGENDA LANGUAGE:

This is the language that will be posted to the agenda. Please use ARIAL 11 Font.

An Ordinance changing the zoning of a portion of Tract 1B (n/k/a Tract 1B1), Nellie D. Mundy Survey No. 243, City of El Paso, El Paso County, Texas from R-3A (Residential) to P-R II (Planned Residential II). The penalty is as provided for in Chapter 20.24 of the El Paso City Code.

The proposed rezoning 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: Dewberry Dr. (North of Woodrow Bean Transmountain Dr. and East of Resler Dr.)
Applicant: DVEP Land LLC, PZRZ25-00010

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

DEPARTMENT: Planning and Inspections

AGENDA DATE: 9/3/25

PUBLIC HEARING DATE: 9/30/25

CONTACT PERSON NAME: Philip F. Etiwe **PHONE NUMBER:** (915) 212-1553

2nd CONTACT PERSON NAME: Jose Beltran **PHONE NUMBER:** (915) 212-1607

DISTRICT(S) AFFECTED: 1

STRATEGIC GOAL:

#3 Promote the Visual Image of El Paso

SUBGOAL:

3.2 Set one standard for infrastructure across the city

SUBJECT:

An Ordinance changing the zoning of a portion of Tract 1B (n/k/a Tract 1B1), Nellie D. Mundy Survey No. 243, City of El Paso, El Paso County, Texas from R-3A (Residential) to P-R II (Planned Residential II). The penalty is as provided for in Chapter 20.24 of the El Paso City Code.

The proposed rezoning 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: Dewberry Dr. (North of Woodrow Bean Transmountain Dr. and East of Resler Dr.)
Applicant: DVEP Land LLC, PZRZ25-00010

BACKGROUND / DISCUSSION:

The applicant is requesting to rezone the subject property from R-3A (Residential) to P-R II (Planned Residential II) to allow for the use of townhomes. City Plan Commission recommended 5-0 to approve the proposed rezoning on July 3, 2025. Additionally, the Open Space Advisory Board (OSAB) recommended 5-0 to approve the proposed rezoning on July 2, 2025. As of August 19, 2025, the Planning Division has received one (1) phone call of inquiry, three (3) phone calls in opposition and one (1) phone call in support to the rezoning request. See attached staff report for additional information.

COMMUNITY AND STAKEHOLDER OUTREACH:

Applicant notified the Enchanted Hills Neighborhood Association of the request prior to submittal of a complete application. Additionally, the applicant conducted meetings with the presidents of the Enchanted Hills Neighborhood Association, as well as the surrounding Northwest and Montoya Neighborhood Associations on March 26, April 29 and June 11 of this year. Public notices were sent to all property owners within 300 feet of the subject property.

PRIOR COUNCIL ACTION:

N/A

AMOUNT AND SOURCE OF FUNDING:

N/A

REPORTING OF CONTRIBUTION OR DONATION TO CITY COUNCIL:

N/A

NAME	AMOUNT ($)

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

DEPARTMENT HEAD: Philip Etive

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

ORDINANCE NO. _____

AN ORDINANCE CHANGING THE ZONING OF A PORTION OF TRACT 1B (N/K/A TRACT 1B1), NELLIE D. MUNDY SURVEY NO. 243, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM R-3A (RESIDENTIAL) TO P-R II (PLANNED RESIDENTIAL II). 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 a portion of Tract 1B (n/k/a Tract 1B1), Nellie D. Mundy Survey No. 243, located in the City of El Paso, El Paso County, Texas, and as more particularly described by metes and bounds on the attached Exhibit "A", incorporated by reference, be changed from R-3A (Residential) to P-R II (Planned Residential II), as defined in Section 20.06.020, and that the zoning map of the City of El Paso be revised accordingly.

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 _____ day of _____, 2025.

THE CITY OF EL PASO

_____
Renard U. Johnson, Mayor

ATTEST:

_____
Laura D. Prine, City Clerk

APPROVED AS TO FORM:

_____
Jesus A. Quintanilla
Assistant City Attorney

APPROVED AS TO CONTENT:

_____
Philip F. Etiwe, Director
Planning & Inspections Department

Barragan & Associates Inc.

10950 Pellicano Dr., Building "F", El Paso, Texas 79935 Ph. (915) 591-5709 Fax (915) 591-5706

DESCRIPTION

Description of a portion of Tract 1B (N/K/A Tract 1B1), Nellie D. Mundy Survey No. 243, City of El Paso, El Paso County, Texas, being a portion of the parcel described in Instrument No. 20100003036, Real Property Records of El Paso County, Texas, and being more particularly described as follows:

COMMENCING, at a found 2-inch pipe with El Paso Natural Gas Co. brass cap monument and rock mortar on the southerly line of Section 10, Block 82, Township 1, Texas and Pacific Railroad Surveys, marking the common northerly corner of Nellie D. Mundy Survey No. 243 and 246, El Paso County, Texas; **THENCE,** N 86° 47' 25" W (N 89° 56' 00" W – Record), along the common line of said Section 10, Block 82, Township 1, Texas and Pacific Railroad Surveys and Nellie D. Mundy Survey No. 243, a distance of 1695.09 feet to a set 1/2" rebar with yellow cap stamped "B&A Inc" on the northeasterly corner of parcel described in Instrument No. 20100003036, being the **POINT OF BEGINNING** of this description;

THENCE, along the said parcel described in Instrument No. 20100003036, the following two (2) calls:

S 03° 12' 35" W (South – Record), along the common line of Tract 1B and 1B1, a distance of 274.77 feet to a set 1/2" rebar with yellow cap stamped "B&A Inc";

N 84° 06' 42" W (S 87° 19' 16" E – Record) (S 87° 22' 53" E – Record) (S 87° 17' 03" E – Record), along the common line of Tract 1A, 1A1, and 1B1, a distance of 1211.56 feet to a found 1/2" rebar with yellow cap stamped "B&A Inc" on the southeasterly corner of Desert Springs Unit Two, filed for record in Instrument No. 20130014908, Plat Records of El Paso County, Texas;

THENCE, N 03° 12' 34" E (North – Record), along the easterly line of said Desert Springs Unit Two, a distance of 218.14 feet to a found 1/2" rebar with yellow cap stamped "B&A Inc" on the common corner of Section 10, Block 82, Township 1, Texas and Pacific Railroad Surveys, Desert Springs Unit Two, and Desert Springs Unit One, filed for record in Instrument No. 20130014896, Plat Records of El Paso County, Texas;

THENCE, S 86° 47' 25" E (S 89° 56' 00" E – Record) (East – Record), along the common line of said Section 10, Block 82, Township 1, Texas and Pacific Railroad Surveys and Nellie D. Mundy Survey No. 243, a distance of 1210.24 feet to the **POINT OF BEGINNING** of this description and containing in all 6.85 acres more or less.

NOTES:

1. This property may be subject to easements whether of record or not. No Additional Research was performed by B&A Inc. for any reservations, restrictions, building lines, and or easements which may or may not affect this parcel.
2. Bearings shown are grid bearings derived from RTK Observations to the Texas CO-OP Network. Referred to the Texas Coordinate System (NAD 83) Central Zone. Distances are ground and may be converted to grid dividing by 1.00017751.
3. This description is not intended to be a subdivision process which may be required by the local or state code, and it is the client's/owner's responsibility to comply with this code if required.
4. A plat of even date accompanies this description.

Benito Barragan TX R.P.L.S 5615,
Barragan and Associates Inc.
Texas Surveying Firm # 10151200
November 27, 2024
Job No. 241122-02

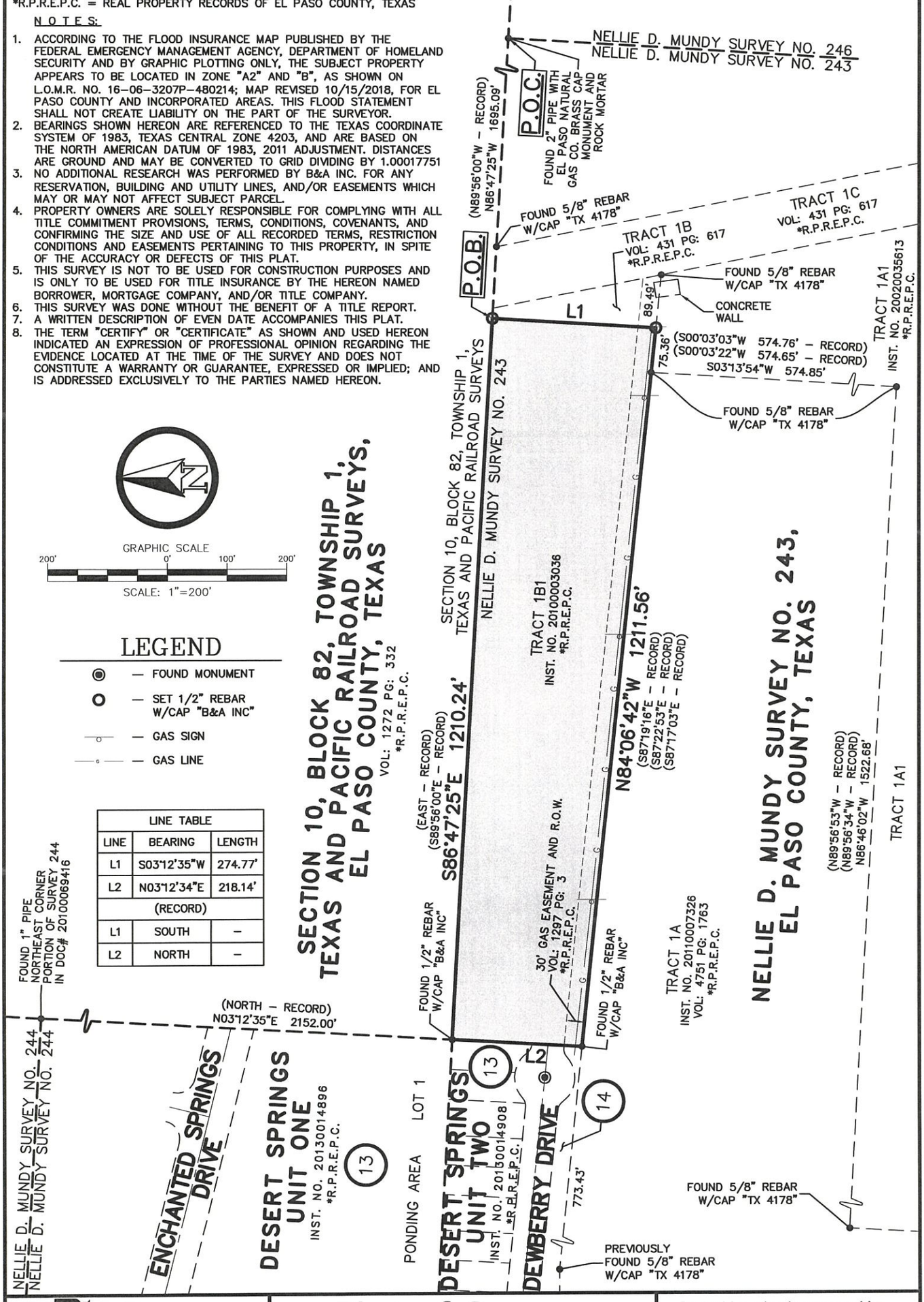
Exhibit "A"

N:\C Computer\TRACT 1B, NELLIE D MUNDY SURVEY No 243\TRACT 1B, NELLIE D MUNDY SURVEY No 243.dwg

*R.P.R.E.P.C. = REAL PROPERTY RECORDS OF EL PASO COUNTY, TEXAS

NOTES:

1. ACCORDING TO THE FLOOD INSURANCE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, DEPARTMENT OF HOMELAND SECURITY AND BY GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY APPEARS TO BE LOCATED IN ZONE "A2" AND "B", AS SHOWN ON L.O.M.R. NO. 16-06-3207P-480214; MAP REVISED 10/15/2018, FOR EL PASO COUNTY AND INCORPORATED AREAS. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
2. BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, TEXAS CENTRAL ZONE 4203, AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT. DISTANCES ARE GROUND AND MAY BE CONVERTED TO GRID DIVIDING BY 1.00017751
3. NO ADDITIONAL RESEARCH WAS PERFORMED BY B&A INC. FOR ANY RESERVATION, BUILDING AND UTILITY LINES, AND/OR EASEMENTS WHICH MAY OR MAY NOT AFFECT SUBJECT PARCEL.
4. PROPERTY OWNERS ARE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL TITLE COMMITMENT PROVISIONS, TERMS, CONDITIONS, COVENANTS, AND CONFIRMING THE SIZE AND USE OF ALL RECORDED TERMS, RESTRICTION CONDITIONS AND EASEMENTS PERTAINING TO THIS PROPERTY, IN SPITE OF THE ACCURACY OR DEFECTS OF THIS PLAT.
5. THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES AND IS ONLY TO BE USED FOR TITLE INSURANCE BY THE HEREON NAMED BORROWER, MORTGAGE COMPANY, AND/OR TITLE COMPANY.
6. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE REPORT.
7. A WRITTEN DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PLAT.
8. THE TERM "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON INDICATED AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE EVIDENCE LOCATED AT THE TIME OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED; AND IS ADDRESSED EXCLUSIVELY TO THE PARTIES NAMED HEREON.



GRAPHIC SCALE

200' 0' 100' 200'

SCALE: 1"=200'

LEGEND

- FOUND MONUMENT
- SET 1/2" REBAR W/CAP "B&A INC"
- GAS SIGN
- GAS LINE

LINE TABLE		
LINE	BEARING	LENGTH
L1	S03°12'35"W	274.77'
L2	N03°12'34"E	218.14'
(RECORD)		
L1	SOUTH	-
L2	NORTH	-

Barragan & Associates Inc.

LAND PLANNING & SURVEYING
TEXAS SURVEYING FIRM# 10151200
10950 Pellicano Dr. Building-F,
El Paso, Tx 79935
Phone (915) 591-5709 Fax (915) 591-5706

Plat of Survey

A PORTION OF TRACT 1B (N/K/A TRACT 1B1), NELLIE D. MUNDY SURVEY NO. 243, CITY OF EL PASO, EL PASO COUNTY, TEXAS. AREA 6.85 ACRES ±

Plat Reference Vol/Bk N/A Pages N/A

Scale: 1"=200' Date: 11/27/2024 Drawn By: B.T.

Prepared by and under my supervision.

STATE OF TEXAS REGISTERED BENITO BARRAGAN 5615 PROFESSIONAL LAND SURVEYOR

Benito Barragan TX. R.P.L.S. No. 5615

Job No: 241122-02 (2)

Copy Rights ©

Field: XX Book: N/A Page: 2 of 2

Dewberry Drive

City Plan Commission — July 3, 2025

CASE NUMBER:	**PZRZ25-00010**
CASE MANAGER:	Jose Beltran, (915) 212-1607, BeltranJV@elpasotexas.gov
PROPERTY OWNER:	DVEP Land LLC
REPRESENTATIVE:	Del Rio Engineering
LOCATION:	Generally North of Woodrow Bean Transmountain Dr. and East of Resler Dr. (District 1)
PROPERTY AREA:	6.85 acres
REQUEST:	Rezone from R-3A (Residential) to P-R II (Planned Residential II)
RELATED APPLICATIONS:	None
PUBLIC INPUT:	One (1) phone call of inquiry, three (3) phone calls in opposition and one (1) phone call in support received as of June 26, 2025

SUMMARY OF REQUEST: The applicant is requesting to rezone the subject property from R-3A (Residential) to P-R II (Planned Residential II) to allow townhomes.

SUMMARY OF STAFF'S RECOMMENDATION: Staff recommends **APPROVAL** of the request as the proposed rezoning is in keeping with the policies of the G-4, Suburban (Walkable) Land Use designation of *Plan El Paso*, the City's adopted Comprehensive Plan.

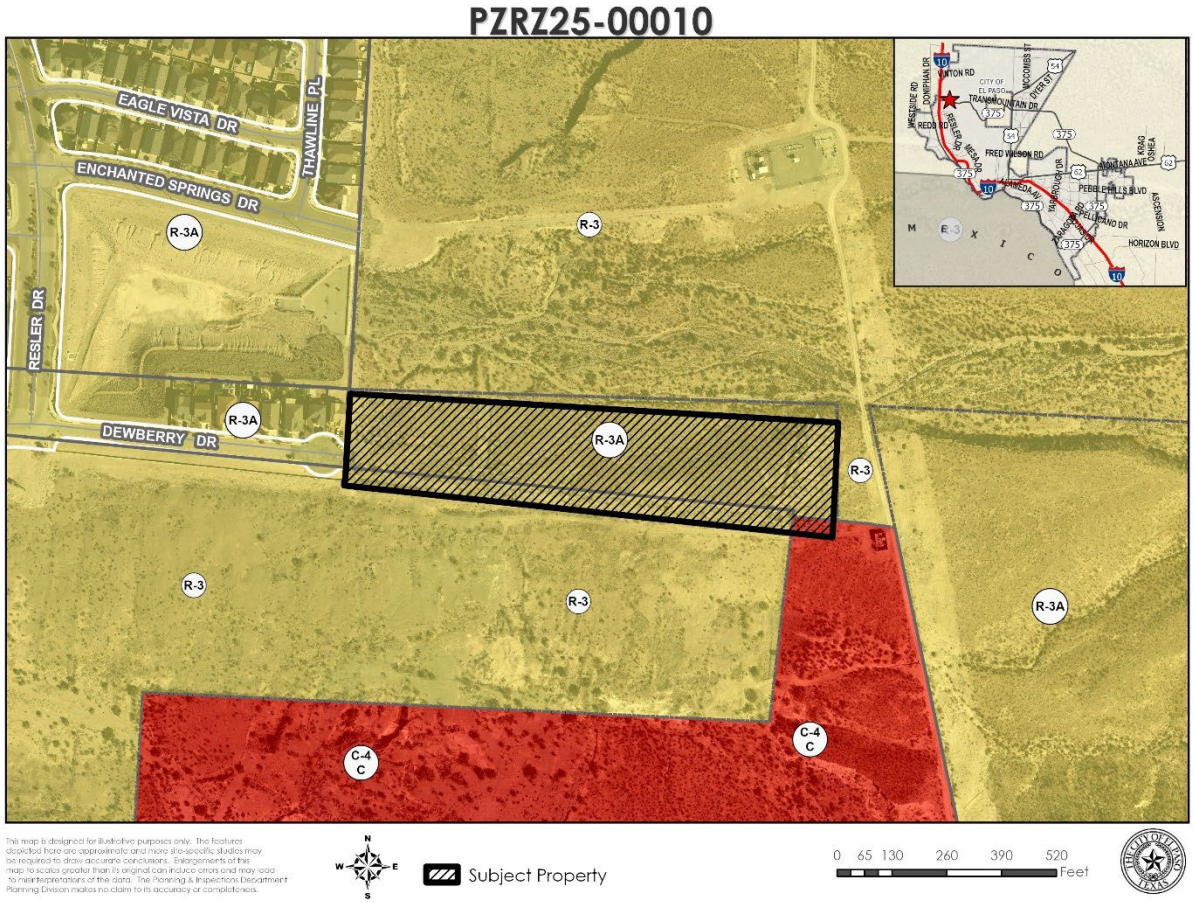


Figure A. Subject Property & Immediate Surroundings

DESCRIPTION OF REQUEST: The applicant is requesting to rezone the subject property from R-3A (Residential) to P-R II (Planned Residential II) to allow townhomes. The property is approximately 6.85 acres in size. The conceptual site plan shows forty-four (44) individual lots for the proposed use of townhomes. Main access to the property is proposed from Dewberry Drive.

COMPATIBILITY WITH NEIGHBORHOOD CHARACTER: The proposed rezoning is consistent with the existing surrounding zoning districts. Properties to the north and east are zoned R-3 (Residential) and R-3A (Residential) and consist of vacant lots. Properties to the south are zoned R-3 (Residential) and C-4/c (Commercial/conditions) and consist of vacant lots. Properties to the west are zoned R-3A (Residential) and consist of detached single-family homes, and a ponding site. The nearest school is Jose J. Alderete Middle School located 2.29 miles away and the nearest park is Desert Springs #2 located 0.16 miles away.

COMPLIANCE WITH *PLAN EL PASO*/REZONING POLICY – When evaluating whether a proposed rezoning is in accordance with *Plan El Paso*, consider the following factors:	
Criteria	**Does the Request Comply?**
Future Land Use Map: Proposed zone change is compatible with the Future Land Use designation for the property: **G-4, Suburban (Walkable):** This sector applies to modern single-use residential subdivisions and office parks, large schools and parks, and suburban shopping centers. This sector is generally stable but would benefit from strategic suburban retrofits to supplement the limited housing stock and add missing civic and commercial uses.	Yes. The proposed development meets the intent of the G-4, Suburban (Walkable) Future Land Use designation of *Plan El Paso.* The proposed rezoning is compatible with the Future Land Use designation. The proposed development will add additional housing to the area to supplement the limited housing stock.
Compatibility with Surroundings: The proposed zoning district is compatible with those surrounding the site: **P-R II (Planned Residential II) District:** The purpose of this district is to encourage planned developments as a means of creating a superior living environment through unified planning and building operations at higher residential densities. The regulations of the district are designed to encourage variety in housing needed to meet changing housing demands and to provide adequate community facilities well-located with respect to needs; to protect the natural beauty of the landscape; to encourage preservation and more efficient use of open space; to offer an opportunity for design flexibility; and encourage innovations which may result in improved relationships between uses of different types and between land uses and transportation facilities.	Yes. The proposed P-R II (Planned Residential II) zoning district will complement existing R-3 (Residential), R-3A (Residential) and C-4/c (Commercial/conditions) zoning districts in the immediate area. The proposed townhomes will provide a variety of housing types to the majority single-family residential area.
Preferred Development Locations: Located along an arterial (or greater street classification) or the intersection of two collectors (or greater street classification). The site for proposed rezoning is not located mid-block, resulting in it being the only property on the block with an alternative zoning district, density, use and/or land use.	Yes. The proposed P-R II (Planned Residential II) zoning district will have access from Dewberry Drive which is classified as a local street in the City's Major Thoroughfare Plan (MTP). The classification of this road is appropriate for the proposed residential development.
THE PROPOSED ZONING DISTRICT'S EFFECT ON THE PROPERTY AND SURROUNDING PROPERTY, AFTER EVALUATING THE FOLLOWING FACTORS:	
Historic District or Special Designations & Study Area Plans: Any historic district or other special designations	The property lies within the Hillside Development Area. Consequently, this is scheduled to be heard by the Open Space Advisory Board.

that may be applicable. Any adopted small areas plans, including land-use maps in those plans.	
Potential Adverse Effects: Potential adverse effects that might be caused by approval or denial of the requested rezoning.	No adverse effects are anticipated by the rezoning of the subject property. There is an existing arroyo abutting the subject property.
Natural Environment: Anticipated effects on the natural environment.	The subject property lies within the Hillside Development Area. There are no anticipated effects on the natural environment. Furthermore, the proposed rezoning is scheduled to be presented to the Open Space Advisory Board (OSAB) on July 2, 2025.
Stability: Whether the area is stable or in transition.	The surrounding area is generally stable with one rezoning within the last 10 years.
Socioeconomic & Physical Conditions: Any changed social, economic, or physical conditions that make the existing zoning no longer suitable for the property.	None.

ADEQUACY OF PUBLIC FACILITIES, SERVICES AND INFRASTRUCTURE: Access to the subject property is proposed from Dewberry Drive via Bluff Creek Street which are classified as local streets in the City's Major Thoroughfare Plan (MTP). The classification of these roads is suitable for the proposed residential development. Sidewalks are currently present on the northern portion of Dewberry Drive. There are currently no bus stops located within walking distance of the subject property. Resler Drive, which is a proposed extension under the Major Thoroughfare Plan (MTP) to Transmountain, will provide future connectivity for the proposed development.

SUMMARY OF DEPARTMENTAL REVIEW COMMENTS: No adverse comments received from the reviewing departments.

PUBLIC COMMENT: The property lies within the Enchanted Hills Neighborhood Association, which was notified of the rezoning request by the applicant. The applicant conducted a meeting with the presidents of the Northwest, Montoya and Enchanted Hills Neighborhood associations on March 26, 2025. Public notices were sent to property owners within 300 feet on June 4, 2025. As of June 26, 2025, the Planning Division has received one (1) phone call of inquiry, one (1) phone call in support and three (3) phone calls in opposition. The opposition consisted of concerns for decreased property values and increased traffic.

RELATED APPLICATIONS: None.

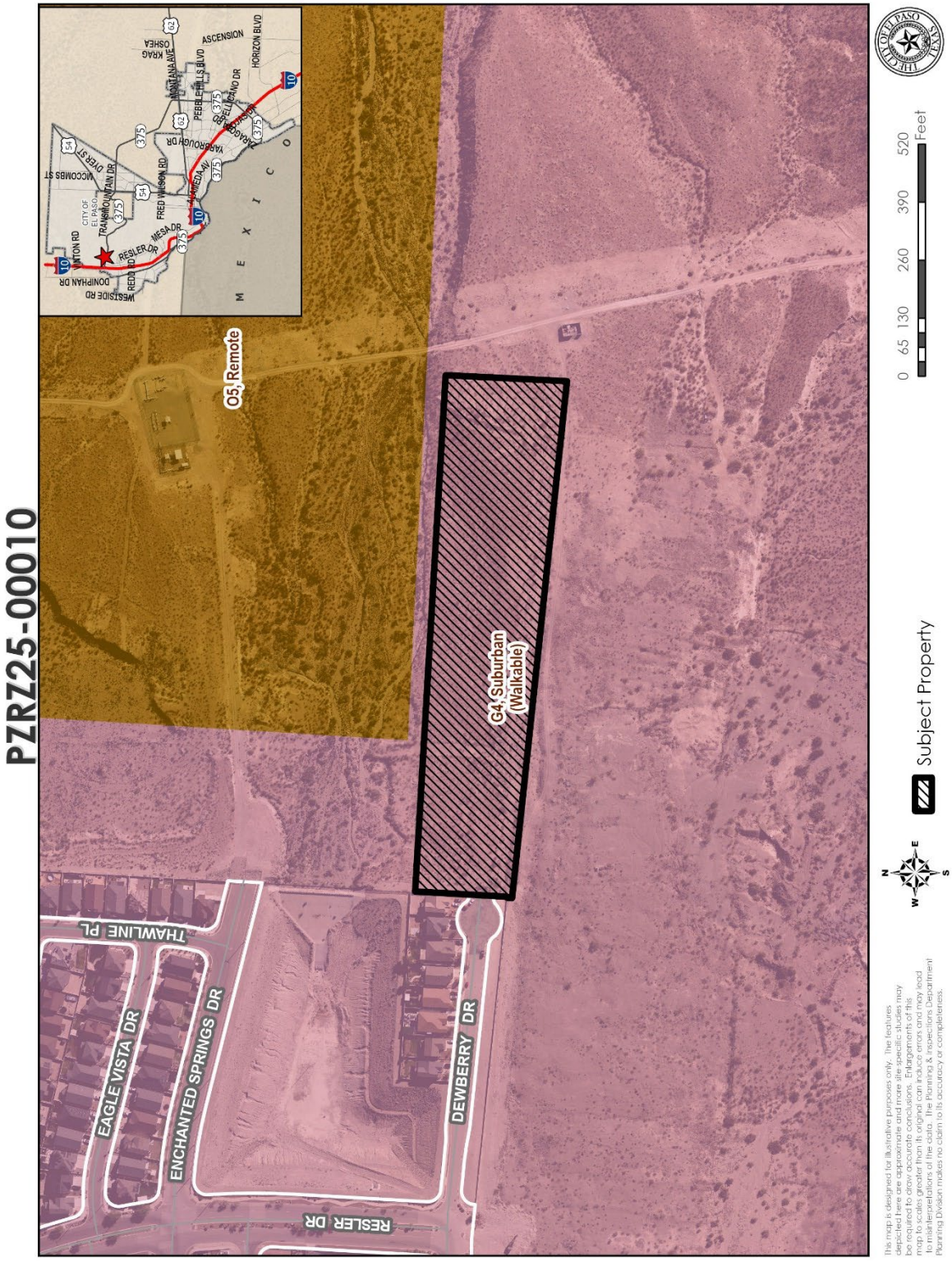
CITY PLAN COMMISSION OPTIONS: The purpose of the Zoning Ordinance is to promote the health, safety, morals and general welfare of the City. The City Plan Commission (CPC) has the authority to advise City Council on Zoning matters. In evaluating the request, the CPC may take any of the following actions:

1. **Recommend Approval** of the rezoning request, finding that the request is in conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or that the request is in conformance with other criteria that the CPC identifies from the Comprehensive Plan. **(Staff Recommendation)**
2. **Recommend Approval of the rezoning request With Modifications** to bring the request into conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or other criteria that the CPC identifies from the Comprehensive Plan.
3. **Recommend Denial** of the rezoning request, finding that the request does not conform to the review criteria of *Plan El Paso* as reflected in the Staff Report, or other criteria that the CPC identifies from the Comprehensive Plan.

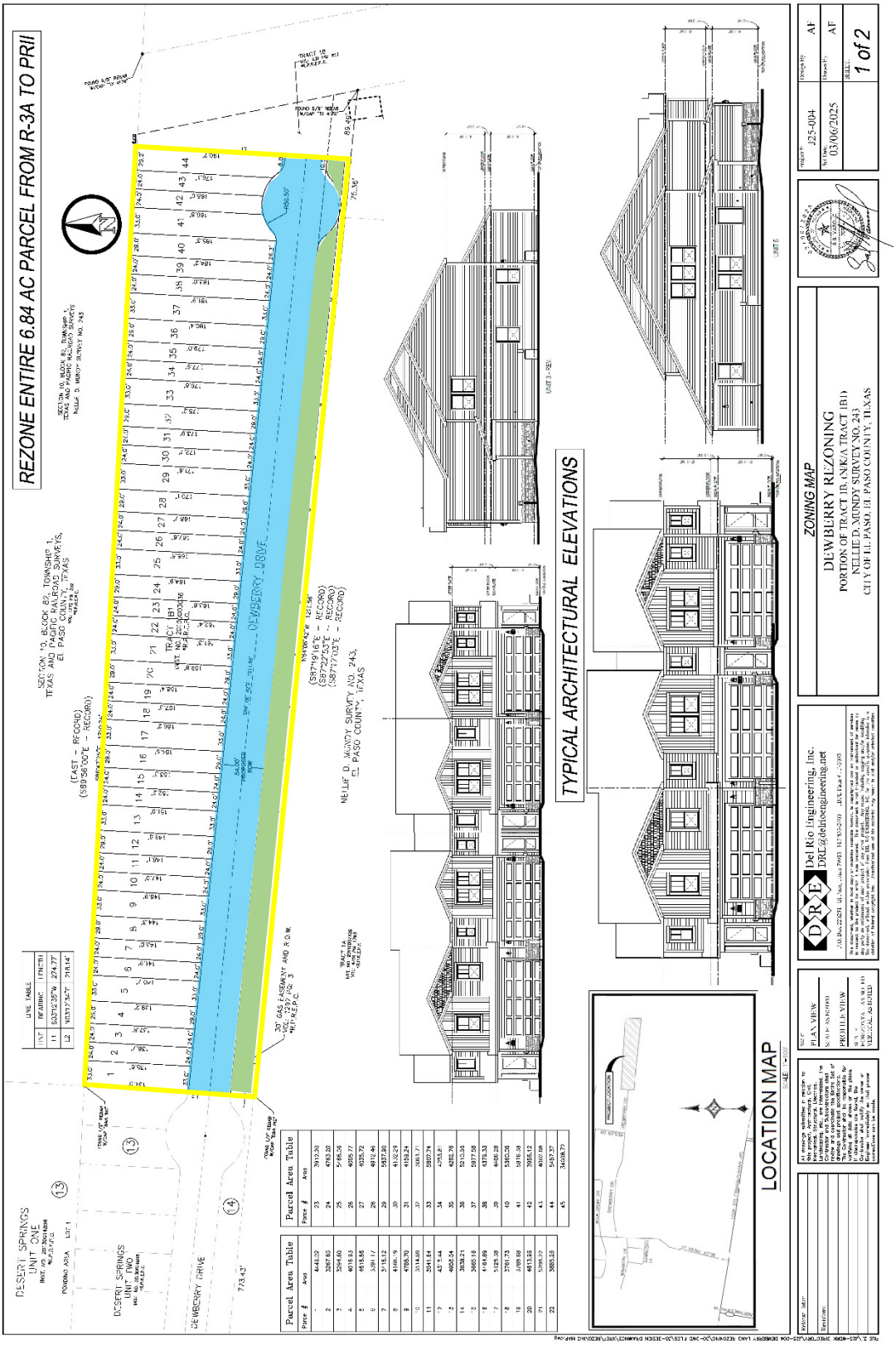
ATTACHMENTS:

1. Future Land Use Map
2. Generalized Plot Plan
3. Department Comments
4. Neighborhood Notification Boundary Map

ATTACHMENT 1



ATTACHMENT 2



ATTACHMENT 3

Planning and Inspections Department - Planning Division
Staff recommends **APPROVAL** of the request as the proposed rezoning is in keeping with the policies of the G-4, Suburban (Walkable) Land Use designation of *Plan El Paso*, the City's adopted Comprehensive Plan.

Planning and Inspections Department – Plan Review & Landscaping Division
The generalized site plan is not being reviewed for conformance due to conceptual nature. No objections to proposed rezoning.

At the time of submittal for building permit, the project will need to comply with all applicable provisions of the ICC, TAS and Municipal Code.

Planning and Inspections Department – Land Development
Show proposed drainage flow patterns on site plan and identify the onsite pond discharge location(s) for all storm-water runoff within the subdivision.

As per Municipal Code: new developments and redevelopments are required to maintain the pre-development hydrologic response in their post-development state as nearly as practicable in order to reduce flooding. The code encourages the use of nonstructural storm water management such as the preservation of greenspace, water harvesting, and the Preservation of Natural Arroyos, to the maximum extent practicable, per Chapter 19.19, Section 19.19.010, and Subparagraph A-2 & A-5.

Fire Department
No adverse comments.

Police Department
The 911 District has no comments or concerns regarding this rezoning.

Environment Services
No comments received.

Sun Metro
No comments received.

Streets and Maintenance Department
No objections to the rezoning.

Traffic & Transportation Engineering
No TIA is required.

Streets Lighting:
Street Lights Department does not object to this request.

Street Lights Department requires that all projects that involve a roadway are 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.

For the development of a project 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.

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:
Indicate that when placing Sidewalks, the municipal Code Chapter 19.21 and Chapter 13.04.020 – Sidewalk Specifications of Sidewalks shall be followed.

Indicate that for driveways the municipal code chapter 13.12 shall be followed

Indicate that new asphalt or any new concrete structures must be compliant before acceptance and any type of damages must be restored before doing the final walkthrough.

Indicate that any damaged structure must be restored to same or better condition. This goes for asphalt, concrete, manholes, or water valves.

Indicate that any manhole, service line or monument must have a concrete apron as per DSC.

El Paso Water
EPWater-PSB does not object to this request.

The subject property is located within the City of El Paso Westside Impact Fee Service Area. Impact fees will be assessed at the time of plat and collected after the El Paso Water receives an application for water and/or sanitary sewer services.

Water
There is an existing 8-inch diameter water main along Dewberry Drive located approximately 15-feet south of the northern right-of-way line. This main can be extended to provide service.

Previous water pressure reading from fire hydrant #11136 fronting 7377 Dewberry Drive, has yielded a static pressure of 80 psi, a residual pressure 75 psi and a discharge of 1,113 gallons per minute. The owner should, for his own protection and at his own expense, install at the discharge side of each water meter a pressure regulator, strainer and relief valve, to be set for pressure as desired by the customer. The lot owner shall be responsible for the operation and maintenance of the above-described water pressure regulating device.

Sanitary Sewer
There is an existing 8-inch diameter sanitary sewer main that extends along Resler Drive located approximately 18-feet north of the southern right-of-way line. This main can be extended to provide service.

General
Application for water and sanitary sewer services should be made 6 to 8 weeks prior to construction work. New service applications are available at 1154 Hawkins, 3rd floor. 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:
As per the Municipal Code: new developments and redevelopments are required to maintain the pre-development hydrologic response in their post-development state as nearly as practicable to reduce flooding. The code also encourages the use of nonstructural storm water management such as the preservation of green space, water harvesting, and other conservation efforts, to the maximum extent practicable, per Chapter 19.19, Section 19.19.010, and Subparagraph A-2 & A-5.

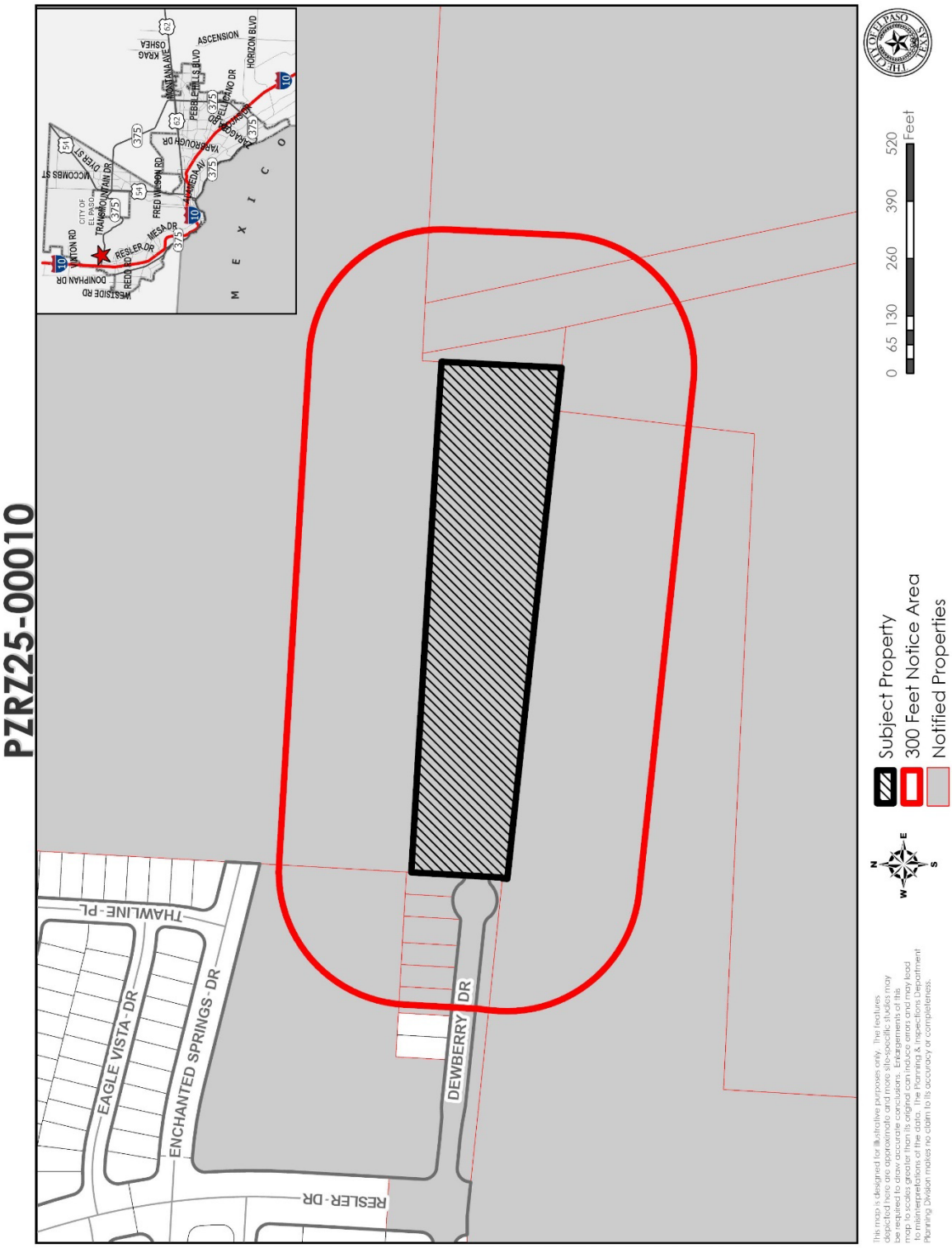
El Paso County 911 District
No comments received.

Texas Department of Transportation
No comments received.

El Paso County Water Improvement District #1
No comments received.

El Paso Electric
We have no comments.

ATTACHMENT 4



DISCLOSURE OF CAMPAIGN CONTRIBUTIONS AND DONATIONS FORM

In compliance with Title 2, Chapter 2.92, Section 2.92.080

Introduction:

Individuals or entities benefiting by a City Council Agenda item must disclose contributions or donations made to current members of Council under the City's Ethics Code. The information on this form is being captured for transparency purposes and will be noted on the relevant City Council Agenda. **Contributions and Donations do NOT disqualify an applicant from doing business with the City.**

Definitions:

"Contribution"	A direct or indirect transfer of money, goods, services, or any other thing of value and includes an agreement made or other obligation incurred, whether legally enforceable or not, to make a transfer. The term includes a loan or extension of credit, other than those expressly excluded by the Texas Election Code, and a guarantee of a loan or extension of credit.
"Contributor"	A person making a contribution, including the contributor's spouse.
"Donation"	Cash and the value of any in-kind contributions or gifts to the council member for use by their office or in their district.
"Donor"	An individual and spouse, a business entity, or an individual who owns a business entity in whole or in part, or is operated by the individual, that is the subject of a council agenda item.
"Benefiting"	Shall include but not be limited to any contract, bid award, franchise, permit, zoning or rezoning, and other award that council will vote on.

Instructions: Please read and complete this form carefully. If you have made campaign contributions or donations to any current City Council member(s) totaling an aggregate of $500 or more during their campaign(s) or term(s) of City office, you are required to disclose the information as specified below. If you have not made such contributions or donations past the limit specified in the ordinance, you are required to affirm your compliance with the municipal code. Please submit this completed form along with your application or proposal to the relevant city department. Failure to disclose campaign contributions or donations as required by the ordinance may result in a violation of the City's Ethics Code requirements, and sanctions under the Ethics Code 2.92.

Contributor / Donor Information:

Full Name	Alexander Emerson
Business Name	DVEP Land, LLC.
Agenda Item Type	Rezoning Application
Relevant Department	Planning Division

Disclosure Affirmation: Please check the appropriate box below to indicate whether you have made campaign contributions or donations totaling an aggregate of $500 or more to any City Council member(s) during their campaign(s) or term(s) of City office specified in Section 2.92.080 of the El Paso Municipal Code.

☑ I have **NOT** made campaign contributions or donations totaling an aggregate of $500 or more to any City Council member(s) during their campaign(s) or term(s) of City office, as specified in Section 2.92.080 of the El Paso Municipal Code.

OR

☐ I have made campaign contributions or donations totaling an aggregate of $500 or more to the following City Council member(s) during their campaign(s) or term(s) of City office:

OFFICE	CURRENT COUNCIL MEMBER NAME	AMOUNT ($)
Mayor		
District 1		
District 2		
District 3		
District 4		
District 5		
District 6		
District 7		
District 8		

Declaration: I hereby affirm that the information provided in this disclosure form is true and accurate to the best of my knowledge. I understand that this disclosure is required by Title 2, Chapter 2.92 of the El Paso Municipal Code and is subject to verification by the city authorities. Further, **I understand that upon submission of this form, I must disclose any subsequent contributions or donations prior to the relevant council meeting date.**

Signature: _____ Date: 8-12-25

File #: 25-1075, **Version:** 1

CITY OF EL PASO, TEXAS
LEGISTAR AGENDA ITEM SUMMARY FORM

DISTRICT, DEPARTMENT, CONTACT INFORMATION:

Please choose District and Department from drop down menu. Please post exactly as example below.
No Title's, No emails. Please use ARIAL 10 Font.

District 8
Planning and Inspections, Philip F. Etiwe, (915) 212-1553
Planning and Inspections, Blanca Perez, (915) 212-1561

AGENDA LANGUAGE:

This is the language that will be posted to the agenda. Please use ARIAL 11 Font.

An Ordinance granting Special Permit No. PZST25-00003, to allow for a professional office, front, rear and side setback reduction, and 70% parking reduction on the property described as Lots 7, 8, and 9, Block 60, Franklin Heights Addition, 1514 Montana Avenue, City of El Paso, El Paso County, Texas, pursuant to Section 20.04.260 of the El Paso City Code. The penalty being as provided in Chapter 20.24 of the El Paso City Code.

The proposed special permit 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: 1514 Montana Avenue
Applicant: John Falvey, PZST25-00003

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

DEPARTMENT: Planning and Inspections

AGENDA DATE: 9/3/25

PUBLIC HEARING DATE: 9/30/25

CONTACT PERSON NAME: Philip F. Etiwe **PHONE NUMBER:** (915) 212-1553

2nd CONTACT PERSON NAME: Blanca Perez **PHONE NUMBER:** (915) 212-1561

DISTRICT(S) AFFECTED: 8

STRATEGIC GOAL:

#3 Promote the Visual Image of El Paso

SUBGOAL:

3.2 Set one standard for infrastructure across the city

SUBJECT:

An Ordinance granting Special Permit No. PZST25-00003, to allow for a professional office, front, rear and side setback reduction, and 70% parking reduction on the property described as Lots 7, 8, and 9, Block 60, Franklin Heights Addition, 1514 Montana Avenue, City of El Paso, El Paso County, Texas, pursuant to Section 20.04.260 of the El Paso City Code. The penalty being as provided in Chapter 20.24 of the El Paso City Code.

The proposed special permit 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: 1514 Montana Avenue
Applicant: John Falvey, PZST25-00003

BACKGROUND / DISCUSSION:

The applicant is requesting a special permit to allow for the use of a professional office in the A-2 (Apartment) zone district in accordance with the El Paso City Code Section 20.04.320 - Special Permit and approval of a detailed site development plan requesting front, rear, and side yard setback reductions, and 70% parking reduction. City Plan Commission recommended 7-0 to approve the proposed special permit on July 31, 2025. As of August 19, 2025, the Planning Division has not received any communication in support or opposition to the special permit request. See attached staff report for additional information.

COMMUNITY AND STAKEHOLDER OUTREACH:

N/A

PRIOR COUNCIL ACTION:

N/A

AMOUNT AND SOURCE OF FUNDING:

N/A

REPORTING OF CONTRIBUTION OR DONATION TO CITY COUNCIL:

N/A

NAME	AMOUNT ($)

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

DEPARTMENT HEAD: Philip Etiwe

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

ORDINANCE NO. _____

AN ORDINANCE GRANTING SPECIAL PERMIT NO. PZST25-00003, TO ALLOW FOR A PROFESSIONAL OFFICE, FRONT, REAR AND SIDE SETBACK REDUCTION, AND 70% PARKING REDUCTION ON THE PROPERTY DESCRIBED AS LOTS 7, 8 AND 9, BLOCK 60, FRANKLIN HEIGHTS ADDITION, 1514 MONTANA AVENUE, CITY OF EL PASO, EL PASO COUNTY, TEXAS, PURSUANT TO SECTION 20.04.260 OF THE EL PASO CITY CODE. THE PENALTY BEING AS PROVIDED IN CHAPTER 20.24 OF THE EL PASO CITY CODE.

WHEREAS, the 1514 Montana LLC**,** has applied for a Special Permit under Section 20.04.260 of the El Paso City Code to allow for a professional office, front, rear and side setback reduction, and 70% parking reduction; and,

WHEREAS, a report was made by the City Plan Commission and a public hearing was held regarding such application; and,

WHEREAS, the City Plan Commission has recommended approval of the subject Special Permit; and

WHEREAS, the subject Special Permit has been submitted to the City Council of the City of El Paso for review and approval; and

WHEREAS, the City Council of the City of El Paso finds that the application conforms to all requirements of Section 20.04.320 of the El Paso City Code.

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

1. That the property described as follows, is in an A-2 (Apartment) District:
Lots 7, 8 and 9, Block 60, Franklin Heights Addition, 1514 Montana Avenue, City of El Paso, El Paso County, Texas; and,

2. That the City Council hereby grants a Special Permit under Section 20.04.320 of the El Paso City Code to allow for a professional office, front, rear and side setback reduction, and 70% parking reduction on the property described in Paragraph 1 of this Ordinance; and,

3. That this Special Permit is issued subject to the development standards in the A-2 (Apartment) District regulations and is subject to the approved Detailed Site Development Plan signed by the Applicant, the City Manager and the Executive Secretary to the City Plan Commission. A copy of this plan is attached hereto as **Exhibit "A"** and is incorporated herein by reference for all purposes; and,

4. That if at any time the Applicant fails to comply with any of the requirements of this Ordinance, Special Permit No. PZST25-00003, shall be subject to termination; construction

or occupancy shall be discontinued; and the Applicant shall be subject to the penalty provisions of Chapter 20.24 and any other legal or equitable remedy; and,

5. That the Applicant shall sign an Agreement incorporating the requirements of this Ordinance. Such Agreement shall be signed and filed with the Zoning Administrator and the Executive Secretary to the City Plan Commission before building permits are issued.

ADOPTED this ___ day of _____, 2025.

THE CITY OF EL PASO

ATTEST:

Renard U. Johnson
Mayor

Laura D. Prine
City Clerk

APPROVED AS TO FORM:

Jesus A. Quintanilla
Assistant Attorney

APPROVED AS TO CONTENT:

Philip F. Etiwe, Director
Planning & Inspections Department

AGREEMENT

1514 Montana LLC, the Applicant referred to in the above Ordinance, hereby agrees to develop the above-described property in accordance with the approved Detailed Site Development Plan attached to same Ordinance, and in accordance with the standards identified in the **A-2 (Apartment) District** regulations, and subject to all other requirements set forth in this Ordinance.

EXECUTED this 24 day of July, 2025.

1514 Montana LLC

(Signature)

John Falvey Naomi Falvey
(Name/Title)
Partner Partner

ACKNOWLEDGMENT

THE STATE OF TEXAS)
)
COUNTY OF EL PASO)

This instrument is acknowledged before me on this 24 day of July, 2025, by John R Falvey and Naomi Falvey for 1514 Montana LLC as Applicant.

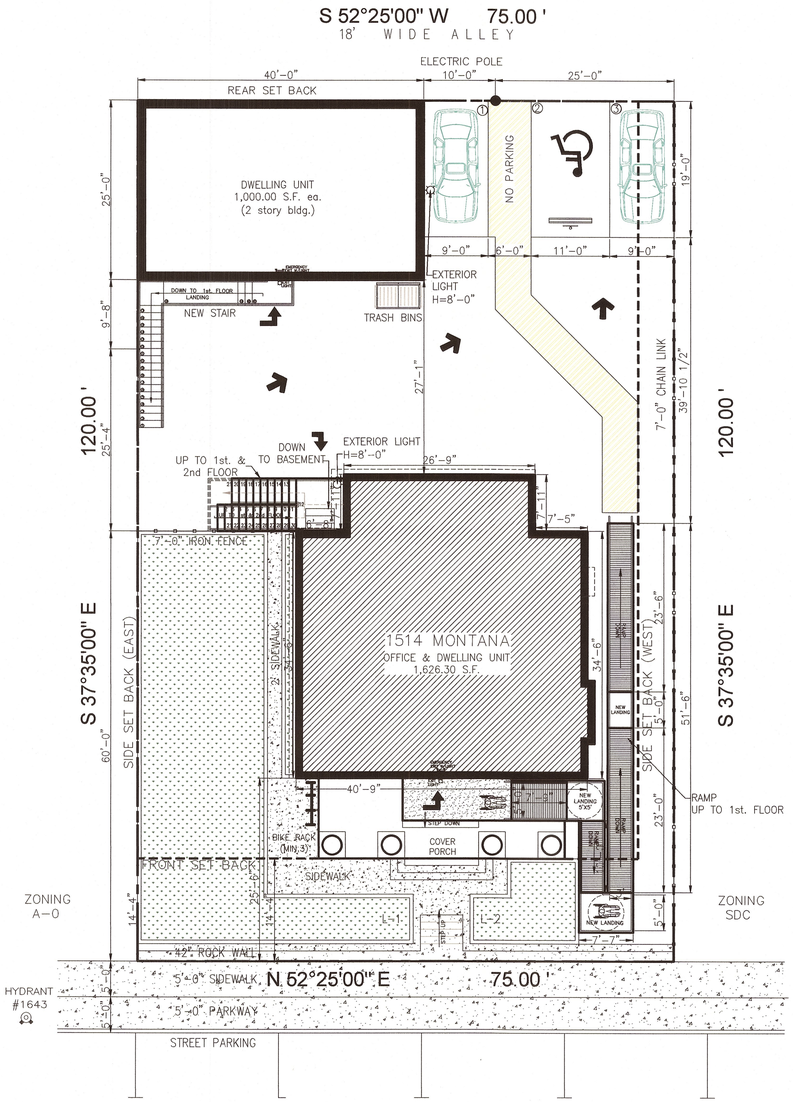
(Seal)

BENY MEDRANO
Notary Public, State of Texas
My Commission Expires
July 01, 2028
NOTARY ID 132508357

Notary Public, State of Texas
Signature

Beny Medrano
Printed or Typed Name

My Commission Expires:
07/01/2028



MONTANA AVE.

1 DETAILED SITE PLAN

Scale: 1'-0" = 10'

PROJECT DATA

APPLICABLE CODES

INTERNATIONAL BUILDING CODE 2021
FIRE BUILDING CODE 2021

SCOPE OF WORK

NEW OFFICE AND DWELLING UNIT

LEGAL ADDRESS

1514 MONTANA AVE.,
EL PASO, TEXAS 79902

LEGAL DESCRIPTION

60 FRANKLIN HEIGHTS 7 TO 9 (9000 SQ FT)

LAND AREA

TOTAL AREA = 9,000.00 S.F.
ACRES AREA = 0.21

SCOPE OF WORK

PROPOSED CONVERSION OF OLDER HOME TO OFFICE
BASEMENT CONVERT TO DWELLING UNIT
ACCESSORY TO BE DWELLING UNIT

ZONING

BUSINESS OFFICE AND DWELLING UNIT
CLASSIFICATION:
PROPERTY IS CURRENT ZONING: A-2
A-2 ALLOWS OFFICE USE WITH APPROVAL OF A SPECIAL PERMIT.
A-2 ALLOWS DUPLEX UNITS BY RIGHT

LOT AREA:

TOTAL LOT AREA = 9,000.00 S.F.
EXISTING BUILDING AREA = 6,203.00 S.F.
APARTMENT UNITS AREA = 1,000.00 S.F.
YEAR BUILT= 1908

BUILDING AREA: TOTAL = 8,203.00 S.F.

SPACE	USE	SPACE
1st FLOOR	OFFICE	1,617.50 S.F.
2nd FLOOR	OFFICE	1,568.00 S.F.
BASEMENT	DWELLING UNIT	1,617.50 S.F.
ATTIC	AVAILABLE SPACE	1,400.00 S.F.
ADU-1st FLOOR	AVAILABLE SPACE	1,000.00 S.F.
ADU-2nd FLOOR	DWELLING UNIT	1,000.00 S.F.

ZONING

SET BACKS	REQUIRED A-2		SPECIAL PERMIT
	DWELLING UNIT	OFFICE	PROPOSED
FRONT YARD	20'-0"	20'-0"	14'-4"
REAR YARD	15'-0"	25'-0"	0'-0"
CUM. FRONT & REAR YARD	45'-0"	N/A	N/A
SIDE STREET (EAST)	5'-0"	5'-0"	0'-0"
SIDE STREET (WEST)	5'-0"	5'-0"	5'-0"

SPECIAL PERMIT= REQUEST 0'-0" REAR AND SIDE SETBACK(EAST)

LANDSCAPING CALCULATION

LOT AREA = 9,000.00 S.F.
BUILDING AREA= 2,617.50 S.F.
9,000.00 - 2,617.50 = 6,382.50 S.F.
6,382.50 X 15% = 957.37 S.F.

REQUIRED = 957.37 S.F.
PROVIDED = 1,253.50 S.F.

AREA #1 1,091.00 S.F.
AREA #2 129.00 S.F.
AREA #3 33.50 S.F.
TOTAL AREA = 1,253.50 S.F.

PARKING CALCULATION

SPECIAL PERMIT= 70% PARKING REDUCTION

MIN. REQUIRED = 10 PARKING SPACES
PROVIDED = 2 REGULAR PARKING SPACES
1 H.C. PARKING SPACE
TOTAL PROVIDED = 3 PARKING SPACES

PROFESSIONAL OFFICE
MIN.=1/576 SF GFA PROFESSIONAL OFFICE
MAX.=1/400 SF GFA PROFESSIONAL OFFICE
MIN.=$\frac{1}{576}$ (3,185.50)
MIN.=5.53= 6 MIN. PARKING SPACES
6 MIN. PARKING SPACES
MAX.=$\frac{1}{400}$ (3,185.50)
MAX.=7.96= 8 MAX. PARKING SPACES
8 MAX. PARKING SPACES

DWELLING UNIT
2,617.50 S.F.
DUPLEX- 2/DWELLING UNIT
4 PARKING SPACES

USES PER ZONING VERIFICATION DWELLING UNIT & OFFICES

BICYCLE PARKING
3 MIN. SPACES PROVIDED

LEGEND

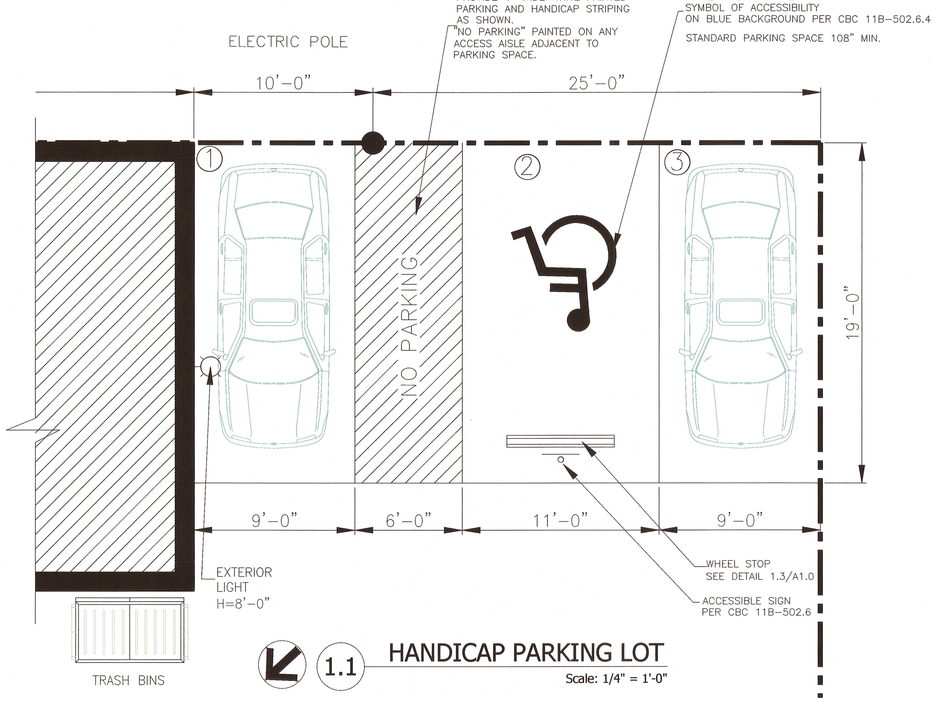
- ACCESSIBLE ROUTE
- EXISTING PRIVATE FIRE HYDRANT
- PRIVATE FIRE HYDRANT
- ARROWS INDICATE STREET ENTRANCE & INTERIOR DRIVEWAY
- ARROWS INDICATE BLDG. ENTRANCE
- ARROWS INDICATE STORM WATER DRAINAGE FLOW
- CONCRETE SLAB (SIDEWALK)
- LANDSCAPING

FIRE HYDRANT / ACCESSIBLE ROUTE PLAN

EXISTING FIRE HYDRANT
LOCATED AT INTERSECTION OF MONTANA AVE. AND LEE ST.
HYDRANT #1643

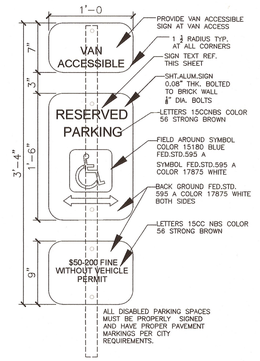
PLANNING & INSPECTIONS DEPARTMENT
PLANNING DIVISION
DETAILED SITE DEVELOPMENT PLAN
APPROVED BY CITY COUNCIL

7-24-25 DATE 7-24-25
APPLICANT Kevin Smith
EXECUTIVE SECRETARY, CITY PLAN COMMISSION
CITY MANAGER



1.1 HANDICAP PARKING LOT

Scale: 1/4" = 1'-0"



1.2 TYPICAL H.C. SIGNAGE

Scale: N/A

COMPLETE DESIGN & DRAFTING Inc.
810 TEXAS AVENUE
EL PASO, TEXAS 79901
PH. 915-777-3056
PH. 915 701-7643
carlos.cdd@yahoo.com
www.designanddrafting.com

REGISTERED ARCHITECT MICHAEL DUKE WALKER 15230 STATE OF TEXAS
07/11/25

DETAILED SITE DEVELOPMENT PLAN FOR SPECIAL PERMIT FOR:

1514 MONTANA LLC

ADDRESS : 1514 MONTANA AVE.,
EL PASO , TEXAS 79902

PROJECT
1514 MONTANA AVE.,
EL PASO , TEXAS 79902

PROJECT NUMBER	DATE
	JULY 2025

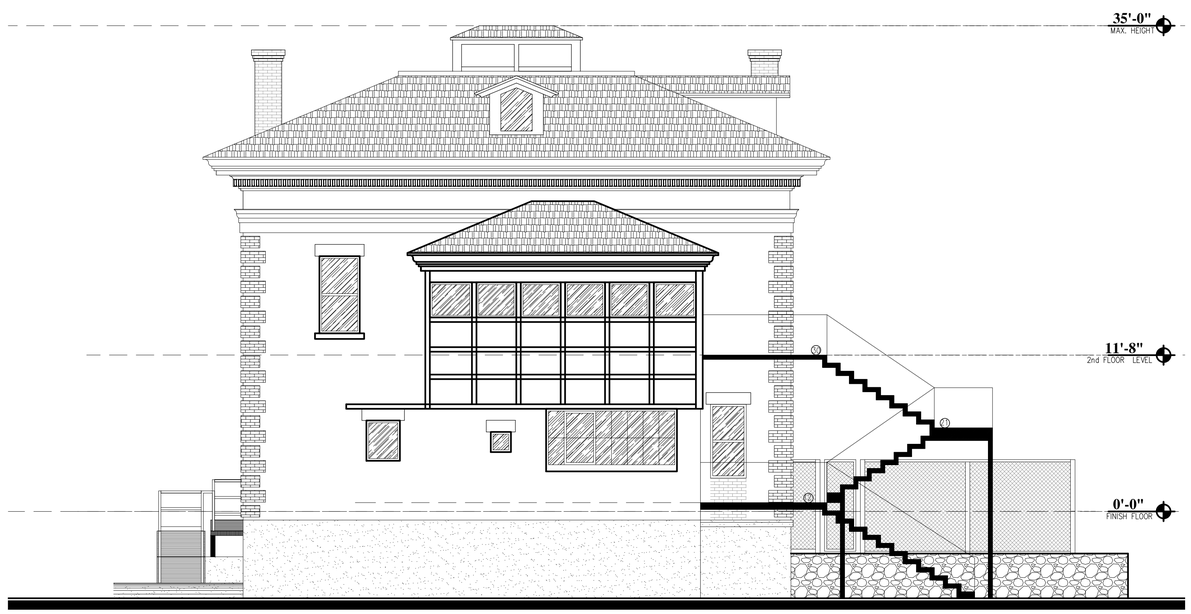
REVISIONS

SHEET TITLE
DETAIL SITE DEVELOPMENT PLAN

SHEET NUMBER
A1.0
1 OF 3

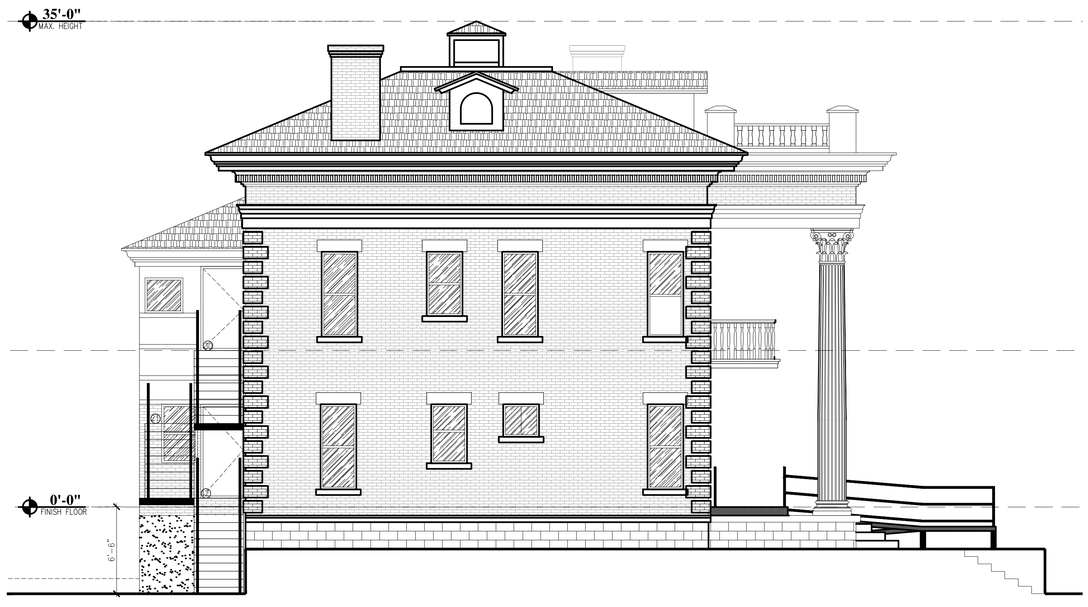
2 FRONT ELEVATION

Scale: 3/16" = 1'-0"



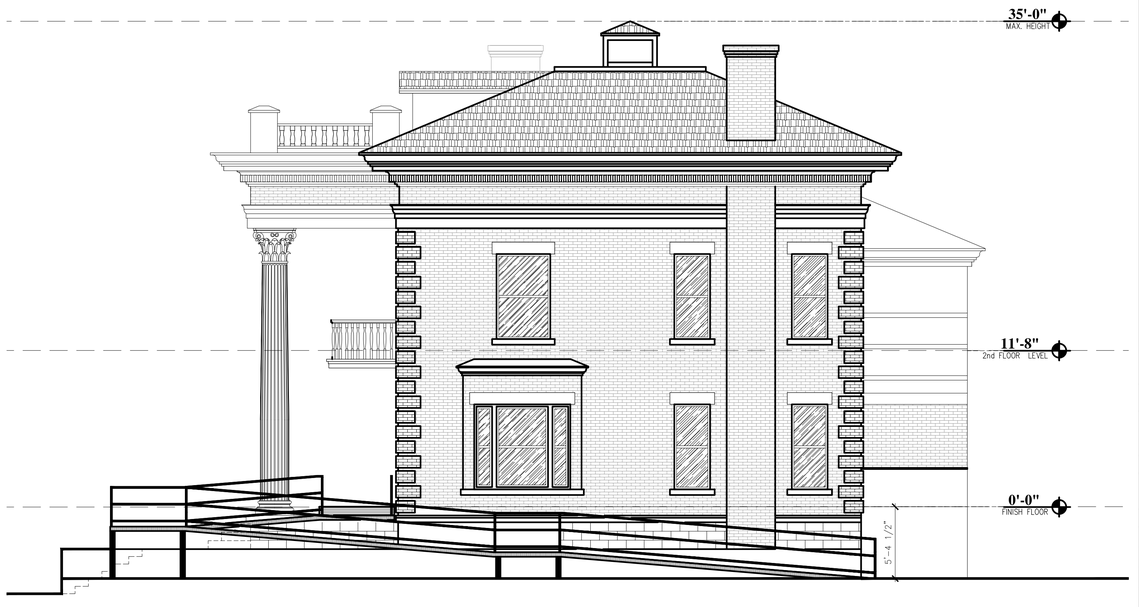
3 REAR ELEVATION

Scale: 3/16" = 1'-0"



4 LEFT SIDE ELEVATION

Scale: 3/16" = 1'-0"



5 RIGHT SIDE ELEVATION

Scale: 3/16" = 1'-0"

COMPLETE
DESIGN & DRAFTING
Inc.

810 TEXAS AVENUE
EL PASO, TEXAS
79901

PH. 915-777-3056
PH. 915 701-7643
carlos.cdd@yahoo.com
www.designanddrafting.com

REGISTERED ARCHITECT
WILLIAM DUKE WALKER
15230
STATE OF TEXAS
07/11/25

DETAILED SITE DEVELOPMENT PLAN FOR
SPECIAL PERMIT FOR:

1514 MONTANA LLC

ADDRESS : 1514 MONTANA AVE.,
EL PASO , TEXAS 79902

PROJECT
1514 MONTANA AVE.,
EL PASO , TEXAS 79902

PROJECT NUMBER	DATE
	JULY 2025

REVISIONS

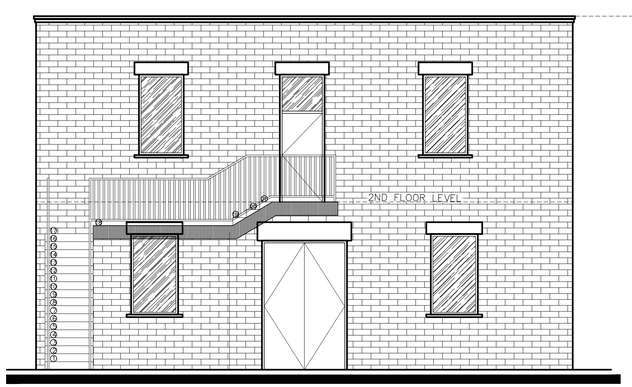
SHEET TITLE

OFFICE - ELEVATIONS

SHEET NUMBER

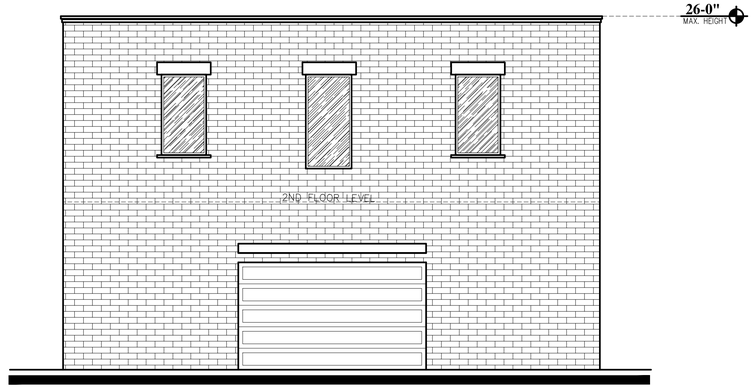
A2.0

2 OF 3



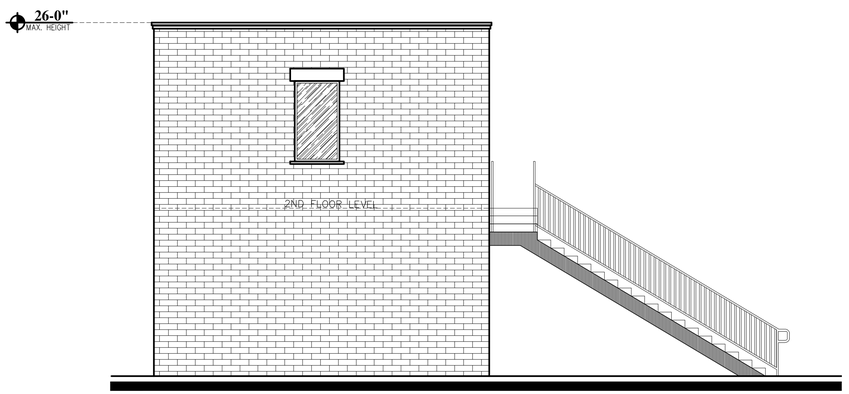
7 APARTMENT FRONT ELEVATION

Scale: 3/16" = 1'-0"



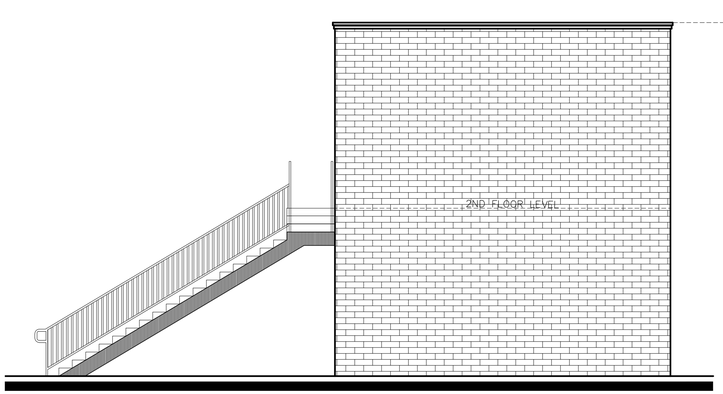
8 APARTMENT REAR ELEVATION

Scale: 3/16" = 1'-0"



10 APARTMENT LEFT SIDE ELEVATION

Scale: 3/16" = 1'-0"



9 APARTMENT RIGHT SIDE ELEVATION

Scale: 3/16" = 1'-0"

COMPLETE
DESIGN & DRAFTING
Inc.

810 TEXAS AVENUE
EL PASO, TEXAS
79901

PH. 915-777-3056
PH. 915 701-7643
carlos.cdd@yahoo.com
www.designanddrafting.com

REGISTERED ARCHITECT
MICHAEL DUKE WALKER
15230
STATE OF TEXAS

07/11/25

DETAILED SITE DEVELOPMENT PLAN FOR
SPECIAL PERMIT FOR:

1514 MONTANA LLC

ADDRESS : 1514 MONTANA AVE.,
EL PASO , TEXAS 79902

PROJECT

1514 MONTANA AVE.,
EL PASO , TEXAS 79902

PROJECT NUMBER	DATE
	JULY 2025

REVISIONS

SHEET TITLE

ADU ELEVATIONS

SHEET NUMBER

A3.0

3 OF 3

ZONING

1514 Montana

City Plan Commission — July 31, 2025

SPECIAL PERMIT

CASE NUMBER:	**PZST25-00003**
CASE MANAGER:	Blanca Perez, (915) 212-1561, PerezBM@elpasotexas.gov
PROPERTY OWNER:	1514 Montana LLC
REPRESENTATIVE:	Vanessa Duran
LOCATION:	1514 Montana Avenue (District 8)
PROPERTY AREA:	0.206 acres
EXISTING ZONING:	A-2 (Apartment)
REQUEST:	Special Permit for use of professional office, reduction to front, rear and side setbacks, 70% parking reduction and Detailed Site Development Plan approval in A-2 (Apartment) zone district.
RELATED APPLICATIONS:	None
PUBLIC INPUT:	None received as of July 24, 2025.

SUMMARY OF REQUEST: The applicant is requesting a special permit to allow a professional office use within the A-2 (Apartment) zone district, along with reductions to the required front, rear, and side setbacks, and a 70% reduction in parking requirements.

SUMMARY OF STAFF RECOMMENDATION: Staff recommends **APPROVAL** of the special permit and detailed site development plan requests for the use of a professional office in an A-2 (Apartment) zone district, setback reductions and parking reduction. The proposed development meets all the requirements of El Paso City Code Section 20.04.320 – Special permit and Section 20.04.150 – Detailed Site Development Plan. Furthermore, the proposed development is in accordance with both the G-2 Traditional Neighborhood (Walkable) Future land use Designation and *Plan El Paso*, the City's adopted Comprehensive Plan.

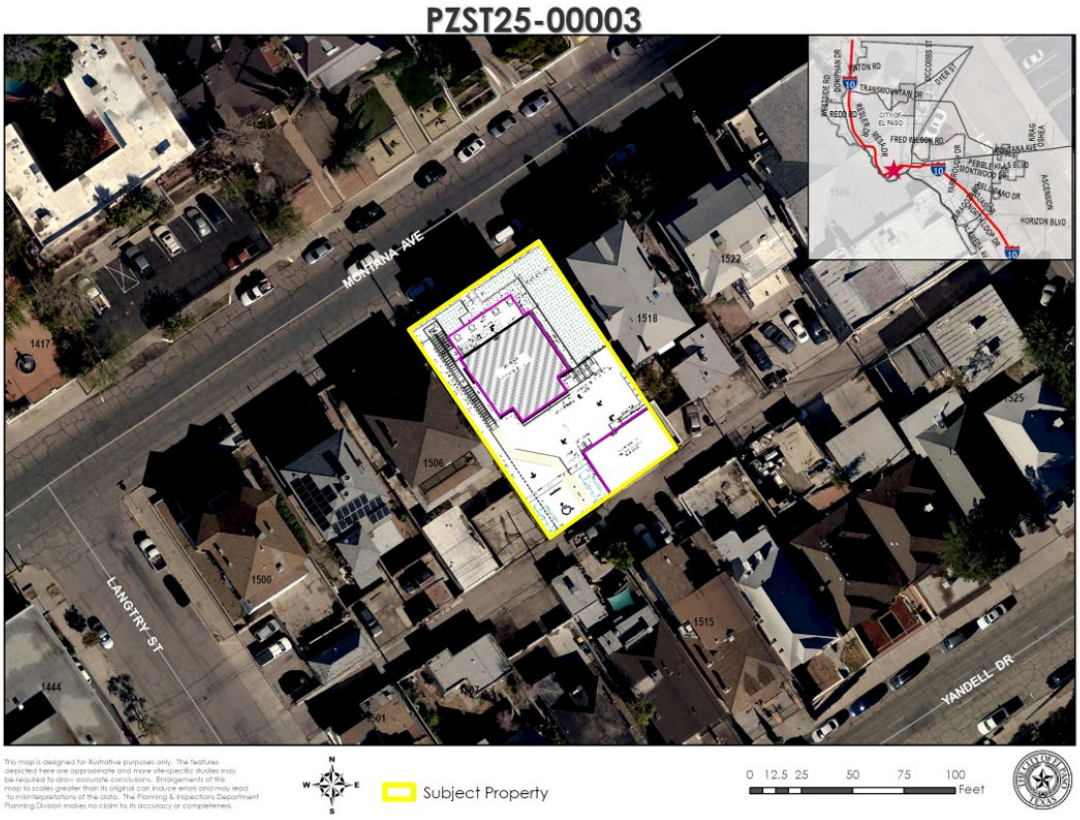


Figure A. Subject Property & Immediate Surroundings

DESCRIPTION OF REQUEST: The applicant is requesting a special permit for the use of a professional office within the A-2 (Apartment) zone district, along with reductions to front, rear and side setbacks. The detailed site development plan shows an existing single-family residence of approximately 1,626 square feet and an accessory structure of 1,000 square feet. The main structure is proposed to be converted into a professional office with a basement dwelling unit, while the accessory structure will be converted into an additional dwelling unit, resulting in a mixed-use development consisting of a professional office and a duplex. The applicant seeks approval of the following reductions:

	A-2 (Apartment) Zone District		
Density/Dimensional Standard	**Required (Office)**	**Required (Duplex)**	**Proposed**
Front Yard Setback (min.)	**20 ft**	**20 ft**	**14 ft 4 in**
Rear Yard Setback (min.)	**15 ft**	**25 ft**	**0 ft**
Side Yard Setback (East) (min.)	**5 ft**	**5 ft**	**0 ft**
Side Yard Setback (West) (min.)	5 ft	5 ft	No Change

The development requires a minimum of ten (10) vehicular parking spaces and three (3) bicycle spaces. While the required bicycle spaces are provided, the applicant is also requesting a 70% parking reduction, equivalent to seven (7) parking spaces. A parking study was submitted in support of the request (see Attachment 4), identifying 115 on-street parking spaces within 300 feet of the subject property, with an average availability of 72 spaces. Pedestrian access to the property is provided from Montana Avenue, while vehicular access will be from an alley connecting Lee Street and Langtry Street. The nearest bus stop is located approximately 0.03 miles from the subject property along Montana Avenue.

COMPLIANCE WITH SPECIAL PERMIT REQUIREMENTS (EL PASO CITY CODE SECTION 20.04.320.D)	
Criteria	**Does the Request Comply?**
1. The proposed development complies, except to the extent waived, varied or modified pursuant to the provisions of this title, with all of the standards and conditions applicable in the zoning district in which it is proposed to be located.	Yes. The detailed site development plan complies with all applicable standards of the El Paso City Code.
2. Furthers *Plan El Paso* and applicable neighborhood plans or policies.	Yes. The request is consistent with the recommendations of *Plan El Paso* and the G-2 Traditional Neighborhood (Walkable) future land use designation. The proposed development is compatible with the surrounding residential, apartment, and office uses.
3. Adequately served by and will not impose an undue burden upon public improvements.	Yes. The subject property fronts Montana Avenue, which is classified as a major arterial in the City of El Paso's Major Thoroughfare Plan (MTP) and is suitable for a professional office and duplex use. The proposed development is not expected to impose an undue burden on existing public improvements.
4. Any impacts of the proposed development on adjacent property are adequately mitigated with the design, proposed construction and phasing of the site development.	No adverse impacts are anticipated from the approval of the proposed special permit and detailed site development plan. The development will comply with zoning requirements and is not expected to negatively affect neighboring properties.
5. The design of the proposed development mitigates substantial environmental problems.	The subject property does not involve greenfield development, environmentally sensitive land, or arroyo disturbance.
6. The proposed development provides adequate landscaping and/or screening where needed.	Yes. The proposed development does not require landscaping per Section 18.46 of the El Paso City Code due to the existing structure being built.

COMPLIANCE WITH SPECIAL PERMIT REQUIREMENTS (EL PASO CITY CODE SECTION 20.04.320.D)	
7. The proposed development is compatible with adjacent structures and uses.	Yes. The proposed development is compatible with surrounding residential uses and structures. The principal building will retain its existing façade and will be converted for use as a professional office and a duplex.
8. The proposed development is not materially detrimental to the property adjacent to the site.	Yes, the proposed redevelopment is consistent in intensity and scale with the surrounding development.

COMPLIANCE WITH SPECIAL PERMIT REQUIREMENTS (EL PASO CITY CODE SECTION 20.14.070.A) – EXISTING DEVELOPMENT: Up to 100% parking reduction for a use involving an existing structure located within an older neighborhood of the City that is proposed through the rehabilitation, alteration or expansion of the existing structure(s). The applicant shall satisfactorily demonstrate compliance with all of the following conditions:	
Criteria	**Does the Request Comply?**
1. That the structure(s) is located in an older neighborhood of the City that has been legally subdivided and developed for at least thirty years.	Yes. The subject property is located within the Franklin Heights Addition, which was platted in 1901.
2. That the structure(s) does not extend into an area within the property which was previously used to accommodate off-street parking.	Yes. The building has maintained its current footprint on the property since 1908.
3. That the off-street parking required for the proposed use of the structure(s) cannot be reasonably accommodated on the property due to the building coverage, whether due to the existing structure or due to a proposed expansion of the existing structure.	Yes. Due to the building's layout, the subject property can accommodate only three parking spaces at the rear.
4. That no vacant areas exist within three hundred feet of the property where the proposed use is to be located that can be reasonably developed to accommodate the off-street parking requirements.	Yes. The property owner does not own any parcels within 300 feet that can accommodate the necessary off-street parking.

COMPLIANCE WITH *PLAN EL PASO* GOALS & POLICIES – When evaluating whether a proposed special permit is in accordance with *Plan El Paso*, consider the following factors:	
Criteria	**Does the Request Comply?**
Future Land Use Map: Proposed zone change is compatible with the Future Land Use designation for the property: **G-2, Traditional Neighborhood (Walkable):** This sector includes the remainder of Central El Paso as it existing through World War II. Blocks are small and usually have rear alleys; buildings directly faced streets; schools, parks, and small shops are integrated with residential areas. This sector is well-suited for use of the SmartCode as a replacement for current zoning when planned in conjunction with specific neighborhood plans or identified in the Comprehensive Plan.	Yes. The proposed redevelopment aligns with the future land use designation and is compatible with the surrounding development.

Compatibility with Surroundings: The proposed zoning district is compatible with those surrounding the site: **A-2 (Apartment):** The purpose of these districts is to promote and preserve residential development within the city associated with a landscape more urban in appearance and permitting a mixture of housing types. It is intended that the district regulations allow for medium densities of dwelling units supported by higher intensity land uses located at the periphery of single-family neighborhoods providing that the overall character and architectural integrity of the neighborhood is preserved. The regulations of the districts will permit building types designed for transition from areas of low-density residential neighborhoods to other residential areas, and certain nonresidential uses and support facilities.	Yes. The proposed professional office and duplex uses are compatible with the surrounding single-family, multi-family, and office uses in the neighborhood. A duplex is permitted by right, while a professional office use is allowed in the A-2 (Apartment) zone district through the approval of a special permit.
THE PROPOSED PROJECT'S EFFECT ON THE PROPERTY AND SURROUNDING PROPERTY, AFTER EVALUATING THE FOLLOWING FACTORS:	
Historic District or Special Designations & Study Area Plans: Any historic district or other special designations that may be applicable. Any adopted small areas plans, including land-use maps in those plans.	The subject property is located within the Montana Avenue National Historic District; however, it is not locally designated and is not subject to local historic review.
Potential Adverse Effects: Potential adverse effects that might be caused by approval or denial of the requested rezoning.	The proposed facility is not anticipated to pose any adverse effects on the community.
Natural Environment: Anticipated effects on the natural environment.	The subject property does not involve greenfield or environmentally sensitive arroyo disturbance.
Stability: Whether the area is stable or in transition.	The area is stable, with no rezoning in the area within the last 10 years.
Socioeconomic & Physical Conditions: Any changed social, economic, or physical conditions that make the existing zoning no longer suitable for the property.	Existing zoning will not be changed. Due to the location and the proposed use, a special permit is required per City Code.

ADEQUACY OF PUBLIC FACILITIES, SERVICES AND INFRASTRUCTURE: The subject property has access from Montana Avenue, which is designated as a major arterial in the City of El Paso's Major Thoroughfare Plan (MTP), making it suitable for the proposed redevelopment. Existing infrastructure and public services are adequate to support the project. Additionally, there are at least eight (8) bus stops within a 0.25-mile walking distance of the property, with the nearest located approximately 0.03 miles away along Montana Avenue.

SUMMARY OF DEPARTMENTAL REVIEW COMMENTS: No adverse comments from reviewing departments.

PUBLIC COMMENT: The subject property is located within the boundaries of the Sunrise Civic Group, El Paso Central Business Association, and Central El Paso Community Organization, all of which were notified of the special permit application. Public notices were sent to property owners within 300 feet of the subject property on July 18, 2025. As of July 24, 2025, the Planning Division has not received any communication in support of or opposition to the special permit and detailed site development plan request.

CITY PLAN COMMISSION OPTIONS: The purpose of the Zoning Ordinance is to promote the health, safety, morals and general welfare of the City. The City Plan Commission (CPC) has the authority to advise City Council on Zoning matters. In evaluating the request, the CPC may take any of the following actions:

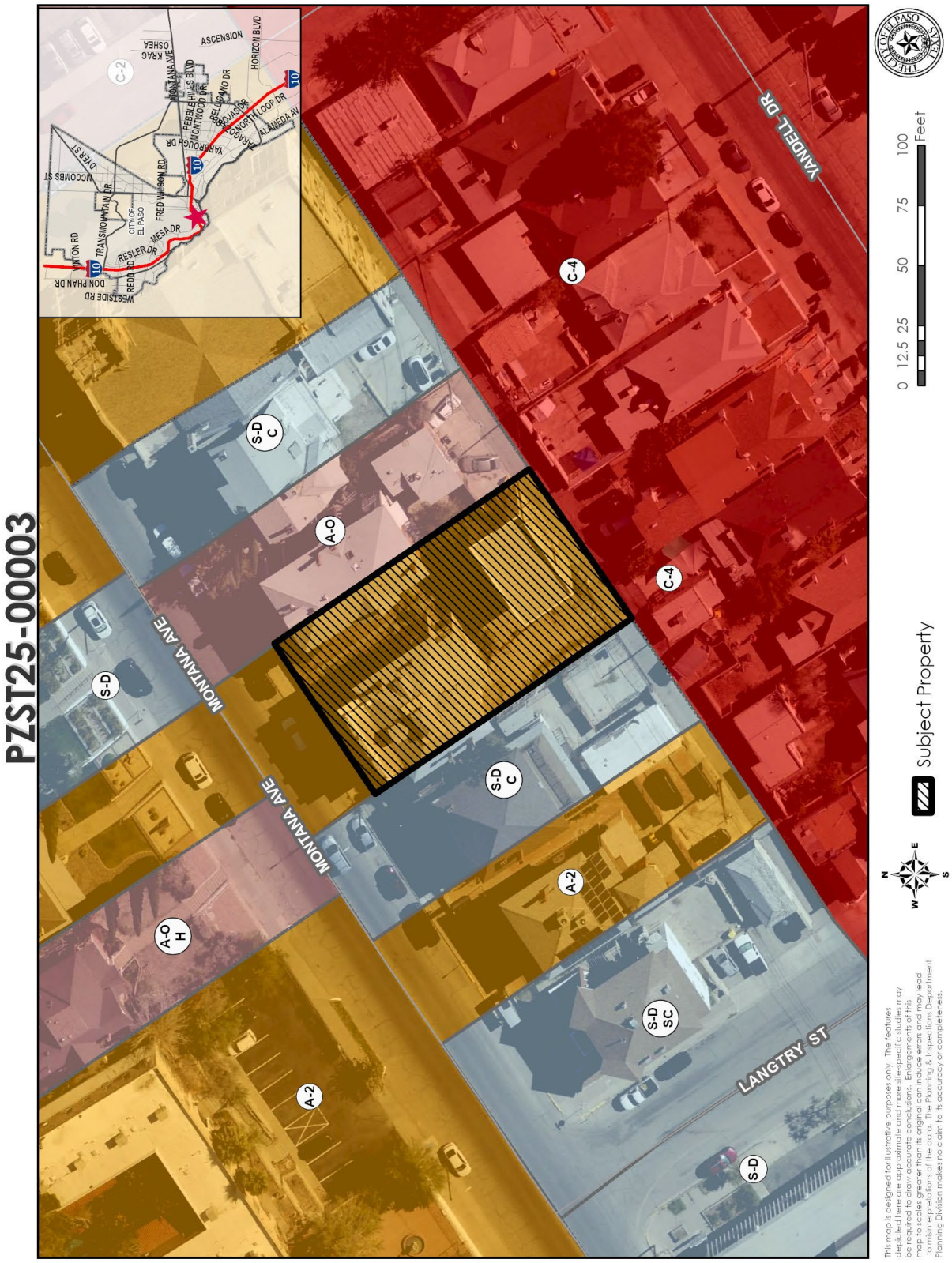
1. **Recommend Approval** of the special permit request, finding that the request is in conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or that the request is in conformance with other criteria that the CPC identifies from the Comprehensive Plan. **(Staff Recommendation)**

2. **Recommend Approval of the special permit request With Modifications** to bring the request into conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or other criteria that the CPC identifies from the Comprehensive Plan.
3. **Recommend Denial** of the special permit request, finding that the request does not conform to the review criteria of *Plan El Paso* as reflected in the Staff Report, or other criteria that the CPC identifies from the Comprehensive Plan.

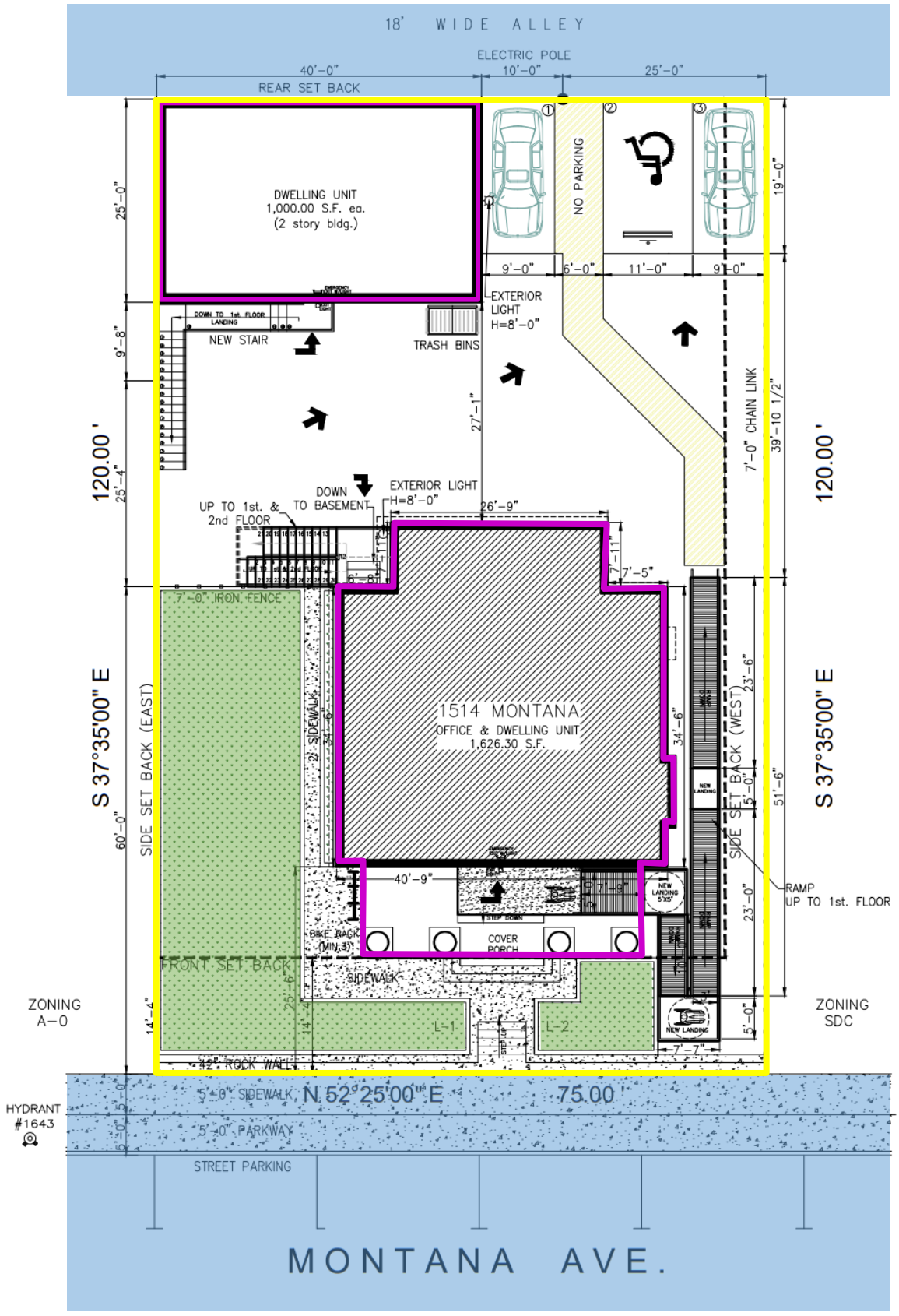
ATTACHMENTS:

1. Zoning Map
2. Detailed Site Development Plan
3. Elevations
4. Parking Study
5. Department Comments
6. Neighborhood Notification Boundary Map

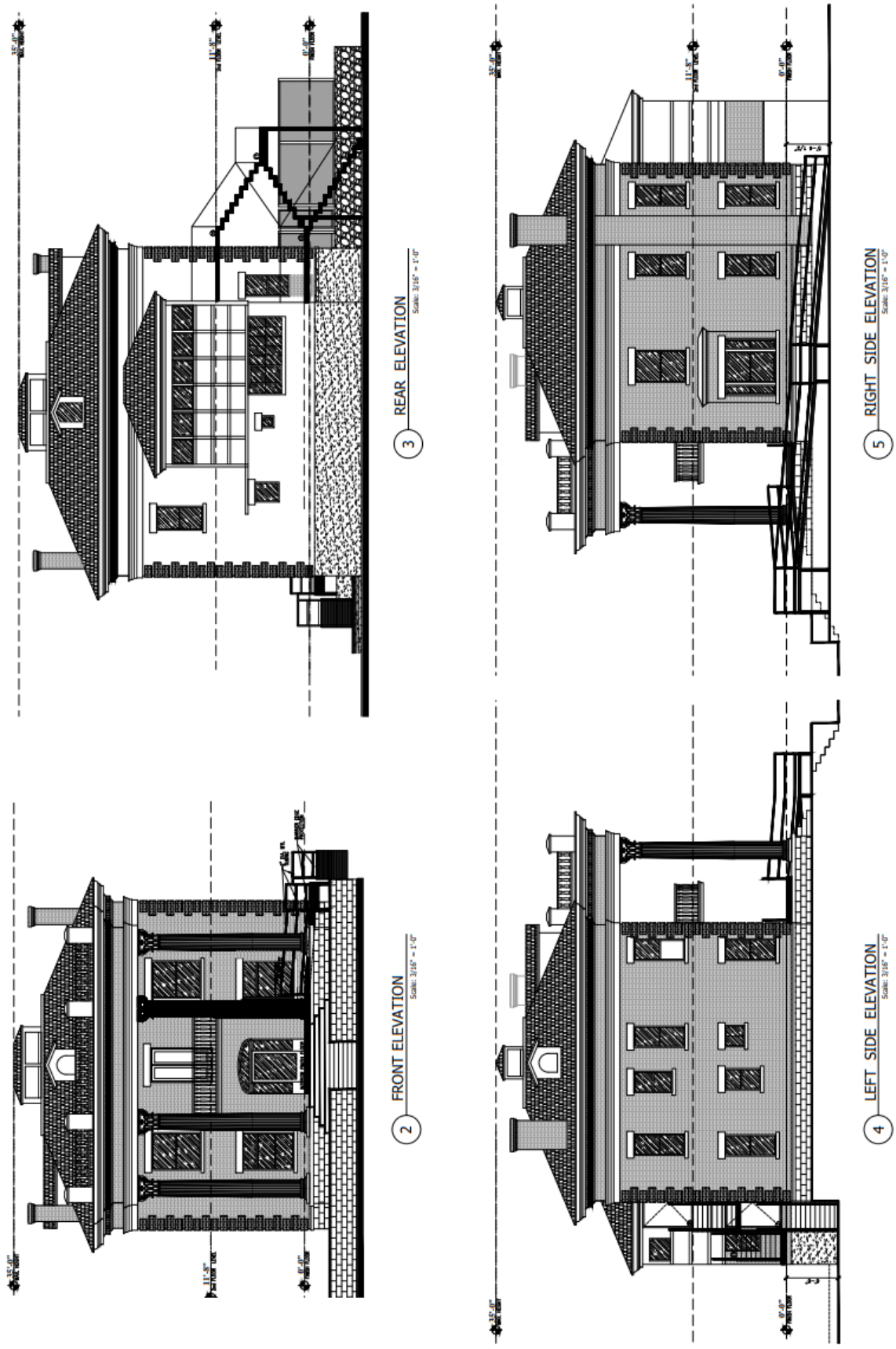
ATTACHMENT 1

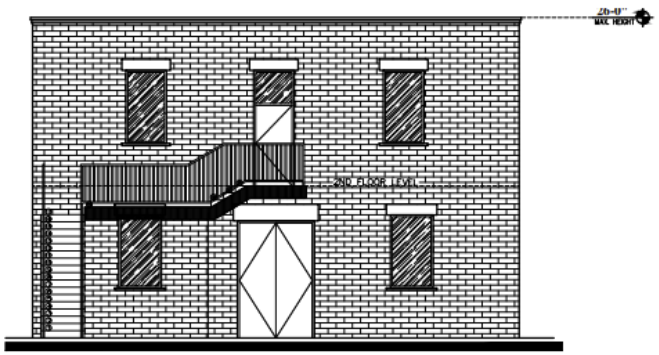


ATTACHMENT 2

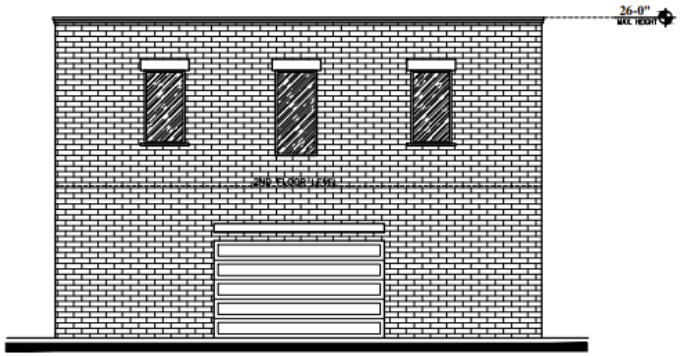


ATTACHMENT 3

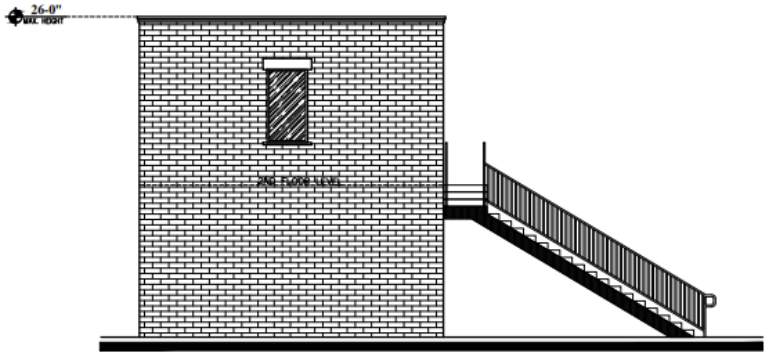




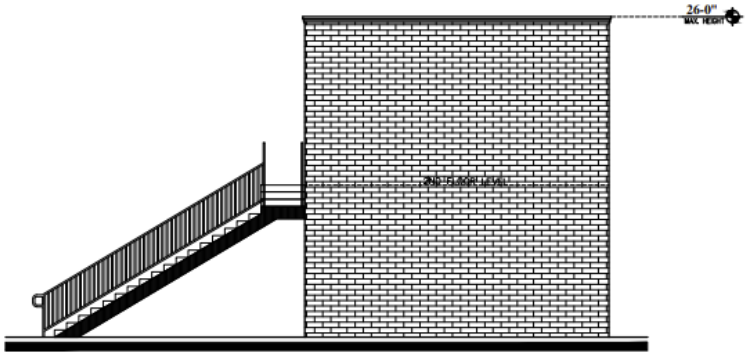
7 DWELLING UNIT - FRONT ELEVATION
Scale: 3/16" = 1'-0"



8 DWELLING UNIT - REAR ELEVATION
Scale: 3/16" = 1'-0"



10 DWELLING UNIT - LEFT SIDE ELEVATION
Scale: 3/16" = 1'-0"



9 DWELLING UNIT - RIGHT SIDE ELEVATION
Scale: 3/16" = 1'-0"

ATTACHMENT 4

MAP PARKING AND OTHER FACILITIES W/300' RADIUS OF 1514 MONTANA AVE.

SPECIAL PERMIT PARKING SURVEY

DATE	115 TOTAL PARKING SPACES							
	MONTANA AVE.		LANGTRY ST.		YANDELL DR.		LEE ST.	
04/30/25	37 SPACES		17 SPACES		29 SPACES		32 SPACES	
TIME	AVAILABLE	OCCUPIED	AVAILABLE	OCCUPIED	AVAILABLE	OCCUPIED	AVAILABLE	OCCUPIED
7:00 AM	37	0	16	1	19	10	32	0
8:00 AM	34	3	16	1	16	13	30	2
9:00 AM	27	10	14	3	15	14	26	6
10:00 AM	19	18	11	6	17	12	27	5
11:00 AM	18	19	9	8	17	12	27	5
12:00 AM	12	25	7	10	13	16	13	19
1:00 PM	17	20	6	11	12	17	17	15
2:00 PM	15	22	6	11	12	17	16	16
3:00 PM	19	18	7	10	12	17	16	16
4:00 PM	21	16	8	9	12	17	18	14
5:00 PM	25	12	9	8	9	20	19	13
6:00 PM	37	0	17	0	17	12	25	7
7:00 PM	37	0	16	1	13	16	32	0

1.1 PROJECT LOCATION
Scale: N/A

ON STREET PARKING FACILITIES WITHIN 300 FEET RADIUS FROM 903 PARK ST.
24—DIAGONAL PARKING SPACES ON LEE ST.

91—PARALLEL PARKING SPACES.

3 SUN METRO BUS STOP WITHIN 300' RADIUS.

WITH ACCESSIBLE ROUTE SIDEWALKS, THERE ARE ADA CURB RAMPS AT ALL INTERSECTIONS.

2 FIRE HYDRANTS WITHIN 300' RADIUS.

PARKING SPACES WITHIN 300' RADIUS.

ATTACHMENT 5

Planning and Inspections Department - Planning Division

Staff recommends approval of the special permit and detailed site development plan requests for the use of a professional office in an A-2 (Apartment) zone district, setback reductions and parking reduction. The proposed development meets all the requirements of El Paso City Code Section 20.04.320 – Special permit and Section 20.04.150 – Detailed Site Development Plan. Furthermore, the proposed development is in accordance with both the G-2 Traditional Neighborhood (Walkable) Future land use Designation and *Plan El Paso*, the City's adopted Comprehensive Plan.

Planning and Inspections Department – Plan Review & Landscaping Division

No comments or objections to the proposed special permit.

Planning and Inspections Department – Land Development

Provide and label note "All existing and proposed sidewalks, barrier free ramps, handicap parking, driveway crosswalks, driveways and accessible routes shall comply with A.D.A./T.A.S. and city of El Paso requirements. Existing infrastructure not complying shall be removed and replaced to meet standards".

Note: Comment has been addressed.

Fire Department

No adverse comments.

Police Department

No comments provided.

Environment Services

No comments provided.

Streets and Maintenance Department

Traffic and Transportation Engineering:

- Grant parking reduction as per City Ordinance 20.14.070 Parking reductions
- No objections to application

Street Lights Department:

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.

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.

Sun Metro
No comments provided.

El Paso Water
No objections to request.

EPWU-PSB Comments
There is an existing 6-inch diameter water main that extends along the alleyway between Montana Ave. and Yandell Dr., located approximately 5-feet south of the northern right of way line. This main is available to provide service.

There is an existing 16-inch diameter water main that extends along Montana Ave., located approximately 21-feet south of the northern right of way line. No direct service connections are allowed to this main as per the El Paso Water – Public Service Board (EPWater-PSB) Rules and Regulations.

Previous water pressure reading from fire hydrant #01643, located at the southwest corner of the intersection of Montana Ave. and Lee St. has yielded a static pressure of 86 (psi), a residual pressure of 84 (psi), and a discharge of 1,061 (gpm). The owner should, for his own protection and at his own expense, install at the discharge side of each water meter a pressure regulator, strainer and relief valve, to be set for pressure as desired by the customer. The lot owner shall be responsible for the operation and maintenance of the above-described water pressure regulating device.

EPWater records indicate an existing 1 1/2-inch water meter serving the subject property with service address of 1514 Montana Ave.

Sanitary Sewer
There is an existing 8-inch diameter sanitary sewer main that extends along the alleyway between Montana Ave. and Yandell Dr. This main is available to provide service.

There is an existing 8-inch diameter sanitary sewer main that extends along Montana Ave. located on the southern portion of the street. This main dead-ends approximately 187-feet east of Langtry St. This main is available to provide service.

There is an existing 18-inch diameter sanitary sewer main that extends along Montana Ave. located 5-feet south of the northern right-of-way line. No direct service connections are allowed to this main as per the El Paso Water – Public Service Board (EPWater-PSB) Rules and Regulations.

General
EPWater-PSB requires a new service application to provide additional service 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:
EPWater-SW recommends using principles of low impact development (such as recessed landscaping, rainwater harvesting, and porous pavement) to reduce the amount of developed stormwater runoff.

El Paso County 911 District
No comments or concerns regarding this zoning.

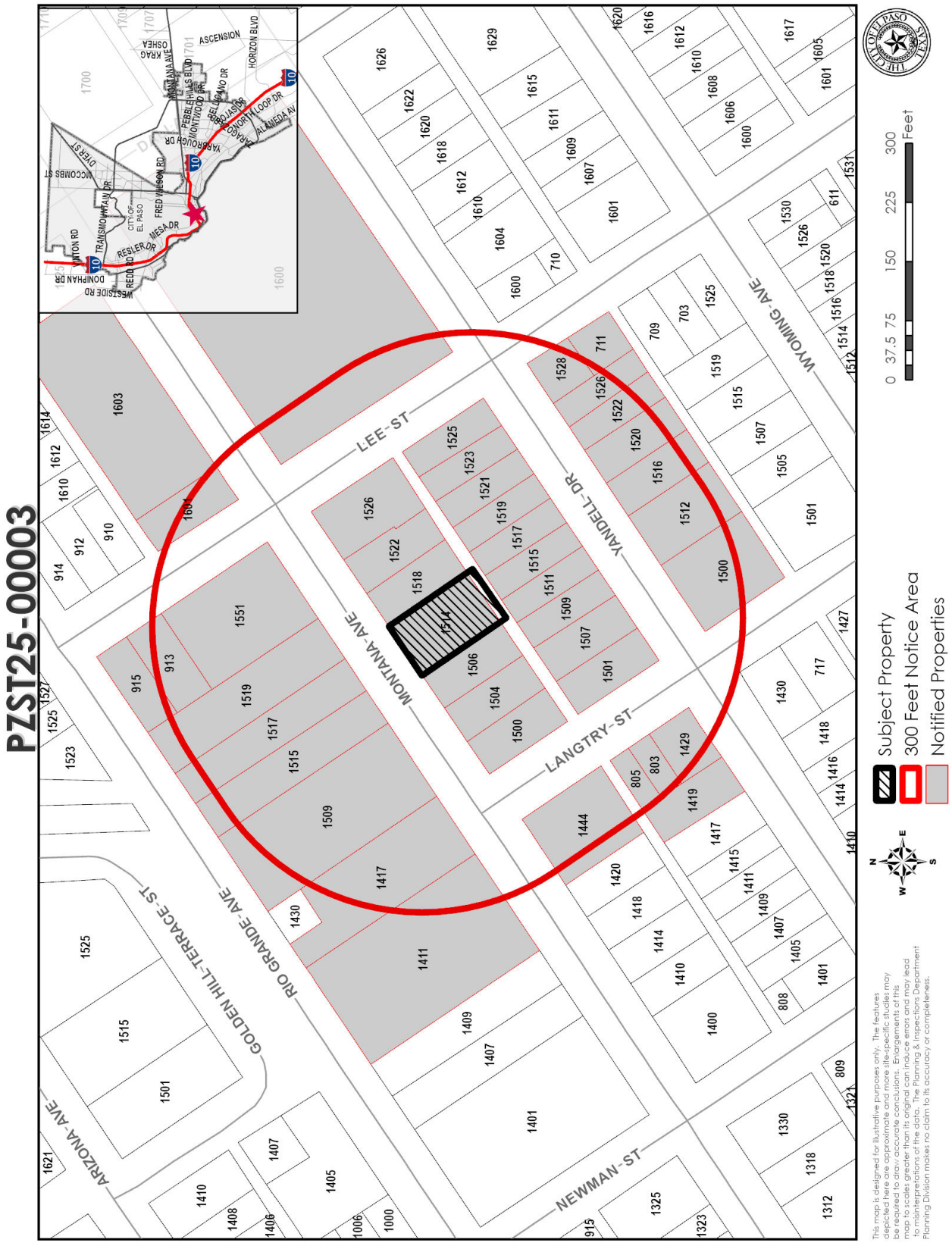
Texas Department of Transportation
No comments provided.

El Paso County Water Improvement District #1
No comments provided.

El Paso Electric
No comments for 1514 Montana Ave.

Texas Gas Service
Texas Gas Service has a service line at 1514 Montana Ave.

ATTACHMENT 6



DISCLOSURE OF CAMPAIGN CONTRIBUTIONS AND DONATIONS FORM

In compliance with Title 2, Chapter 2.92, Section 2.92.080

Introduction:

Individuals or entities benefiting by a City Council Agenda item must disclose contributions or donations made to current members of Council under the City's Ethics Code. The information on this form is being captured for transparency purposes and will be noted on the relevant City Council Agenda. **Contributions and Donations do NOT disqualify an applicant from doing business with the City.**

Definitions:

"Contribution"	A direct or indirect transfer of money, goods, services, or any other thing of value and includes an agreement made or other obligation incurred, whether legally enforceable or not, to make a transfer. The term includes a loan or extension of credit, other than those expressly excluded by the Texas Election Code, and a guarantee of a loan or extension of credit.
"Contributor"	A person making a contribution, including the contributor's spouse.
"Donation"	Cash and the value of any in-kind contributions or gifts to the council member for use by their office or in their district.
"Donor"	An individual and spouse, a business entity, or an individual who owns a business entity in whole or in part, or is operated by the individual, that is the subject of a council agenda item.
"Benefiting"	Shall include but not be limited to any contract, bid award, franchise, permit, zoning or rezoning, and other award that council will vote on.

Instructions: Please read and complete this form carefully. If you have made campaign contributions or donations to any current City Council member(s) totaling an aggregate of $500 or more during their campaign(s) or term(s) of City office, you are required to disclose the information as specified below. If you have not made such contributions or donations past the limit specified in the ordinance, you are required to affirm your compliance with the municipal code. Please submit this completed form along with your application or proposal to the relevant city department. Failure to disclose campaign contributions or donations as required by the ordinance may result in a violation of the City's Ethics Code requirements, and sanctions under the Ethics Code 2.92.

Contributor / Donor Information:

Full Name: JOHN FALVEY

Business Name: 1514 MONTANA LLC

Agenda Item Type: _____

Relevant Department: _____

Disclosure Affirmation: Please check the appropriate box below to indicate whether you have made campaign contributions or donations totaling an aggregate of $500 or more to any City Council member(s) during their campaign(s) or term(s) of City office specified in Section 2.92.080 of the El Paso Municipal Code.

☒ I have **NOT** made campaign contributions or donations totaling an aggregate of $500 or more to any City Council member(s) during their campaign(s) or term(s) of City office, as specified in Section 2.92.080 of the El Paso Municipal Code.

OR

☐ I have made campaign contributions or donations totaling an aggregate of $500 or more to the following City Council member(s) during their campaign(s) or term(s) of City office:

OFFICE	CURRENT COUNCIL MEMBER NAME	AMOUNT ($)
Mayor		
District 1		
District 2		
District 3		
District 4		
District 5		
District 6		
District 7		
District 8		

Declaration: I hereby affirm that the information provided in this disclosure form is true and accurate to the best of my knowledge. I understand that this disclosure is required by Title 2, Chapter 2.92 of the El Paso Municipal Code and is subject to verification by the city authorities. Further, **I understand that upon submission of this form, I must disclose any subsequent contributions or donations prior to the relevant council meeting date.**

Signature: _____ Date: 3/6/25

File #: 25-1076, **Version:** 1

CITY OF EL PASO, TEXAS
LEGISTAR AGENDA ITEM SUMMARY FORM

DISTRICT, DEPARTMENT, CONTACT INFORMATION:

Please choose District and Department from drop down menu. Please post exactly as example below.
No Title's, No emails. Please use ARIAL 10 Font.

District 8
Planning and Inspections, Philip F. Etiwe, (915) 212-1553
Planning and Inspections, Blanca Perez, (915) 212-1561

AGENDA LANGUAGE:

This is the language that will be posted to the agenda. Please use ARIAL 11 Font.

An Ordinance changing the zoning of the property described as the West 10 feet of Lot 22, all of Lot 23, and the East 5 feet of Lot 24, Block 17, Cotton Addition, 2320 Montana Avenue, City of El Paso, El Paso County, Texas from A-2 (Apartment) to S-D (Special Development), pursuant to Section 20.04.360, and approving a Detailed Site Development Plan pursuant to Section 20.04.150 and 20.10.360 of the El Paso City Code to allow for a boutique as permitted in the S-D (Special Development) zone district. The penalty is as provided for in Chapter 20.24 of the El Paso City Code.

The proposed rezoning 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: 2320 Montana Avenue
Applicant: Ana Lujan, PZRZ25-00002

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

DEPARTMENT: Planning and Inspections

AGENDA DATE: 9/3/25

PUBLIC HEARING DATE: 9/30/25

CONTACT PERSON NAME: Philip F. Etiwe **PHONE NUMBER:** (915) 212-1553

2nd CONTACT PERSON NAME: Blanca Perez **PHONE NUMBER:** (915) 212-1561

DISTRICT(S) AFFECTED: 8

STRATEGIC GOAL:

#3 Promote the Visual Image of El Paso

SUBGOAL:

3.2 Set one standard for infrastructure across the city

SUBJECT:

An Ordinance changing the zoning of the property described as the West 10 feet of Lot 22, all of Lot 23, and the East 5 feet of Lot 24, Block 17, Cotton Addition, 2320 Montana Avenue, City of El Paso, El Paso County, Texas from A-2 (Apartment) to S-D (Special Development), pursuant to Section 20.04.360, and approving a Detailed Site Development Plan pursuant to Section 20.04.150 and 20.10.360 of the El Paso City Code to allow for a boutique as permitted in the S-D (Special Development) zone district. The penalty is as provided for in Chapter 20.24 of the El Paso City Code.

The proposed rezoning 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: 2320 Montana Avenue
Applicant: Ana Lujan, PZRZ25-00002

BACKGROUND / DISCUSSION:

The applicant is requesting to rezone from A-2 (Apartment) to S-D (Special Development) to allow for a boutique. City Plan Commission recommended 7-0 to approve the proposed rezoning and Detailed Site Developement Plan with reduction to minimum district area and side yard setback on July 17, 2025. As of August 19, 2025, the Planning Division has received two (2) calls of inquiry and one (1) call in support to the rezoning request. See attached staff report for additional information.

COMMUNITY AND STAKEHOLDER OUTREACH:

Applicant notified appropriate neighborhood associations of the request prior to submittal of a complete application. Public notices were sent to all property owners within 300 feet of the subject property.

PRIOR COUNCIL ACTION:

N/A

AMOUNT AND SOURCE OF FUNDING:

N/A

REPORTING OF CONTRIBUTION OR DONATION TO CITY COUNCIL:

N/A

NAME	AMOUNT ($)

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

DEPARTMENT HEAD: Philip Etiwe

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

ORDINANCE NO. _____

AN ORDINANCE CHANGING THE ZONING OF THE PROPERTY DESCRIBED AS THE WEST 10 FEET OF LOT 22, ALL OF LOT 23, AND THE EAST 5 FEET OF LOT 24, BLOCK 17, COTTON ADDITION, 2320 MONTANA AVENUE, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM A-2 (APARTMENT) TO S-D (SPECIAL DEVELOPMENT), PURSUANT TO SECTION 20.04.360, AND APPROVING A DETAILED SITE DEVELOPMENT PLAN PURSUANT TO SECTION 20.04.150 AND 20.10.360 OF THE EL PASO CITY CODE TO ALLOW FOR A BOUTIQUE AS PERMITTED IN THE S-D (SPECIAL DEVELOPMENT) ZONE DISTRICT. THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.24 OF THE EL PASO CITY CODE.

WHEREAS, Ana M. Lujan, (Owner) has applied for a rezoning of property from **A-2 (Apartment)** to **S-D (Special Development)** per Section 20.04.360 of the El Paso City Code; and,

WHEREAS, Owner has also applied for approval of a detailed site development plan pursuant to Sections 20.04.150 and 20.10.360 of the El Paso City Code for a boutique use with reductions to the district area and side yard setback, which requires approval from both City Plan Commission and City Council; and,

WHEREAS, a public hearing was held for the rezoning and detailed site plan requests at a City Plan Commission meeting; and,

WHEREAS, City Plan Commission has recommended approval of the subject rezoning and detailed site development plan; and,

WHEREAS, the rezoning and detailed site development plan has been submitted to the City Council of the City of El Paso for review and approval; and,

WHEREAS, the City Council of the City of El Paso finds that the application conforms to all requirements of the El Paso City Code.

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

1. Pursuant to Section 20.04.360 of the El Paso City Code, that the zoning of *the west 10 feet of Lot 22, all of Lot 23 and the east 5 feet of Lot 24, Block 17, Cotton Addition, 2320 Montana Avenue, City of El Paso, El Paso County, Texas, and as more particularly described by metes and bounds on the attached Exhibit "A",* be changed from **A-2 (Apartment)** to **S-D (Special Development),** as defined in Section 20.06.020, and that the zoning map of the City of El Paso be revised accordingly.

2. That the property described above be subject to the following condition which is necessitated by and attributable to the increased density generated by the change of zoning in order to protect the health, safety, and welfare of the adjacent property owners and the residents of this City:

No conditions.

3. Pursuant to the requirements of the El Paso City Code, the City Council hereby approves the detailed site development plan submitted by the Owner, to allow a boutique, district area reduction and side setback reduction as permitted under the **S-D (Special Development)** district regulations of 20.04.150 and 20.10.360.

4. A copy of the approved detailed site development plan, signed by the Owner, the City Manager, and the Secretary of the City Plan Commission, is attached hereto, as Exhibit "B" and incorporated herein by reference for all purposes.

5. All construction and development on the property shall be done in accordance with the approved detailed site development plan and the development standards applicable in the **S-D (Special Development)** District regulations.

6. The Applicant shall sign an agreement to develop the property and to perform all construction thereon in accordance with the approved detailed site development plan and the standards applicable in the **S-D (Special Development)** district. Such agreement shall be signed and filed with the Zoning Administrator and the Executive Secretary of the City Plan Commission before building permits are issued.

7. The approval of this detailed site development plan shall automatically be void if construction on the property is not started in accordance with the attached plan Exhibit "B" within four (4) years from the date hereof.

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

ADOPTED this _____ day of _____, 2025.

THE CITY OF EL PASO

_____
Renard U. Johnson
Mayor

ATTEST:

_____
Laura D. Prine
City Clerk

APPROVED AS TO FORM:

_____
Jesus A. Quintanilla
Assistant City Attorney

APPROVED AS TO CONTENT:

_____
Philip F. Etiwe, Director
Planning & Inspections Department

ORDINANCE NO. _____
Zoning Case No: PZRZ25-00002

AGREEMENT

By execution hereof, Ana M. Lujan ("Owner"), referred to in the above Ordinance, hereby agrees to develop the above-described property in accordance with the approved Detailed Site Development Plan attached to same Ordinance, and in accordance with the standards identified in the **S-D (Special Development)** District regulations, and subject to all other requirements set forth in this Ordinance.

EXECUTED this 6 day of August, 2025.

OWNER: Ana M. Lujan

By: ANA M. LUJAN
OWNER
(Print name & Title)

ACKNOWLEDGEMENT

THE STATE OF TEXAS)
)
CO UNTY OF EL PASO)

This instrument is acknowledged before me on this 6 day of August, 2025, by Ana M Lujan, in his legal capacity on behalf of Ana M. Lujan.

Joanna Silva
Notary Public, State of Texas

My Commission Expires:

12/29/2028

JOANNA YVETTE SILVA
Notary ID #132844243
My Commission Expires
December 29, 2028

Barragan & Associates Inc.

10950 Pellicano Dr., Building "F", El Paso, Texas 79935 Ph. (915) 591-5709 Fax (915) 591-5706

DESCRIPTION

Description of a portion of land being the West 10 Feet of Lot 22, all of Lot 23, and the East 5 feet of Lot 24, Block 17, Cotton Addition, an addition to the City of El Paso, El Paso County, Texas, being the same property described in Instrument No. 20240086880, Real Property Records of El Paso County, Texas, and being more particularly described as follows:

COMMENCING, at a found Original City Monument on the monument line of Montana Avenue and Palm Street at a 10-foot offset northeast, **WHENCE,** a found Original City Monument on monument line of Montana Avenue and Poplar Street at a 10-foot offset northeast, bears N 56° 10' 58" E, along said monument line of Montana Avenue, a distance of 470.00 feet; **THENCE,** N 56° 10' 58" E, along said monument line of Montana Avenue, a distance of 245.00 feet to a point; **THENCE,** S 33° 49' 02" E, leaving said monument line of Montana Avenue, a distance of 46.00 feet to a point on the southerly right-of-way line of Montana Avenue and on northerly common corner of parcels described in Instrument No. 20240086880 and Instrument No. 20090036611, Real Property Records of El Paso County, Texas, said point being the **POINT OF BEGINNING** of this description;

THENCE, N 56° 10' 58" E, along said southerly right-of-way line of Montana Avenue, a distance of 40.00 feet to a point on the northerly common corner of parcels described in Instrument No. 20240086880 and Instrument No. 20240017432, Real Property Records of El Paso County, Texas;

THENCE, S 33° 49' 02" E, leaving said southerly right-of-way line of Montana Avenue along the common line of said parcels described in Instrument No. 20240086880 and Instrument No. 20240017432, a distance of 120.00 feet to a point on the southerly common corner of said parcels described in Instrument No. 20240086880, and Instrument No. 20240017432, and on the northerly right-of-way line of an 18-foot alley;

THENCE, S 56° 10' 58" W, along said northerly right-of-way line of an 18-foot alley, a distance of 40.00 feet to a point on the southerly common corner of parcels described in Instrument No. 20240086880 and Instrument No. 20090036611;

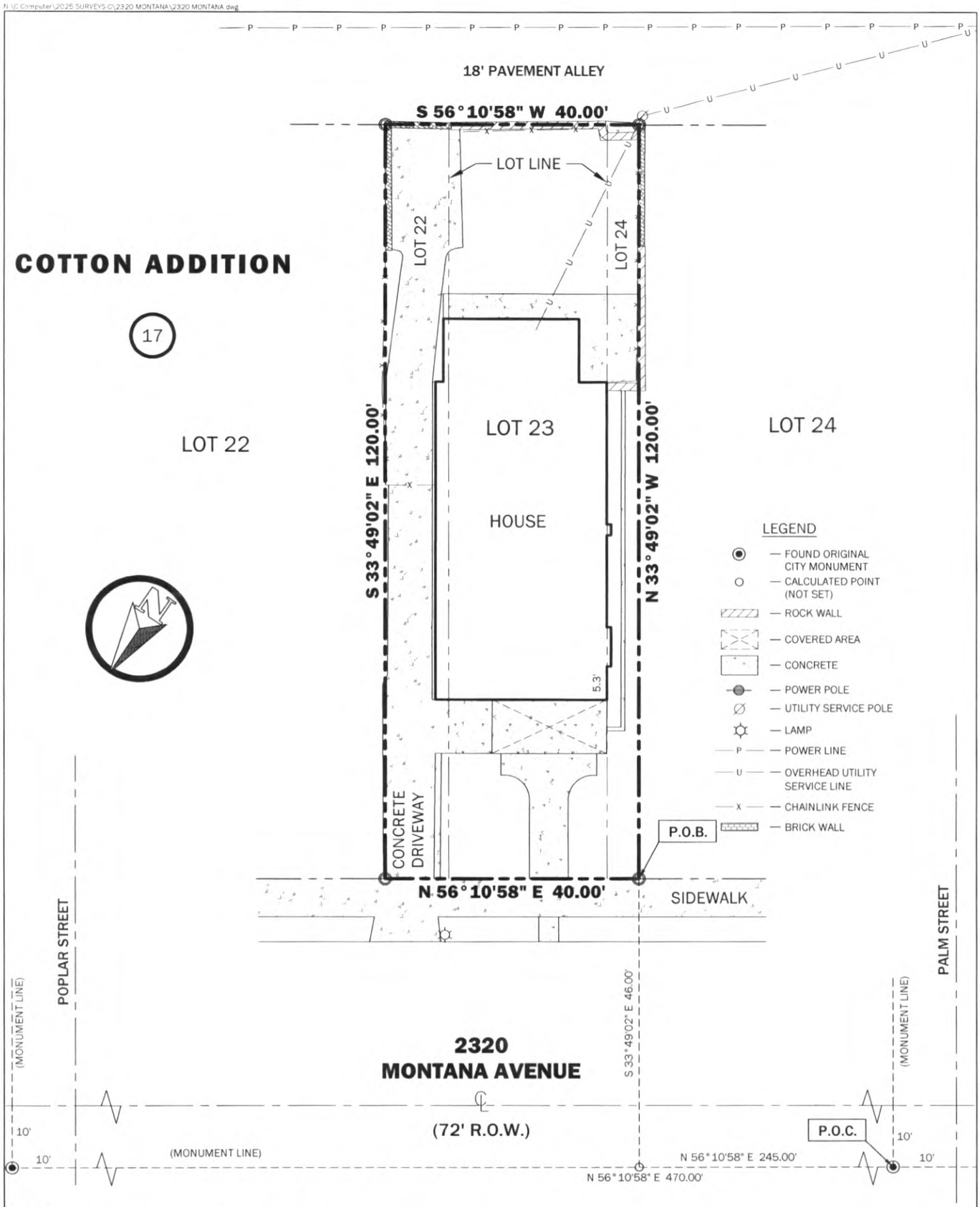
THENCE, N 33° 49' 02" W, leaving said northerly right-of-way line of an 18-foot alley along the common line of said parcels described in Instrument No. 20240086880 and Instrument No. 20090036611, a distance of 120.00 feet to the **POINT OF BEGINNING** of this description and containing in all 0.11 acres more or less.

NOTES:

1. This property may be subject to easements whether of record or not. No Additional Research was performed by B&A Inc. for any reservations, restrictions, building lines, and or easements which may or may not affect this parcel.
2. Bearings shown are grid bearings derived from RTK Observations to the Texas CO-OP Network. Referred to the Texas Coordinate System (NAD 83) Central Zone. Distances are ground.
3. This description is not intended to be a subdivision process which may be required by the local or state code, and it is the client's/owner's responsibility to comply with this code if required.
4. A Parcel Plan of even date accompanies this Parcel.

Benito Barragan TX R.P.L.S 5615,
Barragan and Associates Inc.
Texas Surveying Firm # 10151200
July 22, 2025
Job No. 250716-10

N:\C Computer\2025 SURVEYS C\2320 MONTANA\2320 MONTANA.dwg



*R.P.R.E.P.C. = REAL PROPERTY RECORDS OF EL PASO COUNTY, TEXAS

NOTES:

1. THIS PROPERTY MAY BE SUBJECT TO EASEMENTS WHETHER OF RECORD OR NOT. NO ADDITIONAL RESEARCH WAS PERFORMED BY B&A INC. FOR ANY RESERVATIONS, RESTRICTIONS, BUILDING LINES, AND OR EASEMENTS WHICH MAY OR MAY NOT AFFECT THIS PARCEL.
2. BEARINGS SHOWN ARE GRID BEARINGS DERIVED FROM RTK OBSERVATIONS TO THE TEXAS CO-OP NETWORK. REFERRED TO THE TEXAS COORDINATE SYSTEM (NAD 83) CENTRAL ZONE. DISTANCES ARE GROUND AND MAY BE CONVERTED TO GRID BY DIVIDING BY 1.000231
3. DESCRIPTION IS NOT INTENDED TO BE A SUBDIVISION PROCESS WHICH MAY BE REQUIRED BY THE LOCAL OR STATE CODE, AND IT IS THE CLIENT'S/ OWNER'S RESPONSIBILITY TO COMPLY WITH THIS CODE IF REQUIRED.
4. A WRITTEN DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PARCEL PLAN.

Barragan & Associates Inc.

LAND PLANNING & SURVEYING
TEXAS SURVEYING FIRM# 10151200
10950 Pellicano Dr. Building-F,
El Paso, TX 79935
Phone (915) 591-5709 Fax (915) 591-5706

PARCEL PLAN

THE WEST 10 FEET OF LOT 22, ALL OF LOT 23
AND THE EAST 5 FEET OF LOT 24, BLOCK 17,
COTTON ADDITION,
AN ADDITION TO THE
CITY OF EL PASO,
EL PASO COUNTY, TEXAS.
AREA 0.11 ACRES ±

Prepared by and under my supervision.

Benito Barragan TX. R.P.L.S. No. 5615

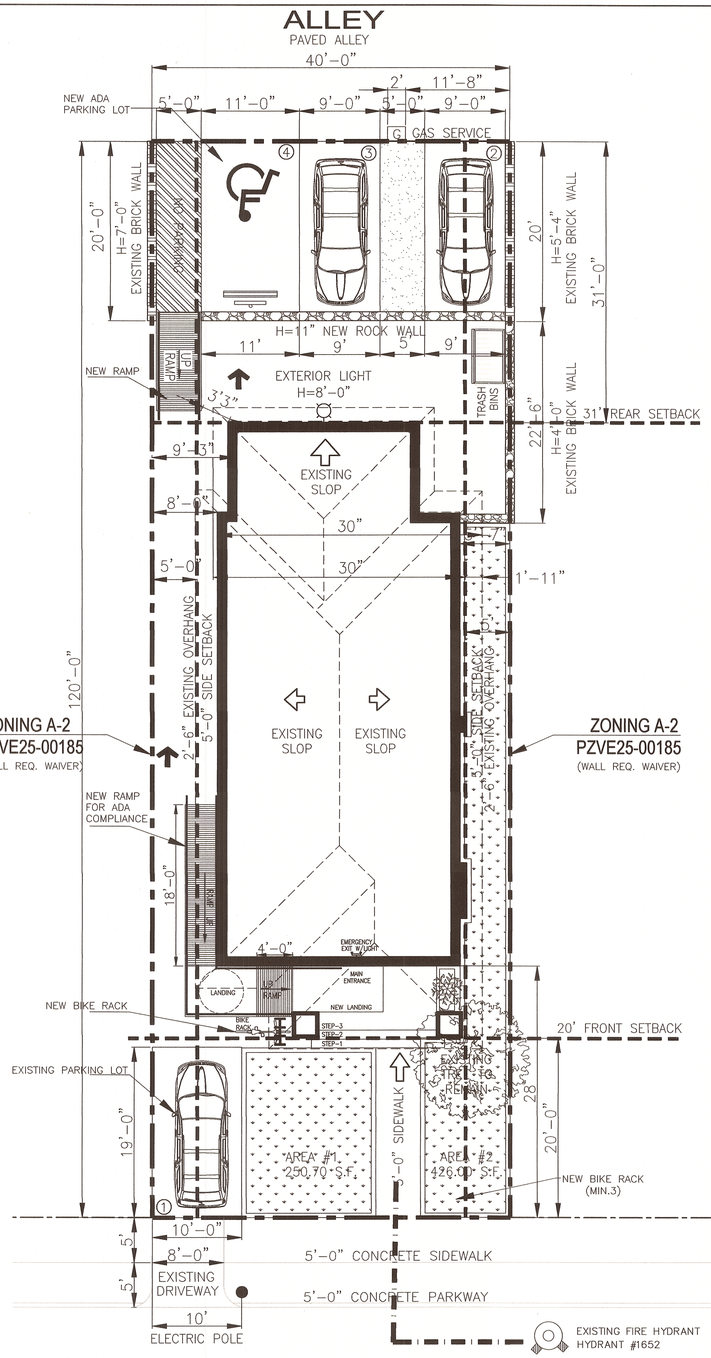
Job No. 250716-10

Copy Rights ©

Scale: 1" = 20' Date: 7/22/2025 Drawn By: NS

Field: JM Book: N/A Page: N/A

Exhibit "B"



1 DETAILED SITE PLAN
Scale: 1/8" = 1'-0"

PROJECT DATA

APPLICABLE CODES
INTERNATIONAL BUILDING CODE 2021
FIRE BUILDING CODE 2021

SCOPE OF WORK
NEW BOUTIQUE

LEGAL ADDRESS
2320 MONTANA AVE.,
EL PASO, TEXAS 79903

LEGAL DESCRIPTION
17 COTTON 23 & W 10 FT OF 22
& E 5 FT OF 24 (4,800.00 SQ FT)

LAND AREA
TOTAL AREA = 4,800.00 S.F.
ACRES AREA = 0.11

SCOPE OF WORK
NEW LAND DEVELOPMENT

ZONING
BUSINESS OFFICE
CLASSIFICATION:
PROPERTY'S CURRENT ZONING: A-2
PROPERTY'S PROPOSED ZONING: SD

OCCUPANCY

NEW BOUTIQUE AREAS 150 GROSS

1,458.00 S.F./150= 9.72 =10
TOTAL = 10

BUILDING AREA: TOTAL = 1,458.00 S.F.

SPACE	AREA S.F.
BOUTIQUE	1,458.00 S.F.
COVER PORCH	208.00 S.F.

ZONING

SET BACKS	PROVIDED A-2	PROPOSED S-D
FRONT YARD	10'-0"	20'-0"
REAR YARD	15'-0"	31'-0"
CUM. FRONT & REAR YARD	45'-0"	N/A
SIDE YARD	5'-0"	5'-0"
SIDE STREET	10'-0"	N/A
MAXIMUM HEIGHT	35'-0"	15'-0"

LEGEND
- ARROWS INDICATE BLDG. ENTRANCE
- ARROWS INDICATE STORM WATER DRAINAGE FLOW
- CONCRETE SLAB (SIDEWALK)
- LANDSCAPING
- ACCESSIBLE ROUTE
- EXISTING PRIVATE FIRE HYDRANT
- PRIVATE FIRE HYDRANT
- ARROWS INDICATE MAIN ENTRANCE

LANDSCAPING CALCULATION
LOT AREA = 4,800.00 S.F.
BUILDING AREA= 1,458.00 S.F.
4,800.00 – 1,458.00 = 3,342.00 S.F.
3,342.00 X 15% = 503.10 S.F.

REQUIRED = 503.10 Sq.Ft. PROVIDED = 676.70 Sq.Ft.

AREA #1 250.70 S.F.
AREA #2 426.00 S.F.

PARKING CALCULATION
MIN.=1/360 SF GFA BOUTIQUE
MAX.=1/250 SF GFA BOUTIQUE

MIN.=$\frac{1}{360}$ (1,458.00)
MIN.= 4.05 = 4 MIN. PARKING SPACES

4 MIN. PARKING SPACES

MAX.=$\frac{1}{250}$ (1,458.00)
MAX.= 5.83 = 6 MAX. PARKING SPACES

6 MAX. PARKING SPACES

PROVIDED = 3 PARKING SPACES
1 H.C. PARKING SPACE

TOTAL PROVIDED = 4 PARKING SPACES

PARKING TREES REQUIRED
4-4=ZERO

1 PARKING TREES

BICYCLE PARKING

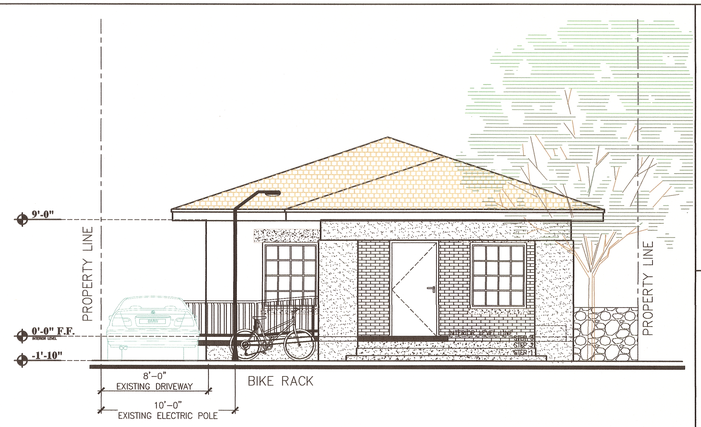
3 MIN. SPACES REQUIRED

PARKING NOTE:
Chapter 13.12 – DRIVEWAYS

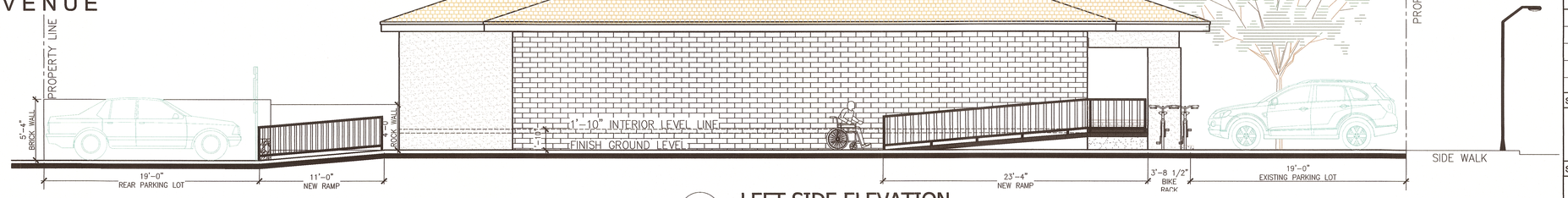
13.12.210 – Variances.
Where special conditions exist, or where practical difficulties in the development and adequate use of land would result from the literal enforcement of the terms of this chapter, the traffic engineer is hereby authorized to vary the requirements herein set forth, provided that any such variances granted shall be in harmony with the general intent of this chapter, and consistent with the public interest, safety and general welfare. Any substantial variances shall be in writing and shall be specifically set forth in the permit issued.

FIRE PROTECTION
NO PROTECTION WITH SPRINKLER
NOT REQUIRED AUTOMATIC
SPRINKLER SYSTEM

FIRE HYDRANT / ACCESSIBLE ROUTE PLAN
EXISTING FIRE HYDRANT
LOCATED AT INTERSECTION OF MONTANA AVE. AND PALM ST.
HYDRANT #1652



2 FRONT ELEVATION
Scale: 3/16" = 1'-0"



3 LEFT SIDE ELEVATION
Scale: 3/16" = 1'-0"

PLANNING & INSPECTIONS DEPARTMENT
PLANNING DIVISION
DETAILED SITE DEVELOPMENT PLAN
APPROVED BY CITY COUNCIL
08-05-2025
DATE
APPLICANT
Kevin Smith
EXECUTIVE SECRETARY, CITY PLAN COMMISSION
CITY MANAGER

COMPLETE DESIGN & DRAFTING Inc.
810 TEXAS AVENUE
EL PASO, TEXAS 79901
PH. 915-777-3056
PH. 915 701-7643
carlos.cdd@yahoo.com
www.designanddrafting.com

REGISTERED ARCHITECT MICHAEL DUKE WALKER 15233 STATE OF TEXAS
07/07/25

DETAILED SITE DEVELOPMENT PLAN FOR RE-ZONING FOR:
ANA M. LUJAN
ADDRESS : 2320 MONTANA AVE., EL PASO , TEXAS 79903

PROJECT
2320 MONTANA AVE.,
EL PASO , TEXAS 79903

PROJECT NUMBER | DATE
JULY 2025

REVISIONS

SHEET TITLE
DETAIL SITE DEVELOPMENT PLAN

SHEET NUMBER
A1.0
1 OF 1

2320 Montana

City Plan Commission — July 17, 2025

REZONING

CASE NUMBER:	**PZRZ25-00002 (REVISED)**
CASE MANAGER:	Blanca Perez, (915) 212-1561, PerezBM@elpasotexas.gov
PROPERTY OWNER:	Ana M. Lujan
REPRESENTATIVE:	Vanessa Duran
LOCATION:	2320 Montana Ave. (District 8)
PROPERTY AREA:	0.11 acres
REQUEST:	Rezone from A-2 (Apartment) to S-D (Special Development) and Approval of Detailed Site Development Plan with reduction to minimum district area and side yard setback
RELATED APPLICATIONS:	None
PUBLIC INPUT:	Received two (2) calls of inquiry and one (1) call in support as of July 10, 2025.

SUMMARY OF REQUEST: The applicant is requesting to rezone the subject property from A-2 (Apartment) to S-D (Special Development) with reduction to minimum district area and side setback to allow for the proposed use of a boutique.

SUMMARY OF STAFF'S RECOMMENDATION: Staff recommends **APPROVAL** of the rezoning request. This recommendation is based on the consistency of the request with *Plan El Paso*, the City's adopted Comprehensive Plan, for the G-2, Traditional Neighborhood future land use designation.

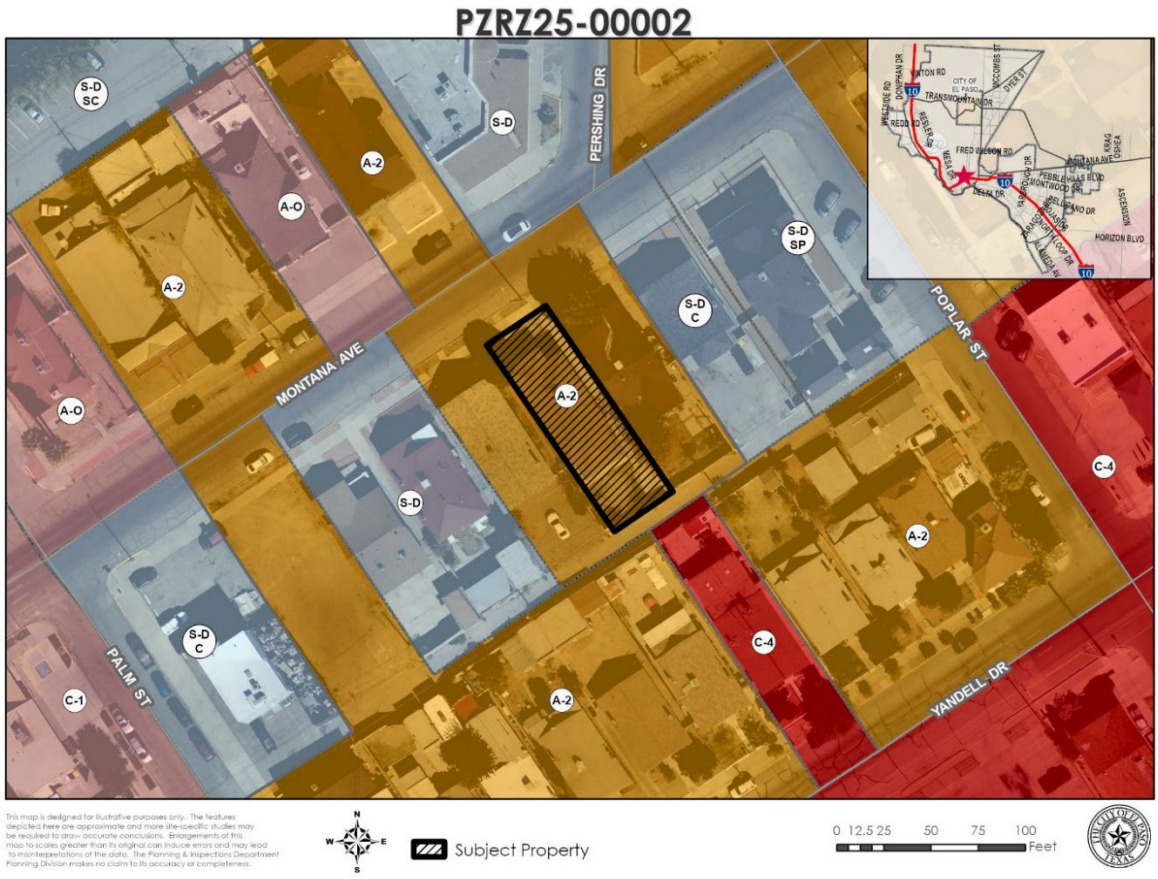


Figure A. Subject Property & Immediate Surroundings

DESCRIPTION OF REQUEST: The applicant is requesting to rezone the subject property from A-2 (Apartment) to S-D (Special Development) and approval of a Detailed Site Development Plan with reduction to minimum district area and reduction to side yard setback to allow for the proposed use of a boutique. The subject property is approximately 0.11 acres in size. The Detailed Site Development Plan shows an existing 1,458 square-foot single-family dwelling to be repurposed as a boutique. The site plan is compliant with the minimum required vehicular and bicycle parking spaces, providing four (4) vehicle spaces and three (3) bicycle spaces. Vehicular access to the subject property is proposed from Palm Street and Popular Street via the rear alley while providing pedestrian access from the public sidewalk along Montana Avenue.

COMPATIBILITY WITH NEIGHBORHOOD CHARACTER: The proposed rezoning is compatible with surrounding commercial and residential uses and zoning districts. Properties to the south and east are zoned A-2 (Apartment) and C-4 (Commercial) and are developed with single-family residences. The properties to the north are zoned A-2 (Apartment) and S-D (Special Development) and are developed with multi-family dwellings and an office use, respectively, while the property to the west also contains an office and is zoned A-2 (Apartment). The nearest school, Young Women's Academy, is located approximately 0.7 miles from the subject property, and the closest park, Roger Brown Park, is approximately 0.5 miles away.

COMPLIANCE WITH *PLAN EL PASO*/REZONING POLICY – When evaluating whether a proposed rezoning is in accordance with *Plan El Paso*, consider the following factors:	
Criteria	**Does the Request Comply?**
Future Land Use Map: Proposed zone change is compatible with the Future Land Use designation for the property: **G-2, Traditional Neighborhood:** This sector includes the remainder of central El Paso as it existed through World War II. Blocks are small and usually have rear alleys; buildings directly face streets; schools, parks, and small shops are integrated with residential areas. This sector is wellsuited for use of the SmartCode as a replacement for current zoning when planned in conjunction with specific neighborhood plans or identified in this Comprehensive Plan.	Yes. The subject property and proposed development align with the intent of the G-2, Traditional Neighborhood Future Land Use designation as outlined in *Plan El Paso*.
Compatibility with Surroundings: The proposed zoning district is compatible with those surrounding the site: **S-D (Special Development) District:** The purpose of this district is to provide an opportunity for mixed-use projects, integrated in design, in certain older residential areas where there is a desire to permit a variety of nonresidential uses while maintaining the established residential appearance and landscaping of the area. The regulations of this district are designed to ensure compatibility with existing uses in the district; to permit the production, exhibit or sale of goods and the providing of services to the public in such older residential areas; to protect the traffic capacity of streets serving such older residential areas; to encourage flexibility by prescribing general performance standards for such older residential areas; and to protect the environment of adjacent areas. For the purpose of this district, older areas of the city shall be deemed those areas where development has existed for at least twenty-five years.	Yes. The proposed S-D (Special Development) zoning district is compatible with the surrounding S-D (Special Development), A-2 (Apartment), and C-4 (Commercial) zoning districts and supports the integration of small-scale commercial uses within an established residential context. Rezoning the subject property to S-D (Special Development) contributes to the existing mix of uses in the area while preserving the neighborhood's character.

Preferred Development Locations: Is the property in a preferred development location identified in Plan El Paso?	Yes. The subject property is designated G-2, Traditional Neighborhood per *Plan El Paso*, which supports a mix of residential and small-scale commercial uses.
THE PROPOSED ZONING DISTRICT'S EFFECT ON THE PROPERTY AND SURROUNDING PROPERTY, AFTER EVALUATING THE FOLLOWING FACTORS:	
Historic District or Special Designations & Study Area Plans: Any historic district or other special designations that may be applicable. Any adopted small areas plans, including land-use maps in those plans.	None. The proposed development is not within any historic district or study area plan boundaries.
Potential Adverse Effects: Potential adverse effects that might be caused by approval or denial of the requested rezoning.	The proposed development is not anticipated to pose any adverse effects on the community.
Natural Environment: Anticipated effects on the natural environment.	The subject property does not involve green field or environmentally sensitive land arroyo disturbance.
Stability: Whether the area is stable or in transition.	The area is stable with no rezoning in the past 10 years.
Socioeconomic & Physical Conditions: Any changed social, economic, or physical conditions that make the existing zoning no longer suitable for the property.	None. The proposed development is located within a stable, established area of the city characterized by a mix of professional offices, business uses, and both single-family and multi-family dwellings. The development is compatible with the existing land use pattern and is not anticipated to negatively impact the surrounding neighborhood.

ADEQUACY OF PUBLIC FACILITIES, SERVICES AND INFRASTRUCTURE: The subject property fronts Montana Avenue, a major arterial as classified in the City's Major Thoroughfare Plan (MTP). Vehicular access is proposed from a rear alley connecting Palm Street and Popular Street, with pedestrian access from the existing public sidewalk along Montana Avenue. Five (5) bus stops are located within a 5-minute walking distance (0.25 miles), the closest being approximately 0.05 miles away at Montana Avenue and Poplar Street. The roadway's existing infrastructure supports walkability and is suitable for the proposed development.

SUMMARY OF DEPARTMENTAL REVIEW COMMENTS: No adverse comments were received form reviewing departments.

PUBLIC COMMENT: The subject property is located within the boundaries of the Sunrise Civic Group, El Paso Central Business Association, and Five Points Development Association. The applicant notified these organizations of the proposed rezoning. Public notices were mailed to property owners within 300 feet of the subject property on July 3, 2025. As of July 10, 2025, the Planning Division has received two (2) calls of inquiry and one (1) call in support of the rezoning request.

CITY PLAN COMMISSION OPTIONS: The purpose of the Zoning Ordinance is to promote the health, safety, morals and general welfare of the City. The City Plan Commission (CPC) has the authority to advise City Council on Zoning matters. In evaluating the request, the CPC may take any of the following actions:

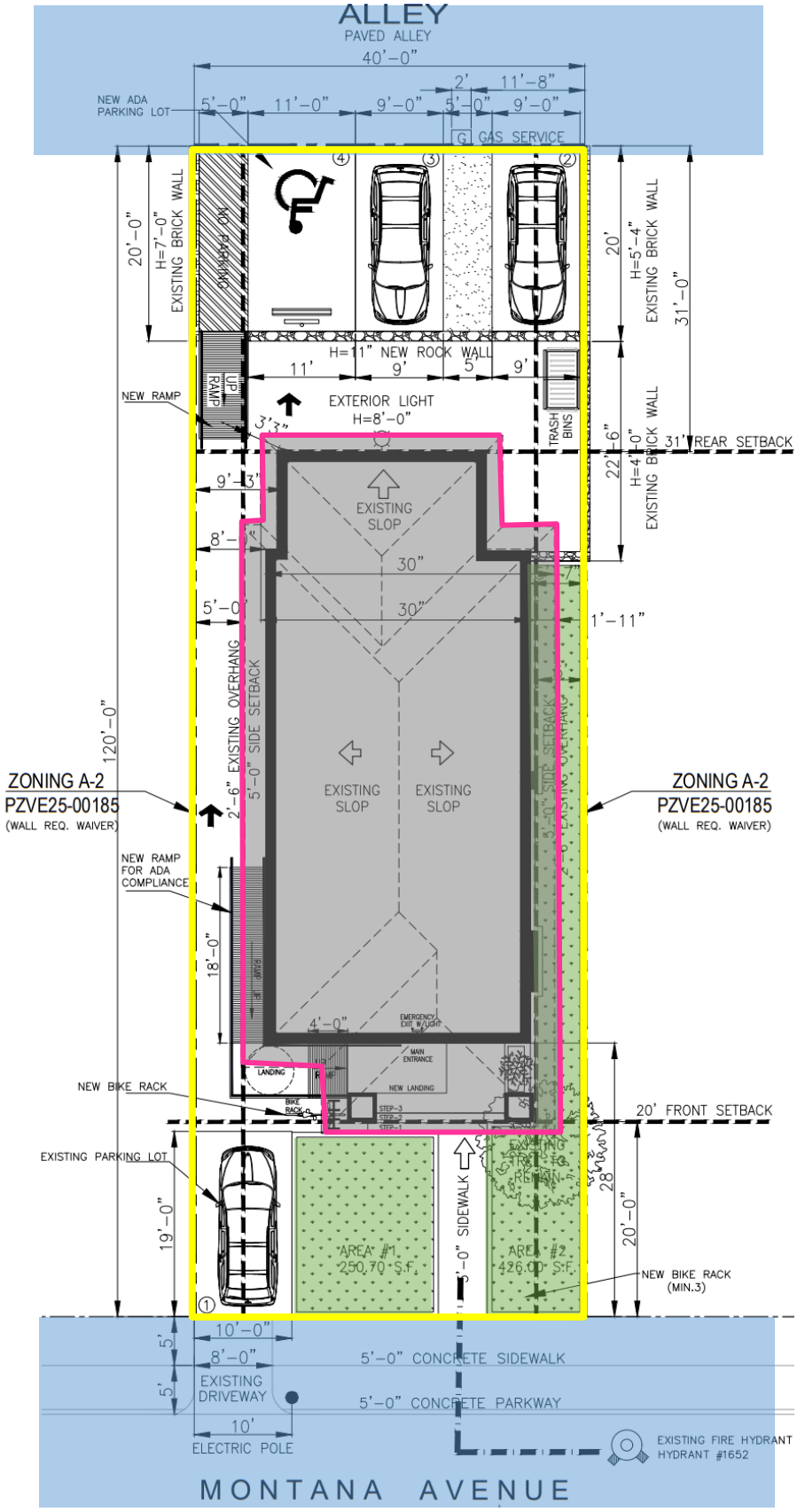
1. **Recommend Approval** of the rezoning request, finding that the request is in conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or that the request is in conformance with other criteria that the CPC identifies from the Comprehensive Plan. **(Staff Recommendation)**
2. **Recommend Approval of the rezoning request With Modifications** to bring the request into conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or other criteria that the CPC identifies from the Comprehensive Plan.
3. **Recommend Denial** of the rezoning request, finding that the request does not conform to the review criteria of *Plan El Paso* as reflected in the Staff Report, or other criteria that the CPC identifies from the Comprehensive Plan.

ATTACHMENTS:

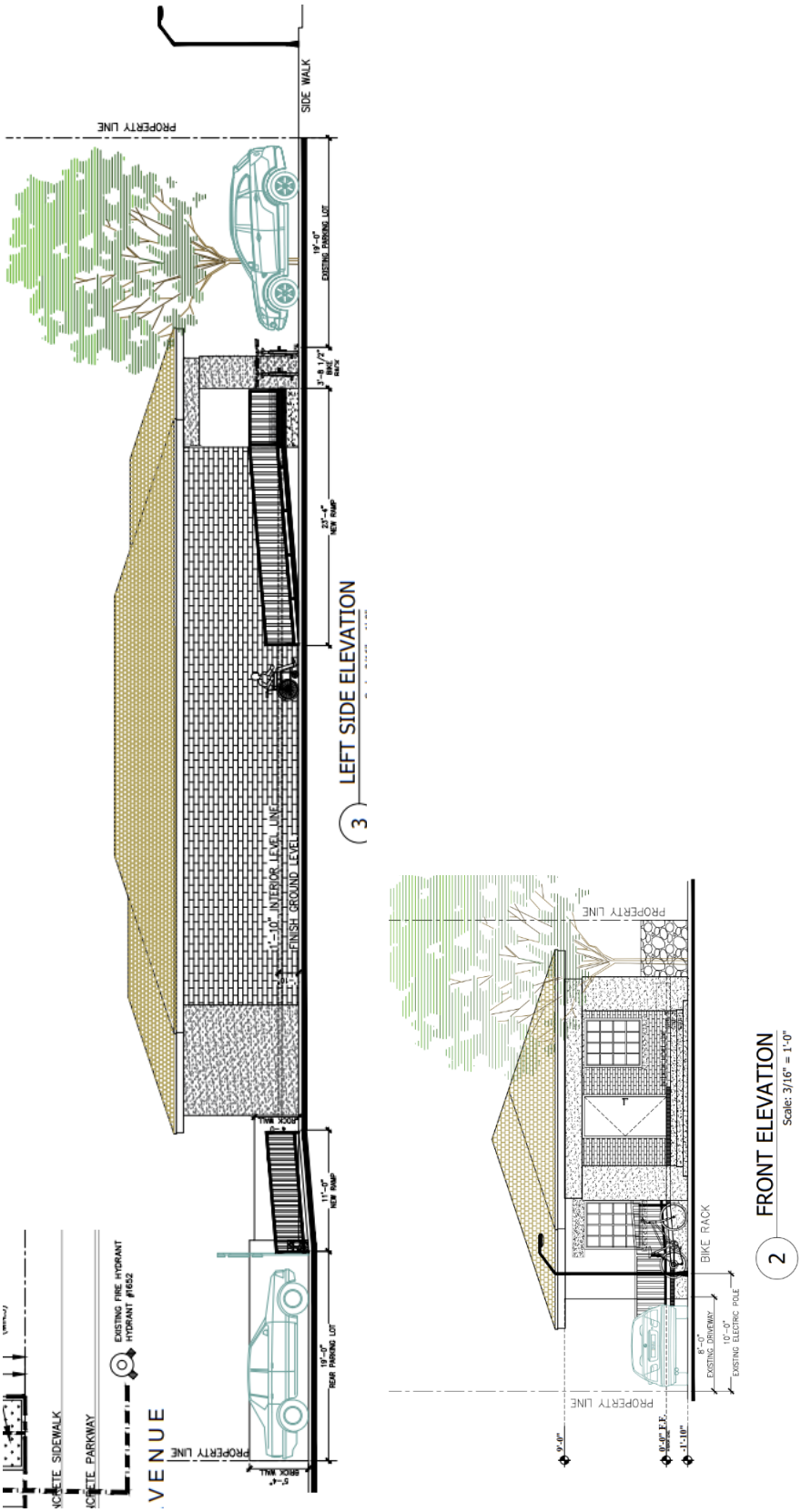
1. Future Land Use Map
2. Detailed Site Development Plan
3. Elevations
4. Department Comments
5. Neighborhood Notification Boundary Map

ATTACHMENT 1

ATTACHMENT 2



ATTACHMENT 3



ATTACHMENT 4

Planning and Inspections Department - Planning Division

Staff recommends approval of the rezoning request. This recommendation is based on the consistency of the request with Plan El Paso, the City's adopted Comprehensive Plan, for the G-2, Traditional Neighborhood future land use designation.

Planning and Inspections Department – Plan Review & Landscaping Division

No objections to requested rezoning.

Planning and Inspections Department – Land Development

Comments at the time of Grading Permit: Provide and label note "All existing and proposed sidewalks, barrier free ramps, handicap parking, driveway crosswalks, driveways and accessible routes shall comply with A.D.A./T.A.S. and city of El Paso requirements. Existing infrastructure not complying shall be removed and replaced to meet standards".

Fire Department

No adverse comments.

Police Department

No comments provided.

Environment Services

No comments provided.

Sun Metro

Does not affect Sun Metro transit services and operations.

Streets and Maintenance Department

Traffic & Transportation Engineering:

No TIA is required. No objections to application.

Streets Lighting:

No objections to request.

Street Lights Department requires that all projects that involve a roadway are 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.

For the development of a project 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.

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 comments provided.

El Paso Water
EPWater-PSB does not object to this request.

EPWU-PSB Comments
There is an existing 6-inch diameter water main that extends along the alley between Montana Avenue and Yandell Street. It is approximately 3 feet south of the property. This water main is available to provide service.
Previous water pressure from fire hydrant #01652, located at the northwest corner of Montana Avenue and Palm Street, has yielded a static pressure of 108 psi, a residual pressure of 100 psi and a discharge of 1,138 gallons per minute. The owner should, for his own protection and at his own expense, install at the discharge side of each water meter a pressure regulator, strainer and relief valve, to be set for pressure as desired by the customer. The Lot owner shall be responsible for the operation and maintenance of the above-described water pressure regulating device.

EPWater records indicate an active 3/4-inch meter serving the subject property. The service address for this meter is 2320 Montana Avenue.

Sanitary Sewer
There is an existing 8-inch diameter sanitary sewer main that extends along the alley between Montana Avenue and Yandell Street. It is located approximately 6 feet south of the property. This sanitary sewer main is available to provide service.

General
EPWater requires a new service application to provide additional service 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:
EPWater-SW recommends using principles of low impact development (such as recessed landscaping, rainwater harvesting, and porous pavement) to reduce the amount of developed stormwater runoff.

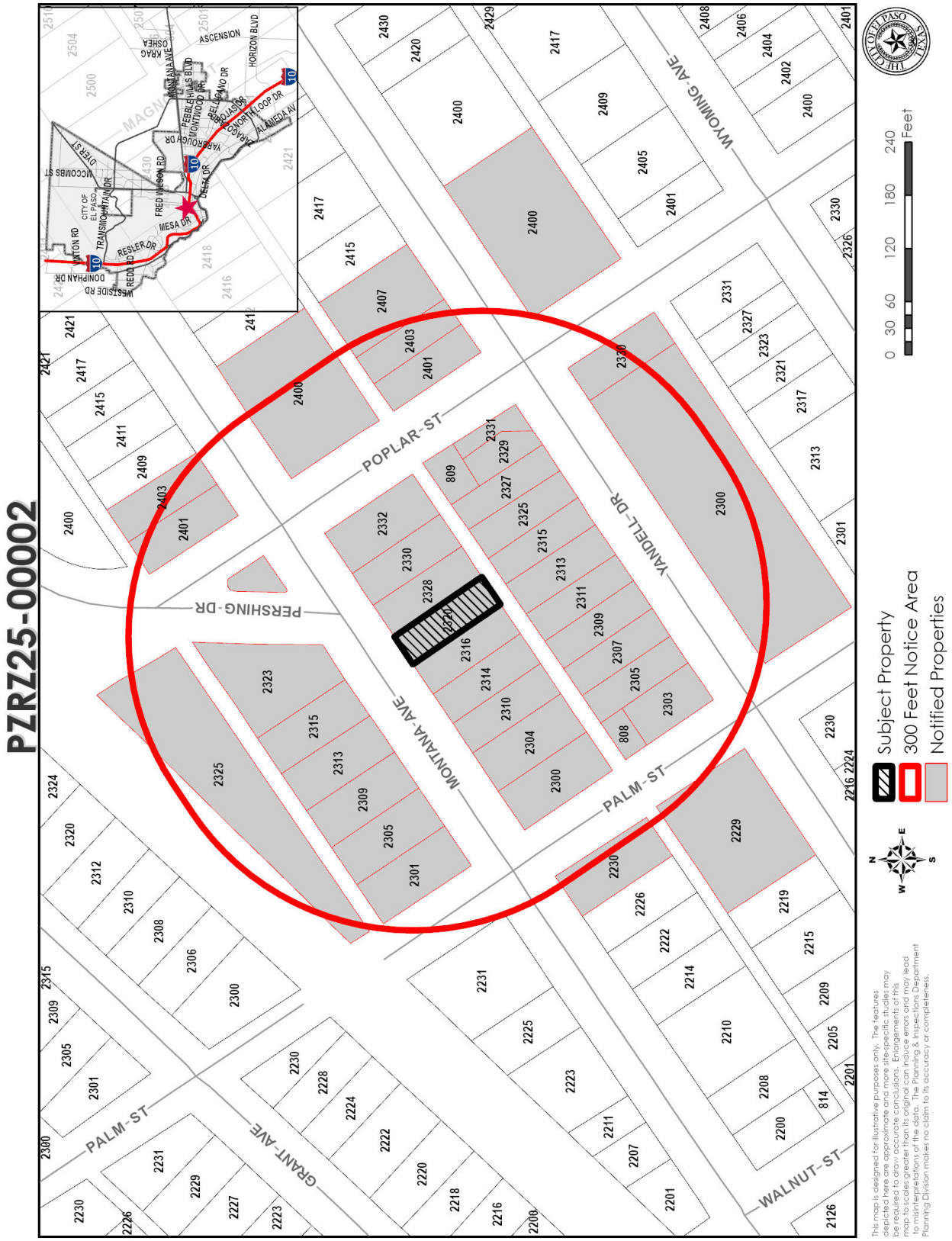
El Paso County 911 District
No comments or concerns regarding this zoning.

Texas Department of Transportation
No comments provided.

El Paso County Water Improvement District #1
No comments provided.

Texas Gas Service
Texas Gas Service has an active service line in the back, tie into the main located in the alley.

ATTACHMENT 5



DISCLOSURE OF CAMPAIGN CONTRIBUTIONS AND DONATIONS FORM

In compliance with Title 2, Chapter 2.92, Section 2.92.080

Introduction:

Individuals or entities benefiting by a City Council Agenda item must disclose contributions or donations made to current members of Council under the City's Ethics Code. The information on this form is being captured for transparency purposes and will be noted on the relevant City Council Agenda. **Contributions and Donations do NOT disqualify an applicant from doing business with the City.**

Definitions:

"Contribution"	A direct or indirect transfer of money, goods, services, or any other thing of value and includes an agreement made or other obligation incurred, whether legally enforceable or not, to make a transfer. The term includes a loan or extension of credit, other than those expressly excluded by the Texas Election Code, and a guarantee of a loan or extension of credit.
"Contributor"	A person making a contribution, including the contributor's spouse.
"Donation"	Cash and the value of any in-kind contributions or gifts to the council member for use by their office or in their district.
"Donor"	An individual and spouse, a business entity, or an individual who owns a business entity in whole or in part, or is operated by the individual, that is the subject of a council agenda item.
"Benefiting"	Shall include but not be limited to any contract, bid award, franchise, permit, zoning or rezoning, and other award that council will vote on.

Instructions: Please read and complete this form carefully. If you have made campaign contributions or donations to any current City Council member(s) totaling an aggregate of $500 or more during their campaign(s) or term(s) of City office, you are required to disclose the information as specified below. If you have not made such contributions or donations past the limit specified in the ordinance, you are required to affirm your compliance with the municipal code. Please submit this completed form along with your application or proposal to the relevant city department. Failure to disclose campaign contributions or donations as required by the ordinance may result in a violation of the City's Ethics Code requirements, and sanctions under the Ethics Code 2.92.

Contributor / Donor Information:

Full Name _____

Business Name _____

Agenda Item Type _____

Relevant Department _____

Disclosure Affirmation: Please check the appropriate box below to indicate whether you have made campaign contributions or donations totaling an aggregate of $500 or more to any City Council member(s) during their campaign(s) or term(s) of City office specified in Section 2.92.080 of the El Paso Municipal Code.

☑ I have **NOT** made campaign contributions or donations totaling an aggregate of $500 or more to any City Council member(s) during their campaign(s) or term(s) of City office, as specified in Section 2.92.080 of the El Paso Municipal Code.

OR

☐ I have made campaign contributions or donations totaling an aggregate of $500 or more to the following City Council member(s) during their campaign(s) or term(s) of City office:

OFFICE	CURRENT COUNCIL MEMBER NAME	AMOUNT ($)
Mayor		
District 1		
District 2		
District 3		
District 4		
District 5		
District 6		
District 7		
District 8		

Declaration: I hereby affirm that the information provided in this disclosure form is true and accurate to the best of my knowledge. I understand that this disclosure is required by Title 2, Chapter 2.92 of the El Paso Municipal Code and is subject to verification by the city authorities. Further, **I understand that upon submission of this form, I must disclose any subsequent contributions or donations prior to the relevant council meeting date.**

Signature: _____ Date: _____

File #: 25-1077, **Version:** 1

CITY OF EL PASO, TEXAS
LEGISTAR AGENDA ITEM SUMMARY FORM

DISTRICT, DEPARTMENT, CONTACT INFORMATION:

Please choose District and Department from drop down menu. Please post exactly as example below.
No Title's, No emails. Please use ARIAL 10 Font.

District 8
Planning and Inspections, Philip F. Etiwe, (915) 212-1553
Planning and Inspections, Jose Beltran, (915) 212-1607

AGENDA LANGUAGE:

This is the language that will be posted to the agenda. Please use ARIAL 11 Font.

An Ordinance granting Special Permit No. PZST25-00002, to allow for a 100% parking reduction and a rear setback reduction on the property described as the northerly 58.90 feet of Lot 16 and the northerly 58.90 feet of the easterly-half of Lot 15, Block 13, Cotton Addition, 809 N. Eucalyptus Street, City of El Paso, El Paso County, Texas, pursuant to Section 20.14.070 of the El Paso City Code. The penalty is as provided for in Chapter 20.24 of the El Paso City Code.

The proposed Special Permit 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: 809 N. Eucalyptus Street
Applicant: John M. Holland LLC, PZST25-00002

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

DEPARTMENT: Planning and Inspections

AGENDA DATE: 9/3/25

PUBLIC HEARING DATE: 9/30/25

CONTACT PERSON NAME: Philip F. Etiwe **PHONE NUMBER:** (915) 212-1553

2nd CONTACT PERSON NAME: Jose Beltran **PHONE NUMBER:** (915) 212-1607

DISTRICT(S) AFFECTED: 8

STRATEGIC GOAL:

#3 Promote the Visual Image of El Paso

SUBGOAL:

3.2 Set one standard for infrastructure across the city

SUBJECT:

An Ordinance granting special permit No. PZST25-00002, to allow for a 100% parking reduction and a rear setback reduction on the property described as the northerly 58.90 feet of Lot 16 and the northerly 58.90 feet of the easterly-half of Lot 15, Block 13, Cotton Addition, 809 N. Eucalyptus Street, City of El Paso, El Paso County, Texas, pursuant to Section 20.14.070 of the El Paso City Code. The penalty is as provided for in Chapter 20.24 of the El Paso City Code.

The proposed special permit 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: 809 N. Eucalyptus Street
Applicant: John M. Holland LLC, PZST25-00002

BACKGROUND / DISCUSSION:

The applicant is requesting a special permit and detailed site development plan approval for a 100% parking reduction and rear setback reduction for the use of a professional office in a C-4 (Commercial) zone district. City Plan Commission recommended 7-0 to approve the proposed special permit on July 17, 2025. As of August 19, 2025, the Planning Division has received seventeen (17) letters in support to the special permit request. See attached staff report for additional information.

COMMUNITY AND STAKEHOLDER OUTREACH:

Applicant notified appropriate neighborhood associations of the request prior to submittal of a complete application. Public notices were sent to all property owners within 300 feet of the subject property.

PRIOR COUNCIL ACTION:

N/A

AMOUNT AND SOURCE OF FUNDING:

N/A

REPORTING OF CONTRIBUTION OR DONATION TO CITY COUNCIL:

N/A

NAME	AMOUNT ($)

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

DEPARTMENT HEAD: Philip Etive

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

ORDINANCE NO. _____

AN ORDINANCE GRANTING SPECIAL PERMIT NO. PZST25-00002, TO ALLOW FOR A 100% PARKING REDUCTION AND A REAR SETBACK REDUCTION ON THE PROPERTY DESCRIBED AS THE NORTHERLY 58.90 FEET OF LOT 16 AND THE NORTHERLY 58.90 FEET OF THE EASTERLY HALF OF LOT 15, BLOCK 13, COTTON ADDITION, 809 N. EUCALYPTUS STREET, CITY OF EL PASO, EL PASO COUNTY, TEXAS, PURSUANT TO SECTION 20.14.070 OF THE EL PASO CITY CODE. THE PENALTY BEING AS PROVIDED IN CHAPTER 20.24 OF THE EL PASO CITY CODE.

WHEREAS, John M. Holland, LLC has applied for a Special Permit under Section 20.14.070 of the El Paso City Code to allow for a 100% parking reduction and rear setback reduction**;** and,

WHEREAS, a report was made by the City Plan Commission and a public hearing was held regarding such application; and,

WHEREAS, the City Plan Commission has recommended approval of the subject Special Permit; and

WHEREAS, the subject Special Permit has been submitted to the City Council of the City of El Paso for review and approval; and

WHEREAS, the City Council of the City of El Paso finds that the application conforms to all requirements of Section 20.04.320 of the El Paso City Code.

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

1. That the property described as follows, is in a C-4 (Commercial) District:
The northerly 58.9 feet of Lot 16 and the northerly 58.90 feet of the easterly half of Lot 15, Block 13, Cotton Addition, 809 N. Eucalyptus Street, City of El Paso, El Paso County, Texas and as more particularly described by metes and bounds on the attached **Exhibit "A"**; and,

2. That the City Council hereby grants a Special Permit under Section 20.04.320 of the El Paso City Code to allow for a professional office with a 100% parking reduction and rear setback reduction on the property described in Paragraph 1 of this Ordinance; and,

3. That this Special Permit is issued subject to the development standards in the C-4 (Commercial) District regulations and is subject to the approved Detailed Site Development Plan signed by the Applicant, the City Manager and the Executive Secretary to the City Plan Commission. A copy of this plan is attached hereto as **Exhibit "B "** and is incorporated herein by reference for all purposes; and,

4. That if at any time the Applicant fails to comply with any of the requirements of this Ordinance, Special Permit No. PZST25-00002, shall be subject to termination; construction or occupancy shall be discontinued; and the Applicant shall be subject to the penalty provisions of Chapter 20.24 and any other legal or equitable remedy; and,

5. That the Applicant shall sign an Agreement incorporating the requirements of this Ordinance. Such Agreement shall be signed and filed with the Zoning Administrator and the Executive Secretary to the City Plan Commission before building permits are issued.

ADOPTED this _____ day of _____, 2025.

THE CITY OF EL PASO

_____
Renard U. Johnson
Mayor

ATTEST:

_____
Laura D. Prine
City Clerk

APPROVED AS TO FORM:

_____
Jesus A. Quintanilla
Assistant Attorney

APPROVED AS TO CONTENT:

_____
Philip F. Etiwe, Director
Planning & Inspections Department

AGREEMENT

John M. Holland, LLC, the Applicant referred to in the above Ordinance, hereby agrees to develop the above-described property in accordance with the approved Detailed Site Development Plan attached to same Ordinance, and in accordance with the standards identified in the C-4 (Commercial) **District** regulations, and subject to all other requirements set forth in this Ordinance.

EXECUTED this 6th day of August, 2025.

John M. Holland, LLC

John M. Holland
(Signature)

C.E.O
(Name/Title)

ACKNOWLEDGMENT

THE STATE OF TEXAS)
)
COUNTY OF EL PASO)

This instrument is acknowledged before me on this 12th day of August, 2025, by Erica Nunez for John M. Holland, LLC as Applicant.

(Seal)

ERICA NUNEZ
Notary Public, State of Texas
Comm. Expires 03-16-2026
Notary ID 126642873

Notary Public, State of Texas
Signature

Erica Nunez
Printed or Typed Name

My Commission Expires:

03/16/2026

PRECISION LAND SURVEYORS

10441 VALLE DE ORO DR.
El Paso, Texas 79927
Ph# (915) 222-5227

809 Eucalyptus Street
Being a parcel of land being the
Northerly 58.90 feet portion of Lot 16, and
the Northerly 58.90 feet of the Easterly Half of Lot 15,
Block 13, Cotton Addition,
City of El Paso, El Paso County, Texas

METES AND BOUNDS DESCRIPTION

Description of a parcel of land being the Northerly 58.90 feet portion of Lot 16, and the Northerly 58.90 feet of the Easterly Half of Lot 15, Block 13, Cotton Addition, 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 city monument disk at the monument line intersection being 10 foot northwest from the centerline of Montana Avenue and 10 foot northeast from the centerline of Eucalyptus Street, thence along said monument line, South 36°59'28" East a distance of 242.90 feet to a calculated point, thence leaving said monument line, South 53°00'32" West a distance of 45.00 feet to a found chiseled "x" at the westerly right of way line of Eucalyptus Street (70 foot right of way), and the **"TRUE POINT OF BEGINNING".**

Thence leaving said westerly right of way line, **South 53°00'32" West** a distance of **37.50 feet** to a calculated point at the westerly line of the easterly half of Lot 15;

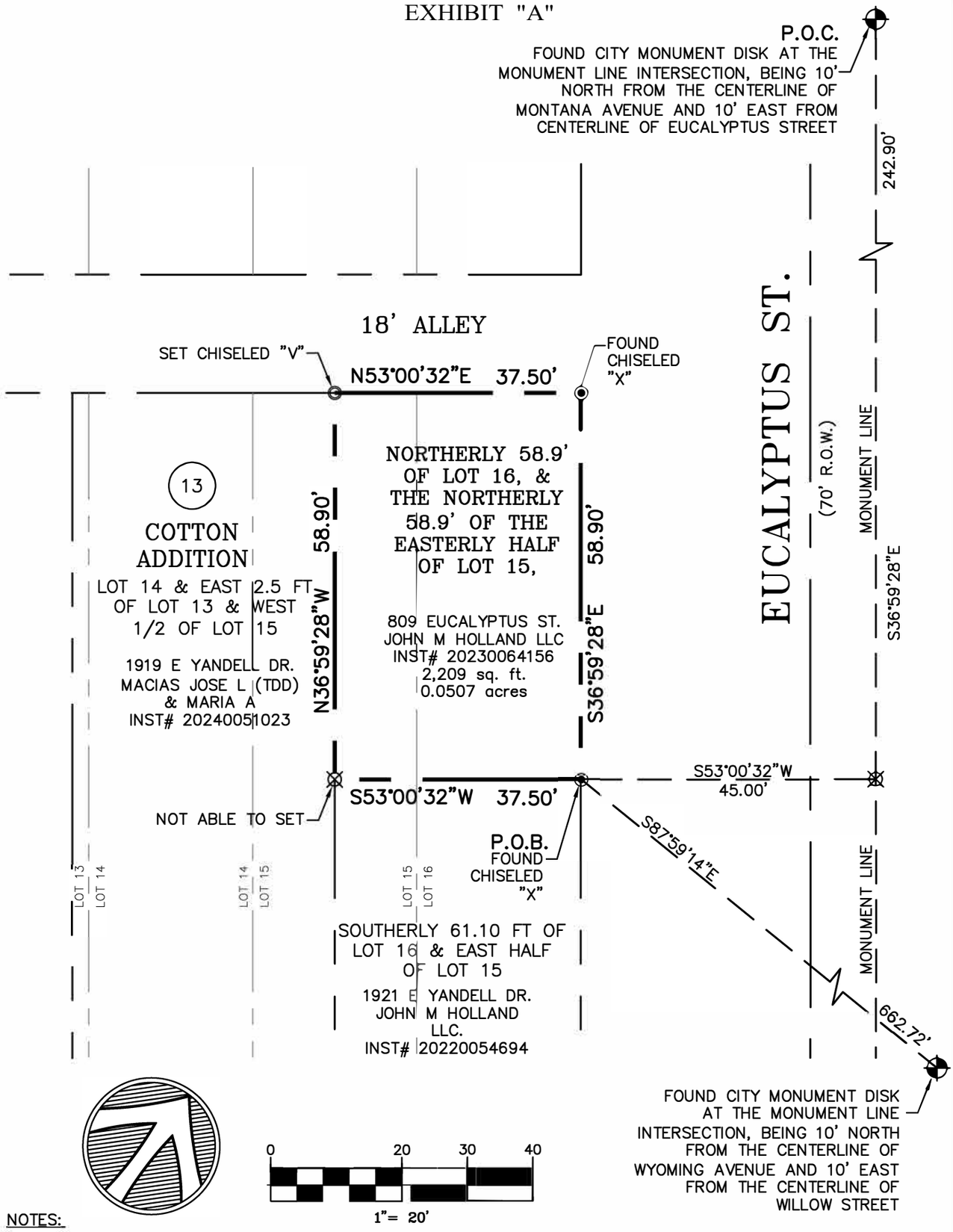
Thence along said westerly line, **North 36°59'28" West** a distance of **58.90 feet** to a set chiseled "v" at the southerly right of way line of an18 foot Alley;

Thence along the said southerly right of way line, **North 53°00'32" East** a distance of **37.50 feet** to a found chiseled 'x" at the westerly right of way line of Eucalyptus Street;

Thence along said westerly right of way line of Eucalyptus Street, **South 36°59'28" East** a distance of **58.90 feet** to **"TRUE POINT OF BEGINNING"** and containing in all **2,209 square feet** or **0.0507 acres** of land more or less.

Jesus D. Ibarra, RPLS No.6085
January 8, 2025

EXHIBIT "A"



NOTES:

1. BEARING BASIS IS TRUE NORTH FOR A TRANSVERSE MERCATOR SURFACE PROJECTION AS DETERMINED BY GPS METHODS BASED AT A FOUND CITY MONUMENT WITH COORDINATES:
   LATITUDE: 31°46'31.48857"N
   LONGITUDE: 106°28'12.99519"W
   HEIGHT: 3625.679sft
2. THIS PROPERTY MAY BE SUBJECT TO EASEMENT WHETHER OF RECORD NOT. (NOT SHOWN).
3. A METES AND BOUNDS DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PLAT.

STATE OF TEXAS
REGISTERED
JESUS D IBARRA
6085
PROFESSIONAL
LAND SURVEYOR

CERTIFICATION

I HEREBY CERTIFY THAT THIS MAP WAS MADE FROM AN ACTUAL ON THE GROUND SURVEY AND THAT THE MONUMENTATION SHOWN HEREON WERE FOUND AND/OR PLACED UNDER MY PERSONAL SUPERVISION. A ALSO CERTIFY THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION II SURVEY.

DATE: 1/8/2025

JESUS D. IBARRA RPLS#6085, FIRM#10194184

PRECISION LAND SURVEYORS
10441 VALLE DE ORO DR.
EL PASO, TEXAS 79927
(915)222-5227

©COPYRIGHT 2025/PLS ALL RIGHTS RESERVED

Exhibit "B"

ZONING TABLE – 809 N EUCALYPTUS ST – ZONING C-4
PROPOSED LAND USE: OFFICE, BUSINESS

SUBPART A		SUBPART B LOT & DWELLING SIZE					SUBPART C BUILDING SETBACKS (FT)								SUBPART D
ZONING DISTRICT	MINIMUM DISTRICT AREA	PERMITTED USE	MIN LOT AREA (SQ FT)	MIN AVG LOT WIDTH (FT)	MIN LOT DEPTH (FT)	OTHER STANDARDS	MINIMUM FRONT YARD (FT)	MINIMUM REAR YARD (FT)	PROPOSED REAR YARD (FT)	MIN CUMULATIVE FRONT & REAR YARD TOTAL	MINIMUM SIDE YARD (FT)	MIN SIDE STREET YARD (F)	MIN CUMULATIVE SIDE & SIDE STREET YARD TOTAL	OTHER STANDARDS	MAX HEIGHT LIMITATION (FT)
C-4	NO MINIMUM	OFFICE BUSINESS	N/A	N/A	N/A	20.10	0	10	6.77	N/A	10 WHEN ABUTTING A RESIDENTIAL OR APARTMENT DISTRICT	10	N/A	20.10 FLOOR AREA RATIO OF 1.5	60

PARKING TABLE – 809 N EUCALYPTUS ST
4.09 OFFICE, BUSINESS

AUTOMOBILE & LIGHT TRUCK		BICYCLE	HEAVY TRUCK TRAILER	GRAVEL SCREEN PARKING	
MINIMUM	MAXIMUM			REQUIRED	NOTES
1/576 SF GFA	1/400 SF GFA	NOTE 3	1/200,000 SF	ALLOWED	2A, B

NOTE 2: FOR SPECIFIC REQUIREMENTS BASED ON USE/ ZONE CRITERIA FOR SECTION 20.14.080:
A. Office, Educational or Institutional less than or equal to 5000 SF building: Gravel/screenings surfaced parking areas may be incorporated for the required parking reserved for use by employees and staff of in-store retail or Professional offices and for required parking where on-site ponding (see Section 20.14.080.C.4) or permanent desilting basins are provided. In no case shall gravel/screening parking exceed 50% of the total required parking.
The perimeter of any gravel or screenings parking and drives areas shall be delineated by edging, curbing, abutting hard surfaces or other method as approved by the city manager or designee; and signage shall be installed indicating "Parking For Employees, Staff, and/or Overflow Parking Only".
B. Commercial/Manufacturing/Warehousing/Storage/Construction Yards/and High Traffic Uses:
Gravel/screenings surfaces may be incorporated for employee parking, for the storage users of truck trailers, storage containers, equipment, supplies, materials, motor vehicles or recreational vehicles which are part of the business function of the facility or site; including transport drop-offs and stock-in-trade.
All reqd parking for visitors, customers, employees, or patrons shall be hard surfaced. The perimeter of any gravel or screenings parking and drives areas shall be delineated by edging, curbing, abutting hard surfaces or other method as approved by the city manager or designee; and signage shall be installed indicating "Overflow Parking Only" or as appropriate.
All access drives to required parking shall be hard surfaced.
All Loading Docks and all other loading areas shall be hard surfaced.

NOTE 3: When the minimum required automobile parking exceeds 60 spaces, 5% of the number required over 60 shall be added as required bicycle parking. This calculation shall be rounded up to the next whole number. The minimum number of bicycle spaces required regardless of the calculation shall be 3 and the maximum number of bicycle spaces required regardless of the calculation shall be 40.

LANDSCAPE REQUIREMENTS
LANDSCAPEABLE AREA REQUIRED: 2,208.75 – 1205.00= 1,003.75 x 0.15= 150.56 SF
TOTAL LANDSCAPE AREA PROPOSED IN LANDSCAPEABLE AREA: 161 SF
LANDSCAPE UNITS REQUIRED: 180.75 SF/ 1000= 0.180 ~ 1 UNITS
PARKING CANOPY TREES: 0 SPACES/ 5= 0 ~ 0 UNITS
FRONTAGE TREES: N/A
STREET TREES: N/A

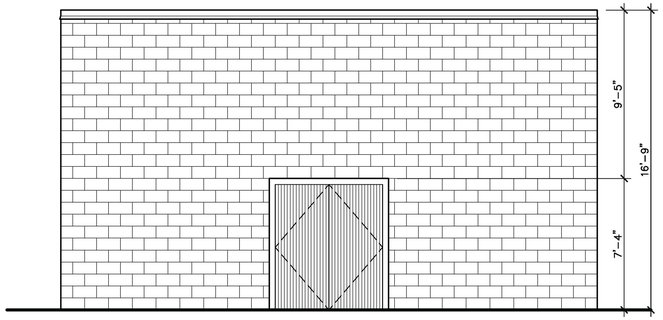
	REQUIRED	PROPOSED
PROJECT TREES	1	1
FRONTAGE TREES	N/A	0
PARKING CANOPY TREES	N/A	0
STREET TREES	N/A	0
5 GALLON PLANTS	45	45

THE CITY OF EL PASO

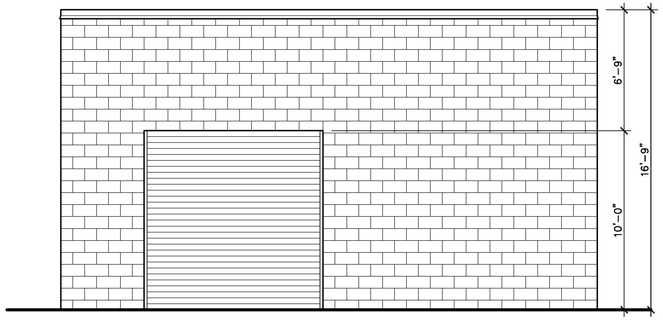
PLANNING & INSPECTIONS DEPARTMENT
PLANNING DIVISION
DETAILED SITE DEVELOPMENT PLAN
APPROVED BY CITY COUNCIL
August 6th, 2025
DATE
John Holland Digitally signed by John Holland Date: 2025.08.06 16:48:23 -06'00'
APPLICANT
Kevin Smith
EXECUTIVE SECRETARY, CITY PLAN COMMISSION
CITY MANAGER

PARKING CALCULATION
100% PARKING REDUCTION REQUESTED

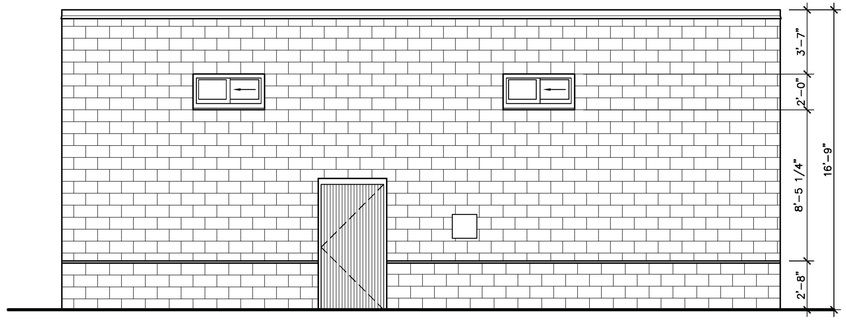
USE DESCRIPTION	MIN	MAX	REQD	PROVIDED (ON SITE)	PROVIDED (DIAGONAL)
OFFICE	1 @ 576	1 @ 400	3	0	3
BICYCLE			3	3	0
HEAVY TRUCK TRAILER	1 @ 200,000		0	0	0



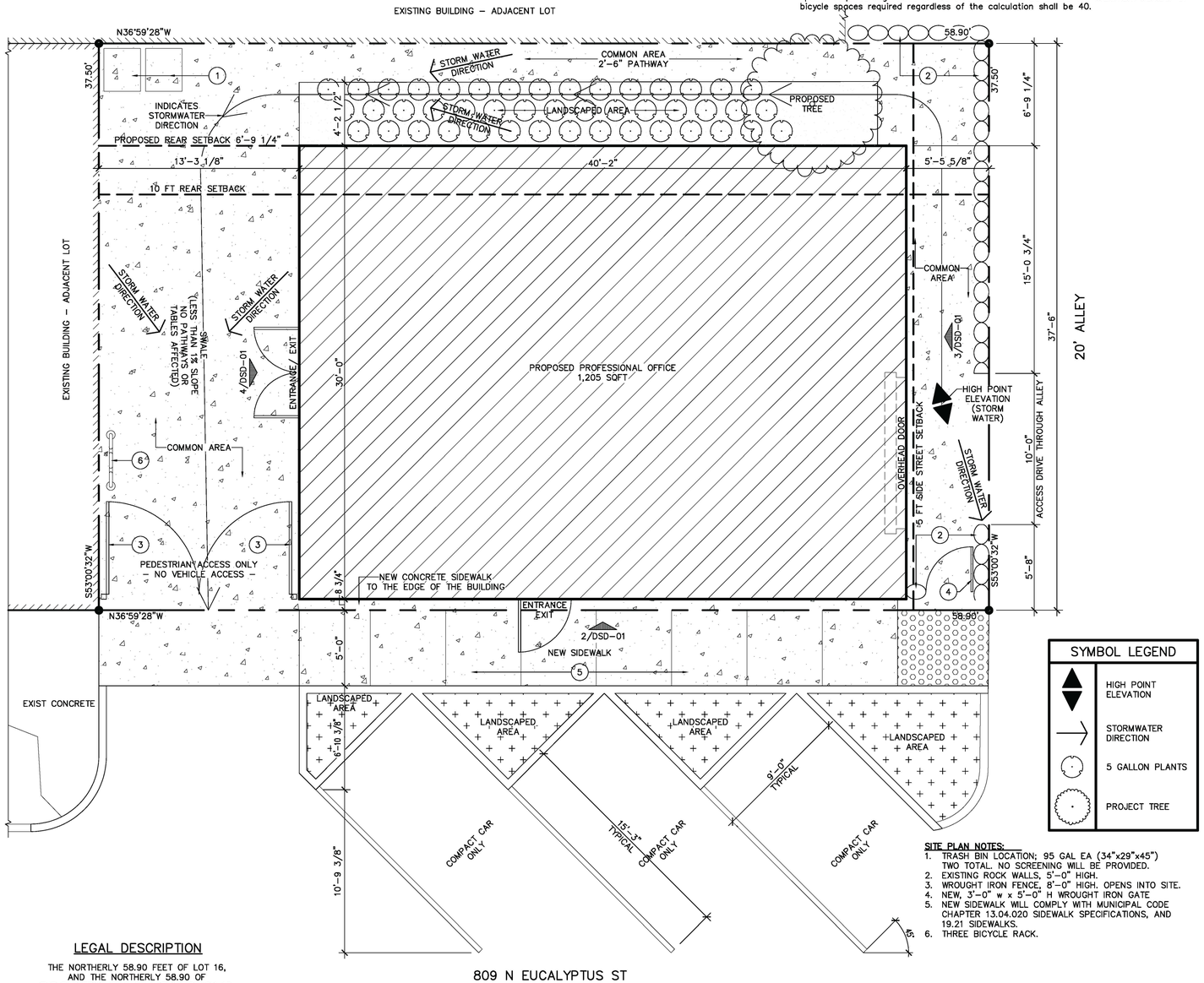
SIDE ELEVATION 4
SCALE: 1/4"= 1'-0"



SIDE ELEVATION (FACING ALLEY) 3
SCALE: 1/4"= 1'-0"



MAIN ELEVATION 2
SCALE: 1/4"= 1'-0"



DETAILED SITE DEVELOPMENT PLAN 1
SCALE: 1/4"= 1'-0"
PLAN TRUE

SYMBOL LEGEND
- HIGH POINT ELEVATION
- STORMWATER DIRECTION
- 5 GALLON PLANTS
- PROJECT TREE

SITE PLAN NOTES:
1. TRASH BIN LOCATION; 95 GAL EA (34"x29"x45") TWO TOTAL. NO SCREENING WILL BE PROVIDED.
2. EXISTING ROCK WALLS, 5'-0" HIGH.
3. WROUGHT IRON FENCE, 8'-0" HIGH. OPENS INTO SITE.
4. NEW, 3'-0" w x 5'-0" H WROUGHT IRON GATE
5. NEW SIDEWALK WILL COMPLY WITH MUNICIPAL CODE CHAPTER 13.04.020 SIDEWALK SPECIFICATIONS, AND 19.21 SIDEWALKS.
6. THREE BICYCLE RACK.

LEGAL DESCRIPTION

THE NORTHERLY 58.90 FEET OF LOT 16, AND THE NORTHERLY 58.90 OF THE EASTERLY HALF OF LOT 15, BLOCK 13, COTTON ADDITION, AN ADDITION TO THE CITY OF EL PASO EL PASO COUNTY, TEXAS

809 N EUCALYPTUS ST

CDA
CARL DANIEL HUGO SALDAÑA BRUNO VASQUEZ ARCHITECTS
915.833.2900 P
309 Cielo Vista Suite 2 El Paso, Texas 79912
contact@cdarchitects.com

REGISTERED ARCHITECT BRUNO VASQUEZ 23723 STATE OF TEXAS 7/7/25

WAREHOUSE REMODELING
CONTROL & EQUIPMENT COMPANY

809 N EUCALYPTUS ST EL PASO, TX 79903

ISSUED FOR SPECIAL PERMIT APPLICATION; NOT FOR CONSTRUCTION

NO:	REVISION

SHEET:
DSD-01
DETAILED SITE DEVELOPMENT PLAN

2024-18 CEC WAREHOUSE REMODELING, CD PHASE, 06/05/2025

809 Eucalyptus

City Plan Commission — July 17, 2025

SPECIAL PERMIT

CASE NUMBER:	**PZST25-00002**
CASE MANAGER:	Jose Beltran, (915) 212-1607, BeltranJV@elpasotexas.gov
PROPERTY OWNER:	John M. Holland, LLC
REPRESENTATIVE:	Bruno Vasquez
LOCATION:	809 N. Eucalyptus Street (District 8)
PROPERTY AREA:	0.05 acres
EXISTING ZONING:	C-4 (Commercial)
REQUEST:	Special Permit and Detailed Site Development Plan approval for an office warehouse with a 100% parking reduction and rear setback reduction in the C-4 (Commercial) zone district
RELATED APPLICATIONS:	None
PUBLIC INPUT:	Seventeen (17) letters in support received as of July 10, 2025

SUMMARY OF REQUEST: The applicant is requesting a special permit to allow for a 100% parking reduction and rear yard setback reduction for professional office use in a C-4 (Commercial) zone district.

SUMMARY OF STAFF RECOMMENDATION: Staff recommends **APPROVAL** of the special permit and detailed site development plan requests for parking reduction and rear yard setback reduction for the use of a professional office in a C-4 (Commercial) zone district. The proposed development meets all the requirements of El Paso City Code Section 20.04.320 – Special Permit and Section 20.14.150 – Detailed Site Development Plan. Furthermore, the proposed development is in accordance with both the G-2, Traditional Neighborhood (Walkable) Future Land Use Designation and *Plan El Paso*, the City's adopted Comprehensive Plan.

Figure A. Subject Property & Immediate Surroundings

DESCRIPTION OF REQUEST: The applicant is requesting review and approval of a special permit and detailed site development plan for the proposed use of a professional office with a 100% parking reduction and reduced rear setback reduction in a C-4 (Commercial) zone district. The detailed site development plan shows an existing 1,200 square foot building that will remain with a maximum height of 16 feet 9 inches and a proposed rear yard setback of 6 feet 9-¼ inches. Access to the subject property is provided from Eucalyptus Avenue. The applicant is requesting the following:

Density/Dimensional Standard C-4 (Commercial) Zone District - Other Permitted Uses (Office, professional)	**Required**	**Proposed**
Lot area	No minimum required.	N/A
Lot width	No minimum required.	N/A
Lot depth	No minimum required.	N/A
Front yard setback	0 feet.	No Change
Rear yard setback	**10 feet.**	**6 ft. 9 ¼ in.**
Side yard setback	10 feet when abutting residential or apartment district	No change

Note: Bold indicates requested reduction.

The development requires a minimum of three (3) parking spaces and three (3) bicycle spaces, with the three (3) bicycle spaces provided. The applicant is requesting a 100% parking reduction of the three (3) vehicular spaces. A parking study was submitted as required (Attachment 4), which shows forty-four (44) on-street parking spaces within 300 feet of the subject property with an average of twenty-one (21) on-street parking spaces available per day. Aside from the reductions requested, the detailed site development plan demonstrates compliance with all applicable standards per the El Paso City Code. Pedestrian access will be from N. Eucalyptus Street.

COMPLIANCE WITH SPECIAL PERMIT REQUIREMENTS (EL PASO CITY CODE SECTION 20.04.320.D)	
Criteria	**Does the Request Comply?**
1. The proposed development complies, except to the extent waived, varied or modified pursuant to the provisions of this title, with all of the standards and conditions applicable in the zoning district in which it is proposed to be located.	Yes. The Detailed Site Development Plan demonstrates compliance with all applicable standards per the El Paso City Code.
2. Furthers *Plan El Paso* and applicable neighborhood plans or policies.	Yes. The request complies with the recommendations of *Plan El Paso* and the G-2, Traditional Neighborhood (Walkable) Land Use designation. The proposed development will integrate with commercial uses along Eucalyptus Street and the surrounding development.
3. Adequately served by and will not impose an undue burden upon public improvements.	A TIA was not required for the proposed development. The applicant is coordinating installation of three (3) on-street parking spaces in the right-of-way abutting the subject property on North Eucalyptus Street. Additionally, the property has immediate access to Montana Avenue and Yandell Drive which are designated as a major and minor arterial, respectively, in the City's Major Thoroughfare Plan (MTP).
4. Any impacts of the proposed development on adjacent property are adequately mitigated with the design, proposed construction and phasing of the site development.	No impact is anticipated from the approval of the proposed special permit and detailed site development plan. The proposed development will adhere to zoning requirements and will not impose a risk to neighboring properties.
5. The design of the proposed development mitigates substantial environmental problems.	The subject property does not involve greenfield/environmentally sensitive land or arroyo disturbance.

6. The proposed development provides adequate landscaping and/or screening where needed.	Yes. The proposed development will provide adequate landscaping and/or screening where required.
7. The proposed development is compatible with adjacent structures and uses.	Yes. The subject property is located adjacent to office and restaurant uses which consist of the same C-4 (Commercial) zoning district.
8. The proposed development is not materially detrimental to the property adjacent to the site.	Yes. The proposed development is similar in intensity and scale to the surrounding development. The surrounding development will not be impacted due to the commercial nature of the area.

COMPLIANCE WITH SPECIAL PERMIT REQUIREMENTS (EL PASO CITY CODE SECTION 20.14.070.A) – EXISTING DEVELOPMENT: Up to 100% parking reduction for a use involving an existing structure located within an older neighborhood of the City that is proposed through the rehabilitation, alteration or expansion of the existing structure(s). The applicant shall satisfactorily demonstrate compliance with all of the following conditions:	
Criteria	**Does the Request Comply?**
1. That the structure(s) is located in an older neighborhood of the City that has been legally subdivided and developed for at least thirty years.	Yes. The subject property lies within the Cotton Addition Subdivision, platted in 1907.
2. That the structure(s) does not extend into an area within the property which was previously used to accommodate off-street parking.	Yes. The proposed construction does not extend into an area previously used to accommodate off-street parking. The property has never had any off-street parking.
3. That the off-street parking required for the proposed use of the structure(s) cannot be reasonably accommodated on the property due to the building coverage, whether due to the existing structure or due to a proposed expansion of the existing structure.	Yes. The majority of the subject property is occupied by an existing structure. It is not feasible to accommodate the parking needed to serve the use on-site.
4. That no vacant areas exist within three hundred feet of the property where the proposed use is to be located that can be reasonably developed to accommodate the off-street parking requirements.	Yes. There are no vacant areas within 300 feet to accommodate the required parking off-site.

COMPLIANCE WITH *PLAN EL PASO* GOALS & POLICIES – When evaluating whether a proposed special permit is in accordance with *Plan El Paso*, consider the following factors:	
Criteria	**Does the Request Comply?**
Future Land Use Map: Proposed zone change is compatible with the Future Land Use designation for the property: **G-2, Traditional Neighborhood:** This sector includes the remainder of Central El Paso as it existed through World War II. Blocks are small and usually have rear alleys; buildings directly faced streets; schools, parks, and small shops are integrated with residential areas. This sector is well-suited for use of the SmartCode as a replacement for current zoning when planned in conjunction with specific neighborhood plans or identified in the Comprehensive Plan.	Yes. The proposed development is consistent with the Future Land Use designation and is compatible with the existing surrounding development that is comprised of commercial uses such as offices and restaurants.

Compatibility with Surroundings: The proposed zoning district is compatible with those surrounding the site: **C-4 (Commercial) District:** The purpose of these districts is to provide for locations for the most intensive commercial uses intended to serve the entire city. It is intended that the district regulations permit heavy commercial uses characterized by automotive and light warehousing. The regulations of the districts are intended to provide a transition from general business areas to industrial and manufacturing uses, and to accommodate major locations of commerce, service and employment activities.	Yes. The immediate and surrounding area consists of the same C-4 (Commercial) zoning district and the proposed use of a professional office is permitted by right.
THE PROPOSED PROJECT'S EFFECT ON THE PROPERTY AND SURROUNDING PROPERTY, AFTER EVALUATING THE FOLLOWING FACTORS:	
Historic District or Special Designations & Study Area Plans: Any historic district or other special designations that may be applicable. Any adopted small areas plans, including land-use maps in those plans.	The proposed development is not located within a historic district or special designation area.
Potential Adverse Effects: Potential adverse effects that might be caused by approval or denial of the requested rezoning.	The proposed development is not anticipated to pose any adverse effects on the community.
Natural Environment: Anticipated effects on the natural environment.	The subject property does not involve greenfield/environmentally sensitive land or arroyo disturbance.
Stability: Whether the area is stable or in transition.	The area is stable with no rezonings in the last 10 years.
Socioeconomic & Physical Conditions: Any changed social, economic, or physical conditions that make the existing zoning no longer suitable for the property.	The existing zoning will not be changed. Due to the current zoning issues constraining the property, a special permit will be required to reduce parking and the required rear yard setback.

ADEQUACY OF PUBLIC FACILITIES, SERVICES AND INFRASTRUCTURE: The subject property has direct access from N. Eucalyptus Street as well as access from Montana Avenue and Yandell Drive which are designated as a local, major and minor arterial, respectively, under the City of El Paso's Major Thoroughfare Plan (MTP). The classification of these roads is appropriate for the proposed redevelopment. Existing infrastructure and services are adequate to serve the proposed redevelopment. There are at least seven (7) bus stops within walkable distance (0.25 mile) of the subject property. The closest bus stop is 0.08 miles away along Montana Avenue. The applicant has coordinated with the Streets and Maintenance Department and will be providing three (3) on-street parking spaces. Sidewalks are currently present along N. Eucalyptus Street and there will be no vehicular access to the subject property.

SUMMARY OF DEPARTMENTAL REVIEW COMMENTS: No adverse comments from the reviewing departments.

PUBLIC COMMENT: The subject property lies within the bounds of three (3) recognized neighborhood associations including the Five Points Development Association, El Paso Central Business Association and the Sunrise Civic Group. As of July 10, 2025, the Planning Division has received seventeen (17) letters in support of the request.

RELATED APPLICATIONS: None.

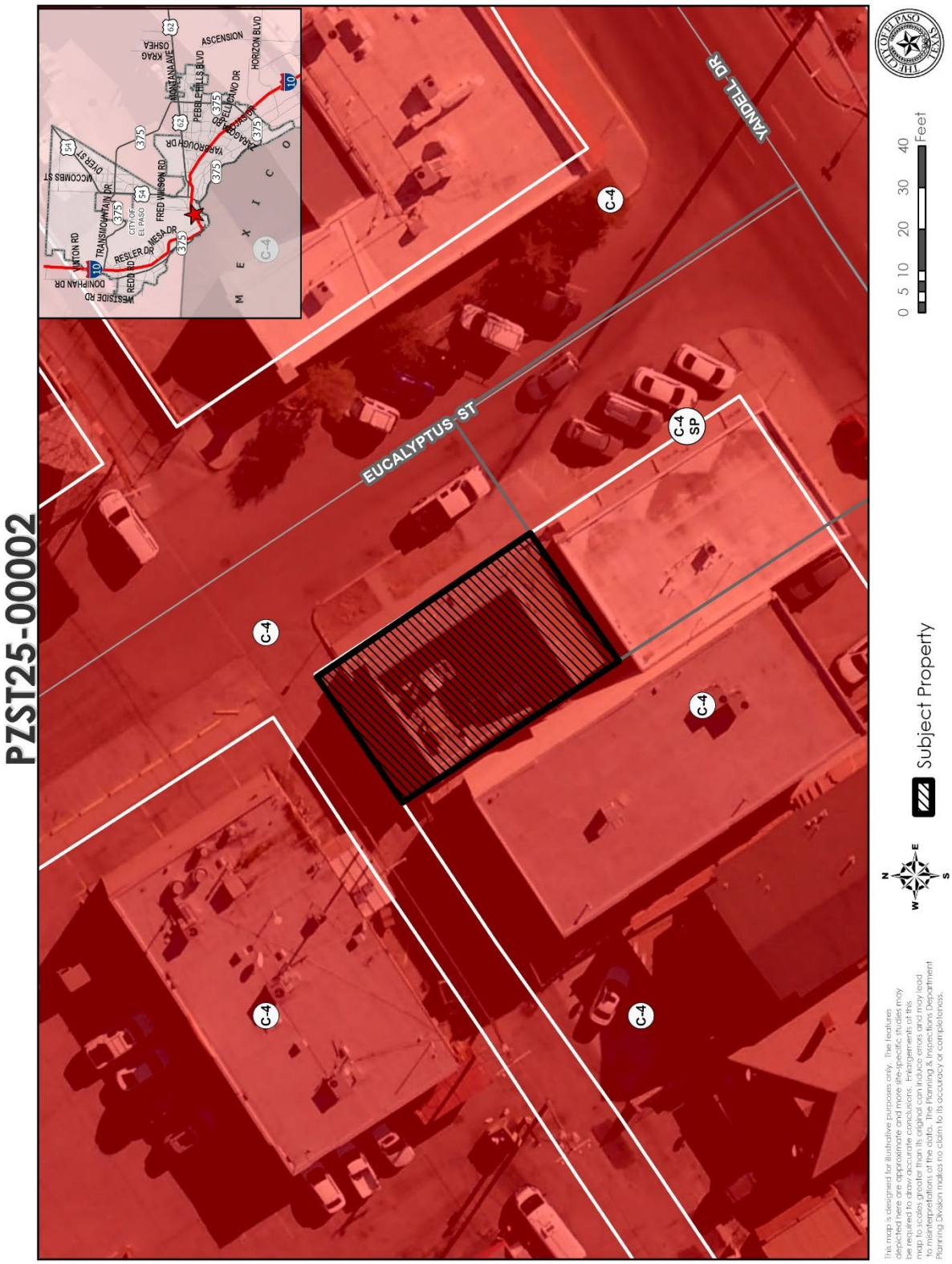
CITY PLAN COMMISSION OPTIONS: The purpose of the Zoning Ordinance is to promote the health, safety, morals and general welfare of the City. The City Plan Commission (CPC) has the authority to advise City Council on Zoning matters. In evaluating the request, the CPC may take any of the following actions:

1. **Recommend Approval** of the special permit request, finding that the request is in conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or that the request is in conformance with other criteria that the CPC identifies from the Comprehensive Plan. **(Staff Recommendation)**
2. **Recommend Approval of the special permit request With Modifications** to bring the request into conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or other criteria that the CPC identifies from the Comprehensive Plan.
3. **Recommend Denial** of the special permit request, finding that the request does not conform to the review criteria of *Plan El Paso* as reflected in the Staff Report, or other criteria that the CPC identifies from the Comprehensive Plan.

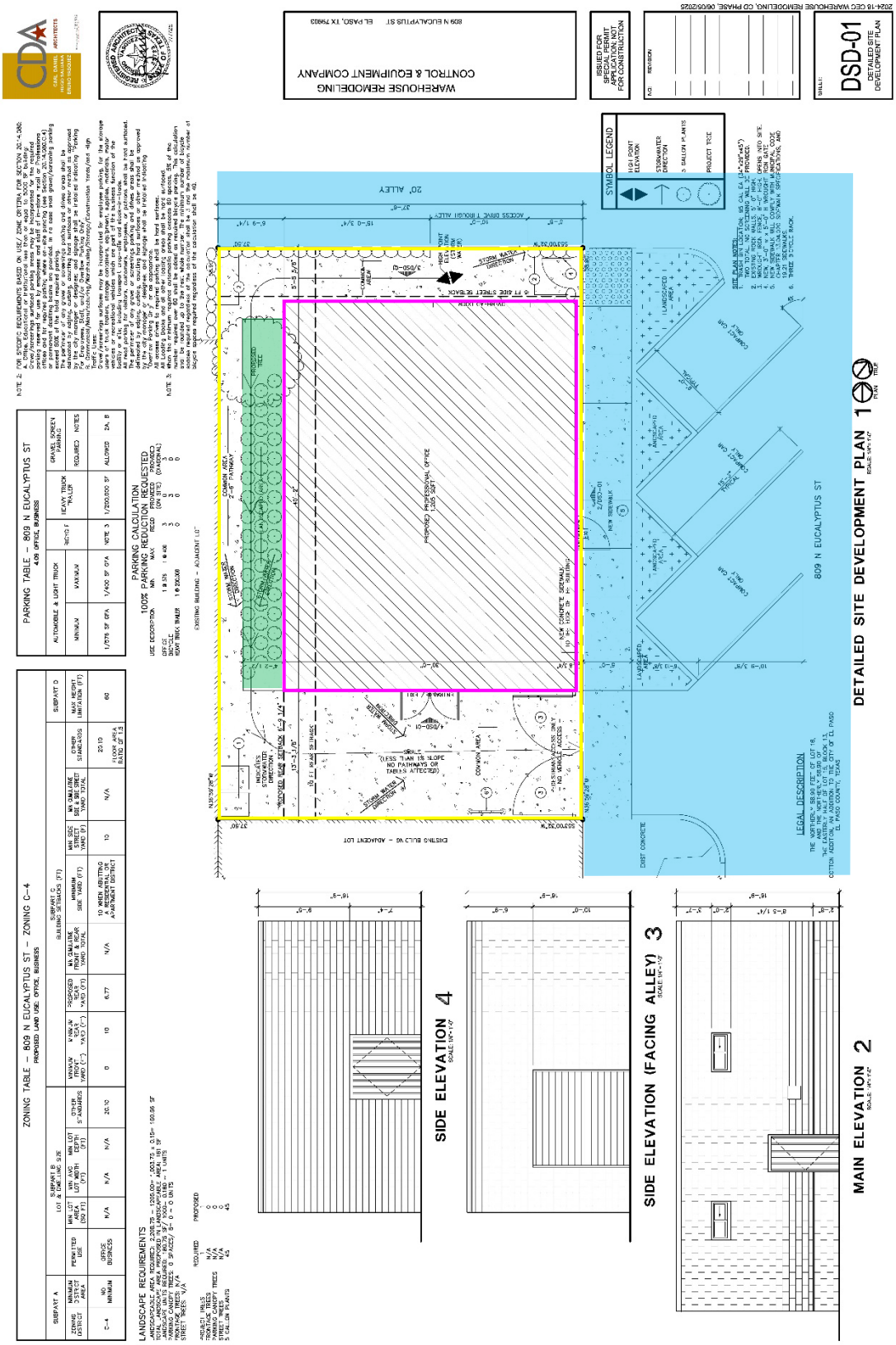
ATTACHMENTS:

1. Zoning Map
2. Detailed Site Plan
3. Elevations
4. Parking study
5. Department Comments
6. Neighborhood Notification Boundary Map
7. Letters of Support

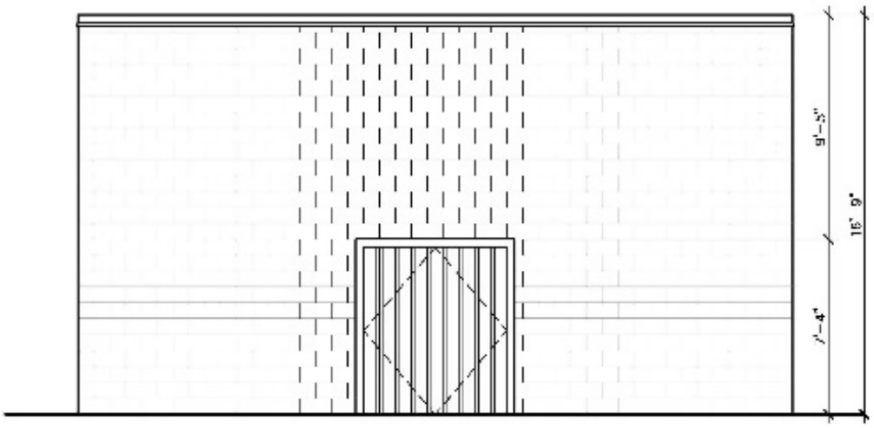
ATTACHMENT 1



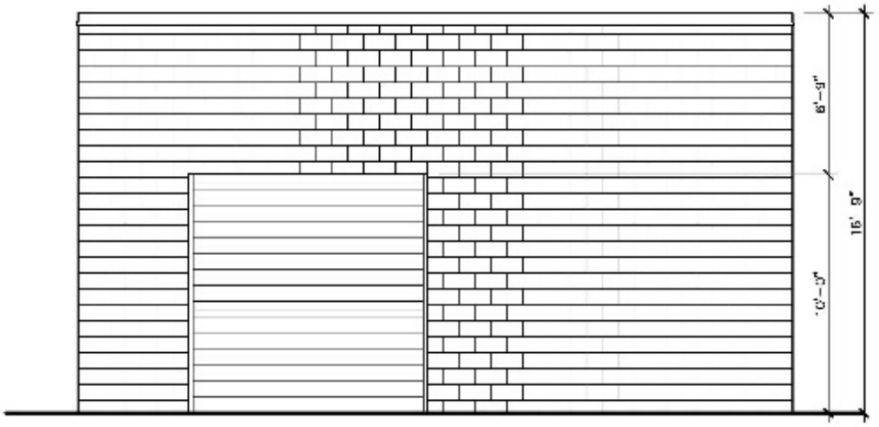
ATTACHMENT 2



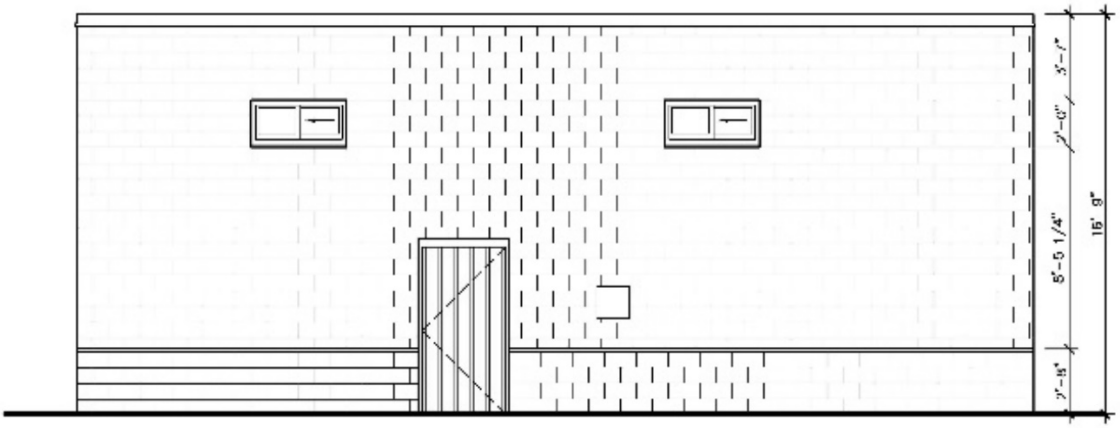
ATTACHMENT 3



SIDE ELEVATION 4
SCALE: 1/4" = 1'-0"



SIDE ELEVATION (FACING ALLEY) 3
SCALE: 1/4" = 1'-0"

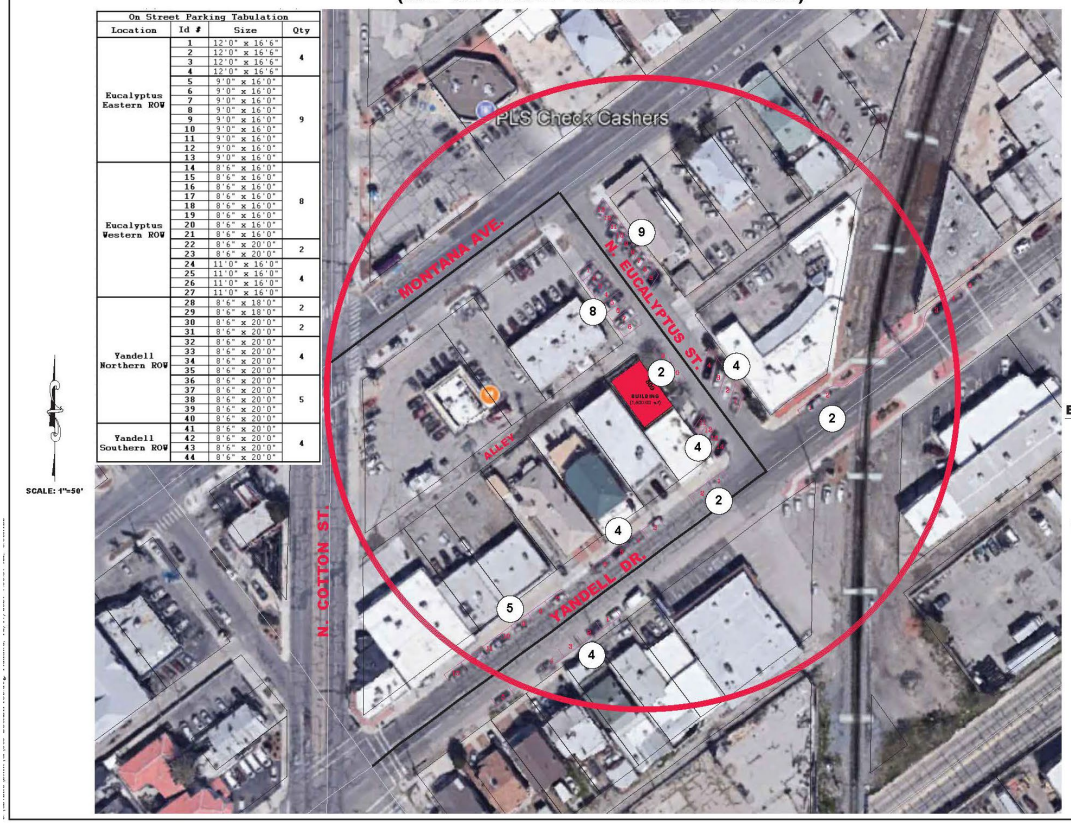


MAIN ELEVATION 2
SCALE: 1/4" = 1'-0"

ATTACHMENT 4

809 EUCALYPTUS STUDY MAP
(300' ON-STREET PARKING REDUCTION)

On Street Parking Tabulation			
Location	Id #	Size	Qty
Eucalyptus Eastern ROW	1	12'0" x 16'6"	4
	2	12'0" x 16'6"	
	3	12'0" x 16'6"	
	4	12'0" x 16'6"	
	5	9'0" x 16'0"	9
	6	9'0" x 16'0"	
	7	9'0" x 16'0"	
	8	9'0" x 16'0"	
	9	9'0" x 16'0"	
	10	9'0" x 16'0"	
	11	9'0" x 16'0"	
	12	9'0" x 16'0"	
	13	9'0" x 16'0"	
Eucalyptus Western ROW	14	8'6" x 16'0"	8
	15	8'6" x 16'0"	
	16	8'6" x 16'0"	
	17	8'6" x 16'0"	
	18	8'6" x 16'0"	
	19	8'6" x 16'0"	
	20	8'6" x 16'0"	
	21	8'6" x 16'0"	
	22	8'6" x 20'0"	2
	23	8'6" x 20'0"	
	24	11'0" x 16'0"	4
	25	11'0" x 16'0"	
	26	11'0" x 16'0"	
	27	11'0" x 16'0"	
Yandell Northern ROW	28	8'6" x 18'0"	2
	29	8'6" x 18'0"	
	30	8'6" x 20'0"	2
	31	8'6" x 20'0"	
	32	8'6" x 20'0"	4
	33	8'6" x 20'0"	
	34	8'6" x 20'0"	
	35	8'6" x 20'0"	
	36	8'6" x 20'0"	5
	37	8'6" x 20'0"	
	38	8'6" x 20'0"	
	39	8'6" x 20'0"	
	40	8'6" x 20'0"	
Yandell Southern ROW	41	8'6" x 20'0"	4
	42	8'6" x 20'0"	
	43	8'6" x 20'0"	
	44	8'6" x 20'0"	



SCALE: 1"=50'

EUCALYPTUS ST.
27 SPACES

YANDELL DR.
17 SPACES

TOTAL: 44 SPACES

PARKING REDUCTION STUDY FOR 809 EUCALYPTUS
DATE: 12-10-24

STREET NAME	ON-STREET PARKING	#####	#####	#####	#####	#####	#####	1:00 PM	#####	#####	#####	#####	#####	#####	TOTAL AVAIL	TOTAL NOT AVAIL
EUCALYPTUS:																
A. Eastern ROW:	1														9	4
	2														6	7
	3														6	7
	4														12	1
	5														13	0
	6														10	4
	7														8	5
	8														2	11
	9														3	10
	10														2	11
	11														1	12
	12														1	12
	13														2	11
B. Western ROW:	1														4	9
	2														4	9
	3														3	10
	4														2	11
	5														3	10
	6														5	8
	7														10	3
	8														10	3
	9														10	3
	10														10	3
	11														10	3
	12														10	3
	13														10	3
	14														10	3
YANDELL:																
A. Northern ROW:	1														4	9
	2														2	11
2 hour limit	3														11	2
2 hour limit	4														11	2
2 hour limit	5														8	5
2 hour limit	6														8	5
	7														3	10
	8														3	10
	9														3	10
	10														3	10
	11														3	10
	12														3	10
	13														3	10
	14														3	10
	15														1	12
B. Southern ROW:	1														10	3
	2														2	11
	3														11	2
	4														0	13
				TOTAL NUMBER OF ON- STREET PARKING SPACES AVAILABLE/ NOT AVAILABLE IN A 12HR TIME											268	331
				TOTAL PERCENTAGE OF ON-STREET PARKING SPACES AVAILABLE/ NOT AVAILABLE IN A 12HR											45%	55%
Total number of				TOTAL AVERAGE NUMBER OF ON-STREET PARKING SPACES AVAILABLE/ NOT AVAILABLE PER											21	25

ATTACHMENT 5

Planning and Inspections Department - Planning Division

Staff recommends **APPROVAL** of the special permit and detailed site development plan requests for parking reduction and rear yard setback reduction for the use of a professional office in a C-4 (Commercial) zone district. The proposed development meets all the requirements of El Paso City Code Section 20.04.320 – Special Permit and Section 20.14.150 – Detailed Site Development Plan. Furthermore, the proposed development is in accordance with both the G-2, Traditional Neighborhood (Walkable) Future Land Use Designation and *Plan El Paso*, the City's adopted Comprehensive Plan.

Planning and Inspections Department – Plan Review & Landscaping Division

No objections to proposed setback and parking reduction.

Planning and Inspections Department – Land Development

Recommend approval.

Coordinate with City Of El Paso Street & Maintenance department for proposed angle parking in the R.O.W.

Provide and label note "All existing and proposed sidewalks, barrier free ramps, handicap parking, driveway crosswalks, driveways and accessible routes shall comply with A.D.A., T.A.S. and city of El Paso requirements. Existing infrastructure not complying shall be removed and replaced to meet standards" on the plan.

Be sure to focus on obtaining a gradual slope transition (8.3% max) between the concrete at Gate #3 and ADA sidewalk ramp in R.O.W.

Fire Department

No adverse comments.

Police Department

The 9-1-1 District has no comments or concerns regarding this special permit.

Environment Services

No comments received.

Streets and Maintenance Department

Traffic and Transportation

No objections to the application.

On one of the 3 parking spaces being provided (in front of the proposed building), shall be designated an ADA parking space as required.

Street Lights Department

Street Lights Department does not object to this request.

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.

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.

Sun Metro
Special Permit does not affect Sun Metro transit services or operations.

El Paso Water
There is an existing 8-inch diameter water main that extends along the alley north of Yandell Dr. located approximately 12-feet north of the property. This main is available for service.

EPWater-PSB records indicate two active 3/4-inch domestic water meter serving the subject property. The service addresses for these meters are 809 Eucalyptus St. and 1921 Yandell Dr.

Previous water pressure reading from fire hydrant #1636, located at the intersection of Montana Ave. and Cotton St., has yielded a static pressure of 88 psi, a residual pressure of 86 psi, and a discharge of 949 gpm. The owner should, for his own protection and at his own expense, install at the discharge side of each water meter a pressure regulator, strainer, and relief valve, to be set for pressure as desired by the customer. The Lot owner shall be responsible for the operation and maintenance of the above-described water pressure regulating device.

EPWU-PSB Comments
EPWater-PSB does not object to this request.

Sanitary Sewer
There is an existing 8-inch diameter sanitary sewer main that extends along the alley north of Yandell Dr. located approximately 10-feet north of the property. This main is available for service.

General
EPWater-PSB requires a new service application to provide additional service 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:
EPWater-SW recommends using principles of low impact development (such as recessed landscaping, rainwater harvesting, and porous pavement) to reduce the amount of developed stormwater runoff.

El Paso County 911 District
No comments received.

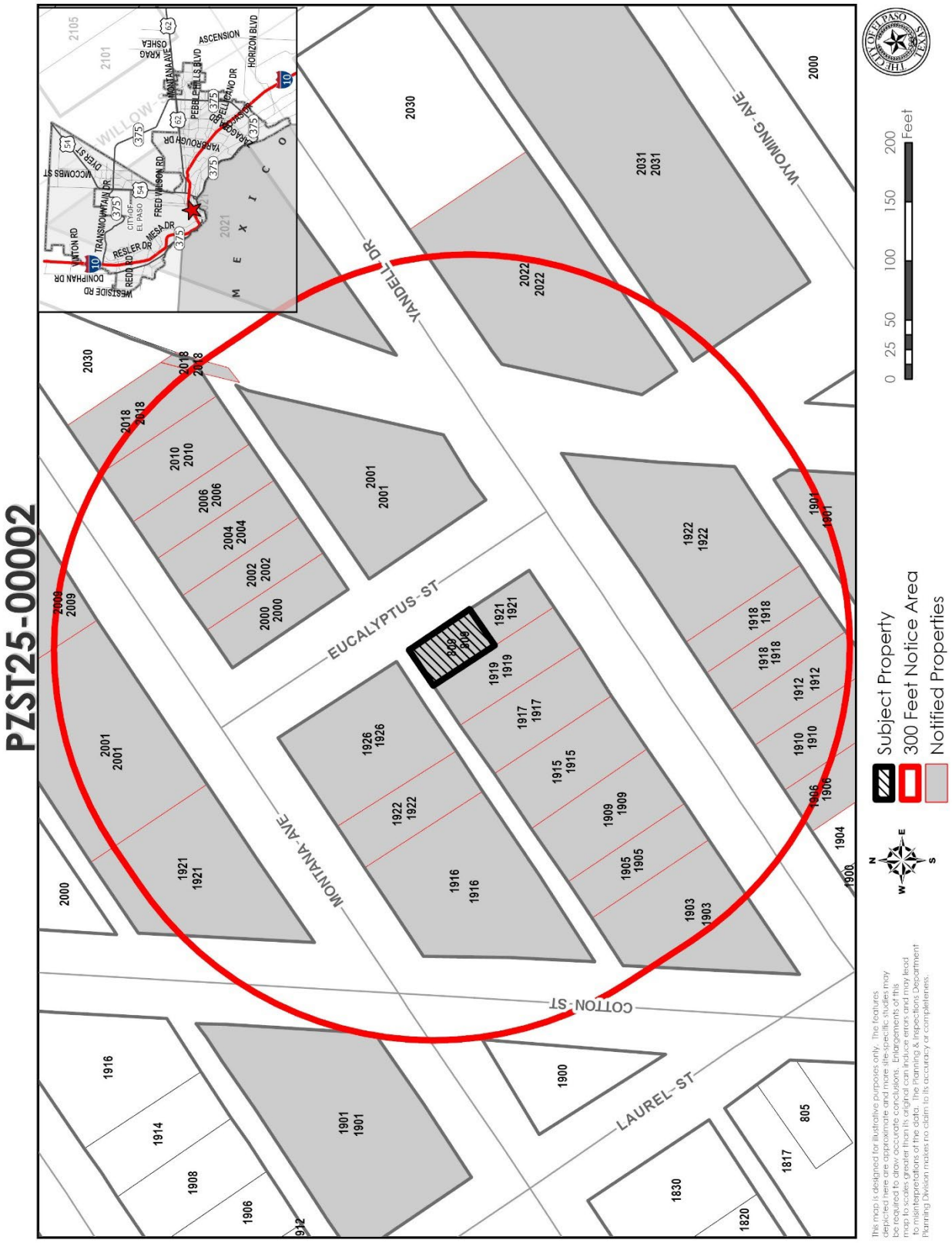
Texas Department of Transportation
No comments received.

El Paso County Water Improvement District #1
No comments received.

Texas Gas Service
Texas Gas Service has an active service line at 809 N. Eucalyptus St.

El Paso Electric
We have no comments for the 809 N. Eucalyptus rezoning request.

ATTACHMENT 6



ATTACHMENT 7

FIVE POINTS DEVELOPMENT ASSOCIATION, INC.
P.O. BOX 3612
EL PASO, TEXAS 79923-3612

January 16th, 2025

City of El Paso
Planning and Inspections Department
811 Texas Avenue
El Paso, TX 79901

Subject: 809 N. Eucalyptus Street construction project special permit application

To whom it may concern,

I am in favor of the improvement / construction project at 809 N. Eucalyptus Street because it will look much better than the old, dilapidated building. This will have a positive impact in our area.

I am aware the new owner of that old building is applying for a special permit because the back wall would be 38 inches into the rear yard setback. Even though the new rear wall will be built in the same location and footprint as the original old building, the new setback rules have changed from 70 years ago.

I am also aware that the new owner is proposing diagonal parking in front of 809 N. Eucalyptus Street instead of the current parallel parking. This is good because it would add a couple more public parking spaces.

Sincerely,

Fred Evans, President
Five Points Development Association

Tanny Berg

El Paso Central Business Association

January 10, 2025

Subject : 809 N. Eucalyptus Street improvement construction project special permit application

To whom it may concern,

I am not opposed to the improvement / construction project at 809 N. Eucalyptus Street because it will look much better than the old dilapidated building. This will have a positive impact in the area.

I am aware the new owner of that old building is applying for a special permit because the back wall would be 38 inches into the rear yard setback. Even though the new rear wall will be built in the same location and footprint as the original old building, the new setback rules have changed from 70 years ago.

I am also aware that the new owner is proposing diagonal parking just like the buildings have right next door. This is good because it would add a couple more public parking spaces.

Best Regards,

Tanny Berg

Founder

El Paso Central Business Association

Francis
PROPERTIES

December 13, 2024

City of El Paso
Planning
300 N. Campbell
El Paso, Texas 79901

Re: 809 N. Eucalyptus Street construction project special permit application

To whom it may concern,

Please consider this letter in support of the City of El Paso granting a permit to Mr. John Holland for the improvements and construction at 809 N. Eucalyptus Street. Currently, the building is an eyesore and is in much needed repair. The reconstruction of the building will have a positive impact on the area.

Due to new setback rules from the original construction date 70 years ago, the much-needed repair to the current building requires a special permit. I am in favor of the City granting this permit allowing for the back wall to be 38 inches into the rear yard setback. In addition, the owner of the property is proposing diagonal parking in front of 809 N. Eucalyptus Street instead of the current parallel parking. I am also supportive of this request as it will provide additional parking availability in the neighborhood.

Please let me know if you have any questions.

Best Regards,

L. Frederick Francis
Francis Properties

1701 E. Yandell • El Paso, TX 79902 • Mailing Address: P.O. Box 3739 • El Paso, TX 79923-3739
Phone: 915.351.8000 • francisproperties.com

WING DADDY'S
SAUCE HOUSE

2021 E. YANDELL, EL PASO, TX 79903

January 8th, 2025

To whom it may concern,

Subject: 809 N. Eucalyptus St Construction Project Special Permit Application

This Letter is to inform you that I am in favor of the improvement / construction project at 809 N. Eucalyptus Street because it will look much better than the old dilapidated building. This will have a positive impact in our area.

I am aware the new owner of that old building is applying for a special permit because the back wall would be 38 inches into the rear yard setback. Even though the new rear wall will be built in the same location and footprint as the original old building, the new setback rules have changed from 70 years ago.

I am also aware that the new owner is proposing diagonal parking in front of 809 N. Eucalyptus Street instead of the current parallel parking. This is good because it would add a couple more public parking spaces.

Sincerely,

Ryan McNellis, President
Wing Daddy's Sauce House
2021 E Yandell
El Paso TX 79903

EL PASO SADDLERY CO.

January 8th, 2025

To whom it may concern,

Subject: 809 N. Eucalyptus St Construction Project Special Permit Application

This Letter is to inform you that I am in favor of the improvement / construction project at 809 N. Eucalyptus Street because it will look much better than the old dilapidated building. This will have a positive impact in our area.

I am aware the new owner of that old building is applying for a special permit because the back wall would be 38 inches into the rear yard setback. Even though the new rear wall will be built in the same location and footprint as the original old building, the new setback rules have changed from 70 years ago.

I am also aware that the new owner is proposing diagonal parking in front of 809 N. Eucalyptus Street instead of the current parallel parking. This is good because it would add a couple more public parking spaces.

Sincerely,

Juan Barba, Manager
El Paso Saddlery
2025 E Yandell
El Paso TX 79903

2025 E. Yandell • El Paso, TX 79903 • Ph. (915) 544-2333 • Fax (915) 544-2535

Prime Capital
MANAGEMENT

December 16, 2024

City of El Paso
Planning
300 N. Campbell
El Paso, Texas 79901

Re: 809 N. Eucalyptus Street - Construction project special permit application

To whom it may concern,

I am writing this letter in support of Mr. John Holland obtaining a permit from the City of El Paso for improvements and construction at 809 N. Eucalyptus Street. This property is in dire need of repairs and the reconstruction of the building will have a positive impact on the neighborhood.

Because of the new setback rules from the original construction from 70 years ago, the much-needed repair to the current building requires a special permit. I am in favor of the City of El Paso granting this permit and allowing for the back wall to be 38 inches into the rear yard setback. In addition, the owner of the property is also proposing diagonal parking in front of the property instead of the current parallel parking, which I am also in support of this request as it will provide additional parking in the neighborhood.

Please do not hesitate to contact me if you have any questions.

Sincerely,

Ceci Figueroa, President
Prime Capital Management, Inc.

1701 E. Yandell | El Paso, Texas 79902 | (915) 351-8000

January 8th, 2025

To whom it may concern,

Subject: 809 N. Eucalyptus St Construction Project Special Permit Application

This Letter is to inform you that I am in favor of the improvement / construction project at 809 N. Eucalyptus Street because it will look much better than the old dilapidated building. This will have a positive impact in our area.

I am aware the new owner of that old building is applying for a special permit because the back wall would be 38 inches into the rear yard setback. Even though the new rear wall will be built in the same location and footprint as the original old building, the new setback rules have changed from 70 years ago.

I am also aware that the new owner is proposing diagonal parking in front of 809 N. Eucalyptus Street instead of the current parallel parking. This is good because it would add a couple more public parking spaces.

Sincerely,

Mario Southern, President
Dry River Holdings
2022 E Yandell
El Paso TX 79903

JAY L. HARMAN FIRE EQUIPMENT COMPANY

Ross Logue
Jay L. Harman Fire Equipment Co.
1930 E Yandell Dr.
El Paso, Tx. 79903

12/17/24

Subject : 809 N. Eucalyptus Street construction project special permit application

To whom it may concern,

I am in favor of the improvement / construction project at 809 N. Eucalyptus Street because it will look much better than the old dilapidated building. This will have a positive impact in our area.

I am aware the new owner of that old building is applying for a special permit because the back wall would be 38 inches into the rear yard setback. Even though the new rear wall will be built in the same location as the original old building, the new setback rules have changed from 70 years ago.

I am also aware that the new owner is proposing diagonal parking in front of 809 N. Eucalyptus Street instead of the current parallel parking. This is good because it would add a couple more public parking spaces.

Best Regards,

Ross Logue

Ph. (915) 533-7021 • Fax (915) 533-0079
1930 E. Yandell • El Paso, TX 79903 • www.jhfire.com • email: info@jhfire.com

JOSE YANAR
JAYCAL, INC.
1919 E. YANDELL DR.
EL PASO, TX. 79903
1/03/2025

Subject: 809 N. Eucalyptus Street construction project special permit application

To whom it may concern,

I am in favor of the improvement / construction project at 809 N. Eucalyptus Street because it will look much better than the old dilapidated building. This will have a positive impact in our area.

I am aware the new owner of that old building is applying for a special permit because the back wall would be 38 inches into the rear setback. Even though the rear wall will be rebuilt in the same footprint as the original old building, the new setback rules have changed from 70 years ago.

I am also aware that the new owner is proposing diagonal parking in front of 809 N. Eucalyptus Street instead of the current parallel parking. This is good because it would add a couple more public parking spaces.

Best Regards,

Jose Yanar

Control & Equipment Company

2001 E. Yandell • El Paso, Texas 79903 Phone (915) 545-2256 • Fax (915) 545-1354
www.controlandequipment.com

Jason Gill

President

Control & Equipment Company

2001 E. Yandell

El Paso, TX, 79903

January 16, 2025

Subject: 809 N. Eucalyptus Street construction project special permit application

To whom it may concern,

I am in favor of the improvement / construction project at 809 N. Eucalyptus Street because it will look much better than the old dilapidated building. This will have a positive impact in our area.

I am aware the new owner of that old building is applying for a special permit because the back wall would be 38 inches into the rear yard setback. Even though the new rear wall will be built in the same location and footprint as the original old building, the new setback rules have changed from 70 years ago.

I am also aware that the new owner is proposing diagonal parking in front of 809 N. Eucalyptus Street instead of the current parallel parking. This is good because it would add a couple more public parking spaces.

Best Regards,

Jason Gill

BARNHART-TAYLOR, INC.

1602 E. YANDELL Dr.
EL PASO, TEXAS 79902

Ph. #915-533-1231
Fax #915-533-8942

E-mail Address: juanvillalobos@barnharttaylor.com

January 10, 2025

Subject: 809 N. Eucalyptus Street construction project special permit application

To whom it may concern,

I am in favor of the improvement / construction project at 809 N. Eucalyptus Street because it will look much better than the old, dilapidated building. This will have a positive impact in our area.

I am aware the new owner of that old building is applying for a special permit because the back wall would be 38 inches into the rear yard setback. Even though the new rear wall will be built in the same location and footprint as the original old building, the new setback rules have changed from 70 years ago.

I am also aware that the new owner is proposing diagonal parking in front of 809 N. Eucalyptus Street instead of the current parallel parking. This is good because it would add a couple more public parking spaces.

Improvements by the city in our area such as the street paving repairs on E. Yandell Dr. and new LED street lighting have helped the area quite a bit. Business owners that improve the visibility of their existing structures are also helping the area's image.

Regards,
Juan M. Villalobos, PE
Vice President

Barnhart-Taylor, Inc.
915-727-1951

Arturo Gonzalez
Su Casa Mexican Restaurant
2030 E Yandell Dr
El Paso, TX 79903
915-544-5136

January 6, 2025

Subject: 809 N Eucalyptus Street Construction Project Special Permit Application

To Whom It May Concern:

I am in favor of the improvement/ construction project at 809 N Eucalyptus street because it will look much better than the old dilapidated building. This will have a positive impact on our area.

I am aware the new owner of that old building is applying for a special permit because the back wall would be 38 inches into the rear yard setback. Even though the new rear wall will be built in the same location as the original old building, the new setback rules have changed from 70 years ago.

I am also aware that the new owner is proposing diagonal parking in front of 809 N Eucalyptus street instead of the current parallel parking. This is good because it would add a couple more public parking spaces.

Best regards,
Arturo Gonzalez

Jose Gomez

Timo's Restaurant

2000 Montana

January 8, 2025

Subject: 809 N. Eucalyptus Street construction project special permit application

To whom it may concern,

I am in favor of the improvement / construction project at 809 N. Eucalyptus Street because it will look much better than the old, dilapidated building. This will have a positive impact in our area.

I am aware the new owner of that old building is applying for a special permit because the back wall would be 38 inches into the rear yard setback. Even though the new rear wall will be built in the same location and footprint as the original old building, the new setback rules have changed from 70 years ago.

I am also aware that the new owner is proposing diagonal parking in front of 809 N. Eucalyptus Street instead of the current parallel parking. This is good because it would add a couple more public parking spaces.

Best Regards,

Jose Gomez

Laura V. Gill

Control & Equipment Company

1921 E. Yandell Dr., El Paso, TX 79903

January 16, 2025

Subject: 809 N. Eucalyptus Street construction project special permit application

To whom it may concern,

I am in favor of the improvement/construction project at 809 N. Eucalyptus Street because it will provide a much better look than the current dilapidated building. The improved building will have such a positive impact in our community. It is exciting to see our community thrive with such improvements.

I am aware that the new owner of that building is applying for a special permit because the back wall would be 38 inches into the rear setback. Even though the rear wall will be rebuilt in the same footprint of the original old building, the new setback rules have changed from 70 years ago.

I am also aware that the new owner is proposing diagonal parking in front of 809 N. Eucalyptus Street instead of the current parallel parking. This is would be great because it would add a couple of more public parking spaces.

Best Regards,

Laura V. Gill

Operations Manager, Control & Equipment

JOLLIFFCO, L.L.C.

1922 E. Yandell Drive — El Paso, Texas 79903

Travis Jolliff
Jolliffco, L.L.C.
1922 E. Yandell Dr.
El Paso, Tx. 79903

12/18/24

Subject : 809 N. Eucalyptus Street construction project special permit application

To whom it may concern,

I am in favor of the improvement / construction project at 809 N. Eucalyptus Street because it will look much better than the old dilapidated building. This will have a positive impact in our area.

I am aware the new owner of that old building is applying for a special permit because the back wall would be 38 inches into the rear yard setback. Even though the new rear wall will be built in the same location as the original old building, the new setback rules have changed from 70 years ago.

I am also aware that the new owner is proposing diagonal parking in front of 809 N. Eucalyptus Street instead of the current parallel parking. This is good because it would add a couple more public parking spaces.

Best Regards,

Travis Jolliff

CONSTRUCTION SERVICES BY

EFFICIO

DEVELOPMENT | DESIGN-BUILD | CONSTRUCTION MANAGEMENT

Efficio (v) to execute, complete, accomplish, make, form compose.

January 10, 2025

To: John Holland, CEO
Control & Equipment Company
2001 E. Yandell 79902
El Paso, TX.

RE: Subject: 809 N. Eucalyptus Street construction project special permit application

To Whom It May Concern,

Efficio encourages and supports any businesses willing to invest in the area. The proposed improvements for 809 N. Eucalyptus Street will enhance the area and more importantly bring job opportunities to the area. We understand that the proposed footprint of the building will encroach 38" into the rear yard setback, and a special permit will be required. We understand the challenges of building in the inner city and that it is reasonable that some variations will be necessary to make the design and intended use of the building work. We have no objections to such modifications.

The owner has proposed diagonal parking in front of 809 N. Eucalyptus Street instead of the current parallel parking space and it is necessary to accommodate parking spaces for occupants. The streets are wide and can accommodate the public parking spaces.

We hope that the city will work with Mr. Holland to revitalize his property and bring much needed Economic Development to the area. If you have any questions, please do not hesitate to contact me.

Sincerely,
Efficio Construction Services, LLC

Juan M. Villalobos Jr.
Sole Member
juanv@efficiollc.com
T. (915) 219-4347 ext. 4
M. (915) 373-0867

1600 E. Yandell Dr. | El Paso, Texas 79902 | O. 915.219.4347 | www.efficiollc.com

Carlos Aguirre
AyCaramba Restaurant!
1926 Montana
El Paso, Tx. 79903
1/6/2025

Subject: 809 Eucalyptus Street, Construction Project
Special Pemit

To whom it may concern:

I am in favor of the improvement/construction project al 809
N. Eucalyptus Street, becuase, it will look much better and will make a positive impact in our area.
I'm aware the new owner of the building is applying for a special permit because of the back wall will be 38 inches into the rear setback, even though, the rear wall will be rebuilt in the same footprint as the original old buiding. The new setback rules have changed fron 70 years ago.

I'm also aware that the new owner is proposing diagonal parking in front of 809 N. Eucalypus Street, instead of the current parallel parking.

Best Regards.

Carlos Aguirre

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS AND DONATIONS FORM

In compliance with Title 2, Chapter 2.92, Section 2.92.080

Introduction:

Individuals or entities benefiting by a City Council Agenda item must disclose contributions or donations made to current members of Council under the City's Ethics Code. The information on this form is being captured for transparency purposes and will be noted on the relevant City Council Agenda. **Contributions and Donations do NOT disqualify an applicant from doing business with the City.**

Definitions:

"Contribution"	A direct or indirect transfer of money, goods, services, or any other thing of value and includes an agreement made or other obligation incurred, whether legally enforceable or not, to make a transfer. The term includes a loan or extension of credit, other than those expressly excluded by the Texas Election Code, and a guarantee of a loan or extension of credit.
"Contributor"	A person making a contribution, including the contributor's spouse.
"Donation"	Cash and the value of any in-kind contributions or gifts to the council member for use by their office or in their district.
"Donor"	An individual and spouse, a business entity, or an individual who owns a business entity in whole or in part, or is operated by the individual, that is the subject of a council agenda item.
"Benefiting"	Shall include but not be limited to any contract, bid award, franchise, permit, zoning or rezoning, and other award that council will vote on.

Instructions: Please read and complete this form carefully. If you have made campaign contributions or donations to any current City Council member(s) totaling an aggregate of $500 or more during their campaign(s) or term(s) of City office, you are required to disclose the information as specified below. If you have not made such contributions or donations past the limit specified in the ordinance, you are required to affirm your compliance with the municipal code. Please submit this completed form along with your application or proposal to the relevant city department. Failure to disclose campaign contributions or donations as required by the ordinance may result in a violation of the City's Ethics Code requirements, and sanctions under the Ethics Code 2.92.

Contributor / Donor Information:

Full Name	John Holland
Business Name	Control & Equipment Company
Agenda Item Type	Special Permit
Relevant Department	Planning & Inspections

Disclosure Affirmation: Please check the appropriate box below to indicate whether you have made campaign contributions or donations totaling an aggregate of $500 or more to any City Council member(s) during their campaign(s) or term(s) of City office specified in Section 2.92.080 of the El Paso Municipal Code.

☑ I have **NOT** made campaign contributions or donations totaling an aggregate of $500 or more to any City Council member(s) during their campaign(s) or term(s) of City office, as specified in Section 2.92.080 of the El Paso Municipal Code.

OR

☐ I have made campaign contributions or donations totaling an aggregate of $500 or more to the following City Council member(s) during their campaign(s) or term(s) of City office:

OFFICE	CURRENT COUNCIL MEMBER NAME	AMOUNT ($)
Mayor		
District 1		
District 2		
District 3		
District 4		
District 5		
District 6		
District 7		
District 8		

Declaration: I hereby affirm that the information provided in this disclosure form is true and accurate to the best of my knowledge. I understand that this disclosure is required by Title 2, Chapter 2.92 of the El Paso Municipal Code and is subject to verification by the city authorities. Further, **I understand that upon submission of this form, I must disclose any subsequent contributions or donations prior to the relevant council meeting date.**

Signature: John Holland Date: 01-10-2025

File #: 25-1078, **Version:** 1

CITY OF EL PASO, TEXAS
LEGISTAR AGENDA ITEM SUMMARY FORM

DISTRICT, DEPARTMENT, CONTACT INFORMATION:

Please choose District and Department from drop down menu. Please post exactly as example below.
No Title's, No emails. Please use ARIAL 10 Font.

District 7
Planning and Inspections, Philip F. Etiwe, (915) 212-1553
Planning and Inspections, Blanca Perez, (915) 212-1561

AGENDA LANGUAGE:

This is the language that will be posted to the agenda. Please use ARIAL 11 Font.

An Ordinance changing the zoning of a portion of Lot 54, Cinecue Park Subdivision, 8172 Lowd Avenue, City of El Paso, El Paso County, Texas from R-F (Ranch and Farm) to R-2 (Residential). The penalty is as provided for in Chapter 20.24 of the El Paso City Code.

The proposed rezoning 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: 8172 Lowd Avenue
Applicant: Armando and Leticia Urenda, PZRZ25-00017

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

DEPARTMENT: Planning and Inspections

AGENDA DATE: 9/3/25

PUBLIC HEARING DATE: 9/30/25

CONTACT PERSON NAME: Philip F. Etiwe **PHONE NUMBER:** (915) 212-1553

2nd CONTACT PERSON NAME: Blanca Perez **PHONE NUMBER:** (915) 212-1561

DISTRICT(S) AFFECTED: 7

STRATEGIC GOAL:

#3 Promote the Visual Image of El Paso

SUBGOAL:

3.2 Set one standard for infrastructure across the city

SUBJECT:

An Ordinance changing the zoning of a portion of Lot 54, Cinecue Park Subdivision, 8172 Lowd Avenue, City of El Paso, El Paso County, Texas from R-F (Ranch and Farm) to R-2 (Residential). The penalty is as provided for in Chapter 20.24 of the El Paso City Code.

The proposed rezoning 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: 8172 Lowd Avenue
Applicant: Armando and Leticia Urenda, PZRZ25-00017

BACKGROUND / DISCUSSION:

The applicant is requesting to rezone from R-F (Ranch and Farm) to R-2 (Residential) to allow a single-family dwelling. City Plan Commission recommended 6-0 to approve the proposed rezoning on July 3, 2025. As of August 19, 2025, the Planning Division has not received any communication in support or opposition to the rezoning request. See attached staff report for additional information.

COMMUNITY AND STAKEHOLDER OUTREACH:

Applicant notified appropriate neighborhood associations of the request prior to submittal of a complete application. Public notices were sent to all property owners within 300 feet of the subject property.

PRIOR COUNCIL ACTION:

N/A

AMOUNT AND SOURCE OF FUNDING:

N/A

REPORTING OF CONTRIBUTION OR DONATION TO CITY COUNCIL:

N/A

NAME	AMOUNT ($)

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

DEPARTMENT HEAD: Philip Etive

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

ORDINANCE NO. _____

AN ORDINANCE CHANGING THE ZONING OF A PORTION OF LOT 54, CINECUE PARK SUBDIVISION, 8172 LOWD AVENUE, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM R-F (RANCH AND FARM) TO R-2 (RESIDENTIAL). 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 **a portion of Lot 54, Cineque Park Subdivision, 8172 Lowd Avenue**, located in the City of El Paso, El Paso County, Texas, and as more particularly described by metes and bounds on the attached Exhibit "A", incorporated by reference, be changed from **R-F (Ranch and Farm)** to **R-2 (Residential)**, as defined in Section 20.06.020, and that the zoning map of the City of El Paso be revised accordingly.

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 _____ day of _____, 2025.

THE CITY OF EL PASO

_____
Renard U. Johnson, Mayor

ATTEST:

_____
Laura D. Prine, City Clerk

APPROVED AS TO FORM:

_____
Jesus A. Quintanilla
Assistant City Attorney

APPROVED AS TO CONTENT:

_____
Philip F. Etiwe, Director
Planning & Inspections Department

EXHIBIT "A"

PROPERTY DESCRIPTION

8172 LOWD

Description of a parcel of land being a portion of Lot 54 (a/k/a/ Tract 54), Cineque Park Subdivision, City of El Paso, El Paso County, Texas, map of said recorded in book 7, page21 , Plat Records, El Paso County, Texas and also being that same parcel recorded in book 1745, page 333, and later in Clerk's File #20120026090, El Paso County Clerks Deed Records, and described as follows;

Commencing for reference at a city monument located at the centerline intersection of Lowd Avenue (30' wide) and Cineque Way (30' wide); said monument located North 19°00'00" East a distance of 235.10' from a 1/2" rebar found at the centerline intersection of said Lowd Avenue and Troy Avenue; Thence, with said centerline of Lowd Avenue, North 71°009'00" West a distance of 125.00' to a point; Thence, leaving said centerline, South 19°00'00" West a distance of 15.00' to a "V" chiseled on concrete set at the northwesterly corner of this parcel, said "V" also lying on the southerly ROW line of said Lowd Avenue, and being the "Point Of Beginning";

Thence, with said southerly ROW line, South 71°009'00" East a distance of 110.00' to a "V" chiseled on concrete set at the northeasterly corner of this parcel and being the intersection of said southerly ROW line of Lowd Avenue and the westerly ROW of said Cineque Way;

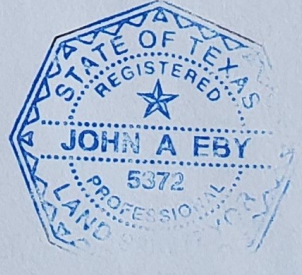
Thence, with said westerly ROW of said Cineque Way, South 19°00'00" West a distance of 150.10' to a bridge nail set at the southeasterly corner of this parcel;

Thence, with the southerly boundary line of this parcel, North 71°009'00" West a distance of 110.00' to the southwesterly corner of this parcel and lying on the easterly boundary line of that parcel described in book 1280, page 279;

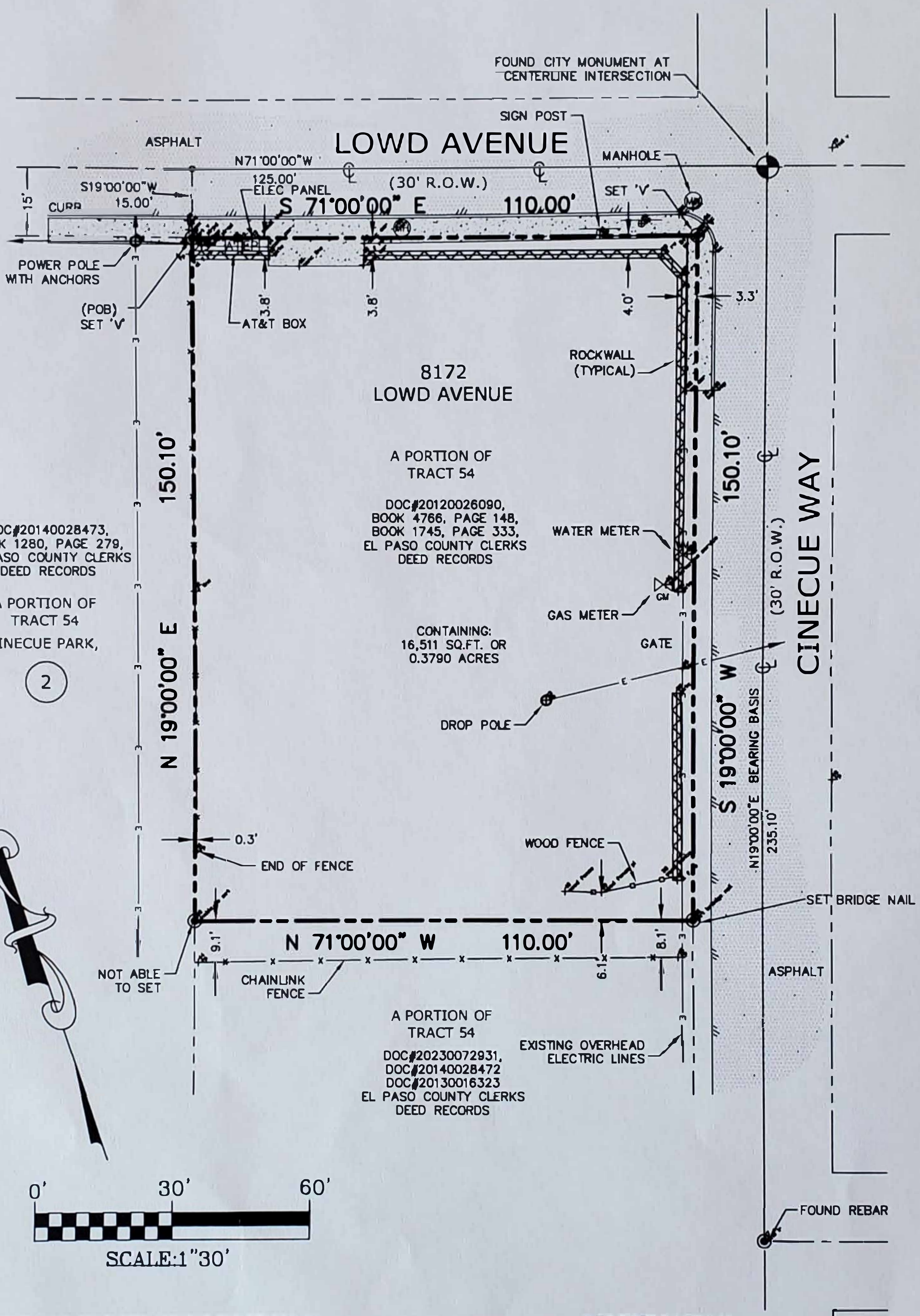
Thence, with the common boundary line of this parcel and said parcel described in book 1280, page 279, North 19°00'00" West a distance of 150.10' to the "Point Of Beginning" and containing 16,511 sq. ft. or 0.3790 acres.

Based on a field survey performed under my supervision and dated 7/18/2025

John A Eby, Texas R.P.L.S. 5372 NM PLS 17779



Paso Del Norte Surveying Inc.
13998 Bradley Road
El Paso, TX. 79938
915-241-1841
TBPELS FIRM #10001200



NOTES:
1. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THERE MAY BE EASEMENTS, OR OTHER MATTERS, NOT SHOWN.

2. A NEW METES AND BOUNDS DESCRIPTION WAS CREATED FROM, AND ACCOMPANIES, THIS SURVEY.

CERTIFICATION

I HEREBY CERTIFY THAT THIS BOUNDARY AND IMPROVEMENT SURVEY IS BASED ON A FIELD SURVEY PERFORMED UNDER MY SUPERVISION AND COMPLIES WITH THE CURRENT STANDARDS OF THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

JOHN A EBY TX-5372 NM-17779

STATE OF TEXAS REGISTERED JOHN A EBY 5372 PROFESSIONAL LAND SURVEYOR

TBPELS FIRM #10001200

A PORTION OF LOT 54,
CINECUE PARK SUBDIVISION,
AS DESCRIBED BY METES AND BOUNDS,
CITY OF EL PASO, EL PASO COUNTY, TEXAS

PLAT RECORD:
VOLUME: 7
PAGE: 21

TITLE CO: NONE PROVIDED

FIRM ZONE: X PANEL#: 4802140044-C DATED: 2/16/2006

DATE OF SURVEY: 7/18/2025 OFFICE: EA FIELD: AG,HR

PASO DEL NORTE SURVEYING INC.
13998 BRADLEY ROAD, EL PASO, TEXAS 79938
PH. 915-241-1841
FAX 915-855-6925
© COPYRIGHT

8172 Lowd

City Plan Commission — July 3, 2025

CASE NUMBER:	**PZRZ25-00017**
CASE MANAGER:	Blanca Perez, (915) 212-1561, PerezBM@elpasotexas.gov
PROPERTY OWNER:	Armando and Leticia Urenda
REPRESENTATIVE:	Luis Urenda
LOCATION:	8172 Lowd Ave. (District 7)
PROPERTY AREA:	0.38 acres
REQUEST:	Rezone from R-F (Ranch and Farm) to R-2 (Residential)
RELATED APPLICATIONS:	None
PUBLIC INPUT:	None received as of June 26, 2025

SUMMARY OF REQUEST: The applicant is requesting to rezone the subject property form R-F (Ranch and Farm) to R-2 (Residential) for the proposed use of a single-family dwelling.

SUMMARY OF STAFF'S RECOMMENDATION: Staff recommends **APPROVAL** of the rezoning request. The proposed zoning district is compatible with the current uses in the surrounding area and is consistent with *Plan El Paso*, the City's adopted Comprehensive Plan, and the G-3 Post-War future land use designation.

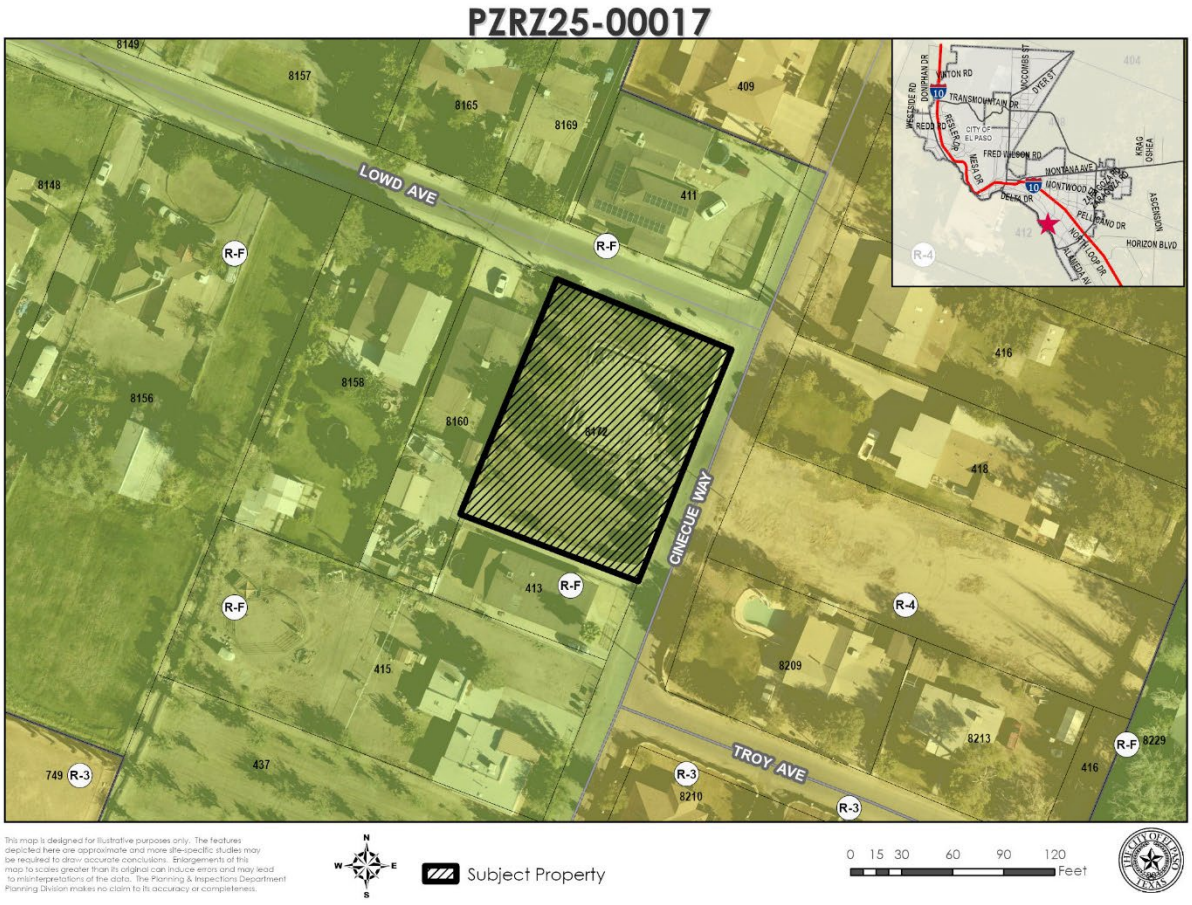


Figure A. Subject Property & Immediate Surroundings

DESCRIPTION OF REQUEST: The applicant is requesting to rezone the subject property form R-F (Ranch and Farm) to R-2 (Residential) for the proposed use of a single-family dwelling. The 0.38-acre property is currently vacant. The conceptual site plan proposes a 3,680-square-foot single-family residence with access provided from Lowd Avenue.

COMPATIBILITY WITH NEIGHBORHOOD CHARACTER: The proposed single-family dwelling and the requested R-2 (Residential) zoning are compatible with the existing character of the area. The surrounding properties include single-family dwellings zoned R-F (Ranch and Farm) to the north, west, and south, and single-family dwellings zoned R-4 (Residential) to the east. The nearest school, Thrive Academy Alternative School, is approximately 0.3 miles away, and the closest park, Shawver Park, is located about 1.0 mile from the subject property.

COMPLIANCE WITH *PLAN EL PASO*/REZONING POLICY – When evaluating whether a proposed rezoning is in accordance with *Plan El Paso*, consider the following factors:	
Criteria	**Does the Request Comply?**
Future Land Use Map: Proposed zone change is compatible with the Future Land Use designation for the property: **G-3, Post-War:** This sector applies to transitional neighborhoods typically developed from the 1950s through the 1980s. Streets were laid out with curvilinear patterns without alleys and shopping centers are located at major intersections behind large parking lots. This sector is generally stable but would benefit from strategic suburban retrofits to supplement the limited housing stock and add missing civic and commercial uses.	Yes. The subject property and the proposed development meet the intent of the G-3, Post-War Future Land Use designation of *Plan El Paso.*
Compatibility with Surroundings: The proposed zoning district is compatible with those surrounding the site: **R-2 (Residential) District:** The purpose of these districts is to promote and preserve residential development within the city to create basic neighborhood units. It is intended that the district regulations maintain a low density of dwelling units supporting a suburban-urban interface that permits developments utilizing varying lot configurations. The regulations of the districts will permit primarily single-family and two-family residential areas, and recreational and institutional uses incidental to and serving the neighborhood.	Yes. The proposed R-2 (Residential) zoning is compatible with the surrounding R-F (Ranch and Farm), R-3, and R-4 (Residential) districts and uses, which are developed with single-family dwellings.
Preferred Development Locations: Located along an arterial (or greater street classification) or the intersection of two collectors (or greater street classification). The site for proposed rezoning is not located mid-block, resulting in it being the only property on the block with an alternative zoning district, density, use and/or land use.	Yes. The subject property has access to Lowd Avenue, which is designated as a local street in the City's Major Thoroughfare Plan (MTP). It is also adjacent to Cinecue Way, another local street that connects to Yarbrough Drive, a major arterial. The classification of these roadways is appropriate to serve the proposed development.
THE PROPOSED ZONING DISTRICT'S EFFECT ON THE PROPERTY AND SURROUNDING PROPERTY, AFTER EVALUATING THE FOLLOWING FACTORS:	
Historic District or Special Designations & Study Area Plans: Any historic district or other special designations that may	The subject property is not located within historic districts nor any other special designation areas.

be applicable. Any adopted small areas plans, including land-use maps in those plans.	
Potential Adverse Effects: Potential adverse effects that might be caused by approval or denial of the requested rezoning.	There are no anticipated adverse impacts.
Natural Environment: Anticipated effects on the natural environment.	The proposed rezoning does not involve green field or environmentally sensitive land or arroyo disturbance.
Stability: Whether the area is stable or in transition.	The area has been stable with no rezonings within the last 10 years.
Socioeconomic & Physical Conditions: Any changed social, economic, or physical conditions that make the existing zoning no longer suitable for the property.	The subject property is currently vacant and undersized for the existing R-F (Ranch and Farm) zoning, which makes it unsuitable for development under its current designation. Rezoning to R-2 (Residential) will allow for appropriate development consistent with the surrounding single-family residential neighborhood.

ADEQUACY OF PUBLIC FACILITIES, SERVICES AND INFRASTRUCTURE: The property is located at the intersection of Lowd Avenue and Cinecue Way. Access to the subject property will be provided from Lowd Avenue, which is designated as a local street in the City of El Paso's Major Thoroughfare Plan (MTP) and is suitable to serve the proposed development. Two bus stops are located within walking distance (0.25 mile) of the property, with the nearest bus stop approximately 0.12 miles away along Yarbrough Drive.

SUMMARY OF DEPARTMENTAL REVIEW COMMENTS: No adverse comments were received from reviewing departments.

PUBLIC COMMENT: The subject property is located within the boundaries of the Mission Valley Civic Association, Corridor 20 Civic Association, and Save the Valley 21, all of which were notified of the rezoning application by the applicant. Public notices were mailed to property owners within 300 feet of the subject property on June 20, 2025. As of June 26, 2025, the Planning Division has not received any communication in support or opposition to the request.

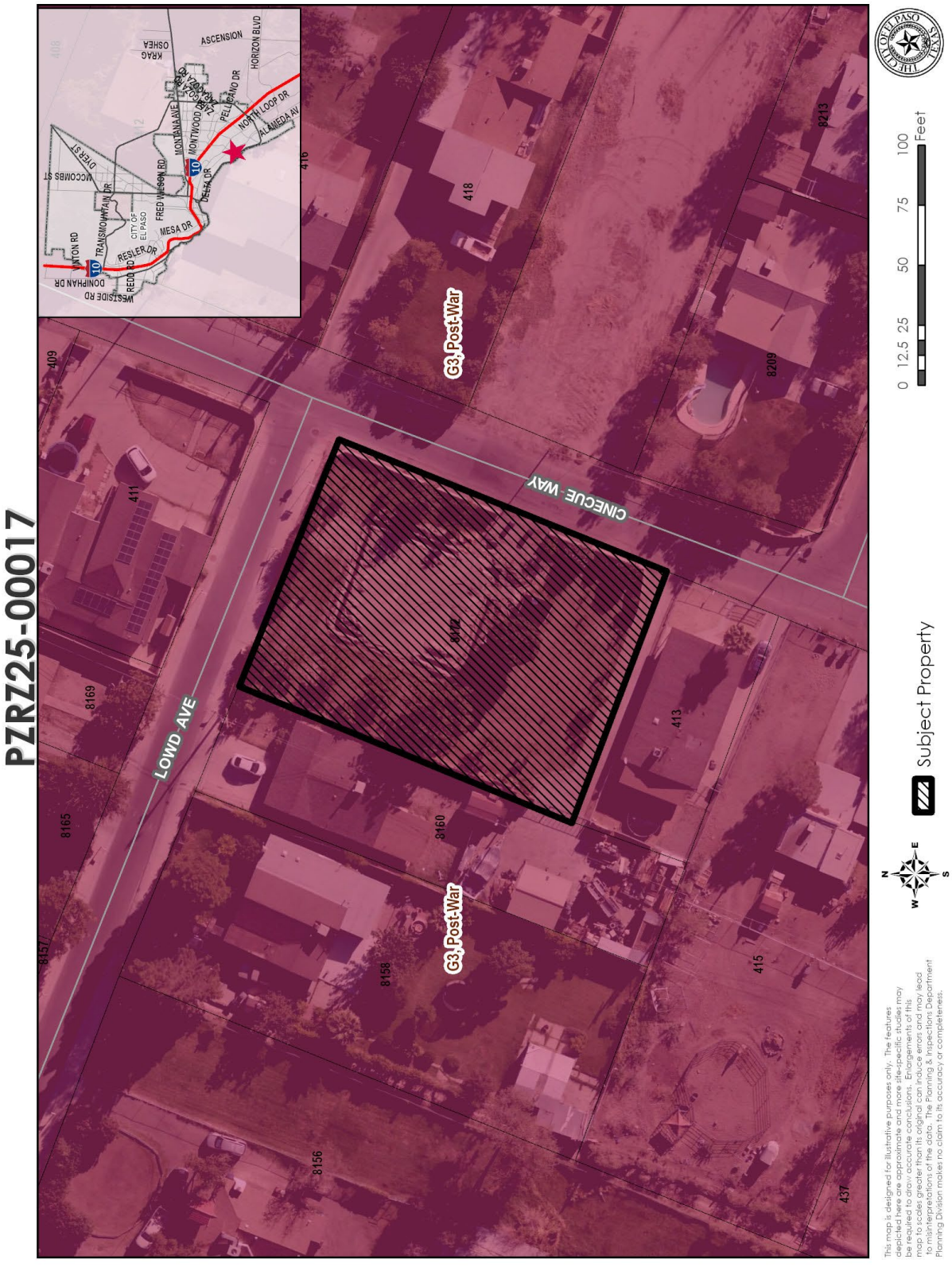
CITY PLAN COMMISSION OPTIONS: The purpose of the Zoning Ordinance is to promote the health, safety, morals and general welfare of the City. The City Plan Commission (CPC) has the authority to advise City Council on Zoning matters. In evaluating the request, the CPC may take any of the following actions:

1. **Recommend Approval** of the rezoning request, finding that the request is in conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or that the request is in conformance with other criteria that the CPC identifies from the Comprehensive Plan. **(Staff Recommendation)**
2. **Recommend Approval of the rezoning request With Modifications** to bring the request into conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or other criteria that the CPC identifies from the Comprehensive Plan.
3. **Recommend Denial** of the rezoning request, finding that the request does not conform to the review criteria of *Plan El Paso* as reflected in the Staff Report, or other criteria that the CPC identifies from the Comprehensive Plan.

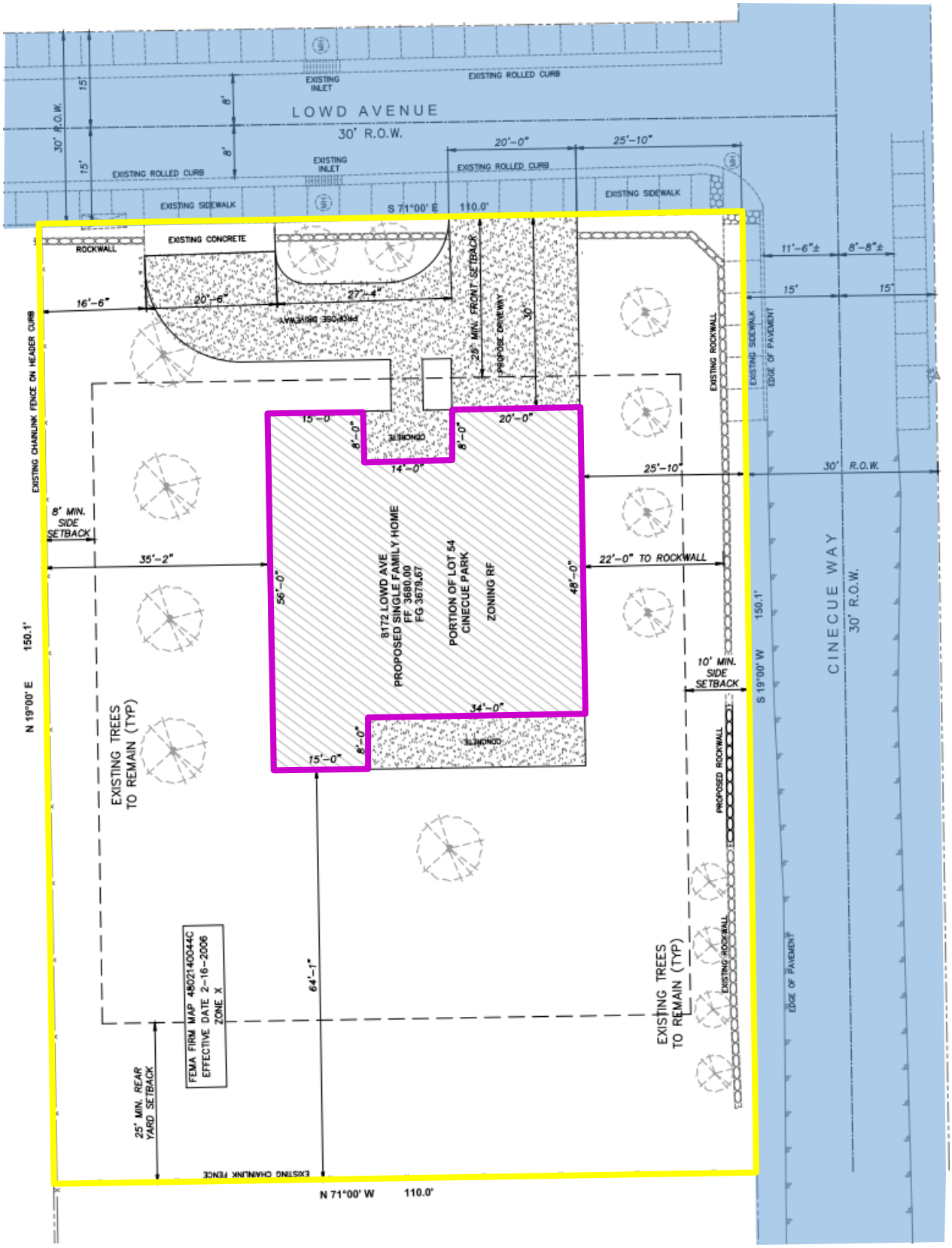
ATTACHMENTS:

1. Future Land Use Map
2. Generalized Plot Plan
3. Department Comments
4. Neighborhood Notification Boundary Map

ATTACHMENT 1



ATTACHMENT 2



ATTACHMENT 3

Planning and Inspections Department - Planning Division
Staff recommends approval of the rezoning request. The proposed zoning district is compatible with the residential districts in the surrounding area and is consistent with *Plan El Paso*, the City's adopted Comprehensive Plan, and the G3 Post-War future land use designation.

Planning and Inspections Department – Plan Review & Landscaping Division
No comments provided.

Planning and Inspections Department – Land Development
On-site ponding of all storm-water runoff discharge volumes is required within this lot and shall comply with all provisions of Municipal-Code Section 19.19.010A, SDM panel 1-4C-J, and DDM section 11.1.

Note: Comments will be addressed at the permitting stage.

Fire Department
No adverse comments.

Police Department
No comments provided.

Environment Services
No comments provided.

Sun Metro
No comments provided.

Streets and Maintenance Department
Traffic & Transportation Engineering
No objection. Install 5-foot sidewalk up to property line on Cinecue Way. No TIA is required.

Streets Lighting:
Does not object to this request.
Street Lights Department requires that all projects that involve a roadway are 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.

For the development of a project 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.

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 comments provided.

El Paso Water
No comments provided.

Water
No comments provided.

Sanitary Sewer
No comments provided.

General
No comments provided.

Stormwater:
As per the Municipal Code: new developments and redevelopments are required to maintain the pre-development hydrologic response in their post-development state as nearly as practicable to reduce flooding. The code also encourages the use of nonstructural storm water management such as the preservation of green space, water harvesting, and other conservation efforts, to the maximum extent practicable, per Chapter 19.19, Section 19.19.010, and Subparagraph A-2 & A-5.
Cinecue Way was not designed to take in any runoff and Lowd Ave. may have been designed to retain only the street runoff; this property may need to retain its developed runoff on site.

El Paso County 911 District
No comments or concerns regarding this zoning.

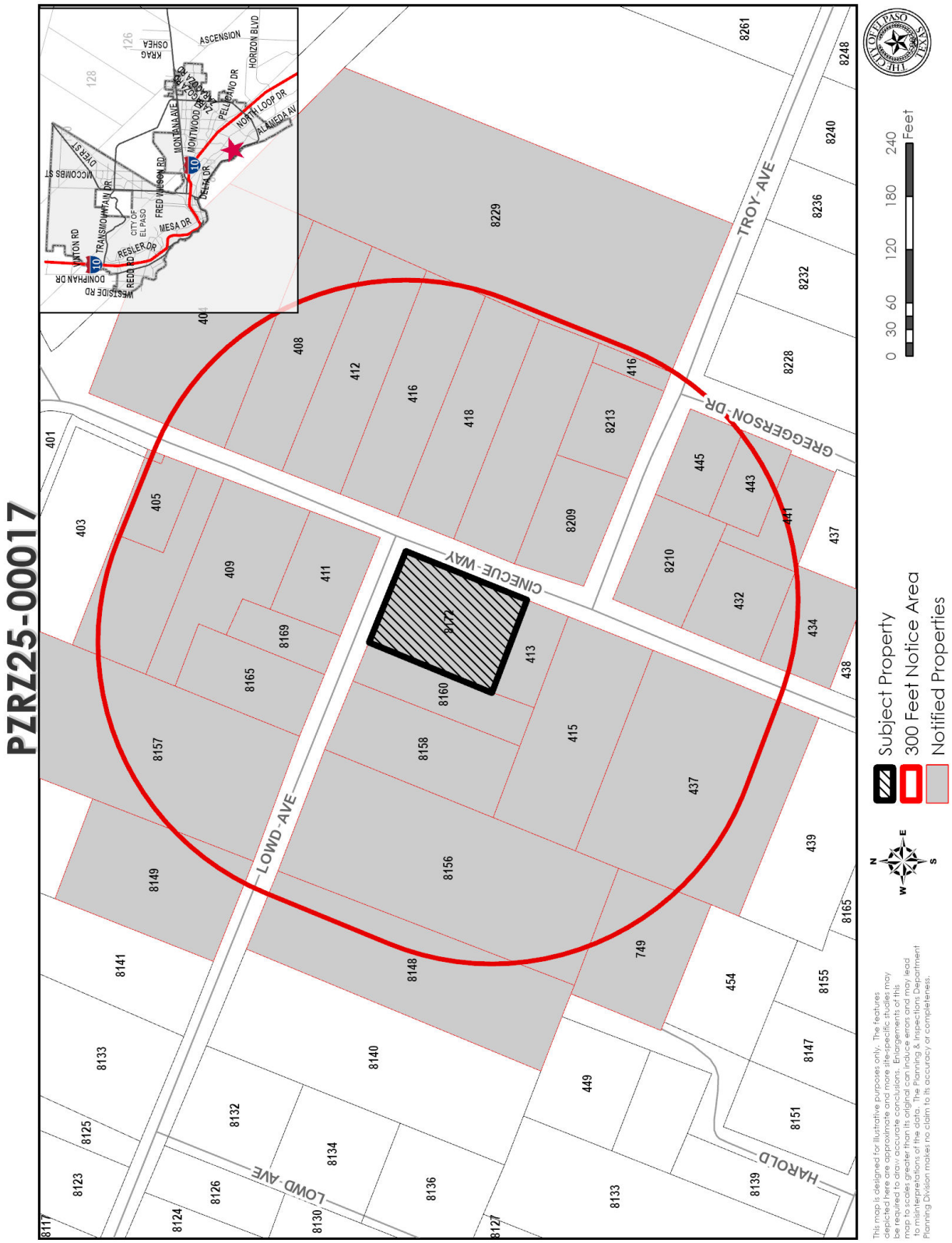
Texas Department of Transportation
No comments provided.

El Paso County Water Improvement District #1
No comments provided.

Texas Gas Service
Texas Gas service has a service line at 8172 Lowd Ave.
Disclaimer: Texas Gas Service does not allow permanent structures nor trees to be installed on top of TGS gas mains or service lines. If a conflict is anticipated, the developer, contractors or owner representative should contact TGS to relocate the gas main and/or service at the developer's expense.

El Paso Electric
No comments for 8172 Lowd Ave.

ATTACHMENT 4



DISCLOSURE OF CAMPAIGN CONTRIBUTIONS AND DONATIONS FORM

In compliance with Title 2, Chapter 2.92, Section 2.92.080

Introduction:

Individuals or entities benefiting by a City Council Agenda item must disclose contributions or donations made to current members of Council under the City's Ethics Code. The information on this form is being captured for transparency purposes and will be noted on the relevant City Council Agenda. **Contributions and Donations do NOT disqualify an applicant from doing business with the City.**

Definitions:

"Contribution"	A direct or indirect transfer of money, goods, services, or any other thing of value and includes an agreement made or other obligation incurred, whether legally enforceable or not, to make a transfer. The term includes a loan or extension of credit, other than those expressly excluded by the Texas Election Code, and a guarantee of a loan or extension of credit.
"Contributor"	A person making a contribution, including the contributor's spouse.
"Donation"	Cash and the value of any in-kind contributions or gifts to the council member for use by their office or in their district.
"Donor"	An individual and spouse, a business entity, or an individual who owns a business entity in whole or in part, or is operated by the individual, that is the subject of a council agenda item.
"Benefiting"	Shall include but not be limited to any contract, bid award, franchise, permit, zoning or rezoning, and other award that council will vote on.

Instructions: Please read and complete this form carefully. If you have made campaign contributions or donations to any current City Council member(s) totaling an aggregate of $500 or more during their campaign(s) or term(s) of City office, you are required to disclose the information as specified below. If you have not made such contributions or donations past the limit specified in the ordinance, you are required to affirm your compliance with the municipal code. Please submit this completed form along with your application or proposal to the relevant city department. Failure to disclose campaign contributions or donations as required by the ordinance may result in a violation of the City's Ethics Code requirements, and sanctions under the Ethics Code 2.92.

Contributor / Donor Information:

Full Name NA

Business Name NA

Agenda Item Type NA

Relevant Department NA

Disclosure Affirmation: Please check the appropriate box below to indicate whether you have made campaign contributions or donations totaling an aggregate of $500 or more to any City Council member(s) during their campaign(s) or term(s) of City office specified in Section 2.92.080 of the El Paso Municipal Code.

☒ I have **NOT** made campaign contributions or donations totaling an aggregate of $500 or more to any City Council member(s) during their campaign(s) or term(s) of City office, as specified in Section 2.92.080 of the El Paso Municipal Code.

OR

☐ I have made campaign contributions or donations totaling an aggregate of $500 or more to the following City Council member(s) during their campaign(s) or term(s) of City office:

OFFICE	CURRENT COUNCIL MEMBER NAME	AMOUNT ($)
Mayor		
District 1		
District 2		
District 3		
District 4		
District 5		
District 6		
District 7		
District 8		

Declaration: I hereby affirm that the information provided in this disclosure form is true and accurate to the best of my knowledge. I understand that this disclosure is required by Title 2, Chapter 2.92 of the El Paso Municipal Code and is subject to verification by the city authorities. Further, **I understand that upon submission of this form, I must disclose any subsequent contributions or donations prior to the relevant council meeting date.**

ARM AND HAMMER

Signature: X _____ Date: 6-11-2025

Leticia Urenda Leticia Urenda

File #: 25-1079, **Version:** 1

CITY OF EL PASO, TEXAS
LEGISTAR AGENDA ITEM SUMMARY FORM

DISTRICT, DEPARTMENT, CONTACT INFORMATION:

Please choose District and Department from drop down menu. Please post exactly as example below.
No Title's, No emails. Please use ARIAL 10 Font.

District 8
Planning and Inspections, Philip F. Etiwe, (915) 212-1553
Planning and Inspections, Blanca Perez, (915) 212-1561

AGENDA LANGUAGE:

This is the language that will be posted to the agenda. Please use ARIAL 11 Font.

An Ordinance changing the zoning of Lot 1, Block 1, Shadow Mountain, 201 Shadow Mountain Drive, City of El Paso, El Paso County, Texas from G-MU/c (General Mixed Use/conditions) to C-1/c (Commercial/conditions) and Lot 1, Block 1, Shadow Mountain Unit Two, 135 Shadow Mountain Drive, City of El Paso, El Paso County, Texas from G-MU (General Mixed Use) to C-1 (Commercial). The penalty is as provided for in Chapter 20.24 of the El Paso City Code.

The proposed rezoning 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: 201 and 135 Shadow Mountain Drive
Applicant: Saadatkhah Abdolkarim, PZRZ25-00016

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

DEPARTMENT: Planning and Inspections

AGENDA DATE: 9/3/25

PUBLIC HEARING DATE: 9/30/25

CONTACT PERSON NAME: Philip F. Etiwe **PHONE NUMBER:** (915) 212-1553

2nd CONTACT PERSON NAME: Blanca Perez **PHONE NUMBER:** (915)212-1561

DISTRICT(S) AFFECTED: 8

STRATEGIC GOAL:

#3 Promote the Visual Image of El Paso

SUBGOAL:

3.2 Set one standard for infrastructure across the city

SUBJECT:

An Ordinance changing the zoning of Lot 1, Block 1, Shadow Mountain, 201 Shadow Mountain Drive, City of El Paso, El Paso County, Texas from G-MU/c (General Mixed Use/conditions) to C-1/c (Commercial/conditions) and Lot 1, Block 1, Shadow Mountain Unit Two, 135 Shadow Mountain Drive, City of El Paso, El Paso County, Texas from G-MU (General Mixed Use) to C-1 (Commercial). The penalty is as provided for in Chapter 20.24 of the El Paso City Code.

The proposed rezoning 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: 201 and 135 Shadow Mountain Drive
Applicant: Saadatkhah Abdolkarim, PZRZ25-00016

BACKGROUND / DISCUSSION:

The applicant is requesting to rezone from G-MU/c (General Mixed Use/conditions) to C-1/c (Commercial/conditions) and G-MU (General Mixed Use) to C-1 (Commercial) to allow for a shopping center. City Plan Commission recommended 7-0 to approve the proposed rezoning on July 31, 2025. As of August 19, 2025, the Planning Division has receive one (1) call of inquiry but has not received any communication in support or opposition to the rezoning request. See attached staff report for additional information.

COMMUNITY AND STAKEHOLDER OUTREACH:

Applicant notified appropriate neighborhood associations of the request prior to submittal of a complete application. Public notices were sent to all property owners within 300 feet of the subject property.

PRIOR COUNCIL ACTION:

N/A

AMOUNT AND SOURCE OF FUNDING:

N/A

REPORTING OF CONTRIBUTION OR DONATION TO CITY COUNCIL:

N/A

NAME	AMOUNT ($)

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

DEPARTMENT HEAD: Philip Etiwe

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

REVISED
8:24 am, Aug 26, 2025

ORDINANCE NO. _____

AN ORDINANCE CHANGING THE ZONING OF LOT 1, BLOCK 1, SHADOW MOUNTAIN, 201 SHADOW MOUNTAIN DRIVE, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM G-MU/C (GENERAL MIXED USE/CONDITIONS) TO C-1/C (COMMERCIAL/CONDITIONS) AND LOT 1, BLOCK 1, SHADOW MOUNTAIN UNIT TWO, 135 SHADOW MOUNTAIN DRIVE, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM G-MU (GENERAL MIXED USE) TO C-1 (COMMERCIAL). 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 **Lot 1, Block 1, Shadow Mountain, 201 Shadow Mountain Drive**, located in the City of El Paso, El Paso County, Texas, be changed from **G-MU/c (General Mixed Use/Conditions)** to **C-1/c (Commercial/conditions)** and **Lot 1, Block 1, Shadow Mountain Unit Two, 135 Shadow Mountain Drive,** located in the City of El Paso, El Paso County, Texas, be changed from **G-MU (General Mixed Use) to C-1 (Commercial)**, as defined in Section 20.06.020, and that the zoning map of the City of El Paso be revised accordingly.

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 _____ day of _____, 2025.

THE CITY OF EL PASO

_____
Renard U. Johnson, Mayor

ATTEST:

_____
Laura D. Prine, City Clerk

APPROVED AS TO FORM:

_____
Jesus A. Quintanilla
Assistant City Attorney

APPROVED AS TO CONTENT:

_____
Philip F. Etiwe, Director
Planning & Inspections Department

ORDINANCE NO. _____

201 and 135 Shadow Mountain

City Plan Commission — July 31, 2025

REZONING

ZONING

CASE NUMBER:	**PZRZ25-00016**
CASE MANAGER:	Blanca Perez, (915) 212-1561, PerezBM@elpasotexas.gov
PROPERTY OWNER:	Saadatkhah Abdolkarim
REPRESENTATIVE:	Conde, Inc.
LOCATION:	201 and 135 Shadow Mountain Dr. (District 8)
PROPERTY AREA:	4.59 acres
REQUEST:	Rezone from G-MU/c (General Mixed Use/conditions) to C-1/c (Commercial/conditions) and G-MU (General Mixed Use) to C-1 (Commercial)
RELATED APPLICATIONS:	None
PUBLIC INPUT:	One (1) call of inquiry as of July 24, 2025.

SUMMARY OF REQUEST: The applicant is requesting to rezone the property from G-MU/c (General Mixed Use/conditions) to C-1/c (Commercial/conditions) and G-MU (General Mixed Use) to C-1 (Commercial) to allow for the use of a shopping center.

SUMMARY OF STAFF'S RECOMMENDATION: Staff recommends **APPROVAL** of the request as the proposed rezoning is in keeping with the policies of the G-4, Suburban (Walkable) Land Use designation of Plan El Paso, the City's adopted Comprehensive Plan.

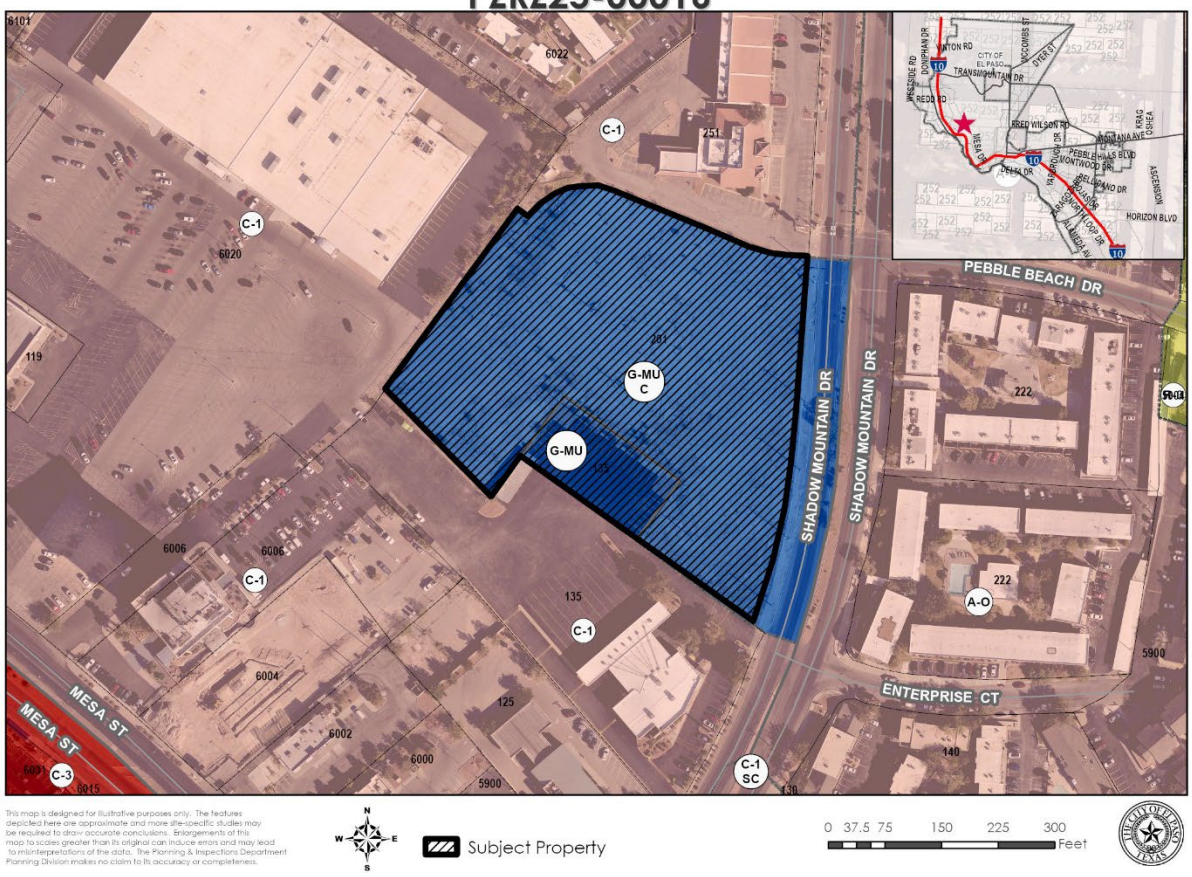


Figure A. Subject Property & Immediate Surroundings

DESCRIPTION OF REQUEST: The applicant is requesting to rezone the subject property from G-MU/c (General Mixed Use/conditions) to C-1/c (Commercial/conditions) and G-MU (General Mixed Use) to C-1 (Commercial) to allow for the development of a shopping center. The property is approximately 4.59 acres in size. The conceptual site plan proposes five (5) buildings, which include retail, restaurant, office, and self-storage uses. Primary access to the development is proposed from Shadow Mountain Drive. The conceptual site plan is not subject to zoning compliance review under Title 20 of the El Paso City Code and is non-binding.

PREVIOUS CASE HISTORY: On July 19, 2016, Ordinance No. 18541 was adopted, rezoning the property from C-1 (Commercial) to G-MU (General Mixed Use) with conditions. Subsequently, on September 13, 2022, Ordinance No. 19383 was adopted, rezoning an additional portion of the site from C-1 (Commercial) to G-MU (General Mixed Use) and amending the previously approved master zoning plan. The conditions imposed by Ordinance No. 18541 are as follows:

1. *Existing restrictive covenants and utility easement encroachments shall be addressed prior to the issuance of any building permits.*
2. *Traffic mitigation fees are to be paid prior to the issuance of any building permits.*

COMPATIBILITY WITH NEIGHBORHOOD CHARACTER: The proposed rezoning is compatible with the surrounding commercial development. Properties to the north and west are zoned C-1 (Commercial) and are developed with a shopping center and retail establishments. The property to the south is also zoned C-1 (Commercial) and includes a bank. Properties to the east are zoned A-O (Apartment/Office) and are developed with apartment complexes. The nearest school, Putman Elementary, is located approximately 1 mile from the subject property, and the nearest park, James Schwitters Family Park, is located approximately 0.6 miles away.

COMPLIANCE WITH *PLAN EL PASO*/REZONING POLICY – When evaluating whether a proposed rezoning is in accordance with *Plan El Paso*, consider the following factors:	
Criteria	**Does the Request Comply?**
Future Land Use Map: Proposed zone change is compatible with the Future Land Use designation for the property: **G-4 Suburban (Walkable):** This sector applies to modern single-use residential subdivisions and office parks, large schools and parks, and suburban shopping centers. This sector is generally stable but would benefit from strategic suburban retrofits to supplement the limited housing stock and add missing civic and commercial uses.	Yes. The proposed development is consistent with the future land use designation as it is located on a major arterial and will provide commercial uses.
Compatibility with Surroundings: The proposed zoning district is compatible with those surrounding the site: **C-1 (Commercial) District:** The purpose of these districts is to serve the needs of surrounding residential neighborhoods by providing compatible neighborhood convenience goods and services that serve day-to-day needs. The regulations of the districts will permit location of business and professional offices and retail category uses within adjacent residential areas of medium and high densities.	Yes. The proposed C-1 (Commercial) zoning district is compatible with the surrounding C-1 (Commercial) zoned properties and existing commercial uses, as well as the adjacent A-O (Apartment/Office) zoning district, which is developed with multifamily residential. The proposed zoning aligns with the established land use pattern in the area.
Preferred Development Locations: Located along an arterial (or greater street classification) or the intersection of two collectors (or greater street classification). The site for proposed rezoning is not located mid-block, resulting in it being the only property on the block with an alternative zoning district, density, use and/or land use.	Yes. The subject property is located along Shadow Mountain Drive, which is designated as a major arterial in the City's Major Thoroughfare Plan (MTP). The classification of this road is adequate for the proposed development as it connects to other existing commercial uses.

THE PROPOSED ZONING DISTRICT'S EFFECT ON THE PROPERTY AND SURROUNDING PROPERTY, AFTER EVALUATING THE FOLLOWING FACTORS:	
Historic District or Special Designations & Study Area Plans: Any historic district or other special designations that may be applicable. Any adopted small areas plans, including land-use maps in those plans.	The property lies with the Hillside Development Area. Consequently, this will be heard by the Open Space Advisory Board.
Potential Adverse Effects: Potential adverse effects that might be caused by approval or denial of the requested rezoning.	None. There are no anticipated adverse impacts.
Natural Environment: Anticipated effects on the natural environment.	The subject property lies within the Hillside Development Area. There are no anticipated affects on the natural environment. Furthermore, the proposed rezoning will be presented to the Open Space Advisory Board (OSAB) prior to City Council.
Stability: Whether the area is stable or in transition.	The surrounding area is generally stable with one rezoning within the last 10 years.
Socioeconomic & Physical Conditions: Any changed social, economic, or physical conditions that make the existing zoning no longer suitable for the property.	None.

ADEQUACY OF PUBLIC FACILITIES, SERVICES AND INFRASTRUCTURE: Access to the subject property is proposed from Shadow Mountain Drive, which is classified as a major arterial in the City's Major Thoroughfare Plan (MTP). This roadway classification is appropriate for the proposed commercial development. Sidewalks are present along Shadow Mountain Drive and within the existing surrounding development, supporting pedestrian connectivity. There are seven (7) bus stops located within a 0.25-mile (5-minute walking distance) from the subject property, with the nearest bus stop approximately 0.07 miles away.

SUMMARY OF DEPARTMENTAL REVIEW COMMENTS: No adverse comment received from the reviewing departments.

PUBLIC COMMENT: The applicant notified five (5) nearby neighborhood associations of the rezoning request, including Save the Valley, Upper Valley Improvement Neighborhood Association, Upper Mesa Hills Neighborhood Association, Mesa Hills Neighborhood Association, and Coronado Neighborhood Association. Public notices were mailed to property owners within 300 feet of the subject property on July 17, 2025. As of July 24, 2025, the Planning Division has received one (1) call of inquiry but has not received any communications in support or opposition to the request.

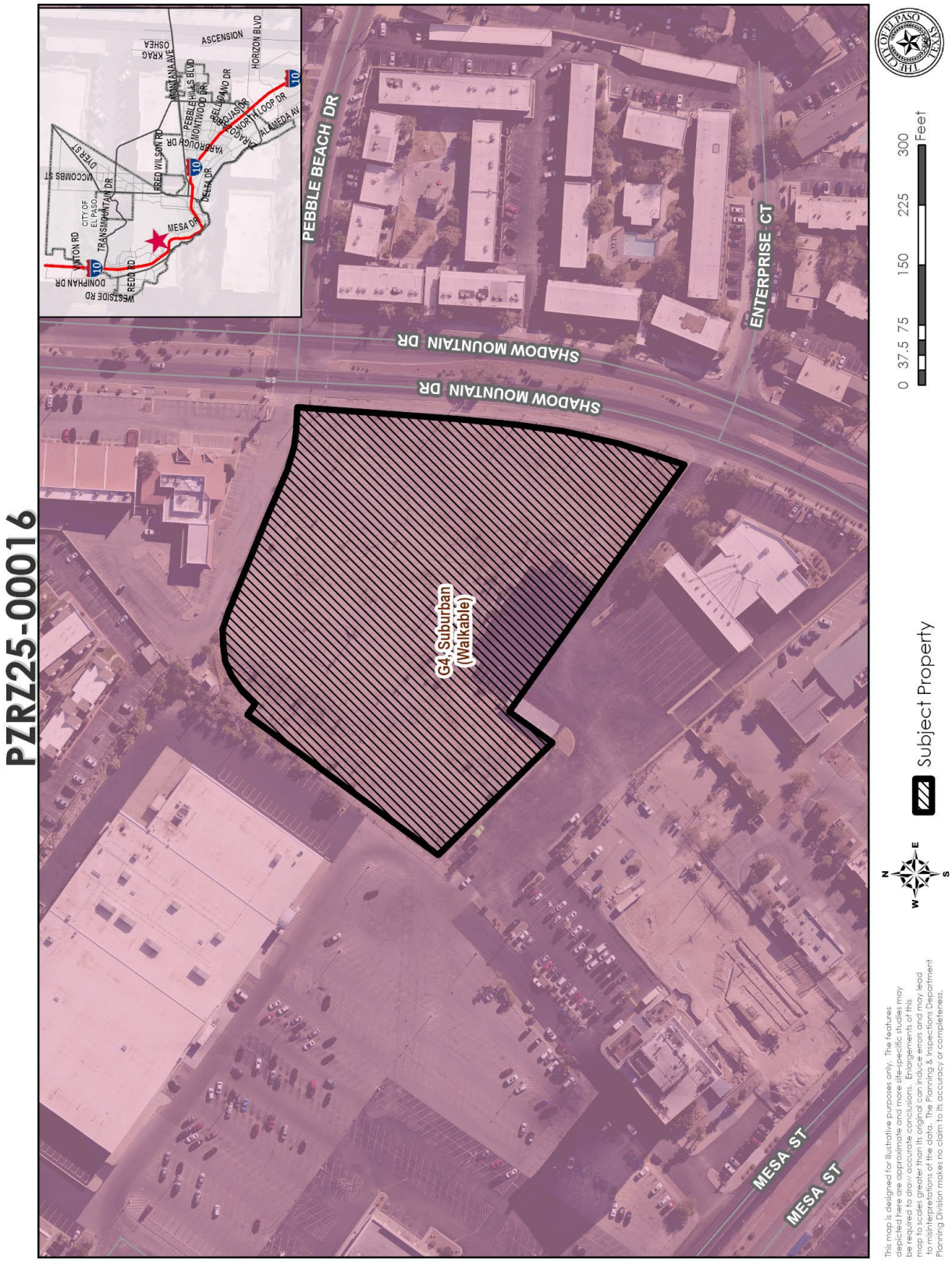
CITY PLAN COMMISSION OPTIONS: The purpose of the Zoning Ordinance is to promote the health, safety, morals and general welfare of the City. The City Plan Commission (CPC) has the authority to advise City Council on Zoning matters. In evaluating the request, the CPC may take any of the following actions:

1. **Recommend Approval** of the rezoning request, finding that the request is in conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or that the request is in conformance with other criteria that the CPC identifies from the Comprehensive Plan. **(Staff Recommendation)**
2. **Recommend Approval of the rezoning request With Modifications** to bring the request into conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or other criteria that the CPC identifies from the Comprehensive Plan.
3. **Recommend Denial** of the rezoning request, finding that the request does not conform to the review criteria of *Plan El Paso* as reflected in the Staff Report, or other criteria that the CPC identifies from the Comprehensive Plan.

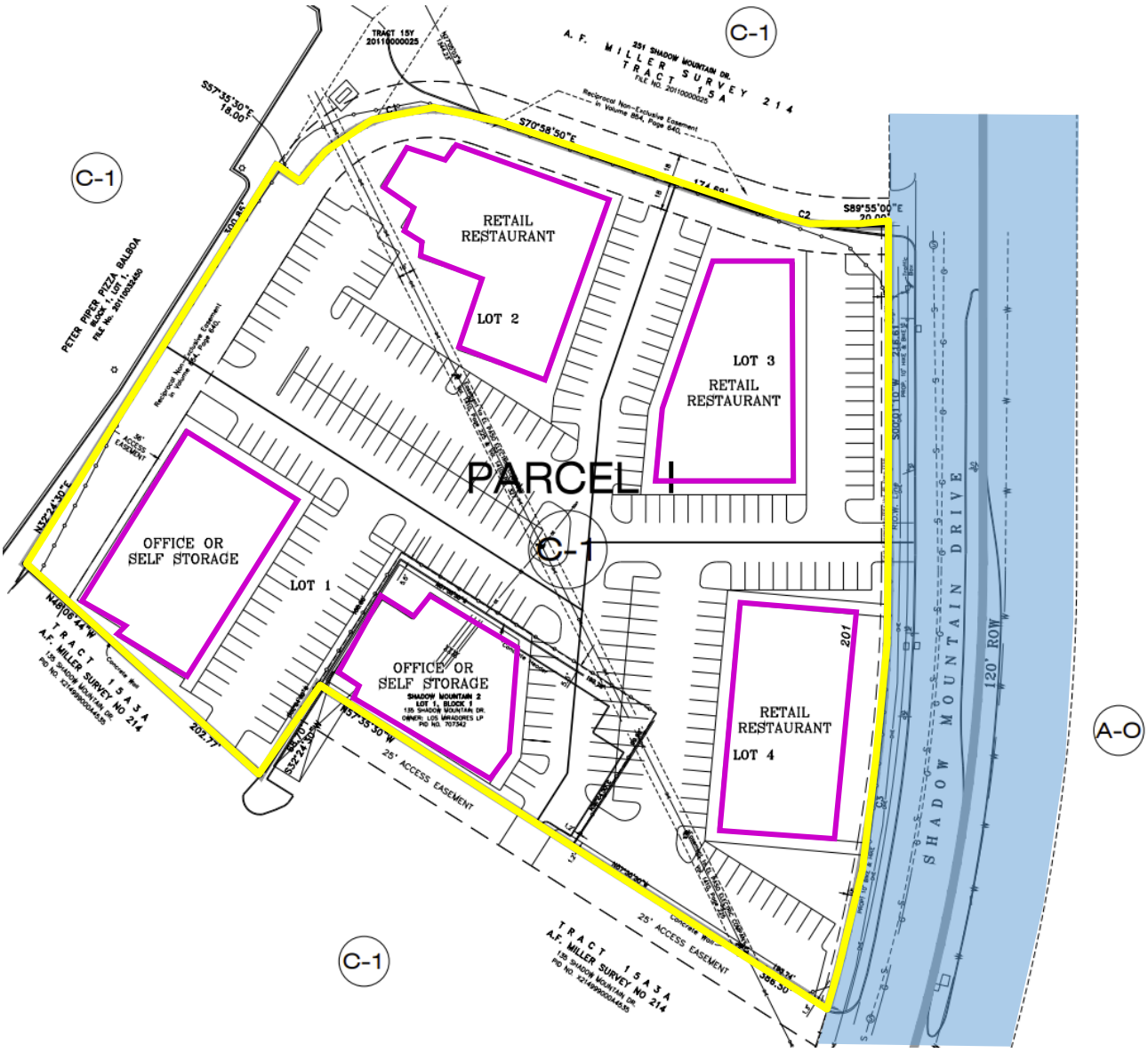
ATTACHMENTS:

1. Future Land Use Map
2. Generalized Plot Plan
3. Ordinance No. 18541
4. Department Comments
5. Neighborhood Notification Boundary Map

ATTACHMENT 1



ATTACHMENT 2



ATTACHMENT 3

CITY CLERK DEPT.
2016 JUN -7 PM 1:17

Doc# 20160055386

ORDINANCE NO. 018541

AN ORDINANCE CHANGING THE ZONING OF LOT 1, BLOCK 1, SHADOW MOUNTAIN, 201 SHADOW MOUNTAIN, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM C-1 (COMMERCIAL) TO G-MU (GENERAL MIXED USE); APPROVING A MASTER ZONING PLAN; 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, that the zoning of *Lot 1, Block 1, Shadow Mountain, 201 SHADOW MOUNTAIN, City of El Paso, El Paso County, Texas*, be changed from **C-1 (COMMERCIAL) to G-MU (GENERAL MIXED USE)**, as defined in Section 20.06.020, and that a **MASTER ZONING PLAN**, be approved as required by 20.04.200, to allow the land uses reflected in the Master Zoning Plan attached as Exhibit "A" and the Master Zoning Report attached as Exhibit "B" incorporated herein for all purposes, and that the zoning map of the City of El Paso be revised accordingly.

Further, that the property described above be subject to the following conditions which are necessitated in order to protect the health, safety and welfare of the residents of the City:

1. *Existing restrictive covenants and utility easement encroachments shall be addressed prior to the issuance of any building permits.*
2. *Traffic mitigation fees are to be paid 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.

PASSED AND APPROVED this 19th day of July, 2016.

THE CITY OF EL PASO

Oscar Leeser
Mayor

ATTEST:

Ordinance No. 018541
16-1007-1684/533889
201 Shadow Mountain – Rezoning Ordinance
OAR

PZRZ15-00039

Richarda Duffy Momsen, City Clerk

APPROVED AS TO FORM:

Omar De La Rosa
Assistant City Attorney

APPROVED AS TO CONTENT:

Larry F. Nichols, Director
Planning and Inspections Department

Ordinance No. 018541
16-1007-1684/533889
201 Shadow Mountain – Rezoning Ordinance
OAR

PZRZ15-00039

Exhibit A

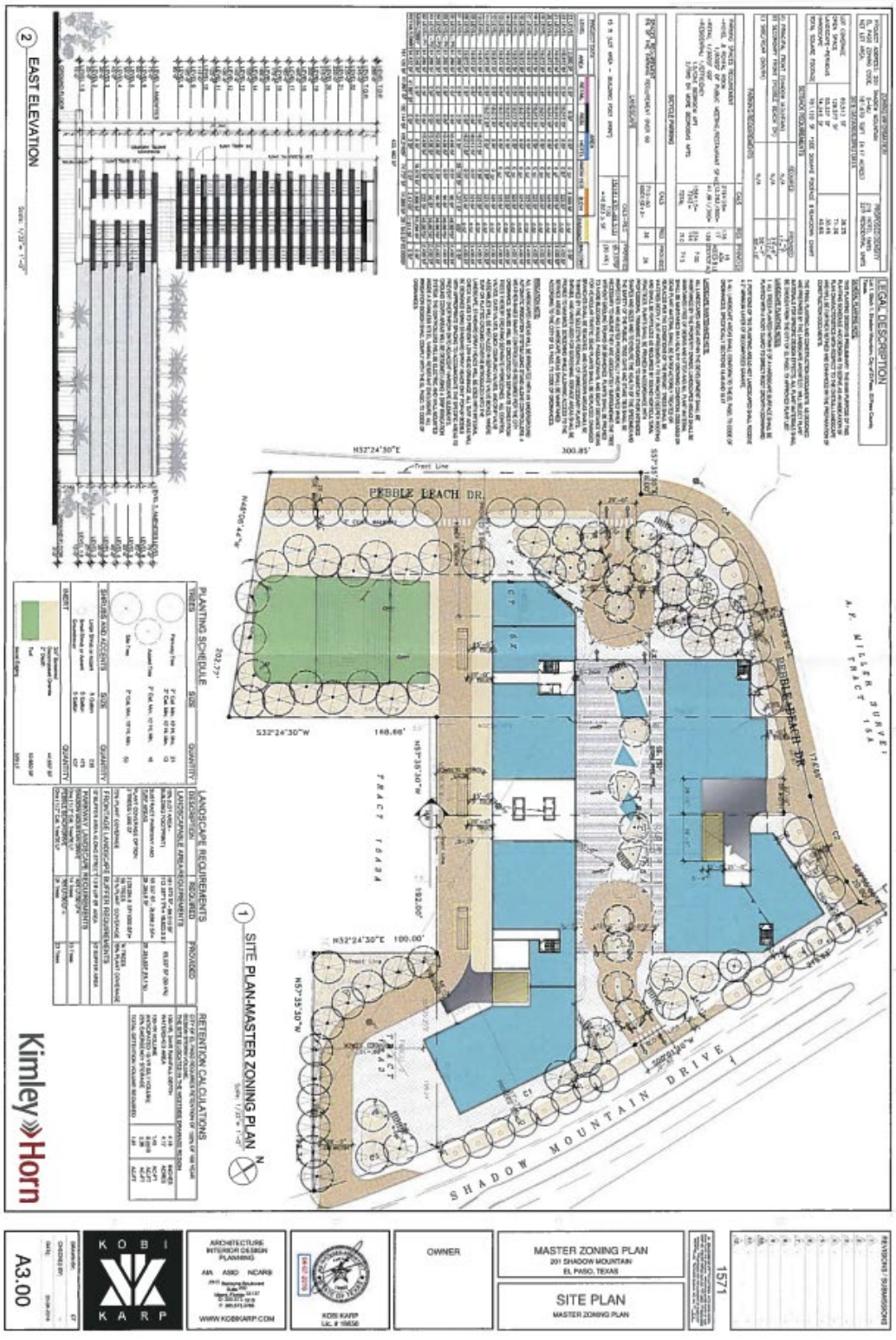

PEBBLE LEACH DR.
SHADOW MOUNTAIN DRIVE
PEBBLE BEACH DR.
A.F. MILLER SURVEY, TRACT 19A
TRACT 19A3A
TRACT 19A3B
N32°24'30"E
300.85'
S32°24'30"W
148.66'
N57°35'30"W
192.00'
N32°24'30"E 100.00'
S57°35'30"E
EAST ELEVATION
SITE PLAN-MASTER ZONING PLAN
LEGAL DESCRIPTION
PLANTING SCHEDULE
LANDSCAPE REQUIREMENTS
RETENTION CALCULATIONS
Kimley»Horn
KOBI KARP
ARCHITECTURE INTERIOR DESIGN PLANNING
OWNER
MASTER ZONING PLAN
201 SHADOW MOUNTAIN
EL PASO, TEXAS
SITE PLAN
MASTER ZONING PLAN
A3.00
1571

Exhibit B

Master Zoning Plan for a General Mixed-Use

Shadow Mountain

I. Purpose and Intent:

The purpose of this project and new Master Zoning Plan is to strengthen the existing neighboring community where there is an existing mixture of uses including offices, retail, apartments, single family attached units, walk ups, duplexes and row houses. Being located close to Sunland Park Mall, Coronado Shopping Center and the Mesa Street and Sunland Park corridor is a plus. This new district will enhance the neighborhood; promote walkable communities and the City of El Paso Comprehensive Plan and Smart Growth Objectives and initiatives throughout the city.

These Objectives will be followed with these outlines initiatives:

- Accommodate an innovative designed project that promotes multifamily houses and retail uses in West El Paso;
- Provide a center that promotes compatible uses, retail and multifamily housing, to have a relationship with the existing neighborhood promoting Public Transportation and pedestrian linkages with the rest of Downtown, the Medical Center, Mid-Town, Sunland Park and West side Walmart;
- Continue with the redevelopment patterns that the City of El Paso is promoting;
- Demonstrate that these trends are economically and socially feasible in West El Paso.

II. Objective:

This District will accommodate an innovative Multifamily Living with retail and interior open spaces, while providing individual structured parking.

III. Characteristics:

Description: The district will replace and empty land lot of 4.16 acres with a modern building that will house 42,000 square feet of retail space, over 100,000 Square feet of common open space, 219 hotel units and 228 apartment dwelling units.

The site is designed as an urban infill plan that allows the introduction of public pedestrian and vehicle or circulation from neighboring communities both commercial and residential through the site. The design of the site is promoting and accommodating and implementing both vehicular and pedestrian circulation connecting Mesa to Shadow Mountain via a connector aligned with Pebble Street.

The shaded and landscape pedestrian circulation is landscaped with Xeriscaping and shadow trees aligned within hard scape. The project allows for green pocket parks and outdoor public seating and congregating areas. There is a pocket park for the retail and another pocket park with public art for the entrance into the residential lobby on Shadow Mountain road.

The connector boulevard wrapping around the site for the vehicular, bicycle, and pedestrian is lined with landscaping and benches seating areas as well as vita exercise Anna Lee near park distribution with pedestrian sidewalk which continues around as it connects via pebble to Shadow Mountain and on to Mesa.

The purely pedestrian connection is done through a pedestrian promenade open to the sky that connects the residential lobby and commercial on Shadow Mountain and connects pedestrian movement to the hotel lobby and retail and spa. The entrance to the hotel and spa is aligned with a linear park and with a pocket park.

The building is designed to blend in with colors and hues and tones of the ridges and Shadow Mountain. The building has colors and tones of browns and bronze and ochre and red colors similar to the sunset of the El Paso over the Rio Grande River.

The concept is to design a building that is unique to El Paso.

The amenity xeriscaping landscaped terraces and pool deck promotes and allows for the open shaded and natural assembly for the hotel and the residential community congregation area which is open 360°.

The building floats 25 feet above on top of the community residential and hotel Terrace area that promotes and allows open views to Shadow Mountain as well as to the Rio Grande and to El Paso and Juarez in the background.

The project is designed as a LEED project. Orienting to the Sun to maximize the views of the Rio Grande and the mountain ridges while promoting the natural light around the site. The floating of the building allows for the natural cross ventilation and natural breezes to be promoted on the site.

The Building is oriented and is designed as well as providing shade and shadow onto the building with the large overhang shade balconies and terrace shadowboxes in order to mitigate the solar gain on the glass on the tower.

The landscape-xeriscaping at the ground level continues onto the amenity level and continues on the vertical screen walls of the garage allowing for the cars to be fully hidden from the public right away while the xeriscaping continues to go down from the planters of the amenity terraces above and up from the ground Landscape surrounding the building on all four sides. The building is designed to have 360°

accessibility and visibility. All the services and loading is done internally hidden away from sight of public right of ways.

Access: This neighborhood center will have retail access along Shadow Mountain Drive. Each individual unit will be located in the main tower and have its own parking in an attached parking garage. Access to the parking garage will be from Pebble Beach Drive where an entrance ramp to the 5 story parking garage will be located. Pedestrian access will be from a pedestrian bridge which connects the tower to the parking garage.

Setbacks:

- Principal Front (Shadow Mountain): 7'-5"
- Secondary Front (Pebble Beach DR): 20'-0"
- Side : 45'-0"
- Rear: 89'-6"

Density:

- 228 Residential Units
- 219 Hotel Units

Landscaping:

- 55,337 SF.

Parking:

- 715 parking spaces
- 291,545 SF.

Sub Districts: N/A

Phasing: One Phase

Floor Area Ratio:

- 4.30:1

Special Privilege: N/A

IV. Relationship with Plan for El Paso:

This district will enhance the neighborhood's economic and social vitality and will follow the overall City of El Paso's goals to revitalize the City and promote higher densities and mixed uses as per the Smart Growth initiatives.

The existing surroundings have a tight walkable community with schools, churches, and retail within walking distance. This district will strengthen it by providing a modern and additional retail, apartments and hotel that will enhance the neighborhood.

Shadow Mountain City Centre Mix Use Table							
		Set Backs				Ceiling Height	Maximum Building Height
Use	Min. Area SF.	Front	Back	N. Side	S.Side		
Commercial Uses						15'-0"	256'-0"
ART GALLERY	400	0	0	0	0	15'-0"	256'-0"
ATHLETIC FACILITY	400	0	0	0	0	15'-0"	256'-0"
AUTOMATED TELLER MACHINE ATM	400	0	0	0	0	15'-0"	256'-0"
BAKERY	400	0	0	0	0	15'-0"	256'-0"
BANK	400	0	0	0	0	15'-0"	256'-0"
BARBER SHOP	400	0	0	0	0	15'-0"	256'-0"
BEAUTY SALON	400	0	0	0	0	15'-0"	256'-0"
BILLIAR AND POOL HALL	400	0	0	0	0	15'-0"	256'-0"
BINGO HALL	400	0	0	0	0	15'-0"	256'-0"
BOOK STORE	400	0	0	0	0	15'-0"	256'-0"
BOUTIQUE	400	0	0	0	0	15'-0"	256'-0"
BOWLING ALLEY	400	0	0	0	0	15'-0"	256'-0"
BREAD AND BAKERY PRODUCT MAN.	400	0	0	0	0	15'-0"	256'-0"
BREWERY	400	0	0	0	0	15'-0"	256'-0"
CAFETERIA	400	0	0	0	0	15'-0"	256'-0"
CLINIC	400	0	0	0	0	15'-0"	256'-0"
COMMUNITY RECREATIONAL FACILITY	400	0	0	0	0	15'-0"	256'-0"
COMPUTER ELECTRONIC PRODUCT ASSE.	400	0	0	0	0	15'-0"	256'-0"
COURIER & MESSAGE SERVICE	400	0	0	0	0	15'-0"	256'-0"
CREDIT UNION	400	0	0	0	0	15'-0"	256'-0"
DELICATESSEN	400	0	0	0	0	15'-0"	256'-0"
ELECTRONIC EQUIPMENT REPAIR	400	0	0	0	0	15'-0"	256'-0"
EXERCISE FACILITY (INDOOR)	400	0	0	0	0	15'-0"	256'-0"
FINANTIAL INSTITUTION	400	0	0	0	0	15'-0"	256'-0"
FLOWER SHOP	400	0	0	0	0	15'-0"	256'-0"
GOVERNAMENTAL USE	400	0	0	0	0	15'-0"	256'-0"
HOBBY STORE	400	0	0	0	0	15'-0"	256'-0"
HOME IMPROVEMENT CENTER	400	0	0	0	0	15'-0"	256'-0"

ICE CREAM PARLOR	400	0	0	0	0	15'-0"	256'-0"
ICE SKATING FACILITY	400	0	0	0	0	15'-0"	256'-0"
LAUNDRY ROOM	400	0	0	0	0	15'-0"	256'-0"
LAUNDRY COMMERCIAL	400	0	0	0	0	15'-0"	256'-0"
MASSAGE PARLOR	400	0	0	0	0	15'-0"	256'-0"
MINIATURE GOLF COURSE	400	0	0	0	0	15'-0"	256'-0"
MOVIE THEATRE(INDOOR)	400	0	0	0	0	15'-0"	256'-0"
MUSIC STORE	400	0	0	0	0	15'-0"	256'-0"
NIGHTCLUB,BAR,COCKTAIL LOUNVE	400	0	0	0	0	15'-0"	256'-0"
OFFICE,PROFESIONAL	400	0	0	0	0	15'-0"	256'-0"
ON SITE PARKING	400	0	0	0	0	15'-0"	256'-0"
OPEN SPACE(COMMON,PUBLIC OR PRIV.)	400	0	0	0	0	15'-0"	256'-0"
OTHER RETAIL STABLISHMENT(HIGH VOLUME)	400	0	0	0	0	15'-0"	256'-0"
OTHER RETAIL STABLISHMENT(LOW VOLUME)	400	0	0	0	0	15'-0"	256'-0"
PARK , PLAYGROUND	400	0	0	0	0	15'-0"	256'-0"
RESTAURANT(DRIVE IN OR WALK IN)	400	0	0	0	0	15'-0"	256'-0"
RESTAURANT SIT DOWN	400	0	0	0	0	15'-0"	256'-0"
SHOE REPAIR SHOP	400	0	0	0	0	15'-0"	256'-0"
SPECIALTY SHOP	400	0	0	0	0	15'-0"	256'-0"
SPORTING GOODS STORE	400	0	0	0	0	15'-0"	256'-0"
STUDIO,DANCE	400	0	0	0	0	15'-0"	256'-0"
STUDIO,PHOTOGRAPHY	400	0	0	0	0	15'-0"	256'-0"
SUPERMARKET	400	0	0	0	0	15'-0"	256'-0"
SUPERSTORE	400	0	0	0	0	15'-0"	256'-0"

Parking							
GARAGE OR LOT PARKING (COMERCIAL)	50,000	0	0	0	0	7'-6"	75'-0"
GARAGE OR LOT PARKING (PRIVATE)	50,000	0	0	0	0	7'-6"	75'-0"

Residential Uses							
APARTMENT(5 OR MORE UNITS)	400	30'-0"	30'-0"	30'-0"	30'-0"	8'6"	256'-0"
HOTEL	200	30'-0"	30'-0"	30'-0"	30'-0"	8'6"	256'-0"

SCANNED

Doc# 20160055386
#Pages 8 #NPages 1
8/8/2016 11:07:59 AM
Filed & Recorded in
Official Records of
El Paso County
Delia Briones
County Clerk
Fees $54.00

I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded by document number in the Official Public Records of Real Property in El Paso County.

EL PASO COUNTY, TEXAS

PLEASE RETURN TO DRAWER 151
City of El Paso
City Clerk's Office, 1st Floor
300 N. Campbell
El Paso, Texas 79901.

ATTACHMENT 4

Planning and Inspections Department - Planning Division

Staff recommends approval of the request as the proposed rezoning is in keeping with the policies of the G-4, Suburban (Walkable) Land Use designation of Plan El Paso, the City's adopted Comprehensive Plan.

Planning and Inspections Department – Plan Review & Landscaping Division

The generalized site plan is not being reviewed for conformance due to conceptual nature. No objections to proposed rezoning. At the time of submittal for building permit, the project will need to comply with all applicable provisions of the ICC, TAS and Municipal Code.

Planning and Inspections Department – Land Development

The master zoning exhibit A shows there is a pond and the zoning plan shows a self-storage building in its' place. Define alternate stormwater method(s) of retaining developed stormwater (underground systems).

Fire Department

No adverse comments.

Police Department

No comments provided.

Environment Services

No comments provided.

Sun Metro

No comments provided.

Streets and Maintenance Department

Traffic & Transportation Engineering:

No TIA required.

Streets Lighting:

Does not object to this request.

Street Lights Department requires that all projects that involve a roadway are 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.

For the development of a project 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.

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 comments provided.

El Paso Water
No comments provided.

Stormwater:
As per the Municipal Code: new developments and redevelopments are required to maintain the pre-development hydrologic response in their post-development state as nearly as practicable to reduce flooding. The code also encourages the use of nonstructural storm water management such as the preservation of green space, water harvesting, and other conservation efforts, to the maximum extent practicable, per Chapter 19.19, Section 19.19.010, and Subparagraph A-2 & A-5.

El Paso County 911 District
No comments or concerns regarding this zoning.

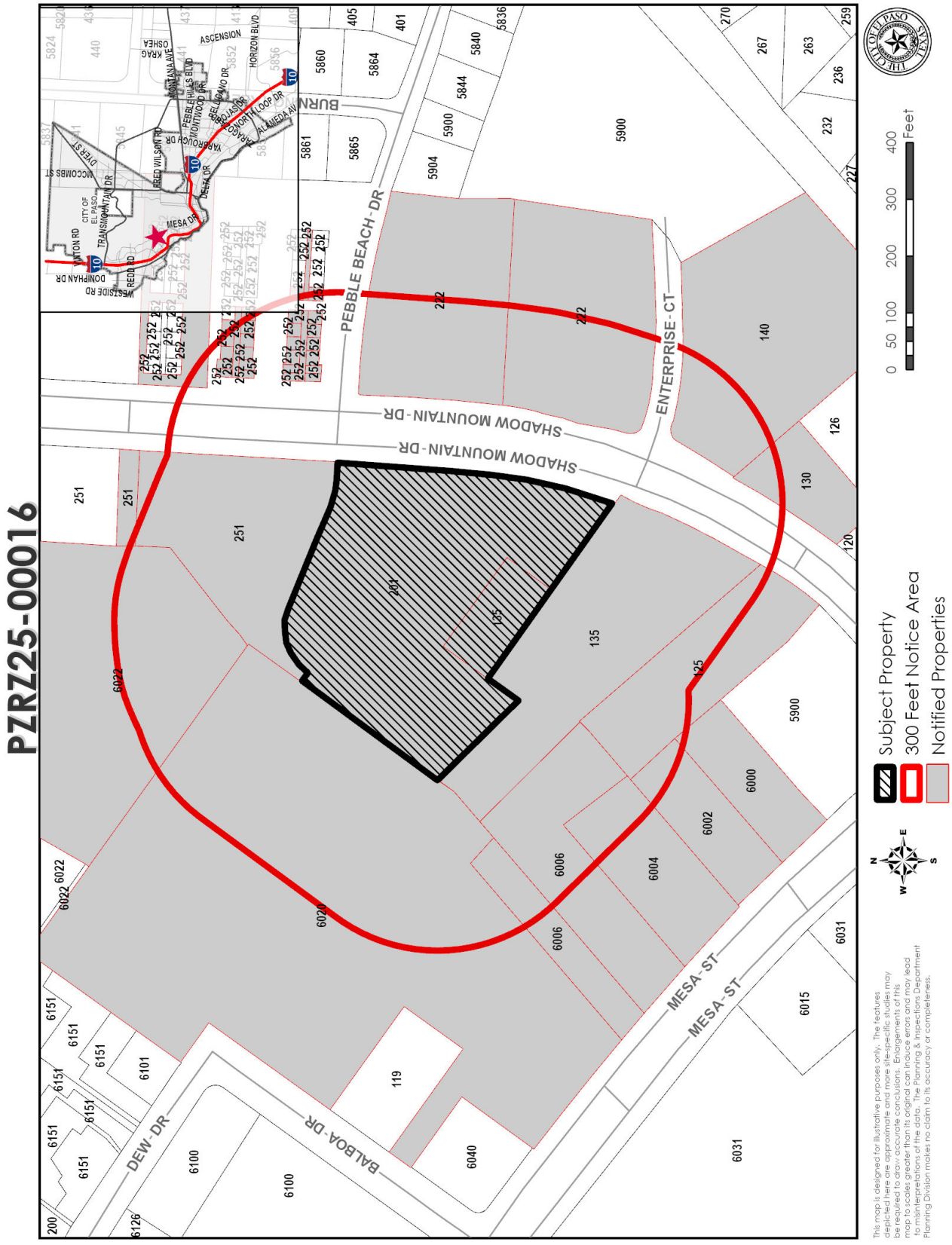
Texas Department of Transportation
No comments provided.

El Paso County Water Improvement District #1
No comments provided.

Texas Gas Service
Texas Gas Service will need a 10' easement to provide gas service to these properties. Disclaimer: Texas Gas Service does not allow permanent structures nor trees to be installed on top of TGS gas mains or service lines. If a conflict is anticipated, the developer, contractors or owner representative should contact TGS to relocate the gas main and/or service at the developer's expense.

El Paso Electric
No comments for 201 Shadow Mountain Dr. Attached is a copy of our ROW Guidelines for the existing line within the parcel.

ATTACHMENT 5



dotloop signature verification: dtlp.us/QaNS-8I72-6LIF

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS AND DONATIONS FORM

In compliance with Title 2, Chapter 2.92, Section 2.92.080

Introduction:

Individuals or entities benefiting by a City Council Agenda item must disclose contributions or donations made to current members of Council under the City's Ethics Code. The information on this form is being captured for transparency purposes and will be noted on the relevant City Council Agenda. **Contributions and Donations do NOT disqualify an applicant from doing business with the City.**

Definitions:

"Contribution"	A direct or indirect transfer of money, goods, services, or any other thing of value and includes an agreement made or other obligation incurred, whether legally enforceable or not, to make a transfer. The term includes a loan or extension of credit, other than those expressly excluded by the Texas Election Code, and a guarantee of a loan or extension of credit.
"Contributor"	A person making a contribution, including the contributor's spouse.
"Donation"	Cash and the value of any in-kind contributions or gifts to the council member for use by their office or in their district.
"Donor"	An individual and spouse, a business entity, or an individual who owns a business entity in whole or in part, or is operated by the individual, that is the subject of a council agenda item.
"Benefiting"	Shall include but not be limited to any contract, bid award, franchise, permit, zoning or rezoning, and other award that council will vote on.

Instructions: Please read and complete this form carefully. If you have made campaign contributions or donations to any current City Council member(s) totaling an aggregate of $500 or more during their campaign(s) or term(s) of City office, you are required to disclose the information as specified below. If you have not made such contributions or donations past the limit specified in the ordinance, you are required to affirm your compliance with the municipal code. Please submit this completed form along with your application or proposal to the relevant city department. Failure to disclose campaign contributions or donations as required by the ordinance may result in a violation of the City's Ethics Code requirements, and sanctions under the Ethics Code 2.92.

Contributor / Donor Information:

Full Name	Saadatkham Abdolkarim
Business Name	individual- Saadatkham Adbolkarim
Agenda Item Type	Rezoning
Relevant Department	Planning and Inspections Department

dotloop signature verification: dtlp.us/QaNS-8I72-6LIF

Disclosure Affirmation: Please check the appropriate box below to indicate whether you have made campaign contributions or donations totaling an aggregate of $500 or more to any City Council member(s) during their campaign(s) or term(s) of City office specified in Section 2.92.080 of the El Paso Municipal Code.

☑ I have **NOT** made campaign contributions or donations totaling an aggregate of $500 or more to any City Council member(s) during their campaign(s) or term(s) of City office, as specified in Section 2.92.080 of the El Paso Municipal Code.

OR

☐ I have made campaign contributions or donations totaling an aggregate of $500 or more to the following City Council member(s) during their campaign(s) or term(s) of City office:

OFFICE	CURRENT COUNCIL MEMBER NAME	AMOUNT ($)
Mayor		
District 1		
District 2		
District 3		
District 4		
District 5		
District 6		
District 7		
District 8		

Declaration: I hereby affirm that the information provided in this disclosure form is true and accurate to the best of my knowledge. I understand that this disclosure is required by Title 2, Chapter 2.92 of the El Paso Municipal Code and is subject to verification by the city authorities. Further, **I understand that upon submission of this form, I must disclose any subsequent contributions or donations prior to the relevant council meeting date.**

Signature: Abdolkarim Saadatkhah dotloop verified 05/28/25 8:08 AM MDT JLZM-OJLB-AFHC-DR4G Date: 05/28/2025

File #: 25-1081, **Version:** 1

CITY OF EL PASO, TEXAS
LEGISTAR AGENDA ITEM SUMMARY FORM

DISTRICT, DEPARTMENT, CONTACT INFORMATION:

Please choose District and Department from drop down menu. Please post exactly as example below. No Title's, No emails. Please use ARIAL 10 Font.

District 2
Planning and Inspections, Philip F. Etiwe, (915) 212-1553
Planning and Inspections, Blanca Perez, (915) 212-1561

AGENDA LANGUAGE:

This is the language that will be posted to the agenda. Please use ARIAL 11 Font.

An Ordinance changing the zoning of a portion of Lot 3, Block B, Arnold Foothills, 7750 Alabama Street, City of El Paso, El Paso County, Texas from C-1 (Commercial) to A-O (Apartment/Office). The penalty is as provided for in Chapter 20.24 of the El Paso City Code.

The proposed rezoning 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: 7750 Alabama Street
Applicant: Karam Development, PZRZ25-00014

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

DEPARTMENT: Planning and Inspections

AGENDA DATE: 9/3/25

PUBLIC HEARING DATE: 9/30/25

CONTACT PERSON NAME: Philip F. Etiwe **PHONE NUMBER:** (915) 212-1553

2nd CONTACT PERSON NAME: Blanca Perez **PHONE NUMBER:** (915) 212-1561

DISTRICT(S) AFFECTED: 2

STRATEGIC GOAL:

#3 Promote the Visual Image of El Paso

SUBGOAL:

3.2 Set one standard for infrastructure across the city

SUBJECT:

An Ordinance changing the zoning of a portion of Lot 3, Block B, Arnold Foothills, 7750 Alabama Street, City of El Paso, El Paso County, Texas from C-1 (Commercial) to A-O (Apartment/Office). The penalty is as provided for in Chapter 20.24 of the El Paso City Code.

The proposed rezoning 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: 7750 Alabama Street
Applicant: Karam Development, PZRZ25-00014

BACKGROUND / DISCUSSION:

The applicant is requesting to rezone from C-1 (Commercial) to A-O (Apartment/Office) to allow for apartments. City Plan Commission recommended 6-0 to approve the proposed rezoning on July 3, 2025. As of August 19, 2025, the Planning Division has not received any communication in support or opposition to the rezoning request. See attached staff report for additional information.

COMMUNITY AND STAKEHOLDER OUTREACH:

Applicant notified appropriate neighborhood associations of the request prior to submittal of a complete application. Public notices were sent to all property owners within 300 feet of the subject property.

PRIOR COUNCIL ACTION:

N/A

AMOUNT AND SOURCE OF FUNDING:

N/A

REPORTING OF CONTRIBUTION OR DONATION TO CITY COUNCIL:

N/A

NAME	AMOUNT ($)

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

DEPARTMENT HEAD: Philip Tiwe

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

ORDINANCE NO. _____

AN ORDINANCE CHANGING THE ZONING OF A PORTION OF LOT 3, BLOCK B, ARNOLD FOOTHILLS, 7750 ALABAMA STREET, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM C-1 (COMMERCIAL) TO A-O (APARTMENT/OFFICE). 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 **a portion of Lot 3, Block B, Arnold Foothills, 7750 Alabama Street**, located in the City of El Paso, El Paso County, Texas, and as more particularly described by metes and bounds on the attached Exhibit "A", incorporated by reference, be changed from **C-1 (Commercial)** to **A-O (Apartment/Office)**, as defined in Section 20.06.020, and that the zoning map of the City of El Paso be revised accordingly.

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 _____ day of _____, 2025.

THE CITY OF EL PASO

_____
Renard U. Johnson, Mayor

ATTEST:

_____
Laura D. Prine, City Clerk

APPROVED AS TO FORM:

_____
Jesus A. Quintanilla
Assistant City Attorney

APPROVED AS TO CONTENT:

_____
Philip F. Etiwe, Director
Planning & Inspections Department

ORDINANCE NO. _____

A portion of Lot 3, Block B,
Arnold Foothills,
City of El Paso, El Paso County, Texas

July 2, 2025

METES AND BOUNDS DESCRIPTION
7750 Alabama Street
Exhibit "A"

FIELD NOTE DESCRIPTION of a portion of Lot 3, Block B, Arnold Foothills, 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 5/8 inch rebar for corner at the common boundary corner of Lots 3 and 4, Block B, Arnold Foothills and the easterly right-of-way line of Alabama Street, same being the **POINT OF BEGINNING** of the herein described parcel;

THENCE, continuing along said easterly right-of-way line of Alabama Street, 27.48 feet along the arc of a curve to the left whose radius is 1969.96 feet, whose interior angle is 0°47'57", whose chord bears North 16°17'02" West, a distance of 27.48 feet to a found ½ inch rebar for corner;

THENCE, continuing along said easterly right-of-way line, North 16°41'00" West, a distance of 72.70 feet to a found "X" for corner along said right-of-way line;

THENCE, leaving said easterly right-of-way line, North 78°08'34" East, a distance of 158.34 feet to a point for corner;

THENCE, North 80°54'02" East, a distance of 93.12 feet to a found ½ inch rebar for corner along the westerly right-of-way line of a 20 foot alley;

THENCE, leaving along said westerly right-of-way line of a 20 foot alley, South 00°52'48" East, a distance of 81.64 feet to a found ½ inch rebar for corner along the common boundary line of Lots 3 and 4;

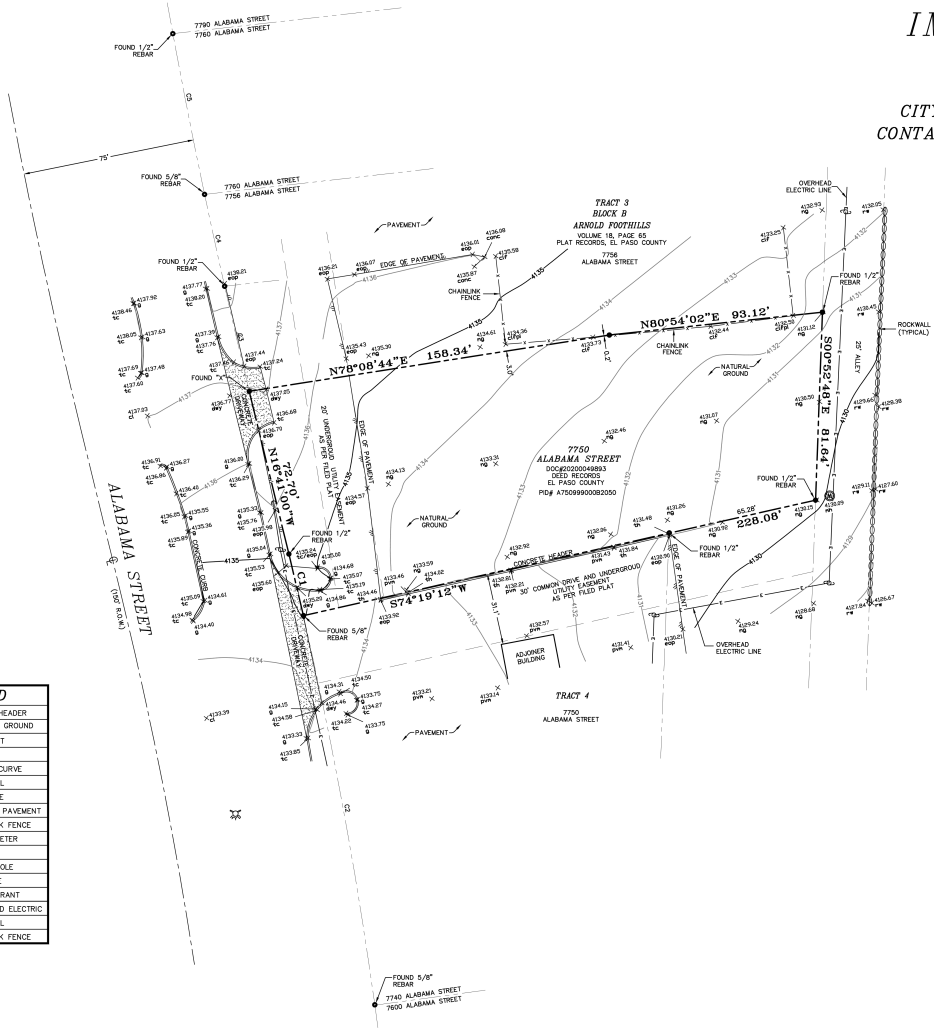
THENCE, leaving along said common boundary line, South 74°19'12" West, a distance of 228.08 feet to the **POINT OF BEGINNING** of the herein described parcel and containing 21,876.01 square feet or 0.5022 acres of land more or less.

Carlos M. Jimenez
R.P.L.S.# 3950

CAD Consulting Co.
1790 Lee Trevino Drive. Suite 309
El Paso, Texas 79936
(915) 633-6422
I:\M&B\2025\25-1410_7750 Alabama

TOPOGRAPHIC AND IMPROVEMENT SURVEY

7750 ALABAMA STREET
A PORTION OF LOT 3, BLOCK B
ARNOLD FOOTHILLS
CITY OF EL PASO, EL PASO COUNTY, TEXAS.
CONTAINING: 21,876.01 SQ.FT. OR 0.5022 ACRES ±



GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	27.48	1969.96	0°47'57"	N16°17'02"W	27.48
C2	171.97	1969.96	5°00'06"	N13°23'00"W	171.91
C3	46.82	2805.00	0°57'23"	S16°12'18"E	46.82
C4	40.82	2805.00	0°50'02"	S15°18'36"E	40.82
C5	84.74	2805.00	1°43'51"	S14°01'40"E	84.73

LEGEND	
TH	= TOP OF HEADER
NG	= NATURAL GROUND
PVM	= PAVEMENT
G	= GUTTER
TC	= TOP OF CURVE
RW	= ROCKWALL
CONC	= CONCRETE
EOP	= EDGE OF PAVEMENT
CLF	= CHAINLINK FENCE
	= WATER METER
	= MANHOLE
	= POWER POLE
	= GUY WIRE
	= FIRE HYDRANT
	= OVERHEAD ELECTRIC
	= ROCKWALL
	= CHAINLINK FENCE

BENCH MARK:
FOUND CITY MONUMENT AT CENTERLINE INTERSECTION OF MOUNTAIN WALK & EVANS
BENCH MARK ELEV.= 4167.44' CITY DATUM
CONTOUR INTERVAL 1 FOOT
CONTOUR LABEL 5 FEET

NOTE(S):

1. ACCORDING TO THE FLOOD INSURANCE RATE MAP HEREON DESCRIBED TRACT LIES IN ZONE C, COMMUNITY PANEL NO. 480214-0029-B, DATED 10/15/1982
2. THE LOCATION OF EXISTING UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH SURFACE GROUND MARKINGS, EXCAVATIONS OR UTILITY COMPANY PLANS TO DETERMINE THE EXACT LOCATION OF ANY SUBTERRANEAN USES.
3. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.

COPYRIGHT © 2025 CAD CONSULTING CO. ALL RIGHTS RESERVED

CONSULTING COMPANY
1790 N. LEE TREVINO DR. SUITE 309
EL PASO, TEXAS 79936
TEL (915) 633-6422

STATE OF TEXAS
REGISTERED
CARLOS M. JIMENEZ
3950
PROFESSIONAL
LAND SURVEYOR

CERTIFICATION

I HEREBY CERTIFY THAT THE FOREGOING BOUNDARY AND IMPROVEMENT SURVEY WAS MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

CARLOS M. JIMENEZ R.P.L.S No. 3950
FIRM# 10099300

JOB # 25-0160 DATE: 02/19/2025 ML

7750 Alabama

City Plan Commission — July 3, 2025

CASE NUMBER:	**PZRZ25-00014**
CASE MANAGER:	Blanca Perez, (915) 212-1561, PerezBM@elpasotexas.gov
PROPERTY OWNER:	Romity MF Ventures, LLC
REPRESENTATIVE:	TJ Karam
LOCATION:	7750 Alabama St. (District 2)
PROPERTY AREA:	0.502 acres
REQUEST:	Rezone from C-1 (Commercial) to A-O (Apartment/Office)
RELATED APPLICATIONS:	None
PUBLIC INPUT:	None received as of June 26, 2025

SUMMARY OF REQUEST: The applicant is requesting to rezone the subject property form C-1 (Commercial) to A-O (Apartment/Office) to allow for apartment (five or more units).

SUMMARY OF STAFF'S RECOMMENDATION: Staff recommends **APPROVAL** of the rezoning request. The proposed zoning district is compatible with light commercial and residential uses in the surrounding area. It is consistent with *Plan El Paso*, the City's adopted Comprehensive Plan and aligns with G-3, Post-War for the future land use designation.

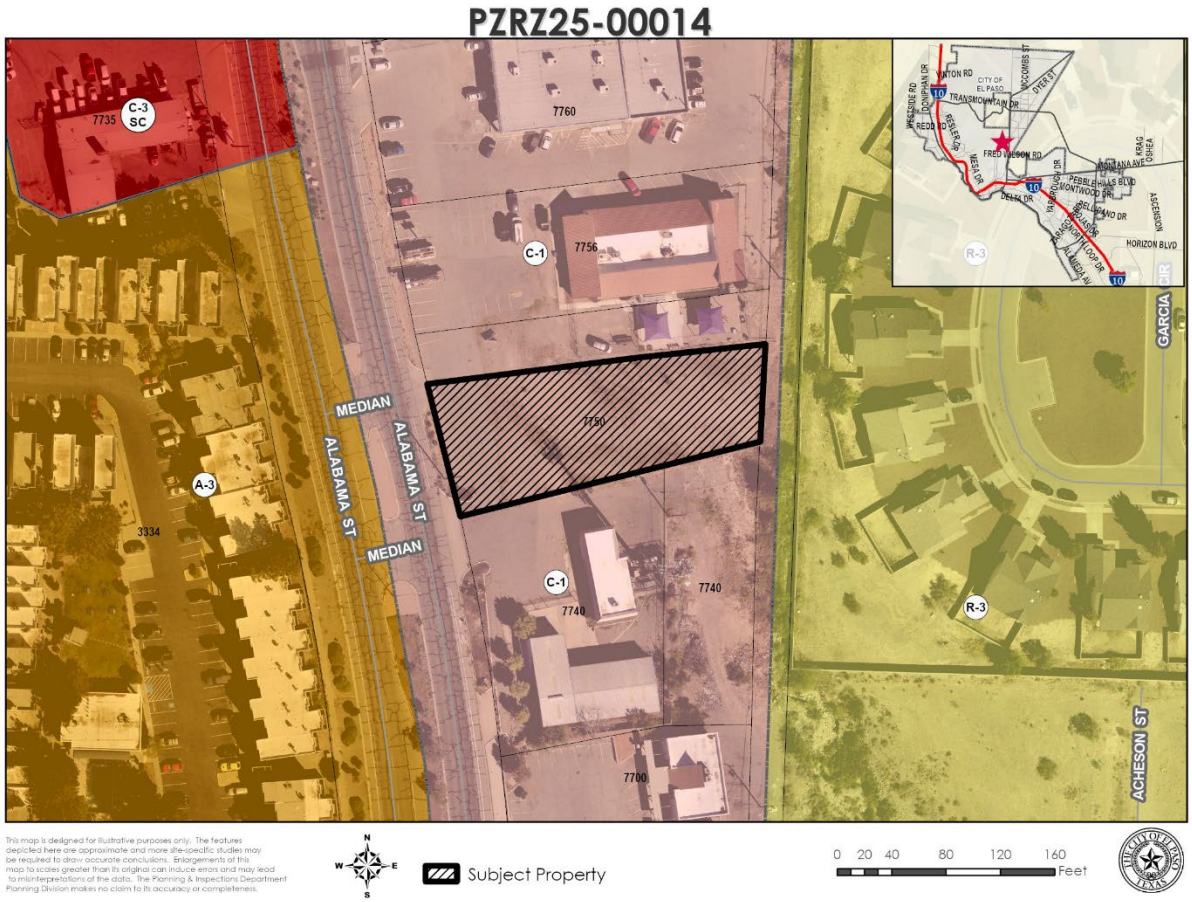


Figure A. Subject Property & Immediate Surroundings

DESCRIPTION OF REQUEST: The applicant is requesting to rezone the subject property from C-1 (Commercial) to A-O (Apartment/Office) to allow for the development of apartment (5 or more units). The 0.50-acre property is currently vacant. The conceptual site plan proposes a two-story building containing twenty (20) efficiency apartments and twenty (20) parking spaces. The proposed A-O (Apartment/Office) zoning district would allow a maximum density of up to 29 units. Vehicular and pedestrian access will be provided from Alabama Street.

COMPATIBILITY WITH NEIGHBORHOOD CHARACTER: The proposed apartment use and the requested A-O (Apartment/Office) zoning are compatible with the established character of the surrounding area. Properties to the north are zoned C-1 (Commercial) and include a church and a child care facility, while to the south there is an office warehouse also zoned C-1 (Commercial). To the west are apartments zoned A-3 (Apartment), and to the east are single-family dwellings zoned R-3 (Residential). The nearest park, North Open Reserve, is approximately 0.14 miles away, and the closest school, Edgar Park Elementary, is about 0.8 miles from the subject property.

COMPLIANCE WITH *PLAN EL PASO*/REZONING POLICY – When evaluating whether a proposed rezoning is in accordance with *Plan El Paso*, consider the following factors:	
Criteria	**Does the Request Comply?**
Future Land Use Map: Proposed zone change is compatible with the Future Land Use designation for the property: **G-3, Post-War:** This sector applies to transitional neighborhoods typically developed from the 1950s through the 1980s. Streets were laid out with curvilinear patterns without alleys and shopping centers are located at major intersections behind large parking lots. This sector is generally stable but would benefit from strategic suburban retrofits to supplement the limited housing stock and add missing civic and commercial uses.	Yes. The subject property and the proposed development align with the intent of the G-3, Post-War Future Land Use designation in *Plan El Paso*.
Compatibility with Surroundings: The proposed zoning district is compatible with those surrounding the site: **A-O (Apartment/Office) District:** The purpose of these districts is to promote and preserve residential development within the city associated with a landscape more urban in appearance and permitting a mixture of housing types. It is intended that the district regulations allow for medium densities of dwelling units supported by higher intensity land uses located at the periphery of single-family neighborhoods providing that the overall character and architectural integrity of the neighborhood is preserved. The regulations of the districts will permit building types designed for transition from areas of low-density residential neighborhoods to other residential areas, and certain nonresidential uses and support facilities.	Yes. The proposed zoning district is compatible with the surrounding C-1 (Commercial), A-3 (Apartment) and R-3 (Residential) districts, which include light commercial uses and single and multifamily residential developments.
Preferred Development Locations: Located along an arterial (or greater street classification) or the intersection of two collectors (or greater street classification). The site for proposed rezoning is not located mid-block, resulting in it being the only property on the block with an alternative zoning district, density, use and/or land use.	Yes. The subject property has access to Alabama Street, which is designated as a major arterial in the City's Major Thoroughfare Plan (MTP). This road classification is suitable to support the proposed development.

THE PROPOSED ZONING DISTRICT'S EFFECT ON THE PROPERTY AND SURROUNDING PROPERTY, AFTER EVALUATING THE FOLLOWING FACTORS:	
Historic District or Special Designations & Study Area Plans: Any historic district or other special designations that may be applicable. Any adopted small areas plans, including land-use maps in those plans.	The subject property is not located within historic districts nor any other special designation areas.
Potential Adverse Effects: Potential adverse effects that might be caused by approval or denial of the requested rezoning.	There are no anticipated adverse impacts.
Natural Environment: Anticipated effects on the natural environment.	The proposed development does not involve green field or environmentally sensitive land or arroyo disturbance.
Stability: Whether the area is stable or in transition.	The area is stable with no rezoning within the last 10 years.
Socioeconomic & Physical Conditions: Any changed social, economic, or physical conditions that make the existing zoning no longer suitable for the property.	None.

ADEQUACY OF PUBLIC FACILITIES, SERVICES AND INFRASTRUCTURE: Access to the subject property will be from Alabama Street, which is designated as a major arterial in the City of El Paso's Major Thoroughfare Plan (MTP) and is appropriate to serve the proposed development. There are three bus stops within walking distance (0.25 mile) of the property, with the nearest bus stop located approximately 0.08 miles away at the southeast intersection of Zion Drive and Alabama Street.

SUMMARY OF DEPARTMENTAL REVIEW COMMENTS: No adverse comments were received from reviewing departments.

PUBLIC COMMENT: The subject property is located within the boundaries of the Sunrise Civic Group and the El Paso Central Business Association, both of which were notified of the rezoning application by the applicant. Public notices were mailed to property owners within 300 feet of the subject property on June 20, 2025. As of June 26, 2025, the Planning Division has not received any responses in support or opposition to the rezoning request.

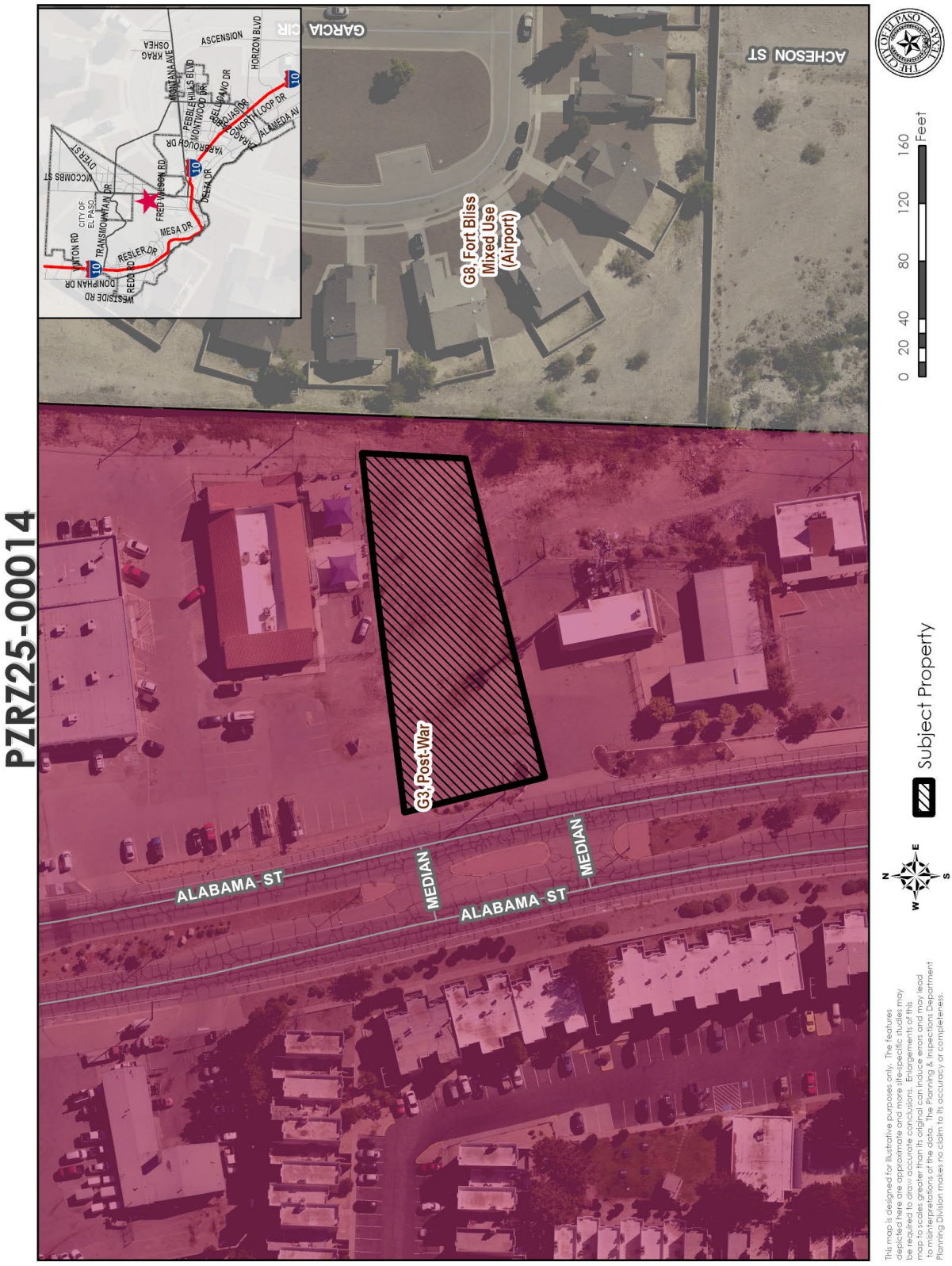
CITY PLAN COMMISSION OPTIONS: The purpose of the Zoning Ordinance is to promote the health, safety, morals and general welfare of the City. The City Plan Commission (CPC) has the authority to advise City Council on Zoning matters. In evaluating the request, the CPC may take any of the following actions:

1. **Recommend Approval** of the rezoning request, finding that the request is in conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or that the request is in conformance with other criteria that the CPC identifies from the Comprehensive Plan. **(Staff Recommendation)**
2. **Recommend Approval of the rezoning request With Modifications** to bring the request into conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or other criteria that the CPC identifies from the Comprehensive Plan.
3. **Recommend Denial** of the rezoning request, finding that the request does not conform to the review criteria of *Plan El Paso* as reflected in the Staff Report, or other criteria that the CPC identifies from the Comprehensive Plan.

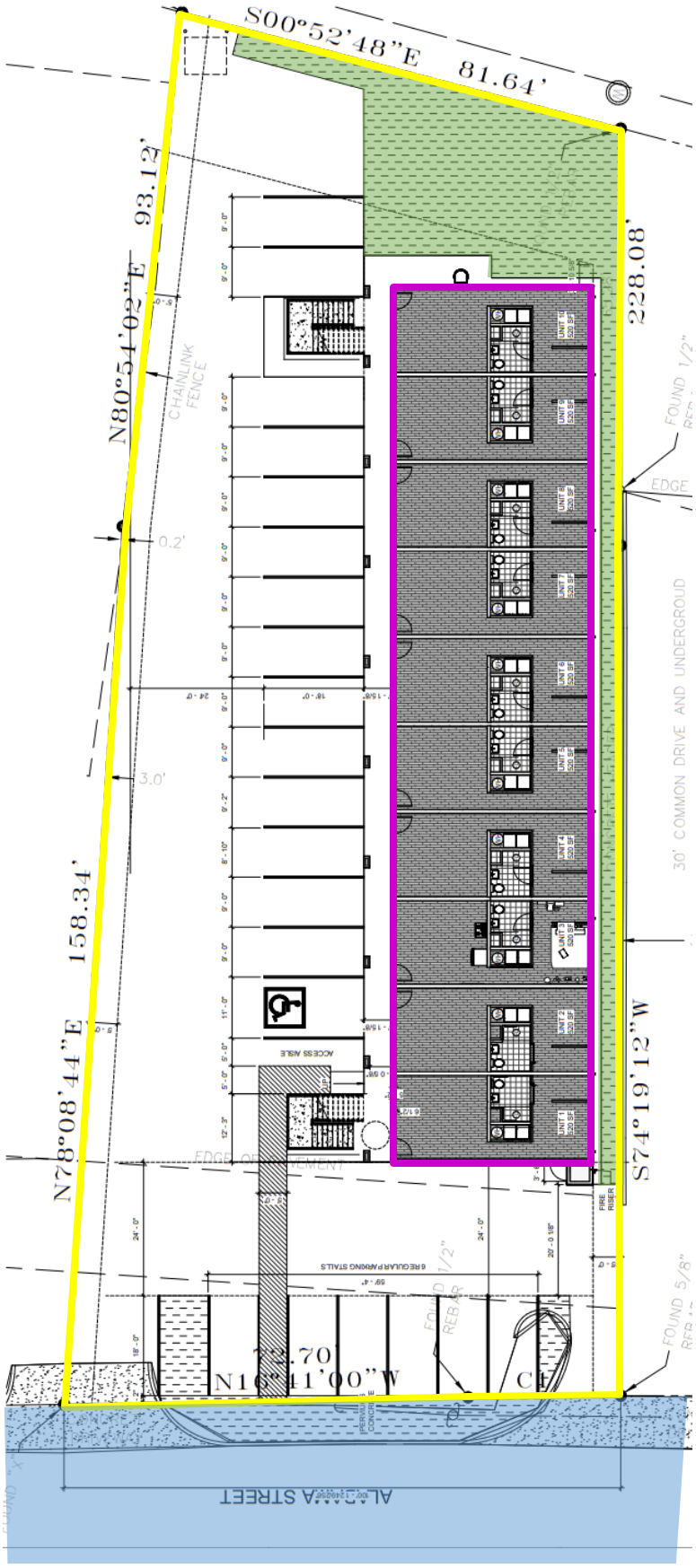
ATTACHMENTS:

1. Future Land Use Map
2. Generalized Plot Plan
3. Department Comments
4. Neighborhood Notification Boundary Map

ATTACHMENT 1



ATTACHMENT 2



ATTACHMENT 3

Planning and Inspections Department - Planning Division

Staff recommends approval of the rezoning request. The proposed zoning district is compatible with commercial and residential uses in the surrounding area. It is consistent with *Plan El Paso*, the City's adopted Comprehensive Plan and aligns with G-3, Post-War for the future land use designation.

Planning and Inspections Department – Plan Review & Landscaping Division

The generalized site plan is not being reviewed for conformance due to conceptual nature. No objections to proposed rezoning. At the time of submittal for building permit, the project will need to comply with all applicable provisions of the ICC, TAS and Municipal Code.

Planning and Inspections Department – Land Development

As per Municipal Code: new developments and redevelopments are required to maintain the pre-development hydrologic response in their post-development state as nearly as practicable in order to reduce flooding. The code encourages the use of nonstructural storm water management such as the preservation of greenspace, water harvesting, and the Preservation of Natural Arroyos, to the maximum extent practicable, per Chapter 19.19, Section 19.19.010, and Subparagraph A-2 & A-5.

Note: Comments will be addressed at the permitting stage.

Fire Department

No adverse comments.

Police Department

No comments provided.

Environment Services

No comments provided.

Sun Metro

No comments provided.

Streets and Maintenance Department

Traffic & Transportation Engineering:

No objections. No TIA is required.

Streets Lighting:

Does not object to this request.

Street Lights Department requires that all projects that involve a roadway are 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.

For the development of a project 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.

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 comments provided.

El Paso Water
EPWater does not object to this request.

Water
There is an existing 12-inch diameter water main extending along Alabama Street approximately 72-feet west of the property. This main is available to provide service.

Previous water pressure reading from fire hydrant #3608, fronting at 7740 Alabama Street, has yielded a static pressure of 98 psi, a residual pressure of 90 psi, and a discharge flow of 1209 gallons per minute. The owner should, for his own protection and at his own expense, install at the discharge side of each water meter a pressure regulator, strainer and relief valve, to be set for pressure as desired by the customer. The lot owner shall be responsible for the operation and maintenance of the above-described water pressure regulating device.

Sanitary Sewer
There is an existing 8-inch diameter sanitary sewer main along Alabama Street located approximately 109-feet west of the property line. This main is available to provide service.

There is an existing 8-inch diameter sanitary sewer main in a 25-foot sewer easement located 5-feet east of the easement. This easement is located east of the property. This main is available to provide service.

There is an existing 10-inch force main east of the property. No direct service connections are allowed to the 16-inch diameter water main as per the El Paso Water Utilities – Public Service Board Rules and Regulations.

General
EPWater requires a new service application to provide service 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:
EPWater-SW recommends using principles of low impact development (such as recessed landscaping, rainwater harvesting, and porous pavement) to reduce the amount of developed stormwater runoff.

El Paso County 911 District
No comments or concerns regarding this zoning.

Texas Department of Transportation
No comments provided.

El Paso County Water Improvement District #1
No comments provided.

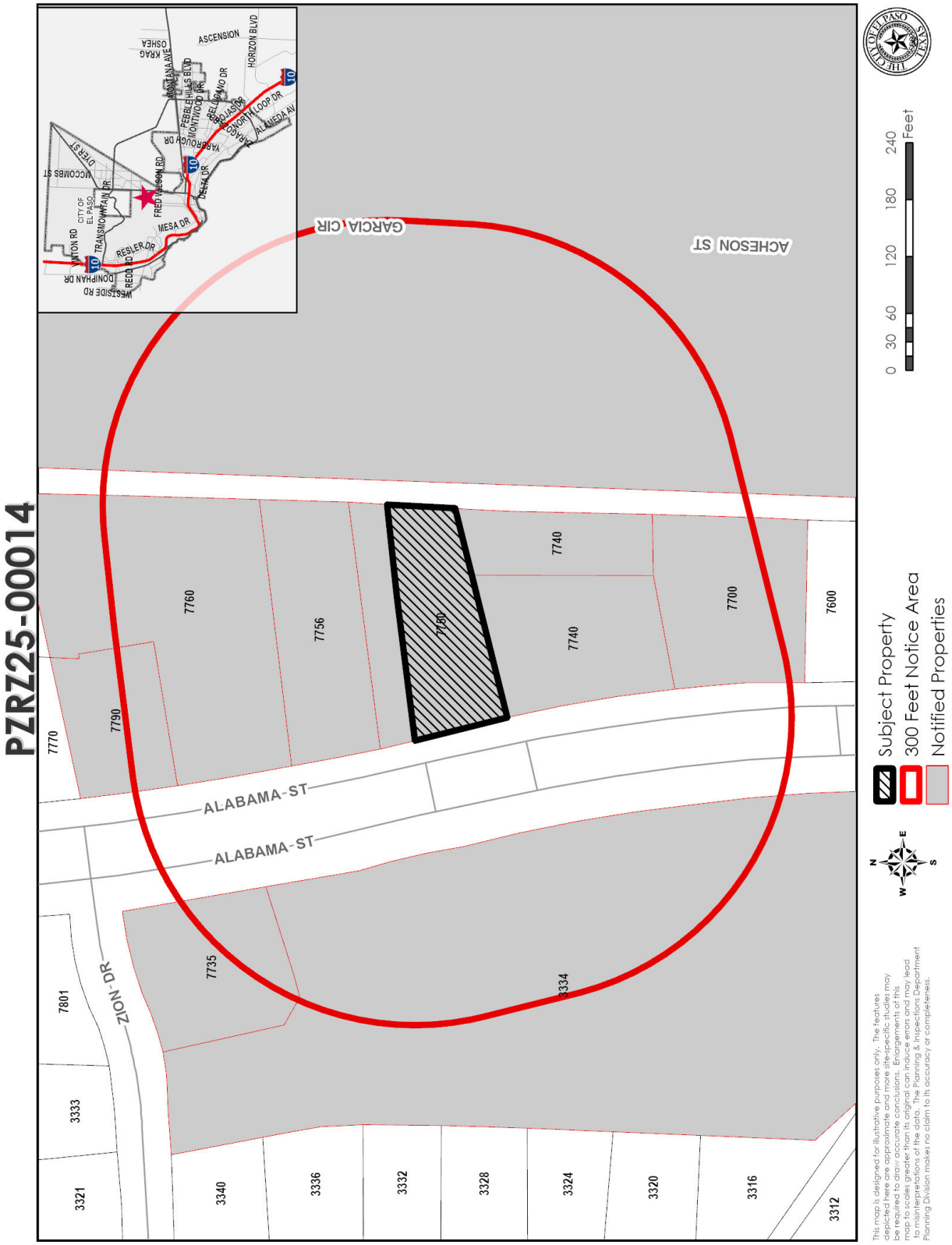
Texas Gas Service
Texas Gas Service does not have any comments.

Disclaimer: Texas Gas Service does not allow permanent structures nor trees to be installed on top of TGS gas mains or service lines. If a conflict is anticipated, the developer, contractors or owner representative should contact TGS to relocate the gas main and/or service at the developer's expense.

El Paso Electric

No comments.

ATTACHMENT 4



DISCLOSURE OF CAMPAIGN CONTRIBUTIONS AND DONATIONS FORM

In compliance with Title 2, Chapter 2.92, Section 2.92.080

Introduction:

Individuals or entities benefiting by a City Council Agenda item must disclose contributions or donations made to current members of Council under the City's Ethics Code. The information on this form is being captured for transparency purposes and will be noted on the relevant City Council Agenda. **Contributions and Donations do NOT disqualify an applicant from doing business with the City.**

Definitions:

"Contribution"	A direct or indirect transfer of money, goods, services, or any other thing of value and includes an agreement made or other obligation incurred, whether legally enforceable or not, to make a transfer. The term includes a loan or extension of credit, other than those expressly excluded by the Texas Election Code, and a guarantee of a loan or extension of credit.
"Contributor"	A person making a contribution, including the contributor's spouse.
"Donation"	Cash and the value of any in-kind contributions or gifts to the council member for use by their office or in their district.
"Donor"	An individual and spouse, a business entity, or an individual who owns a business entity in whole or in part, or is operated by the individual, that is the subject of a council agenda item.
"Benefiting"	Shall include but not be limited to any contract, bid award, franchise, permit, zoning or rezoning, and other award that council will vote on.

Instructions: Please read and complete this form carefully. If you have made campaign contributions or donations to any current City Council member(s) totaling an aggregate of $500 or more during their campaign(s) or term(s) of City office, you are required to disclose the information as specified below. If you have not made such contributions or donations past the limit specified in the ordinance, you are required to affirm your compliance with the municipal code. Please submit this completed form along with your application or proposal to the relevant city department. Failure to disclose campaign contributions or donations as required by the ordinance may result in a violation of the City's Ethics Code requirements, and sanctions under the Ethics Code 2.92.

Contributor / Donor Information:

Full Name: Mike Luciano

Business Name: Romity MF Ventures LLC

Agenda Item Type: _____

Relevant Department: _____

Scanned w CamScanner

Disclosure Affirmation: Please check the appropriate box below to indicate whether you have made campaign contributions or donations totaling an aggregate of $500 or more to any City Council member(s) during their campaign(s) or term(s) of City office specified in Section 2.92.080 of the El Paso Municipal Code.

☒ I have **NOT** made campaign contributions or donations totaling an aggregate of $500 or more to any City Council member(s) during their campaign(s) or term(s) of City office, as specified in Section 2.92.080 of the El Paso Municipal Code.

OR

☐ I have made campaign contributions or donations totaling an aggregate of $500 or more to the following City Council member(s) during their campaign(s) or term(s) of City office:

OFFICE	CURRENT COUNCIL MEMBER NAME	AMOUNT ($)
Mayor		
District 1		
District 2		
District 3		
District 4		
District 5		
District 6		
District 7		
District 8		

Declaration: I hereby affirm that the information provided in this disclosure form is true and accurate to the best of my knowledge. I understand that this disclosure is required by Title 2, Chapter 2.92 of the El Paso Municipal Code and is subject to verification by the city authorities. Further, **I understand that upon submission of this form, I must disclose any subsequent contributions or donations prior to the relevant council meeting date.**

Signature: _____ Date: 04/30/25

Scanned w CamScanner

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS AND DONATIONS FORM

In compliance with Title 2, Chapter 2.92, Section 2.92.080

Introduction:

Individuals or entities benefiting by a City Council Agenda item must disclose contributions or donations made to current members of Council under the City's Ethics Code. The information on this form is being captured for transparency purposes and will be noted on the relevant City Council Agenda. **Contributions and Donations do NOT disqualify an applicant from doing business with the City.**

Definitions:

"Contribution"	A direct or indirect transfer of money, goods, services, or any other thing of value and includes an agreement made or other obligation incurred, whether legally enforceable or not, to make a transfer. The term includes a loan or extension of credit, other than those expressly excluded by the Texas Election Code, and a guarantee of a loan or extension of credit.
"Contributor"	A person making a contribution, including the contributor's spouse.
"Donation"	Cash and the value of any in-kind contributions or gifts to the council member for use by their office or in their district.
"Donor"	An individual and spouse, a business entity, or an individual who owns a business entity in whole or in part, or is operated by the individual, that is the subject of a council agenda item.
"Benefiting"	Shall include but not be limited to any contract, bid award, franchise, permit, zoning or rezoning, and other award that council will vote on.

Instructions: Please read and complete this form carefully. If you have made campaign contributions or donations to any current City Council member(s) totaling an aggregate of $500 or more during their campaign(s) or term(s) of City office, you are required to disclose the information as specified below. If you have not made such contributions or donations past the limit specified in the ordinance, you are required to affirm your compliance with the municipal code. Please submit this completed form along with your application or proposal to the relevant city department. Failure to disclose campaign contributions or donations as required by the ordinance may result in a violation of the City's Ethics Code requirements, and sanctions under the Ethics Code 2.92.

Contributor / Donor Information:

Full Name: Ronald Malooly

Business Name: Romity MF Ventures LLC

Agenda Item Type: _____

Relevant Department: _____

Scanned w CamScanner

Disclosure Affirmation: Please check the appropriate box below to indicate whether you have made campaign contributions or donations totaling an aggregate of $500 or more to any City Council member(s) during their campaign(s) or term(s) of City office specified in Section 2.92.080 of the El Paso Municipal Code.

☒ I have **NOT** made campaign contributions or donations totaling an aggregate of $500 or more to any City Council member(s) during their campaign(s) or term(s) of City office, as specified in Section 2.92.080 of the El Paso Municipal Code.

OR

☐ I have made campaign contributions or donations totaling an aggregate of $500 or more to the following City Council member(s) during their campaign(s) or term(s) of City office:

OFFICE	CURRENT COUNCIL MEMBER NAME	AMOUNT ($)
Mayor		
District 1		
District 2		
District 3		
District 4		
District 5		
District 6		
District 7		
District 8		

Declaration: I hereby affirm that the information provided in this disclosure form is true and accurate to the best of my knowledge. I understand that this disclosure is required by Title 2, Chapter 2.92 of the El Paso Municipal Code and is subject to verification by the city authorities. Further, **I understand that upon submission of this form, I must disclose any subsequent contributions or donations prior to the relevant council meeting date.**

Signature: _____ Date: 04/30/25

Scanned w CamScanner

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS AND DONATIONS FORM

In compliance with Title 2, Chapter 2.92, Section 2.92.080

Introduction:

Individuals or entities benefiting by a City Council Agenda item must disclose contributions or donations made to current members of Council under the City's Ethics Code. The information on this form is being captured for transparency purposes and will be noted on the relevant City Council Agenda. **Contributions and Donations do NOT disqualify an applicant from doing business with the City.**

Definitions:

"Contribution"	A direct or indirect transfer of money, goods, services, or any other thing of value and includes an agreement made or other obligation incurred, whether legally enforceable or not, to make a transfer. The term includes a loan or extension of credit, other than those expressly excluded by the Texas Election Code, and a guarantee of a loan or extension of credit.
"Contributor"	A person making a contribution, including the contributor's spouse.
"Donation"	Cash and the value of any in-kind contributions or gifts to the council member for use by their office or in their district.
"Donor"	An individual and spouse, a business entity, or an individual who owns a business entity in whole or in part, or is operated by the individual, that is the subject of a council agenda item.
"Benefiting"	Shall include but not be limited to any contract, bid award, franchise, permit, zoning or rezoning, and other award that council will vote on.

Instructions: Please read and complete this form carefully. If you have made campaign contributions or donations to any current City Council member(s) totaling an aggregate of $500 or more during their campaign(s) or term(s) of City office, you are required to disclose the information as specified below. If you have not made such contributions or donations past the limit specified in the ordinance, you are required to affirm your compliance with the municipal code. Please submit this completed form along with your application or proposal to the relevant city department. Failure to disclose campaign contributions or donations as required by the ordinance may result in a violation of the City's Ethics Code requirements, and sanctions under the Ethics Code 2.92.

Contributor / Donor Information:

Full Name: Tyler Lyon

Business Name: Ronity MF Ventures LLC

Agenda Item Type: _____

Relevant Department: _____

Scanned w CamScanner

Disclosure Affirmation: Please check the appropriate box below to indicate whether you have made campaign contributions or donations totaling an aggregate of $500 or more to any City Council member(s) during their campaign(s) or term(s) of City office specified in Section 2.92.080 of the El Paso Municipal Code.

☒ I have **NOT** made campaign contributions or donations totaling an aggregate of $500 or more to any City Council member(s) during their campaign(s) or term(s) of City office, as specified in Section 2.92.080 of the El Paso Municipal Code.

OR

☐ I have made campaign contributions or donations totaling an aggregate of $500 or more to the following City Council member(s) during their campaign(s) or term(s) of City office:

OFFICE	CURRENT COUNCIL MEMBER NAME	AMOUNT ($)
Mayor		
District 1		
District 2		
District 3		
District 4		
District 5		
District 6		
District 7		
District 8		

Declaration: I hereby affirm that the information provided in this disclosure form is true and accurate to the best of my knowledge. I understand that this disclosure is required by Title 2, Chapter 2.92 of the El Paso Municipal Code and is subject to verification by the city authorities. Further, **I understand that upon submission of this form, I must disclose any subsequent contributions or donations prior to the relevant council meeting date.**

Signature: _____ Date: 04/30/25

Scanned w CamScanner

File #: 25-1194, **Version:** 1

CITY OF EL PASO, TEXAS
LEGISTAR AGENDA ITEM SUMMARY FORM

DISTRICT, DEPARTMENT, CONTACT INFORMATION:

Please choose District and Department from drop down menu. Please post exactly as example below.
No Title's, No emails. Please use ARIAL 10 Font.

District 8
Members of the City Council, Representative Chris Canales, (915) 212-0008

AGENDA LANGUAGE:

This is the language that will be posted to the agenda. Please use ARIAL 11 Font.

Discussion and action to approve a Resolution that the City Council declares that the expenditure of District 8 discretionary funds, in an amount not to exceed $2,000.00, for the curation, construction, promotion, and/or programming of the El Paso Museum of History exhibit "Mountain of Gold: A History of East and Southeast Asian Cultures in El Paso del Norte, 1880s - 1980s" serves the municipal purpose of enhancing the quality of life of the citizens of El Paso through entertainment and by fostering community pride and encouraging civic engagement;

and further, that the City Manager, or designee, be authorized to effectuate any budget transfers and execute any contracts and/or related documents necessary to ensure that the funds are properly expended for the municipal purpose

CITY OF EL PASO, TEXAS
AGENDA ITEM
AGENDA SUMMARY FORM

DEPARTMENT: Mayor and Council

AGENDA DATE: 09/30/2025

CONTACT PERSON NAME City Rep. Chris Canales **PHONE NUMBER:** 915-212-0008

2nd CONTACT PERSON N/A **PHONE NUMBER:** N/A

3rd CONTACT PERSON **PHONE NUMBER:** N/A

DISTRICT(S) AFFECTED: District 8

STRATEGIC GOAL: Goal 4: Enhance El Paso's Quality of

SUBGOAL:

SUBJECT:

Discussion and action to approve a resolution that the City Council declares that the expenditure of District 8 discretionary funds in an amount not to exceed $2,000.00 for the curation, construction, promotion, and/or programming of the El Paso Museum of History exhibit “Mountain of Gold: A History of East and Southeast Asian Cultures in El Paso del Norte, 1880s – 1980s” serves the municipal purpose of enhancing the quality of life of the citizens of El Paso through entertainment and by fostering community pride and encouraging civic engagement;

and Further, that the City Manager, or designee, be authorized to effectuate any budget transfers and execute any contracts and/or related documents necessary to ensure that the funds are properly expended for the municipal purpose.

COMMUNITY AND STAKEHOLDER OUTREACH:

N/A

REPORTING OF CONTRIBUTION OR DONATION TO CITY COUNCIL:

N/A

NAME	AMOUNT ($)	DATE

BACKGROUND / DISCUSSION:

N/A

PRIOR COUNCIL ACTION:

N/A

AMOUNT AND SOURCE OF FUNDING:

$2,000.00 From District 8 Discretionary Funds.

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

RESOLUTION

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

That the City Council declares that the expenditure of District 8 discretionary funds, in an amount not to exceed $2,000.00, for the curation, construction, promotion, and/or programming of the El Paso Museum of History exhibit "Mountain of Gold: A History of East and Southeast Asian Cultures in El Paso del Norte, 1880s – 1980s" serves the municipal purpose of enhancing the quality of life of the citizens of El Paso through entertainment, and by fostering community pride and encouraging civic engagement; and

Further, that the City Manager, or designee, be authorized to effectuate any budget transfers and execute any contracts and/or related documents necessary to ensure that the funds are properly expended for the municipal purpose.

APPROVED this _____ day of _____2025.

CITY OF EL PASO:

_____
Renard U. Johnson
Mayor

ATTEST:

_____
Laura D. Prine
City Clerk

APPROVED AS TO FORM:

_____
Ignacio Troncoso
Assistant City Attorney

CC253 | Tran#619272 | D8
EPMH exhibit "Mountain of Gold"- Discretionary funds resolution
IRT

File #: 25-1225, **Version:** 1

CITY OF EL PASO, TEXAS
LEGISTAR AGENDA ITEM SUMMARY FORM

DISTRICT, DEPARTMENT, CONTACT INFORMATION:

Please choose District and Department from drop down menu. Please post exactly as example below.
No Title's, No emails. Please use ARIAL 10 Font.

All Districts
Members of the City Council, Representative Josh Acevedo, (915) 212-0002
Members of the City Council, Representative Cynthia Boyar Trejo, (915) 212-0004

AGENDA LANGUAGE:

This is the language that will be posted to the agenda. Please use ARIAL 11 Font.

Discussion and action to direct the City Manager to appoint a member to the Urban Waters Federal Partnership Steering Committee.

CITY OF EL PASO, TEXAS
AGENDA ITEM
AGENDA SUMMARY FORM

DEPARTMENT: Mayor and Council

AGENDA DATE: 09/30/2025

CONTACT PERSON NAME Josh Acevedo **PHONE NUMBER:** 915-212-0002

2nd CONTACT PERSON Cynthia Boyar-Trejo **PHONE NUMBER:** 915-212-0004

3rd CONTACT PERSON **PHONE NUMBER:** 1-915-555-5555

DISTRICT(S) AFFECTED: All Districts

STRATEGIC GOAL: Goal 7

SUBGOAL: Goal 8

SUBJECT:

Discussion and action to direct the City Manager to appoint a member to the Urban Waters Federal Partnership Steering Committee.

COMMUNITY AND STAKEHOLDER OUTREACH:

The Urban Waters Federal Partnership is designed to engage community leaders and include their voice at the federal level. Currently, there are ongoing efforts to bring the UWFP to the Southern New Mexico and Greater El Paso-Juarez (SNM-ELP-JRZ) Region. Members of the current CNM-ELP-JRZ Steering Committee Include: International Boundary & Water Commission; University of Texas at El Paso (UTEP); Universidad Autonoma de Ciudad Juarez (UACJ); Frontera Land Alliance; New Mexico Energy Minerals, and Natural Resources Department; Dona Ana Soil and Water Conservation District (DASWCD); City of Las Cruces; Amigos Bravos.

REPORTING OF CONTRIBUTION OR DONATION TO CITY COUNCIL:

None

NAME	AMOUNT ($)	DATE

BACKGROUND / DISCUSSION:

The Urban Waters Federal Partnership is a federal program launched by the EPA in 2011 to help communities reconnect with their waterways and surrounding lands. UWFP aims to:
1. Improve coordination among 14 federal agencies and partners from tribal, state, and local government, and non-governmental organizations (NGOs);
2. Collaborate with community-led revitalization efforts to improve water systems and promote their economic, environmental, and social benefits; and,
3. Advance government efficiency and bread down federal program siloes to connect local priorities to federal resources

PRIOR COUNCIL ACTION:

City Council received a presentation from America Alvarez of the United States Geological Survey on the September 16, 2025 City Council Meeting.

AMOUNT AND SOURCE OF FUNDING:

No funding requested.

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

URBANWATERS
FEDERAL PARTNERSHIP

The Urban Waters Federal Partnership: Connecting Communities to their Urban Waterways

ABOVE: Baltimore's vacant properties are being transformed through the use of green redevelopment strategies and tree plantings.

The Urban Waters Federal Partnership (UWFP) seeks to reconnect urban communities, particularly those that are overburdened or economically distressed, with their waterways to become stewards for clean urban waters. Through the Partnership, communities gain economic, environmental, and social benefits, and collaborate with Federal agencies, state and local agencies, and community-led efforts to achieve common goals.

The UWFP designated 19 locations between 2011 to 2014. The 19 geographically dispersed locations are working to revitalize urban waterways and the communities that surround them, transforming overlooked watersheds into community assets.

The UWFP is supported by 14 Federal agencies and more than 28 non-governmental organization (NGO) partners working in 19 designated locations. Examples of Partnership Accomplishments are highlighted below.

UWFP Accomplishments

Toxics Cleanup in a New Jersey Watershed

The Lower Passaic River was severely impacted by the early 1900s Industrial Revolution and still contains contaminants, such as mercury and dioxins. Due to the polluted conditions and industry along the riverfront, local underserved communities have been denied river access.

To address this, the U.S. EPA Superfund Program and the U.S. Army Corps of Engineers are leading toxic sediment cleanups, improving the health of the Passaic River, reducing human and wildlife exposure to toxic hazards, and creating opportunities for habitat restoration. Other locally driven improvements include Newark's rebuilt Riverfront Park, which is the site of new community-based recreational programs and events. In addition, the UWFP is supporting future plans that include parks and new habitats for fish and wildlife.

Restoring Rapids in Michigan

Efforts to restore and recreate the namesake rapids to downtown Grand Rapids, Michigan will improve habitats for fish, including the threatened lake sturgeon, which is spiritually important to Native American tribes. New recreational activities will increase revenue at local businesses in Grand Rapids. Expanded recreational use of the river is estimated to add $15.9 - $19.1 million per year and 1,520 new jobs to the local economy.

ABOVE: The Lower Passaic River has become the site of new community-based recreational programs and events, and has attracted local residents to kayak on the river.

Redeveloping Vacant Lands in Maryland

Led by the U.S. Department of Agriculture's Forest Service, approximately 60 partners are working to redevelop Baltimore's vacant lands and clean the Patapsco watershed. The Patapsco watershed flows to the Baltimore City Harbor and into the Chesapeake Bay. Baltimore's 30,000 vacant properties pose economic, public health, and environmental problems. Location partners are adopting green redevelopment strategies to reduce polluted stormwater from those lots.

Partnering with Tribes for an Urban Wildlife Refuge

The Middle Rio Grande watershed, in New Mexico, is situated between several tribes, including the Isleta Pueblo to the south of Albuquerque, and the Sandia Pueblo and other tribes to the north. There are a number of underserved communities where residents face high levels of unemployment and poverty. The Middle Rio Grande faces numerous challenges because long-term drought is affecting ecosystems and communities along the river.

Through the UWFP, partners are cleaning up and restoring the ecosystem, redeveloping the Bridge Boulevard corridor, and supporting education through citizen science projects. Partners created the Valle de Oro National Wildlife Refuge, the first urban wildlife refuge in the Southwest. Nine Federal agencies, which are led by the U.S. Department of Housing and Urban Development and the U.S. EPA, are working with state and tribal agencies to implement these projects.

Guiding Principles of the Urban Waters Federal Partnership

- **Promote clean urban waters** - The Partnership enhances the value of urban waters, recognizing their importance for the environment, public health, natural beauty, and economic and recreational potential. The Partnership seeks to also protect, manage, and restore the lands that surround those waters.
- **Reconnect people to their waterways** - Urban communities need access to their waterways to draw on commercial, recreational, and educational benefits. Reconnecting underserved communities to their waterways fosters economic growth and improvements in residents' well-being.
- **Encourage water conservation** - The Partnership strives to promote sustainability of water resources. New educational and conservation programs geared toward urban communities inspire such efforts to improve infrastructure and conserve local water resources.
- **Use urban water systems as a way to promote economic revitalization and prosperity** - Access to healthy urban waters enhances economic competitiveness by revitalizing local businesses and creating jobs. Efforts are especially focused on communities disproportionately impacted by pollution or economic burdens.
- **Encourage community improvements through active partnerships** - Strong partnerships at the Federal, state, and local levels, and with tribes, integrate services needed for community revitalization. Federal partners are removing barriers to collaboration and increasing the effectiveness of their actions.
- **Listen to communities in order to engage them** - The Partnership seeks to understand community values and to see environmental issues through their eyes. The Partnership works with underserved populations from the bottom up, rather than taking a top-down approach.
- **Focus on measuring results and evaluation to fuel future success** - Finding ways to measure success allows the Partnership to better invest resources at the local and Federal level. The Partnership is committed to monitoring progress to respond quickly when change is needed.

URBANWATERS
FEDERAL PARTNERSHIP
Restoring Urban Waters, Revitalizing Communities

Middle Rio Grande/Albuquerque Urban Waters Partnership Quarterly Project Report

Project Reporting Period: October-December 2024
February 15th 2025

For additional information or questions about this report, please contact:

Annie Montes
Urban Waters Ambassador, Middle Rio Grande/Albuquerque
Ciudad Soil & Water Conservation District
annie@ciudadswcd.org

Laurel Ladwig
Friends of Valle de Oro National Wildlife Refuge
laurel@friendsofvalledeoro.org

Urban Waters Workplan Overview

During the project reporting period, the Middle Rio Grande/Albuquerque (MRG) Urban Waters (UW) Federal Partnership made significant progress toward the goals outlined in the 2024-2029 Work Plan. The national Urban Waters Partnership program is guided by the vision of restoring urban water quality, revitalizing communities, and reconnecting people to their urban waterways, with a particular focus on overburdened or economically distressed areas.

The MRG UW Partnership operates under four primary goals: (1) investing in healthy watersheds, (2) engaging in education and outreach, (3) facilitating economic revitalization and prosperity, and (4) fostering active collaboration and true partnership. For the 2024-2025 fiscal year, the Partnership is prioritizing efforts to enhance its sustainability, expand Steering Committee participation, and continue advancing its core goals. Additional objectives include refining the format of quarterly partnership meetings, exploring methods for tracking collective outcomes, and implementing the Artist in Residence Program.

A summary of progress toward these goals is provided below.

Urban Waters Projects

Middle Rio Grande Urban Waters Success Story

A major success for the MRG UW Program was securing a local home for long-term sustainability. One of the Urban Waters Federal Partnership's initiatives is to ensure that the program remains locally invested and community-driven. Previously, the Urban Waters Ambassador role was structured as an internship, limiting the ability to advance projects and build lasting partnerships. Now, with Ciudad Soil and Water Conservation District stepping in to host the program, MRG Urban Waters has a permanent, full-time presence. This transition has already led to increased partnerships and expanded project opportunities, strengthening local engagement and ensuring that Urban Waters efforts continue to thrive in the watershed.

Friends of Valle de Oro National Wildlife Refuge Backyard Refuge Program

During the project reporting period, the Backyard Refuge Program (ByRP) established a Steering Committee, which held its inaugural meeting. Ciudad Soil and Water Conservation District (Ciudad SWCD) joined as a core committee member, further strengthening the

program's leadership and support. Additionally, Urban Waters Ambassador Annie Montes joined both the Project and Fundraising subcommittees, contributing to the program's strategic growth. By the end of December, the ByRP had certified 454 backyard refuges, covering a total of 151.96 acres. To maintain program momentum, Ms. Montes drafted, finalized, and signed a Professional Services Agreement between Laurel Ladwig and Ciudad SWCD, ensuring continued progress.

During the reporting period, the program also conducted five outreach events, engaging a total of 65 participants in habitat restoration, environmental education, and conservation efforts.

Friends of Valle de Oro National Wildlife Refuge Development Committee
Between October and December 2024, the Friends Development Committee was reestablished to support development initiatives at Valle de Oro National Wildlife Refuge (NWR). The committee's goals include raising funds for habitat restoration, advocating for a bus line extension to improve access to the refuge, and supporting the Backyard Refuge Program (ByRP).

In December, the committee began preparing an application for the 2025 Five Star and Urban Waters Restoration Grant Program. Additionally, a strategic plan was drafted to guide the committee's efforts, and a Memorandum of Understanding (MOU) was drafted between Ciudad SWCD and Friends of Valle de Oro to formalize their partnership.

Committee representation and outreach efforts included participation in the Valle de Oro NWR Quarterly Community Update Night on November 21st and active involvement in the Friends Fundraiser on December 12th, where partner organizations were engaged to support fundraising and awareness efforts.

Artist in Residence Program
Significant progress was made on the Artist in Residence (AiR) program during the reporting period. A Request for Qualifications (RFQ) was drafted and officially launched on December 2nd, with the application period closing on December 31st. To ensure broad outreach, the program's informational flyer was updated—including a Spanish version—and distributed through the partnership's network and the biweekly Urban Waters Newsletter.

The MRG UW Partnership also continued efforts to amend the agreement between the U.S. Fish and Wildlife Service and Ciudad SWCD to support the program. With guidance from the Advisory Committee, a rubric was developed to evaluate artist submissions, ensuring a structured and equitable selection process. Additionally, a pre-proposal conference was held on December 17th, providing potential applicants with an opportunity to learn more about the program and ask questions.

Tijeras Creek Watershed Restoration Project
The Tijeras Creek Watershed Restoration Project (TCWRP) is a key initiative supporting the MRG UW Partnership's goal of investing in healthy watersheds. Construction is scheduled to resume in January 2025, with completion anticipated by May 2025. Following construction, revegetation and native plant seeding will take place in January 2026, led by Rio Grande Return, to enhance habitat quality and ecosystem resilience.

Progress during the reporting period included securing Kimo Constructors as the construction contractor in December. Additionally, Ciudad SWCD and project partners requested an

extension for the River Stewards Grant from the New Mexico Environment Department, as revegetation efforts will extend beyond the current funding deadline of June 2025.

Efforts also continued to source root wads and footer logs for streambank stabilization and erosion prevention along Tijeras Creek, ensuring long-term watershed health and sustainability.

Tijeras Creek BioZone Education Center

Further downstream from the TCWRP, the Tijeras Creek BioZone Education Center continues to develop as a hub for community engagement and environmental education. During the reporting period, Ciudad SWCD staff began drafting a monitoring plan to support community-led data collection at the BioZone. The plan includes tracking the phenology of keystone species such as cottonwoods, conducting macroinvertebrate and arthropod surveys, and monitoring precipitation to assess watershed health.

On October 17th, Ciudad SWCD staff participated in a work session with City of Albuquerque Open Space (COAOS) staff to remove kochia, a non-native plant, from the creek bed to improve habitat quality. A major milestone was also achieved in December with the completion of an ADA-certified trail, enhancing accessibility for visitors.

Progress continued on the refurbishment of the Education Building, with meetings held between the project architect, Ciudad SWCD, and COAOS to review renovation plans. Additionally, efforts are underway to secure funding for green stormwater infrastructure (GSI), including a bioswale. Potential funding sources being explored include an application with the Greater Rio Grande Watershed Alliance and a Water Quality and Conservation grant.

EMNRD Urban Waters Small Grant Program

The EMNRD Urban Waters Small Grant Program supports local communities, watershed health, and environmental education, aligning with the four primary goals of the MRG UW Partnership. In early October, the evaluation panel reviewed and scored five applications for community forestry projects within the MRG Watershed. As a result, $42,317.65 was awarded to Ancestral Lands Conservation Corps (ALCC) to support wildfire risk mitigation in the Pueblo of Sandia bosque.

Throughout the reporting period, purchases and reimbursements for the ALCC project were managed, with final invoices submitted at the end of December. The project was successfully completed in December, contributing to the health of the bosque ecosystem while providing valuable professional development opportunities for youth engaged in conservation work.

Additionally, in late December, the Request for Applications (RFA) for the 2025 grants program was drafted and finalized, with plans to post it in January 2025, ensuring continued investment in community-led watershed initiatives.

Land and Water Summit
The Land and Water Summit remains a valuable platform for fostering collaboration among organizations within the MRG UW Partnership and facilitating knowledge exchange among land managers. By bringing together diverse stakeholders, the summit continues to invest in future partnerships and collective action.

During the reporting period, significant progress was made in planning and logistics. A call-for-posters flyer was created, along with content for a dedicated landing page to streamline poster submissions. Inquiries from potential poster presenters were managed to ensure broad participation. Efforts were also made to enhance accessibility of flyers and related materials to ensure a reach to a wider audience.

In December, Urban Waters and its partners, alongside Ciudad SWCD Board Chair Steve Glass, applied for a $60,000 EMNRD Community Forestry Assistance Grant. If awarded, these funds will help increase accessibility for the summit by supporting ASL and Spanish interpretation services, student scholarships, and poster printing for student participants.
Ongoing work includes finalizing key logistics such as ticketing and organizing the poster session and associated workshop.

Candelaria Nature Preserve
During the reporting period, progress continued at the Candelaria Nature Preserve (CNP). On October 15th, a walkthrough meeting was held to map out the route for a planned tour of the Tree Nursery Tract and the broader CNP site. Additionally, feedback was provided on interpretive signage to enhance visitor engagement and education about the preserve's ecological significance.

Youth Engagement
Advancing the MRG UW Partnership's goal of engaging in education and outreach, several youth-focused activities were conducted during the reporting period. Participation in the Rocky Mountain Youth Corps Mentor Mixer provided career guidance to 22 young participants, fostering their interest in conservation and environmental careers.

At the Rio Rancho Children's Water Festival, approximately 200 students learned about the MRG Watershed through hands-on activities using the Rolling River model. Additionally, through the RiverXchange program, stormwater pollution curriculum was delivered using the EPA Enviroscape Model at multiple schools, including North Valley Academy (~20 students), Martin Luther King Jr. Elementary (~80 students), and Puesta del Sol (~50 students). These efforts continue to build environmental literacy and stewardship among youth in the region.

Urban Waters Partnership Meetings and Steering Committee

Urban Waters Partnership Meetings
On December 10, 2024, the MRG UW Partnership hosted a Walk and Talk event in collaboration with Pueblo of Sandia and Ancestral Lands Conservation Corps. This gathering provided an opportunity for partners to engage directly with the Pueblo's landscape, learn about

ongoing conservation efforts, and discuss ways to strengthen collaboration in watershed restoration and stewardship. The event was a big success, with 34 attendees representing 16 partner organizations.

This Walk and Talk served as a valuable platform for knowledge exchange, relationship-building, and fostering deeper connections between partners and the Pueblo of Sandia community.

Urban Waters Steering Committee

The Urban Waters Steering Committee continued to play a vital role in guiding the MRG UW Partnership. During the reporting period, UW quarterly partnership meetings for 2025 were scheduled, ensuring a structured approach to collaboration and decision-making. In addition to these, the committee maintained regular monthly meetings to discuss ongoing initiatives and strategic priorities.

Efforts to expand committee membership remain a focus, with continued outreach to potential new members. Notably, Raven Zellers, Urban and Community Forestry Specialist with the U.S. Forest Service has expressed interest in joining, further strengthening the committee's expertise and connections.

Ciudad Soil and Water Conservation District
100 Sun Ave NE Room 160
Albuquerque, NM 87109
505-510-3478

8/11/2025
El Paso City Council
1 Civic Center Plaza
El Paso, TX 79901

Re: Letter of Support for the Establishment of an Urban Waters Location in El Paso, Texas

Dear Members of the El Paso City Council,

On behalf of Ciudad Soil and Water Conservation District (Ciudad SWCD), I am writing in strong support of efforts by U.S. Geological Survey (USGS) staff and local advocates to establish an Urban Waters Federal Partnership (UWFP) location in El Paso, Texas.

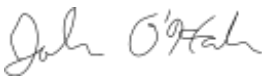
As the host of the Middle Rio Grande Urban Waters Ambassador in Albuquerque, New Mexico, Ciudad SWCD has seen firsthand the benefits of being part of this national partnership. The Urban Waters Federal Partnership brings together federal agencies, local governments, tribes, community-based organizations, and other stakeholders to revitalize urban waterways and the communities that surround them. Through this collaboration, we work to improve water quality, restore habitat, enhance public access, and invest in communities—particularly those that are overburdened or economically distressed.

Becoming an Urban Waters location would position El Paso to access targeted federal support and funding through the EPA's Urban Waters program. Just as importantly, it would create a platform for sustained, cross-sector collaboration to address local water issues and connect residents more deeply with the Rio Grande and other vital water resources in the region.

Ciudad SWCD believes that the Urban Waters model is not just about environmental restoration—it's about building equitable and resilient communities through healthy watersheds, community engagement, economic revitalization, and meaningful partnerships. We are confident that El Paso would be an excellent addition to the national network of Urban Waters locations, and we enthusiastically support this initiative.

Please do not hesitate to reach out at joshua@ciudadswcd.org if we can provide additional information or speak further in support of this effort.

Sincerely,
Joshua O'Halloran,



District Manager
Ciudad Soil and Water Conservation District

Sergio Coronado
Precinct 4

El Paso County Commissioner

September 15, 2025

Urban Waters Program

Office of City Representative Josh Acevedo, District 2

RE: Letter of Support for the Urban Waters Federal Partnership

Dear City Council:

This letter is in support of the Urban Waters Federal Partnership initiative, that will improve water quality, revitalize communities, and connect residents to their local waterways.

The work proposed aligns closely with the priorities of El Paso County Precinct 4. Since taking office, I have advocated for stormwater and wastewater improvements, park expansion, and quality of life initiatives that strengthen our communities. Efforts that restore and protect waterways directly support these priorities by reducing flooding risks, creating healthier environments, and expanding recreational opportunities for families across the region.

The Urban Waters Federal Partnership is a natural fit for the work already underway in El Paso County, and I strongly support this project.

Sincerely,

El Paso County Commissioner, Precinct 4

915-237-3596

Commissioner4@epcounty.com

COUNTY OF EL PASO
DAVID C. STOUT
COUNTY COMMISSIONER, PRECINCT TWO

Sept. 15, 2025

Honorable Mayor and City Council
City of El Paso
300 N. Campbell
El Paso, TX 79902

Re: EPA Urban Waters Federal Partnership / Item 23

Dear Members of the El Paso City Council:

I write in support of developing a regional partnership as contemplated in Item 23, a presentation on the Urban Waters Partnership. This program aims to reconnect urban communities with their waterways by improving coordination among federal agencies. The Partnership also collaborates with community-led revitalization efforts to improve our nation's water systems and promote their economic, environmental and social benefits.

El Paso is blessed with a river valley and a mountain that together define our community. These natural systems can provide great benefits if we learn to work with them. This program offers another resource through which to do just that.

El Paso County heard a similar presentation in June, and directed staff to work with potential partners, including the city, as we develop the regional Urban Waters concept to share knowledge and implement improved waterways management. We look forward to working with you.

Sincerely,

David C. Stout
County Commissioner
El Paso County, Precinct 2

An Equal Opportunity Employer
500 E. San Antonio Suite 301, El Paso, TX 79901
Phone: (915) 546-2111 Fax: (915)543-3854
Email:commissioner2@epcounty.com

File #: 25-1197, **Version:** 1

CITY OF EL PASO, TEXAS
LEGISTAR AGENDA ITEM SUMMARY FORM

DISTRICT, DEPARTMENT, CONTACT INFORMATION:

Please choose District and Department from drop down menu. Please post exactly as example below.
No Title's, No emails. Please use ARIAL 10 Font.

All Districts
Purchasing and Strategic Sourcing, Claudia A. Garcia, (915) 212-0043
International Bridges, Roberto Tinajero, (915) 212-7509

AGENDA LANGUAGE:

This is the language that will be posted to the agenda. Please use ARIAL 11 Font.
Populate the table to maintain proper formatting. Copy and paste the agenda language in the designated area below. You may include more language after the table. Just made sure all posting language is populated between "TITLE" and "END".

Discussion and action on the request that the Director of Purchasing & Strategic Sourcing be authorized to issue Purchase Order(s) for Solicitation 2026-0050 Toll System Maintenance and Equipment to The Revenue Markets, Inc., dba TRMI Systems Integration, the sole source provider for the computerized toll collection system maintenance and equipment, for a term of one (1) year for an estimated amount of $250,000.00.

Contract Variance:
The difference based in comparison to the previous contract is as follows: An increase of $219,868.00 for the initial term, which represents a 729.68% increase due to replacement contract containing a contingency fund that assists in maintaining operations during unforeseen events, downtime and preventing loss of revenue.

Department:	International Bridges
Award to:	The Revenue Markets, Inc. dba TRMI Systems Integration
City & State:	Accord, NY
Item(s):	All
Initial Term:	1 Year
Option Term:	N/A
Total Contract Time:	1 Year
Year 1:	$250,000.00
Initial Term Estimated Award:	$250,000.00
Option Term Estimated Award:	N/A
Total Estimated Award:	$250,000.00
Account(s):	564-3300-64830-522290

	564-3300-64830-533030
Funding Source(s):	Operating Fund
District(s):	All

This is a Non-Competitive Award - Sole Source Contract.

Non-Competitive Procurement under Local Government General Exemption: Section 252.022: (7) a procurement of items that are available from only one source, (A) items that are available from only one source because of patents, copyrights, secret processes, or natural monopolies.

The Purchasing & Strategic Sourcing and International Bridges Departments recommend award as indicated to The Revenue Markets, Inc., dba TRMI Systems Integration, under the exemption listed above.

It is requested that the City Manager be authorized to establish the funding sources and make any necessary budget transfers and execute any and all documents necessary for execution of this award.

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

DEPARTMENT: International Bridges
Purchasing & Strategic Sourcing
AGENDA DATE: September 30, 2025
PUBLIC HEARING DATE: Not Applicable
CONTACT PERSON NAME: Roberto Tinajero, International Bridges Director **PHONE NUMBER:** (915) 212-7509
Claudia A. Garcia, Director **PHONE NUMBER:** (915) 212-0043
DISTRICT(S) AFFECTED: All

SUBJECT:
Discussion and action on the request that the Director of Purchasing & Strategic Sourcing be authorized to issue Purchase Order(s) for solicitation 2026-0050 Toll System Maintenance and Equipment to The Revenue Markets, Inc., dba TRMI Systems Integration, the sole source provider for the computerized toll collection system maintenance and equipment, for a term of one (1) year for an estimated amount of $250,000.00.

BACKGROUND / DISCUSSION:
The Revenue Markets, Inc., dba TRMI Systems Integration is the designer and developer for the hardware and software for the toll system. This contract will provide support to existing equipment, software applications and upgrades. The Revenue Markets, Inc., dba TRMI Systems Integration is the only integrator of record who can produce, install and upgrade the software design and specifications.

COMMUNITY AND STAKEHOLDER OUTREACH:
N/A

SELECTION SUMMARY:
This is a non-competitive procurement for standardization of computerized toll collection system and equipment currently in place. The vendor does not have distributors and will provide the warranty services, upkeep, maintenance for parts/mechanisms, repairs/replacements and service connectivity. Exempt under the State of Texas Local Government Code Sec 252.022: (7) a procurement of items that are available from only one source, (A) items that are available from only one source because of patents, copyrights, secret processes, or natural monopolies.

CONTRACT VARIANCE:
The difference based in comparison to the previous contract is as follows: An increase of $219,868.00 for the initial term, which represents a 729.68% increase due to replacement contract containing a contingency fund that assists in maintaining operations during unforeseen events, downtime and preventing loss of revenue.

PROTEST
No protest received for this requirement.

PRIOR COUNCIL ACTION:
N/A

AMOUNT AND SOURCE OF FUNDING:
Amount: $250,000.00
Funding Source: Operating Fund
Account: 564-3300-64830-522290
564-3300-64830-533030

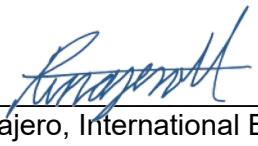
REPORTING OF CONTRIBUTION OR DONATION TO CITY COUNCIL:

Report any contributions or donations to City Council of an accumulated total of $500 or more. Report the name of the elected official and the amount.

NAME	AMOUNT ($)
Form was provided to the applicant	N/A

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

DEPARTMENT HEAD:



Roberto Tinajero, International Bridges Director

for

Claudia A. Garcia – Director of Purchasing & Strategic Souring

Project Form
Non-Competitive

**********Posting Language Below **********

Please place the following item on the Regular Agenda for the City Council Meeting of September 30, 2025.

Award Summary:
Discussion and action on the request that the Director of Purchasing & Strategic Sourcing be authorized to issue Purchase Order(s) for solicitation 2026-0050 Toll System Maintenance and Equipment to The Revenue Markets, Inc., dba TRMI Systems Integration, the sole source provider for the computerized toll collection system maintenance and equipment, for a term of one (1) year for an estimated amount of $250,000.00

Contract Variance:
The difference based in comparison to the previous contract is as follows: An increase of $219,868.00 for the initial term, which represents a 729.68% increase due to replacement contract containing a contingency fund that assists in maintaining operations during unforeseen events, downtime and preventing loss of revenue.

Department:	International Bridges
Award to:	The Revenue Markets, Inc., dba TRMI Systems Integration
City & State:	Accord, NY
Item(s):	All
Initial Term:	1 Year
Option Term:	N/A
Total Contract Time:	1 Year
Year 1:	$250,000.00
Initial Term Estimated Award:	$250,000.00
Option Term Estimated Award:	N/A
Total Estimated Award	$250,000.00
Account(s)	564-3300-64830-522290 564-3300-64830-533030
Funding Source(s):	Operating Fund
District(s):	All

This is a Non-Competitive Award - Sole Source Contract

Non-Competitive Procurement under Local Government General Exemption: Section 252.022: (7) a procurement of items that are available from only one source, (A) items that are available from only one source because of patents, copyrights, secret processes, or natural monopolies.

The Purchasing & Strategic Sourcing and International Bridges Departments recommend award as indicated to The Revenue Markets, Inc., dba TRMI Systems Integration, under the exemption listed above.

It is requested that the City Manager be authorized to establish the funding sources and make any necessary budget transfers and execute any and all documents necessary for execution of this award.

5120 US HIGHWAY 209

ACCORD NY 12404

P 845.626.8655

F 845.626.2492

WWW.TRMI.COM

May 20, 2025

Mr. Eddie Romero
City of El Paso International Bridges
Purchasing & Strategic Sourcing Department
300 N. Campbell
El Paso, Texas 79901

Re: Sole Source Letter

Dear Mr. Romero,

The Revenue Markets, Inc. (TRMI) designed, installed and integrated the computerized toll collection system in use at all three International Bridges for the City of El Paso.

TRMI is the designer and developer for the hardware and software for this system. We are the only integrator of record who can produce, install, and upgrade our software design and specifications. We know of no other system integrator who produces a product of equal design.

Therefore, we submit that TRMI is the sole source provider for El Paso's TCS upgrade.

Sincerely,

Marcy Nigro-Paris

Marcy Nigro-Paris
Director of Operations

PURCHASING & STRATEGIC SOURCING DEPARTMENT

SOLE SOURCE AFFIDAVIT

THIS IS AN OFFICIAL PURCHASING DOCUMENT-RETAIN WITH PURCHASE ORDER FILE

Before me, the undersigned official, on this day, personally appeared a person known to me to be the person whose signature appears below, whom after being duly sworn upon his/her oath deposed and said:

1. My name is Henry Kroll. I am over the age of 18, have never been of a convicted crime and am competent to make this affidavit.
2. I am an authorized representative of the following company or firm: The Revenue Markets, Inc. (TRMI)
3. The above named company or firm is the sole source for the following item(s), product(s) or service(s):
   TRMI is the designer & developer for the hardware & software for El Paso's toll collection system. Therefore, we submit that TRMI is the sole source for the toll collection system upgrade
4. Competition in providing the above named item(s) product(s), service(s) is precluded by the existence of a patent, copyright, secret process or monopoly as stated under Section 252.022, Subchapter A of the Local Governmental Code 7A or as provided for under 7B-F of the same section. Also, attached hereto is a sole source letter, which sets forth the reasons why this Vendor is a sole source provider (dated and signed).
5. There is/are no other like item(s) or product(s) available for purchase that would serve the same purpose or function.
6. **Note: This Vendor understands that by providing false information on this Sole Source Affidavit, it may be considered a non-responsible Vendor on this and future purchases and may result in discontinuation of any/all business with the City of El Paso.**

Henry Kroll
Signature

SUBSCRIBED AND SWORN to before me on this 27 day of May 2025.

Marcy Nigro-Paris
NOTARY PUBLIC

MARCY NIGRO PARIS
Notary Public, State of New York
NYS Reg. # 01NI6423091
Qualified in Ulster County
Commission Expires May 17, 2027

Marcy Nigro-Paris
PRINTED NAME

05/17/2027
MY COMMISSION EXPIRES

COMPANY NAME: The Revenue Markets, Inc. dba: TRMI Systems Integration

ADDRESS, CITY, S TATE & ZIP CODE 5120 US Highway 209, Accord, New York 12404

PHONE: 845.626.8655 FAX NUMBER: 845.626.2492

CONTACT NAME AND TITLE: Henry Kroll, CEO

WEB ADDRESS: www.trmi.com EMAIL: hkroll@trmi.com

FEDERAL TAX ID NUMBER: 14-1560054 TEXAS SALES TAX NUMBER:

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS AND DONATIONS FORM

In compliance with Title 2, Chapter 2.92, Section 2.92.080

Introduction:

Individuals or entities benefiting by a City Council Agenda item must disclose contributions or donations made to current members of Council under the City's Ethics Code. The information on this form is being captured for transparency purposes and will be noted on the relevant City Council Agenda. **Contributions and Donations do NOT disqualify an applicant from doing business with the City.**

Definitions:

"Contribution"	A direct or indirect transfer of money, goods, services, or any other thing of value and includes an agreement made or other obligation incurred, whether legally enforceable or not, to make a transfer. The term includes a loan or extension of credit, other than those expressly excluded by the Texas Election Code, and a guarantee of a loan or extension of credit.
"Contributor"	A person making a contribution, including the contributor's spouse.
"Donation"	Cash and the value of any in-kind contributions or gifts to the council member for use by their office or in their district.
"Donor"	An individual and spouse, a business entity, or an individual who owns a business entity in whole or in part, or is operated by the individual, that is the subject of a council agenda item.
"Benefiting"	Shall include but not be limited to any contract, bid award, franchise, permit, zoning or rezoning, and other award that council will vote on.

Instructions: Please read and complete this form carefully. If you have made campaign contributions or donations to any current City Council member(s) totaling an aggregate of $500 or more during their campaign(s) or term(s) of City office, you are required to disclose the information as specified below. If you have not made such contributions or donations past the limit specified in the ordinance, you are required to affirm your compliance with the municipal code. Please submit this completed form along with your application or proposal to the relevant city department. Failure to disclose campaign contributions or donations as required by the ordinance may result in a violation of the City's Ethics Code requirements, and sanctions under the Ethics Code 2.92.

Contributor / Donor Information:

Full Name	Henry Kroll
Business Name	The Revenue Markets, Inc.
Agenda Item Type	Maintenance Contract
Relevant Department	International Bridges

Disclosure Affirmation: Please check the appropriate box below to indicate whether you have made campaign contributions or donations totaling an aggregate of $500 or more to any City Council member(s) during their campaign(s) or term(s) of City office specified in Section 2.92.080 of the El Paso Municipal Code.

☑ I have **NOT** made campaign contributions or donations totaling an aggregate of $500 or more to any City Council member(s) during their campaign(s) or term(s) of City office, as specified in Section 2.92.080 of the El Paso Municipal Code.

OR

☐ I have made campaign contributions or donations totaling an aggregate of $500 or more to the following City Council member(s) during their campaign(s) or term(s) of City office:

OFFICE	CURRENT COUNCIL MEMBER NAME	AMOUNT ($)
Mayor		
District 1		
District 2		
District 3		
District 4		
District 5		
District 6		
District 7		
District 8		

Declaration: I hereby affirm that the information provided in this disclosure form is true and accurate to the best of my knowledge. I understand that this disclosure is required by Title 2, Chapter 2.92 of the El Paso Municipal Code and is subject to verification by the city authorities. Further, **I understand that upon submission of this form, I must disclose any subsequent contributions or donations prior to the relevant council meeting date.**

Signature: Henry Kroll Date: 09/10/2025

File #: 25-1205, **Version:** 1

CITY OF EL PASO, TEXAS
LEGISTAR AGENDA ITEM SUMMARY FORM

DISTRICT, DEPARTMENT, CONTACT INFORMATION:

Please choose District and Department from drop down menu. Please post exactly as example below.
No Title's, No emails. Please use ARIAL 10 Font.

All Districts
Purchasing and Strategic Sourcing, Claudia A. Garcia, (915) 212-0043
International Bridges, Roberto Tinajero, (915) 212-7509

AGENDA LANGUAGE:

This is the language that will be posted to the agenda. Please use ARIAL 11 Font.
Populate the table to maintain proper formatting. Copy and paste the agenda language in the designated area below. You may include more language after the table. Just made sure all posting language is populated between "TITLE" and "END".

Discussion and action on the request that the Director of Purchasing & Strategic Sourcing be authorized to issue Purchase Order(s) for solicitation 2025-0290 Toll Collection System Upgrade to The Revenue Markets, Inc., dba TRMI Systems Integration, the sole source provider for the toll collection system upgrade and maintenance, for a (3) year term for an estimated amount of $6,177,406.32, with the stipulation that the vendor provides an updated sole source letter and affidavit each year.

Contract Variance: NA

Department:	International Bridges
Award to:	The Revenue Markets, Inc.. dba TRMI Systems Integration
City & State:	Accord, NY
Item(s):	All
Initial Term:	3 Years
Option Term:	N/A
Total Contract Time:	3 Years
Annual Estimated Award:	$2,059,135.44
Initial Term Estimated Award:	$6,177,406.32
Option Term Estimated Award:	N/A
Total Estimated Award:	$6,177,406.32
Account(s):	190 - 4950 - 580270 - 38170 - PCP18IB005 564 - 3360 - 570020 - 64870

Funding Source(s):	$4,962,407.06 - ITS Projects $1,214,999.26 - P3 Program
District(s):	All

This is a Non-Competitive Award - Sole Source Contract.

Non-Competitive Procurement under Local Government General Exemption: Section 252.022: (7) a procurement of items that are available from only one source, (A) items that are available from only one source because of patents, copyrights, secret processes, or natural monopolies.

The Purchasing & Strategic Sourcing and International Bridges Departments recommend award as indicated to The Revenue Markets, Inc., dba TRMI Systems Integration, under the exemption listed above.

It is requested that the City Manager be authorized to establish the funding sources and make any necessary budget transfers and execute any and all documents necessary for execution of this award.

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

DEPARTMENT: International Bridges
Purchasing & Strategic Sourcing
AGENDA DATE: September 30, 2025
PUBLIC HEARING DATE: Not Applicable
CONTACT PERSON NAME: Roberto Tinajero, Director **PHONE NUMBER:** (915) 212-7509
Claudia A. Garcia, Director **PHONE NUMBER:** (915) 212-0043
DISTRICT(S) AFFECTED: All

SUBJECT:
Discussion and action on the request that the Director of Purchasing & Strategic Sourcing be authorized to issue Purchase Order(s) for solicitation 2025-0290 Toll Collection System Upgrade to The Revenue Markets, Inc., dba TRMI Systems Integration, the sole source provider for the toll collection system upgrade and maintenance, for a (3) year term for an estimated amount of $6,177,406.32, with the stipulation that the vendor provides an updated sole source letter and affidavit each year.

BACKGROUND / DISCUSSION:
This contract will provide the upgrade of existing equipment, software applications and allows for their ongoing maintenance.

COMMUNITY AND STAKEHOLDER OUTREACH:
N/A

SELECTION SUMMARY:
This is a Non-Competitive Procurement under Local Government General Exemption: Section 252.022 - (7) a procurement of items that are available from only one source – (A) items that are available from only one source because of patents, copyrights, secret processes, or natural monopolies. This is to maintain standardization of computerized toll collection system and equipment currently in place. The vendor does not have distributors and will provide the upgrade to existing system to include ongoing warranty services, upkeep, maintenance for parts/mechanisms, repairs/replacements and service connectivity.

CONTRACT VARIANCE:
NA

PROTEST
No protest received for this requirement.

PRIOR COUNCIL ACTION:
N/A

AMOUNT AND SOURCE OF FUNDING:
Amount: $6,177,406.32
Funding Source: $4,962,407.06 – ITS Projects
Funding Source: $1,214,999.26 – P3 Program
Account: 190 – 4950 – 580270 – 38170 – PCP18IB005
564 – 3360 – 570020 – 64870

REPORTING OF CONTRIBUTION OR DONATION TO CITY COUNCIL:

Report any contributions or donations to City Council of an accumulated total of $500 or more. Report the name of the elected official and the amount.

NAME	AMOUNT ($)
Form was provided to the applicant	N/A

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

DEPARTMENT HEAD:

Roberto Tinajero, International Bridges Director

for Claudia A. Garcia, Director of Purchasing & Strategic Sourcing

Project Form
Non-Competitive

**********Posting Language Below **********

Please place the following item on the Regular Agenda for the City Council Meeting of September 30, 2025.

Award Summary:
Discussion and action on the request that the Director of Purchasing & Strategic Sourcing be authorized to issue Purchase Order(s) for solicitation 2025-0290 Toll Collection System Upgrade to The Revenue Markets, Inc., dba TRMI Systems Integration, the sole source provider for the toll collection system upgrade and maintenance, for a (3) year term for an estimated amount of $6,177,406.32, with the stipulation that the vendor provides an updated sole source letter and affidavit each year.

Contract Variance:
NA

Department:	International Bridges
Award to:	The Revenue Markets, Inc., dba TRMI Systems Integration
City & State:	Accord, NY
Item(s):	All
Initial Term:	3 Years
Option Term:	N/A
Total Contract Time:	3 Years
Annual Estimated Award:	$2,059,135.44
Initial Term Estimated Award:	$6,177,406.32
Option Term Estimated Award:	N/A
Total Estimated Award	$6,177,406.32
Account(s)	190 – 4950 – 580270 – 38170 – PCP18IB005 564 – 3360 – 570020 – 64870
Funding Source(s):	$4,962,407.06 – ITS Projects $1,214,999.26 – P3 Program
District(s):	All

This is a Non-Competitive Award - Sole Source Contract.

Non-Competitive Procurement under Local Government General Exemption: Section 252.022: (7) a procurement of items that are available from only one source, (A) items that are available from only one source because of patents, copyrights, secret processes, or natural monopolies.

The Purchasing & Strategic Sourcing and International Bridges Departments recommend award as indicated to The Revenue Markets, Inc., dba TRMI Systems Integration, under the exemption listed above.

It is requested that the City Manager be authorized to establish the funding sources and make any necessary budget transfers and execute any and all documents necessary for execution of this award.

5120 US HIGHWAY 209
ACCORD NY 12404

P 845.626.8655
F 845.626.2492
WWW.TRMI.COM

TRMI

May 20, 2025

Mr. Eddie Romero
City of El Paso International Bridges
Purchasing & Strategic Sourcing Department
300 N. Campbell
El Paso, Texas 79901

Re: Sole Source Letter

Dear Mr. Romero,

The Revenue Markets, Inc. (TRMI) designed, installed and integrated the computerized toll collection system in use at all three International Bridges for the City of El Paso.

TRMI is the designer and developer for the hardware and software for this system. We are the only integrator of record who can produce, install, and upgrade our software design and specifications. We know of no other system integrator who produces a product of equal design.

Therefore, we submit that TRMI is the sole source provider for El Paso's TCS upgrade.

Sincerely,

Marcy Nigro-Paris

Marcy Nigro-Paris
Director of Operations

PURCHASING & STRATEGIC SOURCING DEPARTMENT

SOLE SOURCE AFFIDAVIT

THIS IS AN OFFICIAL PURCHASING DOCUMENT-RETAIN WITH PURCHASE ORDER FILE

Before me, the undersigned official, on this day, personally appeared a person known to me to be the person whose signature appears below, whom after being duly sworn upon his/her oath deposed and said:

1. My name is Henry Kroll. I am over the age of 18, have never been of a convicted crime and am competent to make this affidavit.
2. I am an authorized representative of the following company or firm: The Revenue Markets, Inc. (TRMI)
3. The above named company or firm is the sole source for the following item(s), product(s) or service(s):
   TRMI is the designer & developer for the hardware & software for El Paso's toll collection system. Therefore, we submit that TRMI is the sole source for the toll collection system upgrade
4. Competition in providing the above named item(s) product(s), service(s) is precluded by the existence of a patent, copyright, secret process or monopoly as stated under Section 252.022, Subchapter A of the Local Governmental Code 7A or as provided for under 7B-F of the same section. Also, attached hereto is a sole source letter, which sets forth the reasons why this Vendor is a sole source provider (dated and signed).
5. There is/are no other like item(s) or product(s) available for purchase that would serve the same purpose or function.
6. **Note: This Vendor understands that by providing false information on this Sole Source Affidavit, it may be considered a non-responsible Vendor on this and future purchases and may result in discontinuation of any/all business with the City of El Paso.**

Henry Kroll
Signature

SUBSCRIBED AND SWORN to before me on this 27 day of May 2025.

Marcy Nigro-Paris
NOTARY PUBLIC

MARCY NIGRO PARIS
Notary Public, State of New York
NYS Reg. # 01NI6423091
Qualified in Ulster County
Commission Expires May 17, 2027

Marcy Nigro-Paris
PRINTED NAME

05/17/2027
MY COMMISSION EXPIRES

COMPANY NAME: The Revenue Markets, Inc. dba: TRMI Systems Integration

ADDRESS, CITY, S TATE & ZIP CODE 5120 US Highway 209, Accord, New York 12404

PHONE: 845.626.8655 FAX NUMBER: 845.626.2492

CONTACT NAME AND TITLE: Henry Kroll, CEO

WEB ADDRESS: www.trmi.com EMAIL: hkroll@trmi.com

FEDERAL TAX ID NUMBER: 14-1560054 TEXAS SALES TAX NUMBER:

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS AND DONATIONS FORM

In compliance with Title 2, Chapter 2.92, Section 2.92.080

Introduction:

Individuals or entities benefiting by a City Council Agenda item must disclose contributions or donations made to current members of Council under the City's Ethics Code. The information on this form is being captured for transparency purposes and will be noted on the relevant City Council Agenda. Contributions and Donations do NOT disqualify an applicant from doing business with the City.

Definitions:

"Contribution"	A direct or indirect transfer of money, goods, services, or any other thing of value and includes an agreement made or other obligation incurred, whether legally enforceable or not, to make a transfer. The term includes a loan or extension of credit, other than those expressly excluded by the Texas Election Code, and a guarantee of a loan or extension of credit.
"Contributor"	A person making a contribution, including the contributor's spouse.
"Donation"	Cash and the value of any in-kind contributions or gifts to the council member for use by their office or in their district.
"Donor"	An individual and spouse, a business entity, or an individual who owns a business entity in whole or in part, or is operated by the individual, that is the subject of a council agenda item.
"Benefiting"	Shall include but not be limited to any contract, bid award, franchise, permit, zoning or rezoning, and other award that council will vote on.

Instructions: Please read and complete this form carefully. If you have made campaign contributions or donations to any current City Council member(s) totaling an aggregate of $500 or more during their campaign(s) or term(s) of City office, you are required to disclose the information as specified below. If you have not made such contributions or donations past the limit specified in the ordinance, you are required to affirm your compliance with the municipal code. Please submit this completed form along with your application or proposal to the relevant city department. Failure to disclose campaign contributions or donations as required by the ordinance may result in a violation of the City's Ethics Code requirements, and sanctions under the Ethics Code 2.92.

Contributor / Donor Information:

Full Name	Henry Kroll
Business Name	The Revenue Markets, Inc.
Agenda Item Type	Contract Award
Relevant Department	International Bridges

Disclosure Affirmation: Please check the appropriate box below to indicate whether you have made campaign contributions or donations totaling an aggregate of $500 or more to any City Council member(s) during their campaign(s) or term(s) of City office specified in Section 2.92.080 of the El Paso Municipal Code.

☒ I have NOT made campaign contributions or donations totaling an aggregate of $500 or more to any City Council member(s) during their campaign(s) or term(s) of City office, as specified in Section 2.92.080 of the El Paso Municipal Code.

OR

☐ I have made campaign contributions or donations totaling an aggregate of $500 or more to the following City Council member(s) during their campaign(s) or term(s) of City office:

OFFICE	CURRENT COUNCIL MEMBER NAME	AMOUNT ($)
Mayor		
District 1		
District 2		
District 3		
District 4		
District 5		
District 6		
District 7		
District 8		

Declaration: I hereby affirm that the information provided in this disclosure form is true and accurate to the best of my knowledge. I understand that this disclosure is required by Title 2, Chapter 2.92 of the El Paso Municipal Code and is subject to verification by the city authorities. Further, I understand that upon submission of this form, I must disclose any subsequent contributions or donations prior to the relevant council meeting date.

Signature: Tony Kull Date: 8/18/25

File #: 25-1199, **Version:** 1

CITY OF EL PASO, TEXAS
LEGISTAR AGENDA ITEM SUMMARY FORM

DISTRICT, DEPARTMENT, CONTACT INFORMATION:

Please choose District and Department from drop down menu. Please post exactly as example below.
No Title's, No emails. Please use ARIAL 10 Font.

District 3
Purchasing and Strategic Sourcing, Claudia A. Garcia, (915) 212-0043
Capital Improvement Department, Gilbert Guerrero, (915) 212-1803
Airport, Tony Nevarez, (915) 474-2424

AGENDA LANGUAGE:

This is the language that will be posted to the agenda. Please use ARIAL 11 Font.

Discussion and action on the award of Solicitation 2025-0445 General Aviation Ramp Rehabilitation Stage 2 & 3 to International Eagle Enterprises, Inc. for a total estimated amount of $9,839,586.90. This project will consist of reconstructing approximately 155,000 square yards of General Aviation Ramp T-Hangar taxi lanes at El Paso International Airport to replace deteriorating pavement and improve drainage, including all taxi lanes between the T-Hangars and the west-side pavement serving both T-Hangar and corporate hangar operations.

Department:	El Paso International Airport
Award to:	International Eagle Enterprises, Inc.
City & State:	El Paso, TX
Item(s):	Base Bid I & Additive Alternate I
Contract Term:	630 Consecutive Calendar Days
Base Bid I:	$7,630,056.90
Additive Alternate I:	$2,209,530.00
Total Estimated Award:	$9,839,586.90
Account(s):	562-3080-62330-580270-G62A234902
	562-3010-62335-580270-G62A234902
Funding Source(s):	Airport Infrastructure Grant
	Airport Improvement Program Federal Aviation Administration Grants
	Airport Enterprise Fund
District(s):	3

This was a Low Bid Procurement - unit price contract.

The Purchasing & Strategic Sourcing, El Paso International Airport, and Capital Improvement Departments

recommend award as indicated to International Eagle Enterprises, Inc., the lowest responsive and responsible bidder.

It is requested that the City Manager be authorized to establish the funding sources and make any necessary budget transfers and execute any and all documents necessary for execution of this award.

Work under this unit price contract is only an estimated value and will be ordered, performed, invoiced, and paid by measured quantity. The actual cost of this contract may be higher or lower than the total estimated value and will be the sum total of unit prices at the end of the contract term.

As a part of this award, upon the review of the City Attorney, the City Engineer may without further authorization from City Council approve contract changes which are necessary for proper execution of the work and carrying out the intent of the project, which are in accordance with applicable law, do not make changes to the prices and are within the appropriate budget.

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

DEPARTMENT: Capital Improvement Department
El Paso International Airport
Purchasing & Strategic Sourcing
AGENDA DATE: September 30, 2025
PUBLIC HEARING DATE: N/A
CONTACT PERSON NAME: Gilbert Guerrero, Interim Director **PHONE NUMBER:** (915)212-1803
Tony Nevarez, Director **PHONE NUMBER:** (915)474-2424
Claudia A. Garcia, Director **PHONE NUMBER** (915)212-0043
DISTRICT(S) AFFECTED: 3

SUBJECT:
Discussion and action on the award of solicitation 2025-0445 General Aviation Ramp Rehabilitation Stage 2 & 3 to International Eagle Enterprises, Inc. for a total estimated amount of $9,839,586.90.

BACKGROUND / DISCUSSION:
The El Paso International Airport is constructing improvements to the General Aviation Ramp T Hangar taxi lanes to address aging and failing pavement conditions and drainage deficiencies of this portion of the airfield. The project area includes all taxi lanes located between the T-Hangars, as well as the taxi lane pavement west of the General Aviation area that supports both T Hangar and corporate hangar operations. The total project area for GA Stage 2 & 3 is approximately 155,000 square yards and will include full pavement reconstruction throughout the area, along with associated grading and drainage improvements.

COMMUNITY AND STAKEHOLDER OUTREACH:
A pre-bid meeting was held on May 7, 2025. Three (3) suppliers were in attendance.

SELECTION SUMMARY:
Solicitation was advertised on April 29, 2025 and May 6, 2025. The solicitation was posted on City website on April 29, 2025. There were a total forty-three (43) viewers online; five (5) bids were received; two (2) from local suppliers.

CONTRACT VARIANCE:
N/A

PROTEST
No protest received for this requirement.

PRIOR COUNCIL ACTION:
N/A

AMOUNT AND SOURCE OF FUNDING:

Amount: $9,839,586.90
Funding Source: $8,855,628.21 - Airport Infrastructure Grant & Airport Improvement Program Federal Aviation Administration Grants
$983,958.69 - Airport Enterprise Fund
Account: 562-3080-62330-580270-G62A234902
562-3010-62335-580270-G62A234902

REPORTING OF CONTRIBUTION OR DONATION TO CITY COUNCIL:

Report any contributions or donations to City Council of an accumulated total of $500 or more. Report the name of the elected official and the amount.

NAME	AMOUNT ($)
Form was provided to the applicant	

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

DEPARTMENT HEAD:

Gilbert Guerrero

Gilbert Guerrero, Interim Director of Capital Improvement

r

Claudia A. Garcia, Director of Purchasing & Strategic Souring

Project Form
Low Bid

**********Posting Language Below **********

Please place the following item on the Regular Agenda for the City Council of September 30, 2025.

Award Summary:
Discussion and action on the award of solicitation 2025-0445 General Aviation Ramp Rehabilitation Stage 2 & 3 to International Eagle Enterprises, Inc. for a total estimated amount of $9,839,586.90. This project will consist of reconstructing approximately 155,000 square yards of General Aviation Ramp T-Hangar taxi lanes at El Paso International Airport to replace deteriorating pavement and improve drainage, including all taxi lanes between the T-Hangars and the west-side pavement serving both T-Hangar and corporate hangar operations

Department:	El Paso International Airport
Award to:	International Eagle Enterprises, Inc.
City & State:	El Paso, TX
Item(s):	Base Bid I & Additive Alternate I
Contract Term:	630 Consecutive Calendar Days
Base Bid I:	$7,630,056.90
Additive Alternate I:	$2,209,530.00
Total Estimated Award:	$9,839,586.90
Account(s):	562-3080-62330-580270-G62A234902
	562-3010-62335-580270-G62A234902
Funding Source(s):	Airport Infrastructure Grant
	Airport Improvement Program Federal Aviation Administration Grants
	Airport Enterprise Fund
District(s):	3

This was a Low Bid Procurement – unit price contract

The Purchasing & Strategic Sourcing Department and El Paso International Airport recommend award as indicated to International Eagle Enterprises, Inc., the lowest responsive and responsible bidder.

It is requested that the City Manager be authorized to establish the funding sources and make any necessary budget transfers and execute any and all documents necessary for execution of this award.

Work under this unit price contract is only an estimated value and will be ordered, performed, invoiced, and paid by measured quantity. The actual cost of this contract may be higher or lower than the total estimated value and will be the sum total of unit prices at the end of the contract term.

As a part of this award, upon the review of the City Attorney, the City Engineer may without further authorization from City Council approve contract changes which are necessary for proper execution of the work and carrying out the intent of the project, which are in accordance with applicable law, do not make changes to the prices and are within the appropriate budget.

2025-0445 General Aviation Ramp Rehabilitation Stage 2 & 3 Bid Tab Summary				
	Bidder's Name	**Base Bid I + Mobilization**	**Additive Alternate 1**	**Sum Total**
1	International Eagle Enterprises, Inc.	$ 7,630,056.90	$ 2,209,530.00	$ 9,839,586.90
2	Jordan Foster Construction, LLC	$ 9,432,160.00	$ 2,646,720.00	$ 12,078,880.00
3	Granite Construction Company	$ 14,580,653.00	$ 3,700,086.00	$ 18,280,739.00
	Constructors, Inc.	$ 7,758,900.00	$ 2,132,075.00	$ 9,890,975.00
	Dan Williams Company	$ 15,073,300.00	$ 2,804,825.00	$ 17,878,125.00

*Constructors, Inc. and Dan Williams Company were deemed non-responsive and therefore not considered for award. CP 8/25/2025

CITY OF EL PASO

PRICE TABULATION

BID TITLE: GA Ramp Rehabilitation Stage 2 & 3 — **BID NO: 2025-0445**

BID DATE: June 4, 2025 — **DEPARTMENT: Aviation (El Paso international Airport)**

				Constructors, Inc. Carlsbad, NM Bidder 1 of 5		Dan Williams Company Austin, TX Bidder 2 of 5		Granite Construction Company Watsonville, CA Bidder 3 of 5		International Eagle Enterprises El Paso, TX Bidder 4 of 5		Jordan Foster Construction, LLC El Paso, TX Bidder 5 of 5	
Item NO.	**Approximate / Estimate Quantity**	**Unit of Measure**	**Description**	**Price (ONLY 2 DECIMALS)**	**Total**	**Price (ONLY 2 DECIMALS)**	**Total**	**Price (ONLY 2 DECIMALS)**	**Total**	**Price (ONLY 2 DECIMALS)**	**Total**	**Price (ONLY 2 DECIMALS)**	**Total**
BASE BID													
1	1	LS	CONSTRUCTION SAFETY AND SECURITY	$ 200,000.00	$ 200,000.00	$ 900,000.00	$ 900,000.00	$ 2,926,760.00	$ 2,926,760.00	$ 100,000.00	$ 100,000.00	$ 105,000.00	$ 105,000.00
2	1	LS	TRENCH AND EXCAVATION SAFETY SYSTEMS	$ 13,000.00	$ 13,000.00	$ 150,000.00	$ 150,000.00	$ 50,000.00	$ 50,000.00	$ 67,000.00	$ 67,000.00	$ 15,000.00	$ 15,000.00
3	3,900	SY	PAVING MAT	$ 20.00	$ 78,000.00	$ 18.00	$ 70,200.00	$ 10.70	$ 41,730.00	$ 12.00	$ 46,800.00	$ 13.00	$ 50,700.00
4	12	EA	TIEDOWN ANCHORS	$ 2,500.00	$ 30,000.00	$ 1,500.00	$ 18,000.00	$ 1,500.00	$ 18,000.00	$ 1,800.00	$ 21,600.00	$ 1,500.00	$ 18,000.00
5	1	LS	LOCKOUT/TAGOUT PROCEDURES	$ 30,000.00	$ 30,000.00	$ 50,000.00	$ 50,000.00	$ 16,000.00	$ 16,000.00	$ 25,000.00	$ 25,000.00	$ 11,500.00	$ 11,500.00
6	1	LS	CONTRACTOR QUALITY CONTROL PROGRAM(CQCP)	$ 180,000.00	$ 180,000.00	$ 600,000.00	$ 600,000.00	$ 250,000.00	$ 250,000.00	$ 335,000.00	$ 335,000.00	$ 135,000.00	$ 135,000.00
7	1	LS	TEMPORARY EROSION CONTROL	$ 60,000.00	$ 60,000.00	$ 300,000.00	$ 300,000.00	$ 75,000.00	$ 75,000.00	$ 25,000.00	$ 25,000.00	$ 32,000.00	$ 32,000.00
8	Space Left Blank Intentionally												
9	114,400	SY	ASPHALT PAVEMENT SECTION REMOVAL (9")	$ 4.50	$ 514,800.00	$ 8.50	$ 972,400.00	$ 10.00	$ 1,144,000.00	$ 7.00	$ 800,800.00	$ 6.50	$ 743,600.00
10	3,900	SY	COLD MILLING (4")	$ 5.00	$ 19,500.00	$ 12.00	$ 46,800.00	$ 8.40	$ 32,760.00	$ 3.10	$ 12,090.00	$ 5.00	$ 19,500.00
11	60	EA	REMOVAL OF FENCE POST FOOTINGS	$ 250.00	$ 15,000.00	$ 250.00	$ 15,000.00	$ 275.00	$ 16,500.00	$ 800.00	$ 48,000.00	$ 110.00	$ 6,600.00
12	30	EA	REMOVAL OF TIE DOWN ANCHORS	$ 200.00	$ 6,000.00	$ 250.00	$ 7,500.00	$ 100.00	$ 3,000.00	$ 500.00	$ 15,000.00	$ 110.00	$ 3,300.00
13	4,400	CY	UNCLASSIFIED EXCAVATION	$ 20.00	$ 88,000.00	$ 30.00	$ 132,000.00	$ 275.00	$ 1,210,000.00	$ 23.00	$ 101,200.00	$ 17.00	$ 74,800.00
14	3,000	CY	BORROW FILL	$ 30.00	$ 90,000.00	$ 20.00	$ 60,000.00	$ 38.00	$ 114,000.00	$ 20.00	$ 60,000.00	$ 6.00	$ 18,000.00
15	1,800	CY	UNSUITABLE EXCAVATION	$ 35.00	$ 63,000.00	$ 30.00	$ 54,000.00	$ 24.00	$ 43,200.00	$ 13.00	$ 23,400.00	$ 10.00	$ 18,000.00
16	114,400	SY	SUBGRADE PREPARATION	$ 4.00	$ 457,600.00	$ 2.75	$ 314,600.00	$ 4.15	$ 474,760.00	$ 3.00	$ 343,200.00	$ 3.00	$ 343,200.00
17	114,400	SY	6" CRUSHED AGGREGATE BASE COURSE	$ 10.00	$ 1,144,000.00	$ 21.00	$ 2,402,400.00	$ 15.55	$ 1,778,920.00	$ 9.75	$ 1,115,400.00	$ 15.00	$ 1,716,000.00
18	20,350	TON	ASPHALT SURFACE COURSE (3")	$ 131.00	$ 2,665,850.00	$ 245.00	$ 4,985,750.00	$ 143.40	$ 2,918,190.00	$ 120.00	$ 2,442,000.00	$ 158.00	$ 3,215,300.00
19	480	TON	ASPHALT SURFACE COURSE (2" OVERLAY)	$ 135.00	$ 64,800.00	$ 285.00	$ 136,800.00	$ 158.00	$ 75,840.00	$ 130.00	$ 62,400.00	$ 178.00	$ 85,440.00
20	290	TON	ASPHALT LEVELING COURSE (1")	$ 145.00	$ 42,050.00	$ 285.00	$ 82,650.00	$ 186.50	$ 54,085.00	$ 125.00	$ 36,250.00	$ 175.00	$ 50,750.00
21	1	LS	PAVEMENT MARKING COORDINATION	$ 20,000.00	$ 20,000.00	$ 50,000.00	$ 50,000.00	$ 10,000.00	$ 10,000.00	$ 23,000.00	$ 23,000.00	$ 11,000.00	$ 11,000.00
22	590	LF	12 INCH RCP (CLASS III)	$ 135.00	$ 79,650.00	$ 170.00	$ 100,300.00	$ 117.00	$ 69,030.00	$ 133.76	$ 78,918.40	$ 132.00	$ 77,880.00
23	1,090	LF	15 INCH RCP (CLASS III)	$ 125.00	$ 136,250.00	$ 180.00	$ 196,200.00	$ 119.00	$ 129,710.00	$ 124.75	$ 135,977.50	$ 136.00	$ 148,240.00
24	1,310	LF	18 INCH RCP (CLASS III)	$ 110.00	$ 144,100.00	$ 155.00	$ 203,050.00	$ 130.50	$ 170,955.00	$ 104.19	$ 136,488.90	$ 120.00	$ 157,200.00
25	50	LF	24 INCH RCP (CLASS III)	$ 165.00	$ 8,250.00	$ 200.00	$ 10,000.00	$ 146.00	$ 7,300.00	$ 167.33	$ 8,366.50	$ 140.00	$ 7,000.00
26	160	LF	12 INCH X 18 INCH ELLPTICAL RCP (CLASS III)	$ 210.00	$ 33,600.00	$ 275.00	$ 44,000.00	$ 158.00	$ 25,280.00	$ 194.46	$ 31,113.60	$ 220.00	$ 35,200.00
27	850	LF	12 INCH DIAMETER HDPE SLOTTED DRAIN	$ 145.00	$ 123,250.00	$ 395.00	$ 335,750.00	$ 283.00	$ 240,550.00	$ 176.52	$ 150,042.00	$ 269.00	$ 228,650.00
28	1,460	LF	15 INCH DIAMETER HDPE SLOTTED DRAIN	$ 165.00	$ 240,900.00	$ 465.00	$ 678,900.00	$ 325.00	$ 474,500.00	$ 154.90	$ 226,154.00	$ 340.00	$ 496,400.00
29	1,900	LF	18 INCH DIAMETER HDPE SLOTTED DRAIN	$ 160.00	$ 304,000.00	$ 520.00	$ 988,000.00	$ 381.00	$ 723,900.00	$ 151.24	$ 287,356.00	$ 365.00	$ 693,500.00
30	17	EA	4' X 4' GRATE INLET	$ 17,000.00	$ 289,000.00	$ 15,000.00	$ 255,000.00	$ 30,000.00	$ 510,000.00	$ 15,000.00	$ 255,000.00	$ 15,500.00	$ 263,500.00
31	1	EA	4' X 5' GRATE INLET	$ 22,000.00	$ 22,000.00	$ 20,000.00	$ 20,000.00	$ 35,000.00	$ 35,000.00	$ 18,000.00	$ 18,000.00	$ 20,000.00	$ 20,000.00
32	1	EA	4' x 5' JUNCTION BOX	$ 17,000.00	$ 17,000.00	$ 15,000.00	$ 15,000.00	$ 28,000.00	$ 28,000.00	$ 15,000.00	$ 15,000.00	$ 15,000.00	$ 15,000.00
33	5	EA	STRUCTURE ADJUSTED TO GRADE	$ 8,500.00	$ 42,500.00	$ 10,000.00	$ 50,000.00	$ 12,000.00	$ 60,000.00	$ 10,000.00	$ 50,000.00	$ 8,500.00	$ 42,500.00
34	1	EA	CONCRETE END SECTION	$ 8,800.00	$ 8,800.00	$ 4,000.00	$ 4,000.00	$ 3,400.00	$ 3,400.00	$ 20,000.00	$ 20,000.00	$ 5,000.00	$ 5,000.00
35	200	LF	RETE ENCASED ELECTRICAL DUCTBANK, CONDUIT CONFIGURATION AND S	$ 430.00	$ 86,000.00	$ 340.00	$ 68,000.00	$ 400.00	$ 80,000.00	$ 370.00	$ 74,000.00	$ 350.00	$ 70,000.00
36	100	LF	NCRETE ENCASED ELECTRICAL CONDUIT,CONDUIT SIZE TO MATCH EXISTIN	$ 500.00	$ 50,000.00	$ 390.00	$ 39,000.00	$ 460.00	$ 46,000.00	$ 445.00	$ 44,500.00	$ 400.00	$ 40,000.00
37	60	EA	FENCE POST FOOTING	$ 700.00	$ 42,000.00	$ 300.00	$ 18,000.00	$ 525.00	$ 31,500.00	$ 600.00	$ 36,000.00	$ 240.00	$ 14,400.00
			Sum Total – Base Bid I (Line Items 1-37)		**$ 7,408,900.00**		**$ 14,373,300.00**		**$ 13,887,870.00**		**$ 7,270,056.90**		**$ 8,987,160.00**
			Mobilization (Not to Exceed 5% of Total Base Bid)		**$ 350,000.00**		**$ 700,000.00**		**$ 692,783.00**		**$ 360,000.00**		**$ 445,000.00**
			Sum Total Base Bid + Mobilization		**$ 7,758,900.00**		**$ 15,073,300.00**		**$ 14,580,653.00**		**$ 7,630,056.90**		**$ 9,432,160.00**

Approved By: _____/s/_____

Date: __6/9/2025_____

CITY OF EL PASO

PRICE TABULATION

BID TITLE: GA Ramp Rehabilitation Stage 2 & 3 **BID NO: 2025-0445**

BID DATE: June 4, 2025 **DEPARTMENT: Aviation (El Paso international Airport)**

				Constructors, Inc. Carlsbad, NM Bidder 1 of 5		Dan Williams Company Austin, TX Bidder 2 of 5		Granite Construction Company Watsonville, CA Bidder 3 of 5		International Eagle Enterprises El Paso, TX Bidder 4 of 5		Jordan Foster Construction, LLC El Paso, TX Bidder 5 of 5	
Item NO.	Approximate / Estimate Quantity	Unit of Measure	Description	Price (ONLY 2 DECIMALS)	Total	Price (ONLY 2 DECIMALS)	Total	Price (ONLY 2 DECIMALS)	Total	Price (ONLY 2 DECIMALS)	Total	Price (ONLY 2 DECIMALS)	Total
BASE BID													
1	34,000	SY	ASPHALT PAVEMENT SECTION REMOVAL (13")	$ 6.00	$ 204,000.00	$ 7.00	$ 238,000.00	$ 17.00	$ 578,000.00	$ 7.00	$ 238,000.00	$ 8.50	$ 289,000.00
2	1,750	SY	CONCRETE PAVEMENT SECTION REMOVAL (13")	$ 35.00	$ 61,250.00	$ 20.00	$ 35,000.00	$ 308.00	$ 539,000.00	$ 82.00	$ 143,500.00	$ 44.00	$ 77,000.00
3	160	EA	REMOVAL OF FENCE POST FOOTINGS	$ 225.00	$ 36,000.00	$ 210.00	$ 33,600.00	$ 275.00	$ 44,000.00	$ 500.00	$ 80,000.00	$ 110.00	$ 17,600.00
4	440	CY	UNCLASSIFIED EXCAVATION	$ 20.00	$ 8,800.00	$ 20.00	$ 8,800.00	$ 130.00	$ 57,200.00	$ 22.00	$ 9,680.00	$ 13.00	$ 5,720.00
5	500	CY	BORROW FILL	$ 30.00	$ 15,000.00	$ 15.00	$ 7,500.00	$ 38.00	$ 19,000.00	$ 25.00	$ 12,500.00	$ 6.00	$ 3,000.00
6	600	CY	UNSUITABLE EXCAVATION	$ 38.00	$ 22,800.00	$ 20.00	$ 12,000.00	$ 24.00	$ 14,400.00	$ 15.00	$ 9,000.00	$ 15.00	$ 9,000.00
7	35,750	SY	SUBGRADE PREPARATION	$ 3.00	$ 107,250.00	$ 2.00	$ 71,500.00	$ 3.60	$ 128,700.00	$ 3.00	$ 107,250.00	$ 3.00	$ 107,250.00
8	35,750	SY	9" CRUSHED AGGREGATE BASE COURSE	$ 12.50	$ 446,875.00	$ 22.50	$ 804,375.00	$ 27.90	$ 997,425.00	$ 15.00	$ 536,250.00	$ 20.00	$ 715,000.00
9	8,300	TON	ASPHALT SURFACE COURSE (4")	$ 131.00	$ 1,087,300.00	$ 179.00	$ 1,485,700.00	$ 140.00	$ 1,162,000.00	$ 110.00	$ 913,000.00	$ 158.00	$ 1,311,400.00
10	290	LF	12 INCH X 18 INCH ELLPTICAL RCP (CLASS III)	$ 210.00	$ 60,900.00	$ 215.00	$ 62,350.00	$ 220.00	$ 63,800.00	$ 255.00	$ 73,950.00	$ 215.00	$ 62,350.00
11	1	EA	4' X 4' GRATE INLET	$ 17,000.00	$ 17,000.00	$ 12,000.00	$ 12,000.00	$ 30,000.00	$ 30,000.00	$ 15,000.00	$ 15,000.00	$ 15,000.00	$ 15,000.00
12	1	EA	4' X 5' GRATE INLET	$ 22,000.00	$ 22,000.00	$ 16,000.00	$ 16,000.00	$ 35,061.00	$ 35,061.00	$ 17,400.00	$ 17,400.00	$ 20,000.00	$ 20,000.00
13	60	EA	FENCE POST FOOTING	$ 715.00	$ 42,900.00	$ 300.00	$ 18,000.00	$ 525.00	$ 31,500.00	$ 900.00	$ 54,000.00	$ 240.00	$ 14,400.00
			Sum Total Additive Alternate 1 (Line Items 1-12)		**$ 2,132,075.00**		**$ 2,804,825.00**		**$ 3,700,086.00**		**$ 2,209,530.00**		**$ 2,646,720.00**
			Bid Bond		**YES**		**YES**		**YES**		**YES**		**YES**
			Amendments Acknowledged		**YES**		**YES**		**YES**		**YES**		**YES**

BIDS SOLICITED: 1,271 LOCAL BIDS SOLICITED: 579 BIDS RECEIVED: 5 LOCAL BIDS RECEIVED : 2 NO BID: 11

NOTE: The information contained in this bid tabulation is for information only and does not constitute actual award/execution of contract.

Approved By: _____/s/_____

Date: __6/9/2025_____

2025-0445 GA Ramp Rehabilitation Stage 2 & 3 Viewlist			
	Supplier Name	City	State
1	915 Maintenance and Contracting (Bustillos & Rojero Enterprises LLC)	El Paso	TX
2	A-1 Auto Body Shop	El Paso	TX
3	ACO Remodeling & Construction, Inc.	El Paso	TX
4	Adis Construction Management	Dallas	TX
5	American Linen & Uniform Supply (American Linen Supply of New Mexico Inc)	Las Cruces	NM
6	Amtek USA, Austin	Houston	TX
7	ASC General Contractors	El Paso	TX
8	Atlas Technical Consultants LLC	El Paso	TX
9	Border Demolition & Environmental, Inc.	El Paso	TX
10	Buildtech Automation Inc LLC	El Paso	TX
11	C&R Distributing	el paso	TX
12	Casa Ford	el paso	TX
13	CIJ General Contractor	El Paso	TX
14	ConstructConnect	Cincinnati	OH
15	Construction Reporter	Albuquerque	NM
16	CONSTRUCTION SOLUTION USA LLC	CARROLLTON	TX
17	Constructors, Inc.	Carlsbad	NM
18	Countryman & Co. Architecture	El Paso	TX
19	Dan Williams Company	Austin	TX
20	Delegard Tool of Texas	Houston	TX
21	DLC CONSTRUCTION INC	El Paso	TX
22	Eyetopia TPA, LLC	New Braunfels	TX
23	Filterbuy Incorporated	Talladega	AL
24	Freedom Charters and Tours, LLC	Dallas	TX
25	Garver	Fayetteville	AR
26	Granite Construction Company	Tucson	AZ
27	Horizone Construction 1 LTD	El Paso	TX
28	International Eagle Enterprises	El Paso	TX
29	Jordan Foster Construction, LLC	El Paso	TX
30	MAD LOGISTIX LLC	CHARRRAL	NM
31	Metal America LLC	Austin	TX
32	Mirador Enterprises, Inc. (Mirador Enterprises)	EL PASO	TX
33	Mobility Products & Solutions (F.O. & D.)	El Paso	TX
34	North America Procurement Council Inc., PBC	Grand Junction	CO
35	Parkhill (Parkhill, Smith & Cooper, Inc. dba Parkhill)	El Paso	TX
36	PMI Pavement Marking, LLC (Pavement Marking, LLC)	EL PASO	TX
37	pneumatic tire company	El Paso	TX
38	Pride General Contractors, LLC	El Paso	TX
39	RCPM, LLC	El Paso	TX
40	Technical Training Solutions, LLC	Vance	AL
41	The PlanIt Room	El Paso	TX
42	Walker Systems78 LLC	Horizon City	TX
43	Zeraus Iluminacion	El Paso	TX

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS AND DONATIONS FORM

In compliance with Title 2, Chapter 2.92, Section 2.92.080

Introduction:

Individuals or entities benefiting by a City Council Agenda item must disclose contributions or donations made to current members of Council under the City's Ethics Code. The information on this form is being captured for transparency purposes and will be noted on the relevant City Council Agenda. **Contributions and Donations do NOT disqualify an applicant from doing business with the City.**

Definitions:

"Contribution"	A direct or indirect transfer of money, goods, services, or any other thing of value and includes an agreement made or other obligation incurred, whether legally enforceable or not, to make a transfer. The term includes a loan or extension of credit, other than those expressly excluded by the Texas Election Code, and a guarantee of a loan or extension of credit.
"Contributor"	A person making a contribution, including the contributor's spouse.
"Donation"	Cash and the value of any in-kind contributions or gifts to the council member for use by their office or in their district.
"Donor"	An individual and spouse, a business entity, or an individual who owns a business entity in whole or in part, or is operated by the individual, that is the subject of a council agenda item.
"Benefiting"	Shall include but not be limited to any contract, bid award, franchise, permit, zoning or rezoning, and other award that council will vote on.

Instructions: Please read and complete this form carefully. If you have made campaign contributions or donations to any current City Council member(s) totaling an aggregate of $500 or more during their campaign(s) or term(s) of City office, you are required to disclose the information as specified below. If you have not made such contributions or donations past the limit specified in the ordinance, you are required to affirm your compliance with the municipal code. Please submit this completed form along with your application or proposal to the relevant city department. Failure to disclose campaign contributions or donations as required by the ordinance may result in a violation of the City's Ethics Code requirements, and sanctions under the Ethics Code 2.92.

Contributor / Donor Information:

Full Name	Alfredo Corral
Business Name	International Eagle Enterprises, Inc.
Agenda Item Type	Contract Award
Relevant Department	El Paso International Airport

Disclosure Affirmation: Please check the appropriate box below to indicate whether you have made campaign contributions or donations totaling an aggregate of $500 or more to any City Council member(s) during their campaign(s) or term(s) of City office specified in Section 2.92.080 of the El Paso Municipal Code.

☐ I have **NOT** made campaign contributions or donations totaling an aggregate of $500 or more to any City Council member(s) during their campaign(s) or term(s) of City office, as specified in Section 2.92.080 of the El Paso Municipal Code.

OR

☒ I have made campaign contributions or donations totaling an aggregate of $500 or more to the following City Council member(s) during their campaign(s) or term(s) of City office:

OFFICE	CURRENT COUNCIL MEMBER NAME	AMOUNT ($)
Mayor	Renard Johnson	$1,500
District 1		
District 2		
District 3		
District 4		
District 5		
District 6		
District 7		
District 8		

Declaration: I hereby affirm that the information provided in this disclosure form is true and accurate to the best of my knowledge. I understand that this disclosure is required by Title 2, Chapter 2.92 of the El Paso Municipal Code and is subject to verification by the city authorities. Further, **I understand that upon submission of this form, I must disclose any subsequent contributions or donations prior to the relevant council meeting date.**

Signature: _____ Date: 5/27/2025

File #: 25-1201, **Version:** 1

CITY OF EL PASO, TEXAS
LEGISTAR AGENDA ITEM SUMMARY FORM

DISTRICT, DEPARTMENT, CONTACT INFORMATION:

Please choose District and Department from drop down menu. Please post exactly as example below.
No Title's, No emails. Please use ARIAL 10 Font.

All Districts
Purchasing and Strategic Sourcing, Claudia A. Garcia, (915) 212-0043
Streets and Maintenance, Randy Garcia, (915) 212-7000

AGENDA LANGUAGE:

This is the language that will be posted to the agenda. Please use ARIAL 11 Font.
Populate the table to maintain proper formatting. Copy and paste the agenda language in the designated area below. You may include more language after the table. Just made sure all posting language is populated between "TITLE" and "END".

Discussion and action on the request that the Director of Purchasing & Strategic Sourcing be authorized to issue Purchase Order(s) to increase contract 2023-0258 Collector and above Street Resurfacing 2023 to International Eagle Enterprises. This change order will increase referenced contract by $1,559,200.00 for a total estimated amount not to exceed $22,851,633.25. This change order will allow for additional resurfacing of council approved streets under the 2022 Community Progress Bond program to include milling, proof rolling of subgrade surface, rework of existing subgrade 2' and hot mix asphalt.

Department:	Streets and Maintenance
Award to:	International Eagle Enterprises, Inc
City & State:	El Paso, TX
Current Contract Estimated Amount:	$21,292,433.25
Change Order Award:	$1,559,200.00
Total estimated Amount not to Exceed:	$22,851,633.25
Account(s):	190-4825-29110-580270-PCP24ARTRESUR 190-4825-29110-580270-PCP25ARTRESUR
Funding Source(s):	Street Maintenance Funds 2024 - Community Progress Bond Top 50 Arterials 2025 - Community Progress Bond Top 50 Arterials
District(s):	All

This was a Competitive Sealed Proposal Award - unit price contract.

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

DEPARTMENT: Streets & Maintenance
Purchasing & Strategic Sourcing
AGENDA DATE: September 30, 2025
PUBLIC HEARING DATE: N/A
CONTACT PERSON NAME: Randy Garcia Director **PHONE NUMBER:** (915)212-7000
Claudia A. Garcia, Director **PHONE NUMBER** (915)212-0043
DISTRICT(S) AFFECTED: All

SUBJECT:
Discussion and action on the request that the Director of Purchasing & Strategic Sourcing be authorized to issue a Purchase Order to International Eagle Enterprises, Inc. referencing 2023-0258 Collector and above Street Resurfacing 2023. This will be a change order to increase the award by $1,559,200.00 for a total estimated amount not to exceed $22,851,633.25.

BACKGROUND / DISCUSSION:
This change order will allow for additional resurfacing of council approved streets under the 2022 Community Progress Bond program to include milling, proof rolling of sub grade surface, rework of existing subgrade 2'and HMA.

COMMUNITY AND STAKEHOLDER OUTREACH:
N/A

SELECTION SUMMARY:
N/A

CONTRACT VARIANCE:
N/A

PROTEST
N/A

PRIOR COUNCIL ACTION:
On July 10, 2023 City Council approved the award of contract 2023-0258 to International Eagle Enterprises, Inc. for 730 Consecutive Calendar Days for at total amount of $18,285,400.00.

On December 17, 2024 City Council Approved a Change Order for an amount of $3,007,033.25 for a total amount not to exceed $21,292,433.25 to add three new line items that will be used to address existing unstable subgrade that does not meet required compaction and stability standards to ensure there is a proper foundation for the pavement

AMOUNT AND SOURCE OF FUNDING:
Amount: $1,559,200.00
Funding Source: Street Maintenance Funds
2024 - Community Progress Bond Top 50 Arterials
2025 - Community Progress Bond Top 50 Arterials

Account: 190-4825-29110-580270-PCP24ARTRESUR
190-4825-29110-580270-PCP25ARTRESUR

REPORTING OF CONTRIBUTION OR DONATION TO CITY COUNCIL:
Report any contributions or donations to City Council of an accumulated total of $500 or more. Report the name of the elected official and the amount.

NAME	AMOUNT ($)
Form was provided to the applicant	

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

DEPARTMENT HEAD:

Randy Garcia, Streets and Maintenance Director

for Claudia A. Garcia, Director Purchasing & Strategic Sourcing

Project Form
(Change Order)

**********Posting Language Below **********

Please place the following item on the Regular Agenda for the City Council Meeting of September 30, 2025

Award Summary:
Discussion and action on the Request that the Director of Purchasing & Strategic Sourcing be authorized to issue Purchase Order(s) to increase contract 2023-0258 Collector and above Street Resurfacing 2023 to International Eagle Enterprises. This change order will increase referenced contract by $1,559,200.00 for a total estimated amount not to exceed $22,851,633.25. This change order will allow for additional resurfacing of council approved streets under the 2022 Community Progress Bond program to include milling, proof rolling of sub grade surface, rework of existing subgrade 2' and hot mix asphalt.

Department:	Streets and Maintenance
Award to:	International Eagle Enterprises, Inc
City & State:	El Paso, TX
Current Contract Estimated Amount:	$21,292,433.25
Change Order Award:	$1,559,200.00
Total estimated Amount not to Exceed:	$22,851,633.25
Account(s):	190-4825-29110-580270-PCP24ARTRESUR 190-4825-29110-580270-PCP25ARTRESUR
Funding Source(s):	Street Maintenance Funds 2024 – Community Progress Bond Top 50 Arterials 2025 – Community Progress Bond Top 50 Arterials
District(s):	All

This was a Competitive Sealed Proposal Award - unit price contract

File #: 25-1206, **Version:** 1

CITY OF EL PASO, TEXAS
LEGISTAR AGENDA ITEM SUMMARY FORM

DISTRICT, DEPARTMENT, CONTACT INFORMATION:

Please choose District and Department from drop down menu. Please post exactly as example below.
No Title's, No emails. Please use ARIAL 10 Font.

District 8
Capital Improvement Department, Gilbert Guerrero, (915) 212-1803

AGENDA LANGUAGE:

This is the language that will be posted to the agenda. Please use ARIAL 11 Font.

Discussion and action on a Resolution that the City Manager, or designee, be authorized to effectuate the listed budget transfer to allocate budget from the Master Fire Renovation project for the Fire Station 8 PCP.

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

DEPARTMENT: Office of Managment and Budget

AGENDA DATE: 9/30/25

PUBLIC HEARING DATE: 09/30/2025

CONTACT PERSON NAME: Gilbert Guerrero **PHONE NUMBER:** (915) 212-1803

2nd CONTACT PERSON NAME: Sasho Andonoski **PHONE NUMBER:** (915) 212-1092

DISTRICT(S) AFFECTED: District 8

STRATEGIC GOAL:

Goal 6- Set the standard for sound governance and fiscal management

SUBGOAL:

4.1: Create innovative recreational, educational and cultural programs

SUBJECT:

Discussion and action on a Resolution that the City Manager, or designee, be authorized to effectuate the listed budget transfer to allocate budget from the Master Fire Renovation project for the Fire Station 8 PCP

BACKGROUND / DISCUSSION:

Section 7.3D of the City Charter requires a budget to be adopted by resolution no later than August 31st of each year.

COMMUNITY AND STAKEHOLDER OUTREACH:

N/A

PRIOR COUNCIL ACTION:

The FY 2024 - 2025 Annual Budget for the City of El Paso was adopted by Resolution on August 20, 2024.

AMOUNT AND SOURCE OF FUNDING:

PCP25FS08RENOV8 - $1,511,007.25 from Master Fire Renovation project

REPORTING OF CONTRIBUTION OR DONATION TO CITY COUNCIL:

Report any contributions or donations made to City Council of an accumulated total of $500 or more. Report the name of the elected official and the amount.

NAME	AMOUNT ($)

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

DEPARTMENT HEAD: _____

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

RECEIVED
By City Clerk's Office at 11:37 am, Sep 19, 2025

RESOLUTION

WHEREAS, on August 19, 2025, pursuant to Section 7.3D of the City of El Paso municipal code, the City Council approved the FY2026 City budget by resolution ("Budget Resolution"); and

WHEREAS, Section 6 of the FY2026 Budget Resolution authorizes the City Manager or designee to make budget transfers between department, fund, or project, including for capital projects, in amounts not to exceed $100,000, to the extent permitted by law and budget transfers between departments, funds, or capital projects exceeding $100,000 require City Council approval; and

WHEREAS, the Fire Department requires a budget transfer that exceeds $100,000, which in accordance with Section 6 of the FY2026 Budget Resolution, requires City Council approval.

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

THAT, the City Manager, or designee, be authorized to effectuate the listed budget transfer to allocate budget from the Master Fire Renovation project for the Fire Station 8 PCP:

BT Number	Fund	Project	Increase /(Decrease)
BT2026-0012	4820	PCP20FDRENOMSTR	(1,511,007.25)
BT2026-0012	4820	PCP25FS08RENOV8	1,511,007.25

(Signatures on the following page)

APPROVED this _____day of _____, 2025.

CITY OF EL PASO:

_____
Renard U. Johnson
Mayor

ATTEST:

_____
Laura D. Prine
City Clerk

APPROVED AS TO FORM:

_____
Oscar Gomez
Assistant City Attorney

APPROVED AS TO CONTENT:

_____
Sasho Andonoski, Director
Office of Management & Budget

File #: 25-1193, **Version:** 1

CITY OF EL PASO, TEXAS
LEGISTAR AGENDA ITEM SUMMARY FORM

DISTRICT, DEPARTMENT, CONTACT INFORMATION:

Please choose District and Department from drop down menu. Please post exactly as example below. No Title's, No emails. Please use ARIAL 10 Font.

All Districts
Community and Human Development, Nickole H. Rodriguez, (915) 212-1673

AGENDA LANGUAGE:

This is the language that will be posted to the agenda. Please use ARIAL 11 Font.

Discussion and action on a Resolution approving the 9% Low Income Housing Tax Credits (LIHTC) Evaluation Procedures as set forth in Attachment "A" of the Resolution. Attachment "A" supersedes in its entirety the Evaluation Procedures adopted on October 15, 2019.

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

DEPARTMENT: Community and Human Development

AGENDA DATE: 9/30/25

PUBLIC HEARING DATE: 9/30/25

CONTACT PERSON NAME: Nickole H. Rodriguez **PHONE NUMBER:** 915-212-1673

DISTRICT(S) AFFECTED: All Districts

STRATEGIC GOAL: Goal 8 - Nurture & Promote a Healthy, Sustainable

SUBGOAL: Goal 8.2 - Stabilize neighborhoods through community, hou

SUBJECT: Discussion and action on a Resolution approving the 9% Low Income Housing Tax Credits (LIHTC) Evaluation Procedures as set forth in Attachment "A" of the Resolution. Attachment "A" supersedes in its entirety the

BACKGROUND / DISCUSSION:

Low Income Housing Tax Credits (LIHTC) are an indirect Federal subsidy used to finance the development of affordable rental housing for lower-income households. The Texas Department of Housing and Community Affairs (TDHCA) allocates awards on an annual basis and scoring includes additional points for Municipal Support.

COMMUNITY AND STAKEHOLDER OUTREACH:

The Department of Community and Human Development (DCHD) used best practices and information gathered through TDHCA's Qualified Allocation Plan (QAP).

PRIOR COUNCIL ACTION:

On August 23, 2016, City Council approved the Evaluation Criteria for 9% LIHTC applications.

On October 15, 2019, City Council approved the revised Evaluation Criteria for 9% LIHTC applications.

AMOUNT AND SOURCE OF FUNDING:

Not Applicable

REPORTING OF CONTRIBUTION OR DONATION TO CITY COUNCIL:

Not Applicable

NAME	AMOUNT ($)

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

DEPARTMENT HEAD: Nickole H. Rodriguez Digitally signed by Nickole Rodriguez Date: 2025.09.08 09:26:03 -06'00'

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

Clerk Dept. Rev.2.20241119

RESOLUTION

WHEREAS, in administering the 9% Low Income Housing Tax Credit ("LIHTC") Program, the Texas Department of Housing and Community Affairs ("TDHCA") scores and ranks applications using a point system that prioritizes certain criteria, such point system published in a Qualified Allocation Plan ("QAP"); and

WHEREAS, an application for 9% LIHTC may qualify for points if the applicant receives a resolution from the governing body of a municipality expressly setting forth that the municipality supports or has no objections to the application or development; and

WHEREAS, on August 23, 2016 the City Council approved evaluation criteria and procedures to be used in determining City support for 9% LIHTC proposals ("Evaluation Procedures"); and

WHEREAS, on October 15, 2019 the City Council approved an amendment to the Evaluation Procedures to be used in determining City support for 9% LIHTC proposals; and

WHEREAS, on February 4, 2025 the City Council directed the City Manager to amend the Evaluation Procedures to be used in determining City support for 9% LIHTC proposals; and

WHEREAS, the City wishes to amend the Evaluation Procedures to align with City Council recommendations.

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

That the Evaluation Procedures adopted October 15, 2019 are amended with the document attached to this resolution as Attachment "A". Attachment "A" supersedes in its entirety the Evaluation Procedures adopted on October 15, 2019.

APPROVED this ____day of _____, 2025.

THE CITY OF EL PASO

_____

Renard U. Johnson
Mayor

(Signatures Continue on Following Page)

ATTEST:

Laura Prine
City Clerk

APPROVED AS TO FORM:

Russell T. Abeln
Senior Assistant City Attorney

APPROVED AS TO CONTENT:

Nickole H. Rodriguez
Director
Community and Human Development

Attachment A

City of El Paso

Low-Income Housing Tax Credit (LIHTC) Policy Update

Updated Policy for the Evaluation of 9% LIHTC Applications

Contents

Glossary of Terms 3

Introduction 3

Purpose 4

Scope of Application 4

City Priorities 4

Process Overview 5

- Application Submission 5
- Application Review 6
  1. Initial Review 6
  2. Pre-Application Meeting (Required) 6
  3. Geographic Index & Proximity to Services 6
  4. Community Engagement and Input 6

Scoring and Evaluation Criteria 6

- Evaluation Criteria 7
- Bonus Points (up to 10 Points) 10

Selection of the “Best” Application (Optional) 11

Prohibited Developers & Zoning/Land Use Requirements 11

Policy Amendments 12

Conclusion 12

Glossary of Terms

AMI (Area Median Income)
A measure of a region's median income, used to determine eligibility for affordable housing programs. Income limits are typically expressed as a percentage of AMI (e.g., 30%, 60%, 80%) to define who qualifies for specific housing assistance.

Geographic Index

A scoring tool used by the City of El Paso to evaluate project sites. It considers access to essential services such as healthcare, education, food, public transportation, employment opportunities, and parks.

GIS (Geographic Information System)
A mapping and data analysis tool used to visualize and analyze the location of housing projects in relation to key community services and infrastructure.

LIHTC (Low-Income Housing Tax Credit)
A federal program that provides tax incentives to private developers for the construction or rehabilitation of affordable rental housing. It is one of the primary sources of affordable housing development funding in the U.S.

QAP (Qualified Allocation Plan)
A state-developed document that outlines the eligibility criteria, selection priorities, and application process for awarding Low-Income Housing Tax Credits (LIHTC) to developers.

TDHCA (Texas Department of Housing and Community Affairs)
The Texas state agency responsible for managing and overseeing affordable housing programs, including the LIHTC program.

9% LIHTC
A highly competitive Low-Income Housing Tax Credit that provides a substantial subsidy, covering a significant portion of development costs. It is awarded annually to a limited number of projects through a competitive application process.

Introduction

The City of El Paso recognizes that access to safe, high-quality, and affordable housing is essential to a thriving, strong, and inclusive community. As housing challenges intensify across Texas and locally within our own neighborhoods, the City is renewing its commitment to advancing strategic, equity-focused investments that directly address El Paso's most pressing housing needs.

This 2025 Updated Policy establishes a clear and transparent framework for evaluating applications seeking the City's support for 9% **Low-Income Housing Tax Credit (LIHTC)** developments. It reflects our continued alignment with the **Texas Department of Housing and Community Affairs'**

(TDHCA) 2025 Qualified Allocation Plan (QAP) while centering El Paso's local priorities, including geographic equity, environmental sustainability, economic opportunity, and meaningful community engagement.

By prioritizing projects in historically underserved areas and emphasizing data-driven decision-making through tools like the Geographic Opportunity Index, the City seeks to encourage a more balanced distribution of affordable housing opportunities across all districts while contributing to long-term community vitality. The City will support developments that go beyond minimum requirements by delivering lasting and measurable benefits, driving neighborhood revitalization, and enhancing the quality of life for all El Pasoans.

Purpose

This policy provides a clear framework for the evaluation and approval process of 9% LIHTC applications. It aligns with the City's commitment to developing sustainable, high-quality affordable housing that meets community needs, supports economic growth, and improves the quality of life for residents. This policy takes into account the **most recent TDHCA QAP** and incorporates its key priorities for affordable housing development in Texas.

Scope of Application

This policy applies to all developers seeking the City of El Paso's support for 9% LIHTC financing. City support may be issued in the form of either a Resolution of Support or a Resolution of No Objection, in accordance with the rules and definitions established by the TDHCA in the **most recent QAP**.

Applications will be evaluated based on how well they align with both:

- The **City's strategic priorities**, and
- Our policy as it is in alignment with the **threshold and scoring criteria outlined in the TDHCA QAP.**

City Priorities

The City of El Paso evaluates affordable housing projects based on six key factors that reflect essential community resources within a quarter mile of the development site. These factors help ensure that residents have convenient access to critical services and opportunities that support their health, economic stability, and overall quality of life.

- **Healthcare**
  Access to clinics, hospitals, and pharmacies within a quarter mile is crucial for the well-being of low-income residents. Nearby healthcare services improve health outcomes by reducing barriers to preventive care and medical treatment.

- **Education**
  Proximity to quality educational institutions, including early childhood centers and K-12 schools, strengthens opportunities for residents' lifelong learning and economic mobility.
- **Groceries**
  Access to grocery stores and fresh food retailers helps eliminate food deserts and promotes better nutrition and overall health in the community.
- **Public Transportation BRIO Stations**
  Proximity to BRIO bus rapid transit stations ensures residents have reliable and efficient access to public transportation. This reduces transportation costs, expands employment opportunities, and connects families to essential services throughout the city.
- **Employment**
  Developments located near employment centers provide residents with easier access to jobs, supporting economic self-sufficiency and reducing commute times that can add financial and time burdens.
- **Community Services (Parks, Senior Centers)**
  Nearby community services such as parks and senior centers enhance residents' quality of life by providing safe recreational spaces, social engagement, and support for seniors and families.

City support is contingent upon applications meeting local goals in alignment with the THDCA QAP. Members of City Council may choose to prioritize and endorse a single development each year that best advances community objectives and offers the greatest public benefit. Focusing support on one project annually allows for targeted assistance, stronger partnerships, and improved competitiveness for funding. Selection will consider location, community support, financial feasibility, and contribution to neighborhood revitalization and economic opportunity, ensuring strategic investments that address El Paso's housing needs.

Process Overview

Application Submission

Developers must submit a comprehensive application package to the City, which includes:

- *Site location and zoning documents*
- *Developer experience and track record*
- *Financing and project budget details*
- *Community engagement plan*

Application Review

1. **Initial Review**
   Upon submission, applications will undergo an initial review for completeness. Denying incomplete applications is the precedence in our programs.
2. **Pre-Application Meeting (Required)**
   A mandatory pre-application meeting with the City's Planning & Inspections Department will take place to discuss project feasibility and alignment with zoning and development goals.
3. **Geographic Index & Proximity to Services**
   One key feature of the City's evaluation process is the Geographic Index, which scores projects based on their location relative to six essential services. This aligns with TDHCA QAP, emphasizing proximity to public transportation BRIO stations, healthcare facilities, employment centers, grocery stores, educational institutions, and community services such as parks and senior centers.
4. **Community Engagement and Input**
   Developers must provide documentation of outreach efforts, including feedback from local neighborhood associations, community organizations, and surrounding property owners.

Scoring and Evaluation Criteria

Evaluation Outcome Determination

Each application will be evaluated by City of El Paso Departments knowledgeable in the development of affordable housing. Upon completion of the scoring and evaluation process, each application will be assigned a final composite score of up to 100 points, plus the available ten **bonus points**, reflecting its overall alignment with the City's priorities, project feasibility, geographic index, community impact, and affordability standards.

The City will issue responses according to the following scoring ranges:

- **Scores of 80 and above (Resolution of Support):**
  Applications receiving a score in this range demonstrate exceptional alignment with City priorities, exhibit strong project feasibility, meaningful community engagement, and provide significant public benefit. These projects will receive a **Resolution of Support**, reflecting the City's full endorsement for the LIHTC application.
- **Scores of 70 to 79 (Resolution of No Objection):**
  Applications scoring within this range meet minimum eligibility thresholds and demonstrate general compliance with program requirements but may not fully meet all of the City's highest priorities. These projects will receive a **Letter of No Objection**, indicating that while the City does not oppose the development, it is not providing a formal endorsement.

- **Scores below 69 (No Action):**
  Applications receiving a score below this threshold fail to sufficiently meet evaluation standards, show limited alignment with City priorities, or present notable concerns related to feasibility, site suitability, or community impact. The City will take **No Action** and will not issue any formal correspondence for these applications.

The scoring system is intended to ensure that City support is directed toward developments that best advance El Paso's affordable housing, equity, and long-term community development goals.

Evaluation Criteria

The City of El Paso uses a **(Geographical Information System) GIS-based Affordable Housing Opportunity Index and Mapping Tool** to guide the development of affordable housing across all eight City Council Districts. This tool integrates spatial data to identify and visualize areas that offer residents access to critical services and support local investment priorities.

Evaluation Criteria for Requests for Local Government Support of LIHTC Proposals

Value Statement

The project is situated in a high-opportunity area, as identified by the GIS-based Affordable Housing Opportunity Index and Mapping Tool. If a developer identifies a service criteria location that is within ¼ mile of the proposed development and is not reflected in the GIS-based Affordable Housing Opportunity Index and Mapping Tool, the developer may submit supporting documentation to verify compliance and earn the corresponding points for this value statement.

Total Points

35

Evaluation Criteria and/or Scoring Breakdown (Points)

Geographic Index points are granted based on the proposed project's proximity to the following:

- **Healthcare** - located within 1/4 mile of a health-related facility, such as a full-service hospital, community health center, minor emergency center, emergency room or urgent care facility. Physician offices and physician specialty offices are not considered in this category. (5 pts)
- **Education** - located within 1/4 mile to a traditional public school, public charter school, public magnet school, early education learning center. (5 pts)
- **Food** - located within 1/4 mile of a full-service grocery store. A full-service grocery store is a store of sufficient size and volume to provide for the needs of the surrounding neighborhood and offering a wide variety of fresh, frozen, canned, and prepared foods, including but not limited to a variety of fresh meats, poultry, and seafood; a wide selection of fresh produce including a selection of different fruits and vegetables; a selection of baked goods, paper goods, and toiletry items. (5 pts)

- **Public Transportation** - located within 1/4 mile to Rapid Transit System (RTS) Sun Metro Brio stop or station with a frequency of 10 minutes [peak service] to 15 minutes [off-peak service]. (5 pts)
- **Workforce Development** – located within a ¼ mile of an agency/center that offers public services to help people find jobs, gain new skills, and navigate the workforce. These agencies offer a range of services, including training, employment support, career counseling, and assistance for employers seeking to hire (5 pts)
- **Community Services** – located within ¼ mile of community services that aim to enhance well-being, engagement, and quality of life, to include public parks, community centers, and senior centers (5 pts)
- **Community Census Area** – located within a Census Tract that contains 4 out of the 6 service category services (5 pts)

Plan El Paso Reference

(These goals and policies are to be referenced to ensure proposed projects comply with Plan El Paso. Proposals need not address all goals and policies referenced below; rather, listed goals and policies should be used to inform the scoring of proposals against the Evaluation Criteria.)

- Goal 2.1 - Smart Location Principles
- Goal 5.14 - Schools
- Goal 7.12 - Educational Opportunities
- Goal 9.3 - Access to Healthcare (Policy 9.3.1)
- Goal 6.1 Housing Supply; supportive housing (Policy 6.1.3)
- Policy 10.7.6: Promote behavioral changes and consumption patterns that conserve energy
- Goal 10.16: Reduce "Food Miles" or the distance that food must travel to El Paso, and the associated pollution and fuel consumption associated with long-distance food transport
- Goal 10.6 - Atmosphere; promote new development that encourages a sustainable lifestyle such as walking, cycling, the use of public transit, and reducing dependence upon automobiles (Policy 10.6.3)

Value Statement

Maximize affordable housing units within the City of El Paso with whatever combination of projects produces the most affordable housing units given allocation of funds for the region

Total Points

35

Evaluation Criteria and/or Scoring Breakdown (Points)

- Proposal with the greatest number of units (15 pts)
- *Other proposals receive points based on the following equation: 15 × (units proposed ÷ greatest units proposed)*

- Proposal with the most units for households at or below 30% AMI (8 pts)
- *Other proposals receive points based on the following equation: 8 x (30% AMI units proposed ÷ greatest 30% AMI units proposed).*
- Proposal with the most units for households between 31% and 60% AMI (7 pts)
- *Other proposals receive points based on the following equation: 7 x (31%-60% AMI units proposed ÷ greatest 31%-60% AMI units proposed).*
- Proposal with the greatest number of units produced per amount of tax credit (5pts)

Plan El Paso Reference

(These goals and policies are to be referenced to ensure proposed projects comply with Plan El Paso. Proposals need not address all goals and policies referenced below; rather, listed goals and policies should be used to inform the scoring of proposals against the Evaluation Criteria.)

Goal 6.1 - Housing Supply (Policies 6.1.1 & 6.1.2)

Value Statement

Promotes inclusive and accessible developments by providing residents access to community services.

Total Points

15

Evaluation Criteria and/or Scoring Breakdown (Points)

- Development integrates with the neighborhood and commercial/public services, promoting accessibility without barriers (5 pts)
- Development has gathering areas/community spaces (5 pts)
- Development has mixed-income units to include 80% AMI and/or market rate (5 pts)

Plan El Paso Reference

(These goals and policies are to be referenced to ensure proposed projects comply with Plan El Paso. Proposals need not address all goals and policies referenced below; rather, listed goals and policies should be used to inform the scoring of proposals against the Evaluation Criteria.)

- Goal 2.1 - Smart Location Principles
- Goal 2.2 - Neighborhood Patterns
- Goal 4.2 - Complete Streets (Policy 4.2.8)
- Goal 4.5 - Network Principles; minimize isolating communities (Policy 4.5.8)
- Goals 5.8 & 5.9 - Parks
- Goal 6.1 - Housing Supply (Policies 6.1.1, 6.1.2 & 6.1.7)
- Goal 6.2 - Existing Neighborhoods (Policy 6.2.1)

- Goal 6.3 - Walkable Neighborhoods (Policies 6.3.1 - 6.3.3)
- Goal 9.3 - Access to Healthcare
- Goal 10.6 - Atmosphere; promote new development that encourages a sustainable lifestyle such as walking, cycling, the use of public transit, and reducing dependence upon automobiles (Policy 10.6.3).

Value Statement

Evaluation of project budget and financial readiness to ensure development feasibility.

Total Points

15

Evaluation Criteria and/or Scoring Breakdown (Points)

- A complete and detailed development budget, including sources and uses, that reflects financial feasibility (4 pts)
- Secured or committed sources of funding (e.g., letters of commitment, award letters) for at least 50% of total development costs (4 pts)
- Evidence of successful financial closings for similar projects within the past 5 years (4 pts)
- Financial reserves or capacity to address cost overruns or delays (up to 3 pts)

Plan El Paso Reference

(These goals and policies are to be referenced to ensure proposed projects comply with Plan El Paso. Proposals need not address all goals and policies referenced below; rather, listed goals and policies should be used to inform the scoring of proposals against the Evaluation Criteria.)

N/A

TOTAL POSSIBLE POINTS: 100

Bonus Points (up to 10 Points)

- **Bonus Points for Partnership on City-Owned Property**

  Applications proposing to develop affordable housing on City-owned land may be awarded additional points (up to 10 points) to reflect the City's commitment to leveraging public assets. To qualify, proposals must demonstrate alignment with City priorities, site readiness including zoning compliance, and a sustainable development plan that advances community goals.

Selection of the "Best" Application (Optional)

In any given year, the City may choose to prioritize a single development project based on its alignment with the City's strategic goals. This approach is in accordance with **TDHCA QAP Section 11.8**, which allows cities to focus on projects that best meet community needs.

- **Criteria for Selection**
  - **Location:** Priority will be given to developments located in Opportunity Zones or areas with high potential for community revitalization.
  - **Community Support:** Strong neighborhood support and demonstrated positive community impact.
  - **Feasibility and Sustainability:** A well-documented financial plan and a proven track record of successful projects.
  - **Alignment with City Goals:** The project must align with El Paso's strategic objectives for economic development, sustainability, and neighborhood revitalization.

The selected development will be awarded a Letter of Support from the City. Other projects may receive a Letter of No Objection based on the points they accumulate through the evaluation process.

Prohibited Developers & Zoning/Land Use Requirements

The City reserves the right to exclude developers from consideration for a Letter of Support or No Objection if they:

- Are in arrears on any City fees or taxes.
- Have been involved in litigation with the City or other governmental agencies.
- Have failed to comply with fair housing laws or regulations.

In addition, applicants must demonstrate that the proposed development site has the appropriate zoning and land use entitlements in place to support multi-family residential construction. This includes verifying that the parcel is zoned to allow the type, scale, and density of housing being proposed and that there are no overlays, deed restrictions, or other limitations that would prevent development. Projects that require rezoning, variances, or other substantial land use changes may be considered less competitive unless those approvals have already been secured or are guaranteed with formal documentation. Applications that do not clearly demonstrate site readiness from a zoning and land use standpoint will not be considered for City support.

Policy Amendments

This policy will be reviewed and updated as needed to ensure that it remains aligned with changes in local needs, state regulations, and federal guidelines. Amendments will be made as necessary to incorporate changes in the **TDHCA QAP** and other regulatory requirements.

Conclusion

The City of El Paso is committed to increasing the supply of safe, quality, and affordable housing as a foundation for long-term community well-being. This policy establishes a consistent, transparent framework for evaluating 9% LIHTC applications. It ensures that City support is directed to projects that address urgent housing needs while advancing broader goals around neighborhood reinvestment, economic mobility, and coordinated growth.

Evaluation Criteria for Requests for Local Government Support of LIHTC Proposals			
Value Statement	**Total Points**	**Evaluation Criteria and/or Scoring Breakdown (points)**	**Plan El Paso Reference** (These goals and policies are to be referenced to ensure proposed projects comply with Plan El Paso. Proposals need not address all goals and policies referenced below; rather, listed goals and policies should be used to inform the scoring of proposals against the Evaluation Criteria.)
1. The project is situated in a high-opportunity area, as identified by the GIS-based Affordable Housing Opportunity Index and Mapping Tool	35	Geographic Index points are granted based on the proposed project's proximity to the following: a) Healthcare - located within 1/4 mile of a health-related facility, such as a full service hospital, community health center, minor emergency center, emergency room or urgent care facility. Physician offices and physician specialty offices are not considered in this category. (5 pts) b) Education - located within 1/4 mile to a traditional public school, public charter school, public magnet school, early education learning center. (5 pts) c) Food - located within 1/4 mile of a full-service grocery store. A full service grocery store is a store of sufficient size and volume to provide for the needs of the surrounding neighborhood and offering a wide variety of fresh, frozen, canned, and prepared foods, including but not limited to a variety of fresh meats, poultry, and seafood; a wide selection of fresh produce including a selection of different fruits and vegetables; a selection of baked goods, paper goods, and toiletry items. (5 pts) d) Public Transportation - located within 1/4 mile to Rapid Transit System (RTS) Sun Metro Brio stop or station with a frequency of 10 minutes [peak service] to 15 minutes [off-peak service]. (5 pts) e) Workforce Development – located within a ¼ mile of an agency/center that offers public services to help people find jobs, gain new skills, and navigate the workforce. These agencies offer a range of services, including training, employment support, career counseling, and assistance for employers seeking to hire (5 pts) f) Community Services – located within ¼ mile of community services that aim to enhance well-being, engagement, and quality of life, to include public parks, community centers, and senior centers (5 pts) g) Community Census Area - located within a Census Tract that contains 4 out of the 6 service category services (5 pts)	Goal 2.1 - Smart Location Principles Goal 5.14 - Schools Goal 7.12 - Educational Opportunities Goal 9.3 - Access to Healthcare (Policy 9.3.1) Goal 6.1 Housing Supply; supportive housing (Policy 6.1.3) Policy 10.7.6: Promote behavioral changes and consumption patterns that conserve energy Goal 10.16: Reduce “Food Miles” or the distance that food must travel to El Paso, and the associated pollution and fuel consumption associated with long-distance food transport Goal 10.6 - Atmosphere; promote new development that encourages a sustainable lifestyle such as walking, cycling, the use of public transit, and reducing dependence upon automobiles (Policy 10.6.3)

2. Maximize affordable housing units within the City of El Paso with whatever combination of projects produces the most affordable housing units given allocation of funds for the region	35	a) Proposal with the greatest number of units (15 pts) Other proposals receive points based on the following equation: 15 × (units proposed ÷ greatest units proposed) b) Proposal with the most units for households at or below 30% AMI (8 pts) Other proposals receive points based on the following equation: 8 x (30% AMI units proposed ÷ greatest 30% AMI units proposed). c) Proposal with the most units for households between 31% and 60% AMI (7 pts) Other proposals receive points based on the following equation: 7 x (31%-60% AMI units proposed ÷ greatest 31%-60% AMI units proposed). d) Proposal with the greatest number of units produced per amount of tax credit (5pts)	Goal 6.1 - Housing Supply (Policies 6.1.1 & 6.1.2)
3. Promotes inclusive and accessible developments by providing residents access to community services	15	a) Development integrates with the neighborhood and commercial/public services, promoting accessibility without barriers (5 pts) b) Development has gathering areas/community spaces (5 pts) c) Development has mixed-income units to include 80% AMI and/or market rate (5 pts)	Goal 2.1 - Smart Location Principles Goal 2.2 - Neighborhood Patterns Goal 4.2 - Complete Streets (Policy 4.2.8) Goal 4.5 - Network Principles; minimize isolating communities (Policy 4.5.8) Goal 6.1 - Housing Supply (Policies 6.1.1, 6.1.2 & 6.1.7) Goal 6.2 - Existing Neighborhoods (Policy 6.2.1) Goal 6.3 - Walkable Neighborhoods (Policies 6.3.1 - 6.3.3)
4. Evaluation of project budget and financial readniness to ensure development feasability	15	a) a complete and detailed development budget, including sources and uses, that reflects financial feasibility (4 pts) b) secured or committed sources of funding (e.g., letters of commitment, award letters) for at least 50% of total development costs (4 pts) c) evidence of successful financial closings for similar projects within the past 5 years (4 pts) d) financial reserves or capacity to address cost overruns or delays (3 pts)	N/A
5. Proposed developmet reflects the City's commitment to leveraging public assets	10	Applications proposing to develop affordable housing on City-owned land may be awarded additional points. To qualify, proposals must demonstrate alignment with City priorities, site readiness including zoning compliance, and a sustainable development plan that advances community goals (Up to 10 **bonus points**)	N/A
TOTAL POSSIBLE POINTS	**110**		