

# Americas and Rancho Del Rey



City Plan Commission — April 23, 2026

REZONING

<b>CASE NUMBER:</b>	<b>PZRZ25-00029</b>
<b>CASE MANAGER:</b>	Alejandra González, (915) 212-1506, <a href="mailto:GonzalezAG@elpasotexas.gov">GonzalezAG@elpasotexas.gov</a>
<b>PROPERTY OWNER:</b>	Ben L. Ivey, LTD.
<b>REPRESENTATIVE:</b>	H2O Terra
<b>LOCATION:</b>	Generally Southeast of Americas Ave. and Northeast of North Loop Dr. (District 6)
<b>PROPERTY AREA:</b>	24.61 acres
<b>REQUEST:</b>	Rezone from A-O/sc (Apartment/Office/special contract) to C-4/sc (Commercial/special contract)
<b>RELATED APPLICATIONS:</b>	PLCP26-00001, Comprehensive Plan Amendment Application; SUSU25-00049, Subdivision
<b>PUBLIC INPUT:</b>	None received as of April 15, 2026

**SUMMARY OF REQUEST:** The applicant is proposing to rezone the subject property from A-O/sc (Apartment/Office/special contract) to C-4/sc (Commercial/special contract) to allow for commercial and light industrial development.

**SUMMARY OF STAFF'S RECOMMENDATION:** Staff recommends **APPROVAL** of the request. This recommendation is based on the proposed zoning district's compatibility with commercial and light industrial uses in the surrounding area with no negative impacts expected on adjacent properties. Furthermore, the proposed development meets the intent of the proposed G-7, Industrial and/or Railyard land use designation of *Plan El Paso*, the City's Comprehensive Plan in the Mission Valley Planning area.

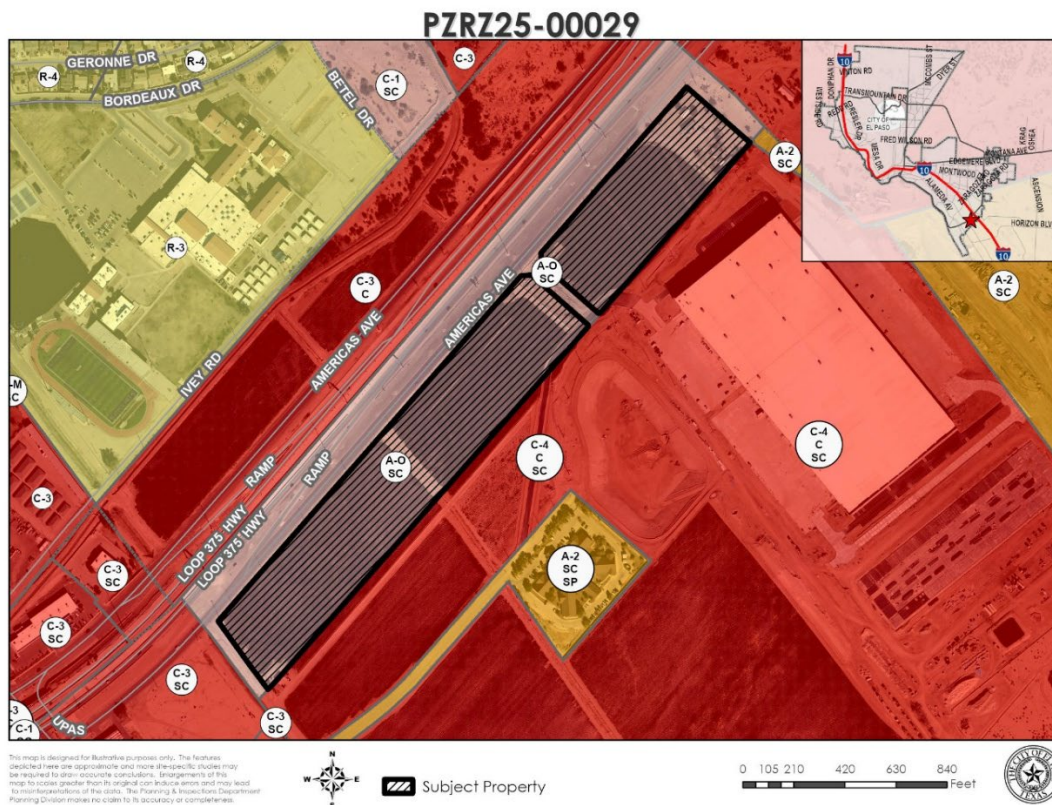


Figure A. Subject Property & Immediate Surroundings

**DESCRIPTION OF REQUEST:** The applicant is requesting to rezone the subject property from A-O/sc (Apartment/Office/special contract) to C-4/sc (Commercial/special contract) to allow for a commercial and light industrial development. The subject property is 24.61 acres. The conceptual site plan shows six (6) buildings with main access from Americas Avenue. The conceptual plan is not under review for zoning requirements and is not binding.

**PREVIOUS CASE HISTORY:** On May 1, 1979, City Council approved a rezoning of the subject property from R-F (Ranch and Farm) to A-O (Apartment/Office) under Parcel 7A with the following applicable special contract conditions imposed by Ordinance No. 6567:

1. No development of any kind will be done on any parcel of the property until complete and detailed site development and architectural plans of the proposed development on such parcel have been submitted by First Parties and approved by the City Plan Commission of the City of El Paso.
2. No building permits will be issued for construction on parcel numbers 6B, 7A, 7B, 8B and 11B in Exhibit "A" attached hereto, until a subdivision map of the parcel upon which construction is to be performed has been approved by the City Plan Commission of the City of El Paso and filed for record.

*Note: Special contract condition #1 and # 2 will be required prior to issuance of building permits.*

**COMPATIBILITY WITH NEIGHBORHOOD CHARACTER:** The proposed rezoning is consistent with adjacent zoning districts and commercial uses in the area. Properties to the north are vacant zoned C-3/c (Commercial/conditions). Properties to the east include vacant land and a general warehouse zoned C-4/c/sc (Commercial/conditions/special contract). Properties to the south include a general warehouse and vacant land zoned C-4/c/sc (Commercial/condition/special contract). To the west is Loop 375 with property across including vacant land zoned C-3/sc (Commercial/special contract). The nearest school is Del Valle High School, which is 1.4 miles away and the closest park is Jamestown Park, which is located 1.3 miles away.

<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:</p> <p><b>O-3, Agriculture:</b> Active farmland in the Rio Grande Valley. Changes to City codes and policies may limit plat and utility approvals beyond the City limits in a coordinated effort to protect significant portions of farmland.</p>	<p>No. Per the existing designation, the proposed development does not comply. However, the subject property and the proposed development meet the intent of the proposed G-7 - Industrial, Future Land Use designation of <i>Plan El Paso</i>. The proposed development is adjacent to other commercial zone districts.</p> <p>Please note a companion request is to change the Future Land Use designation to G-7, Industrial.</p>

<p><b>Compatibility with Surroundings:</b> The proposed zoning district is compatible with those surrounding the site:</p> <p><b>C-4 (Commercial) District:</b> 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. Within the central business district, more intensive commercial uses are allowed, the predominant of which are retail trade and service uses, providing less restrictive height and area regulations.</p>	<p>Yes. The proposed C-4 (Commercial) district will provide for the integration of industrial and commercial uses with adjacent C-4 (Commercial) zoning districts. The surrounding properties are zoned C-3/c (Commercial/conditions) and C-4/c/sc (Commercial/conditions/special contract).</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 being the only property on the block with an alternative zoning district, density, use and/or land use.</p>	<p>Yes. The subject property will front Americas Avenue and Loop 375, designated as freeway under the City’s Major Thoroughfare Plan. The classification of this road is appropriate as they connect to other commercial and industrial developments.</p>
<p><b>THE PROPOSED ZONING DISTRICT’S EFFECT ON THE PROPERTY AND SURROUNDING PROPERTY, AFTER EVALUATING THE FOLLOWING FACTORS:</b></p>	
<p><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.</p>	<p>None. The proposed development is not within any historic districts or study area plan boundaries.</p>
<p><b>Potential Adverse Effects:</b> Potential adverse effects that might be caused by approval or denial of the requested rezoning.</p>	<p>The proposed development is not anticipated to pose any adverse effects on the community. The proposed development will match development surrounding the subject property.</p>
<p><b>Natural Environment:</b> Anticipated effects on the natural environment.</p>	<p>Subject property does not involve greenfield/ environmentally sensitive land or arroyo disturbance.</p>
<p><b>Stability:</b> Whether the area is stable or in transition.</p>	<p>The surrounding area is in transition from farmland to higher commercial and industrial uses.</p>
<p><b>Socioeconomic &amp; Physical Conditions:</b> Any changed social, economic, or physical conditions that make the existing zoning no longer suitable for the property.</p>	<p>The proposed development is in transition from inactive agricultural uses for the property. The established neighborhood is comprised of commercial development. The adjacent properties to the east were rezoned from A-2 (Apartment) to C-4 (Commercial) in 2021.</p>

**ADEQUACY OF PUBLIC FACILITIES, SERVICES AND INFRASTRUCTURE:** The subject property is located along Americas Avenue and Loop 375, which is designated as a freeway per the City of El Paso’s Major Thoroughfare Plan. Access is proposed from Americas Drive and is adequate to serve the proposed development. Sidewalks are not currently present along Americas Avenue and shall be constructed as part of the proposed development to improve pedestrian accessibility. There is no bus stop located within a walkable distance (0.25 miles) of the subject property. The closest bus stop is located 0.72 miles away on North Loop Drive and Nottingham Drive.

**SUMMARY OF DEPARTMENTAL REVIEW COMMENTS:** No adverse comments were received from reviewing departments. Applicant is responsible for obtaining all applicable permits and approvals prior to development.

**PUBLIC COMMENT:** The subject property lies within the boundaries of the Mission Valley Civic Association and Corridor 20 Civic Association, which were notified prior to submittal of the Rezoning Application. Public notices were mailed to property owners within 300 feet on April 9, 2026. Additionally, the applicant's representative has been in communication with the Corridor 20 Civil Association to discuss the proposed development and address their concerns. As of April 16, 2026, the Planning Division has not received any communication in support or opposition to the rezoning request.

**RELATED APPLICATIONS:** A Comprehensive Plan Amendment application (PLCP26-00001) is running concurrently with this rezoning to adjust the Future Land Use Map designation from O-3, Agriculture to G-7, Industrial and/or Railyards. There is also subdivision application (SUSU25-00049) dedicating right-of-way on a portion of the subject property, which was approved as a Major Final under Rancho Del Rey Logistics Park Unit 3 and is pending recordation.

**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:

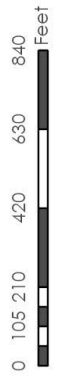
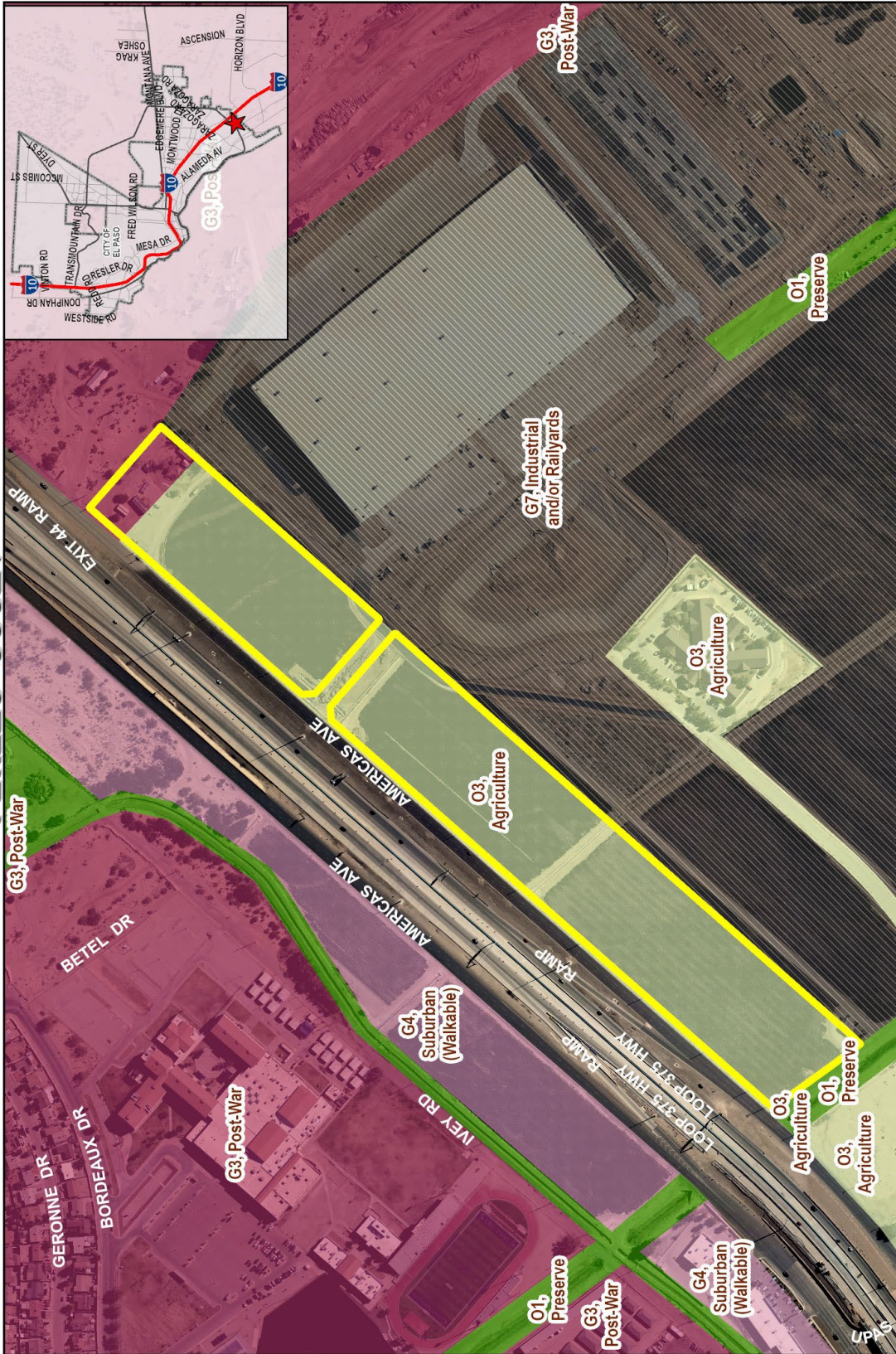
1. **Recommend Approval** of the rezoning request, finding that the request is in conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or that the request is in conformance with other criteria that the CPC identifies from the Comprehensive Plan. **(Staff Recommendation)**
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. 6567 dated May 1, 1979
4. Department Comments
5. Neighborhood Notification Boundary Map

# ATTACHMENT 1

PZR25-00029

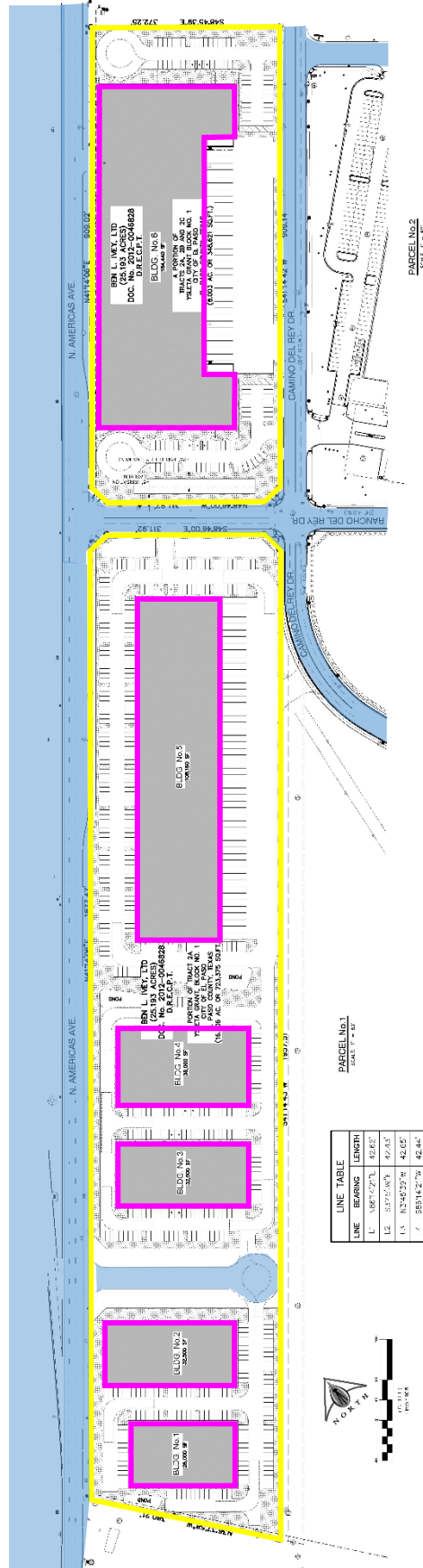


 Subject Property



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 error and may lead to incorrect conclusions. The City of El Paso Planning Division makes no claim to its accuracy or completeness.

# ATTACHMENT 2



# ATTACHMENT 3

6567

AN ORDINANCE CHANGING THE ZONING OF TRACTS 1A AND 2, O. A. DANIELSON SURVEY #314; PORTION OF TRACT 1B1, O. A. DANIELSON SURVEY #314 AND PORTION OF TRACT 3B, BLOCK 56, YSLETA GRANT; LOT 1, BLOCK 1, A & M ADDITION; PORTION OF LOTS 1 AND 2, BLOCK 2, A & M ADDITION, AND PORTION OF TRACTS 2B AND 2C, BLOCK 1, YSLETA GRANT; PORTION OF LOTS 1 AND 2, BLOCK 2, A & M ADDITION AND PORTION OF TRACTS 1A AND 2A, BLOCK 1, AND TRACT 1B, BLOCK 2, YSLETA GRANT; PORTION OF TRACTS 2A, 2B, AND 2C, BLOCK 1, YSLETA GRANT; PORTION OF TRACT 2A, BLOCK 1, YSLETA GRANT; PORTION OF TRACTS 1A AND 2A, BLOCK 1, AND ALL OF TRACTS 4A AND 5, BLOCK 2, YSLETA GRANT; PORTION OF TRACT 2A, BLOCK 1, YSLETA GRANT; TRACTS 7B AND 8F, BLOCK 2, YSLETA GRANT, 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 Tracts 1A and 2, O. A. Danielson Survey #314; a portion of Tract 1B1, O. A. Danielson Survey #314 and a portion of Tract 3B, Block 56, Ysleta Grant; Lot 1, Block 1, A & M Addition; portion of Lots 1 and 2, Block 2, A & M Addition, and a portion of Tracts 2B and 2C, Block 1, Ysleta Grant; portion of Lots 1 and 2, Block 2, A & M Addition and a portion of Tracts 1A and 2A, Block 1, and Tract 1B, Block 2, Ysleta Grant; portion of Tracts 2A, 2B and 2C, Block 1, Ysleta Grant; portion of Tract 2A, Block 1, Ysleta Grant; portion of Tracts 1A and 2A, Block 1, and all of Tracts 4A and 5, Block 2, Ysleta Grant; a portion of Tract 2A, Block 1, Ysleta Grant; Tracts 7B and 8F, Block 2, Ysleta Grant, as more particularly described below, be changed to A-2 (Apartment), A-0 (Apartment Professional Office), C-3 (Commercial) and C-4 (Commercial) within the meaning of the zoning ordinance, and the zoning map of the City of El Paso be revised accordingly.

Parcel 1 from R-3 (Residential) to C-4 (Commercial)

116.872 acres of land consisting of Tracts 1A and 2, O. A. Danielson Survey No. 314, City of El Paso, El Paso County, Texas and being more particularly described by metes and bounds as follows:



Beginning at the most northerly common corner of O. A. Danielson Surveys No. 314 and 315;

THENCE along the westerly boundary of said Survey No. 315, South  $00^{\circ}33'11''$  East a distance of 1111.95 feet to the TRUE POINT OF BEGINNING of this description;

THENCE continuing along the westerly boundary of said Survey No. 315, South  $00^{\circ}33'11''$  East a distance of 1966.34 feet to a point on the northeasterly right-of-way line of Interstate 10;

THENCE along the northeasterly right-of-way line of Interstate 10 the following seven courses:

South  $87^{\circ}03'22''$  West a distance of 372.44 feet,  
North  $68^{\circ}35'33''$  West a distance of 86.18 feet,  
North  $44^{\circ}01'40''$  West a distance of 1364.19 feet,  
North  $45^{\circ}48'09''$  East a distance of 49.84 feet,  
North  $44^{\circ}00'33''$  West a distance of 719.56 feet,  
North  $42^{\circ}49'14''$  West a distance of 469.81 feet,  
North  $41^{\circ}36'00''$  West a distance of 1603.87 feet to its intersection with the north boundary of said Survey No. 314;

THENCE along the north boundary of said Survey No. 314 North  $89^{\circ}59'59''$  East a distance of 2141.48 feet to a point;

THENCE along the southwesterly property line of Tract 1D, O. A. Danielson Survey No. 314, South  $43^{\circ}58'53''$  East a distance of 1559.57 feet to the TRUE POINT OF BEGINNING.

*FR & R.3*

Parcel 3, from C-1 (Commercial) to C-3 (Commercial)

47.789 acres of land consisting of a portion of Tract 1B1, O. A. Danielson Survey No. 314 and a portion of Tract 3A, Block 56, Ysleta Grant, City of El Paso, El Paso County, Texas and being more fully described by metes and bounds as follows:

Beginning at a point on the northeasterly boundary of the Ysleta Grant for the most easterly common corner of Tracts 3A and 3B of said Block 56;

THENCE along the common boundary between said Survey No. 314 and Block 56, Ysleta Grant, South  $41^{\circ}31'00''$  East a distance of 960.67 feet to the TRUE POINT OF BEGINNING of this description;

THENCE along the westerly right-of-way line of the intersection of Interstate 10 and Americas Avenue, South  $02^{\circ}43'41''$  East a distance of 256.66 feet to a point;

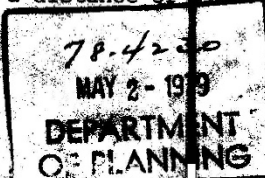
THENCE along the northwesterly right-of-way line of the Americas Avenue, the following four courses:

South  $17^{\circ}33'01''$  West a distance of 64.18 feet,  
South  $38^{\circ}09'29''$  West a distance of 399.37 feet,  
South  $38^{\circ}09'35''$  West a distance of 400.14 feet,  
South  $38^{\circ}10'05''$  West a distance of 1503.10 feet to a point;

THENCE North  $06^{\circ}49'55''$  West a distance of 112.00 feet to a point;

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THENCE North 37°42'05" East a distance of 13.16 feet to a point;

THENCE North 16°05'02" East a distance of 258.72 feet to a point;

THENCE North 15°59'23" East a distance of 491.10 feet to a point on the southwesterly right-of-way line of Interstate 10;

THENCE South 44°42'25" East a distance of 701.24 feet to a point;

THENCE continuing along the southwesterly right-of-way line of Interstate 10, South 33°09'58" East a distance of 147.30 feet to a point;

THENCE along the westerly right-of-way line of the intersection of Interstate 10 and Americas Avenue South 02°43'41" East a distance of 270.88 feet to the TRUE POINT OF BEGINNING.

Parcel 5, from F-R (Farm Ranch) to C-3 (Commercial)

Lot 1, Block 1, A & M Addition, City of El Paso, El Paso County, Texas containing 7.862 acres.

Parcel 6A from F-R (Farm Ranch) to C-3 (Commercial)

Being the description of 47.375 acres of land consisting of a portion of Lot 1 and Lot 2, Block 2, A & M Addition and a portion of Tract 2B and 2C, Block 1, Ysleta Grant, City of El Paso, El Paso County, Texas and being more particularly described by notes and bounds as follows:

Beginning at a point, said point being the intersection of the easterly right-of-way line of Americas Avenue with the curb return of the southerly right-of-way line of A & M Circle;

THENCE along said southerly right-of-way line 31.42 feet along the arc of a curve to the right and having a radius of 20.00 feet, a central angle of 90°00'00" and a chord which bears North 83°06'15" East a distance of 28.28 feet to a point;

THENCE the following two courses along said right-of-way line:

South 51°53'45" East a distance of 597.36 feet to a point for a curve;  
35.52 feet along the arc of a curve to the right having a radius of 30.00 feet, a central angle of 67°50'45", and a chord which bears South 17°58'23" East a distance of 23.48 feet to a point lying on the westerly right-of-way line of Research Drive.

THENCE the following three courses along said right-of-way line:

South 15°57'00" West a distance of 211.83 feet to a point for a curve;

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307.16 feet along the arc of a curve to the left, having a radius of 445.00 feet, a central angle of 39°32'54" and a chord which bears South 03°49'27" East a distance of 301.10 feet to a point; South 23°35'54" East a distance of 688.80 feet to a point;

THENCE South 66°24'06" West a distance of 1220.59 feet to a point;

THENCE North 51°53'45" West a distance of 954.09 feet to a point lying on the easterly right-of-way line of Americas Avenue;

THENCE North 38°06'15" East along said right-of-way line a distance of 1820.15 feet to the POINT OF BEGINNING.

Parcels 6B and 7B, from F-1 (Farm Ranch) to A-2 (Apartment)

290.929 acres of land, consisting of a portion of Lot 1 and 2, Block 2, A & M Addition, a portion of Tract 1A and Tract 2A, Block 1, and Tract 1B, Block 2, Ysleta Grant, City of El Paso, El Paso County, Texas and being more fully described by metes and bounds as follows:

Beginning at the common corner of Block 1 and 56, Ysleta Grant with Block 5 of the Socorro Grant;

THENCE South 37°46'16" West along the common line of Block 1, Ysleta Grant with Block 5, Socorro Grant a distance of 3330.36 feet to a point lying on the northerly right-of-way line of the Mesa Drain;

THENCE North 39°44'00" West along said right-of-way line a distance of 3397.05 feet to a point;

THENCE North 38°06'15" East a distance of 2987.70 feet to a point;

THENCE South 51°53'45" East a distance of 547.17 feet to a point;

THENCE North 66°24'06" East a distance of 1220.59 feet to a point lying on the southerly right-of-way line of Research Drive;

THENCE South 23°35'54" East along said right-of-way line a distance of 1594.29 feet to a point;

THENCE North 66°24'06" East a distance of 45.00 feet to a point lying on the centerline of said Research Drive;

THENCE South 49°36'56" East a distance of 720.64 feet to a point;

THENCE South 15°57'00" West a distance of 496.74 feet to a point;

THENCE South 70°57'00" West a distance of 289.17 feet to the POINT OF BEGINNING of this description.

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Parcel 7A, from F-R (Farm Ranch) to A-O (Apartment Professional Office)

27.500 acres of land consisting of portions of Tracts 2A, 2B and 2C, Block 1, Ysleta Grant, City of El Paso, El Paso County, Texas and being more fully described by metes and bounds as follows:

Beginning at the intersection of the northerly right-of-way line of Mesa Drain with the easterly right-of-way line of Americas Avenue;

THENCE North 38°06'15" East along the easterly right-of-way line of Americas Avenue a distance of 900.00 feet to a point;

THENCE South 51°53'45" East a distance of 106.92 feet to a point;

THENCE South 38°06'15" West a distance of 987.70 feet to a point lying on the northerly right-of-way line of the Mesa Drain;

THENCE North 39°44'00" West a distance of 16.26 feet to the POINT OF BEGINNING of this description.

Parcel 8A from F-R (Farm Ranch) to C-3 (Commercial)

10.000 acres of land consisting of a portion of Tract 2A, Block 1, Ysleta Grant, City of El Paso, El Paso County, Texas and being more fully described by metes and bounds as follows:

Beginning at the point of intersection of northerly right-of-way line of North Loop Road and the easterly right-of-way line of Americas Avenue;

THENCE along the easterly right-of-way line of Americas Avenue the following two courses:

North 50°58'37" East a distance of 500.60 feet;  
North 38°08'13" East a distance of 267.61 feet  
to a point lying on the southerly right-of-way line of Mesa Drain;

THENCE South 39°44'00" East along said right-of-way line a distance of 559.40 feet to a point;

THENCE South 38°08'15" West a distance of 21.40 feet to a point lying on the northerly right-of-way line of North Loop Road;

THENCE North 44°29'00" West along said right-of-way line a distance of 664.32 feet to the POINT OF BEGINNING.

Parcel 8B, from F-R (Farm Ranch) to A-2 (Apartment)

36.632 acres of land consisting of portions of Tracts 1A and 2A, Block 1, and all of Tracts 4A and 5, Block 2, Ysleta Grant, City of El Paso, El Paso County, Texas and being more fully described by metes and bounds as follows:

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Beginning at the common southeasterly corner of Block 1 and 2, Ysleta Grant, which also lies on the northwesterly boundary of Block 5, Socorro Grant;

THENCE along the southerly boundary of said Block 1, North 88°05'00" West a distance of 366.46 feet to a point;

THENCE along the southwesterly right-of-way line of Mesa Drain North 39°40'00" West a distance of 62.70 feet to the TRUE POINT OF BEGINNING of this description;

THENCE South 32°02'00" West a distance of 688.44 feet to a point;

THENCE along the northerly right-of-way line of North Loop Road North 38°15'59" West a distance of 606.04 feet to a point;

THENCE around the boundary of Tract 4B, Block 2, Ysleta Grant, the following three courses:

North 70°23'11" East a distance of 241.49 feet,  
North 63°35'02" West a distance of 244.97 feet,  
South 32°29'00" West a distance of 113.35 feet  
to a point;

THENCE along the northerly right-of-way line of North Loop Road North 38°15'59" West a distance of 601.70 feet to a point;

THENCE continuing along the northerly right-of-way line of North Loop Road North 44°29'00" West a distance of 1077.84 feet to a point;

THENCE North 38°08'15" East a distance of 721.40 feet to a point lying on the southerly right-of-way line of Mesa Drain;

THENCE along the southerly right-of-way line of Mesa Drain, South 39°44'00" East a distance of 2487.51 feet to the TRUE POINT OF BEGINNING.

**C-4**

Parcel 9, from E-R (Farm Ranch) to C-3 (Commercial)

5.588 acres of land, being a portion of Tract 2A, Block 1, Ysleta Grant, City of El Paso, El Paso County, Texas and being more fully described by metes and bounds as follows:

Beginning at the most westerly corner of said Tract 2A, being also the intersection of the northeasterly right-of-way line of North Loop Road and the southeasterly right-of-way line of Bryan Road;

THENCE along the southeasterly right-of-way line of Bryan Road, North 36°47'00" East a distance of 124.31 feet to a point;

THENCE along the southeasterly right-of-way line of Mesa Drain, South 39°44'00" East a distance of 362.18 feet to a point;

THENCE along the northwesterly right-of-way line of Americas Avenue, the following two courses:

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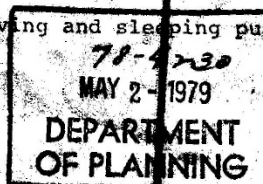
CONTRACT

THIS CONTRACT, made this 26<sup>th</sup> day of April, 1979, by and between IVEY INVESTMENTS, LTD., a Texas limited partnership, and DAVIS HOLDMAN, First Parties, and the CITY OF EL PASO, Second Party, witnesseth:

First Parties have applied to the City of El Paso for rezoning of certain property located in the City and County of El Paso, State of Texas, such property being more particularly described in Ordinance No. 6567, now pending before the City Council of the City of El Paso, a copy of which is attached hereto, marked Exhibit "A" and made a part hereof by reference. To remove certain objections to such rezoning, First Parties covenant that if the property is rezoned as indicated in the attached ordinance, it shall be subject to the following restrictions, conditions and covenants:

1. No development of any kind will be done on any parcel of the property until complete and detailed site development and architectural plans of the proposed development on such parcel have been submitted by First Parties and approved by the City Plan Commission of the City of El Paso.
2. No building permits will be issued for construction on parcel numbers 6B, 7A, 7B, 8B and 11B in Exhibit "A" attached hereto, until a subdivision map of the parcel upon which construction is to be performed has been approved by the City Plan Commission of the City of El Paso and filed for record.
3. The total number of dwelling units to be constructed on the portions of the property which are zoned A-2 and are described as parcel numbers 6B, 7B, 8B and 11B in Exhibit "A" attached hereto, shall not exceed 1500 units, notwithstanding the maximum number permitted under A-2 zoning. The term "dwelling unit" as used herein shall mean one or more habitable rooms, including kitchen facilities, designed for occupancy by one family for living and sleeping purposes.

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RESOLUTION

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

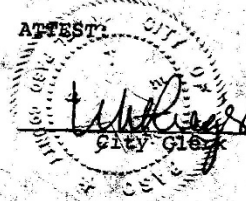
That the Mayor be authorized to sign a contract with Ivy Investments, Ltd and Davis Holdman, placing certain restrictions, conditions and covenants on the property being rezoned by Ordinance No. 6.

ADOPTED this 15 day of MAY, 1979.



Mayor W. T. ...

ATTEST:



78-4230  
MAY 9 - 1979  
DEPARTMENT  
OF PLANNING

THE STATE OF TEXAS )  
 )  
COUNTY OF EL PASO )

BEFORE ME, the undersigned authority, on this day personally appeared JOHN P. IVEY, General Partner of IVEY INVESTMENTS, LTD., a Texas limited partnership, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same as the act of of said partnership, for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 26th day of April, 1979.

Guadalupe Rios  
Notary Public in and for  
El Paso County, Texas

GUADALUPE RIOS, Notary Public  
in and for El Paso County, Texas  
My commission expires Oct 27, 1980

THE STATE OF TEXAS )  
 )  
COUNTY OF EL PASO )

BEFORE ME, the undersigned authority, on this day personally appeared DAVIS HOLDMAN, 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 therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 26th day of April, 1979.

Guadalupe Rios  
Notary Public in and for  
El Paso County, Texas

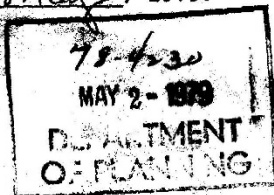
GUADALUPE RIOS, Notary Public  
in and for El Paso County, Texas  
My commission expires Oct 27, 1980

THE STATE OF TEXAS )  
 )  
COUNTY OF EL PASO )

BEFORE ME, the undersigned authority, on this day personally appeared Dan A. Pender, Mayor Pro Tem 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 SEAL OF OFFICE this 1st day of May, 1979.

Leticia T. Del  
Notary Public in and for  
El Paso County, Texas



Thence, along said northerly proposed right-of-way line, North 51°01'03.50" East, a distance of 396.68 feet to a point of deflection;

Thence, along said northerly proposed right-of-way line, North 42°26'08.50" East, a distance of 401.01 feet to a point on the westerly right-of-way line of Mesa Drain;

Thence, along said westerly right-of-way line of Mesa Drain, South 39°44'00" East, a distance of 35.13 feet to a point on the northerly existing right-of-way line of Loop 375;

Thence, along said northerly existing right-of-way line, South 42°26'08.50" West, a distance of 399.60 feet to a point of deflection;

Thence, along said northerly existing right-of-way line, South 51°01'03.50" West, a distance of 395.95 feet to a point on the easterly right-of-way line of F.M. Highway 76 and to the true point of beginning, containing an area of 0.640 of an acre of land, more or less.

It is expressly agreed and understood that this is a partial release and the same shall in no wise release, affect or impair said contract against any other property in said instrument mentioned.

WITNESS THE FOLLOWING SIGNATURES AND SEAL:



*[Handwritten Signature]*  
\_\_\_\_\_  
Mayor

APPROVED AS TO FORM:

*[Handwritten Signature]*  
\_\_\_\_\_  
Chelsea Cullen-Ganney  
Assistant City Attorney

APPROVED AS TO CONTENT:

*[Handwritten Signature]*  
\_\_\_\_\_  
Department of Planning,  
Research and Development

SIGNATURES CONTINUED ON NEXT PAGE

6567

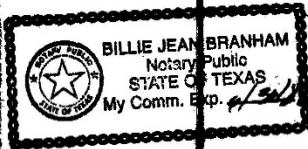
THE STATE OF TEXAS )  
 )  
COUNTY OF EL PASO )

This instrument was acknowledged before me on this 7<sup>th</sup>  
day of April, 1987, by JONATHAN W. ROGERS, as  
Mayor of the City of El Paso, Texas.

*Billie Jean Branham*  
Notary Public, State of Texas

My Commission Expires:  
6/30/88

TCG1:012



66517

CONTRACT

THIS CONTRACT, made this 24<sup>th</sup> day of April, 1979, by and between IVEY INVESTMENTS, L.P.D., a Texas limited partnership, and DAVIS HOLDMAN, First Parties, and the CITY OF EL PASO, Second Party, witnesseth:

First Parties have applied to the City of El Paso for rezoning of certain property located in the City and County of El Paso, State of Texas, such property being more particularly described in Ordinance No. 6567, now pending before the City Council of the City of El Paso, a copy of which is attached hereto, marked Exhibit "A" and made a part hereof by reference. To remove certain objections to such rezoning, First Parties covenant that if the property is rezoned as indicated in the attached ordinance, it shall be subject to the following restrictions, conditions and covenants:

1. No development of any kind will be done on any parcel of the property until complete and detailed site development architectural plans of the proposed development on such parcel have been submitted by First Parties and approved by the City Plan Commission of the City of El Paso.
2. No building permits will be issued for construction on parcel numbers 6B, 7A, 7B, 8B and 11B in Exhibit "A" attached hereto, until a subdivision map of the parcel upon which construction is to be performed has been approved by the City Plan Commission of the City of El Paso and filed for record.
3. The total number of dwelling units to be constructed on the portions of the property which are zoned A-2 and are described as parcel numbers 6B, 7A, 8B and 11B in Exhibit "A" attached hereto, shall not exceed 1500 units, notwithstanding the maximum number permitted under A-2 zoning. The term "dwelling unit" as used herein shall mean: one or more habitable rooms, including kitchen facilities, designed for occupancy by one family for living and sleeping purposes.

989-900

STATE OF TEXAS )  
COUNTY OF EL PASO )

PARTIAL RELEASE

This Partial Release of Contract is executed this 21<sup>st</sup> day of May, 1991, by the CITY OF EL PASO, witness:

WHEREAS, by Contract dated April 26, 1979, recorded in Volume 989, Page 900, Real Property Records of El Paso County, Texas, a copy of which is attached hereto, marked Exhibit "A" and made a part hereof by reference, IVEY INVESTMENTS, LTD., a Texas limited partnership, and DAVIS HOLDMAN, and the CITY OF EL PASO, entered into a contract in connection with the rezoning of property more particularly described in Ordinance No. 6567, which placed certain restrictions, conditions and covenants on such property; and

WHEREAS, Exhibit "A" was amended by a contract amendment on January 31, 1989, a copy of which is attached hereto, marked Exhibit "B" and made a part hereof by reference, and

WHEREAS, the City of El Paso now desires to release a parcel of the property described in the April 26, 1979 contract and the January 31, 1989 contract amendment, if applicable, from the contract conditions because the parcel is being acquired for the widening of North Loop Road;

NOW, THEREFORE, the City of El Paso hereby releases the following described parcel from the restrictions, conditions and covenants contained in the above-referenced contract and contract amendment, which are attached hereto as Exhibit "A" and Exhibit "B":

Parcel No. 210: a 0.231 acre parcel of land, more or less, out of a portion of Tract 2D, Block 1, Ysleta Grant, City of El Paso, El Paso County, Texas, being more

Case # 78-4230  
Contract Amend 1-31-89

Partial Release 5-21-91

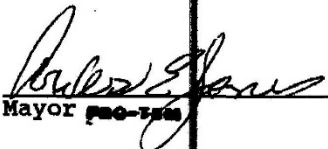
B

particularly described by metes and bounds in Attachment 1, which is attached hereto and made a part hereof for all purposes,

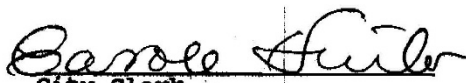
It is expressly agreed and understood that this is a Partial Release and the same shall in no wise release, affect or impair the April 26, 1979 contract and January 31, 1989 contract amendment against any other property which is described in Exhibit "A" and Exhibit "B".

WITNESS THE FOLLOWING SIGNATURES AND SEALS:

THE CITY OF EL PASO

  
Mayor ~~pro-tem~~

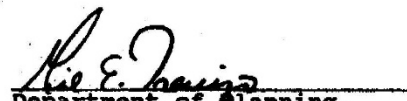
ATTEST:

  
City Clerk

APPROVED AS TO FORM:

  
Assistant City Attorney

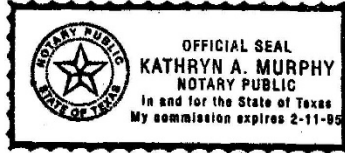
APPROVED AS TO CONTENT:

  
Department of Planning,  
Research and Development

(Acknowledgement On Following Page)

STATE OF TEXAS )  
COUNTY OF EL PASO )

This instrument was acknowledged before me on this 24<sup>th</sup> day  
of May, 1991, by ~~SUZANNE G. LEAR~~ as Mayor of the  
City of El Paso. ARVES E. JONES PRO-TEM



Kathryn A. Murphy  
Notary Public, State of Texas  
Notary's Name Printed:  
Notary's Commission Expires:

TCG4/PARCE210.REL

RESOLUTION

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

That the Mayor be authorized to execute a Partial Release whereby the CITY OF EL PASO releases Parcel No. 210 from the April 26, 1979 contract, between the CITY OF EL PASO and IVEY INVESTMENTS, LTD., a Texas limited partnership, and DAVIS HOLDMAN, whereby certain restrictions, conditions and covenants were placed on a portion of Tract 2D, Block 1, Ysleta Grant, City of El Paso, El Paso County, Texas.

ADOPTED this 21 day of May, 1991.

Mayor *[Signature]*

ATTEST:

*Carole Hunter*  
City Clerk

APPROVED AS TO FORM:

*Carole Hunter*  
Assistant City Attorney

TCG4/PARCE210.RES

This contract is a restriction, condition and covenant, running with the land and a charge and servitude thereon, and shall bind First Parties and their successors in title. Any future conveyance of the land shall contain this restriction, condition and covenant and shall embody this agreement by express reference.

The City may enforce this agreement by injunction or any other legal or equitable remedy. The City Council of the City of El Paso may release the above restriction, conditions and covenants in its discretion without the consent of any third person who may be benefited thereby.

WITNESS the following signatures and seal:

IVEY INVESTMENTS, L.P., a Texas limited partnership

By: John P. Ivey  
John P. Ivey, General Partner

Davis Holloman  
Davis Holloman

THE CITY OF EL PASO

By: Tommy Green  
Mayor Pro Tem

ATTEST:  
W. R. Rege  
City Clerk

APPROVED AS TO FORM:  
Paul W. Reber  
City Attorney

78-4230  
MAY 2 - 1979  
DEPARTMENT OF PLANNING

South 42°16'15" West a distance of 30.36 feet,  
South 50°51'10" West a distance of 96.75 feet  
to a point,

THENCE along the northeasterly right-of-way line of North Loop Road North 44°29'00" West a distance of 220.98 feet to the POINT OF BEGINNING.

Parcel 11B, from F-R (Farm Ranch) to A-2 (Apartment)

5.969 acres of land consisting of Tracts 7B and 8F, Block 2, Ysleta Grant, City of El Paso, El Paso County, Texas and being more fully described by metes and bounds as follows:

Beginning at the point of intersection of the southwesterly right-of-way line of North Loop Road and the southeasterly right-of-way line of Americas Avenue;

THENCE along the southwesterly right-of-way line of North Loop Road South 44°29'00" East a distance of 519.00 feet to the TRUE POINT OF BEGINNING of this description;

THENCE continuing along the southwesterly right-of-way line of North Loop Road South 44°29'00" East a distance of 433.40 feet to a point,

THENCE along the westerly property line of Tracts 8D and 7A of said Block 2 South 32°13'00" West a distance of 387.10 feet to a point;

THENCE along the northerly property line of Tract 7A, North 81°10'30" West a distance of 283.50 feet to a point;

THENCE along the northerly property line of Tract 3B the following two courses:

North 64°16'00" West a distance of 284.18 feet,  
North 47°53'00" West a distance of 110.10 feet  
to a point;

THENCE along the northeasterly property line of Tract 11A, North 02°41'00" West a distance of 167.20 feet to a point;

THENCE along the southerly property line of Tract 8A the following three courses:

South 52°26'00" East a distance of 160.00 feet,  
South 84°48'18" East a distance of 199.13 feet,  
North 30°31'00" East a distance of 400.00 feet

to the TRUE POINT OF BEGINNING.

PASSED AND APPROVED this 15<sup>th</sup> day of May, 1979.

*[Signature]*  
Mayor Pro Tem

APPROVED AS TO FORM:  
*[Signature]*  
City Attorney

*[Signature]*  
City Clerk

I certify that the zoning map has been revised to reflect the amendment of ordinance 6567  
By *[Signature]* Date 5-14-79  
I CERTIFY THAT THE FOLLOWING ZONING MAPS HAVE BEEN REVISED:  
5-14-79 COUNTER  
5-14-79 ORIGINAL  
5-14-79 *[Signature]*  
5-14-79 CONTROL

STATE OF TEXAS )  
COUNTY OF EL PASO )

PARTIAL RELEASE

This Partial Release of Contract is executed this 21<sup>st</sup> day of May, 1991, by the CITY OF EL PASO, witness:

WHEREAS, by Contract dated April 26, 1979, recorded in Volume 989, Page 900, Real Property Records of El Paso County, Texas, a copy of which is attached hereto, marked Exhibit "A" and made a part hereof by reference, IVEY INVESTMENTS, LTD., a Texas limited partnership, and DAVIS HOLDMAN, and the CITY OF EL PASO, entered into a contract in connection with the rezoning of property more particularly described in Ordinance No. 6567, which placed certain restrictions, conditions and covenants on such property; and

WHEREAS, Exhibit "A" was amended by a contract amendment on January 31, 1989, a copy of which is attached hereto, marked Exhibit "B" and made a part hereof by reference, and

WHEREAS, the City of El Paso now desires to release a parcel of the property described in the April 26, 1979 contract and the January 31, 1989 contract amendment, if applicable, from the contract conditions because the parcel is being acquired for the widening of North Loop Road;

NOW, THEREFORE, the City of El Paso hereby releases the following described parcel from the restrictions, conditions and covenants contained in the above-referenced contract and contract amendment, which are attached hereto as Exhibit "A" and Exhibit "B":

Parcel No. 210: a 0.231 acre parcel of land, more or less, out of a portion of Tract 2D, Block 1, Ysleta Grant, City of El Paso, El Paso County, Texas, being more

Case # 78-4730  
Contract Amend 1-31-89

Partial Release 5-21-91

part ularly described by metes and bounds in Attachment 1, which is attached hereto and made a part hereof for all purposes,


It is expressly agreed and understood that this is a Partial Release and the same shall in no wise release, affect or impair the April 26, 1979 contract and January 31, 1989 contract amendment against any other property which is described in Exhibit "A" and Exhibit "B".

WITNESS THE FOLLOWING SIGNATURES AND SEALS:

THE CITY OF EL PASO

  
Mayor PRO-TEM

ATTEST:

  
City Clerk

APPROVED AS TO FORM:

  
Assistant City Attorney

APPROVED AS TO CONTENT:

  
Department of Planning,  
Research and Development

(Acknowledgement On Following Page)

RESOLUTION

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

That the Mayor be authorized to execute a Partial Release whereby the CITY OF EL PASO releases Parcel No. 210 from the April 26, 1979 contract, between the CITY OF EL PASO and IVEY INVESTMENTS, LTD., a Texas limited partnership, and DAVIS HOLDMAN, whereby certain restrictions, conditions and covenants were placed on a portion of Tract 2D, Block 1, Ysleta Grant, City of El Paso, El Paso County, Texas.

ADOPTED this 21 day of May, 1991.

Mayor *[Signature]*

ATTEST:

*[Signature]*  
City Clerk

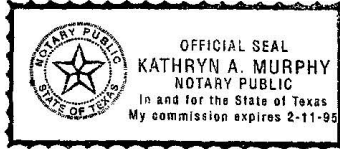
APPROVED AS TO FORM:

*[Signature]*  
Assistant City Attorney

TCG4/PARCE210.RES

STATE OF TEXAS )  
COUNTY OF EL PASO )

This instrument was acknowledged before me on this 24<sup>th</sup> day  
of May, 1991, by ~~SUZANNE G. BEAR~~, as Mayor of the  
City of El Paso. ARVES E. JONES PRO-TEM



Kathryn A. Murphy  
Notary Public, State of Texas  
Notary's Name Printed:

Notary's Commission Expires: \_\_\_\_\_

TCG4/PARCE210.REL

CONTRACT

THIS CONTRACT, made this 26<sup>th</sup> day of April, 1979, by and between IVEY INVESTMENTS, LTD., a Texas limited partnership, and DAVIS HOLDMAN, First Parties, and the CITY OF EL PASO, Second Party, witnesseth:

First Parties have applied to the City of El Paso for rezoning of certain property located in the City and County of El Paso, State of Texas, such property being more particularly described in Ordinance No. 6567, now pending before the City Council of the City of El Paso, a copy of which is attached hereto, marked Exhibit "A" and made a part hereof by reference. To remove certain objections to such rezoning, First Parties covenant that if the property is rezoned as indicated in the attached ordinance, it shall be subject to the following restrictions, conditions and covenants:

\*

1. No development of any kind will be done on any parcel of the property until complete and detailed site development and architectural plans of the proposed development on such parcel have been submitted by First Parties and approved by the City Plan Commission of the City of El Paso.

2. No building permits will be issued for construction on parcel numbers 6B, 7A, 7B, 8B and 11B in Exhibit "A" attached hereto, until a subdivision map of the parcel upon which construction is to be performed has been approved by the City Plan Commission of the City of El Paso and filed for record.

3. The total number of dwelling units to be constructed on the portions of the property which are zoned A-2 and are described as parcel numbers 6B, 7B, 8B and 11B in Exhibit "A" attached hereto, shall not exceed 1500 units, notwithstanding the number of units permitted under A-2 zoning. The term

This contract is a restriction, condition and covenant running with the land and a charge and servitude thereon; and shall bind First Parties and their successors in title. Any future conveyance of the land shall contain this restriction, condition and covenant and shall embody this agreement by express reference.

The City may enforce this agreement by injunction or any other legal or equitable remedy. The City Council of the City of El Paso 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:

IVEY INVESTMENTS, LTD., a Texas limited partnership

By: John P. Ivey  
John P. Ivey, General Partner

Davis Holdman  
Davis Holdman

THE CITY OF EL PASO

By: Mayor Pp. Te  
Mayor Pp. Te

ATTEST:  
City Clerk  
City Clerk

THE STATE OF TEXAS )  
 )  
COUNTY OF EL PASO )

**PARTIAL RELEASE**

This partial release of contract is executed this 7<sup>th</sup> day of April, 1987, by the CITY OF EL PASO, witness:

WHEREAS, by contract dated April 26, 1979, recorded in Book 989, Page 900, of the Deed Records of El Paso County, Texas, a copy of which is attached hereto, marked Exhibit "A", and made a part hereof by reference, Ivey Investments, LTD., a Texas limited partnership, and Davis Holdman, and the City of El Paso, entered into a contract in connection with the rezoning of certain property located in the City and County of El Paso, State of Texas, such property being more particularly described in Ordinance No. 6567, placing certain restrictions on such property, and

WHEREAS, the City of El Paso now desires to release a portion of the property described in the above-referenced contract,

NOW, THEREFORE, the City of El Paso hereby releases the following described properties from the restrictions, conditions and covenants contained in the above-referenced contract which is attached hereto as Exhibit "A":

Parcel 102: Being 0.640 of an acre of land, more or less, out of and part of Tract 2D, Block 1, Ysleta Grant, City of El Paso, El Paso County, Texas, said 0.640 of an acre of land being more particularly described by metes and bounds as follows to-wit:

This Partial Release of Contract is executed this 21<sup>st</sup> day of May, 1991, by the CITY OF EL PASO, witness:

WHEREAS, by Contract dated April 26, 1979, recorded in Volume 989, Page 900, Real Property Records of El Paso County, Texas, a copy of which is attached hereto, marked Exhibit "A" and made a part hereof by reference, IVEY INVESTMENTS, LTD., a Texas limited partnership, and DAVIS HOLDMAN, and the CITY OF EL PASO, entered into a contract in connection with the rezoning of property more particularly described in Ordinance No. 6567, which placed certain restrictions, conditions and covenants on such property; and

WHEREAS, Exhibit "A" was amended by a contract amendment on January 31, 1989, a copy of which is attached hereto, marked Exhibit "B" and made a part hereof by reference, and

WHEREAS, the City of El Paso now desires to release a parcel of the property described in the April 26, 1979 contract and the January 31, 1989 contract amendment, if applicable, from the contract conditions because the parcel is being acquired for the widening of North Loop Road;

NOW, THEREFORE, the City of El Paso hereby releases the following described parcel from the restrictions, conditions and covenants contained in the above-referenced contract and contract amendment, which are attached hereto as Exhibit "A" and Exhibit "B":

Parcel No. 210: a 0.231 acre parcel of land, more or less, out of a portion of Tract 2D, Block 1, Ysleta Grant, City of El Paso, El Paso County, Texas, being more

*P. T. O. Release 5-21-91*

Property described by metes and bounds in Attachment  
which is attached hereto and made a part hereof for  
all purposes,

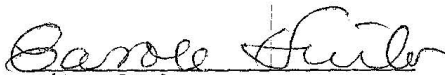
It is expressly agreed and understood that this is a Partial  
Release and the same shall in no wise release, affect or impair the  
April 6, 1979 contract and January 31, 1989 contract amendment  
against any other property which is described in Exhibit "A" and  
Exhibit "B".

WITNESS THE FOLLOWING SIGNATURES AND SEALS:

THE CITY OF EL PASO

  
Mayor ~~PAC-788~~

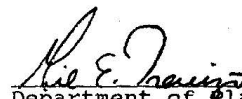
ATTEST:

  
City Clerk

APPROVED AS TO FORM:

  
Assistant City Attorney

APPROVED AS TO CONTENT:

  
Department of Planning,  
Research and Development

(Acknowledgement On Following Page)

# **ATTACHMENT 4**

## **Planning and Inspections Department - Planning Division**

Staff recommends APPROVAL of the request. This recommendation is based on the proposed zoning district's compatibility with commercial and light industrial uses in the surrounding area with no negative impacts expected on adjacent properties. Furthermore, the proposed development meets the intent of the proposed G-7, Industrial and/or Railyard land use designation of *Plan El Paso*, the City's Comprehensive Plan in the Mission Valley Planning area.

## **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 the 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**

1. Include acceleration and deceleration lanes in the intersection of N. Americas Ave and Christo Del Rey according to TxDot approval.
2. Comply with Concrete apron for driveways 6-17 in DSC.
3. Provide concrete sidewalk abutting property line along R.O.W.
4. Onsite ponding area, "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, SDM, and DDM Section 11.1)." this commercial area is not part of the Rancho del Rey area.
5. The proposed ponding area for subdivision shall have enough capacity to hold the developed runoff for a designated 100-yr. storm event at the time of grading permit.
6. The property is in the flood zone "AH" and "B". Comply with all FEMA requirements.
7. 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, including calculations at the time of grading permit.

*Note: Comments will be addressed at the permitting stage.*

## **Fire Department**

No adverse comments.

## **Police Department**

No comments received.

## **Environment Services**

No comments.

## **Sun Metro**

No comments received.

## **Streets and Maintenance Department**

### **Traffic & Transportation Engineering**

Street and Maintenance Traffic Engineering has granted the TIA deferral letter.

*Note: TIA is deferred to Subdivision platting stage.*

### **Streets Lighting:**

Americas Ave. and North Loop Dr. are Texas Department of Transportation (TXDOT) right-of-way (ROW).

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.

*Note: Comments to be addressed at Subdivision stage.*

**Contract Management:**

No objection to proposed rezoning.

For future development, a complete set of improvement plans shall be submitted for review.

Indicate that any proposed infrastructure improvements located within the city right-of-way must follow the design standards for construction (DSC), in accordance with its municipal code.

Indicate that any damage to existing infrastructure caused by the development of this project must be restore to its original or better condition.

**El Paso Water**

EPWater-PSB does not object to this request.

**Water**

The Owner/Developer has entered into a Development Agreement with the El Paso Water – Public Service Board (EPWater-PSB) to install a 12-inch diameter water main along Americas Ave., a 15-foot PSB easement, and Rancho Del Rey Drive to provide service to Rancho Del Rey Logistics Park. The Developer’s utility contractor will install the water main which will be available for permanent service once EPWater-PSB issues a Letter of Final Acceptance of the facilities.

There is an existing 12-inch diameter water main that extends along Camino Del Rey Dr., located approximately 19-foot west of the eastern right-of-way line. This main is available to provide service.

There is an existing 48-inch diameter water transmission main that extends along an existing 30-foot PSB easement east of the property. This main then extends west along Camino Del Rey Drive. 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 42-inch water main that extends along Rancho Del Rey Drive. 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 #11037 last tested 12/2/2025 located approximately 728 feet east of the intersection between Camino Del Rey and Via Placita Street has yield a static pressure of 108 psi, a residual pressure of 100 psi, and a discharge of 1,384 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.

### **Sanitary Sewer**

There is an existing 15-inch diameter sanitary sewer main that extends along Camino Del Rey Dr., located approximately 18-feet east of the western right-of-way line. This main dead-ends approximately 725-feet south of Rancho Del Rey Drive. This main is available to provide service.

There is an existing 21-inch sanitary sewer main that extends along a 30-foot PSB easement east of the property. At the intersection of Camino Del Rey Drive and Rancho Del Rey Drive, this main then extends north along Camino Del Rey Drive. No direct service connections are allowed to this sanitary sewer main as per the El Paso Water Utilities – Public Service Board Rules and Regulations.

There is an existing 48-inch sanitary main interceptor that extends along a 30-foot PBS easement north of and parallel to Mesa Drain. No direct service connections are allowed to this sanitary sewer main as per the El Paso Water Utilities – Public Service Board Rules and Regulations.

### **General**

Service availability will depend on expected peak water demand, peak wastewater flow and type of wastewater discharge. Pretreatment of wastewater may be required depending on type of development

A 12-inch water main extension along a PSB easement east of and parallel to Americas Avenue will be required to provide service. Sanitary sewer main extensions will also be required to provide service. Water main shall be extended crating a looped system. Main extension and easement acquisition costs are the responsibility of the Owner.

No building, reservoir, structure, parking stalls or other improvement, other than asphaltic paving (HMAC), shall be constructed or maintained on the above referenced EPWater-PSB easement without the written consent of EPWater-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, sanitary sewer main and facilities shall comply with the EPWater-PSB Easement Policy. The PSB easements shall be improved to allow the operation of EPWater maintenance vehicles. EPWater-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.

During the site improvement work, the Owner/Developer shall safeguard the existing water/sanitary sewer mains and appurtenant structures located within the subdivision. The Owner/Developer shall minimize changes in grade above or near the vicinity of the existing PSB facilities and is responsible for the costs of setting appurtenant structures to final grade.

EPWater-PSB requests that site be graded so that sanitary sewer may be provided by gravity.

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:**

EP Water-SW reviewed the property described above and provided the following comments:

1. 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.
2. 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.
3. There is an irrigation channel that leads to the Mesa Spur Drain. How will this be handled or diverted?
4. The industrial development will require to hold their water, as they are abutted by drainage channels and Texas DOT roads.

*Note: Comments to be addressed at permitting stage.*

**El Paso County 911 District**

No comments or concerns regarding this zoning.

**Texas Department of Transportation**

The driveway being proposed on SL375 (N Americas Ave) will need to be approved by our Access Management Committee (AMC). Once they are ready for this application, they will have to contact us at ELP-ACCESSMGMT@txdot.gov and transportation engineer Karla Rios at [Karla.Rios@txdot.gov](mailto:Karla.Rios@txdot.gov)

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

No comments received.

**Texas Gas Service**

No comments.

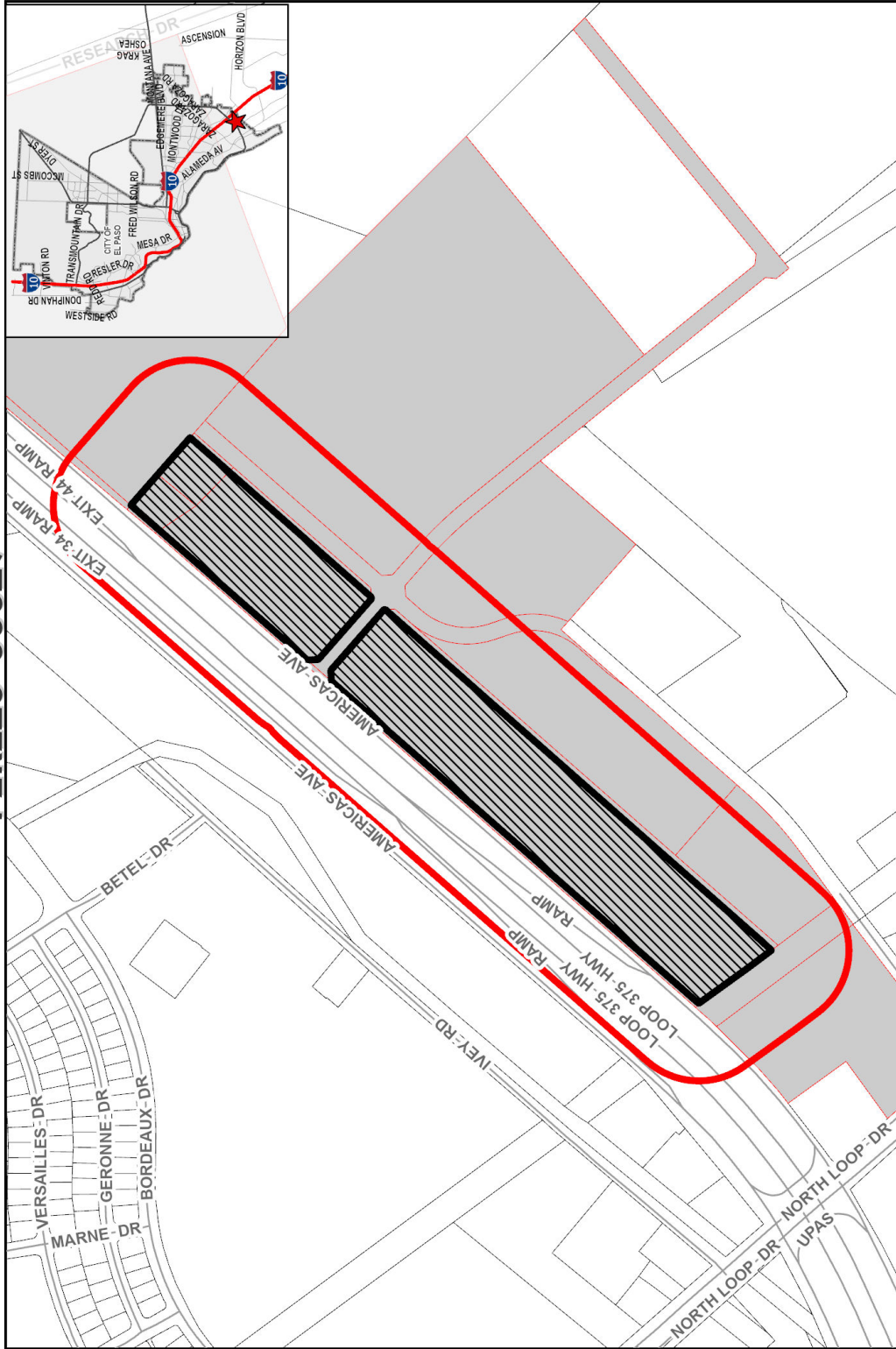
**El Paso Electric**

Please note the existing lines around the property, no ponding or change of grade can be done without review. We have attached a copy of the ROW Guidelines for the developer.

*Note: Comments will be addressed at the platting stage.*

# ATTACHMENT 5

PZR25-00029



-  Subject Property
-  300 Feet Notice Area
-  Notified Properties



This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may reveal features not shown on this map. The Planning & Inspections Department Planning Division makes no claim to its accuracy or completeness.