

**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 a portion 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. On October 17, 2024, the City Plan Commission recommended 4-2 to approve the request to release conditions. As of October 21, 2024, the Planning Division has not received any communication in support or opposition to the condition release request, additionally three persons spoke at the City Plan Commission meeting; 1 in favor and 2 provided comments of inquiry. 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? X YES ___ NO

PRIMARY DEPARTMENT: Planning & Inspections, Planning Division

SECONDARY DEPARTMENT: N/A

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

DEPARTMENT HEAD:

Philip Etiwe

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 ORDINANCED.*

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 Leoser
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

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 ½" 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 ½" 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 ½" rebar with a cap stamped "B&A Inc.";

N 48° 51' 16" W, a distance of 102.39 feet to a set ½" 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 ½" rebar with a cap stamped "B&A Inc." also being 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 ½" 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.L.S 5615,
Barragan and Associates Inc.
Texas Surveying Firm # 10151200
March 21, 2024
Job No. 240321-02

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 ¾" 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.";

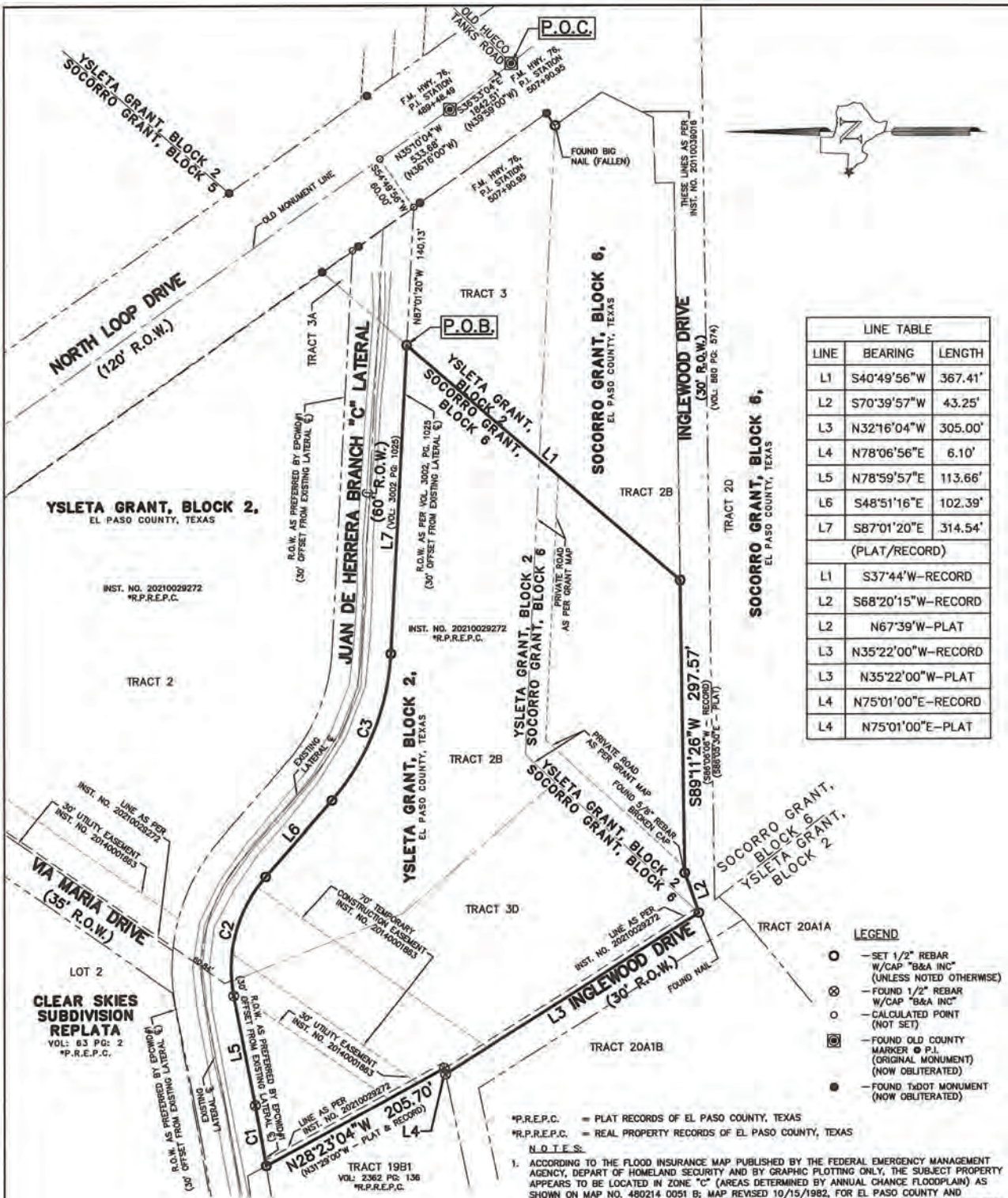
S $87^{\circ} 01' 20''$ E, a distance of 314.54 feet to the **POINT OF BEGINNING** of this description and containing in all 4.94 acres more or less.

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	

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'

- 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.L. (ORIGINAL MONUMENT) (NOW OBLITERATED)
 - FOUND TxDOT MONUMENT (NOW OBLITERATED)

*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 HOUSING AND URBAN DEVELOPMENT, 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
 Registered Professional Surveyor
 No. 5815

Benito Barragan TX, R.P.L.S. (No. 5815)
 Job No. 240321-02 Copy Rights ©

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

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;

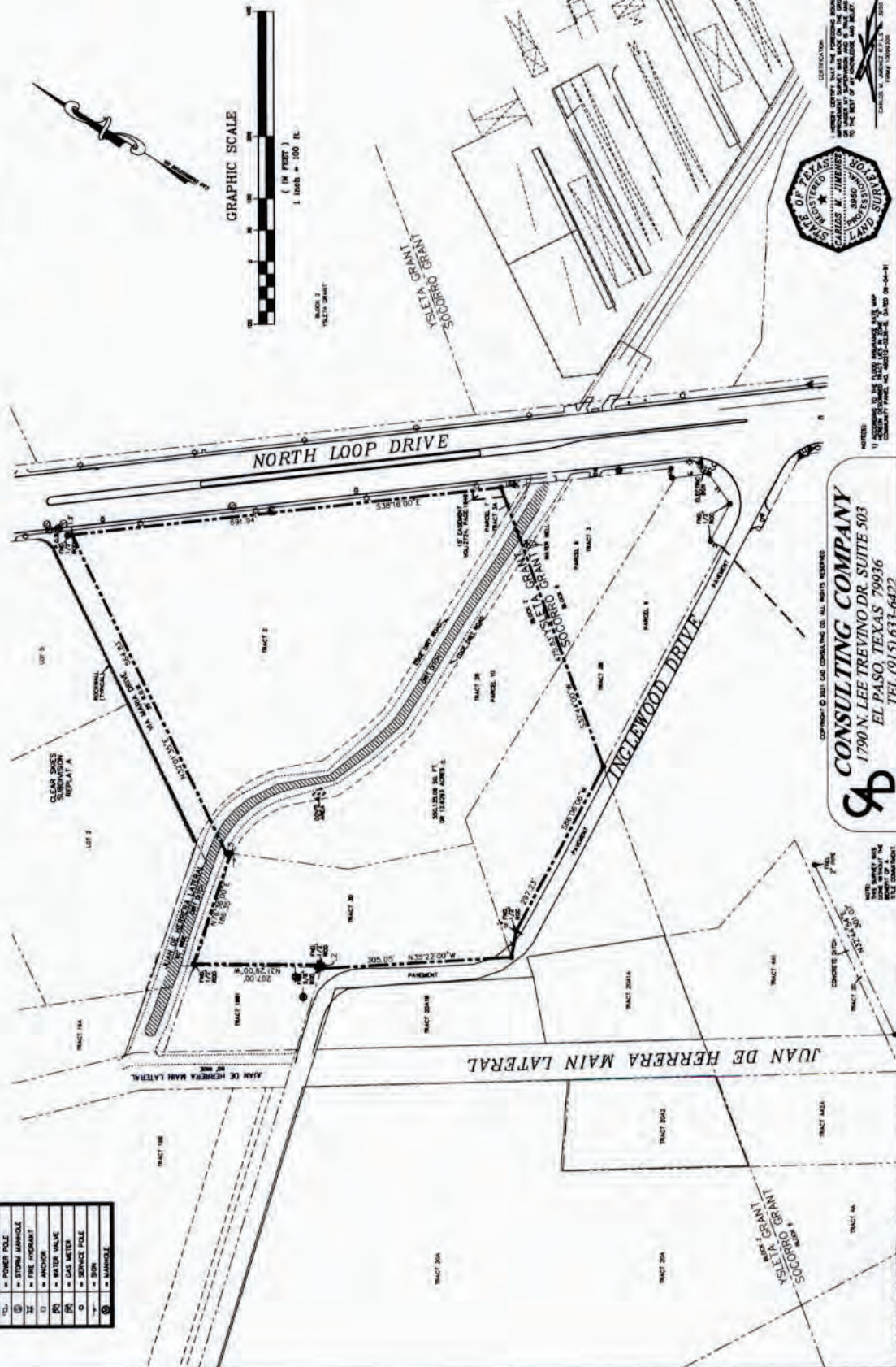
THENCE, crossing Juan De Herrera Lateral and along the southerly right-of-way line of Via Maria Drive and the common boundary line of Tract 2, North 32°01'35" East, a distance of 564.84 feet to the **POINT OF BEGINNING** of the herein described parcel and containing 457,109.94 square feet or 10.4938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




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	
IN	IN DROP INLET
DN	DOWN
CONC	CONCRETE
	PIPE FENCE
	ROOFRAIL
▲	TRAFFIC POLE
○	LIGHT POLE
⊙	WATER METER
⊕	POWER POLE
⊗	STORM MANHOLE
⊘	FIRE HYDRANT
□	ANCHOR
⊖	WATER VALVE
⊕	GAS METER
○	SERVICE POLE
⊙	SPR
⊗	MANHOLE



CERTIFICATION

I HEREBY CERTIFY THAT THE FOREGOING BOUNDARY AND
IMPROVEMENT SURVEY WAS MADE ON THE GROUND BY ME
OR UNDER MY SUPERVISION AND IS TRUE AND CORRECT
TO THE BEST OF MY KNOWLEDGE AND BELIEF.


CARLOS M. AMICK R.P.L.S. 2620
FIRM# 10088200



NOTES: 1) ACCORDING TO THE FLOOD INSURANCE RATE MAP
MEMPHIS (DESCRIBED TRACT) LIES IN ZONE
COMMUNITY FLOOD NO. 40334-B. DATED 08-04-81

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

NOTE:
This survey was
done without the
consent of a

一、二、三、四、五、六、七、八、九、十、十一、十二、十三、十四、十五、十六、十七、十八、十九、二十、二十一、二十二、二十三、二十四、二十五、二十六、二十七、二十八、二十九、三十、三十一、三十二、三十三、三十四、三十五、三十六、三十七、三十八、三十九、四十、四十一、四十二、四十三、四十四、四十五、四十六、四十七、四十八、四十九、五十、五十一、五十二、五十三、五十四、五十五、五十六、五十七、五十八、五十九、六十、六十一、六十二、六十三、六十四、六十五、六十六、六十七、六十八、六十九、七十、七十一、七十二、七十三、七十四、七十五、七十六、七十七、七十八、七十九、八十、八十一、八十二、八十三、八十四、八十五、八十六、八十七、八十八、八十九、九十、九十一、九十二、九十三、九十四、九十五、九十六、九十七、九十八、九十九、一百。

1000 Inglewood

City Plan Commission — October 17, 2024



CASE NUMBER:	PZCR24-00003
CASE MANAGER:	Luis Zamora, (915) 212-1552, ZamoraLF@elpasotexas.gov
PROPERTY OWNER:	BRE Development, LLC
REPRESENTATIVE:	CEA Group
LOCATION:	1000 Inglewood Drive (District 7)
PROPERTY AREA:	12.62 acres
REQUEST:	Release conditions imposed by Ordinance No. 019343
RELATED APPLICATIONS:	None
PUBLIC INPUT:	None received as of October 10, 2024

SUMMARY OF REQUEST: The applicant is requesting to release the conditions imposed by Ordinance No. 019343, dated June 22, 2022 on the subject property.

SUMMARY OF STAFF'S RECOMMENDATION: Staff recommends **APPROVAL** of the condition release request. This recommendation would allow for future development of the property consistent with the intent of the policies of G-4, Suburban (Walkable) future land use designation of *Plan El Paso*, the City's adopted Comprehensive Plan.

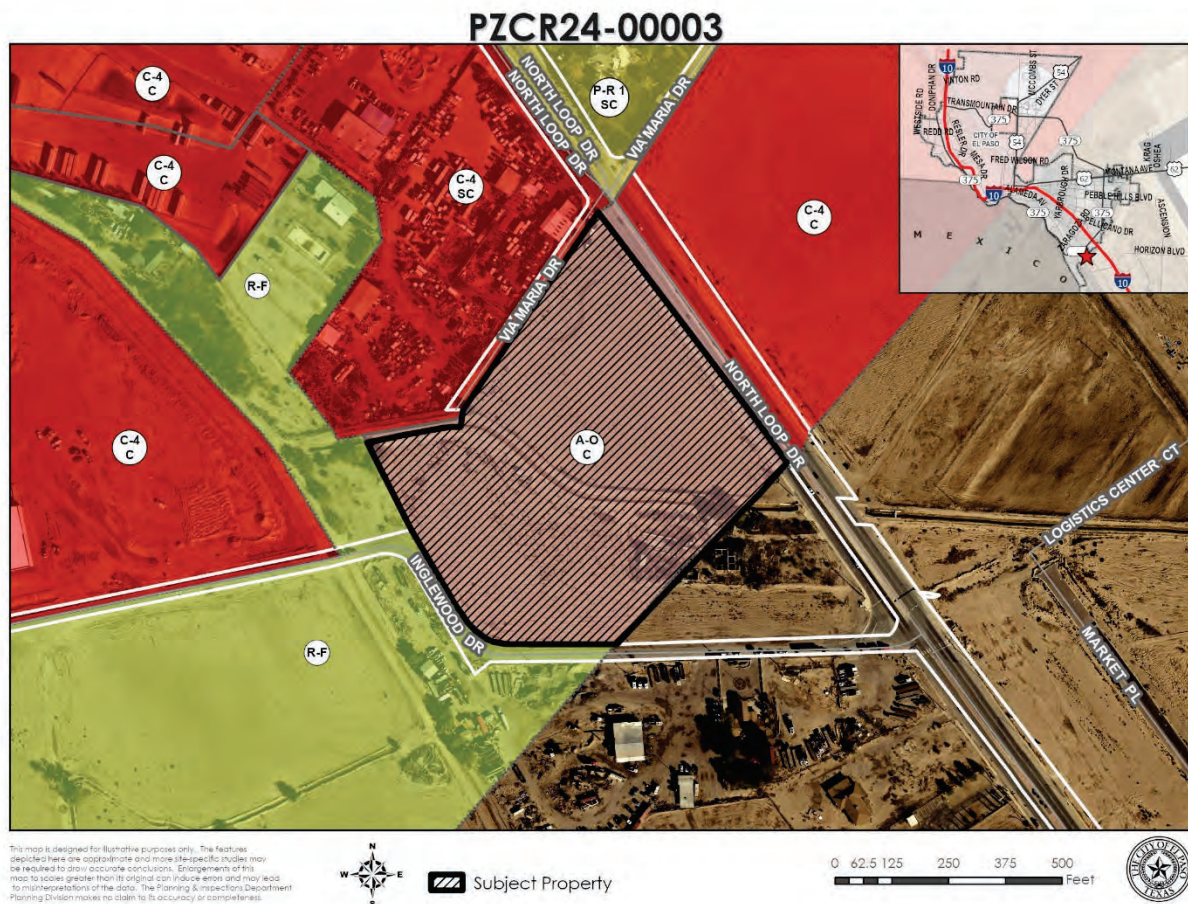


Figure A. Subject Property & Immediate Surroundings

DESCRIPTION OF REQUEST: The applicant is requesting to release the conditions imposed by Ordinance No. 019343, dated June 22, 2022 to allow for a proposed development of apartment complex and offices. With the improvement of Inglewood Drive to city standards by the property owner and the surrounding developments, the existing zoning conditions are no longer applicable. The size of the property is 12.62 acres and is currently vacant. The conceptual site plan shows a new twenty-five (25) apartment complex, clubhouse, and three (3) office buildings. Access to the subject property is provided from North Loop Drive and Inglewood Drive.

PREVIOUS CASE HISTORY: On June 22, 2022, City Council approved of the rezoning of the subject property from R-F (Ranch and Farm) to A-O (Apartment/Office) with the following conditions imposed by 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.*

Note: The applicant is requesting the release of all conditions because the conditions are no longer applicable.

COMPATIBILITY WITH NEIGHBORHOOD CHARACTER: The proposed development is consistent with the adjacent residential and commercial districts within its vicinity and meets the established character of its surrounding neighborhood. Further, the proposed development meets the intent of G-4, Suburban (Walkable) Future Land Use Designation in the Mission Valley Planning area. The nearest park is Caribe Park (2.3 miles) and the nearest school is Del Valle High School (2 miles).

COMPLIANCE WITH <i>PLAN EL PASO</i>/REZONING POLICY – When evaluating whether a proposed condition release is in accordance with <i>Plan El Paso</i>, consider the following factors:	
Criteria	Does the Request Comply?
<p>Future Land Use Map: Proposed zone change is compatible with the Future Land Use designation for the property:</p> <p><u>G-4, Suburban (Walkable):</u> This sector applies to modern single-use residential subdivisions and office parks, large schools and parks, and suburban shopping centers. This sector is generally stable but would benefit from strategic suburban retrofits to supplement the limited housing stock and add missing civic and commercial uses.</p>	<p>Yes. The subject property is proposed to be developed into residential and office developments, which are in character with the future land use designation of <i>Plan El Paso</i>.</p>
<p>Compatibility with Surroundings: The proposed zoning district is compatible with those surrounding the site:</p> <p><u>A-O (Apartment/Office) District:</u> The purpose of the district is to promote and preserve residential development within the city associated with a landscape more urban in appearance and permitting a mixture of housing types. It is intended that the district regulations allow for medium densities of dwelling units supported by higher intensity land uses located at the periphery of single-family neighborhoods providing that the overall character and architectural integrity of the neighborhood is preserved. The regulations of the districts will permit building types designed for transition from areas of low density residential</p>	<p>Yes, the proposed apartment and office development uses are consistent with the residential and commercial neighborhood. Apartment and office uses are common and appropriate in this sector. The surrounding properties are zoned C-4 (Commercial) and R-F (Ranch and Farm). Therefore, has the potential to repurpose the lot for apartment and office development and provide employment opportunities.</p>

neighborhoods to other residential areas, and certain nonresidential uses and support facilities.	
Preferred Development Locations: Located along an arterial (or greater street classification) or the intersection of two collectors (or greater street classification). The site for proposed rezoning and condition release is not located mid-block, resulting in it being the only property on the block with an alternative zoning district, density, use and/or land use.	Yes, the property is located on North Loop Drive and Inglewood Drive, and Via Maria Drive which are classified as a major arterial, collector, and local respectively on the City of El Paso's Major Thoroughfare Plan.
THE PROPOSED ZONING DISTRICT'S EFFECT ON THE PROPERTY AND SURROUNDING PROPERTY, AFTER EVALUATING THE FOLLOWING FACTORS:	
Historic District or Special Designations & Study Area Plans: Any historic district or other special designations that may be applicable. Any adopted small areas plans, including land-use maps in those plans.	None. The subject property is not located within any historic districts nor any other special designation areas.
Potential Adverse Effects: Potential adverse effects that might be caused by approval or denial of the requested condition release.	No. There are no anticipated adverse impacts.
Natural Environment: Anticipated effects on the natural environment.	The subject property does not involve green field or environmentally sensitive land or arroyo disturbance.
Stability: Whether the area is stable or in transition.	The area is transition and the proposed development is compatible with the existing commercial zoning properties to the northwest, northeast, and west.
Socioeconomic & Physical Conditions: Any changed social, economic, or physical conditions that make the existing zoning no longer suitable for the property.	The proposed development is in transition from inactive agricultural uses for the property to commercial uses. The proposed zoning supplements the character within the existing commercial and manufacturing development within its vicinity.

ADEQUACY OF PUBLIC FACILITIES, SERVICES AND INFRASTRUCTURE: The subject property has access to North Loop Drive and Inglewood Drive which are designated a major arterial and collector respectively as per the City of El Paso's Major Thoroughfare Plan. All appropriate infrastructure shall be installed in conjunction with surrounding developments, which will include sidewalks, water and sewer extensions, stormwater drainage, and roadway improvements.

SUMMARY OF DEPARTMENTAL REVIEW COMMENTS: No adverse comments were received from reviewing departments.

PUBLIC COMMENT: The subject property lies within the Mission Valley Civic and Corridor 20 Civic Association both notified prior to submittal of the Condition Release Application. A meeting was held between staff, the applicant, and representatives of the applicable neighborhood associations (Mission Valley Civic and Corridor 20 Civic Association) on September 4, 2024. Public notices were mailed to property owners within 300 feet on October 3, 2024. As of October 10, 2024, the Planning Division did not receive any communication in support or opposition to the condition release request.

RELATED APPLICATIONS: N/A

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:

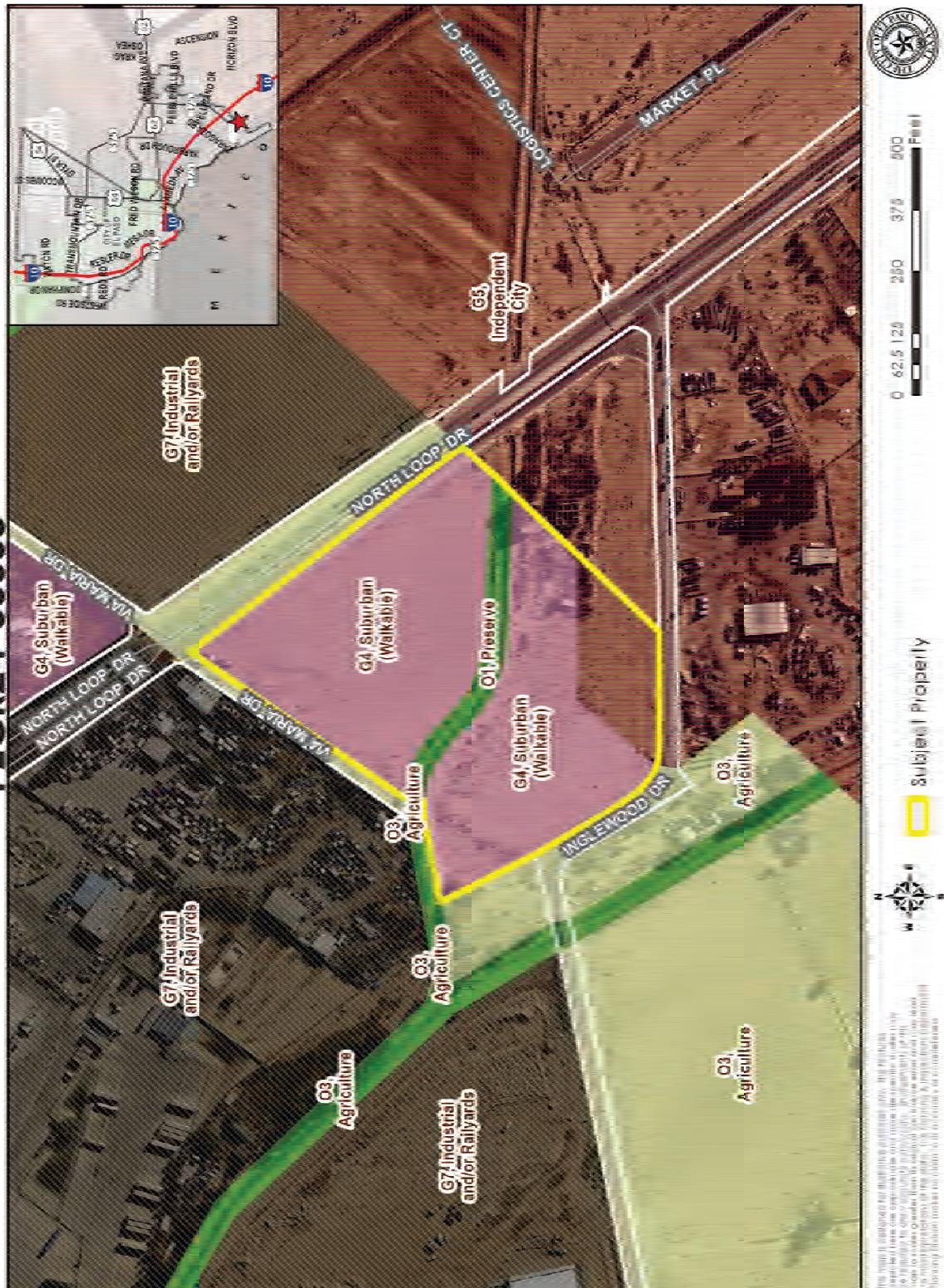
1. **Recommend Approval** of the condition release request, finding that the request is in conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or that the request is in conformance with other criteria that the CPC identifies from the Comprehensive Plan. **(Staff Recommendation)**
2. **Recommend Approval of the condition release 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 condition release request, finding that the request does not conform to the review criteria of *Plan El Paso* as reflected in the Staff Report, or other criteria that the CPC identifies from the Comprehensive Plan.

ATTACHMENTS:

1. Future Land Use Map
2. Conceptual Plan
3. Ordinance No. 19343, dated June 22, 2022
4. Department Comments
5. Neighborhood Notification Boundary Map

ATTACHMENT 1

PZCR24-00003



ATTACHMENT 2



ATTACHMENT 3

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.

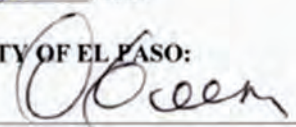
Further, that the property described above be subject to the following conditions which are necessitated by and attributable to the change in intensity generated by the change of zoning in order to protect the health, safety and welfare of the adjacent property owners and the residents of this City:

- 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 semi-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 22nd day of June, 2022.

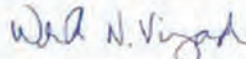
THE CITY OF EL PASO:


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. Etlwe, Director
Planning & Inspections Department

ORDINANCE NO. **019343**

Zoning Case No: PZRZ21-00035

Rezoning Ordinance Partial Lot w/Condition | PZRZ21-00035 North Loop and Inglewood
22-1007-2871 | 1159954 | WNV

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;

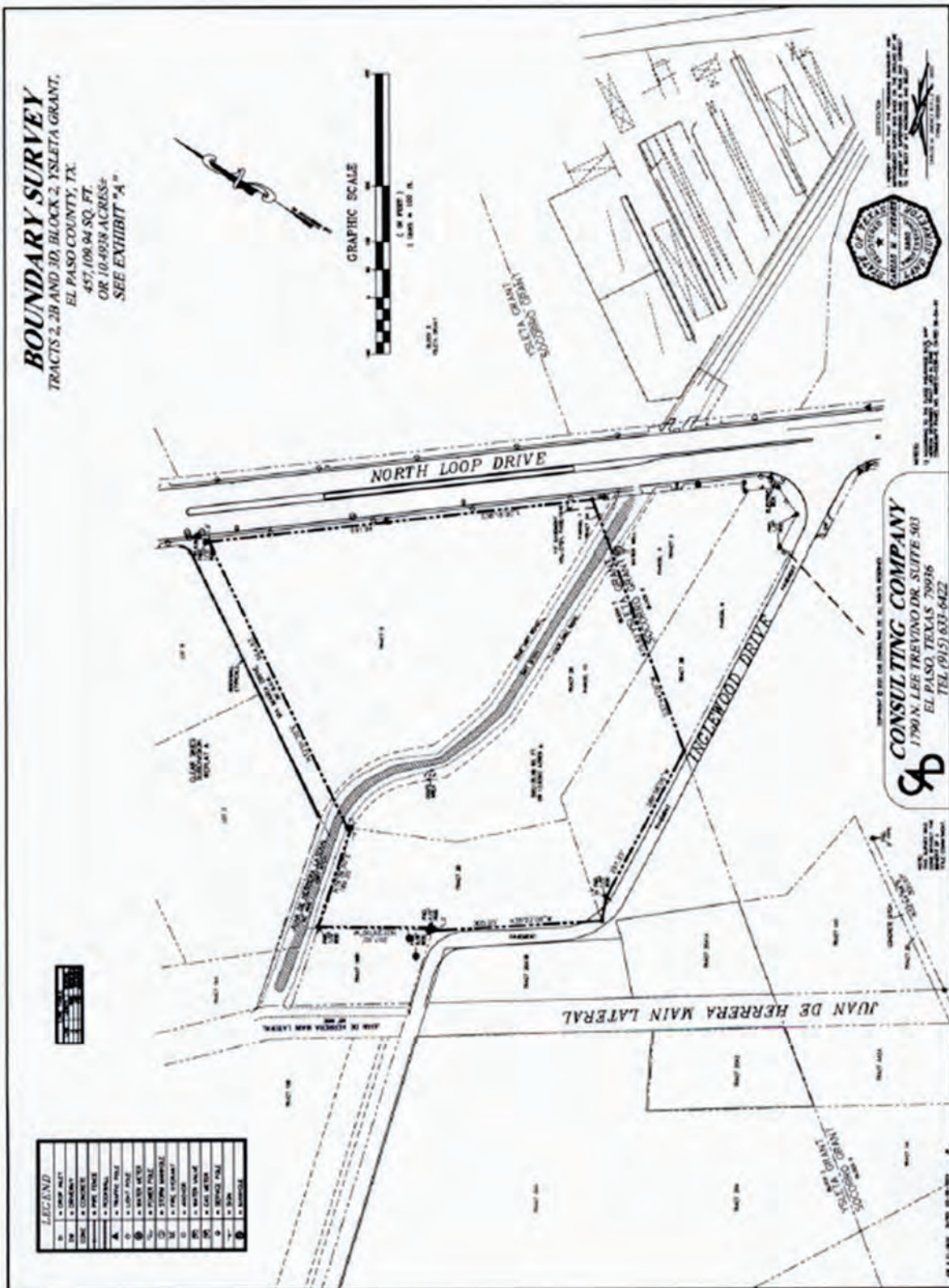
THENCE, leaving said southerly right-of-way line of Juan De Herrera Lateral, North 24°27'00" West, a distance of 7.34 feet to a point for corner;

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.
457,108.94 SQ. FT.
OR 10.4928 ACRES±
SEE EXHIBIT "A"



ATTACHMENT 4

Planning and Inspections Department - Planning Division

Staff recommends **APPROVAL** of the condition release request. This recommendation would allow for future development of the property consistent with the intent of the policies of G-4, Suburban (Walkable) future land use designation of *Plan El Paso*, the City's adopted Comprehensive Plan.

Planning and Inspections Department – Plan Review & Landscaping Division

Recommended approval.

Planning and Inspections Department – Land Development

No objections to condition release.

Fire Department

No adverse comments.

Streets and Maintenance Department

Show width dimensions of driveways access to development. Developer shall reconstruct road partially along Inglewood Dr adjacent to property.

Texas Department of Transportation (TxDOT)

TxDOT comments for 1000 Inglewood are to revise layout to meet access spacing requirements between proposed and existing access points. Please resubmit after revising the layout for further TXDOT review.

Sun Metro

Sun Metro currently does not service the immediate area. Does not affect Sun Metro transit services.

El Paso Water

EPWater-PSB does not object to this request.

EPWater cannot provide service to the portion of the property is outside City limits.

Water and sanitary sewer main extensions are required to serve the subject property. Water mains are to be extended to create a looped system. Easements may be required. The owner is responsible for main extension and easement acquisition costs.

Water:

There is an existing 8-inch diameter water main that extends along Via Maria Dr., located approximately 5-feet west of the east right-of-way line. This main dead-ends approximately 500-feet south of North Loop Dr. This main is available for extension.

There is a 12-inch water main along North Loop Drive, located 5-feet of the northern right-of-way line. This water main dead-ends at the city limit boundary. This water main is available for main extensions and service inside the corporate limits of the City of El Paso.

There is an existing 50-feet long by 15-feet wide water meter easement (PSB easement) at the southeast boundary line of Tract 2, Block 2, Ysleta Grant. This easement accommodates the master meter service to the Lower Valley Water District.

Sewer:

There is an existing 48-inch diameter sanitary sewer main extending along Via Maria Dr., located approximately 15-feet north of the south right-of-way line. No direct service connections are allowed to this main as per EPWater-PSB Rules and Regulations.

There is an existing 60-inch diameter sanitary sewer main extending along a 30-foot easement on the western portions of Lot 1, Block 1. No direct service connections are allowed to this main as per EPWater-PSB Rules and Regulations.

General:

The Juan Herrera Drain is an El Paso County Improvement District No. 1 facility. Permits for the installation of mains within the right of way are required. The owner is responsible for permits, survey, and consideration fees.

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, trees, buildings, curbs, or any structure that will interfere with the access to the PSB easement(s). There shall be at least a 5-foot setback from the easement line to any building, sign, or structure. All easements dedicated to public water and/or sanitary sewer facilities shall comply with EPWater-PSB Easement Policy. The PSB easement(s) shall be improved to allow the operation of EPWater-PSB maintenance vehicles. EPWater-PSB requires access to the proposed water facilities, 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 all existing water mains, 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 EPWater-PSB facilities and is responsible for the costs of setting appurtenant structures to final grade.

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.

El Paso County 911 District

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

El Paso County Water Improvement District #1

The item is not within the boundaries of EPCWID1.

El Paso Electric Company

We have no comments for the rezoning for Inglewood Drive.

Texas Gas Service

No adverse comments.

ATTACHMENT 5

