

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

AGENDA DATE: November 19, 2024
PUBLIC HEARING DATE: December 17, 2024

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

DISTRICT(S) AFFECTED: District 7

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

SUBGOAL: 3.2 Set one standard for infrastructure across the city

SUBJECT:

An Ordinance changing the zoning of a portion of Tract 1, Picnic Grove Subdivision, City of El Paso, El Paso County, Texas from M-2/sc (Heavy Manufacturing/special contract) to C-4/sc (Commercial/special contract) and imposing a condition. The penalty is as provided for in Chapter 20.24 of the El Paso City Code.

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

Subject Property: Inglewood Dr. and Alameda Ave.
Applicant: Viva Property Land LLC, PZRZ24-00027

BACKGROUND / DISCUSSION:

The applicant is requesting to rezone from M-2/sc (Heavy Manufacturing/special contract) to C-4/sc (Commercial/special contract) to allow for a proposed retail shopping center. City Plan Commission recommended 8-0 to approve with a condition of the proposed rezoning on November 7, 2024. As of November 13, 2024, the Planning Division has not received any communication in support of or opposition to the request from the public. See attached staff report for additional information.

PRIOR COUNCIL ACTION:

N/A

AMOUNT AND SOURCE OF FUNDING:

N/A

HAVE ALL AFFECTED DEPARTMENTS BEEN NOTIFIED? YES NO

PRIMARY DEPARTMENT: Planning & Inspections, Planning Division

SECONDARY DEPARTMENT: N/A

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

DEPARTMENT HEAD:

Philip Etiwe

ORDINANCE NO. _____

AN ORDINANCE CHANGING THE ZONING OF A PORTION OF TRACT 1, PICNIC GROVE SUBDIVISION, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM M-2/SC (HEAVY MANUFACTURING/SPECIAL CONTRACT) TO C-4/SC (COMMERCIAL/SPECIAL CONTRACT), AND IMPOSING A CONDITION. 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 a portion of Tract 1, Picnic Grove Subdivision, City of El Paso, El Paso County, Texas, *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 **M-2/sc (Heavy Manufacturing/special contract)** to **C-4/sc (Commercial/special contract)**, 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 condition which is necessitated by and attributable to the increased 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 certificates of occupancy, sidewalks along Inglewood abutting the subject property must be constructed.

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

ADOPTED this _____ day of _____, 2024.

THE CITY OF EL PASO

ATTEST:

Oscar Leoser
Mayor

Laura D. Prine
City Clerk

(additional signatures following page)

ORDINANCE NO. _____

Zoning Case No: PZRZ24-00027

APPROVED AS TO FORM:

Russel T. Abeln

Russell T. Abeln
Assistant City Attorney

APPROVED AS TO CONTENT:

Philip Etiwe

Philip F. Etiwe, Director
Planning & Inspections Department

ORDINANCE NO. _____

Zoning Case No: PZRZ24-00027

PROPERTY DESCRIPTION

**9663 ALAMEDA
(REMNANT PARCEL)**

Description of a parcel of land being a portion of Tract 1, Picnic Grove Subdivision, City of El Paso, El Paso County, Texas, map of said Picnic Grove Subdivision recorded in Plat Volume 7, Page 58, El Paso County Records, El Paso County, Texas, and also all of Tract 1 less those four parcels recorded in book 579, page 227, Clerk's File #20120039601, Clerk's File #20180040770, and Clerk's File #20240026912, and described as follows;

Beginning at a rebar with TX-DOT aluminum cap found at the most southerly corner of this parcel, lying 40.03' northeasterly of the most southerly corner of said Tract 1, said rebar lying at the intersection of the northeasterly boundary line of said parcel recorded in Clerk's File #20120039601 with the southeasterly boundary line of said Tract 1, said rebar also lying on the northeasterly ROW line of Alameda Avenue (variable width), and being the "Point Of Beginning";

Thence, with said northeasterly boundary line of that parcel recorded in Clerk's file #20120039601 (also being said northeasterly ROW line of Alameda Avenue), the following courses and distances:

- North 35°25'00" West (bearing basis) a distance of 218.84' to a rebar with TX-DOT aluminum cap found at an angle point;
- North 37°48'00" West a distance of 398.23' to a rebar with TX-DOT aluminum cap found at a point of curvature;
- along the arc of a curve to the right a distance of 60.30', having a central angle of 115°10'00", a radius of 30.00' and a chord that bears North 19°47'00" East a distance of 50.65' to a 1/2" rebar found on the southeasterly ROW line of Inglewood Drive (70' wide);
- North 77°22'00" East a distance of 83.50' to the northwesterly corner of said parcel recorded in Clerk's file #20180040770;

Thence, with the boundary line of said parcel recorded in Clerk's file #20180040770, the following courses and distances:

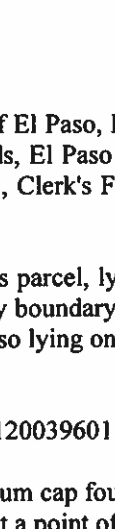
- South 12°38'00" East a distance of 49.99' to the southwesterly corner;
- North 77°22'00" East a distance of 99.98' to the southeasterly corner;
- North 12°38'00" West a distance of 49.99' to the northeasterly corner, and lying on said southeasterly ROW line of Inglewood Drive and lying on said boundary of that parcel recorded in Clerk's file #20120039601;

Thence, continuing with said boundary of that parcel recorded in Clerk's file #20120039601, North 77°22'00" East a distance of 69.21' to a fence post found at the northwesterly corner of said parcel recorded in Clerk's File #20240026912;

Thence, with the westerly boundary line of said parcel recorded in Clerk's File #20240026912, South 37°06'24" East a distance of 540.44' to a fence post found at the northwesterly corner of said parcel recorded in Clerk's File #20240026912, and lying on the common boundary line of Tracts 1 and 2 of said Picnic Grove Subdivision;

Thence, with said common boundary line of said Tracts 1 and 2, South 53°00'00" West a distance of 274.05' to the "Point Of Beginning" and containing 157,239 sq. ft. or 3.6097 acres.

Based on a field survey performed under my supervision and dated 11/16/2020, updated on 12/28/2020 and again on 03/26/2024.

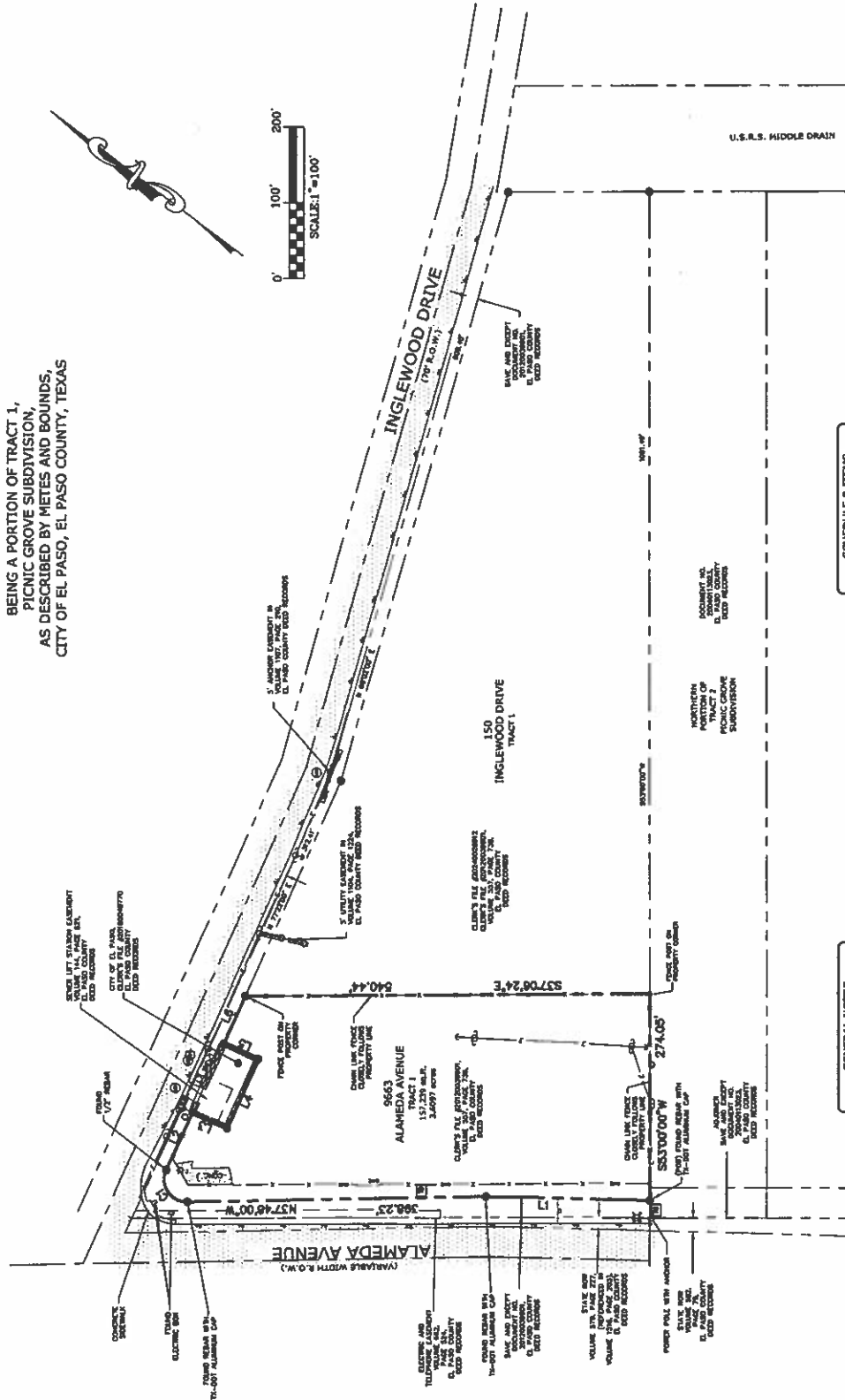

John A Eby, Texas R.P.L.S. 5372 NM PLS 17779

Paso Del Norte Surveying Inc.
13998 Bradley Road
El Paso, TX. 79938
915-241-1841
TBPEPS FIRM #10001200



BOUNDARY AND IMPROVEMENT SURVEY

BEING A PORTION OF TRACT 1,
PICNIC GROVE SUBDIVISION,
AS DESCRIBED BY METES AND BOUNDS,
CITY OF EL PASO, EL PASO COUNTY, TEXAS



IMPROVEMENTS LEGEND

[Symbol]	ELECTRIC POLE
[Symbol]	POWER POLE
[Symbol]	LIGHT POLE
[Symbol]	OVERHEAD CABLE LINE
[Symbol]	WATER METER
[Symbol]	SEWER METER
[Symbol]	SEWER POLE
[Symbol]	TELEPHONE POLE
[Symbol]	WIRE POLE
[Symbol]	FIRE HYDRANT
[Symbol]	ROAD WALL
[Symbol]	CHARACTER FENCE
[Symbol]	BARBED WIRE
[Symbol]	EDGE OF ASPHALT

LINE	BEARING	LENGTH	REMARKS
1	N 89° 59' 59" W	112.24	EXISTING
2	S 89° 59' 59" E	112.24	EXISTING
3	S 89° 59' 59" E	112.24	EXISTING
4	N 89° 59' 59" W	112.24	EXISTING
5	S 89° 59' 59" E	112.24	EXISTING
6	N 89° 59' 59" W	112.24	EXISTING
7	S 89° 59' 59" E	112.24	EXISTING
8	N 89° 59' 59" W	112.24	EXISTING
9	S 89° 59' 59" E	112.24	EXISTING
10	N 89° 59' 59" W	112.24	EXISTING

DATE	BY	REVISION
05/10/2024	JAE	ISSUED
11/18/2020	JAE	REVISION
03/26/2024	JAE	REVISION

SCHEDULE B ITEMS

ITEM 1: 1/2" SCALE PLAN OF THE SURVEY AND ALL SET OUT AS SPECIFIED IN VOLUME 7, PAGE 18, A. PLAN RECORD: EL PASO COUNTY, TEXAS, 1917-1918 (1918-1919).

ITEM 2: 1/2" SCALE PLAN OF THE SURVEY AND ALL SET OUT AS SPECIFIED IN VOLUME 7, PAGE 18, A. PLAN RECORD: EL PASO COUNTY, TEXAS, 1917-1918 (1918-1919).

ITEM 3: 1/2" SCALE PLAN OF THE SURVEY AND ALL SET OUT AS SPECIFIED IN VOLUME 7, PAGE 18, A. PLAN RECORD: EL PASO COUNTY, TEXAS, 1917-1918 (1918-1919).

ITEM 4: 1/2" SCALE PLAN OF THE SURVEY AND ALL SET OUT AS SPECIFIED IN VOLUME 7, PAGE 18, A. PLAN RECORD: EL PASO COUNTY, TEXAS, 1917-1918 (1918-1919).

ITEM 5: 1/2" SCALE PLAN OF THE SURVEY AND ALL SET OUT AS SPECIFIED IN VOLUME 7, PAGE 18, A. PLAN RECORD: EL PASO COUNTY, TEXAS, 1917-1918 (1918-1919).

ITEM 6: 1/2" SCALE PLAN OF THE SURVEY AND ALL SET OUT AS SPECIFIED IN VOLUME 7, PAGE 18, A. PLAN RECORD: EL PASO COUNTY, TEXAS, 1917-1918 (1918-1919).

ITEM 7: 1/2" SCALE PLAN OF THE SURVEY AND ALL SET OUT AS SPECIFIED IN VOLUME 7, PAGE 18, A. PLAN RECORD: EL PASO COUNTY, TEXAS, 1917-1918 (1918-1919).

GENERAL NOTES

- THE SURVEY IS OF AN EXISTING FENCE, THE LOCATION OF WHICH IS SHOWN BY THE METES AND BOUNDS. THE LOCATION OF EXISTING UTILITIES SHOWN HEREON ARE FROM THE RECORDS OF THE CITY OF EL PASO, TEXAS, AND ARE NOT TO BE CONSIDERED AS GUARANTEED BY THIS SURVEY.
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CERTIFICATION
I, JOHN A. ESTEY, LICENSED SURVEYOR, DO HEREBY CERTIFY THAT THE SURVEY WAS MADE BY ME OR UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE SAME IS ACCURATE AND CORRECT.

JOHN A. ESTEY
LICENSED SURVEYOR
NO. 17729

UPDATED & REVISED: 03/26/2024
UPDATED: 12/28/2020



PLAT RECORD:
VOLUME: 7
PAGE: 58

TITLE CO: LONE STAR TITLE FILE# 24101371 DATED: 5/10/2024
FIRM ZONE: AH PANEL# 480214-0050 B DATED: 10/15/1982
DATE OF SURVEY: 11/18/2020 OFFICE: JAE, AG, JC
PASO DEL NORTE SURVEYING INC.
13998 BRADLEY ROAD, EL PASO, TEXAS 79938
PH: 915-241-1841
FAX: 915-835-8925
© COPYRIGHT

Inglewood and Alameda

City Plan Commission — November 7, 2024 **REVISED**

REZONING



CASE NUMBER:	PZRZ24-00027
CASE MANAGER:	Jose Beltran, (915) 212-1607, BeltranJV@elpasotexas.gov
PROPERTY OWNER:	Viva Property Land LLC
REPRESENTATIVE:	CEA Group
LOCATION:	South of Inglewood Dr. and East of Alameda Ave. (District 7)
PROPERTY AREA:	3.60 acres
REQUEST:	Rezone from M-2/sc (Heavy manufacturing/special contract) to C-4/sc (Commercial/special contract)
RELATED APPLICATIONS:	None
PUBLIC INPUT:	None received as of October 31, 2024

SUMMARY OF REQUEST: The applicant is requesting to rezone the subject property from M-2/sc (Heavy manufacturing/special contract) to C-4/sc (Commercial/special contract) to allow for the use of a retail shopping center.

SUMMARY OF STAFF'S RECOMMENDATION: Staff recommends **APPROVAL WITH A CONDITION** of the request. This recommendation is based on the proposed zoning district's compatibility with commercial uses in the surrounding area. The condition is as follows:

- Prior to the issuance of certificates of occupancy, sidewalks along Inglewood abutting the subject property must be constructed.**

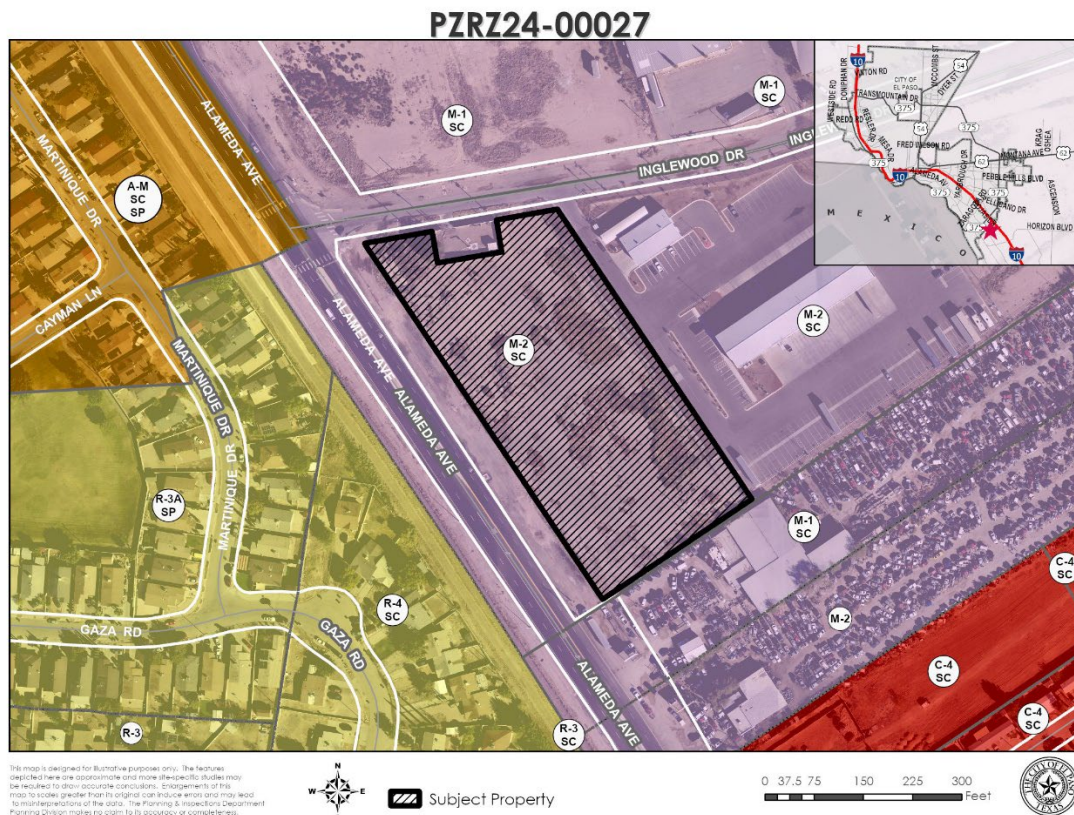


Figure A. Subject Property & Immediate Surroundings

DESCRIPTION OF REQUEST: The applicant is requesting to rezone the subject property from M-2/sc (Heavy manufacturing/special contract) to C-4/sc (Commercial/special contract) to allow for a proposed retail shopping center. The subject property is approximately 3.60 acres in size. The conceptual site plan shows a proposed retail shopping center, parking areas, and proposed on-site ponding. Access to the property is proposed from Alameda Avenue and Inglewood Drive.

PREVIOUS CASE HISTORY: On August 16, 1983, the subject property was rezoned to M-2/sc (Heavy manufacturing/special contract). The following condition was imposed via Ordinance No. 7676 (Attachment 3) and summarized as follows:

1. First parties shall, at no cost to the City, construct a six-foot high chain link fence with slats, along the Alameda boundary line. However, such fence shall not exceed 36 inches in height within twenty feet of the intersection of Alameda Avenue and Inglewood Road. Such fence shall be completed within ninety days of final approval of the zoning change by City Council.

Note: Condition has been satisfied.

COMPATIBILITY WITH NEIGHBORHOOD CHARACTER: The proposed rezoning is consistent with adjacent uses within the area. Properties to the north across Inglewood Drive are zone M-1/sc (Light manufacturing/special contract) consisting of vacant land and general warehouses. Properties to the south are zoned M-1/sc (Light manufacturing/special contract) consisting of automotive part sales. Properties to the east are zoned M-2/sc (Heavy manufacturing/special contract) consisting of office warehouses. Properties to the west across Alameda Avenue are zoned R-3A/sp (Residential/special permit), R-4/sc (Residential/special contract), and A-M/sc/sp (Apartment/Mobile Home Park/special contract/special permit) consisting of single-family dwellings and mobile home park. The nearest school is Presa Elementary which is 1.18 miles away and the nearest park is Pavo Real Park which is 0.97 miles away.

COMPLIANCE WITH <i>PLAN EL PASO</i>/REZONING POLICY – When evaluating whether a proposed rezoning 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>G-7, Industrial and/or Railyards: This sector applies to industrial parks, large free-standing industrial uses, refineries, non-military airfields, trucking terminals, and mines, all on large tracts in areas dominated by vehicles. This sector is essential to El Paso’s economy; however, when an industrial use becomes obsolete, there can be potential for mixed-use redevelopment of the site. This sector also includes the existing railyards which could be redeveloped as mixed-use communities if the rail yards were moved out of town.</p>	<p>Yes. The proposed development is compatible with the G-7, Industrial Future Land Use designation of <i>Plan El Paso</i>. The proposed development is adjacent to other commercial and manufacturing zone districts.</p>

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:	
<p>Compatibility with Surroundings: The proposed zoning district is compatible with those surrounding the site:</p> <p>C-4 (Commercial) District: The purpose of the district 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 commercial uses with adjacent M-2 (Heavy manufacturing), M-1 (Light manufacturing), C-4 (Commercial), A-M (Apartment/Mobile Home Park), R-4 (Residential), and R-3A (Residential) zoning districts in the surrounding area.</p>
<p>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 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 have access to Alameda Avenue and Inglewood Drive which are designated as a major arterial and collector, respectively under the City’s Major Thoroughfare Plan. The classification of these roads is appropriate for the proposed development.</p>
THE PROPOSED ZONING DISTRICT’S EFFECT ON THE PROPERTY AND SURROUNDING PROPERTY, AFTER EVALUATING THE FOLLOWING FACTORS:	
<p>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.</p>	<p>None. The proposed development is not within any historic districts or study area plan boundaries.</p>
<p>Potential Adverse Effects: 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.</p>
<p>Natural Environment: Anticipated effects on the natural environment.</p>	<p>The subject property does not involve greenfield/environmentally sensitive land, or arroyo disturbance.</p>
<p>Stability: Whether the area is stable or in transition.</p>	<p>This area is in transition within the last 10 years. Properties to the east of the subject property have been rezoned from R-F (Ranch and Farm) to C-4 (Commercial) in 2021 and 2024.</p>
<p>Socioeconomic & Physical Conditions: Any changed social, economic, or physical conditions that make the existing zoning no longer suitable for the property.</p>	<p>None. The neighborhood is comprised of general warehouses, office warehouses, automotive part sales, mobile home park, and single-family dwellings.</p>

ADEQUACY OF PUBLIC FACILITIES, SERVICES AND INFRASTRUCTURE: Access is proposed from Alameda Avenue and Inglewood Drive which are classified as a major arterial and a collector, respectively, on the City of El Paso’s Major Thoroughfare Plan (MTP) and is appropriate for commercial development. Sidewalks are not currently present along Alameda Avenue and Inglewood Drive.

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

PUBLIC COMMENT: The subject property lies within two (2) neighborhood associations including the Mission Valley Civic Association and Corridor 20, which were notified of the rezoning by the applicant. Public notices were mailed to property owners within 300 feet on October 24, 2024. As of October 31, 2024, the Planning Division has not received any communication in support or opposition to the request.

RELATED APPLICATIONS: None.

CITY PLAN COMMISSION OPTIONS: The purpose of the Zoning Ordinance is to promote the health, safety, morals and general welfare of the City. The City Plan Commission (CPC) has the authority to advise City Council on Zoning matters. In evaluating the request, the CPC may take any of the following actions:

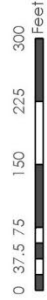
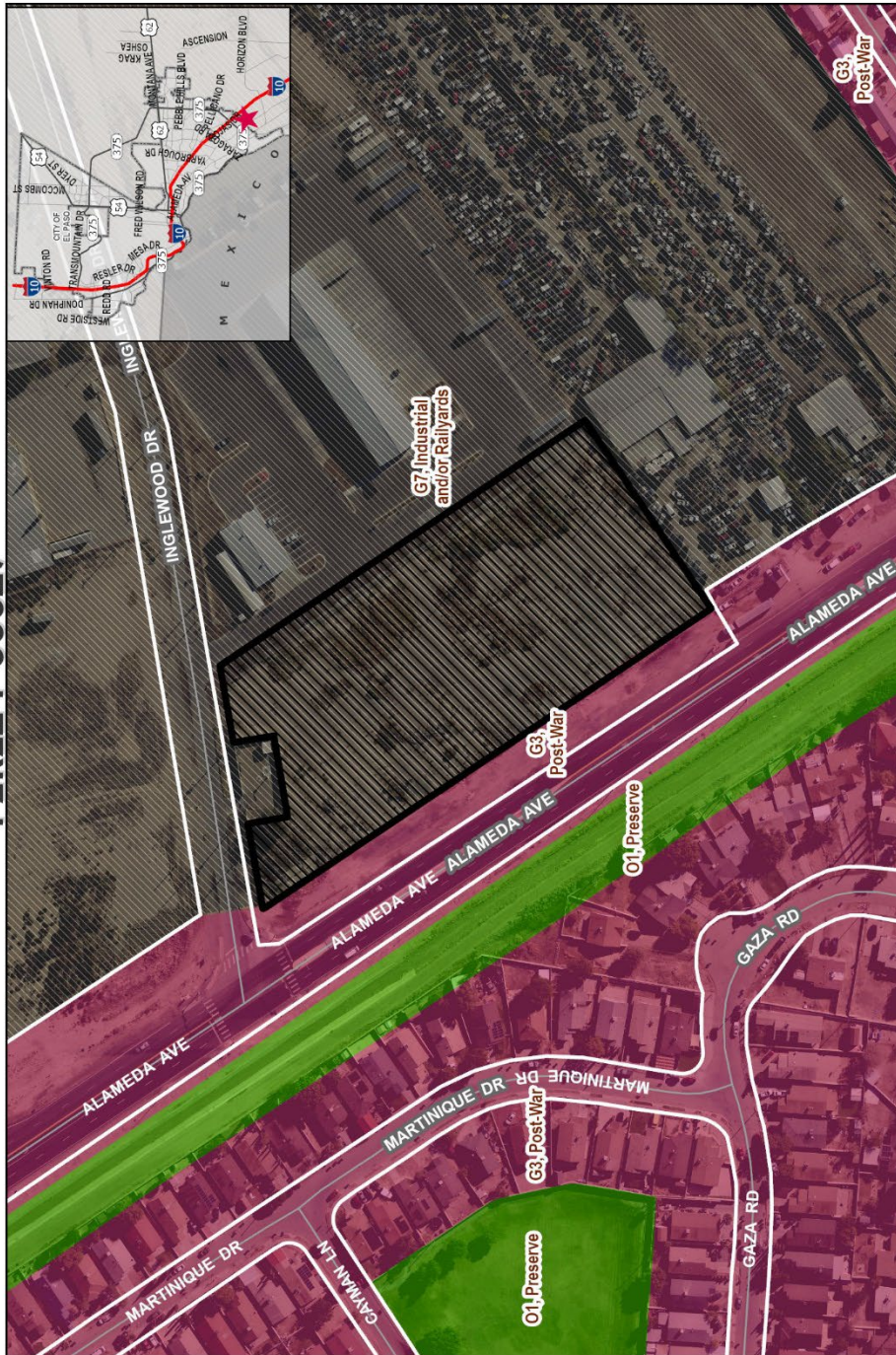
1. **Recommend Approval** of the rezoning request, finding that the request is in conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or that the request is in conformance with other criteria that the CPC identifies from the Comprehensive Plan.
2. **Recommend Approval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

ATTACHMENTS:

1. Future Land Use Map
2. Generalized Plot Plan
3. Ordinance No. 7676, dated August 9, 1983
4. Department Comments
5. Neighborhood Notification Boundary Map

ATTACHMENT 1

PZR724-00027



Subject Property

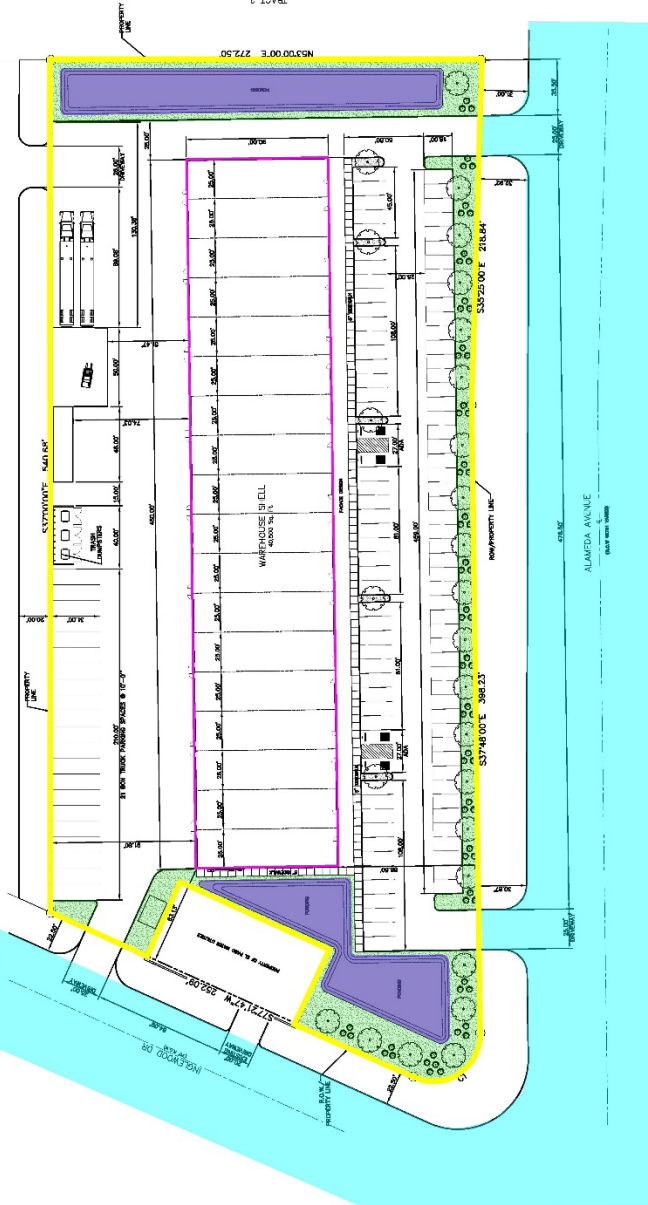


This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required. The information shown on this map is based on the map to which it is linked. The Planning & Inspection Department to misinterpretations of the data. The Planning & Inspection Department Planning Division makes no claim to its accuracy or completeness.

ATTACHMENT 2

9663 ALAMEDA SITE PLAN

BEING A PORTION OF TRACT 1,
PICNIC GROVE SUBDIVISION,
CITY OF EL PASO, EL PASO COUNTY, TEXAS,
CONTAINING 3.6± ACRES



LEGEND

- BOUNDARY IN BOUNDARY JAW
- STREET RIGHT OF WAY
- 10' S. DASH
- 20' S. DASH
- PROPERTY LINE
- SETBACK LINE

CLERK'S TABLE

CLERK	AMOUNT	DATE	REMARKS	BY
CLERK	1.0000	1/1/2024	FILED FOR RECORD	CLERK

NOTE: ALL WORKS, SERVICES, AND PERMITS SHALL BE SUBJECT TO THE CITY OF EL PASO, TEXAS, AND THE STATE OF TEXAS.

NOTE: ALL WORKS, SERVICES, AND PERMITS SHALL BE SUBJECT TO THE CITY OF EL PASO, TEXAS, AND THE STATE OF TEXAS.

GRAPHIC SCALE
0 10 20 30 40
FEET
1" = 30'

CONCEPTUAL SITE PLAN

CSA
615 N. Irvines St.
Suite 300
El Paso, TX 79902
Phone: 915.779.9922
Fax: 915.779.9923
www.csaonline.com
Total Registered Encroachment Permit F-1654

ATTACHMENT 3

7676

AN ORDINANCE CHANGING THE ZONING OF TRACT 1, PICNIC GROVE SUBDIVISION, THE PENALTY BEING AS PROVIDED IN SECTION 25-96 OF THE EL PASO CITY CODE

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

That the zoning of Tract 1, Picnic Grove Subdivision, be changed to M-2 (Manufacturing) District, within the meaning of the zoning ordinance and the zoning map of the City be revised accordingly.

PASSED AND APPROVED this 16th day of August, 1983

ATTEST:

Jonathan W. Rye
Mayor

W. Whigg
City Clerk

APPROVED AS TO FORM:

Ho. Bean
Assistant City Attorney

APPROVED AS TO CONTENT:

Raul Gonzalez
Planning Department

I CERTIFY THAT THE FOLLOWING ZONING MAPS

HAVE BEEN REVISED: C.A.
8-18-83 COUNTER
8-18-83 ORIGINAL
8-18-83 15/dy. Inspection
8-18-83 CONTROL

I certify that the zoning map has been revised to reflect the amendment of ordinance # 7676.
R. Gonzalez Date: 8-18-83

82-4819
AUG 17 1983
DEPARTMENT OF PLANNING

7676

Contract dated 8/9/83.

RESOLUTION

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

That the Mayor be authorized to execute a contract with
PEDRO AGUIRRE and wife, ALICIA AGUIRRE, placing certain restrictions,
conditions and covenants on the property being rezoned by Ordinance
No. 7676.

ADOPTED this 16th day of August, 1983.

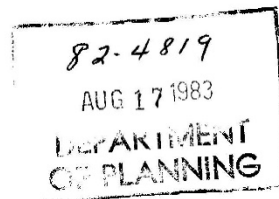
ATTEST:

W. W. [Signature]
City Clerk

[Signature]
Mayor

APPROVED AS TO FORM:

[Signature]
Assistant City Attorney



(Contract dated 8/9/83)

THE CITY OF EL PASO

ATTEST:

W. R. [Signature]
City Clerk

By [Signature]
Mayor

APPROVED AS TO FORM:

[Signature]
Assistant City Attorney

APPROVED AS TO CONTENT:

[Signature]
Planning Department

THE STATE OF TEXAS)
COUNTY OF EL PASO)

This instrument was acknowledged before me on this 9th day of August, 1983 by PEDRO AGUIRRE and wife, ALICIA AGUIRRE.

My Commission Expires:
7-12-86

[Signature]
Notary Public, State of Texas

THE STATE OF TEXAS)
COUNTY OF EL PASO)

This instrument was acknowledged before me on this 16th day of August, 1983 by JONATHAN W. ROGERS, as Mayor of the CITY OF EL PASO.

My Commission Expires:
4/30/88

[Signature]
Notary Public, State of Texas

82-4819
AUG 17 1983
DEPARTMENT
OF PLANNING

CONTRACT

This contract, made this 9th day of August, 1983,
by and between PEDRO AGUIRRE and wife, ALICIA AGUIRRE, First Parties,
and the CITY OF EL PASO, Second Party, witnesseth:

Application has been made to the City of El Paso for rezoning
of Tract 1, Picnic Grove Subdivision, City of El Paso, El Paso County,
Texas. To remove certain objections to such rezoning, First Parties
covenant that if the property is rezoned to M-2 (Manufacturing)
District within the meaning of the zoning ordinance of the City of
El Paso, it shall be subject to the following restrictions, conditions
and covenants:

First Parties shall, at no cost to the City, construct a
six-foot high chain link fence with slats, along the Alameda boundary
line. However, such fence shall not exceed 36 inches in height
within twenty feet of the intersection of Alameda Avenue and
Inglewood Road. Such fence shall be completed within ninety days
of final approval of the zoning change by City Council.

This agreement 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 these restrictions, conditions and covenants
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 this 9th day of
August 1983.

Pedro Aguirre
Pedro Aguirre

Alicia Aguirre
Alicia Aguirre

Ord. # 7676
8/16/83.

82-4819
AUG 17 1983
DEPARTMENT
OF PLANNING

ATTACHMENT 4

Planning and Inspections Department - Planning Division

Staff recommends approval with a condition of the request. The proposed zoning district is consistent with the surrounding neighborhood. Further, the proposed development meets the intent of the G-7, Industrial and/or Railyard land use designation of Plan El Paso, the City's Comprehensive Plan in the Mission Valley Planning area. The condition is as follows:

1. Prior to the issuance of certificates of occupancy, sidewalks along Alameda and Inglewood abutting the subject property must be constructed, subject to approval from the Texas Department of Transportation.

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 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

Recommend approval.

1. Comply with FEMA flood zone CLOMR/LOMR requirements for developing in a flood zone. Lot is within Flood zone and structures must be elevated or flood proofed one foot above the Base Flood Elevation.
2. Add the current FEMA FIRM flood zone AH information to general notes.
3. 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.

Note: Comments will be addressed at the permitting stage.

Fire Department

No comments submitted.

Police Department

No comments submitted.

Environment Services

No comments regarding proposed rezoning.

Streets and Maintenance Department

Streets and Maintenance traffic engineering has the following comments:

- Improve road along Inglewood Dr. adjacent to property of development to city standards
- Coordinate with TXDOT via access on Alameda

Note: Comments will be addressed at the permitting stage.

Sun Metro

Recommend Approval

Comment: If construction requires a Traffic Control Permit, please provide a copy in order prevent any disruption of Sun Metro Transit services and operations.

All TCPs can be sent to this email. Be advised nearest Sun Metro service route (RTE 60) eastbound on Alameda Ave. with nearest bus stops located approximately 100ft of proposed site.

El Paso Water

EPWater-PSB does not object to this request.

There is an existing 8-inch diameter water main that extends along Alameda Ave., located approximately 7-feet west of the east right-of-way line. This main is available for service.

There is an existing 12-inch diameter water main that extends along Inglewood Dr., located approximately 20-feet south of the north right-of-way line. This main is available for service.

Previous water pressure reading from fire hydrant #5437, located along Inglewood Dr. and approximately 1,000-foot east of Alameda Ave., has yielded a static pressure of 120 (psi), a residual pressure of 110 (psi), and a discharge of 1,342 (gpm). The owner should, for his own protection and at his own expense, install at the discharge side of each water meter a pressure regulator, strainer, and relief valve, to be set for pressure as desired by the customer. The lot owner shall be responsible for the operation and maintenance of the above-described water pressure regulating device.

Sanitary Sewer

There is an existing 8-inch/15-inch diameter sanitary sewer main that extends along Inglewood Dr., located approximately 20-feet north of the south right-of-way line. This main is approximately 19-feet deep.

There is an existing 8-inch force main along Inglewood Dr. No direct service connections

General

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

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 provide the following comments:

As per Municipal Code: new developments and redevelopments are required to maintain the pre-development hydrologic response in their post-development state as nearly as practicable in order to reduce flooding. The code also encourages the use of nonstructural storm water management such as the preservation of greenspace, water harvesting, and other conservation efforts, to the maximum extent practicable, per Chapter 19.19, Section 19.19.010, and Subparagraph A-2 & A-5.

The proposed ponding areas shown, shall have enough capacity to hold the developed runoff for a designated 100 yr. storm event. Label the ponds as "Private".

El Paso County 911 District

No comments received.

Texas Department of Transportation

TXDOT comment is to remove driveway closest to Inglewood Drive. The required spacing from the intersection is 425 feet and TXDOT can't allow a driveway within this distance. Please revise the layout and resubmit for further review.

Note: Comments will be addressed at the permitting stage.

El Paso County Water Improvement District #1

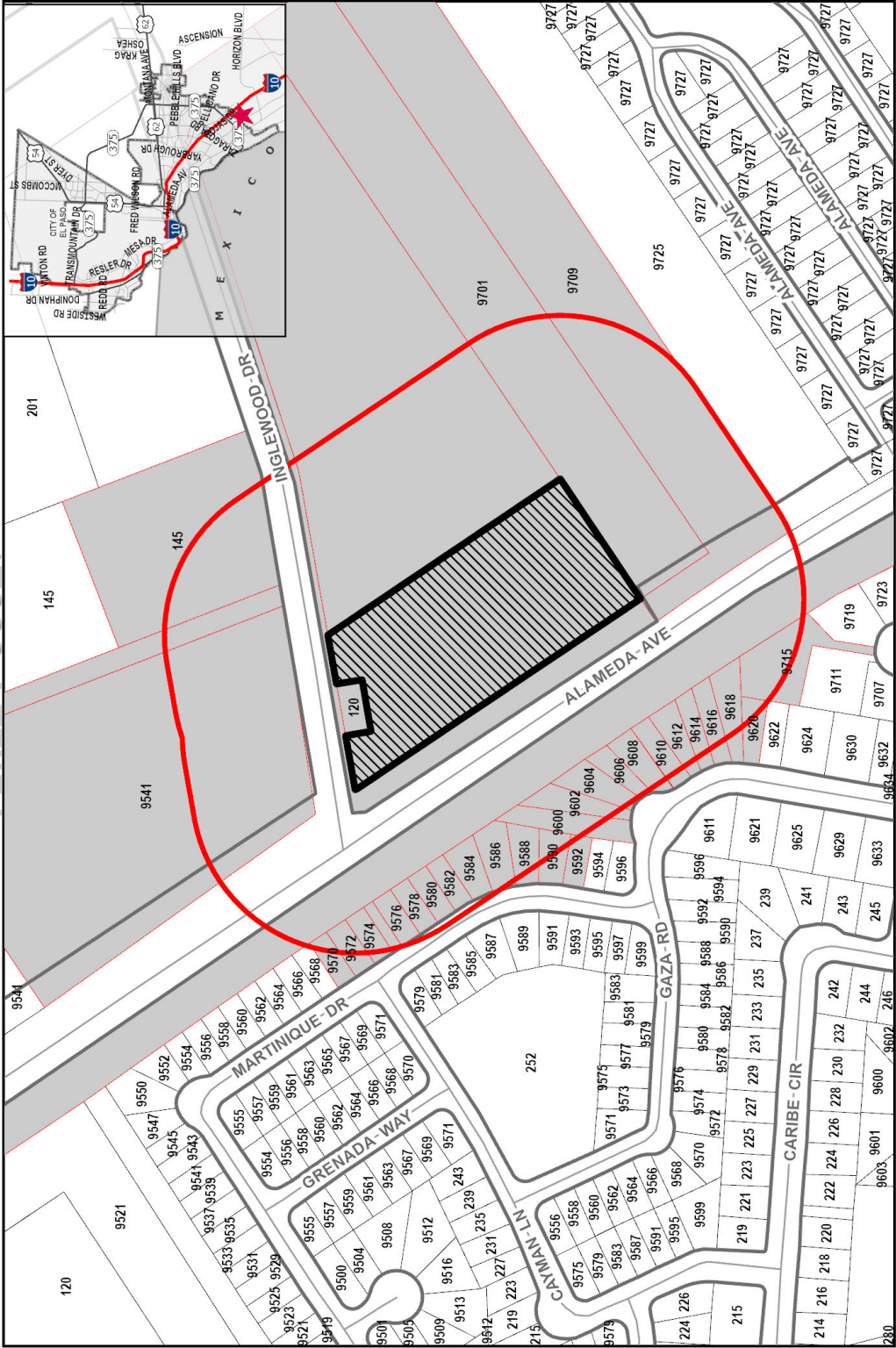
No comments received.

El Paso Electric

We have an existing line within the lot, for a line relocation, the owner can contact our engineering department at (915) 351.4224.

ATTACHMENT 5

PZR24-00027



 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 be required to draw accurate conclusions. Engagements of this map to scales greater than its original can induce errors and may lead to misinterpretations of the data. The Planning & Inspection Department Planning Division makes no claim to its accuracy or completeness.