

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

**AGENDA DATE:** May 10, 2022  
**PUBLIC HEARING DATE:** June 7, 2022

**CONTACT PERSON(S) NAME AND PHONE NUMBER:** Philip F. Etiwe, (915) 212-1553  
Andrew Salloum, (915) 212-1603

**DISTRICT(S) AFFECTED:** District 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 2, 2B, and 3D, Block 2, Ysleta Grant, City of El Paso, El Paso County, Texas from R-F (Ranch and Farm) to A-O/c (Apartment/Office/condition), 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: North of Inglewood Drive and West of North Loop Drive  
Applicant: BRE Development, LLC. PZRZ21-00035

**BACKGROUND / DISCUSSION:**

The applicant is requesting to rezone from R-F (Ranch and Farm) to A-O (Apartment/Office) to allow for apartment and office development. City Plan Commission recommended 6-0 to approve the proposed rezoning with three conditions on February 24, 2022. The Mission Valley Civic Association President was present and spoke in favor of this item at the CPC hearing. As of April 4, 2022, the Planning Division did not receive any communications in support or opposition to the request from the public.

Additionally, on April 21, 2022, this item was reconsidered by the City Plan Commission to reconsider revised language for condition number 2. On April 21, 2002, the City Plan Commission recommended 8-0 to approve the proposed amended condition language. The Mission Valley Civic Association President was present and spoke in favor of this item at the CPC hearing. As of May 2, 2022, the Planning Division received a letter via email in opposition to the request from the public. See attached staff report for additional information.

**PRIOR COUNCIL ACTION:**

N/A

**AMOUNT AND SOURCE OF FUNDING:**

N/A

**HAVE ALL AFFECTED DEPARTMENTS BEEN NOTIFIED?**  YES  NO

**PRIMARY DEPARTMENT:** Planning & Inspections, Planning Division

**SECONDARY DEPARTMENT:** N/A

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\*\*\*\*\*REQUIRED AUTHORIZATION\*\*\*\*\*

**DEPARTMENT HEAD:**

*Philip Etiwe*

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**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE CHANGING THE ZONING OF TRACTS 2, 2B, AND 3D, BLOCK 2, YSLETA GRANT, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM R-F (RANCH AND FARM) TO A-O/C (APARTMENT/OFFICE/CONDITION), AND IMPOSING CONDITIONS. THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.24 OF THE EL PASO CITY CODE.**

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

Pursuant to Section 20.04.360 of the El Paso City Code, that the zoning of *Tracts 2, 2B and 3D, Block 2, Ysleta Grant, 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 **A-O/c (Apartment/Office/condition)**, 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 change in 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) *Prior to the issuance of building permits a detailed site development plan shall be submitted and approved as per the El Paso City Code; and,*
- 2) *Prior to the issuance of building permits, land shall be dedicated and improvements be constructed for the extension of Via Maria, improvements shall be in accordance with Title 19, the City's Subdivision Ordinance.*
- 3) *Access for semit-trailer trucks and cabs shall be prohibited to and from Via Maria Drive.*

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 \_\_\_\_\_, **2022.**

**THE CITY OF EL PASO:**

**ATTEST:**

\_\_\_\_\_  
Oscar Leeser  
Mayor

\_\_\_\_\_  
Laura D. Prine  
City Clerk

**APPROVED AS TO FORM:**

**APPROVED AS TO CONTENT:**

*Wendi N. Vineyard*  
\_\_\_\_\_  
Wendi N. Vineyard  
Assistant City Attorney

*Philip F. Etiwe*  
\_\_\_\_\_  
Philip F. Etiwe, Director  
Planning & Inspections Department

**ORDINANCE NO. \_\_\_\_\_**

**Zoning Case No: PZRZ21-00035**

Being All of Tracts 2, 2B and 3D, Block 2  
Ysleta Grant,  
El Paso County, Texas  
February 26, 2021

**METES AND BOUNDS DESCRIPTION**

North Loop Drive  
Exhibit "A"

**FIELD NOTE DESCRIPTION** of Tracts 2, 2B and 3D, Block 2, Ysleta Grant, El Paso County, Texas being more particularly described by metes and bounds as follows:

**COMMENCING FOR REFERENCE** at a found 1/2 rebar at the notherwest boundary corner of Tract 2, same being the westerly right-of-way line of North Loop Drive and the southerly right-of-way line of Via Maria Drive (35' R.O.W.) and the **POINT OF BEGINNING** of the herein described parcel;

**THENCE**, leaving said southerly right-of-way line of Via Maria Drive and along the westerly right-of-way line of North Loop Drive, South 38°16'00" East, a distance of 691.95 feet to a point for corner along the westerly right-of-way line of North Loop Drive;

**THENCE**, leaving said westerly right-of-way line of North Loop Drive, South 37°44'00" West, a distance of 475.83 feet to a point for corner at the northerly right-of-way line of Inglewood Drive;

**THENCE**, along said northerly right-of-way line of Inglewood Drive, South 86°06'06" West, a distance of 297.23 feet to a 1/2 rebar for corner;

**THENCE**, continuing along said northerly right-of-way line of Inglewood Drive, South 68°20'15" West, a distance of 42.81 feet to a point for corner;

**THENCE**, continuing along said easterly right-of-way line of Inglewood Drive, North 35°22'00" West, a distance of 305.05 feet to a found 5/8 rebar for corner at the common boundary corner of Tracts 3D, 19B1 and the easterly right-of-way line of Inglewood Drive;

**THENCE**, leaving said easterly right-of-way line of Inglewood Drive, North 75°01'00" East, a distance of 6.10 feet to a found 1/2 rebar for corner;

**THENCE**, North 31°29'00" West, a distance of 207.00 feet to a found 1/2 rebar for corner at the southerly right-of-way line of Juan De Herrera Lateral;

**THENCE**, along said southerly right-of-way line of Juan De Herrera Lateral, North 76°36'00" East, a distance of 186.35 feet to a point for corner;

**THENCE**, leaving said southerly right-of-way line of Juan De Herrera Lateral, North 24°27'00" West, a distance of 7.34 feet to a point for corner;

**THENCE**, crossing Juan De Herrera Lateral and along the southerly right-of-way line of Via Maria Drive and the common boundary line of Tract 2, North 32°01'35" East, a distance of 564.84 feet to the **POINT OF BEGINNING** of the herein described parcel and containing 457,109.94 square feet or 10.4938 acres of land more or less.

CAD Consulting Co.  
1790 Lee Trevino Drive. Suite 503  
El Paso, Texas 79936  
(915) 633-6422  
I:\M&B\2021\21-0557\_ N. Loop (Tracts 2,2B and 3D)



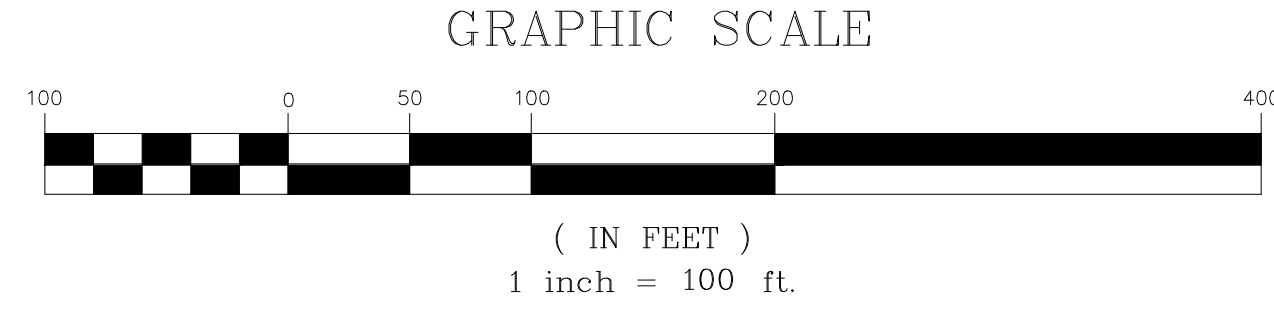
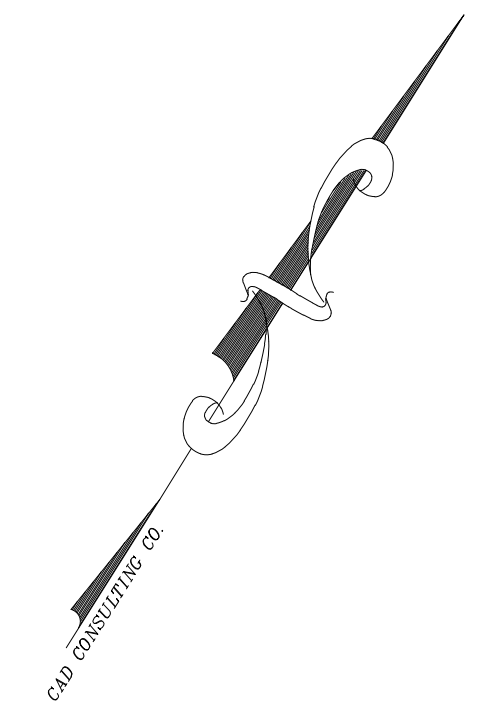
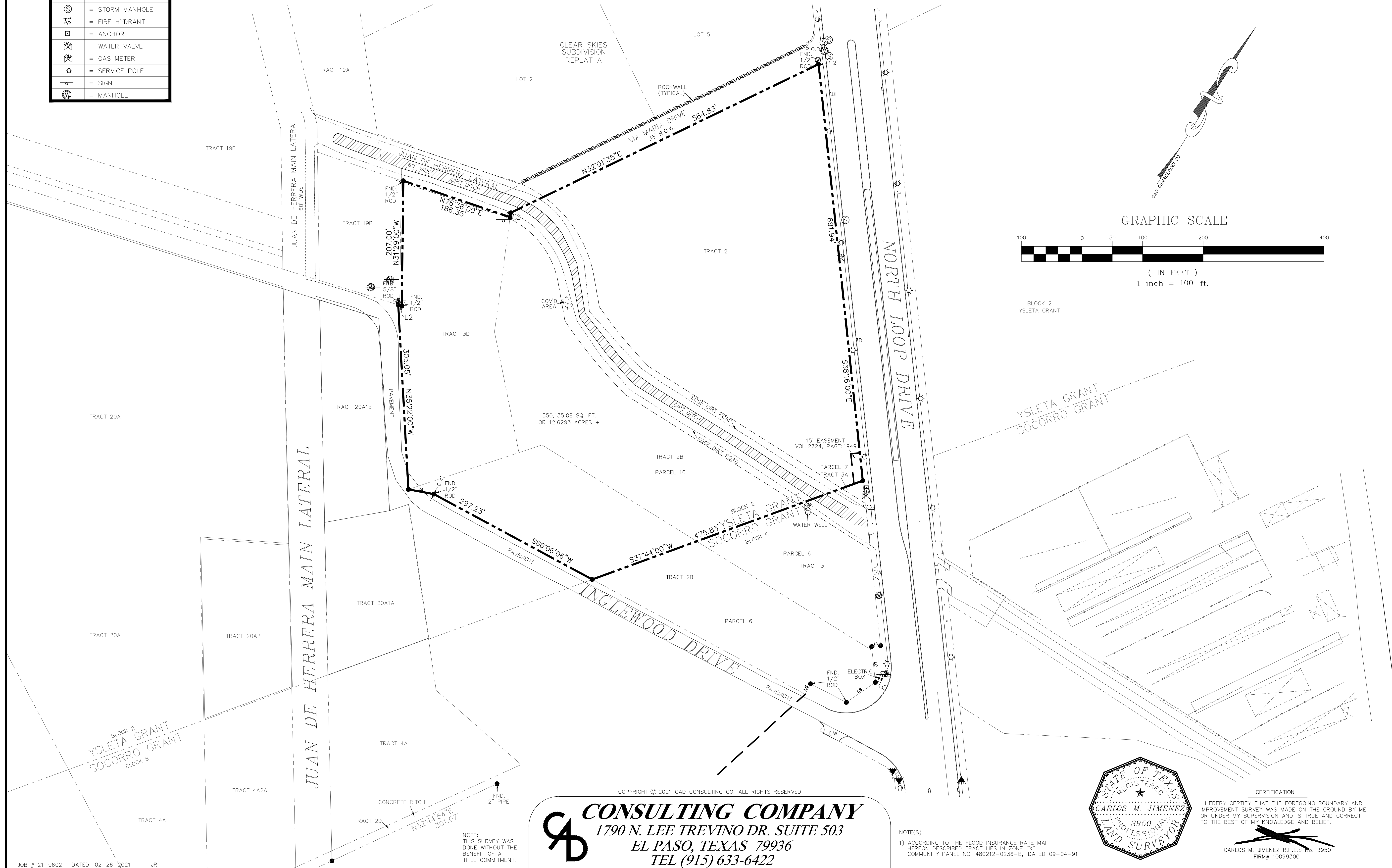
**BOUNDARY SURVEY**  
**TRACTS 2, 2B AND 3D, BLOCK 2, YSLETA GRANT,**  
**EL PASO COUNTY, TX.**  
**457,109.94 SQ. FT.**  
**OR 10.4938 ACRES±**  
**SEE EXHIBIT "A"**

**LEGEND**

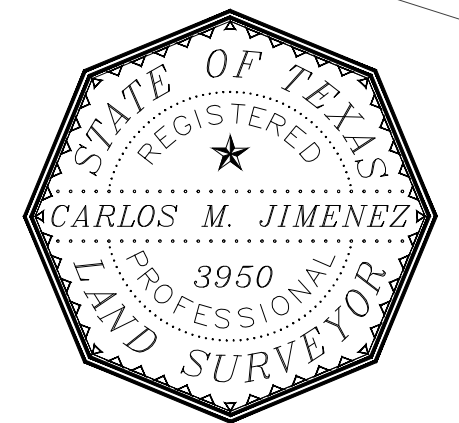
DI	= DROP INLET
DW	= DRIVEWAY
CONC	= CONCRETE
○	= PIPE FENCE
⊖	= ROCKWALL
▲	= TRAFFIC POLE
☆	= LIGHT POLE
⊙	= WATER METER
⊕	= POWER POLE
⊗	= STORM MANHOLE
⊘	= FIRE HYDRANT
⊠	= ANCHOR
⊞	= WATER VALVE
⊚	= GAS METER
⊛	= SERVICE POLE
⊜	= SIGN
⊝	= MANHOLE

**LINE TABLE**

LINE	LENGTH	BEARING
L1	4.981	S88°35'15"E
L2	6.310	N75°31'00"E
L3	7.341	N54°32'00"E



**CONSULTING COMPANY**  
 1790 N. LEE TREVINO DR. SUITE 503  
 EL PASO, TEXAS 79936  
 TEL (915) 633-6422



**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# 1009300

NOTE(S):  
 1) ACCORDING TO THE FLOOD INSURANCE RATE MAP HEREON DESCRIBED TRACT LIES IN ZONE "X" COMMUNITY PANEL NO. 480212-0236-B, DATED 09-04-91

NOTE:  
 THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT.

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# North of Inglewood Drive and West of North Loop Drive

City Plan Commission — April 21, 2022 (RECONSIDERATION)



<b>CASE NUMBER:</b>	<b>PZRZ21-00035 (REVISED)</b>
<b>CASE MANAGER:</b>	Andrew Salloum, (915) 212-1603, SalloumAM@elpasotexas.gov
<b>PROPERTY OWNER:</b>	BRE Development, LLC
<b>REPRESENTATIVE:</b>	CEA Group
<b>LOCATION:</b>	North of Inglewood Drive and West of North Loop Drive (District 6)
<b>PROPERTY AREA:</b>	10.49 acres
<b>REQUEST:</b>	Rezone from R-F (Ranch and Farm) to A-O (Apartment/Office)
<b>RELATED APPLICATIONS:</b>	PLCP21-00005 (Comprehensive Amendment)
<b>PUBLIC INPUT:</b>	Received a letter of inquiry as of February 24, 2022. As of April 21, 2022, received a letter of inquiry after renotification.

**SUMMARY OF REQUEST:** The applicant is requesting to reconsider the wording for condition number two. The request to rezone from R-F (Ranch and Farm) to A-O (Apartment/Office) to allow for apartment and office development remains unchanged.

**SUMMARY OF STAFF RECOMMENDATION:** Staff recommends **APPROVAL** of the request with the following conditions:

1. *Prior to the issuance of building permits a detailed site development plan shall be submitted and approved as per the El Paso City Code; and,*

*Previous condition 2:*

2. *Prior to the issuance of building permits, land shall be dedicated and improvements be constructed for the extension of Via Maria over the lateral and to connect to Inglewood Dr., improvements shall be in accordance with Title 19, the City's Subdivision Ordinance.*

*Proposed condition 2:*

2. *Prior to the issuance of building permits, land shall be dedicated and improvements be constructed for the extension of Via Maria, improvements shall be in accordance with Title 19, the City's Subdivision Ordinance.*
3. *Access for semi-trailer trucks and cabs shall be prohibited to and from Via Maria Drive.*

The proposed zoning district is compatible with the surrounding residential and commercial districts in the immediate area and consistent with *Plan El Paso*, the City's adopted Comprehensive Plan.

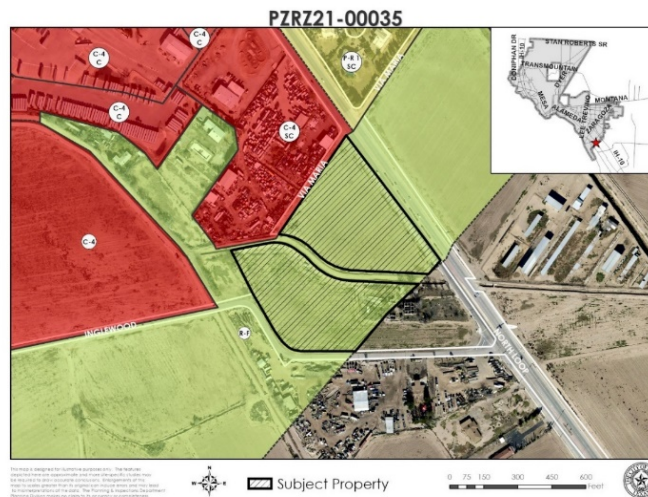


Figure A. Subject Property & Immediate Surroundings

**DESCRIPTION OF REQUEST:** The applicant is requesting to reconsider the wording for condition number 2. The revised condition wording will allow Via Maria to be extended in a more safe and sensible engineering based alignment, and will also allow for the future opportunity to re-align Inglewood Dr. in a more sensible and safe manner.

The request to rezone from R-F (Ranch-Farm) to A-O (Apartment/Office) remains unchanged. The rezoning request remains to allow for proposed apartment complex and office development. The conceptual site plan shows a new twenty-five (25) apartment complex, clubhouse, and three (3) office buildings. Access to the subject property is provided from North Loop Drive and Inglewood Drive.

**PREVIOUS CASE HISTORY:** On February 24, 2022, City Plan Commission (CPC) recommended approval of rezoning request for the subject property from R-F (Ranch and Farm) to A-O (Apartment/Office) to allow for proposed apartment complex and office development with the following conditions:

1. *Prior to the issuance of building permits a detailed site development plan shall be submitted and approved as per the El Paso City Code; and,*
2. *Prior to the issuance of building permits, land shall be dedicated and improvements be constructed for the extension of Via Maria over the lateral and to connect to Inglewood Dr., improvements shall be in accordance with Title 19, the City's Subdivision Ordinance.*
3. *Access for semi-trailer trucks and cabs shall be prohibited to and from Via Maria Drive.*

Additionally, CPC recommended approval of the proposed comprehensive amendment from O-3, Agriculture to G-4, Suburban (Walkable) to accommodate a proposed apartment and office development.

**COMPATIBILITY WITH NEIGHBORHOOD CHARACTER:** The proposed district is consistent with the surrounding residential and heavy commercial districts in the immediate area, and in character with the established neighborhood surrounding the subject property. Furthermore, the proposed development meets the intent of the proposed G-4, Suburban (Walkable) designation of *Plan El Paso* in the Mission Valley planning area.

<b>COMPLIANCE WITH PLAN EL PASO/REZONING POLICY – When evaluating whether a proposed rezoning is in accordance with <i>Plan El Paso</i>, consider the following factors:</b>	
<b>Criteria</b>	<b>Does the Request Comply?</b>
<p><b>Future Land Use Map:</b> Proposed zone change is compatible with the Future Land Use designation for the property:  <b>G-4, Suburban (Walkable):</b> 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.</p>	<p><b>Yes.</b> The subject property is proposed to be developed into residential and office developments, which are in character with the future land use designation of <i>Plan El Paso</i>. The proposed development is adjacent to residential and commercial lots; therefore, has the potential to repurpose the lot for residential and provide employment to the area. The proposed development addresses the need a mixed use of apartment and office. and has the potential to reduce travel and infrastructure needs.</p>
<p><b>Compatibility with Surroundings:</b> The proposed zoning district is compatible with those surrounding the site:  <b>A-O (Apartment/Office) District:</b> The purpose of the district 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.</p>	<p><b>Yes,</b> the proposed apartment and office development uses are consistent with the residential and commercial neighborhood. Apartment and office uses are common and appropriate in this sector. The surrounding properties are zoned C-4 (Commercial) and R-F (Ranch and Farm). Therefore, has the potential to repurpose the lot for apartment and office development and provide employment opportunities.</p>
<p><b>Preferred Development Locations:</b> 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</p>	<p><b>Yes,</b> the property is located on North Loop Drive and Inglewood Drive, and Via Maria Drive which are classified as a major arterial, collector, and local respectively on the City of El Paso's Major Thoroughfare Plan.</p>

<b>COMPLIANCE WITH PLAN EL PASO/REZONING POLICY – When evaluating whether a proposed rezoning is in accordance with Plan El Paso, consider the following factors:</b>	
being the only property on the block with an alternative zoning district, density, use and/or land use.	
<b>THE PROPOSED ZONING DISTRICT’S EFFECT ON THE PROPERTY AND SURROUNDING PROPERTY, AFTER EVALUATING THE FOLLOWING FACTORS:</b>	
<b>Historic District or Special Designations &amp; Study Area Plans:</b> Any historic district or other special designations that may be applicable. Any adopted small areas plans, including land-use maps in those plans.	N/A. The proposed development is not within any historic districts or study area plan boundaries.
<b>Potential Adverse Effects:</b> 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. The proposed development will match development immediately surrounding the subject property.
<b>Natural Environment:</b> Anticipated effects on the natural environment.	Subject property does not involve greenfield/environmentally sensitive land or arroyo disturbance.
<b>Stability:</b> Whether the area is stable or in transition.	The area is transition and the proposed development is compatible with the existing commercial zoning properties to the northwest, northeast, and west.
<b>Socioeconomic &amp; Physical Conditions:</b> Any changed social, economic, or physical conditions that make the existing zoning no longer suitable for the property.	The proposed development is in transition from inactive agricultural uses for the property. The established neighborhood is comprised of a residential and commercial development. There have been recent rezoning requests for this area to the northwest, north and west in 1975, 1979 and 2021 respectively.

**ADEQUACY OF PUBLIC FACILITIES, SERVICES AND INFRASTRUCTURE:** The subject property borders North Loop Drive, Inglewood Drive, and Via Maria Drive which are designated a major arterial, collector, and local street respectively as per the City of El Paso’s Major Thoroughfare Plan. Access is proposed from North Loop Drive. It is adequate to serve the development.

**SUMMARY OF DEPARTMENTAL REVIEW COMMENTS:** No objections to the proposed rezoning. There were no adverse comments received. Applicant is responsible for obtaining all applicable permits and approvals prior to construction.

**PUBLIC COMMENT:** The subject property lies within the boundaries of the Mission Valley Civic Association and Corridor 20 Civic Association, which was notified prior to submittal of the Rezoning Application. As required, public notices were mailed to property owners within 300 feet on February 10, 2022. As of February 24, 2022, the Planning Division did not receive any communication in support or opposition to the request from the public. However, staff received a letter of inquiry, see attachment 5.

Additionally, as required for reconsideration, public notices were mailed to property owners within 300 feet on April 7, 2022. As of April 21, 2022, the Planning Division did not receive any communication in support or opposition to the request from the public. Staff did receive a letter of inquiry, see attachment 6.

**RELATED APPLICATIONS:** PLCP21-00005 Comprehensive Plan Amendment.

**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.

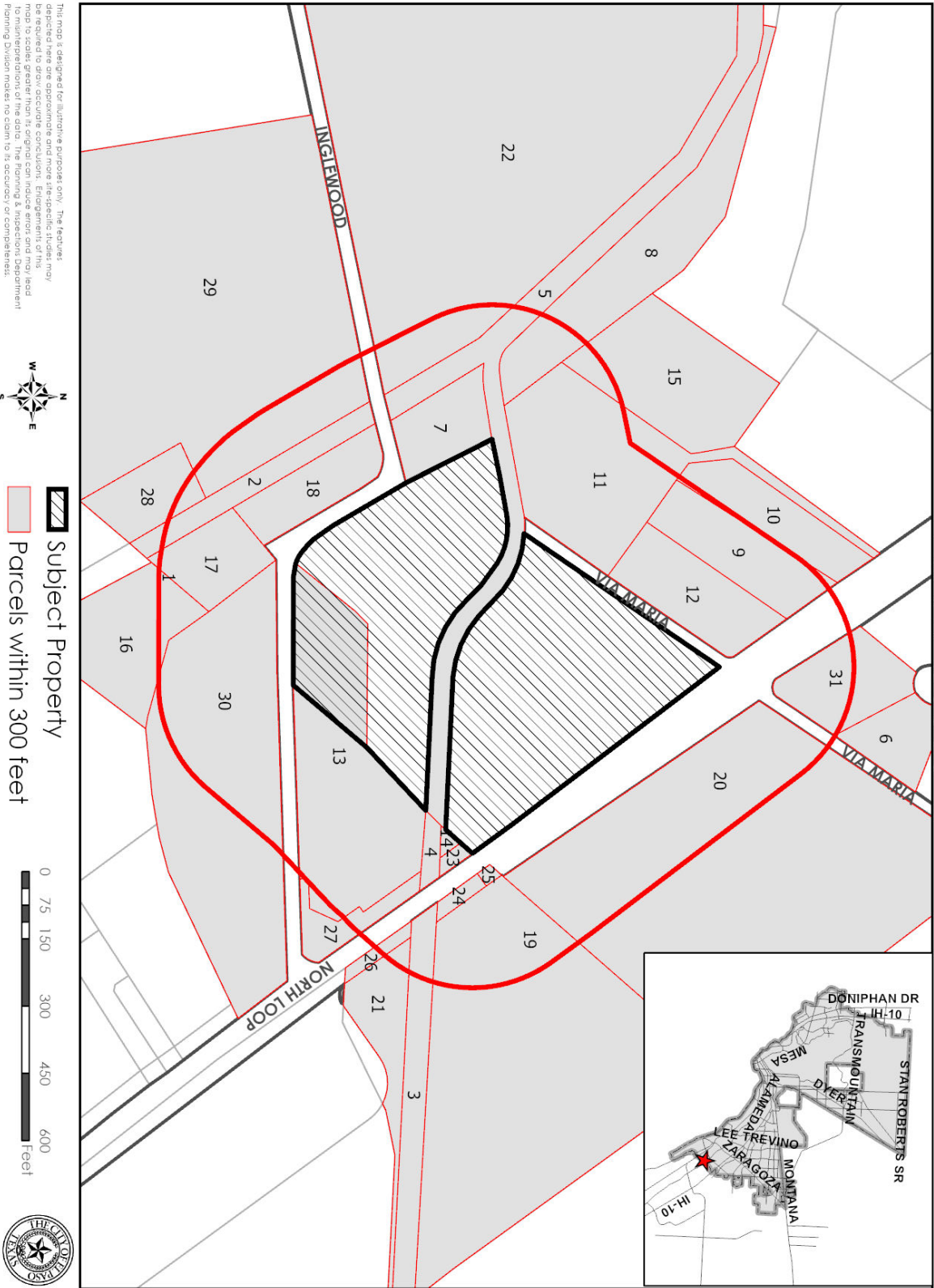
**ATTACHMENTS:**

1. Future Land Use Map
2. Neighborhood Notification Boundary Map
3. Conceptual Site Plan
4. Department Comments
5. Letter of inquiry
6. Letter of inquiry



# ATTACHMENT 2

PZR21-00035



# ATTACHMENT 3





# **ATTACHMENT 4**

## **Planning and Inspections Department – Planning Division**

Staff recommends **APPROVAL** of the request with the following conditions:

1. Prior to the issuance of building permits a detailed site development plan shall be submitted and approved as per the El Paso City Code; and,

Previous condition 2:

2. Prior to the issuance of building permits, land shall be dedicated and improvements be constructed for the extension of Via Maria over the lateral and to connect to Inglewood Dr., improvements shall be in accordance with Title 19, the City's Subdivision Ordinance.

New condition 2:

2. Prior to the issuance of building permits, land shall be dedicated and improvements be constructed for the extension of Via Maria, improvements shall be in accordance with Title 19, the City's Subdivision Ordinance.
3. Access for semi-trailer trucks and cabs shall be prohibited to and from Via Maria Drive.

## **Planning and Inspections Department – Plan Review and Landscaping Division**

The generalized site plan is not being reviewed for conformance due to conceptual nature.

No objections to proposed rezoning.

Note: 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**

No objections to proposed rezoning.

## **Street and Maintenance Department**

Reviewing the TIA report we noticed that the latest edition of the ITE trip generation manual was not used for the pick hours trip generated at the location.

TIA scoping meeting must be conducted prior to the submittal of the TIA report.

Please provide traffic signal timing sheets for the study intersections and the appendix.

Please provide the complete information, number of units, apartments floors/ levels /stories and the area of the commercial building size.

There is a discrepancy on the area described on the application (10.49 AC) and the plat (12.60 AC).

Note: All driveway and sidewalk improvements shall be constructed in current compliance with all applicable City of El Paso Municipal Codes / Ordinances.

Note: The comments will be addressed at Subdivision stage.

Note: No issues with the proposed re-alignment of Via Maria (as per meeting held 4/6/2022).

## **Texas Department of Transportation (TxDOT)**

- Please adhere to the TxDOT access management manual for driveway spacing minimums (the minimum spacing is 360 feet for this location)

-Submit for a TxDOT permit for all work on state ROW

Note: the comments will be addressed at Subdivision stage.

### **Fire Department**

Fire plan review may have issue with the R-2 access drives to the property. They appear to be too close together and the turning radius for right-hand turn from the angled drive on the left may not meet code. Turn-arounds for fire department vehicles may be needed if dead end drives exceed 250' per 2015 EPFD amendments. New 2021 codes to be adopted later this year. Unsure if that amendment will carry over to new codes.

### **El Paso County 911 District**

The 911 District has no comments/concerns regarding this zoning.

### **El Paso Police Department**

My only comment if/and when the property is developed that the COEP/Socorro boundaries are clearly marked somehow. This so that residents and emergency response personnel can clearly see what agency is responsible for a response. Also this will help 911 determine quickly who to dispatch. Seconds matter. This will also help with tracking statistical information.

### **El Paso Water**

Juan De Herrera Lateral is an El Paso County Improvement District No. 1 facility. Licenses for installation of water main within the lateral are required. Lot owner is responsible for permit, survey and consideration fees.

EPWater-PSB anticipates providing water and sanitary sewer service by on-site main extensions. Water mains are to be extended to create a looped system. EPWater-PSB requests that site be graded so that sanitary sewer may be provided by gravity. All water and sanitary sewer main extension costs are the responsibility of the Owner/Developer.

#### **Water:**

There is an existing 8-inch diameter water main extending along Via Maria Ln., located approximately 5-feet north of the south right-of-way line. This main is available for extension.

There is an existing 12-inch diameter water main extending along North Loop Dr., located approximately 5-feet west of the east right-of-way line.

EPWater records indicate a master meter for the El Paso Lower Valley Water District Authority located in an easement at the southeast corner of Tract 2.

Previous water pressure from fire hydrant #6634, located on North Loop Dr. approximately 253-feet south of Via Maria Ln., has yielded a static pressure of 104 (psi), a residual pressure of 90 (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.

#### **Sewer:**

There is an existing 48-inch diameter sanitary sewer main extending along Via Maria Ln., located approximately 15-feet north of the south 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.

There is an existing 60-inch diameter sanitary sewer main extending along a 30-foot easement on the western portions of Tract 2, 2B, and 3D. No direct service connections are allowed to this main as per the El Paso Water – Public Service Board (EPWater-PSB) Rules and Regulations.

**General:**

Water mains are to be extended to create a looped system. Owner is responsible for all main extensions' costs.

North Loop Dr. is a Texas Department of Transportation (TxDOT) right-of-way. All proposed water and sanitary sewer work to be performed within North Loop Dr. right-of-way requires written permission from TxDOT.

No building, reservoir, structure, parking stalls or other improvement, other than asphaltic paving (HMAC), shall be constructed or maintained on the above referenced EPWU-PSB easement without the written consent of EPWU-PSB. The Developer shall refrain from constructing rock walls, signs, buildings, curbs or any structure that will interfere with the access to the PSB easements. There shall be at least 5-foot setback from the easement line to any building, sign or structure. All easements dedicated for public water and sanitary sewer facilities shall comply with the EPWU-PSB Easement Policy. The PSB easements shall be improved to allow the operation of EPWU maintenance vehicles. EPWU-PSB requires access to the proposed water, sanitary sewer facilities, appurtenances, and meters within the easement 24 hours a day, seven (7) days a week.

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.

**El Paso Water – Stormwater Engineering**

- 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, 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”.

**El Paso County Water Improvement District #1**

EPCWID1 has no comments on the above mentioned item.



# ATTACHMENT 5

**Salloum, Andrew M.**

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**From:** Salloum, Andrew M.  
**Sent:** Monday, February 21, 2022 7:12 AM  
**To:** Lawrence Angus  
**Subject:** RE: Case: PZR21-00035

Good morning Ms. Angus,

Received your letter. It will be provided to the City Plan Commissioners. Thank you.

Regards,

**Andrew Salloum | Senior Planner**

P: 915.212.1603

A: 801 Texas Ave. El Paso, TX 79901

E: [SalloumAM@elpasotexas.gov](mailto:SalloumAM@elpasotexas.gov)

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Planning & Inspections Department  
City of El Paso

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**From:** Lawrence Angus <[lantana45@att.net](mailto:lantana45@att.net)>  
**Sent:** Sunday, February 20, 2022 1:57 PM  
**To:** Salloum, Andrew M. <[SalloumAM@elpasotexas.gov](mailto:SalloumAM@elpasotexas.gov)>  
**Subject:** Case: PZR21-00035

You don't often get email from [lantana45@att.net](mailto:lantana45@att.net). [Learn why this is important](#)

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Dear Mr. Salloum,

I would be obliged if you would relay the attached letter to the City Plan Commission for the meeting scheduled on February 24, 2022.

Please let me know that you have received this.

Sincerely,

Barbara J. Angus  
601 Inglewood Drive  
El Paso, TX 79927  
(915) 859-7928

601 Inglewood Drive  
El Paso, TX 79927

February 20, 2022

City Plan Commission  
c/o Planning Division  
PO Box 1890  
El Paso, TX 79950-1890

Ref. Case: PZRZ21-00035

Dear City Plan Commission Members:

My name is Barbara J. Angus. I am writing in regard to the request for changing the zoning of Tracts 2, 2B, and 3D, Block 2, Ysleta Grant, from R-F (Ranch and Farm) to A-O (Apartment/Office). I am the owner (my husband, Lawrence S. Angus, having died in November 2021) of the properties marked 7 and 8 on your map.

My personal opinion is that gravity fed, irrigated farmland in this county is a limited resource and should not be built upon. El Paso Water does its best to anticipate future water needs and shortages. Given the empty shelves I have occasionally seen the last few years at Walmart, the City and County may eventually need to do the same for food. One hundred or so years ago, during World War I, the farmers of El Paso produced, and local businesses processed, enough food for the County's residents. I would like "my" El Paso to have a fighting chance to do the same.

I attended Rep. Rodriguez' neighborhood meeting last fall regarding this project.

I would like to reiterate that:

1. The City water line to my property runs down Via Maria, outside the walls of the properties marked 11 and 12. As Via Maria is not currently a paved street, I am concerned about possible water line breakage during any construction.
2. There is a stormwater drain that runs down Via Maria, crosses the property under discussion, then enters and crosses my property marked 7.

I would like to ask:

1. Why property number 13 has now been separated out from the project?
2. How will BRE Development, LLC mark the limits of their property as it touches my property 7? Will they be erecting a fence, and if so, what kind?
3. Will BRE Development, LLC be putting any gates across the canal, and if so, will they prevent me from directly checking my waterline?
4. What are the plans for straightening, widening or otherwise "improving" Inglewood Drive? I would like to see these plans on paper, and I would like to know in advance if I will have to provide a right of way or pay for curbing/sidewalks on my property. (I am retired and on a fixed income, so I may need to save for this.) The various entities that work on the street also have a

tendency (since my house is somewhat hidden) to not let me know when the street is closed for construction work.

5. How "concrete" are TexDOT's plans for extending Nuevo Hueco Tanks to Nevarez, and then intersecting at Alameda? How will this effect the portion of Nevarez that connects with Inglewood Drive? Do they anticipate extending this new "Loop" to Socorro Road? (If this happens, and they follow Nevarez, the new road will be too close to Socorro Mission.)

I will attempt to watch this Thursday's meeting via the limited capabilities of my computer. Thank you for the opportunity to comment on this topic.

Sincerely,

Barbara J. Angus

# ATTACHMENT 6

**Salloum, Andrew M.**

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**From:** Richard Dayoub <Richard.Dayoub@outlook.com>  
**Sent:** Monday, April 18, 2022 2:56 PM  
**To:** Lawrence Angus; Salloum, Andrew M.  
**Cc:** jazcarate@ceagroup.net; Enrique Escobar  
**Subject:** RE: PZR221-00035

**Importance:** High

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Good Afternoon Ms. Angus,

Thank you for sharing your concerns regarding the proposed new development. You expressed a desire to have the wall separating the development property to be made of wrought iron instead of rock. The concept of the wall is being considered per your request. The wall does not have to be a 6-foot stonewall but can also be a wrought iron fence. A wall/fence is recommended to keep people from entering the apartment complex at various locations but rather at controlled access points.

The wall and the other issues will be addressed during the design phase of the improvements, not during the zoning process. My client has agreed to provide the wall separating the properties as you mentioned. If you determine that the wrought iron fencing is preferred over the rock wall, you will be able to make those arrangements with my client at that time.

We appreciate and share your concerns regarding the safety of Via Maria and Inglewood, and understand that the current Inglewood alignment is not ideal. Mr. Escobar has attempted to get the adjacent property owners to re-align the street to make it more practical. The City agrees that Inglewood needs to be straightened out, and the City will do so as the adjacent properties come in for development.

I hope that our responses have answered your concerns. Please don't hesitate to contact us at any time during the process if you have additional questions or concerns.

Respectfully,

Richard Dayoub

Richard E. Dayoub  
Thunderbird Management Consulting, LLC  
5823 North Mesa Street  
#714  
El Paso, Texas 79912

[www.thunderbirdmanagementconsulting.com](http://www.thunderbirdmanagementconsulting.com)

[www.richarddayoub.com](http://www.richarddayoub.com)

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**From:** Lawrence Angus <lantana45@att.net>  
**Sent:** Monday, April 18, 2022 10:33 AM  
**To:** Andrew M. Salloum <salloumam@elpasotexas.gov>; Richard Dayoub <richard.dayoub@outlook.com>  
**Subject:** PZRZ21-00035

Dear Sirs:

I am in receipt of the latest public notice for the April 21, 2022 City Plan Commission meeting.

At the last meeting, I was surprised to find that the City was proposing to pave and connect Via Maria from North Loop Drive to Inglewood Drive. As I understand it, this will not physically impact my property. It does affect vehicle access to my home, as I enter and leave Inglewood Drive close to the proposed intersection.

I am concerned about the safety of this intersection. The current dogleg on Inglewood certainly makes the semi-truck traffic slow down and look before they enter that stretch, but it does not seem to have the same effect on car drivers - in fact the straight stretch from the Ysleta Extension canal to the intersection with Nevarez is apparently a good place to test how fast a sports car can go, so many cars are speeding as they enter the first sharp turn. We had a car accident just past the dogleg (North Loop side) - I believe it was last Thursday. No sirens, so I trust no-one was hurt, but the one car was definitely smashed up.

As it stands now, there is a "gentleman's" agreement between myself and the developers of the apartment complex that they will build a fence between our two properties. The implication - and custom - would be a stone wall.

If Via Maria is to go through to Inglewood, I believe that a stone wall at that location would severely limit visibility of traffic about to enter Inglewood from Via Maria. It would certainly block my view as I try to enter or turn off of Inglewood Drive.

Please, this is something that the traffic engineers need to consider for this new intersection. I would certainly put my life and my daughter's life above the need of having a solid fence along that property line.

Sincerely,

Barbara J. Angus

## Salloum, Andrew M.

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**From:** Lawrence Angus <lantana45@att.net>  
**Sent:** Thursday, April 21, 2022 6:08 PM  
**To:** Salloum, Andrew M.  
**Cc:** Richard Dayoub; District #6  
**Subject:** Re: City Plan Commission meeting Case PZRZ21-00035

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Sir:

I just spent the past 3 1/2 hours glued to my flip phone, waiting for the item I was interested in to come up.

For the third time for a remote Plan Commission meeting, I was unable to communicate with the Commission by phone, even though I thought I had un-muted the call. Apparently I still had to sign up - somewhere - before I was allowed to comment.

Some suggestions for your mail outs on future public hearings regarding zoning issues:

1. Include precise directions for how to "sign up" to comment over the phone.
2. Include a link to the agenda for that meeting.
3. Understand that listening to the meeting by phone provides "real time" information, but the images coming over the computer in the video are delayed. Plus, the computer images are blurry.
4. Understand that not everyone owns a "smart" phone!
5. Please, do not "speak" for the people who write in but are not able to speak by phone or in person at the meeting. I am trying to be a good neighbor, but my personal views do not necessarily correspond with what you are claiming I believe.

Based on the addendum to the agenda item, I now know that the plan for Via Maria is for it to cross my property. My daughter and I do not plan to ask for any changes in zoning on our front field, so is the City going to be content to stop the road at our boundary line for the next 30 + years? I thought at the last meeting that Via Maria was going to exit directly out of PZRZ21-00035 on to Inglewood, and had sent a letter in regarding the visibility of the proposed intersection. I imagine none of you could figure out what I was talking about.

I concur with Mr. Cummings that the City needs to come up with best practices to fight the loss of farmland. A few years ago, the Planning Department appeared to support my efforts to protest additional truck parking on farmland close to me. Now, it seems that any impediment to the smooth operation of the Amazon Fulfillment Center will not be tolerated. Not that I am against more jobs, but it would seem like there would be enough property east of I-10 and towards Horizon City that could support this addition to the business community - all on land that cannot be irrigated.

Sincerely,

Barbara J. Angus

Registered voter and property owner in District 6

On Thursday, April 21, 2022, 01:56:33 PM MDT, Lawrence Angus <lantana45@att.net> wrote:

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