

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

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

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

DISTRICT(S) AFFECTED: District 7

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

SUBGOAL: 3.2 Improve the visual impression of the community

SUBJECT:

An Ordinance changing the zoning of Tracts 20A, 20A2, 20B, 21 and 22A, Block 2, Ysleta Grant, City of El Paso, El Paso County, Texas, from R-F (Ranch-Farm) to C-4 (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: 300 Nevarez & 546 Inglewood
Applicant: RE Foundation, LLC. PZRZ24-00004

BACKGROUND / DISCUSSION:

The applicant is requesting to rezone from R-F (Ranch-Farm) to C-4 (Commercial) to allow for a proposed general warehouse facility. As of October 8, 2024, the Planning Division has not received any communication in support or opposition to the rezoning request. This item is scheduled to be heard by the City Plan Commission on October 17, 2024. See attached staff report for additional information.

PRIOR COUNCIL ACTION:

N/A

AMOUNT AND SOURCE OF FUNDING:

N/A

HAVE ALL AFFECTED DEPARTMENTS BEEN NOTIFIED? YES NO

PRIMARY DEPARTMENT: Planning & Inspections, Planning Division

SECONDARY DEPARTMENT: N/A

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

DEPARTMENT HEAD:

Philip Etiwe

ORDINANCE NO. _____

AN ORDINANCE CHANGING THE ZONING OF TRACTS 20-A, 20-A-2, 20-B, 21, AND 22-A, BLOCK 2, YSLETA GRANT, 300 NEVAREZ AND 546 INGLEWOOD, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM R-F (RANCH AND FARM) TO C-4 (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 20-A, 20-A-2, 20-B, 21, and 22-A, Block 2, Ysleta Grant, 300 Nevarez and 546 Inglewood, 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-4 (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 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 prior to any certificates of occupancy, the portion of Inglewood Drive located within the subject property shall be re-aligned as shown in Exhibit B, attached hereto, and improved in accordance with Title 19 and the City's adopted Street Design Manual.*
- 2. That a detailed site development plan shall be reviewed and approved per the El Paso City Code prior to the issuance of certificates of occupancy.*

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

(Signatures and date following page)

ORDINANCE NO. _____

Zoning Case No: PZRZ24-00004

ADOPTED this _____ day of _____, **2024**.

THE CITY OF EL PASO

ATTEST:

Oscar Leeser
Mayor

Laura D. Prine
City Clerk

APPROVED AS TO FORM:

Russell Abeln

Russell T. Abeln
Senior Assistant City Attorney

APPROVED AS TO CONTENT:

Philip Etiwe

Philip F. Etiwe, Director
Planning & Inspections Department

**ZWA****Zamora, L.L.C.**

**State-wide Professional Land Surveying
Offices in Buda and El Paso Texas**

**POLITICAL SUBDIVISION ZONING DESCRIPTION
FOR RE FOUNDATION LLC LIMITS**

DESCRIPTION OF A CALCULATED 39.498 ACRE TRACT OF LAND, SITUATED IN THE YSLETA GRANT, BLOCK NO. 2 AND COMPRISED OF TRACTS 21 AND 22A OF SAID YSLETA GRANT, BLOCK NO. 2 AND DESCRIBED AS A 23.270 ACRE TRACT CALLED TRACT IN A DEED TO RE FOUNDATION, LLC. OF RECORD IN DOCUMENT NO. 20190052500 OF THE OFFICIAL PUBLIC RECORDS OF EL PASO COUNTY, TEXAS, BEING ALSO COMPRISED OF TRACTS 20A, 20A2, AND 20B, OF SAID YSLETA GRANT, BLOCK NO. 2 AND DESCRIBED IN A DEED TO RE FOUNDATION, LLC. OF RECORD IN DOCUMENT NO. 20180038866 OF THE OFFICIAL PUBLIC RECORDS OF EL PASO COUNTY, TEXAS; SAID CALCULATED 39.498 ACRE TRACT OF LAND, AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculated point of record on the southwest line of Herrera Main Drain, a 60 foot right of way width, being on the south line of said Ysleta Grant Block No. 2, being also the north line of Socorro Grant Block No. 6, being also the southeast corner of Tract 20A2 of said Ysleta Grant Block No. 2, and being the northeast corner of Tract 4A2A of said Socorro Grant Block No. 6, for the southeast corner hereof;

THENCE, S 37° 44' W, with the common line of said Ysleta Grant Block No. 2 and said Socorro Grant Block No. 6, for a distance of **154.02** feet to a calculated point of record being the southwest corner of said Tract 20A2, the northwest corner of said Tract 4A2A, being also the southeast corner of said Tract 20A and the northeast corner of Tract 4A of said Socorro Grant Block No. 6;

THENCE, S 37° 44' W, continuing with the common line of said Ysleta Grant Block No. 2 and said Socorro Grant Block No. 6, for a distance of **238.42** feet to a calculated point of record being the southwest corner of said Tract 20A, the northwest corner of said Tract 4A, being also the southeast corner of said Tract 20B and the northeast corner of Tract 4B of said Socorro Grant Block No. 6;

THENCE, S 37° 44' W, continuing with the common line of said Ysleta Grant Block No. 2 and said Socorro Grant Block No. 6, for a distance of **584.60** feet to a calculated point of record being the southwest corner of said Tract 20B, the northwest corner of said Tract 4B, being also the southeast corner of said Tract 22A and the northeast corner of Tract 5A of said Socorro Grant Block No. 6;

THENCE, S 37° 44' W, continuing with the common line of said Ysleta Grant Block No. 2 and said Socorro Grant Block No. 6, for a distance of **765.27** feet to a calculated point of record on the northeast line of Nevarez Road, a 20 foot right of way, being the southwest corner of said Tract 22A, being also the northwest corner of said Tract 5A, for the southwest corner hereof;

THENCE, with the northeast line of Nevarez Road and the west line of said Tract 21 and Tract 22A, the following two (2) courses and distances:

- 1) **N 27° 27' 30" W**, for a distance of **985.74** feet to a calculated point of record, and
- 2) **N 00° 21' 34" E**, for a distance of **749.67** feet to a calculated point of record on the south line of Inglewood Road. a 30 foot right of way, being also the northwest corner of said Tract 21, for the northwest corner hereof;

THENCE, N 75° 04' 10" E, with the south line of said Inglewood Road and the north line of said Tract 21, for a distance of **559.30** feet to a calculated point of record on the south line of said Inglewood Road, being the northeast corner of said Tract 21, being also the northwest corner of said Tract 20A

THENCE, N 75° 04' 10" E, continuing with the south line of said Inglewood Road and the north line of said Tract 20A, for a distance of **631.56** feet to a calculated point of record on the southwest line of said Herrera Main Drain, being also the northeast corner of said Tract 20A, and being the northeast corner hereof;

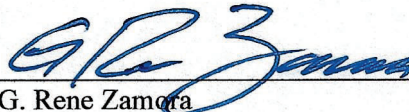
THENCE, S 33° 29' E, continuing with the southwest line of said Herrera Main Drain and the east line of said Tract 20A, for a distance of **423.88** feet to a calculated point of record on the southwest line of said Herrera Main Drain, being also the east line of said Tract 20A, and being the northeast corner of said Tract 20A2;

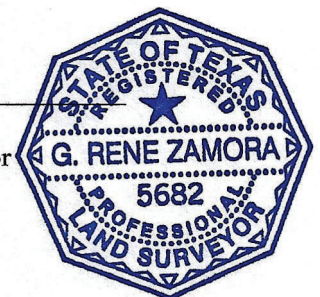
THENCE, S 33° 29' E, continuing with the southwest line of said Herrera Main Drain, for a distance of **236.14** feet to the **POINT OF BEGINNING** and containing **39.498** acres of land, more or less.

THIS DOCUMENT WAS PREPARED UNDER 22 TAC § 663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.

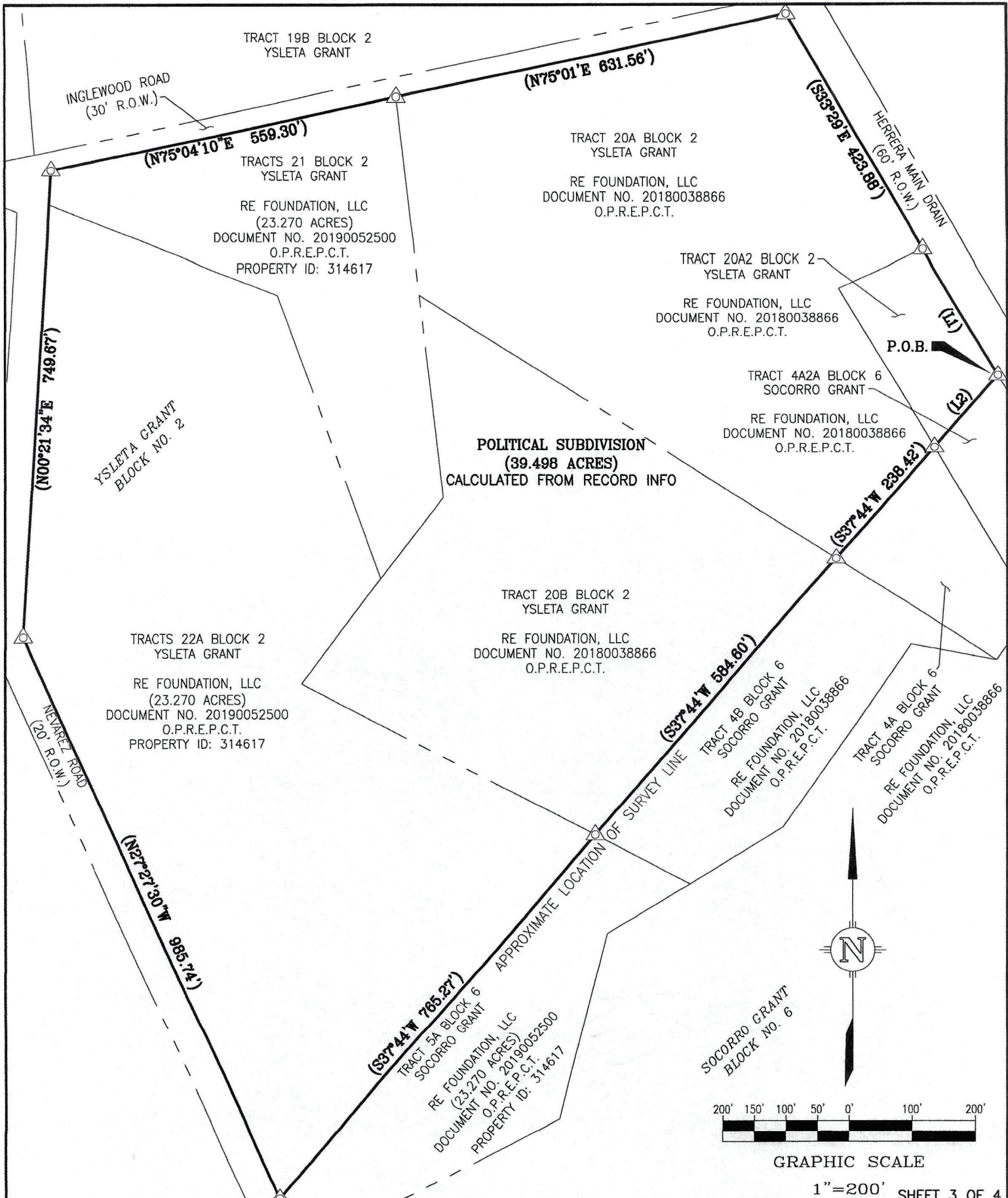
BEARINGS AND DISTANCES ALONG ALL LIMITS WERE TAKEN FROM RECORD INFORMATION AS NOTED. THESE TRACTS OF RECORD DO NOT MATHEMATICALLY FORM A CLOSED FIGURE.

Zamora, L.L.C.
1425 South Loop 4
Buda, Texas 78610
512-295-6201
Tx. Firm No. 10062700


G. Rene Zamora
Registered Professional Land Surveyor
No. 5682 – State of Texas



Zamora, L.L.C. dba "ZWA" Firm No. 10062700
1425 South Loop 4, Buda, TX 78610 ~ P.O. Box 1036, Buda, TX 78610
Phone: 512-295-6201 ~ Fax: 512-295-6091



POLITICAL SUBDIVISION
(39.498 ACRES)
 CALCULATED FROM RECORD INFO

TRACTS 22A BLOCK 2
 YSLETA GRANT
 RE FOUNDATION, LLC
 (23.270 ACRES)
 DOCUMENT NO. 20190052500
 O.P.R.E.P.C.T.
 PROPERTY ID: 314617

TRACT 20B BLOCK 2
 YSLETA GRANT
 RE FOUNDATION, LLC
 DOCUMENT NO. 20180038866
 O.P.R.E.P.C.T.

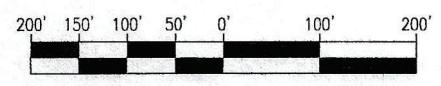
TRACT 20A2 BLOCK 2
 YSLETA GRANT
 RE FOUNDATION, LLC
 DOCUMENT NO. 20180038866
 O.P.R.E.P.C.T.

TRACT 4A2A BLOCK 6
 SOCORRO GRANT
 RE FOUNDATION, LLC
 DOCUMENT NO. 20180038866
 O.P.R.E.P.C.T.

TRACT 5A BLOCK 6
 SOCORRO GRANT
 RE FOUNDATION, LLC
 (23.270 ACRES)
 DOCUMENT NO. 20190052500
 O.P.R.E.P.C.T.
 PROPERTY ID: 314617

TRACT 4B BLOCK 6
 SOCORRO GRANT
 RE FOUNDATION, LLC
 DOCUMENT NO. 20180038866
 O.P.R.E.P.C.T.

TRACT 4A BLOCK 6
 SOCORRO GRANT
 RE FOUNDATION, LLC
 DOCUMENT NO. 20180038866
 O.P.R.E.P.C.T.



GRAPHIC SCALE

1"=200' SHEET 3 OF 4


LOCATIONS

ZWA
Zamora, L.L.C.
 Texas Firm No. 10062700
Professional Land Surveyors
 1510 N. Zaragoza Road, Suite B-7, El Paso Texas 79936
 Tel: (512) 295-6201

PROJECT:	39.498 ACRES
JOB NUMBER:	POLITICAL SUBDIVISION
DATE:	2097-20A
SCALE:	MARCH 2024
SURVEYOR:	1"=200'
TECHNICIAN:	ZAMORA
DRAWING:	DWC
FIELDNOTES:	2097-20A-CITY OF EL PASO.dwg
PARTYCHIEF:	
FIELDBOOKS:	

POLITICAL SUBDIVISION ZONING
RE FOUNDATION, LLC LIMITS

LEGEND

-  CALCULATED POINT
- P.O.B. POINT OF BEGINNING
- O.P.R.E.P.C.T. OFFICIAL PUBLIC RECORDS
EL PASO COUNTY, TEXAS
- () RECORD INFORMATION

RECORD LINE TABLE		
LINE	DIRECTION	DISTANCE
L1	(S33°29'E)	(236.14')
L2	(S37°44'W)	(154.02')

NOTE:
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BEARINGS AND DISTANCES ARE TAKEN FROM DOCUMENT NO. 20190052500, THE MAP OF YSLETA GRANT BLOCK NO. 2 AND THE MAP OF SOCORRO GRANT BLOCK NO. 6, THESE TRACTS OF RECORD DO NOT MATHEMATICALLY FORM A CLOSED FIGURE.


G. Rene Zamora
 G. RENE ZAMORA

3/13/24
 DATE



G. RENE ZAMORA
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 5682

LOCATIONS

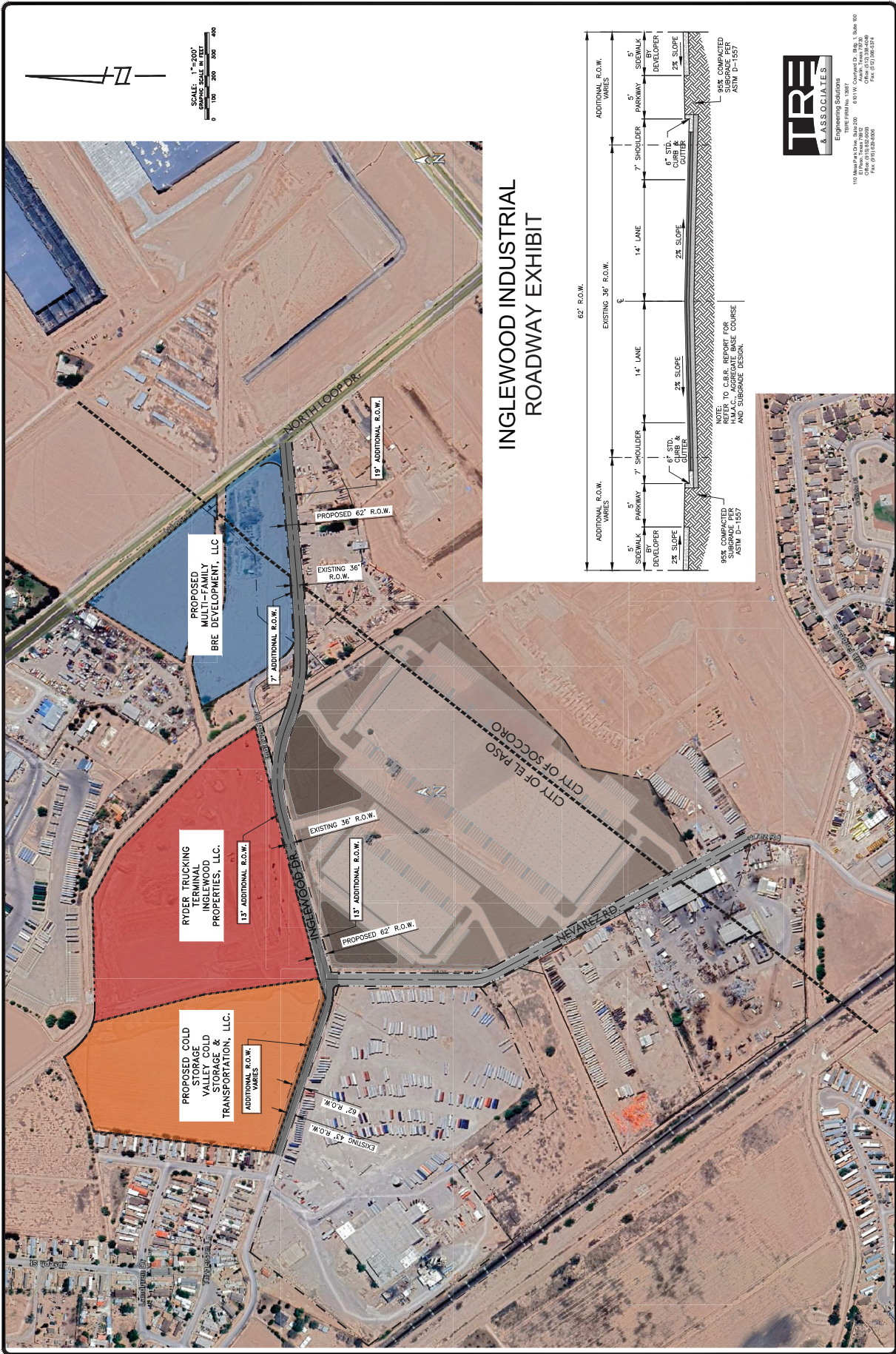


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PROJECT: 39.498 ACRES
POLITICAL SUBDIVISION
JOB NUMBER: 2097-20A
DATE: MARCH 2024
SCALE: 1" = 200'
SURVEYOR: ZAMORA
TECHNICIAN: DWC
DRAWING: 2097-20A-CITY OF EL PASO.dwg
FIELDNOTES:
PARTYCHIEF:
FIELDBOOKS:

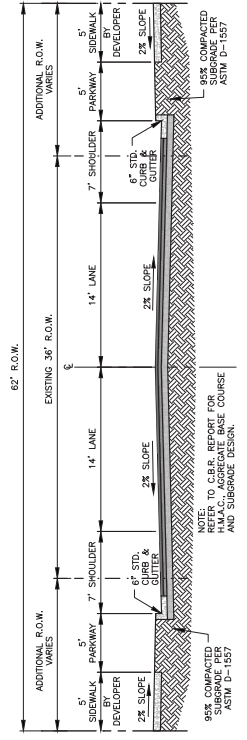
POLITICAL SUBDIVISION ZONING
 RE FOUNDATION, LLC LIMITS

EXHIBIT B



SCALE: 1" = 200'
 GRAPHIC SCALE: 0 100 200 300 400

INGLEWOOD INDUSTRIAL ROADWAY EXHIBIT



TRE & ASSOCIATES
 Engineering Solutions
 11010 Main Street, Suite 100
 El Paso, Texas 79925
 Phone: (915) 833-8000
 Fax: (915) 833-8274



City of El Paso – City Plan Commission Staff Report

Case No: PZRZ24-00004
Application Type: Rezoning
CPC Hearing Date: October 17, 2024
Staff Planner: Luis Zamora, 915-212-1552, ZamoraLF@elpasotexas.gov

Location: Generally Southeast of Americas and Southwest of North Loop
Legal Description: Tracts 20A, 20A2, 20B, 21 and 22A, Block 2, Ysleta Grant, City of El Paso, El Paso County, Texas
Acreage: 39.498 acres
Rep District: 7

Existing Zoning: R-F (Ranch and Farm)
Existing Use: Vacant
C/SC/SP/ZBA/LNC: N/A
Request: Rezone to C-4 (Commercial)
Proposed Use: Warehouse

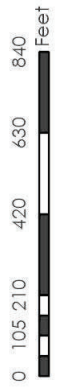
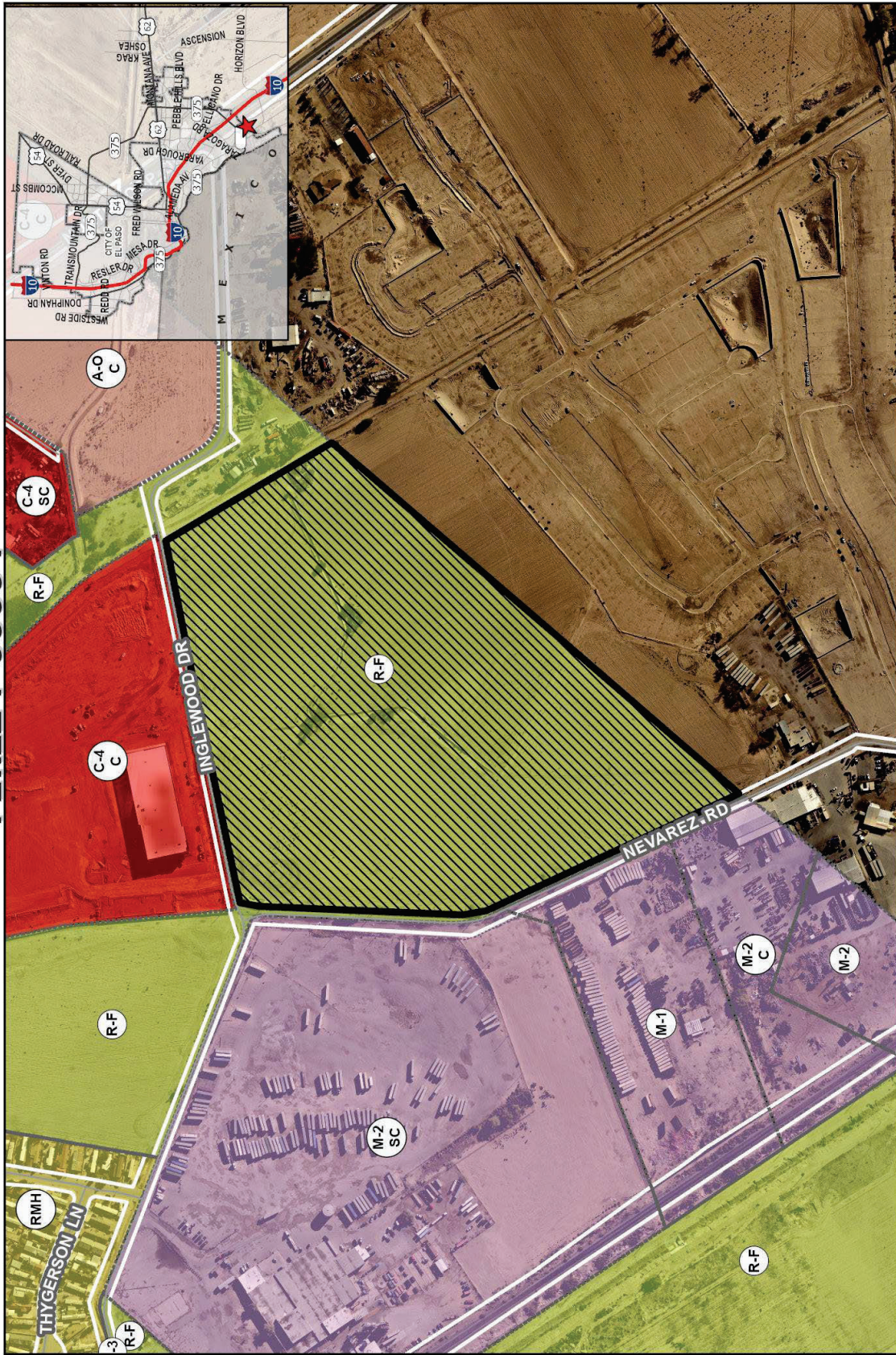
Property Owner: RE Foundation, LLC
Applicant: Armando Sotelo
Representative: Lynette Nevarez Urias



SURROUNDING ZONING AND LAND USE

North: C-4/c (Commercial/conditions) / Warehouse
South: Socorro City Limits / Vacant
East: R-F (Ranch and Farm) / Vacant
West: M-2/sc (Heavy Manufacture/special contract) / Warehouse, Heavy truck trailer storage

PLAN EL PASO DESIGNATION: O-3, Agriculture, (Mission Valley Planning Area)
NEAREST PARK: Caribe Park (1.95 Miles)
NEAREST SCHOOL: Hueco Elementary School (1.06 Miles)

PZR24-00004



 Subject Property
 Subject Property

This map is designed for illustrative purposes only. The features depicted on this map are not intended to be used for any specific purposes. The City of El Paso is not responsible for any errors or omissions on this map to the extent that they are not caused by the City of El Paso. The Planning & Inspections Department makes no claim to its accuracy or completeness.