

**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 releasing all conditions placed on property by Ordinance No. 019343 which changed the zoning of Tracts 2, 2B, and 3D, Block 2, Ysleta Grant, City of El Paso, El Paso County, Texas. The penalty is as provided for in Chapter 20.24 of the El Paso City Code.

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

Subject Property: 1000 Inglewood  
Applicant: BRE Development, LLC, PZCR24-00003

**BACKGROUND / DISCUSSION:**

The applicant is requesting to release all conditions imposed by Ordinance No. 019343, dated June 22, 2022 on the subject property. As of October 8, 2024, the Planning Division has not received any communication in support or opposition to the condition release request. This item is scheduled to be heard by the City Plan Commission on October 17, 2024. See attached staff report for additional information.

**PRIOR COUNCIL ACTION:**

N/A

**AMOUNT AND SOURCE OF FUNDING:**

N/A

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

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

**SECONDARY DEPARTMENT:** N/A

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

**DEPARTMENT HEAD:**

*Philip Etiwe*

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

**AN ORDINANCE RELEASING ALL CONDITIONS PLACED ON PROPERTY BY ORDINANCE NO. 019343 WHICH CHANGED THE ZONING OF TRACTS 2, 2B, AND 3D, BLOCK 2, YSLETA GRANT, CITY OF EL PASO, EL PASO COUNTY, TEXAS. THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.24 OF THE EL PASO CITY CODE.**

**WHEREAS**, the zoning of the property described as *TRACTS 2, 2B, AND 3D, BLOCK 2, YSLETA GRANT, City of El Paso, El Paso County, Texas*, was changed by Ordinance No. 019343 approved by City Council on JUNE 22, 2022; and,

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

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

**WHEREAS**, the owner (applicant) submitted an application requesting the removal all of the conditions because these conditions have been satisfied or are current requirement of the City Code; and,

**WHEREAS**, a public hearing regarding removal of the conditions was held before the City Plan Commission, and the Commission recommended approval of the release of all conditions; and,

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

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

That all of the zoning conditions imposed by Ordinance No. *019343* approved by City Council on *JUNE 22, 2022*, on the portion of land identified in Exhibit "A" be released because the conditions have been satisfied and are no longer necessary, or are current requirements of the City Code.

*Conditions as follows:*

*ORDINANCE NO. 019343:*

- 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 SEMI-TRAILER TRUCKS AND CABS SHALL BE PROHIBITED TO AND FROM VIA MARIA DRIVE.

EXCEPT AS HEREIN AMENDED, ORDINANCE NO. 019343 SHALL REMAIN IN FULL FORCE AND EFFECT.

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

**THE CITY OF EL PASO**

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

**ATTEST:**

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

**APPROVED AS TO FORM:**

*Russell Abeln*

\_\_\_\_\_  
Russell T. Abeln  
Senior Assistant City Attorney

**APPROVED AS TO CONTENT:**

*Phillip Etwine*

\_\_\_\_\_  
Phillip Etwine, Director  
Planning & Inspections Department

EXHIBIT A

Barragan & Associates Inc.

10950 Pellicano Dr., Building "F", El Paso, Texas 79935 Ph. (915) 591-5709 Fax (915) 591-5706

DESCRIPTION  
(Parcel 1)

Description of a parcel of land being Tract 2, Block 2, Ysleta Grant, El Paso County, Texas, and being the same property described in Instrument No. 20210029272, Real Property Records of El Paso County, Texas, and being more particularly described as follows:

COMMENCING, at a found old original county marker (F.M. Highway 76, P.I. Station 507+90.95) (now obliterated) at the old intersection of North Loop Drive (F.M Highway 76) with the old centerline of Hueco Tanks Road; THENCE, N 36° 53' 04" W (N 39° 59' W - Old TxDot Plat-County Grant Map), along the old monument line of North Loop Drive (F.M. Highway 76), a distance of 1842.51 feet to a found old original county marker (now obliterated) at the Point of intersection of North Loop Road (F.M. Highway 76 P.I. Station 489+48.49); THENCE, N 35° 10' 04" W (N 38° 16' 00" W - Old TxDot Plat-County Grant Map), along said old monument line, a distance of 647.71 feet to a point; THENCE, S 54° 49' 56" W, leaving said old monument line, a distance of 60.00 feet to a found TxDot Monument (now obliterated) on the westerly right-of-way line of North Loop Drive (F.M. Highway 76), being the POINT OF BEGINNING of this description;

THENCE, S 40° 49' 56" W (S 37° 44' W - Plat), along the common line of Tract 2, Block 2 and Tract 3A, Block 6, Socorro Grant, El Paso County, Texas, a distance of 37.59 feet to a set 1/2" rebar with a cap stamped "B&A Inc." on the northerly right -of-way line of Juan De Herrera Branch "C" Lateral (right-of-way based on existing conditions, Volume 3002, Page 1025, Real Property Records of El Paso County, Texas);

THENCE, along the northerly right-of-way line of Juan De Herrera Branch "C" Lateral the following 4 calls, N 87° 01' 20" W, a distance of 361.17 feet to a set 1/2" rebar with a cap stamped "B&A Inc." on said right-of-way line, being the beginning of a curve;

123.24 feet, along an arc of a curve to the right with a radius of 185.00 feet, an interior angle of 38° 10' 04", and a chord which bears N 67° 56' 18" W, a distance of 120.97 feet to a set 1/2" rebar with a cap stamped "B&A Inc.";

N 48° 51' 16" W, a distance of 102.39 feet to a set 1/2" rebar with a cap stamped "B&A Inc." on said right-of-way line, being the beginning of a curve;

126.39 feet, along an arc of a curve to the left with a radius of 202.00 feet, an interior angle of 35° 51' 03", and a chord which bears N 66° 46' 47" W, a distance of 124.34 feet to a set 1/2" rebar with a cap stamped "B&A Inc." also bein of intersection with a non-tangential line also being a point of intersection of the easterly right-of-way line of Via Maria Drive (35' wide right-of-way) and the northerly right-of-way line of Juan De Herrera Branch "C" Lateral;

THENCE, N 35° 07' 56" E (N 32° 01' 35" E - Record) (N 32° 02' E - Plat), along the easterly right-of-way line of Via Maria Drive, a distance of 504.95 feet to a found 1/2" rebar with a cap stamped "B&A Inc." on the westerly right-of-way line of North Loop Drive (F.M. Highway 76);

THENCE, S 35° 10' 04" E (S 35° 10' 04" E - Record) (S 38° 16' E - Plat), leaving said point of intersection along the common line of Tract 2 and the southerly right-of-way line of North Loop Drive (F.M. Highway 76), a distance of 691.30 feet to the POINT OF BEGINNING of this description and containing in all 4.65 acres more or less.

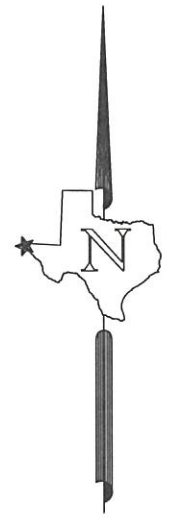
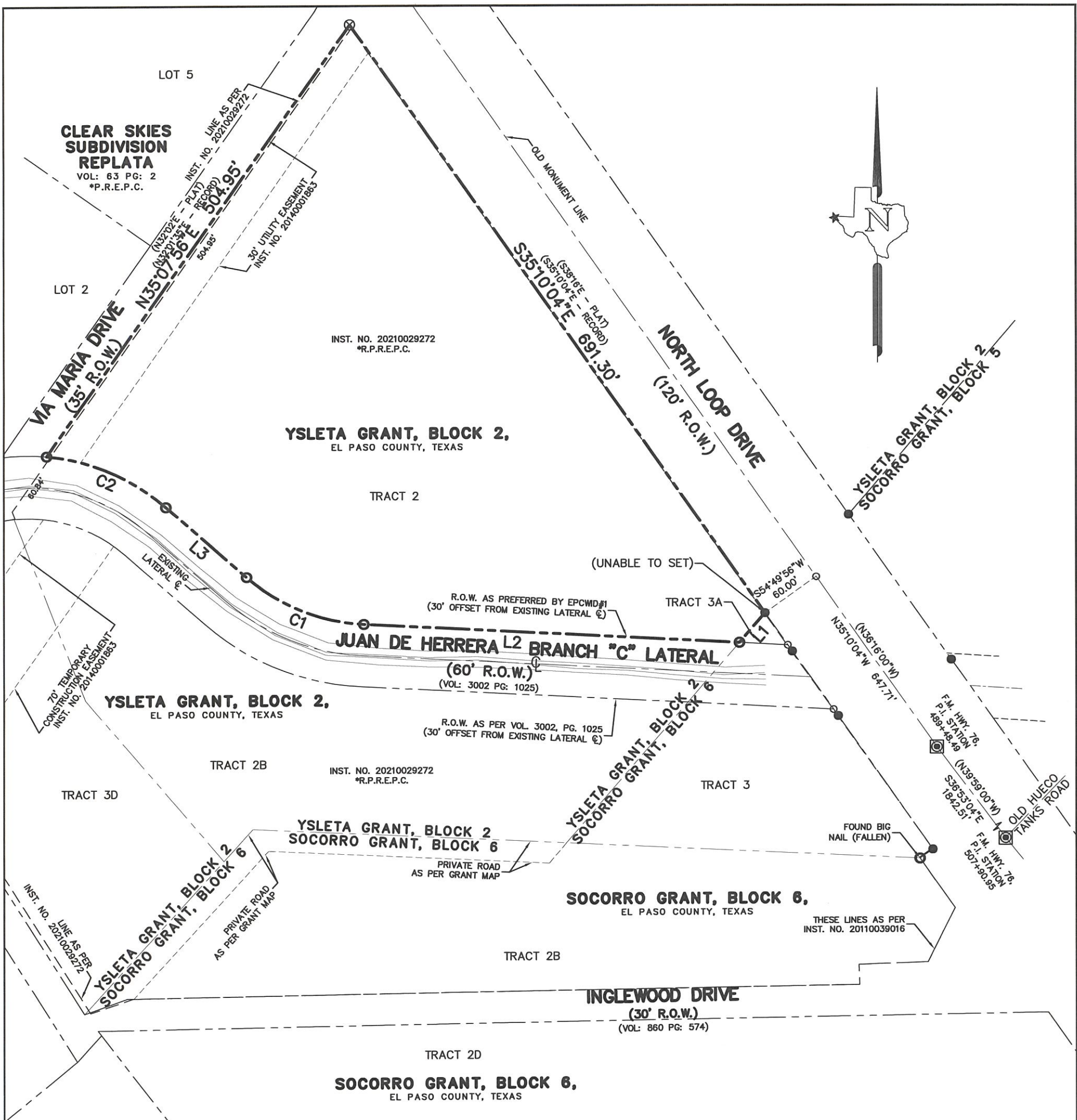
NOTES:

- 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 1.000231.
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. This survey was done without the benefit of a title report.
5. A Plat of Survey of even date accompanies this description.



Benito Barragan TX R.P.L.S 5615, Barragan and Associates Inc. Texas Surveying Firm # 10151200 March 21, 2024 Job No. 240321-02





\*P.R.E.P.C. = PLAT RECORDS OF EL PASO COUNTY, TEXAS  
 \*R.P.R.E.P.C. = REAL PROPERTY RECORDS OF EL PASO COUNTY, TEXAS

- NOTES:**
- 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 "C" (AREAS DETERMINED BY ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON MAP NO. 480214 0051 B; MAP REVISED 10/15/1982, FOR EL PASO COUNTY AND INCORPORATED AREAS. THIS STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES LOCATED IN ZONE "C" WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
  - THE BEARINGS AND DISTANCES 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 USING A COMBINED SCALE FACTOR OF 1.000231. ALL AREAS SHOWN HEREON ARE CALCULATED BASED ON SURFACE MEASUREMENTS.
  - 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. 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.
  - THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
  - THE TERM "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON INDICATED AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED; AND IS ADDRESSED EXCLUSIVELY TO THE PARTIES NAMED HEREON.

- LEGEND**
- — SET 1/2" REBAR W/CAP "B&A INC" (UNLESS NOTED OTHERWISE)
  - ⊗ — FOUND 1/2" REBAR W/CAP "B&A INC"
  - — CALCULATED POINT (NOT SET)
  - ⊙ — FOUND OLD COUNTY MARKER P.I. (ORIGINAL MONUMENT) (NOW OBLITERATED)
  - — FOUND TxDOT MONUMENT (NOW OBLITERATED)

LINE TABLE		
LINE	BEARING	LENGTH
L1	S40°49'56"W	37.59'
L2	N87°01'20"W	361.17'
L3	N48°51'16"W	102.39'
(PLAT)		
L1	S37°44'W	37.59'

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	BEARING	CHORD
C1	123.24'	185.00'	64.00'	38°10'04"	N67°56'18"W	120.97'
C2	126.39'	202.00'	65.34'	35°51'03"	N66°46'47"W	124.34'

**B** 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**

PARCEL 1  
 A PARCEL OF LAND BEING TRACT 2, BLOCK 2,  
 YSLETA GRANT,  
 EL PASO COUNTY, TEXAS.  
 AREA 4.65 ACRES ±

Scale: 1"=100'      Date: 03-21-2024      Drawn By: IB

PREPARED BY AND UNDER  
 THE SUPERVISION OF

Benito Barragan, TX, R.P.L.S. No. 5615  
 Job No. 240321-02      Copy Rights ©  
 Filed: JM      Book: N/A      Page: N/A

# Barragan & Associates Inc.

10950 Pellicano Dr., Building "F", El Paso, Texas 79935 Ph. (915) 591-5709 Fax (915) 591-5706

## DESCRIPTION (Parcel 2)

**Description** of a parcel of land being Tract 2B and Tract 3D, Block 2, Ysleta Grant, and a portion of Tract 2B, Block 6, Socorro Grant, El Paso County, Texas, and being the same property described in Instrument No. 20210029272, Real Property Records of El Paso County, Texas, and being more particularly described as follows:

**COMMENCING**, at a found old original county marker (F.M. Highway 76, P.I. Station 507+90.95) (now obliterated) at the old intersection of North Loop Drive (F.M Highway 76) with old centerline of Hueco Tanks Road; **THENCE**, N 36° 53' 04" W (N 39° 59' 00" W - Old TxDot Plat-County Grant Map), along the old monument line of North Loop Drive (F.M. Highway 76), a distance of 1842.51 feet to a found old original county marker (now obliterated) at the Point of intersection of North Loop Road (F.M. Highway 76 P.I. Station 489+48.49); **THENCE**, N 35° 10' 04" W (N 38° 16' 00" W - Old TxDot Plat-County Grant Map), along said old monument line, a distance of 533.68 feet to a point; **THENCE**, S 54° 49' 56" W, leaving said old monument line, a distance of 60.00 feet to a point on the westerly right-of-way line of North Loop Drive (F.M. Highway 76); **THENCE**, N 87° 01' 20" W, along the southerly right -of-way line of Juan De Herrera Branch "C" Lateral (right-of-way based on existing conditions, Volume 3002, Page 1025, Real Property Records of El Paso County, Texas), a distance of 140.13 feet to a set ½" rebar stamped "B&A Inc." being the **POINT OF BEGINNING** of this description;

**THENCE**, S 40° 49' 56" W (S 37° 44' W - Record), along the common line of Tract 2B, Block 2, Ysleta Grant and Tracts 2B and 3, Block 6, Socorro Grant, a distance of 367.41 feet to a set ½" rebar stamped "B&A Inc." on the northerly right-of-way line of Inglewood Drive;

**THENCE**, S 89° 11' 26" W (S 86° 06' 06" W - Record) (S 86° 05' 30" E - Plat), along the northerly line of Inglewood Drive, a distance of 297.57 feet to a found ⅝" rebar with a broken cap on said right-of-way line;

**THENCE**, S 70° 39' 57" W (S 68° 20' 15" W - Record) (N 67° 39' W - Plat), along the northerly line of Inglewood Drive, a distance of 43.25 feet to a found nail on said right-of-way line and on the southwesterly corner of Tract 3D, Block 2, Ysleta Grant;

**THENCE**, N 32° 16' 04" W (N 35° 22' 00" W - Record/Plat), along the easterly right-of-way line of Inglewood Drive a distance of 305.00 feet to a found ½" rebar stamped "B&A Inc." on the common line of said Tract 3D and Tract 19B1, Block 2, Ysleta Grant;

**THENCE**, N 78° 06' 56" E (N 75° 01' 00" E - Record/Plat), along the common line of Tract 3D and Tract 19B1, a distance of 6.10 feet to a found ½" rebar stamped "B&A Inc." on the southeasterly common corner of said Tract 3D and 19B1;

**THENCE**, N 28° 23' 04" W (N 31° 19' 00" W - Record/Plat), along the common line of Tract 3D and Tract 19B1, a distance of 205.70 feet to a set ½" rebar stamped "B&A Inc." on the southerly right -of-way line of Juan De Herrera Branch "C" Lateral, being the beginning of a curve;

**THENCE**, along the southerly line of Juan De Herrera Branch "C" Lateral, the following 6 calls;

62.42 feet, along an arc of a curve to the left with a radius of 2206.00 feet, an interior angle of 01° 37' 16", and a chord which bears N 79° 48' 35" E, a distance of 62.41 feet to a found ½" rebar stamped "B&A Inc." on said right-of-way line the following 5 calls;

N 78° 59' 57" E, a distance of 113.66 feet to a found ½" rebar stamped "B&A Inc." being the beginning of a curve;

129.24 feet, along an arc of a curve to the right with a radius of 142.00 feet, an interior angle of 52° 08' 47", and a chord which bears S 74° 55' 39" E, a distance of 124.82 feet to a set ½" rebar stamped "B&A Inc.";

S 48° 51' 16" E, a distance of 102.39 feet to a set ½" rebar stamped "B&A Inc." being the beginning of a curve;



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163.21 feet, along an arc of a curve to the left with a radius of 245.00 feet, an interior angle of  $38^{\circ} 10' 04''$ , and a chord which bears  $S 67^{\circ} 56' 18'' E$ , a distance of 160.21 feet to a set  $\frac{1}{2}$ " rebar stamped "B&A Inc.";

$S 87^{\circ} 01' 20'' E$ , a distance of 314.54 feet to the **POINT OF BEGINNING** of this description and containing in all 4.94 acres more or less.

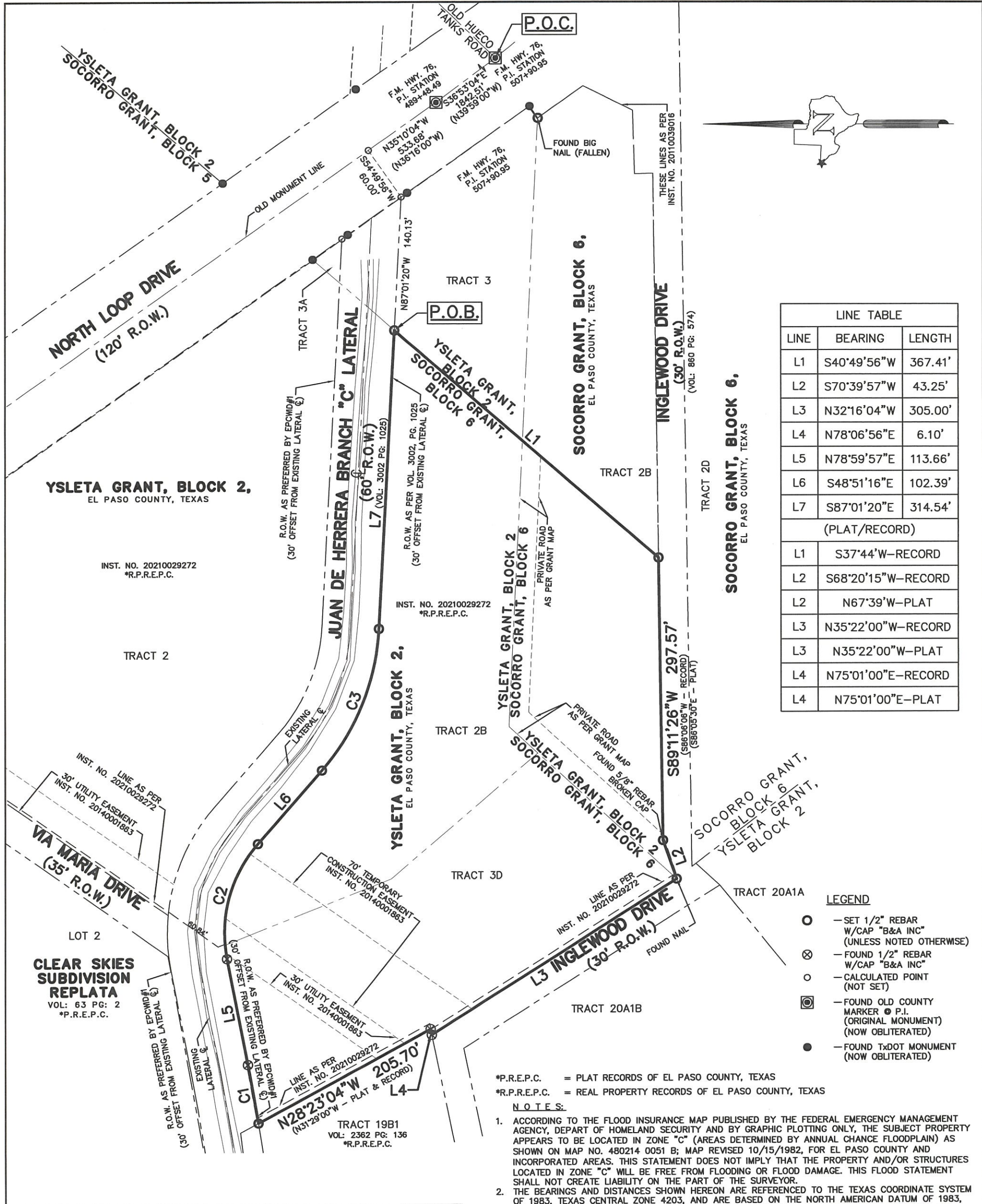
## NOTES:

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 1.000231.
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. This survey was done without the benefit of a title report.
5. A Plat of Survey of even date accompanies this description.



Benito Barragan TX R.P.L.S 5615,  
Barragan and Associates Inc.  
Texas Surveying Firm # 10151200  
March 21, 2024  
Job No. 240321-02





LINE TABLE		
LINE	BEARING	LENGTH
L1	S40°49'56"W	367.41'
L2	S70°39'57"W	43.25'
L3	N32°16'04"W	305.00'
L4	N78°06'56"E	6.10'
L5	N78°59'57"E	113.66'
L6	S48°51'16"E	102.39'
L7	S87°01'20"E	314.54'
(PLAT/RECORD)		
L1	S37°44'W-RECORD	
L2	S68°20'15"W-RECORD	
L2	N67°39'W-PLAT	
L3	N35°22'00"W-RECORD	
L3	N35°22'00"W-PLAT	
L4	N75°01'00"E-RECORD	
L4	N75°01'00"E-PLAT	

LEGEND	
○	— SET 1/2" REBAR W/CAP "B&A INC" (UNLESS NOTED OTHERWISE)
⊗	— FOUND 1/2" REBAR W/CAP "B&A INC"
○	— CALCULATED POINT (NOT SET)
⊙	— FOUND OLD COUNTY MARKER ● P.I. (ORIGINAL MONUMENT) (NOW OBLITERATED)
●	— FOUND TxDOT MONUMENT (NOW OBLITERATED)

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	BEARING	CHORD
C1	62.42'	2206.00'	31.21'	1°37'16"	N79°48'35"E	62.41'
C2	129.24'	142.00'	69.48'	52°08'47"	S74°55'39"E	124.82'
C3	163.21'	245.00'	84.76'	38°10'04"	S67°56'18"E	160.21'

\*P.R.E.P.C. = PLAT RECORDS OF EL PASO COUNTY, TEXAS  
 \*R.P.R.E.P.C. = REAL PROPERTY RECORDS OF EL PASO COUNTY, TEXAS

- NOTES:**
- 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 "C" (AREAS DETERMINED BY ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON MAP NO. 480214 0051 B; MAP REVISED 10/15/1982, FOR EL PASO COUNTY AND INCORPORATED AREAS. THIS STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES LOCATED IN ZONE "C" WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
  - THE BEARINGS AND DISTANCES 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 USING A COMBINED SCALE FACTOR OF 1.000231. ALL AREAS SHOWN HEREON ARE CALCULATED BASED ON SURFACE MEASUREMENTS.
  - 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.
  - 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.
  - THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
  - THE TERM "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON INDICATED AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED; AND IS ADDRESSED EXCLUSIVELY TO THE PARTIES NAMED HEREON.

**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

PARCEL 2  
 A PARCEL OF LAND BEING  
 TRACT 2B AND TRACT 3D, BLOCK 2,  
 YSLETA GRANT,  
 AND A PORTION OF TRACT 2B, BLOCK 6,  
 SOCORRO GRANT,  
 EL PASO COUNTY, TEXAS.  
 AREA 4.94 ACRES ±

Scale: 1"=100'      Date: 03-21-2024      Drawn By: IB

PREPARED BY AND UNDER  
 THE SUPERVISION OF

Benito Barragan TX, R.P.L.S. No. 5615  
 Job No. 240321-02      Copy Rights ©

Field: JM      Book: N/A      Page: N/A





## *City of El Paso – City Plan Commission Staff Report*

**Case No:** PZCR24-00003  
**Application Type:** Condition Release  
**CPC Hearing Date:** October 17, 2024  
**Staff Planner:** Luis Zamora, 915-212-1552, ZamoraLF@elpasotexas.gov

**Location:** 1000 Inglewood Dr.  
**Legal Description:** Tracts 2B, 3, and 3A, Block 6, Socorro Grant, and Tracts 2, 2B and 3D, Block 2, Ysleta Grant, El Paso County, Texas  
**Acreage:** 12.62 acres  
**Rep District:** 7

**Existing Zoning:** A-O/c (Apartment/Office/conditions)  
**Existing Use:** Vacant  
**Request:** To release conditions imposed by Ordinance No. 19343, dated June 22, 2022  
**Proposed Use:** Apartments

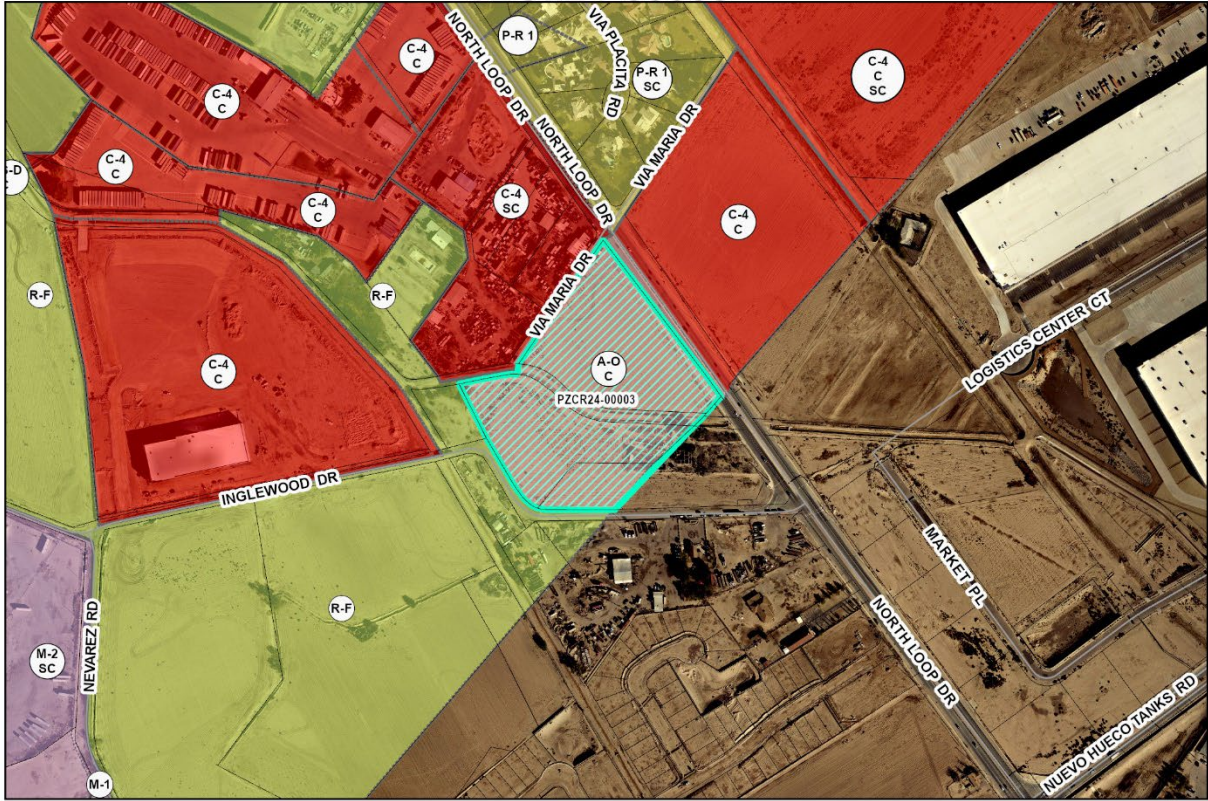
**Property Owner:** BRE Development, LLC  
**Applicant:** BRE Development, LLC  
**Representative:** CEA Group

### **SURROUNDING ZONING AND LAND USE**

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

**PLAN EL PASO DESIGNATION:** G4, Suburban (Walkable), (Mission Valley Planning Area)  
**NEAREST PARK:** Caribe Park (2.3 Miles)  
**NEAREST SCHOOL:** Del Valle High School (2.0 Miles)

# PZCR24-00003



This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required to draw accurate conclusions. Enlargements of this map to scales greater than its original can induce errors and may lead to misinterpretations of the data. The Planning & Inspections Department Planning Division makes no claim to its accuracy or completeness.



 Subject Property



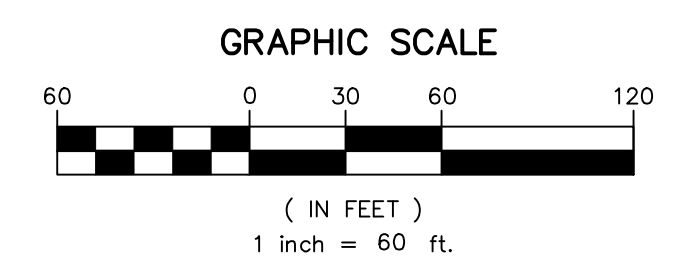


TRACTS 2, 2B, AND 3D, BLOCK 2,  
 YSLETA GRANT, AND TRACTS 1D,  
 1D3, 2A, 2B, 2C1, 3, 3A, 4B1, 4B2,  
 4C AND 4A2B, BLOCK 6, SOCORRO  
 GRANT CITY OF EL PASO, EL PASO  
 COUNTY, TEXAS.  
 CONTAINING 12.60 ACRES ±

**LEGEND**

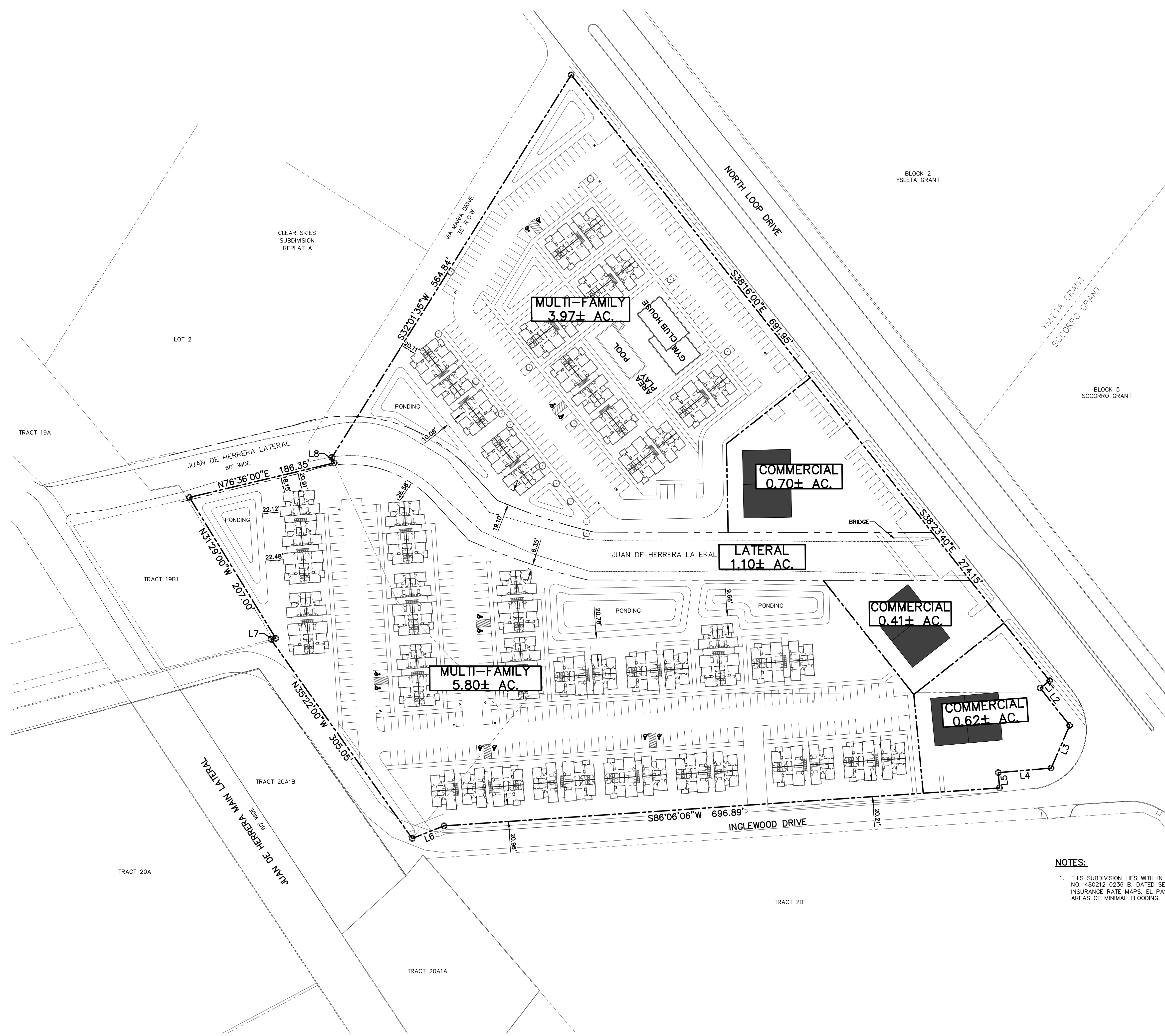
- SUBDIVISION BOUNDARY LINE
- STREET RIGHT OF WAY
- TOP OF CURB
- SIDEWALK
- PROPERTY LINE
- STREET CENTERLINE
- SETBACK LINE

LINE TABLE		
LINE	BEARING	LENGTH
L1	N51°44'42"E	15.00'
L2	N38°15'24"W	59.39'
L3	N23°19'58"E	58.21'
L4	N85°06'43"E	66.57'
L5	N04°54'45"W	19.30'
L6	N68°20'14"E	42.81'
L7	S75°01'00"W	6.10'
L8	S24°27'00"E	7.34'



**NOTES:**

- THIS SUBDIVISION LIES WITH IN ZONE "X" AS DESIGNATED IN PANEL NO. 480212 Q236 B, DATED SEPTEMBER 4, 1991, OF THE FLOOD INSURANCE RATE MAPS, EL PASO COUNTY, TEXAS. ZONE "X" INDICATES AREAS OF MINIMAL FLOODING.



**GENERALIZED PLOT PLAN**

TRACTS 2, 2B AND 3D, BLOCK 2,  
 YSLETA GRANT, AND TRACTS 1D, 1D3, 2A, 2B, 2C1, 3, 3A, 4B1, 4B2, 4C AND 4A2B,  
 BLOCK 6, SOCORRO GRANT CITY OF EL PASO, EL PASO COUNTY, TEXAS.  
 CONTAINING 12.60 ACRES ±

**JORGE L. AZCARATE**  
 85075  
 LICENSED PROFESSIONAL ENGINEER  
 08-10-21

**cea**  
 group  
 TEXAS REGISTERED ENGINEERING FIRM F-4564

813 N. Kansas St.  
 Suite 300  
 El Paso, TX 79902  
 915.544.5232  
 www.ceagroup.net

Contour Interval: N/A      DATE: 08/10/21      JOB No. 2700-022

DESIGN BY: F.Z.    DRAWN BY: T.C.    CHKD. BY: J.L.A.    APPVD. BY: J.L.A.

SCALE: Horizontal: 1"=60'      Vertical: N/A      SHEET **1** OF **1**



ORDINANCE NO. 019343

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:

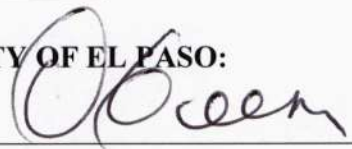
Pursuant to Section 20.04.360 of the El Paso City Code, that the zoning of *Tracts 2, 2B and 3D, Block 2, Ysleta Grant, located in the City of El Paso, El Paso County, Texas*, and as more particularly described by metes and bounds on the attached Exhibit "A", incorporated by reference, be changed from **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.

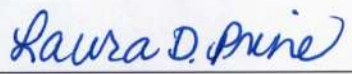
Further, that the property described above be subject to the following conditions which are necessitated by and attributable to the change in intensity generated by the change of zoning in order to protect the health, safety and welfare of the adjacent property owners and the residents of this City:

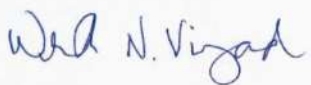
- 1) *Prior to the issuance of building permits a detailed site development plan shall be submitted and approved as per the El Paso City Code; and,*
- 2) *Prior to the issuance of building permits, land shall be dedicated and improvements be constructed for the extension of Via Maria, improvements shall 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.*

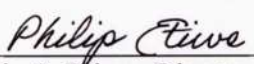
The penalties for violating the standards imposed through this rezoning ordinance are found in Section 20.24 of the El Paso City Code.

ADOPTED this 22<sup>nd</sup> day of June, 2022.

THE CITY OF EL PASO:  
  
 Oscar Leeser  
 Mayor

ATTEST:  
  
 Laura D. Prine  
 City Clerk

APPROVED AS TO FORM:  
  
 Wendi N. Vineyard  
 Assistant City Attorney

APPROVED AS TO CONTENT:  
  
 Philip F. Etiwe, Director  
 Planning & Inspections Department

ORDINANCE NO. 019343

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.

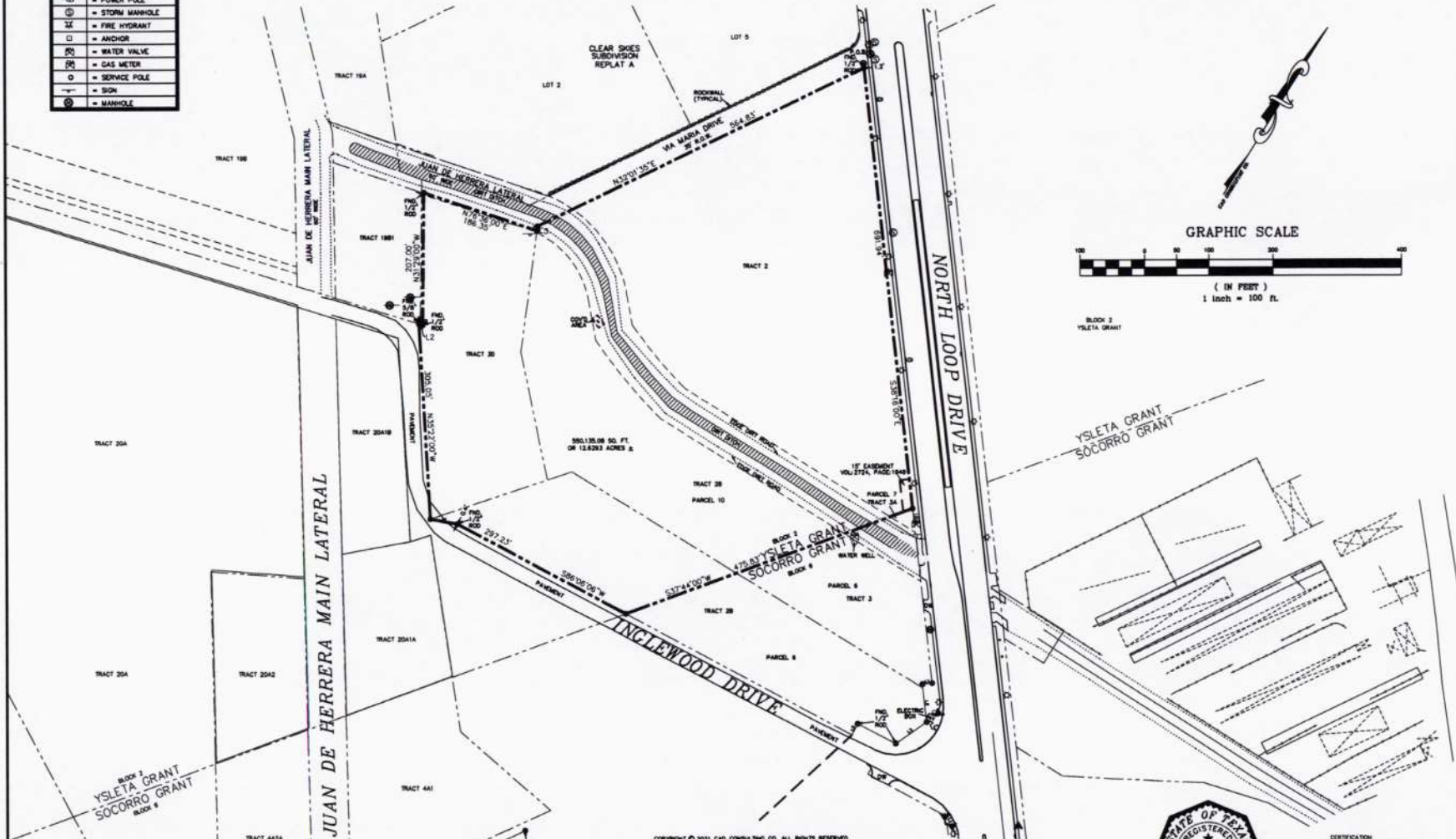
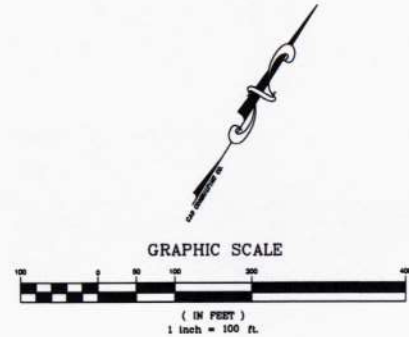
CAD Consulting Co.  
1790 Lee Trevino Drive. Suite 503  
El Paso, Texas 79936  
(915) 633-6422  
I:\M&B\2021\21-0557\_ N. Loop (Tracts 2,2B and 3D)



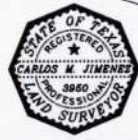


**BOUNDARY SURVEY**  
**TRACTS 2, 2B AND 3D, BLOCK 2, YSLETA GRANT,**  
**EL PASO COUNTY, TX.**  
**457,109.94 SQ. FT.**  
**OR 10.4938 ACRES±**  
**SEE EXHIBIT "A"**

LEGEND	
DI	= DROPP INLET
DN	= DRIVEWAY
CONC	= CONCRETE
PF	= PIPE FENCE
ROCK	= ROCKWALL
TP	= TRAFFIC POLE
LP	= LIGHT POLE
WM	= WATER METER
PP	= POWER POLE
SM	= STORM MANHOLE
FH	= FIRE HYDRANT
A	= ANCHOR
WV	= WATER VALVE
GM	= GAS METER
SP	= SERVICE POLE
S	= SIGN
M	= MANHOLE



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 GROUNDS BY ME  
 OR UNDER MY SUPERVISION AND IS TRUE AND CORRECT  
 TO THE BEST OF MY KNOWLEDGE AND BELIEF.  
 CARLOS M. JIMENEZ  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 STATE OF TEXAS  
 EXPIRES 10/09/2020